

## REQUEST FOR COMMITTEE ACTION

### HENDERSON COUNTY PLANNING BOARD

**MEETING DATE:** Thursday, July 17, 2008

**SUBJECT:** Revised Master and Phase I Development Plan for Laurel Rock Reserve Major Subdivision (2008-M11)

**STAFF CONTACT:** Matthew Cable

**ATTACHMENTS:**

1. Staff Report
2. Vicinity Map
3. Subdivision Application
4. Emergency Service Impact Report
5. Traffic Impact Analysis Executive Summary and Conclusion
6. NCDOT Driveway Permit
7. Deeded Right-of-Way
8. Revised Master Plan
9. Phase I Development Plan

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

Mr. Eric McAbee, PLS with McAbee and Associates Professional Land Surveyors, agent, on behalf of Andy Anderson of Lark Properties Inc. (formerly Couch Mountain Properties, LLC), owner, submitted a Revised Master Plan and Phase I Development Plan for the project known as Laurel Rock Reserve. The original Master Plan was conditionally approved by the Planning Board on December 20, 2007. The project is located on approximately 309.85 acres of land located near the intersection of Hutch Mountain Road (SR 1556) and Clark Gap Drive. The project site is composed of three (3) parcels. The applicant is proposing reducing the total number of single family lots from 149 to 137. Phase I is proposed to contain 50 single family lots. The project is located in both the Residential Two (R2) and Residential Three (R3) zoning districts. The project is not located in a water supply watershed district nor is it located within the floodplain. The project does contain protected mountain ridges and slopes in excess of 60 percent. Private individual wells and private individual septic are proposed to serve the project site.

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

Staff has found that the Revised Master Plan and Phase I Development Plan appear 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 Revised Master Plan and Phase I Development Plan subject to the developer addressing any issues raised by the Planning Board and addressing the comments listed in the Staff Report, including those comments and conditions recommended by the Technical Review Committee.

#### **Suggested Motion:**

I move that the Planning Board find and conclude that the Revised Master Plan and Phase I Development Plan appear to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code (LDC);

And

I further move that the Revised Master Plan and Phase I Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that may result from the comments listed in the Staff Report (Attachment 1), conditions recommended by the Technical Review Committee, and any conditions or other comments that result from discussion at the Planning Board meeting.

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## Henderson County Planning Department Staff Report

### Revised Master Plan & Phase I Development Plan for Laurel Rock Reserve (2008-M11)

**Mr. Andy Anderson with Lark Properties Inc., Owner**

**Mr. Eric McAbee, PLS with McAbee & Associates Professional Land Surveyors, Agent**

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#### **Project Overview:**

Mr. Eric McAbee, PLS with McAbee and Associates Professional Land Surveyors, agent, on behalf of Andy Anderson of Lark Properties Inc. (formerly Couch Mountain Properties, LLC), owner, submitted a Revised Master Plan and Phase I Development Plan for the project known as Laurel Rock Reserve. The original Master Plan was conditionally approved by the Planning Board on December 20, 2007.

The project is located on approximately 309.85 acres of land located near the intersection of Hutch Mountain Road (SR 1556) and Clark Gap Drive. The project site is composed of three (3) separate parcels:

- (1) Parcel 9662-80-3323 with approximately 10.28 acres;
- (2) Parcel 9661-99-7788 with approximately 134.88 acres; and
- (3) Parcel 9672-01-2875 with approximately 164.69 acres.

The Revised Master Plan proposes a reduction in single family lots from 149 to 137 lots. The applicant is currently proposing a density of 0.44 dwelling units per acre (an average of 2.26 acres per dwelling unit). Phase I of Laurel Rock Reserve is proposed to contain 50 of the lots on 112.63 acres.

The project is not located in a water supply watershed district nor is it located within the floodplain. According to County records, the project site does contain a protected mountain ridge and slopes in excess of 60 percent. The project is located in two (2) different zoning districts. Parcel 9662-80-3323 is located in the Residential Two (R2) zoning district. Parcels 9661-99-7788 and 9672-01-2875 are located in the Residential Three (R3) zoning district. Private individual wells and private individual septic are proposed to serve the project site.

#### **Master Plan Comments:**

According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-309, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 2020 Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §200A-75).

Staff has reviewed the submitted Revised Master Plan and Phase I Development Plan for Laurel Rock Reserve, 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:

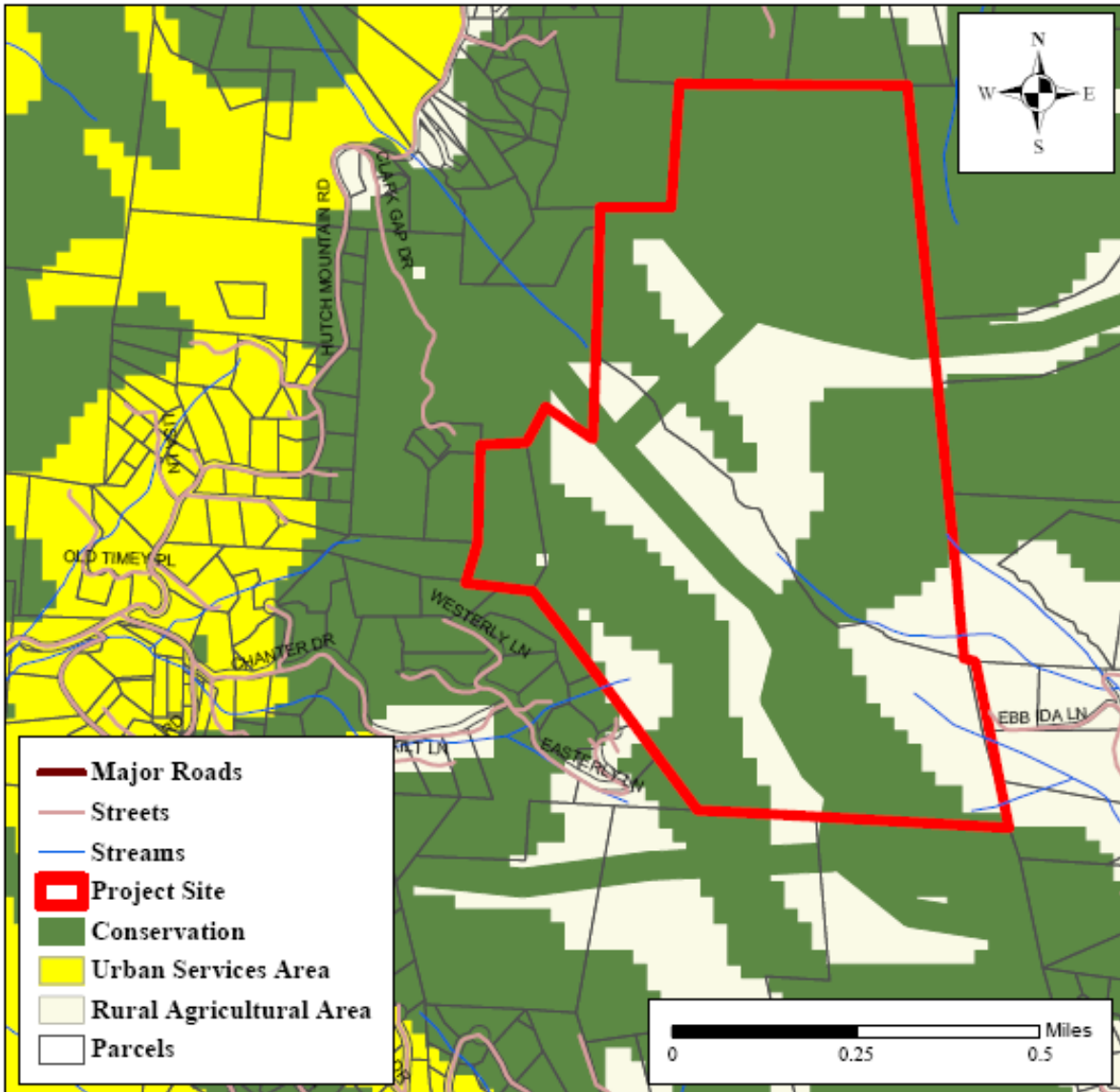
1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within each of the following areas: Conservation Area and Rural/Agricultural Area (RAA) (See Map A: CCP Future Land Use Map).

- (a) **Conservation Area.** The conservation area designation is applied to a majority of the project site, largely due to slope and a protected mountain ridge (See Map A: CCP Future Land Use Map, Map B: Slopes Map, and Map C: Protected Ridges). Slopes within the project site appear to be in excess of 25 percent, with portions having slopes in excess of 60 percent. According to the plan, a majority of the steep slope areas within the project site appear to be located in designated common area/open space and are not currently proposed to contain single-family development. The CCP states that conservation lands “are intended to remain largely in their natural state, with only limited development,” and further that “such areas should be targeted for protection through regulations and incentives” (2020 CCP, Pg. 134). Under the currently approved Master Plan, 26 lots contain slopes in excess of 60 percent with a condition that where possible, the Applicant shall reconfigure lots and alter the design of the development so that slopes in excess of 60 percent remain in common area/open space. Proposed lots which now contain slopes in excess of 60 percent include the following 20 lots: 17, 23, 32, 70, 71, 91, 99-101, 119, 123-126, 129-134 (See Attachment 8, Revised Master Plan).

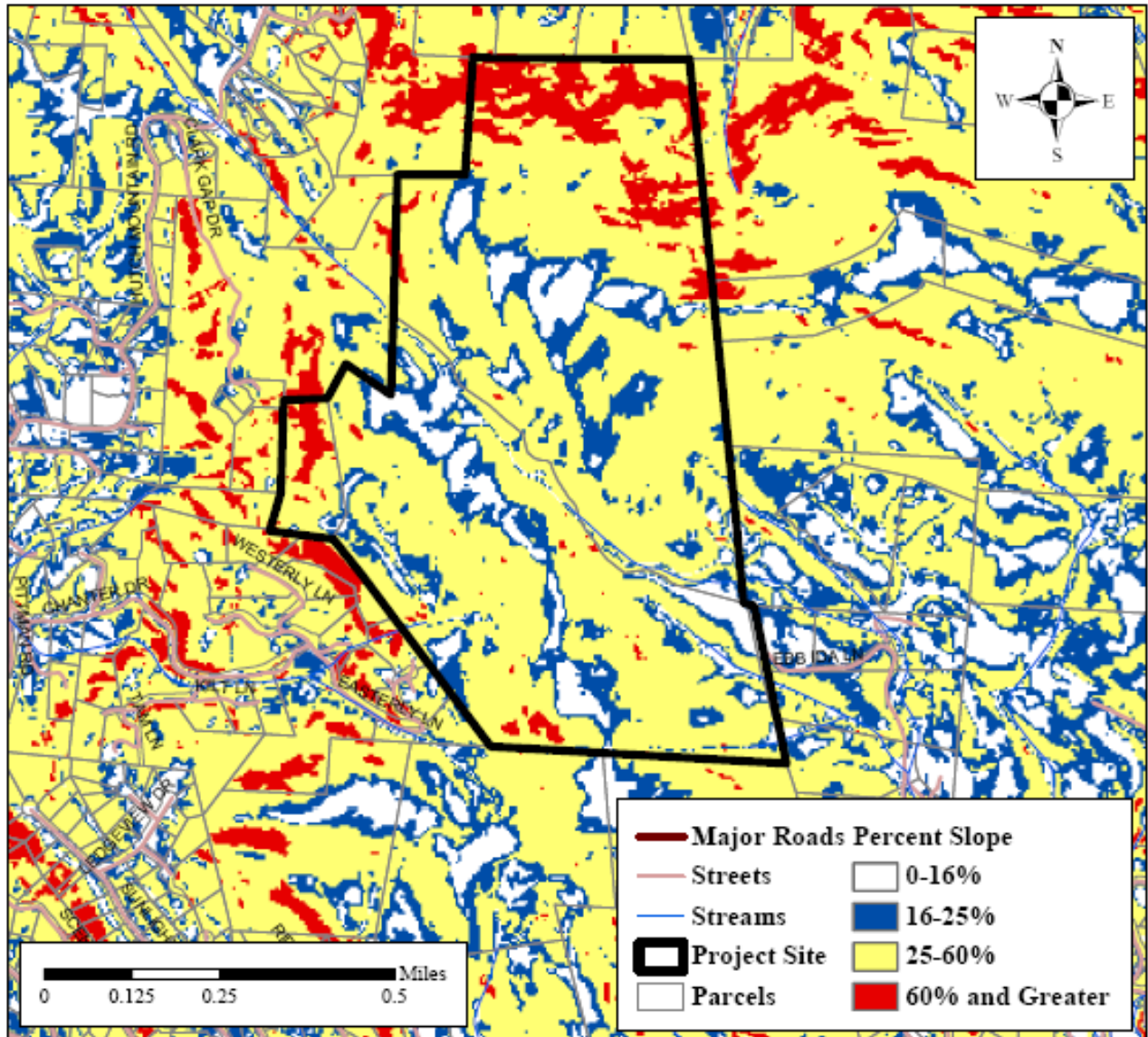
Planning Staff and the TRC recommend, as conditions of approval, that: (1) where possible, the Applicant reconfigure lots and alter the design of the development so that slopes in excess of 60 percent remain in common area/open space; and (2) where development plans are approved with lots that contain these slopes that the reason for such lot approval be noted.

The Technical Review Committee (TRC) further recommends, as a condition of approval, that where a development plan shows lots which contain slopes in excess of 60 percent that the final plat(s) must contain a note stating: *Lots on this final plat contain slopes in excess of 60 percent. Where a lot contains a slope of 60 percent or greater, such area of the lot shall not be subject to land disturbance or development.*

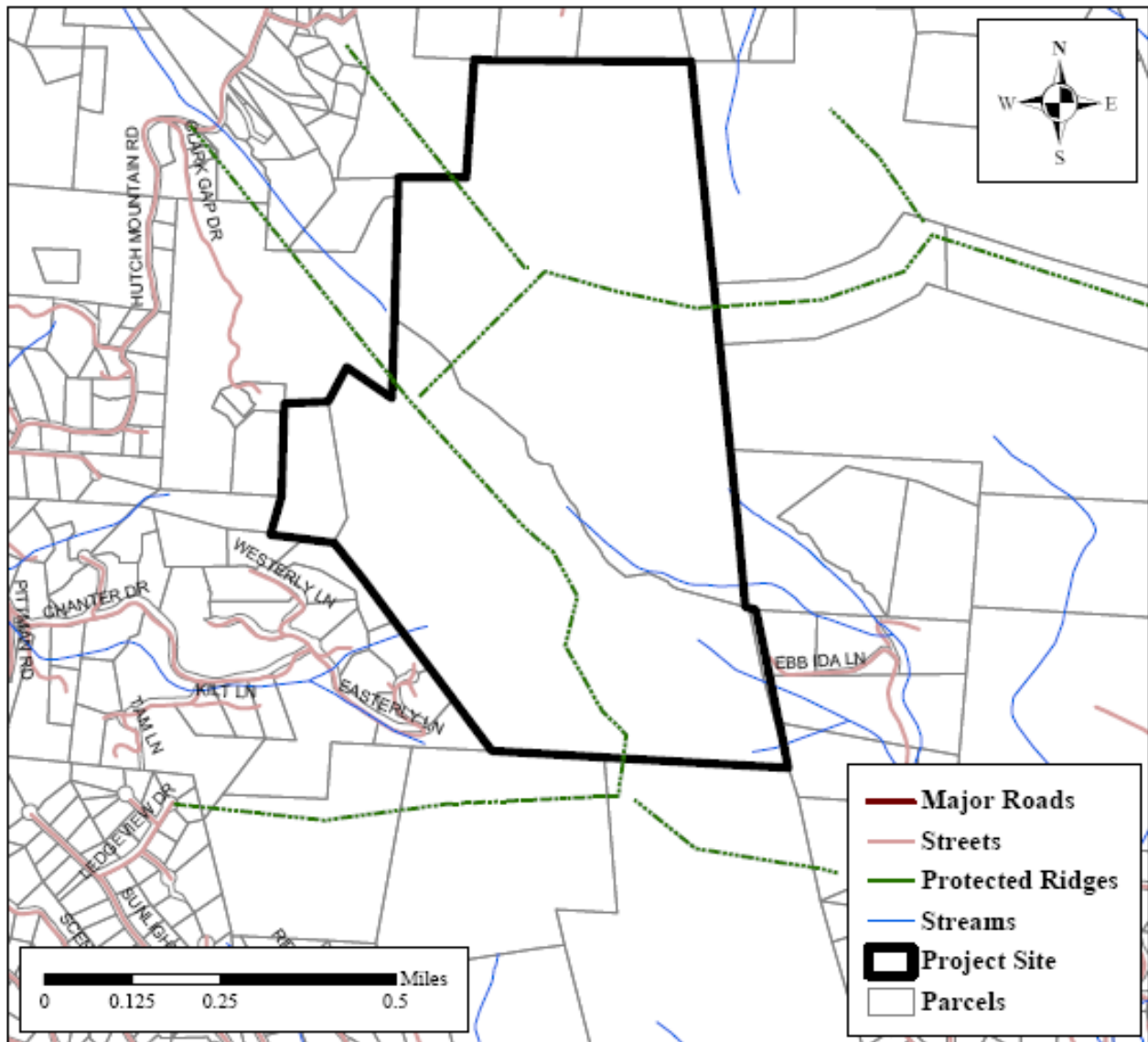
Map A: CCP Future Land Use Map



Map B: Slopes Map



### Map C: Protected Ridges Map



- (b) **Rural Agricultural Area.** The Rural Agricultural Area (RAA) designation of the Growth Management Strategy is applied to the project site. The RAA is intended to remain predominantly rural with a density of five (5) or more acres per dwelling unit (average lot sizes of five (5) or more acres per unit). According to the plan, the project would have an average density of approximately 0.44 units per acre (average lot size of 2.26 acres). The density has been reduced from the currently approved Master Plan; however, the proposed densities are higher and the lot sizes remain smaller than those recommended by the CCP. The CCP states that regulations should encourage “densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.” The Applicant is proposing individual septic for the lots in the development.
2. **Protected Mountain Ridges.** The project site appears to contain areas effected by the Mountain Ridge Protection Ordinance which states that the provisions of NCGS 113A-209 apply to all mountain ridges in Henderson County whose elevation is 500 feet or more above

the adjacent valley floor (Map C: Protected Mountain Ridges). NCGS 113A-209 states that no county may authorize the construction of, and no person may construct, a tall building or structure on any protected mountain ridge. The definition of a tall building found in NCGS 113A-206 is any building with a vertical height of more than 40 feet measured from the top of the foundation and the uppermost point of the building. Additionally, where such foundation measured from the natural finished grade of the crest or the natural finished grade of the high side slope of a ridge exceeds three (3) feet, then such measurement in excess of three (3) feet shall be included in the 40-foot limitation provided that no such building protrudes at its uppermost point above the crest of the ridge by more than 35 feet. The area of ridge under protection is defined as the elongated crest or series of crests at the apex or uppermost point of intersection between two (2) opposite slopes or sides of a mountain, and includes all land 100 feet below the elevation of any portion of such line or surface along the crest. Planning Staff and the TRC recommend, as a condition of approval, that the Applicant shall adhere to the Mountain Ridge Protection regulations of the County which state that the provisions of NCGS 113A-209 apply to all mountain ridges whose elevation is 500 feet or more above the adjacent valley floor.

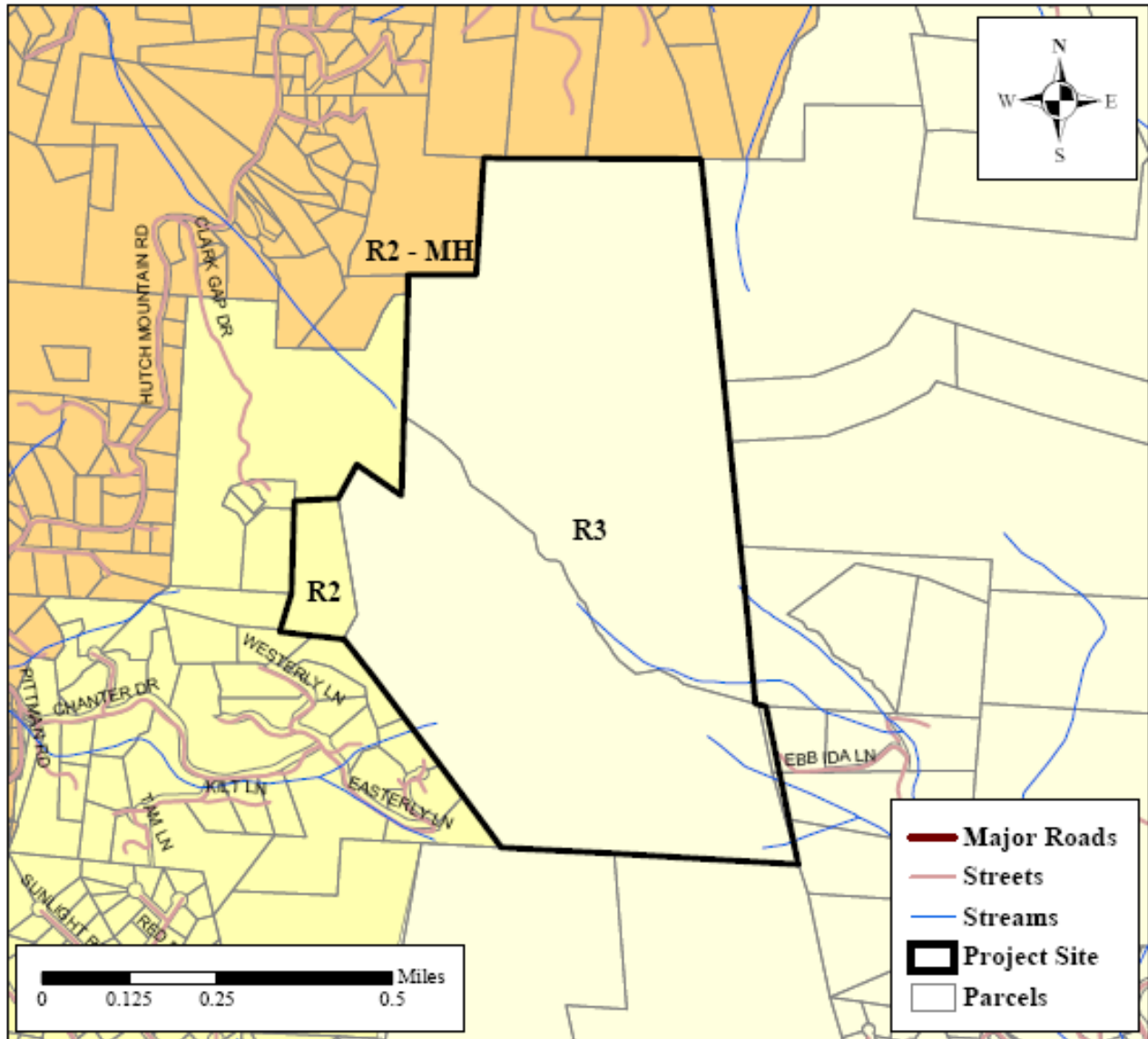
3. **Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 200A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within both the Residential Two (R2) and Residential Three (R3) Zoning Districts (See Map D: Official Zoning Map). The R2 and R3 district allows for single-family residential development.

Tract 1, which includes 10.28 acres, is located in the R2 Zoning District. R2 allows for a standard residential density of 1 unit per acre (average lot size of 1 acre) where the slope is less than 60 percent. A total of 7.7 acres of Tract 1 are in this category, meaning a total of 7.7 units would be permitted. Where slopes are 60 percent or greater the density shall be on-half (½) the eligible density (0.5 units per acre (average lot size of 2 acres)). A total of 2.58 acres of Tract 1 are in this category, meaning a total of 1.29 units would be permitted. The total number of units permitted by Tract 1 are 8.99 (See Table 1).

Tracts 2 and 3, which include 299.57 acres, are located in the R3 Zoning District. R3 allows for a standard residential density of 0.66 units per acre (average lot size of 1.5 acres) where the slope is less than 60 percent. Tracts 2 and 3 contain slopes in excess of 60 percent, but they do not account for ten (10) percent or more of the tract, therefore the density reduction does not apply. A total of 299.57 acres of Tract 2 and 3 are in this category, meaning a total of 197.71 units would be permitted (See Table 1).

Chapter 200A would allow for a maximum of 206 units on the project site. The Revised Master Plan proposal of 137 units (reduced from the currently approved 149 units) would fall within the density permitted by Chapter 200A (See Table 1).

**Map D: Official Zoning Map**



**Table 1: Permitted Densities**

Zoning	Tract	Acreage (Acres)			Steep Slope Density Restrictions Apply (Y/N)	Total Units Permitted (Units)		Total Units Permitted (By District)
		Total	Slopes <60%	Slopes >60%		Slopes <60%	Slopes >60%	
R2	1	10.28	7.70	2.58	Y (25.12%)	7.70	1.29	8.99
R3	2 & 3	299.57	277.54	22.03	N (7.35%)	197.71	NA	197.71
							Total Units Permitted	206.7



4. **Adequate Public Facilities.** LDC Article IV contains the Public Facilities Regulations (LDC Article IV) noted in LDC §200A-81 S.

- (a) **Traffic Impact Study (TIS).** A TIS is required for the proposed development as it is a residential subdivision proposed to contain more than 100 lots/units (137 lots/units are proposed) (LDC §200A-104). The TIS must be prepared by a licensed engineer and must be submitted as part, or as a condition, of Master Plan approval (LDC §200A-104 B(1)). The Planning Board required, as a condition of the current Master Plan approval, that the Applicant conduct a TIS (prepared by a licensed engineer in accordance with LDC §200A-104 and utilizing the assumptions identified by County Staff, TRC and NCDOT) and that the Applicant provide the TIS findings/information and recommended requirements as a part of the Phase I Development Plan submittal.

Mr. James Voso, PE with Mattern and Craig, Inc. Consulting Engineers and Surveyors submitted the TIS. Staff reviewed the findings of the TRC and Planning Board and coordinated with NCDOT to define assumptions and study requirements of the TIS. The proposed report meets the requirements and satisfies the technical standards required by LDC §200A-104 requirements for a Traffic Impact Study (See Attachment 5, Traffic Impact Analysis Executive Summary and Conclusion).

The TIS made the recommendation that a right turn lane along northbound Howard Gap Road at Hutch Mountain Road is warranted based on expected volumes under current NCDOT standards. The TIS does not recommend that this improvement is necessary based on anticipated level of service volumes and safety history. Planning Staff and the TRC support construction of an additional right turn lane in order to mitigate potential impacts, especially since the volumes currently meet NCDOT standards for improvement of the roadway. Planning Staff and the TRC recommend the work be coordinated with the NCDOT as part of any other scheduled improvements to Howard Gap Road.

The permit issued by NCDOT includes a provision requiring the installation of the right turning lane at Howard Gap Road, coordinated with NCDOT (See Attachment 6, NCDOT Permit). Planning Staff and the TRC recommend, as a condition of Master Plan approval, the following: the turn lane be installed/constructed prior to the recordation of the 100<sup>th</sup> lot of the development OR proof of right-of-way acquisition (adequate to accommodate the proposed turn lane) by the Applicant or NCDOT and the execution of an improvement guarantee by the Applicant prior to the recordation of the 100<sup>th</sup> lot of the development. Should NCDOT and the Applicant not be able to attain the necessary right-of-way, documentation from NCDOT indicating that this is the case, including a new or revised driveway permit (which remove the turn lane installation requirement), must be submitted to Planning Staff prior to recordation of any further lots. Planning Staff shall reserve the right to refer any final plat for any lot beyond 99 to the Planning Board for approval if right-of-way cannot be acquired.

The TIS also recommends and Planning Staff and the TRC support the following: (1) that the intersection of Clark Gap Drive and Hutch Mountain Road should be improved with clearing and grading as necessary to ensure adequate sight distance as required by the NCDOT; (2) the addition of stop sign control should be placed on the Clark Gap Drive northbound approach; (3) that Clark Gap Drive should be located and constructed so as to provide adequate sight distance and width for roads within

major subdivisions as required by LDC §200A-81; and (4) that the developer provide secondary gated emergency vehicle access.

- (b) **Emergency Services Impact Report (ESIR).** An ESIR is required for the proposed development as it is a residential subdivision proposed to contain more than 100 lots/units (137 lots are proposed (LDC §200A-105). The Applicant has provided an Emergency Services Impact Report (See Attachment 4, ESIR). The findings of the ESIR and recommendations of County Staff or the Planning Board, may require that the proposed development be built at a maximum density of one (1) unit per (3) acres. The project site contains 309.85 acres which would allow for 103 lots/units on the project site. This would require the elimination of 34 proposed lots/units. The current Master Plan approval did not recommend that the reduction be applied to the proposed development given the following condition which should be carried forward. The Revised Master Plan is approved conditionally, given that the Applicant provide an alternate entry point, including a right-of-way and all weather access road, which would serve as an evacuation route or point of access for emergency services vehicles. The Revised Master Plan provides a 16 foot gravel road for emergency access in Phase 3 of the development (See Attachment 8, Revised Master Plan).

### **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 §200A-81 A).
2. **Fire Protection Requirements.** According to LDC §200A-81 B(3), for any *subdivision* without a fire suppression rated water system, that either has or has access to an adequate permanent surface water supply (100,000 gallon storage in a 50 year drought), the *Applicant* shall be required to install a dry fire hydrant system, the type and location of which is to be determined by the County Fire Marshal. An all-weather access *road* for fire-fighting equipment shall be provided by the *Applicant* to this permanent surface water supply. The Planning Board required, as a condition of the current Master Plan approval, that the Applicant shall provide a pond with a surface storage area of at least 100,000 gallon storage in a 50 year drought with two (2) certified static water points (accessible by an all-weather access road) and a dry fire hydrant system, the type and location of which is to be determined by the County Fire Marshal. This condition should be extended to the Revised Master Plan approval. The Phase I Development Plan includes a 125,000 gallon pond set aside for fire suppression which is to be accessible by a proposed all-weather access road within a proposed 50 foot right-of-way (See Attachment 9, Phase I Development Plan Sheet S2).
3. **Private Roads.** Phase I is proposed to include private roads. Private subdivision collector roads include: Clark Gap Drive upgrade and Laurel Rock Parkway. Private subdivision local roads include: Couch Mountain Drive and Broad Bluff Way. Private subdivision limited local roads include: Braden Lane, Youngblood Way, and Shady Rise Lane. The proposed private roads (including the off-site improvements to Clark Gap Drive) appear to and must, as a condition of approval, meet the standards of LDC §200A-81 C(2). 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 and the TRC propose the following conditions to ensure the private roads meet the standards of the Land Development Code:

- a. **Lots Served.** Limited local roads are permitted to serve a maximum of 4 lots (LDC §200A-81, Table 3.1). Braden Lane currently abuts 5 lots (Lots 2, 3, 4, 7 and 8). The Applicant should indicate, and such should be a condition of approval, which of the five lots will not be permitted access from Braden Lane.
- b. **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 §200A-81 C(3)).
- c. **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 §200A-81 C(4)).
- d. **Minimum Curve Radius.** Should the Applicant requests 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 §200A-81 C(5)).
- e. **Road Intersections.** The Applicant has proposed the realignment of Clark Gap Drive near its intersection with Hutch Mountain Road (SR 1556) due to the existing intersection angle and resultant poor sight distance. The current Master Plan approval is conditional on the following: (1) the realignment of Clark Gap Drive meet the requirements of LDC §200A-81 C(6) (intersections with angles of 75 to 90 degrees preferred); (2) intersection angels must be shown on the first Development Plan; and (3) the Applicant provide the appropriate permit for realignment from NCDOT with the first development plan These conditions should be extended to the Revised Master Plan approval.

The Applicant has provided a copy of the appropriate permit from NCDOT regarding the realignment of Clark Gap Drive (See Attachment 6, NCDOT Driveway Permit) and the intersection appears to meet the requirements of LDC §200A-81 C(6). The proposed intersections within Phase I also appear to meet the requirements of LDC §200A-81 C(6).

- f. **Gates.** Phase I indicates that an entry gate will be located on the project site. The Applicant should become familiar with the Entry Gate provisions of Chapter 200A (LDC §200A-81 C(7)). All entry gates shall be constructed and maintained as required by and in accordance with Chapter 200A and Chapter 89 of the Henderson County Code, *Entry Gates*.
- g. **Dead Ends, Cul-de-sacs and Turnarounds.** The Applicant has proposed branch turnarounds at the end of Braden Lane, Shady Rise Lane, and Broad Bluff Way; and a cul-de-sac at the end of Couch Mountain Drive. The cross sections shown on Development Plan Sheet RT2 (Attachment 9) appear to meet the requirements of LDC §200A-81 C(8). No turn around is required at the end of Youngblood Way as

the road is less than 300 feet in length. The reviewing agency may require additional turnarounds at intermediate locations along dead end roads with a centerline length of greater than 2,500 feet (LDC §200A-81 C(8). Couch Mountain Drive is approximately 2,800 feet in length and does not provide an alternative turnaround. The Planning Board may require, as a condition of approval, that the Applicant provide an alternative turnaround at an appropriate location along the proposed road.

4. **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 §200A-81 E).
5. **Road Name Approval.** Proposed road names for a private and/or public road shall be pre-approved by Henderson County in accordance with Chapter 142 of the Henderson County Code, Property Addressing (LDC §200A-81 F).
6. **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 §200A-81 G).
7. **Road Frontage and Existing Off-Site Access.** Any tract of land to be subdivided must have frontage on an existing public (state-maintained) road or a private right-of-way to the public road (LDC §200A-81 K). The project site does not have frontage on a public road or an existing private right-of-way to a public (state-maintained) road. The plan proposes a right-of-way extending approximately 2,500 feet from the project site, through two (2) other properties (PIN 9662-81-0633 owned by Thelma J. McMinn and PIN 9662-72-5751 owned by the Applicant).

In certain areas additional right-of-way will be applied to and expand the existing right-of-way for Clark Gap Drive. Clark Gap Drive, which connects Hutch Mountain Road (SR 1556) to the proposed right-of-way through the McMinn Property, is a private road with a 30 foot right-of-way. The Applicant is proposing to add an additional 20 feet of right-of-way to Clark Gap Drive in order to conform with the standards of LDC §200A-81 J. The provision of this additional right-of-way is a condition of the current Master Plan approval and should be extended to the Revised Master Plan approval.

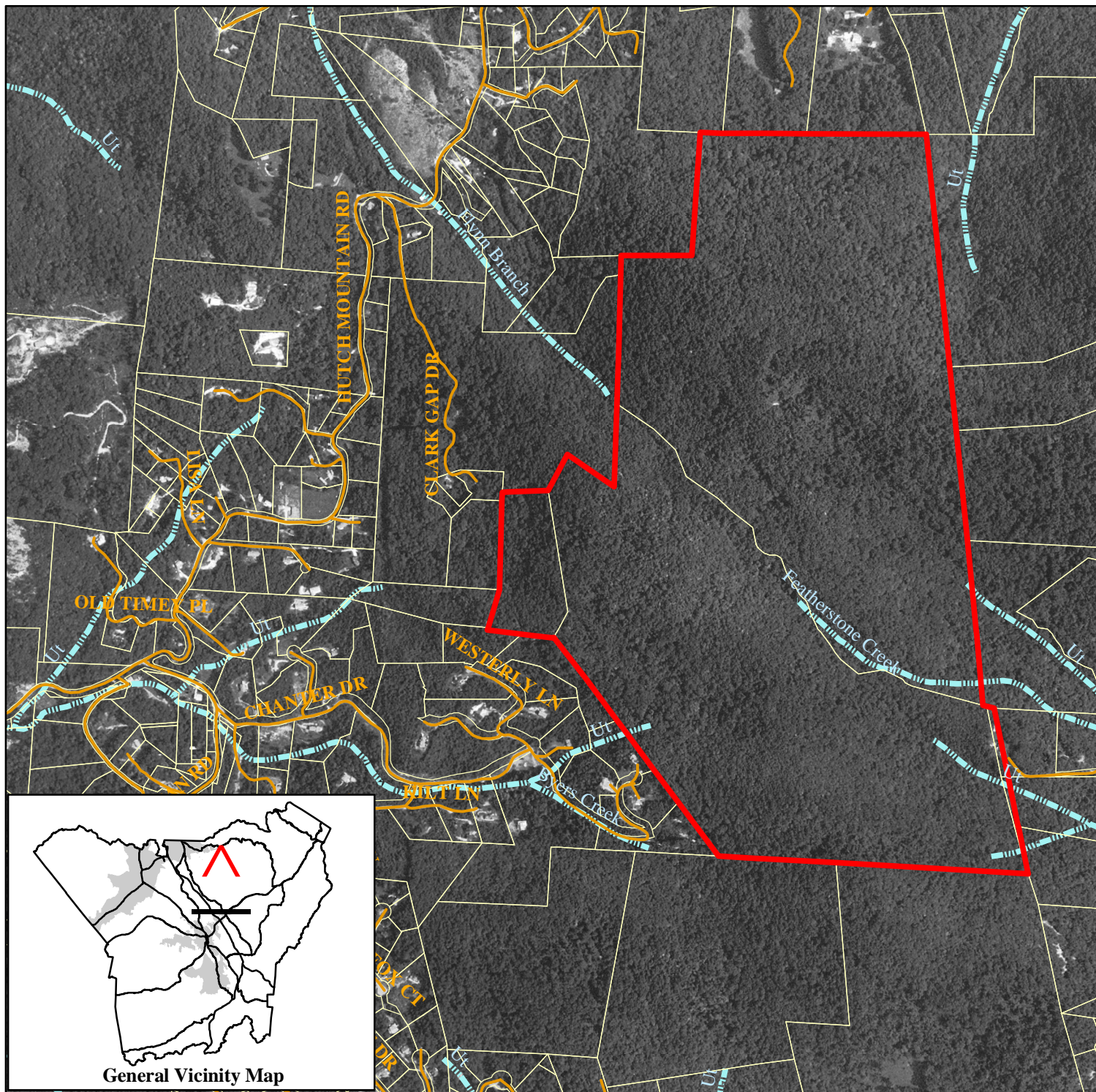
The current Master Plan approval requires the Applicant to provide, prior to or at the time of the first Development Plan submittal, a deeded and recorded right-of-way which meets the width requirements of Chapter 200A (Article III, Table 3.1), from Hutch Mountain Road (SR 1556) to the subject property. This condition should be extended to the Revised Master Plan approval. The Applicant has provided a deed for a 60 foot right-of-way through the McMinn property (See Attachment 7, Deeded Right-of-Way).

The current Master Plan approval is conditional on the Applicant upgrading Clark Gap Drive, on the portion where the additional right-of-way is provided, to meet the minimum standards of Chapter 200A (Article III, Table 2.1) as a condition of first Development Approval. Planning Staff recommends that such be a condition of the Phase I Development Plan approval.

The current Master Plan approval provides the condition that the Applicant provide the appropriate cross section for Clark Gap Drive with the Phase I Development Plan submittal. This condition should be extended to the Revised Master Plan approval. The Applicant has

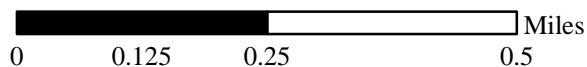
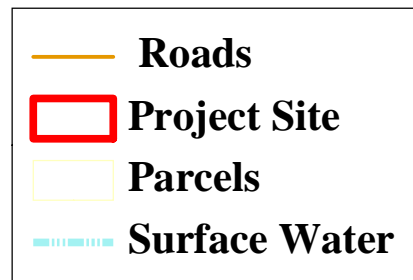
provided the appropriate cross section (See Attachment 9, Phase I Development Plan Sheet RT1).

8. **Stormwater Drainage.** LDC §200A-81 L requires that, where the drainage of the subdivision does not follow the natural drainage of the property, the Applicant shall design such new drainage systems, including swales, ditches, pipes, culverts, detention ponds, lakes or similar devices to minimize any adverse effects. Further, an easement shall be reserved on site by the Applicant, or otherwise provided, conforming to the lines of any drainageway into which natural runoff has been diverted. The Applicant has provided drainage easements as required.
9. **Notice of Farmland Preservation District.** The proposed development lies within one-half (½) mile of a Farmland Preservation District. A note must be included on the final plat which states that such property lies within one-half (½) mile of land in a Farmland Preservation District.
10. **Street Tree Requirements.** Street trees shall be required for all major subdivisions (LDC §200A-81 R). Trees shall be required at a rate of one (1) large deciduous tree per 50 feet of property abutting an internal road (LDC §200A-145). Trees shall be placed within the right-of-way or within 20 feet of the edge of the right-of-way and may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet (LDC §200A-146). The Applicant has proposed the required 204 trees.
11. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 200A (LDC §200A-81 S).
12. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §200A-311 B(2)).



# Laurel Rock Reserve

DEVELOPER & OWNER: Couch Mountain Properties, LLC  
 AGENT: Eric McAbee, PLS  
 SURVEYOR: McAbee & Associates Professional Land Surveyors  
 ZONING: R2 and R3  
 WATERSHED: None  
 WATER SYSTEM: Individual Wells  
 SEWER SYSTEM: Individual Septic  
 ROAD SYSTEM: Private



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

**RECEIVED**  
**JUN 02 2008**

**SUBDIVISION INFORMATION**

Subdivision Name: Laurel Rock Reserve - Phase 1  
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: 0    Total Number of Proposed Lots: 50  
Total Number Proposed Units: 50    Proposed Density (units per acre): 0.44  
Road System:    ( ) Public     Private    ( ) Combination Public and Private  
Water System:  Individual    ( ) Community    ( ) Municipal  
Sewer System:  Individual    ( ) Community    ( ) Municipal

**PARCEL INFORMATION**

PIN: 9662.80-3323 9661.99-7188    Total Acreage: 112 Ac - Phase 1 <sup>296 Ac Total</sup> Deed Book/Page: 1345/341 Township Edneyville  
Location of property to be divided: Couch Mountain off Clark Gap Drive & Hatch Mtn Rd

Zoning District: R2 & R3    Fire District: Fletcher  
Water Supply Watershed: N/A    School District: Fletcher (North Henderson 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: LARK Properties, Inc.    Phone: 828.684.3225  
Address: PO Box 2468    City, State, Zip: Fairview, NC 28730

**Applicant:**

Name: LARK Properties, Inc    Phone: 828.684.3225  
Address: PO Box 2468    City, State, Zip: Fairview, NC 28730

**Agent:** Agent Form (Circle One):  Yes    No

Name: ERIC McABEE, PLS    Phone: 828.628.1295  
Address: 3 McABEE TRAIL    City, State, Zip: FAIRVIEW, NC 28730

**Plan Preparer:**

Name: McABEE & ASSOCIATES, PA    Phone: 828.628.1295  
Address: 3 McABEE TRAIL    City, State, Zip: Fairview, NC 28730

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

ERIC McABEE    Eric S. McAbee    5/1/08  
Print Applicant (Owner or Agent)    Signature Applicant (Owner or Agent)    Date

Application No. \_\_\_\_\_

**HENDERSON COUNTY  
EMERGENCY SERVICES IMPACT REPORT FORM**

In accordance with §200A-105, an Emergency Services Impact Report shall be required for subdivisions proposing one-hundred (100) lots/units or more, or subdivisions proposing more than 50 units located more than 5 road miles from a fire station and shall be submitted as part of the Master Plan approval.

Subdivision Name: Laurel Rock Reserve

Number of Proposed Lots: 149

Fire Insurance District: Fletcher (Name or Not Applicable (NA))

1. Distance from Nearest Fire Station: 3.57 (Road Miles)

2. Distance from Nearest EMS Station: 2.91 (Road Miles)

EMS Station Response Time = ((2.91 (result from 2)) ÷ 35 mph) × 60 minutes = 4.99 (Minutes)

Route to EMS Station (Please attach map highlighting the route):

Route Road Names and Classifications (Local, Collector, Thoroughfare, Expressway, Boulevard):

Names	Classifications	Number of Passing Areas	Posted Speed Limit(s)
1. <u>Hutch Mountain Road</u> and <u>Collector</u>	<u>Collector</u>	<u>0</u>	<u>35</u>
2. <u>Howard Gap Road</u> and <u>Collector</u>	<u>Collector</u>	<u>0</u>	<u>25</u>
3. <u>Naples Road</u> and <u>Collector</u>	<u>Collector</u>	<u>0</u>	<u>35</u>
4. <u>Hospital Drive</u> and <u>Local</u>	<u>Local</u>	<u>0</u>	<u>Not Posted</u>
5. _____ and _____	_____	_____	_____

(If additional space is needed you may attach additional sheets)

Water resources for fire suppression available: No (Y/N)

If Yes:

1. Type of water source (circle one) Static or Pressurized

2. Hydrants:

a. Number: \_\_\_\_\_

b. Maximum Spacing: \_\_\_\_\_

3. Capacity: \_\_\_\_\_

4. Flow Rate: \_\_\_\_\_ (Gallons per Minute)

5. Pressures:

a. Static Pressure: \_\_\_\_\_

b. Residual Pressure: \_\_\_\_\_

Interested in Providing a new Fire or EMS Substation? No (Y/N)



## EiSm

A proposed residential development (Laurel Rock Reserve) consisting of 149 single family lots is planned in the vicinity of the intersection of SR 1006 (Howard Gap Road) and SR 1556 (Hutch Mountain Road in Henderson County. Build-out of the development is estimated to occur by the year 2013.

One full-movement access point is proposed to serve the development along Clark Gap Drive, a private road. Clark Gap Drive will be improved to provide development access to SR 1556 (Hutch Mountain Road). The vast majority of the traffic projected to frequent the development is expected to come from SR 1556 (Hutch Mountain Road) eastbound.

From a capacity and level-of-service standpoint, this traffic impact study (TIS) has shown that it is reasonable to conclude that the proposed development should not have an adverse impact on the surrounding roadway network. Study findings/recommendations at select locations as described below:

### **Howard Gap Road at Hutch Mountain Road:**

- Expected to operate at LOS "C" or better under build-out conditions
- Northbound Howard Gap Road right turn lane warranted based on expected volumes
- No crash history, very acceptable v/c ratios, 95<sup>th</sup> percentile queue lengths without addition of right turn lane.

### **Clark Gap Drive at Hutch Mountain Road:**

- Expected to operate at LOS "A" under build-out conditions
- Eastbound Hutch Mountain Road right turn taper warranted under future traffic volumes
- Acceptable delay, v/c ratio, 95<sup>th</sup> percentile queue length without additional right turn taper
- Intersection will need to be improved through grading/clearing to ensure adequate sight distance meeting NCDOT/County standards is provided
- Install stop sign control along Clark Gap Drive

### **Proposed access point onto Clark Gap Drive:**

- Locate/construct to provide adequate sight distance as required by the NCDOT/County

### **Clark Gap Drive**

- Improve Clark Gap Drive to a two-lane, two-way roadway with a minimum 18' feet paved surface and appropriate shoulders

A summary of these mitigation improvements can be found on Figure 8 of this report.

## Introduction

A proposed residential development (Laurel Rock Reserve) consisting of 149 single-family lots is planned in the vicinity of the intersection of SR 1006 (Howard Gap Road) and SR 1556 (Hutch Mountain Road) in Henderson County. Build out of the development is estimated to occur by the year 2013.

One full-movement access point is proposed to serve the development along Clark Gap Drive. Clark Gap Drive, a private road, will be upgraded and paved providing Laurel Rock Reserve direct access onto SR 1556 (Hutch Mountain Road). The vast majority of the traffic projected to frequent the development is expected to come from SR 1556 (Hutch Mountain Road) eastbound.

According the current North Carolina Department of Transportation (NCDOT) guidelines, a traffic impact study is required for any project that generates more than 3,000 daily trips as determined by the latest edition of the *Trip Generation Manual* that is published by the Institute of Transportation Engineers (ITE). According to current Henderson County regulations, a traffic impact study (TIS) is required for all projects that will generate 1,000 or more vehicles per day or 100 or more peak hour trips as determined by the current edition of the *Trip Generation Manual*. Since the proposed development is expected to generate 1,501 daily trips, NCDOT will not be requiring a study. Since the proposed development is expected to generate 113 trips and 154 trips during the am and pm peak hours respectively,

Henderson County is requiring a study. Mattern & Craig met with County staff on Friday, December 28, 2007 in order to discuss the parameters of the traffic study. At that meeting, it was agreed upon that the study area would include the intersection of SR 1006 (Howard Gap Road) and SR 1556 (Hutch Mountain Road). Also, the intersection of Hutch Mountain Road and Clark Gap Drive would be analyzed as well as all proposed access points. In addition, it was determined that all the intersections identified in the study area would be analyzed during the am and pm peak hour during a typical weekday using a growth rate of four (5) percent for a period of five (5) years.

This study is based on information obtained during a typical weekday. According to the *2001 Traffic Control Devices Handbook* that is published by the Institute of Transportation Engineers (ITE), a typical weekday is interpreted to be *a Tuesday, Wednesday, or Thursday during a normal work week representing traffic that is usually and repeatedly found at the intersection.*

## Conclusions/Suggestions

As stated in the Introduction, Henderson County has requested that a traffic impact study (TIS) be prepared to analyze the effects of the Laurel Rock Preserve development (*149 single-family lots along Hutch Mountain Road*) on the surrounding roadway network.

From a capacity and level-of-service standpoint, this traffic impact study (TIS) has shown that it is reasonable to conclude that the proposed development should *not* have an adverse impact on the surrounding roadway network. Specific findings and recommendations are as follows:

For the intersection of **Howard Gap Road and Hutch Mountain Road**, a right turn lane along northbound Howard Gap Road would be warranted under future conditions based on expected volumes. However, the capacity/LOS analyses indicate the minor approaches and movements are expected to operate at acceptable levels-of-service (LOS "C" or better) with the addition of the site-generated traffic. Since the intersection is expected to function adequately and there does not appear to be a crash history at this location (no reported crashes over a three year period), the addition of a right turn lane along northbound Howard Gap Road does not appear to be necessary.

For the intersection of **Hutch Mountain Road and Clark Gap Drive**, a right turn taper would be warranted under build-out conditions along eastbound Hutch Mountain Road. However, the capacity/LOS analyses for this intersection indicate the minor approach is expected to operate at very

acceptable levels of service (LOS "A") with the addition of the site-generated traffic. Based on expected LOS, v/c ratios, and 95<sup>th</sup> percentile queue lengths, a right turn taper does not appear to be necessary at this location. The intersection of Clark Gap Drive and Hutch Mountain Road should be improved through clearing/grading as necessary to ensure adequate sight distance as required by the NCDOT and the County is satisfied. Also, stop sign control should be placed on the Clark Gap Drive northbound approach.

If the county ultimately decides to request the addition of auxiliary turn lanes, available right-of-way would need to be investigated.

For the **proposed access point onto Clark Gap Drive**, the access point should be located and constructed so as to provide adequate sight distance as required by the NCDOT and Henderson County.

**Clark Gap Drive**, currently a private single-lane soil driveway, will need to be upgraded to a two-lane, two-way paved facility with about 18-foot minimum of paved surface and appropriate grassed shoulders.

Also, the internal roadway network will be a privately-maintained system and will be gated at its main access on Clark Gap Drive.

A summary of these suggested mitigation improvements can be found on Figure 8 of this report.



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

Michael F. Easley  
GOVERNOR

Lyndo Tippett  
Secretary

June 2, 2008

Mr. Eric McAbee  
McAbee & Associates, Inc.  
3 McAbee Trail  
Fairview, NC 28730

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BY: .....

Re: Driveway Permit  
Laurel Rock Reserve  
Henderson County  
SR 1556

Dear Mr. McAbee:

The attached driveway permit has been approved and construction may begin immediately. Construction shall be according to the attached Standard Special Provisions For Driveways and shall include Project Special Provisions and the following provision as noted below:

1. Proposed driveway radius is not to cross the property line. See note in red on plans.
2. A right turning lane will be required on Howard Gap Road at the intersection of Howard Gap Road and Hutch Mountain Road. This is to be constructed at the expense of the Lark Properties, Inc.. Mr. Charles L. Flowe, PE of TGS Engineers is to be contacted to coordinate the required right turning lane to eliminate conflict with NCDOT's future widening project of Howard Gap Road (SR 1006). Mr. Flowe can be contacted at 919-319-8850, ext. 114.

The current property owner at the intersection of Howard Gap Road and Hutch Mountain road is to be notified of the required construction before work can begin.

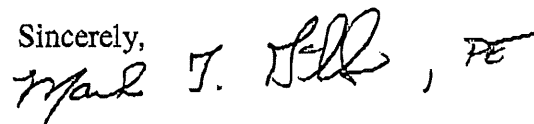
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BY:.....

3. Proposed driveway is to be built according to the attached Driveway Turnout grades sheet, Figure 6, Shoulder Section.
4. A minimum sight distance of 350 ft. in bother directions is required at the Laurel Rock Reserve entrance.
5. All lots are to be served internally.

Please refer any questions you might have to Beth Tingle, Transportation Technician IV of my staff at 828-891-7911

Sincerely,



Mark T. Gibbs, PE  
District Engineer

MTG/bt

Cc Joel B. Setzer, PE, Division Engineer(cover letter only)

FILED IN HENDERSON COUNTY REGISTER OF DEEDS  
OFFICE, NEDRA W. MOLES, REGISTER

DATE: 9-26-07 TIME: 4:05 p.m.

EXCISE TAX STAMP: \_\_\_\_\_

BOOK: 1335 PAGE: 491

PREPARED BY: EDWARD L. HARRELSON  
RETURN TO: COINER, HARRELSON & SHELTON, P.A.  
ATTORNEYS AT LAW  
206 THIRD AVENUE WEST  
HENDERSONVILLE, N.C. 28739

RECEIVED  
JUN 02 2008

BY: \_\_\_\_\_

Stamps: \$ 0.00

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

GENERAL WARRANTY DEED  
RIGHT OF WAY EASEMENT

THIS DEED, made this the 26<sup>th</sup> day of September 2007, by and between THELMA J. McMINN (unmarried), and OLLIE E. McMINN (unmarried), of the County of Henderson, State of North Carolina, hereinafter called Grantor, and GLORIA Y. ANDERSON and husband, RICHARD E. ANDERSON, of the State of North Carolina, hereinafter called Grantee, whose address is: 2 Holt Circle, Fletcher, NC 28732.

WITNESSETH:

WHEREAS, Ollie McMinn and Thelma McMinn are owners of a tract of land described at Deed Book 405 at Page 105 of the Henderson County Register of Deeds records; and

WHEREAS, by agreement for consideration, the Grantee and the Grantor have agreed to establish a non-exclusive right of way for ingress, egress and regress and for common household utilities over a sixty (60) feet wide strip, the centerline of which is described herein; and

WHEREAS, the Grantor now desires to sell and convey a right of way for ingress, egress and regress and for common household utilities over a sixty feet wide strip, thirty feet to either side of the line herein described;

WHEREAS, this non-exclusive right of way shall be for the benefit of the Grantees, their heirs and assigns, and shall serve those tracts of the Grantee's property more particularly described at Deed Book 1067 at page 152 of the Henderson County Registry; and

WHEREAS, notwithstanding the inclusion herein of an easement for common household utilities, the Grantees agree that any power, cable or telephone lines installed within the easement shall be installed underground.

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to him paid by Grantee, receipt of which is hereby acknowledged, does give, grant, bargain, sell and convey unto Grantee, their heirs and assigns, in fee simple, the following described property located in Hoopers Creek Township, Henderson County, North Carolina:

BEING an easement for a right of ingress, egress and regress and for common household utilities, measuring sixty (60) feet in width and measured thirty feet to either side of a line described as follows: (which leads from the Couch Mountain Properties, LLC property shown on Plat Slide 6152 in the office of the Henderson County Register of Deeds to the Grantee's property described at Deed Book 1067 at Page 152, Henderson

County Registry, and which connects the Grantee's property to the Hutch Mountain Road.

BEGINNING at a point in the southern line of Couch Mtn. Properties, LLC (Deed Book 1284 at Page 233) which is a common line with Ollie McMinn and Thelma McMinn (Deed Book 405 Page 105) which BEGINNING point stands South 83 deg. 11 min 06 sec East 30.00 feet from the southwestern corner of the property described as Tract II, 1.38 acres, as shown on Plat Slide 6152 (plat entitled "Recombination of the William Keller and wife Vickie Keller Property), which is a common corner with William S. McMinn (Deed Book 494 at Page 83) and with Ollie McMinn and Thelma McMinn (Deed Book 405 Page 105) all references to the Henderson County Registry, thence from said BEGINNING point the following calls and distances, which constitute the centerline of a sixty (60) feet wide right of way as follows:

South 13 deg 35 min 27 sec East 30.91 feet, thence  
 South 11 deg 54 min 21 sec East 74.42 feet, thence  
 South 15 deg 08 min 33 sec East 76.10 feet, thence  
 South 17 deg 21 min 25 sec East 59.96 feet, thence  
 Following a curve to the left on a circle with a radius of 50.00 feet an arc length of 30.91 feet North 35 deg 04 min 08 sec West 30.42 feet, thence  
 Following a curve to the right on a circle with a radius of 110.00 feet an arc length of 17.31 feet North 02 deg 16 min 21 sec East 17.30 feet, thence  
 Following a curve to the right on a circle with a radius of 110.00 feet an arc length of 165.01 feet North 41 deg 16 min 21 sec East 149.97, thence  
 North 84 deg 14 min 52 sec East 25.66 feet, thence  
 Following a curve to the right on a circle with a radius of 120.00 feet an arc length of 7.01 feet North 82 deg 34 min 26 sec East 7.01 feet, thence  
 North 80 deg 54 min 00 sec East 37.99 feet, thence  
 Following a curve to the right on circle with a radius of 90.00 feet an arc length of 99.61 feet South 67 deg 23 min 35 sec East 94.60 feet, thence  
 South 35 deg 41 min 09 sec East 98.59 feet, thence  
 Following a curve to the right on a circle with a radius of 200.00 feet with an arc length of 103.48 feet South 20 deg 51 min 49 sec East 102.33, thence  
 South 06 deg 02 min 28 sec East 75.17 feet, thence  
 Following a curve to the left on a circle with a radius of 90.00 feet with an arc length of 130.10 feet South 47 deg 27 min 15 sec East 119.07, thence  
 South 88 deg 52 min 02 sec East 128.82 feet, thence  
 Following a curve to the right on a circle with a radius of 300.00 feet with an arc length of 92.86 feet South 80 deg 00 min 01 sec East 92.49 feet, thence  
 South 71 deg 08 min 00 sec East 377.19 feet, thence  
 Following a curve to the right on a circle with a radius of 150.00 feet with an arc length of 44.17 feet South 62 deg 41 min 54 sec East 44.01 feet, thence  
 South 54 deg 15 min 47 sec East 147.67, thence  
 Following a curve to the right on a circle with a radius of 60.00 feet with an arc length of 127.39 feet South 06 deg 33 min 32 sec West 104.77 feet, thence  
 South 67 deg 22 min 51 sec West 163.24 feet, thence  
 Following a curve to the left on a circle with a radius of 90.00 feet with an arc length of 114.85 feet South 30 deg 49 min 19 sec West 107.22 feet, thence  
 South 05 deg 44 min 13 sec East 146.37 feet, thence  
 Following a curve to the left on a circle with a radius of 200.00 feet with an arc length of 52.20 feet South 13 deg 12 min 48 sec East 52.05 feet, thence  
 South 20 deg 41 min 23 sec East 110.97

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to a point in the line of the Grantees and further being for the benefit of the Grantees' property more particularly described at Deed Book 1067 at Page 152 of the Henderson County Registry.

It is agreed and understood between the parties hereto that Grantors shall have no responsibility to contribute to the cost of construction and/or maintaining the improvements within the right-of-way above granted; however, Grantors agree that any successor in interest to the property owned by Grantors shall be obligated to contribute

to the cost of maintaining improvements once constructed within such right-of-way. The parties agree that their successors shall share on a pro-rata basis per property served in the maintenance and upkeep of the road in an all-weather passable condition.

TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

Ollie McMinn D6A (Seal)  
THELMA J. McMINN by OLLIE E. McMINN, her attorney in fact

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Ollie McMinn (Seal)  
OLLIE E. McMINN

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, Edward L. Harrelson, do hereby certify that OLLIE E. McMINN, attorney in fact for THELMA J. McMINN, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of THELMA J. McMINN, and that the authority to execute and acknowledge said instruments are contained in instruments duly executed, acknowledged, and being recorded in the office of the HENDERSON County, State of North Carolina, Register of Deeds, on the 14<sup>th</sup> day of June, 2006, Deed Book 1277 at Page 560, and that this instrument was executed under and by virtue of the authority given by said instruments granting her power of attorney; that the said OLLIE E. McMINN acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said THELMA J. McMINN.

Witness my hand and official seal this the 26 day of September, 2007.



Edward L. Harrelson  
Notary Public

My commission expires: January 17, 2010

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

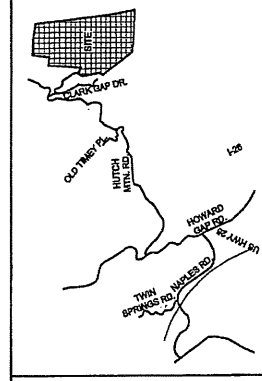
I, Edward L. Harrelson, a Notary Public, do hereby certify that OLLIE E. McMINN, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 26 day of September, 2007.



Edward L. Harrelson  
Notary Public

My commission expires: January 17, 2010.

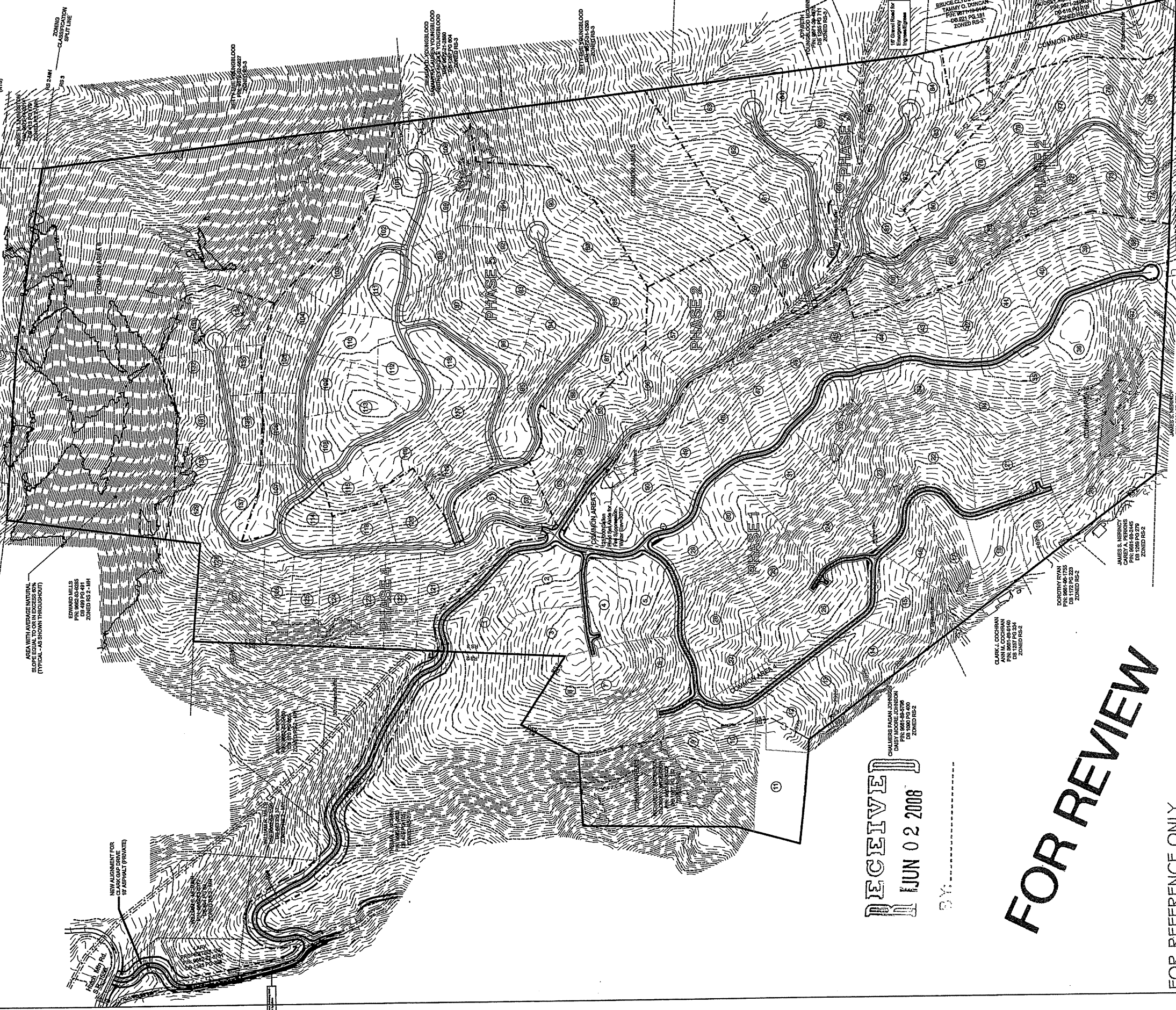




NORTH  
NO GRID NAD '83

**PROJECT SUMMARY**

Total Project Area	4,298 Acres
Number of Proposed Lots	137 Single Family
Density	0.48 units/ acre
Total Area of Phases 1 Equal to or Exceeding 60% Average Natural Slope	41-21.5 Acres
Type of Water System	Individual Septic Fields
Type of Sewer System	24x30" On-Site Private
Length of Road System	23,865' On-Site Private
Distance to Public Water/Power	± 1.4 miles



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**FOR REVIEW**

FOR REFERENCE ONLY  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCES



**McAbee & Associates, PA**  
Professional Land Surveyors  
William S. McAbee, PLS Telephone (828) 628-1235  
Eric S. McAbee, PLS Fax (828) 628-1234  
3 McAbee Trail Fairview North Carolina, 28730



REVISED MASTER PLAN FOR:

**LAUREL ROCK RESERVE**

Owner: Couth Mountain Properties, LLC  
Contact: Amy Row 2488  
Fairview, NC 28750  
(828) 664-3225

EDENVILLE TOWNSHIP  
HENDERSON COUNTY, N.C.

PH: 9872-01-2675  
PH: 9882-85-3523

Scale: 1" = 200'  
Date: 6-7-2007  
Drawing No: G-07-2047

# PHASE 1 - LAUREL ROCK RESERVE EDNEYVILLE TOWNSHIP, HENDERSON COUNTY NORTH CAROLINA

APRIL 28, 2008

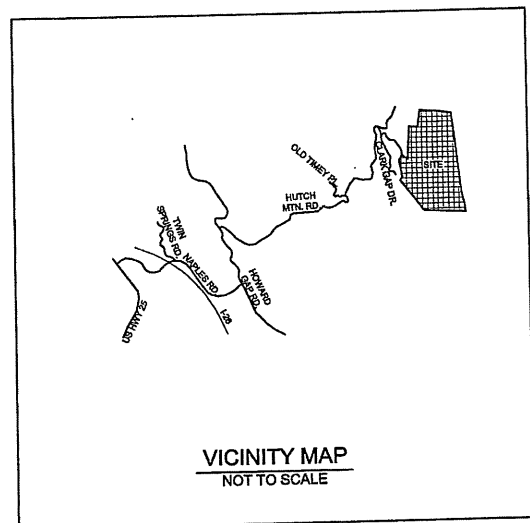
## DEVELOPMENT PLAN

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### SHEET INDEX

S1	SITE PLAN - SHEET 1
S2	SITE PLAN - SHEET 2
S3	SITE PLAN - SHEET 3
G1	SITE GRADING PLAN - SHEET 1
G2	SITE GRADING PLAN - SHEET 2
G3	SITE GRADING PLAN - SHEET 3
RT1	TYPICAL ROAD SECTIONS
RT2	TYPICAL ROAD SECTIONS
RP1	VERTICAL ROAD PROFILES - SHEET 1
RP2	VERTICAL ROAD PROFILES - SHEET 2
RP3	VERTICAL ROAD PROFILES - SHEET 3
RP4	VERTICAL ROAD PROFILES - SHEET 4
RP5	VERTICAL ROAD PROFILES - SHEET 5
RP6	VERTICAL ROAD PROFILES - SHEET 6
RP7	VERTICAL ROAD PROFILES - SHEET 7

**FOR REVIEW**



**BEFORE YOU DIG**  
CALL 1-800-632-4949  
N.C. ONE CALL CENTER  
IT'S THE LAW

**McAbee & Associates, PA**  
Professional Land Surveyors  
Wallace S. McAbee, PLS Telephone (828) 628-1295  
Eric S. McAbee, PLS Fax (828) 628-1294  
3 McAbee Trail Fairview North Carolina, 28730

**OWNER/DEVELOPER:** LARK PROPERTIES, INC.  
CONTACT: ANDY ANDERSON  
PO BOX 2468  
FAIRVIEW, NC 28370  
828.684.3225

**LAND PLANNER & LAND SURVEYOR:** MCABEE & ASSOCIATES  
3 MCABEE TRAIL  
FAIRVIEW, NC 28730  
828-628-1295  
CONTACT: ERIC MCABEE, PLS

**PROJECT SUMMARY**

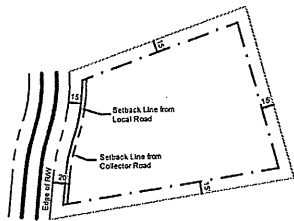
Phase 1 Project Area	112.63 Acres
Number of Phase 1 Lots	50 Single Family
Density	0.44 units / acre
Minimum Lot Size	1.07 Acres
Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope	1.54 Acres
Type of Water System	Individual Wells
Type of Sewer System	Individual Septic Fields
Length of Road System in Phase 1 (All Roads Private)	1170' Clark Gap Drive Upgrade 1308' Offsite Collector Road 807' Onsite Collector Roads 628' Onsite Subdivision Local Roads 1028' Onsite Limited Local Roads
Distance to Public Water/Sewer	± 1.4 miles
Street Trees Provided	199

**OWNER:** LARK PROPERTIES, INC.  
CONTACT: ANDY ANDERSON  
PO BOX 2488  
FAIRVIEW, NC 28730  
828.628.3225

**LAND PLANNER:** McABEE & ASSOCIATES, PA  
ERIC McABEE, PLS  
3 McABEE TRAIL  
FAIRVIEW, NC 28730  
828.628.1295

**ZONING CLASSIFICATIONS:**  
PIN 9662.60-3223 - ZONED R2 (AFFECTS LOTS 1-3)  
PIN 9672.01-2875 & PIN 9671.99-7788 - ZONED R3

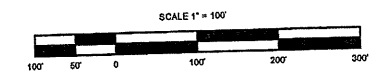
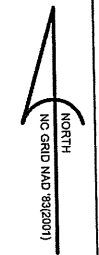
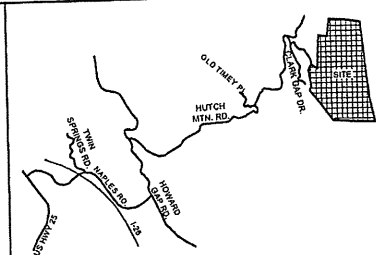
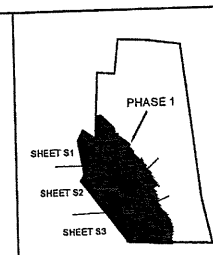
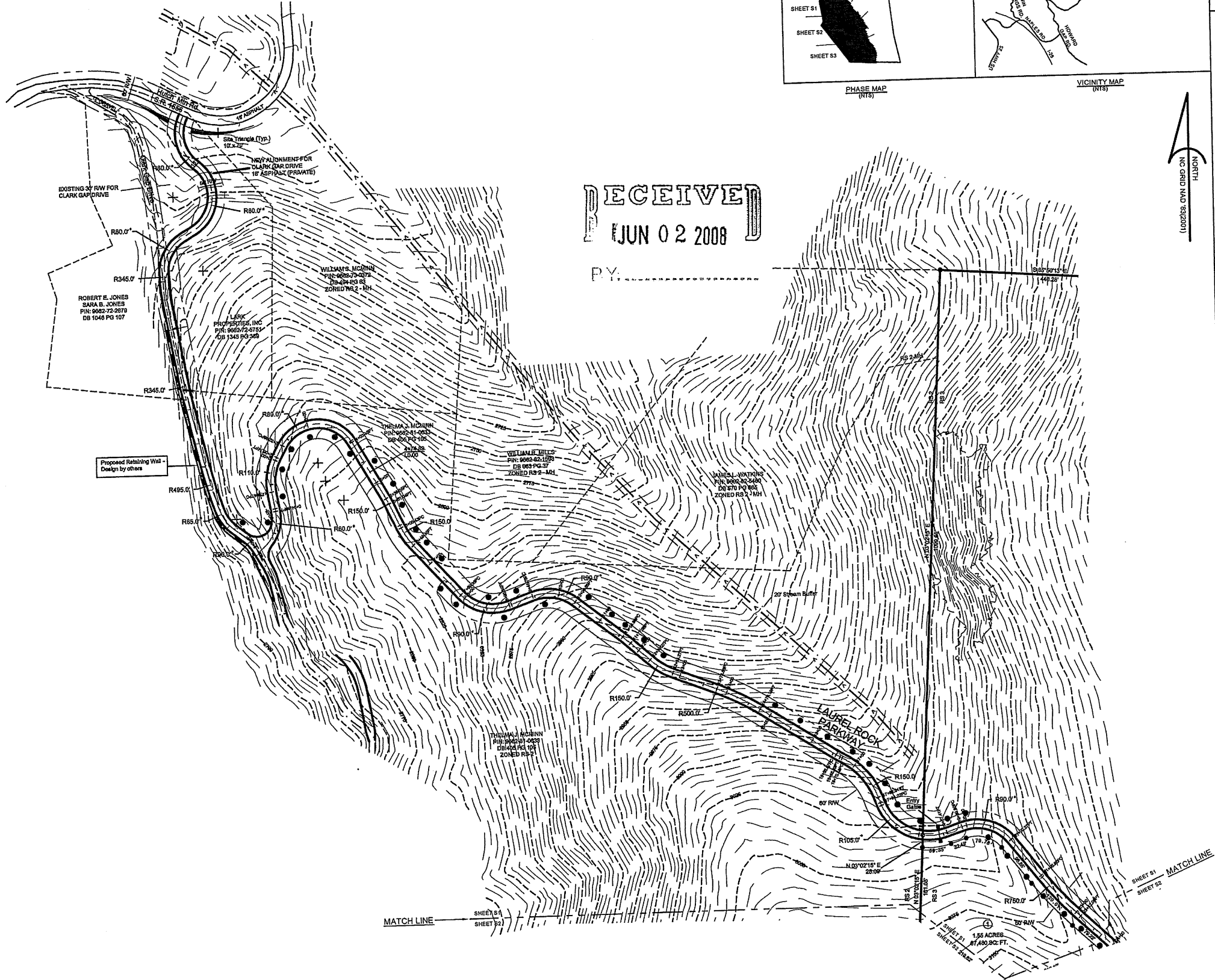
**SETBACKS:**  
FRONT (FROM COLLECTOR RD) = 20' (ROADS 1 & 2)  
FRONT (FROM LOCAL ROAD) = 15' (ROADS 3, 4, 5 & 6)  
SIDE = 15'  
REAR = 15'



TYPICAL SETBACK CONFIGURATION

**LEGEND:**  
R00.0' = CENTERLINE ROAD RADIUS  
- - - EXISTING CONTOUR  
● = STREET TREE (RED MAPLE OR PIN OAK)

**NOTE:** Centerline radii denoted with an asterisk (\*) are requesting the reduction allowed by Henderson County Ordinance 170-21F for cross slopes exceeding 15%.



<p>DATE: 4/29/08 PROJECT NO.: 16100 DRAWN BY: ESM SCALE: 1"=100'</p> <p style="text-align: right;"><b>SHEET S1</b></p>			
<p>DEVELOPMENT PLAN FOR: <b>PHASE ONE - LAUREL ROCK RESERVE</b></p> <p>PIN: 9672.01-2875 9671.99-7788 9662.60-3223</p>			
BY:	ESM	DESCRIPTION:	
NO. 1	5-30-08	ADDRESS:	INITIAL PLANNING COMMENTS:
<p><b>McAbee &amp; Associates, PA</b> Professional Land Surveyors McAbee &amp; McAbee, PLS Telephone: (828) 628-1295 Eric S. McAbee, PLS Fax: (828) 628-1294 3 McAbee Trail Fairview North Carolina, 28730</p>			

**PROJECT SUMMARY**

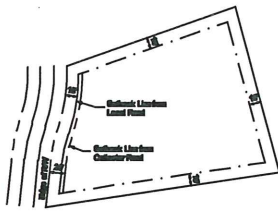
Phase 1 Project Area 112.89 Acres  
 Number of Phase 1 Lots 80 Single Family  
 Density 0.44 units/acre  
 Minimum Lot Size 1.07 Acres  
 Total Area of Phase 1 Equal to or Exceeding 67% Average Natural Slope 1.84 Acres  
 Type of Water System Individual Wells  
 Type of Sewer System Individual Septic Pits  
 Length of Flood System in Phase 1 (All Flood Phases) 1170' Clark Drop Drive Upgrade 1800' Onsite Collector Road 8207' Onsite Collector Roads 6267' Onsite Subdivided Local Roads 1028' Onsite Limited Local Roads  
 Distance to Public Water/Sewer 1.4 miles

**OWNER:** LARK PROPERTIES, INC.  
 CONTACT: ANDY ANDERSON  
 PO BOX 4488  
 FAIRMONT, MD 20726  
 888.884.8828

**LAND PLANNER:** MCKEE & ASSOCIATES, PA  
 2700 BIRMINGHAM, PL 15  
 21 MILLERS TRAIL  
 FAIRMONT, MD 20726  
 888.884.1238

**ZONING CLASSIFICATION:**  
 PH 6802.00-020 - ZONED PH (REVISED LOTS 1-4)  
 PH 6872.01-020 & PH 6871.00-770 - ZONED PH

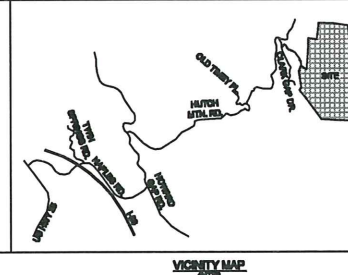
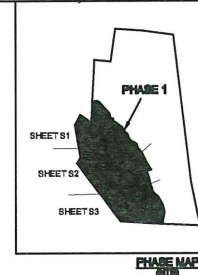
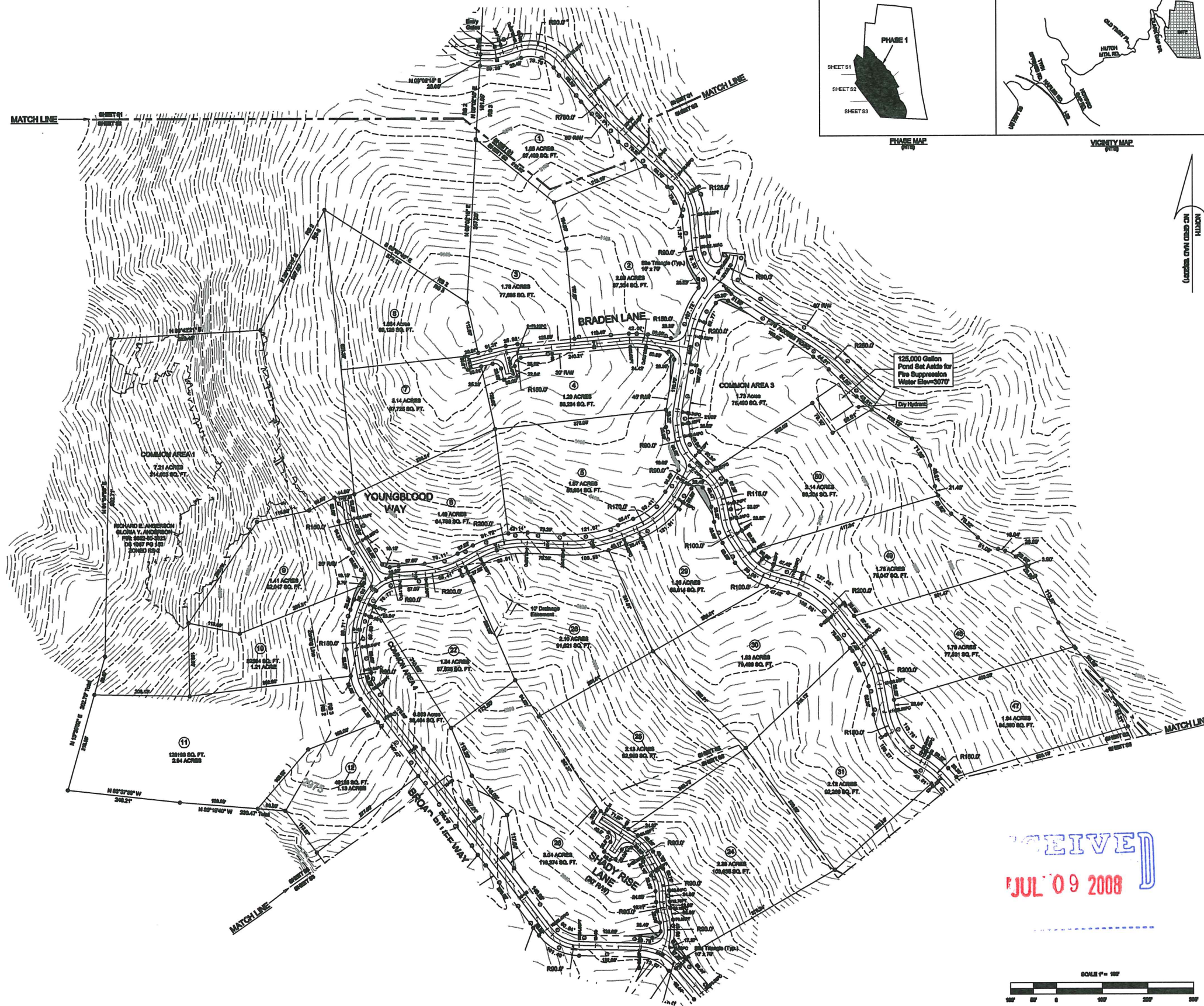
**SETBACKS:**  
 FRONT (FROM COLLECTOR ROAD) = 30' (ZONES 1 & 2)  
 FRONT (FROM LOCAL ROAD) = 10' (ZONES 3, 4 & 5)  
 SIDE = 10'  
 REAR = 10'



**TYPICAL SETBACK CONFIGURATION**

**LEGEND:**  
 - CHERRYLAKE ROAD RIGHT-OF-WAY  
 - DISTRICTS BOUNDARY  
 - STREET FROM PFD MAPLE OR PFD OAK

**NOTE:** Contour lines shall be shown with an interval of 5' on the map. Slope reduction allowed by Henderson County Ordinance 170-217 for areas sloping exceeding 10%.



**RECEIVED**  
**JUL 09 2008**

SCALE 1" = 100'

**DATE:** 6/27/08  
**PROJECT:** LAUREL ROCK RESERVE  
**DRAWN BY:** [Name]  
**CHECKED BY:** [Name]

**DEVELOPMENT PLAN NO.:** PH 6872.01-020  
**PHASE:** PHASE 1  
**DATE:** 6/27/08

**BY:** [Name]  
**DATE:** 6/27/08

NO.	DATE	DESCRIPTION	ADDRESS	INITIAL	PLANNING	COMMENTS
1	6/27/08					

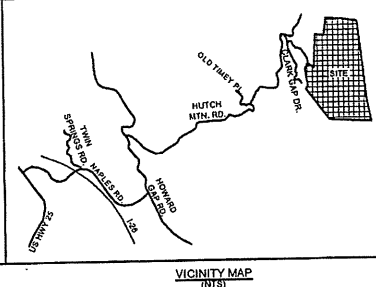
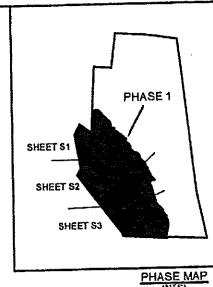
**McAfee & Associates, P.A.**  
 Professional Land Surveyors  
 William E. McAfee, P.L.S.  
 Edie E. McAfee, P.L.S.  
 9 McAfee Trail, Warner North Carolina, 27700  
 Phone: 800.688.1238  
 Fax: 800.688.1234

**SEAL:** W. E. MCAFEE, P.L.S. No. 1-2473

**SHEET S2**

HICKORY CREEK TOWNSHIP  
 HENDERSON COUNTY, N.C.

NOTE: Centerline radii denoted with an asterisk (\*) are requesting the reduction allowed by Henderson County Ordinance 170-21F for cross slopes exceeding 15%.

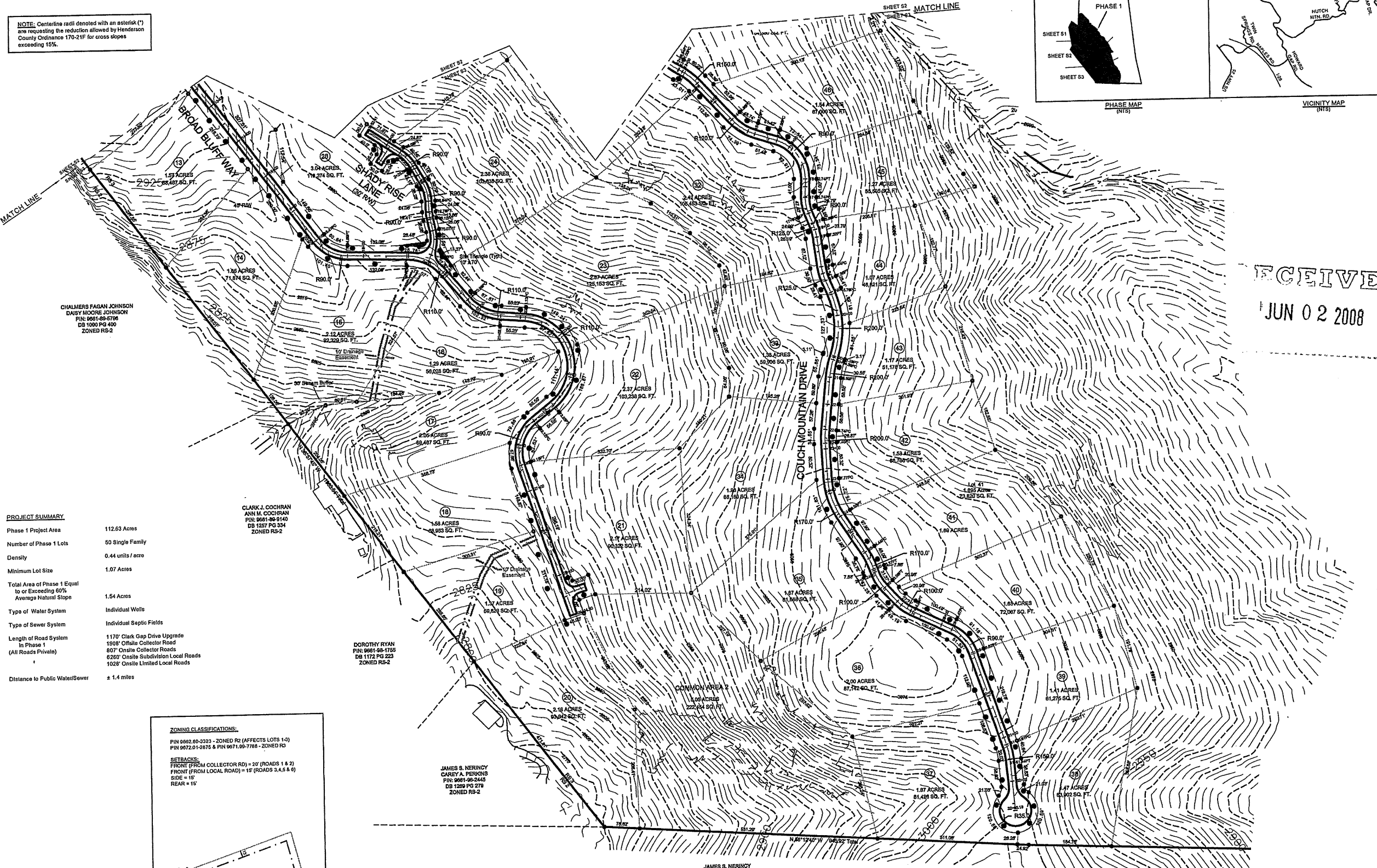


DATE: 4/28/08  
PROJECT NO.: 10100  
DRAWN BY: ESM  
SCALE: 1"=100'

SHEET S3



RECEIVED  
JUN 02 2008



CHALMERS FAGAN JOHNSON  
DAISY MOORE JOHNSON  
PIN: 9061-88-8795  
DB 1090 PG 400  
ZONED RS-2

CLARK J. COCHRAN  
ANN M. COCHRAN  
PIN: 9061-88-9140  
DB 1227 PG 354  
ZONED RS-2

DOROTHY RYAN  
PIN: 9061-88-1755  
DB 1172 PG 223  
ZONED RS-2

JAMES S. NERINCY  
CAREY A. PERINOS  
PIN: 9061-96-2443  
DB 1209 PG 278  
ZONED RS-2

JAMES S. NERINCY  
PIN: 9061-07-5534  
DB 990 PG 606  
ZONED RS-3

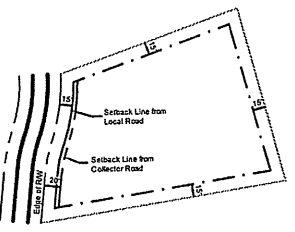
WILLIAM R. ALLEY  
FRANCES B. ALLEY  
PIN: 9071-17-2531  
DB 902 PG 141  
ZONED RS-3

**PROJECT SUMMARY**

Phase 1 Project Area	112.63 Acres
Number of Phase 1 Lots	50 Single Family
Density	0.44 units / acre
Minimum Lot Size	1.07 Acres
Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope	1.54 Acres
Type of Water System	Individual Wells
Type of Sewer System	Individual Septic Fields
Length of Road System In Phase 1 (All Roads Private)	1170' Clark Gap Drive Upgrade 1908' Offsite Collector Road 607' Onsite Collector Roads 6260' Onsite Subdivision Local Roads 1028' Onsite Limited Local Roads
Distance to Public Water/Sewer	± 1.4 miles

**ZONING CLASSIFICATIONS:**  
PIN 9062-80-3223 - ZONED R2 (AFFECTS LOTS 1-3)  
PIN 9072-01-2875 & PIN 9071-09-7768 - ZONED R3

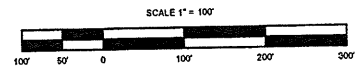
**SETBACKS:**  
FRONT (FROM COLLECTOR RD) = 20' (ROADS 1 & 2)  
FRONT (FROM LOCAL ROAD) = 15' (ROADS 3, 4, 5 & 6)  
SIDE = 10'  
REAR = 15'



OWNER: LARK PROPERTIES, INC.  
CONTACT: ANDY ANDERSON  
PO BOX 2468  
FAIRVIEW, NC 28730  
828.684.3225

LAND PLANNER: MCBEE & ASSOCIATES, PA  
ERIC MCBEE, P.L.S.  
3 MCBEE TRAIL  
FAIRVIEW, NC 28730  
828.628.1295

**LEGEND:**  
R100.0' - CENTERLINE ROAD RADIUS  
- - - EXISTING CONTOUR  
● - STREET TREE (RED MAPLE OR PIN OAK)



PHASE ONE -  
LAUREL ROCK RESERVE

PIN: 9072-01-2875  
9062-80-3323

NO.	DATE	DESCRIPTION
1	5-30-08	ADDRESS INITIAL PLANNING COMMENTS



**McAbee & Associates, PA**  
Professional Land Surveyors  
Eric S. McAbee, P.L.S. Telephone: (828) 628-1995  
L-1-9475  
Eric S. McAbee, P.L.S. Fax: (828) 628-1994  
3 McAbee Trail Fairview North Carolina, 28730

HOOPERS CREEK TOWNSHIP  
HENDERSON COUNTY, N.C.

**PROJECT SUMMARY**

Phase 1 Project Area 112.63 Acres  
 Number of Phase 1 Lots 50 Single Family  
 Density 0.44 units / acre  
 Minimum Lot Size 1.07 Acres  
 Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope 1.54 Acres  
 Type of Water System Individual Wells  
 Type of Sewer System Individual Septic Fields  
 Length of Road System in Phase 1  
 1170' Clark Gap Drive Upgrade  
 1500' Offsite Collector Road  
 807' Onsite Collector Roads  
 6260' Onsite Subdivision Local Roads  
 1028' Onsite Limited Local Roads  
 Distance to Public Water/Sewer ± 1.4 miles

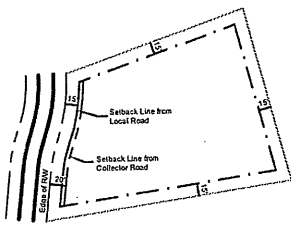
**OWNER:** LARK PROPERTIES, INC.  
 CONTACT: ANDY ANDERSON  
 PO BOX 2468  
 FAIRVIEW, NC 28730  
 628.684.2225

**LAND PLANNER:** McABEE & ASSOCIATES, PA  
 ERIC McABEE, PLS  
 3 McABEE TRAIL  
 FAIRVIEW, NC 28730  
 628.628.1295

**ZONING CLASSIFICATIONS:**

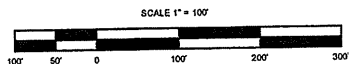
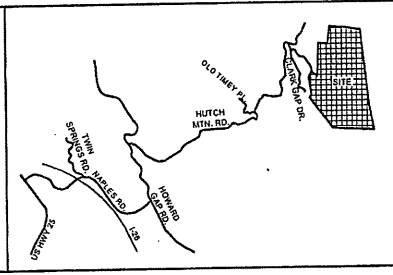
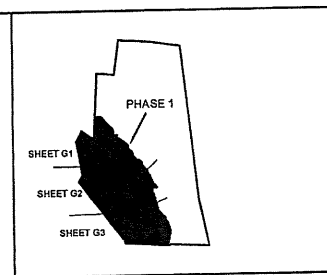
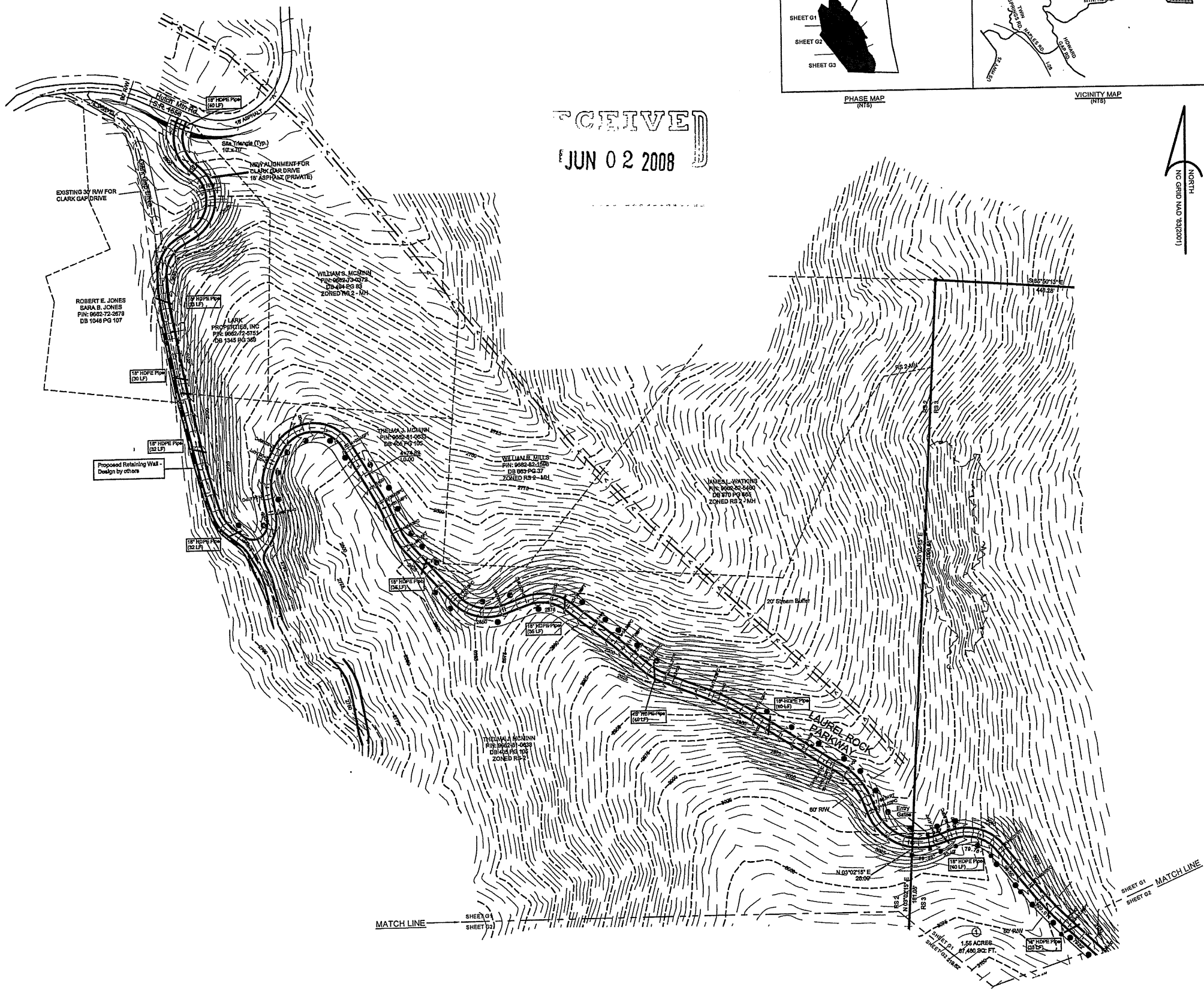
PIN 0662.80-3223 - ZONED R2 (AFFECTS LOTS 1-3)  
 PIN 0672.01-2875 & PIN 0671.09-7789 - ZONED R3

**SETBACKS:**  
 FRONT (FROM COLLECTOR RD) = 20' (ROADS 1 & 2)  
 FRONT (FROM LOCAL ROAD) = 15' (ROADS 3,4,5 & 6)  
 SIDE = 15'  
 REAR = 15'



TYPICAL SETBACK CONFIGURATION

**LEGEND:**  
 --- CENTERLINE ROAD RADIUS  
 --- EXISTING CONTOUR  
 ● STREET TREE (RED MAPLE OR PIN OAK)



DATE: 5/30/08  
 PROJECT NO.: 0808  
 DRAWN BY: ESM  
 SCALE: 1"=100'

BY: DEVELOPMENT GRADING PLAN FOR: PHASE ONE - LAUREL ROCK RESERVE

NO.	DATE	DESCRIPTION	ADDRESS	INITIAL PLANNING COMMENTS
1	5-30-08			

CAROLINA PROFESSIONAL LAND SURVEYORS  
 SEAL  
 ERIC S. McABEE, P.L.S.  
 No. 1-2475  
 State of North Carolina  
 License No. 3606

**McAbee & Associates, PA**  
 Professional Land Surveyors  
 3 McAbee Trail Fairview North Carolina, 28730  
 Eric S. McAbee, P.L.S. Telephone: (828) 628-1295  
 Eric S. McAbee, P.L.S. Telephone: (828) 628-1294  
 Fax: (828) 628-1294

HOOPERS CREEK TOWNSHIP  
 HENDERSON COUNTY, N.C.  
 PINS: 0672.01-2875  
 0662.80-3223

**SHEET G1**

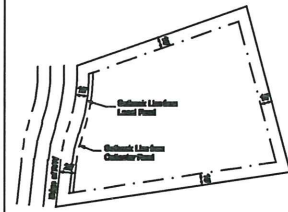
**PROJECT SUMMARY**

Phase 1 Project Area 112.83 Acres  
 Number of Phase 1 Lots 60 Single Family  
 Density 0.44 units/acre  
 Minimum Lot Size 1.87 Acres  
 Total Area of Phase 1 Blot to or Exceeding 60% Average Natural Slope 1.54 Acres  
 Type of Water System Individual Wells  
 Type of Sewer System Individual Septic Pits  
 Length of Road System in Phase 1 (All Roads Private) 1177' Clinic Gap Drive Upgrade 1500' Onsite Collector Road 807' Onsite Collector Roads 6287' Onsite Subdivision Local Roads 1628' Onsite Limited Local Roads  
 Distance to Public Water/ sewer ± 1.4 miles

**OWNER:** LARK PROPERTIES, INC.  
 CONTACT: ANDY ANDERSON  
 PO BOX 3488  
 FAIRBURN, MO 65703  
 656.664.8288

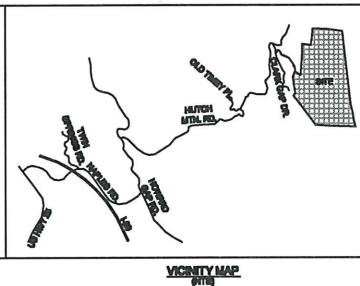
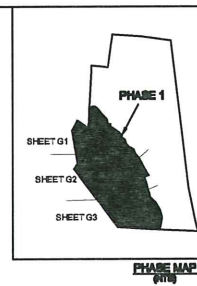
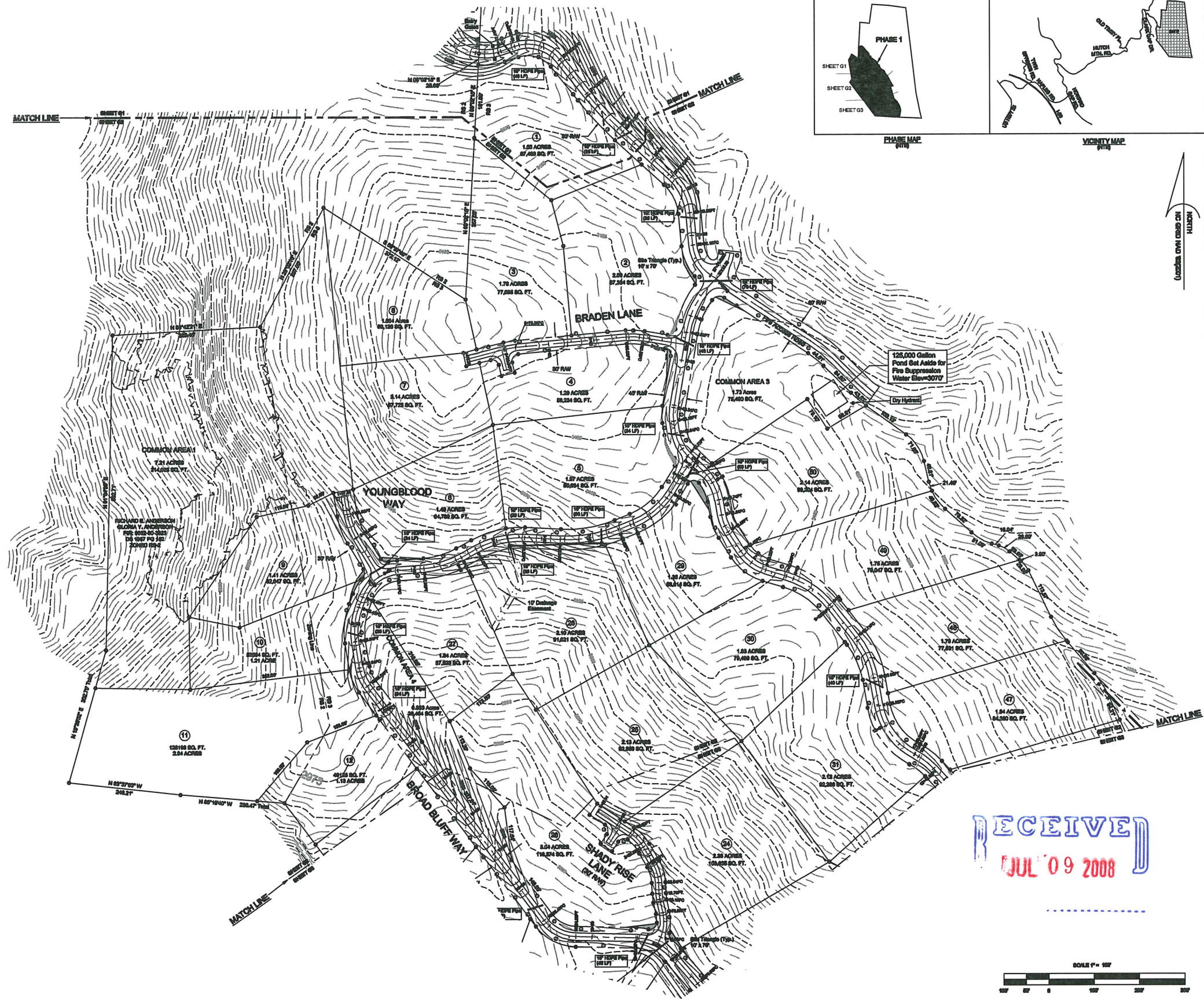
**LAND PLANNERS:** MOORE & ASSOCIATES, PA  
 8000 MIDWAY, PLUS  
 31 MOORE TRAIL  
 FAIRBURN, MO 65703  
 656.655.1333

**ZONING CLASSIFICATION:**  
 PH 0802.0-020 - ZONED PH (PLOT) LOTS 1-49  
 PH 0802.0-020 & PH 0801.0-770 - ZONED PH  
**SETBACKS:**  
 FRONT FROM COLLECTOR PIG = 50' (LOT 1 & 2)  
 FRONT FROM LOCAL ROAD = 10' (LOT 3, 4 & 5)  
 SIDE = 10'  
 REAR = 10'



TYPICAL SETBACK CONFIGURATION

**LEGEND:**  
 - CENTERLINE ROAD RIGHT  
 - CENTERLINE ROAD LEFT  
 - CENTERLINE ROAD CENTER  
 - STREET PINS (FOR APPLE OR PINE OIL)



**PHASE ONE - LAUREL ROCK RESERVE**

DEVELOPMENT GRADING PLAN FOR

NO.	DATE	DESCRIPTION	BY	EM
1	5-30-08	ADDED INITIAL PLANNING COMMENTS		

DATE: 5-30-08  
 PROJECT: LAUREL ROCK RESERVE  
 DRAWN: [Name]  
 CHECKED: [Name]

**McAbee & Associates, PA**  
 Professional Land Surveyors  
 William & McAbee, P.L.L.C.  
 Eric A. McAbee, P.L.S.  
 9 McAbee Trail, Raleigh North Carolina, 27709  
 Telephone: 656.655.1333  
 Fax: 656.655.1334

RECEIVED JUL 09 2008

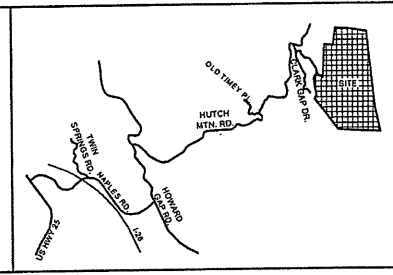
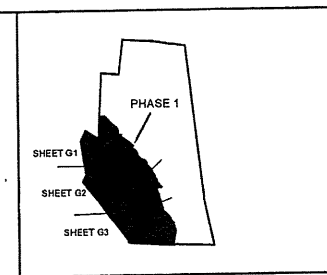
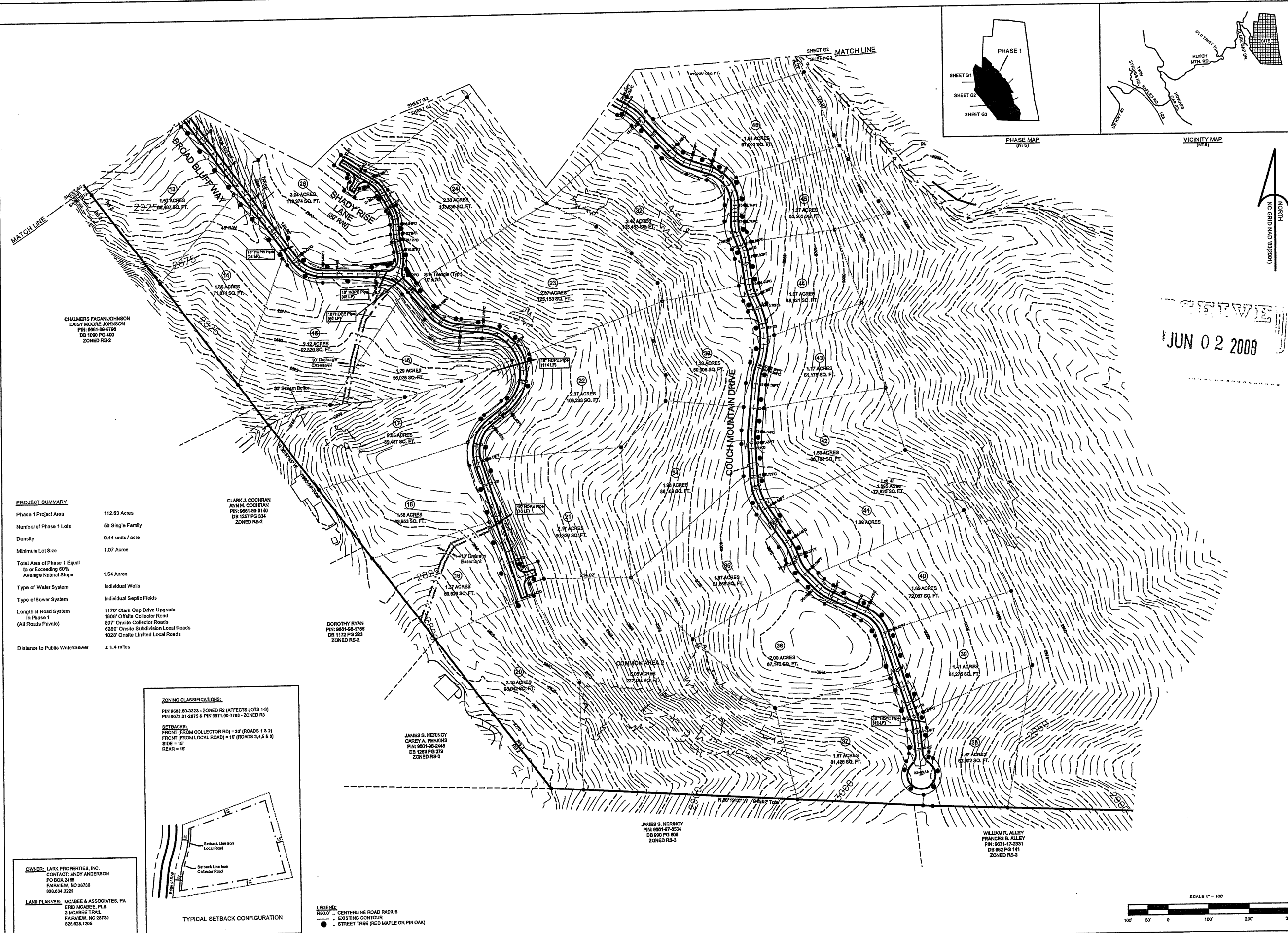
SCALE 1" = 100'

SEAL L-2673

NO. 3488 S. FAIRBURN, MO. 65703

**SHEET G2**

HENDERSON CREEK TRANSHIP  
 HENDERSON COUNTY, N.C.



RECEIVED  
JUN 02 2008

CHALMERS FAGAN JOHNSON  
DANIEL MOORE JOHNSON  
PIN: 9061-89-6706  
DB 1090 PG 400  
ZONED RS-2

CLARK J. COCHRAN  
ANN M. COCHRAN  
PIN: 9661-89-9140  
DB 1267 PG 334  
ZONED RS-2

DOROTHY RYAN  
PIN: 9661-89-1755  
DB 1172 PG 223  
ZONED RS-2

JAMES S. NERINCY  
CAREY A. PERVINS  
PIN: 9661-89-8445  
DB 1269 PG 279  
ZONED RS-2

JAMES S. NERINCY  
PIN: 9661-87-8534  
DB 990 PG 899  
ZONED RS-3

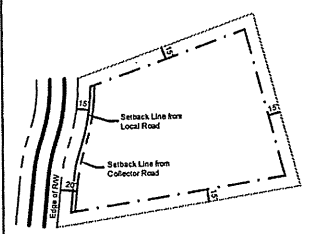
WILLIAM R. ALLEY  
FRANCES B. ALLEY  
PIN: 9671-87-2331  
DB 862 PG 141  
ZONED RS-3

**PROJECT SUMMARY**

Phase 1 Project Area	112.63 Acres
Number of Phase 1 Lots	50 Single Family
Density	0.44 units/acre
Minimum Lot Size	1.07 Acres
Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope	1.54 Acres
Type of Water System	Individual Wells
Type of Sewer System	Individual Septic Fields
Length of Road System in Phase 1 (All Roads Private)	1170' Clark Gap Drive Upgrade 1908' Offsite Collector Road 807' Onsite Collector Roads 5230' Onsite Subdivision Local Roads 1028' Onsite Limited Local Roads
Distance to Public Water/Sewer	± 1.4 miles

**ZONING CLASSIFICATIONS:**  
PIN 9662, 80-3323 - ZONED R2 (AFFECTS LOTS 1-3)  
PIN 9672, 01-2875 & PIN 9671, 00-7788 - ZONED R3

**SETBACKS:**  
FRONT (FROM COLLECTOR RD) = 20' (ROADS 1 & 2)  
FRONT (FROM LOCAL ROAD) = 15' (ROADS 3, 4, 5 & 6)  
SIDE = 15'  
REAR = 15'



**LEGEND:**  
R00.0' - CENTERLINE ROAD RADIUS  
- - - EXISTING CONTOUR  
● - STREET TREE (RED MAPLE OR PIN OAK)

**OWNER:** LARK PROPERTIES, INC.  
CONTACT: ANDY ANDERSON  
PO BOX 2488  
FAIRVIEW, NC 28730  
828.684.3225

**LAND PLANNER:** McABEE & ASSOCIATES, PA  
ERIC McABEE, PLS  
3 McABEE TRAIL  
FAIRVIEW, NC 28730  
828.628.1295

4282008  
10169  
ESM  
1"=100'

DATE: PROJECT NO.: DRAWN BY: SCALE:

PHASE ONE - LAUREL ROCK RESERVE

DEVELOPMENT GRADING PLAN FOR

NO.	DATE	DESCRIPTION	BY
1	5-30-08	ADDRESS INITIAL PLANNING COMMENTS	ESM

PHASE MAP (NTS)  
VICINITY MAP (NTS)

HOOVER CREEK TOWNSHIP  
HENDERSON COUNTY, N.C.

PIN: 9672, 01-2875  
9671, 89-1755  
802, 00-5253

McAbee & Associates, PA  
Professional Land Surveyors  
William S. McAbee, PLS  
Eric S. McAbee, PLS  
3 McAbee Trail  
Fairview North, Carolina, 28730  
Telephone: (828) 628-1995  
Fax: (828) 628-1994

SCALE 1" = 100'

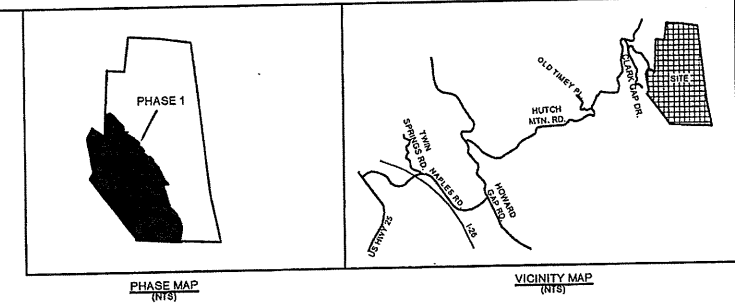


**PROJECT SUMMARY**

Phase 1 Project Area	112.63 Acres
Number of Phase 1 Lots	50 Single Family
Density	0.44 units / acre
Minimum Lot Size	1.07 Acres
Total Area of Phase 1 Equal to or Exceeding 65% Average Natural Slope	1.54 Acres
Type of Water System	Individual Wells
Type of Sewer System	Individual Septic Fields
Length of Road System in Phase 1 (All Roads Private)	1170' Clark Gap Drive Upgrade 1908' Offsite Collector Road 807' Onsite Collector Roads 6260' Onsite Subdivision Local Roads 1026' Onsite Limited Local Roads
Distance to Public Water/Sewer	± 1.4 miles

OWNER: LARK PROPERTIES, INC.  
CONTACT: ANDY ANDERSON  
PO BOX 2458  
FAIRVIEW, NC 28730  
828.694.2325

LAND PLANNER: MCABEE & ASSOCIATES, PA  
ERIC MCABEE, PLS  
3 MCABEE TRAIL  
FAIRVIEW, NC 28730  
828.626.1295



DATE: 4/29/08  
PROJECT NO.: 10109  
ESM  
DRAWN BY: ESM  
SCALE: 1"=100'

SHEET RT1

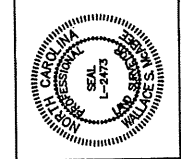
HOPKERS CREEK TOWNSHIP  
HENDERSON COUNTY, N.C.

RECEIVED  
JUN 02 2008

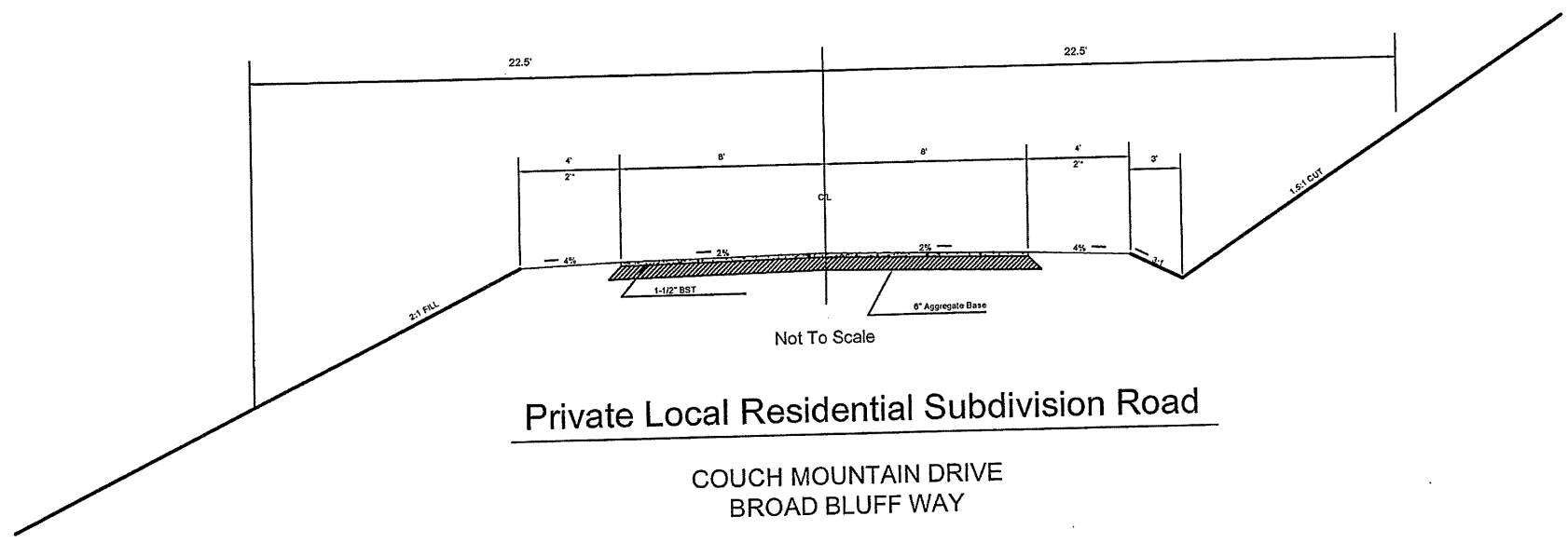
DEVELOPMENT PLAN FOR:  
**PHASE ONE -  
LAUREL ROCK RESERVE**

PINS: 9872-01-2875  
9871-09-7788  
9882-80-3323

NO.	DATE	DESCRIPTION	BY
1	5-30-08	ADDRESS INITIAL PLANNING COMMENTS	ESM



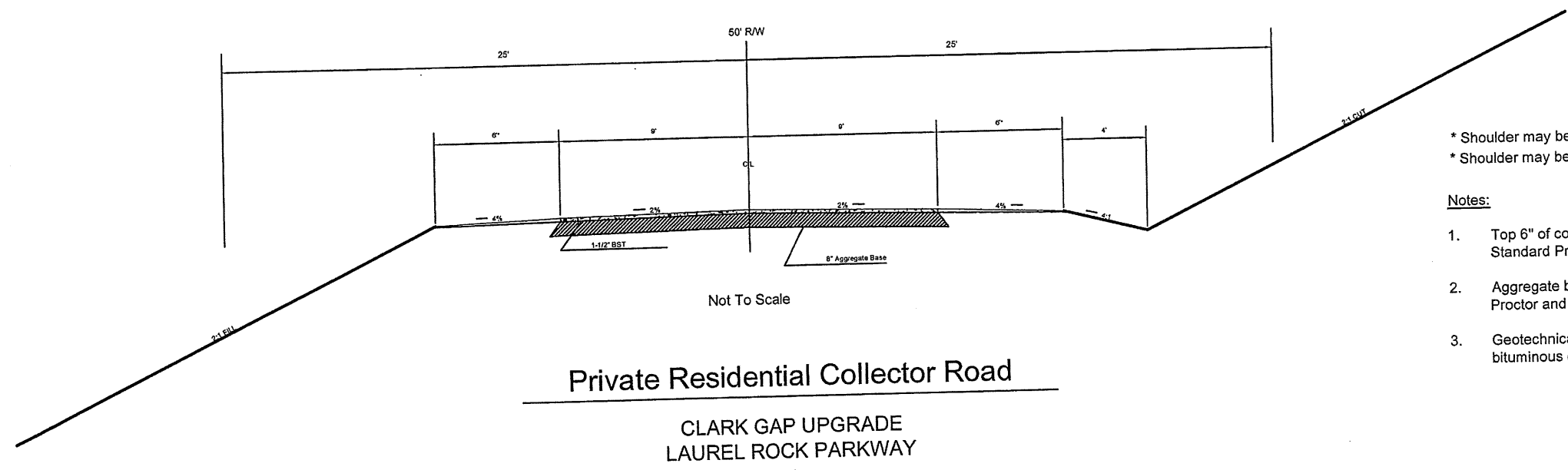
**McAbee & Associates, PA**  
Professional Land Surveyors  
Eric S. McAbee, PLS  
Telephone: (828) 628-1295  
Eric S. McAbee, PLS  
Fax: (828) 628-1294  
3 McAbee Trail  
Fairview North Carolina, 28730



\* Shoulder may be reduced to 2' where existing cross-slope exceeds 20%

**Notes:**

1. Top 6" of compacted subgrade is to be compacted to minimum of 98% Standard Proctor and certified by Geotechnical Engineer.
2. Aggregate base course to be compacted to minimum 100% Standard Proctor and certified by Geotechnical Engineer.
3. Geotechnical Engineer to certify stone depth prior to installing bituminous concrete surface course.



\* Shoulder may be reduced to 4' where existing cross-slope is 10%-20%  
\* Shoulder may be reduced to 2' where existing cross-slope exceeds 20%

**Notes:**

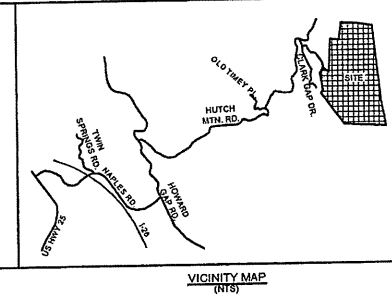
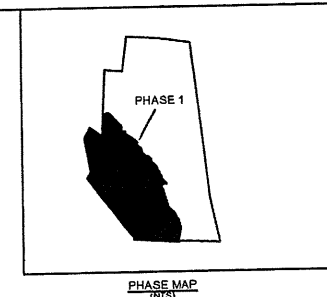
1. Top 6" of compacted subgrade is to be compacted to minimum of 98% Standard Proctor and certified by Geotechnical Engineer.
2. Aggregate base course to be compacted to minimum 100% Standard Proctor and certified by Geotechnical Engineer.
3. Geotechnical Engineer to certify stone depth prior to installing bituminous concrete surface course.

**PROJECT SUMMARY**

Phase 1 Project Area	112.63 Acres
Number of Phase 1 Lots	50 Single Family
Density	0.44 units / acre
Minimum Lot Size	1.07 Acres
Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope	1.54 Acres
Type of Water System	Individual Wells
Type of Sewer System	Individual Septic Fields
Length of Road System in Phase 1 (All Roads Private)	1170' Clark Gap Drive Upgrade 1908' Offsite Collector Road 807' Onsite Collector Roads 6280' Onsite Subdivision Local Roads 1028' Onsite Limited Local Roads
Distance to Public Water/Sewer	± 1.4 miles

OWNER: LARK PROPERTIES, INC.  
CONTACT: ANDY ANDERSON  
PO BOX 2458  
FAIRVIEW, NC 28730  
828.694.3225

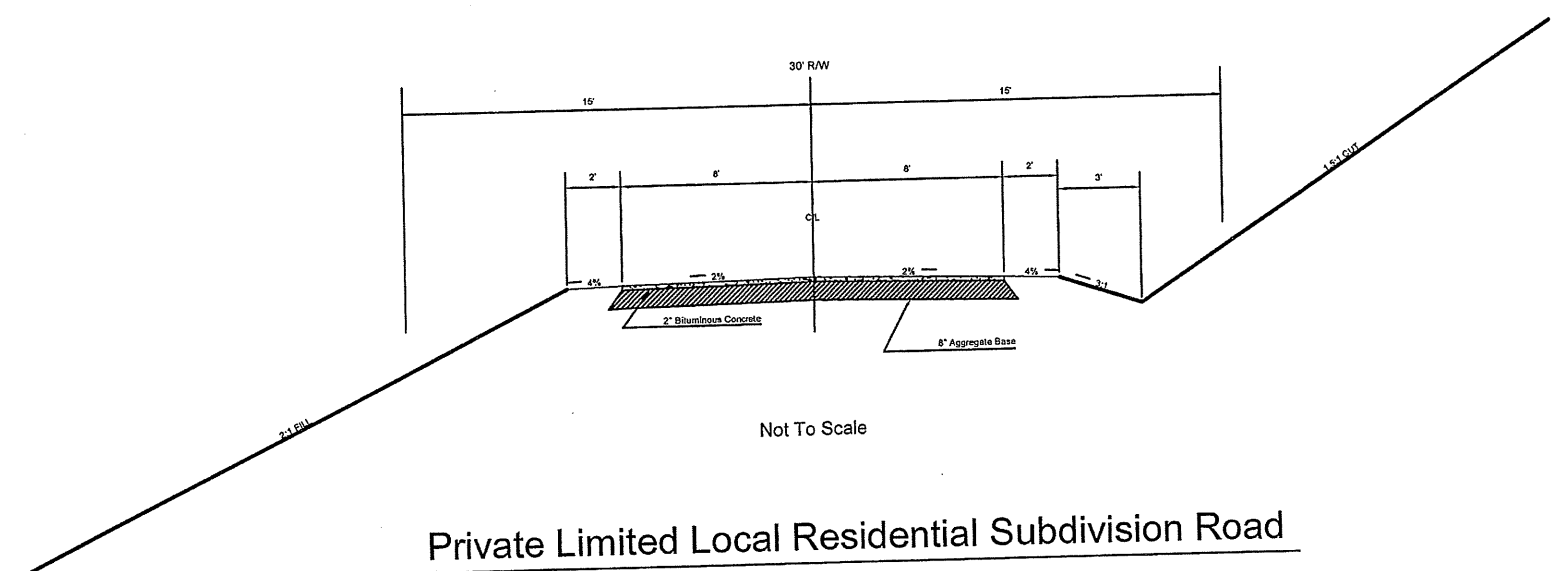
LAND PLANNER: MCABEE & ASSOCIATES, PA  
ERIC MCABEE, PLS  
3 MCABEE TRAIL  
FAIRVIEW, NC 28730  
828.628.1254



DATE: 4/29/08  
PROJECT NO.: 10109  
DESIGN: ESM  
FORM: 1-1108  
SCALE:  
SHEET RT2

HOOBERS CREEK TOWNSHIP  
HENDERSON COUNTY, N.C.

DEVELOPMENT PLAN FOR:  
**PHASE ONE -  
LAUREL ROCK RESERVE**  
PINS: 9672-01-2875  
9671-99-7788  
9682-80-3323



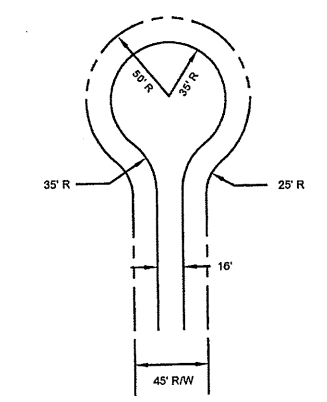
Private Limited Local Residential Subdivision Road

BRADEN LANE  
YOUNGBLOOD WAY  
SHADY RISE LANE

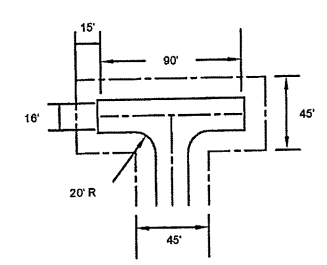
**Notes:**

1. Top 6" of compacted subgrade is to be compacted to minimum of 98% Standard Proctor and certified by Geotechnical Engineer.
2. Aggregate base course to be compacted to minimum 100% Standard Proctor and certified by Geotechnical Engineer.
3. Geotechnical Engineer to certify stone depth prior to installing bituminous concrete surface course.

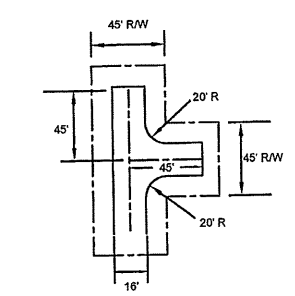
RECEIVED  
JUN 02 2008



Symmetrical Cul-De-Sac  
Not To Scale

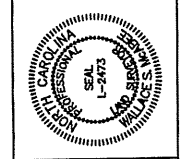


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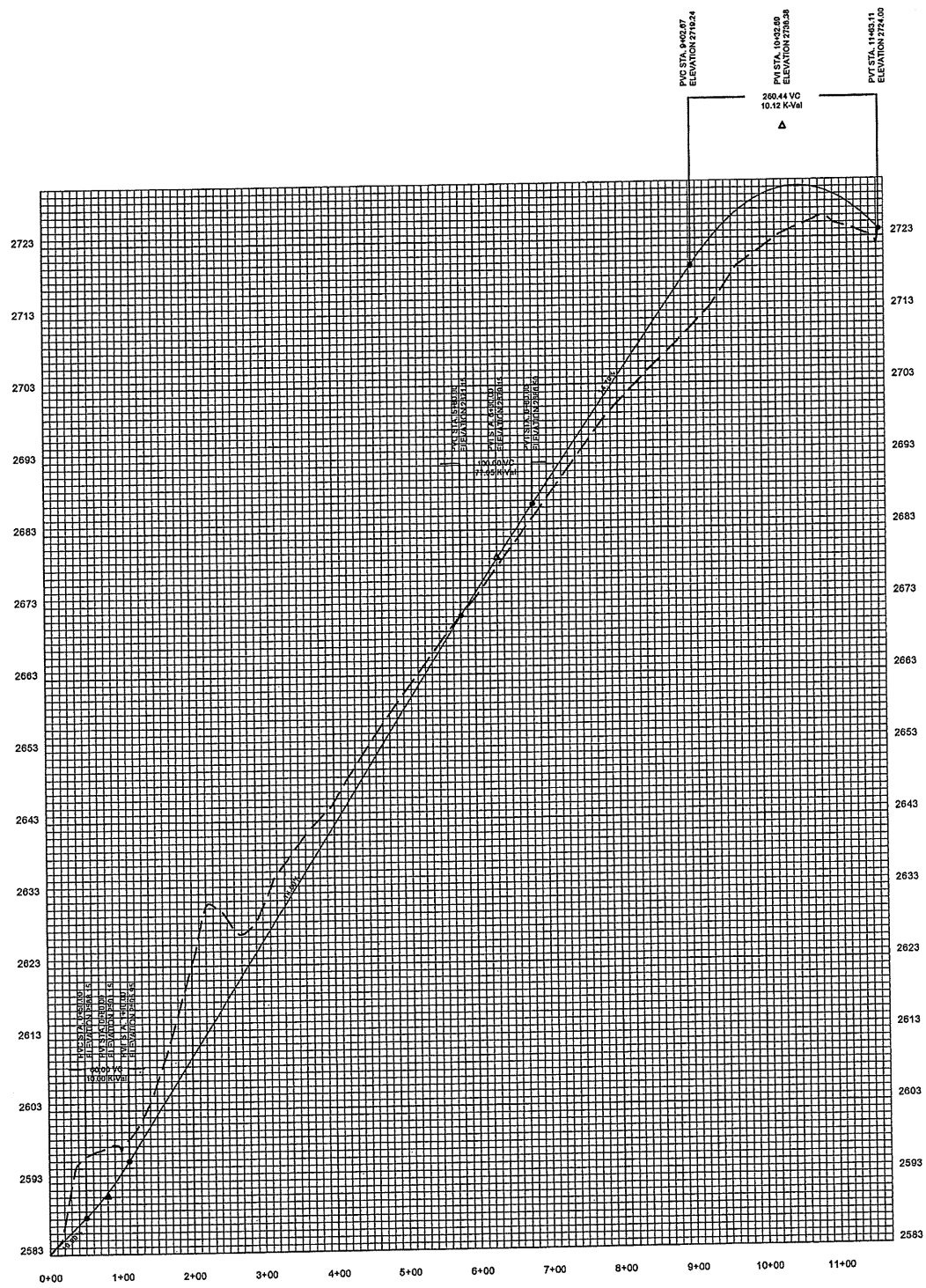


Branch Turnaround  
Not To Scale

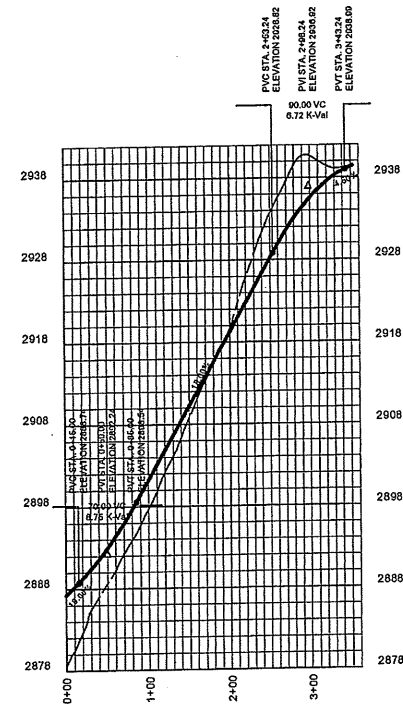
NO.	DATE	DESCRIPTION	BY
1	5-30-08	ADDRESS INITIAL PLANNING COMMENTS	ESM



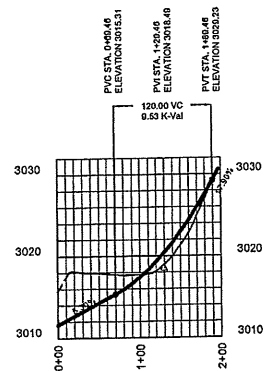
**McAbee & Associates, PA**  
Professional Land Surveyors  
William S. McAbee, PLS Telephone: (828) 628-1255  
Eric S. McAbee, PLS Fax: (828) 628-1254  
3 McAbee Trail Fairview North Carolina, 28730



**CLARK GAP UPGRADE**  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'



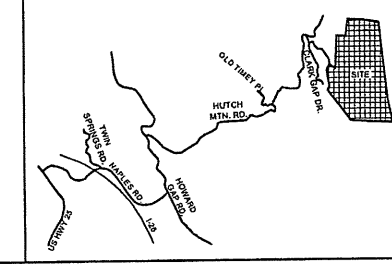
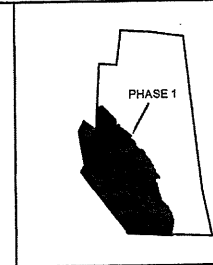
**SHADY RISE LANE**  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'



**YOUNGBLOOD WAY**  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'

OWNER: LARK PROPERTIES, INC.  
 CONTACT: ANDY ANDERSON  
 PO BOX 2458  
 FAIRVIEW, NC 28730  
 828.684.5225

LAND PLANNER: McABEE & ASSOCIATES, PA  
 ERIC McABEE, PLS  
 3 McABEE TRAIL  
 FAIRVIEW, NC 28730  
 828.628.1285



**PROJECT SUMMARY**

Phase 1 Project Area	112.63 Acres
Number of Phase 1 Lots	50 Single Family
Density	0.44 units / acre
Minimum Lot Size	1.07 Acres
Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope	1.54 Acres
Type of Water System	Individual Wells
Type of Sewer System	Individual Septic Fields
Length of Road System in Phase 1 (All Roads Private)	1170' Clark Gap Drive Upgrade 1908' Offsite Collector Road 807' Onsite Collector Roads 6260' Onsite Subdivision Local Roads 1020' Onsite Limited Local Roads
Distance to Public Water/Sewer	± 1.4 miles

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 BY: \_\_\_\_\_

DATE: 4/28/08  
 PROJECT: 10108  
 DRAWING: ESM  
 SCALE: 1"=100'

SHEET RP1

HOPERS CREEK TOWNSHIP  
 HENDERSON COUNTY, N.C.

DEVELOPMENT PLAN FOR:  
**PHASE ONE -  
 LAUREL ROCK RESERVE**

PINS: 8872.01-2075  
 8862.80-5329

NO.	DATE	DESCRIPTION



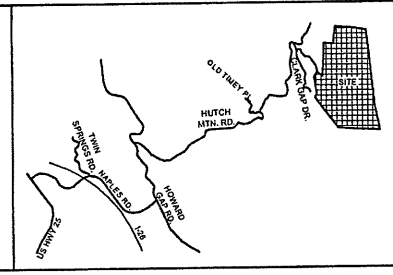
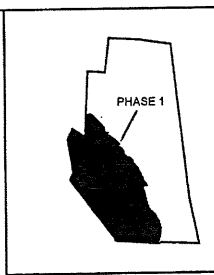
**McAbee & Associates, PA**  
 Professional Land Surveyors  
 Wallace S. McAbee, PLS Telephone (828) 628-1205  
 Eric S. McAbee, PLS Fax (828) 628-1204  
 3 McAbee Trail Fairview North Carolina, 28730

**PROJECT SUMMARY**

Phase 1 Project Area 112.63 Acres  
 Number of Phase 1 Lots 50 Single Family  
 Density 0.44 units / acre  
 Minimum Lot Size 1.07 Acres  
 Total Area of Phase 1 Equal to or Exceeding 50% Average Natural Slope 1.54 Acres  
 Type of Water System Individual Wells  
 Type of Sewer System Individual Septic Fields  
 Length of Road System in Phase 1 (All Roads Private) 1170' Clark Gap Drive Upgrade, 1908' Offsite Collector Road, 807' Onsite Collector Roads, 6280' Onsite Subdivision Local Roads, 1628' Onsite Limited Local Roads  
 Distance to Public Water/Sewer ± 1.4 miles

**OWNER:** LARK PROPERTIES, INC.  
 CONTACT: ANDY ANDERSON  
 PO BOX 2458  
 FAIRVIEW, NC 28730  
 828.884.2225

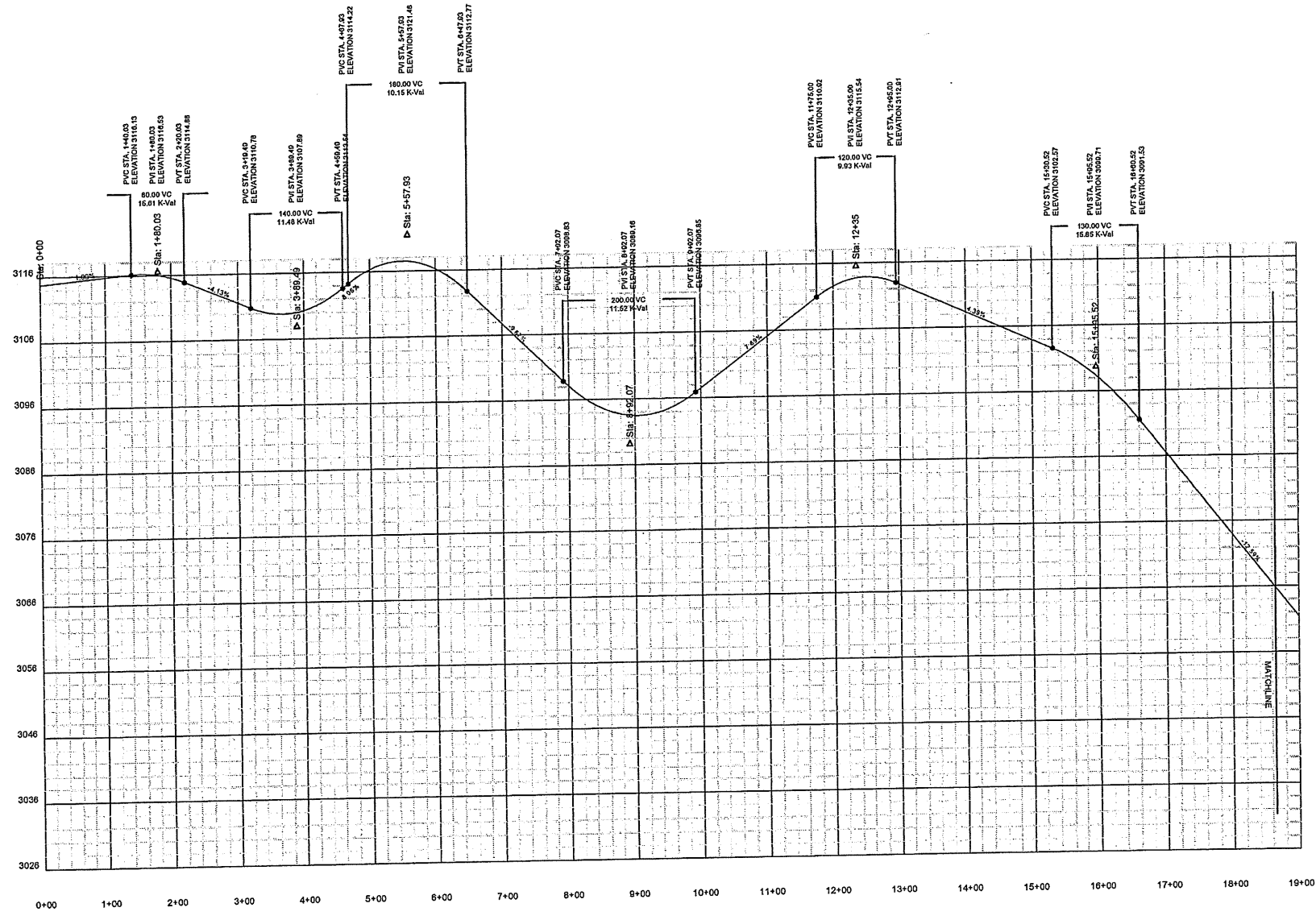
**LAND PLANNER:** MCABEE & ASSOCIATES, PA  
 ERIC MCABEE, PLS  
 3 MCABEE TRAIL  
 FAIRVIEW, NC 28730  
 828.838.1235



DATE: 4/28/08  
 PROJECT NO.: 10119  
 DRAWING NO.: ESM  
 SCALE: 1"=100'

**SHEET RP2**

HOGERS CREEK TOWNSHIP  
 HENDERSON COUNTY, N.C.



**COUCH MOUNTAIN DRIVE - SECTION 1**  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'

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 JUN 02 2008

DEVELOPMENT PLAN FOR:  
**PHASE ONE -  
 LAUREL ROCK RESERVE**

PINS: 0672.01-2875  
 9671.09-7788  
 8622.08-5353

NO.	DATE	DESCRIPTION



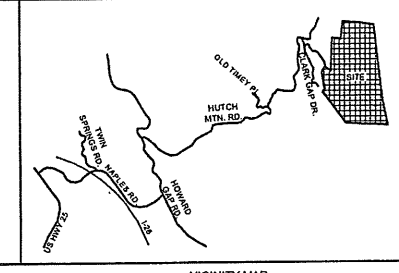
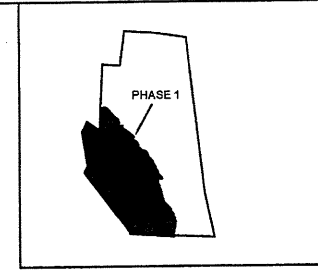
**McAbee & Associates, PA**  
 Professional Land Surveyors  
 Eric S. McAbee, PLS Telephone: (828) 698-1205  
 Telephone: (828) 698-1204  
 Fax: (828) 698-1204  
 3 McAbee Trail Fairview North Carolina, 28730

**PROJECT SUMMARY**

Phase 1 Project Area 112.63 Acres  
Number of Phase 1 Lots 50 Single Family  
Density 0.44 units / acre  
Minimum Lot Size 1.07 Acres  
Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope 1.54 Acres  
Type of Water System Individual Wells  
Type of Sewer System Individual Septic Fields  
Length of Road System In Phase 1 (All Roads Private) 1170' Clark Gap Drive Upgrade  
1508' Offsite Collector Road  
807' Onsite Collector Roads  
6280' Onsite Subdivision Local Roads  
1028' Onsite Limited Local Roads  
Distance to Public Water/Sewer ± 1.4 miles

**OWNER:** LARK PROPERTIES, INC.  
CONTACT: ANDY ANDERSON  
PO BOX 2448  
FAIRVIEW, NC 28730  
828.626.2225

**LAND PLANNER:** MCABEE & ASSOCIATES, PA  
ERIC MCABEE, PLS  
3 MCABEE TRAIL  
FAIRVIEW, NC 28730  
828.626.1205

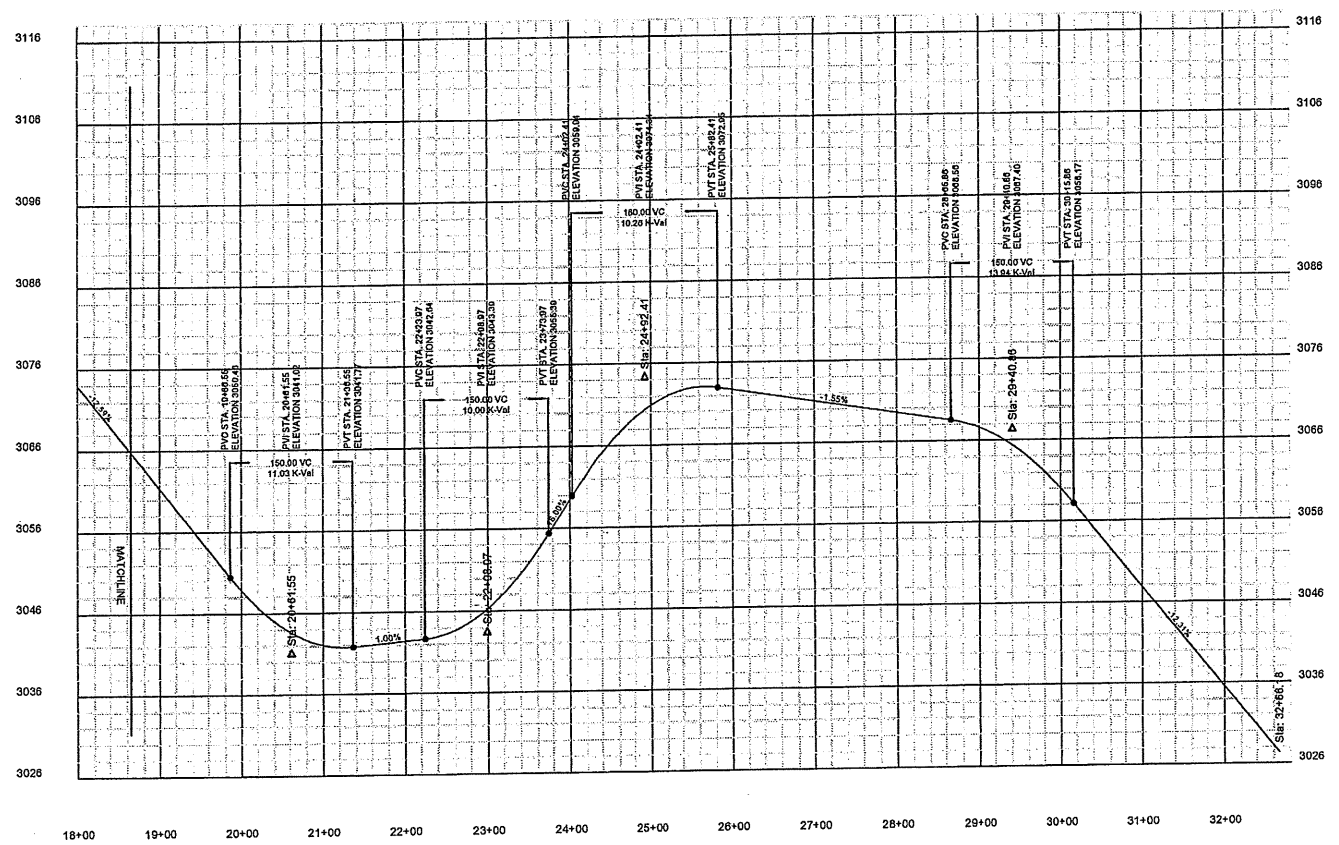


DATE: 4/26/08  
PROJECT NO.: 10109  
DRAWN BY: ESM  
SCALE: 1"=100'

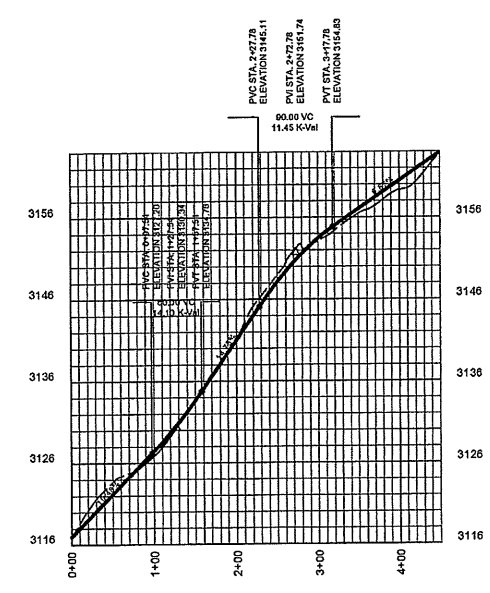
**SHEET RP3**

HOPKINS CREEK TOWNSHIP  
HEMLOCK COUNTY, NC

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JUN 02 2008



**COUCH MOUNTAIN DRIVE - SECTION 2**  
HORIZONTAL SCALE: 1" = 100'  
VERTICAL SCALE: 1" = 10'

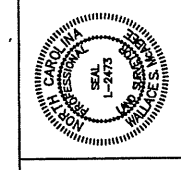


**BRADEN LANE**  
HORIZONTAL SCALE: 1" = 100'  
VERTICAL SCALE: 1" = 10'

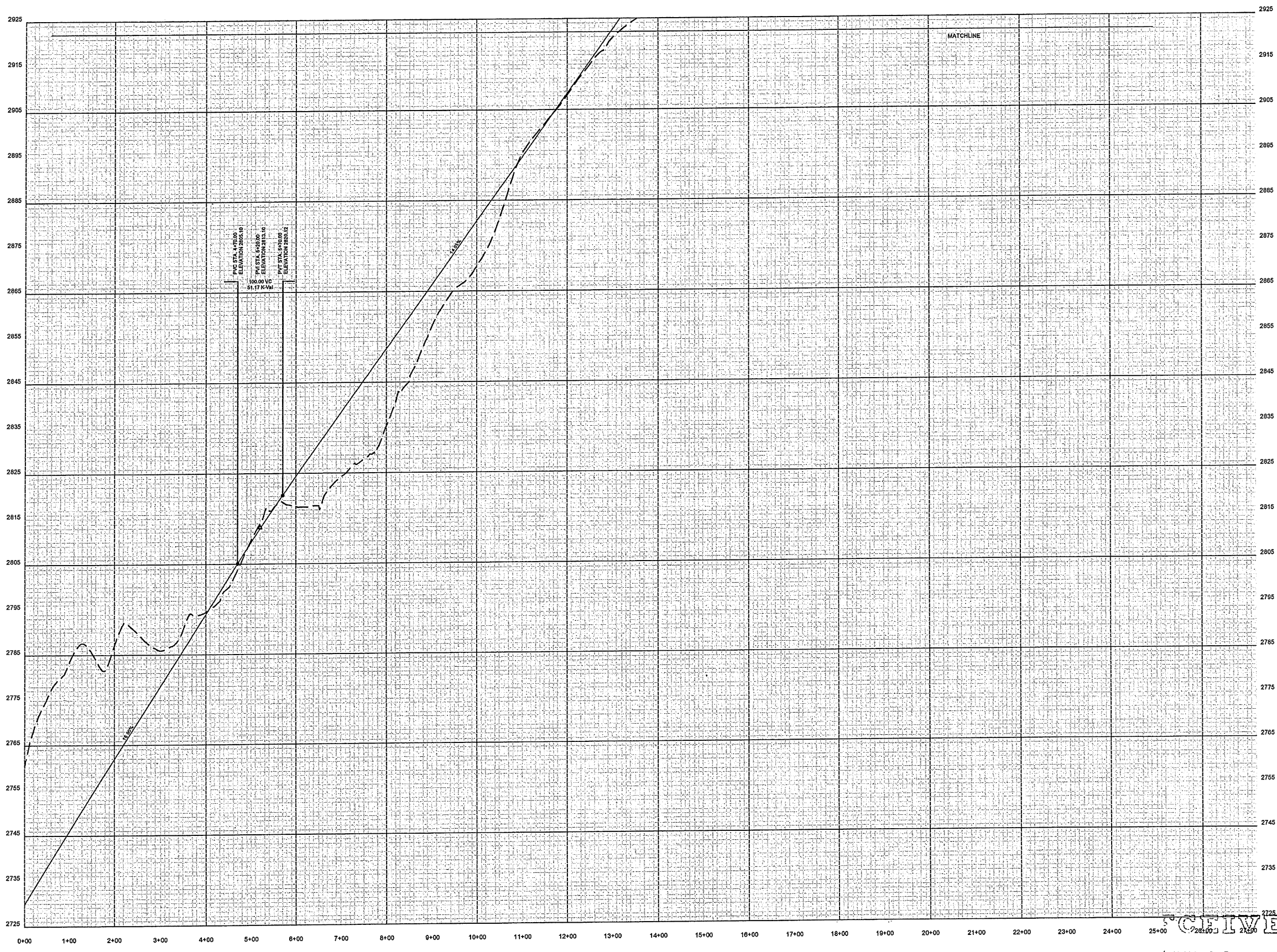
DEVELOPMENT PLAN FOR:  
**PHASE ONE -  
LAUREL ROCK RESERVE**

PINS: 8972.01-2875  
8971.96-7785  
8972.80-5223

NO.	DATE	DESCRIPTION	BY



**McAbee & Associates, PA**  
Professional Land Surveyors  
Telephone: (833) 628-1205  
Eric S. McAbee, PLS  
Fax: (833) 628-1204  
3 McAbee Trail Fairview North Carolina, 28730



**LAUREL ROCK PARKWAY - SECTION 1**

HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'

**RECEIVED**  
 JUN 02 2008

DATE: 4/26/08  
 PROJECT NO.: 10100  
 DRAWING NO.: ESM  
 SCALE: 1"=100'

**SHEET RP4**

HOPPERS CREEK TOWNSHIP  
 HENDERSON COUNTY, N.C.

**PHASE ONE -  
 LAUREL ROCK RESERVE**

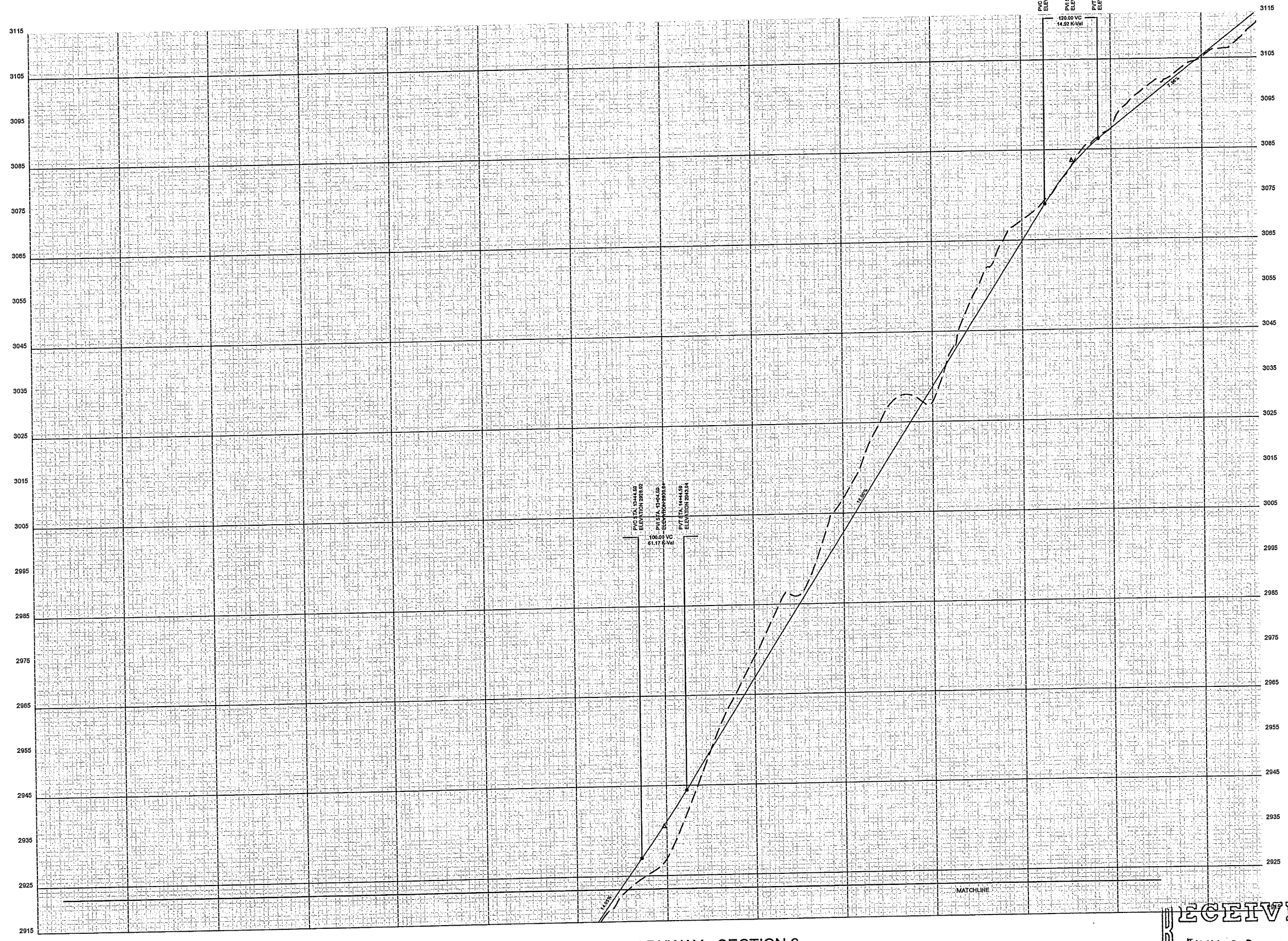
PINS: 9872.01-2875  
 9871.99-7789  
 8852.00-5353

BY DEVELOPMENT PLAN FOR:

NO.	DATE	DESCRIPTION



**McAbee & Associates, PA**  
 Professional Land Surveyors  
 Telephone: (813) 688-1295  
 Fax: (813) 688-1294  
 8 McAbee Trail, Fairview North Carolina, 28720



LAUREL ROCK PARKWAY - SECTION 2

HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'

RECEIVED  
 JUN 02 2008

DATE: 4/29/08		PROJECT NO.: 10108	ESM
DRAWN BY: [blank]		SCALE: 1"=100'	
BY: [blank]		DEVELOPMENT PLAN FOR:	
DESCRIPTION:		PHASE ONE -	
		LAUREL ROCK RESERVE	
NO. DATE:		PINS: 8672-04-2975	
		8662-05-2976	
		8662-05-3229	
		HOPEWELL CREEK TOWNSHIP	
		HENDESSON COUNTY, N.C.	
		SHEET RP5	



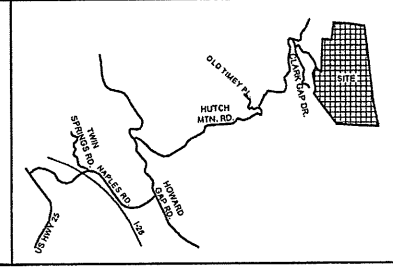
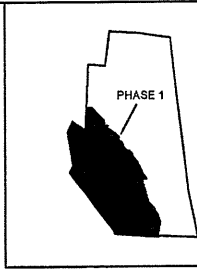
**McAbee & Associates, PA**  
 Professional Land Surveyors  
 Wallace S. McAbee, PLS Telephone (838) 628-1825  
 Eric S. McAbee, PLS Fax (838) 628-1824  
 3 McAbee Trail Fairview North, Carolina, 28750

**PROJECT SUMMARY**

Phase 1 Project Area 112.63 Acres  
 Number of Phase 1 Lots 50 Single Family  
 Density 0.44 units / acre  
 Minimum Lot Size 1.07 Acres  
 Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope 1.54 Acres  
 Type of Water System Individual Wells  
 Type of Sewer System Individual Septic Fields  
 Length of Road System in Phase 1 1170' Clark Gap Drive Upgrade  
 (All Roads Private) 1806' Offsite Collector Road  
 897' Onsite Collector Roads  
 6287' Onsite Subdivision Local Roads  
 1028' Onsite Limited Local Roads  
 Distance to Public Water/Sewer ± 1.4 miles

**OWNER:** LARK PROPERTIES, INC.  
 CONTACT: ANDY ANDERSON  
 PO BOX 2468  
 FAIRVIEW, NC 28730  
 828.684.2325

**LAND PLANNER:** McAHEE & ASSOCIATES, PA  
 ERIC McAHEE, PLS  
 3 McAHEE TRAIL  
 FAIRVIEW, NC 28730  
 828.628.1295



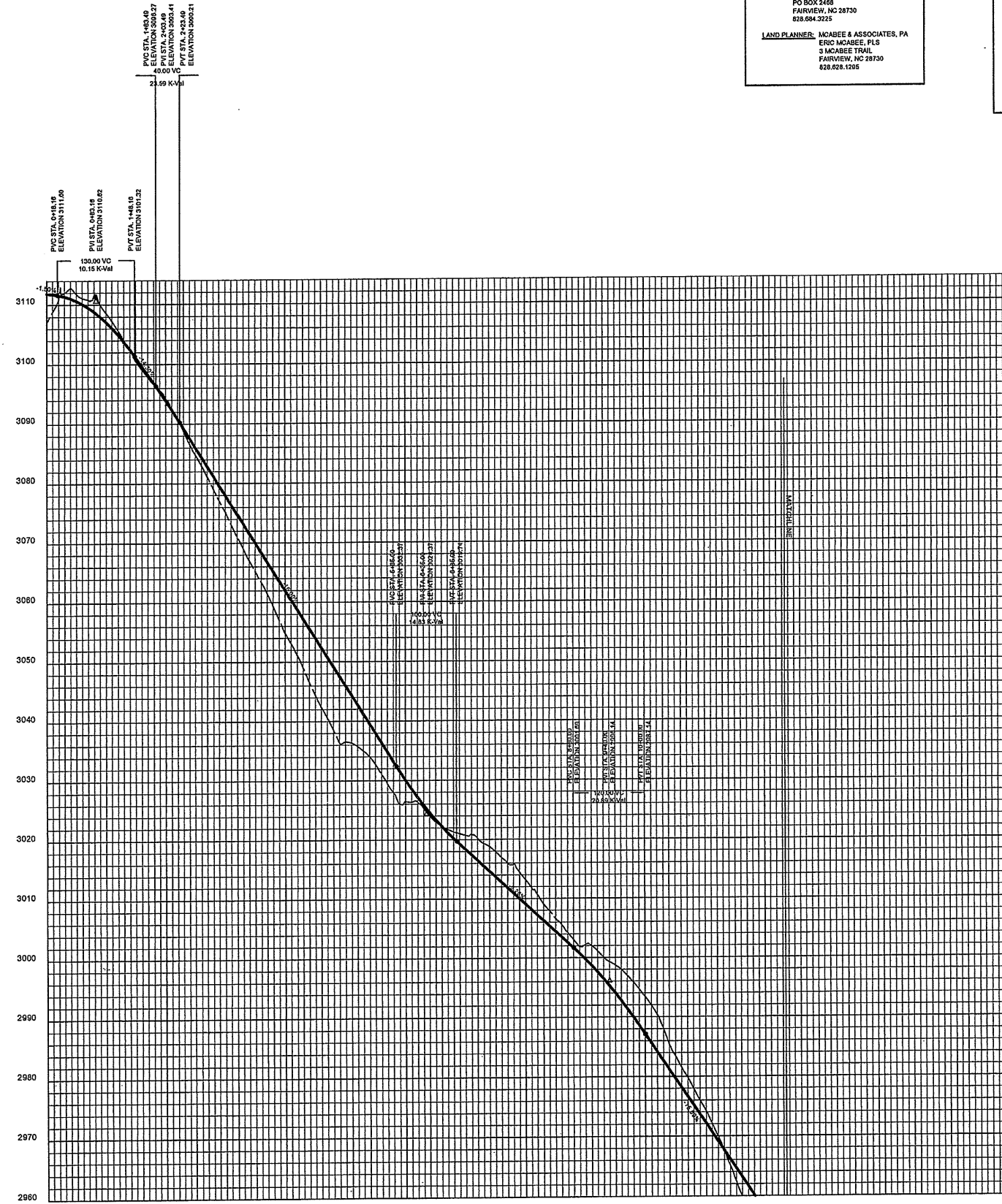
DATE: 4/26/08  
 PROJECT NO.: 10100  
 DRAWN BY: ERM  
 SCALE: 1"=100'

**SHEET RP6**

HOODERS CREEK TOWNSHIP  
 HENDERSON COUNTY, N.C.

DEVELOPMENT PLAN FOR:  
**PHASE ONE -  
 LAUREL ROCK RESERVE**

PINS: 8672-01-2875  
 8672-01-2876  
 8672-01-2877



**BROAD BLUFF WAY - SECTION 1**  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'

NO.	DATE	DESCRIPTION	BY



**McAhee & Associates, PA**  
 Professional Land Surveyors  
 Wallace S. McAhee, PLS Telephone (858) 628-1295  
 Eric S. McAhee, PLS Fax (858) 628-1294  
 3 McAhee Trail Fairview North Carolina, 28730

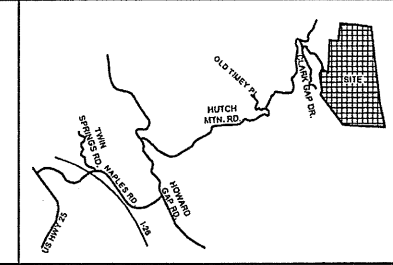
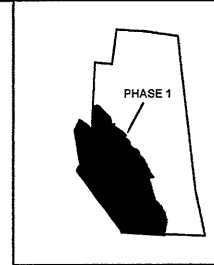
RECEIVED  
 JUN 02 2008



**PROJECT SUMMARY**

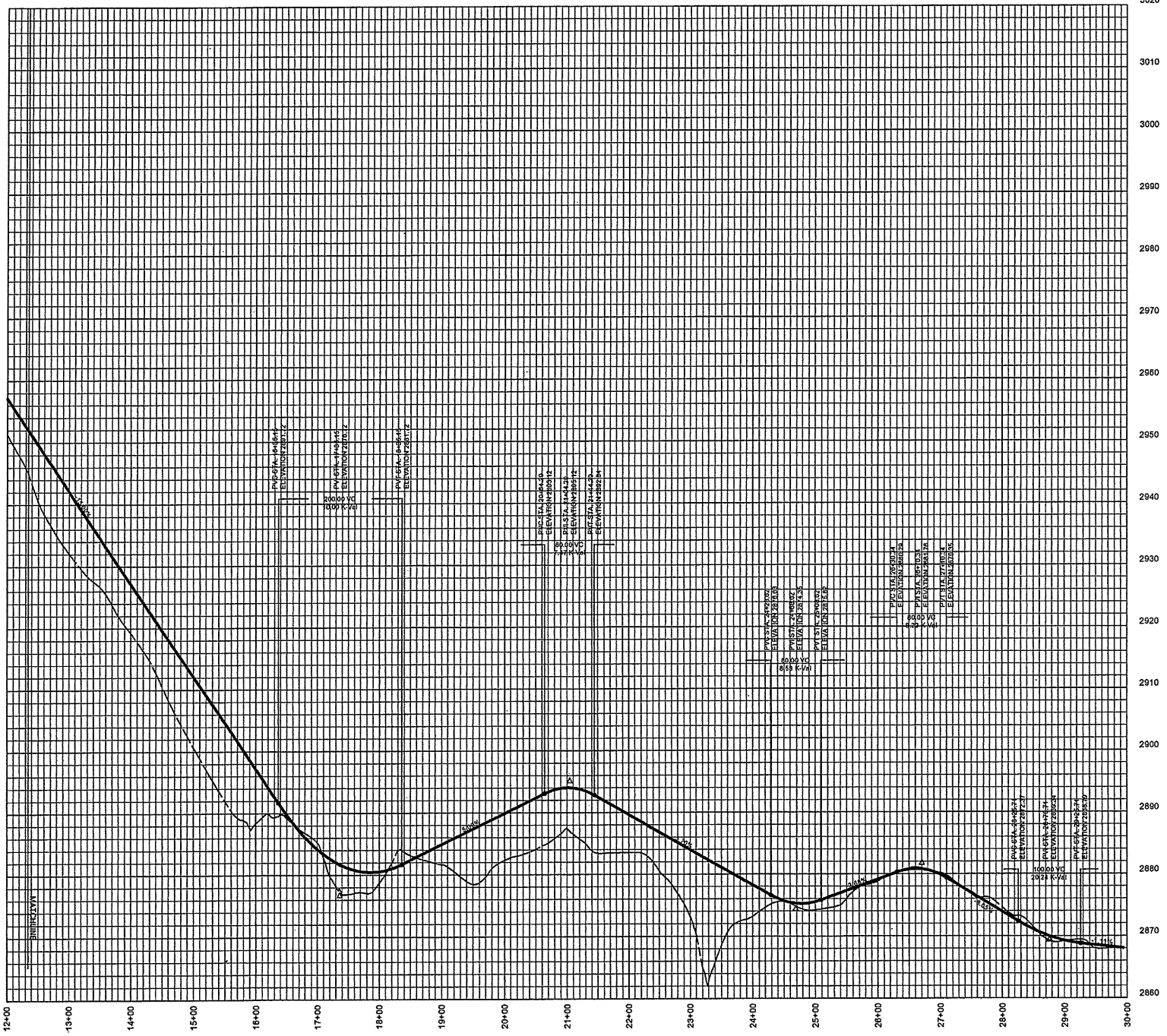
Phase 1 Project Area 112.63 Acres  
 Number of Phase 1 Lots 50 Single Family  
 Density 0.44 units / acre  
 Minimum Lot Size 1.07 Acres  
 Total Area of Phase 1 Equal to or Exceeding 60% Average Natural Slope 1.54 Acres  
 Type of Water System Individual Wells  
 Type of Sewer System Individual Septic Fields  
 Length of Road System in Phase 1 (All Roads Private)  
 1170' Clark Gap Drive Upgrade  
 1908' Offsite Collector Road  
 607' Onsite Collector Roads  
 6260' Onsite Subdivision Local Roads  
 1028' Onsite Limited Local Roads  
 Distance to Public Water/Sewer ± 1.4 miles

OWNER: LARK PROPERTIES, INC.  
 CONTACT: ANDY ANDERSON  
 PO BOX 2468  
 FAIRVIEW, NC 28730  
 628.684.3225  
 LAND PLANNER: MCABEE & ASSOCIATES, PA  
 ERIC MCABEE, PLS  
 3 MCABEE TRAIL  
 FAIRVIEW, NC 28730  
 628.628.1295



DATE: 4/26/08  
 PROJECT NO.: 10100  
 DRAWN BY: ENM  
 SCALE: 1"=100'

SHEET RP7



**BROAD BLUFF WAY - SECTION 2**  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 10'

DEVELOPMENT PLAN FOR:  
**PHASE ONE -  
 LAUREL ROCK RESERVE**

PINS: 9872.01-2875  
 9871.98-7788  
 9862.80-3523

NO.	DATE	DESCRIPTION	BY



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**McAbee & Associates, PA**  
 Professional Land Surveyors  
 Wallace S. McAbee, PLS Telephone (833) 628-1295  
 Eric S. McAbee, PLS Fax (833) 628-1294  
 3 McAbee Trail Fairview North Carolina, 28730

HOOPERS CREEK TOWNSHIP  
 HENDERSON COUNTY, N.C.