



January 10, 2019

Shannon Woods PD-CD

Northeast Corner of NC HWY 150 and NC HWY 16
Catawba County, North Carolina

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Lennar Carolinas, LLC ("Lennar") intends to develop Shannon Woods, located in Mountain Creek Township, Sherrills Ford with connections to NC HWY 150 and NC HWY 16. The total site area is approximately 409 acres and will be made up of residential single family homes. This request is for a Planned Development-Conditional District Rezoning (PD-CD) Cluster Subdivision design with an approximate density of two (2) dwelling units per acre.

The PD-CD plan is intended to reflect a generalized arrangement of the site in terms of lot layout, street network, walking trails, BMPs, and open space areas. Final configuration, placement and size of individual site elements, street alignments, etc. may be altered or modified within the limits of Catawba County Planning Ordinance and the standards established within these conditional notes during the design development, final platting, and construction phases. Lennar reserves the right to make minor modifications and adjustments to the approved PD-CD subject to Catawba County Planning staff approval.

Pursuant to Catawba County Unified Development Ordinance (UDO), Lennar seeks to obtain approval of the following PD-CD Development Standards. These standards, as established both by the conditional notes below and as depicted on the PD-CD Plan, shall be followed for the development of Shannon Woods.

Architectural standard façade construction may include vinyl, fiber cement, stucco, stone, brick, and other commonly used materials in the industry. The photos below are representative of the type of homes that will be built.





Permitted uses and density for this PD-CD Cluster Development project will include, calculated from the gross acreage, a maximum of two (2) dwelling units per acre and a minimum of 25 percent open space. Uses on the common open spaces (COS) may include pools, clubhouse/cabana, other active recreation uses, pedestrian trails, landscaping, fences, walls, berms, entry signage, monuments, and storm water BMPs.

A 50' perimeter buffer will be provided along the exterior boundary. Landscaping for Shannon Woods shall meet or exceed all requirements of the Uniform Development Ordinance (UDO). Detailed landscaping plans will be submitted to the County along with the Construction Documents.

A Homeowner's Association will be established and will be responsible for maintaining all COS.

Parking, lighting and signage shall comply with all requirements in the UDO and this PD-CD. The following photo is representative of the proposed entry signage.



This development will comply with all required storm water management regulations.

Water and sanitary sewer connections will be coordinated with Catawba County Utilities and Hickory Public Services. Lennar will comply with all district water and sewer standards.

Lennar understands that all permits from the appropriate agencies must be obtained prior to construction activities.

Access to Shannon Woods will be from NC HWY 150 and NC HWY 16. A Traffic Impact Analysis (TIA) is underway. Coordination with NCDOT, Catawba County, and approved TIA will determine required road improvements. Internal subdivision roads will be dedicated to NCDOT and built to NCDOT standards.

Residential home sites will be a mix of two different home sizes; a minimum 65'x135' home site and a 55'x135' home site. Dimensional standards are:

Front setback	20'
Rear setback	25'
Side setback	5'
Corner side setback	5'
Max Building Height	40'
Minimum Building Separation	10'