

Adjacent Property Owners	PID	Owner	Zoning	Overlay
1	461901161774	TERRELL RESOURCES LLC	R-30	CRC-O, WP-O
2	461901164306	WHITE WENDY GALE	R-30	WP-O
3	461901166217	GRIGORIAN JON A JILL S	R-30	WP-O
4	461901167157	JUGIT ESTATE HOLDINGS LLC	R-30	WP-O
5	461901169124	LAKE SHORE DEVELOPMENT CO.	R-30	WP-O
6	461901154979	TERRELL RESOURCES LLC	PD-CD	WP-O
7	461901158625	WILSON MARK C	R-30	WP-O
8	461901250811	WILSON DEBORAH H. MARK C	R-30	WP-O
9	461901262101	STRUNK DAVID SHANE, AMY MARIE	R-30	WP-O
10	461901253794	HENDERSON CLAY HEIRS	R-30	WP-O
11	461901259962	HILDEBRAND FRED LEE REVOCABLE TRUST	R-30	WP-O
12	461901269262	HILDEBRAND SHEILA G REVOCABLE TRUST	R-30	WP-O
13	461901351648	MCNEELY JAY C III	R-30	WP-O
14	461901351648	DECESARE ARTHUR, DONNA	R-30	WP-O
15	461901445223	REYVOLD JAMES W JR, MIKELL M	R-30	CRP-O, WP-O
16	461901458428	HESTER MELVIN ANTHONY	R-30	WP-O
17	461901459697	BEACH DAVID W, SHELLI	R-30	WP-O
18	461901465000	SIPES TY MICHAEL, SAMANTHA JACOB	R-30	WP-O
19	461901465310	BARBER JOHNNY P SR, ELIZABETH	R-30	WP-O
20	461901464639	BARBER JOHNNY P JR	R-30	WP-O
21	461901476698	JUGIT ESTATE HOLDINGS LLC	R-30	CRC-O, WP-O, FPM-O
22	461901474963	JUGIT ESTATE HOLDINGS LLC	R-30	CRC-O, WP-O, FPM-O
23	461901375904	LANE JAMES A, STACY B	R-30	CRC-O, WP-O, FPM-O
24	461901287097	AUSTIN HOBART LYON JR, KAREN LAING	R-30	CRC-O, WP-O, FPM-O
25	461901289054	CASH DAVID CHRISTOPHER, PAMELA H	R-30	CRC-O, WP-O, FPM-O
26	461901176406	GAUSE MICHAEL L, SANDRA M	R-80	CRC-O, WP-O, FPM-O
27	461901172183	ADAMS JARROD THOMAS, SHANNON ANN	R-80	CRC-O, WP-O
28	461901465310	BARBER JOHNNY P SR, ELIZABETH	R-30	WP-O
29	461901459225	JONES JULIAN ALAN, ROXANNE Y	R-30	WP-O
30	461902562398	JONES JULIAN ALAN, ROXANNE Y	R-30	WP-O
31	461902565736	GEIGER ROBERT ERIE	R-30	WP-O
32	461902566929	GEIGER ROBERT ERIE	R-30	WP-O
33	461902578490	CREWS DEBBIE D	R-30	CRC-O, WP-O
34	461902576425	CREWS DEBBIE D	R-30	CRC-O, WP-O
35	461902576425	CREWS CRAIG R, PATRICIA	R-30	CRC-O, WP-O, FPM-O
36	461902582090	CREWS CRAIG R, PATRICIA	R-30	CRC-O, WP-O
37	461902583201	GULL PAUL F, TERRY P	R-30	CRC-O, WP-O
38	461902583201	COMBS ROBERT E	R-30	CRC-O, WP-O
39	461901485268	KIRKLEY JOHN D, ALICE E	R-30	CRC-O, WP-O, FPM-O

Parcel ID #	461901266940
Total Acreage (Acres)	130.07 Acres
General Rezoning District	R-80 (Residential) to PD-CD
Rezone Development Type	Planned Development - Conditional District
Overlay Districts	WP-O, CRC-O, FPM-O
Proposed Uses	RV Park (with RV, Cabin, Tiny Homes, Yurts)
Watershed	WVS-IV Critical Area (50% Imperv, Hgh)(24% Imperv, Low)
Floodplain	Not in an AE Flood Zone (Panel #3710461900K)
Open Space Required (UDO)	Minimum 25%
Maximum Dwelling Units per Acre	Max. allowed 0.5
Buffer Area (SF)	Min. 30 FT. (WP-O), (Along Perennial Waters)
Minimum Lot Area (SF)	60,000 SF (R-8)
Minimum Lot Width (FT)	150 FT. (R-8)
Perimeter Setback (FT)	50 FT. (W/30' wooded buffer)
Front Setback (FT)	30 FT. (R-8)
Side Setback (FT)	15 FT. (R-8)
Rear Setback (FT)	30 FT. (R-8)
Building Height (FT)	45 FT. (R-8)
Not to Exceed	

FULL BUILDOUT IMPERVIOUS AREA CALCULATIONS				
	Area (SF)	Quantity	Area (SF)	Area (Ac)
Total Site	per Unit		3,955,752.82	130.07
Drive and On-street Parking	960249.89	1	960,249.89	22.04
PM Cabin Sites w/ on-street parking	910	89	80,990.00	1.88
PM Cabin Sites w/ on-street parking	550	61	44,550.00	1.02
30R Yurts w/ on-street parking	860	37	32,930.00	0.76
Back-in RV Sites	881	107	94,267.00	2.18
Pull Thru RV Sites	1050	29	30,450.00	0.70
Bath House & Guest Laundry	2441	1	2,441.00	0.06
Welcome Center	4261	0	0.00	0.00
Police Bldg	2363	1	2,363.00	0.05
Boat House	600	3	1,800.00	0.04
Cafe	300	1	300.00	0.01
Playlot	6319	1	6,319.00	0.15
Phara	2703	1	2,703.00	0.06
Castrol/Rel Post	5802	2	11,704.00	0.27
Great Lodge	12016	1	12,016.00	0.28
Splash Pad	7140	1	7,140.00	0.16
Fire Pit	418	15	6,270.00	0.14
Outdoor Mower/Stage	2446	1	2,446.00	0.06
The Inn	13620	1	13,620.00	0.31
Rec Center	5300	1	5,300.00	0.12
Boat House	4606	2	9,212.00	0.21
Total Impervious Areas			1,333,718.89	30.62
Impervious Cover Percentage			23.64%	363

OPEN SPACE CALCULATIONS				
	Area (SF)	Quantity	Area (SF)	Area (Ac)
Total Site	per Unit		5,665,752.82	130.07
West Open Space	199294.00	COCS 1-7	1,992,940.00	38.34
Playground Area	28058.34	COCS 8	280,583.34	6.44
East Open Space	536287.22	COCS 9-11	5,362,872.22	12.39
Drive and On-street Parking	960249.89	COCS 12	960,249.89	22.04
Total Open Space Areas			3,475,379.45	79.78
Impervious Cover Percentage			61.36%	

LAKECATIONS

RV, Cabin & Yurt Resort CONCEPT SITE PLAN

Located in
Catawba County, North Carolina

Phase 1

180 total phase 1 sites
107 back-in rv sites
29 pull-thru rv sites
136 total rv sites
30 park model cabins
4 30ft yurts
10 Treehouses

Phase 2

66 total phase 1 sites
0 back-in rv sites
0 pull-thru rv sites
0 total rv sites
53 park model cabins
13 30ft yurts

Phase 3

107 total phase 1 sites
0 back-in rv sites
0 pull-thru rv sites
0 total rv sites
87 park model cabins
20 30ft yurts

Full-buildout

353 total full-build sites
107 back-in rv sites
29 pull-thru rv sites
136 total rv sites
170 park model cabins
37 30ft yurts
10 Treehouses
22.97% Impervious

VICINITY MAP
NOT TO SCALE

SITE LEGEND

DETAIL SYMBOL	DETAIL DESCRIPTION
EXISTING PROPERTY LINE	
PROPOSED ROAD PAVEMENT	
PROPOSED OPEN SPACE HATCH	
PROPOSED UTILITY EASEMENT	
PROPOSED RV BACK-IN	
PROPOSED RV DRIVE-THROUGH	
PROPOSED PM CABIN	
PROPOSED YURT	
PROPOSED FIREPIT	

GRAPHIC SCALE



LAKECATION - DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONE CONCEPT SITE PLAN ASSOCIATED WITH THE PLANNED DEVELOPMENT CONDITIONAL DEVELOPMENT PETITION. THE PETITION FILED BY LAKECATIONS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN RV, CABIN AND YURT RESORT ON APPROXIMATELY 99.57-ACRE SITE LOCATED WITH FRONTAGE ALONG AZALEA ROAD, DEPICTED ON THE CONCEPT SITE PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS TAX PARCEL NUMBER 461901266940.
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING CONCEPT SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CATAWBA COUNTY UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").
- BASE INFORMATION PROVIDED BY CATAWBA COUNTY DATA.

II. TRAFFIC/TRANSPORTATION

- VEHICULAR ACCESS TO THE PROPERTY SHALL BE FROM AZALEA ROAD AND AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING CONCEPT SITE PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE COUNTY AND/OR NCDOT FOR APPROVAL.
- AS DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN, THE SITE SHALL BE SERVED BY INTERNAL PRIVATE ROADS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE ROADS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- THE PETITIONER SHALL CONSTRUCT INTERNAL PRIVATE ROADS TO MEET NCDOT PUBLIC ROADWAY STANDARDS.

III. STREETScape / LIGHTING / LANDSCAPING / UTILITIES

- STREET LIGHTING AND STREET SIGNAGE WITHIN THE PROPOSED DEVELOPMENT SHALL BE PRIVATE AND PER DEVELOPER DESIGN AS NEEDED. THE DEVELOPER SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS.
- LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS, AS OUTLINED IN SECTIONS 44-443.09 AND 44-523(D-H).
- STREET SIGNS SHALL BE CONSISTENT WITH CATAWBA COUNTY STANDARDS OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY THE COUNTY. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY COUNTY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.
 - TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUTE 136-30).
 - PROJECT SHALL FOLLOW SIGN REGULATIONS FOR PLANNED DEVELOPMENT, CATAWBA COUNTY UDO SECTION 44-443.12.
 - ENTRANCE MONUMENTATION SHALL MEET UDO REQUIREMENTS.
- ENTRANCE MONUMENTATION AND ON-SITE SIGNS SHALL BE PERMITTED SEPARATELY.
- ENTRANCE MONUMENTATION AND SIGN SIZES / LOCATIONS DEPICTED ON THE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
- WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CATAWBA COUNTY UTILITIES & ENGINEERING DEPARTMENT.
- SIDEWALK (WHERE APPLICABLE) AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE COUNTY'S STANDARD SPECIFICATIONS AND DETAILS.
- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 40 LINEAR FEET OF ROAD FRONTAGE ON EACH SIDE OF THE STREET. EACH STREET TREE SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AT THE TIME OF INSTALLATION. SEE CATAWBA COUNTY UDO, SECTION 44-523(H).
- PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.

IV. OPEN SPACE

- THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN, AND THAT MEETS THE REQUIREMENTS OUTLINED IN THE CATAWBA COUNTY UDO, SECTION 44-443.07.

V. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH CATAWBA COUNTY STORMWATER MANAGEMENT STANDARDS. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS CONCEPT PLAN. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- NO FLOODPLAIN ON SITE. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710461900K, EFFECTIVE DATE OF STUDY 03/18/2008.
- STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION OBTAINED FROM "WATERS OF THE US AND ISOLATED WETLANDS DELINEATION" PREPARED BY CATAWBA COUNTY GIS DATA.

VII. ARCHITECTURE

- ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING AS 'FOUR-SIDED' ARCHITECTURE.
- GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, CHANGE IN MATERIALS, BUILDING STEP BACKS, ARTWORK AND LANDSCAPING. BLANK WALLS SHALL COMPLY TO THE ORDINANCE.
- BUILDING HEIGHT SHALL NOT EXCEED 45'.
- ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.
- THE ARCHITECTURAL CHARACTER ASSOCIATED WITH THE BUILDING(S) TO BE LOCATED ON THE SITE SHALL ADHERE TO ARCHITECTURAL STANDARDS FOR PLANNED DEVELOPMENTS, AS OUTLINED IN SECTION 44.443.15 OF THE UDO.

VII. PHASING

- THE SITE SHALL BE CONSTRUCTED IN 2 PHASES. EXACT NUMBER AND TIMING OF PHASES SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT.

VIII. AMENDMENTS TO CONCEPT PLAN

- FUTURE AMENDMENTS TO THE CONCEPT SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

IX. BINDING EFFECT OF THE CONCEPT SITE PLAN DOCUMENTS AND DEFINITIONS

- IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONCEPT SITE PLAN AND THESE DEVELOPMENT STANDARDS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

General Notes

- Base information received from Catawba County GIS Information is preliminary in nature & should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this Concept Site Plan is considered to be preliminary in nature and subject to change and final verification.
- Draft - Do not rely on this document.

Floodplain Information

No floodplain on site - information obtained from FEMA FIRM Panel 3710461900K. Effective date of study 03/18/2008.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information obtained from "Waters of the US and Isolated Wetlands Delineation" prepared by Catawba County GIS data. For purposes of preparation of this Concept Site Plan, any proposed wetland areas and stream features depicted on the Concept Site Plan are considered to be preliminary in nature. The Concept Site Plan will need to be revised once all agencies approve on-site wetland/stream and appropriate jurisdictional boundaries. The Concept Site Plan will need to be revised once all agencies approved on-site wetland/stream locations.

Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- 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 Catawba County Unified Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Proposed Onsite Roadways

All onsite proposed roads shown will be private and can be used for bicycle activity. Therefore, they shall be also considered active

open space for the purpose of this development plan.

Proposed Utility Easements

All onsite proposed utility easements (if needed) will be developed and shown on the final construction plans.

Proposed Directional Signage

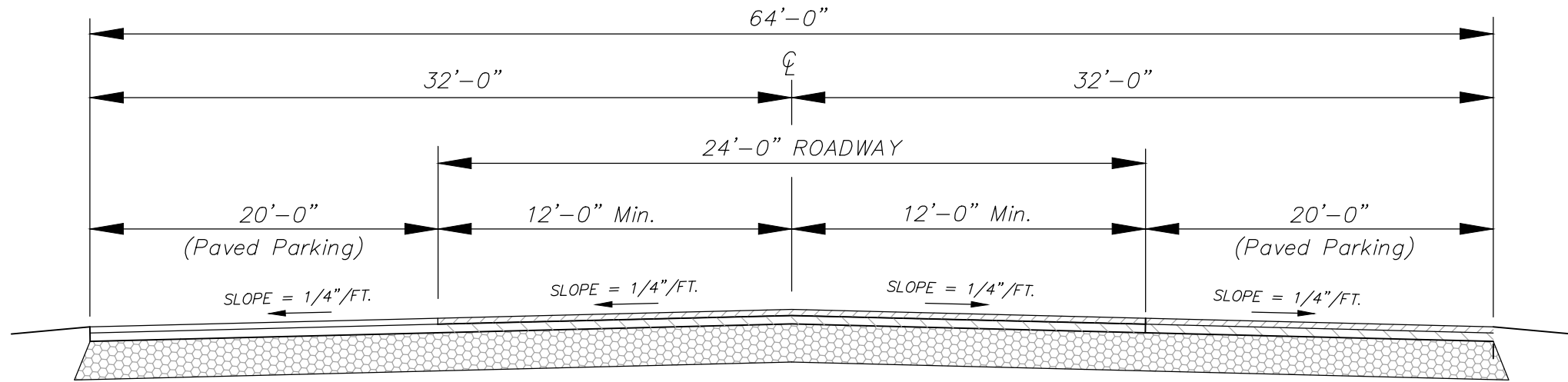
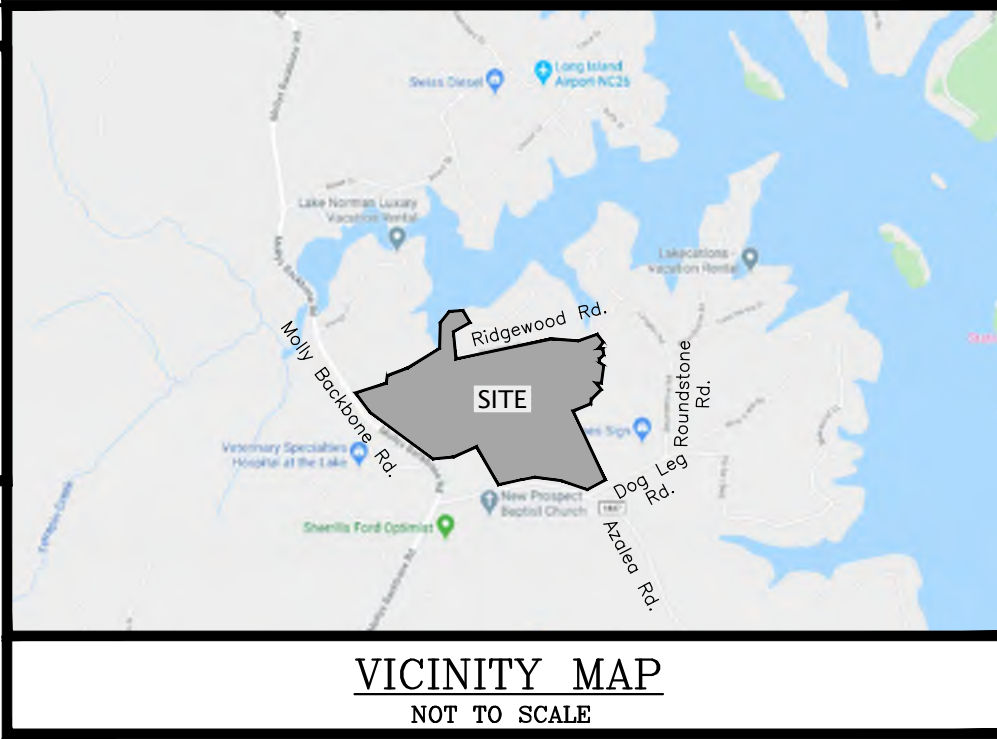
Proposed onsite directional signage will be provided per owner discretion and shown on the final construction plans.

Proposed Entrance Signage

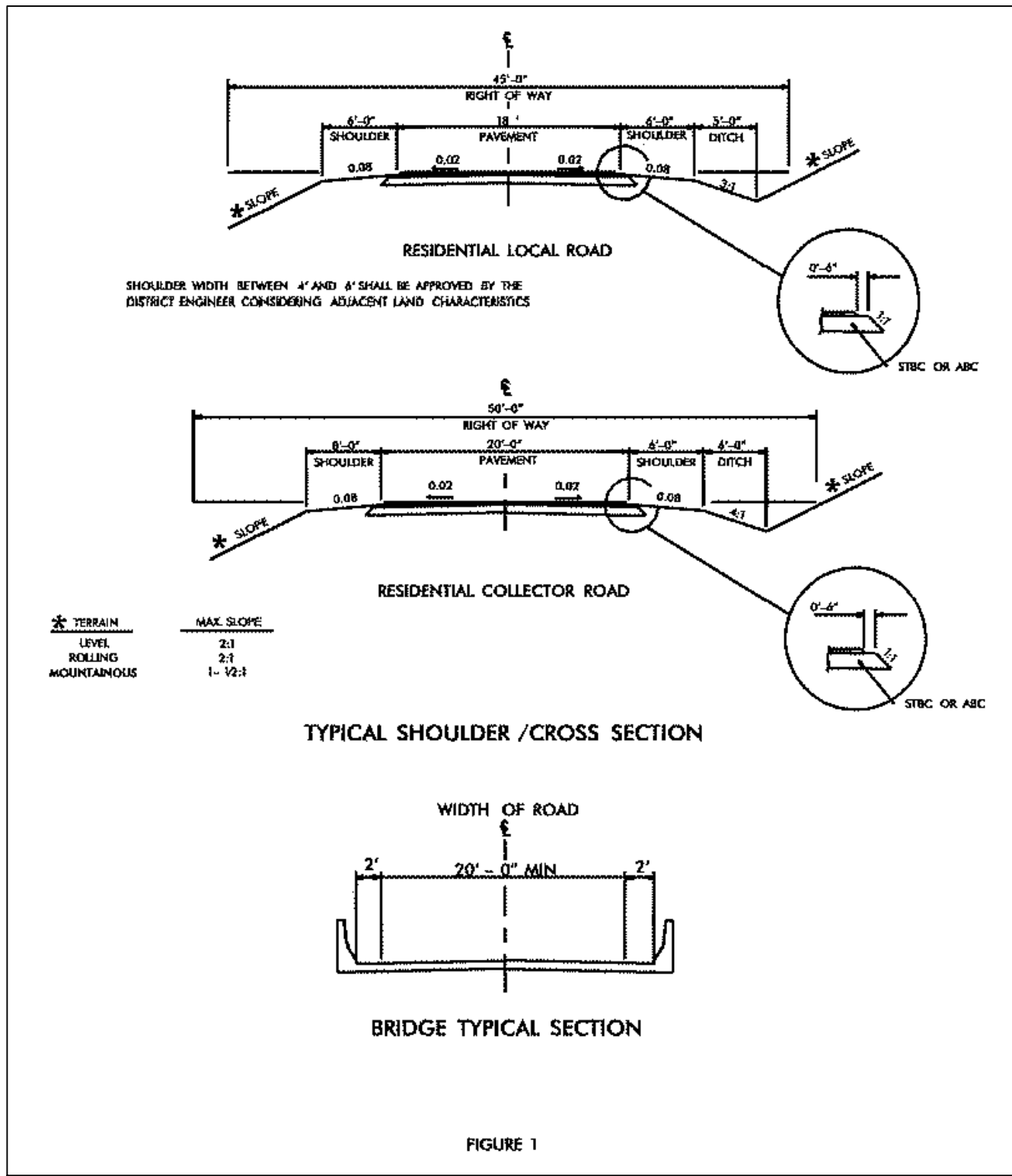
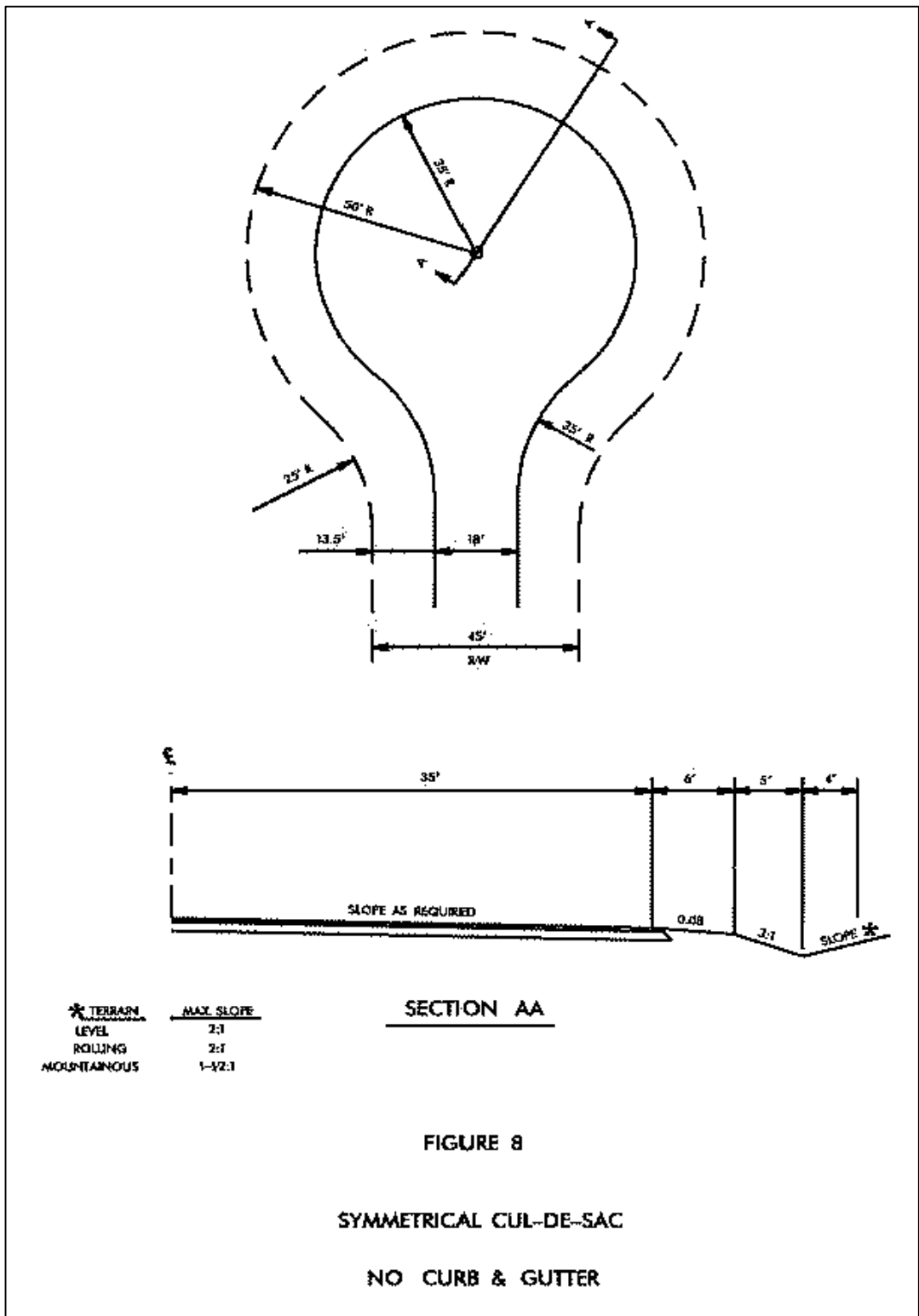
Proposed Entrance signage will be provided at Owner discretion and permitted separately.

LAKECATIONS

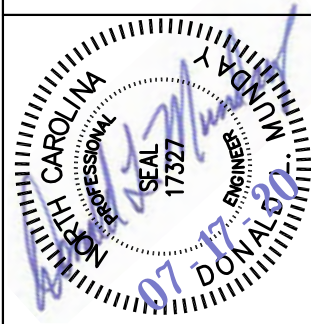
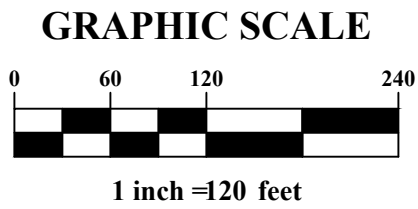
RV, Cabin & Yurt Resort
CONCEPT SITE PLAN
Located In
Catawba County, North Carolina



ONSITE PRIVATE DRIVE SECTION
(TYPICAL AT RV PARKING AREAS)
N.T.S.



NCDOT ROAD SECTIONS
NOT TO SCALE



REVISIONS	BY