

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: Thursday, May 21, 2009

Subject: Preserve at Pinnacle Mountain Development Plan Extension

Attachments:

1. Letter Requesting Extension
2. Development Plan

SUMMARY OF REQUEST:

On July 20, 2007, the Planning Board approved the Preserve at Pinnacle Mountain Combined Master and Development Plan subject to the completion of conditions imposed during the Planning Board meeting. Per Section 200A-310 of the Land Development Code, Development Plan approval is valid for two (2) years; however, the approving agency may, for just cause, grant up to two (2) one-year extensions for development plan approval. On April 29, 2009, Mr. Richard R. Fritts, property owner, submitted a letter requesting a one-year extension of the Development Plan for Preserve at Pinnacle Mountain (See Attachment 1). As indicated in the letter, Mr. Fritts intends to phase the development but will submit a formal request with associated revised Master and Development Plan for consideration at a later date.

PLANNING BOARD ACTION REQUESTED:

The Planning Board may grant or deny the extension request.

Suggested Motion:

I move that the Planning Board grant a one-year Development Plan extension for Preserve at Pinnacle Mountain, extending approval through July 20, 2010.



April 29, 2009

Matt Cable
Henderson County Planning Dept.

Fax (865) 697-4533

Re: Extension on the Preserve at Pinnacle Subdivision Request

Dear Matt,

Thank you for your time regarding this project. Per our conversation I am requesting the 1 year extension on this project. Also as we discussed, I would also like to request the project be approved as Phase 1 on the bottom lots and Phase 2 on the top lots. I have asked Scott Roach at Odom Hollifield Engineering to re-do the master Plat to show this and he was going to call you to find out exactly what you needed for the commissioner's meeting. Unfortunately, he couldn't get this before May 1 deadline, but can get this to you before June 1.

Again, thank you for your help and feel free to call me at (865) 675-0000 or (865) 705-4718 cell or Michael Witt my partner at (828) 674-8131 with any questions.

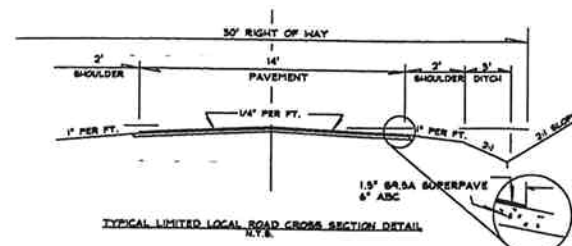
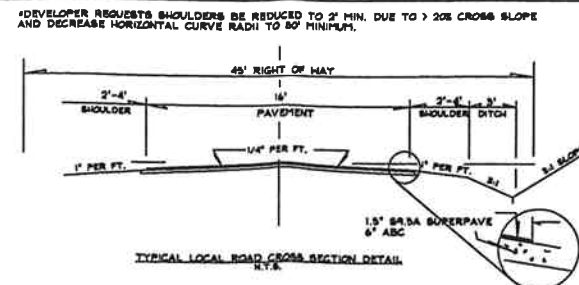
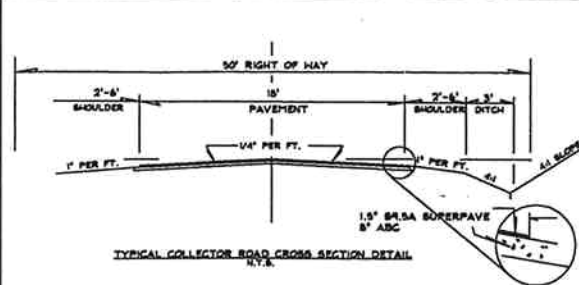
Richard Fritts

LINE	LENGTH	BEARING
1	14.28	S88°20'57"W
2	8.50	S88°24'30"W
3	24.01	S88°18'30"W
4	8.30	S88°17'43"W
5	30.07	S88°17'43"W
6	22.34	S88°28'30"W
7	13.08	S87°27'38"W
8	19.10	S46°30'20"W
9	28.43	S38°22'40"E
10	4.81	S23°11'04"E
11	21.33	S04°08'38"E
12	44.38	S30°11'16"E
13	25.49	N18°12'37"W
14	38.44	N12°18'14"E
15	31.47	N03°11'04"E
16	28.43	S88°17'43"W
17	11.53	S88°20'57"W
18	4.13	S40°24'37"W

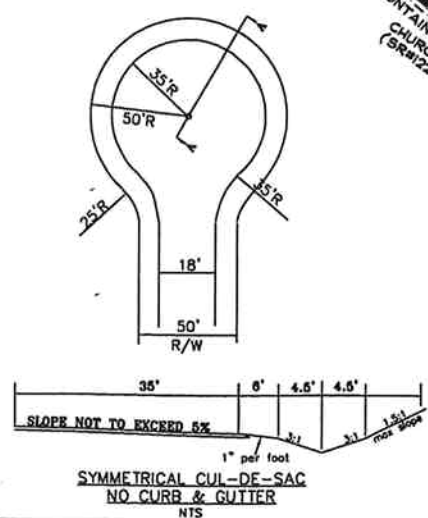
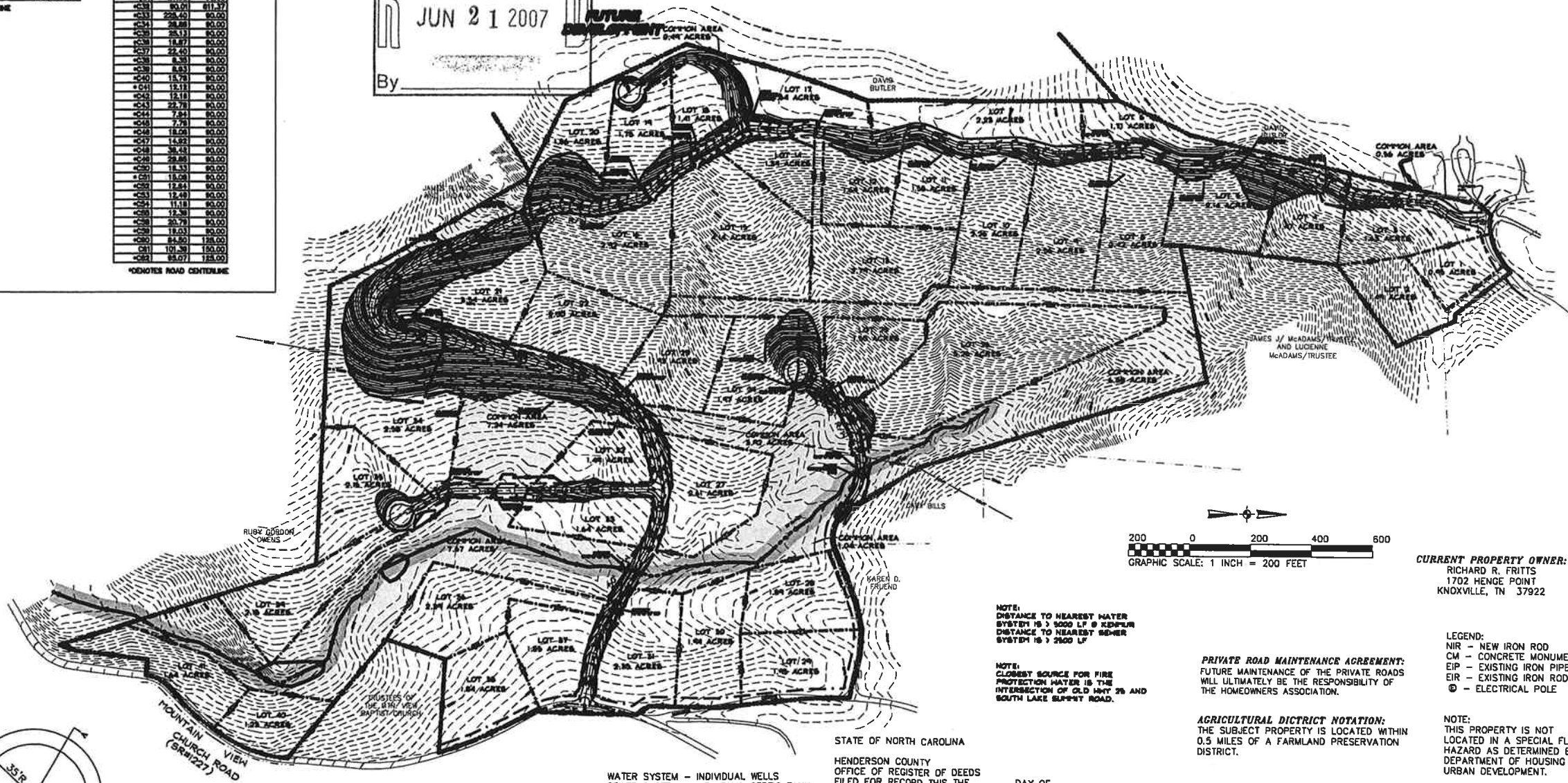
*DENOTES ROAD CENTERLINE

CURVE	LENGTH	RADIUS
C1	40.10	104.88
C2	107.81	104.88
C3	250.27	113.88
C4	153.34	813.88
C5	88.13	122.78
C6	54.79	100.00
C7	50.22	80.00
C8	38.71	100.00
C9	138.82	830.87
C10	88.84	100.00
C11	28.56	100.00
C12	17.57	100.00
C13	17.71	100.00
C14	38.82	100.00
C15	32.08	100.00
C16	30.40	100.00
C17	40.38	100.00
C18	58.43	100.00
C19	30.81	100.00
C20	8.01	100.00
C21	58.38	100.00
C22	28.33	100.00
C23	21.84	100.00
C24	25.12	100.00
C25	15.12	100.00
C26	8.53	80.00
C27	22.40	80.00
C28	8.30	80.00
C29	8.53	80.00
C30	15.79	80.00
C31	12.12	80.00
C32	12.12	80.00
C33	7.84	80.00
C34	7.79	80.00
C35	18.06	80.00
C36	14.92	80.00
C37	12.84	80.00
C38	28.88	80.00
C39	18.33	80.00
C40	18.08	80.00
C41	12.84	80.00
C42	12.88	80.00
C43	11.18	80.00
C44	12.38	80.00
C45	20.79	80.00
C46	18.03	80.00
C47	24.80	128.00
C48	101.38	150.00
C49	89.07	128.00

*DENOTES ROAD CENTERLINE



RECEIVED
JUN 21 2007
By



SITE DATA:
1 - TOTAL NUMBER OF LOTS: 41
2 - TOTAL ACREAGE IN TRACT = 114.96 AC
3 - MINIMUM LOT SIZE - 41,382 SQ.FT.
4 - MAXIMUM LOT SIZE - 229,126 SQ.FT.
5 - TOTAL LINEAR FEET IN NEW PRIVATE STREETS - +/- 8037'
PRESERVATION VIEW LANE (LIMITED LOCAL) - +/- 592'
CORYDALIS LANE (LOCAL) - +/- 629'
PRESERVATION FALLS COURT (LOCAL) - +/- 902'
PRESERVATION DRIVE (COLLECTOR) +/- 5914'
6 - ACREAGE IN PARKS, OPEN SPACE, ETC... +/- 22.50 AC

STATE OF NORTH CAROLINA
HENDERSON COUNTY
OFFICE OF REGISTER OF DEEDS
FILED FOR RECORD THIS THE ____ DAY OF ____ 20__ AT ____ O'CLOCK ____ M
AND DULY REGISTERED IN SAID OFFICE
SLIDE ____
REGISTER OF DEEDS

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, G.S. 47-30(F)(11)(A)

NOTE:
THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

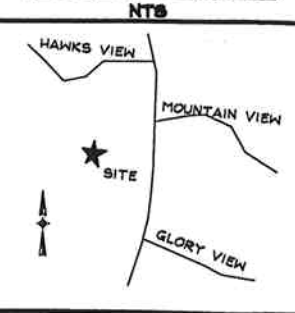
NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.

NOTE:
HATCHED AREAS = GREENSPACE/OPEN AREA

TAX PARCELS:
9575483880
9575473399
9575563964

COMBINED MASTER/DEVELOPMENT PLAN FOR THE PRESERVE AT PINNACLE
GREEN RIVER TWP., HENDERSON CO., NO. CAR.
LEGAL REFERENCE: SLIDE 3182A, 3182B, DB. 1299/429
MAY 16, 2007
BUTLER ASSOCIATES
10 MAPLE STREET
TRYON, NC 28782
828-859-5390

VICINITY MAP



GENERAL NOTES

- LEGEND:**
- PROP. WATERLINE
 - PROP. SEWER LINE
 - PROP. STORM WATER
 - PROP. PROPERTY LINE
 - PROP. GAS LINE
 - PROP. FORCE MAIN
 - PROP. CATCH BASIN
 - PROP. MAJOR CONTOUR
 - PROP. MINOR CONTOUR
 - PROP. INLET PROTECTION
 - EXIST. WATERLINE
 - EXIST. SEWER LINE
 - EXIST. STORM WATER
 - EXIST. PROPERTY LINE
 - EXIST. GAS LINE
 - EXIST. FORCE MAIN
 - EXIST. CATCH BASIN
 - DENODED LIMITS
 - EXIST. MAJOR CONTOUR
 - EXIST. MINOR CONTOUR
 - EXIST. PHONE LINE

JOB NUMBER:
07027

DATE
BY

DESCRIPTION

REV

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.



COMBINED MASTER/DEVELOPMENT PLAN FOR
PRESERVE AT PINNACLE MOUNTAIN
GREEN RIVER TOWNSHIP
HENDERSON COUNTY, NC

10
BUTLER ASSOCIATES
152 East Main Street
Forest City, N.C. 28043
828-247-4995

SCALE: 1" = 200'
DATE: 05-07-07
DRAWN BY: JTP
CHECKED BY: BBR
PROJECT MGR: BBR
SHEET:
1 OF 5