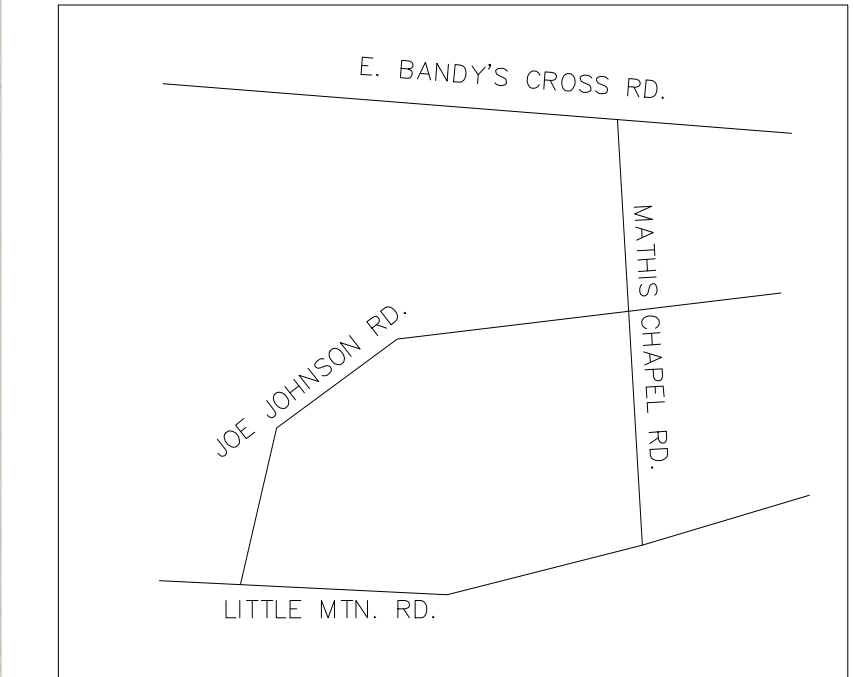




GENERAL NOTES:

- EXISTING ZONING: CATAWBA COUNTY
- TOTAL LAND AREA IN PROPOSED CONJONITIAL DISTRICT14.5 AC±
- TAX PARCEL NUMBERS:

DEED	PARCEL NO.	AC.
59067/027	5690486976	76
1352/1025	368048035417	0.9
3162/0221	368048015144	10.17
2016/1802	368048024569	2.03
2216/1012	368048033774	1.06
2935/0272	3688802890502	1.08
TOTAL		42.17

- ZONING: R-40
- PROPOSED USE: COMMERCIAL
- SETBACKS:
FRONT: 30'; REAR: 30'; SIDE: 20'
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS--OF-WAYS OR EASEMENTS NOT OBSERVED.
- PROPERTY OWNER: WILLIAM TODD EDWARDS
1624 MATHIS CHURCH ROAD
CATAWBA, NC 28609
- ENGINEER/SURVEYOR: WRIGHT & ASSOCIATES
209 1ST AVE. SOUTH
CONOVER, NC 28613
(828) 465-2205
- WATERSHED: WS-IV (PA) (LOW DENSITY 24% MAX. USE VEGETATED MEASURES)
PROP. IMPERVIOUS AREA PLANNED: 2.1 AC±
PROP. IMPERVIOUS PERCENTAGE: 23.7%
- SEWER BY SEPTIC SYSTEM, WATER PROVIDED BY DRILLED WELL.
- NO PORTION OF THE PROPERTY SHOWN ON THIS PLAN IS LOCATED WITHIN THE FLOOD HAZARD ZONE AS SHOWN ON FLOOD PLAN 37103688902 (9/05/07)

CONCEPTUAL SITE PLAN	DATE: JUNE, 2020
	JOB NO.: 1438-001
	DRAWING NO.:
	SHEET C - 1