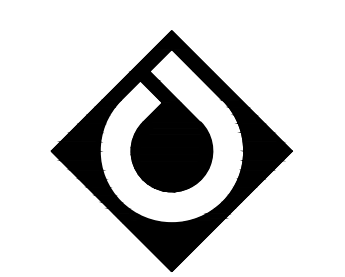


**DEVELOPMENT SUMMARY**

PROJECT NAME:	THE FOREST AT BAILEY'S GLEN PHASE IV
TOTAL AREA :	± 5.85 AC
TAX PARCEL #:	007-54-101 (±2.80 ACRES) AND A PORTION OF 007-54-107 (±3.05 AC)
JURISDICTION:	007-54-101 MECKLENBURG COUNTY (CORNELIUS ETJ) 007-54-107 CORNELIUS, MECKLENBURG COUNTY, NC
EXISTING ZONING:	RURAL PRESERVATION
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CONDITIONAL ZONING (CZ)
CONDITIONAL ZONING:	CONSERVATION SUBDIVISION MEDIUM
DETACHED SINGLE-FAMILY:	7 LOTS (PROPOSED)
TYPICAL LOT SIZE:	64' x 135'
SETBACKS: (CZ):	FRONT: 20' SIDE: 7' REAR: 35'
SIDE AND REAR ACCESSORY:	5'



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

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**PALILLO HOLDINGS, LLC**

18611 STARCREEK DR.  
CORNELIUS, NC 28031

**THE FOREST AT BAILEY'S GLEN PHASE IV REZONING PLAN**

16010 AYLA LANE  
CORNELIUS, NC 28031

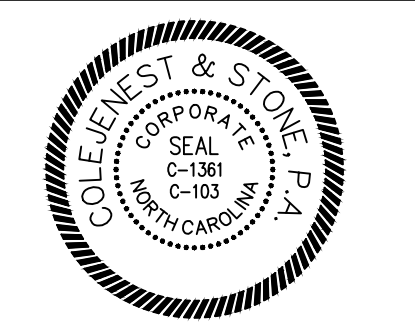
**REZONING PLAN**

Project No.  
4680

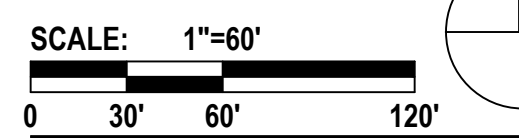
Issued  
08.12.20

Revised

01.08.21 - PER TOWN OF CORNELIUS COMMENTS



**NOT FOR CONSTRUCTION**



**SP-200**

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- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
  - ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF CORNELIUS AND CHARLOTTE WATER SPECIFICATIONS.
  - SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.