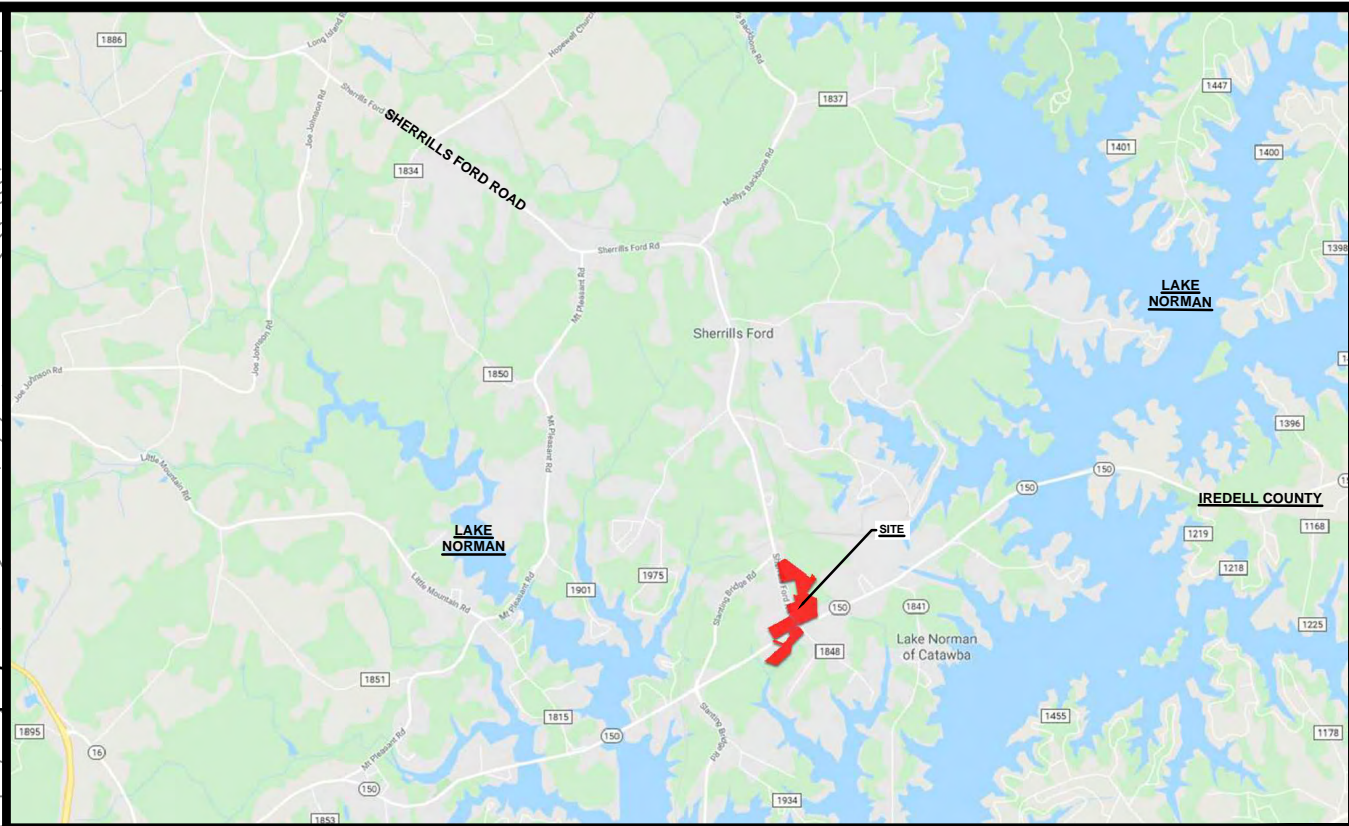
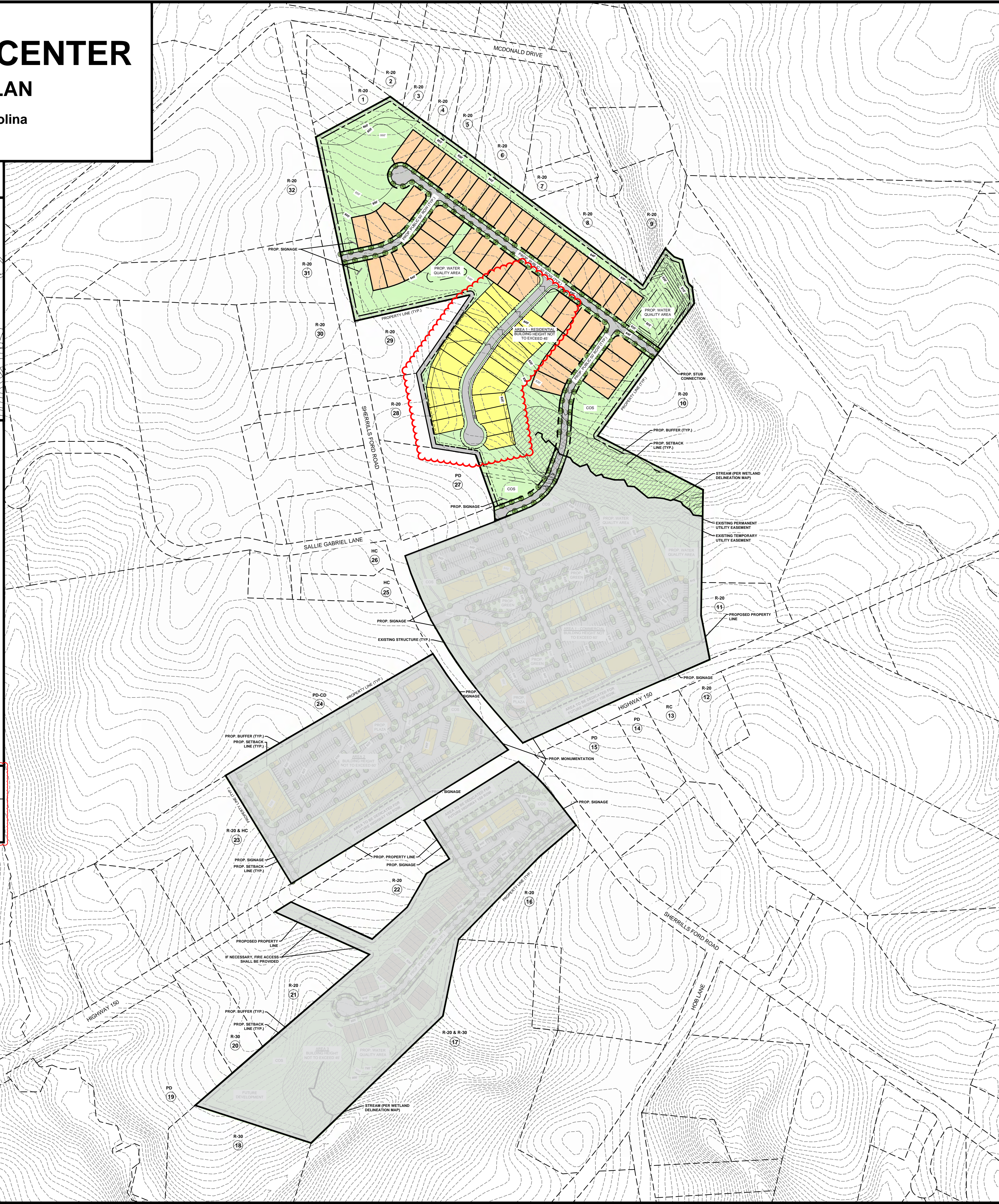


Located In:
Catawba County, North Carolina

** Concept Site Plan is conceptual and subject to change. Uses, size and shape of building footprints, and parking configurations shall be flexible within the boundaries of this rezoning petition, so long as overall square footage of buildings and residential unit counts don't exceed the maximums outlined in the table above.

Open Space Calculations: (for Added 19 Lots)	Total Lots:	19 Lots
	Open Space per Lot:	2,500 SF
	Total Required Open Space:	19 Lots x 2,500 SF = 47,500 SF (1.09 AC)
	Provided:	47,500 SF (1.09 AC)
Impervious Calculations: (for Added 19 Lots)	Building Area:	55,860 SF (19 x 2,940 SF)
	Driveway Area:	7,600 SF (19 x 400 SF)
	Sidewalk Area:	3,750 SF (750 LF x 5)
	Road Area:	19,500 SF (750 LF x 26)
	Total Impervious Area:	86,710 SF (1.99 AC)
	Impervious Ratio:	1.99 AC/16 AC = 48%



Vicinity Map

Not to Scale



Adjacent Property Owners			Zoning:
	PID:	Owner:	
1	461701174658	PROVIDENCE ROAD BAPTIST CHURCH OF MAIDEN NC INC	R-20
2	461701175892	CATAWBA LAND BANK LLC & POINDEXTER MARCUS	R-20
3	461701177708	GABRIEL DAVID FRANKLIN	R-20
4	461701178704	CATAWBA LAND BANK LLC & POINDEXTER MARCUS	R-20
5	461701178790	ROYSTER JANICE G	R-20
6	461701270644	FREE VERNITA DIANNE GABRI	R-20
7	461709272461	NORTH CAROLINA FARM LANDS LLC & POINDEXTER MARCUS	R-20
8	461709273284	NORTH CAROLINA FARM LANDS LLC & POINDEXTER MARCUS	R-20
9	461710276302	ROYSTER WILLIAM FREDRICK & ROYSTER JANICE G	R-20
10	461710269621	HOWARD KERMIT LEE HEIRS	R-20
11	461710258771	HOWARD KERMIT LEE HEIRS	R-20
12	461710258324	KUNKLEMAN GROUP THE	R-20
13	461710256279	WAGNER DAPHNE R	R-C
14	461710255177	LINEBERGER CARROLL G SR & LINEBERGER SHELIA H	PD
15	461709254100	LINEBERGER CARROLL G SR & LINEBERGER SHELIA H	PD
16	461713241669	STUTTS JANICE SHERILL HEIRS	R-20
17	461713138733	BEATTY SHIRLEY VIRGINIA HEIRS	R-30 & R-20
18	461713130523	HUDSON CHARLES DAVID & HUDSON JEANIE K	R-20
19	461713036989	WHITEROCK GROUP LLC	PD
20	461713049129	HELTON CARROL E & HELTON LETA CAROL	R-20
21	461713141369	STEWART ERNEST EUGENE & STEWART MARY C	R-30
22	461713145761	ROTH MICHAEL DENNIS & ROTH DIANNE H	R-20
23	461713048911	TYSON SURE-SAFE LLC	R-20 & HC
24	461709058372	BBC GABRIEL LLC	PD-CD
25	461709154802	PYLE EBEN CHARLES	HC
26	461709153972	PYLE EBEN CHARLES	HC
27	461709167220	CATAWBA COUNTY	PD
28	461709168528	BBC VILLAS, LLC	R-20
29	461709166719	BROWN CLAY N & BROWN TAMYLA J	R-20
30	461709161779	MALVASO GINA MARIE	R-20
31	461709160988	NELSON BRIAN ALAN & NELSON LYNNE N	R-20
32	461701079593	NELSON BRIAN ALAN & NELSON LYNNE N	R-20

1. Base information received from Catawba County GIS Information is preliminary in nature & should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this Concept Site Plan is considered to be preliminary in nature and subject to change and final verification.
4. Draft - Do not rely on this document.

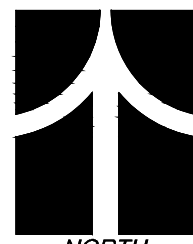
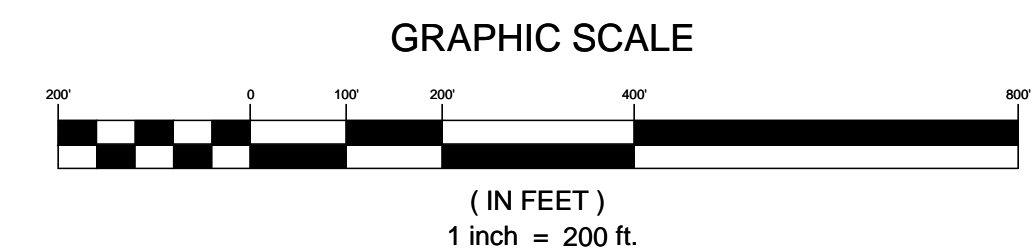
No floodplain on site - information obtained from FEMA FIRM Panels 3710461700K & 3710460700J effective date of study 03/18/2008 & 09/05/2007.

Stream/Wetland information is based on preliminary information obtained from "Waters of the US and Isolated Wetlands Delineation" prepared by Atlas Environmental Inc. dated October 8, 2019, "Waters of the US and Isolated Wetlands Delineation" prepared by Atlas Environmental Inc. dated October 14, 2019, and Catawba County GIS data. For purposes of preparation of this Concept Site Plan, any proposed wetland areas and stream features depicted on the Concept Site Plan are considered to be preliminary in nature. The Concept Site Plan will need to be revised once all agencies approve on-site wetland/stream and appropriate jurisdictional boundaries. The Concept Site Plan will need to be revised once all agencies approved on-site wetland/stream locations.

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Catawba County Unified Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Location of proposed water quality areas are conceptual and preliminary and still needs to be determined. The exact size and location of these areas will change as the applicant finalizes decision regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change.

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



I. GENERAL PROVISIONS

- ## II. TRAFFIC/TRANSPORTATION

- ### III. STREETScape / LIGHTING / LANDSCAPING / UTILITIES

- #### IV. OPEN SPACE

- ## V. ENVIRONMENTAL FEATURES

- ## VI. ARCHITECTURE

10. MIXED-USE FACADE ARTICULATION
- a. PUBLIC STREET FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, VARIOUS ROOF LINES, AND BUILDING HEIGHTS.
 - b. FIRST STORY FACADES OF ALL BUILDINGS ALONG PUBLIC STREET FRONTS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, WINDOWS, DOORS, AND/OR OTHER ARCHITECTURAL ELEMENTS.
 - c. ACCEPTABLE FACADE MATERIALS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: MASONRY MATERIALS SUCH AS BRICK, HARD STUCCO, STONE OR TILE MATERIALS. CEMENTITIOUS (PANEL, SLAB, TRIM & BATTENS) AND (I.F.S.) NEW MATERIALS TO THE MARKET POSSED FOR EXTERIOR USE ARE ACCEPTABLE PENDING COMPLIANCE WITH THE ARCHITECTURAL CHARACTER.

J. AMENDMENTS TO REZONING PLAN

- ### III. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONCEPT SITE PLAN AND THESE DEVELOPMENT STANDARDS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

