

## REQUEST FOR COMMITTEE ACTION

### HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

---

**MEETING DATE:** August 15, 2017

**SUBJECT:** Master Plan and Special Use Permit for The Farm at Eagles Nest  
(Hammond Tract) (#2017-M08) (SUP-2017-03)

**PRESENTER:** Stedman Smith, Planner  
Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

1. Staff Report
2. Aerial Map
3. Photos of Subject Area
4. Master Plan Documents
5. SR 1.6 Dwellings, Multifamily, Five (5) or More Units
6. SR 4.15 Recreational Vehicle Park

#### **SUMMARY OF REQUEST:**

On August 3, 2017, applicant John Turchin and agent Robert Grasso submitted a Master Plan and Special Use Permit application for The Farm at Eagles Nest major subdivision. The Subject Area is located on 232.23 acres of land located on McKinney Road. The applicant is proposing a total of 299 units that will consist of single-family, duplex, and 8-plex units, as well as 16 guest rooms. The project is located within a WS-IV water supply watershed district and a portion of the Subject Area is located within the floodplain. The Subject Area is located in the Residential One (R1) zoning district. A City of Hendersonville public water connection is proposed and a connection to the Etowah Sewer Company is proposed.

#### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Staff has found that the Master Plan appears to meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1). Staff recommends the Master Plan be subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

#### **Suggested Motion:**

I move that the TRC recommend that the Planning Board approve, approve with modification or deny subdivision application #2017-M08 based on the Henderson County Land Development Code and recommendations of the Henderson County 2020 Comprehensive Plan and with any conditions in the staff report or as discussed by the TRC, and;

I move that the TRC recommend the ZBA approve or deny the special use permit application SUP-2017-03 with any conditions as discussed.

---

## Henderson County Planning Department Staff Report

---

### Master Plan Review for The Farm at Eagles Nest (Hammond Tract) McKinney Road, Mills River Township

File #M-2017-08

Applicant: John Turchin Companies

#### Master Plan Comments:

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Technical Review Committee and the Planning Board should take into consideration: applicable recommendations of the *Henderson County 2020 Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

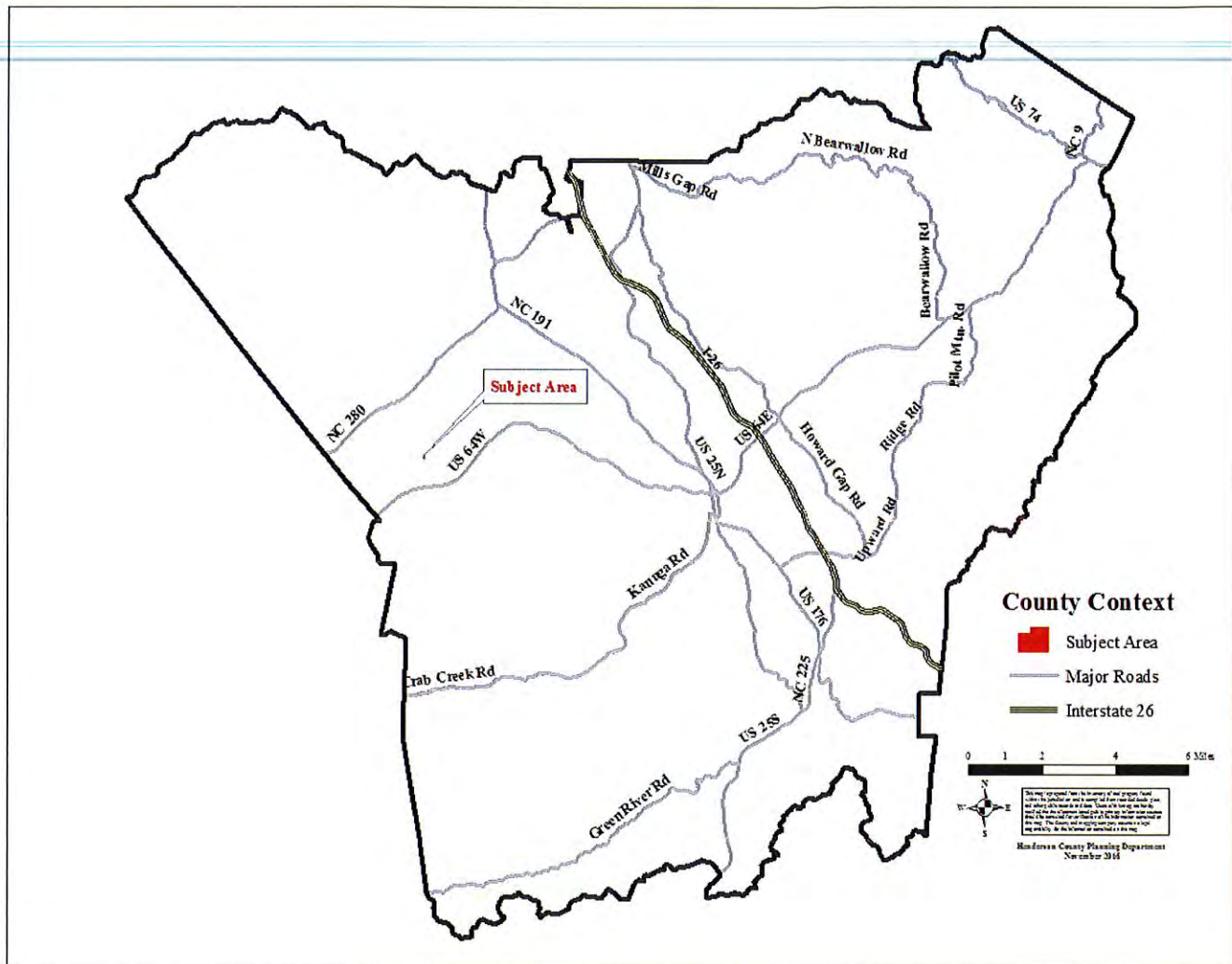
When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42A-75).

Staff has reviewed the submitted the Master Plan for the Farm at Eagles Nest (Hammond Tract) Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

#### Applicant Overview

1. **Applicant:** John Turchin Companies
2. **Property Owner:** John Thomas Hammond, James William Hammond, Annette P. Hammond Revocable Trust
3. **Pins:** 9529838232, 9539037259, 9529916743
4. **Request:** Major subdivision with 299 units
5. **Size:** Approximately 232.23 acres
6. **Location:** The subject area is located on McKinney Road in Etowah. The northern boundary of the site runs parallel to the French Broad River.

Map A: County Context



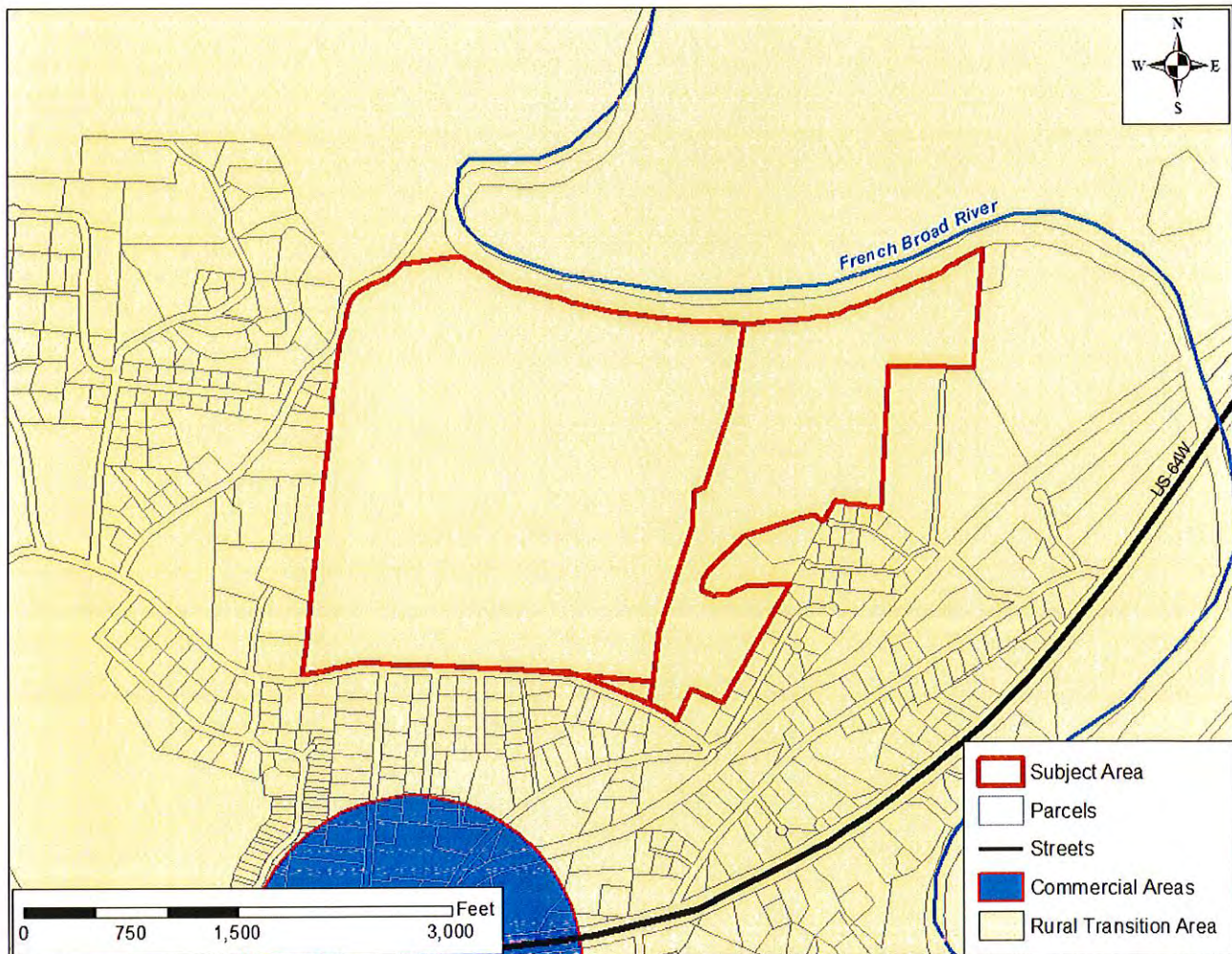
**Map B: Aerial**



1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Rural Transition Area (See Map B: CCP Future Land Use Map).

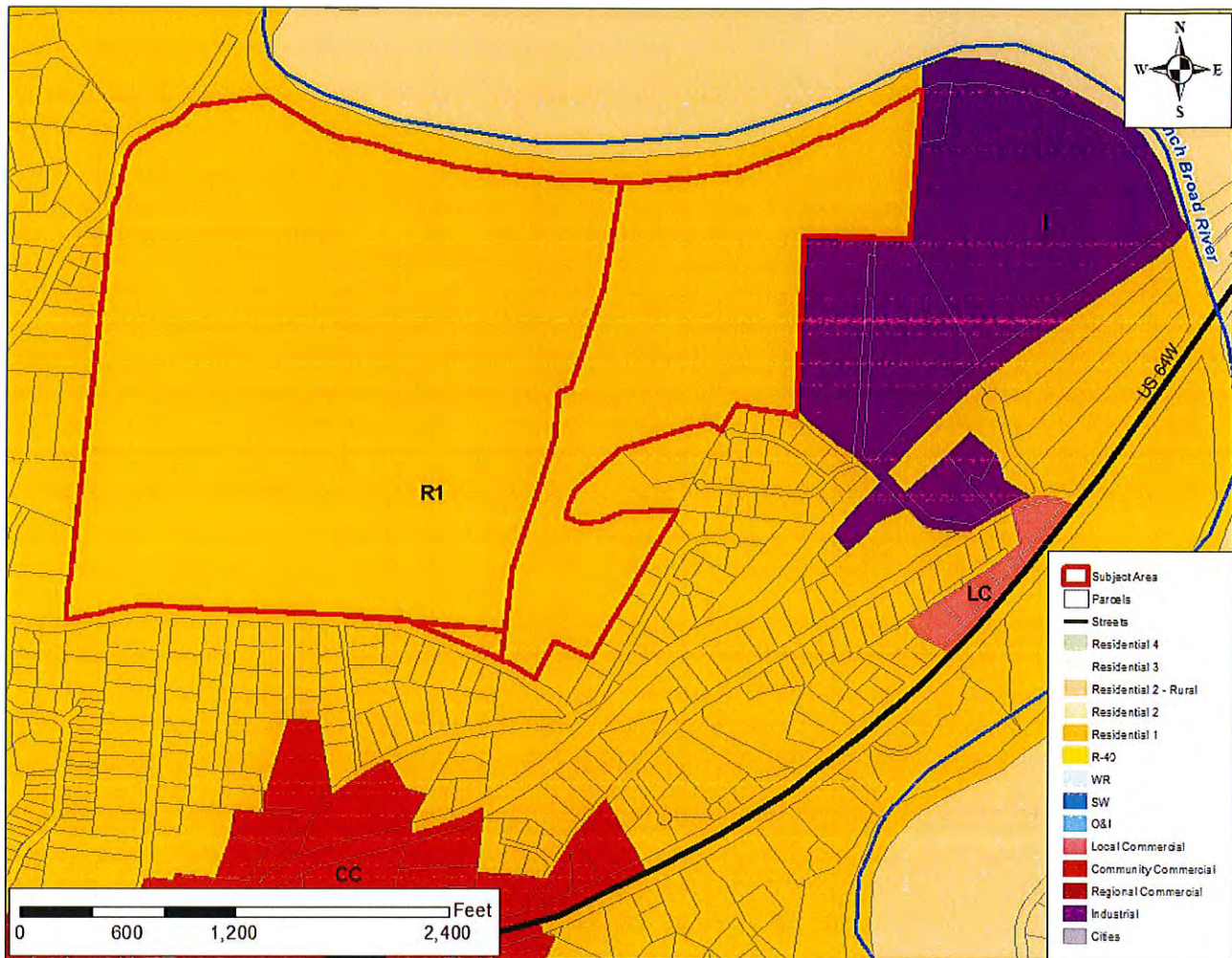
(a) **Rural Transition Area:** The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The text of the 2020 CCP suggests that the subject area would be suitable for clustering development and conservation design encouraged with the intent of maintaining a rural environment, protecting sensitive natural areas, and reserving land for future development. (2020 CCP, Pg. 134).

**Map C: County Comprehensive Plan Future Land Use Map**



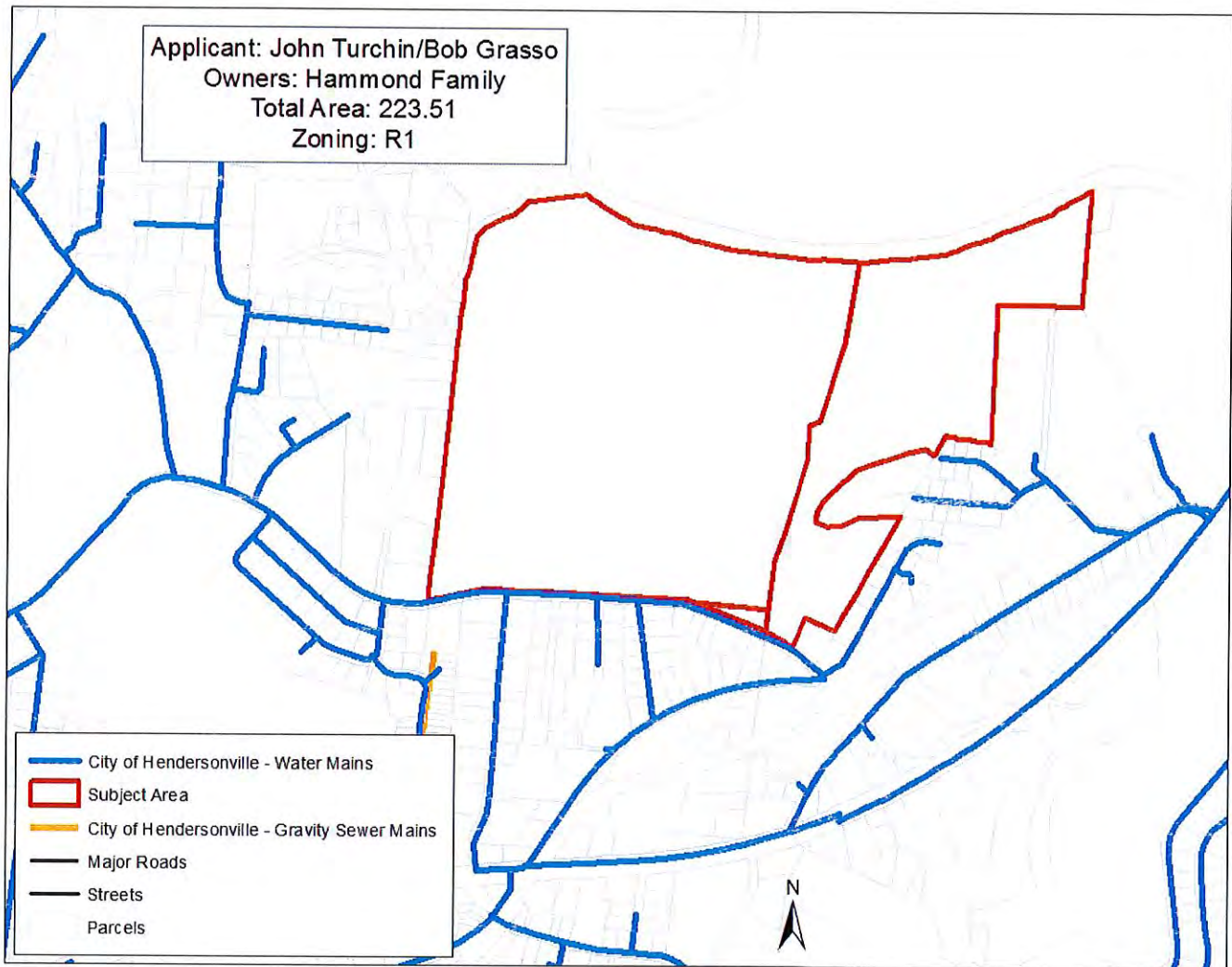
- Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed subdivision is located within the R1 zoning district. (See Map C: Official Zoning Map). The applicant is proposing 299 units with 3 outparcels.

**Map C: Official Zoning Map**



3. **Water and Sewer Availability.** The applicant is proposing to be connected to the City of Hendersonville water mains and to connect to the Etowah Sewer Company for sewage service. The applicant received a letter from Etowah Sewer Company advising that adequate service could be made available to the applicants for their first phase of development. The latter phases of development would require either updates to the current Etowah Sewer Company plant, or the creation of a new sewage plant on-site. During the first phase of development, the applicants have proposed the installation of a temporary lift station which would pump to the existing Etowah Sewer Company plant. (Map D: Utilities Map).

**Map D: Public Utilities**



**5. Traffic Impact Study**

The proposed development requires a traffic impact study (TIS). Before the applicant can begin development, the study must be conducted in conjunction with the North Carolina Department of Transportation. The NCDOT standards must be met and any further conditions noted by NCDOT must be met before the applicant may begin development. A revised Master Plan may be required if substantive changes occur due to the TIS.

**Master Plan Overview**

The applicant proposes the following:

- 299 Dwelling Units
  - 173 Single Family Units
  - 70 Duplex Units
  - 56 8-Plex Units
  - 16 Guest Rooms
- 3 Outparcels
- Proposed Density: 1.29 Units/Ac.
- 598 Residential Parking Spaces
- 109 Commercial Parking Spaces
- 89 Overflow Spaces
- 24 RV Spaces
- 10 RV/Boat Storage Spaces
- 134.37 Acres of Open Space (57.9%)
- 44.41 Impervious Surface Acreage
- 31,420 Linear Feet of Roads
- Amenities: Administration Building, Maintenance Building, Storage Building, Restaurant, Clubhouse, Art Center, Wellness Center, Motorcycle/Car Display Building, Barn with guestrooms, Pavilion



**Master Plan Comments:**

1. **Purpose of the Master Plan.** The master plan is intended to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's *roads* and governmental services.
2. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A- 113B).
3. **Private Road Standards.** The Applicant has indicated private road construction throughout the three different phases. All subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1)
4. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42A-98). The applicant lists the proposed road names for all road segments. The names of the shared drives should be confirmed with the Master and Development Plan approval. Property Addressing has reviewed and approved the proposed road names in this plan.
5. **Subdivision Names.** The final plat shall contain certification that the public records of the County have been searched and the proposed subdivision name meets the standards set forth in this Chapter (LDC §42A-85).
6. **Pedestrian Access.** Sidewalks or walking trails are required for any major subdivision of 10 or more lots outlined in Henderson County Code Chapter 42 (LDC §42-113). Reasonable pedestrian access shall be provided to promote healthy and safe walking when a developer proposes a density equal to or greater than two (2) units per acre. The applicant must provide one (1) linear foot of sidewalk or walking trail for every linear foot of improved or newly proposed roadway within the tract. Sidewalks or walking trails are to be located in a road right-of-way, pedestrian access to easement, or other dedicated open space. Sidewalks are to be constructed at a minimum of 5 feet in width using concrete, asphalt, or other permanent all-weather surface such as gravel.
7. **Water and Sewer.** According to the Henderson County Land Development Code (LDC), the applicant must provide evidence that the water supply and sewer system plans have been approved by the appropriate agency. All public or private (community) water supply and sewerage systems shall be installed and shall meet the requirements of the Henderson County Health Department or other government authorities having jurisdiction thereof. No final plat shall be approved until all such final approvals have been obtained. Any subdivision served by a public water system shall meet the respective county or municipality's minimum requirements for fire hydrants installation.
8. **Shoulder Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42A-97).

9. **Street Tree Requirements.** According to the street tree requirements of Chapter 42A (LDC §42A-176 & 178) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and maximum spacing of no more than 65 feet. The trees must be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with §42A-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet of the edge of the right-of-way as required by §42A-178. All street trees must be properly planted and meet the spacing requirements or the applicant may post an improvement guarantee with the County before the final plat can be approved. Planning Staff recommends that street trees outside the ROW be protected by requiring a platted easement or restriction preventing lot owners from removing trees designated as meeting the street tree requirement.
10. **Water Supply Watershed.** The Applicant must adhere to the water supply watershed regulations pertaining to subdivisions and storm water management regulations since the Subject Area is found within the Water Supply Watershed WS-IV (LDC §42A-239.6 and §42A-240.1).
11. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property is not within one-half mile of land in a Farmland Preservation District (LDC §42A-81 P).
12. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
13. **Development Plan Requirements.** The Development Plan(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-343).









# THE FARM AT EAGLES NEST

## 205 MCKINNEY ROAD

### HENDERSON COUNTY, NORTH CAROLINA

AUGUST 4, 2017

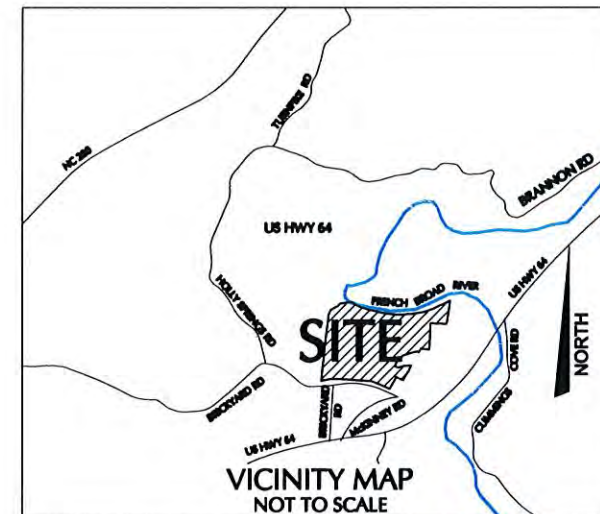
**OWNER:** JOHN THOMAS HAMMOND,  
JAMES WILLIAM HAMMOND,  
ANNETTE P. HAMMOND  
REVOCABLE TRUST  
205 NW IVANHOE BLVD.  
ORLANDO, FL 32804  
(407) 766-4566  
jhammond@hammondelec.com  
CONTACT: JOHN HAMMOND

**APPLICANT:** **TURCHIN COMPANIES**  
1900 SUNSET HARBOUR DRIVE, SUITE 1  
MIAMI BEACH, FL  
(305) 672-0702  
jturchin@turchinserver.com  
CONTACT: JOHN TURCHIN

**LAND PLANNER:** LAND PLANNING COLLABORATIVE  
17 ARLINGTON STREET, SUITE B  
ASHEVILLE, NORTH CAROLINA 28801  
(828) 253-3600  
bgrasso@landplancollab.com  
CONTACT: ROBERT M. GRASSO, RLA

**CIVIL ENGINEER:** **BROOKS ENGINEERING ASSOCIATES**  
17 ARLINGTON STREET  
ASHEVILLE, NORTH CAROLINA 28801  
(828) 232-4700  
mbrooks@brooksea.com  
CONTACT: MARK BROOKS, PE

**SURVEYOR:** **NC SURVEY, P.C.**  
50 NORTH MERRIMON AVE., SUITE 109  
ASHEVILLE, NORTH CAROLINA 28804  
(828) 252-1530  
jyoung@ncsurvey.com  
CONTACT: JOHN YOUNG, PLS



#### LIST OF DRAWINGS

- 1 MASTER PLAN
- 2 SLOPE MAP
- 3 PHASING PLAN
- 4 LANDSCAPE PLAN

LAND PLANNING  
COLLABORATIVE  
Landscape Architects • Land Planners  
17 ARLINGTON STREET, SUITE B  
ASHEVILLE, NC 28801  
OFFICE (828) 253-3600  
CELL (828) 242-0111  
EMAIL: bgrasso@landplancollab.com



TITLE SHEET

THE FARM AT EAGLES NEST  
HORSESHOE FARM  
HENDERSON COUNTY, NORTH CAROLINA

JOB NO: 201708  
DWG NAME: 00-000-000.dwg  
DATE: AUGUST 4, 2017  
REVISIONS

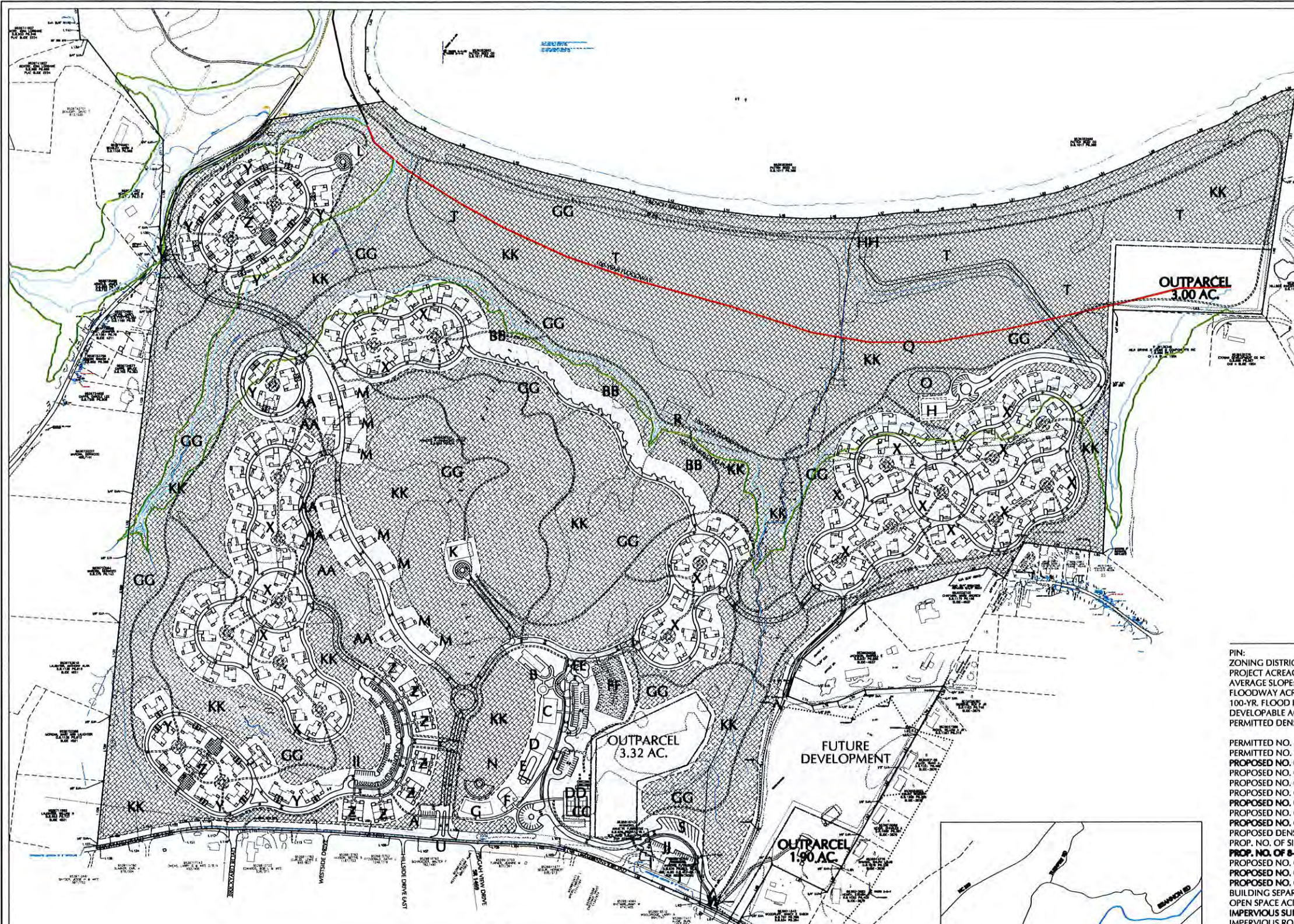
REV.	DATE	BY:
1		
2		
3		
4		

TITLE  
SHEET



**MASTER PLAN**

**THE FARM AT EAGLES NEST**  
 HENDERSON COUNTY, NORTH CAROLINA



**PROJECT INFORMATION**

**OWNER:** JOHN THOMAS HAMMOND, JAMES WILLIAM HAMMOND, ANNETTE P. HAMMOND REVOCABLE TRUST  
 205 NW IVANHOE BLVD. ORLANDO, FL 32804  
 PHONE: (407) 766-4566  
 EMAIL: jhammond@hammondelec.com  
 CONTACT: JOHN TURCHIN

**APPLICANT:** JOHN TURCHIN COMPANIES  
 1900 SUNSET HARBOUR DRIVE, SUITE 1 MIAMI BEACH, FL 33139  
 PHONE: (305) 672-0702  
 EMAIL: jturchin@turchinserver.com  
 CONTACT: JOHN TURCHIN

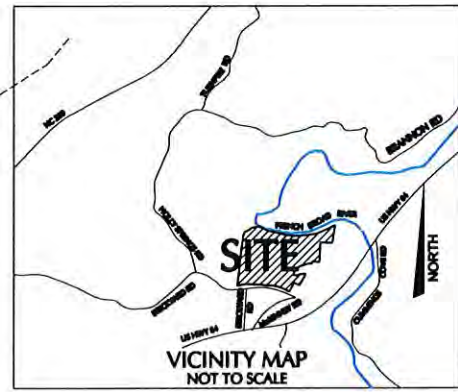
**LANDSCAPE ARCHITECT:** LAND PLANNING COLLABORATIVE  
 17 ARLINGTON STREET, SUITE B ASHEVILLE, NC 28801  
 PHONE: (828) 242-0111  
 EMAIL: bgrasso@landplanningcollab.com  
 CONTACT: ROBERT M. GRASSO, RLA

**CIVIL ENGINEER:** BROOKS ENGINEERING ASSOCIATES  
 17 ARLINGTON STREET ASHEVILLE, NC 28801  
 PHONE: (828) 232-4700  
 EMAIL: mbrooks@brooksae.com  
 CONTACT: MARK BROOKS, PE

**SURVEYOR:** NCSURVEY, P.C.  
 50 NORTH MERRIMON AVE., SUITE 109 ASHEVILLE, NC 28804  
 PHONE: (828) 252-1530  
 EMAIL: jyoung@ncsurvey.com  
 CONTACT: JOHN YOUNG, PLS

**SITE INFORMATION**

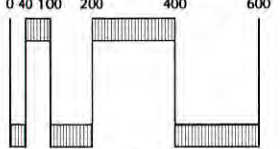
PIN: 9529838232, 9539037259 & 9529916743  
 ZONING DISTRICT: R-1  
 PROJECT ACREAGE: 232.23 AC.  
 AVERAGE SLOPE: 12.95%  
 FLOODWAY ACREAGE: 36.79 AC.  
 100-YR. FLOOD PRONE ACREAGE: 35.87 AC.  
 DEVELOPABLE ACREAGE: 151.35 AC. (OUTPARCELS EXCLUDED)  
 PERMITTED DENSITY: SINGLE-FAMILY: 4 UNIT/AC. MULTI-FAMILY: 16 UNITS/AC.  
 928 LOTS  
 3,715 MULTI-FAMILY UNITS  
 3 OUTPARCEL LOTS  
 299 UNITS  
 167 SINGLE-FAMILY UNITS  
 60 DUPLEX UNITS  
 72 8-PLEX UNITS  
 16 ROOMS  
 24 UNITS  
 PROPOSED DENSITY: 1.33 UNITS/AC. (OUTPARCELS EXCLUDED)  
 PROP. NO. OF SINGLE & DUPLEX PKG. SPACES: 334 SPACES (2 SPACES/UNIT)  
**PROP. NO. OF 8-PLEX PKG. SPACES: 90 SPACES (1 1/2 SPACES/UNIT)**  
 PROPOSED NO. OF COMMERCIAL PKG. SPACES: 109 SPACES  
 PROPOSED NO. OF OVERFLOW PKG. SPACES: 89 SPACES  
 PROPOSED NO. OF RV/BOAT PKG. SPACES: 10 SPACES  
 BUILDING SEPARATION: 20' MINIMUM  
 OPEN SPACE ACREAGE: 134.37 AC. (60.0%) (OUTPARCELS EXCLUDED)  
 IMPERVIOUS SURFACE ACREAGE: 44.41 AC. (19.8%) (OUTPARCELS EXCLUDED)  
**196,572 SF**  
 PERMEABLE PAVERS (MULTI-FAMILY): 51,750 SF (26.1%)  
**31,420 LF**  
**43,330 LF**  
 LENGTH OF WALKS/TRAILS: 40'  
 MAXIMUM BUILDING HEIGHT: 40'  
 UTILITIES: WATER: HENDERSONVILLE SEWER: ETOWAH SEWER COMPANY, INC. UNDERGROUND POWER, TELEPHONE & CATV WS IV



**LEGEND**

A ADMINISTRATION BUILDING (3,000 SF, 1-STORY)	S RV & BOAT STORAGE
B MAIN RESTAURANT (6,000 SF, 1-STORY)	T CROPS & PASTURE
C CLUBHOUSE (4,000 SF, 1-STORY)	U MAIN ENTRANCE
D WELLNESS CENTER (10,000 SF, 2-STORY)	V EMERGENCY ENTRANCE
E POOL	W SERVICE ENTRANCE
F ART GALLERY (3,000 SF, 1-STORY)	X SINGLE-FAMILY UNIT WITH GARAGE
G MOTORCYCLE/CAR DISPLAY & SHOP BUILDING (3,000 SF, 1-STORY)	Y DUPLEX UNIT WITH GARAGE
H EQUESTRIAN BARN WITH RESTAURANT & 6 GUEST ROOMS (10,000 SF, 2-STORY)	Z 8-PLEX UNIT
I STORAGE BUILDING (4,000 SF, 1-STORY)	AA SINGLE-FAMILY UNIT WITH ART STUDIO
J MAINTENANCE BUILDING (4,000 SF, 1-STORY)	BB RV SPACES
K EVENT BUILDING WITH RESTAURANT & 12 GUEST ROOMS (8,000 SF, 2-STORY)	CC TENNIS COURTS
L PAVILION WITH RESTAURANT (3,000 SF)	DD BOCCIE, SHUFFLEBOARD & HORSESHOES
M ART STUDIO	EE CHILDREN'S PLAYGROUND
N EQUESTRIAN BARN WITH RESTAURANT & 6 GUEST ROOMS	FF GRASSED OVERFLOW PARKING
O RIDING RING	GG HIKING/BIKING/EQUESTRIAN TRAILS
P GATHERING AREA	HH RIVER OVERLOOK/FISHING PIER/ACCESS
Q ACTIVE RECREATION FIELDS	II PERMEABLE PAVEMENT PARKING
R DAIRY BARN	JJ EMPLOYEE PARKING
	KK OPEN SPACE

THE SIZE(S) AND LOCATION(S) OF STRUCTURES ARE APPROXIMATE, UNLESS NOTED, BUT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.



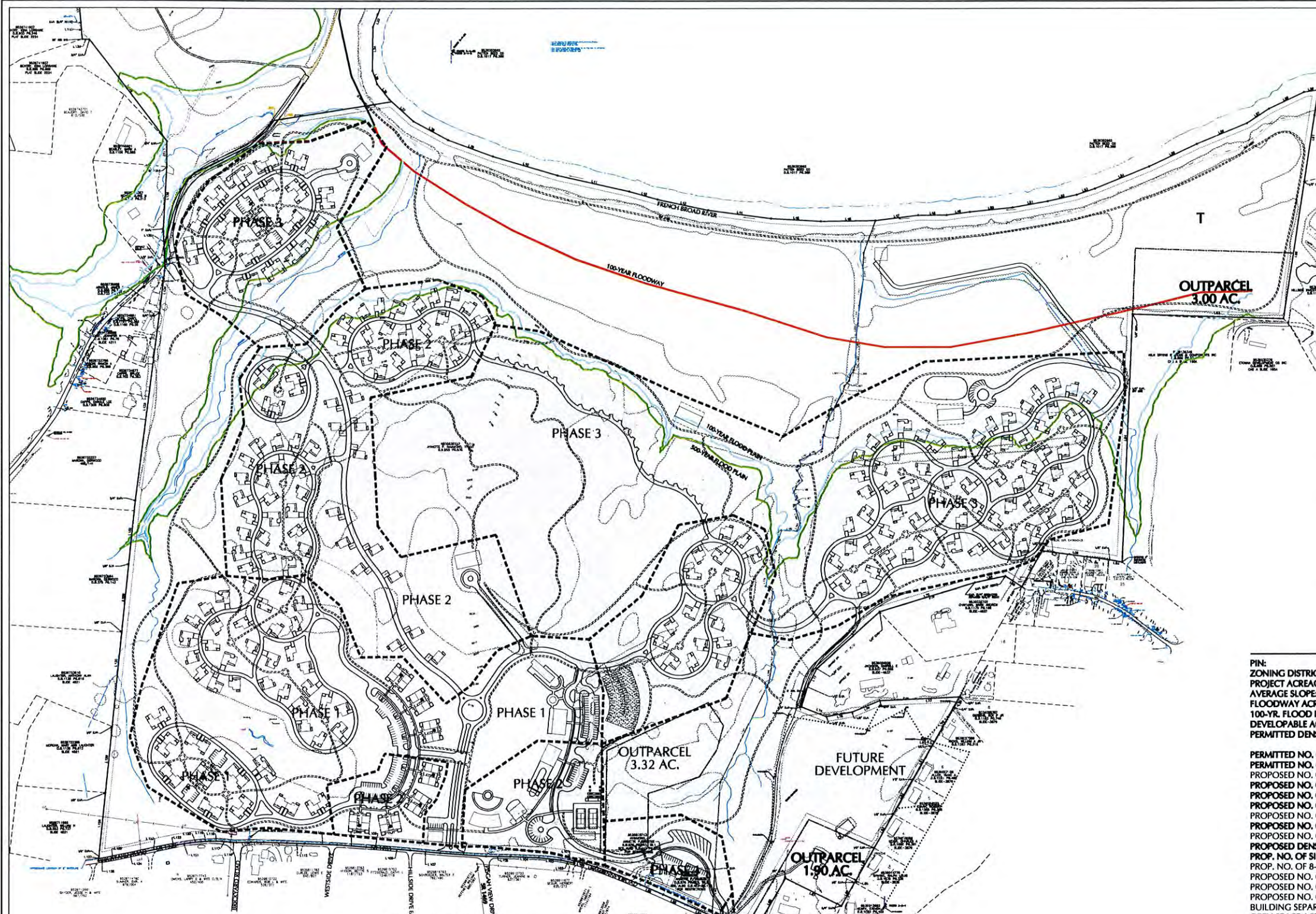
SCALE: 1" = 200'





**PHASING PLAN**

**THE FARM AT EAGLES NEST  
 HENDERSON COUNTY, NORTH CAROLINA**



**PROJECT INFORMATION**

**OWNER:** JOHN THOMAS HAMMOND, JAMES WILLIAM HAMMOND, ANNETTE P. HAMMOND REVOCABLE TRUST  
 205 NW IVANHOE BLVD. ORLANDO, FL 32804  
 PHONE: (407) 766-4566  
 EMAIL: jhammond@hammondec.com  
 CONTACT: JOHN TURCHIN

**APPLICANT:** JOHN TURCHIN COMPANIES  
 1900 SUNSET HARBOUR DRIVE, SUITE 1 MIAMI BEACH, FL 33139  
 PHONE: (305) 672-0702  
 EMAIL: jturchin@turchinserver.com  
 CONTACT: JOHN TURCHIN

**LANDSCAPE ARCHITECT:** LAND PLANNING COLLABORATIVE  
 17 ARLINGTON STREET, SUITE B ASHEVILLE, NC 28801  
 PHONE: (828) 242-0111  
 EMAIL: bgrasso@landplanningcollab.com  
 CONTACT: ROBERT M. GRASSO, RLA

**CIVIL ENGINEER:** BROOKS ENGINEERING ASSOCIATES  
 17 ARLINGTON STREET ASHEVILLE, NC 28801  
 PHONE: (828) 232-4700  
 EMAIL: mbrooks@brooksea.com  
 CONTACT: MARK BROOKS, PE

**SURVEYOR:** NC SURVEY, P.C.  
 50 NORTH MERRIMON AVE., SUITE 109 ASHEVILLE, NC 28804  
 PHONE: (828) 252-1530  
 EMAIL: jyoung@ncsurvey.com  
 CONTACT: JOHN YOUNG, PLS

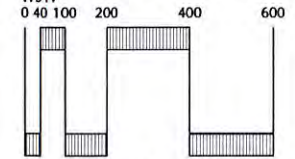
**SITE INFORMATION**

**PIN:** 9529838232, 9539037259 & 9529916743  
**ZONING DISTRICT:** R-1  
**PROJECT ACREAGE:** 232.23 AC.  
**AVERAGE SLOPE:** 12.85%  
**FLOODWAY ACREAGE:** 36.79 AC.  
**100-YR. FLOOD PRONE ACREAGE:** 35.87 AC.  
**DEVELOPABLE ACREAGE:** 151.35 AC. (OUTPARCELS EXCLUDED)  
**PERMITTED DENSITY:** SINGLE-FAMILY: 4 UNITS/AC. MULTI-FAMILY: 16 UNITS/AC.  
**PERMITTED NO. OF LOTS:** 928 LOTS  
**PERMITTED NO. OF UNITS:** 3,715 MULTI-FAMILY UNITS  
**PROPOSED NO. OF LOTS:** 3 OUTPARCEL LOTS  
**PROPOSED NO. OF UNITS:** 299 UNITS  
**PROPOSED NO. OF SINGLE-FAMILY UNITS:** 167 SINGLE-FAMILY UNITS  
**PROPOSED NO. OF DUPLEX UNITS:** 60 DUPLEX UNITS  
**PROPOSED NO. OF 8-PLEX UNITS:** 72 8-PLEX UNITS  
**PROPOSED NO. OF GUEST ROOMS:** 16 ROOMS  
**PROPOSED NO. OF RV SPACES:** 24 UNITS  
**PROPOSED DENSITY:** 1.33 UNITS/AC. (OUTPARCELS EXCLUDED)  
**PROP. NO. OF SINGLE & DUPLEX PKG. SPACES:** 334 SPACES (2 SPACES/UNIT)  
**PROP. NO. OF 8-PLEX PKG. SPACES:** 90 SPACES (1 1/2 SPACES/UNIT)  
**PROPOSED NO. OF COMMERCIAL PKG. SPACES:** 109 SPACES  
**PROPOSED NO. OF OVERFLOW PKG. SPACES:** 89 SPACES  
**PROPOSED NO. OF RV/BOAT PKG. SPACES:** 10 SPACES  
**BUILDING SEPARATION:** 20' MINIMUM  
**OPEN SPACE ACREAGE:** 134.37 AC. (60.0%) (OUTPARCELS EXCLUDED)  
**IMPERVIOUS SURFACE ACREAGE:** 44.41 AC. (19.8%) (OUTPARCELS EXCLUDED)  
**IMPERVIOUS ROAD SURFACE (MULTI-FAMILY):** 198,572 SF  
**PERMEABLE PAVERS (MULTI-FAMILY):** 51,750 SF (26.1%)  
**LENGTH OF ROADS:** 31,420 LF  
**LENGTH OF WALKS/TRAILS:** 43,330 LF  
**MAXIMUM BUILDING HEIGHT:** 40'  
**UTILITIES:** WATER: HENDERSONVILLE SEWER: ETOWAH SEWER COMPANY, INC. UNDERGROUND POWER, TELEPHONE & CATV

WATER SUPPLY WATERSHED:



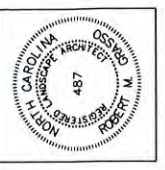
NORTH



SCALE: 1" = 200'

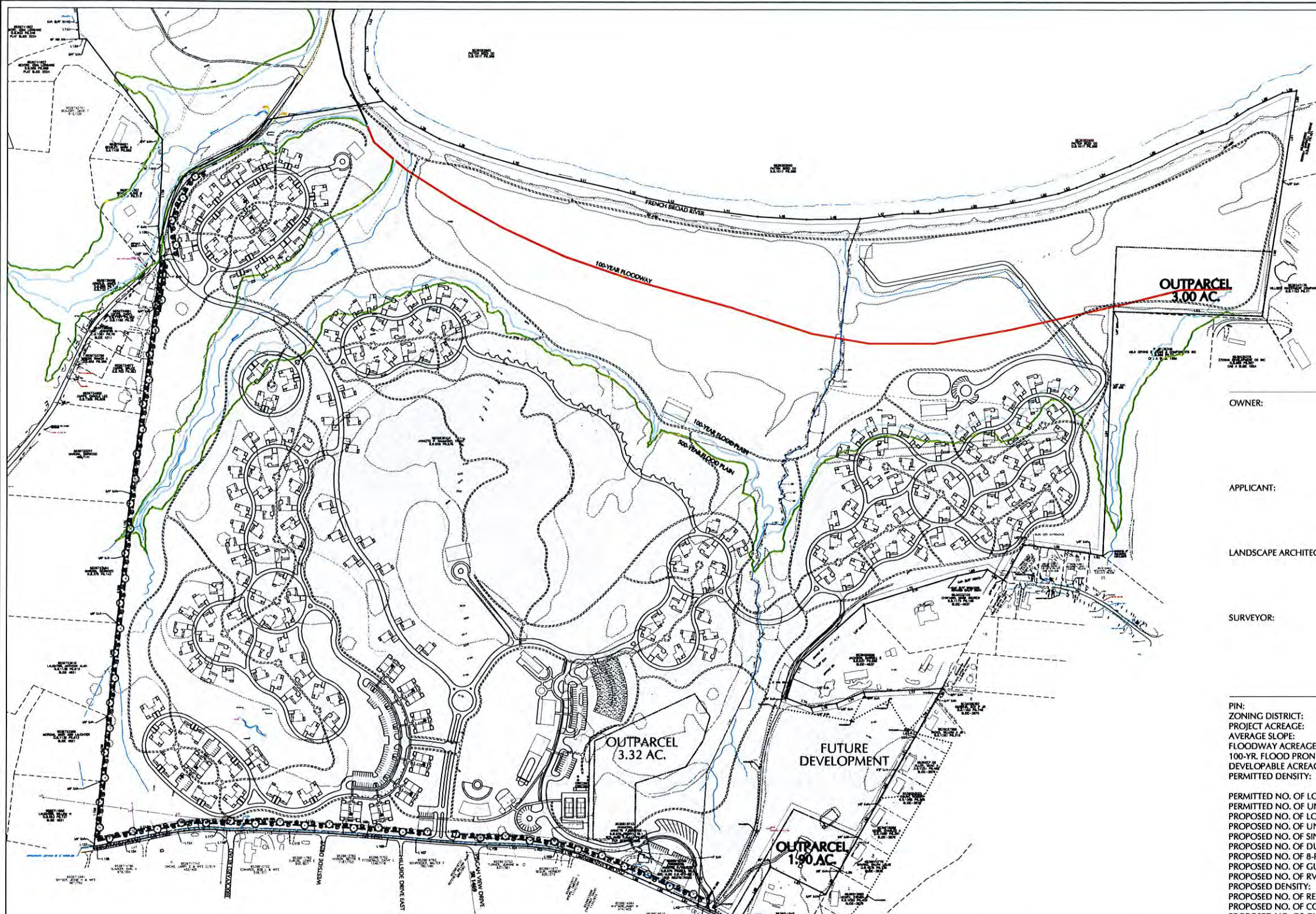
**PHASING INFORMATION**

<b>PHASE 1:</b>		
1-BEDROOM UNITS:	32 UNITS	
2-BEDROOM UNITS:	51 UNITS	
MAIN RESTAURANT:	200 SEATS	
CLUB-HOUSE:	100 SEATS	
MAINTENANCE BUILDING:	2 RESTROOMS	
STORAGE BUILDING:	2 RESTROOMS	
<b>PHASE 2:</b>		
1-BEDROOM UNITS:	38 UNITS	
2-BEDROOM UNITS:	68 UNITS	
EVENT BUILDING:	100 SEAT RESTAURANT & 12 GUEST ROOMS	
WELLNESS CENTER:	4 RESTROOMS	
ART GALLERY:	2 RESTROOMS	
MOTORCYCLE/CAR DISPLAY & SH-OP:	2 RESTROOMS	
<b>PHASE 3:</b>		
1-BEDROOM UNITS:	38 UNITS	
2-BEDROOM UNITS:	68 UNITS	
EQUESTRIAN BARN:	50 SEAT RESTAURANT & 8 GUEST ROOMS	
PAVILION:	50 SEAT RESTAURANT	
RV SPACES:	24 SPACES	
DAIRY BARN:	1 RESTROOM	



**LANDSCAPE PLAN**

**THE FARM AT EAGLES NEST  
 HENDERSON COUNTY, NORTH CAROLINA**



**PROJECT INFORMATION**

**OWNER:** JOHN THOMAS HAMMOND, JAMES WILLIAM HAMMOND, ANNETTE P. HAMMOND REVOCABLE TRUST  
 205 NW IVANHOE BLVD. ORLANDO, FL 32804  
 PHONE: (407) 766-4566  
 EMAIL: [jhammond@hammondec.com](mailto:jhammond@hammondec.com)  
 CONTACT: JOHN TURCHIN

**APPLICANT:** JOHN TURCHIN COMPANIES  
 1900 SUNSET HARBOUR DRIVE, SUITE 1 MIAMI BEACH, FL 33139  
 PHONE: (305) 672-0702  
 EMAIL: [jturchin@turchinserver.com](mailto:jturchin@turchinserver.com)  
 CONTACT: JOHN TURCHIN

**LANDSCAPE ARCHITECT:** LAND PLANNING COLLABORATIVE  
 17 ARLINGTON STREET, SUITE B ASHEVILLE, NC 28801  
 PHONE: (828) 242-0111  
 EMAIL: [rgrasso@landplancollab.com](mailto:rgrasso@landplancollab.com)  
 CONTACT: ROBERT M. GRASSO, RLA

**SURVEYOR:** NC SURVEY, P.C.  
 50 NORTH MERRIMON AVE., SUITE 109 ASHEVILLE, NC 28804  
 PHONE: (828) 252-1530  
 EMAIL: [jyoung@ncsurvey.com](mailto:jyoung@ncsurvey.com)  
 CONTACT: JOHN YOUNG, PLS

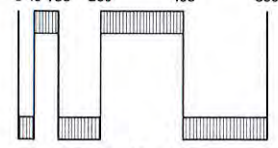
**SITE INFORMATION**

**PIN:** 9529838232, 9539037259 & 9529916743  
**ZONING DISTRICT:** R-1  
**PROJECT ACREAGE:** 232.23 AC.  
**AVERAGE SLOPE:** 12.95%  
**FLOODWAY ACREAGE:** 36.79 AC.  
**100-YR. FLOOD PRONE ACREAGE:** 35.87 AC.  
**DEVELOPABLE ACREAGE:** 159.57 AC.  
**PERMITTED DENSITY:** SINGLE-FAMILY: 4 UNIT/AC. MULTI-FAMILY: 16 UNITS/AC. 928 LOTS  
 3,715 MULTI-FAMILY UNITS  
 4 LOTS  
 299 UNITS  
 167 SINGLE-FAMILY UNITS  
 60 DUPLEX UNITS  
 72 8-PLEX UNITS  
 16 ROOMS  
 24 UNITS  
 1.29 UNITS/AC.  
**PERMITTED NO. OF LOTS:** 598 SPACES (2 SPACES/UNIT)  
**PROPOSED NO. OF UNITS:** 109 SPACES  
**PROPOSED NO. OF LOTS:** 89 SPACES  
**PROPOSED NO. OF SINGLE-FAMILY UNITS:** 10 SPACES  
**PROPOSED NO. OF DUPLEX UNITS:** 134.37 AC. (57.9%)  
**PROPOSED NO. OF 8-PLEX UNITS:** 44.41 AC. (19.1%)  
**PROPOSED NO. OF GUEST ROOMS:** 31,420 LF  
**PROPOSED NO. OF RV SPACES:** 40'  
**PROPOSED DENSITY:** 598 SPACES (2 SPACES/UNIT)  
**PROPOSED NO. OF RESIDENTIAL PKG. SPACES:** 109 SPACES  
**PROPOSED NO. OF COMMERCIAL PKG. SPACES:** 89 SPACES  
**PROPOSED NO. OF OVERFLOW PKG. SPACES:** 10 SPACES  
**PROPOSED NO. OF RV/BOAT PKG. SPACES:** 134.37 AC. (57.9%)  
**OPEN SPACE ACREAGE:** 44.41 AC. (19.1%)  
**IMPERVIOUS SURFACE ACREAGE:** 31,420 LF  
**LENGTH OF ROADS:** 40'  
**PERMITTED BUILDING HEIGHT:** 40'  
**UTILITIES:** WATER: HENDERSONVILLE SEWER: ETOWAH SEWER COMPANY, INC. UNDERGROUND POWER, TELEPHONE & CATV WS IV

**WATER SUPPLY WATERSHED:**



**NORTH**



**SCALE: 1" = 200'**

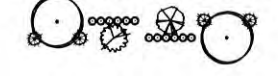
**STREET TREE LANDSCAPE REQUIREMENT**  
 Comply with Article V Landscape Standard, Subpart C. Street Tree Requirements (Major Subdivision).  
 SMALL DECIDUOUS TREES (1 TREE/30 LF)

**PARKING LOT LANDSCAPE REQUIREMENT**  
 Comply with Article V Landscape Standard, Subpart B. Parking Lot Landscape Standards.

**BUFFER LANDSCAPE REQUIREMENT**  
 TYPE OF REQUIRED BUFFER: B1 BUFFER  
 Comply with Article V Landscape Standard, Subpart A. Buffer Requirements.  
 LARGE DECIDUOUS TREES (1 TREE/100 LF)  
 SMALL DECIDUOUS TREES (2 TREES/100 LF)  
 LARGE EVERGREEN TREES (2 TREES/100 LF)  
 SMALL EVERGREEN TREES (6 TREES/100 LF)

**SCREENING LANDSCAPE REQUIREMENT**  
 Comply with Article V Landscape Standard, Subpart D. Screening & Fencing Requirements.

**TYPICAL BUFFER PLANTING**



SYMBOL	QUANT	NAME	SIZE / SPECIFICATION
○	52	Acer rubrum Red Maple	2" - 2 1/2" cal., 12' - 14' Ht., B&B, Single Straight Leader, Matched
⊗	46	Cercis canadensis Eastern Redbud	1 1/4" - 1 1/2" cal., 8' - 10' Ht., B&B, Multi-stem, 3 main min., Matched
⊗	45	Cornus florida Appalachian Spring Flowering Dogwood	1 1/4" - 1 1/2" cal., 8' - 10' Ht., B&B, Single Straight Leader, Matched
⊗	503	Ilex X 'Nellie R. Stevens' Nellie R. Stevens Holly	4'-5' Ht., B&B, Single Straight Leader Dense Full Plants, Matched
⊗	93	Picea abies Norway Spruce	8'-10' Ht., B&B, Single Straight Leader Dense Full Plants, Matched

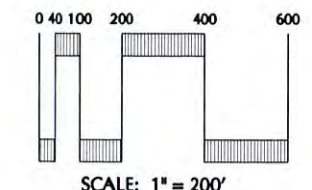
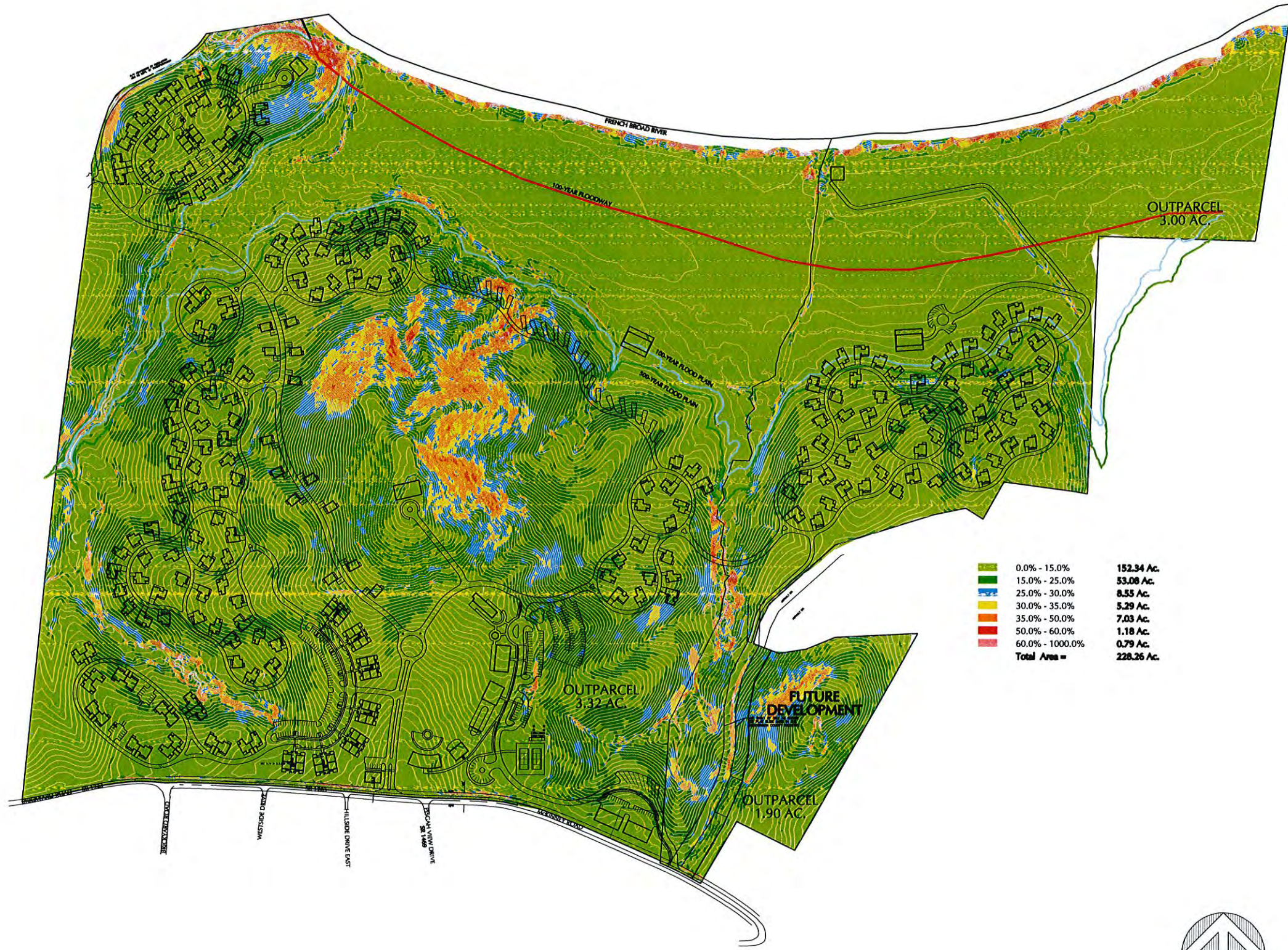
**JOB NO:** 2017300  
**DWG NAME:** the-farm-lls.dwg  
**DATE:** AUGUST 4, 2017

REV.	DATE	BY
1		
2		
3		
4		



SLOPE MAP

THE FARM AT EAGLES NEST  
 HENDERSON COUNTY, NORTH CAROLINA



JOB NO: 2015300  
 DWG NAME: farm-slope.dwg  
 DATE: AUGUST 4, 2017

REV.	DATE	BY:
1	-	-
2	-	-
3	-	-
4	-	-

# Etowah Sewer Company

Post Office Box 1659  
Etowah, NC 28729  
828-891-7022

July 26, 2017

Mr. John Turchin  
John Turchin Companies  
1900 Sunset Harbour Dr, Suite 1  
Miami Beach, FL 33139

RE: Sewer Service Availability  
Applicant: John Turchin  
Project Name: The Farm at Eagles Nest  
Location: Hammond Farm Property, Etowah

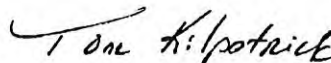
To Mr. Turchin:

This is to advise that sanitary sewer service can be made available and can be provided by the Etowah Sewer System for the above referenced Applicant/location. Excess capacity of approximately 50,000 gallons per day is available on the sanitary sewer system as of this date - a portion of which can be made available for use at this site.

We can allocate up to 30,000 gpd capacity (sufficient to service 100 Residential Equivalent (REQ) Taps once you enter into a "SEWER LINE EXTENSION AGREEMENT" with the Etowah Sewer Company. Additional capacity allocation will require a "WASTEWATER TREATMENT / CAPACITY EXPANSION AGREEMENT".

If you have any questions, please feel free to call me at 828-243-1784 (cell).

Sincerely,



Tom Kilpatrick  
Manager

cc: project file

## ESTIMATED USAGE NEEDS FOR THE FARM AT EAGLES NEST PROJECT

### Residential units

100 1 bedroom units @ 120g/br	=	12,000 gpd
200 bedroom units @ 240g/br	=	48,000 gpd

### 2 Restaurants

200 seats total @ 40g/seat	=	8,000 gpd
----------------------------	---	-----------

25 RV slips @ 120g ea.	=	3,000 gpd
------------------------	---	-----------

24 unit motel/lodge @ 200g ea.	=	4,800 gpd
--------------------------------	---	-----------

Club house @ 720 gpd	=	720 gpd
----------------------	---	---------

Event Center @ 360 gpd	=	360 gpd
------------------------	---	---------

Admin Bldg. - 2 baths @ 120g ea.	=	240 gpd
----------------------------------	---	---------

Barn - 2 baths @ 120g ea.	=	240 gpd
---------------------------	---	---------

Maintenance Bldg. - 2 baths @ 120g ea.	=	240 gpd
--	---	---------

TOTAL = 77,600 gpd



REALTOR® North Carolina Association of REALTORS®

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between JOHN TURCHIN AND/OR HIS ASSIGNS

a(n) (individual or State of formation and type of entity) ("Buyer"), and

HAMMOND, JOHN; HAMMOND, JAMES; ANNETTE P HAMMOND REVOCABLE TRUST

a(n) (individual or State of formation and type of entity) ("Seller").

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Property": (Address) 205 MCKINNEY ROAD ETOWAH NC 28729

Plat Reference: Lot(s) , Block or Section , as shown on Plat Book or Slide at Page(s) HENDERSON County, consisting of 221.61 acres.

[X] If this box is checked, "Property" shall mean that property described on Exhibit A attached hereto and incorporated herewith by reference,

(For information purposes: (i) the tax parcel number of the Property is: 9529838232; 9539037259; 9529916743 ; and, (ii) some or all of the Property, consisting of approximately acres, is described in Deed Book 1651 , Page No. 10 , HENDERSON County.)

together with all buildings and improvements thereon and all fixtures and appurtenances thereto and all personal property, if any, itemized on Exhibit A.

\$ [redacted] (b) "Purchase Price" shall mean the sum of [redacted] Dollars, payable on the following terms:

\$ [redacted] (i) "Earnest Money" shall mean [redacted] Dollars or terms as follows: [redacted] of Offer; [redacted] Examination Period

Upon this Agreement becoming a contract in accordance with Section 14, the Earnest Money shall be promptly deposited in escrow with TYLER MOFFATT, MOFFATT & MOFFATT (name of person/entity with whom deposited), to be applied as part payment of the Purchase Price of the Property at Closing, or disbursed as agreed upon under the provisions of Section 10 herein. The entire Earnest Money deposit is non-refundable upon expiration of the Examination Period.



This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc

Buyer Initials

Seller Initials

STANDARD FORM 580-T Revised 7/2013 © 7/2016