

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: Thursday, July 16, 2009

SUBJECT: Revised Master and Development Plan for Preserve at Pinnacle/Preservation View at Pinnacle (File #2007-M25A)

STAFF CONTACT: Matthew Cable

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Existing Approved Master and Development Plan
4. Subdivision Application
5. Revised Master Plan and Development Plan
6. June 1, 2009 Letter from David Odom of Odom & Associates

SUMMARY OF REQUEST:

Mr. Michael Witt, agent on behalf of owner, Mr. Richard R. Fritts, submitted a Revised Master and Development Plan and major subdivision application for Preserve at Pinnacle/Preservation View at Pinnacle (formerly Preserve at Pinnacle). The original Master and Development Plan was approved by the Planning Board on June 20, 2007 with conditions. On May 21, 2009 the Planning Board extended this approval through June 20, 2010.

The project site will still be composed of three separate parcels (9575-48-3880, 9575-47-3399, and 9575-56-3964) containing 114.96 acres of land. The applicant continues to propose 41 single-family lots with an overall density of 0.36 dwelling units per acre (an average of 2.81 acres per dwelling unit). The applicant also continues to propose approximately 22.50 acres of open space.

The site is currently zoned Residential Two Rural (R2R) but was originally approved under Open Use (OU) zoning which did not regulate residential uses of land. The project site 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 site is still proposed to be served by private roads, individual wells and septic systems.

The Revised Master and Development Plan is submitted with the purposes of eliminating a segment of Preservation Drive (originally proposed to connect Mountain View Church Road (SR 1227) and Pinnacle Mountain Road (SR 1114)). The applicant seeks to remove this segment because of the amount of land disturbance developing this segment requires (See Attachment 7). Phase I is proposed to contain 20 lots accessed off Pinnacle Mountain Road (SR 1114). Phase II is proposed to contain 21 lots accessed off Mountain View Church Road (SR 1227), Hawks Point Drive and Hawks View Lane. The applicant intends to name the phases separately to provide clear indication of that each Phase is accessed separately.

PLANNING BOARD ACTION REQUESTED:

Staff has found the Revised Master and Development Plan appears to meet the technical standards of the subdivision regulations of former Chapter 170, Henderson County Subdivision Ordinance (HCSO) except for the comments listed in the Staff Report (See Attachment 1). Staff recommends approval of the Revised Master and Development Plan subject to the developer addressing any 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 and Development Plan appears to comply with the subdivision provisions of former Chapter 170, Henderson County Subdivision Ordinance (HCSO);

And

I further move that the Revised Master and 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.

Henderson County Planning Department Staff Report**Revised Master and Development Plan Review for Preserve at Pinnacle /Preservation View at Pinnacle Subdivision (File #2007-M25A)**

Richard R. Fritts, Owner
Michael Witt, Agent
David W. Odom of Odom & Associates Engineering, Inc., P.E.

Master Plan Comments:

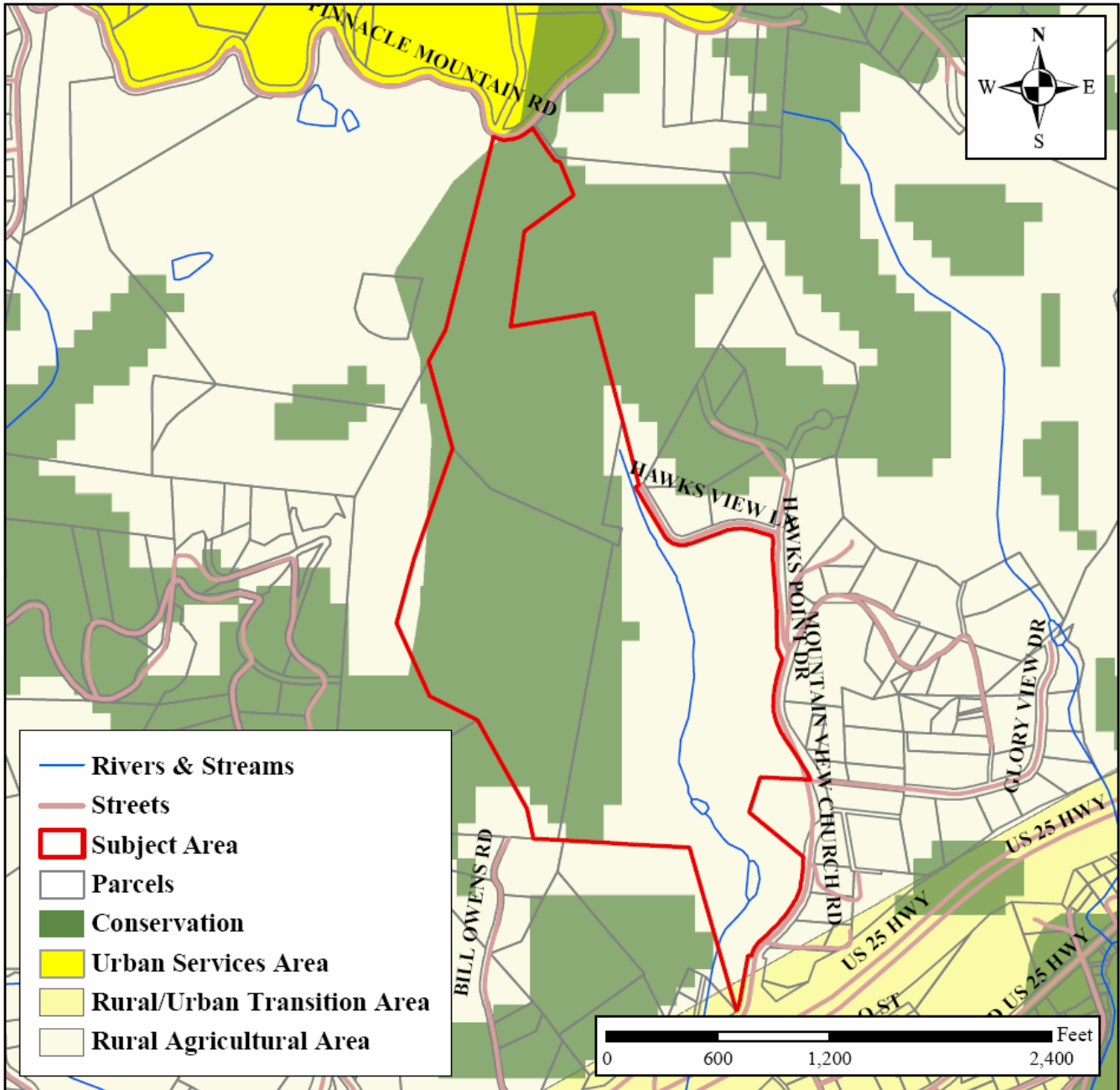
The purpose of a Master Plan is to provide general information about a proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads 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, all land may not be suitable to be subdivided for the purpose of dense development (HCSO §170-3).

Staff has reviewed the submitted Revised Master and Development Plan for Preserve at Pinnacle/Preservation View at Pinnacle, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with former Chapter 170, Henderson County Subdivision Ordinance (HCSO). Staff offers the following comments:

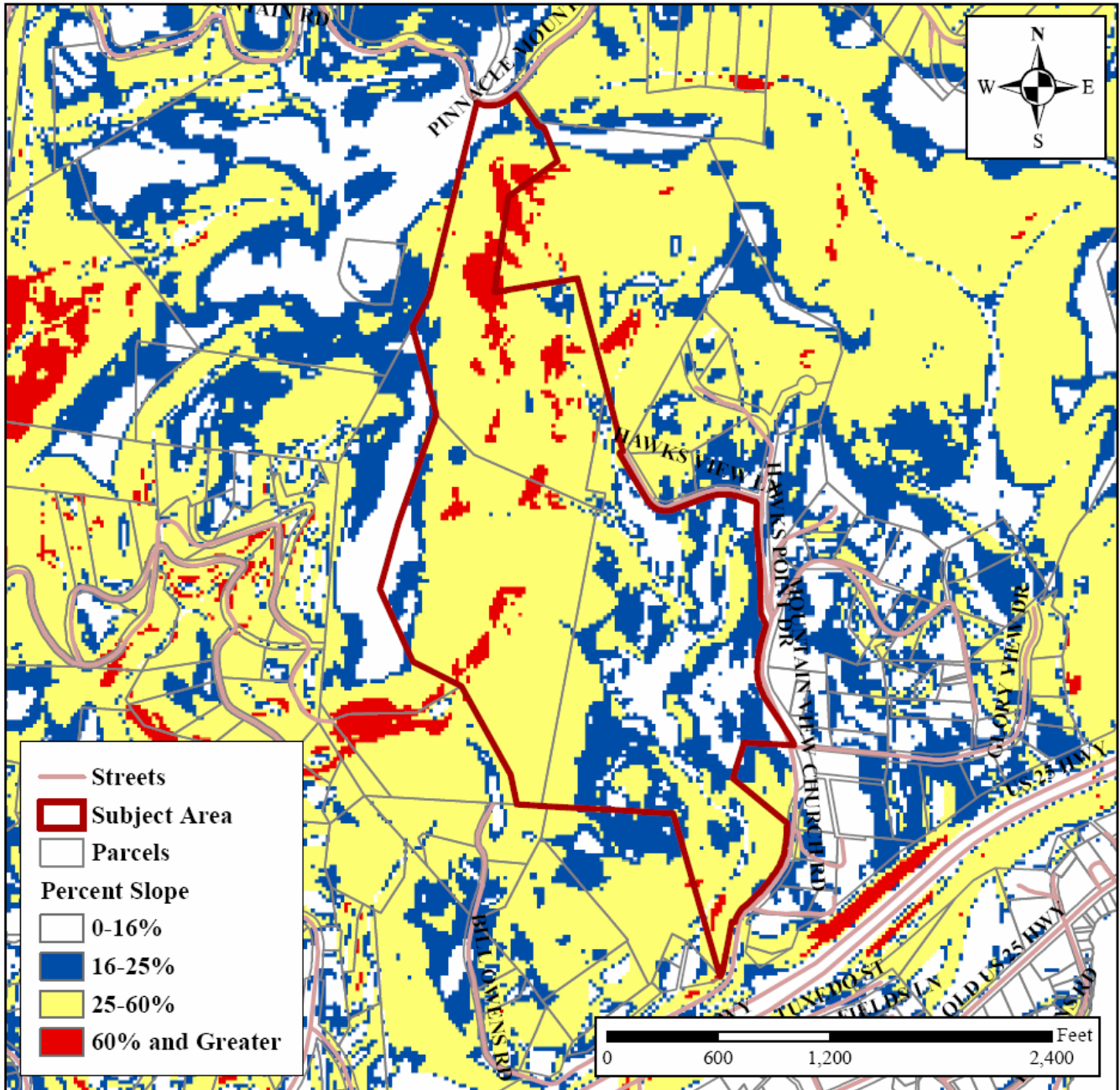
1. ***Henderson County 2020 Comprehensive Plan (CCP)***. The Future Land Use Map of the CCP shows the project site as being located within the Rural/Agricultural Area (RAA) and Conservation Area (See Map A: CCP Future Land Use Map).
 - **Rural Agricultural Area.** The Rural Agricultural Area (RAA) designation 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 0.36 units per acre (average lot size of 2.81 acres). 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.

Map A: CCP Future Land Use



- **Conservation Area.** The conservation area designation is applied to much of the project site, largely due to slope and a protected mountain ridge (See Map B: Slopes and Map C: Protected Mountain Ridges). Approximately 60.99% of the project site (approximately 70.11 acres) has slopes of 25-60% and approximately 5.14% of the project site (approximately 5.91 acres) has slopes in excess of 60%. According to the plan, the applicant is providing 22.50 acres of open space which is primarily identified in areas with slopes of 25% or greater (See Attachment 6, Revised Master and Development Plan). 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).

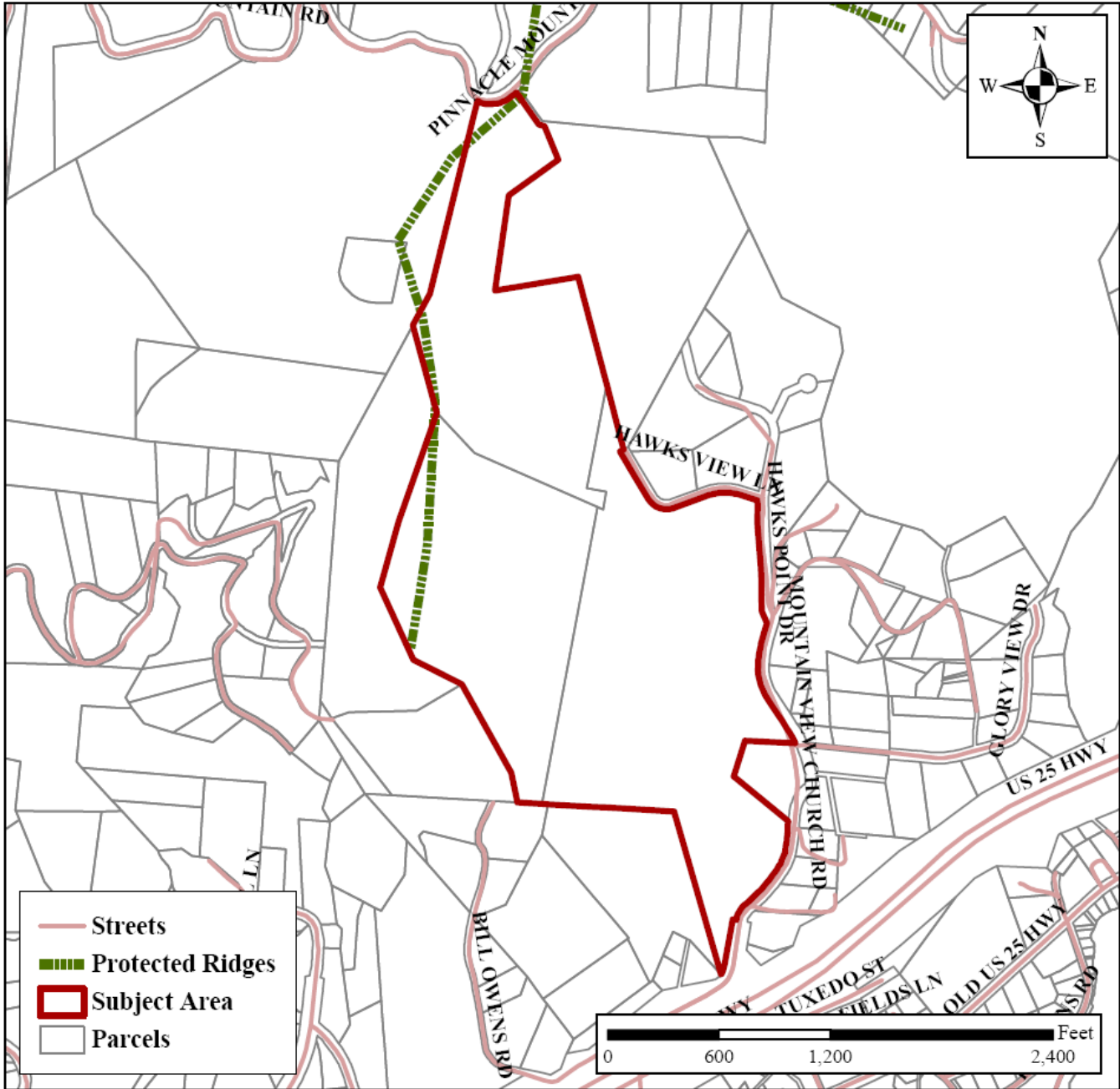
Map B: Slopes



- 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.

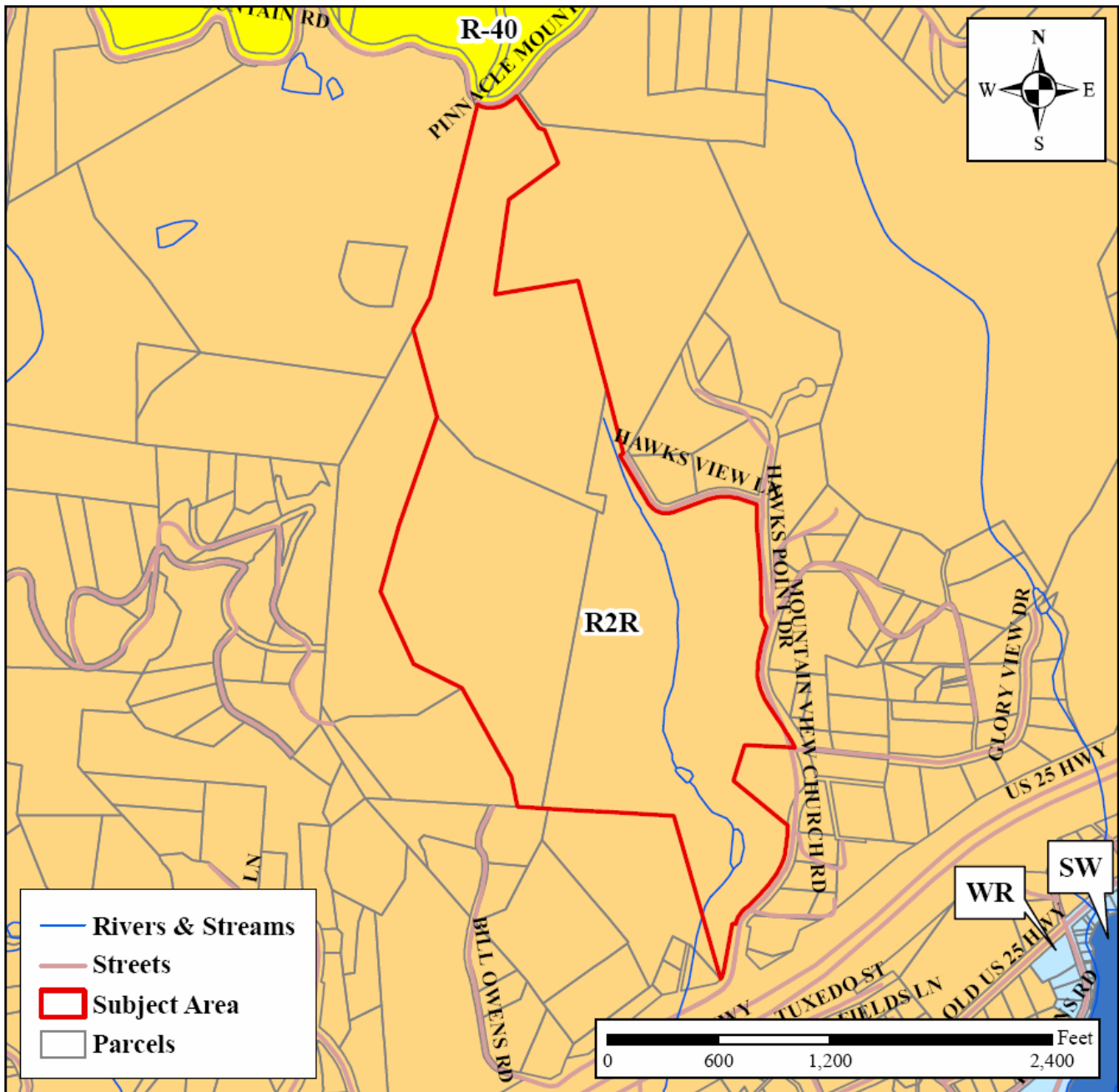
Map C: Protected Mountain Ridges



- Chapter 200A, Henderson County Land Development Code (LDC).** The existing Master and Development Plan was approved under former Chapter 170, Henderson County Subdivision Ordinance and former Chapter 200, Henderson County Zoning Ordinance Open Use (OU) Zoning District. 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 Rural (R2R) Zoning District (See Map D: Official Zoning Map). Should the applicant seek approval under the LDC, the R2R district would allow for single-

family residential development at a standard density of 1 unit per acre (average lot size of 1 acre). A total of 114 units would be permitted at standard residential density. The applicant’s proposed 41 units would fall within the density permitted by Chapter 200A.

Map D: Current Official Zoning



Existing Conditions Applied by the Planning Board June 20, 2007 to be Carried Forward

4. **Site Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, must be seeded in permanent vegetation to stabilize the soil and prevent erosion. Such seeding should be done as soon as feasible following road construction (HCSO §§170-13A[7] and 170-22).
5. **Off-site Access.** The proposed private local residential road (Corydalis Lane) is accessed off an existing private road (Hawks View Lane) with a 50-foot right-of-way, accessed off another existing

private road (Hawks Point Drive) with a 60-foot right-of-way, which leads to a public road (Mountain View Church Road (SR 1227)). Hawks Point Drive appears to meet or exceed the standards for private local residential roads. Hawks View Lane does not appear to meet the standards for private local residential roads (is graveled, 12 to 14 feet in width, and contains some shoulder). The applicant appears to own to the centerline of Hawks View Lane and as a condition, is required to upgrade Hawks View Lane, on the portion of the road owned by the applicant, to meet the minimum standards for private local residential roads.

6. **Minimum Curve Radius.** All subdivision roads must meet the private road standards found in Section 170-21 of the HCSO. Roads must also meet the standards for minimum curve radius (Section 170-21(F)). The applicant is requesting a reduction in centerline radius where the existing cross slope is 15 percent or greater. The applicant is also requesting a reduction in shoulder width. As conditions: (1) where the existing cross slope on a private local residential road is 15 percent or greater, a minimum centerline radius of 60 feet shall be required; (2) where the existing cross slope on a private collector road is 15 percent or greater, a minimum centerline radius of 80 feet shall be required; (3) the Final Plat(s) shall contain a note stating where the existing cross slope exceeds 15 percent a minimum centerline radius of 60 feet and 80 feet (as applicable) shall be required; and (4) the Final Plat(s) shall contain a note regarding shoulder reduction.
7. **Lot Configuration and Frontage.** According to §170-31D of the HCSO, the Planning Board may approve flag lots only under unusual circumstances. The Planning Board will allow flag lots 2, 13 and 36 provided that such meet the minimum standards of the HCSO. The narrowest width of any lot abutting the right-of-way will be 30 feet.
8. **Final Plat Requirements.** The Final Plat(s) must meet the requirements of Appendix 7 of the Subdivision Ordinance.

Development Plan Comments Resulting from Modifications to Road Network

9. **Dead ends, culs-de-sac and turnarounds.** All roads or sections thereof with dead-ends or culs-de-sac should not exceed 2,500 feet in length. The Planning Board may require the installation of a partial turnaround along any road that exceeds 1,500 feet in length (HCSO §170-21H). Preservation View Lane is proposed to be 3,085 feet in length. The Applicant is proposing a turnaround (right-of-way located in the vicinity of Lots 7 and 17) due to the length of this segment of proposed former Preservation Drive. Staff and the Technical Review Committee support the inclusion of this proposed turnaround.

Technical Review Committee Comments and Recommendations

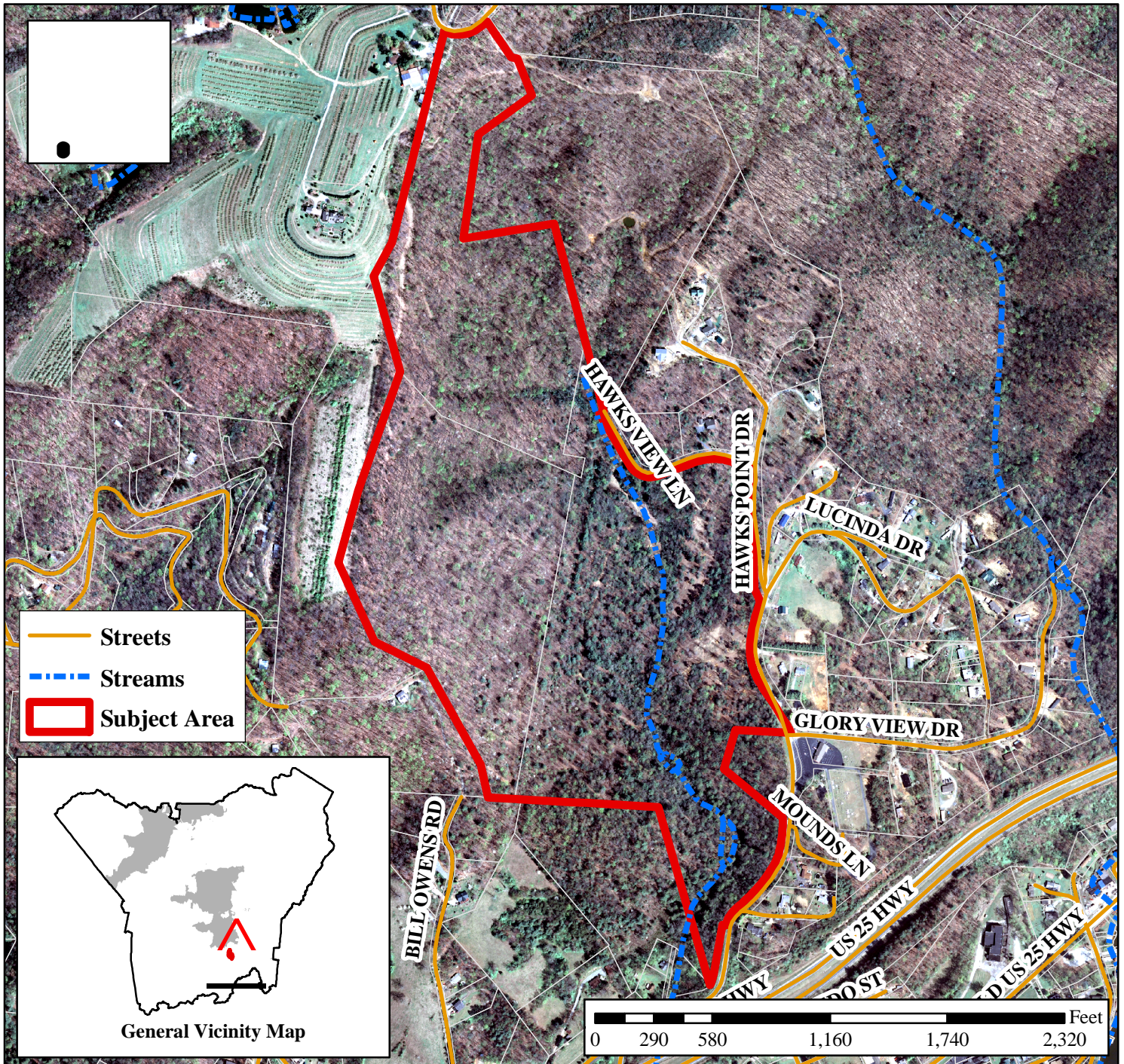
The Henderson County Technical Review Committee considered the Revised Master and Development Plan for Preserve at Pinnacle/Preservation View at Pinnacle (File #2007-M25A) at its regularly scheduled meeting on July 6, 2009. During that meeting, the Committee voted 5 to 0 to send the Planning Board a favorable recommendation with the following comments and conditions.

10. **Soil Erosion and Sedimentation Control.** The Developer shall submit notice that a soil erosion and sedimentation control plan has been received for the proposed revised Master and Development Plan, or provide documentation that no plan is required prior to beginning construction. (HCSO 170-19).
11. **Driveway Permits.** The applicant must obtain street and driveway access permits prior to connecting any roads or drives to an NCDOT maintained road (Pinnacle Mountain Road and

Mountain View Church Road). The applicant shall provide a copy of a valid driveway permit prior to submittal of a final plat.

Other Comments

12. **Private Wells.** Staff is aware of previous subdivisions in this area that have had problems finding water for private wells. If the applicant ever chooses to connect to public water, it is possible that a waterline extension may not be approved due its location in the CCP's Rural/Agricultural Area.

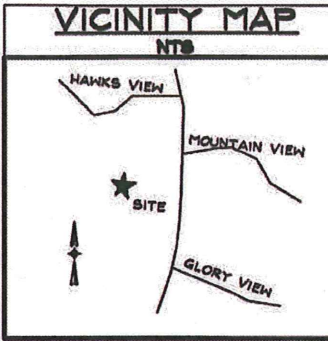
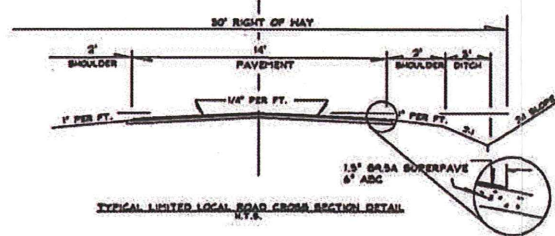
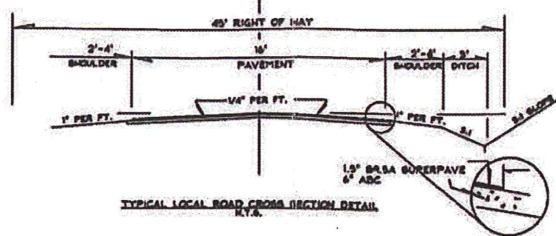
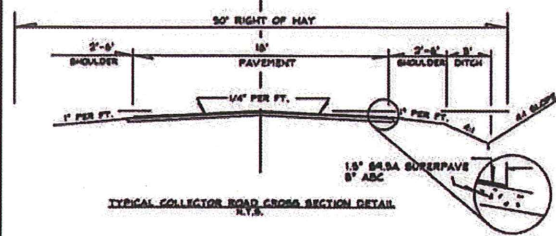


Preserve at Pinnacle/Preservation View at Pinnacle

DEVELOPER & OWNER: Richard R. Fritts
 AGENT: Michael Witt
 SURVEYOR: David Odom, Odom Hollifield & Associates
 ZONING: R2R (Former OU)
 WATERSHED: None
 WATER SYSTEM: Private Wells
 SEWER SYSTEM: Private Septic
 ROAD SYSTEM: Private

LINE	LENGTH	BEARING
L1	18.25	S89°20'37"E
L2	8.50	N83°24'31"E
L3	25.00	N82°04'11"E
L4	8.50	N81°17'43"E
L5	20.07	N82°28'20"E
L6	22.24	N81°17'43"E
L7	15.00	N82°04'11"E
L8	12.10	N83°24'31"E
L9	26.43	N89°20'37"E
L10	3.81	N82°04'11"E
L11	21.15	N82°04'11"E
L12	25.00	N81°17'43"E
L13	26.44	N82°04'11"E
L14	4.81	N82°04'11"E
L15	21.15	N82°04'11"E
L16	15.79	N82°04'11"E
L17	35.34	S34°00'00"W
L18	34.92	S00°00'00"W
L19	28.33	S89°20'37"E
L20	38.30	N81°17'43"E
L21	34.99	S00°00'00"W
L22	31.81	S89°20'37"E
L23	28.43	S82°04'11"E
L24	11.33	S89°20'37"E
L25	4.13	N82°04'11"E

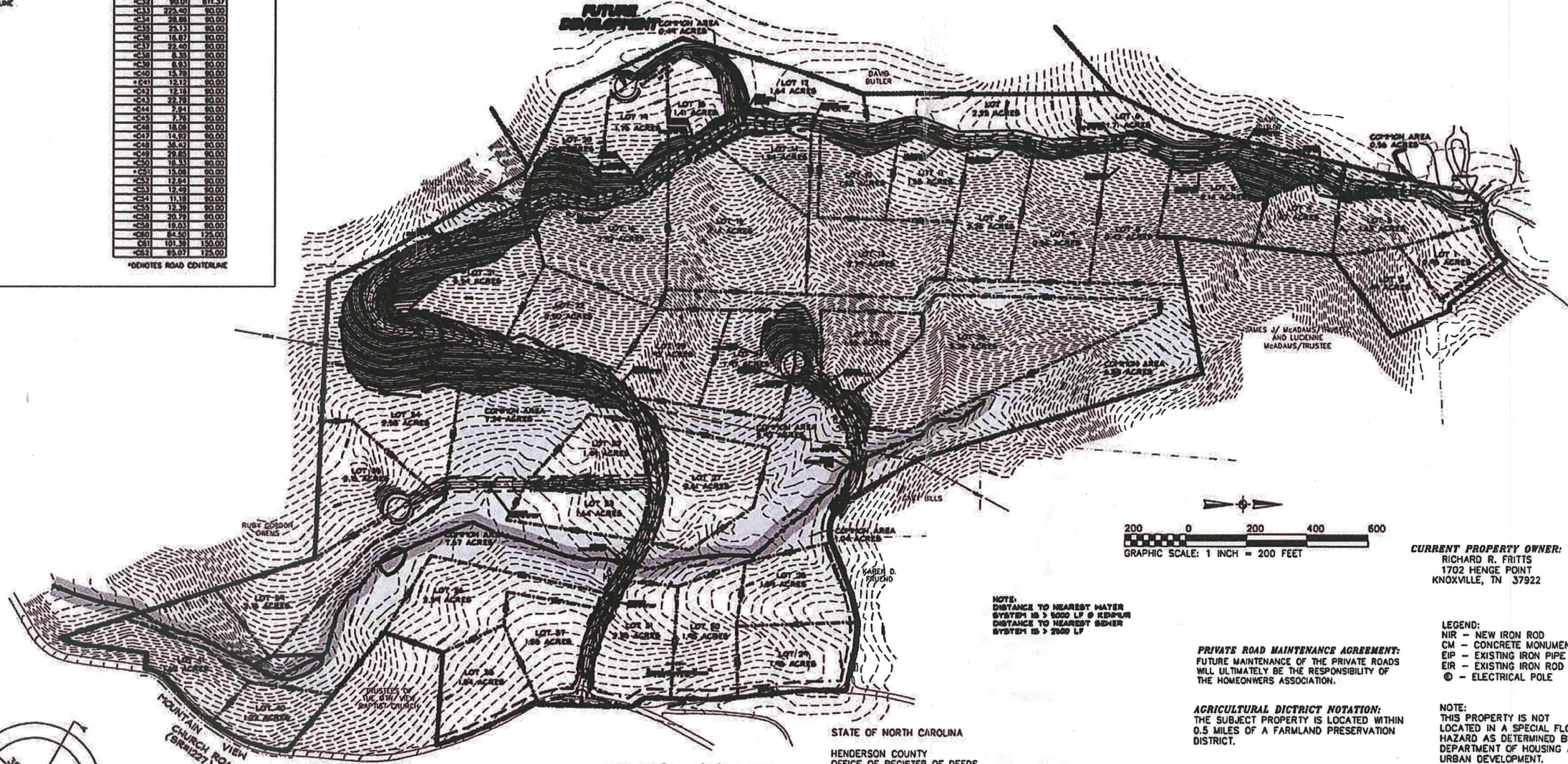
CURVE TABLE		
CV	CL	PL
C1	48.10	104.69
C2	101.81	104.69
C3	225.27	433.35
C4	125.84	512.89
C5	88.15	122.78
C6	24.79	100.00
C7	20.22	80.00
C8	38.71	100.00
C9	138.82	620.87
C10	28.82	100.00
C11	28.25	100.00
C12	17.37	100.00
C13	17.71	100.00
C14	24.82	100.00
C15	37.08	100.00
C16	30.40	100.00
C17	40.38	100.00
C18	24.43	100.00
C19	20.81	100.00
C20	8.01	100.00
C21	38.38	100.00
C22	24.53	100.00
C23	12.19	100.00
C24	21.84	100.00
C25	23.17	100.00
C26	15.17	100.00
C27	12.19	100.00
C28	45.24	100.00
C29	8.92	100.00
C30	31.88	100.00
C31	25.77	100.00
C32	27.08	80.00
C33	80.00	811.57
C34	225.40	80.00
C35	28.88	80.00
C36	25.13	80.00
C37	16.87	80.00
C38	22.40	80.00
C39	8.33	80.00
C40	6.33	80.00
C41	15.79	80.00
C42	12.17	80.00
C43	12.19	80.00
C44	22.78	80.00
C45	7.84	80.00
C46	7.21	80.00
C47	14.82	80.00
C48	18.00	80.00
C49	20.81	80.00
C50	18.33	80.00
C51	15.09	80.00
C52	12.84	80.00
C53	12.49	80.00
C54	11.11	80.00
C55	12.39	80.00
C56	20.79	80.00
C57	19.33	80.00
C58	24.50	120.00
C59	101.39	150.00
C60	85.07	125.00



GENERAL NOTES

NO.	DATE	DESCRIPTION
07027		

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



received
6/20/07

LEGEND:

---	PROP. WATERLINE
---	PROP. SEWER LINE
---	PROP. STORM WATER
---	PROP. PROPERTY LINE
---	PROP. GAS LINE
---	PROP. FORCE MAIN
---	PROP. CATCH BASIN
---	PROP. MAJOR CONTOUR
---	PROP. MINOR CONTOUR
---	PROP. INLET PROTECTION
---	BEST. WATERLINE
---	BEST. SEWER LINE
---	BEST. STORM WATER
---	BEST. PROPERTY LINE
---	BEST. GAS LINE
---	BEST. FORCE MAIN
---	BEST. CATCH BASIN
---	DIVIDED LIMITS
---	BEST. MAJOR CONTOUR
---	BEST. MINOR CONTOUR
---	BEST. PHONE LINE

DESIGN AND ENGINEERING PLANS FOR
THE PRESERVE AT PINNACLE MOUNTAIN
GREEN RIVER TOWNSHIP
HENDERSON COUNTY, NC
PRELIMINARY PLAT OVERALL



SCALE: 1" = 200'

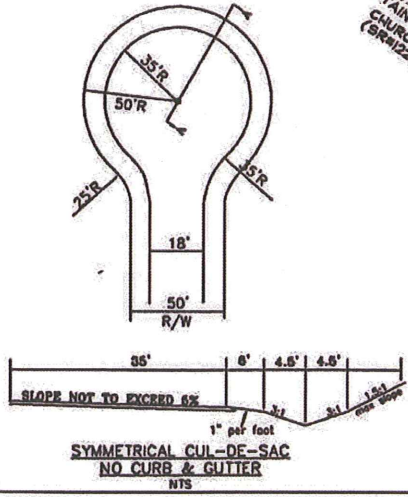
DATE: 05-07-07

DRAWN BY: JTP

CHECKED BY: BBR

PROJECT MGR: BBR

SHEET: 1 OF 5



SITE DATA:
 1 - TOTAL NUMBER OF LOTS: 41
 2 - TOTAL ACREAGE IN TRACT = 114.96 AC
 3 - MINIMUM LOT SIZE - 0.95 AC
 4 - MAXIMUM LOT SIZE - 5.26 AC
 5 - TOTAL LINEAR FEET IN NEW PRIVATE STREETS - +/- 8037'
 PRESERVATION VIEW LANE (LIMITED LOCAL) - +/- 692'
 CORYDALIS LANE (LOCAL) - +/- 629'
 PRESERVATION FALLS COURT (LOCAL) - +/- 902'
 PRESERVATION DRIVE (COLLECTOR) - +/- 5914'
 6 - ACREAGE IN PARKS, OPEN SPACE, ETC... +/- 22.50 AC

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

TAX PARCELS:
 9575483880
 9575473399
 9575563964

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

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.
 NOTE: HATCHED AREAS = GREENSPACE/OPEN AREA

CURRENT PROPERTY OWNER:
 RICHARD R. FRITTS
 1702 HENGE POINT
 KNOXVILLE, TN 37922

LEGEND:
 NIR - NEW IRON ROD
 CM - CONCRETE MONUMENT
 EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 © - ELECTRICAL POLE

NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

RATIO OF PRECISION: 1:10,000
 D-141-28

PRIVATE ROAD MAINTENANCE AGREEMENT:
 FUTURE MAINTENANCE OF THE PRIVATE ROADS WILL ULTIMATELY BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

AGRICULTURAL DISTRICT NOTATION:
 THE SUBJECT PROPERTY IS LOCATED WITHIN 0.5 MILES OF A FARMLAND PRESERVATION DISTRICT.

WATER SYSTEM - INDIVIDUAL WELLS
 SEWER SYSTEM - INDIVIDUAL SEPTIC TANK AND DRAIN FIELDS

ZONING: OPEN USE
 NO SETBACK RESTRICTIONS

NOTE:
 ALL NEW ROADS ARE PRIVATE.

NOTES:
 EXISTING USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 NO LOT LOCATED ABOVE 3000' ELEVATION

Application No. _____

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



SUBDIVISION INFORMATION

Subdivision Name: PRESERVE AT PINNACLE
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: 41 Total Number of Proposed Lots: 41
Total Number Proposed Units: 41 Proposed Density (units per acre): _____
Road System: () Public () Private () Combination Public and Private
Water System: () Individual () Community () Municipal
Sewer System: () Individual () Community () Municipal

PARCEL INFORMATION

PIN: ^{9575563964 9575483880} 9575473399 Total Acreage: 114.96 Deed Book/Page: 1299/429 Township GREEN RIVER
Location of property to be divided: OFF MOUNTAIN VIEW CHURCH RD

Zoning District: RZR Fire District: GREEN RIVER FIRE
Water Supply Watershed: _____ School District: _____

Any portion of property within or containing the following:
Floodplain or floodway: Yes No Perennial streams: Yes No
Protected mountain ridges: Yes No Cemetery: Yes No
Within 1/2 mile of a Farmland Preservation District: Yes No
Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:

Name: RICHARD R. FRITTS Phone: 865-705-4718
Address: 1702 HENGE POINT City, State, Zip: KNOXVILLE, TN 37922

Applicant:

Name: _____ Phone: _____
Address: _____ City, State, Zip: _____

Agent: Agent Form (Circle One): Yes No

Name: MICHAEL WITT Phone: 828-674-8131
Address: 54 J.P. HUGGINS DR City, State, Zip: HENDERSONVILLE, NC 28791

Plan Preparer:

Name: DAVID W. ODOM, P.E. Phone: 828-247-4495
Address: 152 E. MAIN ST. City, State, Zip: FOREST CITY, NC 28043

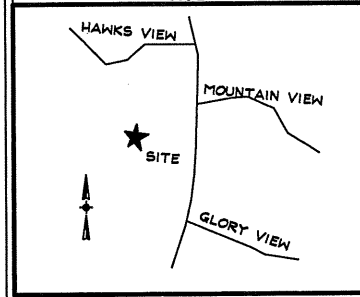
I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

Michael Witt Michael Witt 6-1-09
Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date

County Use Only

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

VICINITY MAP
NTS

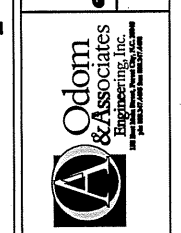


GENERAL NOTES

NO.	DATE	DESCRIPTION
1	06-24-09	CHANGES TO MAIN ROADWAY & PHASING OF PROJECT

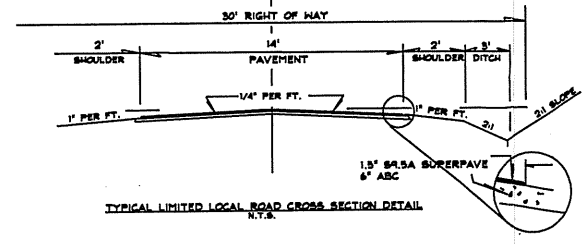
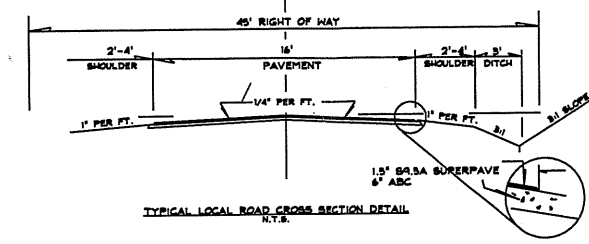
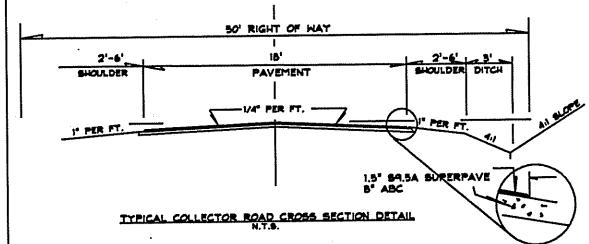
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

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



SCALE: 1" = 200'
DATE: 06-24-09
DRAWN BY: BBR
CHECKED BY: BBR
PROJECT NO: BBR
SHEET:
1 OF 5

*DEVELOPER REQUESTS SHOULDERS BE REDUCED TO 2' MIN. DUE TO > 2% CROSS SLOPE AND DECREASE HORIZONTAL CURVE RADI TO 50' MINIMUM.

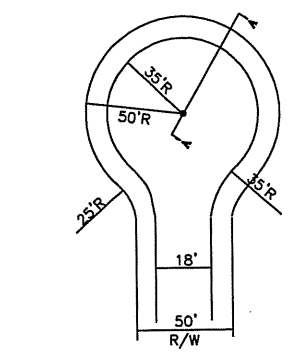
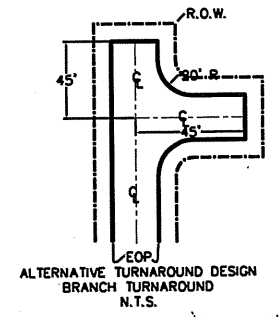


LINE	LENGTH	BEARING
L1	18.25	S67°30'27.4"
L2	9.50	N82°24'31.5"
L3	34.01	N82°46'31.1"
L4	9.33	N49°17'43.7"
L5	30.07	N49°17'43.7"
L6	22.24	S86°26'20.2"
L7	13.08	S87°17'50.7"
L8	12.10	N46°30'30.7"
L9	29.43	N36°37'20.1"
L10	3.91	N28°49'37.4"
L11	21.13	N28°49'37.4"
L12	25.49	N18°14'37.7"
L13	36.44	N18°14'37.7"
L14	4.81	S27°11'02.7"
L15	21.33	S27°11'02.7"
L16	44.58	S53°11'15.1"
L17	26.18	N17°29'25.7"
L18	29.83	S11°04'22.5"
L19	15.79	N28°49'37.4"
L20	15.34	S34°00'00.0"
L21	34.92	S60°00'00.0"
L22	29.31	S68°13'28.1"
L23	35.89	S28°13'30.7"
L24	34.89	S30°00'00.0"
L25	31.81	S35°11'06.1"
L26	28.48	S47°52'43.7"
L27	11.93	S87°08'57.7"
L28	4.15	N50°24'43.7"

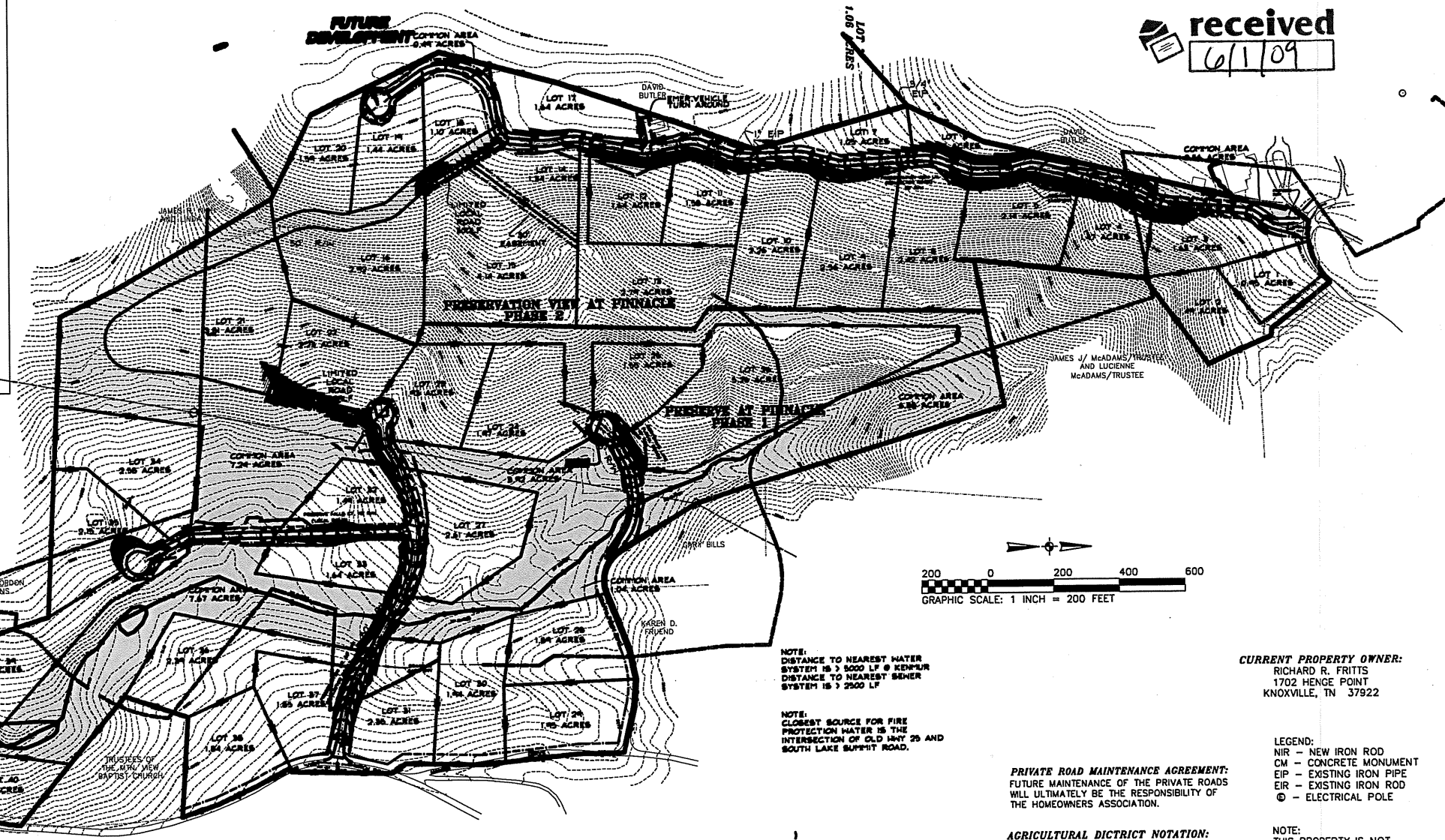
CURVE	LENGTH	RADIUS
C1	40.10	104.99
C2	107.91	104.99
C3	220.27	423.35
C4	125.74	512.99
C5	86.15	122.75
C6	54.79	100.00
C7	50.22	90.00
C8	36.71	100.00
C9	158.82	820.87
C10	59.82	100.00
C11	26.55	100.00
C12	17.57	100.00
C13	17.71	100.00
C14	38.92	100.00
C15	32.08	100.00
C16	30.40	100.00
C17	40.38	100.00
C18	58.43	100.00
C19	30.81	100.00
C20	8.01	100.00
C21	36.38	100.00
C22	23.53	100.00
C23	21.84	100.00
C24	23.12	100.00
C25	15.12	100.00
C26	17.19	100.00
C27	45.24	100.00
C28	9.92	100.00
C29	31.08	100.00
C30	25.79	100.00
C31	27.08	90.00
C32	90.01	811.37
C33	225.40	90.00
C34	28.86	90.00
C35	25.13	90.00
C36	18.87	90.00
C37	22.40	90.00
C38	8.35	90.00
C39	8.63	90.00
C40	15.79	90.00
C41	12.12	90.00
C42	12.16	90.00
C43	22.78	90.00
C44	7.84	90.00
C45	7.75	90.00
C46	18.06	90.00
C47	14.92	90.00
C48	36.42	90.00
C49	29.85	90.00
C50	16.33	90.00
C51	15.08	90.00
C52	12.84	90.00
C53	12.49	90.00
C54	11.19	90.00
C55	12.30	90.00
C56	20.79	90.00
C57	18.03	90.00
C58	84.50	125.00
C59	101.39	150.00
C60	93.07	125.00

*NOTES ROAD CENTERLINE

*NOTES ROAD CENTERLINE



SYMMETRICAL CUL-DE-SAC
NO CURB & GUTTER
NTS



NOTE: DISTANCE TO NEAREST WATER SYSTEM IS 3,600 LF & KENRUR DISTANCE TO NEAREST SEWER SYSTEM IS 1,250 LF

NOTE: CLOSEST SOURCE FOR FIRE PROTECTION WATER IS THE INTERSECTION OF OLD HWY 26 AND SOUTH LAKE SUPPLY ROAD.

PRIVATE ROAD MAINTENANCE AGREEMENT: FUTURE MAINTENANCE OF THE PRIVATE ROADS WILL ULTIMATELY BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

AGRICULTURAL DISTRICT NOTATION: THE SUBJECT PROPERTY IS LOCATED WITHIN 0.5 MILES OF A FARMLAND PRESERVATION DISTRICT.

CURRENT PROPERTY OWNER:
RICHARD R. FRITTS
1702 HENGE POINT
KNOXVILLE, TN 37922

LEGEND:
NIR - NEW IRON ROD
CM - CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
⊕ - ELECTRICAL POLE

NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

RATIO OF PRECISION: 1:10,000
0-141-28

CURRENT ZONING: R2R
RESIDENTIAL 2 RURAL
APPROVED UNDER ZONING: OPEN USE
NO SETBACK RESTRICTIONS
NOTE:
ALL NEW ROADS ARE PRIVATE.
NOTES:
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NO LOT LOCATED ABOVE 3000' ELEVATION

WATER SYSTEM - INDIVIDUAL WELLS
SEWER SYSTEM - INDIVIDUAL SEPTIC TANK
AND DRAIN FIELDS

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

TAX PARCELS:
9575483880
9575473399
9575563964

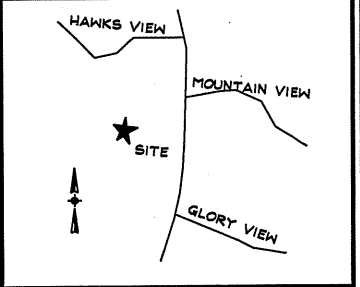
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. G.S. 47-30(F)(1)(A)

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.
NOTE:
HATCHED AREAS = GREENSPACE/OPEN AREA

COMBINED MASTER/DEVELOPMENT PLAN FOR
THE PRESERVE AT PINNACLE
GREEN RIVER TWP., HENDERSON CO., NO. CAR.
LEGAL REFERENCE: SLIDE 3182A, 3182B, DB. 1299/429
MAY 16, 2007 REVISED JUNE 1, 2009
BUTLER ASSOCIATES
10 MAPLE STREET
TRYON, NC 28782
828-859-5390

- SITE DATA:
- TOTAL NUMBER OF LOTS: 41
 - TOTAL ACREAGE IN TRACT = 114.96 AC
 - MINIMUM LOT SIZE = 41,382 SQ.FT.
 - MAXIMUM LOT SIZE = 229,126 SQ.FT.
 - TOTAL LINEAR FEET IN NEW PRIVATE STREETS - +/- 3085'
PRESERVATION VIEW LANE (COLLECTOR) - +/- 3085'
CORDYLIS LANE (LOCAL) - +/- 491'
PRESERVATION FALLS COURT (LOCAL) - +/- 902'
PRESERVATION DRIVE (COLLECTOR) - +/- 1159'
1/2 ADD'L LIMITED (LOCAL) - +/- 599'
 - ACREAGE IN PARKS, OPEN SPACE, ETC... +/- 22.50 AC

VICINITY MAP
NTS



GENERAL NOTES

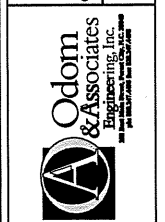
received
6/1/09

REV	DATE	DESCRIPTION
1	08-24-09	CHANGES TO MAIN ROADWAY & PHASING OF PROJECT

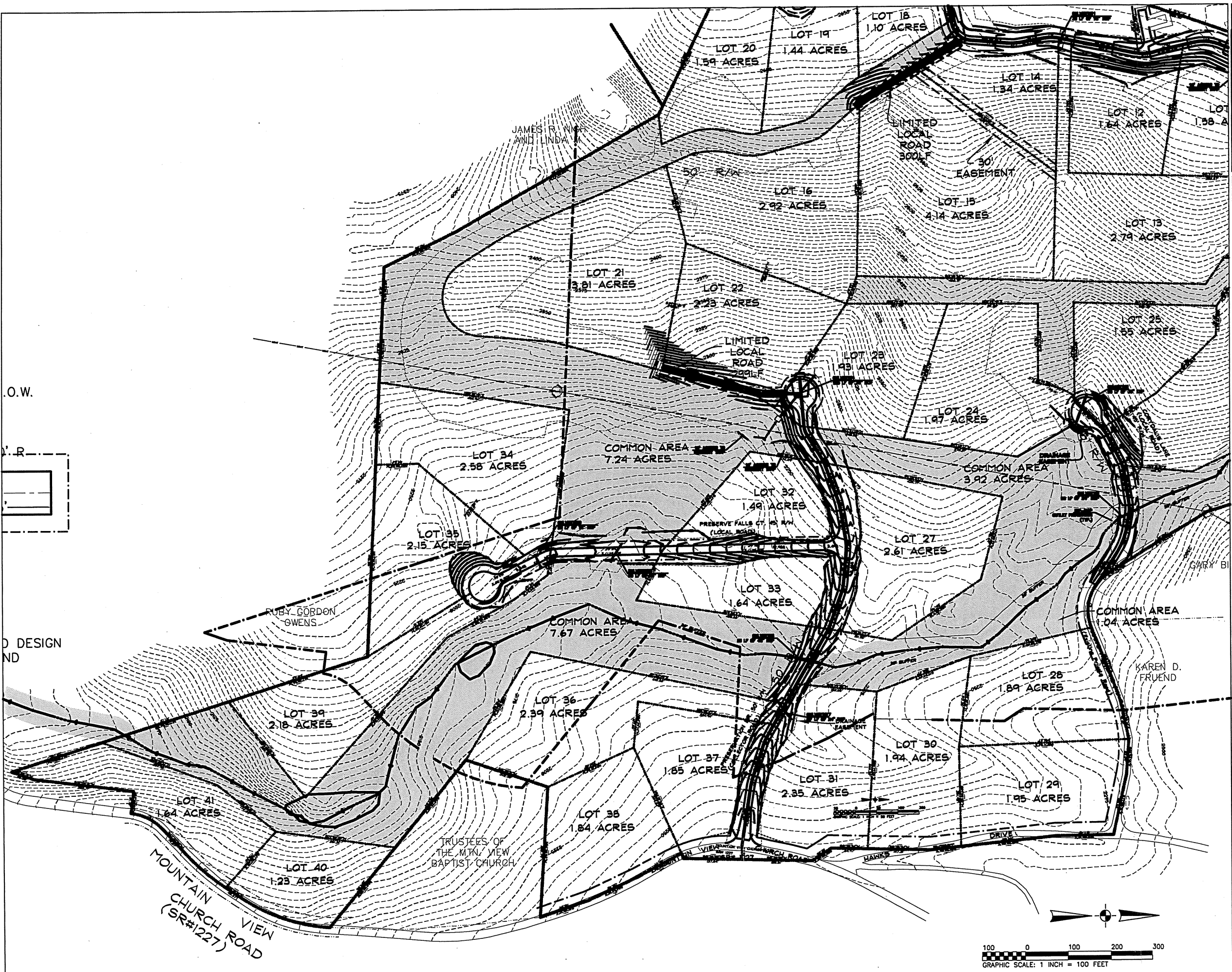
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.



SEDIMENT AND EROSION CONTROL PLANS FOR
PRESERVE AT PINNACLE MOUNTAIN
GREEN RIVER TOWNSHIP
HENDERSON COUNTY, NC
PRELIMINARY PLAT PARTIAL



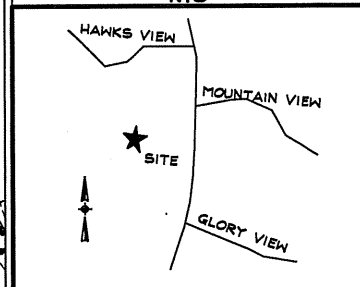
SCALE: 1" = 100'
DATE: 08-24-09
DRAWN BY: BBR
CHECKED BY: BBR
PROJECT MGR: BBR
SHEET:
2 OF 5



O.W.
R
DESIGN
ND

07027

VICINITY MAP



GENERAL NOTES

received
6/1/09

REV	DESCRIPTION	DATE
1	CHANGES TO MAIN ROADWAY & PLUMBING OF PROJECT	05-27-09

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

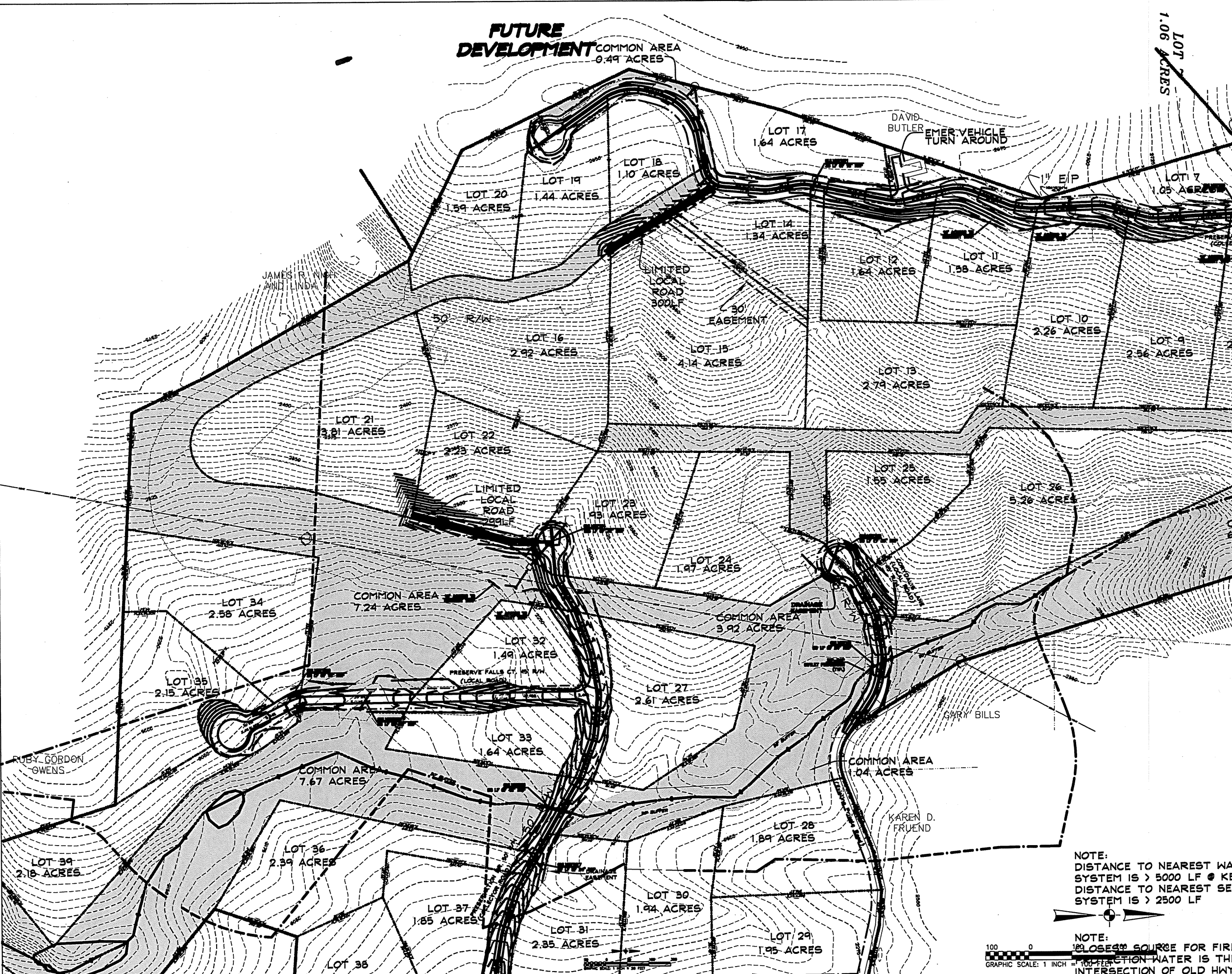


SEWERAGE AND EROSION CONTROL PLANS FOR
PRESERVE AT PINNACLE MOUNTAIN
GREEN RIVER TOWNSHIP
PRELIMINARY PLAT OVERALL



SCALE: 1" = 100'
DATE: 05-27-09
DRAWN BY: BBR
CHECKED BY: BBR
PROJECT NO.: BBR
SHEET:
3 OF 5

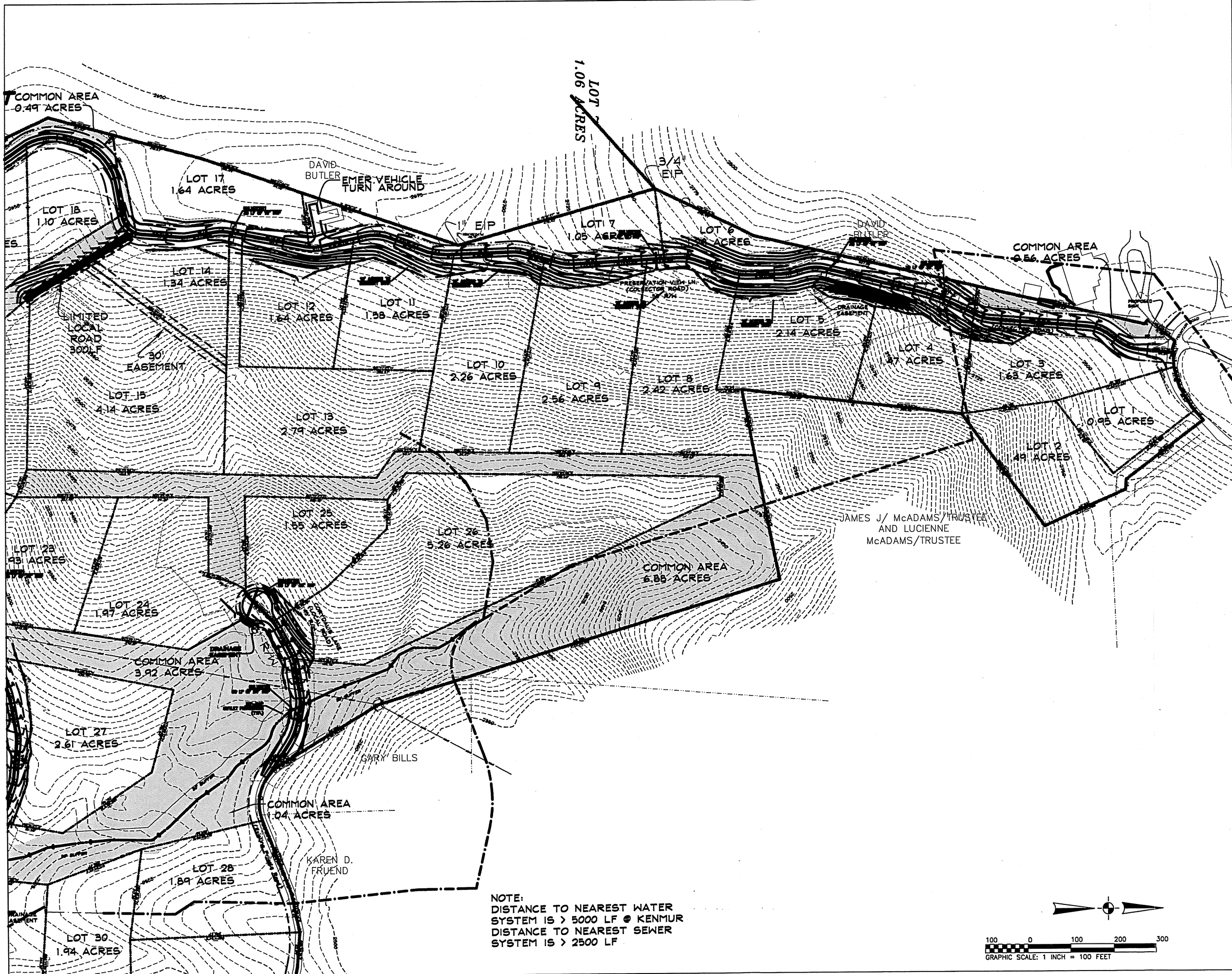
FUTURE DEVELOPMENT COMMON AREA
0.49 ACRES



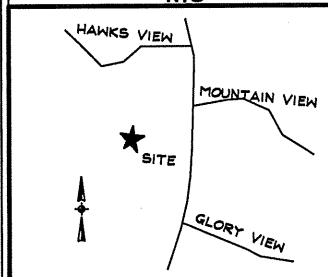
NOTE:
DISTANCE TO NEAREST WATER SYSTEM IS > 5000 LF @ KE
DISTANCE TO NEAREST SEWER SYSTEM IS > 2500 LF

NOTE:
180 GPM SOURCE FOR FIRE PROTECTION WATER IS THE INTERSECTION OF OLD HWY 100

GRAPHIC SCALE: 1 INCH = 100 FEET



VICINITY MAP



GENERAL NOTES

received
6/1/09

JOB NUMBER:
07027

DATE:
06-24-09

REV	DESCRIPTION
1	CHANGES TO MAIN ROADWAY & PHASING OF PROJECT

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



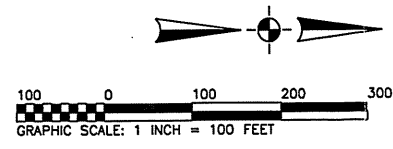
SEDIMENT AND EROSION CONTROL PLANS FOR
PRESERVE AT PINNACLE MOUNTAIN
 GREEN RIVER TOWNSHIP
 HENDERSON COUNTY, NC
PRELIMINARY PLAT PARTIAL



SCALE: 1" = 100'
 DATE: 06-24-09
 DRAWN BY: BBR
 CHECKED BY: BBR
 PROJECT NO.: BBR
 SHEET:

LEGEND:

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



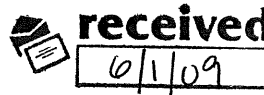


**Odom
& Associates**
Engineering, Inc.

152 East Main Street • Forest City, NC 28043

Phone (828) 247-4495 • Fax (828) 247-4498

June 1, 2009



Henderson County Planning Department
213 1st Avenue East
Hendersonville, NC 28792

**RE: Preserve at Pinnacle
Re Submittal of Preliminary Plat**

The proposed changes to the previously approved Preliminary Plat with additional explanations are as follows:

1. The previously approved roadway shown as Preservation Drive (50' R/W) is now being shown as two separate roadways (Preservation Drive and Preservation View Lane). The purpose behind this was to drastically eliminate the disturbed area (both cut & fill) to connect the once proposed road along the northwestern corner of the property. Proposing this has actually allowed the owner to Phase the project "Phase I - Preserve at Pinnacle & Phase II – Preservation View at Pinnacle.
2. Three (3) local limited roads have been added to the preliminary plat for access to individual properties.
3. An emergency vehicle turnaround has been shown along Preservation View Lane due to the length.
4. No additional lots have been created (41 Lots still shown as originally approved).
5. The owner and engineer have been working with Matt Cable with regards to the proposed changes to either meet and or exceed any new or old requirements of the planning department.

If you have any questions please do not hesitate to call.

Sincerely,

David Odom
Odom & Associates