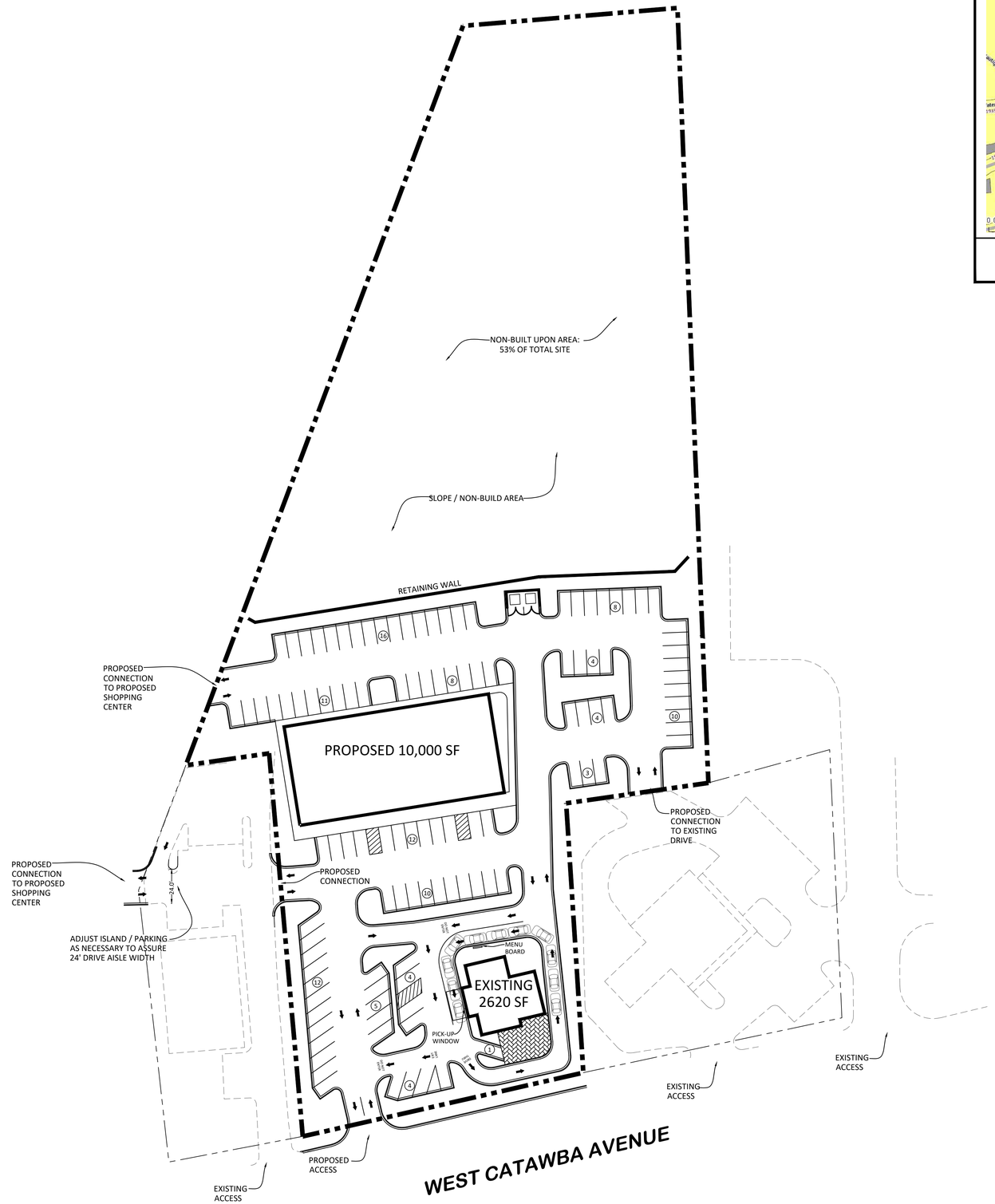

VICINITY MAP (NTS)

SITE DATA

SITE ADDRESS:	20151 W CATAWBA AVE
ZONING:	HIGHWAY COMMERCIAL (HC)
PARCEL AREA:	4.353 AC
PROPOSED USE:	RESTAURANT / RETAIL
WATERSHED:	LAKE NORMAN
OVERLAY DISTRICT:	LAKE NORMAN OVERLAY (LN-O)
BUILT UPON AREA LIMIT:	50% WITH ENGINEERED STORM WATER CONTROLS
	42% ILLUSTRATED
PROPOSED TOTAL BUILDING AREA:	14,000 SF
PROPOSED PARKING:	112 SPACES (8/1000 SF)

N

0 40 80 120

SCALE: 1" = 40'

REVISIONS

ISSUED	COMMENT

CSS
402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

CONCEPT PLAN

PROPOSED COMMERCIAL DEVELOPMENT

20151 WEST CATAWBA AVE.
CORNELIUS, NC

Date: 01-02-19
Drawn: TFL
Checked: GDH

CP-1.1