

LOCATION MAP SCALE: 1" = 2,000'

SITE STATISTICS

PROPERTY DESCRIPTION:	BUD ROAD, DENVER
PIN #:	368616748609, 368612756190
TOTAL PROPERTY AREA:	38.97± ACRES
CURRENT ZONING:	R-20
PROPOSED ZONING:	PD-CD
NUMBER OF LOTS:	201
PROPOSED RESIDENTIAL DENSITY:	5.15 UNITS / ACRE
TYPICAL LOT SIZE:	20' x 100' (INTERIOR) 25' x 100' (EXTERIOR)
BUILDING SETBACKS:	20' FRONT 0 / 5' SIDE 15' REAR
COMMERCIAL BUILDING FOOTAGE:	32,200± SF
PROVIDED PARKING:	237 SPACES
REQUIRED OPEN SPACE:	11.53± ACRES (502,500 SF = 201 x 2,500 SF)
PROVIDED OPEN SPACE:	21.27± ACRES (926,843 SF) (54%)

DRAWING COMPONENTS

- ZONING, TOPOGRAPHY, PROPERTY LINE INFORMATION FROM CATAWBA COUNTY GIS
- PROPERTY SETBACKS FROM CATAWBA COUNTY ZONING ORDINANCE

CONDITIONS:

GENERAL:

1. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
2. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS SITE. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND ACTUAL SITE DISCHARGE POINTS.
3. PHASING SUBJECT TO CHANGE AT TIME OF CONSTRUCTION PLAN SUBMITTAL AND IS SHOWN CONCEPTUALLY ON THIS SITE PLAN.
4. APPLICANT WILL WORK WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) TO RESERVE THE AREA FOR THE EXPANDED RIGHT-OF-WAY (ROW) FOR WIDENING NC 150 AND DEDICATE TO NCDOT THE AMOUNT NEEDED AS DETERMINED BY NCDOT PRIOR TO THE WIDENING OF NC 150.
5. PROPOSED CONNECTION TO BUD ROAD SUBJECT TO APPROVAL BY NCDOT.
6. APPLICANT AGREES TO WORK WITH NCDOT TO HAVE OFFSITE IMPROVEMENTS APPROVED AND WILL INSTALL IN ACCORDANCE WITH NCDOT REQUIREMENTS.
7. DEVELOPER WILL INSTALL A 100' LEFT TURN LANE AND A 50' RIGHT TURN LANE INTO THE NEW SITE DRIVEWAY OFF OF NC-150. THE INSTALLATION OF THE NEW DRIVEWAY AND TURN LANE IMPROVEMENTS WILL BE REQUIRED PRIOR TO PLAT APPROVAL.
8. ALL SIGNS WILL BE GROUND MOUNTED IN COMPLIANCE WITH DIVISION 7 - SIGN REGULATIONS AND MIXED USE CORRIDOR (MUC-O) AS SPECIFIED IN SEC 44-430-15. GENERAL LOCATIONS OF PROPOSED SIGNAGE ARE SHOWN CONCEPTUALLY ON THE PLAN. COMMERCIAL AREA MAY ALSO INCLUDE BUILDING MOUNTED SIGNS AND OTHER ASSOCIATED ALLOWABLE SIGNAGE FOR WAYFINDING ON THE PROPERTY.
9. FREE- AND OR GROUND-MOUNTED SIGNAGE WILL NOT EXCEED 16-FEET IN HEIGHT. SIGNAGE EXAMPLES SHOWN ON ELEVATIONS PAGE ARE APPROXIMATELY 6' IN HEIGHT.
10. ALL LANDSCAPING SHALL COMPLY WITH CATAWBA COUNTY UNIFIED DEVELOPMENT ORDINANCE STANDARDS AS WELL AS THE MUC-O REGULATIONS AS SPECIFIED IN SEC. 44-430.10-.11. PROPOSED LANDSCAPING WILL BE GENERALLY CONSISTENT WITH THE CONCEPTUAL REZONING PLAN AS SHOWN.
11. PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD MAP 3710368600J DATED SEPTEMBER 5, 2007.
12. PROPERTY WILL BE SERVED BY PUBLIC UTILITIES FROM CITY OF HICKORY OR OTHER APPROVED PROVIDER. A WILLINGNESS TO SERVE LETTER WILL BE PROVIDED FROM THE APPROPRIATE AGENCIES AT TIME OF SITE PLAN SUBMITTAL.
13. PERIMETER BUFFERS AS REQUIRED BY CATAWBA COUNTY UNIFIED DEVELOPMENT ORDINANCE SHALL BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL AND ARE GENERALLY SHOWN ON THE CONCEPTUAL REZONING PLAN.
14. MINIMUM WIDTH 15' INTERNAL VEGETATED SITE BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL USE SHALL BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL AND IS GENERALLY SHOWN ON THE CONCEPTUAL REZONING PLAN. BUFFER SHALL CONSIST OF A DENSE VEGETATIVE PLANTING INCORPORATING TREES AND/OR SHRUBS OF A VARIETY THAT MUST BE EQUALLY EFFECTIVE IN WINTER AND SUMMER TO ACHIEVE A SOLID CONTINUOUS VISUAL SCREEN WITHIN FIVE YEARS AFTER THE INITIAL INSTALLATION.
15. PERIMETER BUFFERS TO REMAIN VEGETATED TO THE EXTENT REASONABLE, BUT IN ALL CASES DEVELOPER RETAINS RIGHTS TO REMOVE DEAD/DISEASED/DYING VEGETATION AND

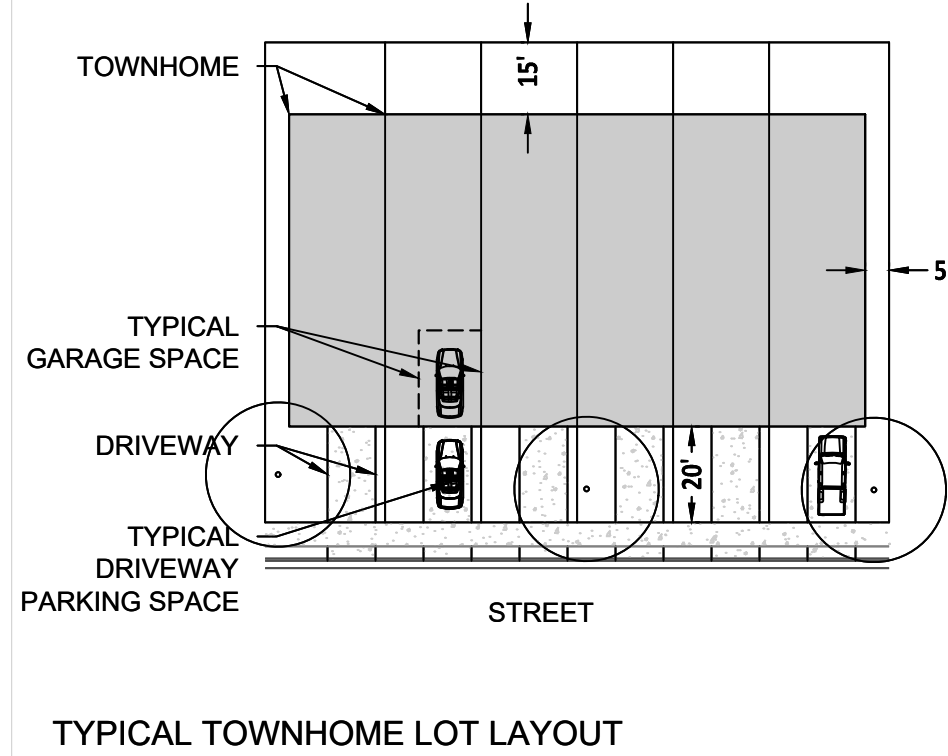
16. PROPERTY CURRENTLY EXISTS WITHIN A WS-IV PROTECTED WATERSHED AND AS SUCH INCLUDES A REQUEST TO DEVELOP THE SITE AS A HIGH-DENSITY DEVELOPMENT (70% BUILT UPON AREA). APPROPRIATE BUFFERS AND STORM CONTROL MEASURES AS REQUIRED BY SEC 44-434.15 SHALL BE PROVIDED.
17. FLOOR AREA RATIO FOR PROPERTY SHALL NOT EXCEED 19.4± ACRES (848,760 SF).
18. MAXIMUM NUMBER OF DWELLING UNITS WILL BE 201 HOMES. DENSITY MAY DECREASE AT TIME OF SITE PLAN SUBMITTAL BY A MAXIMUM OF 10%, OR, 20 UNITS.
19. ELEVATIONS FOR BOTH RESIDENTIAL AND COMMERCIAL BUILDINGS SHALL MEET OR EXCEED THE DESIGNS PROVIDED BY THE APPLICANT WITH A REVISION DATE OF OCTOBER 13, 2022.

RESIDENTIAL:

1. MAXIMUM BUILDING HEIGHT WILL BE 45-FEET.
2. CONCEPTUAL REZONING PLAN ALLOWS FOR A MAXIMUM OF 201 TOWNHOME LOTS. AREA SHOWN AS RESERVED FOR AMENITY AREA MAY BE REPLACED BY TOWNHOMES AND AMENITY AREA MAY BE LOCATED ELSEWHERE ON SITE AS NEEDED AT TIME OF SITE PLAN SUBMITTAL.
3. PROPOSED AMENITY AREA MAY INCLUDE BUT IS NOT LIMITED TO: TOT LOT, DOG PARK, OUTDOOR FITNESS, WALKING TRAILS, BENCHES, DECORATIVE HARDSCAPE AND LANDSCAPE AND SEATING AREA.
4. ELEVATIONS PROVIDED FOR TOWNHOMES ARE PROVIDED TO CONVEY THE GENERAL INTENT FOR DESIGN FOR THE NEIGHBORHOOD. ELEVATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT TIME OF SITE PLAN SUBMITTAL.
5. FRONT LOADED GARAGES SHALL NOT BE THE MOST PROMINENT ARCHITECTURAL FEATURE ON RESIDENTIAL BUILDINGS.
6. A MINIMUM BUILDING SEPARATION OF 15-FEET WILL BE PROVIDED FOR THE TOWNHOMES.
7. ALL LIGHTING SHALL COMPLY WITH CATAWBA COUNTY UNIFIED DEVELOPMENT ORDINANCE STANDARDS AS WELL AS THE MUC-O REGULATIONS AS SPECIFIED IN SEC. 44-430.14. PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 20-FEET.
8. VINYL WILL BE PROHIBITED AS AN EXTERIOR BUILDING MATERIAL WITH THE EXCEPTION OF WINDOWS, SOFFITS, AND TRIM.

COMMERCIAL:

20. MAXIMUM BUILDING HEIGHT WILL BE 45-FEET.
21. COMMERCIAL LAYOUT SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT TIME OF SITE PLAN SUBMITTAL.
22. MAXIMUM BUILDING AREA IS LIMITED TO 40,000 SF AND MINIMUM BUILDING AREA SHALL BE 10,000 SF.
23. MORE THAN ONE BUILDING, UP TO FIVE TOTAL BUILDINGS, MAY BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL. HOWEVER, MAXIMUM SQUARE FOOTAGE WILL NOT EXCEED AMOUNT LISTED IN CONDITIONS.
24. BUILDING MATERIALS WILL BE ONE OF, OR, A COMBINATION OF WOOD, VINYL, MASONRY (STONE OR BRICK) AND EIFS (OR LIKE MATERIALS), CONSISTENT WITH THE BUILDING DESIGN STANDARDS IN THE MUC-O ORDINANCE.
25. BUILDING MATERIALS FOR COMMERCIAL BUILDINGS WILL NOT INCLUDE: VERTICAL METAL PANEL SIDING OR EXPOSED CEMENTITIOUS (CMU) BLOCK WALL.
26. ALL LIGHTING SHALL COMPLY WITH CATAWBA COUNTY UNIFIED DEVELOPMENT ORDINANCE STANDARDS AS WELL AS THE MUC-O REGULATIONS AS SPECIFIED IN SEC. 44-430.14. PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 20-FEET, PARKING LOT LIGHTING SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 35-FEET.



Conceptual Rezoning Plan

Bud Road

