

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: February 21, 2007

SUBJECT: Discussion of the Extension Request for Improvement Guarantee for the Timberwolf Subdivision (Formerly known as Jeter Mountain Subdivision)

ATTACHMENTS:

1. Memorandum from Planning Department
2. Original Agenda Item from February 5, 2007 Board of Commissioners Meeting
3. Vicinity Map of Subdivision
4. Conditional Letter of Approval
5. Copy of NCDENR Plan Approval
6. Combined Master Plan and Development Plan

SUMMARY OF REQUEST:

On February 5, 2007 the Board of Commissioners pulled item G from the consent agenda for discussion. The item dealt with a request to extend the completion date of an improvement guarantee for an approved subdivision titled Timberwolf. At this meeting the Board of Commissioners requested that the developer of the subdivision appear at the next scheduled Board of Commissioners meeting on February 21, 2007 to discuss soil erosion and sedimentation control issues with the subdivision. Attached with this Board Action Form is the original agenda item from February 5th and supporting information that the Board of Commissioners may find useful for discussion of this item.

BOARD ACTION REQUESTED:

Action by the Board of Commissioners is needed to either grant, table or deny the previously requested extension. Such action should be made with consideration of Sections 170-38 and 170-39 of the Henderson County Subdivision Ordinance. Staff further recommends that the Board of Commissioners give direction on how to proceed with this issue.

Suggested Motion: I move that the Board approve, table or deny the request to extend the completion date for the improvement guarantee.

HENDERSON COUNTY
Planning Department

213 1st Avenue East • Hendersonville, NC 28792
Phone 828-697-4819 • Fax 828-697-4533

MEMORANDUM

TO: Henderson County Board of Commissioners

FROM: Planning Department

MEETING DATE: February 21, 2007

SUBJECT: Timberwolf Major Subdivision File # 2006-M10 (Formerly Jeter Mountain Subdivision)

ATTACHMENTS: 1. Vicinity Map of Subdivision
2. Conditional Letter of Approval

BACKGROUND INFORMATION

Mr. Jon Laughter on behalf of Mr. Mike Hunsader, agent for Jeter Mountain, LLC (property owner and developer), submitted the application and Combined Master and Development Plan for the Timberwolf subdivision. Timberwolf is located on two parcels of land totaling approximately 70 acres in size located off of Jeter Mountain Road (see attached vicinity map). The project site is located in the County Open Use (OU) zoning district, which does not regulate residential uses of land and is not within a designated Water Supply Watershed area. Timberwolf is approved with 37 single-family lots that will be developed in one phase. The developer plans for all of the homes to be served by private individual water and septic systems. Private roads will serve the development, with one main entrance on Jeter Mountain Road. The entrance will be gated. It appears that a final plat has not been recorded for the subdivision.

On April 18, 2006 the Planning Board conditionally approved the application and Plans for Timberwolf (see attached condition letter of approval). Condition # 2 of the conditional letter of approval states that the developer should submit notice from NCDENR that a soil erosion and sedimentation control plan has been received or provide documentation that no plan is required prior to beginning construction. According to Mr. Wayne Watkins with NCDENR, Timberwolf has an approved soil erosion and sedimentation control plan (see attachment # 5). He said that one notice of violation for sedimentation and soil erosion control had been issued in the past. Mr. Watkins said that he has recently visited the site and after further inspection of the subdivision it was found to be in compliance with the State's soil erosion and sedimentation control regulations. He also said that an inspection report was issued at that time documenting compliance.

EXTENSION REQUEST

Section 170-39 of the Henderson County Subdivision Ordinance states that the Board of Commissioners may, upon proof of difficulty, grant extensions of completion dates set forth in its approval for a maximum of one additional year, but the time between initiation and the completion of the required improvements shall not exceed two years. Mr. Hunsader has requested that the Board approve extending the completion date of the performance agreement from January 31, 2007 to August 31, 2007. Mr. Hunsader explained the reasons for requesting an extension in a letter to Henderson County dated January 4, 2007 (see letter in attachment # 2 that was provided with the original agenda item). According to the Subdivision Ordinance the Board of Commissioners may either grant or deny this extension request. Such action should be made with consideration of Sections 170-38 and 170-39 of the Henderson County Subdivision Ordinance.

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: February 5, 2007

SUBJECT: Extension Request for Improvement Guarantee for the Timberwolf Subdivision (Formerly known as Jeter Mountain Subdivision)

ATTACHMENTS: 1. Letter from Mr. Michael Hunsader
2. Draft Performance Guarantee Agreement

SUMMARY OF REQUEST:

On December 4, 2006 the Board of Commissioners approved an application for an improvement guarantee for the Jeter Mountain subdivision. As required by the performance guarantee agreement for the improvement guarantee, the developer posted with Henderson County an irrevocable letter of credit for an amount of \$134,425.00. The improvement guarantee proposed to cover the cost of fine grading and paving for all roads in the subdivision. All improvements were to be completed by January 31, 2007.

On January 4, 2007 the Planning Department received a letter from Mr. Hunsader requesting to extend the completion date to August 31, 2007. Section 170-39 of the Subdivision Ordinance allows the Board of Commissioners to grant extensions to completion dates for a maximum of one additional year, provided that the time between initiation and completion of the improvements does not exceed two years. If the Board of Commissioners agrees to grant the requested extension, staff has attached for the Board's consideration, a draft performance guarantee agreement. This agreement reflects a new completion date of August 31, 2007 and requires submittal of an amendment to the original irrevocable letter of credit showing an expiration date not earlier than 60 days after the new improvements completion date.

BOARD ACTION REQUESTED:

Action by the Board of Commissioners is needed to either grant or deny the extension of the completion date to August 31, 2007. I recommend that the Board approve the requested extension pursuant to Sections 170-38 and 170-39 of the Henderson County Subdivision Ordinance.

Suggested Motion: I move that the requested extension would not cause the developer to exceed the two-year maximum time period for completion of the required improvements and is approved.

January 4, 2007

Henderson County, Office of the County Attorney
Attn: Matt Card, Subdivision Supervisor
213 1st Avenue East
Hendersonville, NC 28792

Dear Mr. Card,

Per the telephone conversation you had with my wife earlier this week, Jeter Mountain LLC is requesting an extension of the time allowed to complete the paving of Timberwolf subdivision on Jeter Mountain Road from January 31 to August 31, 2007. You explained that this change to our performance guarantee agreement would necessitate the approval of the Board of County Commissioners at the January 17 meeting. We have been advised by our site workers that in order to ensure a quality job, we should wait until winter is completely over before we begin the paving process. The extra time will also help should the area continue to experience copious amounts of rain.

This letter also serves to confirm that the correct name for the subdivision is indeed Timberwolf.

I have enclosed a check in the amount of \$250 for the extension fee. I appreciate your willingness to work with us on this matter. If you have any questions, or need additional information, please do not hesitate to contact me at (941) 713-0755.

Regards,



Michael T. Hunsader
Registered Agent
Jeter Mountain, LLC

STATE OF NORTH CAROLINA

PERFORMANCE GUARANTEE AGREEMENT

COUNTY OF HENDERSON

THIS AGREEMENT made and entered into this _____ day of _____, 200_, by and between Jeter Mountain, LLC, hereinafter referred to as "Developer," and the Henderson County Board of Commissioners, hereinafter referred to as "Board;"

WITNESSETH:

WHEREAS, the Board and the Developer entered into an Agreement on December 4, 2006 (hereinafter "the original Agreement"), concerning an improvement guarantee for a proposed subdivision known as Timberwolf (formerly Jeter Mountain Subdivision), located in Henderson County, North Carolina; and

WHEREAS, the Developer posted with Henderson County an irrevocable letter of credit in the amount of \$134,425.00 in accordance with the original Agreement; and

WHEREAS, the original Agreement provided that all required improvements were to be completed on or before January 31, 2007, and

WHEREAS, the Developer has requested that the Board of Commissioners approve extending the completion date of the original agreement to August 31, 2007;

IT IS THEREFORE AGREED as follows:

1. The Developer will, on or before August 31, 2007, complete as required the following improvements to serve lots in the Project: paving of the roads as required by the Henderson County Subdivision Ordinance, as shown on the Combined Master Plan and Development Plan for the Jeter Mountain Subdivision, conditionally approved by the Henderson County Planning Board on March 21, 2006, and as shown on the attached cost estimates prepared by Mr. Jon Laughter, P.E., (signed and sealed on November 15, 2006).
2. The Developer will post with Henderson County an amended irrevocable letter of credit guaranteeing completion of said improvements by the required date, and having an expiration date not earlier than 60 days after the completion date stated in Paragraph 1, above.
3. At such time as this Agreement is fully executed and the Developer has filed an amendment to the irrevocable letter of credit as provided in Paragraph 2, above, this Agreement will supercede prior Agreements between the Board and the Developer regarding the improvement guarantee.

4. In the event that the required improvements are completed as required, the irrevocable letter of credit will be released. In the event that the improvements are not completed as required, then the Developer shall be in breach of this Agreement and the Improvement Guarantee and the County shall use the irrevocable letter of credit to complete the required improvements.
5. The County Manager shall have the authority to approve the release of portions of the Improvement Guarantee as work progresses, provided the amount remaining under the Improvement Guarantee meets or exceeds 125% of the cost of the remaining improvements. The County Manager has the discretion to require the Developer to provide, at the Developer's expense, an independent verification of the remaining work.

IN WITNESS WHEREOF, the Board has, by appropriate action, caused this Agreement to be reviewed for approval by the County Attorney and executed by its Chairman or other authorized member and attested by the Clerk, and the Developer has caused this Agreement to be properly executed, this the _____ day of _____, 200_.

APPROVED AS TO FORM:

County Attorney

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: _____
William L. Moyer, Chairman

ATTESTED BY:

[OFFICIAL SEAL]

Elizabeth W. Corn, Clerk to the Board

DEVELOPER:
Jeter Mountain, LLC

BY: _____
Manager

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

I, _____, Notary Public for said County and State, certify that Elizabeth W. Corn personally came before me this day and acknowledged that she is the Clerk to the Board of Commissioners of Henderson County, a municipal corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by the Chairman of the Board of Commissioners, sealed with its corporate seal, and attested by her as its Clerk.

THIS the ____ day of _____, 200_.

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

STATE OF _____
COUNTY OF _____

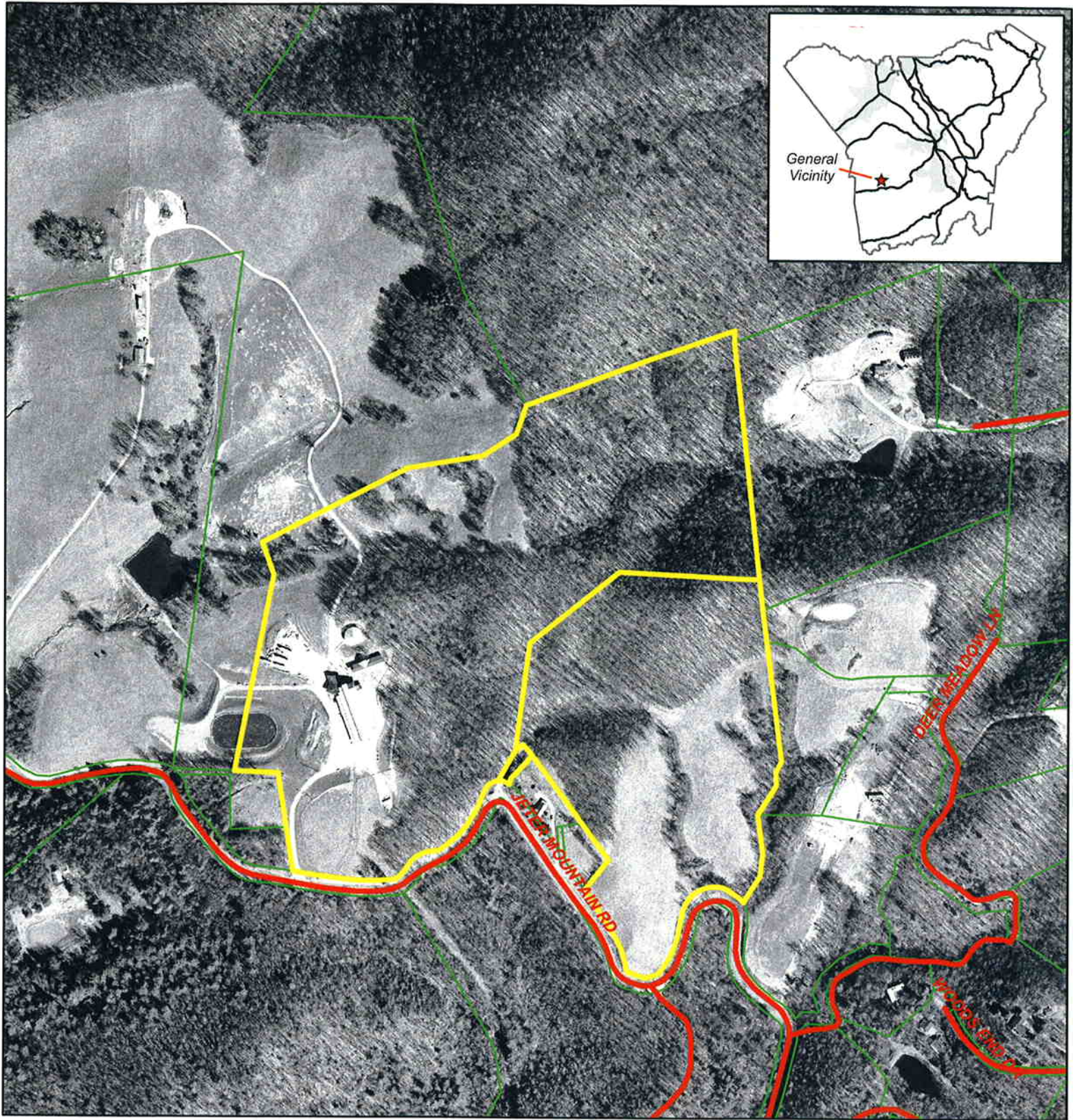
I, _____, Notary Public for said State and County certify that _____, Manager of Jeter Mountain, LLC, personally came before me this day and acknowledged the due execution of the foregoing instrument.

THIS the ____ day of _____, 200_.

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]



Jeter Mountain Subdivision

PROPERTY OWNER: Jeter Mountain, LLC

DEVELOPER: Jeter Mountain, LLC

AGENT: Jon Laughter

PIN: 9536967418

ZONING: Open Use

WATERSHED: N/A

Henderson County Planning Department
4-10-06



-  Secondary Roads
-  Parcels
-  Development Parcel

Henderson County Planning Department

101 East Allen Street Hendersonville, North Carolina 28792
Phone (828) 697-4819 Fax (828) 697-4533

April 21, 2006

Mr. Jon Laughter
Laughter, Austin and Associates, P.A.
131 Fourth Avenue East
Hendersonville, NC 28792

**Re: Combined Master Plan and Development Plan for Jeter Mountain Subdivision
(Subdivision File # 2006-M10)**

Dear Mr. Laughter:

This letter confirms the conditional approval from the Henderson County Planning Board on April 18, 2006 of the Combined Master Plan and Development Plan for the Jeter Mountain Subdivision. The plan was approved subject to the following conditions:

1. **Revisions to Development Plan.** The following changes must be made for the Development Plan portion of the Combined Master and Development Plan to be in compliance with Appendix 5 (Development Plan Requirements) of the Henderson County Subdivision Ordinance (HCSO).
 - All lots must have a minimum of 30' of frontage on an existing or proposed right-of-way. Lots 13 and 21 both appear to have less than 30' of right-of-way frontage.
 - River Birch Trail serves more than 24 residential lots, and consequently, must be proposed on the Development Plan as a private residential collector road. A cross-section meeting the private residential collector road standards must be added to the Development Plan for River Birch Trail.
 - All proposed private local residential roads must have centerline radii that exceed 90'. Sugar Maple Trail and Chestnut Oak Trail both appear to have centerline radii in some areas of less than 90'. The centerline radii for these two roads must be adjusted to meet and/or exceed the minimum 90' requirement. Reduction of the centerline radius requirement to 80' is permitted where the existing cross slope for the proposed road 15% or greater. In such cases, the cross slope must be shown on the Development Plan and intentions to reduce the centerline radii in these areas noted on the plan. Such information shall also be provided on any Final Plat for recordation.
 - Sight triangles must be shown at all proposed road intersections.
 - If a subdivision sign is proposed for the project, the sign location shall be shown on the Development Plan.
 - Units of measure for the minimum and maximum lot sizes shown within the Project Summary must be square feet.
2. **Soil Erosion and Sedimentation Control.** The Developer should submit notice from NC DENR that a soil erosion and sedimentation control plan has been received, or provide documentation that no plan is required prior to beginning construction (HCSO 170-19).

3. **Driveway Permit.** The applicant must obtain a driveway permit through NCDOT for the proposed entrance on Jeter Mountain Road and provide evidence of permit issuance to the Planning Department.
4. **Farmland Preservation Program.** The subject property is within a Henderson County Farmland Preservation District, by which, the developer is required by the HCSO to submit an Affidavit of Understanding of Farmland Preservation District (Appendix 11 of the HCSO) with their major subdivision application.
5. **Final Plat Requirements.** Final Plat(s) must meet the requirements of Appendix 7 of the Subdivision Ordinance for approval.

Upon completion of these conditions, (except those that do not need to be satisfied until a Final Plat is submitted) the applicant may proceed with the establishment of erosion and sedimentation control measures, clearing and other land improvement activities associated with the project. Development Plan approval shall be valid for two years, however, for just cause, the Planning Board may grant extensions of development plan approval for a maximum of one additional year. After completion of the infrastructure improvements (unless an improvement guarantee is posted with Henderson County), the Final Plat for the subdivision may be approved administratively by the Planning Department, subject to Section 170-16D and 170-38 (if an improvement guarantee is posted with Henderson County) of the Subdivision Ordinance.

If you have any questions regarding the review process or if I can be of any further assistance, please feel free to contact me at 697-4649.

Sincerely,


Anthony Prinz, Planner
Henderson County Planning Department

Cc. File



2-15-06

North Carolina Department of Environment and Natural Resources
Division of Land Resources
Land Quality Section

Michael F. Easley, Governor
James D. Simons, PG, PE

William G. Ross Jr., Secretary
Janet Boyer, Regional Engineer

February 13, 2006

LETTER OF APPROVAL

05-306

Mr. Michael & Ms. Trish Hunsader
6320 205th Street East
Brandenton, FL 34211-7308

RE: Project Name: Jeter Mountain Subdivision
Acres Approved: 4.4
Project ID: HENDE 2006-031
County: Henderson
City: Crab Creek
Street: Jeter Mountain Road
River Basin: French Broad
Stream Classification: C
Submitted By: Dennis Owenby
Date Received by LQS: January 27, 2006
Plan Type: New Submittal

Dear Mr. & Ms. Hunsader:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

Title 15A NCAC 4B .0118(a) requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environment and Natural Resources in accordance with North Carolina General Statute 113A - 57 (4) and 113A - 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

JETER MOUNTAIN SUBDIVISION

HENDERSON

Project Name and Location

HEND 2006-031

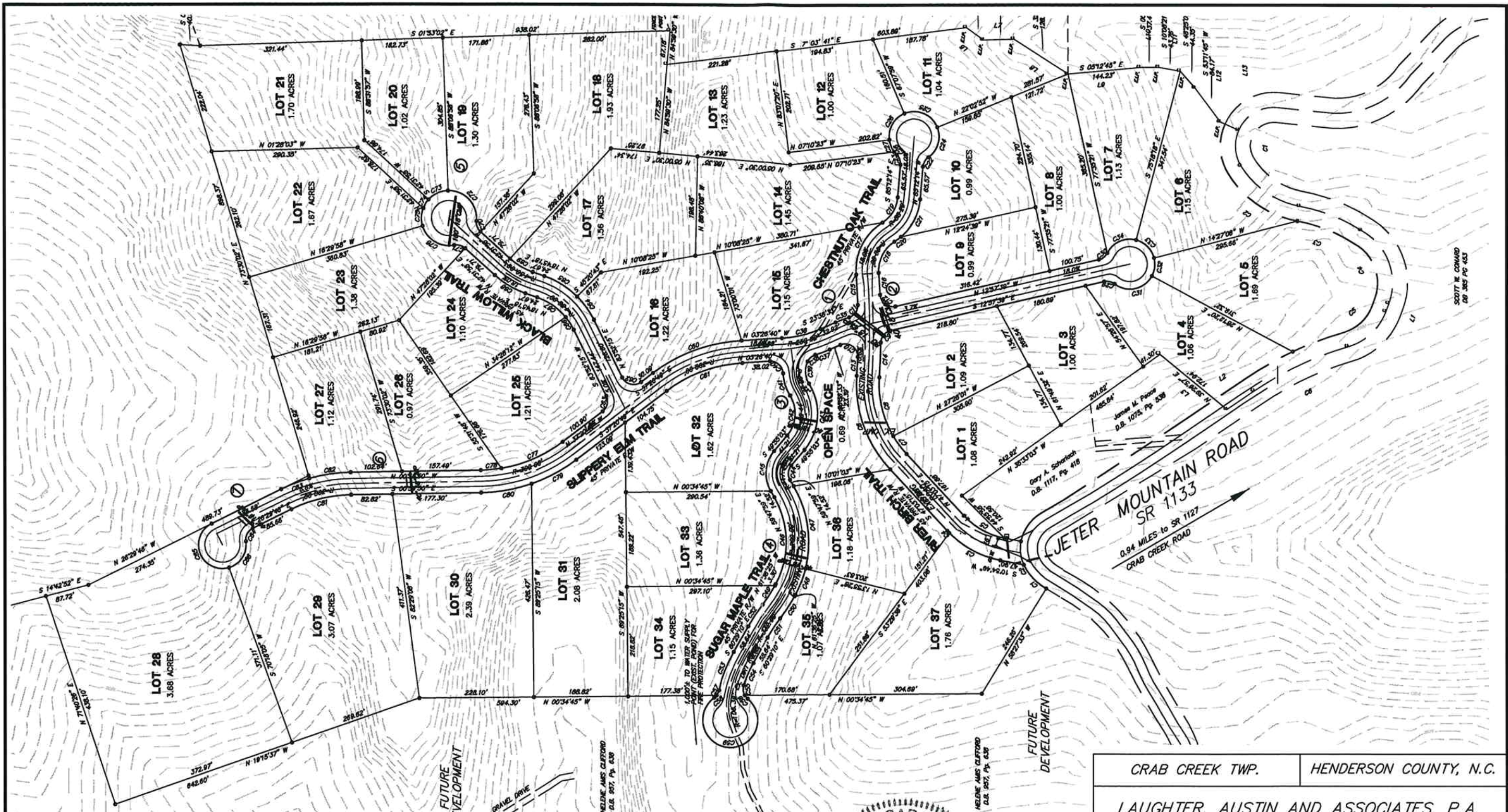
FEBRUARY 13, 2006

Date of Plan Approval



Janet S. Boyer
Regional Engineer

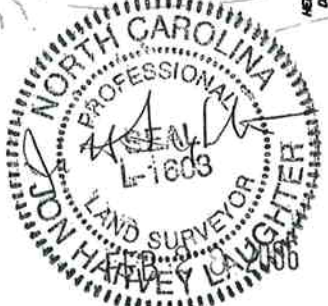
05-306



RECEIVED
 FEB 28 2006
 By _____

OWNER/DEVELOPER
JETER MOUNTAIN, LLC
 THRISH & MIKE HUNSADER
 6320 205th Street
 Brandon, FL 34211
 (941) 713-0755

COMBINED MASTER & DEVELOPMENT PLAN
JETER MOUNTAIN SUBDIVISION



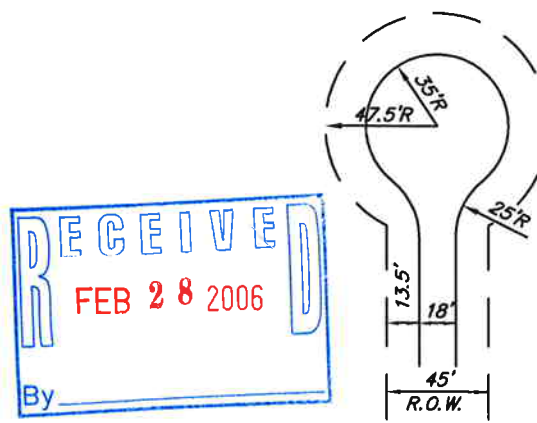
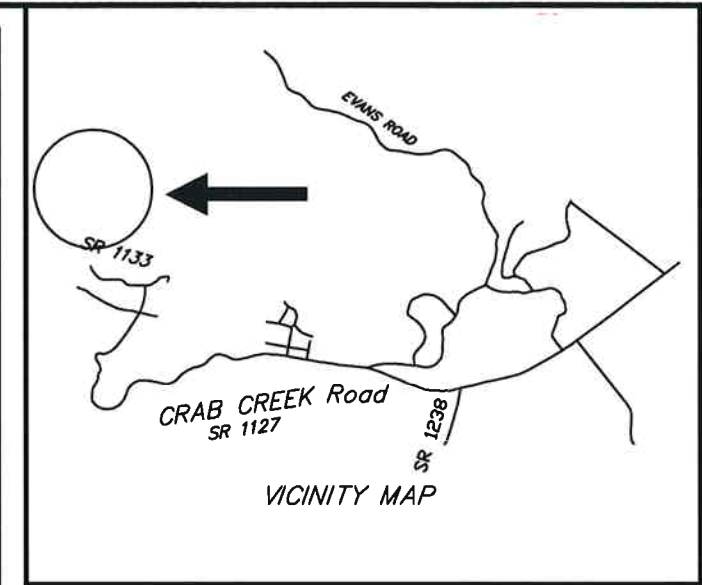
JOB NO. 05-306

CRAB CREEK TWP.		HENDERSON COUNTY, N.C.	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089			
CREW CHIEF	CHECKED BY JHL	DATE	SHEET NO.
DRAWN BY FSP	SCALE 1"=200'	11/02/05	1 OF 2
COORD. FILE 4997333	DRAWING FILE 05306REV12-12-05		
FLOOD MAP PANEL NUMBER 370125 0090 & 150	TAX PARCEL NUMBER 9536967418		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	116.81'	43.97'	43.71'	N 40°37'53" E	21°34'09"
C2	87.32'	22.34'	22.28'	N 58°44'40" E	14°39'24"
C3	195.00'	123.13'	121.09'	N 28°57'56" E	36°10'38"
C3	195.00'	117.32'	115.56'	N 28°06'46" E	34°28'19"
C4	195.00'	5.80'	5.80'	N 46°12'06" E	01°42'19"
C5	150.00'	94.73'	93.16'	N 28°57'47" E	36°10'57"
C6	250.50'	204.27'	198.66'	N 70°24'54" E	46°43'18"
C7	205.50'	45.09'	45.00'	N 53°20'24" E	12°34'18"
C8	205.50'	122.48'	120.68'	N 76°42'03" E	34°09'00"
C9	25.00'	33.16'	30.78'	S 50°57'14" E	75°59'10"
C10	25.00'	50.56'	42.38'	S 34°18'00" W	115°53'06"
C11	25.00'	32.47'	30.23'	N 54°44'54" W	74°24'27"
C12	25.00'	43.75'	38.38'	N 37°10'31" E	100°16'21"
C13	1418.36'	37.96'	37.96'	N 86°59'27" W	01°32'01"
C14	1463.36'	69.54'	69.54'	N 87°35'08" W	02°43'22"
C15	1418.36'	60.83'	60.82'	S 86°49'10" W	02°27'26"
C16	1463.36'	43.95'	43.95'	S 86°27'05" W	01°43'15"
C17	112.50'	122.30'	116.37'	S 63°15'53" E	62°17'19"
C18	67.50'	73.38'	69.82'	S 63°15'48" E	62°17'19"
C19	65.79'	60.96'	58.80'	N 58°39'39" W	53°05'01"
C20	110.79'	16.48'	16.46'	N 36°22'52" W	08°31'18"
C21	110.79'	86.17'	84.01'	N 62°55'23" W	44°33'42"
C22	25.00'	22.12'	21.41'	S 59°51'08" E	50°42'13"
C23	25.00'	22.12'	21.41'	S 69°26'40" W	50°42'13"
C24	50.00'	67.67'	62.62'	N 73°16'27" W	77°32'50"
C25	50.00'	79.25'	71.21'	S 22°32'34" W	90°49'09"
C26	50.00'	64.84'	60.39'	S 60°01'12" E	74°18'22"
C27	50.00'	26.18'	25.88'	N 67°49'37" E	30°00'00"
C28	50.00'	7.62'	7.61'	N 48°27'35" E	08°44'04"
C29	25.00'	22.12'	21.41'	S 12°23'27" W	50°42'13"
C30	25.00'	22.12'	21.41'	N 38°18'45" W	50°42'13"
C31	50.00'	86.86'	76.34'	N 12°01'33" W	99°32'14"
C32	50.00'	37.23'	36.37'	N 83°07'23" W	42°39'25"
C33	50.00'	53.10'	50.64'	S 45°07'18" W	60°51'12"
C34	50.00'	68.38'	63.18'	S 24°29'05" E	78°21'34"
C35	272.50'	29.00'	28.99'	S 20°35'37" E	06°05'53"
C36	227.50'	80.20'	79.78'	N 13°32'37" W	20°11'53"
C37	272.50'	30.63'	30.61'	N 20°25'21" W	06°26'25"
C38	25.00'	20.60'	20.02'	S 40°48'37" E	47°12'59"
C39	45.83'	46.50'	44.53'	N 86°30'47" E	58°08'13"
C40	25.00'	39.61'	35.59'	S 41°56'40" W	90°46'39"
C41	90.83'	47.18'	46.65'	N 72°27'07" E	29°45'44"
C42	67.94'	85.55'	80.01'	N 85°59'32" W	72°08'58"
C43	112.94'	142.40'	133.15'	N 86°02'20" W	72°14'33"
C44	24.88'	30.52'	28.64'	S 85°03'32" E	70°16'57"
C45	69.88'	85.72'	80.45'	S 85°03'32" E	70°16'57"
C46	177.50'	181.52'	173.71'	S 89°05'47" W	58°35'35"
C47	222.50'	171.35'	167.15'	S 81°51'44" W	44°07'29"
C48	222.50'	56.19'	56.04'	N 68°50'29" W	14°28'07"
C49	271.46'	45.49'	45.44'	N 56°48'21" W	09°36'07"
C50	316.46'	53.04'	52.97'	N 56°48'21" W	09°36'07"
C51	310.49'	45.96'	45.92'	S 56°14'44" E	08°28'52"
C52	355.49'	52.62'	52.57'	S 56°14'44" E	08°28'52"
C53	278.76'	82.73'	82.43'	S 68°59'17" E	17°00'15"
C54	233.76'	48.91'	48.82'	S 66°28'48" E	11°59'17"
C55	25.00'	20.41'	19.85'	N 84°08'19" E	46°46'28"
C56	25.00'	9.37'	9.32'	N 50°00'51" E	21°28'29"
C57	25.00'	11.53'	11.43'	N 64°16'23" W	26°26'03"
C58	25.00'	6.64'	6.62'	N 43°26'40" W	15°13'24"
C59	55.00'	273.48'	67.05'	N 01°43'19" E	284°53'26"
C60	322.50'	190.83'	188.06'	S 20°23'45" E	33°54'09"
C61	277.50'	164.20'	161.82'	S 20°23'45" E	33°54'09"
C62	25.00'	44.16'	38.64'	N 13°15'43" E	101°13'05"
C63	25.00'	34.38'	31.73'	N 76°44'17" W	78°46'55"
C64	172.50'	57.85'	57.58'	S 54°15'46" W	19°12'59"
C65	172.50'	77.98'	77.31'	S 31°42'17" W	25°53'59"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C66	127.50'	770.93'	30.10'	N 57°05'28" E	346°26'24"
C66	127.50'	30.17'	30.10'	S 57°05'28" W	13°33'36"
C67	127.50'	70.22'	69.34'	S 34°31'59" W	31°33'22"
C68	172.50'	71.59'	71.08'	N 30°38'38" E	23°46'40"
C69	127.50'	52.91'	52.53'	N 30°38'38" E	23°46'40"
C70	25.00'	23.38'	22.53'	N 69°19'16" E	53°34'35"
C71	25.00'	23.38'	22.53'	S 15°44'41" W	53°34'35"
C72	55.00'	94.07'	83.01'	S 47°06'46" W	97°59'35"
C73	55.00'	43.76'	42.61'	S 24°40'32" E	45°35'00"
C74	55.00'	20.47'	20.35'	S 58°07'44" E	21°19'25"
C75	55.00'	36.20'	35.55'	S 87°38'43" E	37°42'32"
C76	55.00'	81.16'	73.99'	N 31°13'42" E	84°32'38"
C77	277.50'	135.19'	133.86'	N 23°23'25" W	27°54'49"
C78	277.50'	40.86'	40.82'	N 05°12'55" W	08°26'10"
C79	322.50'	102.30'	101.87'	N 28°15'35" W	18°10'30"
C80	322.50'	102.30'	101.87'	N 10°05'05" W	18°10'30"
C81	277.50'	123.50'	122.48'	S 13°44'48" E	25°29'56"
C82	322.50'	83.36'	83.13'	S 08°24'08" E	14°48'36"
C83	322.50'	60.16'	60.08'	S 21°09'06" E	10°41'20"
C84	25.00'	31.38'	29.36'	S 62°27'22" E	71°55'12"
C85	47.50'	140.63'	94.61'	N 68°41'19" E	169°37'50"
C86	47.50'	68.22'	62.51'	N 57°16'17" W	82°17'22"

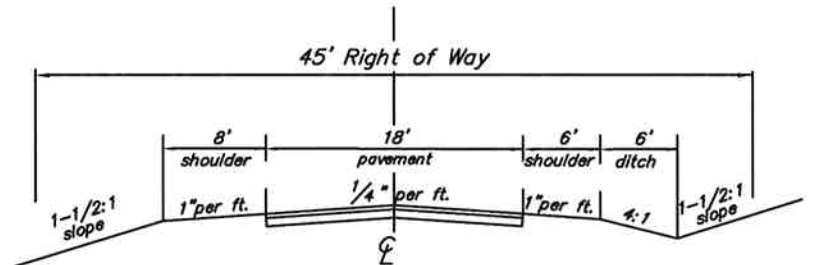


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By _____

TYPICAL CUL-DE-SAC



Pavement Structure
8" ABC and 1.5" S 9.5 B Pavement (SUPERPAVE)



OWNER/DEVELOPER
JETER MOUNTAIN, LLC
THRISH & MIKE HUNSADER
6320 205th Street
Brandenton, FL 34211
(941) 713-0755

PROJECT SUMMARY

TOTAL PROJECT AREA	58.18 AC.
NUMBER OF PROPOSED LOTS/UNITS BY TYPE	37
MINIMUM LOT SIZE (AC)	0.99 AC.
MAXIMUM LOT SIZE (AC)	3.68 AC.
LENGTH OF PROPOSED PRIVATE ROADS	4295 LF
WATER SYSTEM	PRIVATE
SEWER SYSTEM	PRIVATE
CURRENT ZONING AND SETBACKS	OPEN USE
DISTANCE TO PUBLIC WATER	5+ MILES

COMBINED MASTER & DEVELOPMENT PLAN JETER MOUNTAIN SUBDIVISION

CRAB CREEK TWP.		HENDERSON COUNTY, N.C.	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089			
CREW CHIEF	CHECKED BY	DATE	SHEET NO.
	JHL	11/02/05	2 OF 2
DRAWN BY	SCALE		
FSP	NO SCALE		
COORD. FILE	DRAWING FILE		
4997333	05306REV12-12-05		
FLOOD MAP PANEL NUMBER	TAX PARCEL NUMBER		
370125 0090 & 150	9536967418		

JOB NO. 05-306