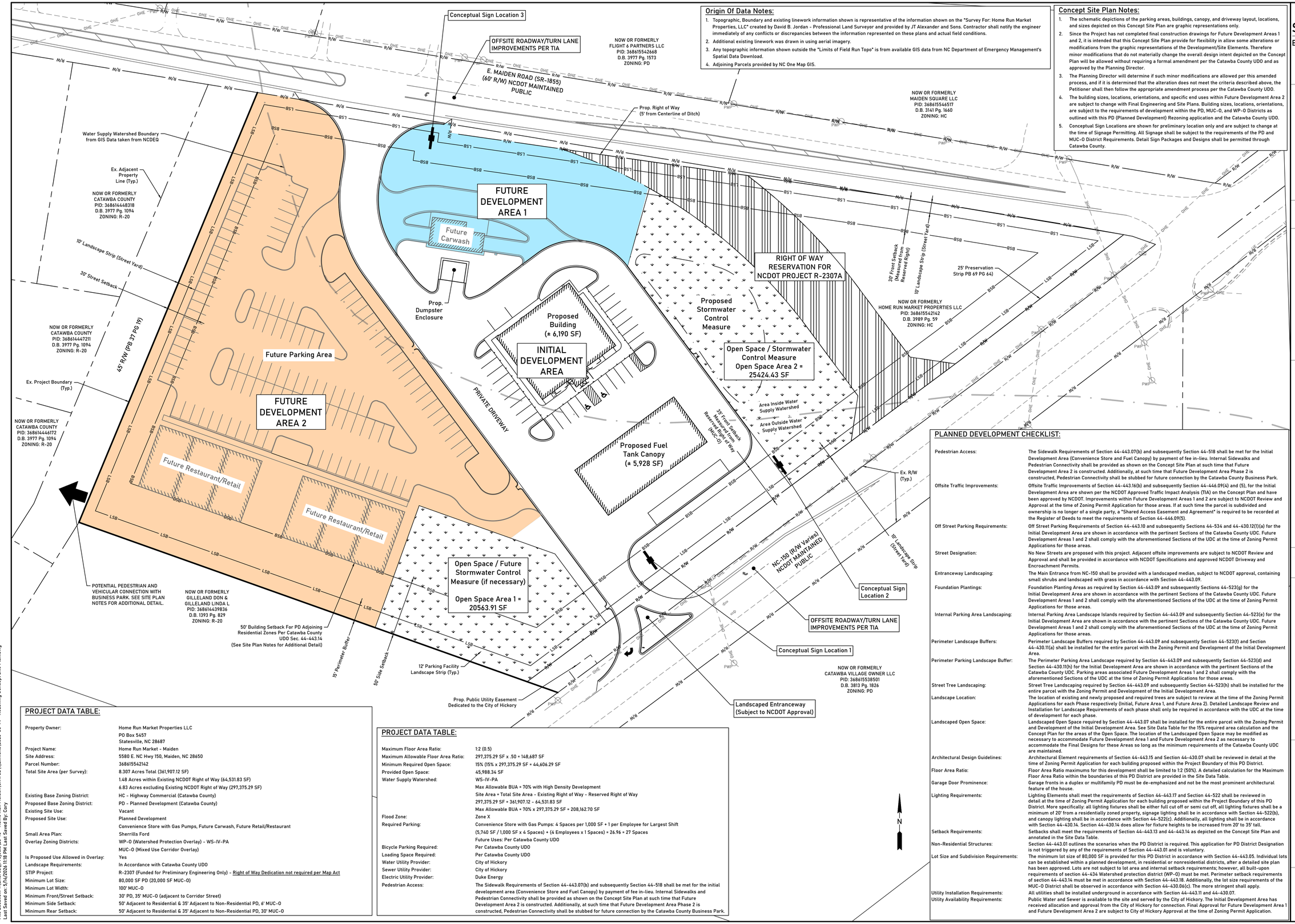


Origin Of Data Notes:

1. Topographic, Boundary and existing linework information shown is representative of the information shown on the "Survey For: Home Run Market Properties, LLC" created by David B. Jordan - Professional Land Surveyor and provided by JT Alexander and Sons. Contractor shall notify the engineer immediately of any conflicts or discrepancies between the information represented on these plans and actual field conditions.
2. Additional existing linework was drawn in using aerial imagery.
3. Any topographic information shown outside the "Limits of Field Run Topo" is from available GIS data from NC Department of Emergency Management's Spatial Data Download.
4. Adjoining Parcels provided by NC One Map GIS.

Concept Site Plan Notes:

1. The schematic depictions of the parking areas, buildings, canopy, and driveway layout, locations, and sizes depicted on this Concept Site Plan are graphic representations only.
2. Since the Project has not completed final construction drawings for Future Development Areas 1 and 2, it is intended that this Concept Site Plan provide for flexibility in allow some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore minor modifications that do not materially change the overall design intent depicted on the Concept Plan will be allowed without requiring a formal amendment per the Catawba County UDO and as approved by the Planning Director.
3. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the appropriate amendment process per the Catawba County UDO.
4. The building sizes, locations, orientations, and specific end uses within Future Development Area 2 are subject to change with Final Engineering and Site Plans. Building sizes, locations, orientations, are subject to the requirements of development within the PD, MUC-O, and WP-O Districts as outlined with this PD (Planned Development) Rezoning application and the Catawba County UDO.
5. Conceptual Sign Locations are shown for preliminary location only and are subject to change at the time of Signage Permitting. All Signage shall be subject to the requirements of the PD and MUC-O District Requirements. Detail Sign Packages and Designs shall be permitted through Catawba County.

PROJECT DATA TABLE:

Property Owner:	Home Run Market Properties LLC PO Box 5457 Statesville, NC 28687
Project Name:	Home Run Market - Maiden
Site Address:	5580 E. NC Hwy 150, Maiden, NC 28650
Parcel Number:	368615542142
Total Site Area (per Survey):	8.307 Acres Total (361,907.12 SF) 1.48 Acres within Existing NCDOT Right of Way (64,531.83 SF) 6.83 Acres excluding Existing NCDOT Right of Way (297,375.29 SF)
Existing Base Zoning District:	HC - Highway Commercial (Catawba County)
Proposed Base Zoning District:	PD - Planned Development (Catawba County)
Existing Site Use:	Vacant
Proposed Site Use:	Planned Development Convenience Store with Gas Pumps, Future Carwash, Future Retail/Restaurant
Small Area Plan:	Sherrills Ford
Overlay Zoning Districts:	WP-O (Watershed Protection Overlay) - WS-IV-PA MUC-O (Mixed Use Corridor Overlay)
Is Proposed Use Allowed in Overlay:	Yes
Landscape Requirements:	In Accordance with Catawba County UDO
STIP Project:	R-2307 (Funded for Preliminary Engineering Only) - Right of Way Dedication not required per Map Act
Minimum Lot Size:	80,000 SF PD (20,000 SF MUC-O)
Minimum Lot Width:	100' MUC-O
Minimum Front/Street Setback:	30' PD, 35' MUC-O (adjacent to Corridor Street)
Minimum Side Setback:	50' Adjacent to Residential & 35' Adjacent to Non-Residential PD, 6' MUC-O
Minimum Rear Setback:	50' Adjacent to Residential & 35' Adjacent to Non-Residential PD, 30' MUC-O

PROJECT DATA TABLE:

Maximum Floor Area Ratio:	1:2 (0.5)
Maximum Allowable Floor Area Ratio:	297,375.29 SF x .50 = 148,687 SF
Minimum Required Open Space:	15% (15% x 297,375.29 SF = 44,606.29 SF
Provided Open Space:	45,988.34 SF
Water Supply Watershed:	WS-IV-PA Max Allowable BUA = 70% with High Density Development Site Area = Total Site Area - Existing Right of Way - Reserved Right of Way 297,375.29 SF = 361,907.12 - 64,531.83 SF Max Allowable BUA = 70% x 297,375.29 SF = 208,162.70 SF
Flood Zone:	Zone X
Required Parking:	Convenience Store with Gas Pumps: 4 Spaces per 1,000 SF + 1 per Employee for Largest Shift (5,740 SF / 1,000 SF x 4 Spaces) + (4 Employees x 1 Spaces) = 26.96 = 27 Spaces Future Uses: Per Catawba County UDO
Bicycle Parking Required:	Per Catawba County UDO
Loading Space Required:	Per Catawba County UDO
Water Utility Provider:	City of Hickory
Sewer Utility Provider:	City of Hickory
Electric Utility Provider:	Duke Energy
Pedestrian Access:	The Sidewalk Requirements of Section 44-443.07(b) and subsequently Section 44-518 shall be met for the initial development area (Convenience Store and Fuel Canopy) by payment of fee in-lieu. Internal Sidewalks and Pedestrian Connectivity shall be provided as shown on the Concept Site Plan at such time that Future Development Area 2 is constructed. Additionally, at such time that Future Development Area Phase 2 is constructed, Pedestrian Connectivity shall be stubbed for future connection by the Catawba County Business Park.

PLANNED DEVELOPMENT CHECKLIST:

Pedestrian Access:	The Sidewalk Requirements of Section 44-443.07(b) and subsequently Section 44-518 shall be met for the Initial Development Area (Convenience Store and Fuel Canopy) by payment of fee in-lieu. Internal Sidewalks and Pedestrian Connectivity shall be provided as shown on the Concept Site Plan at such time that Future Development Area 2 is constructed. Additionally, at such time that Future Development Area Phase 2 is constructed, Pedestrian Connectivity shall be stubbed for future connection by the Catawba County Business Park.
Offsite Traffic Improvements:	Offsite Traffic Improvements of Section 44-443.16(b) and subsequently Section 44-446.09(4) and (5), for the Initial Development Area are shown per the NCDOT Approved Traffic Impact Analysis (TIA) on the Concept Plan and have been approved by NCDOT. Improvements within Future Development Areas 1 and 2 are subject to NCDOT Review and Approval at the time of Zoning Permit Application for those areas. If at such time the parcel is subdivided and ownership is no longer of a single party, a "Shared Access Easement and Agreement" is required to be recorded at the Register of Deeds to meet the requirements of Section 44-446.09(5).
Off Street Parking Requirements:	Off Street Parking Requirements of Section 44-443.10 and subsequently Sections 44-534 and 44-430.12(1)(a) for the Initial Development Area are shown in accordance with the pertinent Sections of the Catawba County UDC. Future Development Areas 1 and 2 shall comply with the aforementioned Sections of the UDC at the time of Zoning Permit Applications for those areas.
Street Designation:	No New Streets are proposed with this project. Adjacent offsite improvements are subject to NCDOT Review and Approval and shall be provided in accordance with NCDOT Specifications and approved NCDOT Driveway and Encroachment Permits.
Entranceway Landscaping:	The Main Entrance from NC-150 shall be provided with a landscaped median, subject to NCDOT approval, containing small shrubs and landscaped with grass in accordance with Section 44-443.09.
Foundation Plantings:	Foundation Planting Areas as required by Section 44-443.09 and subsequently Sections 44-523(g) for the Initial Development Area are shown in accordance with the pertinent Sections of the Catawba County UDC. Future Development Areas 1 and 2 shall comply with the aforementioned Sections of the UDC at the time of Zoning Permit Applications for those areas.
Internal Parking Area Landscaping:	Internal Parking Area Landscape Islands required by Section 44-443.09 and subsequently Section 44-523(e) for the Initial Development Area are shown in accordance with the pertinent Sections of the Catawba County UDC. Future Development Areas 1 and 2 shall comply with the aforementioned Sections of the UDC at the time of Zoning Permit Applications for those areas.
Perimeter Landscape Buffers:	Perimeter Landscape Buffers required by Section 44-443.09 and subsequently Section 44-523(f) and Section 44-430.11(a) shall be installed for the entire parcel with the Zoning Permit and Development of the Initial Development Area.
Perimeter Parking Landscape Buffer:	The Perimeter Parking Area Landscape required by Section 44-443.09 and subsequently Section 44-523(d) and Section 44-430.11(h) for the Initial Development Area are shown in accordance with the pertinent Sections of the Catawba County UDC. Parking areas associated Future Development Areas 1 and 2 shall comply with the aforementioned Sections of the UDC at the time of Zoning Permit Applications for those areas.
Street Tree Landscaping:	Street Tree Landscaping required by Section 44-443.09 and subsequently Section 44-523(h) shall be installed for the entire parcel with the Zoning Permit and Development of the Initial Development Area.
Landscape Location:	The location of existing and newly proposed and required trees are subject to review at the time of the Zoning Permit Applications for each Phase respectively (Initial, Future Area 1, and Future Area 2). Detailed Landscape Review and Installation for Landscape Requirements of each phase shall only be required in accordance with the UDC at the time of development for each phase.
Landscaped Open Space:	Landscaped Open Space required by Section 44-443.07 shall be installed for the entire parcel with the Zoning Permit and Development of the Initial Development Area. See Site Data Table for the 15% required area calculation and the Concept Plan for the areas of the Open Space. The location of the Landscaped Open Space may be modified as necessary to accommodate Future Development Area 1 and Future Development Area 2 as necessary to accommodate the Final Designs for these Areas so long as the minimum requirements of the Catawba County UDC are maintained.
Architectural Design Guidelines:	Architectural Element requirements of Section 44-443.15 and Section 44-430.07 shall be reviewed in detail at the time of Zoning Permit Application for each building proposed within the Project Boundary of this PD District.
Floor Area Ratio:	Floor Area Ratio maximums for this development shall be limited to 1:2 (50%). A detailed calculation for the Maximum Floor Area Ratio within the boundaries of this PD District are provided in the Site Data Table.
Garage Door Prominence:	Garage fronts in a duplex or multifamily PD must be de-emphasized and not be the most prominent architectural feature of the house.
Lighting Requirements:	Lighting Elements shall meet the requirements of Section 44-443.17 and Section 44-522 shall be reviewed in detail at the time of Zoning Permit Application for each building proposed within the Project Boundary of this PD District. More specifically: all lighting fixtures shall be either full cut off or semi cut off, all lighting fixtures shall be a minimum of 20' from a residentially zoned property, signage lighting shall be in accordance with Section 44-522(b), and canopy lighting shall be in accordance with Section 44-522(c). Additionally, all lighting shall be in accordance with Section 44-430.14. Section 44-430.14 does allow for fixture heights to be increased from 20' to 35' tall.
Setback Requirements:	Setbacks shall meet the requirements of Section 44-443.13 and 44-443.14 as depicted on the Concept Site Plan and annotated in the Site Data Table.
Non-Residential Structures:	Section 44-443.01 outlines the scenarios when the PD District is required. This application for PD District Designation is not triggered by any of the requirements of Section 44-443.01 and is voluntary.
Lot Size and Subdivision Requirements:	The minimum lot size of 80,000 SF is provided for this PD District in accordance with Section 44-443.05. Individual lots can be established within a planned development, in residential or nonresidential districts, after a detailed site plan has been approved. Lots are not subject to lot area and internal setback requirements; however, all built-upon requirements of section 44-434 Watershed protection district (WP-O) must be met. Perimeter setback requirements of section 44-443.14 must be met in accordance with Section 44-443.18. Additionally, the lot size requirements of the MUC-O District shall be observed in accordance with Section 44-430.06(c). The more stringent shall apply.
Utility Installation Requirements:	All utilities shall be installed underground in accordance with Section 44-443.11 and 44-430.07.
Utility Availability Requirements:	Public Water and Sewer is available to the site and served by the City of Hickory. The Initial Development Area has received allocation and approval from the City of Hickory for connection. Final Approval for Future Development Area 1 and Future Development Area 2 are subject to City of Hickory Approval at the time of Zoning Permit Application.

Plans Prepared By:

Sloan Civil Solutions

Engineering + Land Development

Firm COL: P-3155

258 E. Broad Street, Statesville, NC 28677
cory@sloancivilsolutions.com

Professional Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project Number:

2026-018

Plans Prepared For:

Home Run Market
Properties, LLC
PO Box 5457
Statesville, NC 28687
704-664-1566

Revisions:

No.	Date	Description

Municipality Reference Number:

Project Location:

5580 East NC 150 Highway
Maiden, NC 28650

Project Name:

Home Run Planned Development Rezoning

Project Phase:

Rezoning

Date:

05/14/2026

Sheet Title:

Rezoning Concept Site Plan

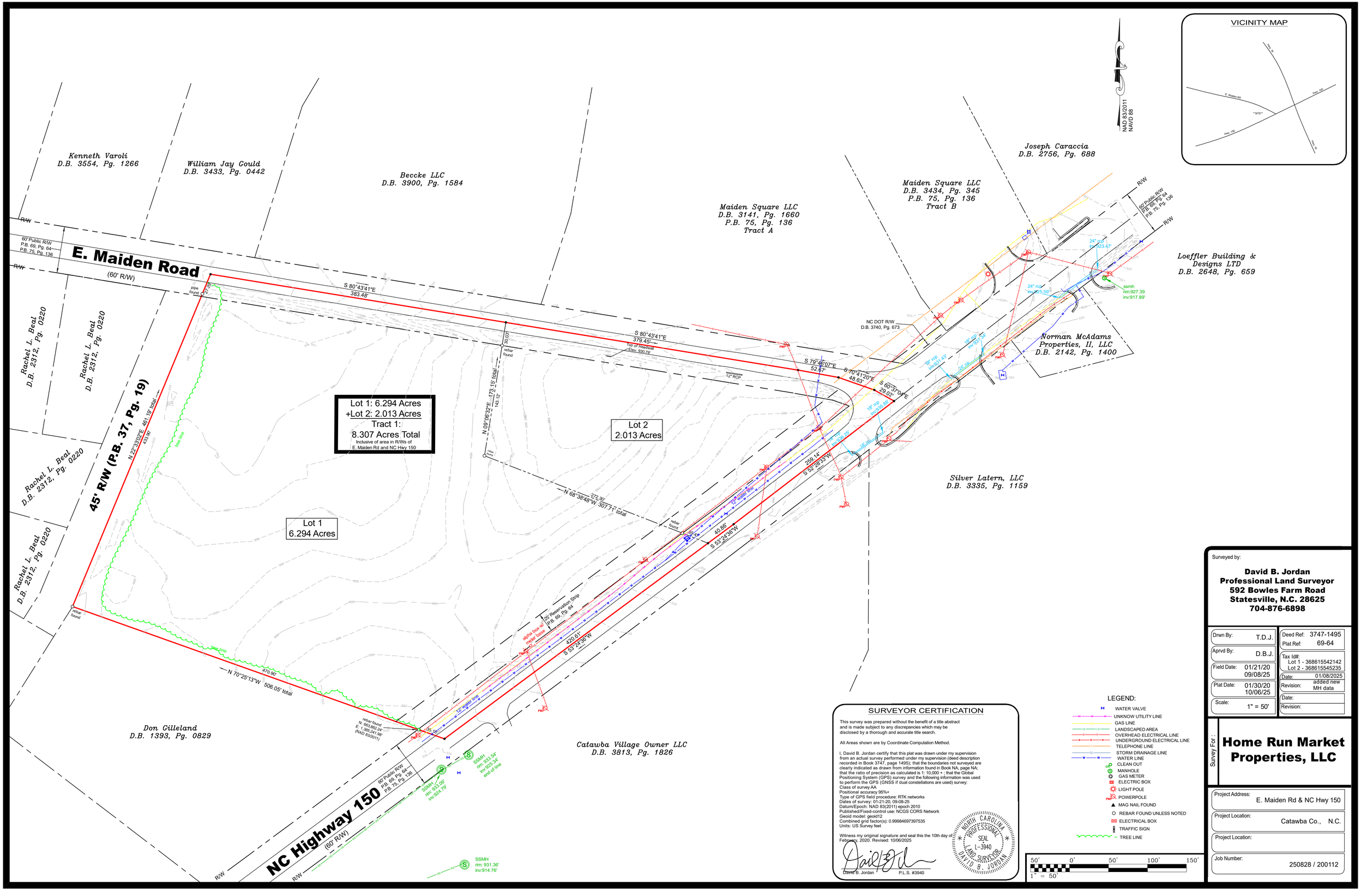
Sheet Number:

1/1

Scale: 1" = 40'

0' 20' 40' 80'
0" .5" 1" 2"

File Location: \\Shared_Projects\26-18 - Home Run Maiden\Civil 3D_Exhibits\2026-05-14 - Rezoning Concept Site Plan.dwg
Last Saved on: 5/14/2026 11:18 PM Last Saved By: Cory



SURVEYOR CERTIFICATION

This survey was prepared without the benefit of a title abstract and is made subject to any discrepancies which may be disclosed by a thorough and accurate title search.

All Areas shown are by Coordinate Computation Method.

I, David B. Jordan certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 3747, page 1495); that the boundaries not surveyed are clearly indicated as drawn from information found in Book NA, page NA; that the ratio of precision as calculated is 1: 10,000 + ; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:
Class of survey AA
Positional accuracy 95%+
Type of GPS field procedure: RTK networks
Dates of survey: 01-21-20, 09-08-25
Datum/Epoch: NAD 83(2011) epoch 2010
Published/Fixed-control use: NCGS CORS Network
Geoid model: geoid12
Combined grid factor(s): 0.99984697397535
Units: US Survey feet

Witness my original signature and seal this the 10th day of February, 2020. Revised: 10/06/2025

David B. Jordan P.L.S. #3940

NORTH CAROLINA PROFESSIONAL SEAL L-3940 LAND SURVEYOR DAVID B. JORDAN

LEGEND:

- WATER VALVE
- UNKNOW UTILITY LINE
- GAS LINE
- LANDSCAPED AREA
- OVERHEAD ELECTRICAL LINE
- UNDERGROUND ELECTRICAL LINE
- TELEPHONE LINE
- STORM DRAINAGE LINE
- WATER LINE
- CLEAN OUT
- MANHOLE
- GAS METER
- ELECTRIC BOX
- LIGHT POLE
- POWERPOLE
- MAG NAIL FOUND
- REBAR FOUND UNLESS NOTED
- ELECTRICAL BOX
- TRAFFIC SIGN
- TREE LINE

50' 0' 50' 100' 150'
1" = 50'

Surveyed by:

David B. Jordan
Professional Land Surveyor
592 Bowles Farm Road
Statesville, N.C. 28625
704-876-6898

Drwn By: T.D.J.	Deed Ref: 3747-1495
Aprvd By: D.B.J.	Plat Ref: 69-64
Field Date: 01/21/20 09/08/25	Tax Id#: Lot 1 - 368615542142 Lot 2 - 368615545235
Plat Date: 01/30/20 10/06/25	Date: 01/08/2025
Scale: 1" = 50'	Revision: added new MH data
	Date:
	Revision:

Survey For :

Home Run Market Properties, LLC

Project Address:	E. Maiden Rd & NC Hwy 150
Project Location:	Catawba Co., N.C.
Project Location:	
Job Number:	250828 / 200112