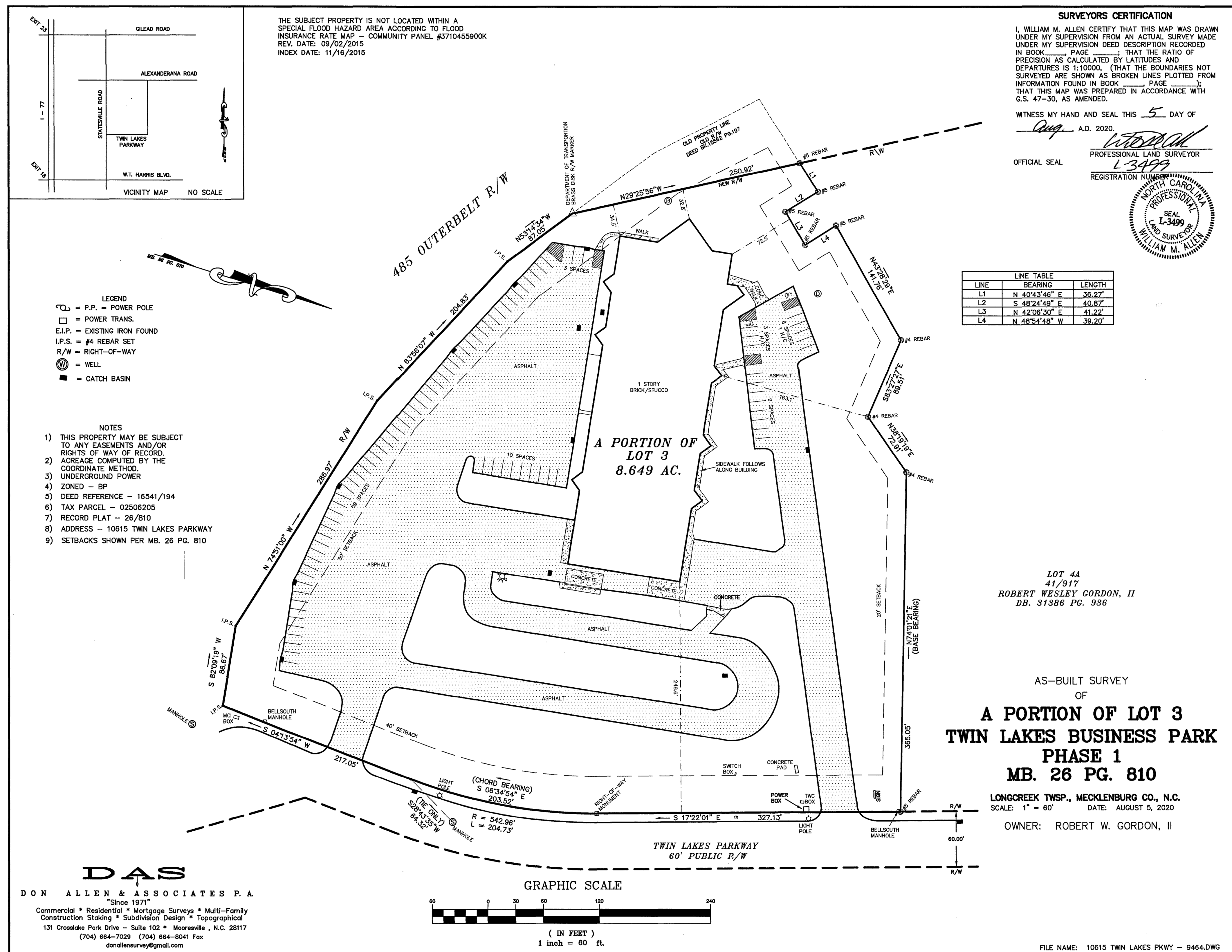




APPROVED BY CITY COUNCIL

RZP-2022-215

Approved: 04/17/2023



FOR REFERENCE ONLY

Plotted By: Hanson, Andy Sheet Set: TWIN LAKES REZONING Layout: RZ-00 EXISTING CONDITIONS February 13, 2023 01:45:14pm K:\CHL_PRJ\016051 Shorewood\000 Twin Lakes Pkwy\02 - DWG\Rezoning\PlanSheets\RZ-00 EXISTING CONDITIONS_016051.dwg

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Kimley»Horn

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100 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131

**NOT FOR
CONSTRUCTION**

KH PROJECT	DATE	SCALE	AS SHOW
016051000	01/30/2022	DESIGNED BY	-
		DRAWN BY	-
		CHECKED BY	-

EXISTING CONDITIONS

10615 TWIN LAKES PARKWAY
REZONING
PREPARED FOR
SHOREWOOD PROPERTY GROUP
LOTTE NORTH CAROLINA

SHEET NUMBER
RZ-00

CHARLOTTE

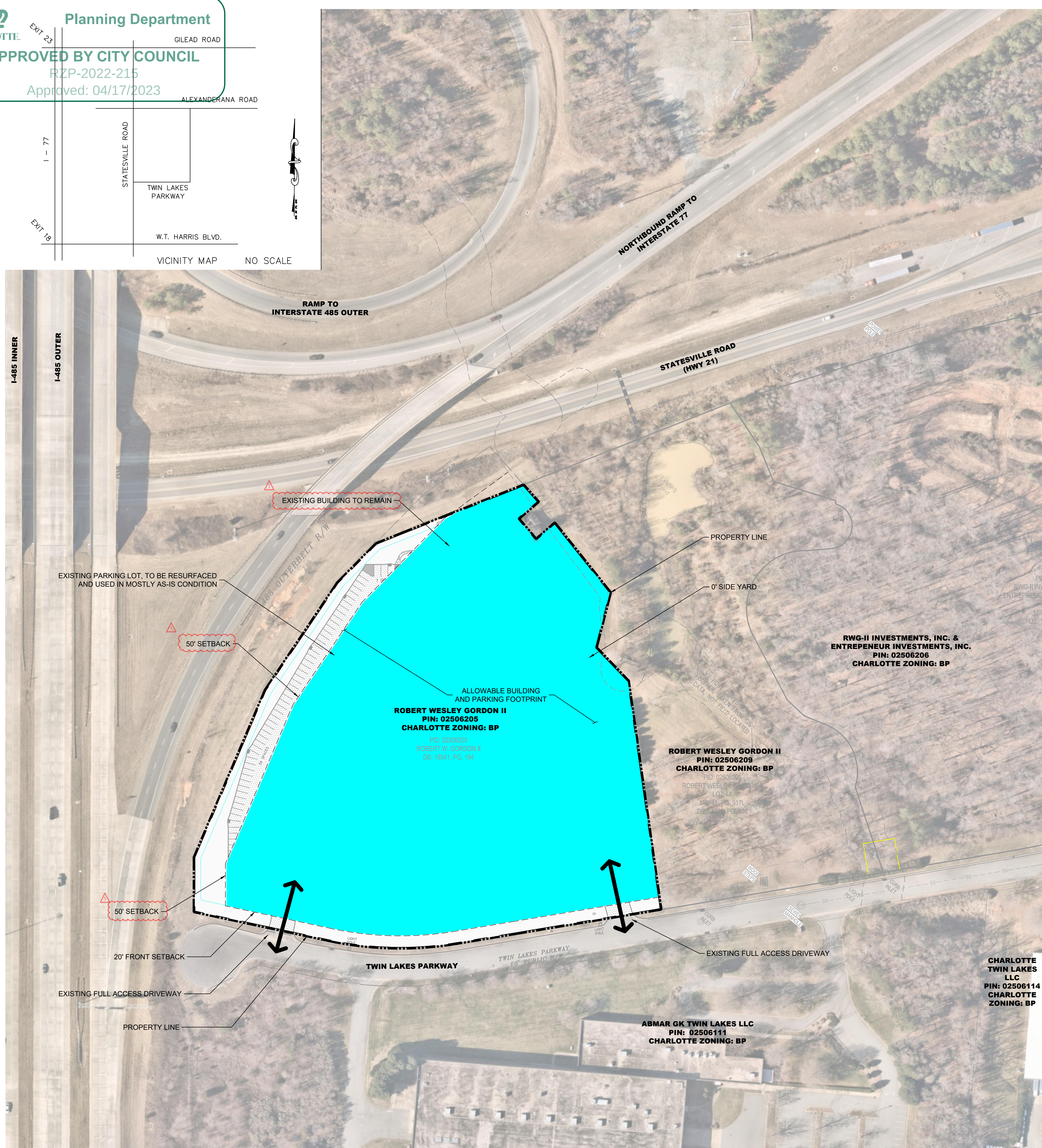
REVISED PER CITY COMMENTS

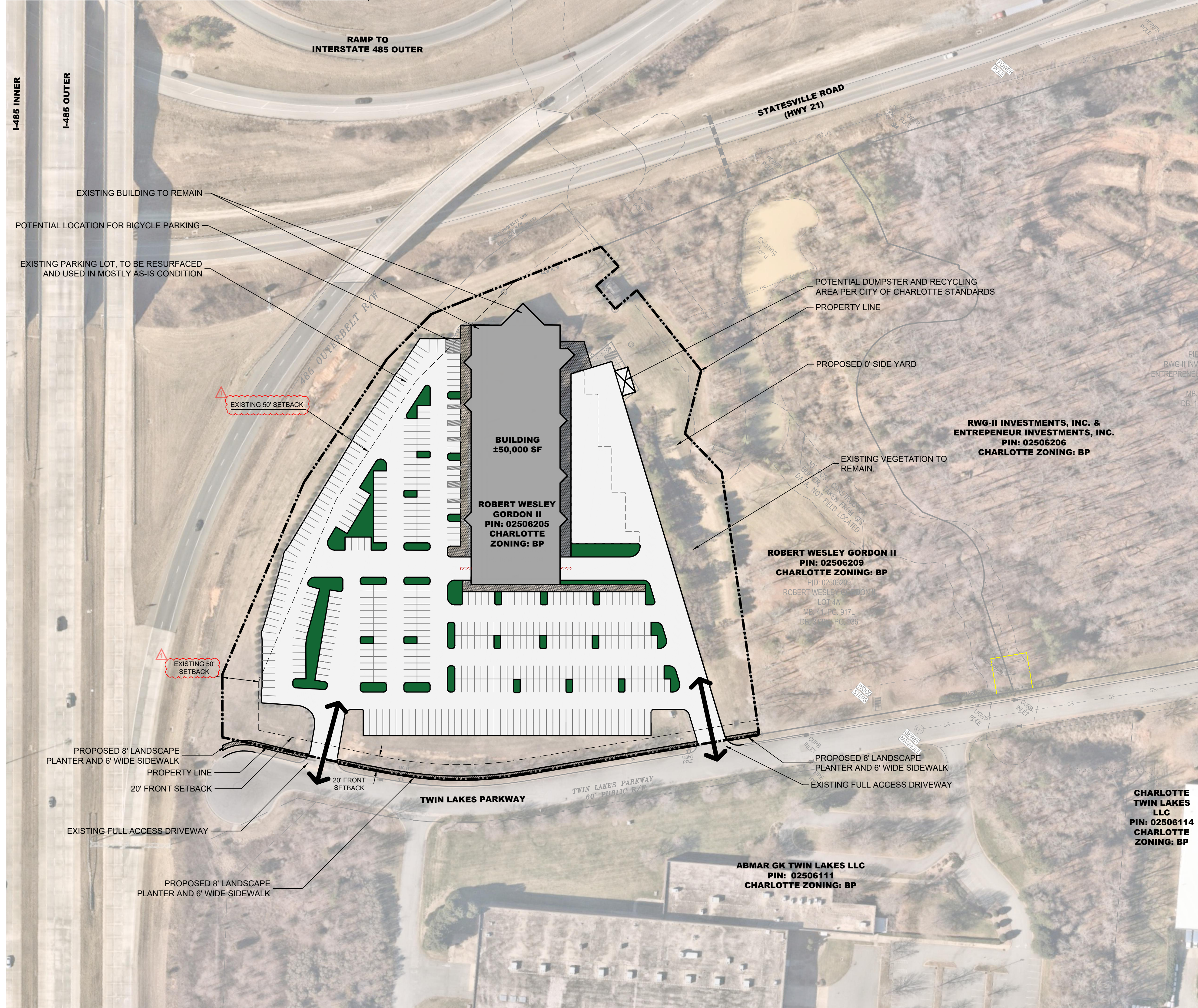
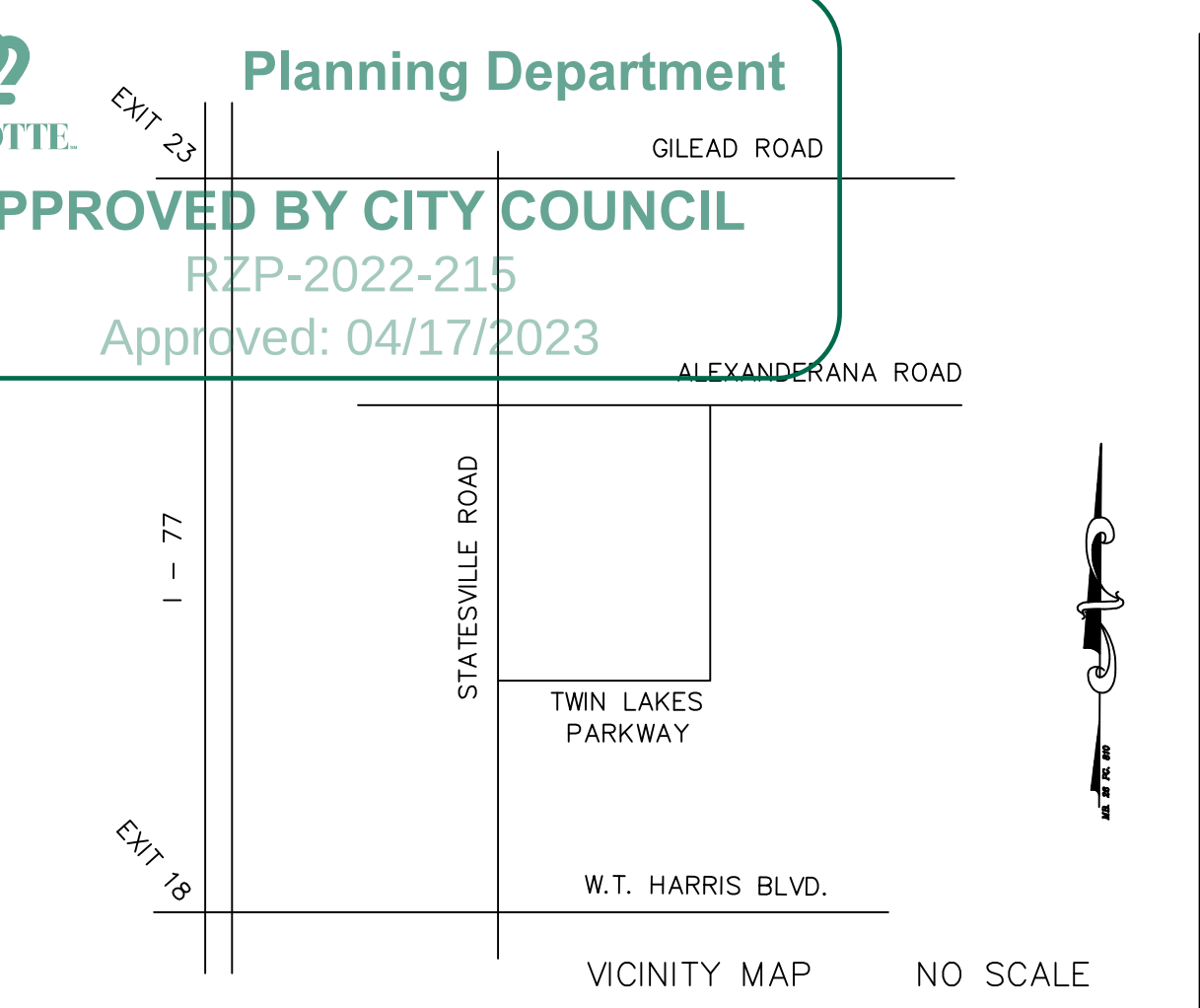
2/13/2023	RBD
DATE	BY

2/13/2023	RBD
DATE	BY



Know what's below.
Call before you dig.

[illegible]



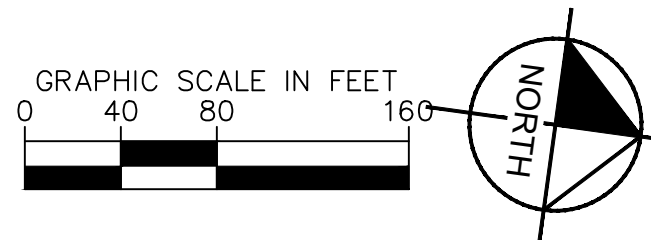
LEGEND	
	REZONING BOUNDARY
	PROPOSED SETBACK/YARD
	EXISTING BUILDING FOOTPRINT TO REMAIN.
	PROPOSED PARKING LOT RESURFACING/NEW PAVEMENT PLACEMENT.
	PROPOSED PARKING LOT PLANTER/LANDSCAPE ISLAND
	PROPOSED SIDEWALK

SITE DEVELOPMENT NOTES

1. SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PARKING AND BUILDING ENVELOPE DEPICTED ON SHEET R2-01.
2. THE CONFORMANCE SHOWN IS SCHEMATIC IN NATURE AND MAY CHANGE DURING SITE PLAN DESIGN AND PERMITTING.
3. FIRE DEPARTMENT NOTES:
 - A. A FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 60,000 POUNDS.
 - B. ANY FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.
 - C. THE REQUIRED FIRE TRUCK TURN RADIUS IS 30' INSIDE AND 42' OUTSIDE.
 - D. FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING.
 - E. FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
 - F. 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 AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
 - G. A FIRE HYDRANT SHALL BE LOCATED WITHIN 1,000' OF THE MOST REMOTE POINT OF THE BUILDING AS THE TRUCK TRAVELS FOR ALL BUILDINGS.

ZONING SUMMARY TABLE

PARCEL ID	025-062-05
PARCEL ACREAGE	± 8.65
FEMA PANEL	MAP 3710455900K
CURRENT ZONING	BP
PROPOSED ZONING	I-1 (CD)
EXISTING USE	COMMERCIAL
PROPOSED USE	AUTO SALES, REPAIRS, AND OFFICE
MINIMUM BUILDING SEPARATION	10 FEET
MAX. BUILDING HEIGHT ALLOWED	40 FEET
FRONT SETBACK	20 FEET
SIDE YARD	0 FEET
REAR YARD	10 FT
PROPOSED PARKING REQUIRED	AS REQUIRED PER THE ORDINANCE



Know what's below.
Call before you dig.

SHEET NUMBER RZ-02		10615 TWIN LAKES PARKWAY REZONING PREPARED FOR SHOREWOOD PROPERTY GROUP CHARLOTTE NORTH CAROLINA		CONCEPTUAL SITE PLAN		KH PROJECT 016051000 DATE 01/08/2022 SCALE AS SHOWN DESIGNED BY --- DRAWN BY --- CHECKED BY ---		NOT FOR CONSTRUCTION		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 20 SOUTH TRYON ST SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-335-5131 WWW.KHINC.COM NC LICENSE #F-0102		△ △ △ △ △ △ △ △ △ △ No.		REVISED PER CITY COMMENTS 2/13/2023 DATE BY	
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