

SEALS:



APPLICANT/DEVELOPER:



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 SHERILL'S FORD RD.
SHERILL'S 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: 2020.05.11

PROJECT: 19-043

REVISIONS:

2023-01-13 RELOCATE TRAIL
TO AVOID STREAM CROSSING

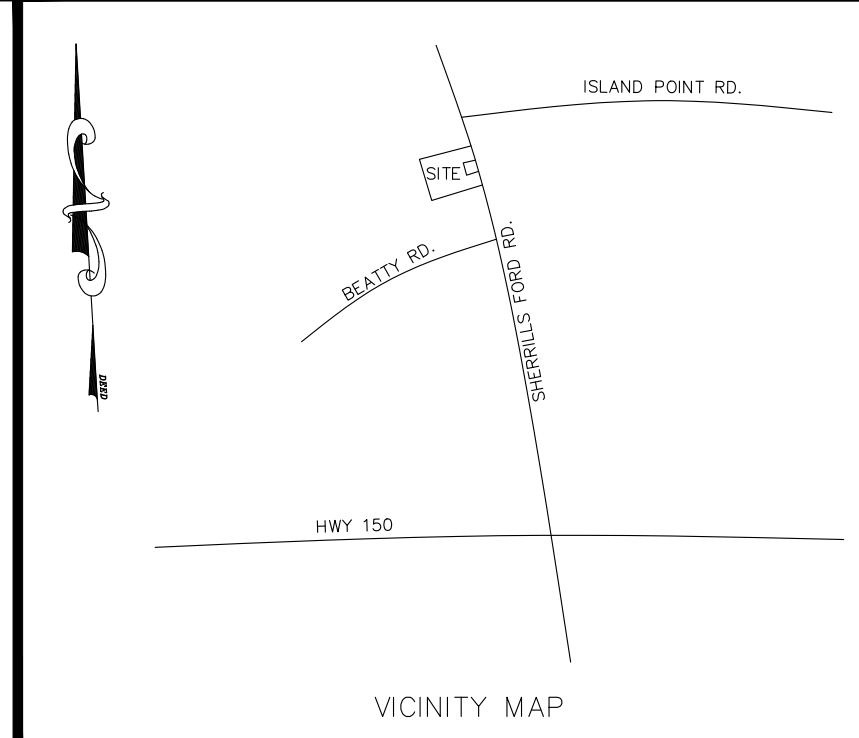


SHEET TITLE:
REZONING SITE PLAN
(TRAIL REVISION)

SCALE: 1" = 100'

SHEET NO.:

RZ-1.00



OVERALL SITE DATA:

PARCEL INFORMATION:

- PARCEL ID: 460802857424
- PARCEL ADDRESS: 8331 SHERILL'S FORD RD, 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 SET 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): 0.0%
PERCENTAGE OF EXISTING BUA: 0%
PROPOSED BUILT UPON AREA (BUA): 39.7040± SF
PERCENTAGE OF PROPOSED BUA: 22.99%
SOILS: TO BE DETERMINED C&G, C&G, P&E
DISTURBED AREA: 31.15± AC

SURFACE WATER CLASSIFICATIONS:

STREAM INDEX: 11-86
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: 15.02± AC
PROVIDED PERCENTAGE: 37.88%
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:

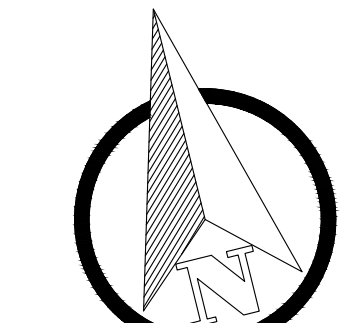
STREETS: 4,580± LF
SEWER: 4,985± LF
WATER: 4,145± LF
FORCE MAIN: 3,745± LF

FLOODPLAIN:

THERE ARE NO MAPPED SFHA ON-SITE ACCORDING TO FIRM
MAP3710460800J DATED SEPTEMBER 5, 2007

STORM DRAINAGE PIPING NOTES:

- CONTRACTOR MAY SUBSTITUTE POLYPROPYLENE PIPE (PP) THAT MEETS
AASHTO M330 FOR RCP STORM DRAINAGE PIPING PER NCDOT PIPE
SELECTION GUIDE.
- MINIMUM COVER OF 2' REQUIRED FOR PP PIPE, MEASURED FROM THE
BOTTOM OF THE PAVEMENT STRUCTURE TO THE TOP OF PIPE.
- ALL MATERIALS, INSTALLATION, & TESTING MUST COMPLY WITH NCDOT
STANDARDS & SPECIFICATION.
- ALL DRAINAGE MATERIALS MUST BE STAMPED APPROVED BY "NCDOT
MATERIALS AND TEST UNIT" THAT ARE TO BE USED FOR PROPOSED
STATE ROADS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & SPECIFICATIONS FOR
STORM DRAINAGE PIPES & STRUCTURES TO THE ENGINEER.
- AFTER CONSTRUCTION, THE PE CERTIFICATION ALSO MUST VERIFY THAT
APPROVED MATERIALS WERE USED.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

PLAN PURPOSE STATEMENT:

- THIS SUBDIVISION HAS BEEN RECORDED AND THE BUILDINGS ARE UNDER
CONSTRUCTION.
- THE INTENT OF THIS PLAN IS ONLY TO REVISE THE PROPOSED LOCATION
OF THE WALKING TRAIL TO AVOID A STREAM CROSSING. NO OTHER
CHANGES TO THE APPROVED, CONSTRUCTED, AND PLATTED PLANS ARE
PROPOSED.

N/F
RODNEY B SCHELL
AND REBECCA M TOLSON
TAX PARCEL
460802961289
D.B. 2043 PG. 1222
P.B. 30 PG. 43

N/F
JERRY Y BEATTY
TAX PARCEL
460802773021
D.B. 2413 PG. 577
P.B. 14 PG. 23

N/F
8331 SHERILL'S FORD, LLC
TAX PARCEL
460802851717
D.B. 3452 PG. 1029
P.B. 56 PG. 177

N/F
BRET K AND
SHARON E AKERS
TAX PARCEL
460802956736
D.B. 1969 PG. 1423
P.B. 57 PG. 81

N/F
JEREMY M
CATHERINE D WEBB
TAX PARCEL
460802954293
D.B. 3276 PG. 1999
P.B. 71 PG. 1

N/F
JOHN W AND
PATRICIA A BROTHERTON
TAX PARCEL
460802773021
D.B. 3107 PG. 1829

FORMERLY
PROPOSED TRAIL
LOCATION, LENGTH:
669 LINEAR FEET
FROM POINT A TO
POINT B.

NEW PROPOSED
TRAIL LOCATION,
LENGTH: 1240 LINEAR
FEET FROM POINT A
TO POINT B.

UTILITY NOTES:

- WATER AND SANITARY SEWER ARE TO BE PUBLIC.
- WATER & SANITARY SEWER WILL BE OPERATED AND MAINTAINED BY CITY OF
HICKORY UTILITIES. THE SYSTEMS WILL BE OWNED BY CATAWBA COUNTY.
- THE LIFT STATION AND FORCE MAIN ARE TO BE PUBLICLY OWNED, MAINTAINED, &
OPERATED.
- 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.
- HOMEBUILDER TO ENSURE THAT WATER METER & SEWER CLEANOUT IS NOT
LOCATED WITHIN THE DRIVEWAY. WATER & SEWER SERVICES TO BE LOCATED AT
THE CENTER OF EACH LOT, UNLESS OTHERWISE INDICATED.

ROADWAY NOTES:

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

GENERAL CONSTRUCTION NOTES:

- 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.
- 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.
- CONTRACTOR MUST COORDINATE RELOCATION OF ANY EXISTING UTILITIES WITH
THE APPROPRIATE UTILITY COMPANY.
- BOUNDARY & TOPOGRAPHY INFORMATION PROVIDED BY:
GREEN MOUNTAIN ENGINEERING, PLLC.
- 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.

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 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.

STREET TREES NOTE:

STREET TREES TO BE PLACED A MINIMUM OF 50' ON CENTER ALONG PROPOSED
PUBLIC RIGHT-OF-WAYS AND SHERILL'S FORD RD. PER CATAWBA COUNTY UDO
SECTION 44-523.

FINAL PLAT APPROVAL NOTES:

- DEED RESTRICTIONS FOR TRAIL EASEMENTS, CONNECTIONS, AND OPEN SPACE
TO THE PUBLIC.
- APPROVAL FROM CATAWBA COUNTY AND CITY OF HICKORY FOR PUBLIC WATER
AND SEWER CONNECTION; SEWER EASEMENT/PUMP STATION SITES TO BE
DEEDED TO THE COUNTY.
- COUNTY ATTORNEY'S APPROVAL OF THE PORTION OF THE HOMEOWNER'S
ASSOCIATION AGREEMENT RELATED TO COMMON OPEN SPACE, ROADS, ANY
AMENITIES AND THE MAINTENANCE THEREOF.
- SUBMITTAL OF A FINAL PLAT MEETING ALL REQUIREMENTS OF THE CODE.

GENERAL DESIGN NOTES:

- TOPSOIL BERMS MAY BE ADDED.
- STREAM LOCATIONS BASED ON FEMA FIRM PANEL AND CATAWBA
COUNTY GIS, SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED
PRIOR TO COMMENCEMENT OF ANY SITE WORK.
- ACCESS TO SHERILL'S FORD ROAD WILL REQUIRE NCDOT PLAN
& PERMIT REVIEW & APPROVAL.
- ALL STREET NAMES HAVE BEEN APPROVED.

BUILT UPON AREA (BUA):

EX. BUILT UPON AREA:

NO EXISTING BUA PRESENT.

PROPOSED BUILT UPON AREA:

ROADWAY: 97,764± SF (2.24± AC)

SIDEWALK: 21,066± SF (0.48± AC)

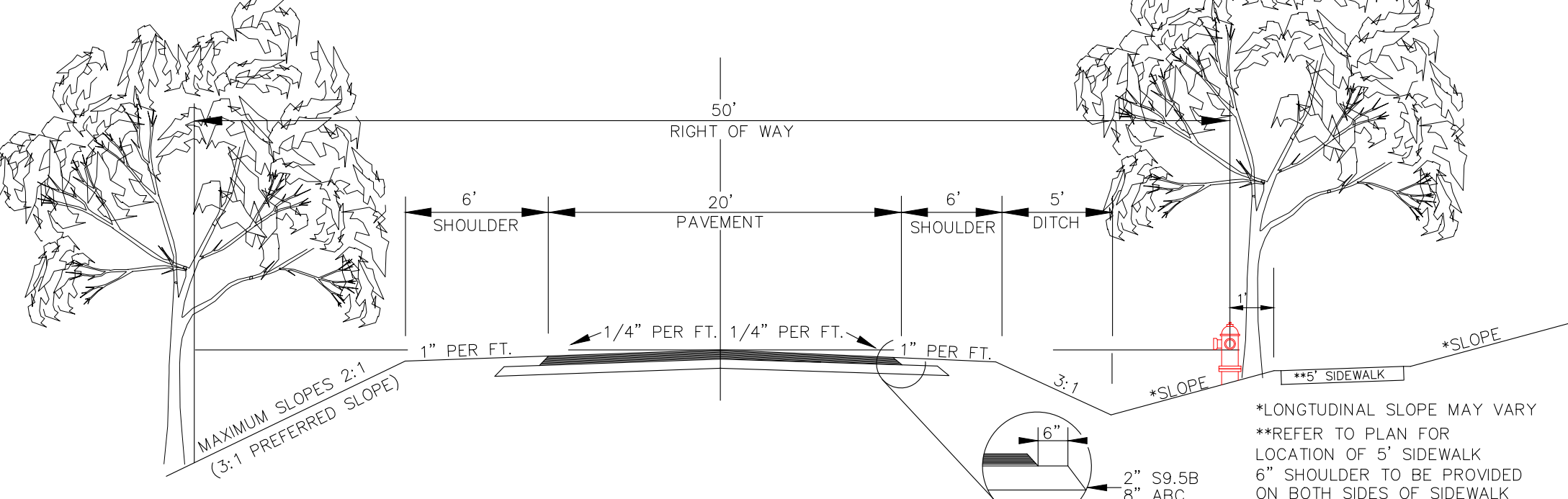
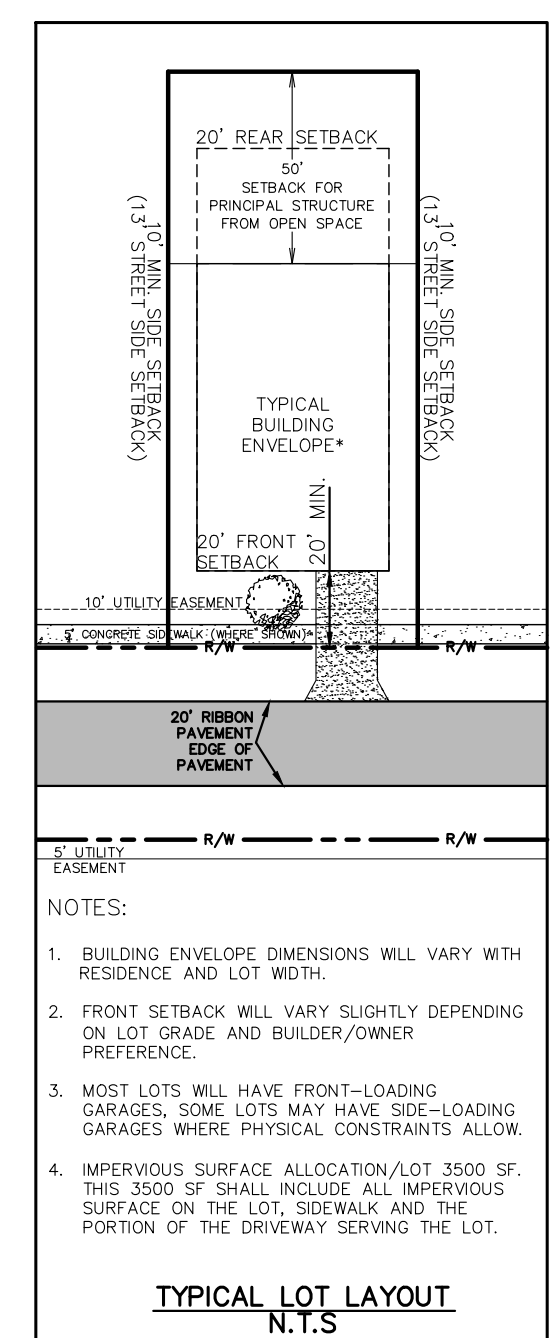
CONCRETE: 850± SF+LIFT STATION:900± SF = 1750± SF (0.04± AC)

BUA ALLOCATION PER LOT: 4,000 x 89 = 356,000± SF (8.17± AC)

TOTAL BUA: 448,215± SF (10.93± AC) 27.57%

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.



LOCAL RESIDENTIAL ROAD
TERRAIN CLASSIFICATION = ROLLING