

ABBERLY TERRELL  
CATAWBA COUNTY, TERRELL NC

CONCEPTUAL DESIGN VISIONING PACKAGE

*December 16, 2021*





## LEGEND:

- Residential A
- Residential B
- Residential C
- Residential D
- 1. Club/Leasing
- 2. Amenity/Flex\*
- 3. Retail/Office
- 4. Retail Pavilion w/ Open Space
- 5. Trash & Recycling

\*Areas identified for Amenity/Flex are areas at ground floor prioritized for program elements that will activate the streetscape an village.

- Uses may include amenities, live-work areas, leasing offices, community rooms, limited retail, or residences.
- Final ground floor uses will be determined by owner based on market demands at time of building permits.
- A minimum of 8,000 gsf will be used for leasing and amenity type uses visible from public right of way at ground



Information estimated and current as of October 14, 2021 & Subject to Change



CONCEPTUAL DESIGN DATA

Residential A (4 Sty):	108 DU
Residential B (4 Sty):	138 DU
Club/Leasing:	+/- 11,000 SF
Residential C (4 Sty):	68 DU
Residential D (4 Sty):	72 DU
Total:	+/- 386 DU
	Up to 400 Units Max

- 1 Bedroom: +/- 47%
- 2 Bedroom: +/- 50%
- 3 Bedroom: +/- 3%

COMMERCIAL

(Up to 3 Sty): Up to 45,000 SF

PARKING

Proposed Parking:	+/- 688 sp
Shared Parking:	+/- 66 sp
Total:	+/- 754 sp

OPEN SPACE CALCULATIONS

Total Area W/R/W:	+/- 17.74 Acres
Open Space Provided:	+/-6.99 Acres
Open Area:	39%
Total Area W/O R/W:	+/- 16.32 Acres
Open Space Provided:	+/- 5.57 Acres
Open Area:	34%

IMPERVIOUS CALCULATIONS W/R/W

Building Area:	+/- 3.29 Acres
Parking Lot Area:	+/- 6.0 Acres
Sidewalk:	+/- 1.46 Acres
Total Area:	+/-20.32 Acres
Impervious Ratio:	53.0%

IMPERVIOUS CALCULATIONS W/O R/W

Building Area:	+/- 3.29 Acres
Parking Lot Area:	+/- 6.0 Acres
Sidewalk:	+/- 1.46 Acres
Total Area:	+/-18.90 Acres
Impervious Ratio:	57.0%

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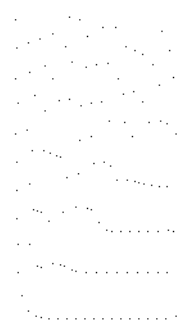
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**PHASE 1:**

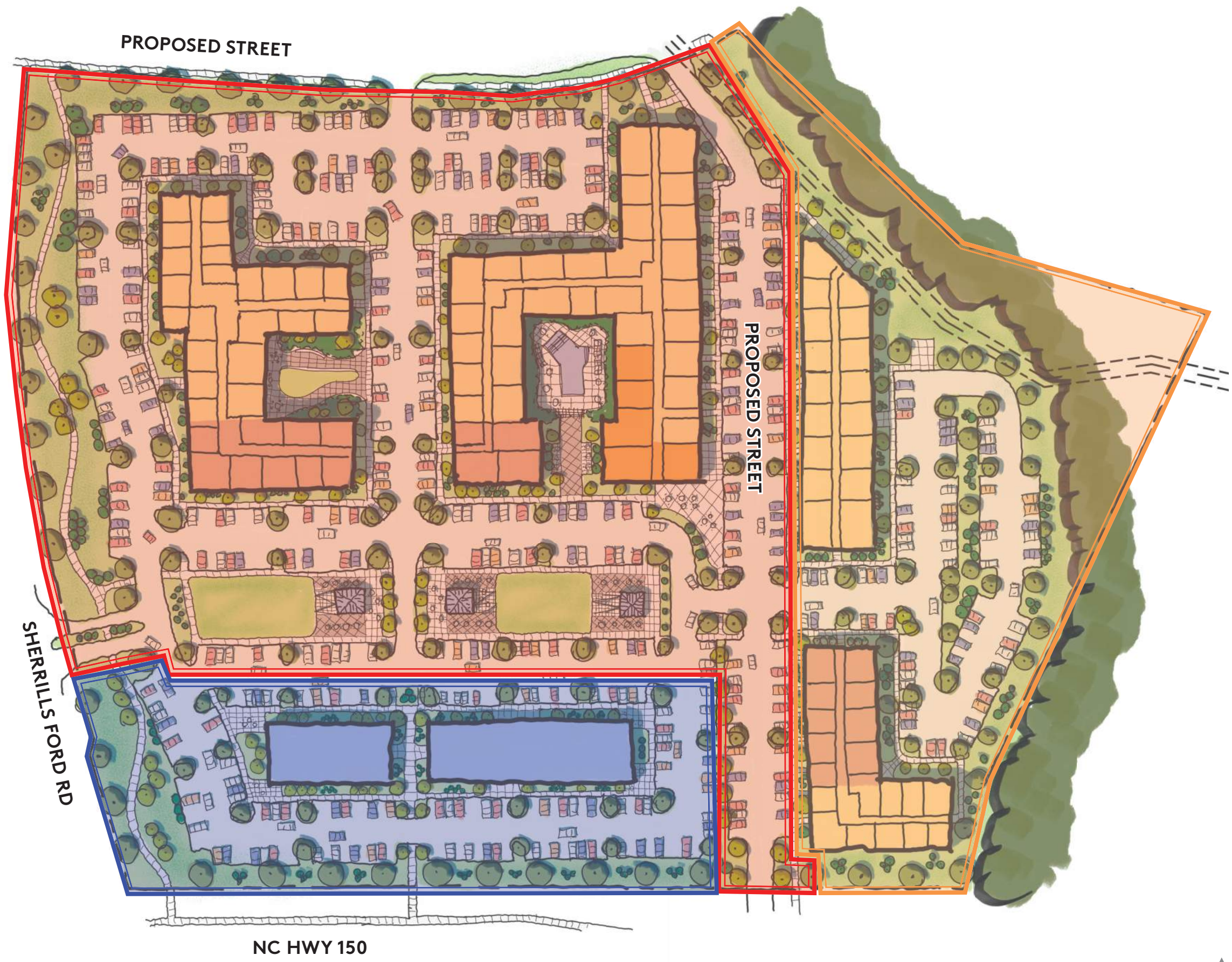
- Residential A
- Residential B
- Parking
- Central Green
  - Parking
  - Infrastructure for pop up retail events

**PHASE 2:**

- Residential C
- Residential D
- Parking and additional circulation
- Completion of the community pedestrian path

**PHASE 3:**

- Pads to be bulk graded during Phase 1
- Utility Main extensions/power infrastructure rough-ins will be installed along main drives for future connections



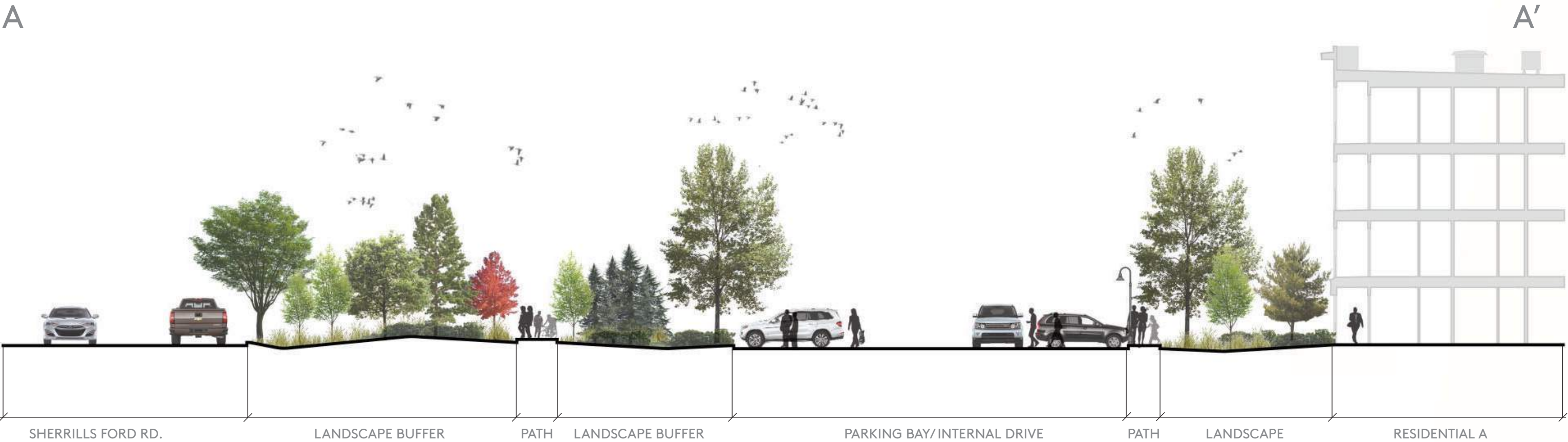






\*Street lighting, street signage and mail kiosks within the proposed development shall adhere to the Catawba County UDO. Recommended Scaling of street lights is subject to approval of the Utilities & Engineering Department. The Developer Shall becom responsible for monthly costs once the public roadways are accepted for maintenance.

- 1. Street light max pole height of 20ft
- 2. All Fixtures to be LED or energy efficient when LED is not applicable .
- 3. All parking and street lights are to be full cut-off and dark sky compliant.
- 4. Flex/Amenity space accent lighting is to be set to timer and photocell for control during hours of operation. Non Life-Safety lighting to be able to be shut off independantly.
- 5. All outdoor fixtures to be dark sky compliant with exception to key architectural, art, or wayfinding elements necessary for the funtion and operation of the property.

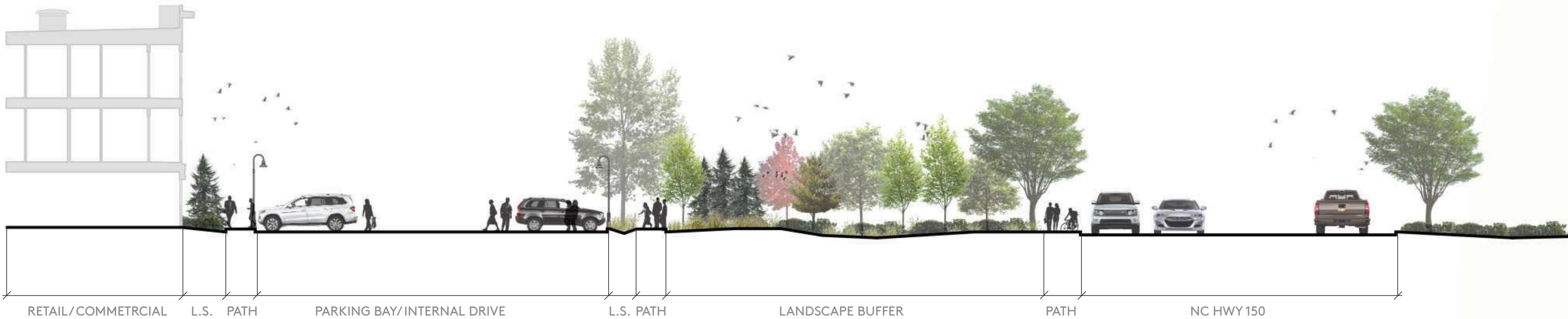


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B

B'



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LEGEND:

- 1. Central Landmark
  - Art/Wayfinding piece to brand the intersection
- 2. Monumental Signage/Entry Gateway
- 3. Secondary Entry Signs
  - Limited to branding and setting Entry Point Priorities
- 4. Building Mounted Signs
  - At Canopy/Retail Banners
  - Limited to square footage of building

\*Final designs will be dependent on branding and reflect community design language. Design drawings for signs will be submitted as part of the sign permit application process for review and approval by planning staff. Final designs will comply with UDO size limits and additional design criteria Sec. 44-446.13. Signs

- 1. Central Landmark: 50sq/ft 16' Max Height
- 2. Monument Sign/Entry Gateway: 10sq/ft 5' Max Height
- 3. Secondary Entry Sign: 10sq/ft 5' Max Height
- 4. Building Mounted Signs: In addition to one freestanding sign, one static fascia canopy sign is permitted on sides visible from the public right-of-way. Each canopy sign may have a maximum area equal to 25 percent of the canopy fascia surface, up to a maximum height of two feet.

\* One on-premises sign for a development with multiple buildings, parcels, or establishments, having not more than two sign surface areas, may be erected along each section of road frontage on a major or minor thoroughfare from which there is a median entranceway to the development. The signs may not exceed 100 square feet on each side of a back-to-back sign; may not be over 20 feet in height; and may identify the development, as a whole, and the establishments, buildings, and parcels within the development, but it must not contain any other commercial copy; or (2) One on-premises sign for development with multiple buildings, parcels, or establishment, having not more than two sign surface areas, may be erected to identify the development along each section of road frontage on a major or minor thoroughfare from which there is a median



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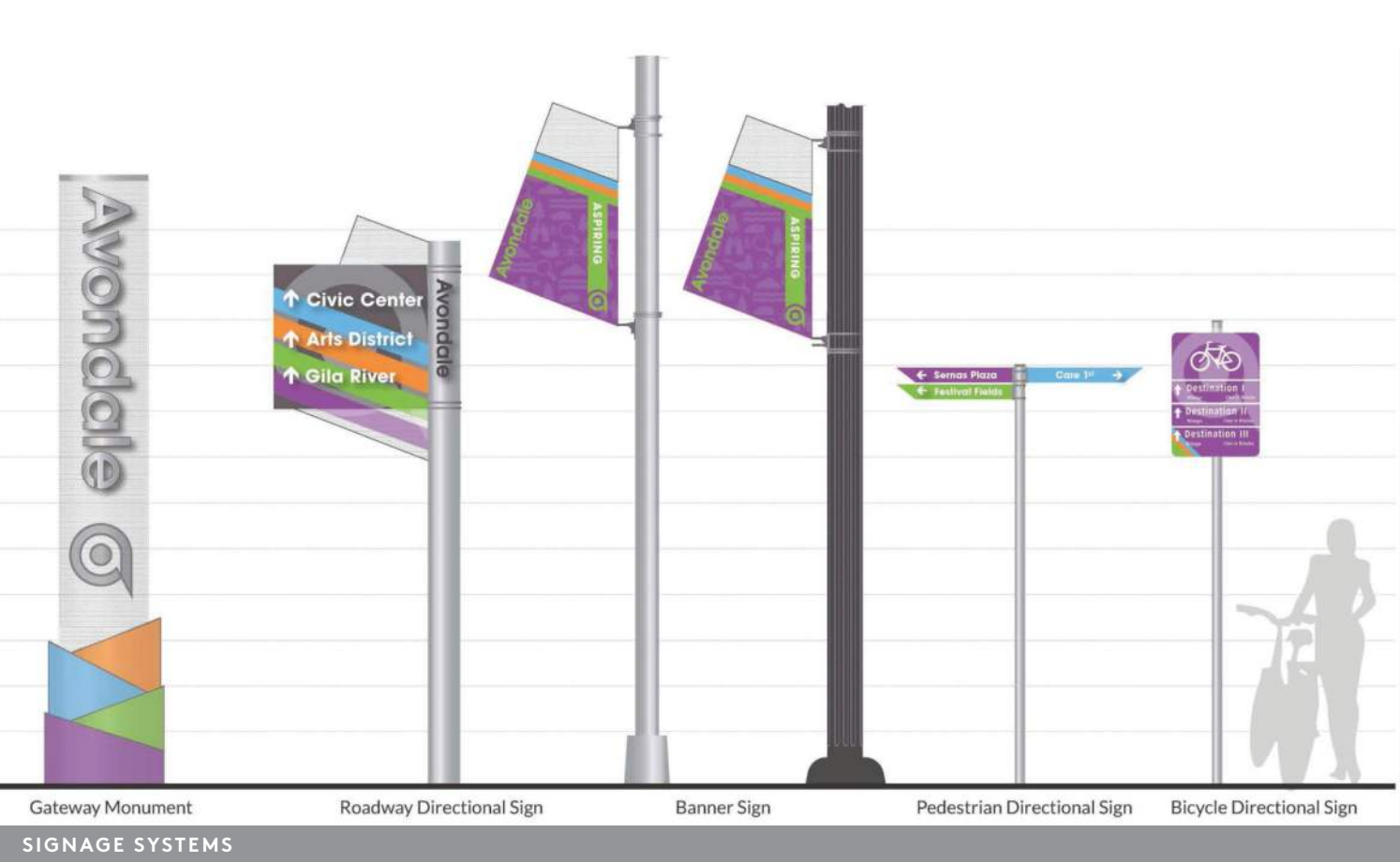
CENTRAL LANDMARK



MONUMENTAL SIGNAGE



ENTRY SIGNAGE



SIGNAGE SYSTEMS

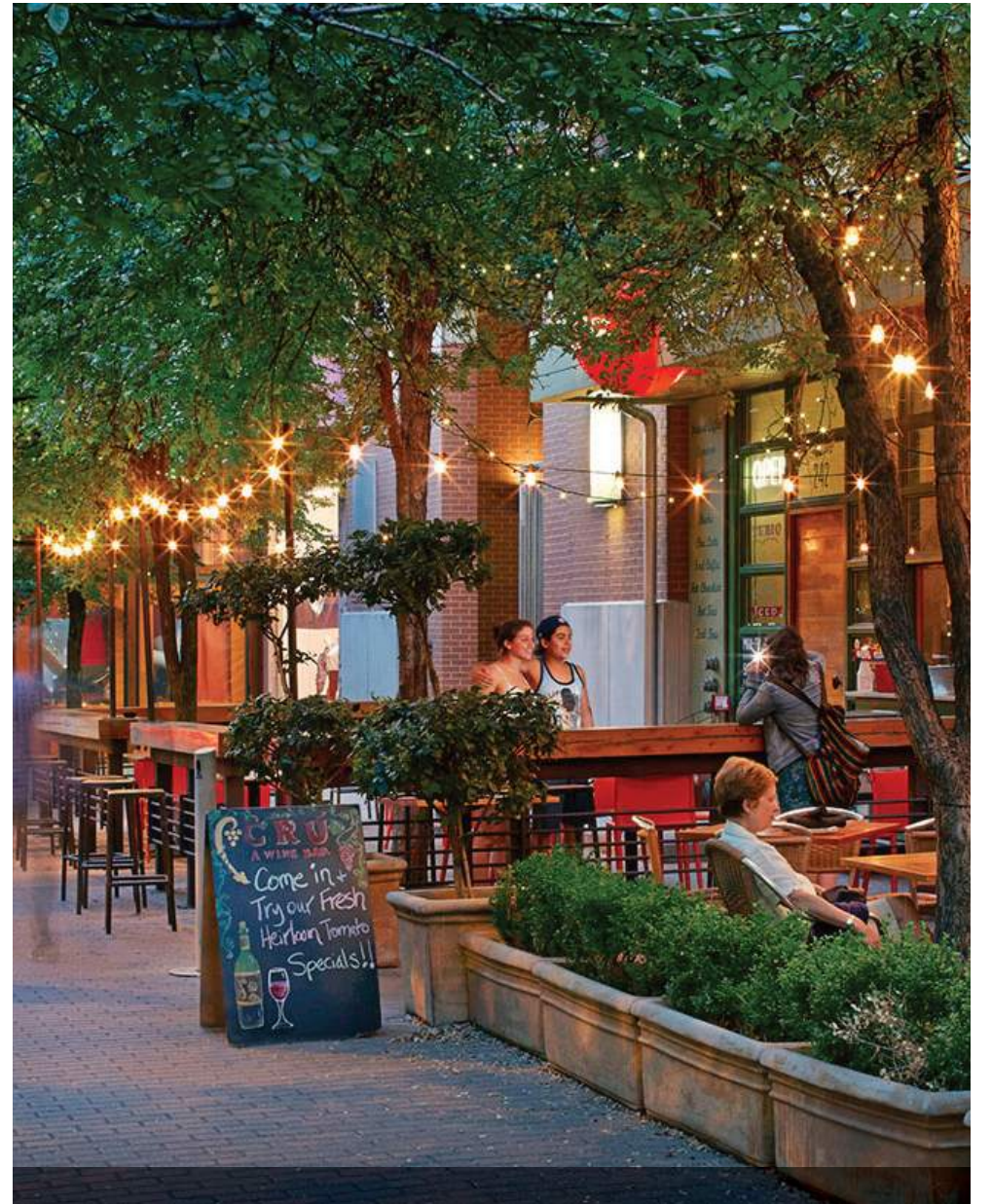


PRECEDENT IMAGERY >

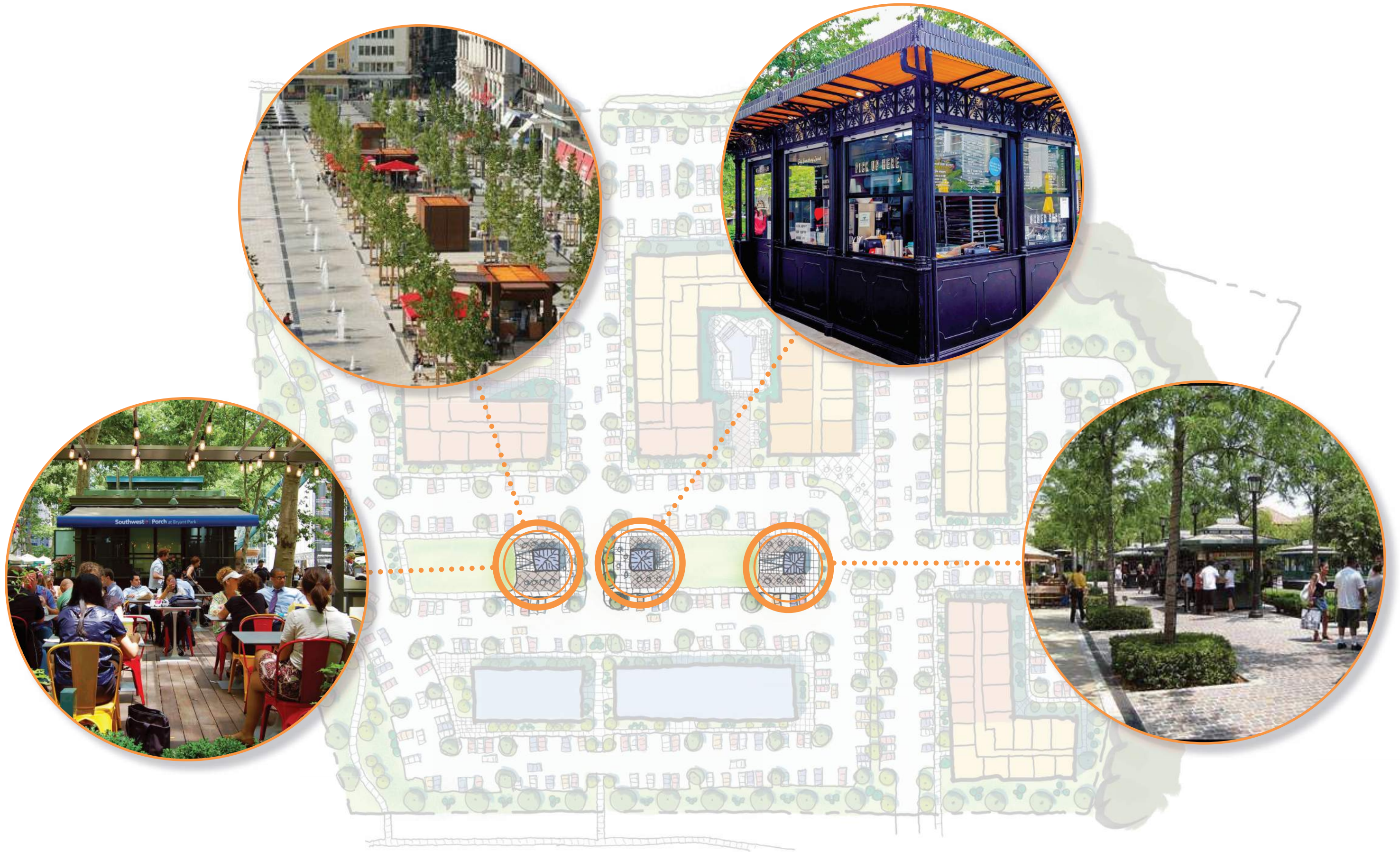














































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