

- Site Development Data:**
- Acreage: ± 61 acres
 - Tax Parcel #: 460719701353 & 460704707149
 - Existing Zoning: R-30
 - Proposed Zoning: PD-CD, Planned Development
 - WS-IV Critical Area Watershed: 50% impervious under High Density Option and/or 24% impervious under Low Density Option
 - No FEMA Flood Zone on property beyond 760 Elevation at Lake Norman per FEMA panel #s 3710160700J & 3710160600K
 - Existing Uses: Vacant
 - Proposed Uses: Planned Residential Development.
 - Proposed Maximum Densities:
 - 175 Single-Family Attached or Detached, and
 - 25 Single Family Lake-Front Attached or Detached
 - External Development Setbacks:
 - 30' along existing public streets
 - 50' from adjacent existing residential districts
 - Proposed Minimum Building Size for Detached: 1,500 s.f. ✓
 - Proposed Minimum Building Size for Attached: 20x40' ✓
 - Proposed Maximum Building Height for Detached: 45' ✓
 - Proposed Maximum Building Height for Attached: 60' ✓
 - Proposed Minimum Setbacks for Detached Units:
 - Front*: 20'
 - Side: 5'
 - Rear: 10'
 - Proposed Minimum Setbacks for Attached Units:
 - Front*: 20'
 - Side: 0'
 - Rear: 10'
- *Front setback shall be measured from face of garage.

- 1. Access and Transportation:**
- A TIA will be prepared and submitted to NCDOT for their review and approval.
 - All proposed public streets shall meet NCDOT standards.
 - The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by NCDOT in accordance with applicable published standards.
 - The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by NCDOT in accordance with published standards.
 - Applicant shall reserve R/W as required by NCDOT or the County State Transportation Improvement Program.

- 2. Project Phasing:**
- The proposed development will be phased based on market conditions.

- 3. Landscaping Buffers:**
- Existing landscaping will be used to meet buffer screening requirements where possible. Supplemental plantings will be installed where existing vegetation is inadequate.

- 4. Homeowner's Association (HOA):**
- A HOA will be formed to own and maintain all common areas and amenities.
 - The HOA will be responsible for maintaining private access drives and BMPs.

- 5. Open Space:**
- Amount of open space required in PD zoning: 2,500 s.f. x number of residential units = 2,500x200 = 11.48 Acres
 - Amount of open space required in a Cluster Subdivision: 25% of net acreage = .25 x 48.68 = 12.17 Acres (Net Acreage = Total area - Railroad easement - proposed R/W) 63.37 - 7.62 - 7.07 = 48.68 Acres
 - Minimum amount of open space proposed: 15 Acres

6. Architectural:

The facades of all single family and multi-family residential dwellings and accessory structures shall be covered only with brick, stone, hand stucco (synthetic stucco is not permitted), wood, or siding consisting of wood or composite material; provided, that any horizontal siding must be completely supported to maintain a straight and even outer surface and must be fully and properly finished. Vinyl products will be permitted only on soffits, fascia, window trim and door trim.



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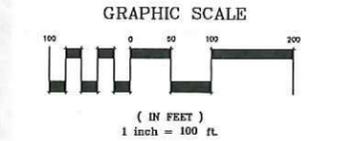
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The Village at Sherrills Ford, LLC
 617 N. Main St
 Belmont, NC 28012

BLACKSTONE BAY

CONCEPT SITE PLAN

PROJECT LOCATION CATAWBA CO., N.C.



PROJECT NO	
DRAWING	
DATE	7.7.2015
DRAWN BY	SB
CHECKED BY	DB

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION

