

BUA NOTE

THIS SITE IS LOCATED IN A WS-IV WATERSHED AREA - PROTECTED AREA (WS-W-P), SO THE MAXIMUM BUA FOR THIS SITE IS 70% FOR A HIGH DENSITY DEVELOPMENT AND 36% FOR A NON-RESIDENTIAL WITH NO CURB AND GUTTER, BUILT UPON AREA AS PROPOSED IS 8,322 AC± OR 46.3% HIGH DENSITY OPTION IS BEING REQUESTED AS PART OF THE APPLICATION.

CONCEPT PLAN DISCLAIMER

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.

2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.

3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY. GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

4) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

5) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

6) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

SITE SUMMARY

SITE AREA

TOTAL SITE AREA: 18.199 ACRES (792,748 S.F.)

LOT #1 AREA: 1.641 ACRES (71,482 S.F.)

LOT #3 AREA: 10.199 ACRES (444,288 S.F.)

LOT #4 AREA: 1.557 ACRES (67,822 S.F.)

LOT #5 AREA: 2.243 ACRES (97,785 S.F.)

ROW: 0.981 ACRES (42,732 S.F.)

ZONING CLASSIFICATION

JURISDICTION: CATAWBA COUNTY

ZONING: EXISTING ZONING: R-20
PROPOSED ZONING: PD-C2

ADJACENT ZONING: R-20

LANDSCAPE AND PEDESTRIAN AREAS

LANDSCAPE AREAS (EXCLUDING PONDS) = 7.892 AC±

SIDEWALKS AREA PROVIDED ALONG THE RIGHTS OF WAY OF SHERRILLS FORD ROAD AND MT. PLEASANT ROAD.

A NATURAL WALKING TRAIL IS PROPOSED AROUND THE POND AT THE FRONT OF THE PROPERTY ADJACENT TO SHERRILLS FORD ROAD.

TOTAL LAND AREA OUTSIDE ROW=17,218 AC±

LANDSCAPE AREAS=7.892 AC±

PERCENTAGE OF LANDSCAPED AREA=45.8%

BUILDING SETBACKS

FRONT: 30'

SIDE: 20'

REAR: 35'

BUILDING SUMMARY

GROCERY BUILDING AREA: 36,973 S.F.

FARM/GARDEN BUILDING AREA: 21,930 S.F.

LOT #1: 7,500 S.F.

LOT #2: 8,500 S.F.

TOTAL BUILDING AREA: 74,903 S.F.

BUILDING COVERAGE: 9.98%

PARKING SUMMARY

GROCERY PARKING REQ.: (MIN) 5 SPACES/1,000 S.F.
185 SPACES

FARM/GARDEN PARKING REQ.: (MIN) 4 SPACES/1,000 S.F.
88 SPACES

OUTPARCELS PARKING REQ.: (MIN) 4 SPACES/1,000 S.F.
64 SPACES

GROCERY HANDICAP PARKING REQ.: 6 SPACES

FARM/GARDEN HANDICAP PARKING REQ.: 4 SPACES

OUTPARCEL HANDICAP PARKING REQ.: 4 SPACES

TOTAL PARKING REQ.: 337 SPACES

MAX. PARKING ALLOWED: 125% x (MIN) = 421 SPACES

PARKING PROV.: 420 SPACES

HANDICAP PARKING PROV.: 15 SPACES

STANDARD STALL DIMENSIONS: 9' x 16'

MIN. DRIVE WIDTH: 24'

FLOOD PLAIN NOTATION

NO PORTION OF THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A 100-YEAR FLOOD PLAIN.

WATERSHED NOTATION

THE PARCELS OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN THE WS-IV WATERSHED.

PRELIMINARY SITE PLAN
SHERRILLS FORD SC LLC
JULY 16, 2025

PARCEL #1: 1.641 AC±
PARCEL #2: 1.578 AC±
PARCEL #3: 10.199 AC±
PARCEL #4: 1.557 AC±
PARCEL #5: 2.243 AC±
AREA IN ROW: 0.981 AC±
TOTAL AREA: 18.199 AC±

AREA BY DOUBLE MERIDIAN DISTANCE
MOUNTAIN CREEK TOWNSHIP
CATAWBA COUNTY, NORTH CAROLINA
CURRENT OWNER: FRANK E & MYRA G BLACKWELL
2347 MOUNT PLEASANT RD
SHERRILLS FORD, NC 28673
WILLIAM R & MONICA B MYERS
7331 SHERRILLS FORD RD
SHERRILLS FORD, NC 28673

EX. ZONING CLASS: R-20
EX. USE: ALL EXISTING STRUCTURES ARE USED FOR RESIDENTIAL PURPOSES
PROPOSED ZONING CLASS: PD-C2

PIN#: 460801391903, 460801394797, 460801394451
DEED: 2634/0413, 3526/1786, 3313/1729

1

PARCEL BOUNDARY BUFFER WHICH INCLUDE ALTERNATING TREES, AND IN ACCORDANCE WITH ORDINANCE 44-523, AND/OR NATURAL PLANTINGS THAT MEET THE REQUIREMENTS OF THE ORDINANCE

2

PYLON SIGN

4

LIGHT LAMPPOSTS IN ACCORDANCE WITH ORDINANCE 44-522.

5

PARKING ISLAND TO HAVE SHADE TREE AND MULCHED IN ACCORDANCE WITH ORDINANCE 44-523(E).

6

DRIVEWAY LANDSCAPING IN ACCORDANCE WITH SECTION 44-523(C) OF THE UDO.

7

PARKING ISLAND TO HAVE SHADE TREE AND MULCHED IN ACCORDANCE WITH ORDINANCE 44-523(D).

8

STREET TREES ALONG SHERRILLS FORD ROAD AND MT. PLEASANT ROAD IN ACCORDANCE WITH SECTION 44-523(h)(1) OF THE UDO

9

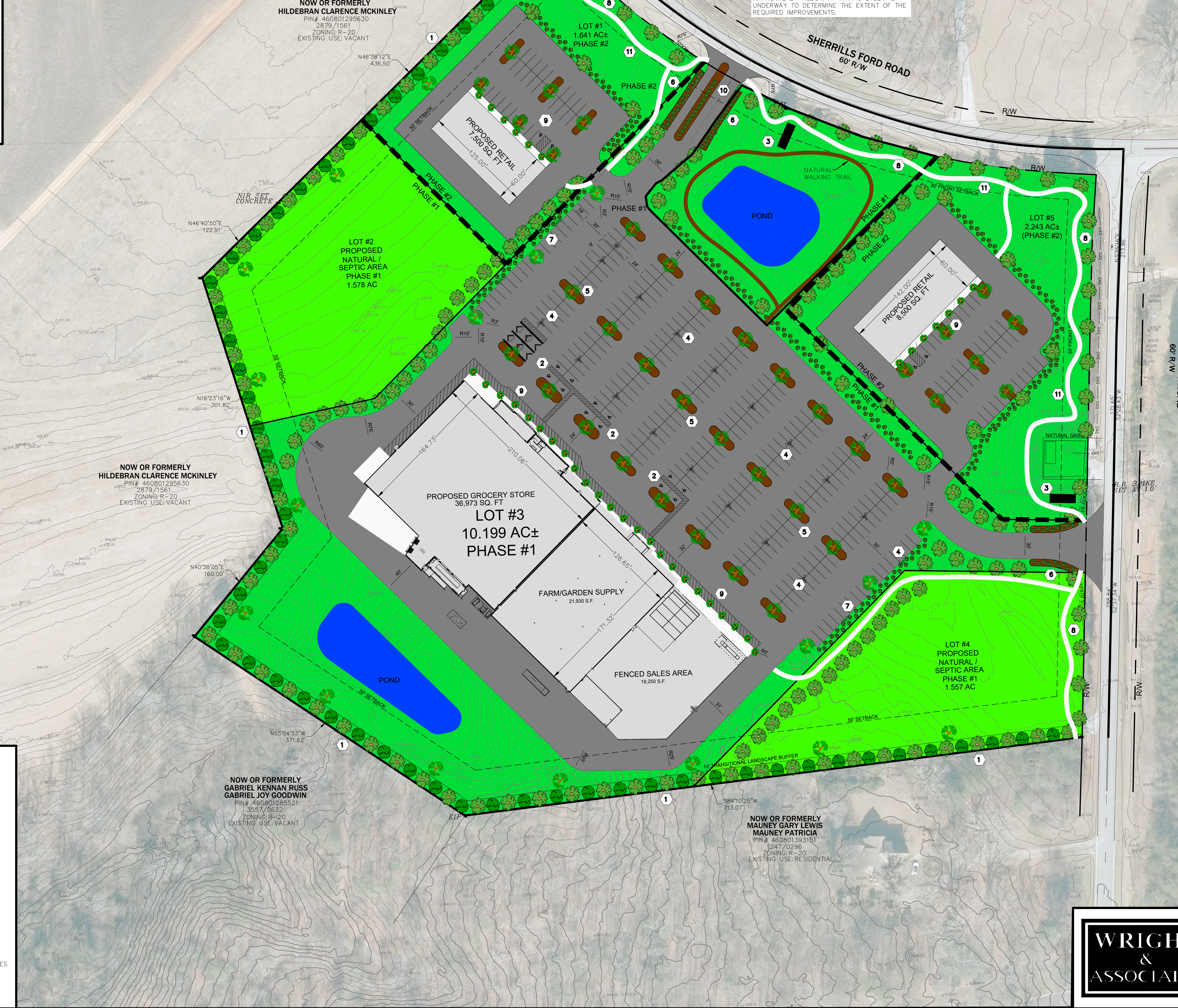
FOUNDATION PLANTINGS (SHOWING LARGE FLOWER POT CONTAINERS) IN ACCORDANCE WITH SECTION 44-523(g) OF THE UDO

10

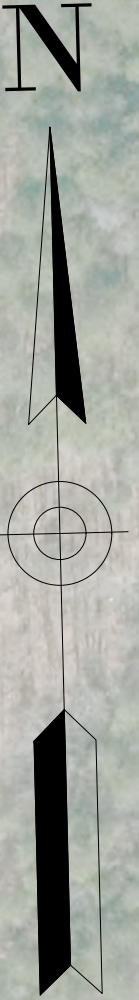
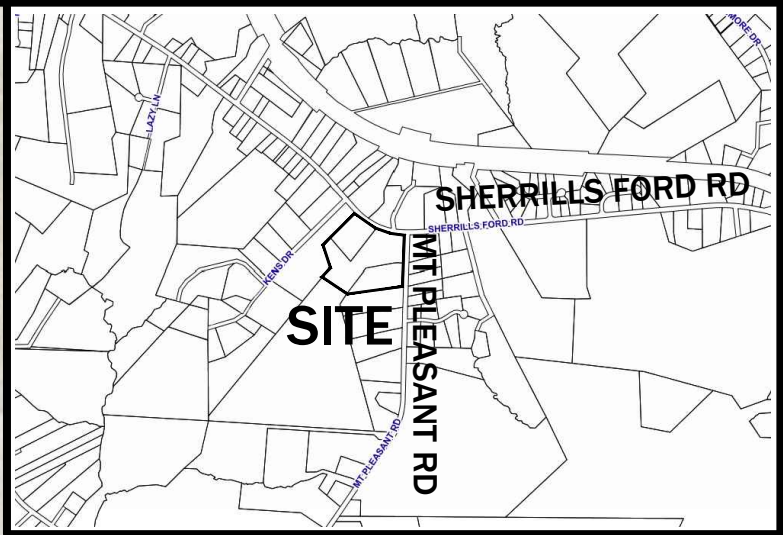
DRIVEWAY MEDIAN PLANTINGS IN ACCORDANCE WITH SECTION 44-443.09 OF THE UDO

11

5' WIDE CONCRETE SIDEWALK



NOTE: A TURN LANE IS REQUIRED PER SECTION 44-443-16(b) OF THE UDO, SUBJECT TO APPROVAL BY NCDOT. A TRAFFIC STUDY IS UNDERWAY TO DETERMINE THE EXTENT OF THE REQUIRED IMPROVEMENTS.



LEGEND

● = SIP (SET IRON PIN)
#4 CAPPED REBAR

● = EIP (EX. IRON PIN)
AS DESCRIBED

○ = NO PHYSICAL CORNER SET
OR FOUND

○ = POWER POLE

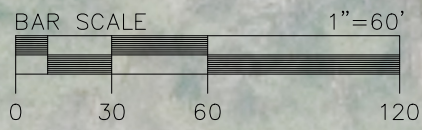
△ = NCOS MONUMENT

— = LINES NOT SURVEYED

--- = TIE LINES

--- = RIGHT OF WAY

— = PROPERTY LINE



WRIGHT & ASSOCIATES

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ENGINEERS & SURVEYORS
LICENSE# C-4053
209 1ST AVE. SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE

SURVEYED BY: MILES A. WRIGHT, PLS. LICENSE NUMBER L5256	
DRAWN BY: MAW	DATE: JULY 16, 2025
APPROVED BY: MAW	FILE: 1981-001
SCALE: 1" = 60'	
REVISION:	