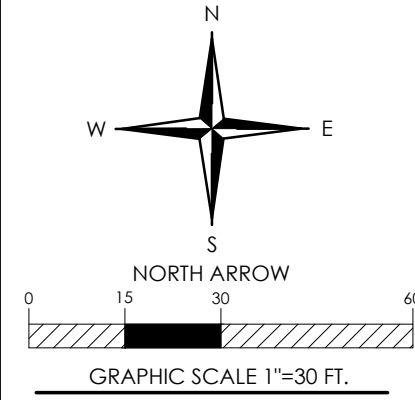
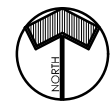


VICINITY MAP  
N.T.S



SITE DATA	
LOCATION:	17020 KENTON DRIVE CORNELIUS, MECKLENBURG COUNTY 28031
CURRENT ZONE:	VC-CD
PROPOSED ZONE:	VC
USE:	COMMERCIAL
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	PROVIDED
LOT AREA	2,104 AC
FEMA MAP NUMBER	3710463200K
FEMA EFFECTIVE DATE	09/02/2015
WATERSHED	MTN ISLAND LAKE PA-2
SOIL TYPE	CeB2

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	91,655 SF	2.10 AC	N/A
EXISTING IMPERVIOUS	40,608 SF	0.93 AC	0.44%
PROPOSED BUILDING (BUA)	10,000 SF	0.23 AC	10.91%
PROPOSED CONCRETE (BUA)	8,616 SF	0.20 AC	9.40%
TOTAL BUA	59,224 SF	1.36 AC	64.62%
TOTAL PERVIOUS	32,431 SF	0.74 AC	35.38%

- 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 ARCHITECTS PLANS FOR FINAL LAYOUT AND DIMENSIONS
  - ROLL OUT CONTAINERS WILL BE PLACED AT REAR OF THE TOWNHOMES. SCREENING PROVIDED
  - TOTAL SITE IS LESS THAN .5 ACRES. NO STORMWATER DETENTION/WATER QUALITY STRUCTURES WILL BE PROVIDED
  - BUFFERS WILL ELIMINATED AND REPLACED BY THE BUILDING SETBACKS AS SHOWN ON THE SITE PLAN.

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	10,000 SF DAYCARE FACILITY
2	PARKING SPACES REQUIRED	4 SPACES PER 1,000 SF 10,000/1,000 SF = 10 4 x 10 = 40 PARKING SPACES REQUIRED
3	PARKING SPACES PROVIDED	119 PARKING SPACES
4	ADA PARKING SPACES REQUIRED	5 HC PARKING SPACES REQUIRED 1 VAN ACCESSIBLE SPACE REQUIRED
5	ADA PARKING SPACES PROVIDED	5 HC PARKING SPACES REQUIRED 2 VAN ACCESSIBLE SPACE REQUIRED
6	MIN. DRIVE AISLE WIDTH	AS NOTED
7	MAX. BUILDING HEIGHT	3 STORIES

KENTON PLACE DAYCARE  
PIN #00506139  
17020 KENTON DR., CORNELIUS NC 28031

REZONING PLAN

**REVISIONS:**

NO.	DATE	DESCRIPTION

PROJECT NUMBER:	221081
DATE:	09/08/2021
DRAWN BY:	TSF
SHEET	01 OF 1

- 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 DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

