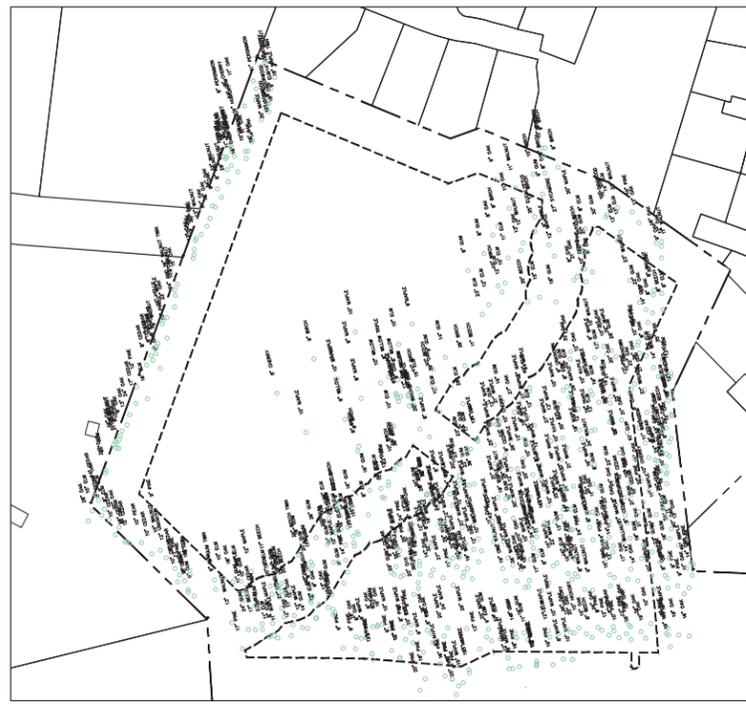


LEGEND

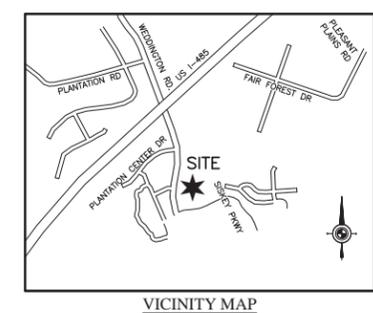
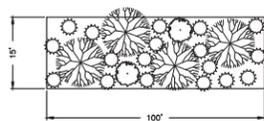
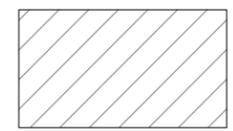
DEVELOPMENT STANDARDS

FEBRUARY 24, 2020



OUTDOOR RECREATION ENVELOPE

ENHANCED BUFFER
4 LARGE TREES
2 SMALL TREES
18 SHRUBS (SHALL BE EVERGREEN PER TOWNS APPROVED LIST)



VICINITY MAP



DEVELOPMENT SUMMARY

Table with 2 columns: Category and Value. Includes Current Zoning (R1 (CD)), Proposed Zoning (R1 (CD)), Property (prior to NCDOT condemnation) (33.387 acres), and NCDOT Condemnation (4.91 acres).

Table with 2 columns: Category and Value. Includes Required parking (Building: 450, Pool: 152, Total Required: 602), Parking Count - Prior to Playground (734), Spaces Removed by Playground (2018) (11), Spaces Proposed (78), and Spaces Provided (141).

IMPERVIOUS AREA SUMMARY

Table with 2 columns: Category and Value. Includes Impervious Area reduced by NCDOT project (4,084), Impervious Area - Proposed Parking (3,154), and Net Add/Reduction (-930).

TREE SAVE SUMMARY

Table with 2 columns: Category and Value. Includes Property (prior to NCDOT condemnation) (33.387 acres), NCDOT Condemnation (4.91 acres), Property (post NCDOT condemnation) (28.477 acres), Tree Save Proposed (4.53 acres), and Percent Tree Save (15.6%).

- GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION...
THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN...
THE BRACE FAMILY YMCA IS LOCATED ON THE SITE...
THE DEVELOPMENT DEFICIT ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE...
FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE SITE OWNER OR OWNERS OF THE SITE...
THE SITE MAY ONLY BE DEVOTED TO A YOUNG MEN'S CHRISTIAN ASSOCIATION FACILITY OR A FACILITY OPERATED BY A COMPARABLE ORGANIZATION...
MAXIMUM GROSS FLOOR AREA
A. A MAXIMUM OF 2,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA MAY BE LOCATED ON THE SITE...
4. DIMENSIONAL STANDARDS
A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE REZONING DISTRICT...
5. ARCHITECTURAL AND DESIGN STANDARDS
A. ATTACHED HERETO ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE PROPOSED 1100 SQUARE FOOT BUILDING EXPANSION...
6. SCREENING, LANDSCAPING AND BUFFERS
A. SCREENING LANDSCAPING AND BUFFERS SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE...
7. TRANSPORTATION AND PARKING
A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN...
8. LIGHTING
A. ALL OUTDOOR LIGHTING INSTALLED ON THE SITE AFTER THE APPROVAL OF THE REZONING APPLICATION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE...
9. SIGNS
A. ANY NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE...
10. SOUND AMPLIFICATION
A. OUTDOOR SOUND SYSTEMS OR OTHER TYPES OF SOUND AMPLIFIERS MAY NOT BE UTILIZED WITHIN THE OUTDOOR RECREATION ENVELOPE...
11. MULTI-USE PATH EASEMENT
A. UPON THE REQUEST OF THE TOWN, APPLICANT SHALL GRANT AND CONVEY TO THE TOWN, AT NO COST TO THE TOWN, A PERMANENT, NON-EXCLUSIVE EASEMENT...
12. BINDING EFFECT OF THE REZONING APPLICATION
A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND HIS OR HER SUCCESSORS AND OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS, THROUGHOUT THESE DEVELOPMENT STANDARDS...



TYPICAL WINDSCREEN



TYPICAL WINDSCREEN

GEOSCIENCE GROUP
PROJECT MANAGER: [Name]
DESIGN BY: [Name]
APPROVED BY: [Name]
PROJECT DATE: 1/21/20
SHEET NUMBER: 1
DATE: 1/21/20
PROJECT SCALE: 1" = 100'

BRACE YMCA
5004 Clanton Road
Charlotte, NC 28217
(704) 525-2003
(NC FPM LICENSE C-2786(A))

REZONING SITE PLAN

RZ1

SCALE: 1" = 100'