

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
PLANNING BOARD**

MEETING DATE: Thursday, July 19, 2007

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Descriptive Narrative
4. Letter From Dale Hamlin Regarding Section 8
5. Notice Dated July 5, 2007
6. Letter From Carriage Park Dated 6/12/07
7. Letter of Approval for Soil Erosion and Sedimentation Control
8. Original Research Master Plan Dated Oct. 25, 1999
9. Updated Research Master Plan Dated June 8, 2007
10. Site Plan for Section 7
11. Detailed Site Plan for Section 7
12. Revised Detailed Site Plan for Section 7 (Showing New Line)
13. Road Profile for Fortress Mountain
14. Road Profile for High Plateau Court
15. Sewer and Water Plan for Section 7
16. Erosion Control Notes for Section 7
17. Portion of Plat Slide 2516
18. Copy of Notification Requirements from SP-93-13 (as amended)

SUBJECT: Development Plan Approval for Development Parcels Section 7 and Section 8

SUMMARY OF REQUEST:

Dale Hamlin submitted a new Development Plan for Section 7 of Carriage Park on June 13, 2007. The new Plan shows a total of 46 townhouse units on 15.1 acres of land. The entrance for Section 7 is proposed directly off of Carriage Park Way to the east of Section 6.

PLANNING BOARD ACTION REQUESTED:

Staff has found that with the exception of the items listed in Staff Comments, above, the proposed Section 7 Development Plan appears to meet the standards of the Henderson County Zoning Ordinance, Water Supply Watershed Protection Ordinance, and Subdivision Ordinance, where applicable, and the Special Use Permit #SP-93-13 (as amended). If the Planning Board decides to grant approval of Section 7, Staff recommends that the Planning Board approve Section 7 subject to the comments in the Staff Report (Attachment 1) and any other issues that may arise during the hearing. If approved, the motion below may be used.

Henderson County Planning Department Staff Report**Development Plan Review for Carriage Park Planned Unit Development
Section 7 and Section 8****Carriage Park Associates, LLC, Owner
McGill Associates, Agent for Owner**

Background Information

Carriage Park, Planned Unit Development, is located on 392.3 acres of land off of Hwy 191 (Haywood Road) and is approved for a total of 695 residential units. Carriage Park was approved under Special Use Permit # SP-93-13 granted on October 11, 1993 by the Henderson County Board of Commissioners. Special Use Permit # SP-93-13 (hereinafter SP-93-13) has been amended six (6) times for various reasons.

Project Overview

Mr. Hamlin with Carriage Park Associates, LLC (Applicant) submitted the original application and Development Plan for Section 7 on March 20, 2006. Section 7 was originally located on 9.30 acres of land to be located off of Carriage Commons Drive through Section 6. The Applicant proposed 34 attached townhouse units in Section 7. The Planning Board found that, as proposed, Section 7 was in contravention to certain access requirements of SP-93-13 (as amended). Section 7 was never approved.

Mr. Hamlin submitted a new Development Plan for Section 7 on June 13, 2007. The new Plan shows a total of 46 attached townhouse units on 15.1 acres of land. The entrance for Section 7 is proposed directly off of Carriage Park Way to the east of Section 6 and adjacent to the area labeled as the "quarry" (see attached Plans). The applicant has added approximately 5.8 acres of land to the originally proposed boundary of Section 7. This land comes from property owned by Carriage Park Associates, LLC and appears to be a portion of development parcel Section 8. According to County tax records, this area is labeled as future development. Section 8 was never approved for development. Mr. Hamlin has submitted a letter stating that since he has added acreage to Section 7 from Section 8 he will no longer develop Section 8 and it will remain as open space (see attachment 4). It appears the remaining area left in Section 8 is approximately 11.8 acres.

The entrance road for Section 7, High Plateau Court, to the intersection of Fortress Mountain Court will be built to minor collector road standards. Fortress Mountain Court and the remaining portion of High Plateau Court will be built to neighborhood drive standards as defined in the Conditions Governing Special Use Permit #SP-93-13 (see SP-93-13). The Applicant has proposed public water and public sewer (both provided by the City of Hendersonville) to serve Section 7, which appears to be extended to the development parcel boundaries. The project area is located in the R-20 Zoning District and the Water Supply Watershed IV (WS-IV) district. It

appears that the applicant has met all the applicable setback requirements found in the Schedule of Site Standards for SP-93-13 (as amended).

Plat slide 2516, recorded in September of 1997, shows the area located around the proposed entrance to Section 7 as open space for Carriage Park. According to SP-93-13-A3, open space is considered a category of common area and is for the use of Carriage Park residents and their guests. This area is not limited common area which would be for the exclusive use of Section 6 residents. This open space was most likely put on record with Section 6 to offset the density of Section 6. According to the original development plans for Section 6, this open space falls outside of the boundaries of Section 6. According to County tax records this area is owned by Carriage Park Associates, LLC and has not been transferred to the Homeowners Association. It appears that no other areas of Section 7 are located in recorded open space. Note: Planning staff requested that the applicant revise the Plan for Section 7 to more clearly depict the location of the platted open space and the boundary of Section 7. This revision reduces the overall acreage for Section 7 from 15.1 acres to 14.28 acres. This revision was requested when staff learned about the platted open space. See attachment 12 for the revised Development Plan.

As part of the notice requirements of Special Use Permit #SP-93-13 (as amended), the Planning Department was to notify any owners of property located outside of Carriage Park that are within 100 feet of the proposed Section. Mr. Hamlin submitted notice to the Planning Department on June 13, 2007 that there were no such owners. The Planning Department sent notice on July 5, 2007 to Carriage Park Associates, LLC to be posted at the gatehouse and forwarded by the Secretary of the Association to the Carriage Park Homeowners Association as required by SP-93-13 as amended (see attachment 18 for notice requirements).

STAFF COMMENTS

Staff has reviewed the Development Plan for Section 7 for conformance with the Henderson County Subdivision Ordinance (HCSO), the Henderson County Zoning Ordinance (HCZO), the Henderson County Water Supply Watershed Ordinance (WSWSPO) and Special Use Permit #SP-93-13 (as amended). Staff offers the following comments:

1. **Private Roads.** Because private roads are proposed, 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.* (HCSO 170-21B and Appendix 7)
2. **Final Plat Requirements.** The Final Plat(s) must meet the requirements of Appendix 7 of the Subdivision Ordinance.
3. **Soil Erosion and Sedimentation Control.** The Developer submitted to the Planning Department notice from NCDENR that a soil erosion and sedimentation control plan was approved on June 2, 2006. The approval letter states that the acreage approved is a total of 3.3. It appears that the applicant does not have all the required approvals for soil erosion and sedimentations control and must submit proof that the entire project, as proposed, is approved by NCDENR or provide documentation by a professional and licensed land surveyor, engineer, landscape architect, architect or professional planner that no plan is required prior to beginning construction.

4. **Water and Sewer Plan Approval.** A letter from the Hendersonville Water and Sewer Department regarding capacity to provide water and sewer service for the entire PUD project was provided on June 11, 1993. The Applicant should provide evidence that the water and sewer plans serving Section 7 have been approved by the City of Hendersonville Water and Sewer Department and NCDENR prior to beginning construction (HCZO Section 200-33 F(4)(b)[6]).
5. **Stormwater Management.** The applicant shall initiate and maintain a stormwater management program to minimize the impact of stormwater runoff within the project site and on adjacent properties. If this comment becomes a condition, failure to meet this condition will result in the Section 7 approval becoming null and void.
6. **Section 8.** The applicant must leave the remainder of Section 8 as open space as stated in Mr. Hamlin's letter dated June 21, 2007. No further development can occur in Section 8. Mr. Hamlin should put Section 8 on record as open space prior to or concurrent with the recordation of the final plat(s) for lots in Section 7.
7. **Access to Section 7.** It appears that the applicant has proposed a portion of the entrance road through platted open space for Carriage Park. Carriage Park Associates, LLC is the owner of this property. The Special Use Permit does not directly address this issue, but Amendment 3 of SP-93-13 adopted by the Board of Commissioners in October of 1997 helps to understand the authority of the Planning Board and the processes for amending approved common areas. According to SP-93-13-A3, Condition 3 b (j) describes common areas as:

Common Areas – any area shown on the Research Master Plan, or amendments thereto, and owned by, or to be owned by the Carriage Park Homeowners' Association, for the primary use of the Carriage Park residents and their guests; including, but not limited to, the clubhouse, open space, recreational areas and facilities, roads, lakes, and streams. Categories of common areas include "open space," "recreational/social areas and facilities," "civic areas and facilities," and "infrastructure." "Infrastructure" includes roads and customary accessory buildings. Such categorization of the common areas shall not affect the overall open space requirements as provided for in this PUD.

According to past documentation for Carriage Park (final plats, development plans, etc.) roads are considered open space and are supposed to be designated as OS-1 on final plats (see the plat slide 2516, attachment 17). Other open space is designated as OS-2 on final plats. Paragraph 24 of SP-93-13-A3, Review and Approval of Common Areas, generally outlines the procedures for review of proposed development in approved common areas. Paragraph 24 (c) says:

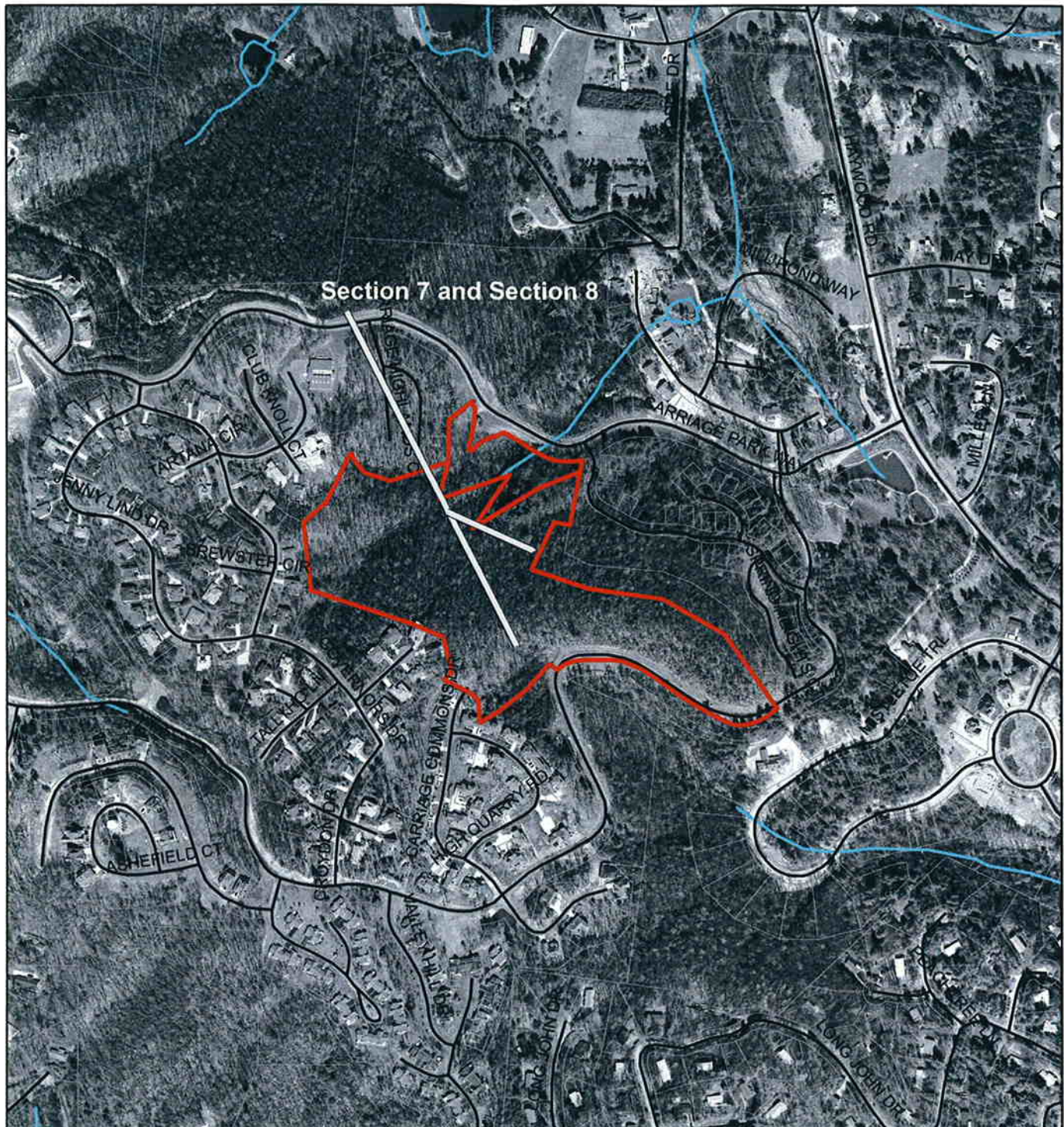
Development of common areas outside the development parcel not contemplated by the Research Master Plan or amendments thereto – review and approval pursuant to Paragraph 25 (Amendments).

Paragraph 25 discusses amendments to approved development parcels and approved common area. Paragraph 25 (c), Amendments to Approved Commons Areas, outlines different scenarios for amending approved common areas. Paragraph 25 (c) (7) says:

New or changed use where the new or changed use is within the common area category and site plan modification is necessary – by the Planning Board.

It appears that from the procedures established by Amendment 3 of SP-93-13, the Planning Board can approve or deny changes in use of approved common areas. According to the procedures for a PUD the applicant must provide the appropriate amount of open space to off set the density of different development parcels. Staff does not necessarily agree with allowing the applicant to construct a road through platted open space but it appears that for Carriage Park and SP-93-13 (as amended) roads are classified as open space. Staff strongly encourages the applicant to consider moving the proposed entrance to a more suitable location which does not require going through approved open space. If the Planning Board approves Section 7, the Planning Board may negotiate with the applicant that all land within the proposed right-of-way (OS-1), which goes through the plated open space, be designated as open space (OS-2) somewhere else within Carriage Park. Comment 8, below, addresses open space requirements for Section 7.

8. **Open Space.** A PUD allows the Applicant the flexibility to create lots which do not meet the minimum dimensional requirements (lot size, setbacks, etc.) of the zoning districts where PUD is allowed, to cluster dwelling units, to include multi-family dwellings, etc. The Applicant has to compensate for the lot size reduction with common area/open space areas. Based on the proposed Section 7 Development Plan the applicant has proposed a total of 15.1 acres of land for Section 7. It appears that the area located along Carriage Park Way where the proposed entrance is located is already platted open space. This area cannot be developed with any use that is not allowed as described in the definition of common area (Amendment 3, Condition 3 b (j) of SP-93-13). The approximate size of this platted open space is .82 acres of land. Therefore using a total acreage of 14.28 acres for Section 7, the applicant must provide 6.9 acres of open space to offset the density requirements of the R-20 zoning district. The required open space will need to be put on record prior to or concurrent with the recordation of the final plat(s) for lots in Section 7. The applicant must also provide the Planning Department, for approval, a documentation describing where the required open space will be designated in Carriage Park. If Section 7 is approved, it appears that the total number of approved and built units for Carriage Park will be at 672. The maximum number of units allowed by SP-93-13 (as amended) is 695.
9. **Road Standards.** Special Use Permit #SP-93-13 (as amended) requires that the Applicant build all roads and culs-de-sac to NCDOT standards for vertical alignment and grade, which means that no section of paved road can exceed 18 percent grade. (#SP-93-13, Condition 12)



Carriage Park Section 7 and Section 8

Owner: Carriage Park Associates, LLC
Agent: McGill Associates
Zoning: R-30 and R-20
Watershed: IV
Water: Public
Sewer: Public
Roads: Private



Legend

- Project Site
- Streets
- Official Blue Line Streams
- Parcels

**Descriptive Narrative**

June 12, 2007

**CARRIAGE PARK- SECTION 7
Royal Ridge at Carriage Park**

Section 7 is proposed to be developed as 46 single family attached townhouse units. The duplex units are 0.10 acres each. The lots will be served by High Plateau Ct, and Fortress Mountain Ct. as provided in SP93-13. Building setbacks are proposed as provided in SP93-13. Open space is proposed as provided in SP93-13.

Certain areas, where indicated on the plan, contain slopes greater than 40%. Disturbance within these areas, initiated by the Owner/Developer, will be limited to the street construction limits. Disturbed areas will be stabilized with permanent vegetation as provided in the erosion control plan.

A legal description and development objective of Carriage Park property is on file with the Planning Department. Lots within Section 7 are subject to the recorded Declaration and Covenants for Carriage Park also on file.

The Owner/Developer anticipates construction of streets and infrastructure with Section 7 to begin in Fall 2007, following receipt of all state and local approvals. Construction is planned to be completed within 10 months.

Sanitary Sewer and water lines are currently available to the boundary of section 7.

The owner does not intend to sell the development parcel.

ESTABLISHED 1989

Carriage Park

HENDERSONVILLE, NC

June 21, 2007

Section 8 and Section 7 will be combined as section 7. All of the previous planned Section 8 not used will be open space.

Thank you,

A handwritten signature in cursive script, appearing to read 'Dale Hamlin', written in dark ink.

Dale Hamlin

HENDERSON COUNTY
Planning Department

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

July 5, 2007

NOTICE OF PUBLIC HEARING
ON AN APPLICATION FOR DEVELOPMENT PARCEL
REVIEW FOR SECTION 7 AND SECTION 8 OF
CARRIAGE PARK

To Whom It May Concern:

At its regular meeting on **July 19, 2007 at 5:30 P.M.**, the Henderson County Planning Board will review a revised development plan application for Section 7 and Section 8 of Carriage Park. The meeting will be held in the County Administration Building in the Board of Commissioners Meeting Room at 100 N. King Street, Hendersonville, NC.

The Applicant, Carriage Park Associates, LLC, is requesting approval of a revised Section 7 and Section 8 development plan. According to the plan, Section 7 will be accessed off of Carriage Park Way instead of through Section 6 as originally proposed. A total of 46 attached townhouse units are proposed. The applicant has incorporated a portion of the Section 8 development parcel into Section 7 and will leave the remainder of Section 8 as open space.

Pursuant to Amendment 6 of Special Use Permit #93-13 for Carriage Park, review of Section 7 and Section 8 will not be held as a quasi judicial hearing but will be held as an informal hearing. At the meeting, adjacent property owners may speak or ask questions regarding the proposal but only after the application materials have been presented to the Planning Board and by signing the public input sheet located at the front of the meeting room. Information such as the Section 7 and Section 8 amendment application materials and Special Use Permit (# SP-93-13 and as amended)** for Carriage Park is available for review in the Henderson County Planning Department, 213 1st Avenue East, Hendersonville, North Carolina. The Planning Department is open weekdays between the hours of 8:00 A.M. and 4:30 P.M. For more information, please contact the Planning Department at (828) 697-4819 [TDD (828) 697-4580].

*** Special Use Permit # SP-93-13 (and as amended) for the Carriage Park Planned Unit Development requires that the County notify owners of property outside the perimeter of Carriage Park but within 100 feet of a development parcel that is the subject of an application, and also that the County notify any operating homeowner's association within Carriage Park Planned Unit Development that may have a direct interest in the review of such new development parcel applications.*

Carriage Park
2827 Haywood Rd.
Hendersonville NC, 28791



6/12/07

In the matter of section 7, located within the boundary of Carriage Park there are no adjoining properties to notify. This section does not lie within 100' of the perimeter of the outer boundary of the development.

FROM :

FAX NO. :

Jun. 12 2007 11:09AM P2



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

June 2, 2006

LETTER OF APPROVAL

Carriage Park Associates, LLC
2827 Haywood Road
Hendersonville, NC 28791

RE: Project Name: Carriage Park, Section 7
Acres Approved: 3.3
Project ID: HENDE-2006-049
County: Henderson
City: Hendersonville
Street: Haywood Road
River Basin: French Broad
Stream Classification: C
Submitted By: Land Planning Collaborative, PA
Date Received by LQS: April 3, 2006
Plan Type: New Submittal

Dear Sir or Madam:

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.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of

2090 US Highway 70, Swannanoa, North Carolina, 28778-8211

Telephone 828-296-4500 ▲ Fax 828-299-7034

www.enr.state.nc.us/

An Equal Opportunity / Affirmative Action Employer

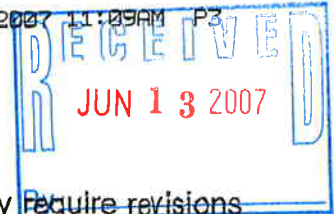
One
North Carolina
Naturally

FROM :

FAX NO. :

Jun. 12 2007 11:09AM P3

Letter of Approval
Carriage Park Associates, LLC
June 2, 2006
Page 2 of 2



1973 (North Carolina General Statute 113A-51 through 66), this office may ~~Require revisions~~ to the plan and implementation of the revisions to insure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCGO1000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed general permit.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. In addition, it would be helpful if you notify this office of the proposed starting date for this project. Please notify Don Holebrooks if you plan to have a pre-construction conference.

Your cooperation is appreciated.

Sincerely,

Mike Goodson, CPESC
Assistant Regional Engineer
Land Quality Section

Enclosures: Certificate of Approval
NPDES Permit

cc: Land Planning Collaborative, PA

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).

CARRIAGE PARK, SECTION 7

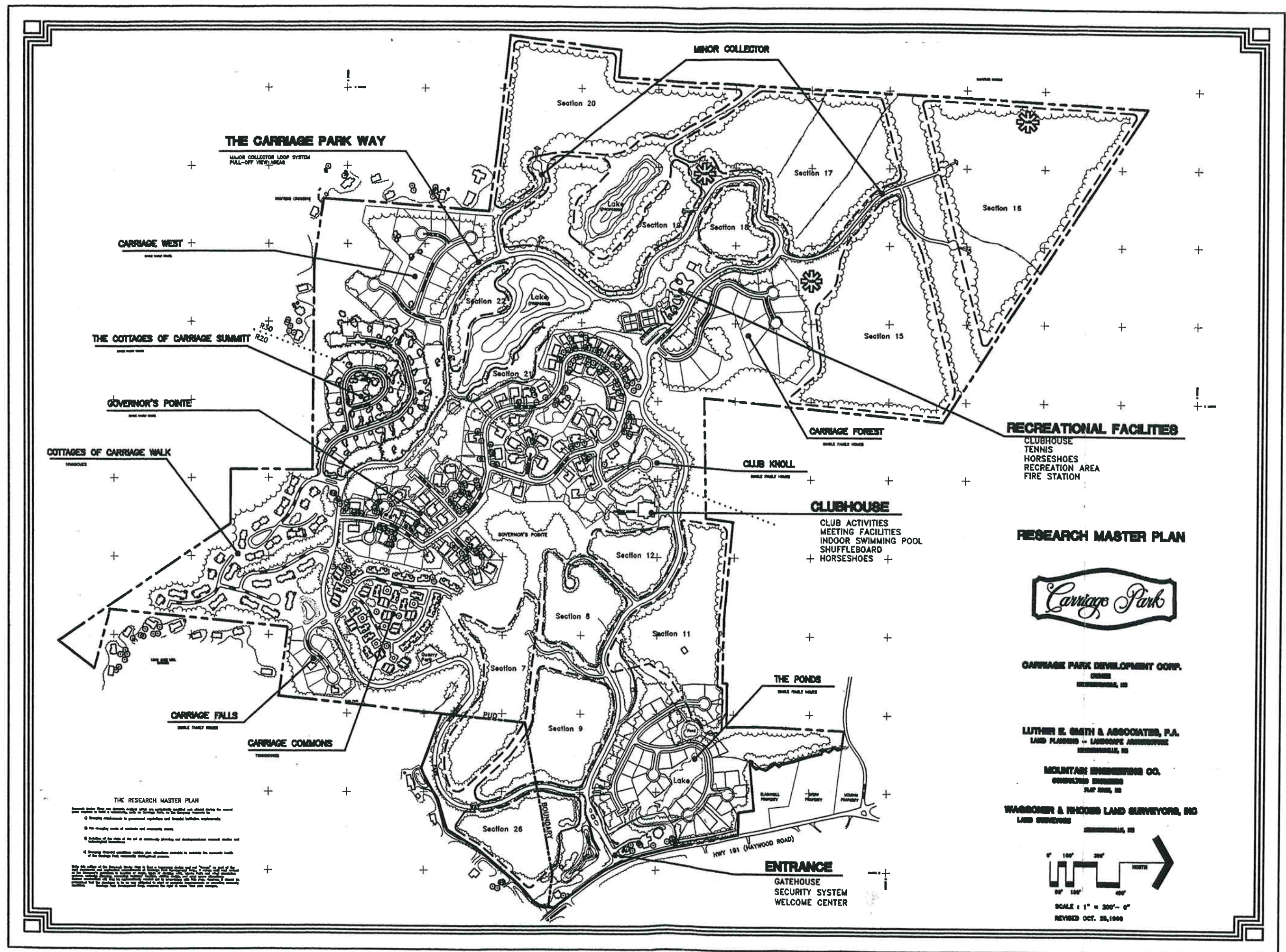
Project Name and Location

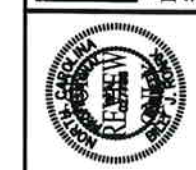
HENDERSON
HENDE 2006-049

JUNE 2, 2006
Date of Plan Approval



RECEIVED
JUN 13 2007
By Janet S. Boyd
Regional Engineer





PROPOSED RESIDENTIAL DEVELOPMENT
ROYAL RIDGE AT
CARRIAGE PARK
HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 08148
DATE: JUNE 2007
SCALE: 1"=100'
DESIGNED BY: WML, LJ
CHECKED BY: WML, LJ
CONST. REVIEW: REMER

SITE PLAN

SHEET
G1



SALES
RESEARCH MASTER PLAN

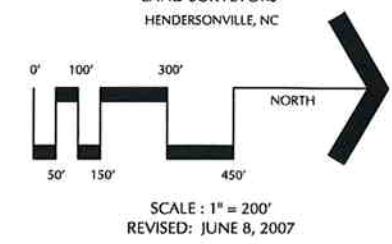


CARRIAGE PARK DEVELOPMENT CORP.
OWNER
HENDERSONVILLE, NC

LAND PLANNING COLLABORATIVE, P.A.
LAND PLANNING - LANDSCAPE ARCHITECTURE
ASHEVILLE, NC

MCGILL ASSOCIATES
CONSULTING ENGINEERS
ASHEVILLE, NC

WAGGONER & RHODES LAND SURVEYORS, INC.
LAND SURVEYORS
HENDERSONVILLE, NC

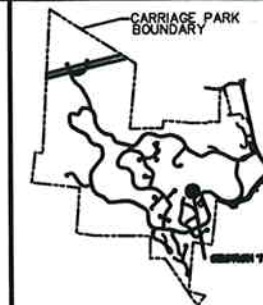




JOB NO: 06145
DATE: JUNE 2007
SCALE: 1"=100'
DESIGNED BY: WML
CHECKED BY: WML, LU
DESIGN REVIEW:
CONST. REVIEW:

SITE PLAN

SHEET
C1



LOCATION MAP
NOT TO SCALE



PROJECT DESCRIPTION

OWNER/APPLICANT: CARRIAGE PARK ASSOCIATES, LLC
CONTACT: DALE HAMLIN
2827 HAYWOOD ROAD
HENDERSONVILLE, NC 28739
PHONE: 828-697-7200
LAND PLANNER: LAND PLANNING COLLABORATIVE, P.A.
ENGINEER: MCGILL ASSOCIATES
SURVEYOR: WAGGONER & RHODES LAND SURVEYORS

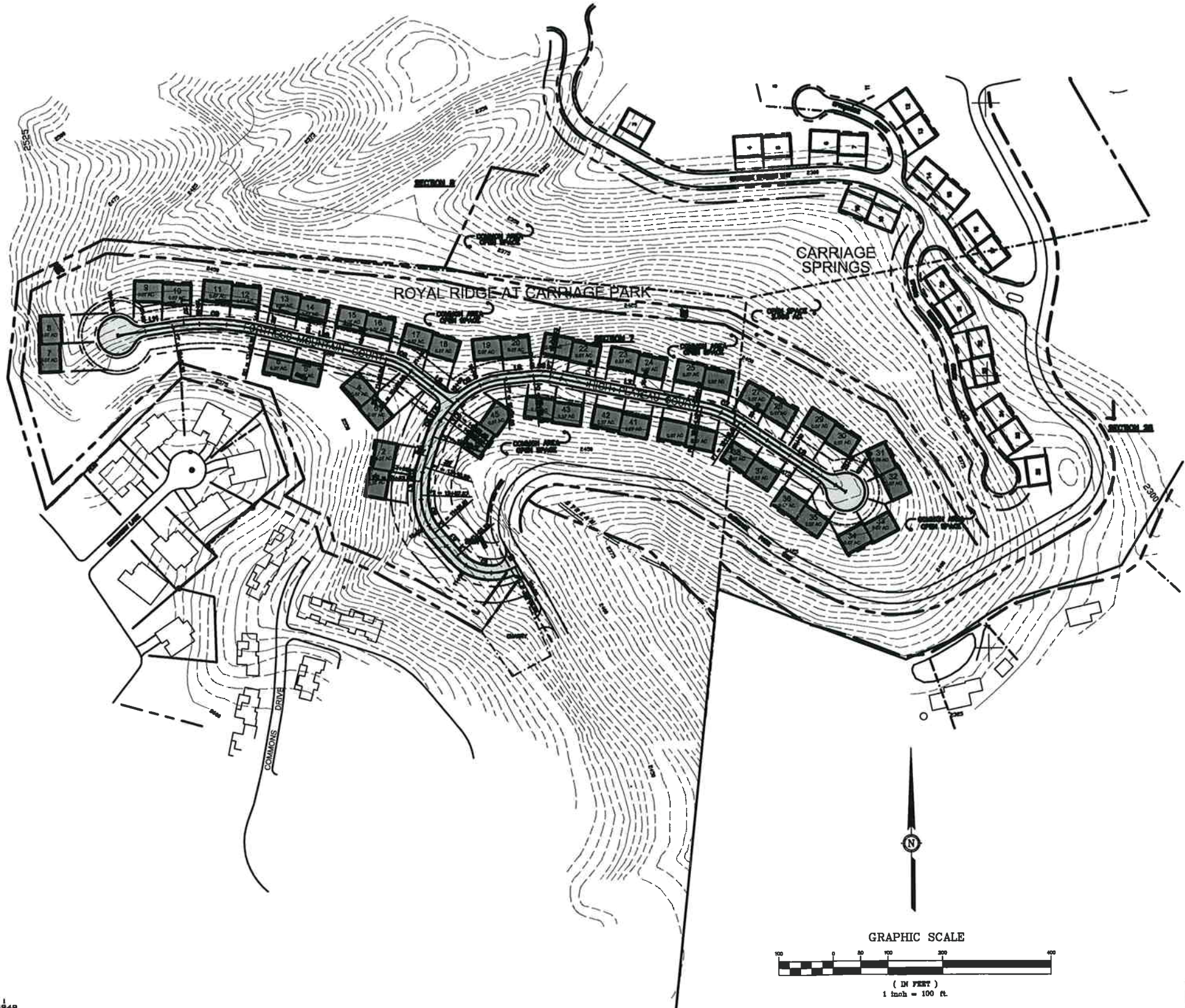
SITE INFORMATION

PIN: 9559-28-7354
ZONING DISTRICT: R20
FIRE DISTRICT: MOUNTAIN HOME
FLOOD HAZARD AREA: 0.0 ACRES
TOTAL PROJECT ACREAGE: 392.3 ACRES
TOTAL PROJECT UNITS: 695 UNITS
SECTION 7
ACREAGE: 15.1 ACRES
NO. OF LOTS: 46 LOTS
UNIT TYPE: TOWNHOUSES
DENSITY: 3.05 UNITS/ACRE
LENGTH OF ROAD: 1,875 LF
ROADS: PRIVATE
WATER: PUBLIC
SEWER: PUBLIC
PARKING RATIO: 2 PER UNIT (MIN.)
MAX. BUILDING HEIGHT: 35'
OPEN SPACE REQUIRED: 21.1 ACRES
OPEN SPACE PROVIDED: 21.1 ACRES*
6.31 ACRES OF OPEN SPACE WILL BE PROVIDED FROM CONTIGUOUS UNDEVELOPED PROPERTY IN SECTIONS 8 & 9.

NOTES:

1. THE PRIVATE ROADS INDICATED ON THIS FINAL PLAT MAY NOT MEET REQUIREMENTS OF NCDOT FOR ACCEPTANCE INTO THE STATE ROAD SYSTEM.
2. ALL PERENNIAL STREAMS WILL HAVE A 30' SETBACK.
3. ALL ROADS ARE NEIGHBORHOOD DRIVES.
4. WATER LINES WILL CONNECT TO EXISTING WATER LINE LOCATED AT END OF EXISTING CARRIAGE COMMONS DRIVE IN SECTION 6.
5. SEWER LINES WILL CONNECT TO EXISTING SEWER LINE ADJACENT TO CARRIAGE PARK WAY IN SECTION 9.
6. ALL PIPES ARE 18" IN DIAMETER, HDPE, TYPE S.
7. NO ADJOINING PROPERTY OWNERS ARE WITHIN 100' OF THE PARCEL.

PRELIMINARY NOT FOR CONSTRUCTION			
NO.	DATE	BY	REVISION DESCRIPTION



SITE PLAN
SCALE: 1" = 100'



BEFORE YOU DIG I
CALL 1-800-832-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

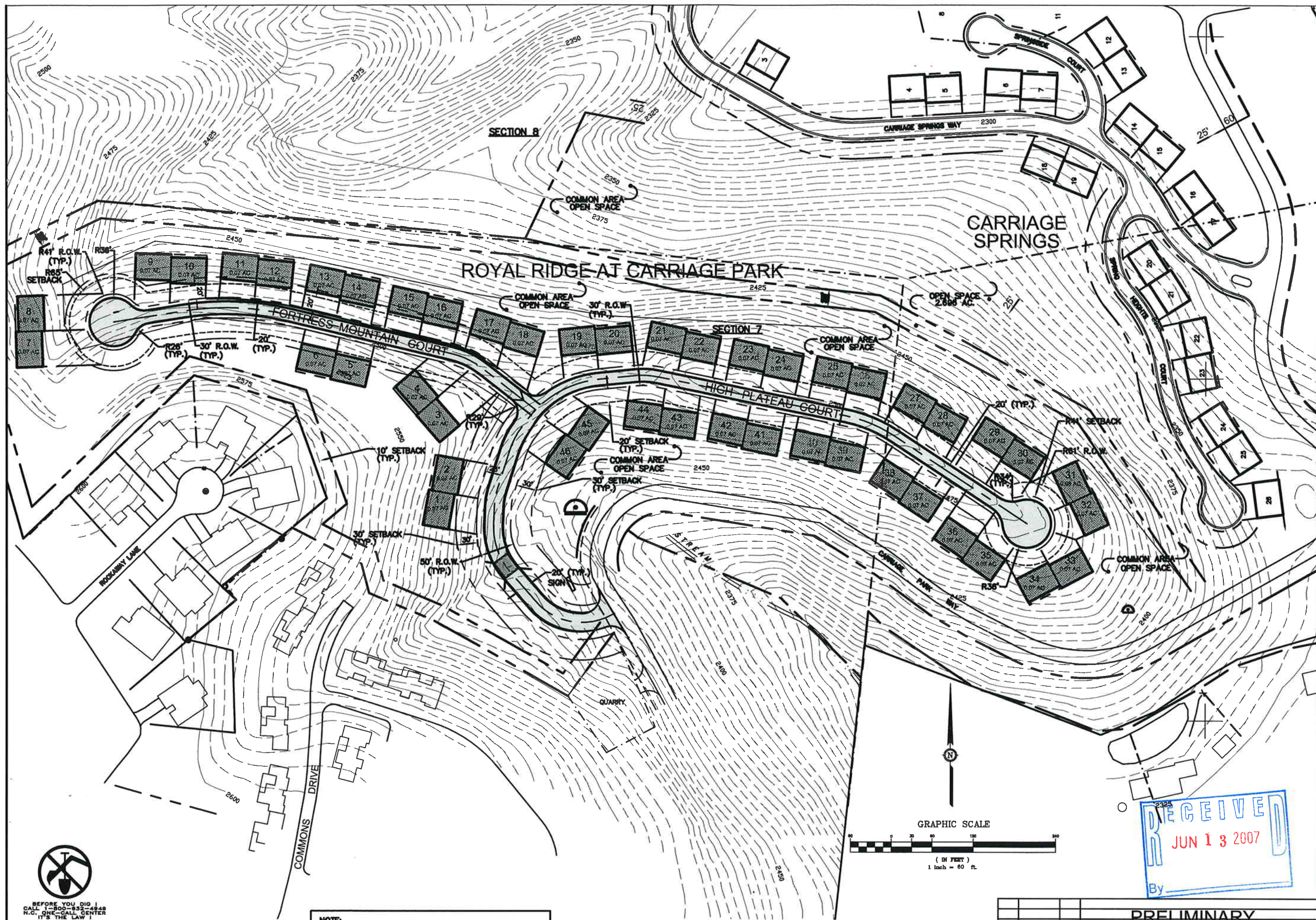


PROPOSED RESIDENTIAL DEVELOPMENT
ROYAL RIDGE AT
CARRIAGE PARK
HENDERSON COUNTY, NORTH CAROLINA

JOB NO: 08145
DATE: JUNE 2007
SCALE: 1"=60'
DESIGNED BY: NML
CHECKED BY: NML, LU
DESIGN REVIEW:
CONST. REVIEW:

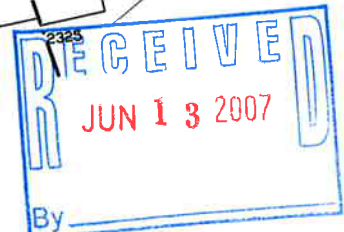
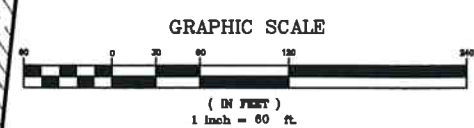
DETAILED SITE PLAN

SHEET
C2



NOTE:
ALL DIMENSIONS ARE TO FACE-OF-CURB OR AS NOTED.

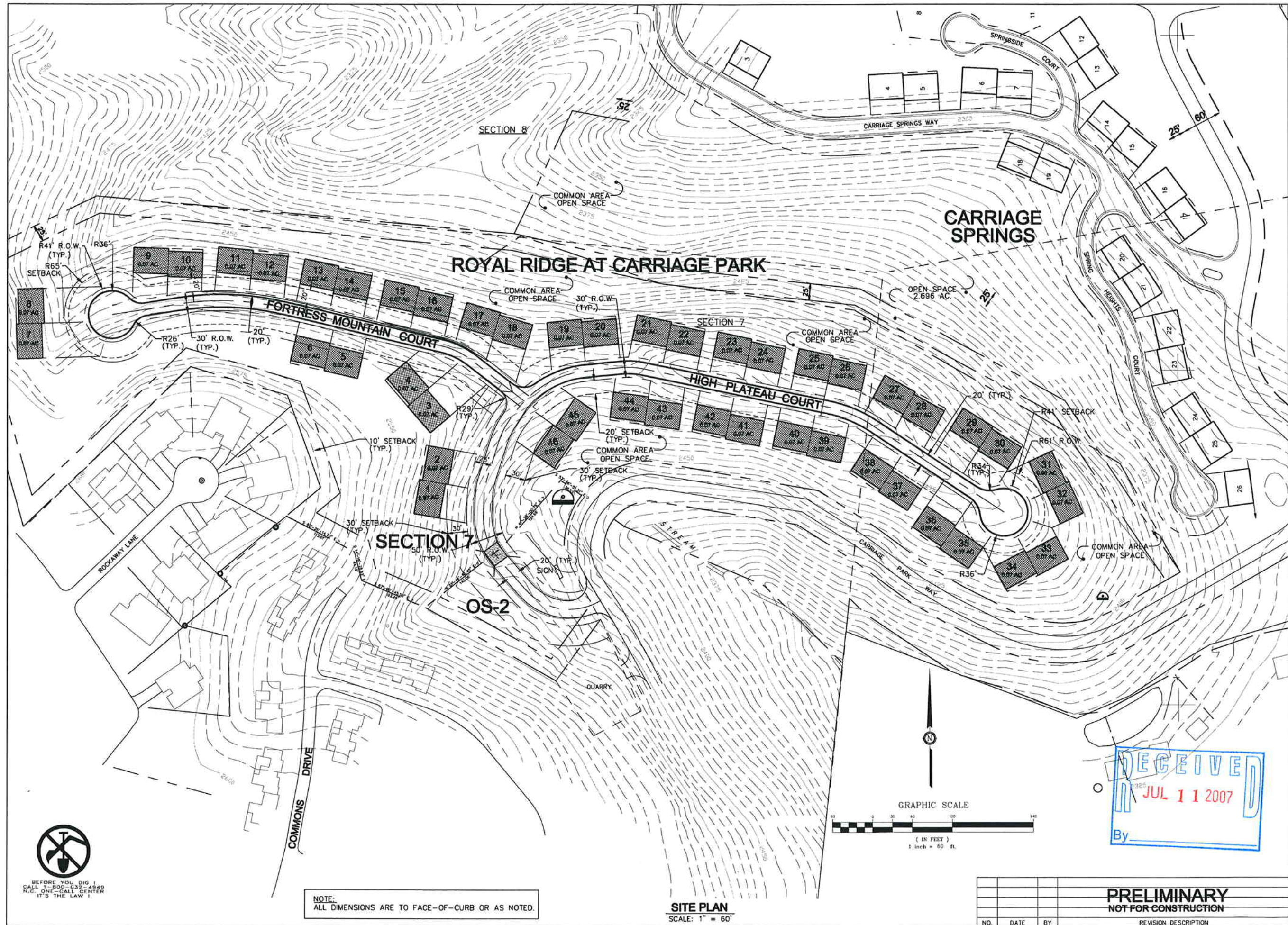
SITE PLAN
SCALE: 1" = 60'



			PRELIMINARY
			NOT FOR CONSTRUCTION
NO.	DATE	BY	REVISION DESCRIPTION



BEFORE YOU DIG
CALL 1-800-832-4949
N.C. ONE-CALL CENTER
IT'S THE LAW



BEFORE YOU DIG
CALL 1-800-632-4549
N.C. ONE-CALL CENTER
IT'S THE LAW!

NOTE:
ALL DIMENSIONS ARE TO FACE-OF-CURB OR AS NOTED.

SITE PLAN
SCALE: 1" = 60'

PRELIMINARY NOT FOR CONSTRUCTION			
NO.	DATE	BY	REVISION DESCRIPTION

McGill
ASSOCIATES
ENGINEERING-PLANNING-FINANCE
55 BROAD STREET
ASHEVILLE, NC
PH: (828) 252-0573

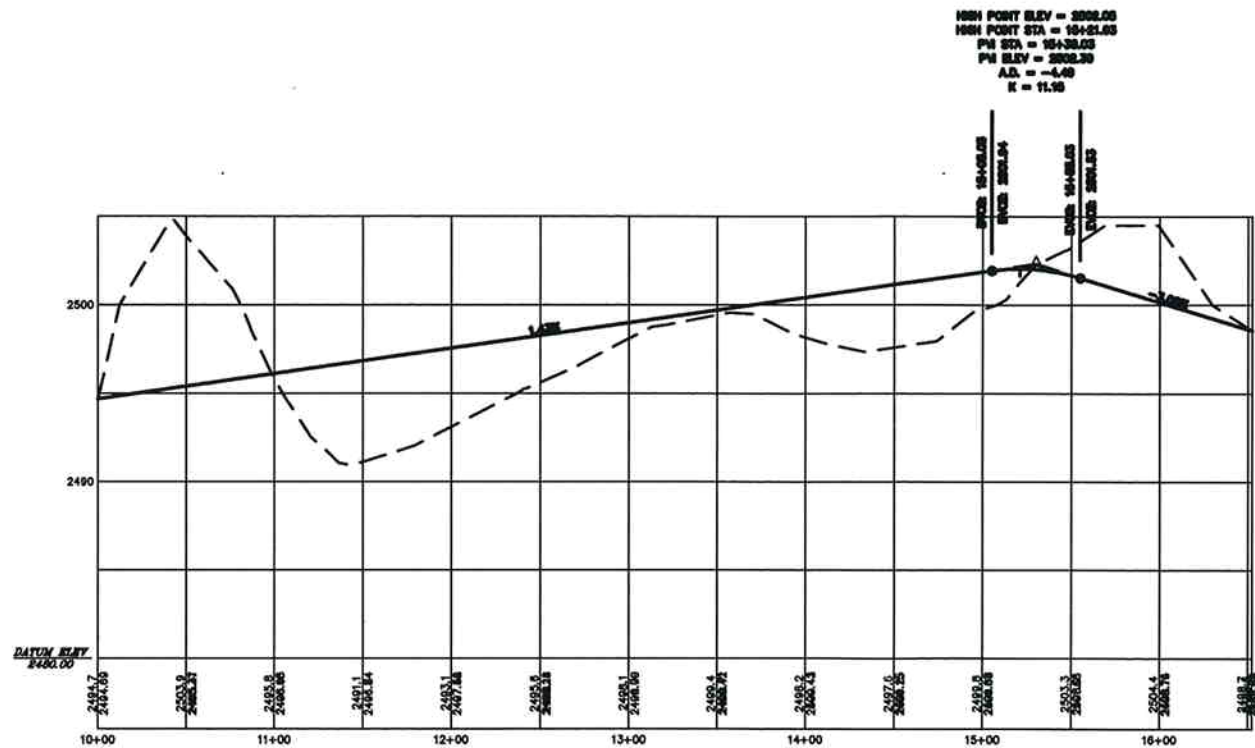


PROPOSED RESIDENTIAL DEVELOPMENT
ROYAL RIDGE AT
CARRIAGE PARK
HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 06145
DATE: JUNE, 2007
SCALE: 1"=60'
DESIGNED BY: NML
CADD BY: NML, LU
DESIGN REVIEW:
CONST. REVIEW:

DETAILED SITE PLAN

SHEET
C2



FORTRESS MOUNTAIN COURT
ROAD PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



NO.	DATE	BY	REVISION DESCRIPTION		

PRELIMINARY
NOT FOR CONSTRUCTION



PROPOSED RESIDENTIAL DEVELOPMENT
ROYAL RIDGE AT
CARRIAGE PARK
HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 06145
DATE: JUNE, 2007
SCALE: AS SHOWN
DESIGNED BY: WML, LJ
CADD BY: WML, LJ
DESIGN REVIEW: _____
CONST. REVIEW: _____

FORTRESS MOUNTAIN
COURT
ROAD PROFILE

SHEET
C4

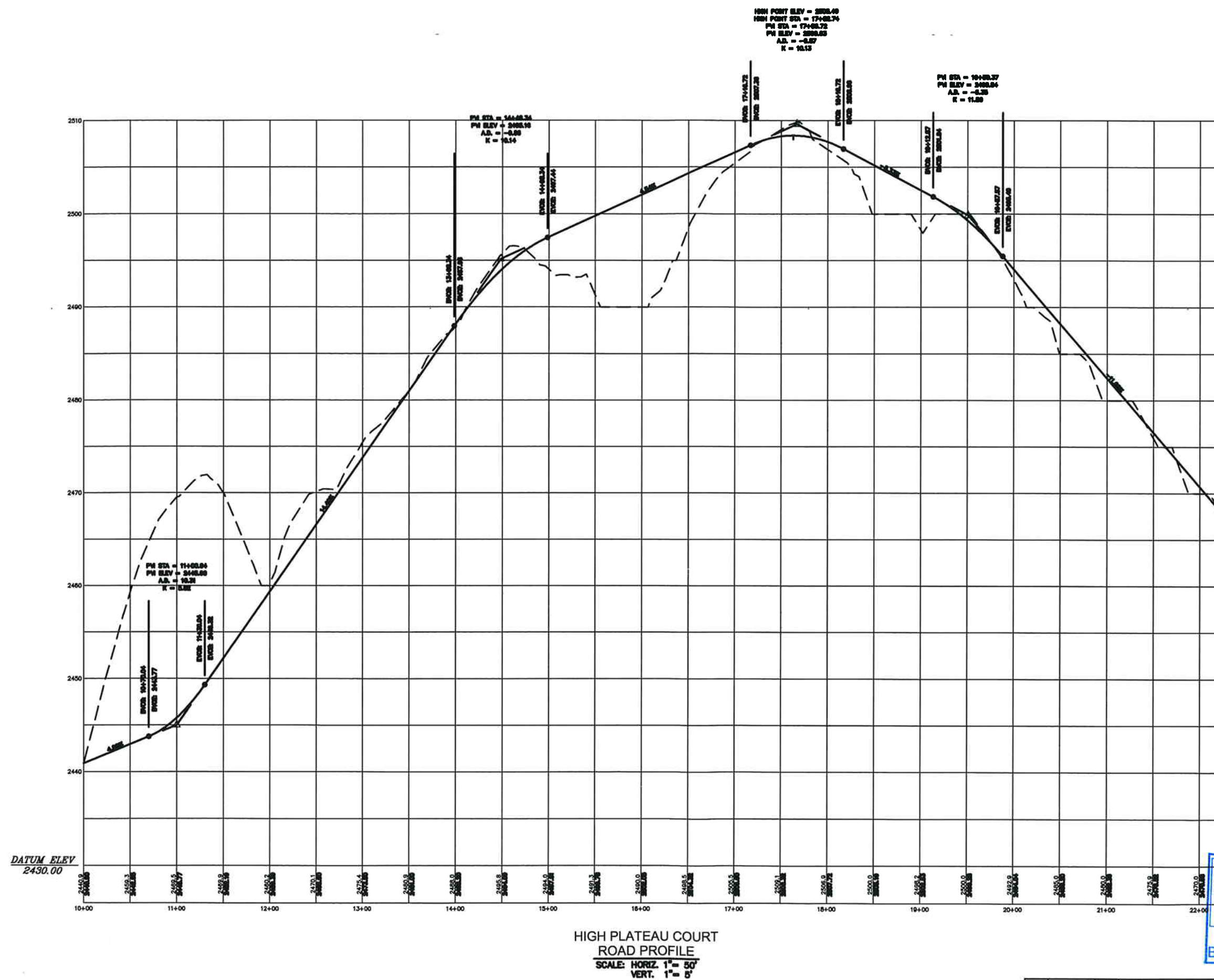


PROPOSED RESIDENTIAL DEVELOPMENT
ROYAL RIDGE AT
CARRIAGE PARK
HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 08145
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DESIGNED BY: WML
CHECKED BY: WML, LJ
CONST. REVIEW:

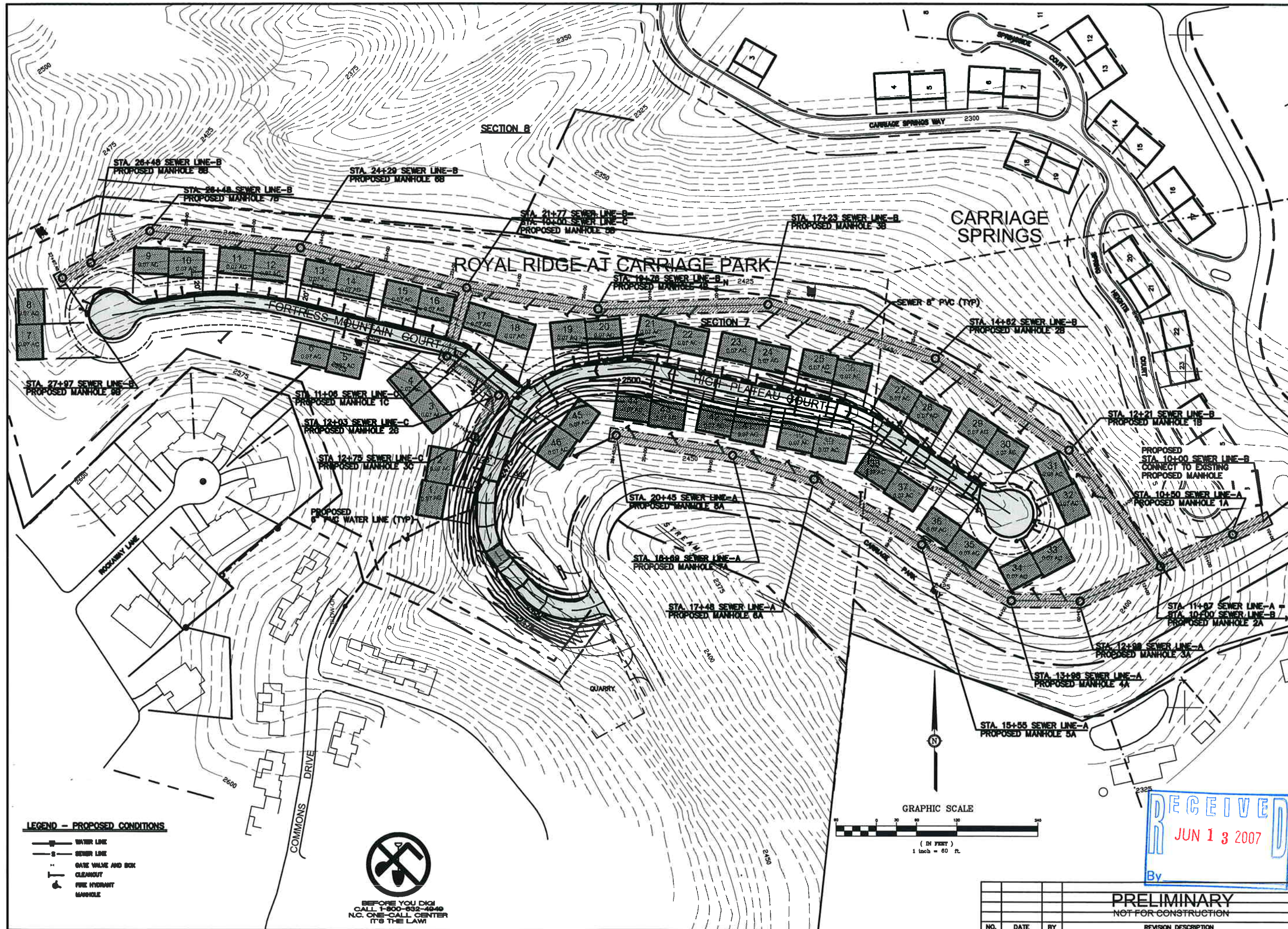
HIGH PLATEAU COURT
ROAD PROFILE

SHEET
C5



NO.			DATE	BY	REVISION DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION





GENERAL NOTES:

REVISION DATE - JANUARY 2, 2007

1. ALL CONSTRUCTION OUTSIDE RIGHTS-OF-WAY SHALL TAKE PLACE WITHIN THE PERMANENT AND TEMPORARY ACCESS EASEMENTS SHOWN.
2. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL SITE, OR AS NOTED.
3. LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE ONLY. EXACT LOCATIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. AT LEAST THREE DAYS PRIOR TO CONSTRUCTION, CONTRACTOR MUST NOTIFY EXISTING UTILITY OWNERS. CALL BEFORE YOU DIG. NORTH CAROLINA ONE CALL (1-800-632-4848).
4. ALL WORK NEAR AND AROUND WATERWAYS MUST CONFORM TO THE RULES OF THE STATE OF NORTH CAROLINA.
5. CONTRACTOR MUST PROVIDE EROSION CONTROL DEVICES TO CONTROL RUNOFF FROM THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR ANY FINES THAT MAY BE LEVIED DUE TO POLLUTION CREATED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY REGULATIONS PERTAINING TO CONSTRUCTION OPERATIONS.
7. WATER LINES SHALL HAVE 3'-0" MINIMUM COVER UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
8. WATER AND SEWER LINES SHALL HAVE A MINIMUM 10' HORIZONTAL SEPARATION OR A MINIMUM 18" VERTICAL SEPARATION WITH THE WATER OVER SEWER, OR BOTH WATER AND SEWER LINES SHALL BE DUCTILE IRON PIPE 10' EITHER SIDE OF THE CROSSING.
9. WATER AND STORM SEWER LINES SHALL HAVE A MINIMUM 12" VERTICAL SEPARATION.
10. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. UNLESS OTHERWISE NOTED, ALL PIPE SHALL BE INSTALLED WITH PUSH-ON JOINTS.
12. LEGAL DESCRIPTIONS FOR PROPOSED EASEMENTS BY OTHERS.
13. SITE TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY SURVEYOR NOTED ON PLANS.
14. CONTRACTOR SHALL NOTIFY THE PROPER LOCAL AUTHORITIES 24 HOURS PRIOR TO ANY ROAD BEING CLOSED FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO LOCAL NEWSPAPER, RADIO STATION, FIRE DEPARTMENT, COUNTY SHERIFF'S DEPARTMENT, AMBULANCE, AND COUNTY EMERGENCY AGENCY. ALL TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER AFTER EXISTING BURIED UTILITIES HAVE BEEN LOCATED AND 24 HOURS PRIOR TO CONSTRUCTION.
16. LOCATIONS SHOWN FOR SANITARY SEWER SERVICES ARE ASSUMED. COORDINATE LOCATIONS OF ALL PROPOSED SEWER SERVICE CONNECTIONS WITH PROPERTY OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED MANHOLE TOP ELEVATIONS AND EXISTING MANHOLE INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL ADJUST ALL PROPOSED SEWER STRUCTURES TO MATCH FINISHED PAVEMENT ELEVATIONS. COSTS OF RAISING STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO OTHER WORK ON THE PROJECT.
18. MANHOLES AND CASTINGS SHALL MEET THE REQUIREMENTS OF OWNER AS WELL AS THE PROJECT SPECIFICATIONS.
19. 4" SANITARY SEWER SERVICE LINES SHALL BE INSTALLED AT 2.0% MINIMUM SLOPE AND SHALL BE DUCTILE IRON IN PAVED AREAS.
20. ALL FENCE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH STANDARD FENCE CONSTRUCTION PRACTICES AT THE CONTRACTOR'S EXPENSE.
21. CONTRACTOR SHALL FIELD LOCATE ALL BURIED TELEPHONE LINE IN CONFLICT WITH THE PROPOSED WATER LINE. WHERE NECESSARY, EXISTING BURIED TELEPHONE LINE SHALL BE TEMPORARILY MOVED DURING CONSTRUCTION OF THE PROPOSED WATER LINE AND RE-LAID AT NO ADDITIONAL COST TO THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION AND SHALL REPAIR ROADS PER REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. NO OPEN CUTS OF EXISTING ROADS SHALL BE ALLOWED EXCEPT WHERE INDICATED ON THE DRAWINGS OR WHERE SPECIFIC PERMISSION IS GRANTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. SAND OR A SIMILAR MATERIAL APPROVED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SHALL BE PLACED ON THE ROAD TO AID IN THE CLEAN UP AFTER CONSTRUCTION. A MINIMUM OF 2" OF SAND SHALL BE PLACED ON THE ROAD PRIOR TO STOCKPILING SPILL MATERIAL ON THE ROAD SURFACE TO FACILITATE CLEANUP.

GENERAL CONSTRUCTION NOTES

1. FINISH GRADE TOLERANCES SHALL BE AS NOTED IN THE SPECIFICATIONS. THE ENGINEER MAY MAKE GRADE CHANGES AS REQUIRED IN THE FIELD WITHOUT EFFECTING THE UNIT BID PRICE FOR UNCLASSIFIED EXCAVATION.
2. UNLESS OTHERWISE STATED, ALL FILL AREAS SHALL BE CONSTRUCTED IN LAYERS OF 6" MAXIMUM THICKNESS, WITH WATER ADDED OR SOIL CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ENGINEER AND COMPACTED WITH A SHEEP'S FOOT ROLLER TO A COMPACTION EQUAL TO OR GREATER THAN 90% (100% IN THE TOP 2' OF THE SUB GRADE BELOW ROADWAYS AND PARKING LOTS) OF THE DENSITY OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH THE STANDARD PROCTOR METHOD OF MOISTURE-DENSITY RELATIONSHIP TEST, ASTM D998 OR AASHTO-99 UNLESS SPECIFIED IN OTHER SPECIFICATIONS.
3. ENTIRE AREA TO BE GRADED SHALL BE CLEARED AND GRUBBED. NO FILL SHALL BE PLACED ON ANY AREA NOT CLEARED AND GRUBBED.
4. ALL SOIL EROSION CONTROL MEASURES REQUIRED BY THE GRADING PLAN SHALL BE PERFORMED PRIOR TO GRADING, CLEARING OR GRUBBING. ALL EROSION CONTROL DEVICES SUCH AS SILT FENCES, ETC., SHALL BE MAINTAINED IN WORKABLE CONDITION FOR THE LIFE OF THE PROJECT AND SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT ONLY ON THE ENGINEER'S APPROVAL. PAYMENT SHALL BE CONSIDERED INCIDENTAL TO CLEARING AND GRUBBING IF DURING THE LIFE OF THE PROJECT, A STORM CAUSES SOIL EROSION WHICH CHANGES FINISH GRADES OR CREATES "GULLIES" AND "WASHED AREAS". THESE SHALL BE REPAIRED AT NO EXTRA COST, AND ALL SILT WASHED OFF OF THE PROJECT SITE ONTO ADJACENT PROPERTY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AT NO EXTRA COST. THE CONTRACTOR SHALL ADHERE TO ANY APPROVED EROSION CONTROL PLANS WHETHER INDICATED IN THE CONSTRUCTION PLANS OR UNDER SEPARATE COVER.
5. DISPOSABLE MATERIAL
 - A. CLEANING AND GRUBBING WASTES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE, UNLESS SPECIFIED OTHERWISE.
 - B. SOLID WASTES TO BE REACHED, SUCH AS SIDEWALKS, CURBS, PAVEMENT, ETC., MAY BE PLACED IN SPECIFIC DISPOSAL AREAS DELINEATED ON THE PLANS OR REMOVED FROM THE SITE AS REQUIRED BY THE SPECIFICATIONS. THIS MATERIAL SHALL HAVE A MINIMUM COVER OF 2'. THE CONTRACTOR SHALL MAINTAIN SPECIFIED COMPACTION REQUIREMENTS IN THESE AREAS. WHEN DISPOSAL AREAS ARE NOT PROVIDED, THE CONTRACTOR SHALL REMOVE THIS WASTE FROM THE SITE AND PROPERLY DISPOSE OF IT AT HIS EXPENSE.
 - C. ABANDONED UTILITIES SUCH AS CULVERTS, WATER PIPE, HYDRANTS, CASTINGS, PIPE APPURTENANCES, UTILITY POLES, ETC., SHALL BE THE PROPERTY OF THE SPECIFIC UTILITY AGENCY, OR COMPANY HAVING JURISDICTION. BEFORE THE CONTRACTOR CAN REMOVE, DESTROY, SALVAGE, REUSE, SELL OR STORE FOR HIS OWN USE ANY ABANDONED UTILITY, HE MUST PRESENT TO THE OWNER WRITTEN PERMISSION FROM THE UTILITY INVOLVED.
 - D. ON SITE BURNING IS AN ACCEPTABLE METHOD OF DISPOSING OF FLAMMABLE WASTES. WHEN BURNING IS ANTICIPATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND MEETING GOVERNING CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR HIS REPRESENTATIVE AS TO THE SPECIFIC LOCATION OF BURNING.

AFTER BURNING IS COMPLETED, PURE ASH MAY BE DEPOSED OF BY MIXING WITH FILL DIRT. ALL MATERIAL NOT TOTALLY BURNED SHALL BE DEPOSED OF AS SPECIFIED IN "B" ABOVE. THE CONTRACTOR SHALL NOT HOLD UP WORK PROGRESS FOR THE PURPOSE OF WAITING FOR A "BURNING DAY".
6. IN THE EVENT EXCESSIVE GROUNDWATER OR SPRINGS ARE ENCOUNTERED WITHIN THE LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL NECESSARY UNDER DRAINS AND STONE AS DIRECTED BY THE ENGINEER. ALL WORK SHALL BE PAID BASED UPON UNIT BIDS, UNLESS SPECIFIED OTHERWISE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSORIES WHETHER HE PERFORMS THE WORK OR A UTILITY COMPANY PERFORMS THE WORK.
8. THE CONTRACTOR SHALL CONTROL ALL "DUST" BY PERIODIC WATERING AND SHALL PROVIDE ACCESS AT ALL TIMES FOR PROPERTY OWNERS WITHIN THE PROJECT AREA AND FOR EMERGENCY VEHICLES. ALL OPEN DITCHES AND HAZARDOUS AREAS SHALL BE CLEARLY MARKED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. ALL AREAS WHERE THERE IS EXPOSED DIRT SHALL BE SEEDED, FERTILIZED AND MULCHED ACCORDING TO THE SPECIFICATIONS. THE FINISHED SURFACE SHALL BE TO GRADE AND SMOOTH, FREE OF ALL ROCKS LARGER THAN 3". EQUIPMENT TRACKS, DIRT CLOUDS, BUMPS, RIDGES AND GULLIES PRIOR TO SEEDING. THE SURFACE SHALL BE LOOSENEED TO A DEPTH OF 3'-6" TO ACCEPT SEED. THE CONTRACTOR SHALL NOT PROCEED WITH SEEDING OPERATIONS WITHOUT FIRST OBTAINING THE ENGINEER'S APPROVAL OF THE GRADED SURFACE. ALL SEEDING SHALL BE PERFORMED BY A MECHANICAL "HYDRO-SEEDER". HAND SEEDING SHALL BE AUTHORIZED ON AN AREA BY AREA APPROVAL BY THE ENGINEER.
10. WHERE SPECIFIED, STORM DRAIN PIPE SHALL BE CORRUGATED METAL PIPE (CMP) CONFORMING TO AASHTO M-36, WITH ROLLERED ENDS TO ACCOMMODATE CORRUGATED COUPLING BANDS. 18" PIPE SHALL BE 16 GAUGE, 24" AND 30" PIPE SHALL BE 14 GAUGE AND 36" PIPE AND OVER SHALL BE 12 GAUGE AS SPECIFIED ON THE PLANS. PIPE AND COUPLING BANDS SHALL CONFORM TO MCDOT 1032-3 FOR PLAIN PIPE OR 1032-4 (A) FOR STRAINLESS COATED AND PARTIALLY PAVED PIPE. COUPLING BANDS SHALL NOT BE USED.

WHERE SPECIFIED, ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH WALL INTERIOR, WITH WATER TIGHT JOINTS, BACKFILLED WITH 1/2" OF WASHED STONE, UP TO MIN. 6" OVER THE TOP OF THE PIPE. HDPE PIPE USED FOR STORM DRAINAGE DETENTION SYSTEMS SHALL BE "HAWCON BLUE SEAL" OR APPROVED EQUAL.
11. CONTRACTOR SHALL VERIFY ALL ELEVATIONS BEFORE INSTALLATION OF FACILITIES.
12. CATCH BASINS CAST-IN-PLACE SHALL CONFORM TO THE REQUIREMENTS OF MCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES (LATEST EDITION) ARTICLES 840-1 THROUGH 840-3. CURB INLET CATCH BASIN SHALL CONFORM TO MCDOT STANDARD DETAILS 840.02 THROUGH 840.04. DROP INLETS SHALL CONFORM TO STANDARD DETAIL 840.14. JUNCTION BOXES SHALL CONFORM TO STANDARD DETAIL 840.31.
13. CURB INLET FRAME, GRATE AND HOOD SHALL BE NEEDHAM R-32333, PRODUCTS BY DENNEY BROS. U.S. FOUNDRY OR EQUAL. DROP INLET FRAME AND GRATE SHALL BE NEEDHAM R-3333A OR EQUAL. FIELD INLET COVER SHALL CONFORM TO MCDOT STANDARD DETAIL 840.04, OPENING FACING UPSTREAM.
14. CONCRETE AND MASONRY SHALL MEET THE REQUIREMENTS OF APPROPRIATE SECTION OF MCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES (LATEST EDITION). CONCRETE SHALL BE CLASS A OR B, 4000 PSI MINIMUM, MEETING THE REQUIREMENTS OF SECTION 1000, CONSTRUCTED IN ACCORDANCE WITH SECTION 825. MASONRY SHALL MEET THE REQUIREMENTS OF SECTION 1040, CONSTRUCTED IN ACCORDANCE WITH SECTION 830 AND/OR 834.
15. TOPS OF PROPOSED FRAMES AND GRATES SHALL BE FLUSH WITH FINISHED GRADE.
16. TIDBALL PRE CAST CONCRETE BONES ARE ACCEPTABLE ALTERNATIVES FOR PROPOSED CATCH BASINS.

NPDES STORMWATER PHASE II
REQUIREMENTS FOR CONSTRUCTION SITES

FEDERAL NPDES STORMWATER PHASE II REQUIREMENTS SHALL BE MET BY THE CONTRACTOR FOR ALL CONSTRUCTION SITES LARGER THAN 1 ACRE EFFECTIVE MARCH 10, 2003. THESE REQUIREMENTS ARE SUMMARIZED AS FOLLOWS:

1. - IMPLEMENT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND KEEP A COPY OF THE PLAN ON SITE. DEVIATION FROM THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN WILL BE CONSIDERED A VIOLATION OF THE FEDERAL NPDES GENERAL PERMIT.
2. - PREVENT SPILLING OF FUELS, LUBRICANTS, COOLANTS, HYDRAULIC FLUIDS, AND ANY OTHER PETROLEUM PRODUCTS ONTO THE GROUND OR INTO SURFACE WATERS. DISPOSE OF SPENT FUELS APPROPRIATELY.
3. - USE HERBICIDES, PESTICIDES, AND FERTILIZER IN A MANNER CONSISTENT WITH THE FEDERAL INSECTICIDE, FUNGICIDE AND RODENTICIDE ACT AND IN ACCORDANCE WITH LABEL RESTRICTIONS.
4. - CONTROL MANAGEMENT AND DISPOSAL OF LITTER AND SANITARY WASTE FROM THE SITE SO THAT NO ADVERSE IMPACTS TO WATER QUALITY OCCUR.
5. - INSPECT ALL EROSION AND SEDIMENTATION CONTROL FACILITIES EVERY SEVEN CALENDAR DAYS (TWICE IN SEVEN CALENDAR DAYS FOR STORMWATER DISCHARGES TO STREAMS ON THE LATEST EPA-APPROVED 303(d) LIST) AND WITHIN 24 HOURS OF ANY STORM EVENT OF MORE THAN 0.5 INCH OF RAIN IN A 24-HOUR PERIOD. MAINTAIN A RAIN GAUGE ON SITE AND KEEP A RECORD OF THE RAINFALL AMOUNTS AND DATES.
6. - OBSERVE STORMWATER RUNOFF DISCHARGES AND LOOK FOR CLARITY, FLOATING SOLIDS, SUSPENDED OILS, OIL SHEEN AND OTHER OBVIOUS INDICATORS OF POLLUTION AND EVALUATE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES. IF SEDIMENTATION IS LEAVING THE DISTURBED AREA, TAKE IMMEDIATE ACTION TO CONTROL THE DISCHARGE.
7. - KEEP A RECORD OF INSPECTIONS. RECORD ANY VISIBLE SEDIMENTATION FOUND OUTSIDE THE DISTURBED LIMIT AND RECORD MEASURES TAKEN TO CLEAN UP THE SEDIMENT. MAKE THESE RECORDS AVAILABLE TO THE DIVISION OF WATER QUALITY OR ITS AUTHORIZED AGENT UPON REQUEST.
8. - MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES TO KEEP THEM OPERATING AT OPTIMUM EFFICIENCY.

CONTACT THE ENGINEER FOR A COPY OF THE GENERAL PERMIT TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

VIOLATIONS OF THE NPDES STORMWATER RULES CONSTITUTE A VIOLATION OF THE FEDERAL CLEAN WATER ACT AND ARE SUBJECT TO CIVIL PENALTIES OF UP TO \$27,000 PER DAY. UNDER STATE LAW, A DAILY CIVIL PENALTY OF \$10,000 PER VIOLATION CAN BE ASSESSED FOR VIOLATION OF TERMS OF THE PERMIT.

NORTH CAROLINA LAND QUALITY SECTION
EROSION CONTROL NOTES

GENERAL: ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY SECTION. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

1. - OBTAIN GRADING PERMIT
2. - INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY SECTION.

NOTE: ALL UTILITY INSTALLATION WITHIN 20' OF A RIVER OR STREAM BANK SHALL BE INSTALLED PER STREAM BANK PROTECTION DETAIL. SEEDING AND MULCHING SHALL BE COMPLETED DAILY IN AREAS NOTED AS STREAM PROTECTION AREAS. SILT FENCE IN THESE AREAS SHALL NOT BE INSTALLED CLOSER THAN 1' FROM CREEK BANK UNLESS FIELD CONDITIONS PRESENT SUFFICIENT CLEARANCE. ALL SILT FENCES SHALL BE INSPECTED AND CLEANED AS NOTED AFTER EACH RAIN.
3. - OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY SECTION.
4. - PROCEED WITH GRADING, CLEARING AND GRUBBING. NOTE: NO OFF SITE DISPOSAL OF MATERIAL IS ALLOWED UNLESS THE DISPOSAL SITE HAS AN APPROVED EROSION CONTROL PLAN.
5. - ALL TEMPORARY STREAM AND CREEK CROSSINGS FOR EQUIPMENT DURING CONSTRUCTION SHALL BE MADE USING TEMPORARY BRIDGES. NO STREAMBANK OR STREAMBED DISTURBANCE SHALL BE ALLOWED FOR EQUIPMENT CROSSINGS.
6. - SEED AND MULCH DENuded AREA WITHIN 15 DAYS AFTER FINISHED GRADE ARE ESTABLISHED. SEED AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE:

LINE	4,000 LBS
FERTILIZER (10-10-10)	1,000 LBS
KY-31 FESCUE	100 LBS
STRAW MULCH	60-80 BALES

FOR SUMMER SEEDING ADD TO THE ABOVE:

GERMAN MILLET	10 LBS
SUDAN GRASS	15 LBS

FOR WINTER SEEDING ADD TO THE ABOVE:

RYE GRASS	15 LBS
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FOR ALL SLOPES 2:1 OR STEEPER ADD TO THE ABOVE:

SERICEA LESPEDEZA	40 LBS
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ALL STRAW MULCH ON SLOPES MUST BE TACKED PROPERLY. MATTING MAY BE SUBSTITUTED ON SLOPES WITH APPROVAL OF THE ENGINEER.

ALL SEEDING SHALL BE MAINTAINED, WATERED ETC., UNTIL A PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED OVER ALL DISTURBED AREAS.

NATIVE PLANT SEEDING MIX FOR STREAM OR RIVERBANK STABILIZATION

SEEDING FOR STREAM OR RIVERBANK STABILIZATION SHALL BE A MIXTURE OF NATIVE GRASSES, PLANTS AND TREES. NATIVE PLANT MIX SHALL INCLUDE THE FOLLOWING:

GRASSES - BIG BLUESTEM, INDIAN GRASS, LITTLE BLUESTEM, SWITCHGRASS
AUGUST 31ST TO MAY 1ST - GREEDRYE
MAY 1ST TO AUGUST 31ST - MILLET

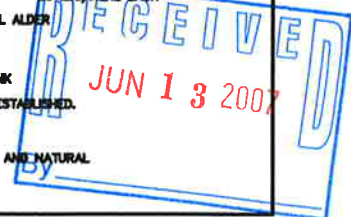
5 LBS/ACRE EACH
25 LBS/ACRE EACH
15 LBS/ACRE EACH

TREES - SILKY DOGWOOD (CORNUS AMOMUM), SILKY WILLOW (SALIX SERICEA), HAZEL ALDER (ALNUS SERRULATA) AND ELDERBERRY (SAMBUCUS CANADENSIS)

NATIVE PLANT MIX VARIATIONS SHALL BE APPROVED BY ENGINEER.

NOTE: NO FERTILIZER SHALL BE USED WITHIN 10' OF TOP OF STREAM OR RIVER BANK

7. - MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. - REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.
9. - REQUEST FINAL APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY SECTION.



NO.	DATE	BY			REVISION DESCRIPTION

PRELIMINARY
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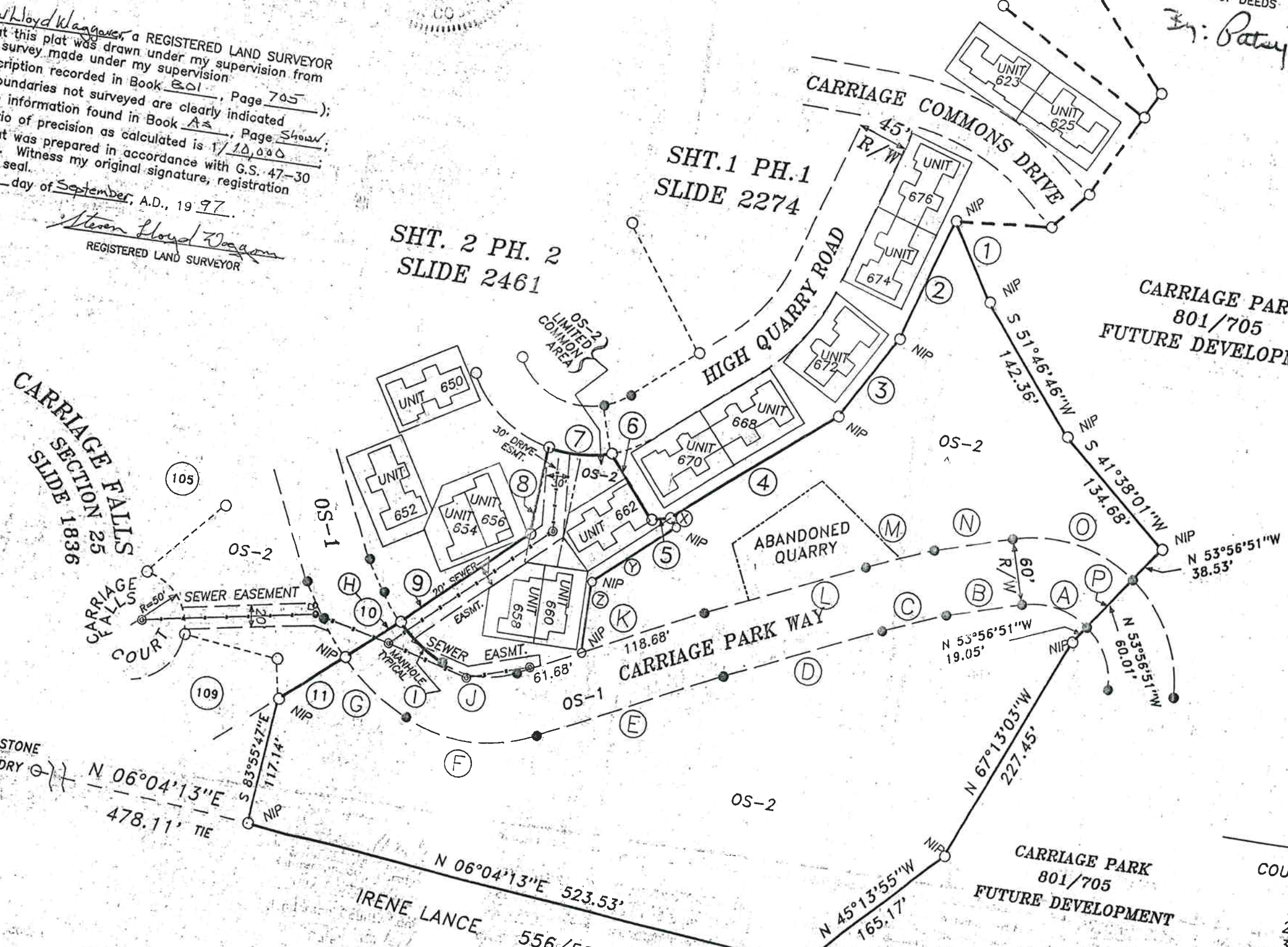
HENDERSON COUNTY
 I, Elissa G. Waggoner, a NOTARY PUBLIC in and for the County of HENDERSON and the State of North Carolina, certify that, Steven Lloyd Waggoner, a REGISTERED LAND SURVEYOR, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp, this 10th day of September, 1997.
Elissa G. Waggoner
 My commission expires June 9, 2002

Slide 2516

I, Steven Lloyd Waggoner, a REGISTERED LAND SURVEYOR, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 801, Page 705); that the boundaries not surveyed are clearly indicated drawn from information found in Book A-2, Page SHOW; that the ratio of precision as calculated is 1/10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal, this 10th day of September, A.D., 1997.
Steven Lloyd Waggoner
 REGISTERED LAND SURVEYOR

Filed for registration on the 11 day of Sept, 1997 at 10:30 A.M. and recorded on Slide 2516
Media Whitlock Males
 REGISTER OF DEEDS
By: Patsy B. Higgins asst

Attachment 17
CARRIAGE PARK DEVELOPMENT
CARRIAGE PARK DEVELOPMENT
HENDERSON
HENDERSON
NORTH
SCALE
SEPTEMBER



CALLS ALONG OS-2 LIMITED COMMON AREA

POINT	BEARING	DISTANCE
X	N 49°40'18"E	10.00'
Y	S 40°19'42"E	92.09'
Z	S 89°46'28"E	65.31'

BOUNDARY CALLS FOR SHEET 3 PHASE 2

COURSE	BEARING	DISTANCE
1	S 59°30'28"W	80.81'
2	S 72°22'01"E	
3		

Below are the notice requirements for SP-93-13 (as amended) for Carriage Park.

Condition - 19A, continued

- (e) Notification Requirements. At the time of submission of plans for any development parcel, the Applicant shall provide a list of names and mailing addresses of any property owners, whose property lies outside the perimeter of the outer boundary of the development but within 100 feet of the parcel. The County shall notify by first class mail, the time and date of the public meeting at which such application shall first be reviewed. Such notices shall be mailed at least ten (10) days prior to such meeting and costs for mailing may be assessed to the Applicant. Notices shall also be sent to any operating homeowner's associations within the Carriage Park PUD who may have a direct interest in such new development parcel review application.
- (d) Notice of Amendments. For all amendments requiring review by the Planning Board or the Board of Commissioners, the Applicant must, at least ten (10) days prior to the hearing at which the amendment will be reviewed, provide notice of the amendment to the Carriage Park Homeowners' Association through the Secretary of the Association and post the notice on the bulletin board outside the Carriage Park gatehouse for at least ten (10) days prior to the hearing. Said notice must state the amendment requested, the location of the area affected by the amendment, and the time, date and place where the amendment will be considered."