

Parcel	AREA		IMPERVIOUS
	Square Feet	Acres	
LOT 1	12,910.83	0.296	3,400.00
LOT 2	12,964.67	0.298	3,400.00
LOT 3	11,948.80	0.274	3,400.00
LOT 4	10,201.10	0.234	3,400.00
LOT 5	9,685.57	0.222	3,400.00
COS 1	1,898.00	0.044	0.00
COS 2	5,125.08	0.118	0.00
Prop. ROW	6,344.41	0.146	0.00
Total	71,078.46	1.63	17,000.00

Prop. ROW	6,344.41	4,475.17
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Project Impervious = 17,000.00 sf
 Percent Impervious Project = 23.92%

**Impervious percent for project does not include ROW
 impervious area per meeting - 11/14/17

OWNER
 OAKBROOKE, INC.
 128 SADIE LANE
 MOORESVILLE, NC 28115
 PHONE: (704) 728-2654

SITE INFORMATION
 PROPOSED 5-LOT SUBDIVISION
 PARCEL #: 00318205 AND PORTION OF 00318227

QUEEN STREET
 CORNELIUS, NC 28031

CURRENT SITE AREA:
 1.056 AC
 0.574 AC
 TOTAL = 1.630 AC
 EXISTING ZONING: NEIGHBORHOOD MIXED USE (NMX)
 PROPOSED ZONING: CZ

DEED BOOK/PAGE:
 DB-30587 PG-171
 DB-30127 PG-747

GARBAGE: ROLL OUT CANISTER

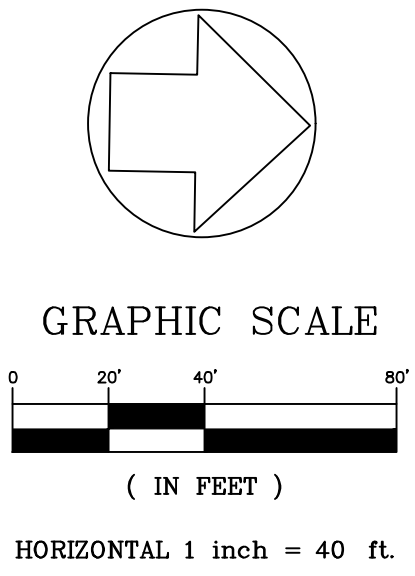
SITE DATA
 FRONT SETBACK: 30 FT (MAX)
 SIDE SETBACK: 5 FT
 REAR SETBACK: 40 FT
 HEIGHT: 36 FT

WATERSHED DATA
 LAKE NORMAN IV - CA

BASE ON PRESUBMITTAL MEETING ON NOVEMBER 14,
 2017. NO DETENTION OR WATER QUALITY WILL BE
 REQUIRED FOR THIS PROJECT.

THE PROJECT IS LIMITED TO 24% IMPERVIOUS AREA.

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



BLUESTONE
LAND MANAGEMENT, PLLC

470 NORTH BRAD STREET, SUITE A
 MOORESVILLE, NC 28145
 (704) 649-8869
 bluestonelandmanagement.com
 NC License #: P-1444

PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

NO.	DATE	BY	REVISION
1	10/27/17	JAC	MEETING WITH TOWN OF CORNELIUS
2	11/01/17	JAC	ADDED LOTS 4 AND 5
3	11/16/17	JAC	REVISED PER MEETING WITH TOWN AND COUNTY
4	11/18/17	JAC	ADDED CLARIFICATION ON BUFFERS. ADDED TO COS 2
5	11/18/17	JAC	CORRECTED NOTE ON IMPERVIOUS CHART

QUEEN STREET PROPERTY

CORNELIUS, NORTH CAROLINA

OAKBROOKE INC.
 128 SADIE LANE
 MOORESVILLE, NORTH CAROLINA 28115

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PROJECT #: 2017-0002 DATE: 10/17/17
 DRAWN BY: JAC CHECKED BY: JAC

TITLE
CONCEPT PLAN

SHEET
CP-1.0

Z:\Blum\Projects\2017\2017-0002-Queen Street Subdivision - John Ogburn\CADD\Concept\CP-1.0-Concept-Queen.dwg DATE