

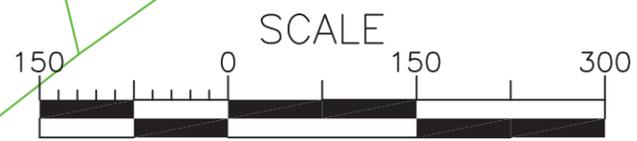
DPT #1  
 66 points at z=3, sp 30ft by 30ft  
 HORIZONTAL FOOTCANDLES  
 Average 30  
 Maximum 48  
 Minimum 15  
 AvgMin 2.00  
 MaxMin 3.28  
 Coef Var 0.21  
 UnifGrad 2.31

NEMA 4  
 HUBBELL SLS1500Hx4xV2  
 Initial Lumens per lamp = 170000  
 Light Loss Factor = 0.800  
 Watts per luminaire = 1610  
 Candela file name: SLS1500H-4-V2.IES  
 Number luminaires used = 28  
 kw these luminaires = 45.1

NEMA 3  
 HUBBELL SLS1500Hx3xV2  
 Initial Lumens per lamp = 170000  
 Light Loss Factor = 0.800  
 Watts per luminaire = 1610  
 Candela file name: SLS1500H-3-V2.IES  
 Number luminaires used = 52  
 kw these luminaires = 83.7

Pole	x-loc	y-loc	height	NEMA 3	NEMA 4	Total	kw
P1	120	115	50ft	6	2	8	12.9
P10	-30	-230	50ft	5	3	8	12.9
P2	120	-125	50ft	5	3	8	12.9
P3	-135	-60	50ft	4	4	8	12.9
P4	-60	115	50ft	3	3	6	9.5
P5	-175	195	50ft	3	3	6	9.5
P6	-225	35	50ft	3	3	6	9.5
P7	-400	-35	50ft	3	3	6	9.5
P8	-300	245	50ft	6	2	8	12.9
P9	115	0	50ft	6	2	8	12.9
Total				52	28	80	128.8

DPT #2  
 106 points at z=3, sp 30ft by 30ft  
 HORIZONTAL FOOTCANDLES  
 Average 31  
 Maximum 51  
 Minimum 17  
 AvgMin 1.79  
 MaxMin 3.00  
 Coef Var 0.23  
 UnifGrad 2.41



PO BOX 410129  
 CHARLOTTE, NC 28241  
 OFFICE (704) 587-6692  
 FAX (704) 587-3318  
 www.tsportslight.com

Calculated light levels and visualizations are based on specific information that has been supplied to TSL. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.

DATE: 1/20/20	REV.: 02	CHECK BY:
DRAWING NUMBER: A010820TSL1	DRAWN BY: TSL	

BRACE YMCA SPORTS FIELDS  
 TORRENCE SPORTS LIGHTING

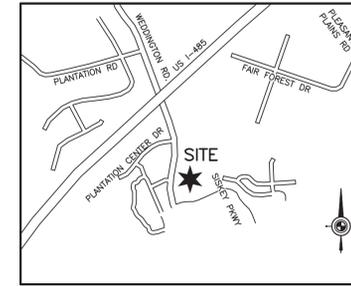
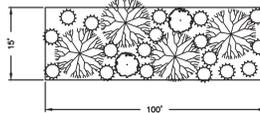
LEGEND



TREE SURVEY

OUTDOOR RECREATION ENVELOPE

- ENHANCED BUFFER**
- 4 LARGE TREES
  - 18 SHRUBS SHALL BE EVERGREEN PER TOWNS APPROVED LIST



VICINITY MAP

DEVELOPMENT STANDARDS

- FEBRUARY 3, 2020
1. GENERAL PROVISIONS
    - A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER CHARLOTTE (THE "APPLICANT") FOR AN APPROXIMATELY 33.87 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF WEDDINGTON ROAD AND FINCHER FARM ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN HEREINAFTER REFERRED TO AS THE "SITE". THE SITE IS COMPRISED OF TAX PARCEL NO. 27-562-01.
    - B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFORM DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
    - C. THE BRACE FAMILY YMCA IS LOCATED ON THE SITE. PURSUANT TO THIS REZONING APPLICATION, THE APPLICANT IS REQUESTING A CHANGE OF CONDITIONS TO THE APPROVED R-1(CD) CONDITIONAL REZONING PLAN FOR THE SITE TO ACCOMMODATE THE REPLACEMENT OF AN EXISTING ATHLETIC FIELD ON THE SITE WITH TWO NEW ATHLETIC FIELDS IN A DIFFERENT LOCATION ON THE SITE THAT TOGETHER WILL BE APPROXIMATELY THE SAME SIZE AS THE EXISTING ATHLETIC FIELD BEING REPLACED. THE REPLACEMENT OF THE RELEVANT ATHLETIC FIELD IS BEING RELOCATED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IS CONSIDERING AND ACQUIRING THE RELEVANT ATHLETIC FIELD IN CONNECTION WITH SCOTTS INTERCHANGE PROJECT. THE CHANGE OF CONDITIONS WILL ALSO ACCOMMODATE ADDITIONAL ON-SITE PARKING SPACES IN CLOSE PROXIMITY TO THE TWO NEW ATHLETIC FIELDS.
    - D. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
    - E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE. MINOR ALTERATIONS OF CHANGES TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO THE ORDINANCE.
  2. PERMITTED USES
    - A. THE SITE MAY ONLY BE DEVOTED TO A YOUNG MEN'S CHRISTIAN ASSOCIATION FACILITY OR A FACILITY OPERATED BY A COMPARABLE ORGANIZATION THAT CONTAINS, AMONG OTHER THINGS, INDOOR AND OUTDOOR RECREATIONAL USES, AND TO ANY INCIDENTAL OR ACCESSORY USES IN CONNECTION THEREWITH THAT ARE PERMITTED IN THE R-1 ZONING DISTRICT.
  3. MAXIMUM GROSS FLOOR AREA
    - A. A MAXIMUM OF 2000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA MAY BE LOCATED ON THE SITE. THE MAXIMUM 8,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA INCLUDES THE 11,000 SQUARE FOOT EXPANSION AREA PREVIOUSLY APPROVED FOR THE SITE.
  4. DIMENSIONAL STANDARDS
    - A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R-1 ZONING DISTRICT.
    - B. THE BRACE FAMILY YMCA IS AN EXISTING FACILITY ON THE SITE. THEREFORE, TO THE EXTENT THAT ANY EXISTING USES, STRUCTURES OR BUILDINGS LOCATED ON THE SITE DO NOT MEET THE DIMENSIONAL STANDARDS OF THE R-1 ZONING DISTRICT, ANY SUCH USES, STRUCTURES OR BUILDINGS WILL BE CONSIDERED TO BE LEGAL, NON-CONFORMING USES, STRUCTURES OR BUILDINGS.
  5. ARCHITECTURAL AND DESIGN STANDARDS
    - A. ATTACHED HERETO ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE PROPOSED 11,000 SQUARE FOOT BUILDING EXPANSION AND THESE SCHEMATIC ARCHITECTURAL RENDERINGS ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE PROPOSED BUILDING EXPANSION. ACCORDINGLY, THE PROPOSED BUILDING EXPANSION SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
    - B. THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.
    - C. THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE MAY EACH CONTAIN, FROM TIME TO TIME, YOUTH SOCCER FIELDS. A CONCEPTUAL LAYOUT OF THE YOUTH SOCCER FIELDS IS DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE CONCEPTUAL LAYOUT, THE LAYOUT, SIZES AND LOCATIONS OF THE YOUTH SOCCER FIELDS ON THE TWO NEW ATHLETIC FIELDS MAY BE CHANGED BY THE APPLICANT.
    - D. PEDESTRIAN ACCESS FROM THE PARKING LOT ON THE SITE TO THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE SHALL BE PROVIDED. SET OUT ON THE REZONING PLAN IS A SCHEMATIC DEPICTION OF A PEDESTRIAN CONNECTION FROM THE PARKING LOT ON THE SITE TO THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE. THE ACTUAL LOCATION OF THIS PEDESTRIAN CONNECTION MAY BE MODIFIED OR REVERSED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, AND IT MAY BE MODIFIED OR REVISED THEREAFTER BY THE APPLICANT.
  6. SCREENING, LANDSCAPING AND BUFFERS
    - A. SCREENING, LANDSCAPING AND BUFFERS SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
    - B. THE SITE SHALL COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE ORDINANCE. TREE PRESERVATION AREAS MAY OCCUR IN THE AREAS GENERALLY DEPICTED ON THE REZONING PLAN.
    - C. A MINIMUM 50 FOOT WIDE BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THIS MINIMUM 50 FOOT WIDE BUFFER SHALL REMAIN UNDISTURBED, PROVIDED, HOWEVER, THAT APPLICANT MAY INSTALL SUPPLEMENTAL TREES AND SHRUBS WITHIN THIS MINIMUM 50 FOOT WIDE BUFFER.
    - D. IN THOSE AREAS OF THE 50 FOOT WIDE BUFFER WHERE THE EXISTING TREES AND SHRUBS DO NOT MEET THE SITE PERMETER SCREENING REQUIREMENTS OF SECTION 155-066 OF THE ORDINANCE, APPLICANT SHALL INSTALL SUPPLEMENTAL TREES AND SHRUBS TO BRING SUCH AREAS INTO COMPLIANCE WITH THE SITE PERMETER SCREENING REQUIREMENTS OF SECTION 155-066 OF THE ORDINANCE.
    - E. NOTWITHSTANDING PARAGRAPH D ABOVE, THAT PORTION OF THE 50 FOOT WIDE BUFFER LOCATED ADJACENT TO THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 27-172-26, 27-172-27 AND 27-172-28 SHALL MEET THE TREE AND SHRUB STANDARDS SET OUT ON THE REZONING PLAN. THESE TREE AND SHRUB STANDARDS EXCEED THE REQUIREMENTS OF SECTION 155-066 OF THE ORDINANCE.
    - F. APPLICANT SHALL INSTALL A MINIMUM 6 FOOT TALL, BLACK, VINYL COATED, CHAIN LINK FENCE WITHIN THE OUTDOOR RECREATION ENVELOPE AS DEPICTED ON THE REZONING PLAN. APPLICANT MAY, AT ITS OPTION, INSTALL AND MAINTAIN A FENCE WITHIN THE 6 FOOT TALL, BLACK, VINYL COATED, CHAIN LINK FENCE THAT HAS A 90% PRIVACY FACTOR. A PICTURE OF THE GREEN WINDSCREEN PRODUCT IS SET OUT ON THE REZONING PLAN.
  7. TRANSPORTATION AND PARKING
    - A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR NCDOT.
    - B. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
    - C. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
    - D. APPLICANT SHALL DESIGNATE AND RESERVE A MINIMUM OF 25 PARKING SPACES THAT ARE LOCATED IN CLOSEST PROXIMITY TO THE ENTRANCE INTO THE EXPANSION AREA LOCATED ON THE SOUTH ELEVATION THEREOF (EXCLUSION OF HANDICAPPED PARKING SPACES) FOR USE SOLELY BY FAMILIES WITH SMALL CHILDREN. THE APPLICANT SHALL INSTALL APPROPRIATE SIGNAGE TO DESIGNATE AND RESERVE THE PARKING SPACES AS DESCRIBED ABOVE.
    - E. THE PROPOSED NEW PARKING SPACES AND THE ASSOCIATED NEW DRIVE AISLE DEPICTED ON THE REZONING PLAN SHALL BE PAVED.
    - F. THE EXISTING, NORTHERNMOST VEHICULAR ACCESS POINT ON WEDDINGTON ROAD FOR THE SITE WILL BE ELIMINATED IN CONNECTION WITH SCOTTS INTERCHANGE PROJECT.
  8. LIGHTING
    - A. ALL OUTDOOR LIGHTING INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING APPLICATION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE SET OUT IN SECTION 155-099 THEREOF. ANY EXISTING OUTDOOR LIGHTING ON THE SITE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
    - B. THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL COMPLY WITH SECTION 155-099.10.C OF THE ORDINANCE.
    - C. THE MOUNTING HEIGHT OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 50 FEET FROM FINISHED GRADE.
    - D. THE HOURS OF OPERATION FOR THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 8:00 AM TO 9:00 PM.
    - E. SET OUT ON THE REZONING PLAN IS A CONCEPTUAL LAYOUT OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE. MINOR ADJUSTMENTS OR ALTERATIONS TO THE LOCATIONS OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES SHALL BE PERMITTED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
  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. 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DEVELOPMENT SUMMARY

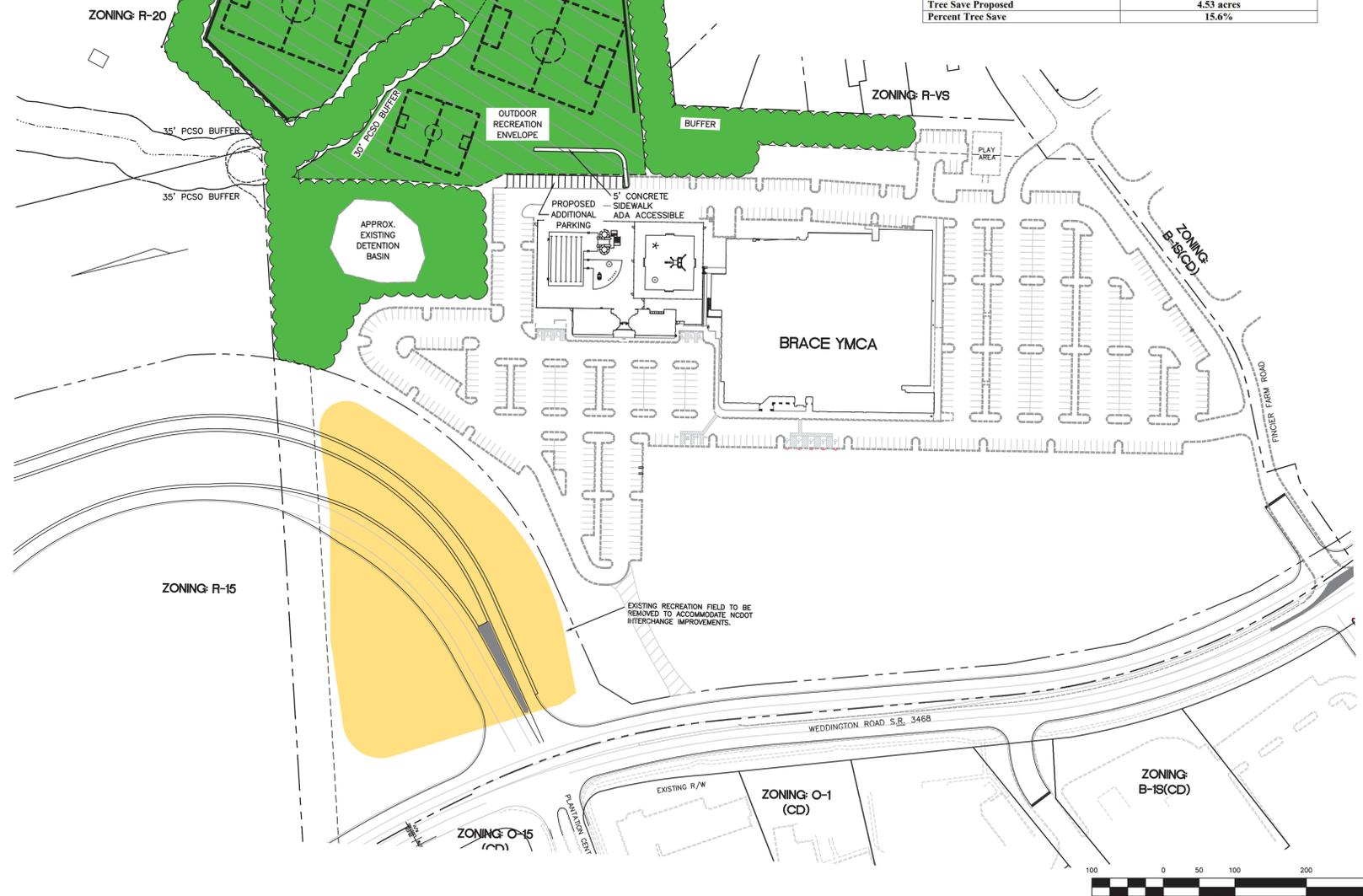
Current Zoning	R-1 (CD)
Proposed Zoning	R-1 (CD)
Property (prior to NCDOT condemnation)	33.387 acres
NCDOT Condemnation	4.91 acres ±
Property (post NCDOT condemnation)	28.477 acres
Required Parking	
• Building (67,533 ft <sup>2</sup> - 1 space/150 ft <sup>2</sup> )	450
• Pool (15,150 ft <sup>2</sup> - 1 space/100ft <sup>2</sup> )	152
Total Required	602
Parking Count - Prior to Playground	734
Spaces Removed by Playground (2018)	11
Spaces Proposed	18
Spaces Provided	741

IMPERVIOUS AREA SUMMARY

Impervious Area reduced by NCDOT project (ft <sup>2</sup> )	4,084±
Impervious Area - Proposed Parking (ft <sup>2</sup> )	3,154
Net Add/Reduction	-930

TREE SAVE SUMMARY

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
Percent Tree Save	15.6%



SCALE: 1" = 100'



TYPICAL WINDSCREEN



TYPICAL WINDSCREEN

DATE	REV.	PROJECT NUMBER	PROJECT NAME
1/7/20	1	2019-001	REZONING SITE PLAN
1/7/20	2	2019-001	REZONING SITE PLAN
1/7/20	3	2019-001	REZONING SITE PLAN
1/7/20	4	2019-001	REZONING SITE PLAN

**GEOSCIENCE GROUP**  
 Incorporated  
 500-K Clanton Road  
 Charlotte, NC 28217  
 (770) 525-2003  
 NC FIRM LICENSE C-378(A)

**BRACE YMCA**  
 CHARLOTTE, NORTH CAROLINA

**REZONING SITE PLAN**  
**RZ1**



Siskey YMCA

Matthews, NC

ADW architects

March 9, 2009

**CURRENT**

Petition 543  
Received 3/13/2009



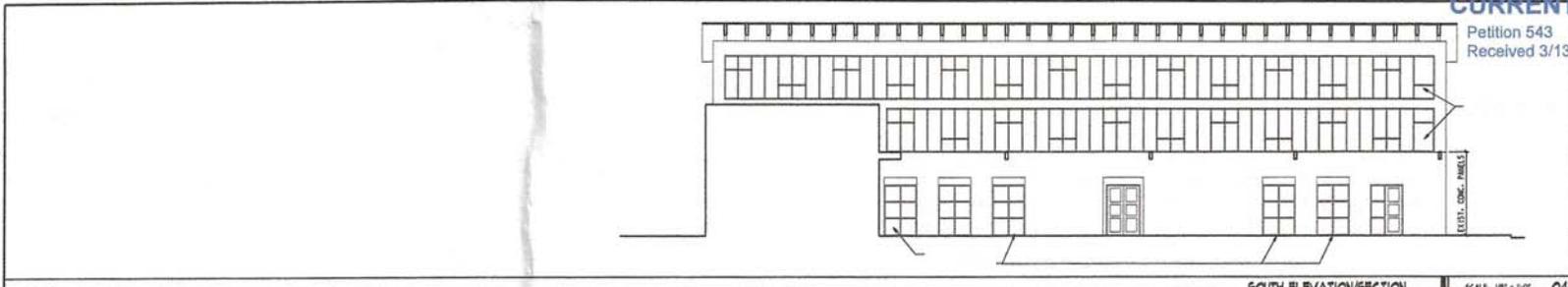
Architects, p.a.

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1900  
www.adwarchitects.com

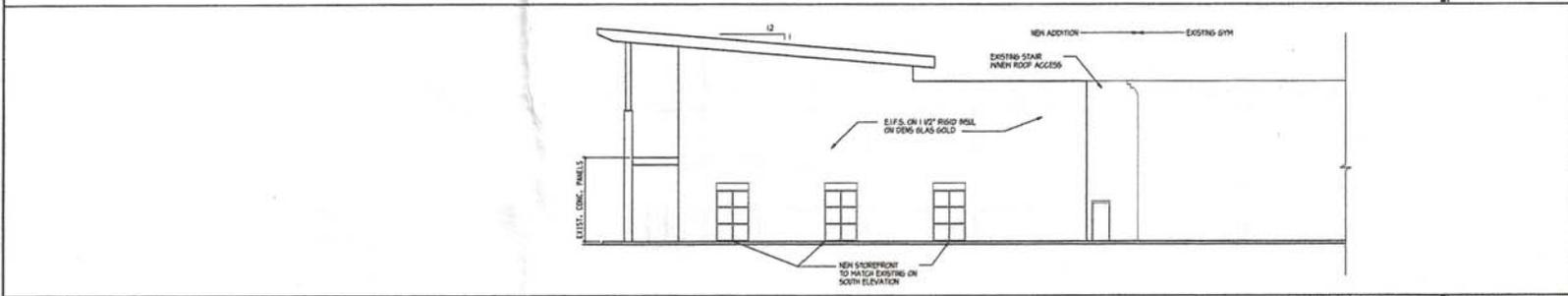
Addition and  
Renovations

**SISKEY  
YMCA**  
MATTHEWS NC

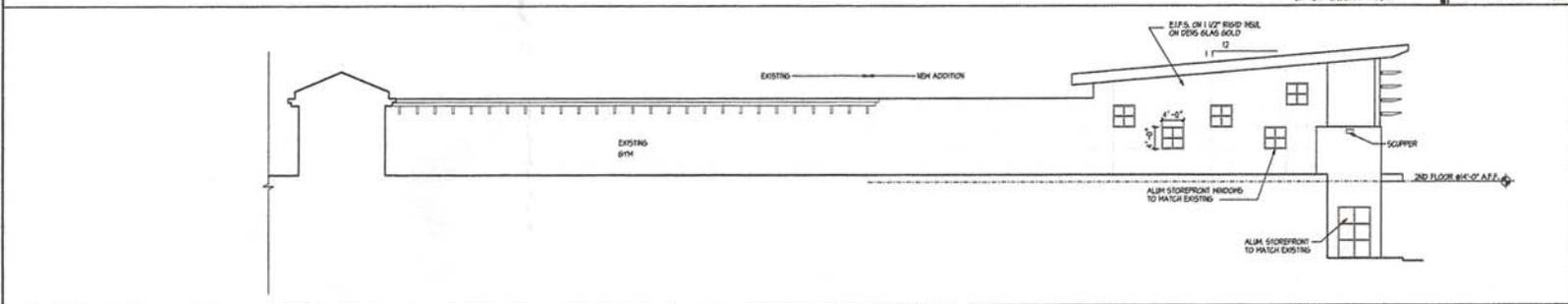
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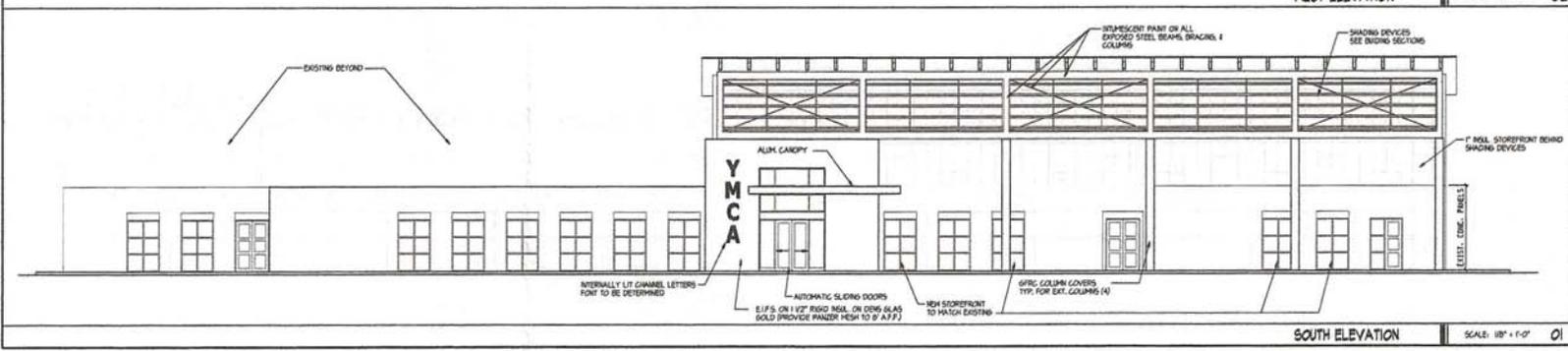
**SOUTH ELEVATION/SECTION** SCALE: 1/8" = 1'-0" 04



**EAST ELEVATION** SCALE: 1/8" = 1'-0" 03



**WEST ELEVATION** SCALE: 1/8" = 1'-0" 02



**SOUTH ELEVATION** SCALE: 1/8" = 1'-0" 01

ELEVATIONS

DATE: 12-19-08 JOB NO: 08001

REVISIONS:

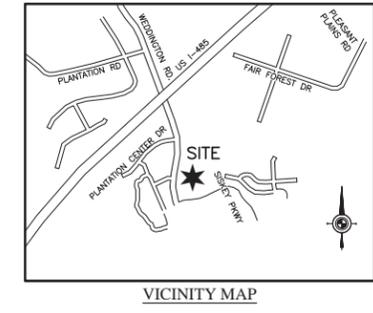
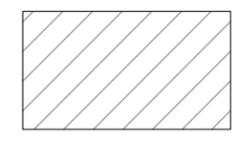
NO. DATE DESCRIPTION

SHEET NUMBER  
**A200**  
of Total

08001 SISKEY YMCA

**LEGEND**

**OUTDOOR RECREATION ENVELOPE**



**DEVELOPMENT SUMMARY**

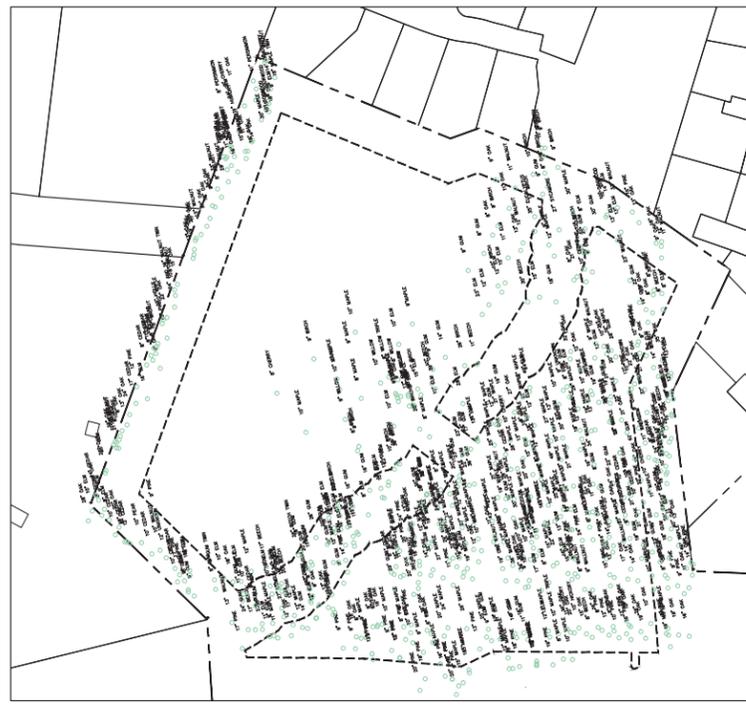
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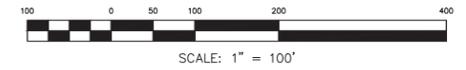
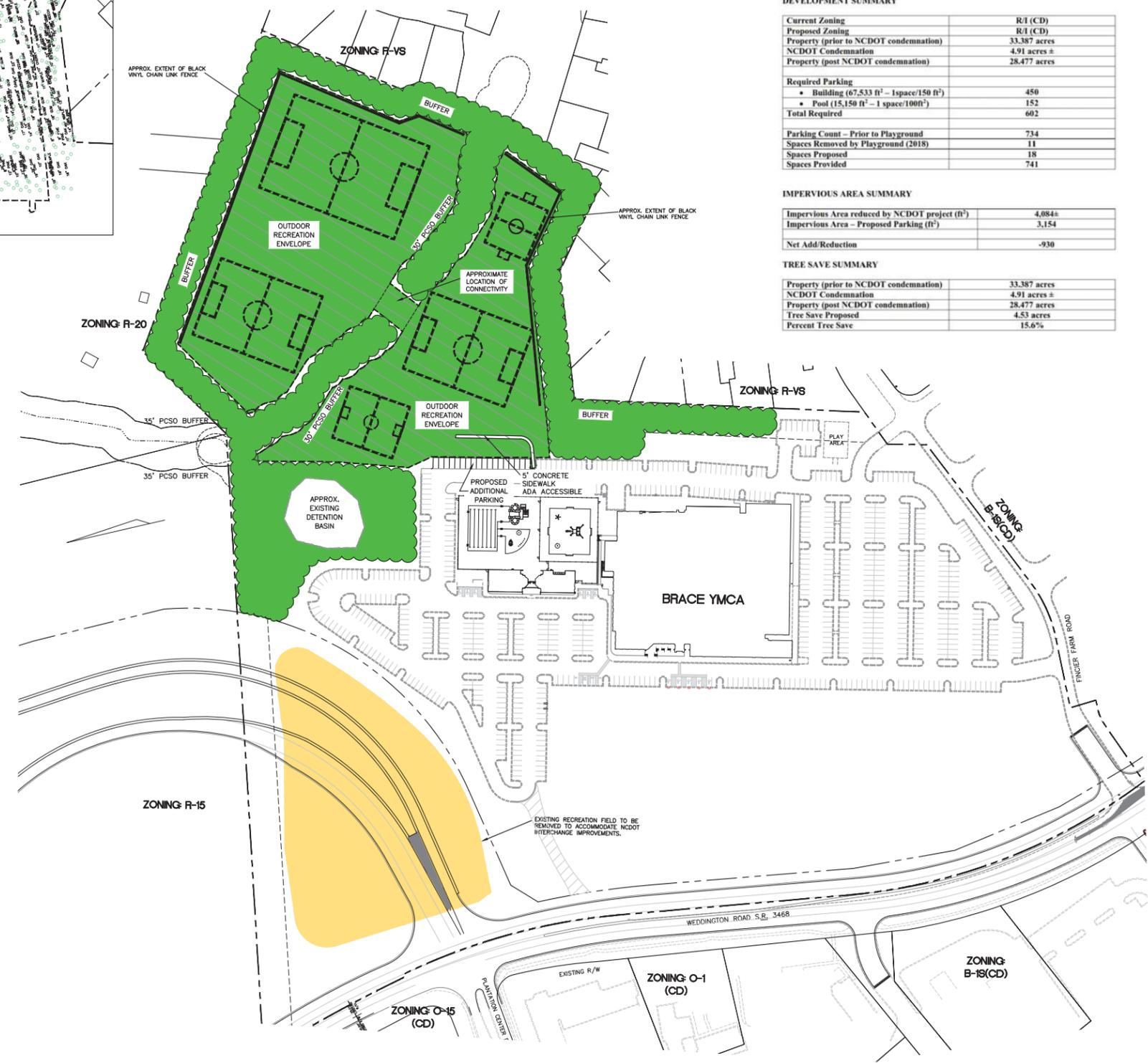
TREE SURVEY



TYPICAL WINDSCREEN



TYPICAL WINDSCREEN



SCALE: 1" = 100'

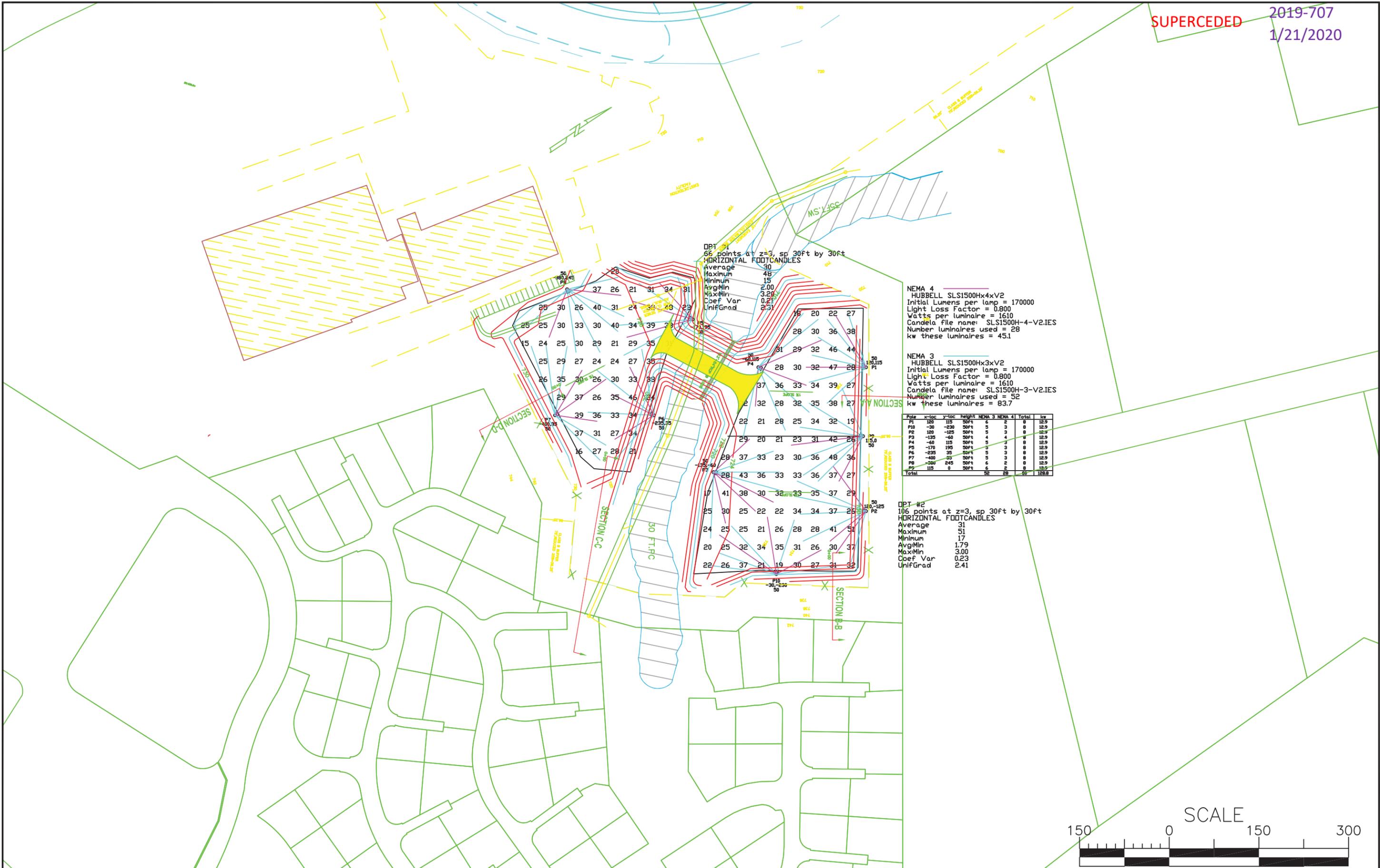
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  - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
  - THE BRACE FAMILY YMCA IS LOCATED ON THE SITE. PURSUANT TO THIS REZONING APPLICATION, THE APPLICANT IS REQUESTING A CHANGE OF CONDITIONS TO THE APPROVED R1(CD) CONDITIONAL REZONING PLAN FOR THE SITE TO ACCOMMODATE THE REPLACEMENT OF AN EXISTING ATHLETIC FIELD ON THE SITE WITH TWO NEW ATHLETIC FIELDS IN A DIFFERENT LOCATION THAT TOGETHER WILL BE APPROXIMATELY THE SAME SIZE AS THE EXISTING ATHLETIC FIELD BEING REPLACED. THE REPLACEMENT OF THE RELEVANT ATHLETIC FIELD IS REQUIRED BECAUSE THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IS CONDEMNATING AND ACQUIRING THE RELEVANT ATHLETIC FIELD IN CONNECTION WITH NCDOT'S INTERCHANGE PROJECT. THE CHANGE OF CONDITIONS WILL ALSO ACCOMMODATE ADDITIONAL ON-SITE PARKING SPACES IN CLOSE PROXIMITY TO THE TWO NEW ATHLETIC FIELDS.
  - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE. MINOR ALTERATIONS OR CHANGES TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO SECTION 15-61.5 OF THE ORDINANCE.
- PERMITTED USES**
  - THE SITE MAY ONLY BE DEVOTED TO A YOUNG MEN'S CHRISTIAN ASSOCIATION FACILITY OR A FACILITY OPERATED BY A COMPARABLE ORGANIZATION THAT CONTAINS, AMONG OTHER THINGS, INDOOR AND OUTDOOR RECREATIONAL USES, AND TO ANY INCIDENTAL OR ACCESSORY USES IN CONNECTION THEREWITH THAT ARE PERMITTED IN THE R1 ZONING DISTRICT.
  - MAXIMUM GROSS FLOOR AREA
    - A MAXIMUM OF 6300 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA MAY BE LOCATED ON THE SITE. THE MAXIMUM 82,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA INCLUDES THE 11,000 SQUARE FOOT EXPANSION AREA PREVIOUSLY APPROVED FOR THE SITE.
  - DIMENSIONAL STANDARDS**
    - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R1 ZONING DISTRICT.
    - THE BRACE FAMILY YMCA IS AN EXISTING FACILITY ON THE SITE. THEREFORE, TO THE EXTENT THAT ANY EXISTING USES, STRUCTURES OR BUILDINGS LOCATED ON THE SITE DO NOT MEET THE DIMENSIONAL STANDARDS OF THE R1 ZONING DISTRICT, ANY SUCH USES, STRUCTURES OR BUILDINGS WILL BE CONSIDERED TO BE LEGAL, NON-CONFORMING USES, STRUCTURES OR BUILDINGS.
  - ARCHITECTURAL AND DESIGN STANDARDS**
    - ATTACHED HERETO ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE PROPOSED 1,100 SQUARE FOOT BUILDING EXPANSION AND THESE SCHEMATIC ARCHITECTURAL RENDERINGS ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE PROPOSED BUILDING EXPANSION. ACCORDINGLY, THE PROPOSED BUILDING EXPANSION SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
    - THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.
    - THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE FROM TIME TO TIME, YOUTH SOCCER FIELDS. A CONCEPTUAL LAYOUT OF THE YOUTH SOCCER FIELDS IS DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE CONCEPTUAL LAYOUT, THE LAYOUT, SIZES AND LOCATIONS OF THE YOUTH SOCCER FIELDS ON THE TWO NEW ATHLETIC FIELDS MAY BE CHANGED BY THE APPLICANT.
    - PEDESTRIAN ACCESS FROM THE PARKING LOT ON THE SITE TO THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE SHALL BE PROVIDED. SET OUT ON THE REZONING PLAN IS A SCHEMATIC DEPICTION OF A PEDESTRIAN CONNECTION FROM THE PARKING LOT ON THE SITE TO THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE. THE ACTUAL LOCATION OF THIS PEDESTRIAN CONNECTION MAY BE MODIFIED OR REVISED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, AND IT MAY BE MODIFIED OR REVISED THEREAFTER BY THE APPLICANT.
- SCREENING, LANDSCAPING AND BUFFERS**
  - SCREENING, LANDSCAPING AND BUFFERS SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
  - THE SITE SHALL COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE ORDINANCE. TREE PRESERVATION AREAS MAY OCCUR IN THE AREAS GENERALLY DEPICTED ON THE REZONING PLAN.
  - A MINIMUM 50 FOOT WIDE BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THIS MINIMUM 50 FOOT WIDE BUFFER SHALL REMAIN UNDISTURBED, PROVIDED, HOWEVER, THAT APPLICANT MAY INSTALL SUPPLEMENTAL TREES AND SHRUBS WITHIN THIS MINIMUM 50 FOOT WIDE BUFFER.
  - IN THOSE AREAS OF THE 50 FOOT WIDE BUFFER WHERE THE EXISTING TREES AND SHRUBS DO NOT MEET THE SITE PERIMETER SCREENING REQUIREMENTS OF SECTION 15-606 OF THE ORDINANCE, APPLICANT SHALL INSTALL SUPPLEMENTAL TREES AND SHRUBS TO BRING SUCH AREAS INTO COMPLIANCE WITH THE SITE PERIMETER SCREENING REQUIREMENTS OF SECTION 15-606 OF THE ORDINANCE.
  - APPLICANT SHALL INSTALL A MINIMUM 50 FOOT TALL, BLACK VINYL COATED, CHAIN LINK FENCE WITHIN THE OUTDOOR RECREATION ENVELOPE AS DEPICTED ON THE REZONING PLAN. APPLICANT SHALL INSTALL AND MAINTAIN A GREEN WINDSCREEN ON THE 6 FOOT TALL, BLACK VINYL COATED, CHAIN LINK FENCE THAT HAS A 90% PERFORATION FACTOR. A PICTURE OF THE GREEN WINDSCREEN PRODUCT IS SET OUT ON THE REZONING PLAN.
- TRANSPORTATION AND PARKING**
  - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR NCDOT.
  - VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
  - THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
  - APPLICANT SHALL DESIGNATE AND RESERVE A MINIMUM OF 25 PARKING SPACES THAT ARE LOCATED IN CLOSEST PROXIMITY TO THE ENTRANCE INTO THE EXPANSION AREA LOCATED ON THE SOUTH ELEVATION THEREOF (EXCLUSIVE OF HANDICAP PARKING SPACES FOR USE SHARED BY FAMILIES WITH SMALL CHILDREN). APPLICANT SHALL INSTALL APPROPRIATE SIGNAGE TO DESIGNATE AND RESERVE THE PARKING SPACES AS DESCRIBED ABOVE.
  - THE PROPOSED NEW PARKING SPACES AND THE ASSOCIATED NEW DRIVE AISLE DEPICTED ON THE REZONING PLAN SHALL BE PAVED.
  - THE EXISTING, NORTHEASTMOST VEHICULAR ACCESS POINT ON WEDDINGTON ROAD FOR THE SITE WILL BE ELIMINATED IN CONNECTION WITH NCDOT'S INTERCHANGE PROJECT.
- LIGHTING**
  - ALL OUTDOOR LIGHTING INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING APPLICATION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE SET OUT IN SECTION 15-609 THEREOF. ANY EXISTING OUTDOOR LIGHTING ON THE SITE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
  - THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 50 FEET FROM FINISHED GRADE.
  - THE MOUNTING HEIGHT OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 5:00 AM TO 9:00 PM.
  - THE HOOKS OF OPERATION FOR THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 5:00 AM TO 9:00 PM.
  - SET OUT ON THE REZONING PLAN IS A CONCEPTUAL LAYOUT OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE. MINOR ADJUSTMENTS OR ALTERATIONS TO THE LOCATIONS OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES SHALL BE PERMITTED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- SIGNS**
  - ANY NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- SOUND AMPLIFICATION**
  - OUTDOOR SOUND SYSTEMS OR OTHER TYPES OF SOUND AMPLIFIERS MAY NOT BE UTILIZED WITHIN THE OUTDOOR RECREATION ENVELOPE.
- BINDING EFFECT OF THE REZONING APPLICATION**
  - 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIR, HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DATE	REV.	PROJECT SCALE	PROJECT NAME	PROJECT NUMBER	PROJECT DATE	PROJECT LOCATION
1/21/20	1	1" = 100'	BRACE YMCA	2018-001	1/21/20	Charlotte, NC
1/21/20	2	1" = 100'	BRACE YMCA	2018-001	1/21/20	Charlotte, NC
1/21/20	3	1" = 100'	BRACE YMCA	2018-001	1/21/20	Charlotte, NC

**GEOSCIENCE GROUP**  
 5004 Clanton Road  
 Charlotte, NC 28217  
 (704) 525-2003  
 NC P.E. LICENSE C-3786(A)

**BRACE YMCA**  
**REZONING SITE PLAN**  
**CHARLOTTE, NORTH CAROLINA**

**RZ1**



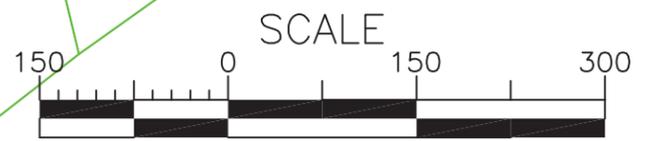
DPT #1  
66 points at z=3, sp 30ft by 30ft  
HORIZONTAL FOOTCANDLES  
Average 30  
Maximum 48  
Minimum 15  
AvgMin 2.00  
MaxMin 3.28  
Coef Var 0.21  
UnifGrad 2.31

NEMA 4  
HUBBELL SLS1500Hx4xV2  
Initial Lumens per lamp = 170000  
Light Loss Factor = 0.800  
Watts per luminaire = 1610  
Candela file name: SLS1500H-4-V2.IES  
Number luminaires used = 28  
kw these luminaires = 45.1

NEMA 3  
HUBBELL SLS1500Hx3xV2  
Initial Lumens per lamp = 170000  
Light Loss Factor = 0.800  
Watts per luminaire = 1610  
Candela file name: SLS1500H-3-V2.IES  
Number luminaires used = 52  
kw these luminaires = 83.7

Pole	x-loc	y-loc	height	NEMA 3	NEMA 4	Total	kw
P1	120	115	50ft	6	2	8	12.9
P10	-30	-230	50ft	5	3	8	12.9
P2	120	-125	50ft	5	3	8	12.9
P3	-135	-60	50ft	4	4	8	12.9
P4	-60	115	50ft	3	3	6	9.45
P5	-175	195	50ft	3	3	6	9.45
P6	-225	35	50ft	3	3	6	9.45
P7	-400	-35	50ft	3	3	6	9.45
P8	-300	245	50ft	6	2	8	12.9
P9	115	0	50ft	6	2	8	12.9
Total				52	28	80	128.8

DPT #2  
106 points at z=3, sp 30ft by 30ft  
HORIZONTAL FOOTCANDLES  
Average 31  
Maximum 51  
Minimum 17  
AvgMin 1.79  
MaxMin 3.00  
Coef Var 0.23  
UnifGrad 2.41



PO BOX 410129  
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FAX (704) 587-3318  
www.tsportslight.com

Calculated light levels and visualizations are based on specific information that has been supplied to TSL. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.

DATE: 1/20/20  
DRAWING NUMBER: A010820TSL1

REV.: 02  
CHECK BY:  
DRAWN BY: TSL

BRACE YMCA SPORTS FIELDS  
TORRENCE SPORTS LIGHTING

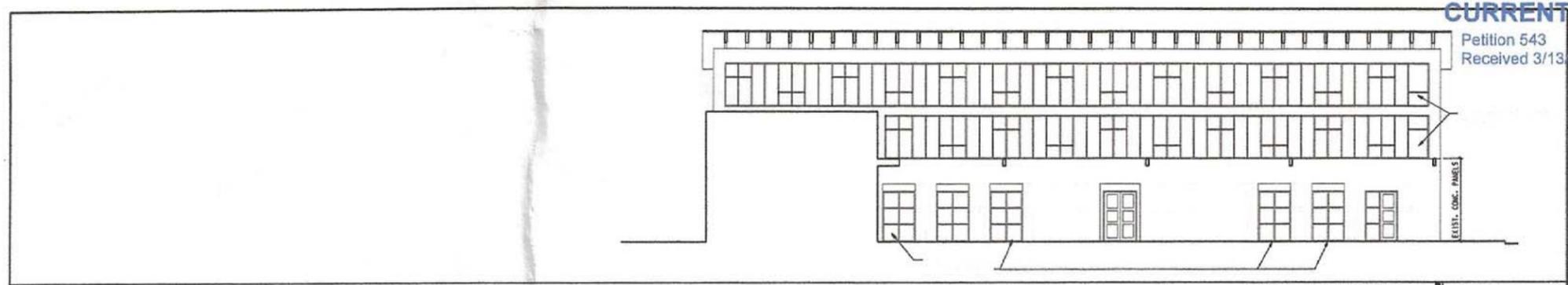


Siskey YMCA

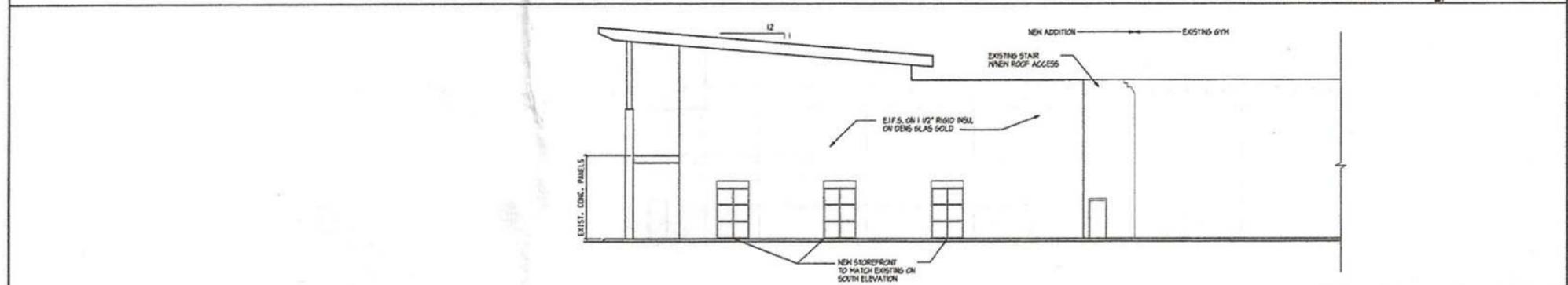
Matthews, NC

ADW architects

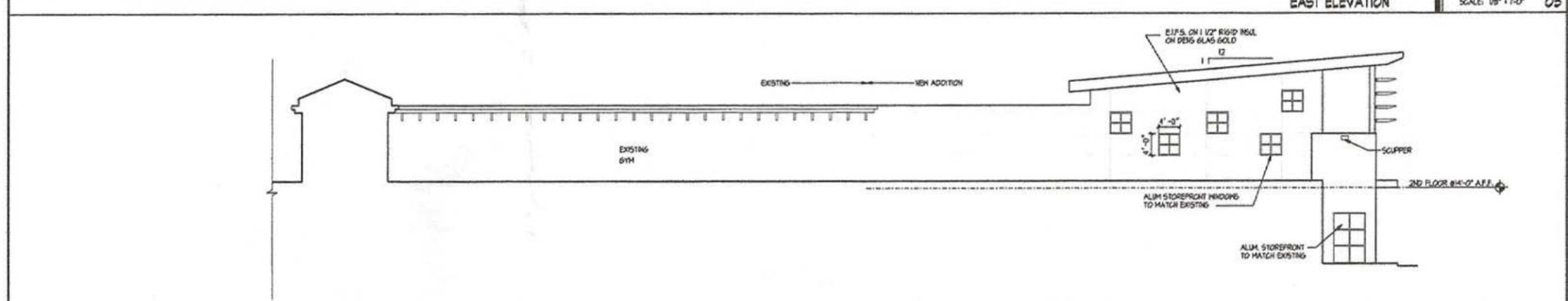
March 9, 2009



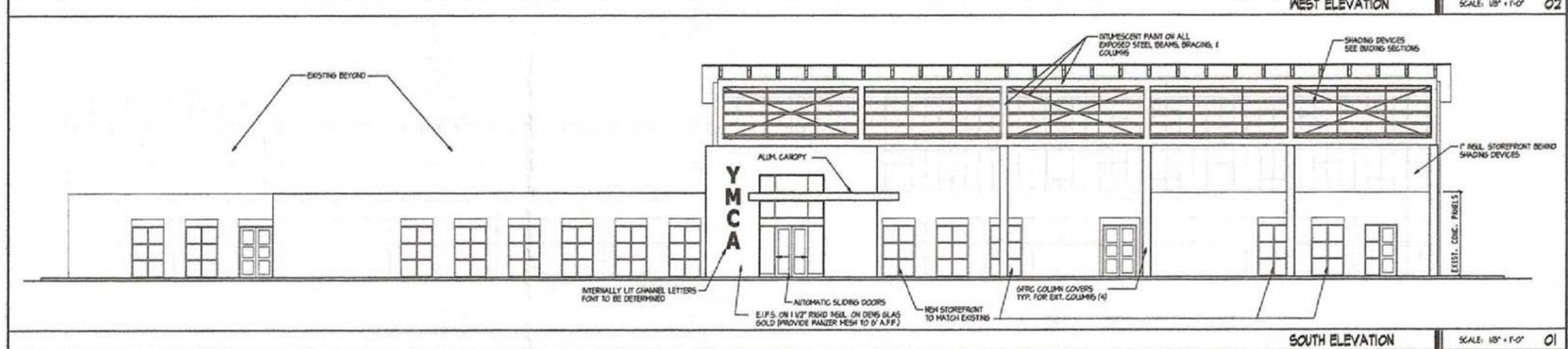
SOUTH ELEVATION/SECTION SCALE: 1/8" = 1'-0" 04



EAST ELEVATION SCALE: 1/8" = 1'-0" 03



WEST ELEVATION SCALE: 1/8" = 1'-0" 02



SOUTH ELEVATION SCALE: 1/8" = 1'-0" 01

**ADW**  
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ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

Addition and Renovations  
**SISKEY YMCA**  
MATTHEWS NC

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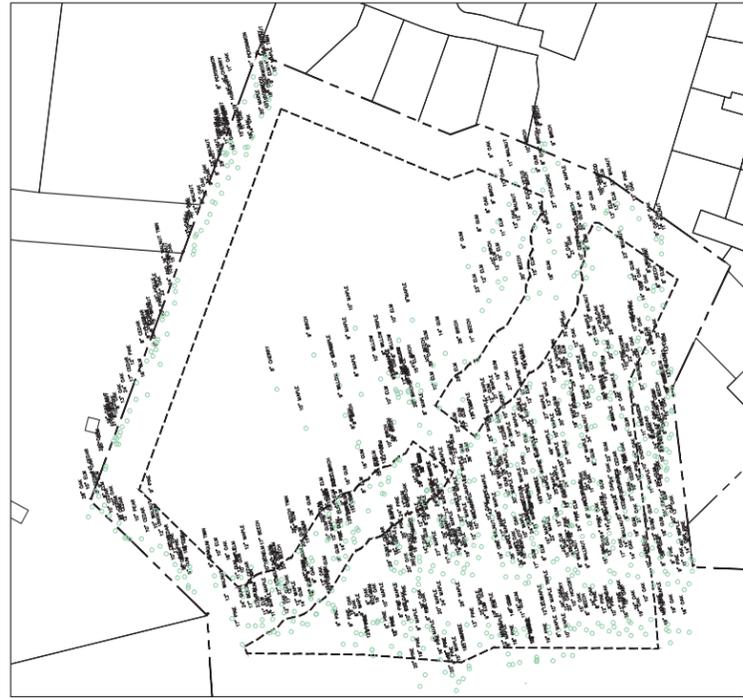
ELEVATIONS

DATE: 12-19-08 JOB NO: 08001

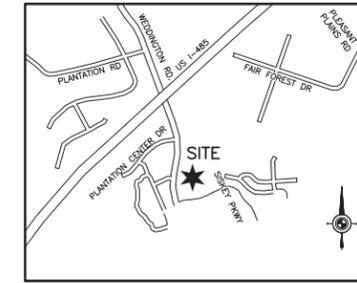
NO.	DATE	DESCRIPTION

SHEET NUMBER:  
**A200**  
of Total

08001 Siskey YMCA



TREE SURVEY



VICINITY MAP

DEVELOPMENT SUMMARY

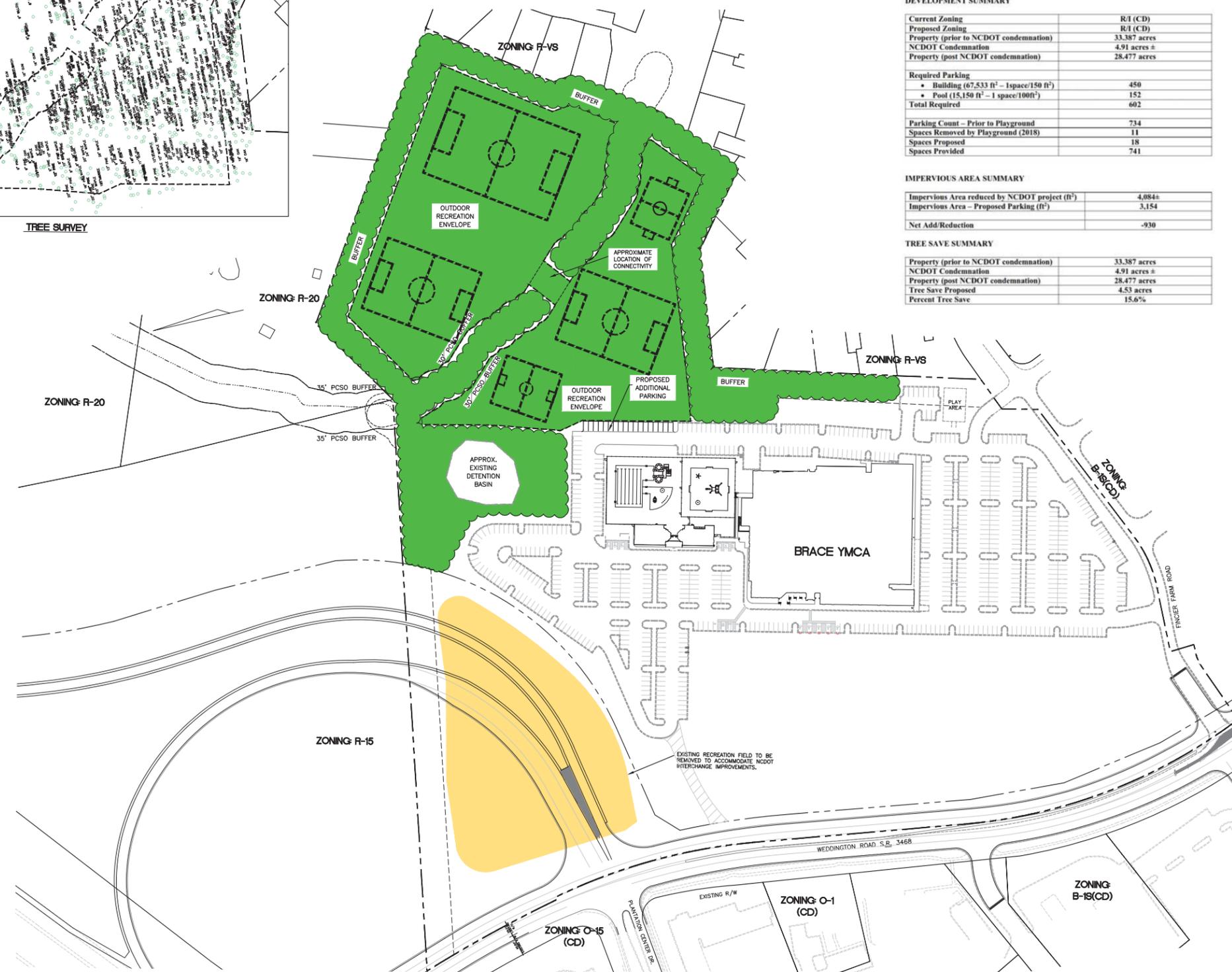
Current Zoning	R1 (CD)
Proposed Zoning	R1 (CD)
Property (prior to NCDOT condemnation)	33.387 acres
NCDOT Condemnation	4.91 acres ±
Property (post NCDOT condemnation)	28.477 acres
Required Parking	
• Building (67,533 ft <sup>2</sup> - 1 space/150 ft <sup>2</sup> )	450
• Pool (15,150 ft <sup>2</sup> - 1 space/100ft <sup>2</sup> )	152
Total Required	602
Parking Count - Prior to Playground	734
Spaces Removed by Playground (2018)	11
Spaces Proposed	18
Spaces Provided	741

IMPERVIOUS AREA SUMMARY

Impervious Area reduced by NCDOT project (ft <sup>2</sup> )	4,084±
Impervious Area - Proposed Parking (ft <sup>2</sup> )	3,154
Net Add/Reduction	-930

TREE SAVE SUMMARY

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
Percent Tree Save	15.6%



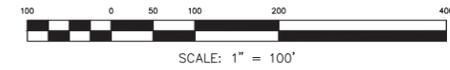
- GENERAL PROVISIONS
  - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER CHARLOTTE (THE "APPLICANT") FOR AN APPROXIMATELY 33.387 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF WEDDINGTON ROAD AND FINCHER FARM ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 227-562-01.
  - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
  - THE BRACE FAMILY YMCA IS LOCATED ON THE SITE. PURSUANT TO THIS REZONING APPLICATION, THE APPLICANT IS REQUESTING A CHANGE OF CONDITIONS TO THE APPROVED R1 (CD) CONDITIONAL REZONING PLAN FOR THE SITE TO ACCOMMODATE THE REPLACEMENT OF AN EXISTING ATHLETIC FIELD ON THE SITE WITH TWO NEW ATHLETIC FIELDS IN A DIFFERENT LOCATION ON THE SITE THAT TOGETHER WILL BE APPROXIMATELY THE SAME SIZE AS THE EXISTING ATHLETIC FIELD BEING REPLACED. THE REPLACEMENT OF THE RELEVANT ATHLETIC FIELD IS REQUIRED BECAUSE THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IS CONDEMNATING AND ACQUIRING THE RELEVANT ATHLETIC FIELD IN CONNECTION WITH NCDOT'S INTERCHANGE PROJECT. THE CHANGE OF CONDITIONS WILL ALSO ACCOMMODATE ADDITIONAL ON-SITE PARKING SPACES IN CLOSE PROXIMITY TO THE TWO NEW ATHLETIC FIELDS.
  - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE. MINOR ALTERATIONS OR CHANGES TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO SECTION 155.401.5 OF THE ORDINANCE.
- PERMITTED USES
  - THE SITE MAY ONLY BE DEVOTED TO A YOUNG MEN'S CHRISTIAN ASSOCIATION FACILITY OR A FACILITY OPERATED BY A COMPARABLE ORGANIZATION THAT CONTAINS, AMONG OTHER THINGS, INDOOR AND OUTDOOR RECREATIONAL USES, AND TO ANY INCIDENTAL OR ACCESSORY USES IN CONNECTION THEREWITH THAT ARE PERMITTED IN THE R1 ZONING DISTRICT.
- MAXIMUM GROSS FLOOR AREA
  - A MAXIMUM OF 82,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA MAY BE LOCATED ON THE SITE. THE MAXIMUM 82,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA INCLUDES THE 11,000 SQUARE FOOT EXPANSION AREA PREVIOUSLY APPROVED FOR THE SITE.
- DIMENSIONAL STANDARDS
  - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R1 ZONING DISTRICT.
  - THE BRACE FAMILY YMCA IS AN EXISTING FACILITY ON THE SITE. THEREFORE, TO THE EXTENT THAT ANY EXISTING USES, STRUCTURES OR BUILDINGS LOCATED ON THE SITE DO NOT MEET THE DIMENSIONAL STANDARDS OF THE R1 ZONING DISTRICT, ANY SUCH USES, STRUCTURES OR BUILDINGS WILL BE CONSIDERED TO BE LEGAL, NON-CONFORMING USES, STRUCTURES OR BUILDINGS.
- ARCHITECTURAL AND DESIGN STANDARDS
  - ATTACHED HERETO ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE PROPOSED 11,000 SQUARE FOOT BUILDING EXPANSION AND THESE SCHEMATIC ARCHITECTURAL RENDERINGS ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE PROPOSED BUILDING EXPANSION. ACCORDINGLY, THE PROPOSED BUILDING EXPANSION SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE OR CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
  - THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.
  - THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL CONTAIN, FROM TIME TO TIME, YOUTH SOCCER FIELDS. A CONCEPTUAL LAYOUT OF THE YOUTH SOCCER FIELDS IS DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE CONCEPTUAL LAYOUT, THE LAYOUT, SIZES AND LOCATIONS OF THE YOUTH SOCCER FIELDS ON THE TWO NEW ATHLETIC FIELDS MAY BE CHANGED BY THE APPLICANT.
- SCREENING, LANDSCAPING AND BUFFERS
  - SCREENING, LANDSCAPING AND BUFFERS SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
  - THE SITE SHALL COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE ORDINANCE. TREE PRESERVATION AREAS MAY OCCUR IN THE AREAS GENERALLY DEPICTED ON THE REZONING PLAN.
  - A MINIMUM 50 FOOT WIDE BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THIS MINIMUM 50 FOOT WIDE BUFFER SHALL REMAIN UNDISTURBED, PROVIDED, HOWEVER, THAT APPLICANT MAY INSTALL SUPPLEMENTAL TREES AND SHRUBS WITHIN THIS MINIMUM 50 FOOT WIDE BUFFER AT ITS OPTION.
  - APPLICANT SHALL INSTALL A MINIMUM 6 FOOT TALL, BLACK, VINYL COATED, CHAIN LINK FENCE WITHIN THE OUTDOOR RECREATION ENVELOPE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- TRANSPORTATION AND PARKING
  - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR NCDOT.
  - VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
  - THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
  - APPLICANT SHALL DESIGNATE AND RESERVE A MINIMUM OF 25 PARKING SPACES THAT ARE LOCATED IN CLOSEST PROXIMITY TO THE ENTRANCE INTO THE EXPANSION AREA LOCATED ON THE SOUTH ELEVATION THEREOF EXCLUSIVE OF HANDICAP PARKING SPACES FOR USE SOLELY BY FAMILIES WITH SMALL CHILDREN. THE APPLICANT SHALL INSTALL APPROPRIATE SIGNAGE TO DESIGNATE AND RESERVE THE PARKING SPACES AS DESCRIBED ABOVE.
  - THE PROPOSED NEW PARKING SPACES AND THE ASSOCIATED NEW DRIVE AISLE DEPICTED ON THE REZONING PLAN SHALL BE PAVED.
  - THE EXISTING, NORTHERNMOST VEHICULAR ACCESS POINT ON WEDDINGTON ROAD FOR THE SITE WILL BE ELIMINATED IN CONNECTION WITH NCDOT'S INTERCHANGE PROJECT.
- LIGHTING
  - ALL OUTDOOR LIGHTING INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING APPLICATION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE SET OUT IN SECTION 155.609 THEREOF. ANY EXISTING OUTDOOR LIGHTING ON THE SITE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
  - THE LIGHTING TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL COMPLY WITH SECTION 155.609.10.C OF THE ORDINANCE.
  - THE LIGHTING TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT BE IN OPERATION AFTER 9 PM EACH DAY.
- SIGNS
  - ANY NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION
  - 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DATE	1/2/20
PROJECT NUMBER	
TOWN COMMENTS	
REV	1
DRAWING SCALE	
PROJECT DATE	
PROJECT NUMBER	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	

**GEOSCIENCE GROUP**  
 500-K Clinton Road  
 Charlotte, NC 28217  
 (704) 525-2003  
 (NC PBM LICENSE C-27864)

**BRACE YMCA**  
 CHARLOTTE, NORTH CAROLINA

**REZONING SITE PLAN**  
 RZ1





Siskey YMCA

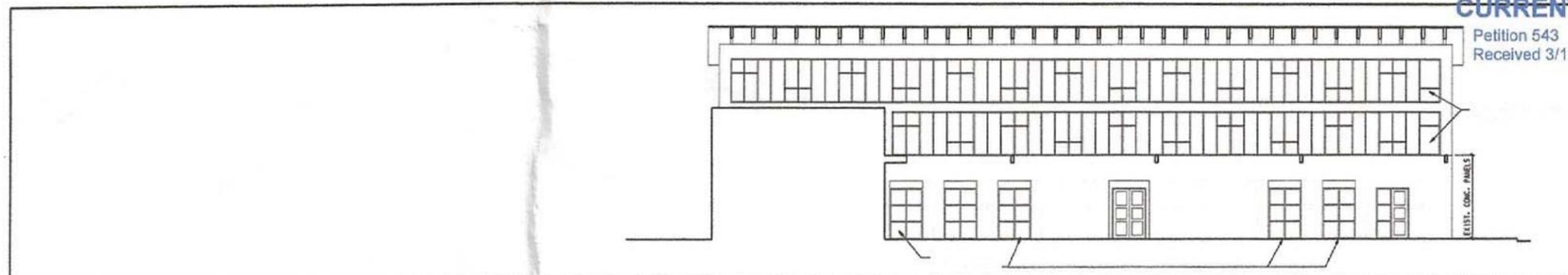
Matthews, NC

ADW architects

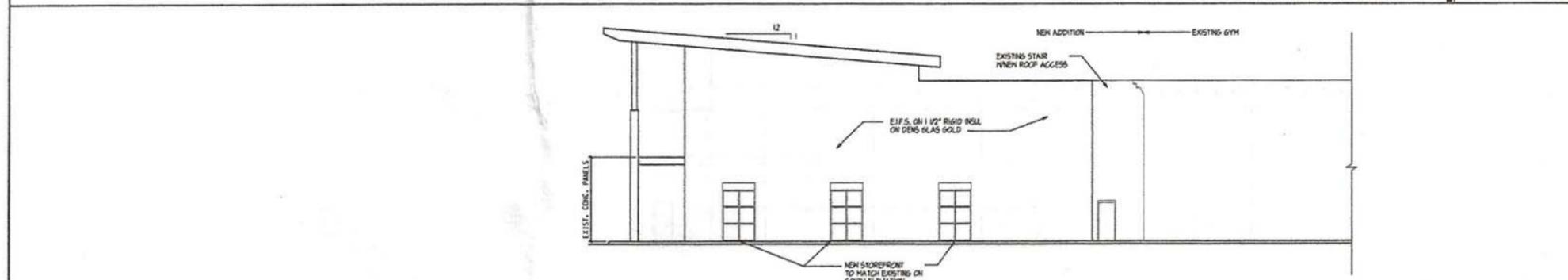
March 9, 2009

**CURRENT**  
 Petition 543  
 Received 3/13/2009

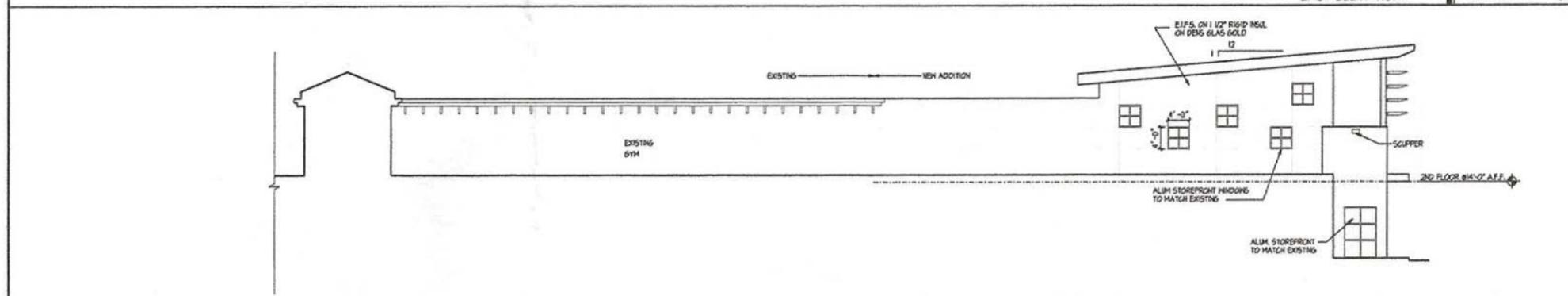
**ADW**  
 Architects, p.a.  
 ADW Architects, p.a.  
 1401 West Morehead Street, Suite 100  
 Charlotte, NC 28208  
 704.379.1919 Fax 704.379.1920  
 www.adwarchitects.com



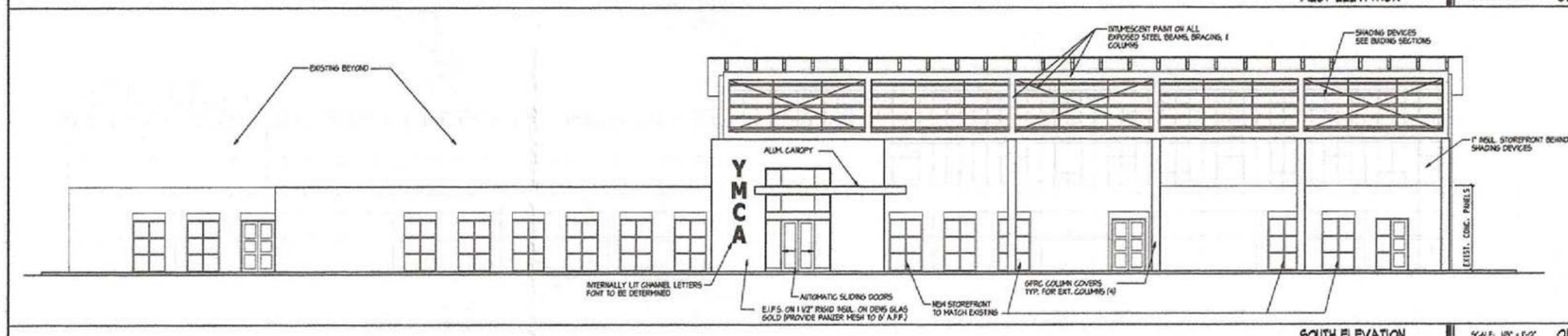
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EAST ELEVATION SCALE: 1/8" = 1'-0" 03



WEST ELEVATION SCALE: 1/8" = 1'-0" 02



SOUTH ELEVATION SCALE: 1/8" = 1'-0" 01

Addition and  
 Renovations  
**SISKEY  
 YMCA**  
 MATTHEWS NC

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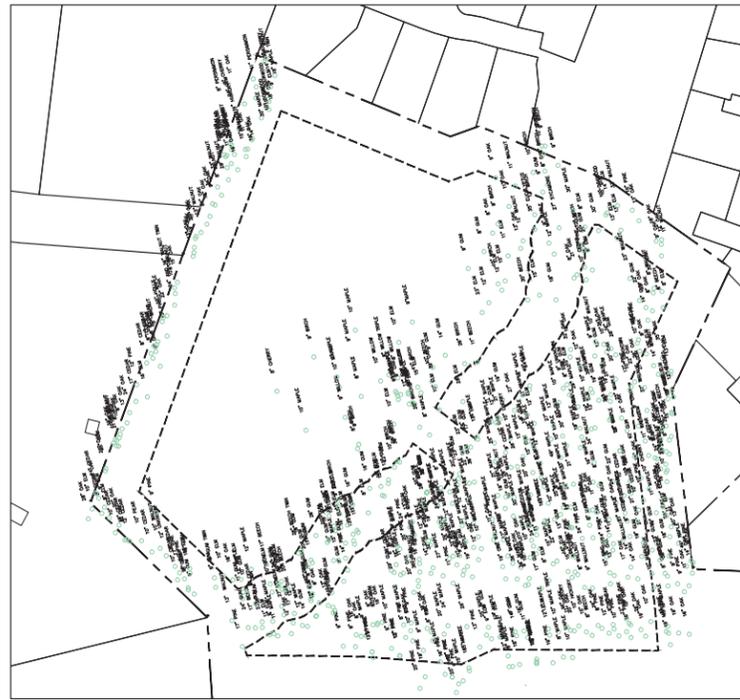
ELEVATIONS

DATE: 12-19-08 JOB NO: 08001

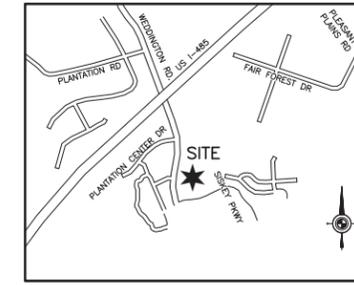
REVISIONS:  
 NO. DATE DESCRIPTION

SHEET NUMBER:  
**A200**  
 of Total

08001 Siskey THCA



TREE SURVEY



VICINITY MAP

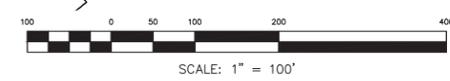
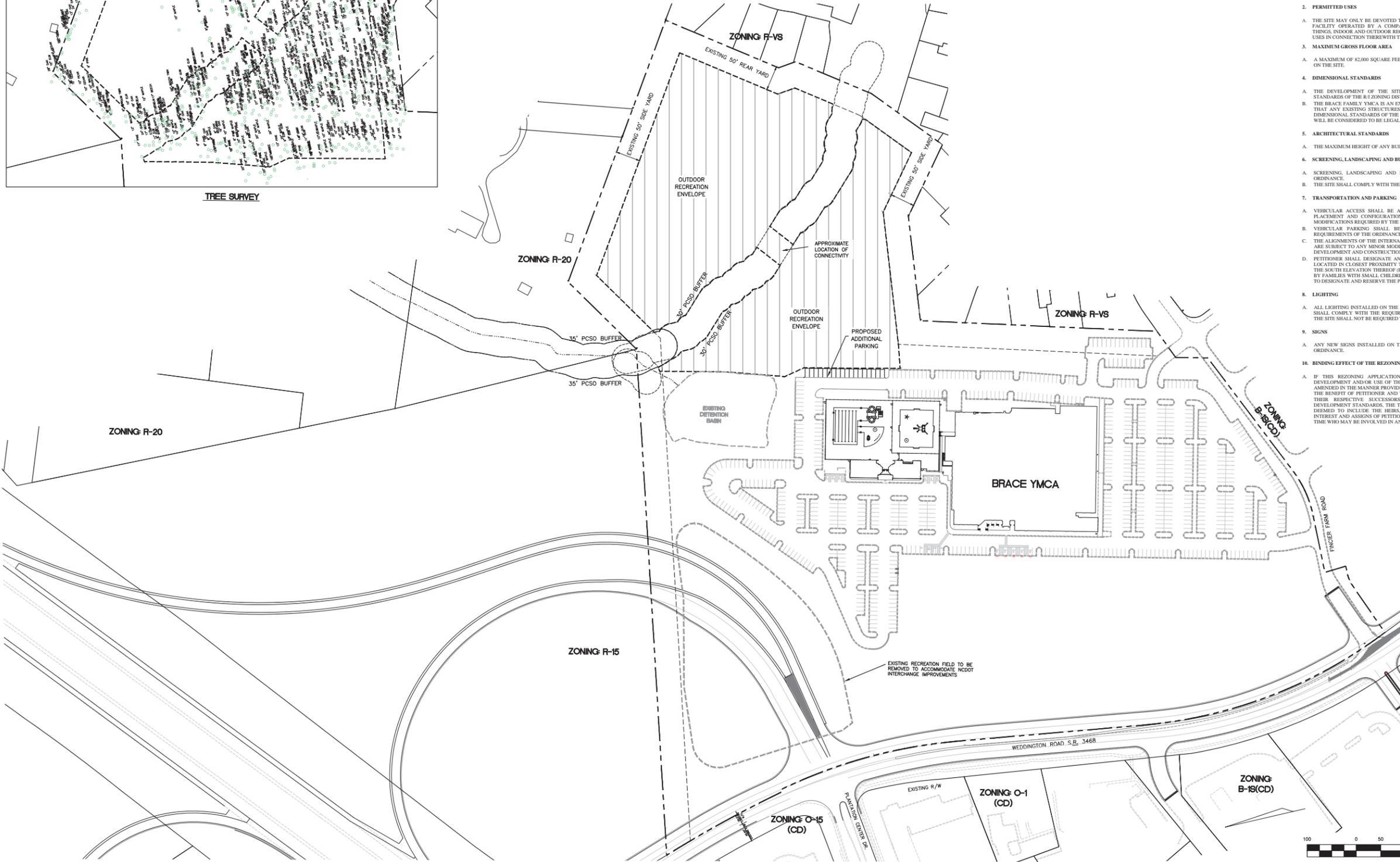
- GENERAL PROVISIONS
  - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER CHARLOTTE (THE "PETITIONER") FOR AN APPROXIMATELY 33.87 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF WEDDINGTON ROAD AND FINCHER FARM ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 227-562-01.
  - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNITED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
  - THE BRACE FAMILY YMCA IS LOCATED ON THE SITE. PURSUANT TO THE ABOVE-CAPTIONED REZONING APPLICATION, THE PETITIONER IS REQUESTING A CHANGE OF CONDITIONS TO THE APPROVED R-1 (CD) CONDITIONAL REZONING PLAN FOR THE SITE TO ACCOMMODATE THE REPLACEMENT OF AN EXISTING ATHLETIC FIELD ON THE SITE WITH TWO NEW ATHLETIC FIELDS IN A DIFFERENT LOCATION ON THE SITE THAT TOGETHER WILL BE APPROXIMATELY THE SAME SIZE AS THE EXISTING ATHLETIC FIELD BEING REPLACED. THE REPLACEMENT OF THE RELEVANT ATHLETIC FIELD IS REQUIRED BECAUSE THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IS CONDEMNATING AND ACQUIRING THE RELEVANT ATHLETIC FIELD IN CONNECTION WITH NC807 INTERCHANGE PROJECT. THE CHANGE OF CONDITIONS WILL ALSO ACCOMMODATE ADDITIONAL ON-SITE PARKING SPACES IN CLOSE PROXIMITY TO THE TWO NEW ATHLETIC FIELDS.
  - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE. MINOR ALTERATIONS OR CHANGES TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO SECTION 155.401.5 OF THE ORDINANCE.

DATE	REV.

**GEOSCIENCE GROUP**  
 PROJECT MANAGER: [Name]  
 DESIGNER: [Name]  
 APPROVED BY: [Name]  
 PROJECT NUMBER: 1807-0001  
 DATE: 11/27/2019  
 SCALE: 1" = 100'  
 PROJECT LOCATION: 500x Clinton Road, Charlotte, NC 28217  
 (704) 525-2003  
 NC P.E. LICENSE C-2786(A)

- PERMITTED USES
  - THE SITE MAY ONLY BE DEVOTED TO A YOUNG MEN'S CHRISTIAN ASSOCIATION FACILITY (OR A FACILITY OPERATED BY A COMPARABLE ORGANIZATION) THAT CONTAINS, AMONG OTHER THINGS, INDOOR AND OUTDOOR RECREATIONAL USES, AND TO ANY INCIDENTAL OR ACCESSORY USES IN CONNECTION THEREWITH THAT ARE PERMITTED IN THE R-1 ZONING DISTRICT.
- MAXIMUM GROSS FLOOR AREA
  - A MAXIMUM OF 82,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA MAY BE LOCATED ON THE SITE.
- DIMENSIONAL STANDARDS
  - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE REZONING DISTRICT.
  - THE BRACE FAMILY YMCA IS AN EXISTING FACILITY ON THE SITE. THEREFORE, TO THE EXTENT THAT ANY EXISTING STRUCTURES OR BUILDINGS LOCATED ON THE SITE DO NOT MEET THE DIMENSIONAL STANDARDS OF THE REZONING DISTRICT, ANY SUCH STRUCTURES OR BUILDINGS WILL BE CONSIDERED TO BE LEGAL, NON-CONFORMING STRUCTURES OR BUILDINGS.
- ARCHITECTURAL STANDARDS
  - THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.
- SCREENING, LANDSCAPING AND BUFFERS
  - SCREENING, LANDSCAPING AND BUFFERS SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
  - THE SITE SHALL COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE ORDINANCE.
- TRANSPORTATION AND PARKING
  - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR NCDOT.
  - VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
  - THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
  - PETITIONER SHALL DESIGNATE AND RESERVE A MINIMUM OF 25 PARKING SPACES THAT ARE LOCATED IN CLOSEST PROXIMITY TO THE ENTRANCE INTO THE EXPANSION AREA LOCATED ON THE SOUTH ELEVATION THEREOF EXCLUSIVE OF HANDICAP PARKING SPACES FOR USE SOLELY BY FAMILIES WITH SMALL CHILDREN. THE PETITIONER SHALL INSTALL APPROPRIATE SIGNAGE TO DESIGNATE AND RESERVE THE PARKING SPACES AS DESCRIBED ABOVE.
- LIGHTING
  - ALL LIGHTING INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING APPLICATION SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE. ANY EXISTING LIGHTING ON THE SITE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- SIGNS
  - ANY NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION
  - 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 PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

**BRACE YMCA**  
 CHARLOTTE, NORTH CAROLINA



**REZONING SITE PLAN**  
 RZ1