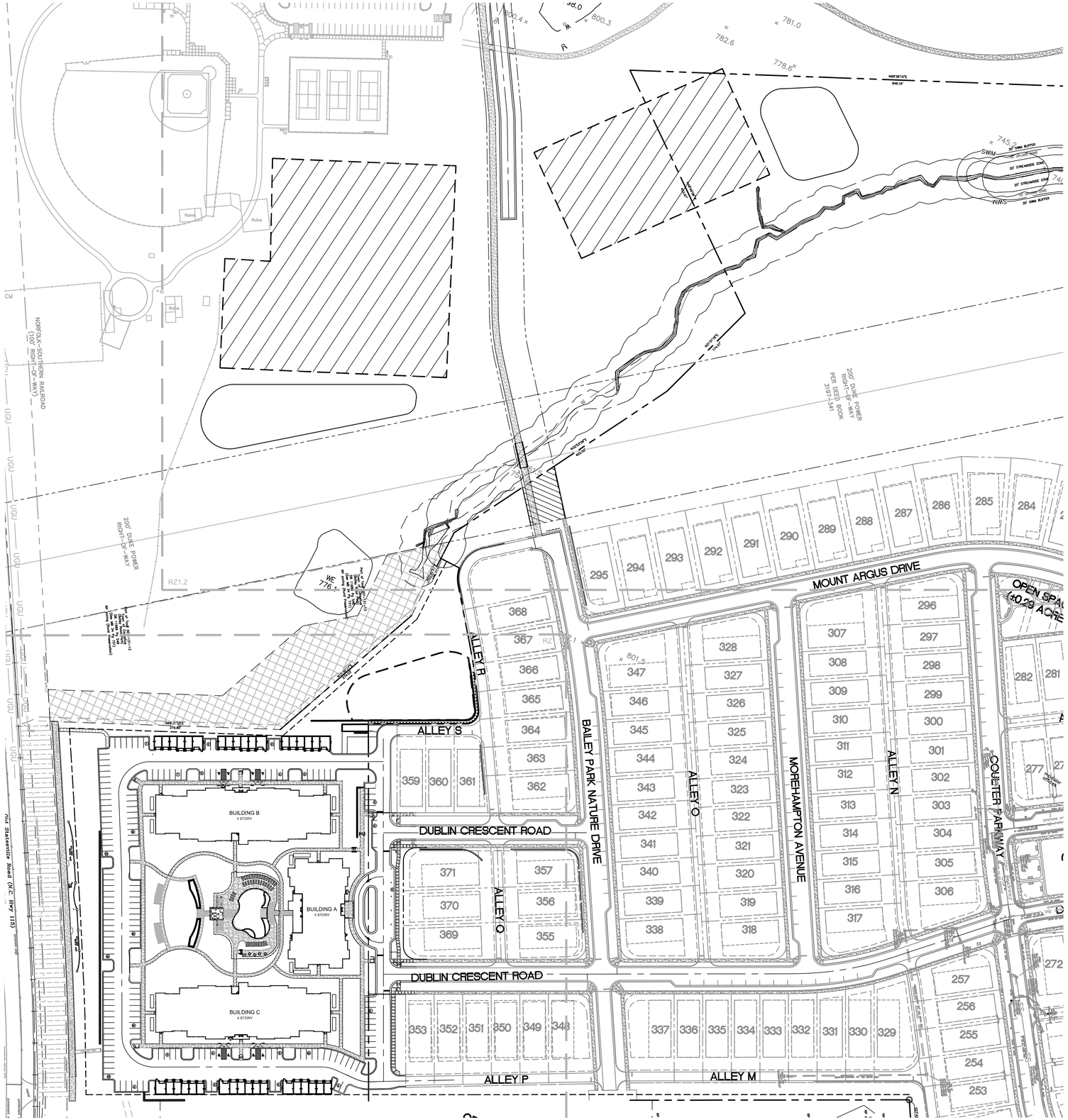
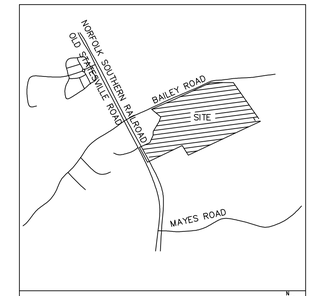




VICINITY MAP N.T.S.

DEVELOPMENT SUMMARY:

TOTAL AREA:	±7.55 ACRES
EXISTING ZONING:	±8.79 ACRES
PARCEL ID NO.:	007-131-95
OWNER:	BLUESTREAM PARTNERS, LLC.
PROPOSED IMPERVIOUS AREA:	±3.92 ACRES
REGULATED WATERSHED:	ROCKY RIVER POST CONSTRUCTION CONTROLS ORDINANCE JURISDICTION: CORNELIEUS DISTRICT: YADKIN
	UNITS
TOTAL DWELLING UNITS:	132
DENSITY (UNITS/AREA):	17.48 DUA

LOT SPECIFICATIONS:
(PER SECTION 5.5.3 & 5.5.5 OF TOWN OF CORNELIOUS LAND DEVELOPMENT CODE)

LOT DIMENSIONS
MINIMUM WIDTH: 16'

PRINCIPAL STRUCTURE SETBACKS
FRONT: 0'-25'
SIDE: 0'
REAR: 48' MINIMUM

ACCESSORY STRUCTURE SETBACKS
SIDE: 5'
REAR: 5'

BUILDING HEIGHT:
MAXIMUM 60' OR THREE STORIES
*MEASURED AT STREET GRADE PERPENDICULAR TO PRIMARY BUILDING ENTRANCE.

PARKING SUMMARY:

REQUIRED:
1 PER BEDROOM @ 42 1 BR UNITS AND 90 2 BR UNITS: 42(1)+90(2) = 222 TOTAL SPACES NEEDED

PROVIDED:

TOTAL GARAGE PARKING SPACES:	36 SPACES
TOTAL SURFACE PARKING SPACES:	184 SPACES
TOTAL PARKING SPACES (GARAGE, SURFACE, ON-STREET):	220 SPACES

OPEN SPACE CALCULATIONS:

REQUIRED: (PER SECTION 8.3 OF THE TOWN OF CORNELIUS LAND DEVELOPMENT CODE)
- ESTIMATED TOTAL NUMBER OF BEDROOMS:
  GROSS DWELLING UNITS PER ACRE = 132 UNITS/7.55 ACRES = 17.48 DUA
  AVERAGE NUMBER OF BEDROOMS PER DWELLING UNIT: 2
  TOTAL NUMBER OF BEDROOMS: 42(1BR UNITS) + (90(2BR)X2) = 222 TOTAL BRS
- OPEN SPACE DEDICATION MATRIX MULTIPLIER = 290 (PER SECTION 8.3.2)
- ESTIMATED TOTAL NUMBER OF BEDROOMS X OPEN SPACE MULTIPLIER =
  222 X 290 = 64,380SF
  64,380SF/43,560SF = 1.48 ACRES USABLE OPEN SPACE REQUIRED

PROVIDED:
- TOTAL OPEN SPACE PROVIDED: ±1.82 ACRES

DEVELOPMENT NOTES:

1. THE OWNER IS PETITIONING TO REVISE THE BAILEY'S GLEN REZONING AND SKETCH PLANS ORIGINALLY APPROVED ON 02/05/07.

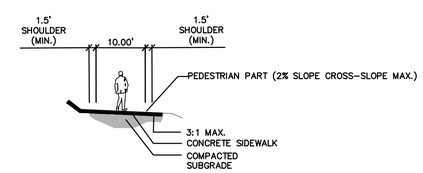
   ADDITIONAL APPROVAL DATES:

REVISED SKETCH PLAN		06/06/07
APARTMENT SKETCH	RZ01-11	08/01/11

2. APPROVED BAILEY PARK NATURE DRIVE CONNECTION TO BE ELIMINATED. THE ROAD WILL NOT BE CONSTRUCTED AS PART OF BAILEY'S GLEN SUBDIVISION.

3. DEVELOPER TO DEDICATED 4,070± SF OF RIGHT OF WAY TO THE TOWN OF CORNELIUS FOR FUTURE CONNECTION TO BAILEY ROAD PARK.

4. DEVELOPER TO PROVIDE PEDESTRIAN BRIDGE AND PEDESTRIAN CONNECTION TO BAILEY ROAD PARK.



PEDESTRIAN CONNECTION SECTION
N.T.S.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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BAILEY'S GLEN REZONING AMENDMENT

18200 OLD STATESVILLE ROAD
CORNELIUS, NC 28031

REZONING/SKETCH PLAN

Project No.
4135

Issued
08/29/14

Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1301 C-103 NORTH CAROLINA

SCALE: 1"=80'
0 40 80 160

RZ1.0

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