

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, June 3, 2014

SUBJECT: Combined Master and Development Plan for Awenasa Hills Subdivision (2014-M06)

STAFF CONTACT: Matt Champion, Planner

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Application
4. Master and Development Plan

SUMMARY OF REQUEST:

Gary Corn, Land Surveyor, on behalf of Richard Mellert, owner, submitted a Master Plan for the project known as Awenasa Hills. The project is located on approximately 47.40 acres of land located on Evans Road (SR 1196) and Kanuga Ridge Road. The project site is composed of two (2) separate parcels (9547-30-2125 and 9547-30-7069).

The Master and Development Plan propose a total of 31 single family residential lots. The applicant is currently proposing a minimum lot size of 40,045 square feet and a maximum lot size of 102,989 square feet. The project is not located in a water supply watershed district nor is it located within the floodplain. Individual wells and individual septic systems are proposed to serve the project site.

TECHINICAL REVIEW COMMITTEE ACTION REQUESTED:

Because the project includes less than 35 lots, final approval is given by the Technical Review Committee. Staff has found that the Master Plan appears to meet the technical standards of the subdivision regulations of Chapter 200A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1).

Staff recommends approval of the Master and Development Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

Suggested Motion: I move that the TRC approves the Awenasa Hills Major Subdivision Master and Development Plan with the conditions noted in the staff report and otherwise noted by the TRC.

Henderson County Planning Department Staff Report

Combined Master and Development Plan Awenasa Hills, Major Residential Subdivision (2014-M06)

Richard D. Mellert, Owner
Gary L. Corn, Land Surveyor

Master Plan Comments:

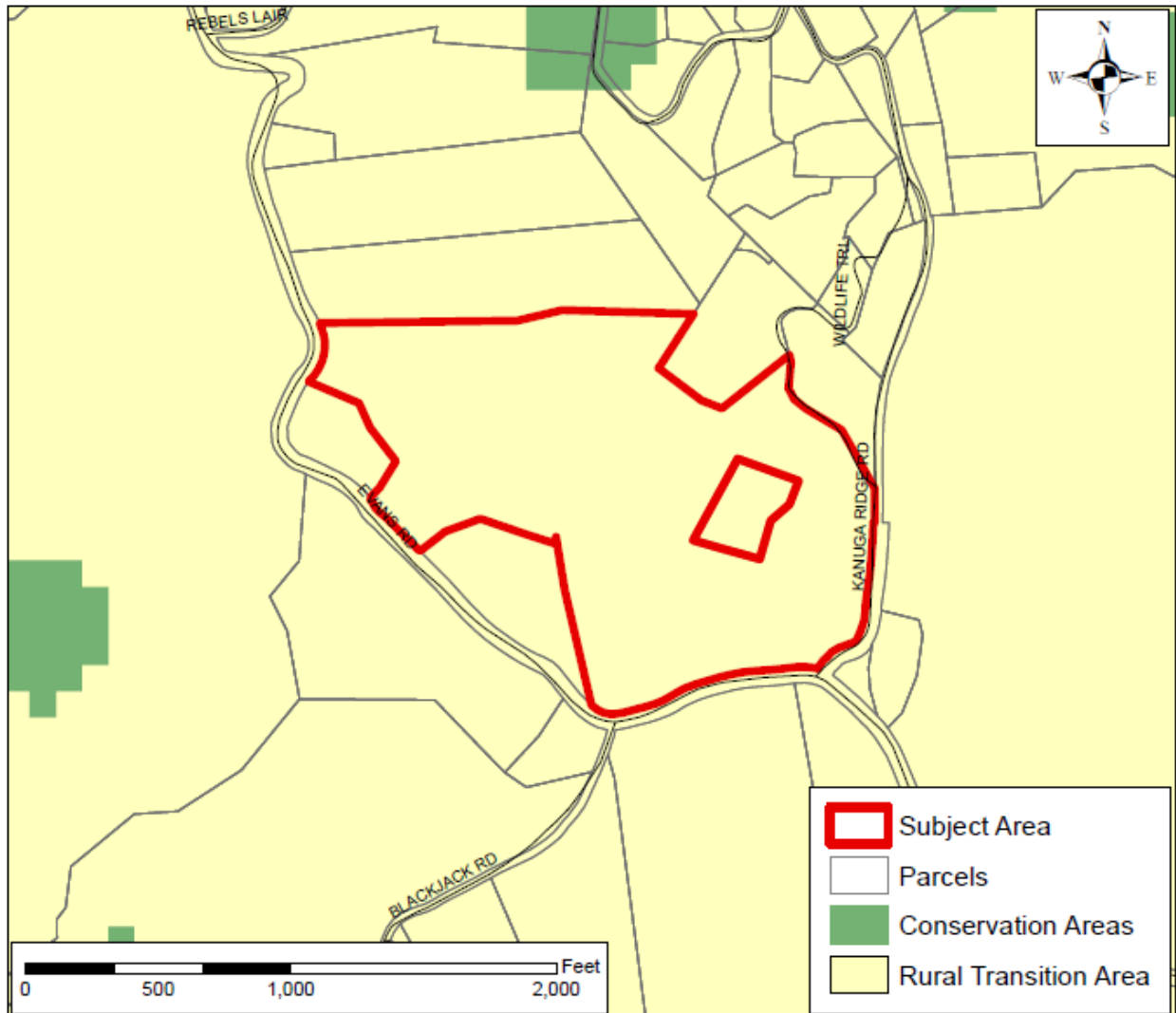
According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master and Development Plan, the Technical Review Committee 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 and Development 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 Combined Master Plan and Development Plan for Awenasa Hills major residential 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:

1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within a Rural Transition Area (RTA). (See Map A: CCP Future Land Use Map).
 - (a) **Rural Transition Area.** The Rural Transition designation of the Growth Management Strategy is applied to the project site. The CCP state that, "the primary factor preventing urban development in the RTA is the absence of sewer and water service" (2020 CCP, Pg. 130). The developer is proposing individual water and sewer systems per lot. Regional Commercial development will be generally discouraged within the RTA" (2020 CCP, Pg. 131).

Map A: CCP Future Land Use Map



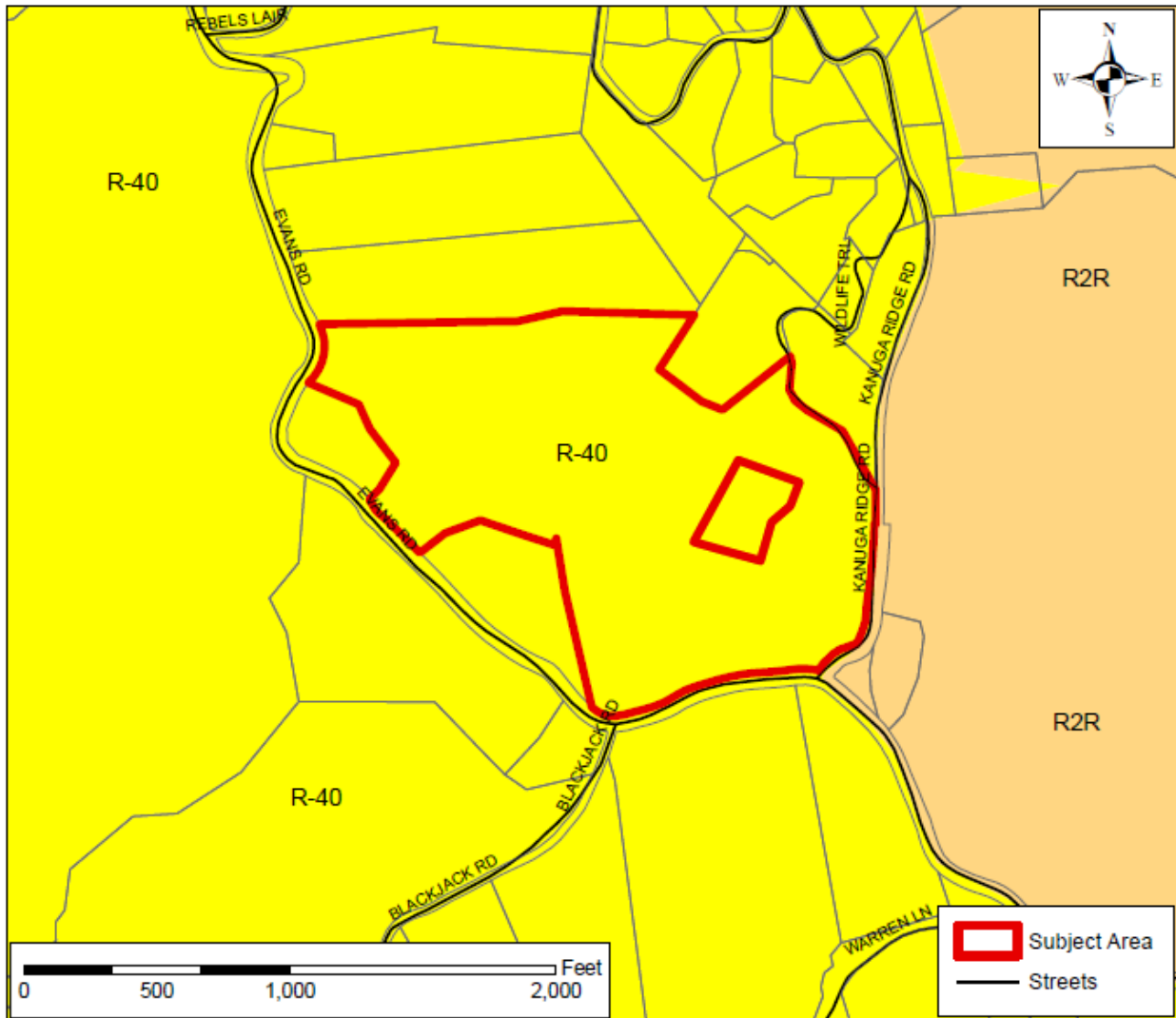
According to the plan, the Subject area would have a minimum lot size of 40,045 square feet (0.92 acres) and a maximum lot size of 102,989 square feet (2.36 acres). (See Attached, Master Plan & Development Plan).

2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Estate Residential District (R-40) (See Map B: Official Zoning Map). The R-40 district

allows for single-family and manufactured homes (multi-section), excluding manufactured homes (singlewide) and mobile homes.

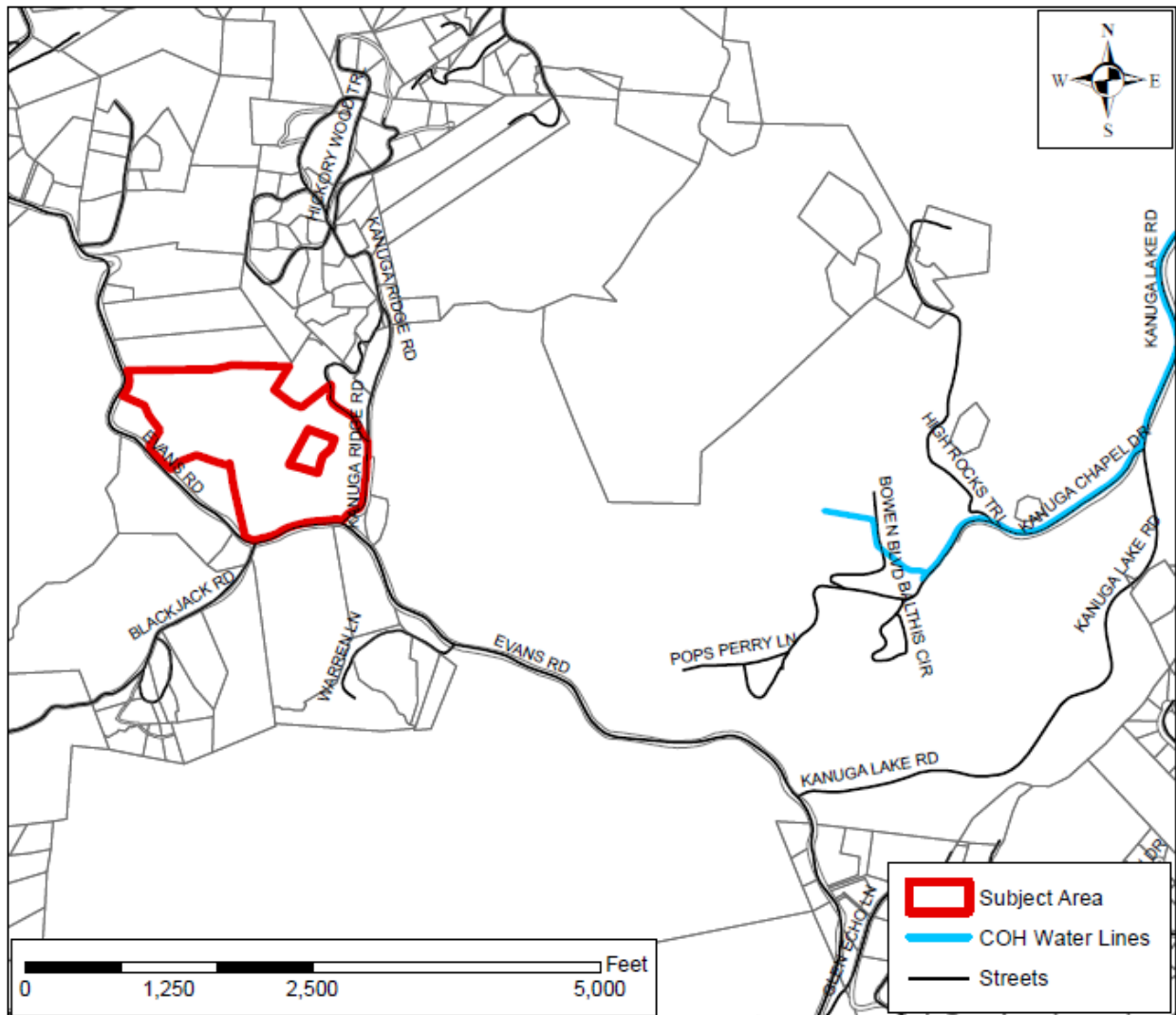
Combined, the property totals 47.40 acres. The Master Plan proposal of 31 residential lots would fall within the permitted lot size requirements by the LDC. (See Attached, Master Plan & Development Plan).

Map B: Official Zoning Map



3. **Water and Sewer Availability.** Applicant proposes private individuals wells and septic. A distance to nearest public water and sewer (City of Hendersonville) is 4,000 feet from water and 9,000 feet from sewer. The site is not close enough to public sewer or water to require connection (LDC §42A-113 C.5).

Map C: Public Water and Sewer Map






Master & Development Plan Comments:

1. **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).

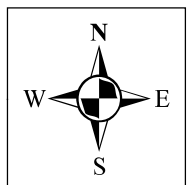
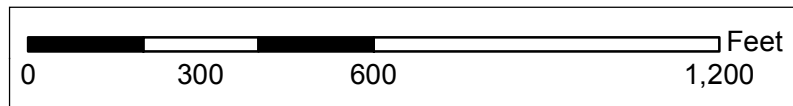
2. **Private Road Standards.** The Applicant has not indicated that any new roads are proposed. However, all subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1). The final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.* Planning Staff proposes the following conditions to ensure the private roads meet the standards of the Land Development Code:
 - a. **Road Drainage and Culverts.** Road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §42A-100).
 - b. **Road Construction.** A professional engineer or professional land surveyor certify on the final plat that no portion of the constructed roads have grades that exceed maximum allowable grade as defined for each class of road or submit a final as-built graded center line profile showing grade and alignment for all roads (LDC §42A-82).
 - c. **Minimum Curve Radius.** Should the Applicant request a reduction in centerline radii, that a professional engineer or professional land surveyor certify on the final plat, the existing cross slope of roadway sections where reductions in centerline radii are requested (LDC §42A-106 C).
 - d. **Dead Ends, Cul-de-sacs and Turnarounds.** The Applicant proposes three (3) cul-de-sacs or turnarounds located at the end of local road, Awinita Trail and Sapata Trail, and residential collector road, Trellem Trail. All turnarounds must meet of the LDC §42A-105 C (8).
3. **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).
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.
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. **Fire Suppression.** According to the fire suppression water supply requirements of Chapter 42A (LDC §42A-137 B), for any major subdivision without a fire suppression rated water system, that either has or is adjacent to an adequate permanent surface water supply, the applicant may be required to install a dry fire hydrant system, the type and location of which is to be determined by the County Fire Marshal. A road to the water source providing permanent all-weather access to the water source that is adequate for fire-fighting equipment shall be required, if applicable. A dry hydrant is currently installed on the ponds within the subject area.
7. **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. The developer identified a number of these trees are located outside of the right-of-way but within 20 feet of the edge of the right-of-way within proposed lots. 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.
8. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
9. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property lies within one-half (½) mile of land in a Farmland Preservation District (LDC §42A-81 P).
10. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-343).\
11. **Private Driveway Easements.** Final plats must contain a note conveying maintenance responsibility of the easement to the homeowners' utilizing it to access their property. The note shall state easement(s) must be maintained to allow clear passage for emergency response vehicles. Where private driveway easements are used, the surveyor or engineer shall place and execute the surveyors certificate shown in LDC §42A-104D.



	Subject Area
	Parcels
	Streets

Subdivision Application
 2014-M06
 Richard D. Mellert, Owner



**HENDERSON COUNTY
SUBDIVISION APPLICATION FORM**
(Please fill out all applicable items)

SUBDIVISION INFORMATION

Subdivision Name: _____

Subdivision Type (Circle One): Major Minor Non-Standard Special

Proposed Use of Property (Circle One): Residential Commercial Industrial

Conservation Subdivision: Yes No Gated entrance to property: Yes No

Existing Number of Lots: 2 Total Number of Proposed Lots: 31

Total Number Proposed Units: 31 Proposed Density (units per acre): 40,000 SQ. FT.

Road System: () Public () Private () Combination Public and Private

Water System: () Individual () Community () Municipal

Sewer System: () Individual () Community () Municipal

PARCEL INFORMATION

PIN: 3547-30-2125 Total Acreage: 47.4 AC Deed Book/Page: 1559/486 Township GRAB CK.

Location of property to be divided: EVANS ROAD AT KANUHA RIDGE ROAD

Zoning District: R-40 Fire District: VALLEY HILL #2

Water Supply Watershed: N/A. School District: EAST HIGH

Any portion of property within or containing the following:

Floodplain or floodway: Yes No Perennial streams: Yes No

Protected mountain ridges: Yes No Cemetery: Yes No

Within 1/2 mile of a Farmland Preservation District: Yes No

Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:

Name: RICHARD D. MELLERT Phone: 828-455-7780

Address: 608 46th. AVE. DR. NE City, State, Zip: HICKORY, N.C. 28601

Applicant:

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

Agent: Agent Form (Circle One): Yes No

Name: GARY L. CORN Phone: 828-696-9840

Address: 522 FLEMING ST. City, State, Zip: H-VILLE, N.C. 28739

Plan Preparer:

Name: GARY L. CORN Phone: _____

Address: _____ City, State, Zip: _____

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

GARY L. CORN
Print Applicant (Owner or Agent)

Gary L. Corn
Signature Applicant (Owner or Agent)

3-31-14
Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____

DEVELOPMENT PLAN REQUIREMENTS

A Professional Engineer, Land Surveyor, Architect, Landscape Architect, or Professional Planner may prepare the Development Plan. The following information shall be shown on the plan for information and discussion purposes unless not applicable or specifically waived by the Subdivision Administrator*. **If the Development Plan does not contain the required items by the submittal deadline, the application will be considered incomplete and the plan will not be presented to the Planning Board.** Combined Master and Development Plans must also be prepared in accordance with Master Plan Requirements provided by the Planning Department. More information about Development Plans can be found in Section 200A-310 in the Land Development Code. For each item below, please indicate whether the requested information has been provided.

General Legend

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale (written and graphic): Scale for full-sized and reduced copies should be appropriate to clearly depict property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owner's and applicant's names and addresses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legend provide appropriate symbols
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vicinity map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Phase map showing location of phase in the entire development (if applicable)

If no was checked for any above, please explain: ALL IMPROVEMENTS EXIST - DEVELOPER WISHES TO RECORD PLAN AS LOTS ARE SOLD

Title Block

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project name (include phase number, if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title of map (must state "Development Plan" or "Combined Master & Development Plan," as applicable)
<u>N/A</u>	<input type="checkbox"/>	When using the conservation subdivision option must also be labeled as "Conservation Subdivision"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name, address, and phone number of individual or firm preparing the various elements of the plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Date and revision date(s), if required

If no was checked for any above, please explain: _____

Project Summary

Yes	No	
		Project summary containing the following information:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total project (or phase) area in acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of proposed lots/units by type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed density (units/acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total acreage of land that have slopes of 60 percent or greater
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum lot size in square feet (excluding road right-of-way if in the R-40 and WR zoning districts)
<u>N/A</u>	<input type="checkbox"/>	Length of proposed public roads (must meet NCDOT minimum road standards)

- ___ Length of proposed private roads (must meet Henderson County minimum roads standards Section 280A-81 C)
- ___ Water system INDIVIDUAL (public/private/individual)
- ___ Sewer system INDIVIDUAL (public/private/individual)
- ___ Distance to public water system
- ___ Distance to public sewer system

If no was checked for any above, please explain: _____

Plan Details

- | Yes | No | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contours at no more than five foot (5') intervals |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of existing ponds, lakes or watercourses and directions of flow |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Outside boundaries of the proposed project with bearings and distances |
| <u>N/A</u> | <input type="checkbox"/> | Approximate location of the 100-year flood hazard line, if applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of existing roads with rights-of-way, easements, bridges, water features, culverts, utilities, structures, etc. |
| <u>N/A</u> | <input type="checkbox"/> | Location of proposed ponds and lakes shown with approximate elevation, and proposed alterations to existing water courses, if applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Names of adjoining property owners or subdivisions |
| <u>N/A</u> | <input type="checkbox"/> | Proposed locations of multi-family units shown, if applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed lot lines and approximate length |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed lot numbers shown |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size of lots to 0.1 acres (not including road right-of-way for property zoned R-40 and WR) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed open space or common area clearly shown and labeled |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed water system (public/private) improvements including approximate location of proposed waterlines |
| <u>N/A</u> | <input type="checkbox"/> | Proposed sewer system (public/private) improvements including approximate location of proposed sewerlines, pump stations, wastewater treatment plants, etc. |
| <u>N/A</u> | <input type="checkbox"/> | Fire hydrants spaced one hydrant per 1,000 feet of linear road, if applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of nearest water supply point for fire protection and location of proposed dry hydrants as described in Section 200A-81 B(3), if not served by a public water system |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of proposed project sign(s) and easement for sign, if applicable |
| <u>N/A</u> | <input type="checkbox"/> | Water supply watershed boundaries, zoning district lines, fire district lines and municipal, county, or state boundaries, if applicable |
| <u>N/A</u> | <input type="checkbox"/> | Location and approximate layout of recreation areas, club houses, mail delivery points or other project features |
| <u>N/A</u> | <input type="checkbox"/> | Proposed buffers (location and type), if applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed drainage improvements (designed according to NCDOT standards) including <ul style="list-style-type: none"><input checked="" type="checkbox"/> Culvert locations<input checked="" type="checkbox"/> Length<input checked="" type="checkbox"/> Diameter (minimum 18 inches)<input checked="" type="checkbox"/> Type<input checked="" type="checkbox"/> Drainage easements |
| <u>N/A</u> | <input type="checkbox"/> | Location of lots or parcels reserved for future development, utility stations, public parks, schools, churches and etc., if applicable |

- ___ Current zoning and proposed or required building setbacks shown or labeled
- ___ 100-foot farmland preservation district setback, if applicable (see Section 200A-81 O)
- ___ Setback from perennial stream(s), if applicable (see Section 200A-81 S)
- ___ Location, design and materials of all proposed sidewalks and/or walking trails as described in Section 200A-81 Q, if applicable
- ___ Arrangement of plant material and description of plant material clearly indicated on plan in accordance with Article V (Landscape Design Standards) Subpart C (Street Tree Requirements) of the Land Development Code
- ___ All land with a slope of 60 percent or greater clearly shown on plan, if applicable

Road Details

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of proposed streets/roads showing:
___ Rights-of-way
___ Approximate finished road grades
___ Approximate centerline curve radii (see Section 200A-81 C) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cross-section of typical street for each proposed road classification used (collector, local, etc.) with indication of design standards of paving/base to be met, road width, right-of-way width, shoulder width, cut and fill slope, and ditch slope |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cross-section or plan view of cul-de-sac and/or alternate turnarounds with indication of design standards of paving/base to be met, road width, right-of-way width, shoulder width, cut and fill slope, and ditch slope |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All roads or sections thereof with dead-ends or culs-de-sac no more than 2,500 feet in length |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location and design of proposed entry gates |
| <input type="checkbox"/> | <input type="checkbox"/> | Intersections at 60 degree angles or greater |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site triangles conforming to Section 200A-81C |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | Bridges and easements |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed road(s) named and received name(s) approval from Henderson County Property Addressing and are designated as public/private |

Conservation Subdivision (Option)

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Percentage of total acreage in open space |
| <input type="checkbox"/> | <input type="checkbox"/> | Primary conservation areas clearly identified |
| <input type="checkbox"/> | <input type="checkbox"/> | Secondary conservation areas clearly identified |
| <input type="checkbox"/> | <input type="checkbox"/> | Uses of open space clearly indicated on plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Bona fide agricultural operations on site |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway easements clearly shown with right-of-way width and driveway length |
| <input type="checkbox"/> | <input type="checkbox"/> | Setbacks and separation of all structures labeled or shown |
| <input type="checkbox"/> | <input type="checkbox"/> | 50 percent of proposed open space in a contiguous tract |
| <input type="checkbox"/> | <input type="checkbox"/> | Management Open Space Plan submitted with Development Plan |

5

Other Development Plan Application Requirements

The following information and/or other items shall be provided or otherwise addressed in writing by the submittal deadline of the application for Development Plan approval unless not applicable or specifically waived by the Subdivision Administrator*, otherwise the application will be considered incomplete and will not be presented to the Planning Board.

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Form: Filled-out and signed by property owner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Agent Form: Filled-out and signed by property owner, if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development Plan (or Combined Master and Development Plan [4 full-sized copies & 1 reduced copy per Section 200A-310]). Please submit digital copies to the planning staff.
<i>N/A</i>	<input type="checkbox"/>	Where connection to a public or community water and/or sewer system is required or otherwise proposed, the applicant shall submit a letter from the appropriate review authorities for the water and/or sewer system indicating that water and/or sewer system has sufficient capacity for the proposed development.
<i>N/A</i>	<input type="checkbox"/>	Traffic Impact Study (TIS) (Section 200-81 S(5)), if applicable
<i>N/A</i>	<input type="checkbox"/>	Emergency Services Impact Report (ESIR) (Section 200-81 S(5)), if applicable
<i>N/A</i>	<input type="checkbox"/>	List any additional attachment(s) below: (if applicable) _____

If no was checked for any above, please explain: _____

The following information shall be provided or otherwise addressed in writing by submittal deadline of the application for Development Plan approval; however, the Planning Board may conditionally approve the Development Plan subject to receipt of such information if it is not available at the time of the Planning Board review:

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Additional information as required to adequately explain the character or services of the proposed development
<input type="checkbox"/>	<input type="checkbox"/>	Approval of intermediate water and sewer systems to be used, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	Final Approval of plans for proposed water and sewer systems
<input type="checkbox"/>	<input type="checkbox"/>	Erosion and sedimentation control plan approval from Henderson County Erosion Control Division, evidence of submission from the Henderson County Erosion Control Division, or certification that no plan is required in accordance with Section 200A-224
<input type="checkbox"/>	<input type="checkbox"/>	Any other approvals as required by Federal, State, or Local agencies
<input type="checkbox"/>	<input type="checkbox"/>	Bridge design plans in accordance with Section 200A-81 D, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	Affidavit of Understanding of Farmland Preservation District (if applicable)

If no was checked for any above, please explain: _____

** Any waived item(s) must be documented on a waiver form provided by Staff*

Application completed and submitted by: GARY L. CORN

Date: 3-31-14

.....
COUNTY USE ONLY
.....

Received by: Math Champion

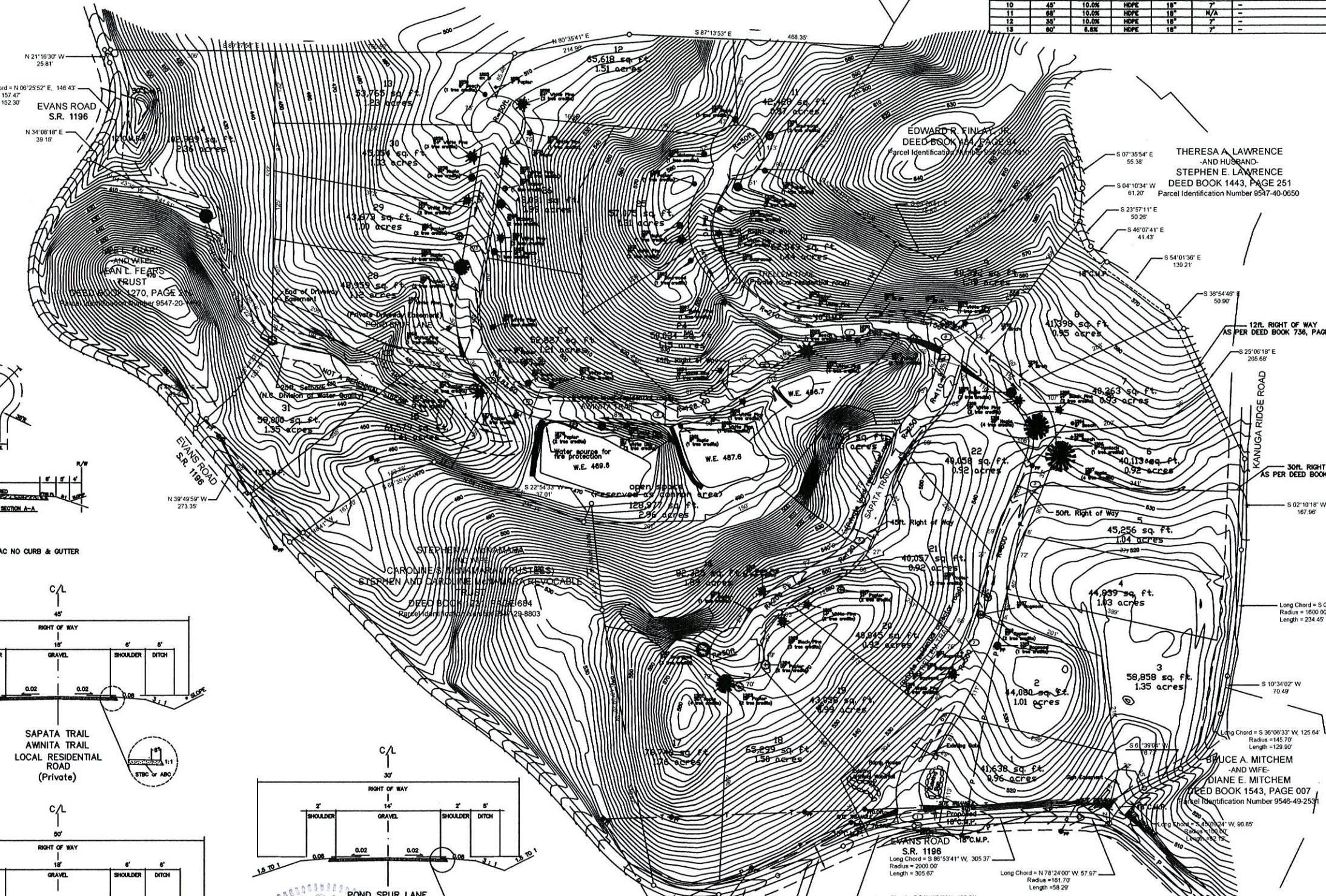
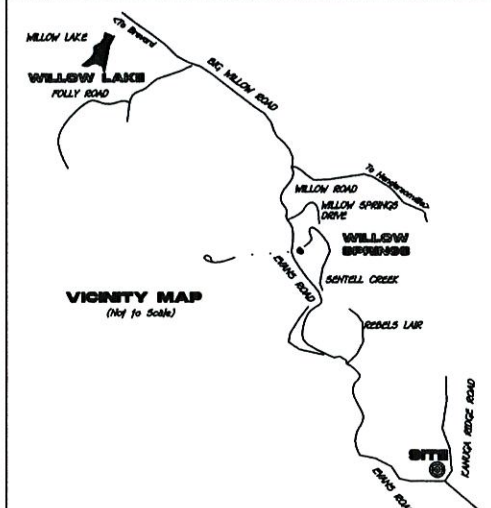
Date: 5/9/14

Comments: _____

ELROY C. CONRAD REVOCABLE TRUST
ELROY C. CONRAD, TRUSTEE
DEED BOOK 1060, PAGE 586
Parcel Identification Number 9547-20-6995

PIPE SCHEDULE						
PIPE	LENGTH	SLOPE	TYPE	SIZE	LA	REMARK
1	107'	5.0%	HOPE	18"	7'	--
2	80'	6.8%	HOPE	18"	7'	--
3	70'	2.8%	HOPE	18"	7'	--
4	45'	2.0%	HOPE	18"	7'	--
5	45'	8.0%	HOPE	18"	N/A	--
6	45'	10.0%	HOPE	18"	7'	--

PIPE SCHEDULE						
PIPE	LENGTH	SLOPE	TYPE	SIZE	LA	REMARK
7	30'	10.0%	HOPE	18"	22'	--
8	40'	10.0%	HOPE	18"	7'	--
9	30'	2.0%	HOPE	18"	N/A	--
10	45'	10.0%	HOPE	18"	7'	--
11	68'	10.0%	HOPE	18"	N/A	--
12	32'	10.0%	HOPE	18"	7'	--
13	90'	6.8%	HOPE	18"	7'	--



LEGEND

- = Iron Pin Set
- = Unmarked Point (unless otherwise noted)
- = Power or Utility Pole
- = Proposed Culvert
18" Diameter (Minimum)
30' Length (Minimum)
- = Proposed Street Trees
(50' separation)

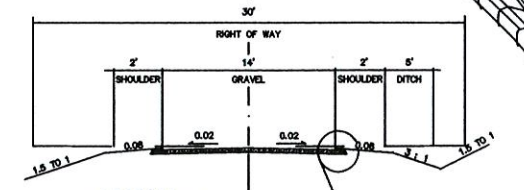
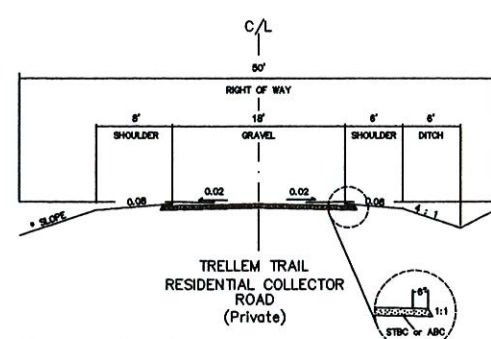
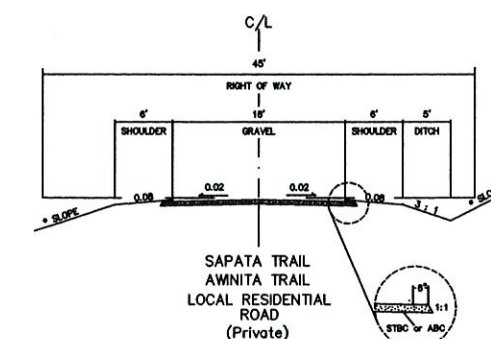
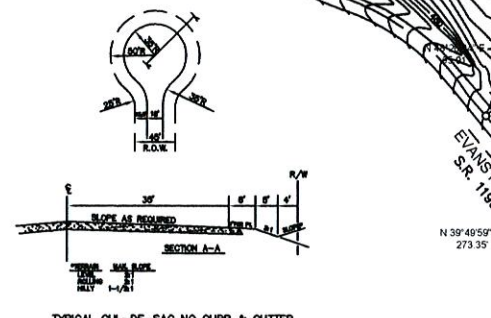
KANUGA CONFERENCE
DEED BOOK 674, PAGE 639
Parcel Identification Number 9548-57-7342

NOTE: THE PROPERTY SHOWN IS NOT LOCATED IN A 100 YEAR FLOOD ZONE.
PROJECT SUMMARY FOR "AWENASA HILLS"
TOTAL PROJECT AREA IN ACRES = 47.40 Ac.
ACRES IN DIFFERENT LAND USES:
37.54 Ac. DEVELOPED
8.84 Ac. RIGHTS OF WAY
2.96 Ac. OPEN SPACE
NUMBER OF PROPOSED LOTS = 31 RESIDENTIAL LOTS
PROPOSED DENSITY IS ONE UNIT PER 40,000 SQUARE FEET
MINIMUM LOT SIZE IN SQUARE FEET = 40,045
MAXIMUM LOT SIZE IN SQUARE FEET = 102,989
LENGTH OF PROPOSED PRIVATE STREETS
TRELLEM TRAIL = 1712 FEET
SAPATA TRAIL = 878 FEET
AWNITA TRAIL = 1055 FEET
WATER SYSTEM = INDIVIDUAL
SEWER SYSTEM = INDIVIDUAL
DISTANCE TO PUBLIC WATER SYSTEM IS 2 MILES
DISTANCE TO PUBLIC SEWER SYSTEM IS 7.2 MILES
CURRENT ZONING = R-40
Setbacks:
From major street=75ft.
From all other streets=60ft.
From side yard=35ft.
From rear yard=35ft.
FIRE DISTRICT = VALLEY HILL #2
LOCATION OF WATER SUPPLY POINT FOR FIRE PROTECTION-PONDS ON PROPERTY
NUMBER OF STREET TREES REQUIRED = 138
NUMBER OF EXISTING TREES = 79
NUMBER OF TREE CREDITS = 117

PROPERTY IS NOT WITHIN ONE HALF MILE OF FARM PRESERVATION AREA.
**COMBINED MASTER AND DEVELOPMENT PLAN FOR
AWENASA HILLS**
RICHARD D. MELLERT (CONTACT PERSON)
608 46th. AVE. DR. NE
HICKORY, N.C. 28601
(OWNER & DEVELOPER)

DEED BOOK 1559, PAGE 486
Parcel Identification Number 9547-30-2125
AND
Parcel Identification Number 9547-30-7069
CRAB CREEK TWP. HENDERSON COUNTY, N.C.

SCALE: 1" = 100'
FEBRUARY 8, 2006
REVISED APRIL 5, 2006
REVISED DECEMBER 12, 2011
REVISED MARCH 31, 2014
REVISED MAY 5, 2014
JOB NO. 05-101-F



GARY L. CORN, INC.
PROFESSIONAL LAND SURVEYOR
522 FLEMING STREET
HENDERSONVILLE, N.C. 28739
PHONE/FAX 828-896-8940

GARY L. CORN
PROFESSIONAL LAND SURVEYOR
No. 2431

5-7-14