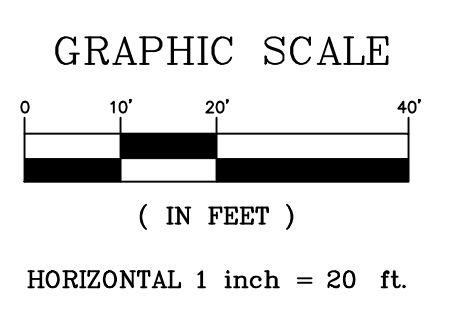
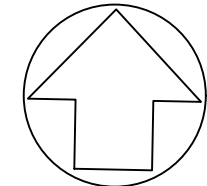
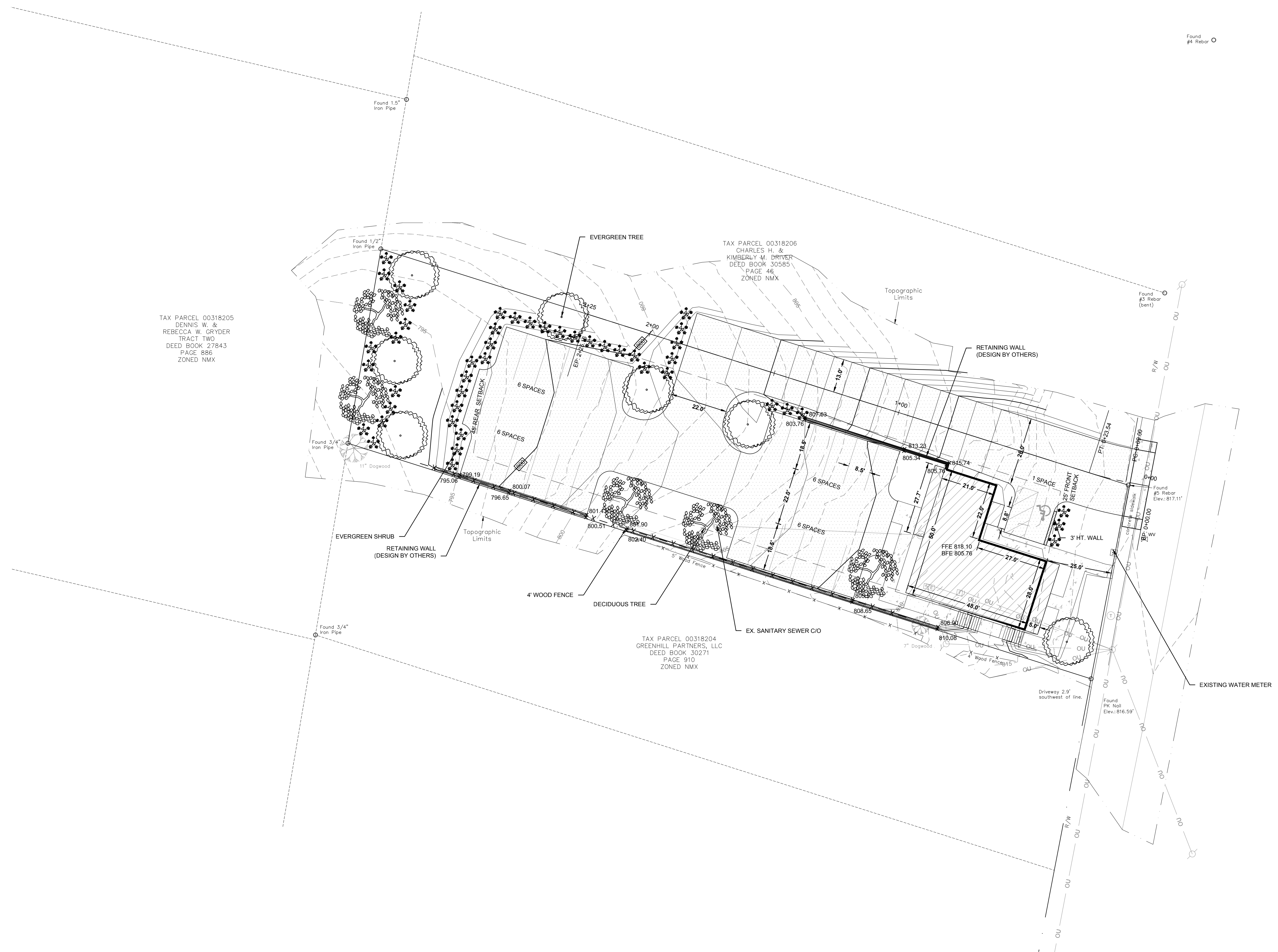


C:\BLM\Projects\2016\2016-005-KimDriver-20627\_North\_Main\_Street\_Cornelius\CADD\References\layout.dwg JONATHAN



**OWNER**

CHARLES AND KIM DRIVER  
710 ADDIE DRIVE  
IRON STATION, NC 28080  
PHONE: (704) 575-1585

**SITE INFORMATION**

PROPOSED 3,610 S.F. BUILDING  
PARCEL #: 00318234  
20627 NORTH MAIN STREET  
CORNELIUS, NC 28031  
SITE AREA: 0.515 AC  
ZONED: NEIGHBORHOOD MIXED USE (NMX)  
PROPOSED ZONING: NMX-CU

DEED BOOK/PAGE:  
DB-30585 PG-46

GARBAGE: ROLL OUT CANISTER

**SITE DATA**

FRONT SETBACK: 25'  
SIDE SETBACK: 10'  
REAR SETBACK: 48'

**WATERSHED DATA**

LAKE NORMAN IV - CA  
BASE ON PRESUBMITTAL MEETING ON MAY 6, 2016. NO DETENTION OR WATER QUALITY WILL BE REQUIRED FOR THIS PROJECT.

**IMPERVIOUS DATA**

EXISTING AREA OF PARCEL = 22,433 SF  
EXISTING IMPERVIOUS = 3,148 SF  
22,433 SF - 3,148 SF = 19,285 SF  
ADDITIONAL IMPERVIOUS ALLOWED = 19,285 SF X 80% = 15,428 SF

NEW IMPERVIOUS  
DRIVE/PARKING = 10,351 SF  
BUILDING = 2,100 SF  
SIDEWALK/WALL = 999 SF  
TOTAL NEW IMPERVIOUS = 13,450 SF

**FLOOD DATA**

THE PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 3710464300K, EFFECTIVE DATE SEPTEMBER 2, 2015.

**PARKING INFORMATION**

REQUIRED SPACES = 3,610 SF / 1 SPACE PER 300 = 12 SPACES  
PROVIDED SPACES = 24 STANDARD + 1 HDPC (VAN ACCESSIBLE)

**BLUESTONE**  
LAND MANAGEMENT, PLLC

357 DRY DOCK LOOP  
MOORESVILLE, NC 28047  
(704) 649-9863  
bluestonelandmanagement.com  
NC License #: P-1444

PRELIMINARY  
NOT RELEASED FOR  
CONSTRUCTION

NO.	DATE	BY	REVISION
1	4/27/16	JAC	REVISED PARKING LOT DUE TO GRADINGS
2	5/17/16	JAC	REVISED DUE TO NEW BUILDING WITH PORCHES
3	5/17/16	JAC	REMOVED BMP PER LUESA 5/16/16. ADDED STAIRS

20627 NORTH MAIN STREET

CORNELIUS, NORTH CAROLINA  
**KIM DRIVER**  
710 ADDIE DRIVE  
IRON STATION, NC 28080

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PROJECT #: 2016-0005 DATE: 03/17/16  
DRAWN BY: JAC CHECKED BY: JAC

TITLE  
**SKETCH PLAN**

SHEET  
**SK-1.0**