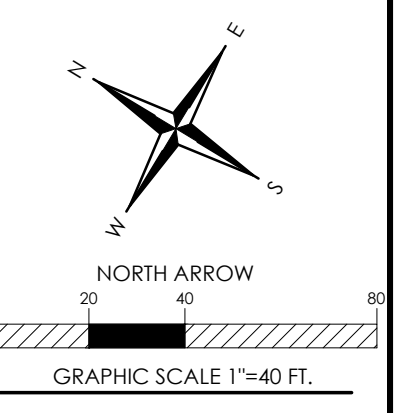


VICINITY MAP
SCALE: N.T.S.

HensonFoley
 Landscape Architecture | Civil Engineering
 121 Gilead, Huntersville, NC 28078
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 NC ENGINEERING BOARD LICENSE #: C0391
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



SITE DATA TABLE	
PARCEL ID	368612964594
LOCATION	NO ADDRESS; E NC 150 HWY
JURISDICTION	CATAWBA COUNTY
OWNER	DRUM CELIA MAY / DRUM FLETCHER
	PO BOX 153
	TERRELL NC 28682-0153
DEVELOPER	LEGACY POINTE PROPERTIES
ZONING	EXISTING: R-20 / PROPOSED: PD
OVERLAY DISTRICT	MUC - O
TOTAL PARCEL AREA	4.95 AC - 215,622 SF
PROPOSED USE	INDOOR STORAGE
PROPOSED BUILDING PRODUCT	3-STORY STORAGE
MAXIMUM FAR REQUIRED	0.5
FAR PROVIDED	0.49 (107,800 SF / 215,622 SF)
MIN. FRONT / STREET SETBACK	35'
MIN. SIDE SETBACK	35'
MIN. REAR SETBACK	35'
BUILDING SIZE	107,800 SF
PARKING SPACES REQUIRED	10
PARKING SPACES PROVIDED	10
REQUIRED SPACE FOR LANDSCAPING AND PEDESTRIAN USE	15% (0.74 AC)
FEMA MAP NUMBER	3710368600J
FEMA MAP DATE	09/05/2007
WATERSHED	WS-IV (PROTECTED AREA)
SOIL TYPES	CaB(30%)CaC(30%)AsC(30%)WdE (10%)
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	215,622 SF	4.95 AC	N/A
PROPOSED BUILDING	35,900 SF	0.82 AC	16.65 %
PROPOSED PAVEMENT	8,549 SF	0.20 AC	3.96 %
PROPOSED CONCRETE	8,610 SF	0.20 AC	3.99 %
MISC IMPERVIOUS	2,862 SF	0.07 AC	1.33 %
TOTAL IMPERVIOUS	55,921 SF	1.28 AC	25.93 %
TOTAL PERVIOUS	159,701 SF	3.67 AC	74.07 %
LOW DENSITY W/ NO CURB AND GUTTER MAX ALLOWABLE BUA = 36%			
HIGH DENSITY MAX ALLOWABLE BUA = 70%			
LOW DENSITY OPTION TO BE USED			

CATAWBA STORAGE
 PARCEL ID 368612964594
 DENVER 28037
 REZONING PLAN

REVISIONS:

NO.	DATE	DESCRIPTION

RENDER BASE.DWG
 PROJECT NUMBER: 222021
 DATE: 03/08/2022 DRAWN BY: TSF
 C01 C01
 SHEET OF