

NTS  
**VICINITY MAP**  
**SITE DEVELOPMENT DATA**

**ACREAGE:** ± 10 ACRES

**TAX PARCEL #:** 149-13-365

**EXISTING ZONING:** INST(CD)

**PROPOSED ZONING:** MUDD-O

**EXISTING USES:** INSTITUTIONAL AND RESIDENTIAL

**PROPOSED USES:** UP TO 93,336 SQUARE FEET OF INSTITUTIONAL AND RECREATION USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, AND UP TO 115 MULTI-FAMILY RESIDENTIAL UNITS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

**MAXIMUM BUILDING HEIGHT:** PROPOSED BUILDING NOT TO EXCEED 80 FT. EXISTING BUILDINGS TO REMAIN. HEIGHT TO BE MEASURED PER ORDINANCE.

**PARKING:** AS REQUIRED BY ORDINANCE.

KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**YWCA & HOUSING PARTNERSHIP**

REZONING

RZP-2020-050

CHARLOTTE, NC

LANDDESIGN PROJ# 1020038

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.06.20
2	PER CITY COMMENTS	05.11.20
3	PER CITY COMMENTS	06.22.20

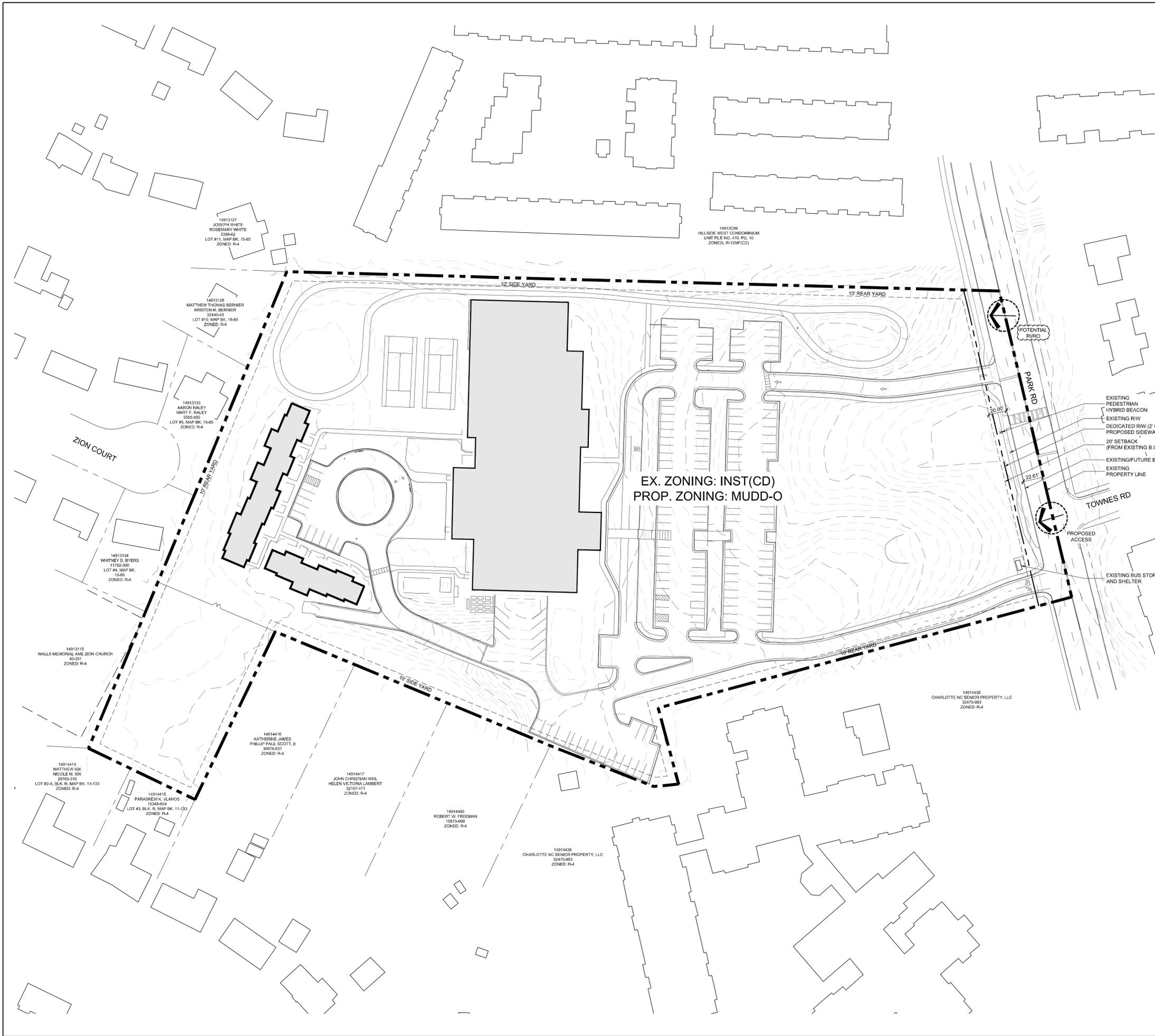
DESIGNED BY: JRY  
DRAWN BY: JRY  
CHECKED BY: KST

SCALE: NORTH  
VERT: N/A  
HORZ: 1"=50'  
0 25 50 100'

EXISTING TECHNICAL DATA

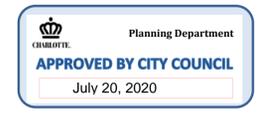
SHEET NUMBER

**RZ-1**

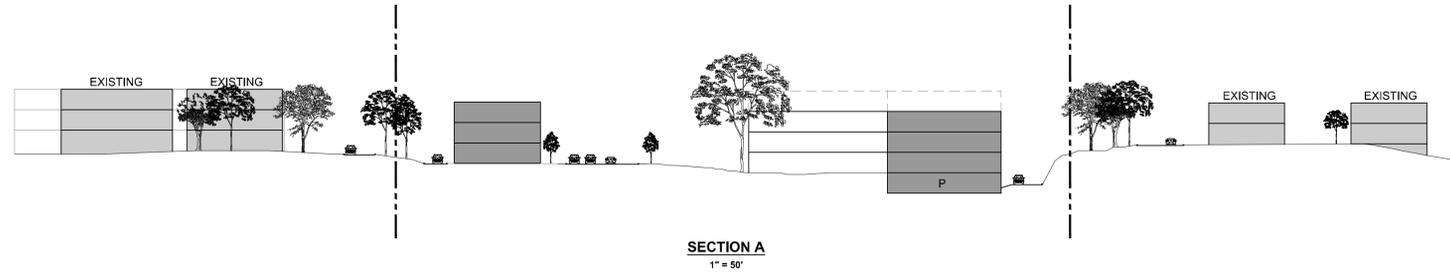


**EX. ZONING:** INST(CD)  
**PROP. ZONING:** MUDD-O

- EXISTING PEDESTRIAN
- EXISTING HYBRID BEACON
- EXISTING R/W
- DEDICATED R/W (2' OFF PROPOSED SIDEWALK)
- 20' SETBACK (FROM EXISTING B.O.C.)
- EXISTING/FUTURE B.O.C.
- EXISTING PROPERTY LINE







**SITE LEGEND**

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED FUTURE R/W
- BUFFER
- PROPOSED BUILDING
- EXISTING BUILDING



KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

**YWCA & HOUSING PARTNERSHIP**

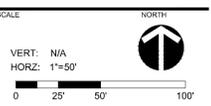
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SHEET TITLE

SHEET NUMBER

**RZ-3**

**TREE SAVE NOTES:**  
±10.0 ACRES GROSS - ±0.31 ACRES (DEDICATED R/W) = 9.69 ACRES  
9.69 ACRES x 15% = 1.45 ACRES  
REQUIRED TREE SAVE: 1.45 ACRES  
WILL COMPLY WITH CITY OF CHARLOTTE TREE SAVE ORDINANCE.

**FIRE NOTES:**

- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
- TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
- FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING.
- FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
- FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
- CONSTRUCTION DOCUMENTS WILL SHOW ALL EXISTING AND PROPOSED WATER LINES THROUGHOUT THE PROPERTY.

**STORMWATER NOTES:**

- TO MEET REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION STORM WATER ORDINANCE.

