

## REQUEST FOR BOARD ACTION

### HENDERSON COUNTY PLANNING BOARD

**Meeting Date:** Thursday, November 20, 2008

**Subject:** Northwoods (File # 2006-M35) Development Plan Extension

**Attachments:**

1. Letter Requesting Extension
2. Northwoods Development Plan (File #2006-M35)
3. Revised Master and Development Plan for Northwoods Subdivision (Section 200A-310 (Development Plans))

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

On August 15, 2006, the Planning Board approved the Master Plan and Development Plan for the proposed Northwoods major subdivision subject to the completion of conditions that were imposed during the Planning Board meeting. Per Section 200A-310 of the Land Development Code, Development Plan approval is valid for two years, however the approving agency may, for just cause, grant up to two (2) one-year extensions for development plan approval. On October 2, 2008, Mr. Barry Collins, agent on behalf of Northwoods Subdivision, submitted a letter requesting a one year extension of the Development Plan for Northwoods (See attached letter). As part of the request for extension, the agent has submitted a revised Master and Development Plan showing the road, Northwoods Trail, as a private road. The Planning Board originally approved Northwoods Trail as a public road. Although, the road is denoted as private, it still appears to meet public road standards. The revised Master and Development Plan for Northwoods major subdivision appear to meet all applicable requirements of the Land Development Code.

#### **PLANNING BOARD ACTION REQUESTED:**

Action by the Planning Board is needed to either grant or deny the extension and approve the revised master and development plan as submitted. Such actions should be made with consideration to the Land Development Code.

#### **Suggested Motion:**

I move that the Planning Board approve a one-year Development Plan extension for Northwoods through August 15, 2009 and approve the revised master and development plan as submitted.

RECEIVED  
OCT 13 2008

Barry Collins Land Surveyor  
135 Artie Drive  
Pickens, SC 29671

Phone: (828) 891-4505

To: Henderson County Planning Commission

From: Barry Collins

Date: October 3, 2008

Re: Northwoods Subdivision

I am requesting a one year extension of the approved plan for Northwoods Subdivision Phase 2. All required construction is complete. I have submitted all required maps to the planner.

Thank You,



Barry Collins  
Agent for Northwoods Subdivision

OCT 13 2008

TO: NCGS RCK 37  
185635.822M  
303565.988M  
S.F. 0.9998750  
NAD 83

DEED NORTH 582/603  
+01°49'25" TO GRID

STATE OF NORTH CAROLINA  
HENDERSON COUNTY  
BLUE RIDGE TOWNSHIP  
COMBINED MASTER &  
DEVELOPMENT PLAN  
FOR  
NORTHWOODS SUBDIVISION  
PHASE II  
PHASE II LOTS 9-28  
13.06 ACRES  
9-25-2006

TAX MAP 9890-67-9356  
DATE 9-25-2006  
JOB NUMBER N0226 PHASE II  
1/2" REBAR SET AT LOT CORNERS  
1/2" OF CREEK ARE UNMARKED POINTS

WATER SYSTEM - PUBLIC  
SEWER SYSTEM - INDIVIDUAL  
1290' +/- LENGTH OF PUBLIC ROAD.

MAXIMUM LOT PHASE II  
34520.20 SQ. FT.  
MINIMUM LOT PHASE II  
21636.60 SQ. FT.

OWNER: CATHERINE BLACK  
311 N. ELMER AVE.  
GRIFFITH, INDIANA 46319  
AGENT: BARRY COLLINS  
135 ARTIE DRIVE  
PICKENS, SC 29671

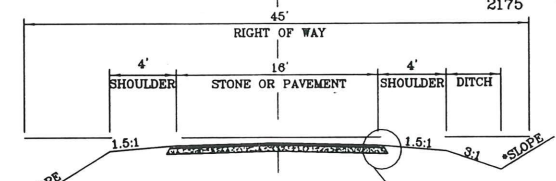
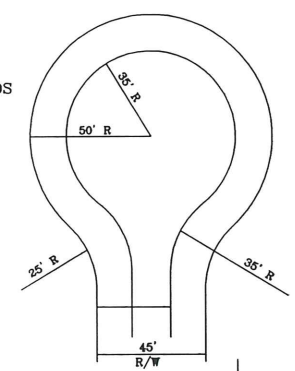
PREPARED BY:  
BARRY L. COLLINS NCPLS 3018  
135 ARTIE DRIVE  
PICKENS, S.C. 29671  
(828) 891-4505

NOTES:  
THE WATER COURSE SHOWN IS A PERENNIAL STREAM.  
A MINIMUM 30' SETBACK FOR BUILDINGS AND OTHER  
STRUCTURES IS REQUIRED ALONG SAID STREAM.  
THERE IS A 50' BUFFER ZONE ALONG SAID STREAM.  
THERE WILL BE A 20' UTILITIES EASEMENT ALONG  
SIDE LOT LINES (10' EACH SIDE).  
DRIVEWAY EASEMENTS WILL BE MAINTAINED BY  
THE HOME OWNERS USING THEM.  
ZONING IS R2MH  
FRONT SETBACK 15' FROM R.O.W.  
SIDE 10'  
REAR 10'  
THIS PROPERTY IS SUBJECT TO ANY R/W, EASEMENTS,  
OR RESTRICTIONS OF RECORD.  
THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY  
BE DISCLOSED BY A TITLE EXAMINATION...  
THIS SURVEY CREATES A SUBDIVISION OF  
LAND WITHIN THE AREA OF A COUNTY OR  
MUNICIPALITY THAT HAS AN ORDINANCE  
THAT REGULATES PARCELS OF LAND.

BOUNDARY INFORMATION IS TAKEN FROM 2002 SURVEY.  
ALL LOTS ARE WITHIN 1000' OF EXISTING FIRE HYDRANTS.

SPURGEON CLARK HEIRS  
174/146

SUBDIVISION PRIVATE LOCAL ROAD STANDARDS  
5 TO 49 LOTS SERVED  
45' R.O.W.  
CUL DE SAC 50' RADIUS  
VERTICAL CURVE SIGHT DISTANCE 110'  
1/2" CURVE RADIUS 90'  
MAXIMUM GRADE:  
STONE 15%  
PAVED 18%  
MINIMUM TRAVELWAY 16' TWO-WAY ROAD  
SHOULDER WIDTH 4' TWO-WAY ROAD  
STONE BASE (ABC) COMPACTED 6"  
ASPHALT 1 1/2" OF S-9B OR BST  
CUT AND FILL SLOPE 1.5:1  
DITCH SLOPE 3:1  
VERTICAL CLEARANCE 13.5'



SUBDIVISION LOCAL  
PRIVATE ROAD

Special Note:  
This subdivision lies within 1/2 mile  
of land in a Farmland Preservation  
District.

THIS PROPERTY IS OUTSIDE THE 100' BUILDING  
SETBACK FROM A FARMLAND PRESERVATION DISTRICT.

STONE BASE(ABC) COMPACTED 6"  
ASPHALT 1 1/2 OF S-9.5B OR BST

* TERRAIN	MAX. SLOPE
LEVEL	2:1
ROLLING	2:1
HILLY	1 1/2:1

