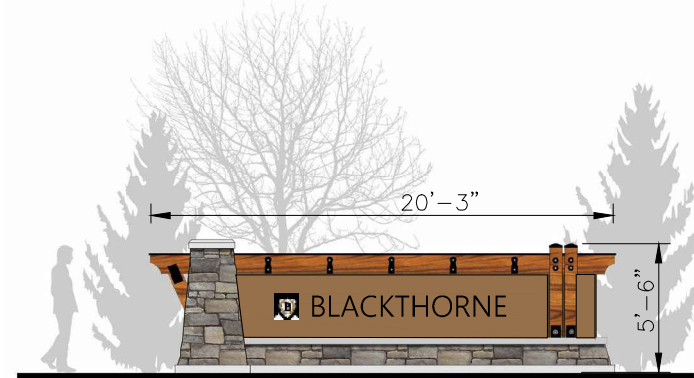


VICINITY MAP



ENTRANCE SIGNAGE

SIGN TO BE ILLUMINATED
UPWARD FROM IN GROUND
LIGHTING



TYPICAL PARKING LIGHT FIXTURE

LIGHTS TO BE DOWNWARD FACING AND FULL CUT OFF
(SEE PLAN FOR APPROXIMATE LOCATIONS)

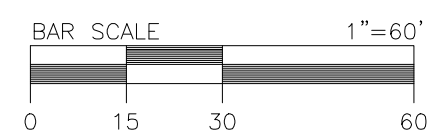


GENERAL NOTES:

1. EXISTING ZONING JURISDICTION: CATAMBA COUNTY
2. TOTAL LAND AREA= 17.304 AC.
3. TAX PARCEL NUMBERS: 460717000201, 369720906356, 460717003413 & 460717003569
4. ZONING: PD-CO & R-30
5. PROPOSED USE: MULTI FAMILY (CONDOMINIUMS)
6. SETBACKS:
 - PROJECT BUILDING: 50'
7. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS--OF-WAYS OR EASEMENTS NOT OBSERVED.
7. DEED BOOK: 2759/1045; 3388/817; 3178/1047; 1954/153
8. DEVELOPER: BLACKSTONE DEVELOPMENT GROUP LLC
4196 KING WILKINSON ROAD
LINCOLTON, NC 28092
(336) 324-5107
9. ENGINEER/SURVEYOR: WRIGHT & ASSOCIATES
209 1ST AVE. SOUTH
CONOVER, NC 28613
(828) 465-2205
10. PARKING SPACES REQUIRED: CONDOMINIUM UNITS: 2/UNIT
126 UNITS X 2 = 252 SPACES
RESTAURANT: 7500 SF X 10/1000 SF= 75 SPACES
TOTAL: 327 SPACES
11. PARKING SPACES PROVIDED: 330 TOTAL INCLUDING 8 H/C SPACES
12. WATERSHED: WS-IV (CA) (HIGH DENSITY 50% MAX. USE ENGINEERED MEASURES)
PROP. IMPERVIOUS AREA PLANNED: 5.93 AC±
PROP. IMPERVIOUS PERCENTAGE: 34.2%
13. TREAT STORM WATER UTILIZING COMBINATION OF BIORETENTION & UG STORAGE
13. PROPERTY TO BE SERVED BY CITY OF HICKORY WATER AND SEWER SYSTEM
14. A PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE FLOOD HAZARD ZONE AS SHOWN ON FLOOD PANEL 37104607001 (9/05/07)
15. FLOOD AREA RATIO: TOTAL FLOOD AREA= 101,420 SF; FAR: 0.13 (MAX IS 0.50)
16. COMMENTS: 1. 126 UNITS X 2500 SF/UNIT= 723 AC. MINIMUM OPEN SPACE REQUIREMENT WILL BE MET BY UTILIZING ON SITE REFORESTED AREAS, SIDEWALKS, CLUBHOUSE AND POOL AREAS. OPEN SPACE PROVIDED: 9.70 ACRES.

No.	REVISIONS	DATE	BY

DESIGNED	MAW
DRAWN	MAW
CHECKED	RHW
PROJECT MANAGER	MAW



WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-5290
209 1ST AVE SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE

PROJECT:	
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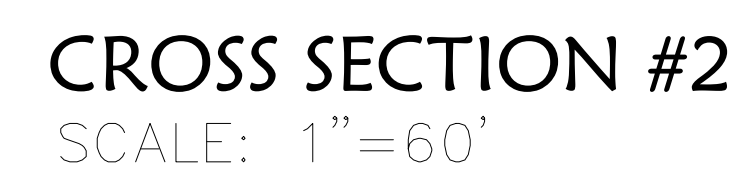
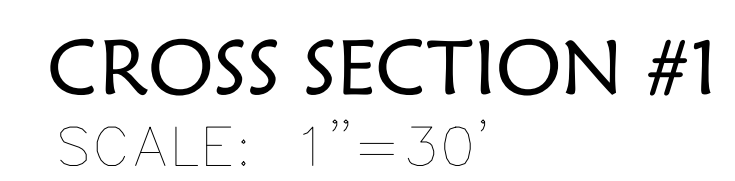





Catawba County

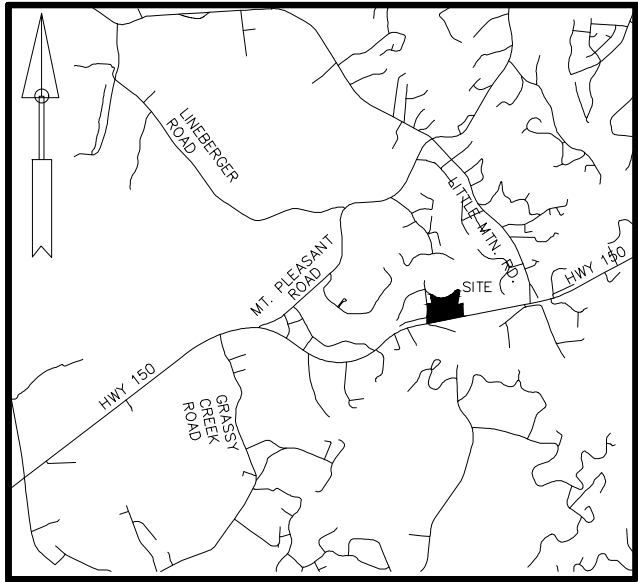
North Carolina

CONCEPT PLAN

DATE: JULY 16, 2020	
JOB NO.: 1415-001	
	DRAWING NO.: 1415001A
SHEET	C1



				DESIGNED <u>MAW</u> DRAWN <u>MAW</u> CHECKED <u>RHW</u> PROJECT MANAGER <u>MAW</u>			WRIGHT & ASSOCIATES ENGINEERS & SURVEYORS LICENSE# C-5290 209 1ST AVE SOUTH CONOVER, NC 28613 (828) 465-2205 OFFICE	PROJECT: 	DATE: JULY 16, 2020 JOB NO.: 1415-001 DRAWING NO.: 1415001A	SITE CROSS SECTIONS	SHEET C2
NO.	REVISIONS	DATE	BY								



VICINITY MAP
NOT TO SCALE

FOR REVIEW ONLY

APPROVAL CERTIFICATE FOR RECOMBINATION OF LAND PLAT

I CERTIFY THAT TO THE BEST OF MY ABILITY I HAVE DETERMINED THAT THE PLAT SHOWN HEREON IS EXEMPT FROM CATAWBA COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY PLATTED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS OF THE COUNTY AS SHOWN IN THE UNIFIED DEVELOPMENT ORDINANCE.

DIRECTOR OF PLANNING OR DESIGNEE DATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF CATAWBA COUNTY.

OWNER DATE

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

AND STATE, DO HEREBY CERTIFY THAT A NOTARY PUBLIC FOR SAID COUNTY PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE (OR SHE) IS MANAGER OF MAGNOLIA COVE, A LLC, AND THAT, HE (OR SHE), AS BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE LLC.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE DAY OF 20

NOTARY

MY COMMISSION EXPIRES: 20 (SEAL)

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION THIS 16th DAY OF JULY, 2020.

PLS
LICENSE NO.= L-5256

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 PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN THE WS-(V)(CA) WATERSHED.

RECOMBINATION PLAT:
VINEWOOD

JULY 16, 2020

17.304 ACRES± IN TOTAL AREA

AREA BY DOUBLE MERIDIAN DISTANCE

MOUNTAIN CREEK TOWNSHIP

CATAWBA COUNTY, NORTH CAROLINA

DEVELOPER: BLACKSTONE DEVELOPMENT GROUP LLC

4196 KING WILKINSON ROAD

LINCOLTON, NC 28092

(336) 324-5107

ZONING CLASS: PD

TAX PARCEL NUMBERS: 460717000201, 369720906356, 460717003413 & 460717003369

DEED BOOK: 2759/1045; 3388/817; 3178/1047; 1954/153

1. THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.

2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED

3. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED

4. SMALL AREA PLAN : SHERRILLS FORD



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	54.597	346.830	009.0193	S63° 40' 42.54"E	54.54
C2	122.007	347.000	020.1454	S79° 15' 35.15"E	121.38
C3	386.301	653.387	033.8749	N73° 45' 14.19"E	380.70
C4	72.512	500.000	008.3093	N52° 39' 42.64"E	72.45
C5	59.618	120.000	028.4656	S62° 44' 24.07"W	59.01
C6	60.056	30.000	114.6985	N45° 40' 40.56"W	50.52
C7	26.878	1000.000	001.5400	S10° 54' 04.64"W	26.88

WRIGHT
&
ASSOCIATES

WRIGHT & ASSOCIATES
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, 2020

APPROVED BY: MAW FILE: 1263-001

SCALE: 1" = 60'

REVISION:

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

I, REVIEW OFFICER OF CATAWBA COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

CERTIFICATE OF SURVEY AND ACCURACY:
I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3091 PAGE 426, ETC.). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16th DAY OF JULY, A.D., 2020.

Miles A. Wright
SURVEYOR

L-5256
LICENSE NUMBER

SEAL
L-5256
MILES A. WRIGHT
SURVEYOR