



ADJACENT PROPERTY OWNERS LIST

NO.	PIN	NAME	ADDRESS
1	368612867356	PAUL W NORMAN, III	4695 MTN CREEK AVE DENVER NC 28037
2	368612865293	SHARON RENEE LITTLE	5865 E NC 150 HWY DENVER NC 28037
3	368612863030	THYEN ENTERPRISES LLC	4710 COMMON DR DENVER NC 28037
4	368612862069	CHELSEY HOMES LLC SUE A DAVIS DARLENE AYERS MORRELL	E NC 150 HWY DENVER NC 28037
5	368612851831	NINA SIDES ECKARD	5801 E NC 150 HWY DENVER NC 28037
6	368612850732	EDMUND M WYATT DEBORAH J WYATT	5793 E NC 150 HWY DENVER NC 28037
7	368612765273	BOBBY M LUTZ JANET D LUTZ	5780 E NC 150 HWY DENVER NC 28037
8	368611669952	SHANNON WOODS PARTNERS LLC	5858 S NC 16 BUSINESS HWY MAIDEN NC 28650
9	368602770808	SHANNON WOODS PARTNERS LLC	S NC 16 HWY MAIDEN NC 28650
10	368608875727	SHANNON WOODS PARTNERS LLC	S NC 16 HWY MAIDEN NC 28650
11	368612878251	KELSEY DISANZO	5860 E NC 150 HWY DENVER NC 28037
12	368612867702	TOMMY CURTIS LITTLE HEIRS	5858 E NC 150 HWY DENVER NC 28037
13	368612866621	SHARON RENEE LITTLE	5852 E NC 150 HWY DENVER NC 28037

SITE LIGHTING

D305-LED-31-18-40-UNV-BZ-SF

D305-LED
Louvered Bollard



CONFIGURATION

Series	D305-LED	Louvered Bollard
Size	31	31
Wattage / Lumens (Downlight)	18	18W/1440lm
CCT (Downlight)	40	4000K
Voltage	UNV	120-277V
Finish	BZ	Bronze
Option	SP	Surge Protection

D464-L-20-30-U-Z-T

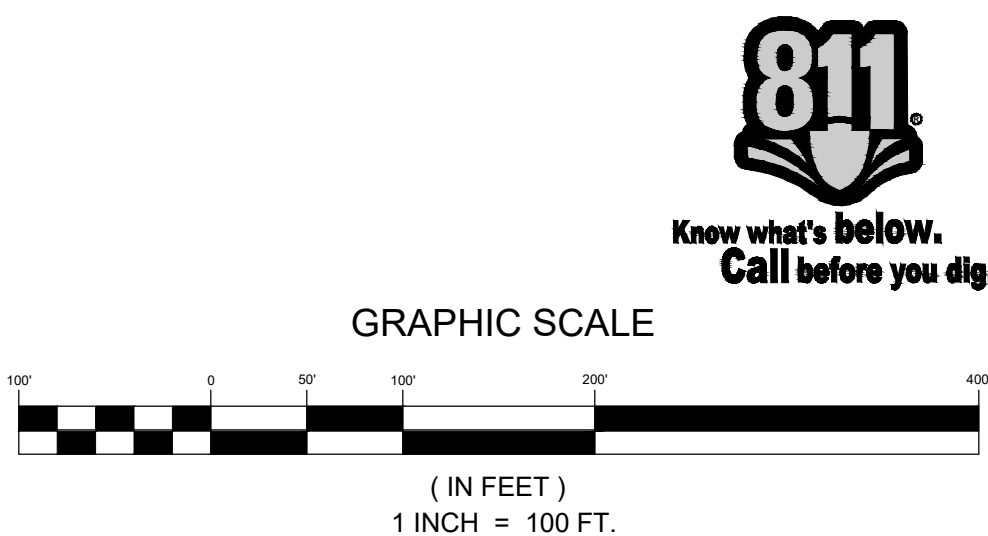
D464-L Juggernaut

Modern Full Cutoff LED Wall Pack



CONFIGURATION

Series	D464-L	Juggernaut
Wattage/Lumens	20	20W-268lm
CCT	30	3000K
Voltage	U	120-127V
Finish	Z	Brnz
Options	T	Photo



VICINITY MAP NOT TO SCALE

DEVELOPER

DEVELOPER
Mr. Rick Porter
Gross Residential
143 Ridge Road, Suite 100
North Royalton, OH 44133

CONTACT: Rick Porter
(440) 237-1681
rporter@grossresidential.com

ENGINEER/LANDSCAPE ARCHITECT:

ESP ASSOCIATES, INC.
20484 CHARTWELL CENTER DR., SUITE D
CORNELIUS, NC 28031

DAN E. BREWER, PE
CONTACT: (704)990-9429
EMAIL: DBREWER@ESPASSOCIATES.COM

LISA ROBERTS, PLA
CONTACT: (704) 990-9442
EMAIL: LROBERTS@ESPASSOCIATES.COM

SITE DATA:

TAX PARCELS: 368612872371, 368612865522
368612860666, 368612768534,
368612766364

TOTAL ACREAGE: +/-30.90 ACRES
LOCATION: CATAWBA COUNTY, NC

ZONING:
EXISTING: R-1
PROPOSED: PD

TOTAL POTENTIAL UNITS: +/- 354 LOTS

PROPOSED DENSITY:

WATERSHED: WS-IV

MINIMUM SETBACKS:

FRONT: 15
SIDE: 15
REAR: 20

MINIMUM SETBACKS:

FRONT:	15
SIDE:	15
REAR:	20

General Notes

2. All site plan zoning and wetland information utilized in the preparation of this Plan is considered to be preliminary in nature and subject to change and final verification.
3. Mailbox kiosks to be approved by postal service with turn-out parking required by NCDOT.
4. Site Lighting to conform to Section 44-443.17 & 44-522 of the Catawba County UCCO.
5. No phasing anticipated. Work to progress as market dictates.
6. Draft - Do not rely on this document.

Floodplain Information

Stream/Wetland Information
Stream/wetland information is based on preliminary information provided to ESP by Catawba County GIS data, and Any potential wetland areas and stream features depicted on the sketch are considered to be preliminary in nature and approximate in location.

Access Points/Driveways/Streets

1. The proposed right-of-way lines 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 Calaverza County Development and Subdivision Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.
3. Proposed road crossings over existing gas line easements will obtain approval from gas company.

Open Space

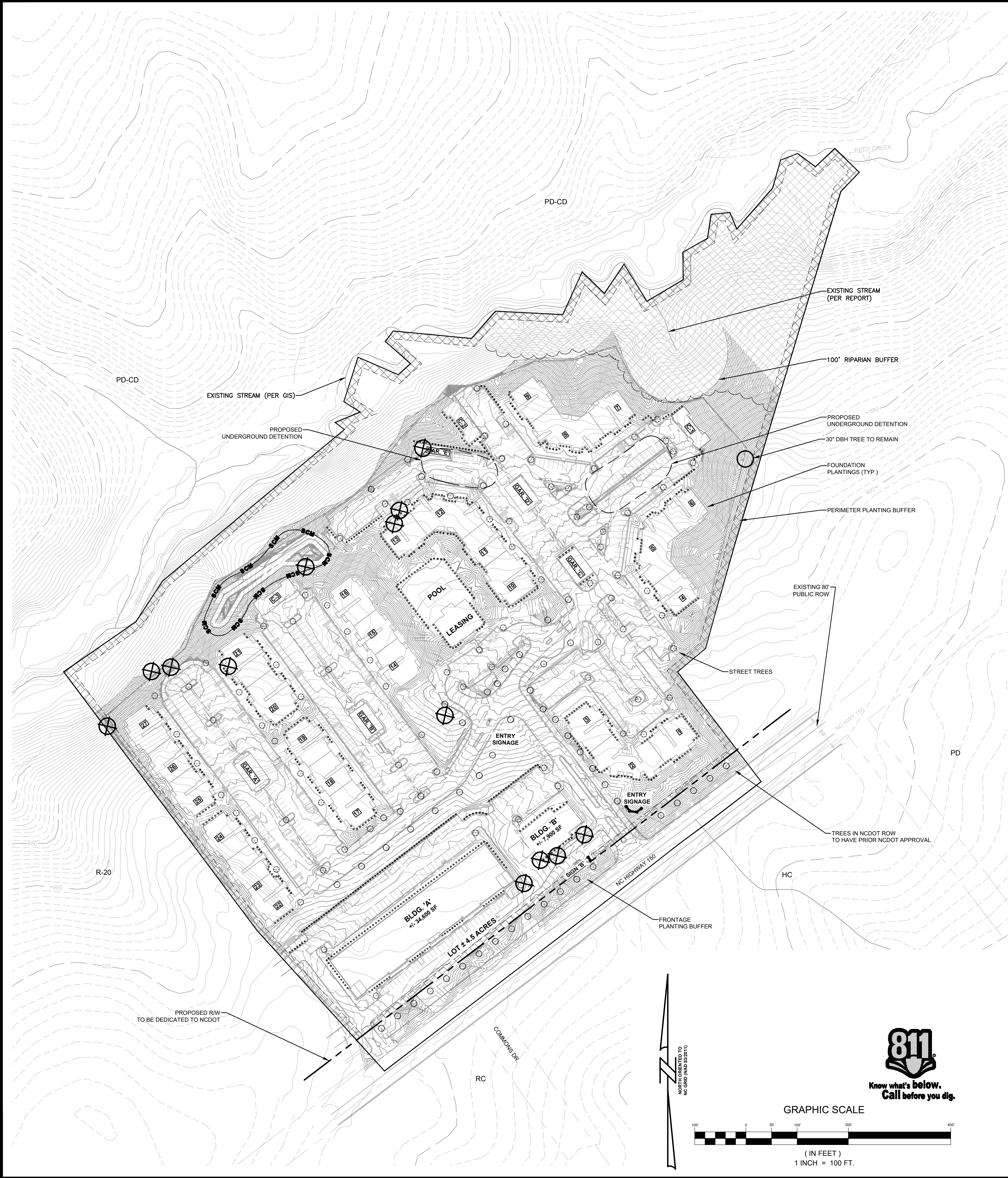
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Public Information

ESRI 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.

REZONING PLAN AND PRELIMINARY LANDSCAPE CONCEPT		HATHAWAY AT LAKE NORMAN		GROSS RESIDENTIAL		CATAWBA COUNTY	
PROJECT INFORMATION							
PROJECT MANAGER:				LR			
DESIGNED BY:				LMZ			
DRAWN BY:				LLB			
PROJECT NUMBER:				KP35			
ORIGINAL DATE:				6/10/2022			
SHEET:							
<div style="font-size: 2em; font-weight: bold; margin: 0;">L1.1</div>							

W:\2022 Projects\K\KMP35 - NC Hwy 150 Site (Gross Residential)\Submittal Working Drawings\Submittal 07-22-2022\KP35_LAND.dwg, L1.2, Iremean








LEGEND:

- TREE OVER 30" DBH TO REMAIN
- TREES OVER 30" TO BE REMOVED
- TREE SAVE AREA
- TREE LINE

15' PERIMETER LANDSCAPE BUFFER
TYPICAL 15' SECTION

TO BE EITHER CEDRUS DEODARA
OR MAGNOLIA GRANDIFLORA

BUFFER PLANTING SCHEDULE

PLANT SCHEDULE 15' BUFFER: TYPICAL 150' SECTION						
BUFFER TREES	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	CALIPER	MIN. SIZE
	CD	1	CEDRUS DEODARA / DEODAR CEDAR	B&B	2" CAL.	5' CLEAR TRUNK
	MG	1	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	B&B	2" CAL.	5' CLEAR TRUNK
BUFFER						
	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	MIN. SIZE	
	CS	5	CAMELLIA SASANQUA / SASANQUA CAMELLIA	B&B	5 GAL.	
	IN	15	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	CONT.	1.5'	
	IN2	6	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	B&B	5 GAL.	

SITE PLANTING SCHEDULE

PLANT SCHEDULE			
TREES	CODE	BOTANICAL / COMMON NAME	QTY
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	59
	QF	QUERCUS FALCATA / SOUTHERN RED OAK	80
SHRUBS			
	CODE	BOTANICAL / COMMON NAME	QTY
	CS	CAMELLIA SASANQUA / SASANQUA CAMELLIA	293
	IN	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	475
	LG	LOROPETALUM CHINENSE / CHINESE FRINGE FLOWER	67
	PF	PYRACANTHA KOIDZUMII / FORMOSA PYRACANTHA	117

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Fort Mill, SC 29708
704-583-1949 (NC)
803-582-2440 (SC)
www.espassociates.com

PRELIMINARY
STAMP
CONSTRUCTION

BY

REVISION

DATE

NO.

PRELIMINARY LANDSCAPE CONCEPT
PLAN

HATHAWAY AT LAKE NORMAN
GROSS RESIDENTIAL

CATAWBA COUNTY

PROJECT INFORMATION

PROJECT MANAGER: LR

DESIGNED BY: EM

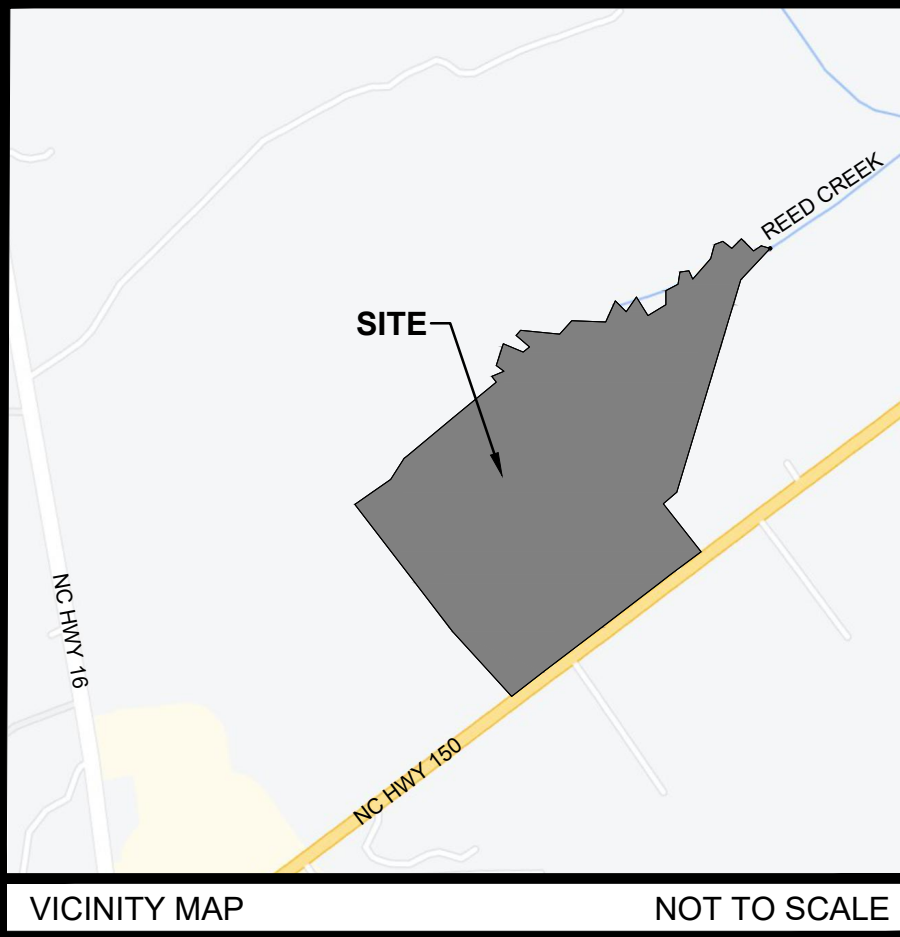
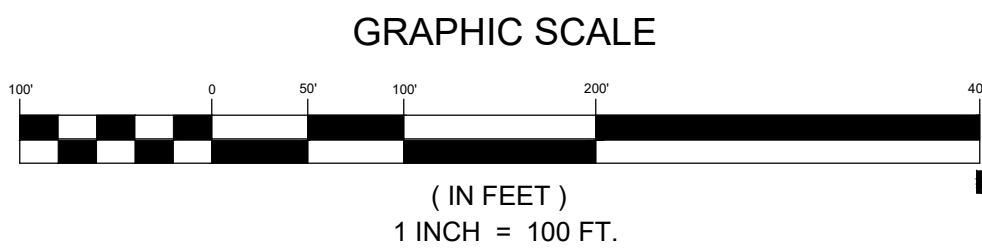
DRAWN BY: LLB

PROJECT NUMBER: KP35

ORIGINAL DATE: 6/10/2022

SHEET: L1.2

W:2022 Projects (K:\MP05 - NC Hwy 150 Site (Gross Residential)\Submittal Working Drawings\Submittal 07-22-2022\KP35_LAND.dwg, C1.0, Brennan



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PRELIMINARY
STAMP NOT FOR
CONSTRUCTION

LICENSE NO. 140

NO.	DATE	REVISION	BY

PROJECT INFORMATION	
PROJECT MANAGER:	LR
DESIGNED BY:	DB
DRAWN BY:	LLB
PROJECT NUMBER:	KP35
ORIGINAL DATE:	6/10/2022
SHEET:	C1.0

PRELIMINARY UTILITIES LAYOUT

HATHAWAY AT LAKE NORMAN

GROSS RESIDENTIAL

CATAWBA COUNTY