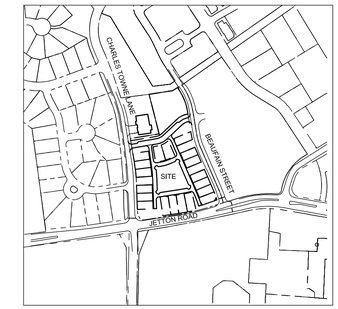
22 UNITS TOTAL PROPOSED

GROSS SITE AREA: 5.6 ACRES +/-



VICINITY MAP NTS

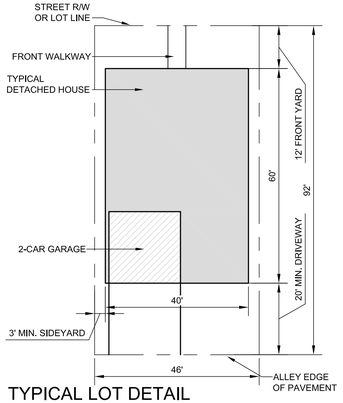
N

SITE DATA:

SITE AREA:	±5.6 Acres (Gross, to CL of Beaufain St.)
EXIST. PID #:	00110130, 00110132
EXIST. ZONING:	VC (Village Center), Cornelius
PROPOSED ZONING:	VC-CZ (Conditional Zoning)
UNITS PROPOSED:	22 DETACHED HOMES
TYPICAL UNIT SIZE:	40' x 60'
MIN. LOT SIZE:	46' x 87'
BLDG TYPE:	"REARYARD BUILDING"
MAX. HEIGHT:	3 STORIES
FRONT YARD:	10' MIN. REQ'D, 25' MAX. REQ'D
MIN. SIDE YARD:	3'
MIN. REAR YARD:	10' REQ'D (with alley; but garages must be set back 20' min. from edge of alley pvmt)
IMPERVIOUS CALC.:	±2.39 AC Built upon area proposed (47%), 50% max allowed (±3000 sf/lot allowed)
PARKING PROVIDED:	34 spaces
REQ'D OPEN SPACE:	413 S.F. per bedroom x 3 bedrooms/unit x 22 units = 27,258 (open space based on existing Jetton Park within 1/2 mile)
OPEN SPACE PROVIDED:	O.S. #1 (GREEN): ±24,800 S.F. O.S. #2 (GREEN): ± 3,000 S.F. TOTAL ON-SITE: ±27,800 S.F.

OPEN SPACE DATA:

SITE AREA:	±5.11 AC (NET AFTER BEAUFAIN DED.)
TOTAL RAW OS:	±52,600 SF (±23.5% OF TOTAL)
IMPROVED OS:	±27,800 SF (± 12.5% OF TOTAL) (GREEN AREAS TO INCLUDE ORNAMENTAL LANDSCAPING AND SOME PATHWAYS AND/OR SITTING AREAS. FINAL DESIGN TO BE ESTABLISHED DURING PERMITTING PHASE.



TYPICAL LOT DETAIL
SCALE: 1"=20'

N

SCALE: 1" = 40'

0 40' 80' 160'

GRAPHIC SCALE

REVISIONS:

No.	Date	By	Description
1	7/7/15	MDL	Revisions per City Comments

Landworks Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-841-1604 fax: 704-841-1604

JETTON COVE
AT CHARLES TOWNE LANE
CORNELIUS, NC

SITE PLAN

seals

Project Manager:	MDL
Drawn By:	RNR
Checked By:	TMM
Date:	6/8/15
Project Number:	14039

Sheet Number:

SK-1

SHEET # 1 OF 2

P:\2014 Jobs\14039 - Jetton Cove\CAD\14039 REZONE BASE.dwg