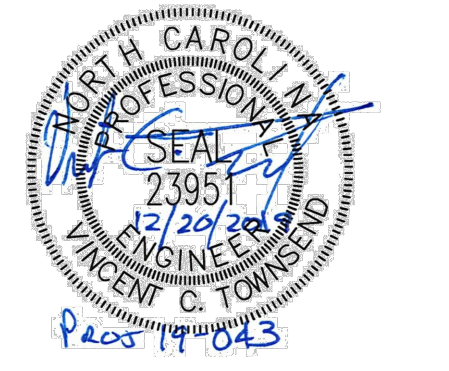


SEALS:



**PRELIMINARY  
PLAN  
NOT FOR  
CONSTRUCTION**

**APPLICANT/DEVELOPER:**  
**LD**  
LEOTERRA DEVELOPMENT  
LAND ACQUISITION & DEVELOPMENT  
**CONTACT:** Buddy Lyons  
3608 W. Friendly Ave., Ste. 202  
Greensboro, NC 27410  
Phone: (M) 336-671-1858  
(O) 336-279-7280

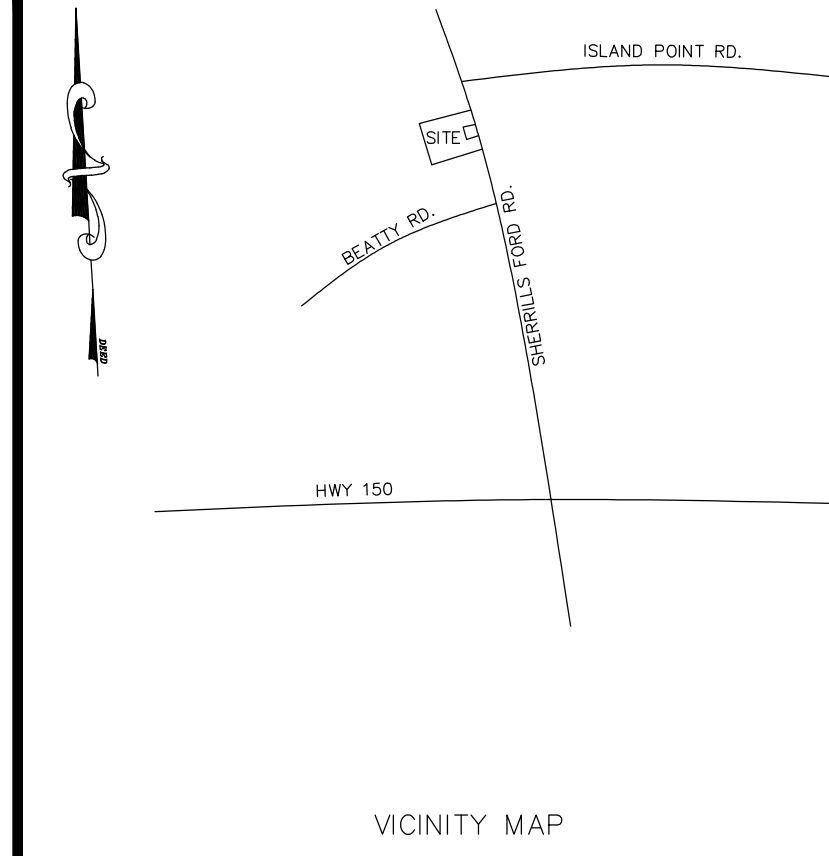
**SHERILL'S STREAM  
at LAKE NORMAN**  
8331 SHERILLS FORD RD.  
SHERILLS FORD, NC  
STATE: NORTH CAROLINA  
COUNTY: CATAWBA  
MUNICIPALITY: SMALL AREA PLAN(SAP)  
TOWNSHIP: MOUNTAIN CREEK

**SITE AREA:** 39.64± AC  
**PARCEL ID:** 460802857424  
**DESIGNED BY:** DFTZ  
**CHECKED BY:** VCT  
**DATE:** 2019-12-20  
**PROJECT:** 19-043  
**REVISIONS:**  
1- RELOCATE MAIL KIOSK.  
ADD 6' x 40' BUMP OUT TO FIRE  
HYDRANTS; ADJUST ROAD GRADES.



**SHEET TITLE:**  
CLUSTER SUBDIVISION  
OVERALL SITE & UTILITIES PLAN

**SCALE:** 1" = 100'  
**SHEET NO.:**  
**C-2.00**



**OVERALL SITE DATA:**

**PARCEL INFORMATION:**  
• PARCEL ID: 460802857424  
• PARCEL ADDRESS: 8331 SHERILLS FORD RD. SHERILLS FORD, NC 28673

• DEED BOOK/PAGE: 3452/1029  
• PLAT BOOK/PAGE: 56/177  
• RECORDED ACREAGE: 39.64±  
• CURRENT ZONING: R-20  
• PROPOSED ZONING: R-20 CLUSTER  
• CURRENT LAND USE: UNDEVELOPED  
• PROPOSED LAND USE: SINGLE FAMILY  
• CURRENT NUMBER OF LOTS: 1  
• PROPOSED NUMBER OF LOTS: 89  
• DENSITY ALLOWED: 2 UNITS PER ACRE\*  
• DENSITY SHOWN: 2.25 UNITS PER ACRE  
\*SEE OPEN SPACE CALCULATIONS BELOW FOR ADDITIONAL UNITS ALLOWED.

**OWNER INFORMATION:** CURRENT  
LeoTerra Sherrill's Stream, LLC  
3608 W. Friendly Ave., Ste 202  
GREENSBORO, NC 27410

**SURVEY INFORMATION:**  
BOUNDARY AND TOPOGRAPHY BY:  
GREEN MOUNTAIN ENGINEERING, PLLC.

**DEVELOPMENT REQUIREMENT:**

MINIMUM LOT SIZE: 7,000 SF  
FRONT SETBACK: 20 FEET  
REAR SETBACK: 20 FEET  
SIDE SETBACK: 10 FEET  
STREET SIDE SETBACK: 13 FEET  
\*5' SIDEWALK TO BE INSTALLED.

**WATERSHED:**

DESIGNATED WATERSHED: WS-IV PROTECTED AREA  
ALLOWABLE BUILT UPON AREA (BUA): 36% NO CURB & GUTTER  
EXISTING BUILT UPON AREA (BUA): 0 SF  
PERCENTAGE OF EXISTING BUA OR  
PROPOSED BUILT UPON AREA (BUA): 397,040± SF  
PERCENTAGE OF PROPOSED BUA: 22.99%  
SOILS: TO BE DETERMINED (TBD)  
DISTURBED AREA: 28.41± AC

**SURFACE WATER CLASSIFICATIONS:**

STREAM INDEX: 11-96  
STREAM NAME: MOUNTAIN CREEK  
DESCRIPTION: FROM SOURCE TO LAKE NORMAN, CATAWBA RIVER  
CLASSIFICATION: WS-IV  
DATE OF CLASSIFICATION: AUGUST 2, 1992  
RIVER BASIN: CATAWBA

**OPEN SPACE:**

REQUIRED AREA: 9.91± AC  
REQUIRED PERCENTAGE: 25% OF NET ACREAGE  
PROVIDED AREA: 14.82± AC  
PROVIDED PERCENTAGE: 37.38%  
FOR EVERY 1% OPEN SPACE ABOVE THE MINIMUM OPEN-SPACE  
REQUIREMENT AN INCREASE IN THE NUMBER OF LOTS IS ALLOWED  
AT A DIRECT PROPORTION RANGING FROM A MINIMUM 1% TO A  
MAXIMUM OF 10% OF THE TOTAL LOTS ALLOWED; \*ADDITIONAL 10  
LOTS (UNITS) ALLOWED PER PROVIDED  
OPEN SPACE.

**INFRASTRUCTURE:**

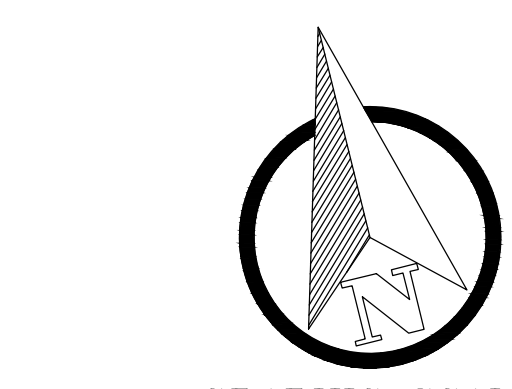
STREETS: 4,580± LF  
SEWER: 4,985± LF  
WATER: 4,145± LF  
FORCEMAIN: 3,745± LF

**FLOODPLAIN:**

THERE ARE NO MAPPED SFHA ON-SITE ACCORDING TO FIRM  
MAP371046800J DATED SEPTEMBER 5, 2007

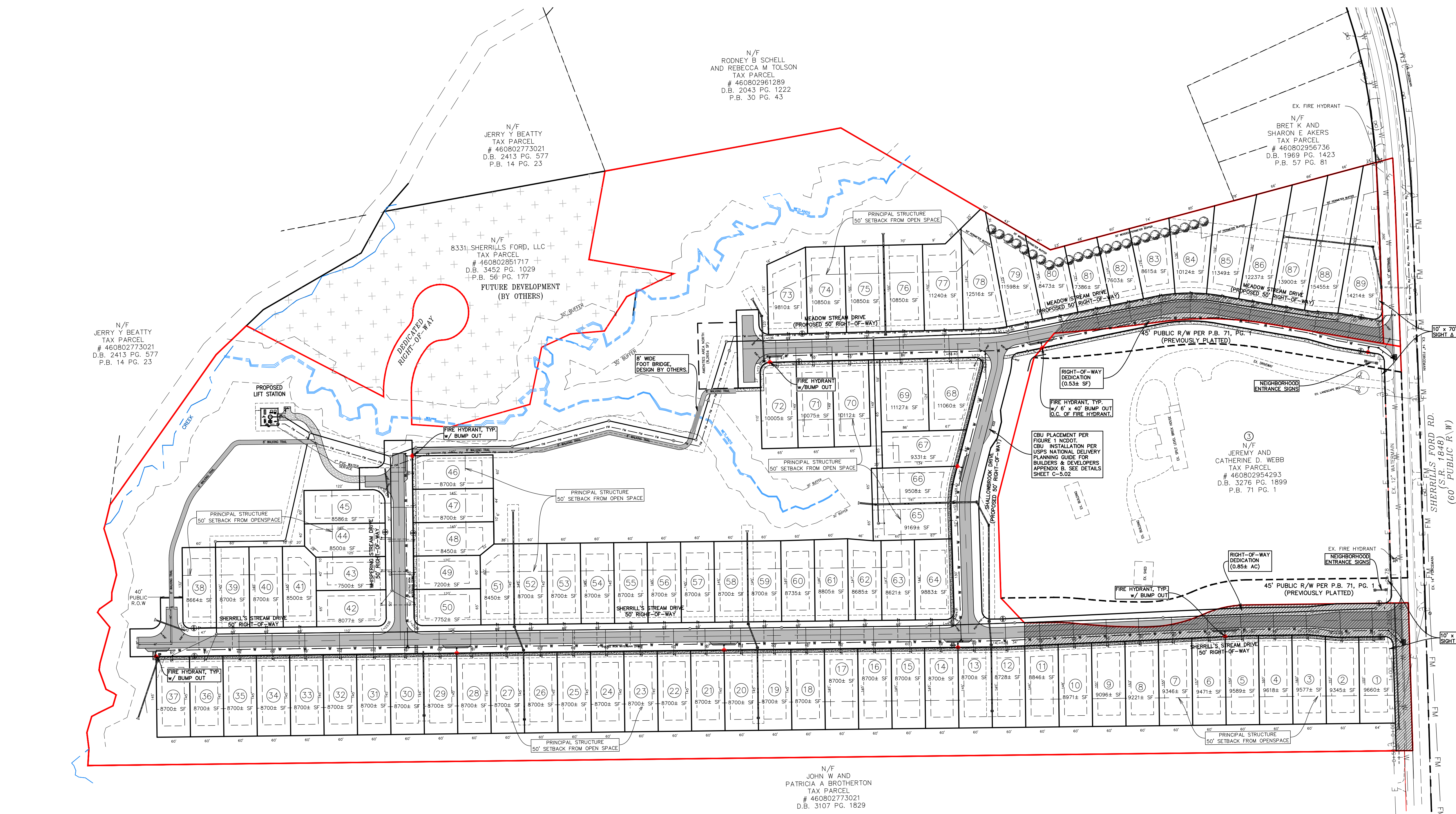
**FIRE ACCESS NOTE:**

- THERE CAN BE NO PARKING ON THE MAIN ROAD THE ENTIRE 20' WIDTH OF ACCESS ROAD MUST BE MAINTAINED. TO ACHIEVE THIS, NO PARKING SIGNS SHALL BE PLACED ON BOTH SIDES OF THE ROAD AT DIFFERENT INTERVALS.
- FIRE HYDRANTS MUST BE IN PLACE AND OPERATIONAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.



**UTILITY NOTES:**

1. WATER AND SANITARY SEWER ARE TO BE PUBLIC.
2. WATER & SANITARY SEWER WILL BE OPERATED AND MAINTAINED BY CITY OF HICKORY UTILITIES. THE SYSTEMS WILL BE OWNED BY CATAWBA COUNTY.
3. THE LIFT STATION AND FORCE MAIN ARE TO BE PUBLICLY OWNED, MAINTAINED, & OPERATED.
4. ALL WATER & SANITARY SEWER ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF HICKORY STANDARDS & SPECIFICATIONS, LATEST EDITION. REFER TO CITY OF HICKORY ENGINEERING DEPARTMENT MANUAL OF PRACTICE FOR DETAILS.
5. HOMEOWNER TO ENSURE THAT WATER METER AND SEWER CLEANOUT IS NOT LOCATED WITHIN THE DRIVEWAY.

**ROADWAY NOTES:**

1. PUBLIC ROADWAYS ARE TO BE CONSTRUCTED TO NCDOT STANDARDS & SPECIFICATIONS.
2. DEVELOPER SHALL CONTRACT WITH A TESTING COMPANY TO PROVIDE THIRD PARTY INSPECTIONS OF ROADWAY, SUBGRADE, ABC, & ASPHALT IN COMPLIANCE WITH NCDOT TESTING & REPORTING PROCEDURES.
3. THIRD PARTY TESTING COMPANY WILL PROVIDE DESIGN ENGINEER WITH NECESSARY REPORTS FOR P.E. CERTIFICATION OF ROADWAYS.
4. TESTING COMPANY SHALL ALSO TEST AND INSPECT STRUCTURAL BUILDING PADS TO ENSURE THAT THEY ARE SUITABLE FOR CONSTRUCTION.

**GENERAL CONSTRUCTION NOTES:**

1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. UTILITIES MAY EXIST THAT ARE NOT SHOWN. CONTRACTOR MUST CONTACT NC ONE-CALL, THE CITY OF HICKORY, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. CONTRACTOR MUST COORDINATE RELOCATION OF ANY EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
4. BOUNDARY & TOPOGRAPHY INFORMATION PROVIDED BY: GREEN MOUNTAIN ENGINEERING, PLLC.
5. CONTRACTOR TO SEED & STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE NCDOT EROSION CONTROL MANUAL. SEE EROSION CONTROL PLAN AND DETAILS FOR ADDITIONAL INFORMATION.

**GENERAL DESIGN NOTES:**

1. TOPSOIL BERMS MAY BE ADDED.
2. EACH LOT SHALL CONTAIN ONE TREE.
3. STREAM LOCATIONS BASED ON FEMA FIRM PANEL AND CATAWBA COUNTY GIS, SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION DESIGN.
4. AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY SITE WORK.
5. ACCESS TO SHERILLS FORD ROAD WILL REQUIRE NCDOT PLAN & PERMIT REVIEW & APPROVAL.

**BUILT UPON AREA (BUA):**  
EX. BUILT UPON AREA:  
NO EXISTING BUA PRESENT.  
PROPOSED BUILT UPON AREA:  
ROADWAY: 67,405± SF (1.55± AC)  
SIDEWALK: 20,265± SF (0.47± AC)  
CONCRETE: 850± SF+LIFT STATION: 900± SF = 1750± SF (0.04± AC)  
GRAVEL: 2,795± SF (0.06± AC)  
BUA ALLOCATION PER LOT: 4,000 x 89 = 356,000± SF (8.17± AC)  
TOTAL BUA: 448,215± SF (10.29± AC) 25.96%

**RIGHT-OF-WAY NOTE:**  
AREAS WITHIN PREVIOUSLY DEDICATED RIGHT-OF-WAY PER PLAT BOOK 71 PAGE 001 THAT ARE NOT WITHIN THE PROPOSED FIFTY FEET (50') AND SIXTY FEET (60'), NCDOT RIGHTS OF WAY CENTERED OVER THE PROPOSED ROADWAYS AND SHALL CONTINUE TO BE DEDICATED PUBLIC RIGHT OF WAY. THE AFOREMENTIONED AREAS SHALL BE MAINTAINED BY THE HOA AND WILL NOT BECOME THE RESPONSIBILITY OF NCDOT.

