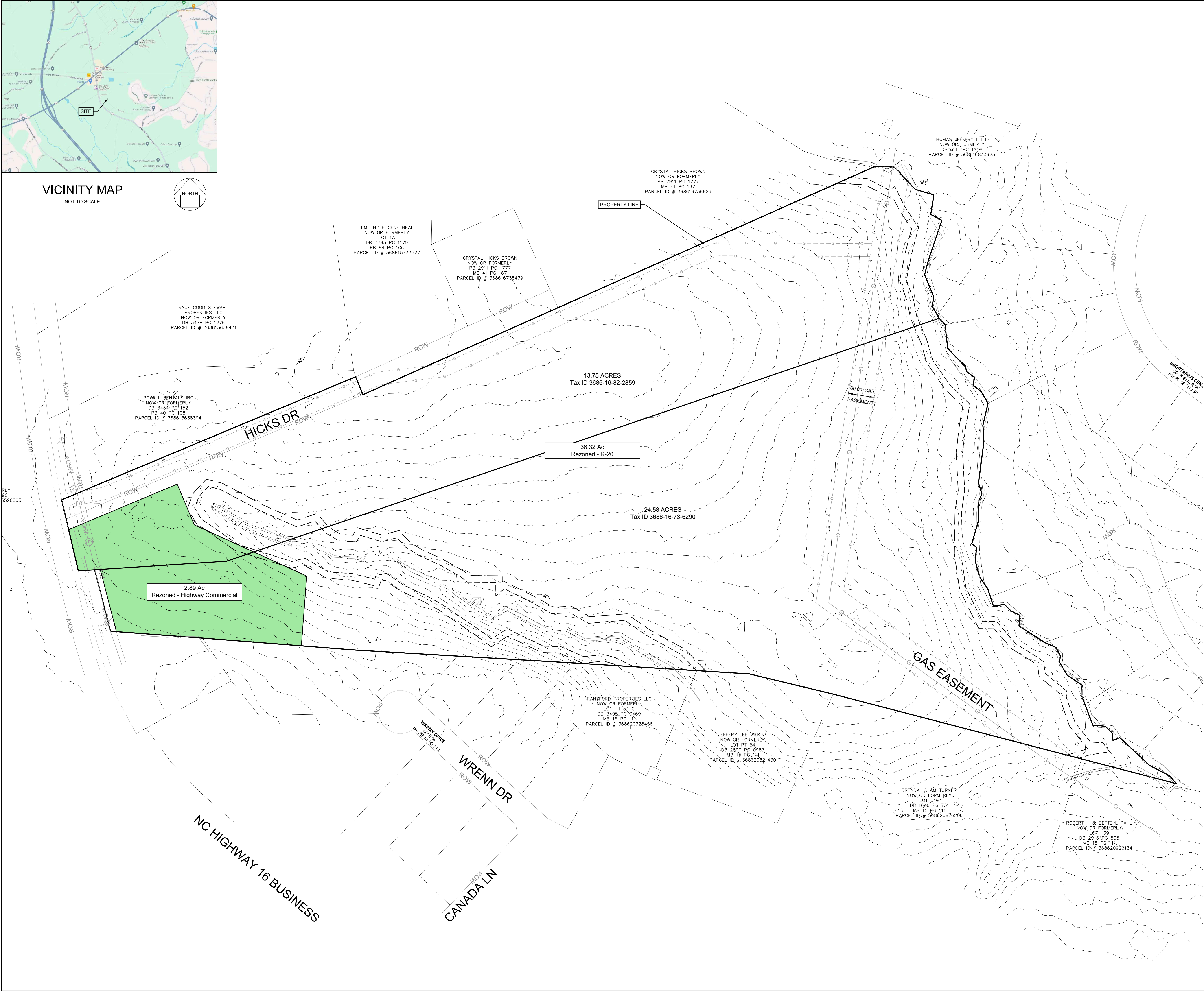
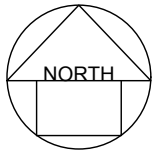




VICINITY MAP
NOT TO SCALE



SITE INFORMATION

NC HWY 16 COMMERCIAL & RESIDENTIAL

PARCEL(S)

PIN 3686-16-82-2859 AREA 24.58 AC DEED
3805 / 1852
PIN 3686-16-73-6290 AREA 13.75 AC DEED
3742 / 0132

OWNER(S)

3686-16-82-2859
JANICE DARLENE MORRELL REVOCABLE LIVING
TRUST & DONALD G FISHER
501 HORSHOE DR
MOUNT HOLLY, NC 28120
3686-16-73-6290
BARRETT & LAURA JEAN SCHRADER
4600 STONESTHROW DR
DENVER, NC 28037

SITE LOCATION

NC HWY 16
CATAWBA COUNTY, NC
LATITUDE 35.5534 N
LONGITUDE -81.6602 W

DEVELOPER

DONALDSON GRADING COMPANY, INC.

TRAVIS MANNING
PO BOX 836
DENVER NC 28037
(704) 650-1936
travis@donaldsongrading.com

DESIGNER:

EASTLAKE ENGINEERING, PLLC

PAUL CARTER, PE
464-C WILLIAMSON RD
MOORESVILLE, NC 28117
(865) 816-4557
pcarter@ele-nc.com

SITE DATA

TOTAL SURVEYED AREA
1,708,024.9622 SF OR 39.211 AC

CURRENT ZONING

(2859) R-40
(6290) HC & R-40

BOTH PARCELS ARE LOCATED WITHIN THE OVERLAY
DISTRICTS OF MUC-O (MIXED USE CORRIDOR) & WP-O
(WATERSHED PROTECTION)

PROPOSED ZONING

FUTURE DEVELOPMENT TRACT- HIGHWAY COMMERCIAL
PARCELED TRACT - R-20

PROPOSED ZONING

RESIDENTIAL - R-20 (36.32 Acres)
HWY 16 FRONTAGE - HIGHWAY COMMERCIAL (2.89 Acres)

WATERSHED DATA

SITE IS LOCATED IN WS-IV-CA CRITICAL AREA WATERSHED
WITHIN THE CATAWBA RIVER BASIN.

DOWNSTREAM RECEIVING STREAM IS MUNDY CREEK.

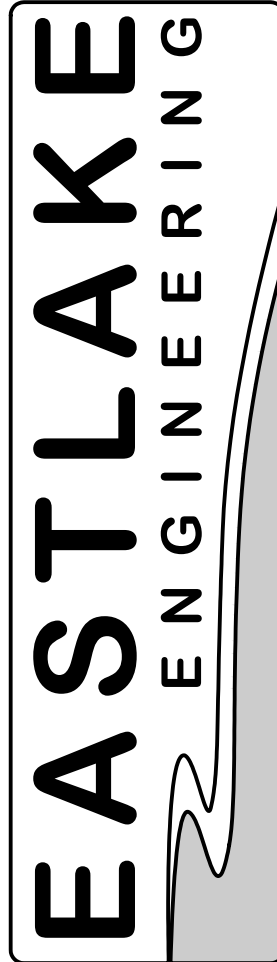
STREAM INDEX: 11-100-(2)
CLASSIFICATION: WS-IV (B / CA)
DATE OF CLASS: AUGUST 2, 1992

FLOOD DATA

THIS SITE IS NOT LOCATED WITHIN A FLOOD RISK ZONE PER
THE FEMA FLOOD INSURANCE RATE MAP.
COMMUNITY PANEL: 3710368600J
EFFECTIVE DATE: 09/05/2007

LANDSCAPING

LANDSCAPING SHALL COMPLY WITH ALL CATAWBA COUNTY
UDO STANDARDS SEE 44-430.10 STREETSCAPE LANDSCAPING
& 44-430-11 BUFFERING & SCREENING.



464-C Williamson Road - Mooresville, NC 28117
Phone: (704) 728-0400 - Email: pcarter@ele-nc.com
NC FIRM # P-1713

PROJECT #: 24-22

DRAWN: JR

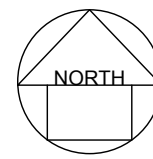
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SEAL:

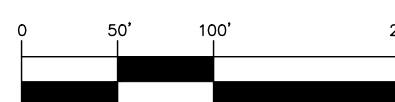
PRELIMINARY

NOT
FOR CONSTRUCTION

REVISIONS:



Scale: 1" = 100'



Project Title:

**NC HWY 16
Commercial &
Residential**

Contact:

**Donaldson Grading
Company, Inc.**

Client Address
City, State, Zip

Sheet Title:

Zoning Exhibit

Sheet Number:

EX-A