



DOWD YMCA  
RENOVATION &  
EXPANSION



227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM

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REVISIONS:

No.	Description	Date
1	City Comments	06/19/15
2	Staff Comments	07/23/15

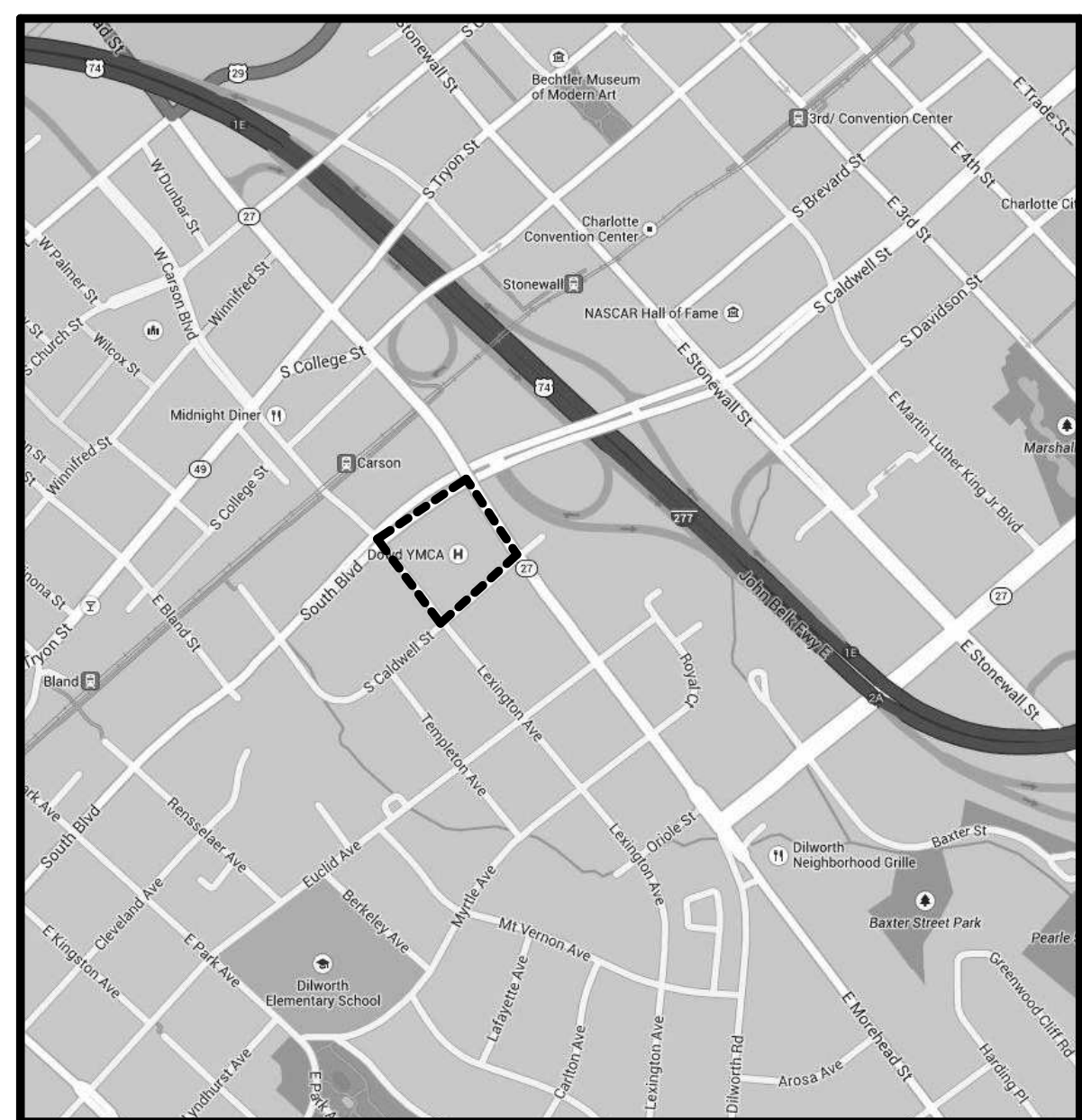
PROJECT: 9600-124760  
DATE: 22 APRIL 2015  
DRAWN BY: dmb  
CHECKED BY: JMW

TECHNICAL  
DATA SHEET

RZ-1

PETITION # 2015-076

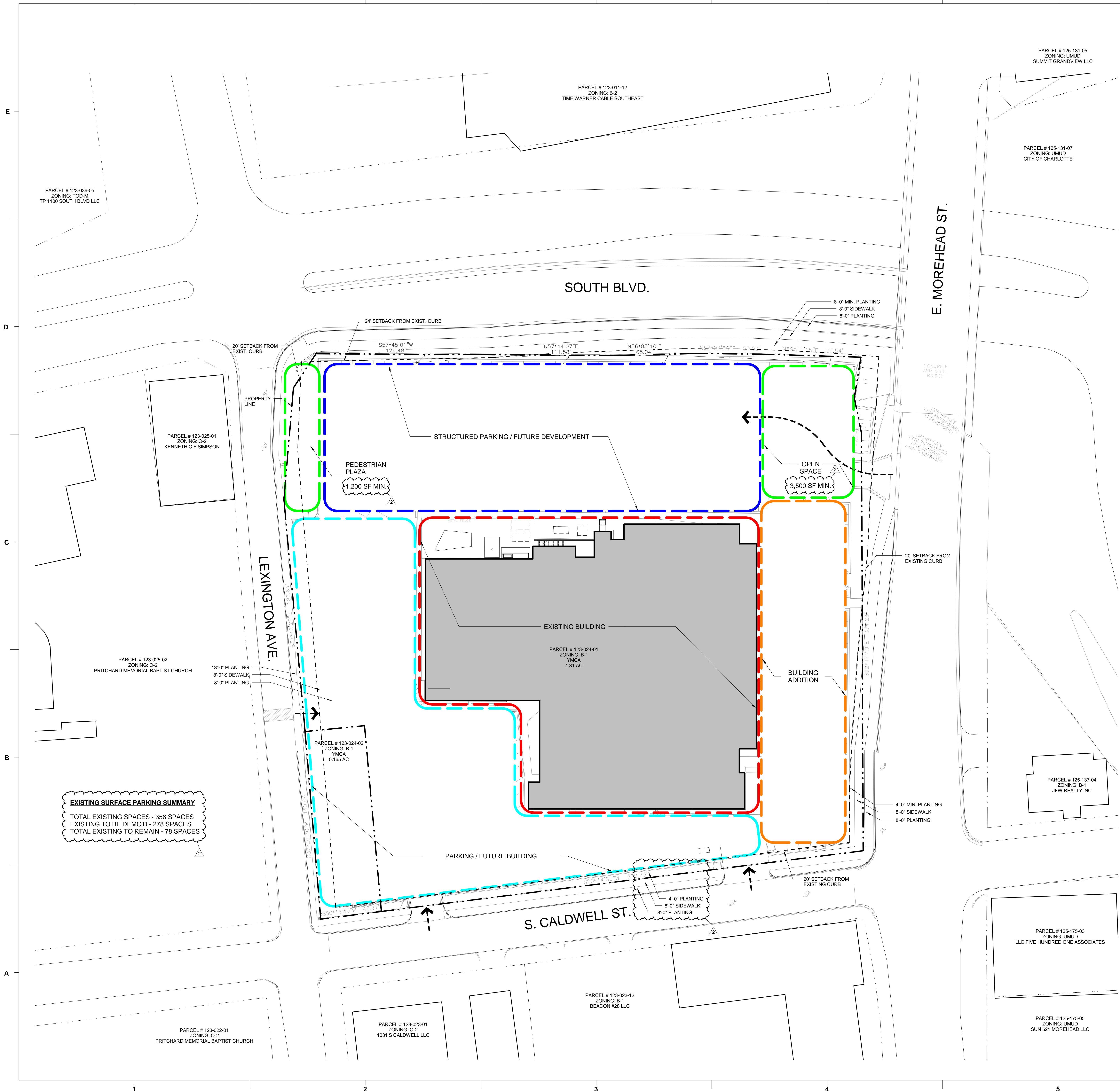
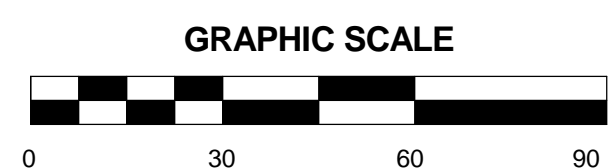
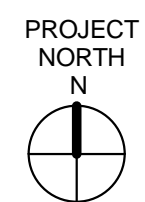
REZONING SUBMITTAL



VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

Acreage:	± 4.40 acres
Tax Parcel #s:	123-024-01 and 02
Existing Zoning:	B-1
Proposed Zoning:	MUDD-O
Existing Use:	Indoor recreation
Proposed Use:	Indoor recreation as permitted by right, under prescribed conditions and by the Optional provisions below, together with accessory uses, all as allowed in the MUDD-O zoning district (as more specifically described and restricted below in Section 3).
Gross Square feet of Development:	As permitted by right and under prescribed conditions in the MUDD-O zoning district.
Maximum Building Height:	Building height will be limited to 90 feet (for the purposes of these height limits, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).
Parking:	Parking for the Site will comply with the parking requirements of the MUDD-O zoning district.



EXISTING SURFACE PARKING SUMMARY  
TOTAL EXISTING SPACES - 356 SPACES  
EXISTING TO BE DEMO'D - 278 SPACES  
TOTAL EXISTING TO REMAIN - 78 SPACES









PROJECT NORTH

TRUE NORTH

GRAPHIC SCALE

0 20 40 60

**DISCLAIMER**

SCHEMATIC PLAN ONLY. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO ILLUSTRATE THE GENERAL ARRANGEMENT OF BUILDINGS, SETBACK, ACCESS, AND PARKING FOR THE SITE. THE EXACT LOCATION AND DETAILS OF THE SITE DESIGN WILL BE ESTABLISHED DURING THE DEVELOPMENT REVIEW PROCESS BUT WILL BE GUIDED BY THIS SCHEMATIC PLAN. PROPOSED PLANTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS.



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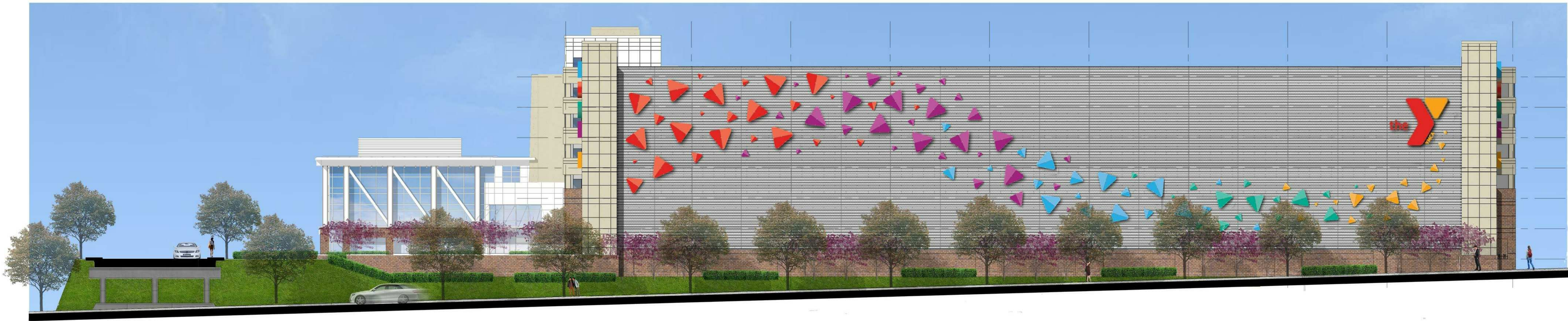
CONCEPTUAL  
SITE PLAN

RZ-3

PETITION # 2015-076

REZONING SUBMITTAL





SOUTH BLVD. ELEVATION



E. MOREHEAD ST. ELEVATION



LEXINGTON AVE. ELEVATION

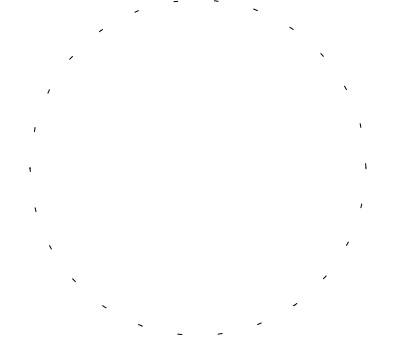
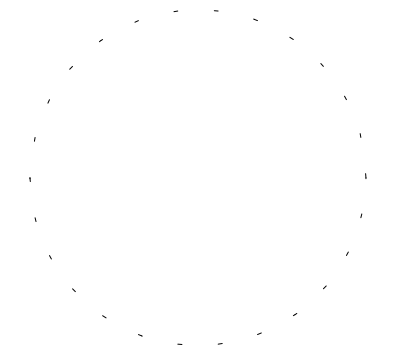
**DISCLAIMER**  
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).



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**CONCEPTUAL  
ELEVATIONS**

**RZ-4**

PETITION # 2015-076

**REZONING SUBMITTAL**



**LEGEND:**

BFP - BACK FLOW PREVENTOR  
C - CONTROLLED ACCESS  
CAG - CURB & GUTTER  
CB - CATCH BASIN  
CI - CURB INLET  
CMP - CORRUGATED METAL PIPE  
CP - CALCULATED POINT  
CPP - CORRUGATED PLASTIC PIPE  
CO - CLEAN OUT  
D.B. - DEAD BOOK  
DI - DROP INLET  
DIP - DUCTILE IRON PIPE  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EEM - EXISTING METAL MONUMENT  
EN - EXISTING RAIL  
EKG - EDGE OF GRAVEL  
EOP - EDGE OF PAVEMENT  
EUI - END UNKNOWN  
FC - FIRE CONNECTION  
FP - FIRE HYDRANT  
FF - FLAG POLE  
FV - FIRE VALVE  
GUP - GUARD POST  
GM - GAS METER  
GP - GATE POST  
GV - GAS VALVE  
OP - OUT PIPE  
HVC - HEATING, VENTILATION, AIR COND.  
HW - HEADWALL  
ICV - IRRIGATION CONTROL VALVE  
J.B. - JUNCTION BOX  
LAP - LAMP POST  
LP - LIGHT POLE  
MO - MEASURED  
MSE - MAINTENANCE  
M.B. - MAP BOOK  
MFW - MONITORING WELL  
N.G.S. - NATIONAL GEODETIC SURVEY  
NIR - NEW IRON ROD  
NV - NEW VALVE  
O.B. - OVERHEAD  
PIN - PARCEL IDENTIFICATION NUMBER  
PM - POWER METER  
P.M. - POWER MANHOLE  
PP - POWER POLE  
P.C. - PACE  
PVC - PLASTIC PIPE  
RW - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
RW - RETAINING WALL  
SR - BULKHEAD  
SSMH - STORM DRAIN MANHOLE  
SMP - MULTIPLE SIGN  
SMH - SANITARY SEWER MANHOLE  
T - TOTAL  
TL - TELEPHONE BOX  
TER - TERRACOTTA PIPE  
TMH - TELEPHONE MANHOLE  
TSB - TRAFFIC SIGNAL BOX  
TVB - CABLE TV BOX  
WB - WATER BOX  
WM - WATER METER  
WSP - WATER SPOUT  
WV - WATER VALVE

**LINE LEGEND:**

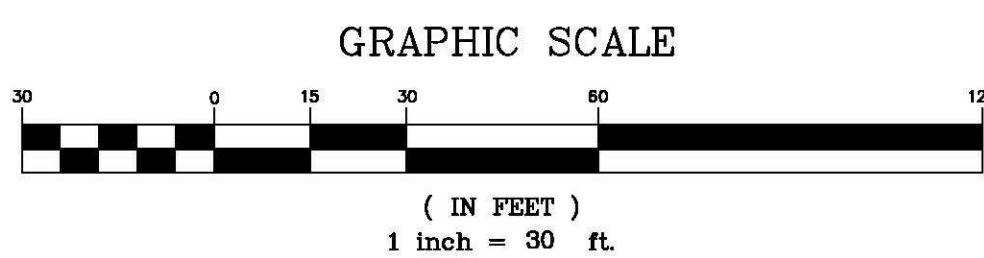
EASEMENT  
FENCE  
GUARD RAIL  
PROPERTY LINE  
RIGHT-OF-WAY (NOT SURVEYED)  
RIGHT-OF-WAY (NOT SURVEYED)  
RIGHT-OF-WAY (NOT SURVEYED)  
SETBACK  
CABLE TV LINE  
FIBER OPTIC LINE  
GAS LINE  
POWER LINE  
POWER LINE (UNDERGROUND)  
SANITARY SEWER PIPE  
STORM DRAIN PIPE  
TELEPHONE LINE  
TELEPHONE LINE (UNDERGROUND)  
WATER LINE  
WOOD FENCE

**PARKING:**

PARKING (PERMITTED USES -  
(1 SPACE PER 200 SQUARE FEET))  
REGULAR PARKING SPACES  
HANDICAPPED PARKING SPACES  
TOTAL PARKING SPACES

**UTILITIES:**

POWER  
DUKE POWER ENERGY  
1-800-777-9898  
TELEPHONE  
BELL SOUTH TELECOMMUNICATIONS  
1-888-727-6300  
WATER & SEWER  
CHAR-MECK. UTILITY DEPT. (CMUD)  
704-336-2584 WATER  
704-337-8064 SEWER  
GAS  
Piedmont Natural Gas Co.  
1-800-733-7394  
CABLE TELEVISION  
TIME WARNER CABLE  
1-800-852-2233



**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT ON THE 25TH DAY OF OCTOBER 2011, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 G1 NCAC 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 1600 FEET OF PERIMETER SURVEYED NOR 35 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: [Signature]

**REVISIONS**

DATE	DESCRIPTION
11/04/11	ADD UNDERGROUND UTILITY INFORMATION
11/17/11	ADD UNDERGROUND UTILITY INFORMATION

DESIGNED: JB  
DRAWN: CW  
REVIEWED: [Signature]

**SURVEY PREPARED FOR:**

**THE YMCA OF CHARLOTTE**

400 EAST MOREHEAD STREET  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DEED REFERENCE: 4313-155 & 9364-436  
TAX PARCEL #: 123-024-01 & 123-024-02

**R.B. PHARR & ASSOCIATES, P.A.**  
SURVEYING & MAPPING  
480 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: 704.376-8886  
LICENSE NO. C-471

SCALE: 1" = 30'  
DATE: OCTOBER 25, 2011  
JOB NO. 77561

PLOTTED: 11/21/2011  
D:\CARLSON PROJECTS\BPHARR\77561\77561.DWG

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE; SUBJECT PROPERTY ZONED: B-1

MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 0'  
MINIMUM REAR YARD: 10'  
MAXIMUM BUILDING HEIGHT: 40' \*\*

\*-IN B-1 DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, IT MUST BE A MINIMUM OF 4 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMMODITY, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARD.

\*\* - A BUILDING IN A DISTRICT MAY BE ERRECTED TO A HEIGHT IN EXCESS OF 40 FEET, PROVIDED THE MINIMUM SIDE YARD IS INCREASED 1 FOOT FOR EVERY 2 FEET IN BUILDING HEIGHT IN EXCESS OF 40 FEET. IF A BUILDING ABUTS A RESIDENTIAL ZONING DISTRICT, IT MAY NOT BE CONSTRUCTED ABOVE THE 40-FOOT LIMIT UNLESS THE SIDE AND/OR REAR YARD WHICH ABUTS THE RESIDENTIAL ZONING DISTRICT IS INCREASED 1 FOOT FOR EACH FOOT IN BUILDING HEIGHT IN EXCESS OF 40 FEET. HEIGHT REQUIREMENTS FOR OTHER PERMITTED STRUCTURES ARE SET FORTH IN SECTION 12.106. SPECIAL HEIGHT REQUIREMENTS FOR THE BUSINESS PARK DISTRICT ARE SET FORTH IN SUBSECTION 1.805(b).

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3365.

**NOTES:**

- THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ELEVATIONS BASED ON N.G.S. MONUMENT "M055", ELEVATION -710.36 FEET, NAD 83.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- SOUTH BOULEVARD AND EAST MOREHEAD STREET ARE SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

**AREA TABLE**

TRACT 1 - 184,384 SQ. FT. OR 4.2329 ACRES  
TRACT 2 - 7,211 SQ. FT. OR 0.1655 ACRES  
TOTAL - 191,595 SQ. FT. OR 4.3984 ACRES