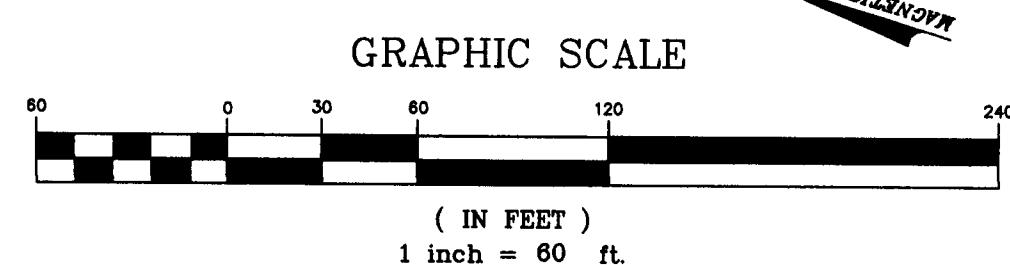


- DEVELOPMENT DATA SUMMARY**
- TAX PARCEL #S: 209-551-03
209-551-04
 - TOTAL ACREAGE: 30.43 ACRES ±
 - CURRENT/PROPOSED USE: YMCA AND RELATED FACILITIES, ACCESSORY USES, COMMUNITY PROGRAMS, ETC.
 - CURRENT ZONING: INST (CD)
 - PROPOSED ZONING: INST (CD) SITE PLAN AMENDMENT
 - CURRENT SQUARE FOOTAGE: ±120,000 SF
 - PROPOSED ADDITIONAL SQUARE FOOTAGE: 19,000 SF MAXIMUM
 - NEW IMPERVIOUS COVER: ±59,000 SF (WHICH INCLUDES POSSIBLE FUTURE SKATE PLAZA)

CONDITIONAL NOTES:

1. THIS SITE PLAN DEPICTS EXISTING DEVELOPMENT CONDITIONS AS WELL AS PROPOSED EXPANSION AREAS FOR BUILDING, PARKING AND CIRCULATION LAYOUT. THIS PLAN OUTLINES THE MAXIMUM BUILDING DEVELOPMENT LIMITS AND MAY BE DEVELOPED WITH LESS DEVELOPMENT INTENSITY THAN SHOWN. IN NO EVENT, HOWEVER, SHALL MINIMUM SETBACK OR BUFFER REQUIREMENTS BE LESS THAN AS SHOWN ON THIS SITE PLAN. FURTHERMORE, THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DERIVED ON THIS PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE PROPOSED USES OF THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS PHASES. ANY SUCH ADMINISTRATIVE ALTERATION IS FURTHER SUBJECT TO NOTE 16 LISTED BELOW.
2. THE DEVELOPMENT SHALL COMPLY WITH ALL REGULATORY STANDARDS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/BUFFERS, LANDSCAPING, TREE ORDINANCE, STORM WATER MANAGEMENT AND FIRE PROTECTION.
3. THE DEVELOPMENT SHALL BE SERVED BY TWO EXISTING VEHICULAR INGRESS/EGRESS POINTS ONTO QUAIL HOLLOW ROAD AND ONE EXISTING SERVICE ONLY ACCESS POINT OFF OF SHARON HILLS ROAD, AS SHOWN.
4. THE PLAYGROUND/BALLFIELD AREAS MAY BE UTILIZED FOR A WIDE ARRAY OF OUTDOOR RECREATION ACTIVITIES. THE SOUTHWESTERLY CORNER OF THE SITE ADJACENT TO AND NEAR SHARON HILLS ROAD SHALL BE USED FOR DAY CAMP AND SIMILAR ACTIVITIES. THE AREA SHALL REMAIN PRINCIPALLY IN ITS CURRENT WOODED CONDITION EXCEPT THAT CLEARING NECESSARY TO ERECT SHELTERS AND ASSOCIATED FACILITIES SHALL BE PERMITTED. TO ENSURE THIS CONDITION A MINIMUM 100 FOOT BUFFER SHALL BE MAINTAINED ALONG THE AREA'S EDGE ADJACENT TO SHARON HILLS ROAD. WITHIN THIS BUFFER NO BUILDING OR SHELTERS SHALL BE PERMITTED. OTHERWISE, INDIVIDUAL SHELTERS TO BE LOCATED ELSEWHERE IN THE PROPOSED "DAY CAMP AREA" SHALL NOT EXCEED 800 SQUARE FEET IN SIZE.
5. THE SHARON HILLS ROAD SIDE OF THE SITE HAS BEEN EXTENSIVELY LANDSCAPED TO PROVIDE AN ATTRACTIVE STREETSCAPE APPEARANCE ALONG THIS PORTION OF THE SITE. FURTHERMORE, NEW LANDSCAPE/SCREENING TREATMENTS SHALL BE INSTALLED ALONG SHARON HILLS ROAD AS INDICATED (SEE PROPOSED BERM/LANDSCAPING ON SHEET RZ-2). THIS NEW BERM/LANDSCAPING TREATMENT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY PERMIT FOR ANY NEW PROPOSED BUILDING/EXPANSION ASSOCIATED WITH THIS PLAN. EXCEPT FOR THE ABOVE MENTIONED SERVICE DRIVEWAY, THE EDGE OF THE SITE ALONG SHARON HILLS ROAD SHALL NOT BE ACCESSED BY VEHICLES.
6. IT IS ANTICIPATED THAT THE PROPOSED EXPANSIONS SHALL BE DEVELOPED IN PHASES OVER TIME AS PROGRAM NEEDS ARE DETERMINED. AS BUILDING EXPANSION PROCEEDS, THE NECESSARY PARKING AREAS NEEDED TO COMPLY WITH OFF-STREET PARKING REQUIREMENTS SHALL ALSO BE CONSTRUCTED. SOME PARKING AREAS MAY BE DEVELOPED PRIOR TO BUILDING EXPANSION FOR CONVENIENCE AND/OR PROGRAM NEEDS.
7. ALL ACTIVITIES AND PROGRAMS ASSOCIATED WITH THE HARRIS YMCA SHALL COMPLY WITH THE CITY OF CHARLOTTE NOISE ORDINANCE.
8. VARIOUS EVENING CAMPING ACTIVITIES SHALL BE PERMITTED IN THE EXISTING WOODED DAY CAMP AREA, EXCEPT THAT NO OVERNIGHT CAMPING/SLEEPING SHALL BE PERMITTED.
9. THE PROPOSED 2 STORY ADDITION AT THE CORNER CLOSEST TO THE INTERSECTION OF SHARON ROAD AND QUAIL HOLLOW ROAD SHALL BE LIMITED IN HEIGHT TO THAT OF THE EXISTING BUILDING.
10. THE EXISTING BERMS ALONG SHARON ROAD AND SHARON HILLS ROAD SHALL NOT BE REDUCED IN TERMS OF HEIGHT AND LANDSCAPING.
11. ANY BUILDING EXPANSION WHICH EXTENDS THE EXISTING YMCA BUILDING TOWARD QUAIL HOLLOW ROAD SHALL REPEAT THE SAME WINDOW DESIGN AS THE EXISTING WINDOW DESIGN, AS IT RELATES TO THE SECOND STORY/GYMNASIUM SIDE FACING QUAIL HOLLOW ROAD. ADDITIONAL SECOND STORY WINDOWS, IN ASSOCIATION WITH ANY EXPANSION FACING SHARON ROAD, SHALL NOT INCORPORATE FULL LENGTH WINDOWS. ALL WINDOWS ASSOCIATED WITH SUCH AN EXPANSION WILL BE LOCATED IN THE UPPER THIRD OF THE FACADE FOR THE SECOND STORY.
12. ALL PROPOSED BUILDING EXPANSION ELEVATIONS SHALL CONTINUE TO FOLLOW THE PREDOMINANT ARCHITECTURAL STYLE NOW TYPICALLY RECOGNIZED FOR THE HARRIS YMCA, WHICH WAS ESTABLISHED BY THE MAJOR BUILDING ADDITION TO THE SITE IN 1990. THIS DESIGN THEME IS CHARACTERIZED BY MASONRY AND STUCCO BUILDING VENEERS AND FINISHES. OTHER ARCHITECTURAL DETAILS, SUCH AS COLORS, WINDOW AND DOOR TREATMENTS, ETC. SHALL BE COMPLIMENTARY IN NATURE WITH THE 1990 THEME.
13. THE EXISTING IDENTIFICATION SIGNS ON THE SITE SHALL BE THE ONLY SIGNS PERMITTED. THE EXISTING SIGNS MAY BE RELOCATED, REPLACED, REPAIRED AND/OR MODIFIED IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE ZONING ORDINANCE. NO NEW SIGNS SHALL BE PERMITTED ON SHARON HILLS ROAD.
14. THERE WILL BE NO MORE THAN THREE OUTDOOR EVENTS PER CALENDAR YEAR USING AMPLIFIED MUSIC.
15. ANY MECHANICAL EQUIPMENT LOCATED ON THE ROOF(S) OF PROPOSED ADDITIONS SHALL BE SCREENED BY A PARAPET WALL SUFFICIENT IN HEIGHT TO SCREEN SAID EQUIPMENT.
16. ANY ADMINISTRATIVE AMENDMENT, VARIANCE OR SIMILAR SITE PLAN CHANGE SHALL REQUIRE THE TIMELY NOTIFICATION OF ALL ADJACENT PROPERTY OWNERS AND THE NEIGHBORHOOD AND/OR HOMEOWNERS ASSOCIATIONS OF THE DIRECTLY ADJUTING NEIGHBORHOODS AS REGISTERED WITH THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. SUCH NOTIFICATION SHALL BE IN THE FORM OF FIRST CLASS MAIL AND SHALL BE INITIATED BY THE HARRIS YMCA AT THE TIME SUCH CHANGE IS SUBMITTED TO THE APPROPRIATE PUBLIC AGENCY GOVERNING SUCH CHANGE.
17. THE EXISTING STORM WATER DETENTION POND ADJACENT TO QUAIL HOLLOW ROAD MAY BE CONVERTED TO AN UNDERGROUND STORAGE SYSTEM IN THE EVENT THAT FUTURE SURFACE PARKING, AS SHOWN, IS CONSTRUCTED IN THIS AREA.
18. A FUTURE INTERNAL SIDEWALK MAY BE ADDED AS SHOWN AT THE DISCRETION OF THE PETITIONER. ALSO, A FUTURE EXTENSION OF THE WALKING PATH MAY BE DEVELOPED IN CONJUNCTION WITH THE NEW PARKING AREA(S) SHOWN ON THIS SITE PLAN. IF CONSTRUCTED, THE NEW INTERNAL SIDEWALK WILL BE REQUIRED AT THE TIME OF THE CONSTRUCTION OF THE "FUTURE PARKING LOT" IN THE S.E. CORNER OF THE SITE.
19. THIS SITE PLAN ESTABLISHES A NEW MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE, WHICH ALLOWS FOR VARIOUS NEW ADDITIONS TOTALING A MAXIMUM OF 19,000 SF AS INDICATED. HOWEVER, MORE SQUARE FOOTAGE THAN THAT AMOUNT IS GENERALLY ILLUSTRATED BY THIS PLAN. THE PETITIONER, AT THEIR SOLE DISCRETION, SHALL DETERMINE THE EXACT NATURE AND DESIGN OF THE OVERALL BUILDING EXPANSION IN ACCORDANCE WITH PROGRAM NEEDS, BUT IN NO EVENT SHALL THE VARIOUS NEW IMPROVEMENTS AND BUILDING EXPANSIONS EXCEED THE MAXIMUM OF 19,000 SQUARE FEET.
20. EXISTING BALLFIELDS LABELED 1, 2 AND 3 ON THE PLAN MAY BE LIGHTED FOR EVENING PLAY AND USE. SUCH LIGHTING SHALL BE FULLY SHIELDED AND DESIGNED TO LIGHT ONLY THOSE AREAS OF THE SITE FOR EVENING USE. THE LIGHTING SHALL UTILIZE CAPPED OR SHIELDED DESIGNS TO DIRECT THE ILLUMINATION TOWARDS THE PLAYING FIELDS. THE FIELD LIGHTING SHALL BE CUT OFF AT 10 PM.
21. THE FOLLOWING USES PERMITTED IN THE INSTITUTIONAL DISTRICT IN THE CHARLOTTE ZONING ORDINANCE, AMENDED THROUGH JULY 20, 1992, SHALL NOT BE PERMITTED ON THIS SITE: SECTION 9.502, ITEMS 1, 2, 5, 6, 7, 8 AND 13; SECTION 9.503, ITEMS 1, 3, 6, 7, 8, 9; (NOTE: IF ANY NONCONFORMING USE OR STRUCTURE PRESENTLY ON THE SITE, IF ANY, IS NOT RESTRICTED BY THIS CONDITION; THIS RESTRICTION IS NOT INTENDED TO CIRCUMVENT CHAPTER 7 NONCONFORMITIES FOR FUTURE CONSTRUCTION) 10, 14, 15, 17, 20 AND 21; SECTION 9.504, ITEMS 2, 5 AND 8.
22. THE EXISTING GRAVEL PATH WHICH CONNECTS TO THE SIDEWALK ALONG SHARON HILLS ROAD SHALL BE IMPROVED AS A CONCRETE PAVED PATH MEASURING 6 TO 8 FEET IN WIDTH. THIS IMPROVEMENT SHALL BE REQUIRED AT THE TIME OF THE BERM CONSTRUCTION ALONG SHARON HILLS ROAD AS DESCRIBED IN NOTE #5 (THIS PATH WILL CONNECT TO THE CURRENT SIDEWALK ALONG SHARON HILLS ROAD; IT IS NOT A NEW DRIVEWAY/CURB CUT CONNECTING TO SHARON HILLS ROAD).
23. A CONSTRUCTION ONLY ACCESS POINT ALONG SHARON HILLS ROAD SHALL BE PERMITTED IN CONJUNCTION WITH THE PLANNED EXPANSION. THIS ACCESS SHALL BE STRICTLY TEMPORARY IN NATURE AND ONLY TO SERVE CONSTRUCTION TRAFFIC. THIS ACCESS SHALL ALSO BE LIMITED TO PROVIDING CONSTRUCTION TO ONLY THE FOLLOWING ELEMENTS: NEW BERM CONSTRUCTION/LANDSCAPING ALONG SHARON HILLS ROAD, NEW BATH HOUSE/SPRAYGROUND, YOUTH/MULTI-PURPOSE BUILDING AND NEW PARKING LOTS DIRECTLY ABUTTING THESE NEW BUILDINGS.

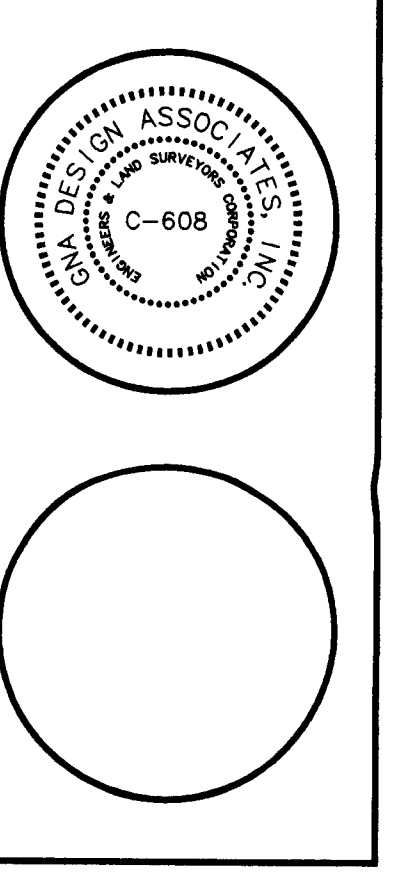
INDICATES GENERAL LOCATION OF PROPOSED EXPANSIONS



24. NO NEW, ADDITIONAL VEHICLE ACCESS DRIVEWAY SHALL BE PERMITTED ALONG SHARON HILLS ROAD IN ASSOCIATION WITH THE PLANNED EXPANSION (EXCEPT THE TEMPORARY DRIVEWAY NOTED IN NOTE 23 ABOVE). THE ONLY PERMANENT DRIVEWAY CONNECTION ALLOWED ALONG SHARON HILLS ROAD SHALL BE THE CURRENT SERVICE DRIVEWAY AT THE REAR OF THE AQUATICS CENTER.
25. THE HEIGHT OF THE NEW BERM PLANNED ALONG SHARON HILLS ROAD SHALL BE MEASURED FROM THE TOPOGRAPHIC GRADE LEVEL OF THE AREA BETWEEN THE EXISTING CHAIN LINK FENCE AND THE EXISTING WALKING PATH, WHICH IS THE PLANNED PLACEMENT LOCATION OF THE NEW BERM (SEE CROSS-SECTION "A-A").
26. THE PETITIONER SHALL PROVIDE AN EASEMENT TO THE CHARLOTTE AREA TRANSIT SYSTEM (CATS) FOR A BUS SHELTER PAD AND BICYCLE PARKING. THE EASEMENT AREA SHALL BE 5.5' X 23' AND THE LOCATION SHALL BE COORDINATED WITH CATS.
27. THE PARKING/CIRCULATION MODIFICATION ILLUSTRATED IN CONJUNCTION WITH THE "FUTURE 2 STORY GYM ADDITION" IS CONCEPTUAL IN NATURE AND SUBJECT TO THE FINAL DESIGN LAYOUT/CHANGES AS DETERMINED BY THE BUILDING FOOTPRINT OF THE GYM ADDITION AT THE TIME OF FINAL DESIGN/BUILDING CONSTRUCTION.
28. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
29. THE HARRIS YMCA WILL CONTRIBUTE TO CDOT AN AMOUNT UP TO \$60,000 FOR THE INSTALLATION OF A FUTURE TRAFFIC SIGNAL AT THE QUAIL HOLLOW ROAD/HEATHSTEAD DRIVE/YMCA DRIVEWAY INTERSECTION SHOULD CDOT DETERMINE THAT SIGNAL WARRANTS ARE MET. THE YMCA ALSO AGREES TO ANY MODIFICATIONS TO THE DRIVEWAY/AISLE, SIDEWALK AND PARKING AREA IN THE IMMEDIATE VICINITY OF THE HARRIS YMCA DRIVEWAY AS MAY BE NECESSARY TO OPERATIONALLY ACCOMMODATE THE TRAFFIC SIGNAL INSTALLATION ON THE YMCA PROPERTY AT NO COST TO THE CITY. FURTHER, THE YMCA AGREES TO PROVIDE ANY EASEMENTS ON THE YMCA PROPERTY FOR THE TRAFFIC SIGNAL POLES, DOWN GUYS AND RELATED EQUIPMENT AT NO COST TO THE CITY. THE COMMITMENT TO CONTRIBUTE THESE FUNDS WILL EXPIRE 5 YEARS FROM THE DATE OF THE CITY COUNCIL'S APPROVAL OF THE REZONING PETITION. SAID FUNDS WILL BE INCLUDED IN THE HARRIS YMCA RESERVE FUND AND SPECIFICALLY NOTED FOR SUCH USE. THE YMCA WILL NOTIFY CDOT ON A YEARLY BASIS THAT THE FUNDS ARE RESERVED AND NOTED AS PART OF THE ACCOUNTING SYSTEM AND AVAILABLE FOR USE AND DISPERSAL UPON REQUEST BY CDOT.
30. ANY EXISTING TREE ISLANDS IN THE EXISTING PARKING LOTS, WHICH MAY BE REDUCED AND/OR MODIFIED, SHALL NONETHELESS COMPLY WITH MINIMUM ISLAND SIZE AND ANY TREE RETAINED.

APPROVED BY CITY COUNCIL
DATE 6/20/05

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Charlotte, NC 28202
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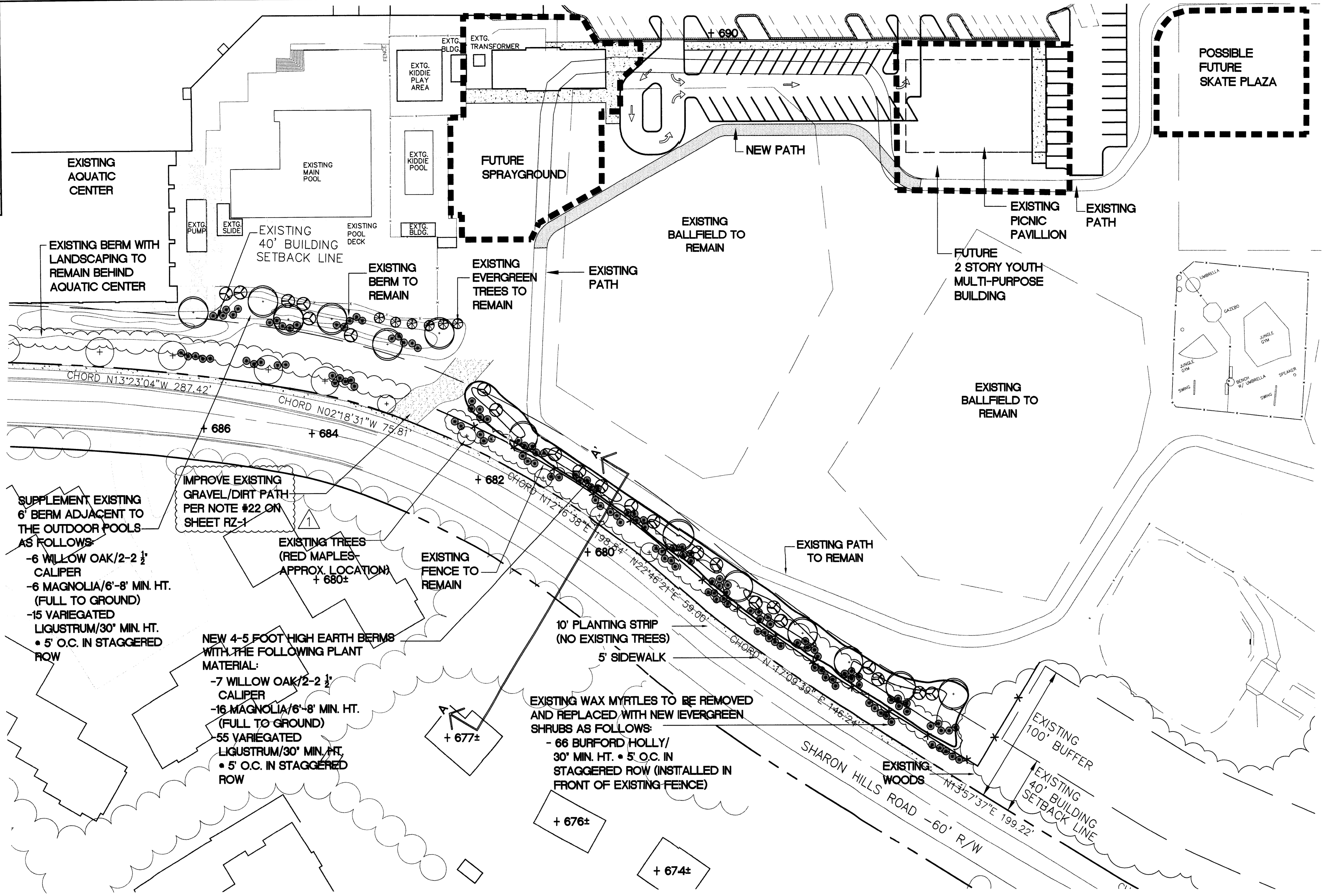
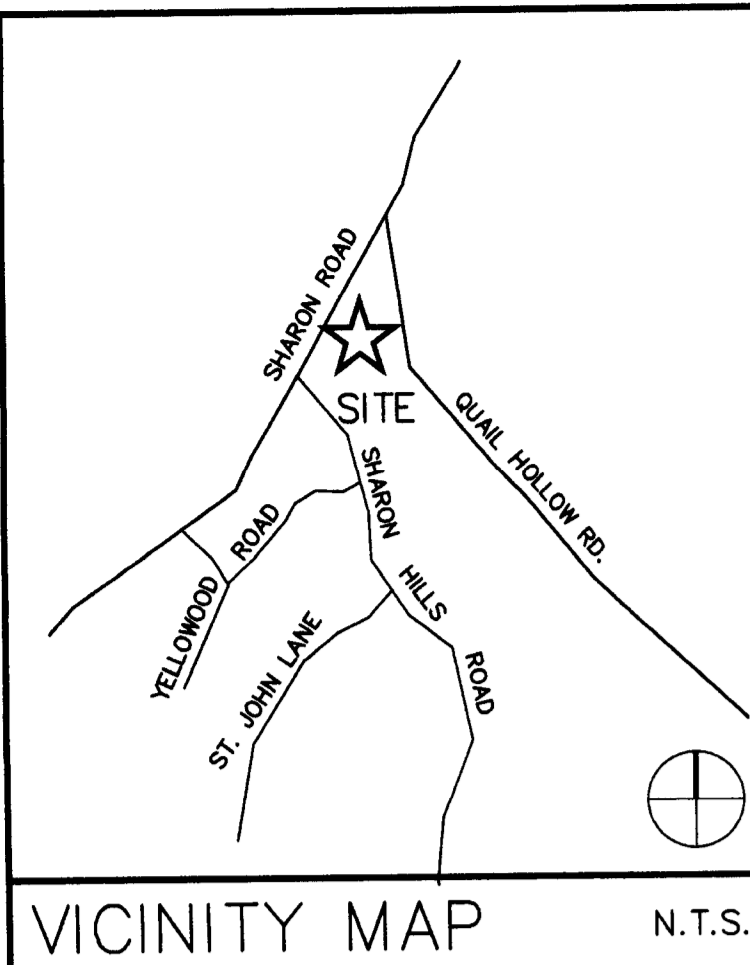
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PROJECT: JAMES J. HARRIS BRANCH YMCA
5900 QUAIL HOLLOW ROAD
CHARLOTTE, NC 28210

SHEET TITLE: CONDITIONAL REZONING REQUEST
SITE PLAN AMENDMENT TO PETITION #92-45
PETITIONER: YMCA OF GREATER CHARLOTTE, INC.

Project No.	56346
Checked by	TLH
Drawn by	PAB
Initial Filing	1/24/05
Revisions	
3/18/05	REVISED PER PUBLIC HEARING
6/8/05	REVISED PER ZONING COMMITTEE
6/9/05	REVISED PER STAFF ANALYSIS
Sheet	
RZ-1	

3/18/05 REVISED FOR PUBLIC HEARING : PETITION #2005-056



SUPPLEMENT EXISTING 6' BERM ADJACENT TO THE OUTDOOR POOLS AS FOLLOWS:

- 6 WILLOW OAK/2-2 1/2" CALIPER
- 6 MAGNOLIA/6'-8" MIN. HT. (FULL TO GROUND)
- 15 VARIEGATED LIGUSTRUM/30" MIN. HT. • 5' O.C. IN STAGGERED ROW

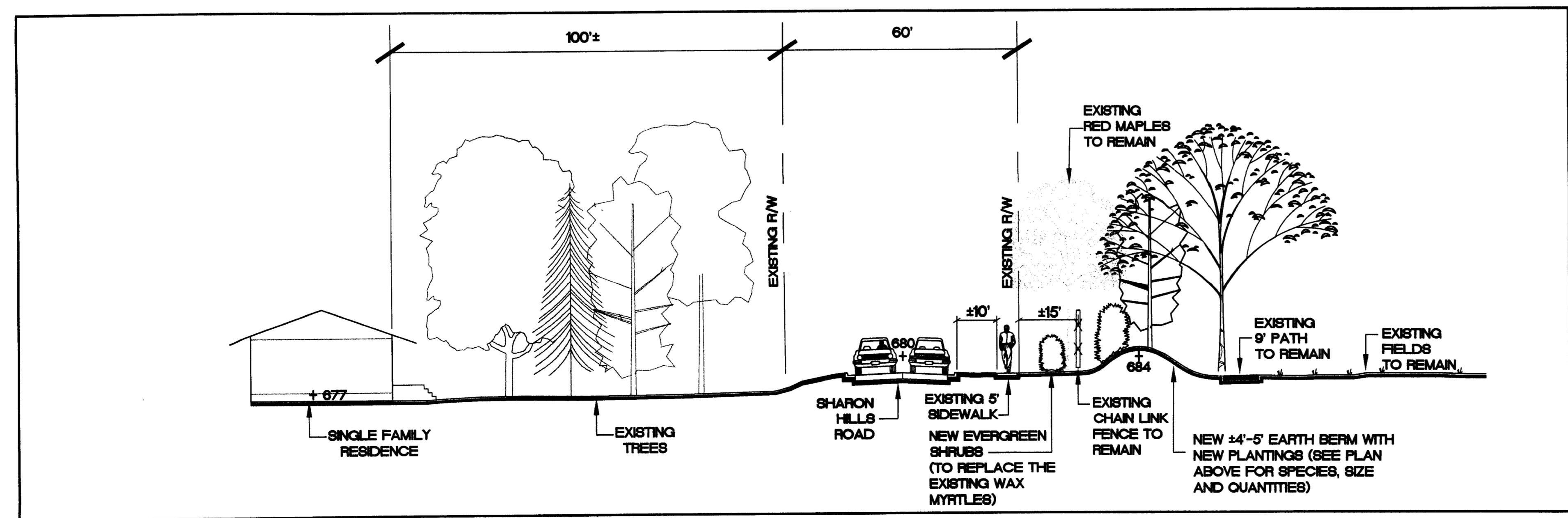
IMPROVE EXISTING GRAVEL/DIRT PATH PER NOTE #22 ON SHEET RZ-1

NEW 4-5 FOOT HIGH EARTH BERMS WITH THE FOLLOWING PLANT MATERIAL:

- 7 WILLOW OAK/2-2 1/2" CALIPER
- 16 MAGNOLIA/6'-8" MIN. HT. (FULL TO GROUND)
- 55 VARIEGATED LIGUSTRUM/30" MIN. HT. • 5' O.C. IN STAGGERED ROW

EXISTING WAX MYRTLES TO BE REMOVED AND REPLACED WITH NEW EVERGREEN SHRUBS AS FOLLOWS:

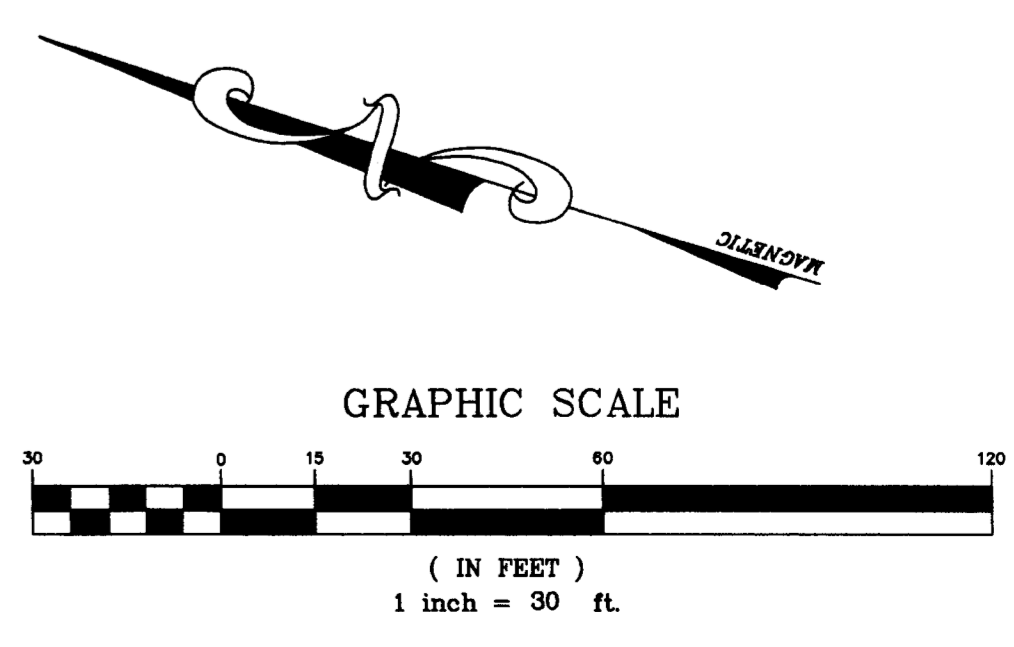
- 66 BURFORD HOLLY/ 30" MIN. HT. • 5' O.C. IN STAGGERED ROW (INSTALLED IN FRONT OF EXISTING FENCE)



CROSS-SECTION A-A'
SCALE: 1"=20' (HORIZONTAL)
1"=20' (VERTICAL)

INDICATES GENERAL LOCATION OF PROPOSED EXPANSIONS

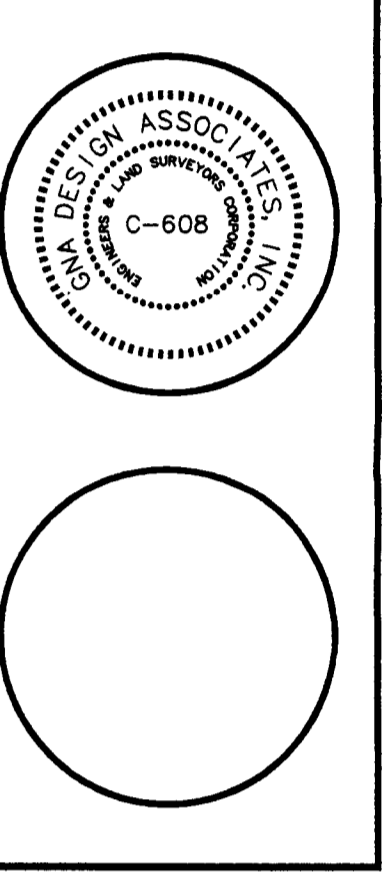
APPROVED BY CITY COUNCIL
JUN 29 2005



3/18/05 REVISED FOR PUBLIC HEARING : PETITION #2005-056

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Sheet	RZ-2

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