

SITE DATA	
LOCATION:	19834 MULBERRY ST, CORNELIUS, MECKLENBURG COUNTY 28031 (PIN #00317725, 00317604)
EXISTING ZONING:	TC PROPOSED ZONING: CZ - MULBERRY TOWNHOMES
USE:	TOWN HOMES
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
BUILDING TYPE:	CIVIC
ITEM	PROVIDED
LOT AREA	0.323 AC
FRONT BUILD TO LINE	10'
MIN. SIDE SETBACK	NA
MIN. REAR SETBACK	5'
MAX. BUILDING HEIGHT	30'
FEMA MAP NUMBER	3710464300K
FEMA EFFECTIVE DATE	SEPTEMBER 2, 2015
WATERSHED	LAKE NORMAN
SOIL TYPE	Ur, CUB

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	810 SF EACH UNIT 102-106 768 SF UNIT 101 4,818 SF TOTAL
2	PARKING SPACES REQUIRED	RESIDENTIAL ATTACHED @ 2 PER HOME = 12 SPACES
3	PARKING SPACES PROVIDED	6 GARAGE, 6 PARALLEL (12 TOTAL)
5	MIN. DRIVE AISLE WIDTH	AS NOTED
6	MIN. DRIVEWAY RADIUS	AS NOTED
7	HANDICAP SPACES	NONE REQUIRED
8	BUILDING HEIGHTS	2 STORY (30 FT MAX.)

SITE PLAN NOTES

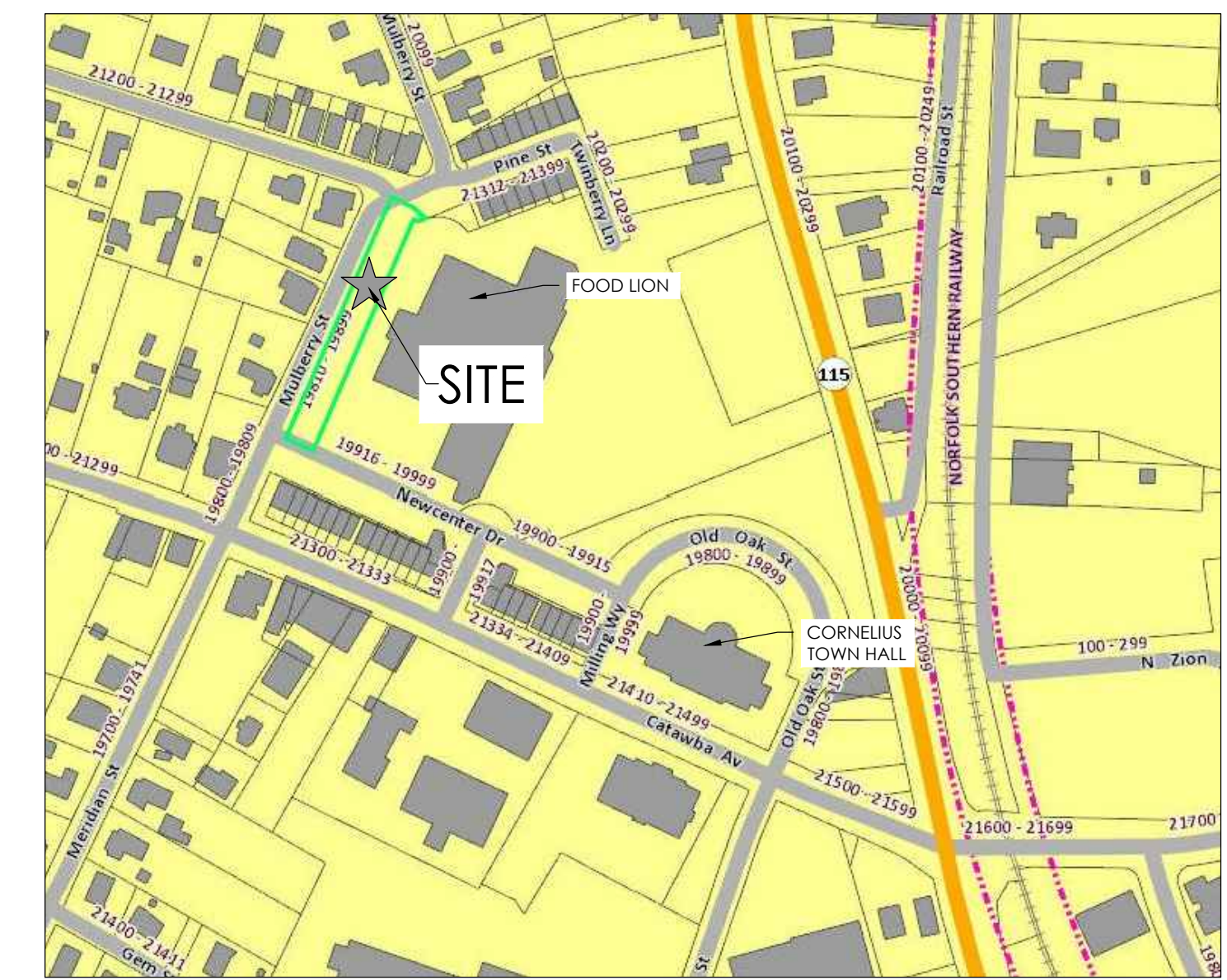
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN IN ACCORDANCE WITH SECTION 9.9.3 OF THE TOWN OF CORNELIUS
- SITE LIGHTING WILL BE SUBMITTED AND APPROVED AT TIME OF SITE PLAN REVIEW
- SIGN PERMITS WILL BE PER SEPARATE SUBMITTAL
- ARCHITECTURAL FOOTPRINT IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECT'S PLANS FOR FINAL LAYOUT AND DIMENSIONS
- ROLL OUT CONTAINERS WILL BE PLACED AT REAR OF THE TOWNHOMES. SCREENING PROVIDED

POST CONSTRUCTION/DETENTION

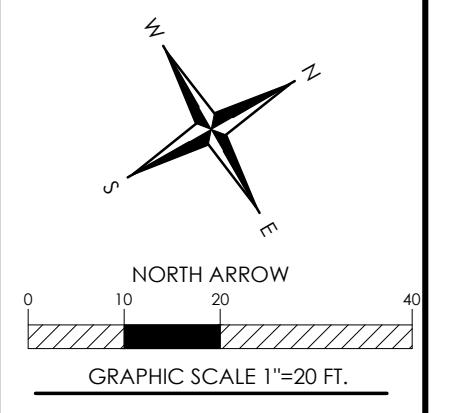
- THIS PROJECT IS LESS THAN 1 ACRE (DISTURBED AND PARCEL SIZE) AND IS EXEMPT FROM POST CONSTRUCTION/ WATER QUALITY
- STORMWATER DETENTION IS NOT REQUIRED SINCE THE BUA INCREASE IS LESS THAN 20,000 SF FROM EFFECTIVE DATE

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	14069.88	0.3230	N/A
EXISTING IMPERVIOUS	0	0.00 AC	0.00 %
PROPOSED BUILDING (BUA)	4,818 SF	0.11 AC	34.24 %
PROPOSED ASPHALT/CONCRETE (BUA)	1,942 SF	0.04 AC	13.80 %
TOTAL OFF-SITE IMPERVIOUS	2,163 SF	0.05 AC	15.37 %
TOTAL BUA ON-SITE	6,760 SF	0.16 AC	48.05 %
TOTAL BUA (ON AND OFF SITE)	10,099 SF	0.23 AC	N/A
TOTAL PERVIOUS	7,309.88 SF	0.17 AC	51.95 %

OPEN SPACE REQUIREMENTS	
ITEM	PROVIDED
LOT AREA	0.323 AC (14,069 SF)
OPEN SPACE REQUIRED	15% OF SITE = 2,110 SF
OPEN SPACE PROVIDED	3,585 SF
IMPROVED OPEN SPACE REQUIRED	50% OF REQUIRED OPEN SPACE = 1,055 SF
IMPROVED OPEN SPACE PROVIDED	1,179 SF

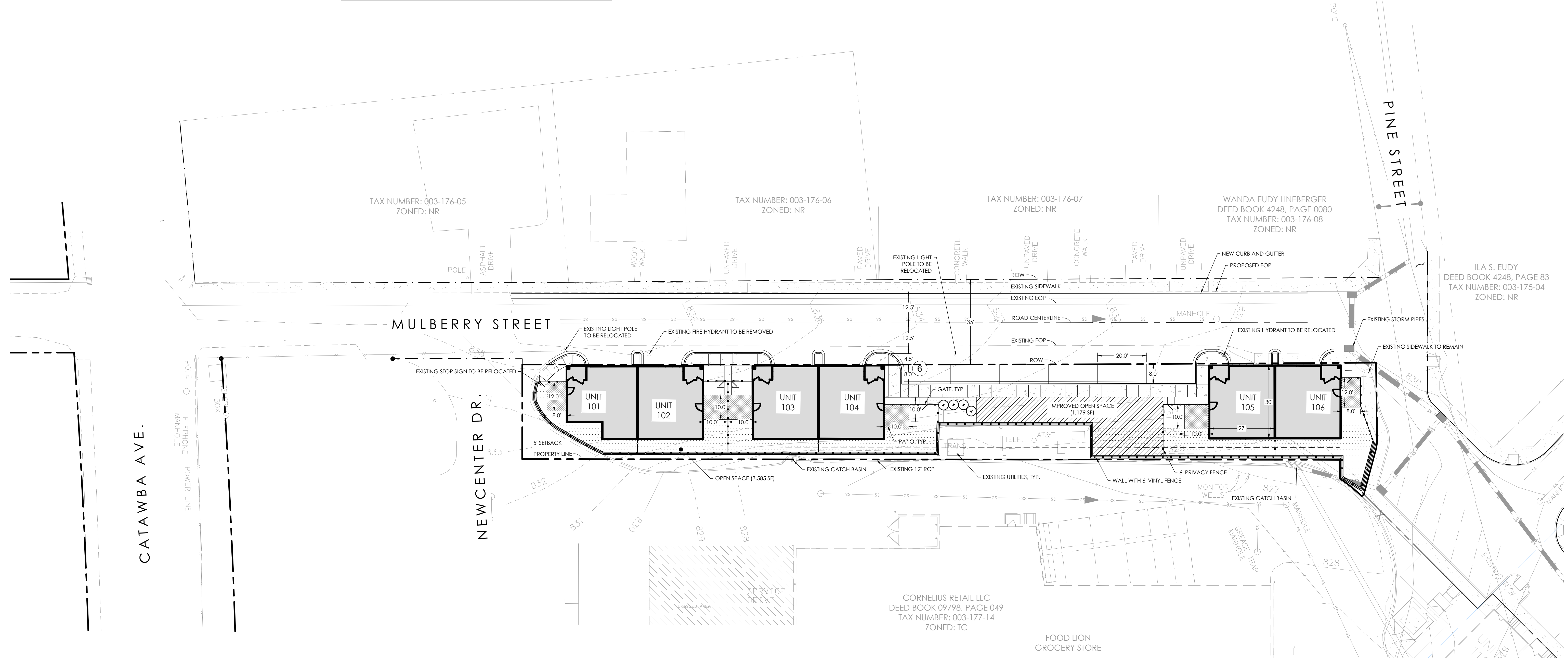


VICINITY MAP
SCALE: N.T.S.



MULBERRY STREET TOWNHOMES
PIN # 00317725, 00317606
19834 MULBERRY ST, CORNELIUS, NC

SITE PLAN



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

REVISIONS:

PROJECT NUMBER:	218030
DATE:	12/28/2018
DRAWN BY:	TLM
SHEET	03 OF 03