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

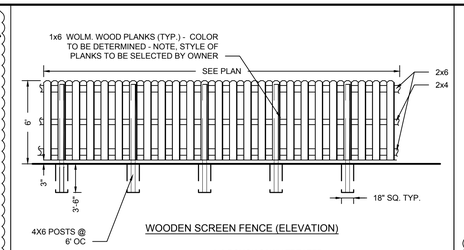
1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER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

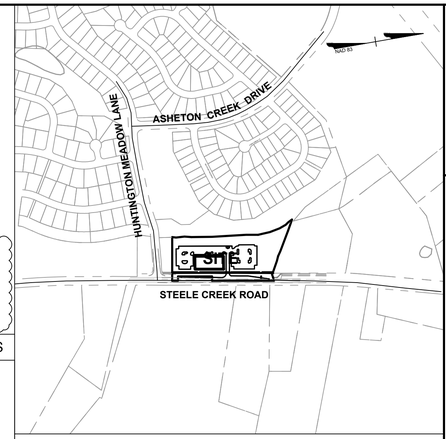
1. COORDINATION BETWEEN DEVELOPER AND MECKLENBURG COUNTY PARKS AND RECREATION WILL OCCUR DURING DESIGN AND PERMITTING IN ORDER TO PROVIDE TRANSPARENCY BETWEEN THE WALKER HOOVER GREENWAY ALIGNMENT, CURRENTLY PLANNED ALONG THE EAST SIDE OF WALKER'S BRANCH, AND THIS PROJECT.
2. SEE SWIM BUFFER DEDICATION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



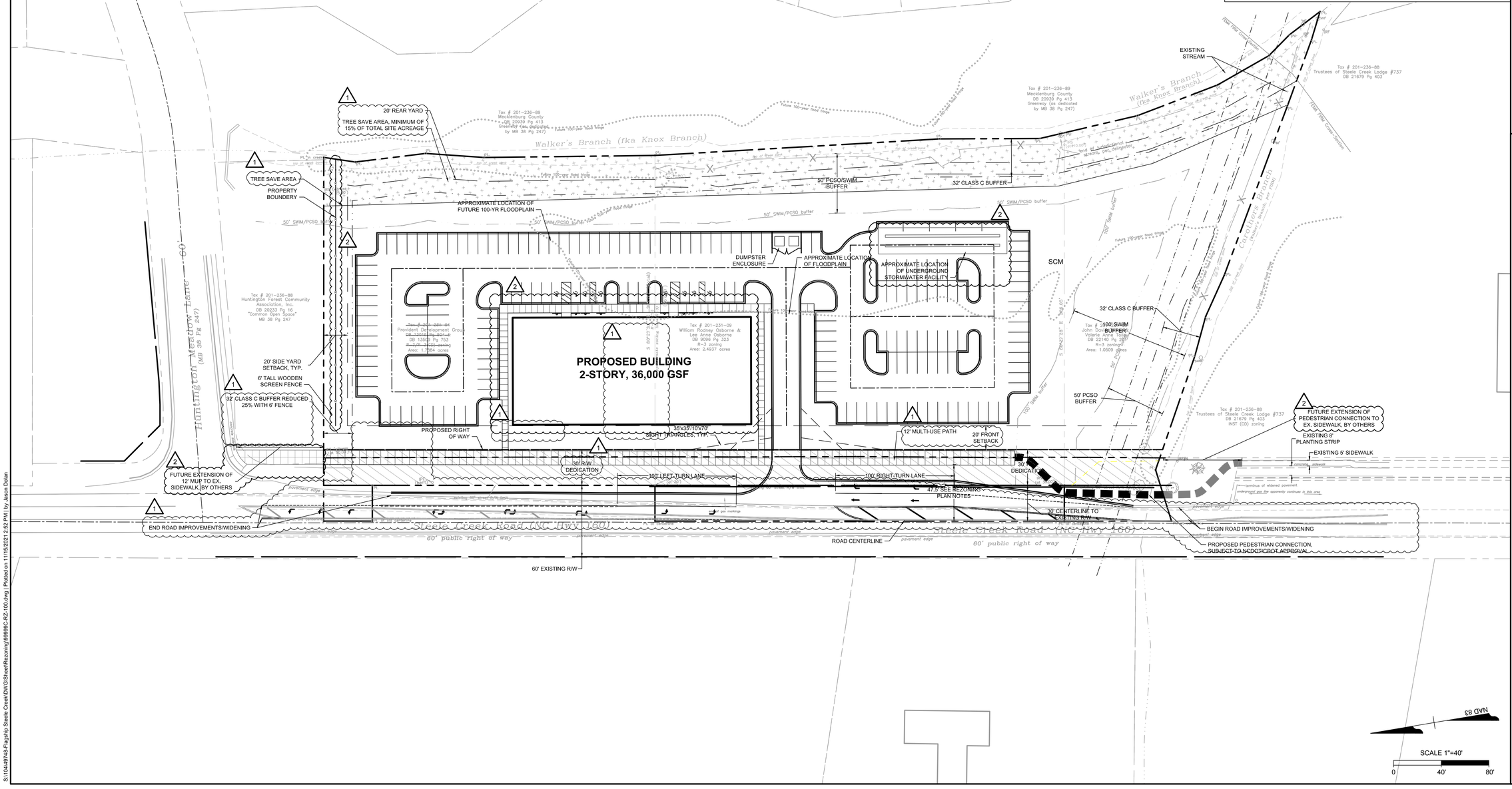
6' TALL WOODEN SCREEN FENCE NTS

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
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/11/2021	ADDRESS PLANNING STAFF COMMENTS
11/15/2021	REVISED SITE PLAN

DATE 05/07/2021
DRAWN BY J.DOLAN
DESIGNED BY J.DOLAN
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

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\10449748-Flagship Steele Creek\DWG\Sheet\Rezoning\RP\RP-RZ-100.dwg | Plotted on 11/15/2021 2:32 PM | by Jason Dolan