

NTS  
VICINITY MAP

SITE DEVELOPMENT DATA

ACREAGE: ± 10 ACRES

TAX PARCEL #: 149-13-365

EXISTING ZONING: INST(CD)

PROPOSED ZONING: MUDD-O

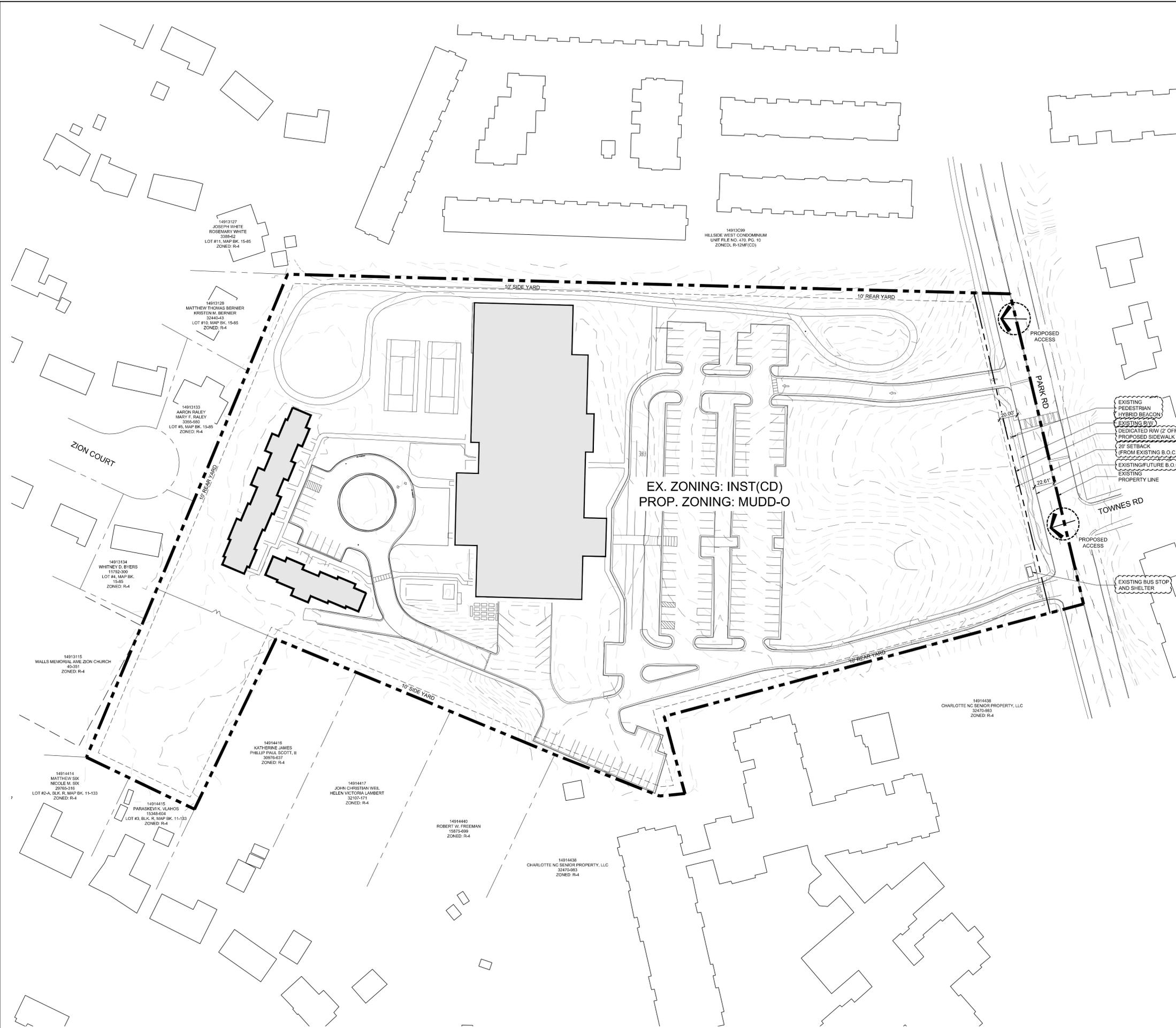
EXISTING USES: INSTITUTIONAL AND RESIDENTIAL

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.

- EXISTING PEDESTRIAN
- EXISTING HYBRID BEACON
- EXISTING BIWAY
- PROPOSED SIDEWALK 20' SETBACK (FROM EXISTING B.O.C.)
- EXISTING/FUTURE B.O.C.
- EXISTING PROPERTY LINE



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

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

YWCA & HOUSING PARTNERSHIP

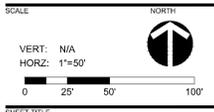
REZONING  
RZP-2020-050  
CHARLOTTE, NC

LANDDESIGN PROJ.# 1020038

REVISION / ISSUANCE

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

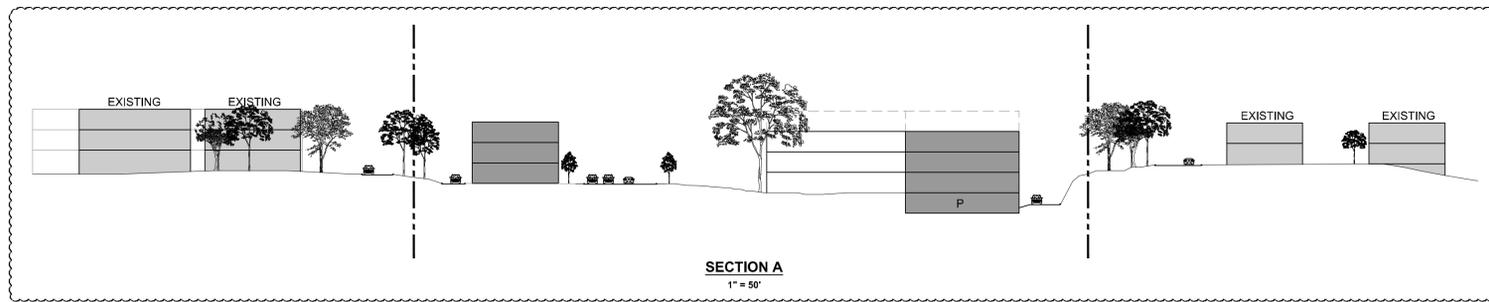
DESIGNED BY: JRY  
DRAWN BY: JRY  
CHECKED BY: KST



EXISTING TECHNICAL DATA

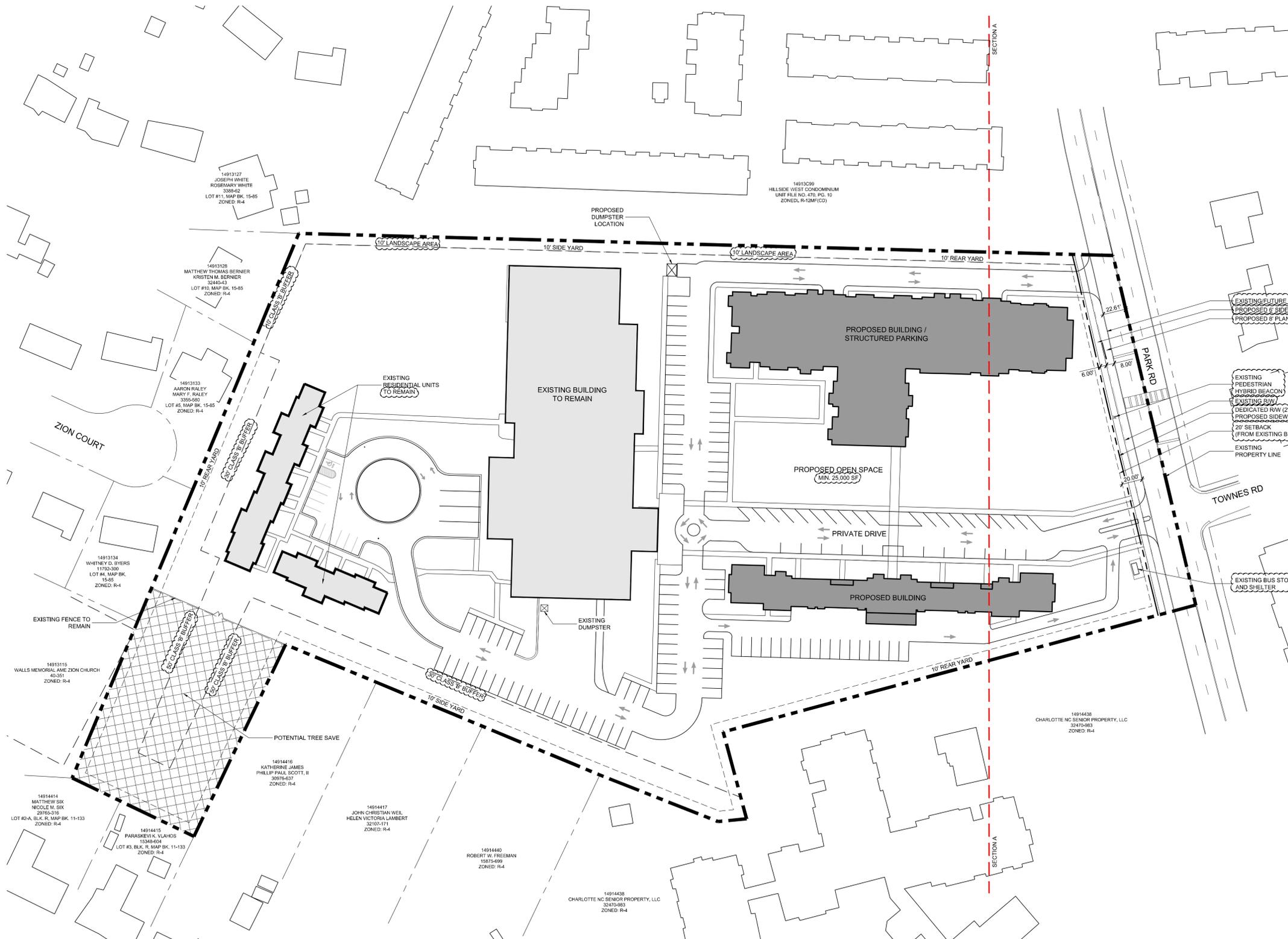
SHEET NUMBER  
RZ-1





**SITE LEGEND**

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



KEY MAP

SCALE

**NOT FOR CONSTRUCTION**

PROJECT

**YWCA & HOUSING PARTNERSHIP**

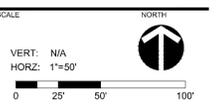
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**SCHEMATIC SITE PLAN**

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.

