



VICINITY MAP

**SITE DEVELOPMENT DATA**  
Overall Development:  
Tax Parcels: 460719701353, 460704707149, and 46074807429  
Total Acreage: +/- 62 Acres  
Parcel to be Rezoned:  
Tax Parcels: 46074807429  
Total Acreage: +/- 0.8 Acres  
Zoning:  
Existing: R-30  
Proposed: PD-CD, Planned Development  
Overall Site Data:  
WS-IV Critical Area Watershed: 50% impervious under High Density Option and/or 24% impervious under Low Density Option  
Uses:  
Existing: One Single Home, Mostly Vacant  
Proposed: Planned Residential Development  
Proposed Maximum Densities:  
195 Single-Family Attached or Detached  
25 Single-Family Lakefront Attached or Detached  
External Development Setbacks:  
30' along existing public streets  
50' from adjacent existing residential districts  
Proposed Minimum Detached Building Size: 1,500 SF  
Proposed Minimum Attached Building Size: 20' x 40'  
Proposed Maximum Detached Building Height: 45'  
Proposed Maximum Attached Building Height: 60'  
Proposed Minimum Detached Setbacks:  
Front: 20'  
Side: 5'  
Rear: 10'  
Proposed Minimum Attached Setbacks:  
Front: 20'  
Side: 0'  
Rear: 10'  
\*Front setback shall be measured from face of garage.



1. **Access and Transportation:**  
a. A TIA will be prepared and submitted to NCDOT for their review and approval.  
b. All proposed public streets shall meet NCDOT standards.  
c. 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.  
d. 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.  
e. 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. A HOA will be formed to own and maintain all common areas and amenities.  
b. The HOA will be responsible for maintaining private access drives and BMPs.

5. **Open Space**  
a. Amount of open space required in PD zoning:  
2,500 s.f. x number of residential units:  
2,500 x 200 = 14.35 Acres  
b. Amount of open space required in a Cluster Subdivision:  
25% of net acreage = .25 x 49.46 = 12.37 Acres  
c. 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, hard 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.

**Additional Planned Development Notes**  
These Planned Development Notes form a part of the PD-CD Concept Site Plan (the "Site Plan") for the Blackstone Bay residential development (the "Development") that is planned to be developed on an approximately 63 acre site located at the intersection of Slanting Bridge Road and Enoch Drive (the "Site").

1. This master planned development could contain a variety of residential uses. This Development will further the objectives of the Sherrills Ford Small Area Plan and the Highway 150 Corridor Plan. This Development has been designed in consideration of the unique characteristics and features of the Site.

2. Development of the Site will be governed by the Site Plan, these Planned Development Notes, and by the standards of the Catawba County Unified Development Ordinance (the "UDO"). The development depicted on the Site Plan is intended to reflect the arrangement of proposed uses and structures on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the UDO during the design development and construction phases. The Site Plan and these Planned Development Notes are intended to enable the development of this proposed Development.

3. The development of the Site will also be in conformance with the relevant provisions of the UDO except as noted in these Planned Development Notes. Because of the unique nature of the Development and the potential for inconsistencies between the Planned Development zoning district and the UDO, the Planning Staff may approve alternative development standards provided that such alternative development standards comply with the spirit of the standards and regulations. Developer may also seek amendments to the text of the UDO and the text of these Planned Development Notes.

4. Buffer areas and project edges will be established on the Site in accordance with the requirements of the UDO.

5. Signage on the Site will comply with the standards of the UDO.

6. Lighting on the Site will comply with the standards of the UDO.

7. Screening will conform to the applicable standards of the UDO.

8. All driveway and street connections are subject to approval by the North Carolina Department of Transportation ("NCDOT").

9. Developer will construct a street network with appropriate collector and other streets, all of which will be reviewed as part of the normal subdivision process.

10. Developer will comply with the applicable portions of the Floodplain Management Overlay and Watershed Protection Overlay-high density option standards of the UDO. The provisions of the Site Plan and these Planned Development Notes will supplant the Catawba River Corridor standards. Further, Developer reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, and related facilities.

11. The exact location and extent of the open space areas will be determined through the detailed design and subsequent review of development plans. The open space areas will be developed with a combination of active and passive recreation areas, trails, pathways, and other amenities.

12. In order to be able to adapt to varying market conditions, emerging trends that encourage high quality design and innovative arrangement of buildings and open space throughout the Site, substantial flexibility from the conventional standards is possible by modifying the following standards established in these regulations:
  - Street right-of-way must meet NCDOT standards
  - Street type and construction standards (including width) for public streets must meet NCDOT standards
  - Lot size
  - Lot width
  - Setbacks and yards
  - Building separation
  - Public street frontage
  - Off-street parking

13. The details of these modifications, if they are proposed, may be approved by the Planning Director and will be included in the normal development review processes.

14. Developer acknowledges that other standard development requirements imposed by the UDO or other County ordinances may apply to the development of this Site.

15. The term "Developer" shall be deemed to include the heirs, devisees, grantees, personal representatives, successors in interest and assignees of Developer and any subsequent owner or owners of the Site who may be involved in its development from time to time.

