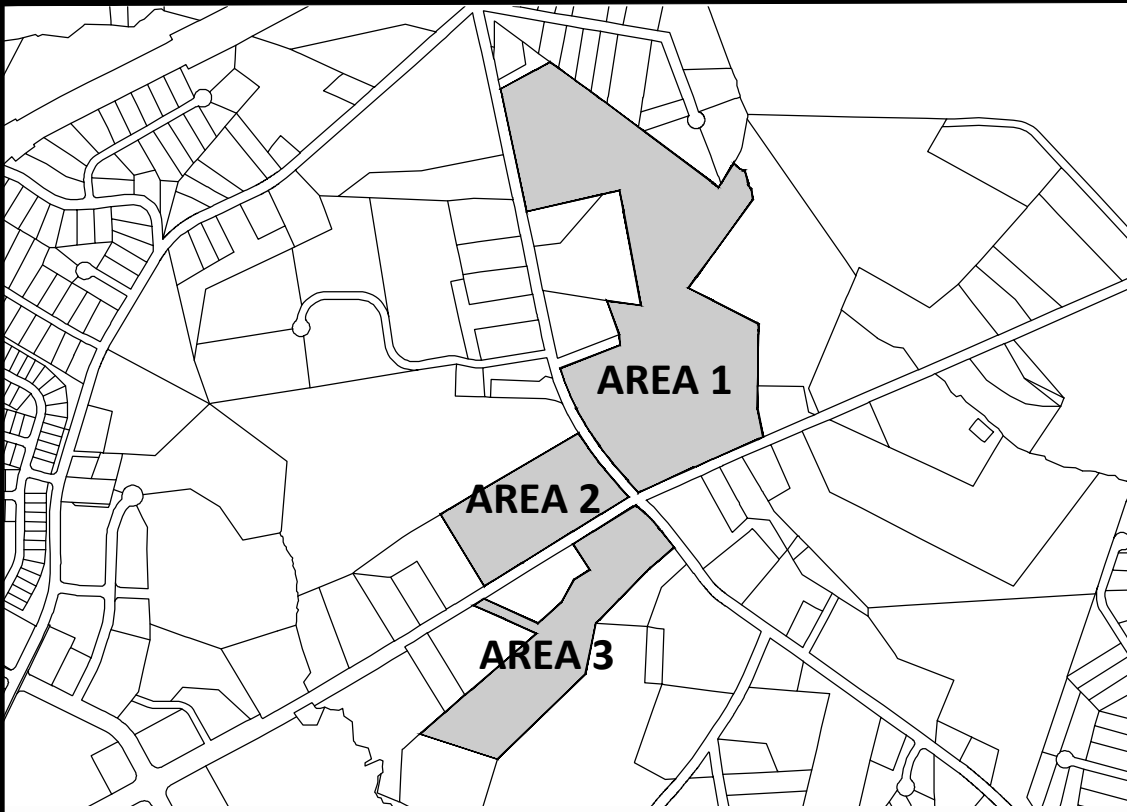


# TERRELL TOWN CENTER

## CONCEPT SITE PLAN

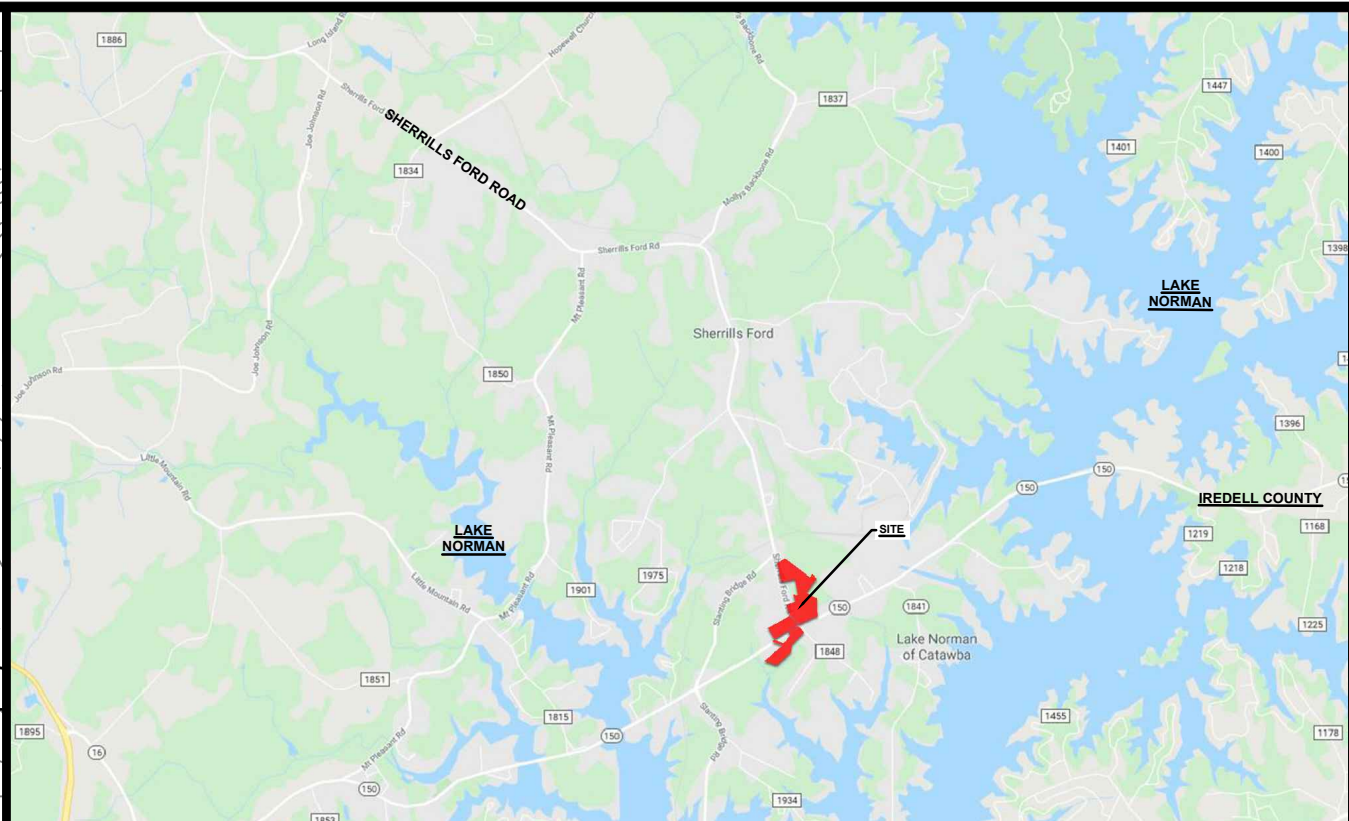
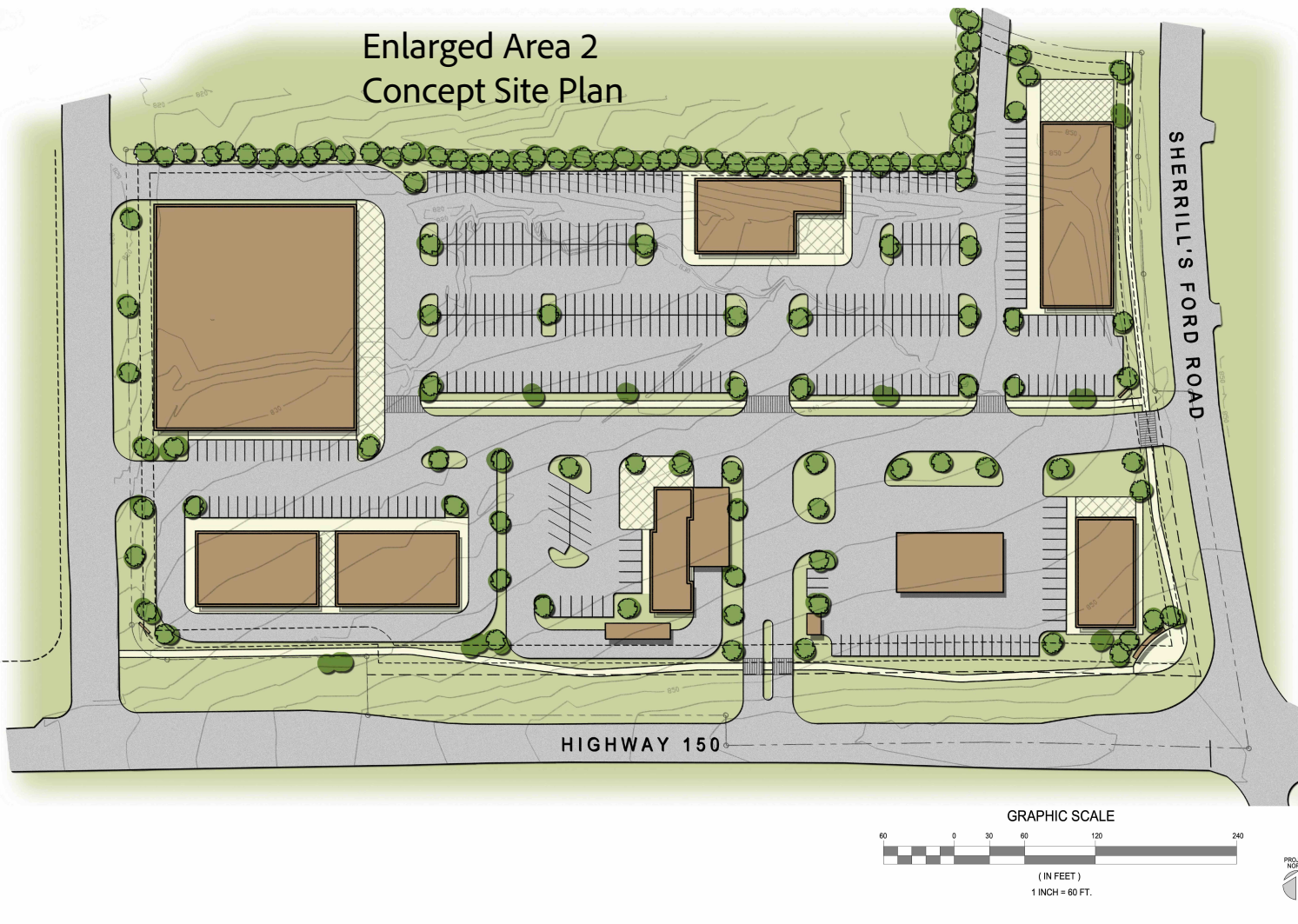
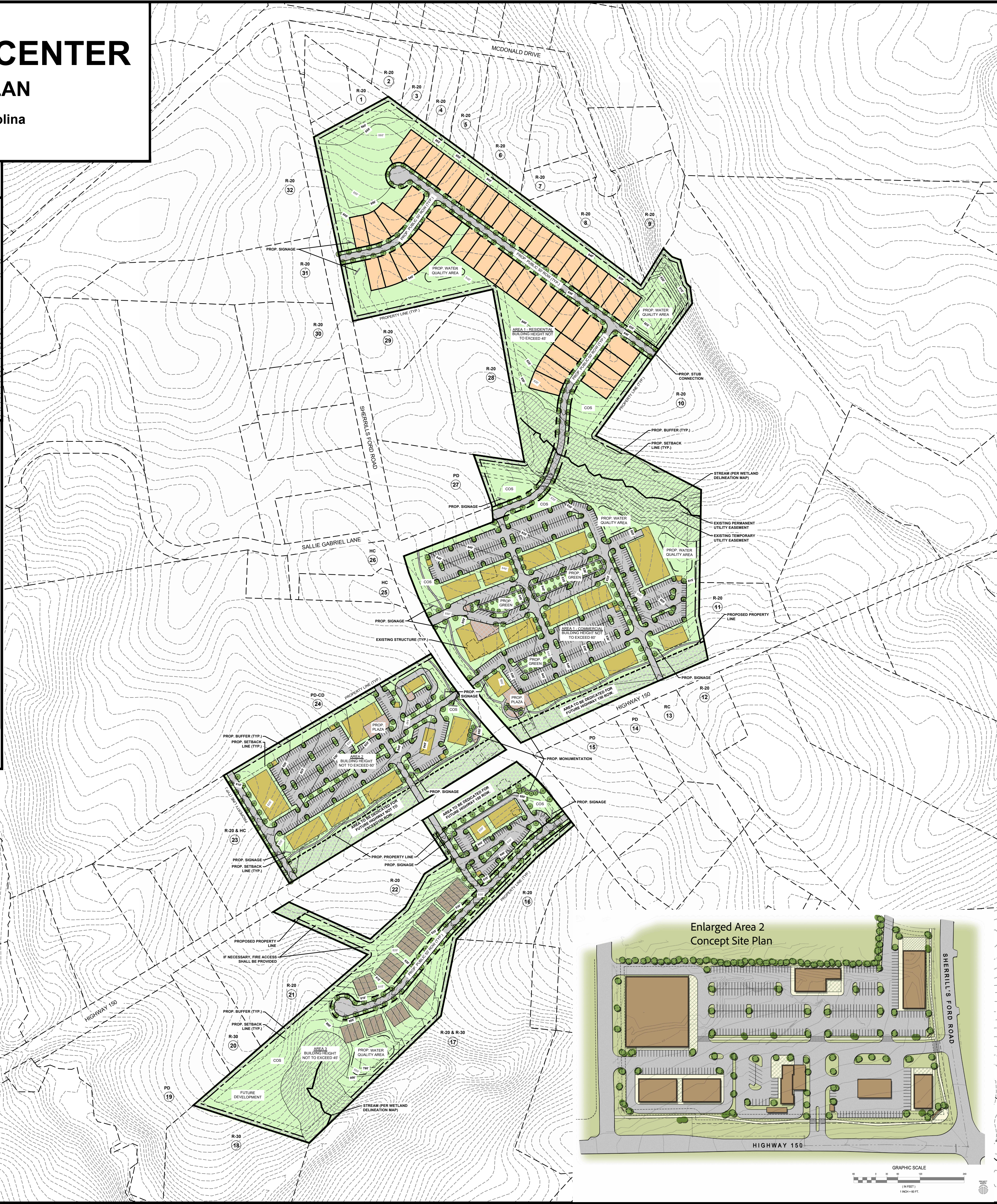
Located In:  
Catawba County, North Carolina

### KEY MAP:



Terrell Town Center Planned Development Conditional District (PD-CD) Development Conditions			
		Area 2	
Total Acreage (Acres)		Approx. 10.25 AC Max 75,000 SF Commercial	
Proposed Uses		N/A	
Maximum Dwelling Units Per Acre		N/A	
Minimum Lot Area (SF)		N/A	
Minimum Lot Width (FT)		N/A	
Front Setback (FT)		25' from highway, 20' from external street, 15' from internal street, 10' from parking	
Side Setback (FT)		50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development	
Rear Setback (FT)		50' from any exterior property line that adjoins single family use or zoning, 20' along other property lines, 0' on interior of development	
Building Height (FT) Not to Exceed		60'	

\* Parking, drive-aisles, private streets, and public streets may encroach into setbacks. Buildings with drive-thru shown on the conceptual site plan may be moved to anywhere within the site boundaries.  
\*\* Concept Site Plan is conceptual and subject to change. Uses, sizes and shapes of building footprints, and parking configurations shall be flexible within the boundaries of the site and this rezoning petition, so long as overall square footage of buildings do not exceed the maximum outlined in the table above. Further, the project may be built in phases.



### 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	GF CAROLINA LLC	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 & ROYSER JANICE G	R-20
10	461710269621	HOWARD KERMIT LEE HEIRS	R-20
11	461710258771	HOWARD KERMIT LEE HEIRS	R-20
12	461710258324	TRACI TYSON	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	PHILLIP M ROTELLA	R-20
17	461713138733	BEATTY SHIRLEY VIRGINIA HEIRS	R-30 & R-20
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
23	461713048911	MSC SHERILL'S FORD LLC	R-20 & HC
24	461709058372	BBC GABRIEL LLC	PD-CD
25	461709154802	PYLE EBEN CHARLES	HC
26	461709153972	PYLE EBEN CHARLES	HC
27	461709167220	CATAWBA COUNTY	PD
28	461709168528	BBC VILLAS LLC	R-20
29	461709166719	JORDYN LAFON CAMERON	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**  
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.

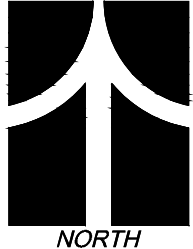
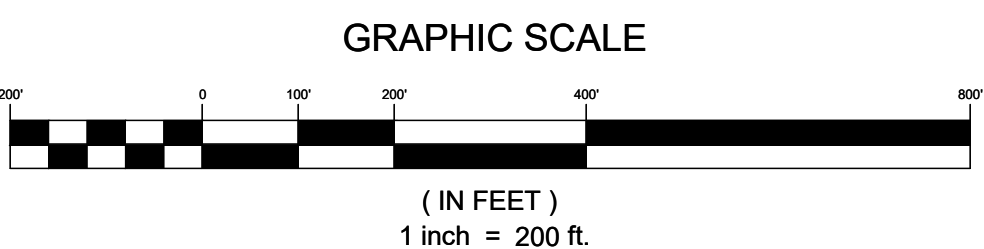
**Floodplain Information**  
No floodplain on site - information obtained from FEMA FIRM Panels 3710461700K & 3710460700J effective date of study 03/18/2008 & 09/05/2007.

**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**  
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**  
Hood Architecture 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.



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NO.	DATE	REVISION	BY

CONCEPT SITE PLAN  
TERRELL TOWN CENTER  
CATAWBA COUNTY, NC

SHEET:  
1 OF 2



