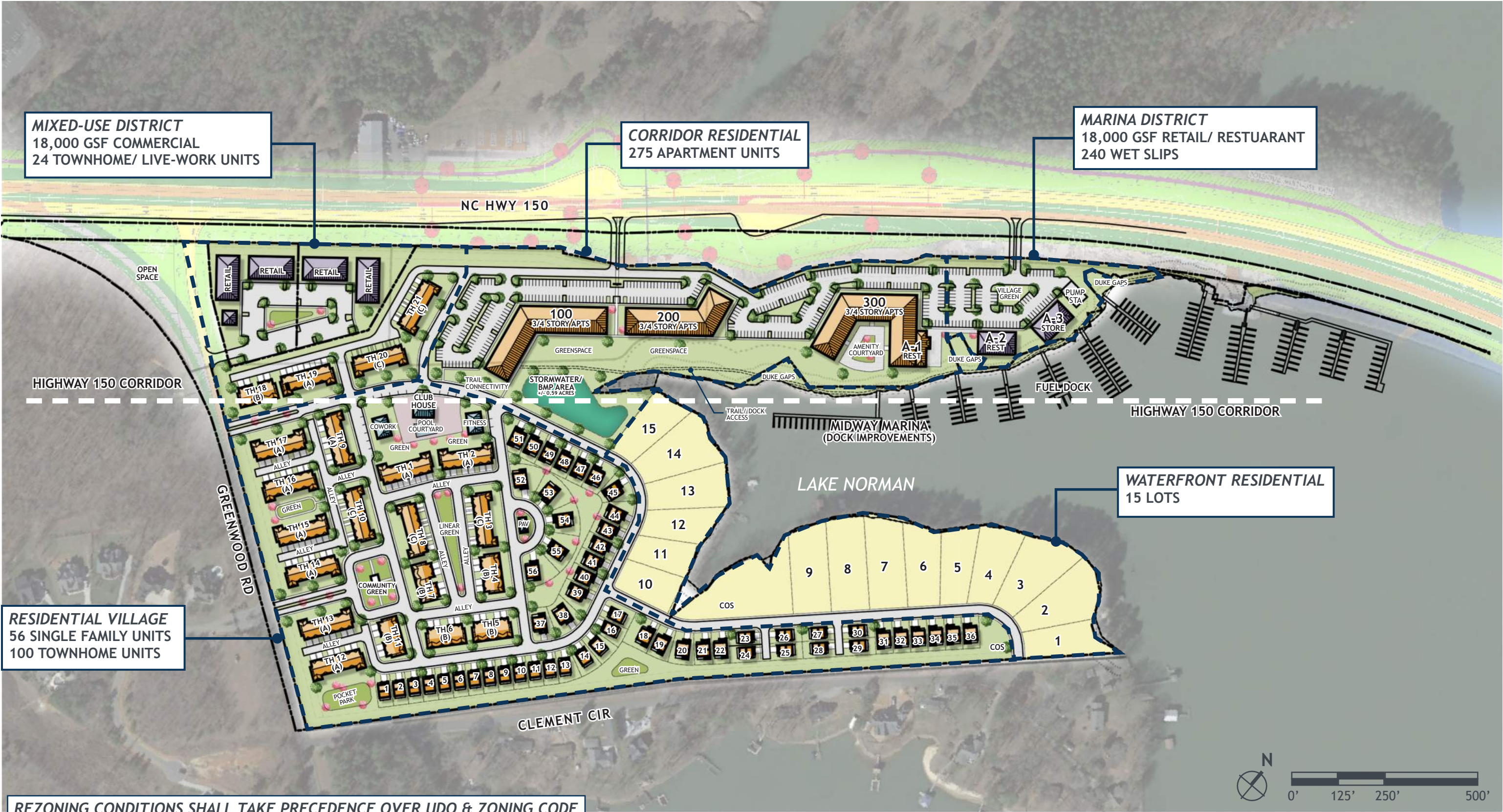


# Conceptual Site Plan

HWY 150 & Greenwood Rd - Lake Norman, NC





# Neighborhood Components

HWY 150 & Greenwood Rd - Lake Norman, NC



MARINA DISTRICT



CORRIDOR RESIDENTIAL



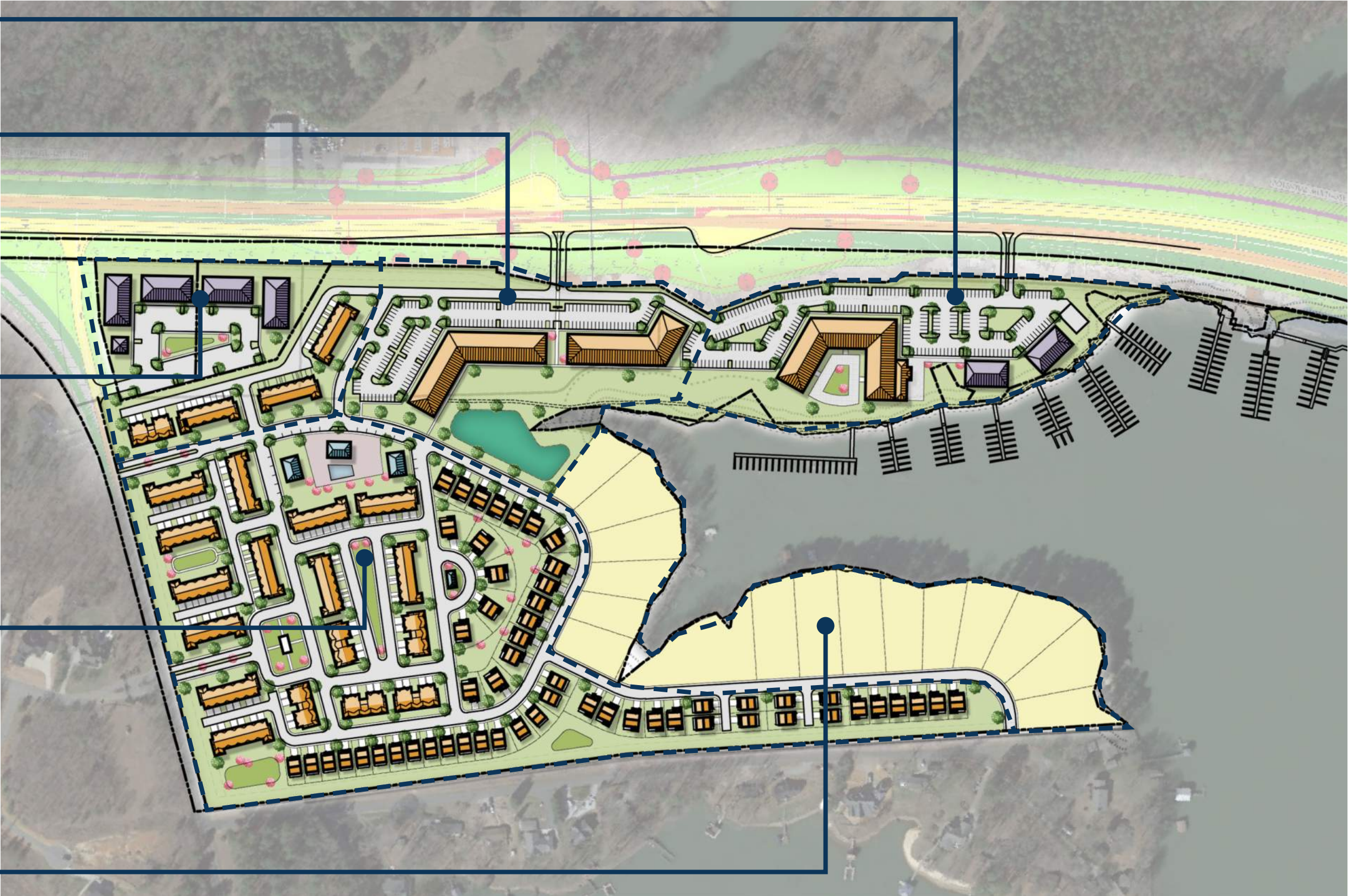
MIXED-USE DISTRICT



RESIDENTIAL VILLAGE



WATERFRONT RESIDENTIAL





# Marina District Inspiration Imagery

HWY 150 & Greenwood Rd - Lake Norman, NC





# Residential Corridor Inspiration Imagery

HWY 150 & Greenwood Rd - Lake Norman, NC





# Mixed-Use District Inspiration Imagery

HWY 150 & Greenwood Rd - Lake Norman, NC





# Residential Village Inspiration Imagery

HWY 150 & Greenwood Rd - Lake Norman, NC





# Amenity Components Inspiration Imagery

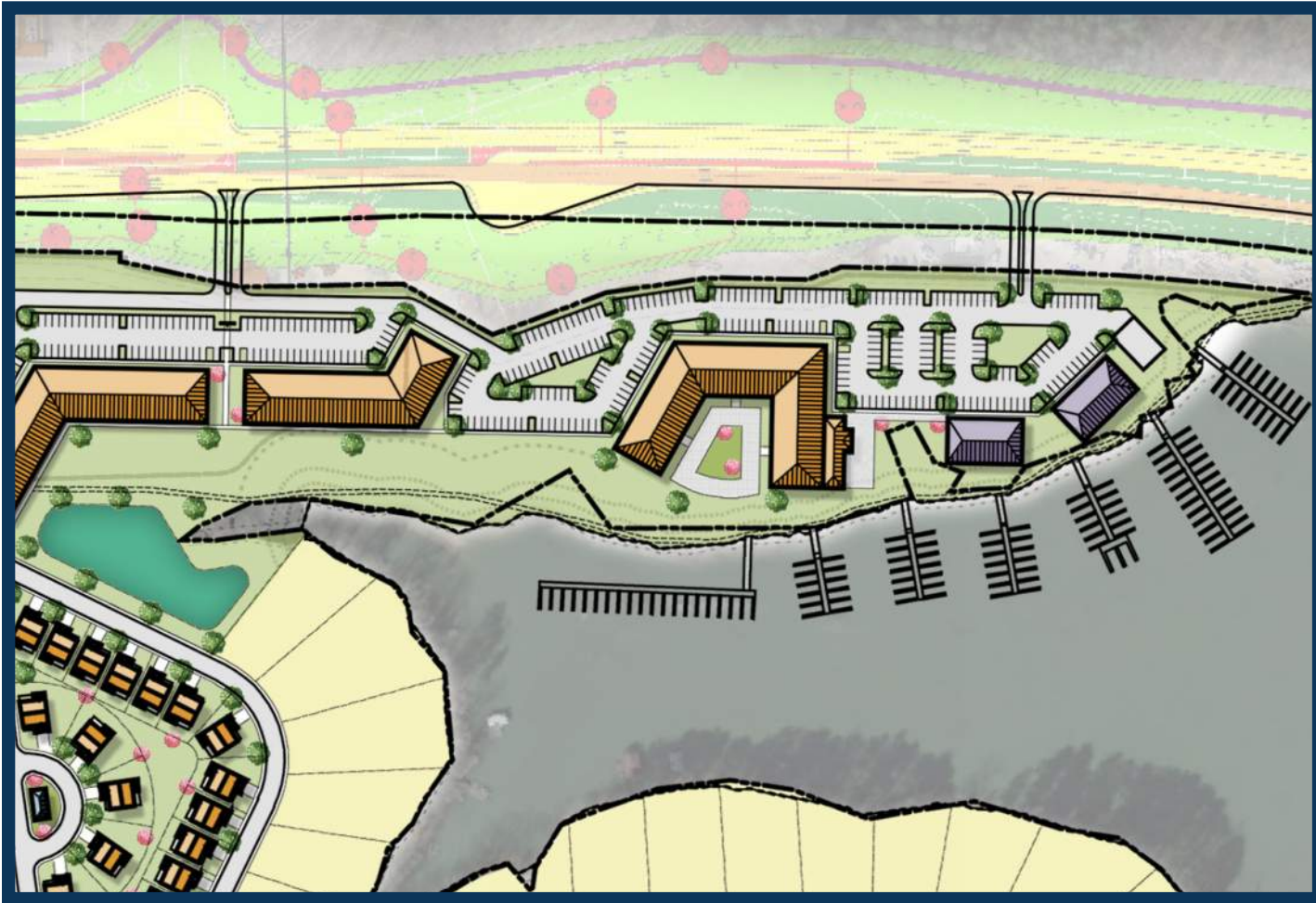
HWY 150 & Greenwood Rd - Lake Norman, NC





# Green Space Inspiration Imagery

HWY 150 & Greenwood Rd - Lake Norman, NC





# Development Standards

HWY 150 & Greenwood Rd - Lake Norman, NC

<b>MIXED-USE DISTRICT DEVELOPMENT STANDARDS:</b>				
DISTRICT AREA: +/- 5.5 ACRES				
LAND USE	GSF/AREA	UNITS	HEIGHT	PARKING
RETAIL	28,000 GSF		2 STORIES MAX.	PER CODE (1/4000 SF)
LIVE-WORK/ TOWNHOME		24 UNITS	3 STORIES MAX.	PER CODE (2/ UNIT)
<b>CORRIDOR RESIDENTIAL DEVELOPMENT STANDARDS:</b>				
DISTRICT AREA: +/- 7.7 ACRES				
LAND USE	GSF/AREA	UNITS	HEIGHT	PARKING
APARTMENTS	328,500 GSF	275 UNITS	3 STORIES w/ BASEMENT	PER CODE (1.25/UNIT)
(NOTE: ADDITIONAL 10,000 SF OF RETAIL CAN BE PROVIDED IF CODE REQUIRED PARKING IS MET)				
LEASING/AMENITY	8,000 GSF		2 STORIES MAX.	
<b>MARINA DISTRICT DEVELOPMENT STANDARDS:</b>				
DISTRICT AREA: +/- 5.3 ACRES				
LAND USE	GSF/AREA	UNITS	HEIGHT	PARKING
RESTAURANT	12,000 GSF		2 STORIES MAX.	PER CODE (10/1,000 SF)
RETAIL	6,000 GSF		2 STORIES MAX.	PER CODE (1/4,000 SF)
DOCK/ WET SLIPS		240 SLOTS		
<b>RESIDENTIAL VILLAGE DEVELOPMENT STANDARDS:</b>				
DISTRICT AREA: +/- 26.1 ACRES				
LAND USE	GSF/AREA	UNITS	HEIGHT	PARKING
SINGLE FAMILY		56 UNITS	3 STORIES MAX.	PER CODE (2/UNIT)
TOWNHOME		100 UNITS	3 STORIES MAX.	PER CODE (2/UNIT)
<b>WATERFRONT RESIDENTIAL DEVELOPMENT STANDARDS:</b>				
DISTRICT AREA: +/- 8.6 ACRES				
LAND USE	GSF/AREA	UNITS	HEIGHT	PARKING
SINGLE FAMILY		15 LOTS	3 STORIES MAX.	PER CODE (2/UNIT)
(SINGLE PLATTED LOTS TO CONFORM TO LAND USE STANDARDS OF ZONING DISTRICT T.B.D.)				

<b>OVERALL SITE DEVELOPMENT STANDARDS:</b>	
SITE AREA: +/- 53.15 ACRES	
<b>REZONING CONDITIONS SHALL TAKE PRECEDENCE OVER UDO &amp; ZONING CODE</b>	
<b>LAND USE:</b>	
<ul style="list-style-type: none"><li>THE SITE MAY BE DEVELOPED WITH A COMBINATION OF MULTI-FAMILY, TOWNHOME STYLE MULTI-FAMILY UNITS, DETACHED DWELLING UNITS, LIVE-WORK TYPE HOUSING, AND NON-RESIDENTIAL USES (RETAIL &amp; RESTUARANT).</li><li>DEVELOPER MAY ALLOCATE RESIDENT BETWEEN CORRIDOR RESIDENTIAL AND MARINA DISTRICTS.</li><li>IN MIXED-USE DISTRICT DEVELOPER MAY CONVERY RETAIL TO RESIDENTIAL OR RESIDENTIAL TO RETAIL AT A RATION OF 1 UNIT:1,000 SF OF RETAIL; MAXIMUM OF 15,000 SF FOR RETAIL.</li><li>DEVELOPER WILL ESTABLISH A POA/HOA FOR COMMON MAINTENANCE, ESTABLISH DEVELOPMENT STANDARDS,CCRS, AND ARCHITECTURAL GUIDELINES, AND OTHER DEVELOPMENT MATTERS.</li><li>DEVELOPER MAY ELECT TO UTILIZE SHARED PARKING PRINCIPLES IN MARINA AND MIXED-USE DISTRICTS SUBJECT TO ITE/ ULI SHARED PARKING RATIO'S AND ANALYSIS AS EVALUATED AND PRESRIBED FROM A LICENSED TRAFFIC ENGINEER.</li></ul>	
<b>AMENITIES:</b>	
<ul style="list-style-type: none"><li>ON-SITE AMENITIES PROVIDED FOR RESIDENTS OF THE RESIDENTIAL COMMUNITY INCLUDE A DOG PARK, POOL AMENITY AREA (WITH SEATING, OUTDOOR KITCHENS, GRILLS, FIRE PITS), GYM/FITNESS ROOM, AND BUSINESS CENTER.</li></ul>	
<b>VEHICULAR ACCESS:</b>	
<ul style="list-style-type: none"><li>ACCESS TO THE SITE WILL BE FROM HIGHWAY 150 (TWO ACCESSES), GREENWOOD ROAD (TWO ACCESSES), AND CLEMENT CIRCLE (ONE ACCESS). PLACEMENT OF VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS AS APPROVED BY CATAWBA COUNTY.</li></ul>	
<b>STREETS:</b>	
<ul style="list-style-type: none"><li>INTERNAL STREETS AND ALLEYS WILL BE PRIVATELY OWNED AND MAINTAINED.</li><li>PRIVATE STREETS WILL HAVE A MINIMUM 50' CENTERLINE RADIUS (MINIMUM 25' RADIUS AT EYEBROW ROAD).</li><li>ALLEYS WILL HAVE MINIMUM 30' CENTERLINE RADIUS.</li><li>A 5' SIDEWALK WILL BE PROVIDED ON EACH SIDE OF THE ROAD.</li><li>PARALLEL PARKING TO BE PERMITTED.</li></ul>	
<b>ARCHITECTURAL STANDARDS:</b>	
<ul style="list-style-type: none"><li>THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON SITE THAT ARE ORIENTED TOWARDS A PUBLIC ROW WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE SURROUNDING DEVELOPMENTS. MATERIALS TO BE USED INCLUDE: STANDING SEAM METAL ROOFING, FIBER CEMENT PANELS, FIBER CEMENT ARCHITECTURAL SIDING, BRICK OR STONE VENEER, WOOD ACCENTS, SHINGLE ROOFING, FIBER CEMENT BOARD &amp; BATTON, AND VINYL WINDOWS.</li><li>EACH SINGLE FAMILY HOME/ TOWNHOME BUILDING WILL DIFFER BASED ON COLORS AND ARCHITECTURAL DETAILS/ ELEMENTS TO AVOID SIMILAR HOMES ADJACENT TO ONE ANOTHER.</li></ul>	
<b>SETBACKS/ SCREENING:</b>	
<ul style="list-style-type: none"><li>SETBACKS AND YARDS AS REQUIRED BY CATAWBA COUNTY ORDINANCE ON INDIVIDUALLY PLATTED WATERFRONT LOTS. SETBACKS: FRONT YARD - 20', SIDE YARD - 5', REAR YARD - 20.</li><li>RESIDENTIAL VILLAGE DISTRICT TO UTILIZE NEW URBANIST HIGHER DENSITY DEVELOPMENT STANDARDS AND WILL BE EXEMPT FROM SETBACK, YARD, AND LOT SIZE MINIMUM REQUIREMENTS OF THE ORDINANCE GOVERNING TRADITIONAL LOT/ SUBDIVISION DEVELOPMENT; SETBACKS: FRONT SET BACK 30' FROM EXISTING ROAD FROTANGES ONLY</li><li>ALL UTILITES &amp; EQUIPMENT AT GRADE WILL BE SCREENED FROM VIEW. MECHANICAL EQUIPMENT FOR APARTMENT BULDINGS WILL BE LOCATED ON THE ROOF AND SCREENED FROM VIEW.</li><li>DUMPSTER COMPACTOR/ RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL/ FENCE.</li><li>A SIDEWALK AND CROSSWALK NETWORK THAT LINKS BUILDINGS ON SITE WITH OTHER BUILDINGS AND CONNECTING TO ABUTTING PUBLIC STREETS SHALL BE PROVIDED. 5' MINIMUM WIDTH.</li></ul>	
<b>SIGNAGE:</b>	
<ul style="list-style-type: none"><li>SIGNAGE ALLOWED BY THE ORDINANCE WILL BE PROVIDED.</li></ul>	
<b>LIGHTING:</b>	
<ul style="list-style-type: none"><li>ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE ORIDANACE</li></ul>	
<b>OPEN SPACE:</b>	
<ul style="list-style-type: none"><li>OPEN SPACE AS SHOWN ON MASTER CONCEPT PLAN; PUBLIC MARINA AREA INCLUDED</li><li>NO ADDITIONAL OPEN SPACE REQUIRED (EXEMPTION FROM ODO REQUIREMENTS AND MITIGATION)</li></ul>	