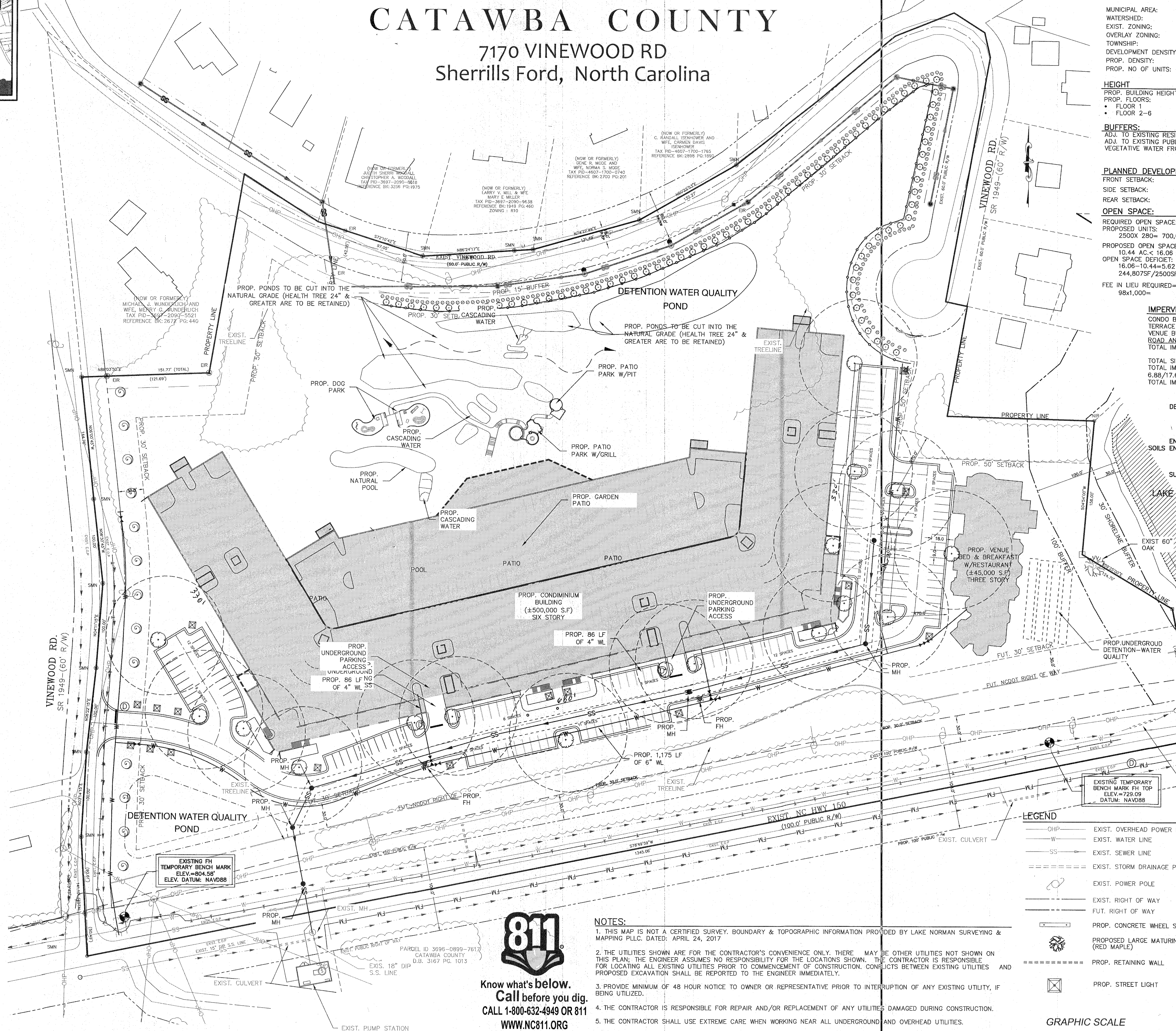


VICINITY MAP


**Know what's below.
Call before you dig.**
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY LAKE NORMAN SURVEYING & MAPPING PLLC. DATED: APRIL 24, 2017.

2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES & PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.

6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS & APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

| | |
|------------------------------|---|
| TOTAL ACREAGE: TOTAL ACREAGE | +/- 17.63 ACRES |
| CATAWBA CO. PID: | 460718301549, 369720906356, 460717003431, 460717003569 |
| MUNICIPAL AREA: | CATAWBA COUNTY |
| WATERSHED: | WS-IV CRITICAL AREA |
| EXIST. ZONING: | PLANNED DEVELOPMENT (PD)-C1 |
| OVERLAY ZONING: | CRC-O, MUC-O, WP-O |
| TOWNSHIP: | SHERRILL'S FORD |
| DEVELOPMENT DENSITY: | 7.0 UNITS/ACRE (EXISTING) |
| PROP. DENSITY: | 20 UNITS/ACRE |
| PROP. NO OF UNITS: | 280 |

| HEIGHT | |
|------------------------|-------------------|
| PROP. BUILDING HEIGHT: | 80.0 FT. |
| PROP. FLOORS: | 6 |
| • FLOOR 1 | PARKING GARAGE |
| • FLOOR 2-6 | RESIDENTIAL UNITS |

| BUFFERS: | |
|--------------------------------|-----------|
| ADJ. TO EXISTING RESIDENTIAL | 50.0 FT. |
| ADJ. TO EXISTING PUBLIC STREET | 30.0 FT. |
| VEGETATIVE WATER FRONTAGE | 100.0 FT. |

PLANNED DEVELOPMENT (PD)

| | |
|----------------|--------|
| FRONT SETBACK: | 20 FT. |
| SIDE SETBACK: | 5 FT. |
| REAR SETBACK: | 30 FT. |

OPEN SPACE:

REQUIRED OPEN SPACE: 2,500 SF/UNIT
PROPOSED UNITS: 280
2500X 280= 700,000 S.F. ~ 16.06 ACRES
PROPOSED OPEN SPACE: 10.44 ACRES
10.44 AC.< 16.06 AC= FEE IN LIEU REQUIRED
OPEN SPACE DEFICIENT:
16.06-10.44=5.62 AC. ~ 244807.2
244,807SF/2500SF= 97.9 ~ 98
FEE IN LIEU REQUIRED= 1,000/2500SF
98x1,000= \$98,000

IMPERVIOUS AREA CALCULATIONS:

| IMPERVIOUS AREA CALCULATIONS: | |
|-------------------------------|---------|
| CONDO BUILDING | 3.27 AC |
| TERRACE | 1.39 AC |
| VENUE BUILDING | 0.33 AC |
| ROAD AND PARKING | 1.89 AC |
| TOTAL IMPERVIOUS AREA | 6.88 AC |

| | |
|------------------------------|-------------|
| TOTAL SITE AREA | 17.63 ACRES |
| TOTAL IMPERVIOUS | 6.88 ACRES |
| $6.88/17.63 =$ | 39.63% |
| TOTAL IMPERVIOUS PERCENTAGE: | 39.63 % |

DEVELOPER: BLACKSTONE DEVELOPMENT GROUP, LLC
4196 KING WILKINSON ROAD
LINCOLTON, NORTH CAROLINA 28092-819
Ph: (816) 830-7959

ENGINEER: GROUND TECH
SOILS ENGINEER: 2067 NC-16 HWY. N. BUSINESS
DENVER, NORTH CAROLINA 28037
Ph: (704) 987-8378

SURVEYOR: LAKE NORMAN SURVEY & MAPPING, PLLC
137 JENNINGS ROAD, STE C
STATESVILLE, NORTH CAROLINA 28625
Ph: (704) 876-4550/Fax: (704) 876-4451

PARKING REQUIREMENTS

PARKING REQUIREMENTS
 PROPOSE RESTAURANT AREA: 7,500 S.F.
 10 SPACES PER 1,000 S.F. (GFA)
 $7,500 / 1,000 = 7.5$ $7.5 \times 10 = 75$ SPACES
 EMPLOYEES 1 SPACE FOR EACH $6 \times 0.5 =$
 6 SPACES

BED AND BREAKFAST: 20 SUITES
1 SPACE PER BED
20 x 1 = 20 SPACES

CONFERENCE/RETREAT CENTER
1 SPACE FOR EVERY FIVE SEATS
6500 S.F. / 20SF/P/5 SEATS= 65 SPACES

TWO BEDROOM MULTI-FAMILY (CONDOS) 2
SPACE FOR UNIT
280 x 2= 560 SPACES

RETAIL SPACE= 850 S.F. 1
SPACE PER 250 SQUARE FEET,
 $850/250 = 3.4 \sim 4 \text{ SPACES}$

TOTAL REQUIRED PARKING: 724 SPACES

PROPOSED PARKING SPACES: 724 SPACES

DISABLED PARKING SPACES
REQUIRED: 2% OF TOTAL-724x0.02= 15 SPACES
PROVIDED: 15 SPACES*

*PARKING SPACES SHALL BE A MIN. OF 8'-10"

*NOTE: REMAINING SPACES NOT SHOWN ARE
LOCATED IN THE PARKING DECK

EXIST. CULVERT

FLOOR RATIO:

THE MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR A PLANNED DEVELOPMENT DISTRICT IS 1:2.
PROJECT AREA: 17.43 AC = 759,251 S.F.
BUILDING AREA: 500,000 S.F.

 $759,291/500,000=1.5<2$ THEREFORE OK

SIGN LEGEND

| SIGN LEGEND | |
|-------------|------------------|
| (A) | PROP. VAN ACCESS |
| (B) | FREE VAN ACCESS |

(B) PROP. NO PARKING ZONE


(C) PROP. RESERVED HC PARK

(D) PROP. RESERVED HC PARK


PROP. STOP SIGN

PRELIMINARY
T USE FOR CONSTRUCTION

**Ground
Tech**
Solutions You Can Build On



2067 HWY. 16 BUSINESS
DENVER, NC 28037
PH: 704-987-8378
NC ENG. LICENSE: #C-1925



CIVIL ENGINEERING
MATERIAL TESTING
CAISSON FOUNDATIONS
ENVIRONMENTAL
GEO TECHNICAL ENGINEERING

THE VIEW AT BLACKTHORNE
7170 VINEWOOD RD
SHERRILLS FORD, NC 28673
CATAWBA COUNTY

**BLACKSTONE DEVELOPMENT
GROUP LLC**
LANCASTER, NORTH CAROLINA
PH: (816) 830-7959

CONCEPTUAL SITE PLAN

DESIGNED BY
JAB

SCALE
1"=60'

SHEET

C1.0