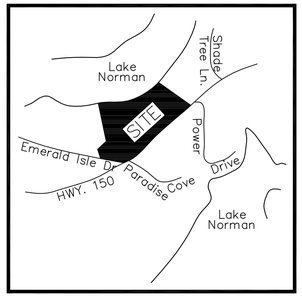


VICINITY MAP
NO SCALE

2015 SITE DEVELOPMENT NOTES:
THE PURPOSE OF THIS PLAN IS TO ADD AN ACCESS DRIVE, 27 ADDITIONAL PARKING SPACES (INC. 2 HANDICAP SPACES), AND 10 NEW PARK MODELS TO THE OVERALL PLAN. THE AREA WAS PREVIOUSLY USED FOR A SEPTIC SYSTEM DRAIN FIELD. EARLIER THIS YEAR, THE LAKE NORMAN MOTOR COACH RESORT ABANDONED THE SEPTIC SYSTEM DISPOSAL AND HAS IS NOW PUMPING SEWER TO AN EXISTING MANHOLE ACROSS HIGHWAY 150 TO CATAWBA COUNTY SEWER. THE REMAINDER OF THE FORMER SEPTIC AREA WILL REMAIN AS IS.

ONING NOTES:
SITE PIN:
369608798176

SITE SIZE:
7.87 ACRES
AREA IN RIGHT OF WAY: 0.70 ACRES
BOUNDARY & PHYSICAL SURVEY DATA PROVIDED:
PROFESSIONAL PROPERTY SERVICES

SITE ADDRESS:
6738 NC HIGHWAY 150 WEST
SHERRILLS FORD, CATAWBA COUNTY, NC

SITE ZONING:
PD (CATAWBA COUNTY)

DEED BOOK: 3051 PAGE: 0729
PLAT BOOK: 68 PAGE: 19

FLOOD:
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL) 3710369600-J, DATED AUGUST 5, 1997.

WATERSHED:
THIS SITE LIES IN THE CRITICAL AREA OF THE CATAWBA RIVER WATERSHED CLASSIFIED WS-IV, AND IS LIMITED TO 24% IMPERVIOUS AREA UNDER THE LOW DENSITY OPTION.

BUFFERS:
LAKE SIDE BUFFERS COMPRISED OF 2 ZONES:
30 FEET FROM 760' CONTOUR
50 FEET FROM 760' CONTOUR

UTILITES:
WATER AND SEWER ARE PROVIDED BY CATAWBA COUNTY UTILITIES
GARBAGE SERVICE IS ONE CONTAINER ON CONCRETE PAD.

IMPERVIOUS AREA CALCULATIONS:
* APPLICANT WILL CONTINUE TO DEVELOP THE SITE UNDER THE LOW DENSITY OPTION.
* IMPERVIOUS AREA PERMITTED:
  SITE SIZE: 7.87 AC. (342,817 SF)
  LESS PRE-EXISTING IMPERVIOUS AREA: 38,711 SF (0.88 AC.)
  PLUS PRE-EXISTING IMPERVIOUS AREA: 111,665 SF (2.56 AC.)
  MAXIMUM LOW DENSITY OPTION IMPERVIOUS AREA: 111,665 SF (2.56 AC)
* IMPERVIOUS AREA AS SHOWN ON PLAN: 92,354 SF (2.12 AC)
* SURPLUS IMPERVIOUS AREA: 19,310.85 SF (0.44 AC)

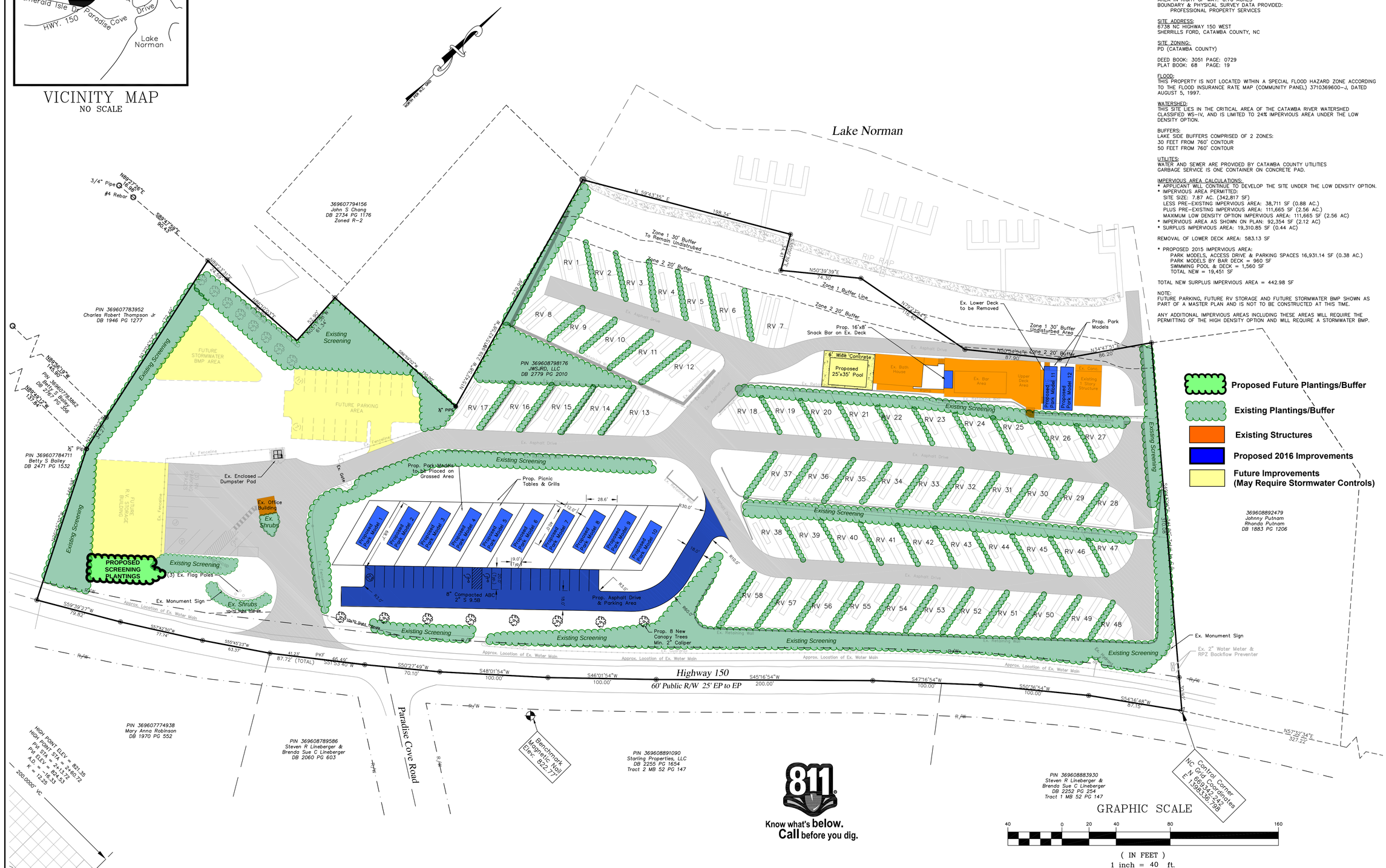
REMOVAL OF LOWER DECK AREA: 583.13 SF

* PROPOSED 2015 IMPERVIOUS AREA:
  PARK MODELS, ACCESS DRIVE & PARKING SPACES 16,931.14 SF (0.38 AC.)
  PARK MODELS BY BAR DECK = 960 SF
  SWMMING POOL & DECK = 1,560 SF
  TOTAL NEW = 19,451 SF

TOTAL NEW SURPLUS IMPERVIOUS AREA = 442.98 SF

NOTE:
FUTURE PARKING, FUTURE RV STORAGE AND FUTURE STORMWATER BMP SHOWN AS PART OF A MASTER PLAN AND IS NOT TO BE CONSTRUCTED AT THIS TIME.

ANY ADDITIONAL IMPERVIOUS AREAS INCLUDING THESE AREAS WILL REQUIRE THE PERMITTING OF THE HIGH DENSITY OPTION AND WILL REQUIRE A STORMWATER BMP.



Location:

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A.

Owner: _____ Approved: _____ Date of Issue: _____

PIEDMONT DESIGN
ENGINEERING/SURVEYING/PLANNING
Associates, P.A.
Suite 101 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 664-7888 Fax:(704) 664-1778 www.pdapa.com

PREPARED FOR:
LAKE NORMAN MOTOR COACH RESORT
6738 HIGHWAY 150
SHERRILLS FORD, NC 28673
(704) 489-6033

PARK MODEL SITE PLAN
LAKE NORMAN MOTOR COACH RESORT
6378 HIGHWAY 150
SHERRILLS FORD, CATAWBA COUNTY, NORTH CAROLINA

REVISIONS	BY

Date: 12/15/15
Scale: 1" = 40 FT, 2' CONTOURS
Drawn: DMD
Checked: DLM
Job: 06-06-11
Sheet S-1
of 1 Sheets