

**ENGINEER**

ESP ASSOCIATES, P.A.  
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**SITE INFORMATION**

PARCEL #: 369607580239  
 ADDRESS: 6477 E. NC 150 HWY  
 SHERRILLS FORD, NC 28673  
 SITE AREA: 10.98 AC  
 ZONED: R-30

OVERLAY DISTRICT: CRC-0  
 MUC-0  
 WP-0  
 PROPOSED ZONING: PD WITH HIGH DENSITY OPTION  
 DEED BOOK/PAGE: DB-3102/PG-0166

CURRENT USE: VACANT  
 PROPOSED USE: MINI-WAREHOUSE  
 PARKING: 9 SPACES PROPOSED

**WATERSHED DATA**

WS-IV CRITICAL AREA, HIGH DENSITY OPTION  
 THE PROPERTY IS IN ZONE "X" PER FEMA FLOOD INSURANCE RATE  
 MAP NUMBER 3710369600J BASED ON ELEVATION 760.

IMPERVIOUS AREA: 5.48 AC  
 TOTAL IMPERVIOUS %: 50%

**UTILITIES:**

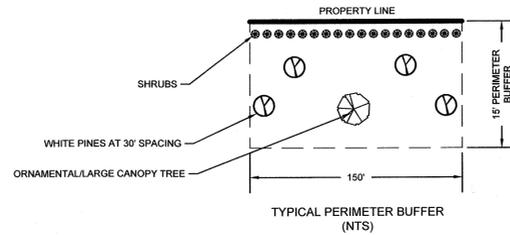
WATER AND SEWER TO BE PUBLIC.

**STRUCTURES:**

OFFICE BUILDING: 30' X 50'  
 STORAGE BUILDINGS: 14  
 BLDG A 200' X 30': 9  
 BLDG B 180' X 30': 1  
 BLDG C 190' X 30': 4  
 FLOOR AREA RATIO: 0.17

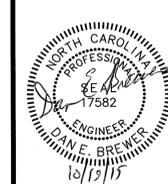
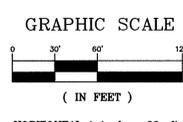
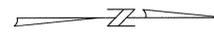
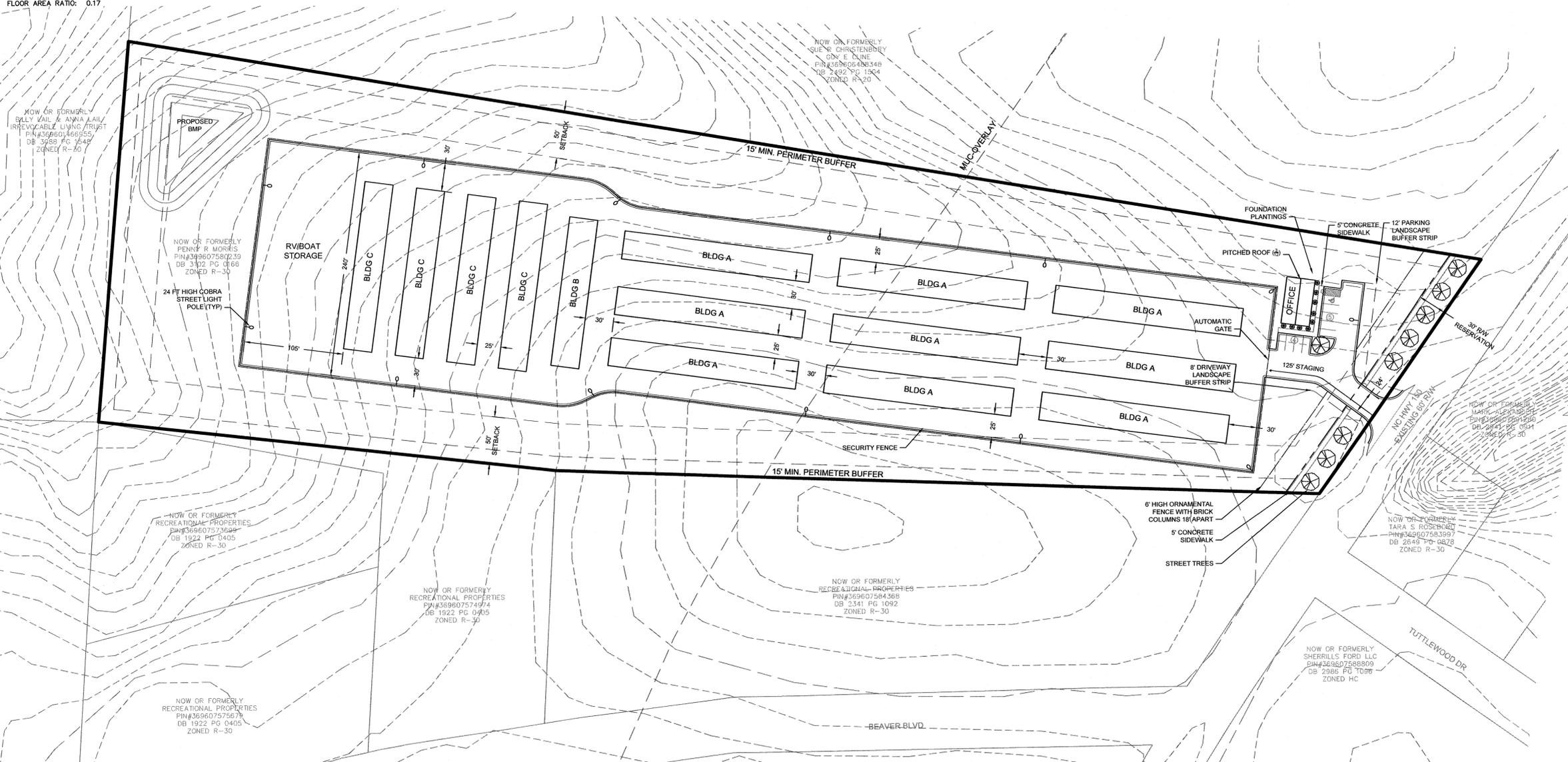
**SITE PLAN GENERAL NOTES:**

1. ALL STRUCTURES WITHIN THE MUC-0 ARE REQUIRED TO HAVE A PARAPET ROOF OR A ROOF PITCH.
2. BUILDING FACADE ON ANY BUILDINGS FACING HWY 150 SHALL BE CONSTRUCTED OF BRICK, STONE, WOOD, OR SPLIT-FACED BLOCK.
3. ALL LANDSCAPING SHALL MEET SEC. 44-430.05 OF THE CATAWBA COUNTY UDO.
4. SUPPLEMENTAL STANDARDS OF SEC. 44-619 MUST BE MET.
5. SITE LIGHTING TO BE 400 WATT WALL PACKS ON BUILDING SIDES.
6. STREET POLES WITH COBRA STYLE LAMPS ARE PROPOSED ALONG PARKING PERIMETER WHERE SHOWN.



**NOTES:**

1. ALL PLANT MATERIAL MUST BE A CONIFER OR BROADLEAF EVERGREEN TO ACHIEVE A MINIMUM HEIGHT OF SIX FEET WITHIN FIVE YEARS.
2. TREES AND/OR SHRUBS MUST BE ADEQUATELY SPACED.
3. MORE THAN ONE SPECIES OF PLANT MATERIAL IS REQUIRED IN ORDER TO MINIMIZE INSECT AND DISEASE INFESTATIONS.
4. ONE ORNAMENTAL OR LARGE CANOPY TREE IS REQUIRED FOR EVERY 150 LINEAR FEET OF BUFFER AREA.



NO.	DATE	REVISION

**CONCEPT SITE PLAN**  
**SHERRILLS FORD MINI STORAGE**  
 SHERRILLS FORD, NORTH CAROLINA  
 MINI STORAGE

PROJECT INFORMATION	
PROJECT MANAGER:	DEB
DESIGNED BY:	ALL
DRAWN BY:	ALL
PROJECT NUMBER:	DU43400
ORIGINAL DATE:	10/19/15
SHEET:	<b>C-1.0</b>