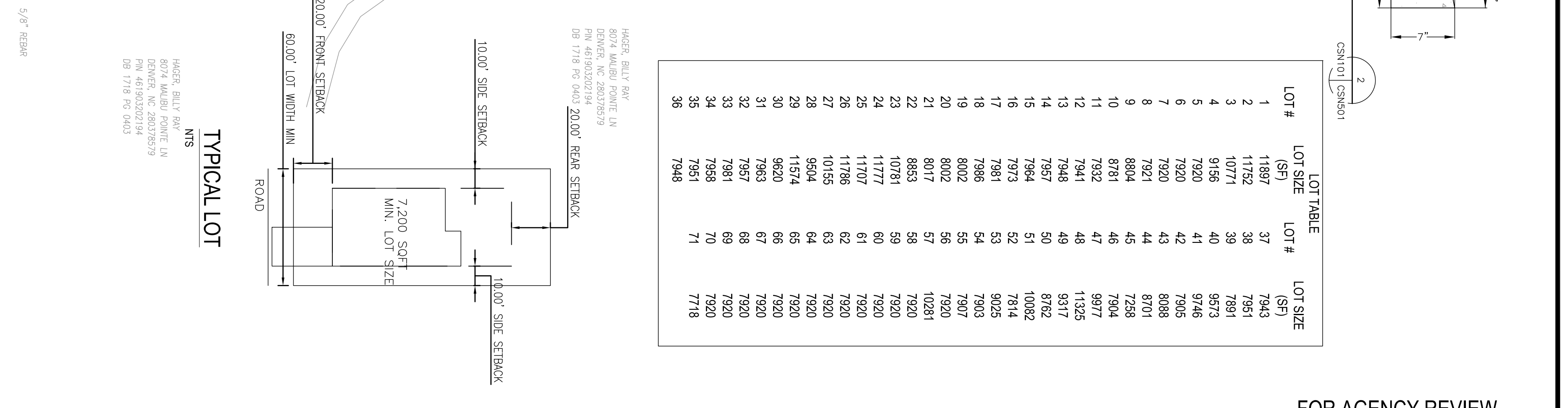
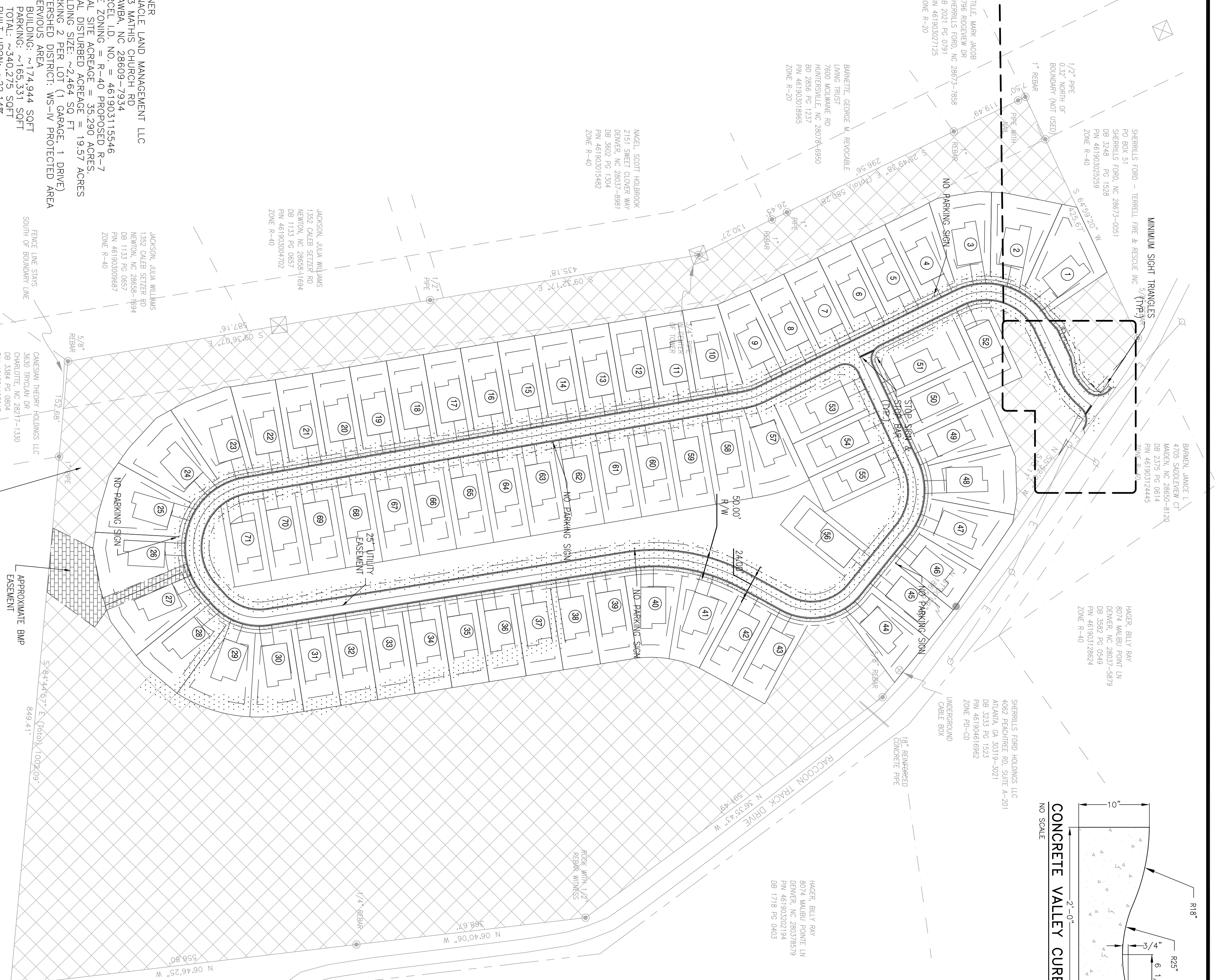
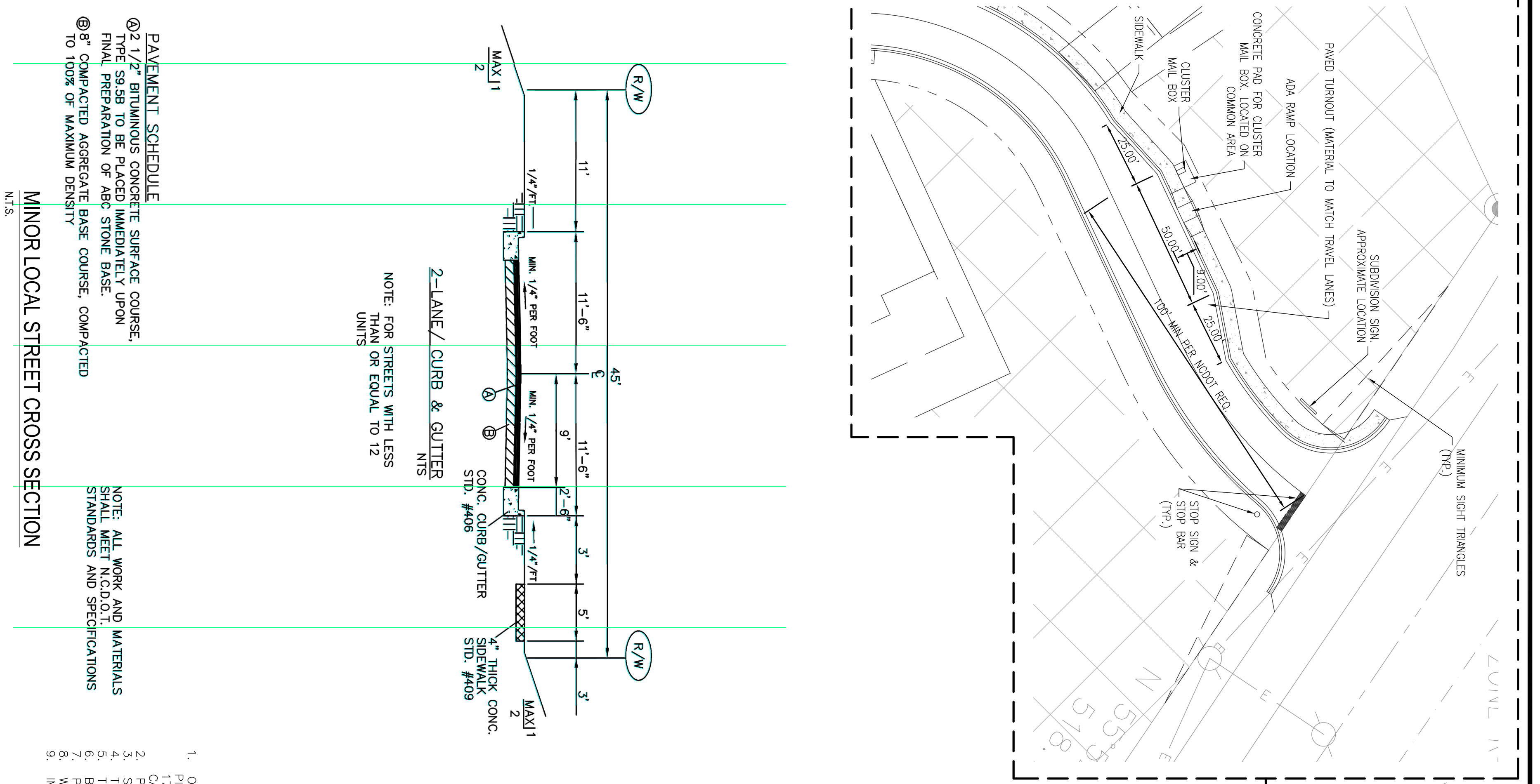


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PAVEMENT SCHEDULE
 (2) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SB 5B TO BE PLACED IMMEDIATELY UPON FINAL PREPARATION OF ABC STONE BASE.
 (3) 3" COMPACTED AGGREGATE BASE COURSE, COMPACTED TO 100% OF MAXIMUM DENSITY

MINOR LOCAL STREET CROSS SECTION
 NOTE: ALL WORK AND MATERIALS SHALL MEET N.C.D.O.T STANDARDS AND SPECIFICATIONS

- OWNER: PINNACLE LAND MANAGEMENT LLC
- 1743 WATH'S CHURCH RD. CATAWBA, NC 28609-7934
- PARCEL ID. NO. = 461903115546
- SITE ZONING = R-40 PROPOSED R-7
- TOTAL SITE AREA = 35,290 ACRES.
- BUILDING SURFED AREA = 19,57 ACRES
- 2 PER LOT (1 GARAGE, 1 DRIVE)
- PARKING 2 PER LOT (1 GARAGE, 1 DRIVE)
- WATERSHED DISTRICT: WS-IV PROTECTED AREA IMPERVIOUS AREA
- BUILDING: ~174,944 SQFT
- PARKING: ~165,531 SQFT
- DOM: ~540,275 SQFT
- DOM: ~1,350,275 SQFT
- SUBJECT PROPERTY IS IN DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FROM PANEL #3710461900K
- SETBACKS:
 FRONT = 20' MINIMUM
 REAR = 20' MINIMUM
 SIDE = 10' MINIMUM
- MINIMUM LOT SIZE 7,200 SQFT
- MINIMUM LOT WIDTH 60'
- MINIMUM BUILDING HEIGHT 35'
- MAXIMUM BUILDING HEIGHT 35'
- NO ON-STREET PARKING. SIGNS WILL BE INSTALLED THROUGHOUT THE DEVELOPMENT.
- UNDERGROUND UTILITY LINES ARE TO BE INSTALLED.
- APPROXIMATE TREE SAVE AREA 16 ACRES

CONDITIONAL ZONING MAP
 SCALE: 1" = 100'

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FOR AGENCY REVIEW

CLAYTON ENGINEERING & DESIGN
 1209 9TH AVE NE; PO BOX 2351 HICKORY, NC 28601

PINNACLE LAND MANAGEMENT LLC
 SHERRILL'S FORD, NORTH CAROLINA
 RACCOON TRACK DEVELOPMENT

CONDITION ZONING MAP

DATE: 12/16/21

DESIGNER: WSC

REVISIONS

NO. DESCRIPTION DATE

CSN103

CLAYTON ENGINEERING & DESIGN
 1209 9TH AVE NE; PO BOX 2351 HICKORY, NC 28601

PINNACLE LAND MANAGEMENT LLC
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 RACCOON TRACK DEVELOPMENT

CONDITION ZONING MAP

DATE: 12/16/21

DESIGNER: WSC

REVISIONS

NO. DESCRIPTION DATE

CSN103