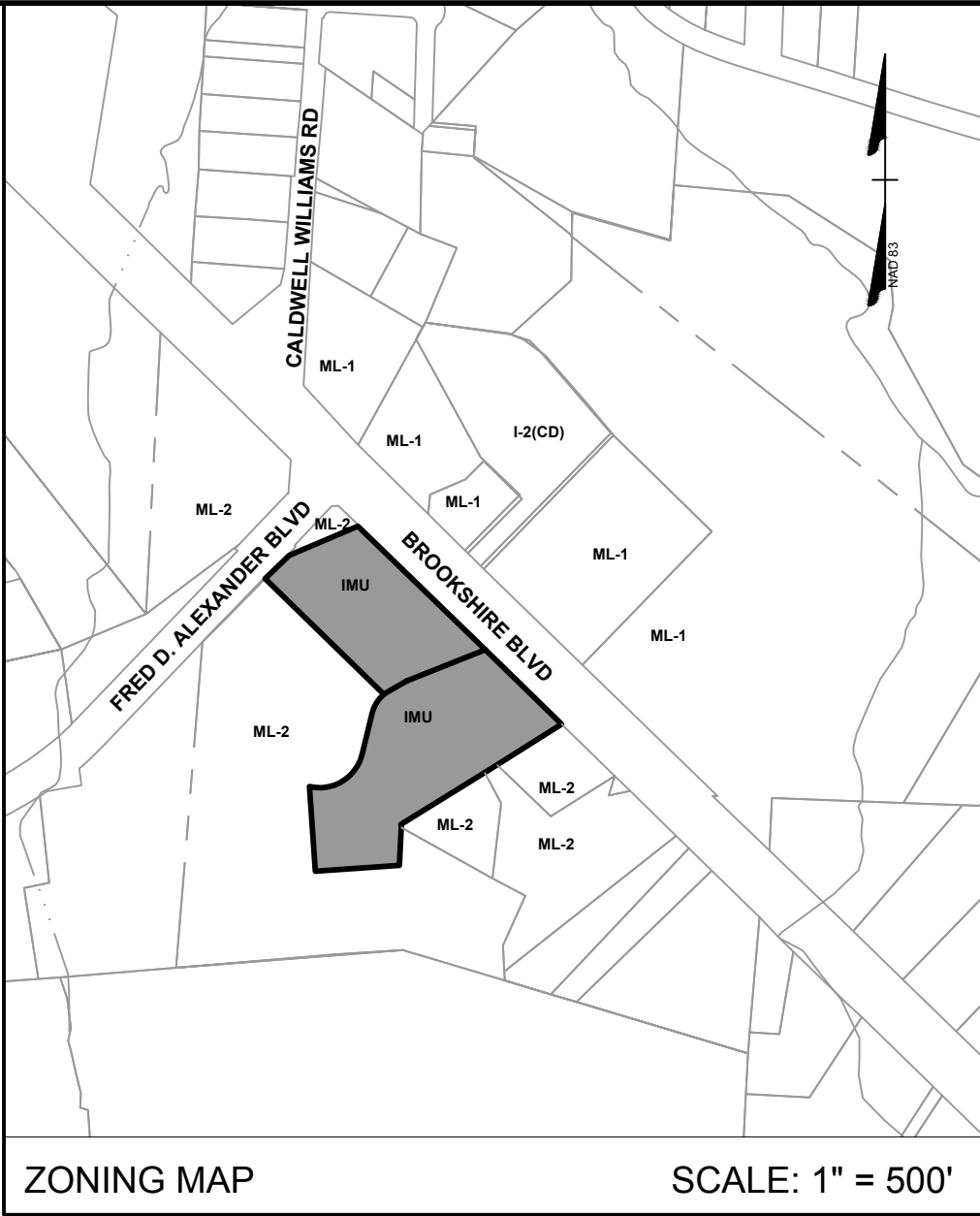
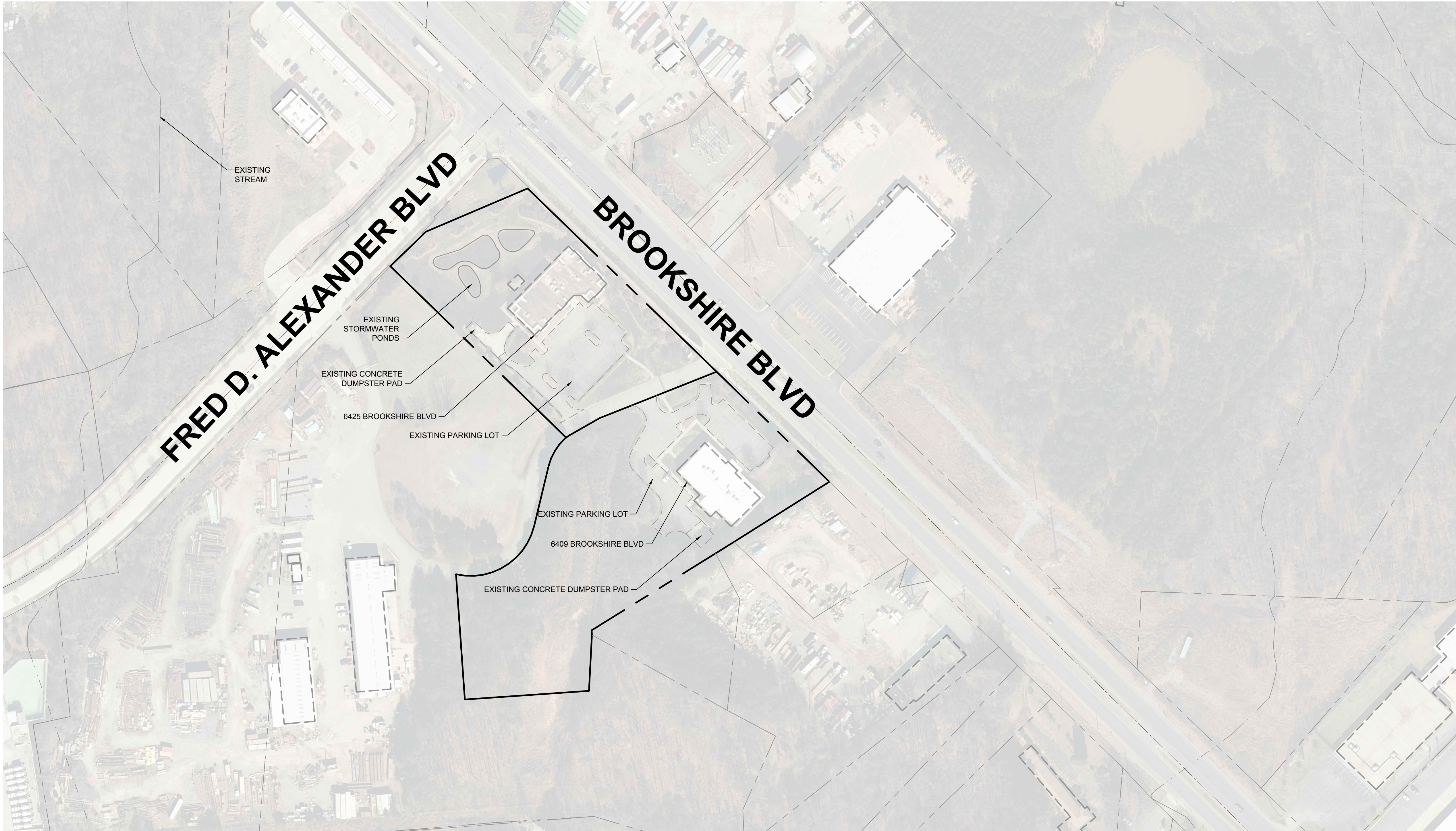


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#### REZONING PLAN NOTES

##### FIRE

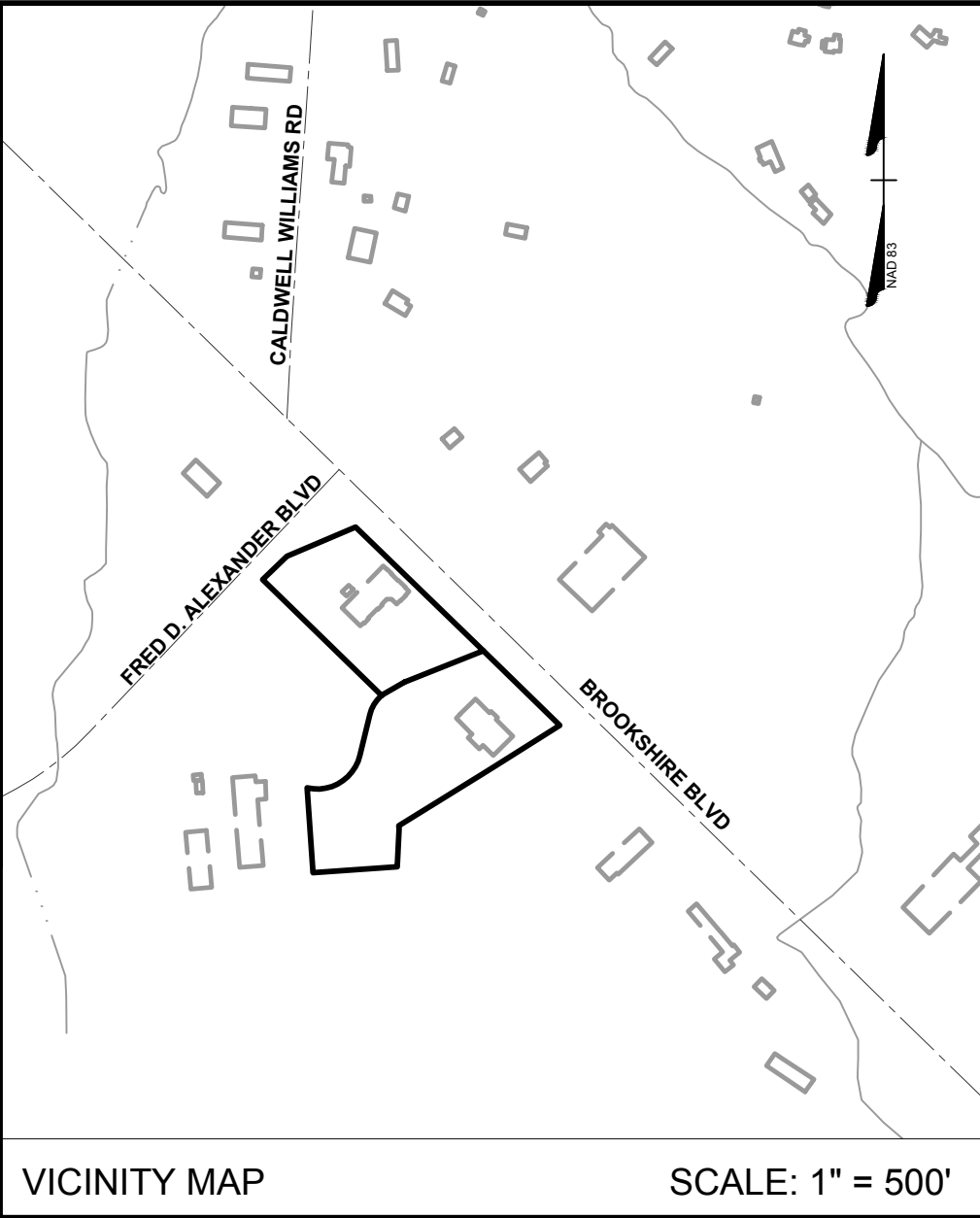
- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 85,000 POUNDS.
- TURN RADIUS 30' INSIDE AND 42'-3 1/2' OUTSIDE.
- FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR AL BUILDINGS.

##### PERMITTED USES

- OFFICE
- RESEARCH AND DEVELOPMENT
- RECEPTION FACILITY (UNDER PRESCRIBED CONDITIONS)
- MEDICAL / DENTAL OFFICE

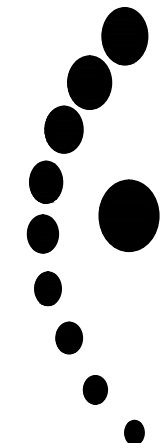
#### SITE DEVELOPMENT DATA

- SITE ADDRESS:  
6425 AND 6409 BROOKSHIRE BOULEVARD  
CHARLOTTE, NC 28216
- PARCEL ID: 03505512, 03505513
- CURRENT ZONING: ML-2
- PROPOSED ZONING: IMU
- SETBACKS: 20 FT FRONT SETBACK  
20 FT SIDE SETBACK  
20 FT REAR SETBACK
- REQUIRED BUFFER: CLASS B LANDSCAPE YARD WITH 25' MINIMUM WIDTH
- TOTAL SITE ACREAGE: 7.4 ACRES
- EXISTING USES: OFFICE
- PROPOSED USES: OFFICE
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE UDO.



THIS DRAWING PREPARED AT THE  
OFFICE OF  
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North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.



# TIMMONS GROUP

CROWDER CONSTRUCTION COMPANY

CHARLOTTE, NORTH CAROLINA

REZONING PLAN - PETITION #2024-00XXX

JOB NO.  
**64046**

SHEET NO.  
**RZ-100**

DATE  
**5/15/2024**

DRAWN BY  
JB

DESIGNED BY  
JB

CHECKED BY  
JD

SCALE  
1" = 100'

REVISION DESCRIPTION

DATE

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