



Laurelbrook

november 2020





About Us

FAMILY OWNED/RUN. LOCAL. QUALITY. INTEGRITY. DELIVERS RESULTS.



Established in 2017, Prestige is a rapidly growing business with local leadership who live in Cornelius, Waxhaw, Lake Wylie, and Mooresville. We are both a land acquisition/development group and a full-service site work contractor. We maintain control and execution from land acquisition and entitlements, through full site work development, and delivery of a quality development.



Prestige Corporate Development (PCD) is actively developing in Terrell, Stanley, Denver, Mooresville, Maiden, Troutman, and looking to expand to other areas in the Charlotte metro area. Developments include commercial, industrial, mixed-use (villages), and residential developments.

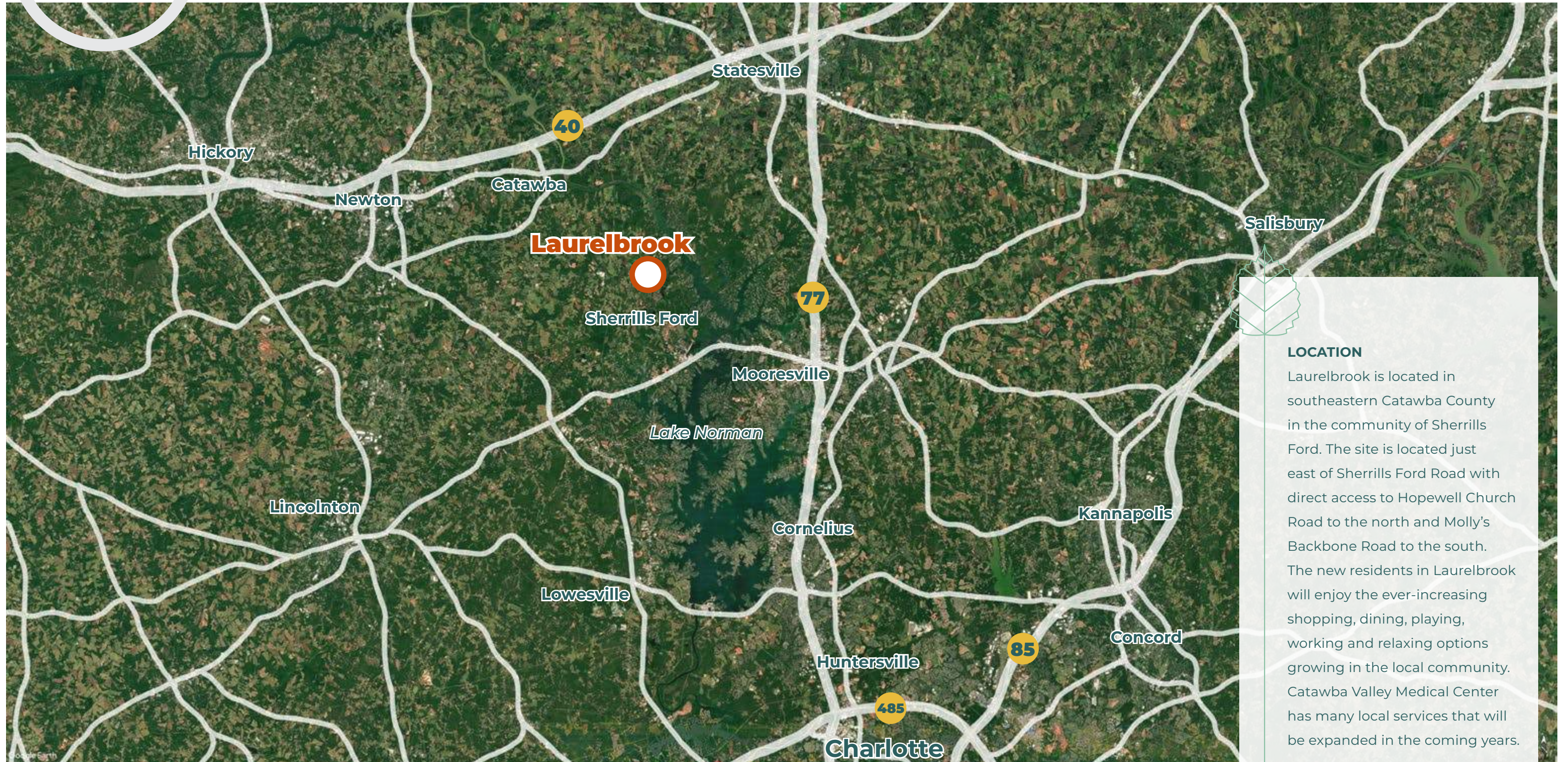


Prestige Site Works (PSW) was established in March 2019 as a turn-key site-work company in the Charlotte metro area. The company is fully licensed and insured (unlimited/unclassified) in North and South Carolina.



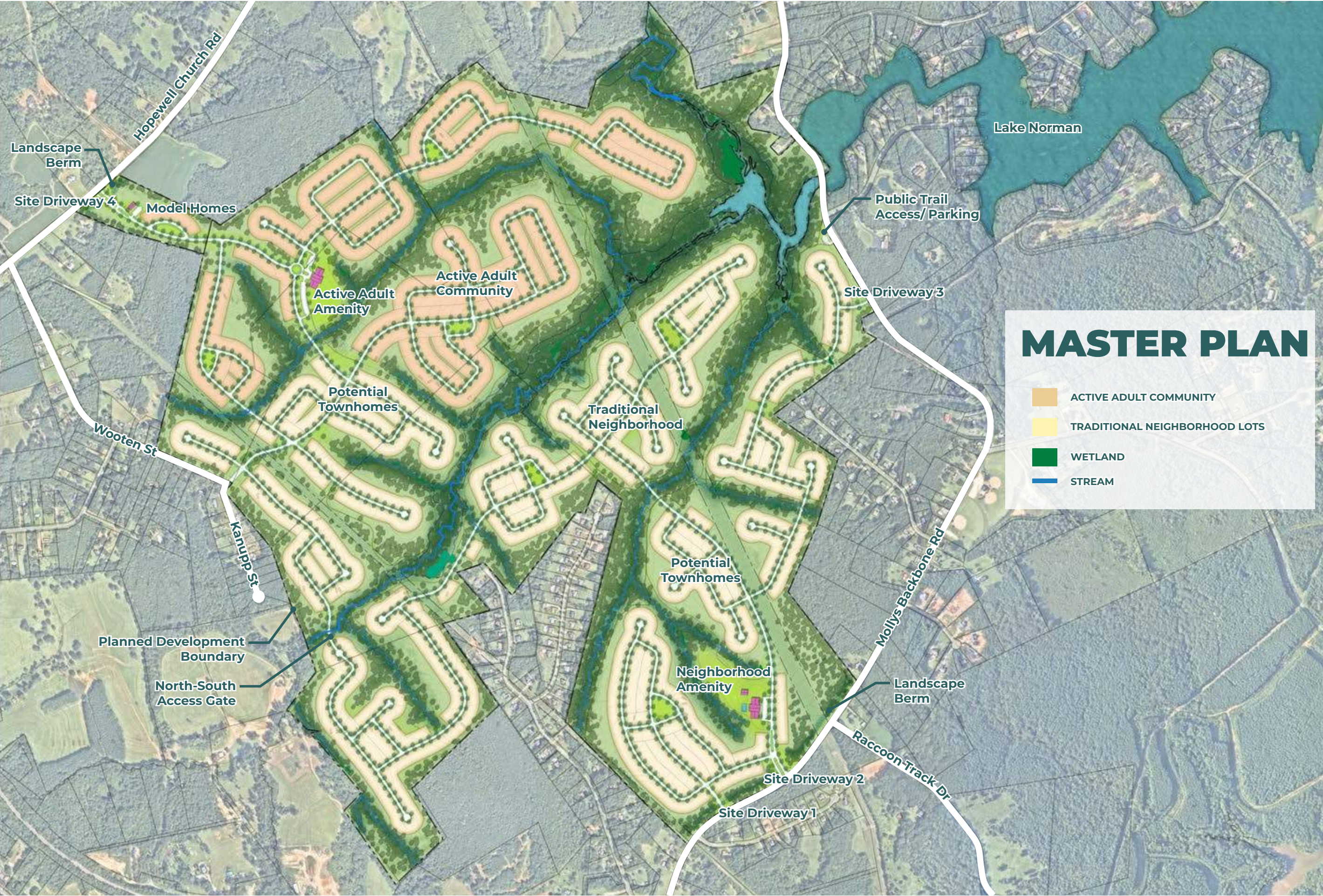


Regional Map



LOCATION

Laurelbrook is located in southeastern Catawba County in the community of Sherrills Ford. The site is located just east of Sherrills Ford Road with direct access to Hopewell Church Road to the north and Molly's Backbone Road to the south. The new residents in Laurelbrook will enjoy the ever-increasing shopping, dining, playing, working and relaxing options growing in the local community. Catawba Valley Medical Center has many local services that will be expanded in the coming years.



Our Vision

PROJECT VISION

Laurelbrook will be a master planned residential community that will include up to 1,744 homes nestled amongst a protected riparian forest reserve, part of the Catawba Lands Conservancy holdings. Walking trails, swimming pools, clubhouse, pocket parks, and athletic fields will make residents proud and inspired to call Laurelbrook home. Multiple regional and national home builders will deliver a blend of housing styles, including ranch style active adult homes, attached townhomes, and two-story family homes, inclusive of people at all stages. Laurelbrook will be surrounded by buffers around the perimeter with as much existing vegetation as possible and sculpted landscaping berms along the roads that will complement architect-designed entrance features.

APPROVAL PROCESS

The developer is working with the Catawba County Board of Commissioners on a Development

Agreement and to rezone the property to a Planned Development zoning district with additional contributions to the SE Catawba County community. The proposed development is consistent with the Sherrills Ford small area plan and utilizes the density bonus referenced by providing significantly more open space than required. This development will study traffic improvements at the Mt Pleasant Rd/ Sherrills Ford Rd, Mollys Backbone Rd/ Sherrills Ford Rd, and Sherrills Ford Rd/ NC-150 intersections and any safety concerns referenced in the small area plan. Laurelbrook, with its perimeter buffers and combination of berms/ fences/landscaping, will be compatible with the surrounding areas. Through delivering a quality development in Laurelbrook, our goal is to impact the community in a positive manner that will raise property values in the surrounding communities and improve public utilities and intersections in the local area.



The Neighborhood Living Room

Neighborhood and pocket parks have been located throughout the community to serve smaller pods of homes and provide a place for outdoor fun, gathering, and relaxation with family and neighbors.

First Name Basis

A tight-knit layout of neighborhoods, homes and pocket parks create a friendly and interactive living experience.

Living in Harmony with the Ecosystem

The Laurelbrook neighborhoods are nestled amongst a protected riparian forest reserve, part of the Catawba Lands Conservancy holdings. This naturalized area provides great views, recreational trail opportunities, and protects water resources.

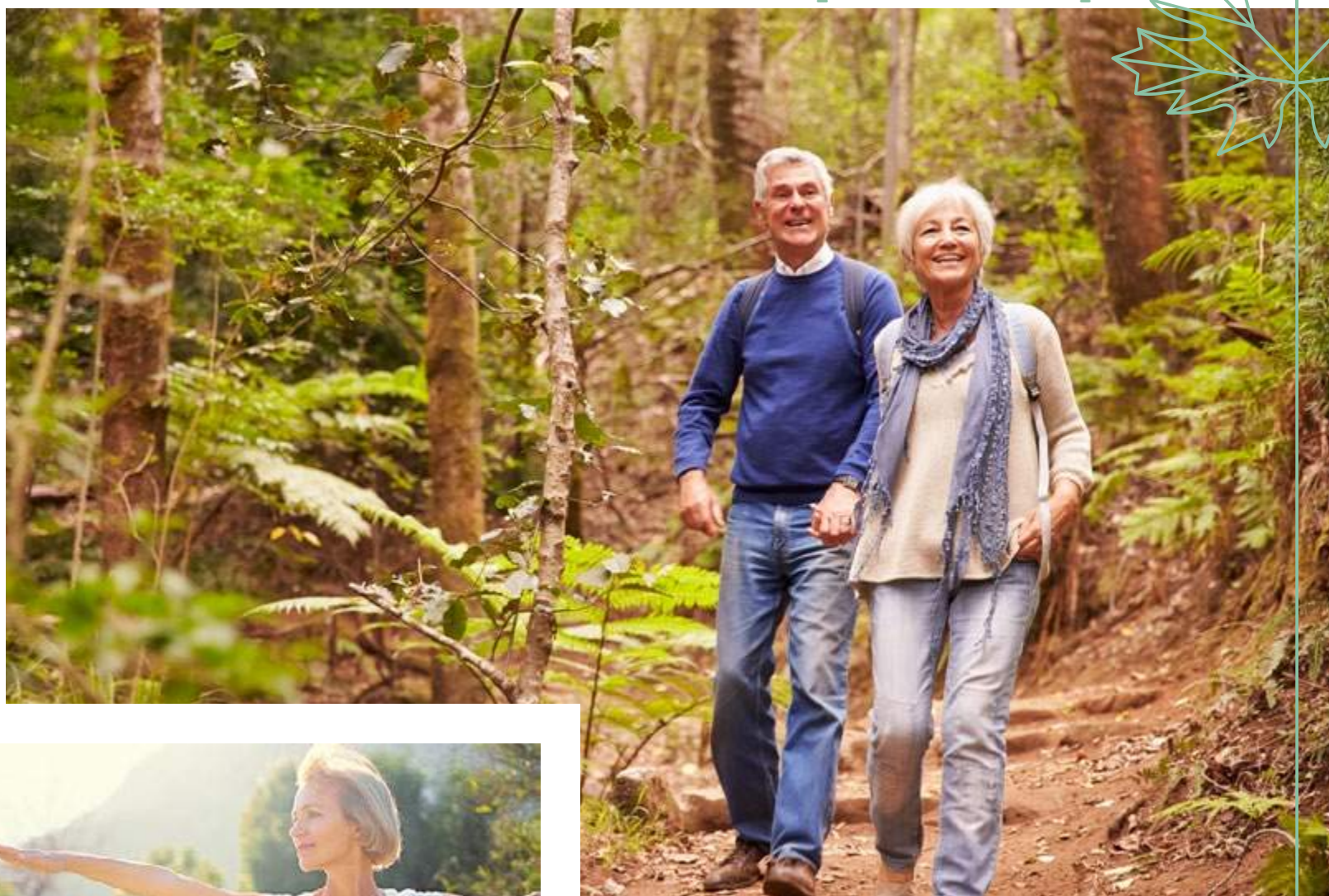
Active Lifestyle and Diverse Open Spaces

Residents will have a multitude of open spaces and recreational opportunities practically in their backyards. Amenity sites are strategically located within each neighborhood and tied into the larger open space and trail system.

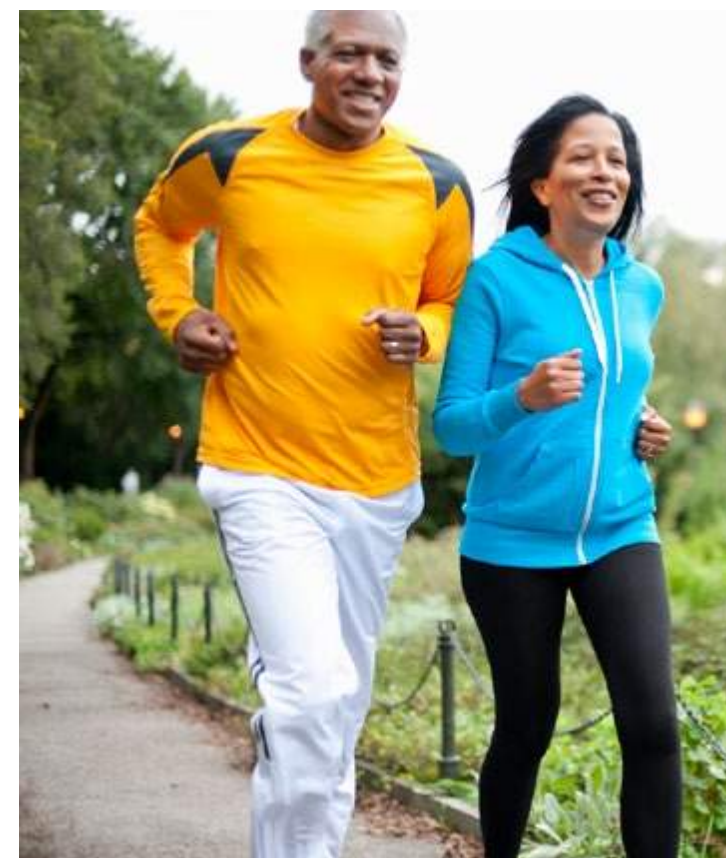


Active Adult Lifestyle at Laurelbrook

BEAUTIFUL
SETTING +
peaceful scenery



HEALTHY LIFESTYLES
commit to be fit



SHARE
THE
TABLE
be a part
of the community





Neighborhood Lifestyle at Laurelbrook

FIRST NAMES BASIS

a community built of families and friends



PLAYFUL +
fun loving





Active Adult Amenities

SPORTS + ACTIVITIES

jump in the game



CRAFT ROOMS

make your mark



CULINARY EXPERIENCES

discover a new recipe





Traditional Neighborhood Amenities

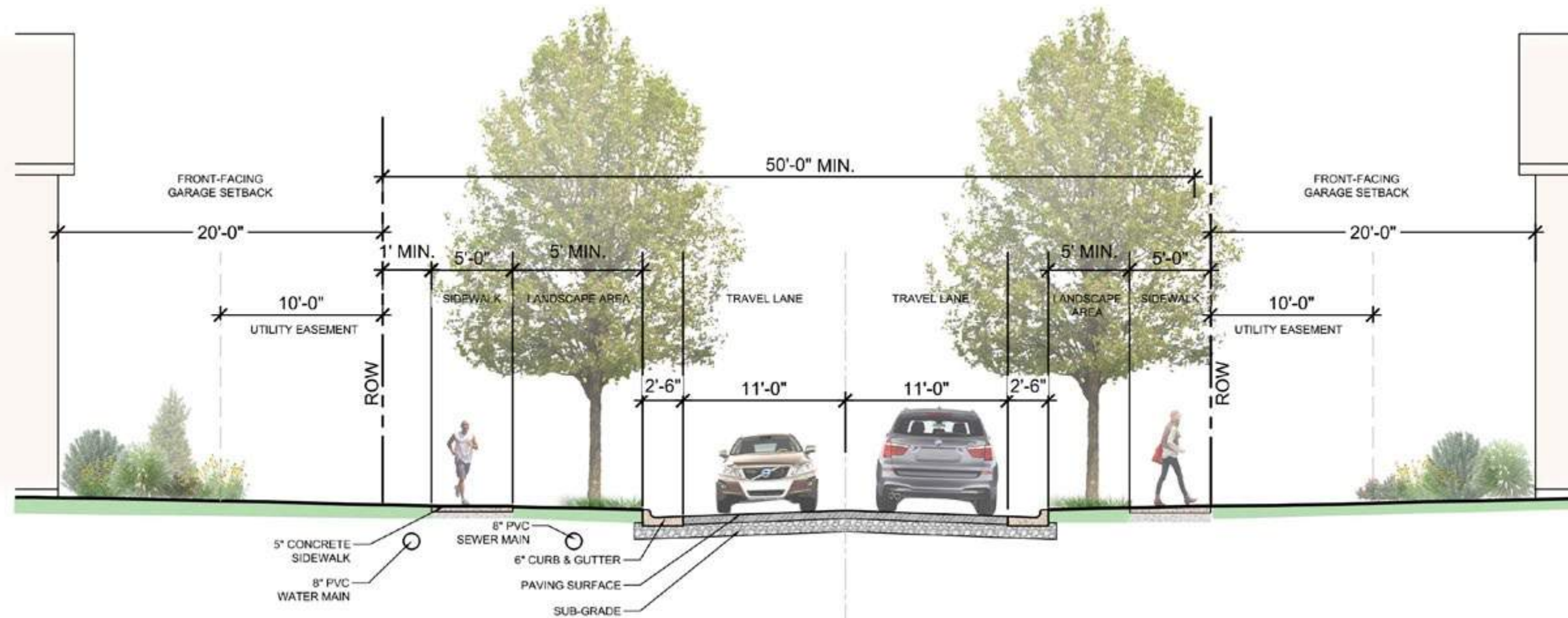
WOODED PLAY AREAS get your hands dirty



VIBRANT OUTDOOR GATHERINGS enjoy the view or jump in the game



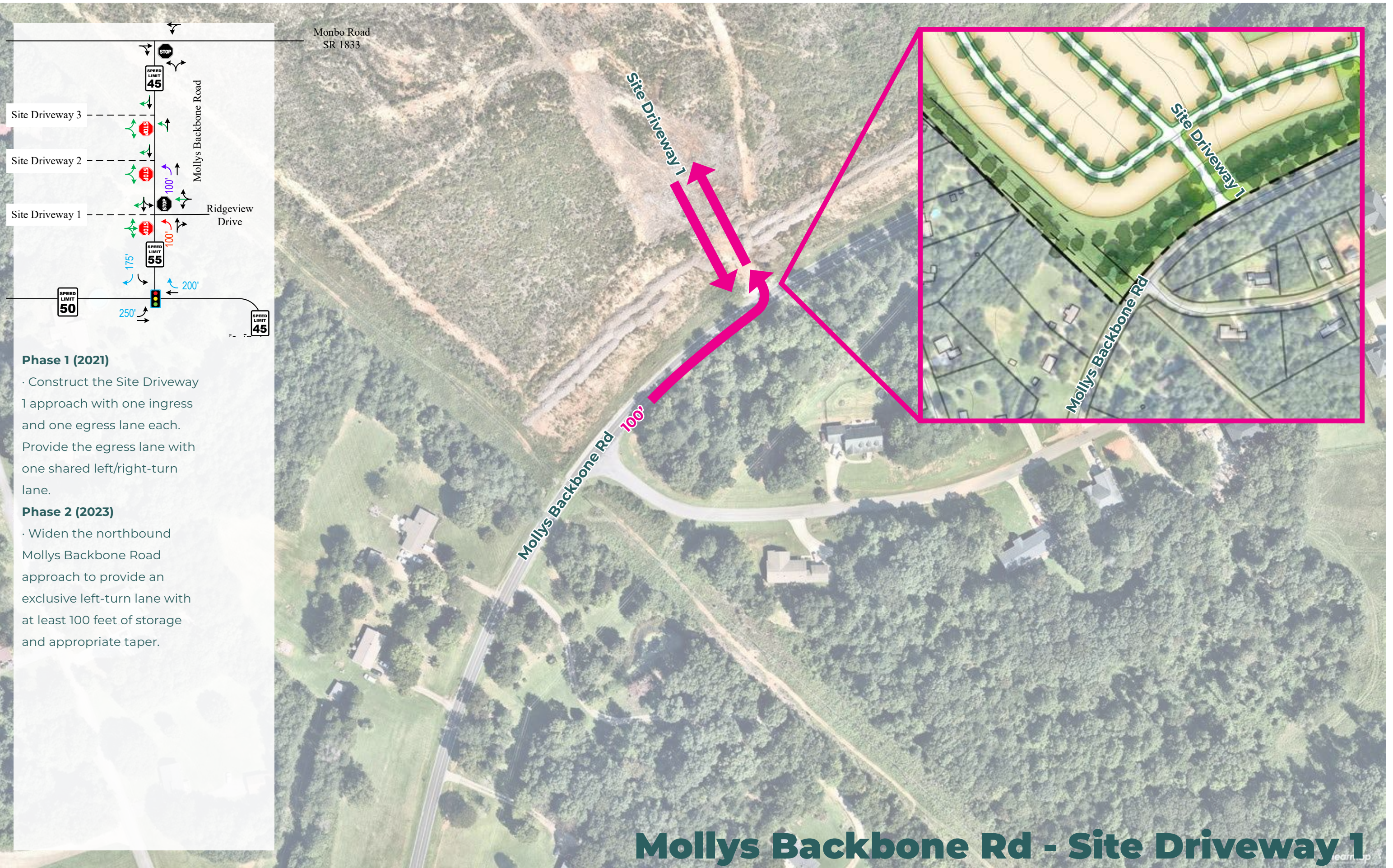
Streetscape

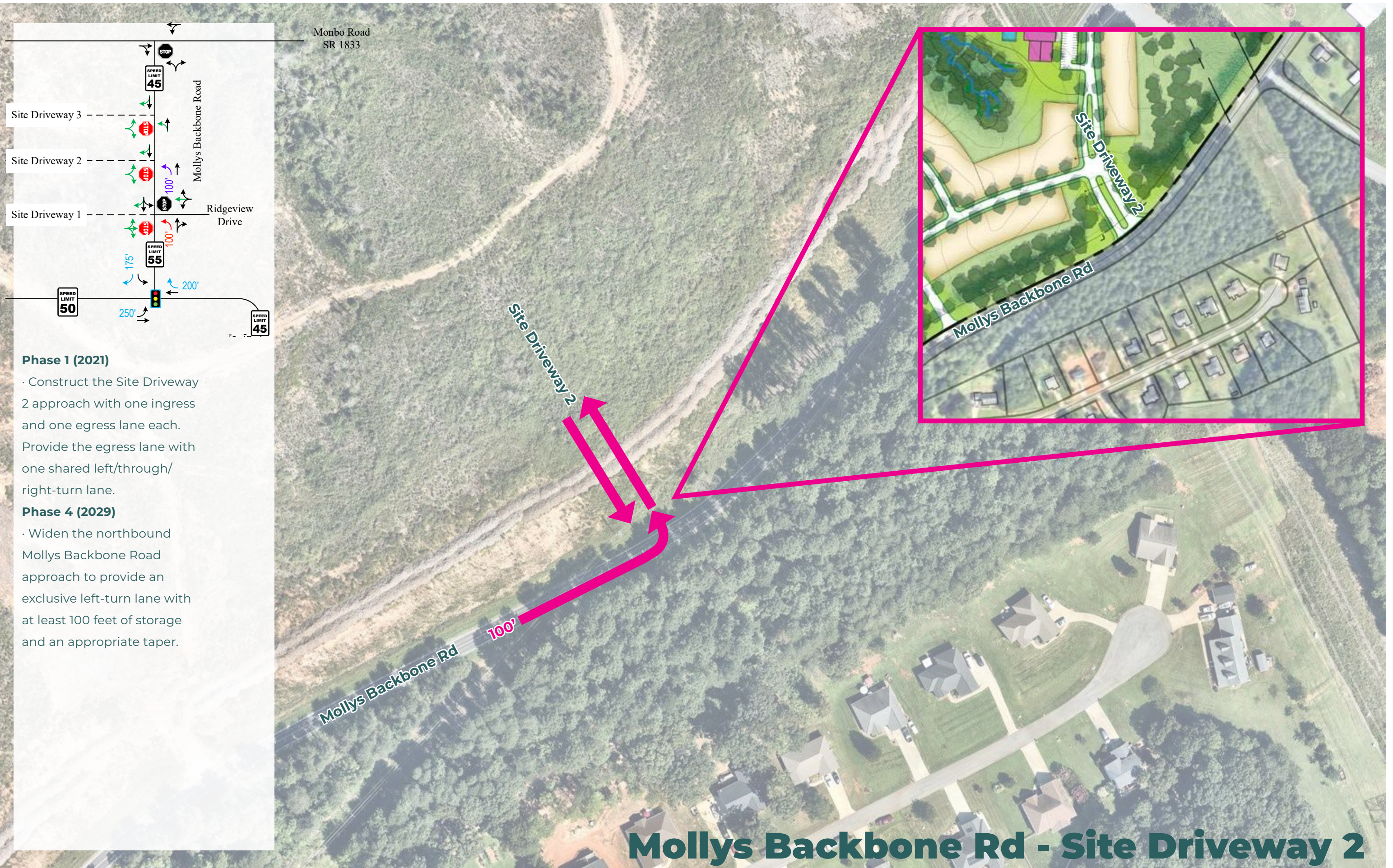


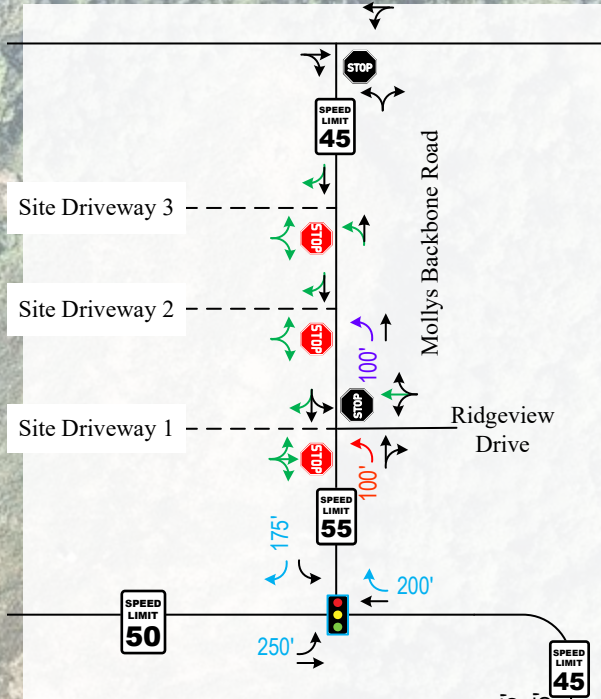
Trails + Open Space











Phase 1 (2021)

- Construct the Site Driveway 3 approach with one ingress and one egress lane each. Provide the egress lane with one shared left/right-turn lane.

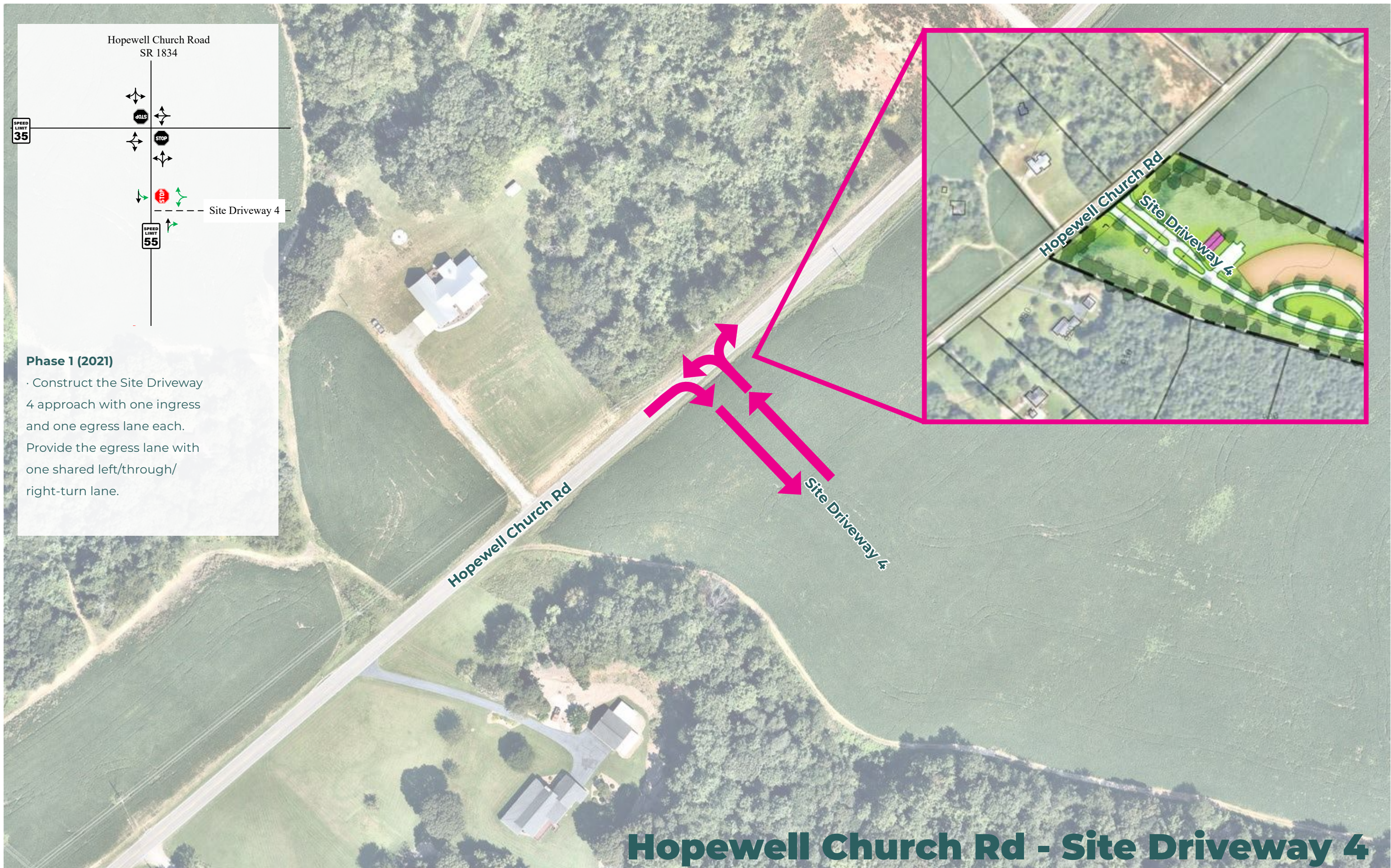
Monbo Road
SR 1833



Site Driveway 3

Mollys Backbone Rd

Mollys Backbone Rd - Site Driveway 3



Phase 1 (2021)

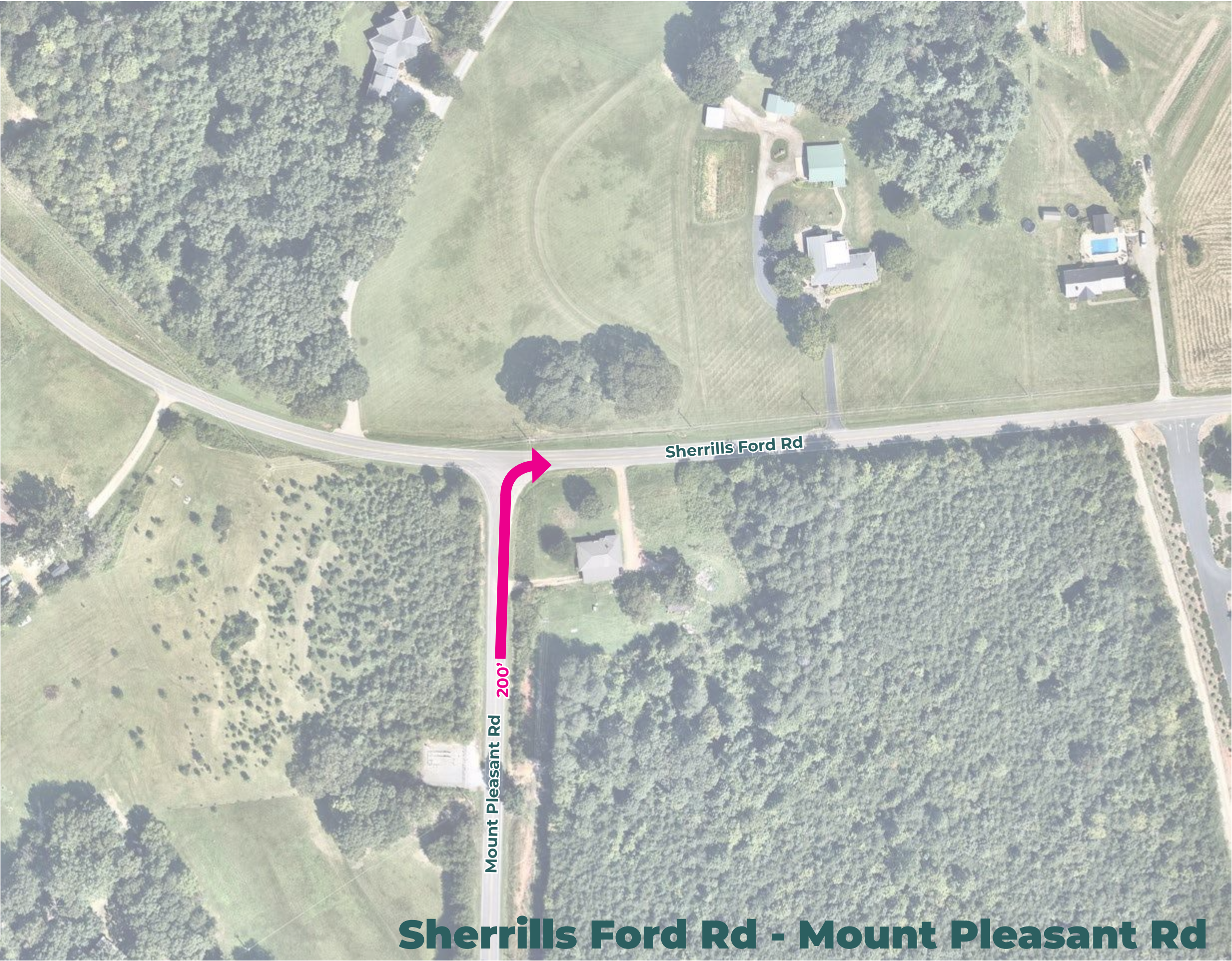
- Construct the Site Driveway 4 approach with one ingress and one egress lane each. Provide the egress lane with one shared left/through/right-turn lane.

Hopewell Church Rd - Site Driveway 4

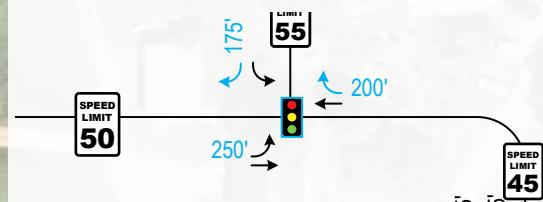


Phase 4 (2029)

- Widen the northbound Sherrills Ford Road approach to provide an exclusive right-turn lane with at least 200 feet of storage and an appropriate taper.

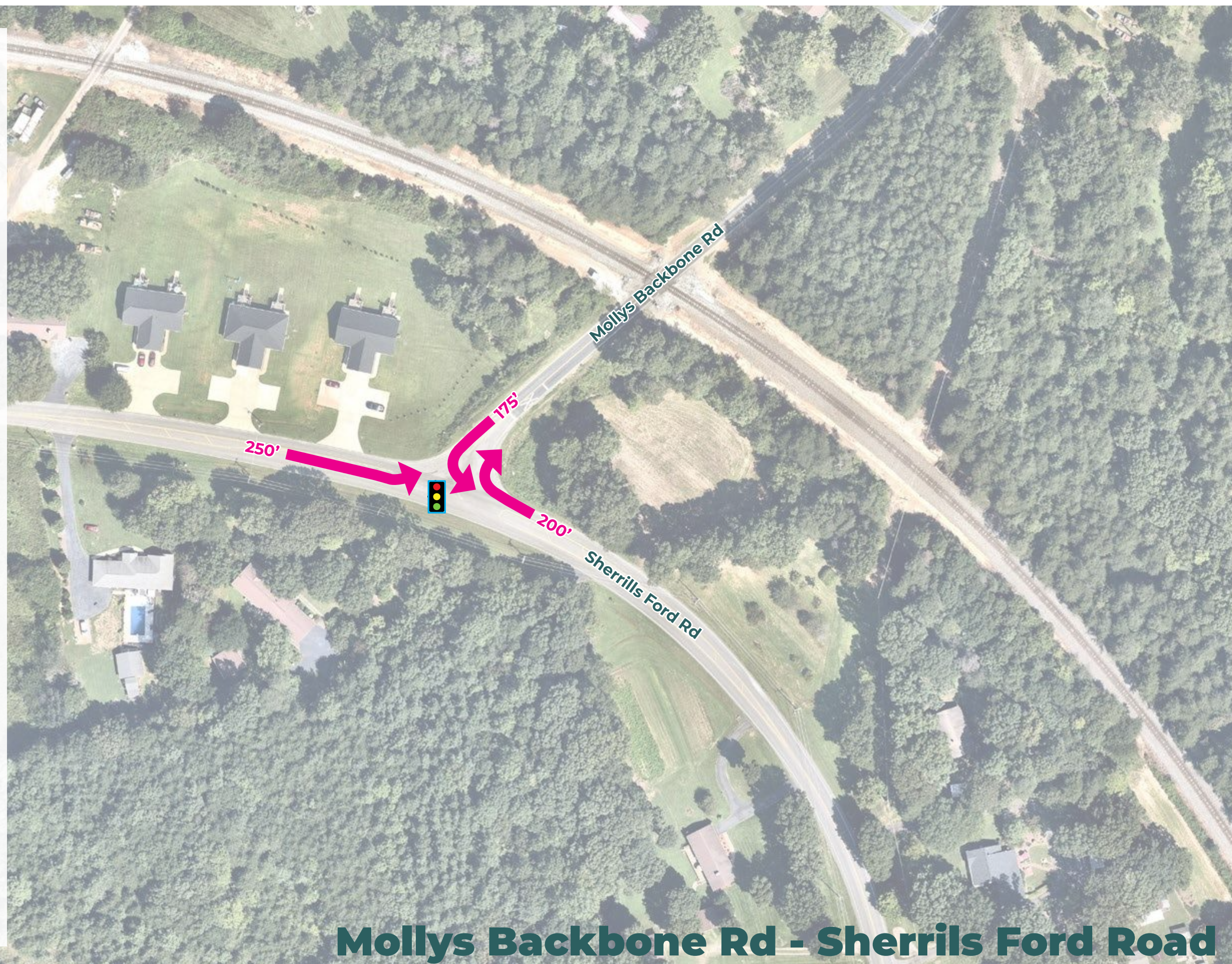


Sherrills Ford Rd - Mount Pleasant Rd

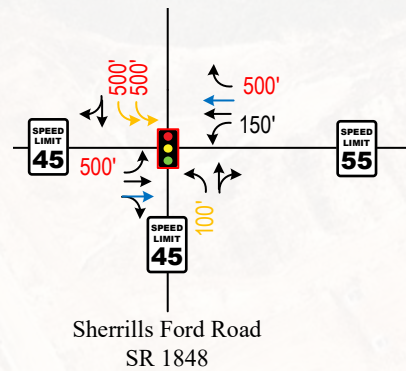


Phase 3 (2025)

- Extend the existing eastbound left-turn lane on Sherrills Ford Road to provide at least 250 feet of storage and an appropriate taper.
- Widen the westbound Sherrills Ford Road approach to provide an exclusive right-turn lane with at least 200 feet of storage and an appropriate taper.
- Widen the southbound Mollys Backbone Road approach to provide an exclusive left-turn lane with at least 175 feet of storage and an appropriate taper.
- Signalize the intersection with protected left turn phasing for the eastbound approach.



Mollys Backbone Rd - Sherrills Ford Road



Phase 4 (2029)

- Extend the southbound dual left-turn lanes (one lane is anticipated to be built in 2021 by Gabriel Village and the other in 2025 by Terrell Town Center Phase 2) on Sherrills Ford Road to provide at least 500 feet of storage and an appropriate taper.
- Extend the existing eastbound left-turn lane on NC 150 to provide at least 500 feet of storage and an appropriate taper.
- Extend the existing westbound right-turn lane on NC 150 to provide at least 500 feet of storage and an appropriate taper.



Sherrills Ford Rd - NC 150

