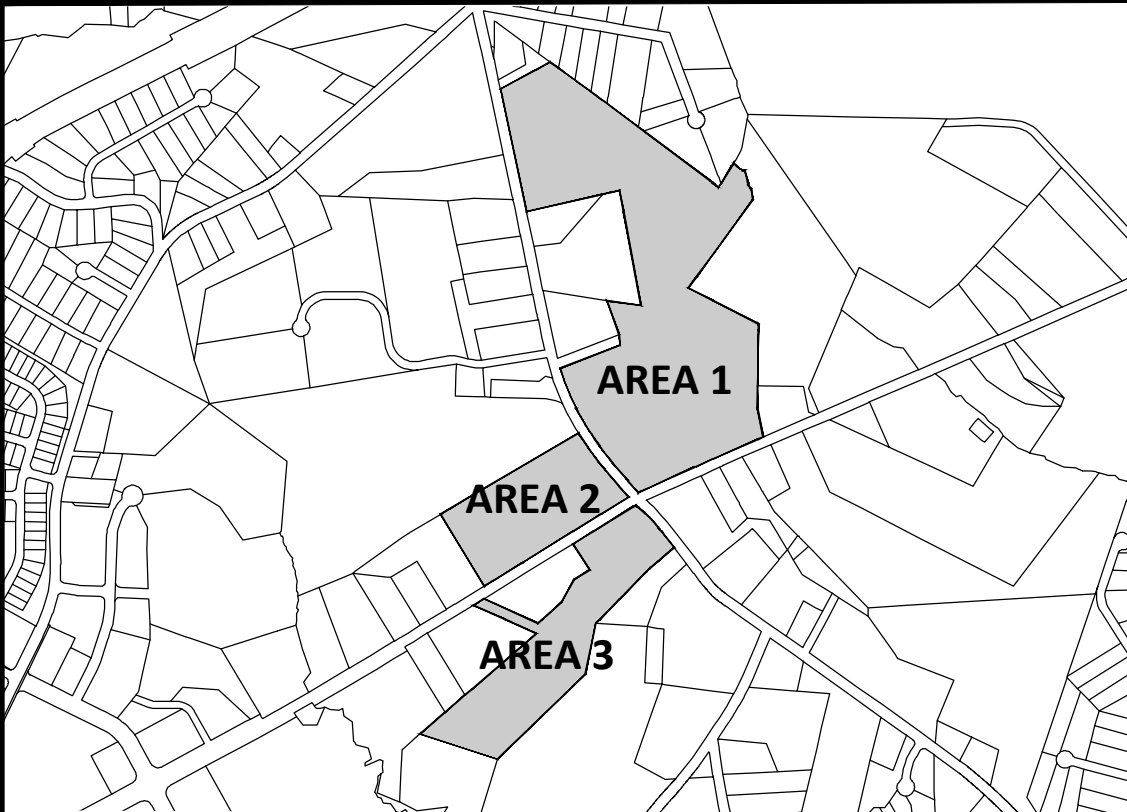


TERRELL TOWN CENTER

CONCEPT SITE PLAN

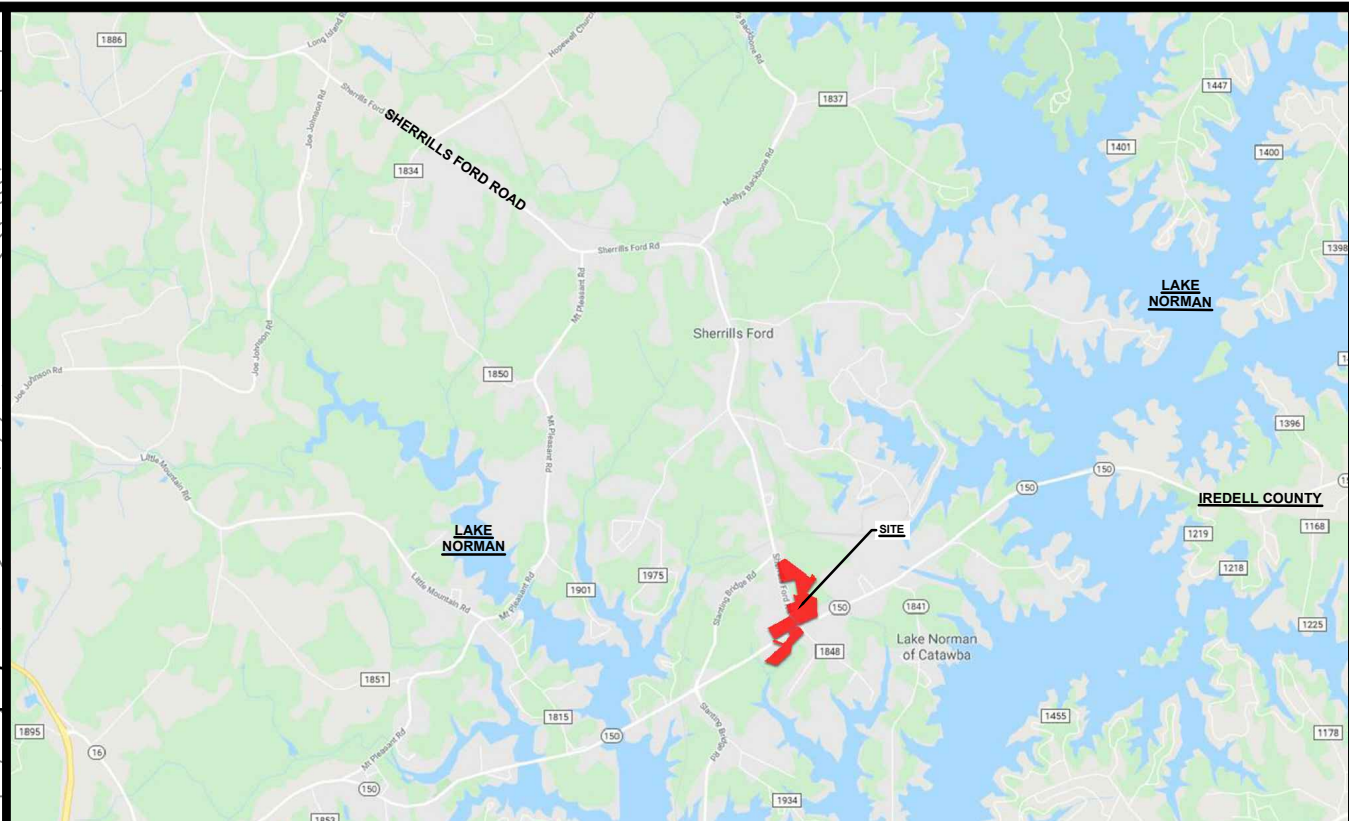
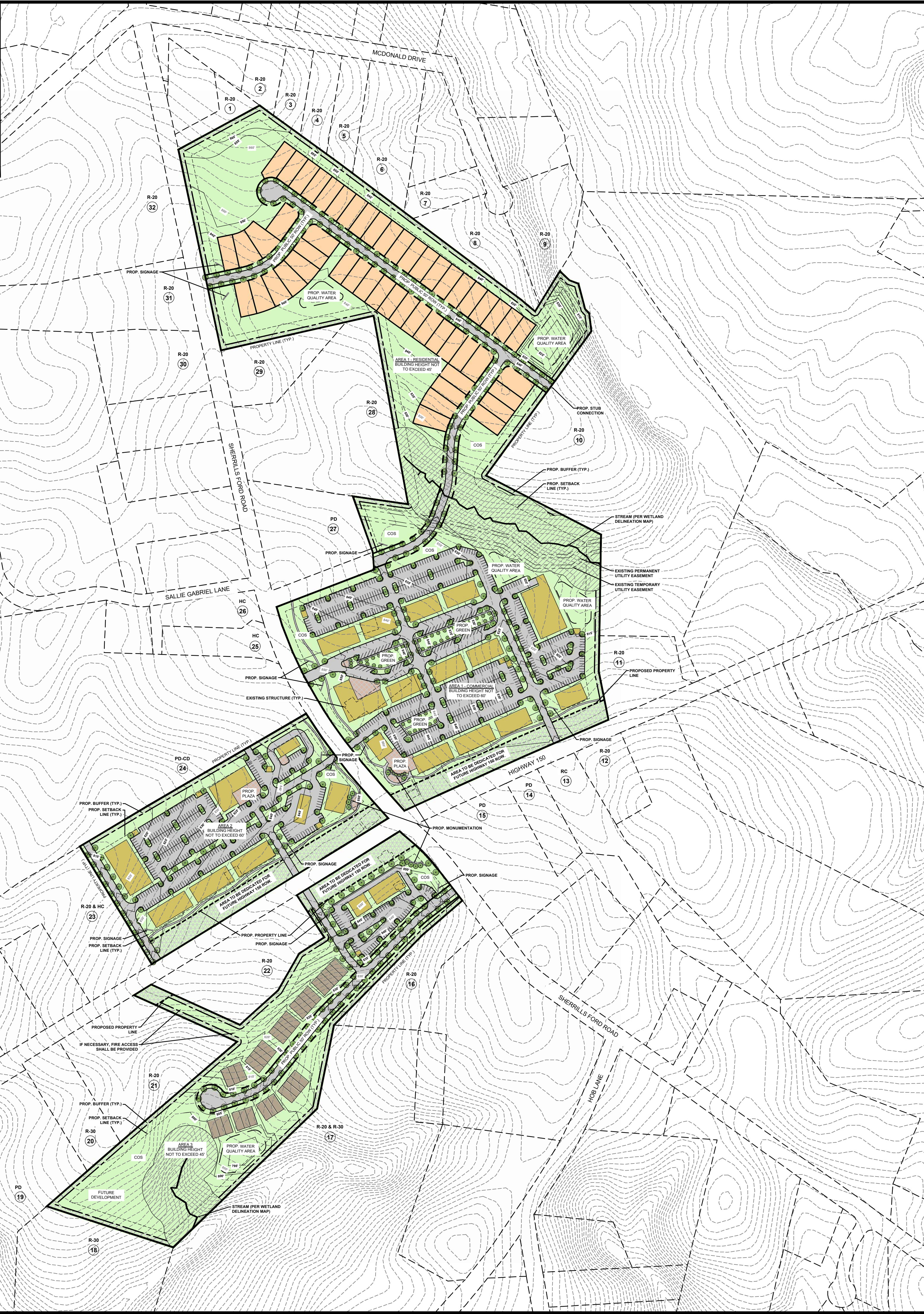
Located In:
Catawba County, North Carolina

KEY MAP:



Terrell Town Center Planned Development Conditional District (PD-CD) Development Conditions			
	Area 1	Area 2	Area 3
Total Acreage (Acres)	Approx. 41.24 AC Max 141,000 SF Commercial	Approx. 10.25 AC Max 76,000 SF Commercial	Approx. 46.37 AC Max 11,000 SF Commercial
Proposed Uses	Max 400 2nd/3rd Floor Multi-Family Units Max 50 Single Family Detached	Max 48 2nd/3rd Floor Multi-Family Units Density based on combined development acreage	Max 50 Attached Townhomes Density based on combined development acreage
Maximum Dwelling Units Per Acre	Max 10 DU/AC for Residential Use - Density based on combined development acreage	Max 10 DU/AC for Residential Use - Density based on combined development acreage	Max 10 DU/AC for Residential Use - Density based on combined development acreage
Minimum Lot Area (SF)	N/A for Commercial, 6,000 SF for Single Family Detached	N/A	N/A
Minimum Lot Width (FT)	N/A for Commercial, 50' for Single Family Detached	N/A	N/A for Commercial, 22' for Attached Townhomes
Front Setback (FT)	Commercial: 25' from highway, 20' from external street, 15' from internal street, 10' from parking Detached Residential: 20'	Commercial: 25' from highway, 20' from external street, 15' from internal street, 10' from parking	Commercial: 25' from highway, 20' from external street, 15' from internal street, 10' from parking Attached Residential: 20'
Side Setback (FT)	Commercial: 50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development Detached Residential: 5'	Commercial: 50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development	Commercial: 50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development Attached Residential: N/A, 15' building separation
Rear Setback (FT)	Commercial: 50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development Detached Residential: 20', 40' from any exterior property line that adjoins single family use or zoning	Commercial: 50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development	Commercial: 50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development Attached Residential: 20', 40' from any exterior property line that adjoins single family use or zoning
Building Height (FT) Not to Exceed	Commercial: 60' Detached Residential: 45'	60'	Commercial: 45' Attached Residential: 45'

* Parking, drive aisles, private streets, and public streets may encroach into setbacks.
** Concept Site Plan is conceptual and subject to change. Uses, size and shape of building footprints, and parking configurations shall be flexible within the boundaries of this rezoning petition, so long as overall square footage of buildings and residential unit counts don't exceed the maximums outlined in the Table above



Vicinity Map

Not to Scale



Adjacent Property Owners	PID:	Owner:	Zoning:
1	461701174658	PROVIDENCE ROAD BAPTIST CHURCH OF MAIDEN NC INC	R-20
2	461701175892	CATAWBA LAND BANK LLC & POINDEXTER MARCUS	R-20
3	461701177708	GABRIEL DAVID FRANKLIN	R-20
4	461701178704	CATAWBA LAND BANK LLC & POINDEXTER MARCUS	R-20
5	461701178790	ROYSTER JANICE G	R-20
6	461701270644	FREE VERNITA DIANNE GABRI	R-20
7	461709272461	NORTH CAROLINA FARM LANDS LLC & POINDEXTER MARCUS	R-20
8	461709273284	NORTH CAROLINA FARM LANDS LLC & POINDEXTER MARCUS	R-20
9	461710276302	ROYSTER WILLIAM FREDRICK & ROYSTER JANICE G	R-20
10	461710269621	HOWARD KERMIT LEE HEIRS	R-20
11	461710258771	HOWARD KERMIT LEE HEIRS	R-20
12	461710258324	KUNKLEMAN GROUP THE	R-20
13	461710256279	WAGNER DAPHNE R	R-C
14	461710255177	LINEBERGER CARROLL G SR & LINEBERGER SHELIA H	PD
15	461709254100	LINEBERGER CARROLL G SR & LINEBERGER SHELIA H	PD
16	461713241669	STUTTS JANICE SHERRILL HEIRS	R-20
17	461713138733	BEATTY SHIRLEY VIRGINIA HEIRS	R-20 & R-30
18	461713130523	HUDSON CHARLES DAVID & HUDSON JEANIE K	R-30
19	461713036989	WHITEROCK GROUP LLC	PD
20	461713049129	HELTON CARROL E & HELTON LETA CAROL	R-30
21	461713141369	STEWART ERNEST EUGENE & STEWART MARY C	R-20
22	461713145761	ROTH MICHAEL DENNIS & ROTH DIANNE H	R-20 & HC
23	461713048911	TYSON SURE-SAFE LLC	PD-CD
24	461709058372	BBC GABRIEL LLC	HC
25	461709154802	PYLE EBEN CHARLES	HC
26	461709153972	PYLE EBEN CHARLES	HC
27	461709167220	CATAWBA COUNTY	PD
28	461709168528	MYERS RICHARD JOSEPH	R-20
29	461709166719	BROWN CLAY N & BROWN TAMIYA J	R-20
30	461709161779	MALVASO GINA MARIE	R-20
31	461709160988	NELSON BRIAN ALAN & NELSON LYNNE N	R-20
32	461701079593	NELSON BRIAN ALAN & NELSON LYNNE N	R-20

General Notes

- Base information received from Catawba County GIS information is preliminary in nature & should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this Concept Site Plan is considered to be preliminary in nature and subject to change and final verification.
- Draft - Do not rely on this document.

Floodplain Information

No floodplain on site - information obtained from FEMA FIRM Panels 3710461700K & 3710460700J effective date of study 03/18/2008 & 09/05/2007.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information obtained from "Waters of the US and Isolated Wetlands Delineation" prepared by Atlas Environmental Inc. dated October 8, 2019, "Waters of the US and Isolated Wetlands Delineation" prepared by Atlas Environmental Inc. dated October 14, 2019, and Catawba County GIS data. For purposes of preparation of this Concept Site Plan, any proposed wetland areas and stream features depicted on the Concept Site Plan are considered to be preliminary in nature. The Concept Site Plan will need to be revised once all agencies approve on-site wetland/stream and appropriate jurisdictional boundaries. The Concept Site Plan will need to be revised once all agencies approved on-site wetland/stream locations.

Access Points/Driveways/Streets

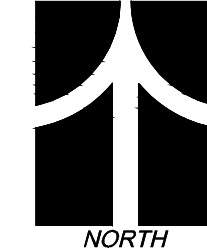
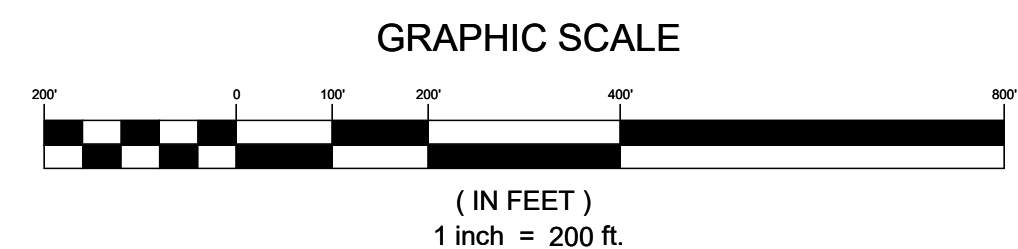
- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Catawba County Unified Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Proposed Water Quality Areas

Location of proposed water quality areas are conceptual and preliminary and still needs to be determined. The exact size and location of these areas will change as the applicant finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change.

Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-0446 (NC)
803-802-2440 (SC)
www.espaceassociates.com

CONCEPT SITE PLAN

TERRELL TOWN CENTER

PRESTIGE CORPORATE DEVELOPMENT LLC

PROJECT INFORMATION

PROJECT MANAGER: AB
DESIGNED BY: SW
DRAWN BY: SW
PROJECT NUMBER: DR26
ORIGINAL DATE: 01/10/2020
SHEET: 1 OF 2

