

RACCOON TRACK DEVELOPMENT PINNACLE LAND MANAGEMENT

Project Narrative

Our client wishes to develop a new single-family subdivision in Catawba County, NC. Please see the attached zoning plan. The property is currently zoned R-40 and bordered by both R-40 and R-20 zoning districts.

The existing property is mostly wooded area with sloping terrain. The existing residence remains on the property but will most likely be demolished as part of the development. The property will be accessed off Raccoon Track Drive. We are working diligently with NCDOT to ensure Raccoon Track can handle the traffic load from the development. If required, the developer is willing to improve Raccoon Track Drive as needed to meet standards.

The site will be served by public water and sewer. Water exists along Molly's Backbone and will be extended to the site at the developer's expense. Sewer service to the site will be provided by an internal gravity system that will feed a proposed pump station. This Pump station will then pump sewage to the existing gravity sewer line near the Sherrill's Ford Elementary. Again, this will be completed at the developer's expense.

Soil erosion has been permitted and approved through Catawba County.

All local, municipal, and state requirements will be met or exceeded as they pertain to this development.

Included in this packet are example elevations of the houses that are proposed for this development.

