



PRELIMINARY NOT RELEASED FOR CONSTRUCTION
NC LICENSE # F-0891

DEVELOPER:

BAYARD DEVELOPMENT
11220 ELM LANE, SUITE 205B
CHARLOTTE, NC 28227

SITE DATA:

CURRENT ZONING: RP
PROPOSED ZONING: RP-CZ CONSERVATION LOW
TOTAL ACREAGE: 44+
ALLOWED DENSITY: 2/ACRE = 88 LOTS
39 LOTS SHOWN (0.9acre)
MINIMUM LOT DIMENSION: 50x100'
TYPICAL LOT DIMENSION SHOWN: 95x145'
PROPOSED MINIMUM BUILDING SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 20'
OPEN SPACE REQUIRED: 50% = 22 ACRES
OPEN SPACE SHOWN: 27 ACRES

GREENWAY DEDICATION:

A STRIP OF LAND ALONG THE STREAM ON THE NORTHWEST PROPERTY LINE WILL BE DEDICATED TO THE TOWN OF CORNELIUS FOR USE AS A PUBLIC GREENWAY. THE STRIP SHALL BE A MINIMUM 50' WIDE, MEASURED FROM THE TOP OF BANK, AND RUN THE LENGTH OF THIS PROPERTY.

AN EASEMENT WILL BE PROVIDED TO CONNECT THE SUBDIVISION SIDEWALKS TO THE FUTURE GREENWAY.

ENVIRONMENTAL SURVEY DATA:

A WETLAND/STREAM DELINEATION DETERMINED NO WETLANDS ARE PRESENT ON THE SITE. ALL BUFFERS WILL BE ESTABLISHED FROM SURVEYED TOP OF BANK OF EACH STREAM.

FLOODPLAIN SHOWN IS BASED ON MECKLENBURG GIS INFORMATION. THIS SITE IS HEAVILY WOODED WITH LARGE MATURING TREES. A TREE SAVING PLAN THAT MEETS ALL TOWN AND COUNTY REQUIREMENTS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.

LANDSCAPING REQUIREMENTS:

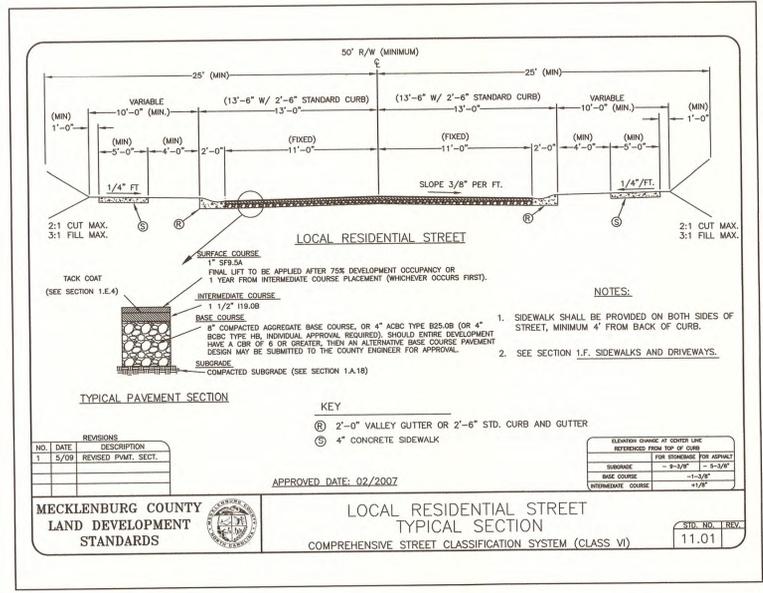
TYPE 'A' BUFFER:
This type functions as an opaque screen from the ground to a height of at least eight (8) feet. This type excludes visual contact between uses and creates a strong impression of spatial separation. Composition of the Type A landscaping may include a wall, wood fence, landscaped earthen berm, planted vegetation, existing vegetation, or any appropriate combination of these elements. Intermittent planting of deciduous and evergreen trees shall obtain a height at maturity of no less than 20 feet and have no unobstructed openings wider than ten (10) feet between tree canopies upon maturity. Shrub plantings shall have a minimum height of three (3) feet at installation and have no unobstructed openings wider than four (4) feet. At least 50% of the required trees, and at least 75% of the required shrubs, shall be evergreen species locally adapted to the area. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental planting may be required in addition to native materials. The Zoning Administrator or designee may, at their discretion, reduce the required Type A buffer on the subject property.

STREET TREE CANOPY:
This type functions as a unifying element along all street frontages by establishing an attractive and consistent streetscape and scale. Street tree plantings soften the transition of the public street to the private yard and provide shelter from sun and rain to pedestrians and drivers. Trees shall be spaced 20 ft on-center for understorey and 40-ft on-center for large canopy trees at the discretion of the Planning Director. Trees shall be planted parallel to the street within a well-defined planting strip of consistent width located between the curb and sidewalk, or in tree wells located in the sidewalk. Tree selections shall be provided for in accordance with Town of Cornelius Street Tree Selection Policy. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials.

RESIDENTIAL TREE CANOPY:
This type functions to maintain and/or replenish the urban tree canopy in areas of new residential development. Each lot shall provide canopy trees in accordance with the following schedule:

LOT SQUARE FOOTAGE	REQUIRED NUMBER OF CANOPY TREES
<10,000	1 FRONT, 1 REAR YARD
10,001-15,000	1 FRONT, 2 REAR YARD
15,001-20,000	2 FRONT, 2 REAR YARD
>20,000	3 FRONT, 3 REAR YARD

The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials. Existing canopy trees over 6" in caliper may be counted towards fulfilling this requirement. Required street trees may not be counted towards the fulfillment of this requirement. All trees required under this Section shall be planted within the private lot.



MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

NO.	DATE	REVISIONS
1	5/09	REVISED PMAT. SECT.

LOCAL RESIDENTIAL STREET TYPICAL SECTION

NO.	DATE	REV.
11.01		

APPROVED DATE: 02/2007
COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI)

BEVERLY SUBDIVISION

BAILLEY ROAD
CORNELIUS, NORTH CAROLINA

NO.	BY	DATE	REVISION
1	SB	1.9.2015	PER CORNELIUS COMMENTS

PROJECT #: H440043 DATE: 11.19.14
DRAWN BY: SB CHECKED BY: DB

TITLE: **SKETCH PLAN**

SHEET: **C-1.0**

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Plotted By: Bailey, Steven L. Sheet: Set: Tricity Layout: Layout: L:\440043-Bayard-Beverly\CADD_Sketch\Westmoreland-95s.dwg