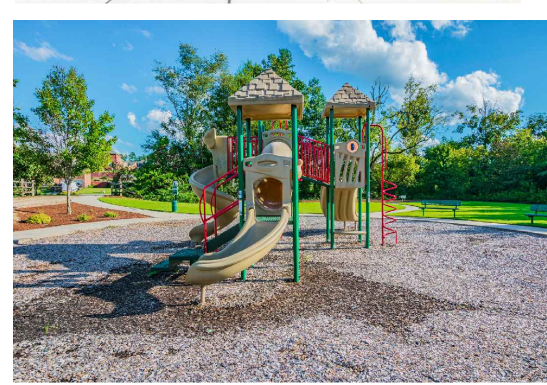
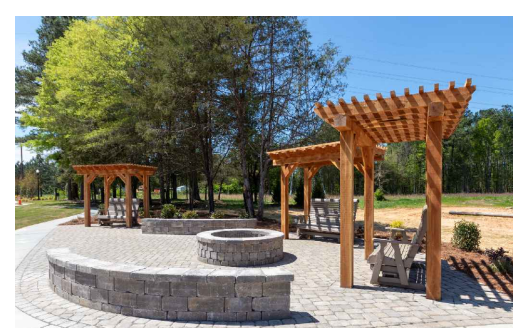
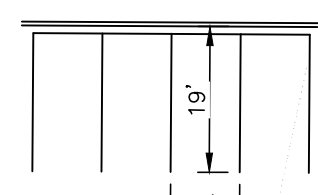




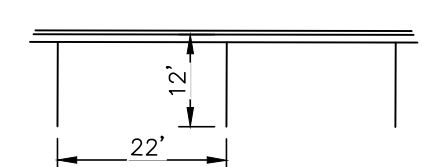
SIGN TO BE ILLUMINATED
UPWARD FROM IN GROUND
LIGHTING



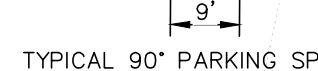
POSSIBLE AMENITY AREA EQUIPMENT



AMENITY AREAS



TYPICAL PARALLEL PARKING SPACE



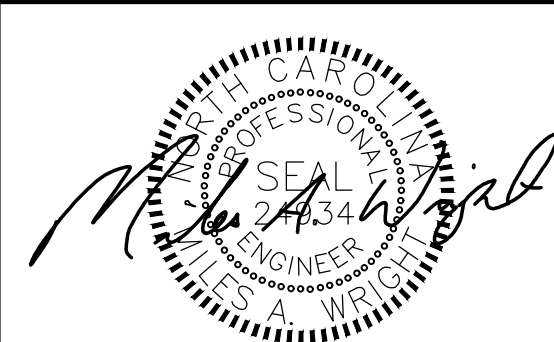
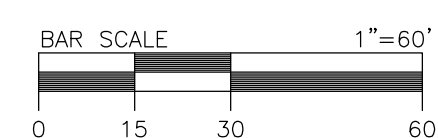
TYPICAL 90° PARKING SPACE

GENERAL NOTES:

1. EXISTING ZONING JURISDICTION: CATAWBA COUNTY
2. TOTAL LAND AREA= 14.47 AC±
3. TAX PARCEL NUMBERS: 460717000201
4. ZONING: PD-CD
5. PROPOSED USE: MULTI FAMILY (TOWNHOMES & CONDOMINIUMS)
6. SETBACKS:
 - a. PROJECT BOUNDARY: 50'
7. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAYS OR EASEMENTS NOT OBSERVED.
8. DEED BOOK: 3388/817
9. DEVELOPER: SINACORI BUILDERS
10100 PARK CEDAR DRIVE #166
CHARLOTTE, NC, 28210
(336) 324-5107
9. ENGINEER/SURVEYOR: WRIGHT & ASSOCIATES
209 1ST AVE. SOUTH
CONOVER, NC 28613
(828) 465-2205
10. PARKING SPACES REQUIRED: TOWNHOMES & CONDOMINIUM UNITS: 2/UNIT
100 UNITS X 2 = 200 SPACES
11. PARKING SPACES PROVIDED: 382 TOTAL
12. WATERSHED: WS-IV (CA) (HIGH DENSITY 50% MAX. USE ENGINEERED MEASURES)
PROP. IMPERVIOUS AREA: 100 UNITS X 2000 SF/UNIT = 278 AC±
PROP. IMPERVIOUS PERCENTAGE: 33.1%
TREAT STORM WATER UTILIZING COMBINATION OF SAND FILTER AND/OR 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. FLOOR AREA RATIO: TOTAL FLOOR AREA = 274,185 SF; FAR: 0.43 (MAX IS 0.50)
16. COMMON OPEN SPACE: 100 UNITS X 2500 SF/UNIT = 5.73 ACRES. COMMON OPEN SPACE REQUIREMENT WILL BE MET BY UTILIZING ON IN OPEN SPACE, AMENITY AREAS, SIDEWALKS, AND PORCHES, OPEN SPACE PROVIDED: 5.75 ACRES
17. STREET LIGHTING WILL BE PROVIDED; STREET LIGHTING TO MEET MUC-O STANDARDS

[illegible]

DESIGNED	<u>MAW</u>
DRAWN	<u>MAW</u>
CHECKED	<u>RHW</u>
PROJECT MANAGER	<u>MAW</u>



10/06/21



WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-5290

209 1ST AVE SOUTH
CONOVER, NC 28613

(828) 465-2205 OFFICE

PROJECT:



Catawba County

North Carolina

CONCEPT PLAN

DATE: OCTOBER 6, 2021	
JOB NO.: 1415-001	
	DRAWING NO.: 1415001A
SHEET	C1