

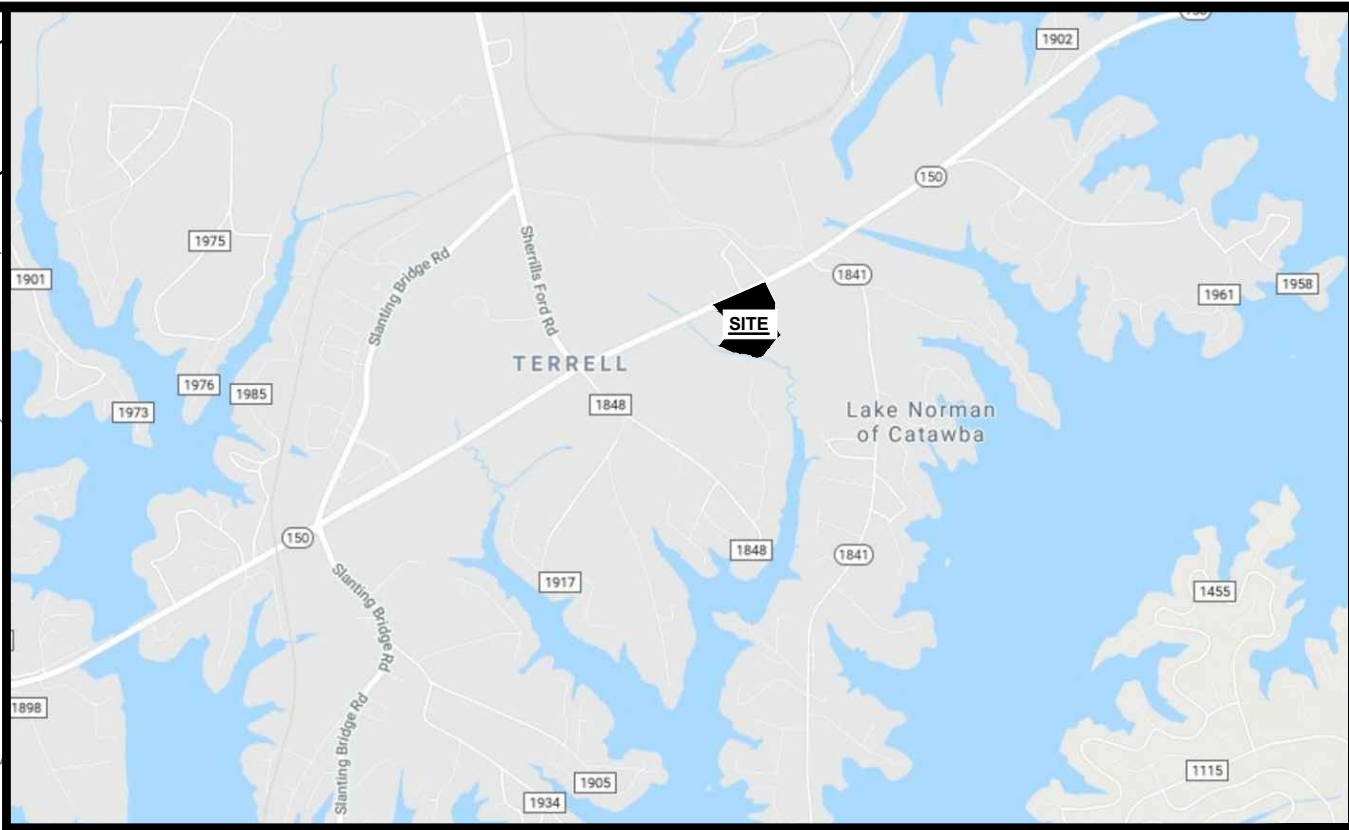
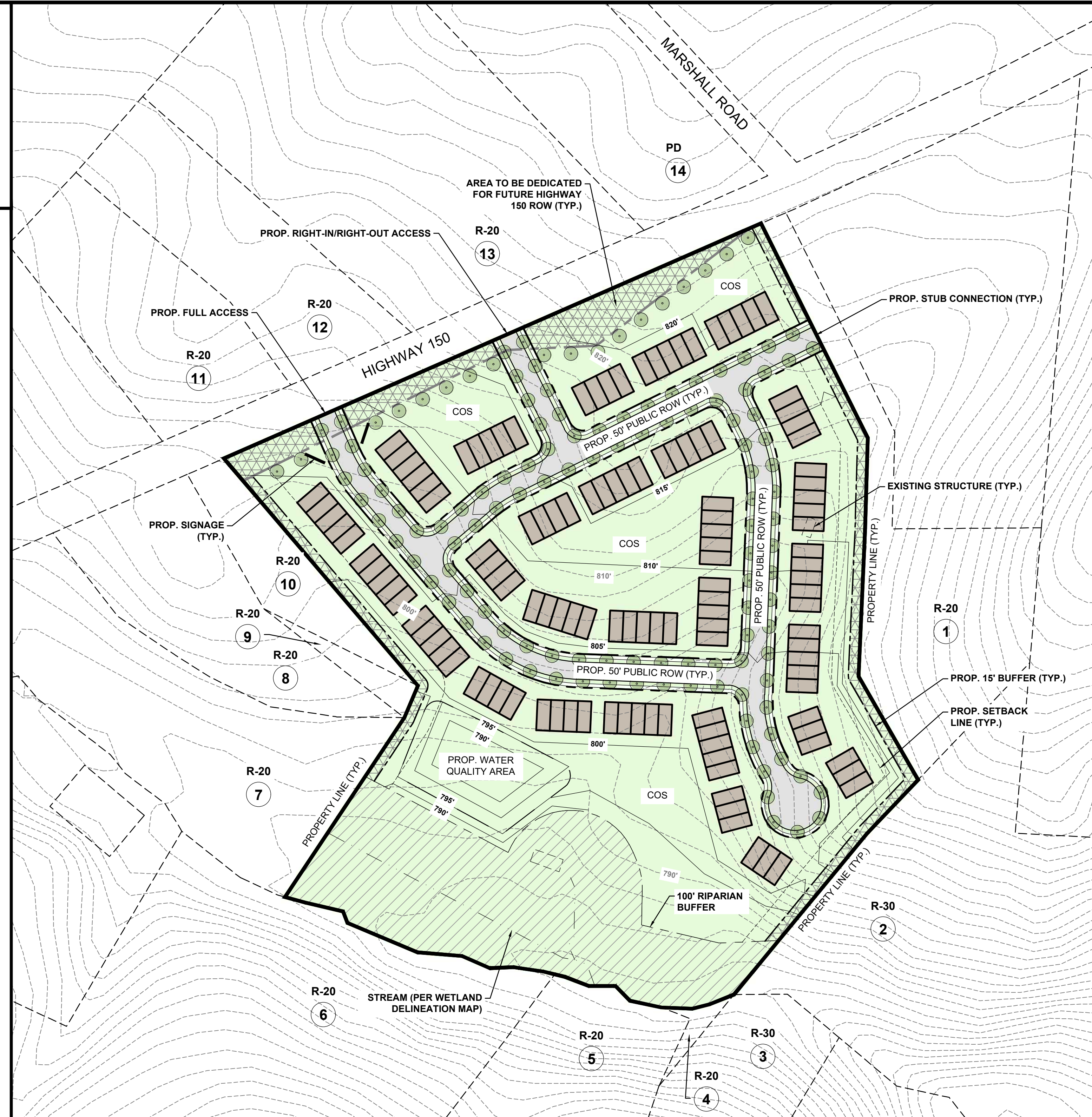
BEAVER CREEK

CONCEPT SITE PLAN

Located In:
Catawba County, North Carolina

BEAVER CREEK - DEVELOPMENT STANDARDS

- I. GENERAL PROVISIONS
 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL ZONING CONCEPT SITE PLAN ASSOCIATED WITH THE CONDITIONAL ZONING PETITION. THE PETITION FILED BY BBC BEAVER CREEK, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN ATTACHED TOWNHOME COMMUNITY ON APPROXIMATELY 17.39 ACRE SITE LOCATED WITH FRONTAGE ALONG NC HWY 150, DEPICTED ON THE ZONING CONCEPT SITE PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS TAX PARCEL NUMBER 461710458822.
 2. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL ZONING CONCEPT SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CATAWBA COUNTY UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").
 3. BASE INFORMATION PROVIDED BY CATAWBA COUNTY DATA.
- II. TRAFFIC/TRANSPORTATION
 1. VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING CONCEPT SITE PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL ZONING CONCEPT SITE PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE COUNTY AND/OR NCDOT FOR APPROVAL.
 2. AS DEPICTED ON THE CONDITIONAL ZONING CONCEPT SITE PLAN, THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 3. THE PETITIONER SHALL CONSTRUCT INTERNAL PUBLIC STREETS TO MEET NCDOT PUBLIC ROADWAY STANDARDS.
 4. PETITIONER SHALL CONSTRUCT INTERNAL SIDEWALKS FOR PEDESTRIAN USE AND ACCESSIBILITY, AS OUTLINED IN THE CATAWBA COUNTY UDO, SECTIONS 44-443.07 AND 44-518. SIDEWALKS SHALL MEET ADA REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
- III. STREETScape / LIGHTING / LANDSCAPING / UTILITIES
 1. STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CATAWBA COUNTY UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE UTILITIES & ENGINEERING DEPARTMENT. THE DEVELOPER SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE PUBLIC ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
 2. LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS, AS OUTLINED IN SECTIONS 44-443.09 AND 44-523(D-H).
 - a. STREET SIGNS SHALL BE CONSISTENT WITH CATAWBA COUNTY STANDARDS OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY THE COUNTY. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY COUNTY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.
 - b. TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUTE 136-30)
 - c. PROJECT SHALL FOLLOW SIGN REGULATIONS FOR PLANNED DEVELOPMENT, CATAWBA COUNTY UDO SECTION 44-443.12.
 - d. ENTRANCE MONUMENTATION SHALL MEET UDO REQUIREMENTS.
 - e. ENTRANCE MONUMENTATION AND ON-SITE SIGNS SHALL BE PERMITTED SEPARATELY.
 - f. ENTRANCE MONUMENTATION AND SIGN SIZES / LOCATIONS DEPICTED ON THE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 - g. WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CATAWBA COUNTY UTILITIES & ENGINEERING DEPARTMENT.
 - h. SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE COUNTY'S STANDARD SPECIFICATIONS AND DETAILS.
 - i. STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 40 LINEAR FEET OF ROAD FRONTAGE ON EACH SIDE OF THE STREET. EACH STREET TREE SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AT THE TIME OF INSTALLATION. SEE CATAWBA COUNTY UDO, SECTION 44-523(H).
 - j. PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.
- IV. OPEN SPACE
 1. THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING CONCEPT SITE PLAN, AND THAT MEETS THE REQUIREMENTS OUTLINED IN THE CATAWBA COUNTY UDO, SECTION 44-443.07.
- V. ENVIRONMENTAL FEATURES
 1. THE PETITIONER SHALL COMPLY WITH CATAWBA COUNTY STORMWATER MANAGEMENT STANDARDS. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL ZONING CONCEPT SITE PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS ZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 2. NO FLOODPLAIN ON SITE. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710461700K. EFFECTIVE DATE OF STUDY 03/18/2008.
 3. STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION OBTAINED FROM "WATERS OF THE US AND ISOLATED WETLANDS DELINEATION" PREPARED BY ATLAS ENVIRONMENTAL INC. DATED APRIL 6, 2020 AND CATAWBA COUNTY GIS DATA.
- VI. ARCHITECTURE
 1. WHERE PRACTICAL, BUILDINGS SHALL BE ORIENTED TOWARDS THE INTERNAL STREET SYSTEM TO REINFORCE THE STREETScape.
 2. ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING AS "FOUR-SIDED" ARCHITECTURE.
 3. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, CHANGE IN MATERIALS, BUILDING STEP BACKS, ARTWORK AND LANDSCAPING. BLANK WALLS SHALL COMPLY TO THE ORDINANCE.
 4. BUILDING HEIGHT SHALL NOT EXCEED 45'.
 5. ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.
 6. THE ARCHITECTURAL CHARACTER ASSOCIATED WITH THE BUILDING(S) TO BE LOCATED ON THE SITE SHALL ADHERE TO ARCHITECTURAL STANDARDS FOR PLANNED DEVELOPMENTS, AS OUTLINED IN SECTION 44.443.15 OF THE UDO.
- VII. PHASING
 1. THE SITE SHALL BE CONSTRUCTED IN 2-TO-3 PHASES. EXACT NUMBER AND TIMING OF PHASES SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT.
- VIII. AMENDMENTS TO ZONING PLAN
 1. FUTURE AMENDMENTS TO THE CONDITIONAL ZONING CONCEPT SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.
- IX. BINDING EFFECT OF THE ZONING DOCUMENTS AND DEFINITIONS
 1. IF THIS CONDITIONAL ZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONCEPT SITE PLAN AND THESE DEVELOPMENT STANDARDS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



Adjacent Property Owners	PID:	Owner:	Zoning:
1	461711552869	LUTZ PEGGY HOLDSCLAW	R-20
2	461711558317	BROWN RICHARD M, BROWN SANDRA K	R-30
3	461710459175	OGDEN LOUIS SHAUN	R-30
4	461710459237	UNKNOWN	R-20
5	461714347733	SHERRILL CHARLES MICHAEL, SHERRILL WILSON A II	R-20
6	461710359143	SHERRILL NELL M LFI, WRIGHT SUE M	R-20
7	461710451720	LUTZ SUE SHERRILL	R-20
8	461710452826	LUTZ SUE SHERRILL	R-20
9	461710454728	LUTZ SUE SHERRILL	R-20
10	461710453902	LUTZ SUE SHERRILL	R-20
11	461710460391	BROWN BETTY H LFI	R-20
12	461710462450	GODBOUT LINDA JO BROWN	R-20
13	461710465516	JURNEY CHARLES T, JURNEY CATHY I	R-C
14	461710467732	JIGIT ESTATE HOLDINGS LLC	PD

Beaver Creek Planned Development Conditional District (PD-CD) Development Conditions	
Total Acreage (Acres)	Approx. 17.39 AC
Proposed Uses	Max 130 Attached Townhomes
Maximum Dwelling Units Per Acre	Max 7.5 DU/AC
Minimum Lot Area (SF)	N/A
Minimum Lot Width (FT)	20' Wide Attached Townhomes
Front Setback (FT)	20'
Side Setback (FT)	N/A, 15' building separation
Rear Setback (FT)	20', 40' from any exterior property line that adjoins single family use or zoning
Building Height (FT)	Attached Residential: 45'
Not to Exceed	

* Sidewalks, driveways and public streets may encroach into setbacks.
** Concept Site Plan is conceptual and subject to change. Building placement, common open space locations and street configurations shall be flexible within the boundaries of this rezoning petition, so long as residential unit counts don't exceed the maximums outlined in the table above.

General Notes

1. Base information received from Catawba County GIS Information is preliminary in nature & should be verified for accuracy.
2. 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.
3. Draft - Do not rely on this document.

Floodplain Information
No floodplain on site - information obtained from FEMA FIRM Panel 3710461700K. Effective date of study 03/18/2008.

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 April 6, 2020 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

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. 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.

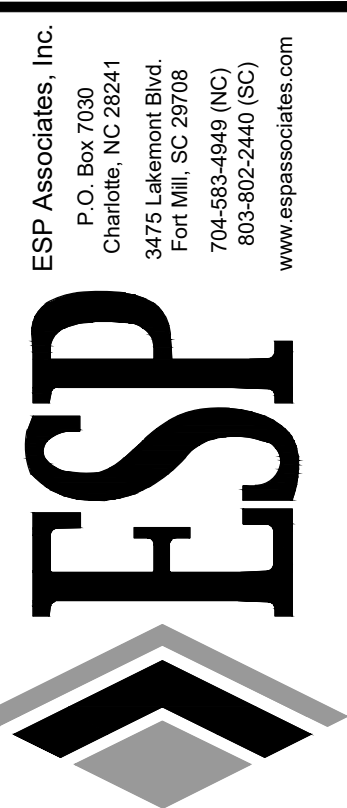
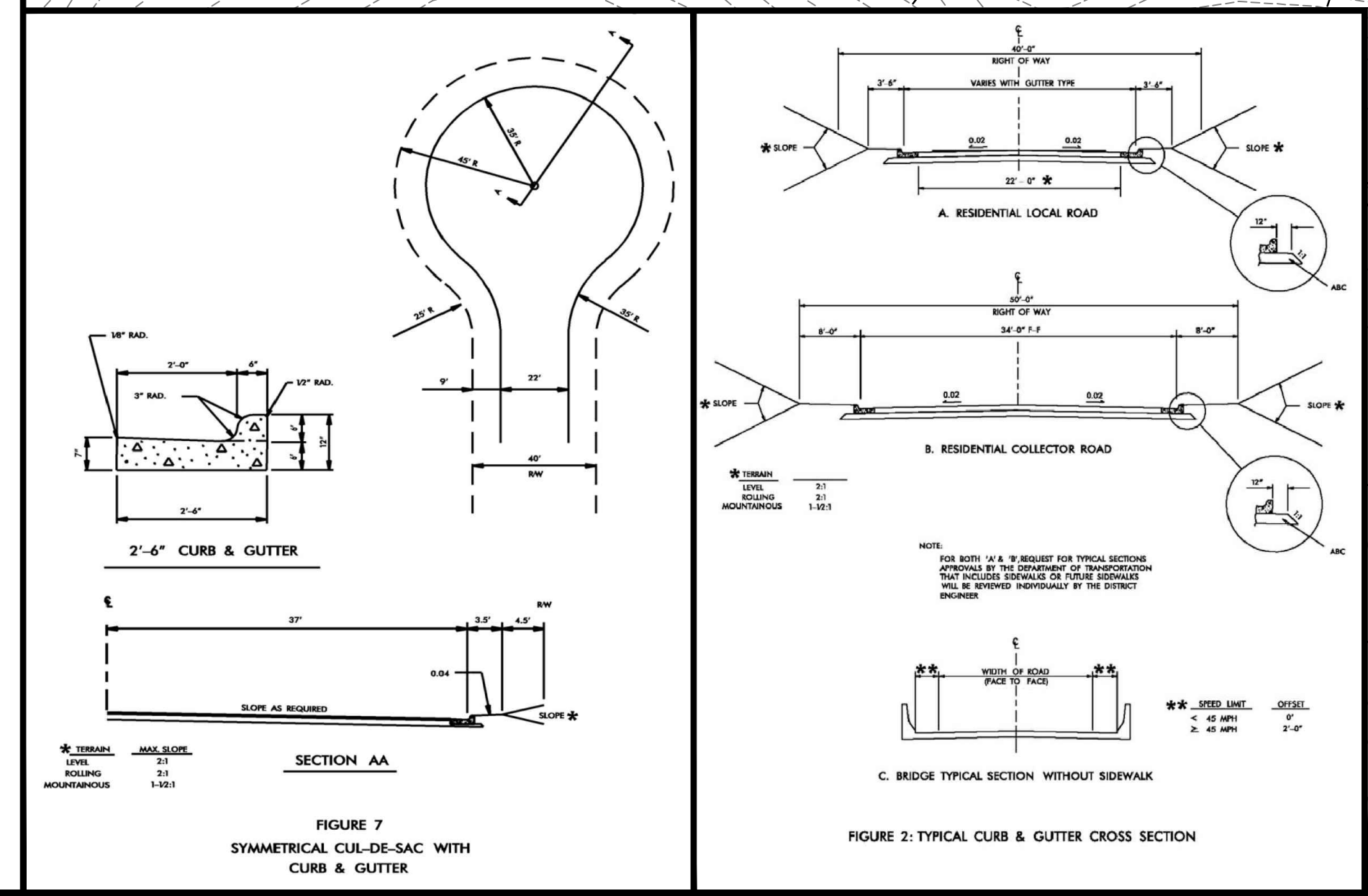
Proposed Water Quality Areas
Location of proposed water quality areas are conceptual and preliminary and still needs to be determined. The exact size and location of these areas will change as the applicant finalizes decisions regarding final layout, product allocation, and as other proposed changes 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.

GRAPHIC SCALE
1 inch = 100 ft.

PROJECT INFORMATION

PROJECT MANAGER:	AB
DESIGNED BY:	AB
DRAWN BY:	AB
PROJECT NUMBER:	1017
ORIGINAL DATE:	05/15/2020
SHEET:	PLAN



NO.	DATE	REVISION

BY	NO.	DATE	REVISION

CONCEPT SITE PLAN
BEAVER CREEK
PRESTIGE CORPORATE DEVELOPMENT LLC
CATAWBA COUNTY, NC