

**REZONING PLAN NOTES**

**FIRE**

1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
2. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
3. 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.
4. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR AL BUILDINGS.

**STORMWATER**

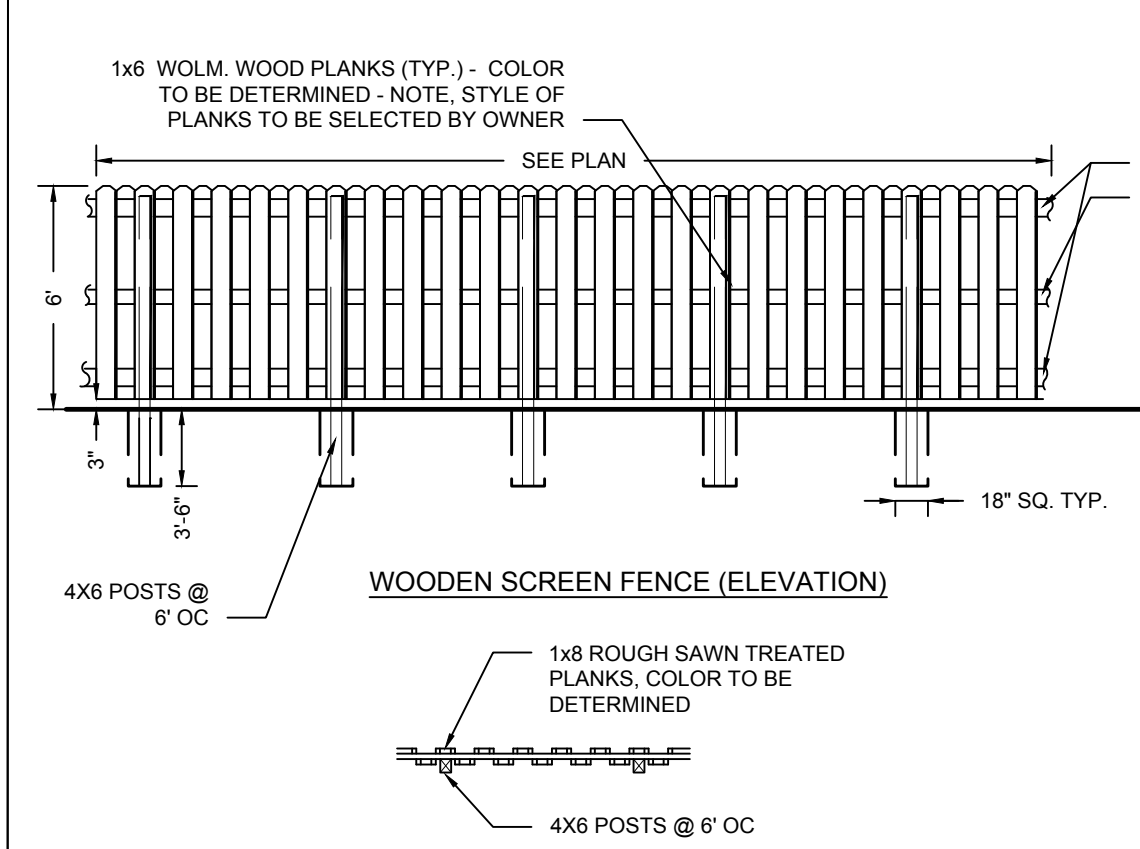
1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

**TRANSPORTATION**

1. LOCATION OF MULTI-USE PATH IS BASED ON FUTURE NCDOT ROADWAY WIDENING CROSS SECTION.

**PARKS AND RECREATION**

1. COORDINATION BETWEEN DEVELOPER AND MECKLENBURG COUNTY PARKS AND RECREATION WILL OCCUR DURING DESIGN AND PERMITTING IN ORDER TO PROVIDE TRANSPARENCY BETWEEN THE WALKER HOOVER GREENWAY ALIGNMENT, CURRENTLY PLANNED ALONG THE EAST SIDE OF WALKER'S BRANCH, AND THIS PROJECT.
2. SEE SWIM BUFFER DEDICATION INSET ON SHEET RZ-101 FOR AREA OF SWIM BUFFER TO BE DEDICATED TO MECKLENBURG COUNTY PARKS & RECREATION.

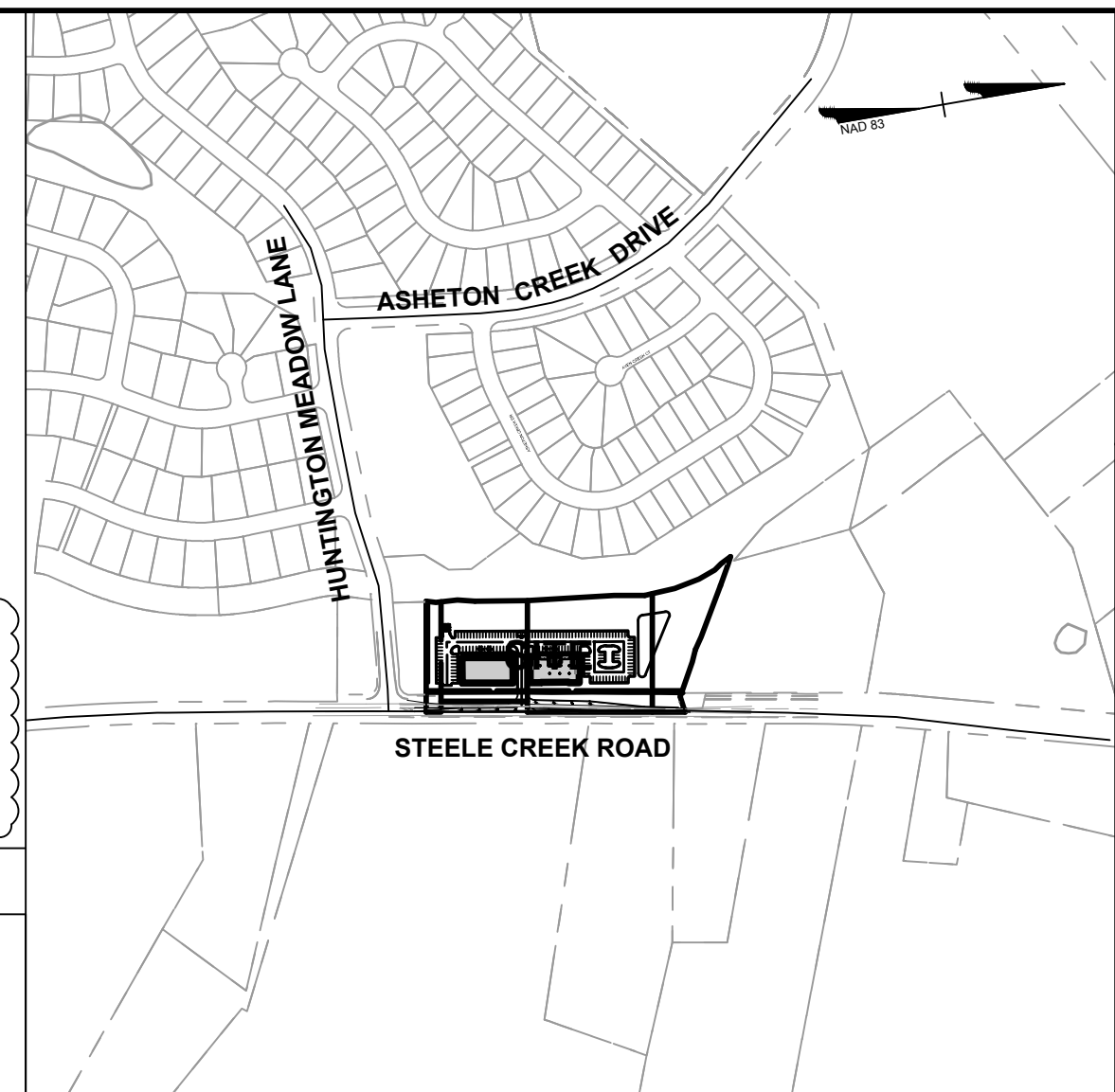


6' TALL WOODEN SCREEN FENCE NTS

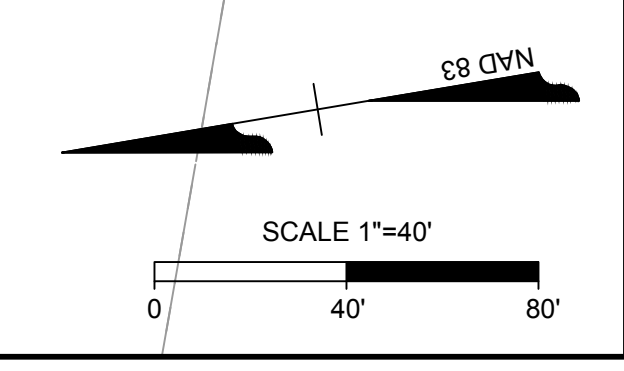
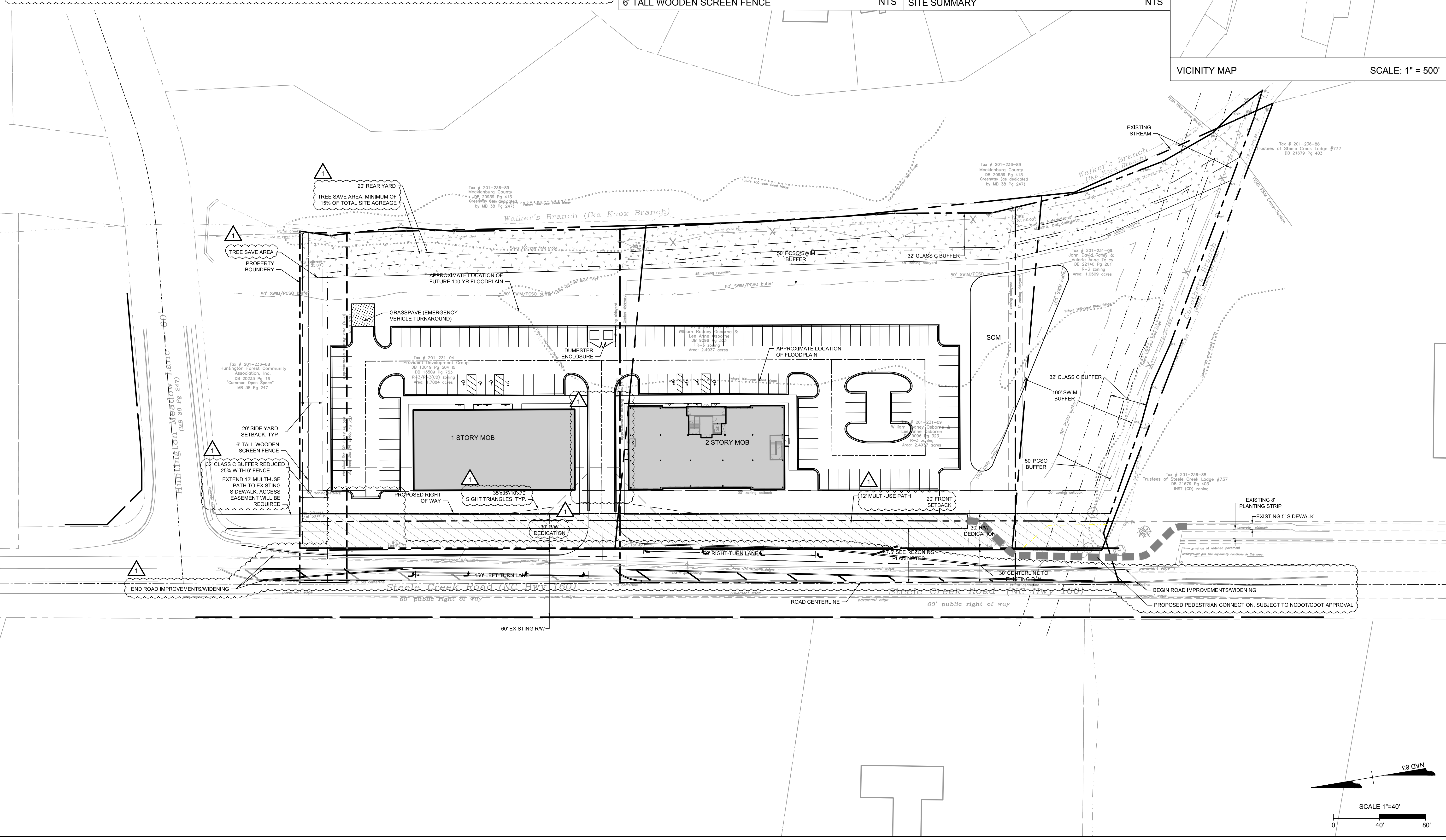
1. SITE ADDRESS: 13515 STEELE CREEK ROAD CHARLOTTE, NC 28278
2. PARCEL ID: 20123104, 20123105, 20123109
3. CURRENT ZONING: R-3
4. PROPOSED ZONING: O-1(CD)
5. SETBACKS: 20 FT FRONT SETBACK  
20 FT SIDE SETBACK  
20 FT REAR SETBACK
6. REQUIRED BUFFER: 32' CLASS C ADJACENT TO R-3 ZONING (REDUCED TO 24' WITH 6' TALL OPAQUE FENCE)
7. TOTAL SITE AREA: 5.2 ACRES



SITE SUMMARY NTS



VICINITY MAP SCALE: 1" = 500'



THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED THROUGH OURS.

DATE: 05/07/2021  
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 CHECKED BY: J.DOLAN  
 SCALE: 1" = 40'

**TIMMONS GROUP**  
 FLAGSHIP HEALTHCARE - STEELE CREEK  
 Charlotte, North Carolina  
**REZONING PLAN**  
 JOB NO. 99999  
 SHEET NO. RZ-100

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