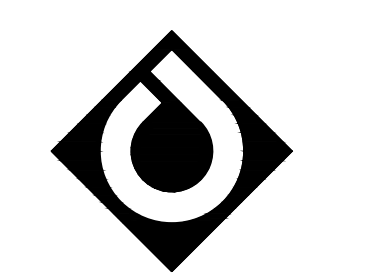


DEVELOPMENT SUMMARY

TOTAL AREA :	±8.11 AC (GIS)
TAX PARCEL #:	00755109 , 00755113
JURISDICTION:	MECKLENBURG COUNTY (CORNELIUS ETJ)
EXISTING ZONING:	RURAL PRESERVATION (RP)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CONDITIONAL ZONING (CZ)
OPEN SPACE PROVIDED:	±2.56 AC (32%)
TYPICAL LOT SIZE:	66' X 145'
DENSITY:	1.93 DUA
SETBACKS: (CZ):	
FRONT:*	10'
SIDE:	7'
REAR:	20'
SIDE AND REAR ACCESSORY:	5'

*100' FRONT SETBACK OFF OF MAYES ROAD.



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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PALILLO HOLDINGS, LLC

18611 STARCREEK DR.
CORNELIUS, NC 28031

BAILEY'S GLEN BOON PROPERTY REZONING PLAN

12823 MAYES ROAD
HUNTERSVILLE, NC 28078

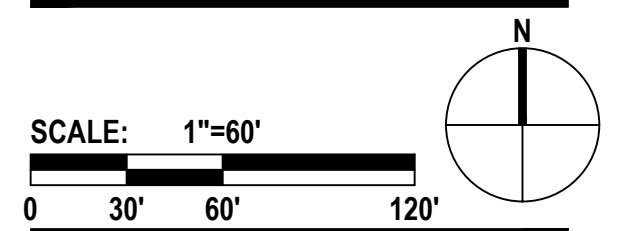
REZONING PLAN

Project No.
4680

Issued
8.24.20

Revised

01/11/21 - REVISIONS PER TOWN OF CORNELIUS COMMENTS



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, 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, TOWN OF CORNELIUS AND CHARLOTTE WATER SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SP-200

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