

BLUERIDGE TRACT

STATEMENT OF INTENT

91.83 ACRE DEVELOPMENT

SENECA, SC

DECEMBER 6, 2018

1.0 INTRODUCTION

This Statement of Intent (SOI) is to describe in detail the proposed Planned Development Residential (PD-R) of a +/- 91.83 acre tract of land (the "Site") on Lake Keowee, accessed by South Cove Road, The total site includes multiple parcels as indicated in the table below.

<i>Parcel ID</i>	<i>Previous Zoning</i>	<i>Acreage</i>
208-00-01-013	PDU	6.428
208-00-03-021	PDU	2.1
520-80-01-003	PDU	72.45
223-00-02-032	PDU	2.2
223-00-02-047	PDU	8.656

The properties comprising the Site are owned by R&B Lake Investments, LLC. R&B Lake Investments is a real estate development company with extensive experience in developing real estate properties in the Upstate of South Carolina and the Southeastern United States.

The Site is located on Lake Keowee (under Duke Energy lakefront jurisdiction) and is surrounded primarily by suburban residential development along the lake, undeveloped land, and commercial uses along Blue Ridge Boulevard corridor.

The proposed Site is intended to be an active-adult focused, single-family waterfront development with community facilities, open space amenities and internal trail system. The Proposed Master Plan submitted in conjunction with this Statement of Intent indicates the site will consist of Single-Family residences (cottage and lakefront lots) and 4 Accessory Dwelling Units designed for guest accommodations at the community clubhouse amenity. The Site will be connected through a street network and trail system, pedestrian walkways, pocket parks, open space and a conservation easement. A PD-R zoning classification is required in order to allow for the benefits of efficiency, economy and flexibility provided by the unified development of large residential sites while allowing for creative site design, improved appearance, compatibility of adjacent uses, flexibility in front and side setbacks, and open space incorporation.

2.0 EXISTING ZONING AND SITE CONDITIONS

The Site is currently zoned: Planned Development – Undeveloped (PD-U). The Site currently exists as a wooded undeveloped property with 2,800' linear feet of lakeshore frontage and a blue-line stream feeding the lake. The Lake Keowee lakeshore is under jurisdiction of Duke Energy while the stream is under Army Corp of Engineer's jurisdiction and permit approval.

3.0 SITE DENSITY

The site will have a maximum density of 3.0 single family units per acre. Based on the site size this would yield a maximum of 275 single family units.

The site acreage will be approximately broken up into:

Lots – 36 Acres

Roads & Right of Way – 13 Acres

Passive Park/Amenity Area – 6 Acres

Undeveloped/Conservation Easement – 36 Acres

4.0 BUFFER YARDS

Per the zoning ordinance of the City of Seneca a buffer strip of natural or landscaped vegetation, with a width of not less than ten (10) feet, shall be maintained along all external lot lines of the planned development. No building or structure shall be erected within this buffer strip. Buffer landscaping is to be installed by the developer and transferred to the neighborhood association upon completion.

5.0 EXISTING TRANSPORTATION, SERVICES, DRAINAGE, AND UTILITIES

The Site has direct access to South Cove Road (S-37-608) an SCDOT maintained collector road connecting to South Cove Park just a short distance away. An additional gated vehicular emergency access is provided to Indian Oaks Road. The Indian Oaks Road access point will be accessible solely to emergency vehicles.

All streets or drives within the planned development shall be designed and built in compliance with the road standards of the City of Seneca, with the exception of a minimum right-of-way width requirements which shall be a minimum width of twenty-four (24) foot paved surface for two (2) lane traffic. At the completion of construction roads within the development will be turned over to the City of Seneca for ownership and maintenance.

Sidewalks will be built at a minimum on one side of all main roads within the development providing pedestrian connectivity.

Standard City of Seneca Street lights (acorn fixtures) will be placed throughout the development at appropriate intervals to provide light for the streets and sidewalks.

Utility services are provided by Seneca Light and Water. All public utilities within the planned unit development shall be installed underground. The sanitary sewer service is provided via a pump station up to the sewer main located on the former Covidien property to the west and running across Blue Ridge Boulevard. Water service is provided to the site and will be routed within street right-of-ways. Piedmont Natural Gas will provide natural gas service. Seneca Light and Water will provide electric power to serve the site. Existing Duke Energy easements (25', 30', and 68') cross the site. The City of Seneca will provide essential services such as fire protection, police protection and trash pickup. Discussions have been held with these providers regarding services and their ability to serve the Site.

The storm sewer system will be designed to meet local, state, and federal regulations involving storm flow, siltation, and erosion control. A portion of the Site lies within designated flood zones or delineated wetlands and shoreline development constraints.

6.0 DEVELOPMENT CONCEPT

The proposed Site will enhance and create a neighborhood feel while maintaining a conservation easement on a large portion of the property.

The architecture of the residential community will be compatible with compact development and adjacent lakefront residential properties. Units will be one and two-story structures with porches, front and/or side loaded 2-car garage, brick foundation/accents, warm color fiber cement siding and metal accents.

Up to 4 Accessory Dwelling Units (ADU's) may be provided as shown on the plan for guest accommodations associated with the clubhouse amenity facility.

Several larger lakefront lots may be developed along the lake frontage. If these are developed, a portion of lake frontage will continue to be dedicated to the HOA to provide lake access to residents of the development.

Off-Street / Shared Parking

Off-Street Parking areas shall be located at the clubhouse as well as other strategic location such as, docks, pickle ball courts, and pocket parks for guest convenience and to meet City requirements, an emphasis will be placed on adding canopy trees to break up parking areas and reduce the urban heat island effect. Canopy tree plantings shall be diverse in nature and a mixture of native/naturalized species shall be used.

Economic Feasibility, Justification, Impact

Growth in Upstate South Carolina is forecast along with a strong retiree migration. The mountain lakes region in particular provides a relatively mild climate for active adults in an inland waterfront development setting. This development will provide a compact lakeside neighborhood within a natural setting helping to minimize site impacts. In addition, existing sewer capacity available for this site will minimize demand on existing infrastructure.

Open Space

Sited strategically within the development will be designed open space that will act as passive park spaces for the residents. These locations will remain under the control and maintenance of the homeowner’s association for the use and enjoyment of the residents living on site. Key features of these open spaces are a connected trail system linking these parks together through a conservation easement and lakeside. In addition, improvements to the spaces may include benches, pathways, fencing and other passive elements that will help to improve the use and enjoyment of these spaces.

Homeowner’s Association (HOA)

A HOA will be formed by the developer initially for the purpose of marketing, managing, and selling homes / lots in the residential development. The developer will then transfer ownership of the association to the homeowners after selling a predetermined number of lots. Any person who wants to buy a lot/residence within the community is a member, and therefore must obey the governing documents including Articles of Incorporation, CC&Rs (Covenants, Conditions and Restrictions) and By-Laws. The HOA will be set up as a nonprofit corporation to manage the private, planned community. The HOA will be governed by a board of directors (who are elected by the members/homeowners) with powers and duties clearly stated.

Design Standards and Administrative Procedures

Community design standards will be created to enforce and maintain the desired architectural style reminiscent of mountain lake cottage neighborhoods and shall conform to all city standards. As a planned community, the developer will provide restrictive covenants, conditions and restrictions (CC&Rs) to allow for new and renovated construction to ensure compliance and consistency. An Architectural Review Committee will be formed to review all modifications and new construction.

Development Phasing

The Site will be developed in multiple phases with site grading and infrastructure happening initially. Amenity areas, including the clubhouse, will follow. Construction of Phase 1 of the Site is expected to take eighteen (18) months to complete with initial start to begin in 2019. Individual homes will be built on pad-ready lots based on market demand. At this time it is anticipated that the project will be completely built out in 5-7 years.

Streetscape

Enhanced streetscape improvements will be included to create a streetscape that enhances the pedestrian realm. A hierarchy of streets will be created according to the level of traffic proposed. A 5’ lawn strip and 5’ sidewalk (on minimum one side of street) with street trees and street lights will be placed within the right-of-way of typical streets. Wider streets and street types are provided at key intersections and heavier trafficked areas.

Minimum Lot Setbacks

Minimum setbacks as follows:

<i>Lot Type</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>
Cottage Lots Front Entry:	20’	5’	15’
Cottage Lots Side Entry:	15’	5’	15’
Lakefront Lots:	20’	5’	15’

Minimum and Maximum House Sites

Minimum and maximum house sites are as follows:

<i>Lot Type</i>	<i>Minimum</i>	<i>Maximum</i>
Cottage Lots:	4,500 SF	6,000 SF
Lakefront Lots	43,560 SF	87,120 SF

Preliminary Landscape Plans

The landscape will consist of native or adapted plant materials including street trees, buffer materials, sloped areas and fully developed park and amenity spaces. Buffers will be provided where needed to separate incompatible uses and screen undesired views. Buffers may consist of opaque, evergreen vegetation at minimum height of 6' at time of planting, opaque fencing or walls, 'living' fences, or any combination thereof. Individual lots will consist of foundation plantings and continue streetscape.