

REZONING

LAURELBROOK

PLANNED DEVELOPMENT - CONDITIONAL DISTRICT

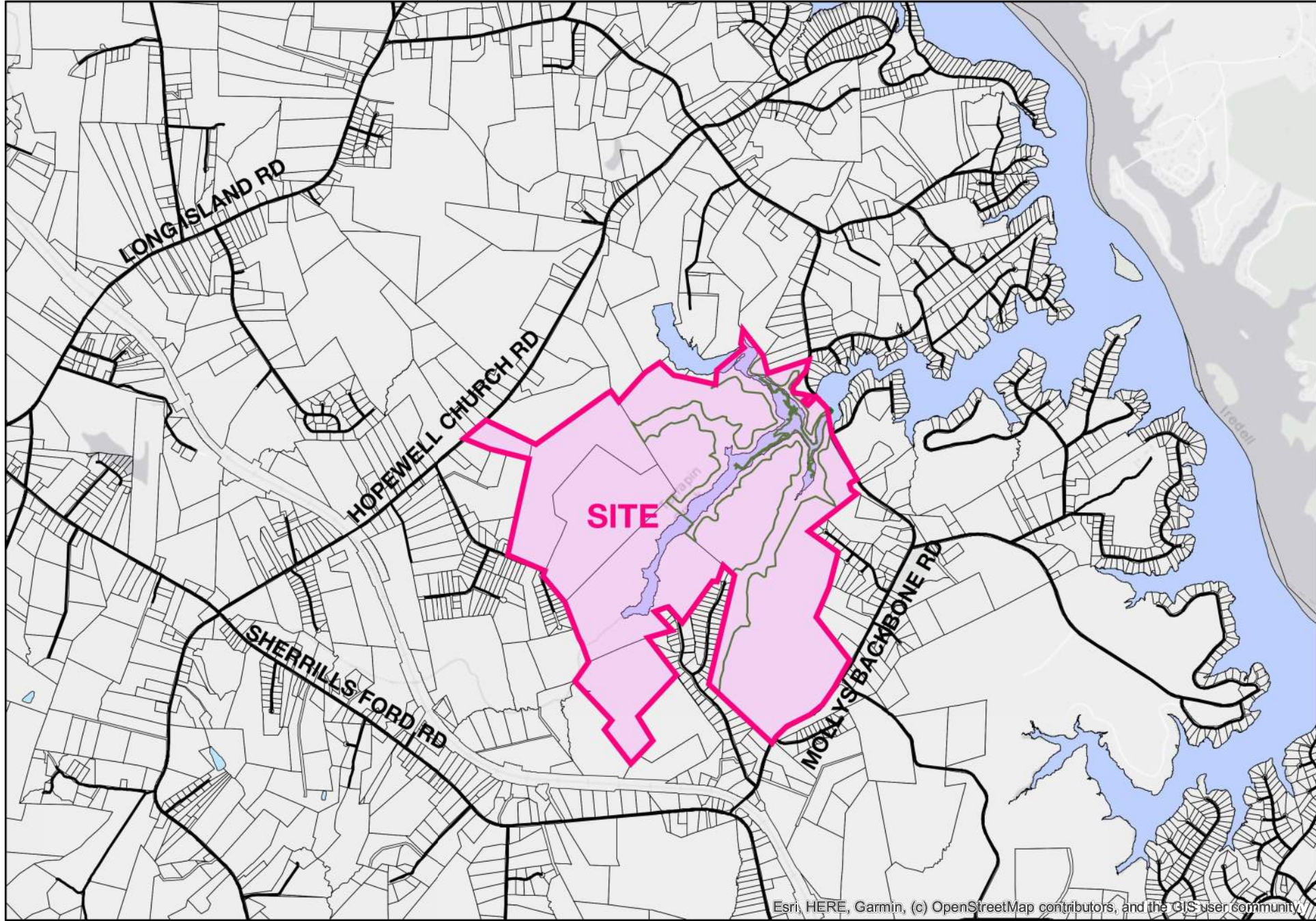
CATAWBA COUNTY, NORTH CAROLINA

DATE: 11.13.2020

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RZ-02	EXISTING CONDITIONS
RZ-03	PD CONCEPT SITE PLAN
RZ-04	PD CONCEPT GRADING PLAN
RZ-05	NOTES

VICINITY MAP



SCALE: NTS

(NOT TO SCALE)



PROJECT TEAM

CLIENT
PRESTIGE CORPORATE DEVELOPMENT
21000 TORRANCE CHAPEL RD
CORNELIUS, NC 28031
704.892.7790
CONTACT: STEVEN BAILEY

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: RHETT CROCKER

ATTORNEY
ROBINSON BRADSHAW
101 NORTH TRON STREET, SUITE 1900
CHARLOTTE, NC 28246
704.377.2536

ADJACENT PROPERTY OWNERS						
Adjacent Property Owners	PID	OWNER	AREA (ACRS)	DISTRICT	OVERLAY	
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23	4000173641	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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25	4000173639	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
26	4000173638	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
27	4000173637	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
28	4000173636	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
29	4000173635	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
30	4000173634	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
31	4000173633	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
32	4000173632	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
33	4000173631	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
34	4000173630	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
35	4000173629	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
36	4000173628	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
37	4000173627	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
38	4000173626	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
39	4000173625	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
40	4000173624	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
41	4000173623	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
42	4000173622	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
43	4000173621	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
44	4000173620	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
45	4000173619	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
46	4000173618	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
47	4000173617	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
48	4000173616	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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50	4000173614	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
51	4000173613	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
52	4000173612	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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66	4000173598	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
67	4000173597	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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75	4000173589	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
76	4000173588	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
77	4000173587	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
78	4000173586	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
79	4000173585	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
80	4000173584	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
81	4000173583	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
82	4000173582	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
83	4000173581	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
84	4000173580	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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86	4000173578	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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142	4000173522	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
143	4000173521	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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145	4000173519	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
146	4000173518	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
147	4000173517	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
148	4000173516	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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150	4000173514	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
151	4000173513	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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164	4000173500	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
165	4000173499	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
166	4000173498	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
167	4000173497	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
168	4000173496	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
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171	4000173493	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
172	4000173492	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
173	4000173491	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
174	4000173490	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
175	4000173489	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
176	4000173488	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
177	4000173487	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
178	4000173486	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
179	4000173485	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
180	4000173484	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
181	4000173483	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
182	4000173482	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
183	4000173481	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
184	4000173480	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
185	4000173479	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
186	4000173478	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
187	4000173477	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
188	4000173476	HANCOCK-BARRERA WALL	0.82	4-B	DMARC-VPF-D	
189	4000173475	HAN				

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXXX XXXXXXXX	####	9/11/20
ENGINEER	REG. #	DATE

PROJECT

LAURELBROOK

LANDSCAPE PROJECT 1020146

[illegible]

SCALE NORTH

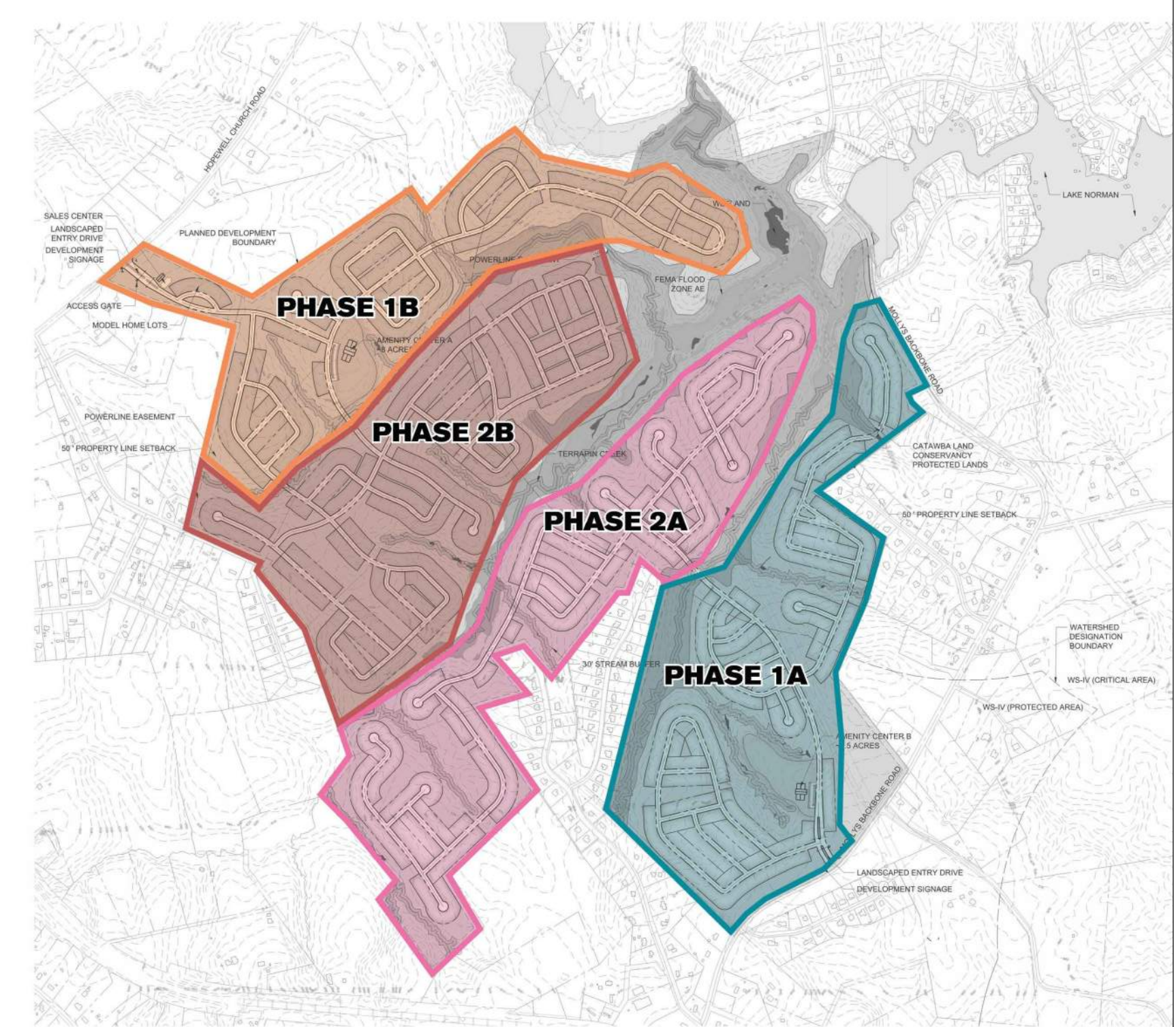
VERT: N/A
HORZ: 1"=300'



DEVELOPMENT CONDITIONS

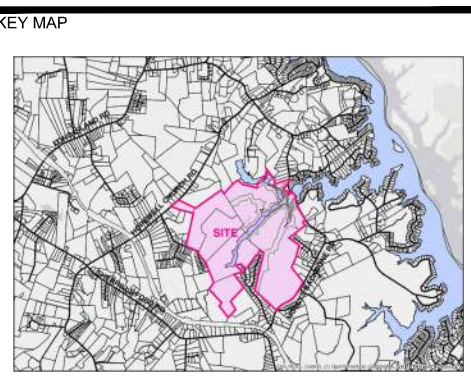
PARCEL ID #	460901378911, 460901478416, 460902569543, 460902751111, 460904623827, 460902970884
TOTAL ACREAGE (Acres)	872.02
TOTAL DWELLING UNITS	1,744
EXISTING ZONING DISTRICT	R-40, R-80, GI
PROPOSED ZONING	Planned Development - Conditional District
OVERLAY DISTRICTS	WP-O, FPM-O, CRC-O
SMALL AREA PLAN	Sherrills Ford
WATERSHED	WS-IV-WQCA, WS-IV-PA
MAXIMUM FLOOR AREA RATIO (FAR)	1:2
FLOODPLAIN	No development in AE Flood Zone (Panel #: 3710470000J; 37104710000K; 3710460900J; 3710461900)
BUFFER AREAS	Minimum 30 feet from Perennial Waters
OPEN SPACE REQUIRED (Acres)	100.1 (2,500 square feet/ Dwelling Unit)
BUFFER SETBACKS (PERIMETER)	50 feet when adjacent to residential district; 35' when adjacent to non-residential district
PROPOSED USES	Single-family residential; Active adult residential; townhomes
FRONT SETBACK (Feet)	20'
SIDE SETBACK (Feet)	5'
REAR SETBACK (Feet)	10'
BUILDING HEIGHT NOT TO EXCEED (Feet)	45'

PHASING PLAN



OPEN SPACE CALCULATIONS

	AREA (ACRES)	RATIO (%)
TOTAL PD AREA	872.02	
DEVELOPABLE OPEN SPACE	281.86	61%
<i>Includes open spaces between development areas and site constraints, parks, trails and common areas</i>		
UNDEVELOPABLE OPEN SPACE	176.58	39%
<i>Includes power easements, property line setbacks, floodplain, stream/environmental setbacks</i>		
TOTAL PD OPEN SPACE	458.44	
PRIMARY PD OPEN SPACE REQUIRED (UDO)	70.47	
<i>Includes parks, common open areas, amenities, trails/ naturalized corridors (25% of developable open space)</i>		



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XXXXX XXXXXXXX 11/1/20
ENGINEER REG # DATE

NOT FOR CONSTRUCTION

LAURELBROOK

PRESTIGE CORPORATE DEVELOPMENT, LLC
CATAWBA COUNTY
NORTH CAROLINA

1020146

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PD-CD REZONING	09.11.20
02	PD-CD REZONING	11.13.20

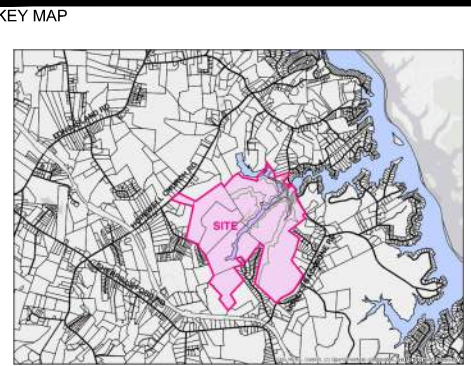
DESIGNED BY: AX
DRAWN BY: XX
CHECKED BY: XX

VERT: N/A
HORIZ: 1"=300'
0 150' 300' 600'

PD CONCEPT SITE PLAN

RZ-03





**PRELIMINARY
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XXXXX XXXXXXXX 8/11/20
ENGINEER REG. # DATE

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CONSTRUCTION**

LAURELBROOK

PRESTIGE CORPORATE
DEVELOPMENT, LLC
CATAWBA COUNTY
NORTH CAROLINA

1020146

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
01	PD-CD REZONING	09.11.20
02	PD-CD REZONING	11.13.20

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

VERT: N/A
HORIZ: 1"=300'
0 150 300 600'

PD CONCEPT GRADING PLAN

RZ-04



LEGEND
PROPOSED CONTOUR
(5' INTERVAL)
EXISTING CONTOUR
EXISTING CONTOUR

A. GENERAL PROVISIONS:

- Air Conditioner (Typical)
- Pool Equipment (If Needed)