owner/developer:

KEY HARBOR HOLDINGS, LLC AND
KEY HARBOR COMMUNITIES, LLC
2725 Westinghouse Blvd, Ste 100
Charlotte, NC 28273
704 587 0123p 704 587 4556f

SITE INFORMATION

Total Area	=	704± Acres
Proposed Right of Way	=	111± Acres
Maximum Dwelling Units	=	1,500
100 of which may be attached		
Lake Front Lots	=	111
COS	=	148.5± Acres

Proposed Zoning: PC-CD
See Zoning Conditions for Additional Information

SHORELINE INFORMATION

Minimum 50' Lake Buffer

COVE	# LOTS	LOT WIDTH	ACREAGE
A	205	60'	53.6
B	98	70'	32.6
C	80	80'	20.6
D	179	60'	49.8
E	59	50'	16.1
F	64	80'	29.9
G	220	70'	63.5
H	81	80'	27.5
I	22	125'	16.4
J	96	95'	37.8
K	22	100'	15.0
L	72	45'	14.0
M	90	22'*	6.5
Phase 1	212		
TOTAL	1,500 LOTS		

*22' Wide Attached Townhome Pad

SETBACKS FOR RESIDENTIAL LOTS:

0' - 64' Wide Lots:
Front: 20'
Side: 0', Minimum Separation of 5'
Rear: 20'

65' AND WIDER LOTS:
Front: 20'
Side: 0', Minimum Separation of 10'
Rear: 20'

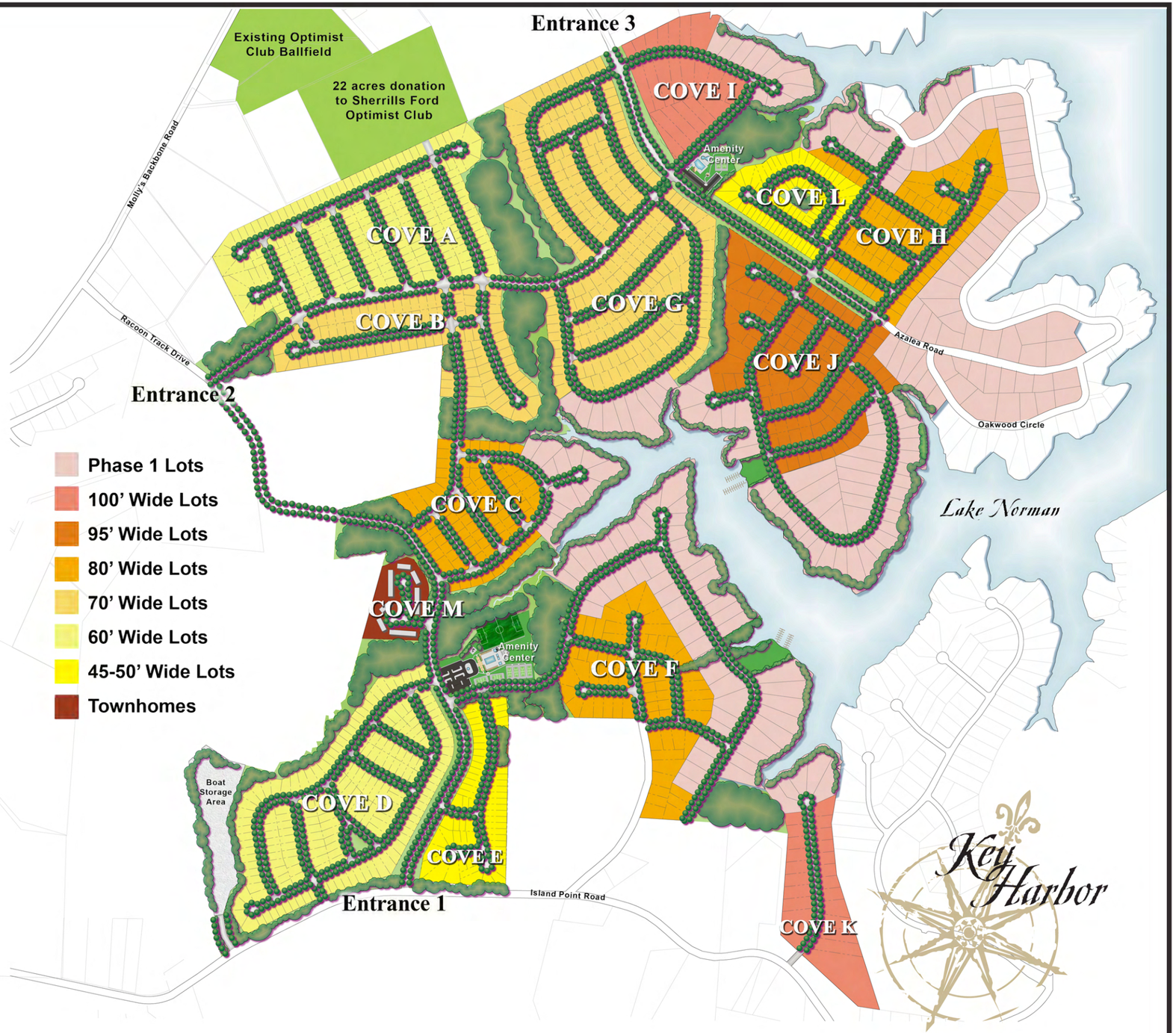
COMMUNITY AMENITIES

2 Clubhouses with Jr. Olympic-size Swimming Pools
6 Tennis Courts
2 Playgrounds
Sidewalks Along All Proposed Streets
Walking/Nature Trails Connecting Sidewalks, Amenities and Greenways
Bike/Walking Trail Along Island Point Road

WATERSHED DATA

Low Density Option: Allow 1 Lot Per 20,000SF
701 Acres * 43,560 / 20,000 = 1,526 Lots Maximum

Proposed lots that front existing streets and proposed streets shall not access the existing street.



Key Harbor

Rezoning Plan
Catawba County, NC • March 21, 2007
NTS

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