

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, February 5, 2008

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Photos of Project Site
4. Subdivision Application with Attachments
5. Combined Master and Development Plan

SUBJECT: Combined Master and Development Plan for Hickory Nut Preserve

SUMMARY OF REQUEST:

Mr. Tom McCamless with EAS Professionals, Inc., agent, on behalf of Frontier Land Company LLC, owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Hickory Nut Preserve (formerly Hickory Falls). The project site is located on 47.14 acres of land (PIN 0613-82-1497) located off US Highway 64 East. The applicant is proposing a total of 24 lots that will be used for single-family residential purposes. The project is not located in a water supply watershed district nor is it located within the floodplain (see Attachment 5, Combined Master and Development Plan). According to County records, the project site does contain slopes in excess of 60 percent but does not contain a protected mountain ridge. The project is located in the Residential Three (R3) zoning district. Private roads are proposed to serve the project site. Private individual wells and individual septic are proposed to serve the project site.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the proposed Combined Master and Development Plan appears 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).

Suggested Motion:

I move that the Technical Review Committee find and conclude that the Combined Master and Development Plan appears to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code;

And

I further move that the Combined Master and Development Plan be approved subject to the conditions that result from the comments listed in the Staff Report (Attachment 1) and any conditions or other comments that result from discussion at the Technical Review Committee meeting.

Henderson County Planning Department Staff Report

Combined Master and Development Plan Review for Hickory Nut Preserve Major Subdivision (File #2008-M02)

Frontier Land Company, Owner
Mr. Tom McCanless, Agent

Project Overview:

EAS Professionals, INC., agent, on behalf of the owner, Frontier Land Company, LLC, submitted the application for the Hickory Nut Preserve subdivision (formerly known as Hickory Falls). The applicant is proposing a total of 24 single-family lots on 49 acres of land located off of Highway 64 East. The subdivision will be developed on one parcel of land (PIN **0613821497**). The project is shown to be completed in one phase. The subdivision was originally approved on July 19, 2005 by the Planning Board but approval expired in July of 2007. (see Combined Master and Development Plan). According to County records, the project site does contain slopes in excess of 60 percent but does not contain a protected mountain ridge. The project is located in the Residential Three (R3) zoning district. Private roads are proposed to serve the project site. Private individual wells and individual septic are proposed to serve the project site.

Master Plan Comments:

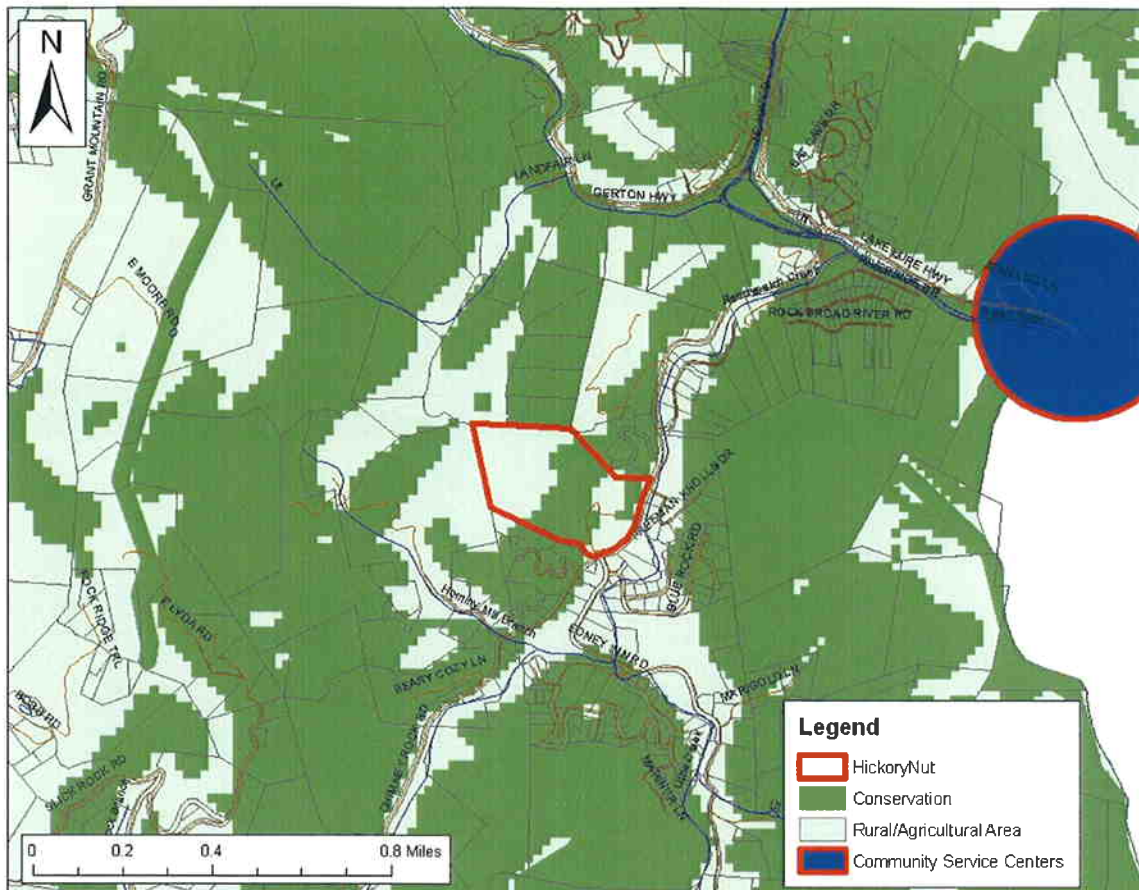
According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-309, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Planning Board 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).

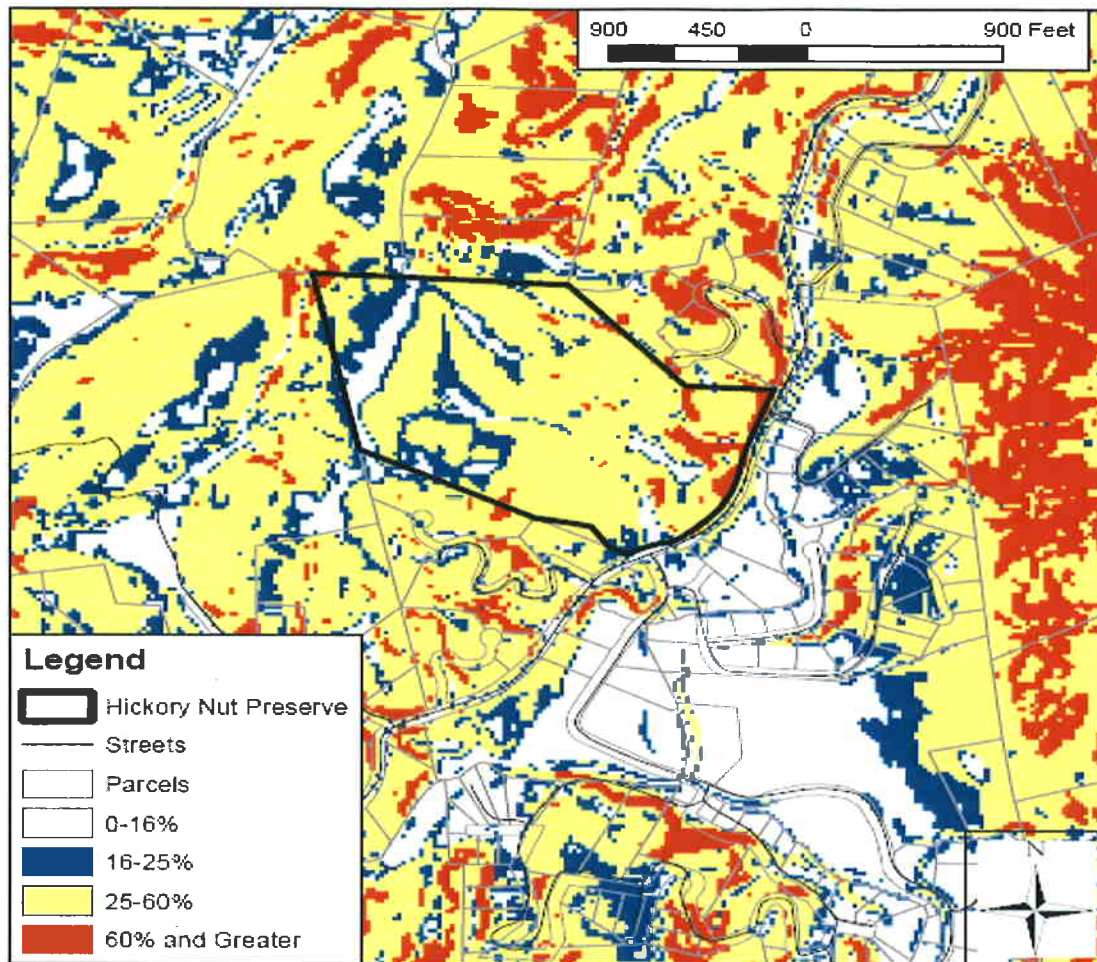
Staff has reviewed the submitted Combined Master and Development Plan for Hickory Nut Preserve, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following 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).

Map A: CCP Future Land Use

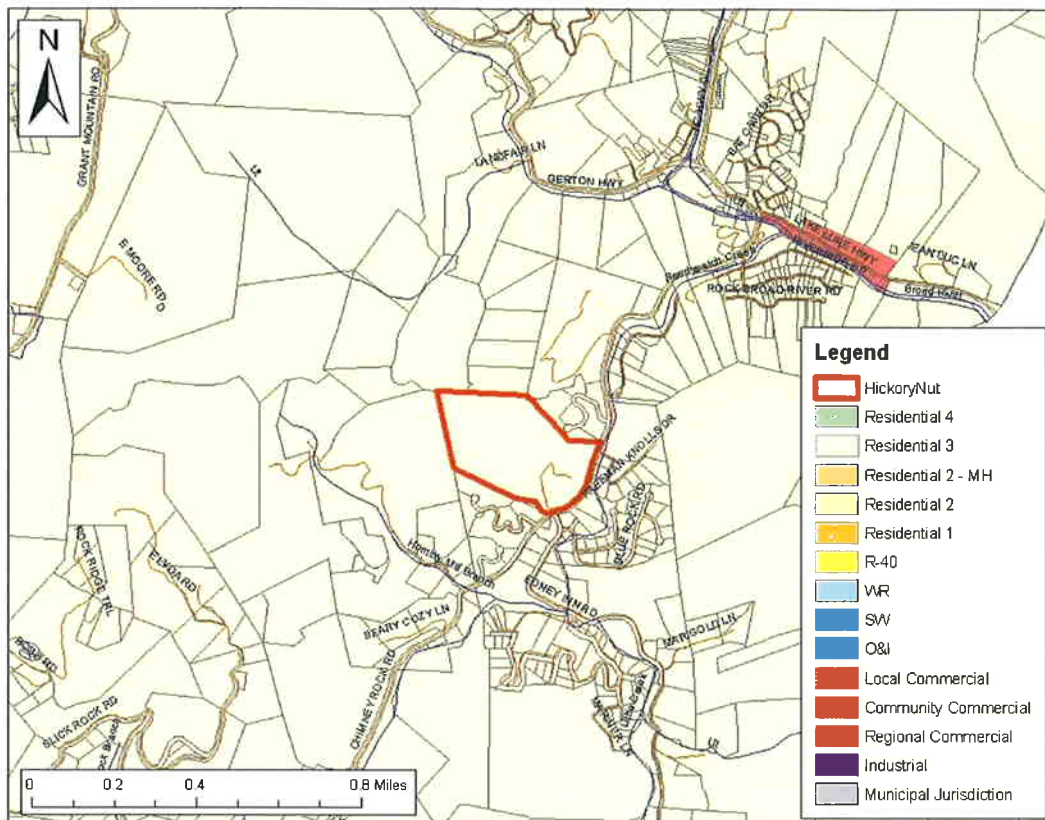


- (a) **Conservation Area.** The conservation area designation is applied to the eastern portion of the project site, largely due to slopes (See Map A: CCP Future Land Use Map and Map B: Slopes Map). Slopes within the project site appear to be in excess of 25 percent, with portions having slopes in excess of 60 percent. 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).
- (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).

Map B: Slopes Map

2. **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 the Residential Three (R3) Zoning District (See Map C: Official Zoning Map). The R3 district allows for single-family residential development with 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. The project site contains 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 32 units would be permitted on this 49 acre tract.

Map C: Official Zoning Map

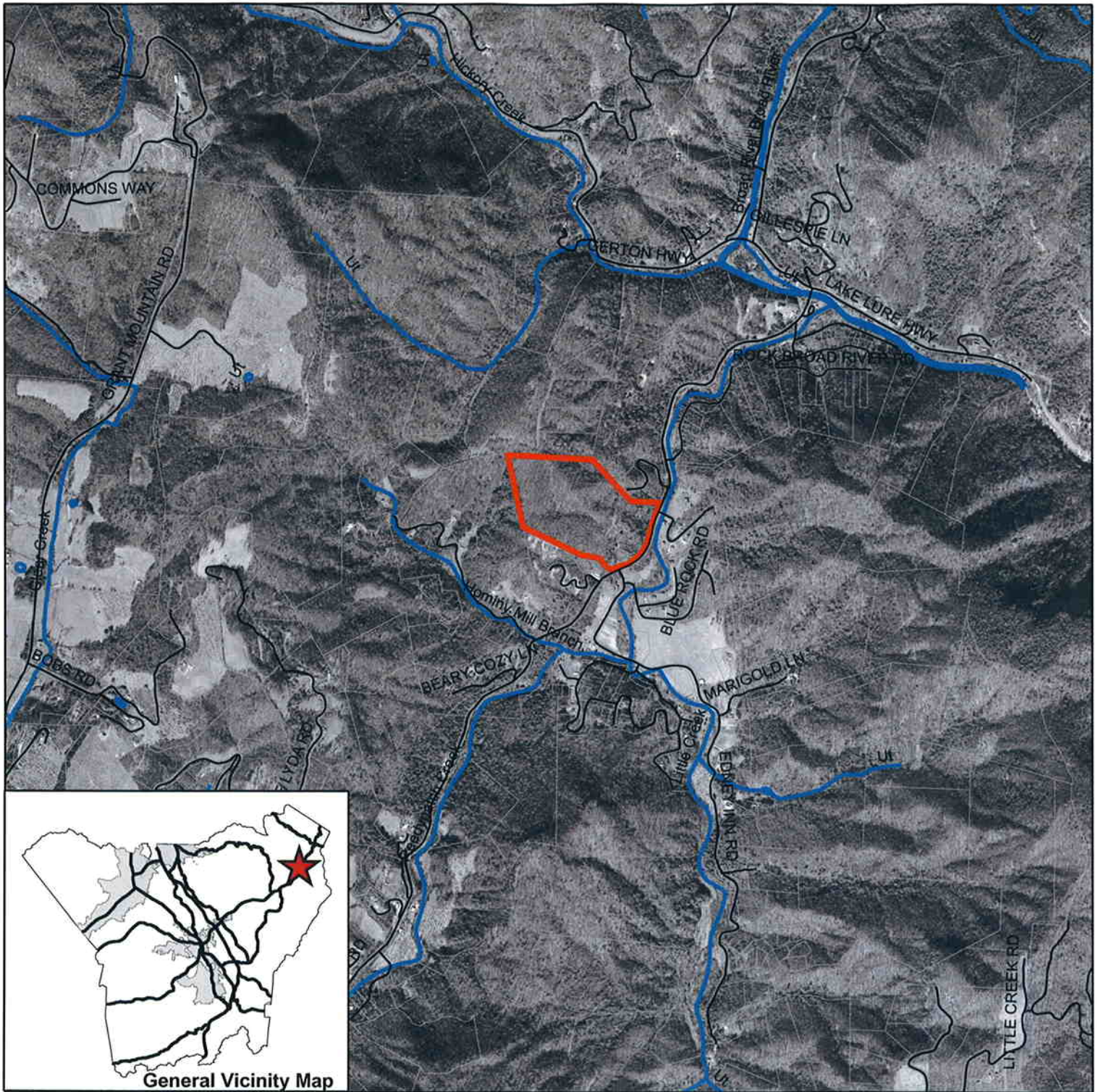


Development Plan Comments

1. **Road Grade.** The Applicant has proposed private paved roads for the subdivision. The maximum road grade for local residential roads constructed of pavement is 18 percent. A professional engineer or professional land surveyor must certify on the Final Plat that no portion of the road has a grade that exceeds 18 percent or submit a final as-built graded center line profile showing grade and alignment of the road (LDC §200A-81 C(4)).
2. **Minimum Curve Radius.** All subdivision roads must meet the private road standards found in the LDC §200A-81 C. Roads must also meet the standards for minimum curve radius in the LDC §200A-81 C(5). It appears that on the Plan some of the curve radii are less than the 90-foot minimum for private local residential roads. Where the existing cross slope on private local residential roads is 15 percent or greater, a minimum centerline radius of 60 feet shall be permitted. The Final Plat(s) must have a notation that states where the existing cross slope exceeds 15 percent a minimum centerline radius of 60 feet is permitted (LDC §200A-81 C(5)). If requested, the applicant may also take advantage of the shoulder reduction which allows a shoulder width of 2 feet instead of 4 feet for private local residential roads in cases where the existing cross slope is 20 percent or greater (§200A-81 C, Table 3.1, Note 5).

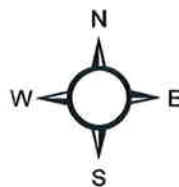
3. **Turnarounds.** The Planning Board originally required the installation of a partial turnaround along the subdivision road (Beech Tree Pl.) because it exceeded 2,500 feet in length (HCSO §170-21H). The applicant has shown one partial turnaround located near lots 11 and 12. According to the Plan the length of Beech Tree Pl. is 5,700 feet. According to LDC §200A-81 C(8) the reviewing agency may require the installation of a partial turnaround along any road that exceeds 1,500 feet in length. The review agency may also require additional turnarounds at intermediate locations along dead end roads with a centerline length of greater than 2,500 feet. The proposed turnaround appears to be adequate, but the TRC may want to require additional turnarounds where possible due to the length of the road.
4. **Fire Protection Requirements.** According to the Plan a pond is located near the entrance of the subdivision. 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 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. If the pond is inadequate for a dry hydrant then the reviewing agency should look for alternative measures to ensure adequate fire projection. Where deemed necessary and without creating an undue hardship on the applicant, the reviewing agency may require the applicant to install alternative fire protections measures.
5. **Street Tree Requirements.** According to the street tree requirements of Chapter 200A (LDC §§200A-145 and 200A-146) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees 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. The trees must be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with §200A-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet of the edge of the right-of-way as required by §200A-146. It appears that the applicant is using all existing trees on the property to satisfy the street tree requirements. A good portion of these trees are located outside the right-of-way and on proposed lots. The TRC and the applicant should discuss how these trees will be protected. In some areas the spacing requirements for the street trees are not met. The LDC allows the TRC to alter the street tree requirements because of adverse site conditions (LDC §200A-155). All street trees must be properly planted and meet the spacing requirements or the applicant may post an improvement guarantee with the County before the final plat(s) for the subdivision is approved.
6. **Sedimentation and Erosion Control.** The applicant must submit to the Subdivision Administrator written notice from the appropriate agencies verifying that an Erosion and Sedimentation Control Plan has been approved 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).

7. **Stream Setbacks.** All built-upon area shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters. (§200A-219)
8. **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).
9. **Drainage.** All 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)).
10. **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).
11. **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)).



Hickory Nut Preserve

OWNER/DEVELOPER: Frontier Land Co., LLC
 ZONING: R-3
 WATER SYSTEM: Private
 SEWER SYSTEM: Private
 ROAD SYSTEM: Private



Legend

- Streets
- Official Blue Line Streams
- HickoryNut
- Parcels



1. View of Project Entrance looking west from Hwy. 64 east.



2. View of Beech Tree Place, looking east.



3. View of Beech Tree Place, looking west.



4. View of tagged existing street tree near lot 20.



5. View of Beech Tree Place.



6. View of Beech Tree Place, looking west.

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

SUBDIVISION INFORMATION

Subdivision Name: Hickory Nut Preserve
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: 1 Total Number of Proposed Lots: 24
Total Number Proposed Units: 24 Proposed Density (units per acre): 0.49
Road System: () Public () Private () Combination Public and Private
Water System: () Individual () Community () Municipal
Sewer System: () Individual () Community () Municipal

PARCEL INFORMATION

PIN: 0613821497 Total Acreage: 49.0 Deed Book/Page: 1140/22 Township: BAT ONE
Location of property to be divided: 4931 Chimney Rock Road

Zoning District: R3 Fire District: BAT CAVE
Water Supply Watershed: NA School District: EDNEYVILLE

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

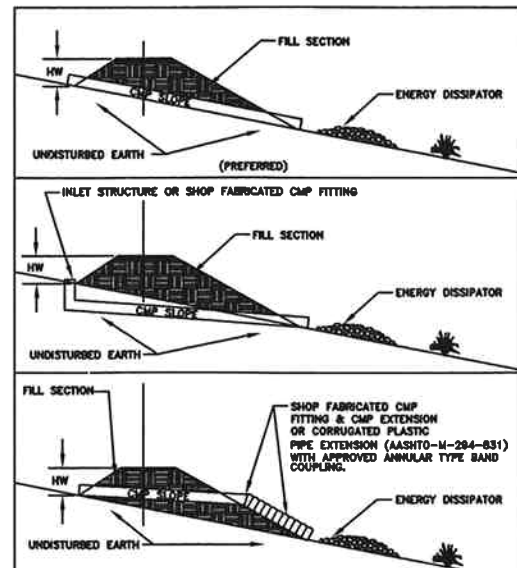
Property Owner: Hickory Nut, LLC
Name: Frontier Land Company Phone: 904-669-1395
Address: 225 AIA South City, State, Zip: St. Augustine, FL 32080
Suite C-8
Applicant: Name: (SAME) Phone: (SAME)
Address: _____ City, State, Zip: _____
Agent: Agent Form (Circle One): Yes No
Name: Tom McCaless Phone: 864-234-7368
Address: 153 Brozzini Ct City, State, Zip: Greenville SC 29615
Suite C
Plan Preparer: Name: EAS Professionals, Inc Phone: 864-234-7368
Address: 153 Brozzini Ct City, State, Zip: Greenville, SC 29615
Suite C

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

Tom McCaless  1/2/08
Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date

County Use Only

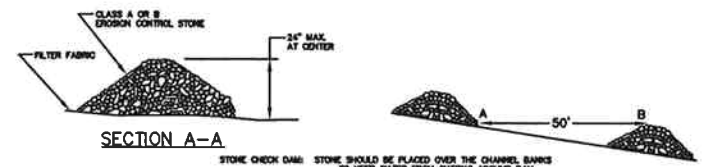
Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____



DIA. (INCHES)	MIN. HW (INCHES)	MIN. SLOPE (%)	RECOMMENDED MAX. SLOPE (%) (FOR CULVERTS IN STREAMS)
12	27	1.0	3.0
15	30	0.8	2.1
18	33	0.6	1.7
24	39	0.4	1.1
30	45	0.3	0.8
36	54	0.2	0.7
42	63	0.2	0.6
48	72	0.2	0.5
54	80	0.1	0.5
60	90	0.1	0.5

- NOTES:**
1. PROVIDE INLET AND OUTLET ENDWALLS OR STRUCTURES AS REQUIRED. SEE PLAN FOR SITE SPECIFIC REQUIREMENTS.
 2. CMP MIN. WALL THICKNESS = 0.078 INCHES.
 3. MIN. 15" CMP REQUIRED
 4. PAVED INVERT RECOMMENDED FOR CULVERTS INSTALLED IN STREAMS.

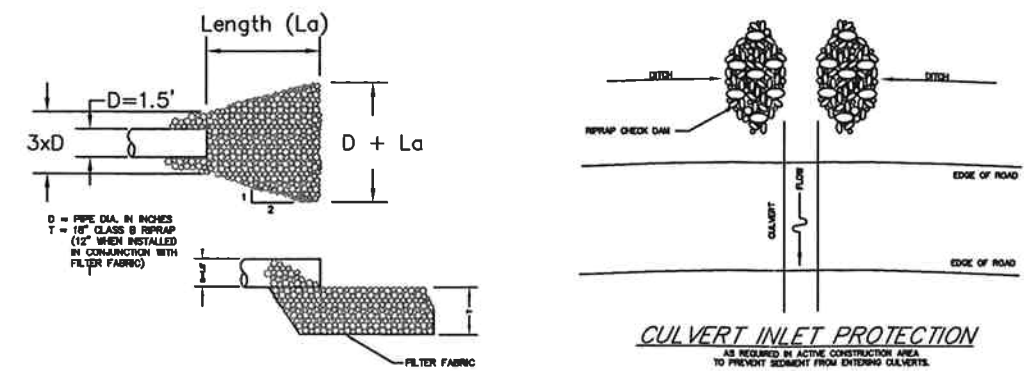
TYPICAL CULVERT INSTALLATION (12" - 60")



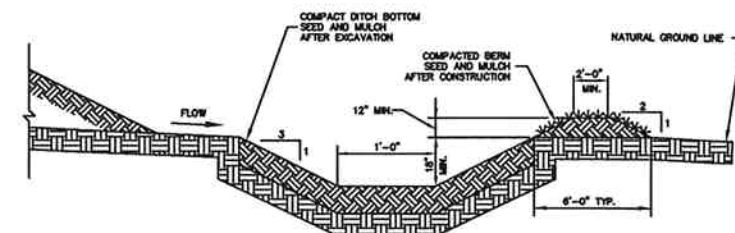
THE FOLLOWING CRITERIA SHOULD BE USED WHEN DESIGNING A CHECK DAM:

- ENSURE THAT THE DRAINAGE AREA ABOVE THE CHECK DAM DOES NOT EXCEED 2 ACRES.
- KEEP THE MAXIMUM HEIGHT AT 2 FT AT THE CENTER OF THE DAM.
- KEEP THE CENTER OF THE CHECK DAM AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES AT NATURAL GROUND ELEVATION.
- KEEP THE SIDE SLOPES OF THE DAM AT 2:1 OR FLATTER.
- STABILIZE OVERFLOW AREAS ALONG THE CHANNEL TO RESIST EROSION CAUSED BY CHECK DAMS.

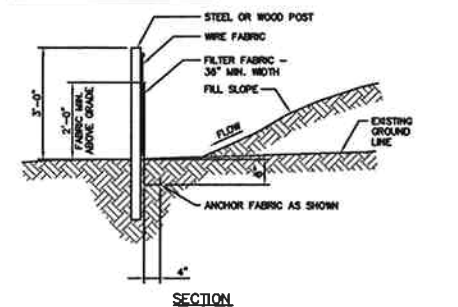
CHECK DAM



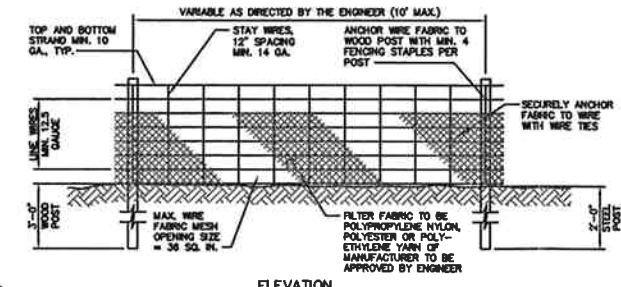
ENERGY DISSIPATOR AT PIPE OUTLET



DRAINAGE SWALE



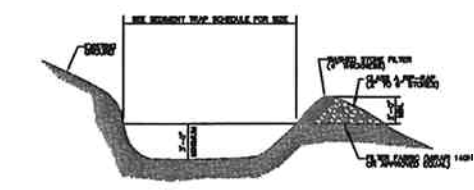
SECTION



ELEVATION

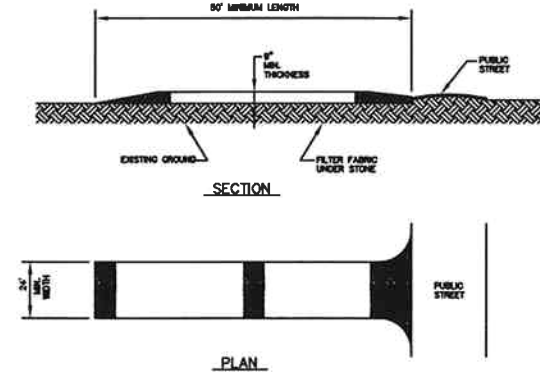
- NOTES:**
1. THE CONTRACTOR SHALL MAINTAIN ALL SILT FENCING BY REMOVING AND DISPOSING OF SILT ACCUMULATIONS AS DIRECTED BY THE ENGINEER. FILTER FABRIC SHALL BE REPLACED WHEN IT HAS DETERMINED TO SUCH EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE SILT FENCE.
 2. FILTER FABRIC SHALL HAVE A MINIMUM TENSILE STRENGTH (AT 20% MAX. ELONGATION) OF 30 POUNDS PER LINEAR IN., WIRE FABRIC REQUIRED.
 3. IF EXTRA STRENGTH FABRIC IS UTILIZED (MIN. TENSILE STRENGTH IS 50 POUNDS PER LINEAR IN. AT MAX. 20% ELONGATION), WIRE FABRIC IS OPTIONAL, MAXIMUM POST SPACING IS 8 FEET.
 4. POSTS SHALL BE 4" DIAMETER PINE, 2" DIAMETER OAK OR 1.33 POUND PER LINEAR FOOT STEEL UNLESS OTHERWISE APPROVED BY ENGINEER.
 5. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR SHALL BE MADE AS NECESSARY.
 6. FABRIC SHALL BE REPLACED PROMPTLY IF FOUND TO BE IN DISREPAIR.
 7. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT AND WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

TEMPORARY SILT FENCE



TEMPORARY SEDIMENT TRAP WITH GRAVEL FILTER OUTLET

- NOTES:**
1. FILTER BARRIERS SHALL BE INSPECTED AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR SHALL BE MADE AS NECESSARY.
 2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT AND WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.



NOTES:

1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.
2. STONE TO BE NO. 5 FILTER STONE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
6. FILTER FABRIC SHALL BE MIRAFI 500 OR EQUAL.

STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. THE LIMITS OF DISTURBANCE HAVE BEEN SHOWN ON THE PLAN. THE TOTAL AREA TO BE DISTURBED IS 8.60 ACRES.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
4. WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
5. FILTER FABRIC SHALL BE CURLEX II OR APPROVED EQUAL.
6. THE PURPOSE OF THIS PROJECT IS TO DEVELOP A RESIDENTIAL SUBDIVISION.

SEQUENCE OF CONSTRUCTION

1. SCHEDULE A PRECONSTRUCTION CONFERENCE ON-SITE WITH AN EROSION CONTROL OFFICER FROM NCDENR.
2. BEFORE INITIATION OF CONSTRUCTION INSTALL EROSION CONTROL MEASURES SHOWN ON THE PLANS AND ANY REQUESTED DURING THE PRECONSTRUCTION CONFERENCE, CLEARING AREAS AS NEEDED TO INSTALL THE DEVICES.
3. CALL CAROLINA ONE-CALL TO LOCATE ALL UTILITY LINES IN THE PROJECT AREA.
4. NOTIFY AND COORDINATE CONSTRUCTION OF ALL PHASES OF THE PROJECT WITH THE APPROPRIATE ENTITIES (I.E. HENDERSON COUNTY, NCDOT, ETC.)
5. COMMENCE CONSTRUCTION.
6. PROPERLY DISPOSE OF ANY WASTE MATERIALS.
7. MAINTAIN AND REPAIR ALL EROSION CONTROL DEVICES UNTIL ENTIRE SITE IS STABILIZED. EROSION CONTROL MEASURES SHALL BE MAINTAINED AFTER EACH RAIN EVENT. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND RECONSTRUCT EROSION CONTROL DEVICES IN ACCORDANCE WITH NCDENR STANDARDS.

NORTH CAROLINA LAND QUALITY SECTION-EROSION CONTROL NOTES:

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

1. OBTAIN GRADING PERMIT.
2. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY SECTION.
3. OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY SECTION.
4. PROCEED WITH GRADING, CLEARING AND DRUBBING.

5. SEED AND MULCH DERIVED AREA WITHIN 15 WORKING DAYS AFTER FINISHED GRADES ARE ESTABLISHED. SEED AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE:

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

FOR SUMMER SEEDING ADD TO THE ABOVE:

GERMAN MILLET	10 LBS.
SUDAN GRASS	15 LBS.

FOR WINTER SEEDING ADD TO THE ABOVE:

RYE GRASS	10 LBS.
CROWN VETCH	15 LBS.-20 LBS.

FOR ALL SLOPES 2 TO 1 OR STEEPER ADD TO THE ABOVE:

SERICEA LESPEDEZA	40 LBS.
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IF HYDROSEEDING IS USED, WOOD CELLULOSE MAY BE SUBSTITUTED FOR STRAW MULCH AT THE RATE OF 1,000 LBS. PER ACRE.

6. ALL SEEDING SHALL BE MAINTAINED, WATERED, ETC., UNTIL A PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED OVER ALL DISTURBED AREAS.
6. IT IS RECOMMENDED FOR CONTRACTOR TO STOCKPILE TOPSOIL TO ASSIST IN GRASSING.
7. IT IS ANTICIPATED THAT THIS PROJECT WILL BE COMPLETED EXPEDITIOUSLY, THEREFORE NEGATING ANY EFFECT THAT TEMPORARY SEEDING WOULD HAVE ON PROJECT. THE PERMANENT SEEDING SPECIFICATION SHOWN ON THE PLAN SHOULD BE ADEQUATE.
8. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
9. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.
10. REQUEST FINAL APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY SECTION.
11. IF COMPLETION DATE GOES BEYOND SEPTEMBER 30TH, THE CONTRACTOR SHALL PROVIDE TEMPORARY GROUND COVER.
12. THE CONTRACTOR SHALL CONTROL ALL "DUST" BY PERIODIC WATERING AND SHALL PROVIDE ACCESS AT ALL TIMES FOR PROPERTY OWNERS WITHIN THE PROJECT AREA AND FOR EMERGENCY VEHICLES.
13. THE ENGINEER ANTICIPATES THAT ALL CUT & FILL SHALL BE BALANCED ON SITE. SHOULD BORROW OR WASTE BE NECESSARY ONLY PROPERLY PERMITTED SITES SHALL BE USED.



BEFORE YOU DIG
CALL 1-800-632-4646
N.C. ONE-CALL CENTER
IT'S THE LAW

FINAL DESIGN - FOR REVIEW

REVISION	DESCRIPTION	BY	APP	DATE



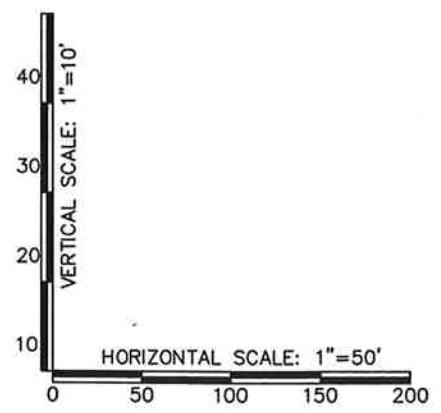
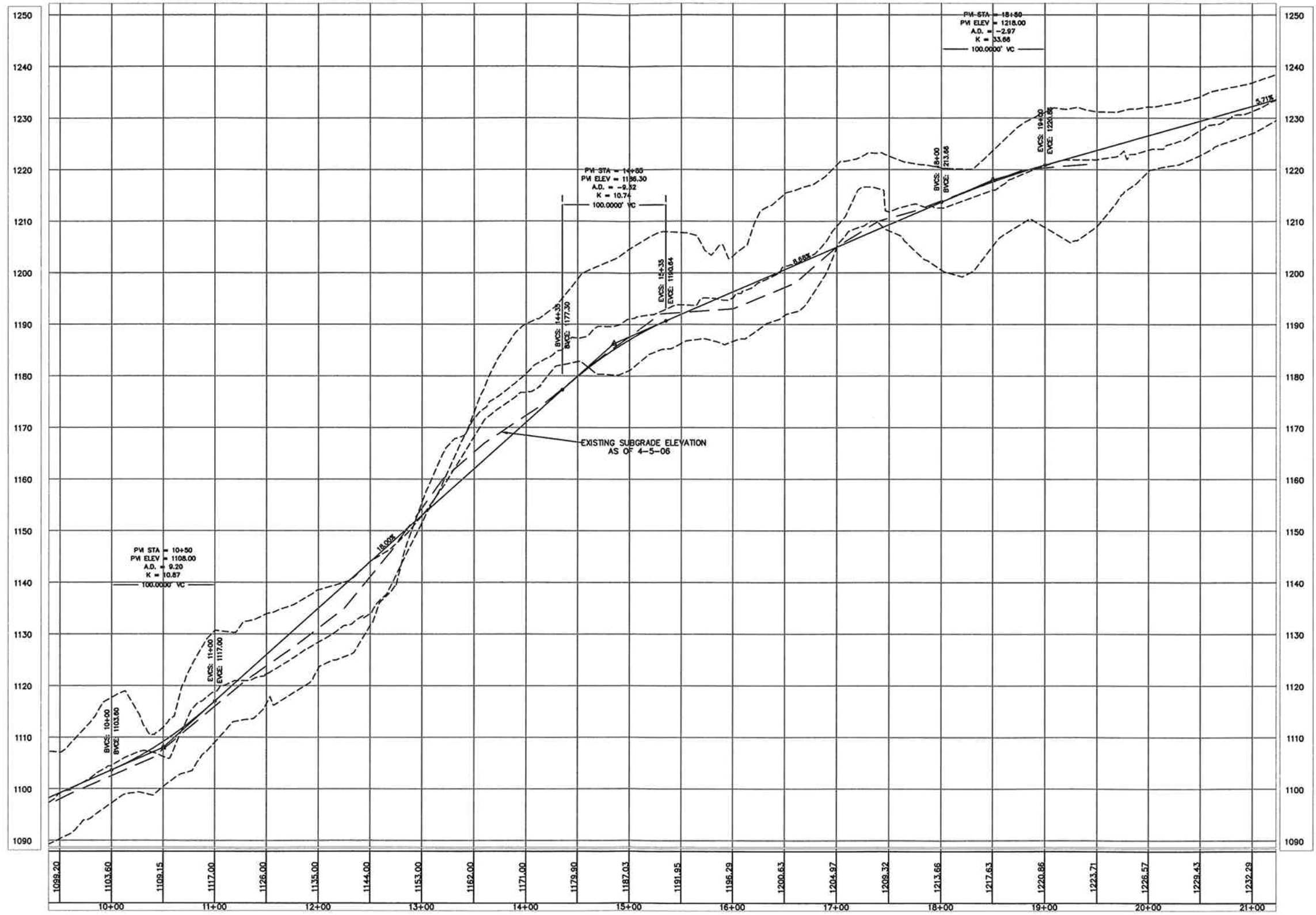
EAS PROJECT NO. 07-361
DESIGNED TSM
DRAWN TSM
DATE 12/28/2004
CHECKED TSM
SCALE AS SHOWN
RECOMMENDED
APPROVED

EAS PROFESSIONALS, INC.
Civil & Geotechnical Engineering • Land Surveying • Materials Testing

153 Brozzini Court, Suite C
Greenville, South Carolina 29615
Phone (864) 234-7368 • Fax (864) 234-7369

HICORY NUT PRESERVE
FOR
FRONTIER LAND COMPANY
HENDERSON COUNTY, NORTH CAROLINA

SHEET NUMBER
C-03
3 OF 9



REVISION	DESCRIPTION	BY	APP	DATE

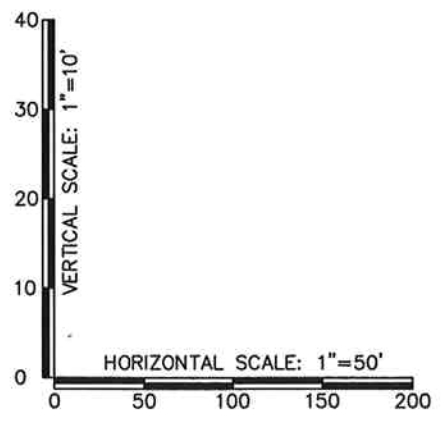
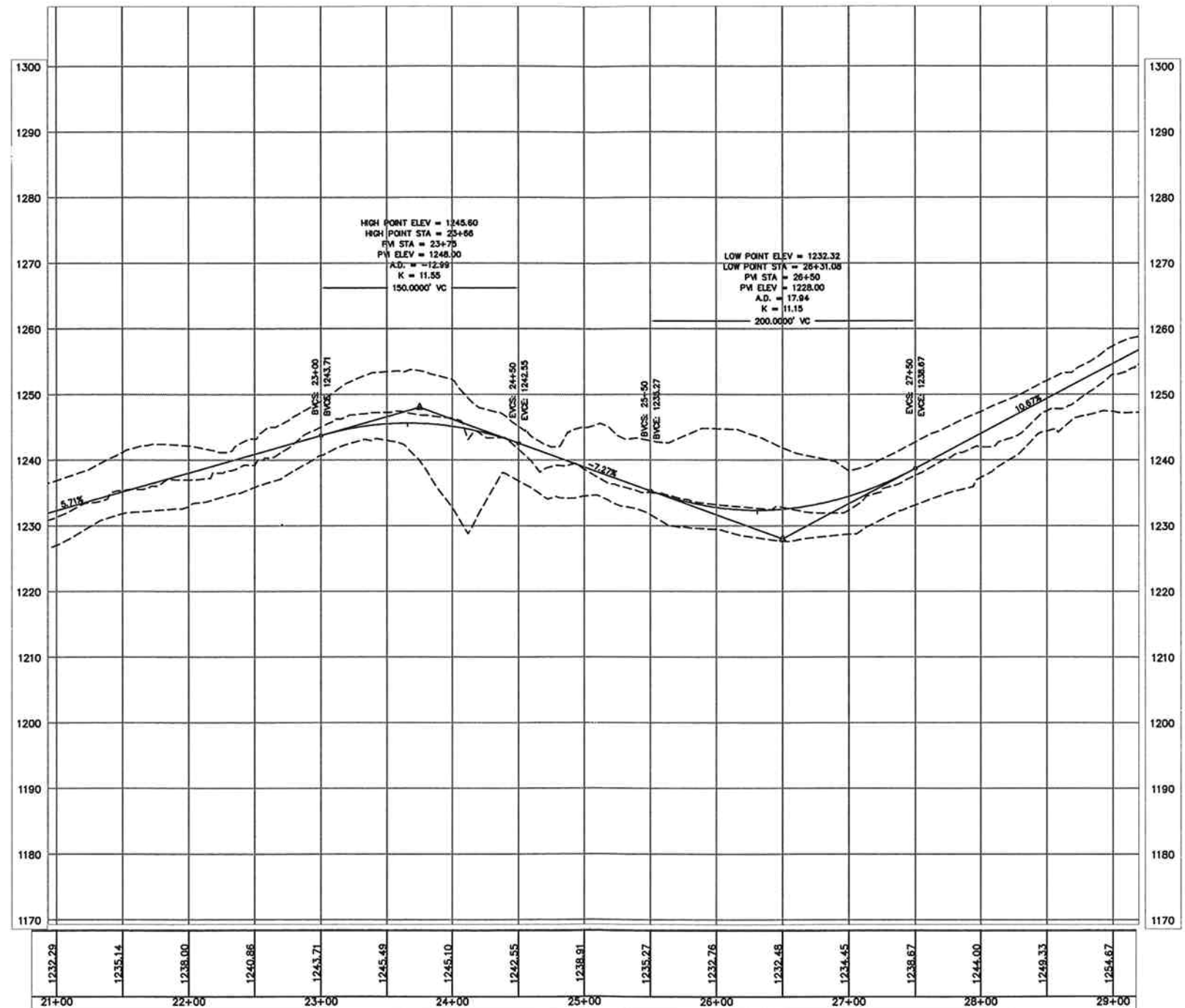


EAS PROJECT NO. 07-361
 DESIGNED TSM
 DRAWN TSM
 DATE 12/28/2004
 CHECKED TSM
 SCALE AS SHOWN
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EAS PROFESSIONALS, INC.
 Civil & Geotechnical Engineering • Land Surveying • Materials Testing
 153 Brozzini Court, Suite C
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 Phone (864) 234-7368 • Fax (864) 234-7369

HICORY NUT PRESERVE
 FOR
FRONTIER LAND COMPANY
 HENDERSON COUNTY, NORTH CAROLINA

SHEET NUMBER
C-05



REVISION	DESCRIPTION	BY	APP	DATE

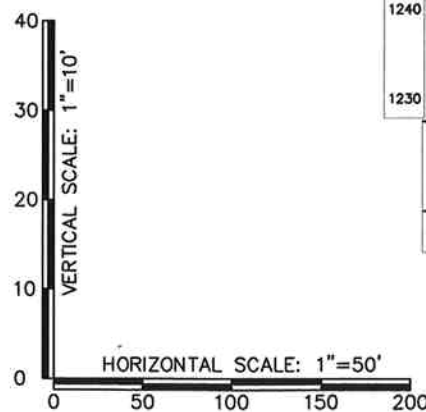
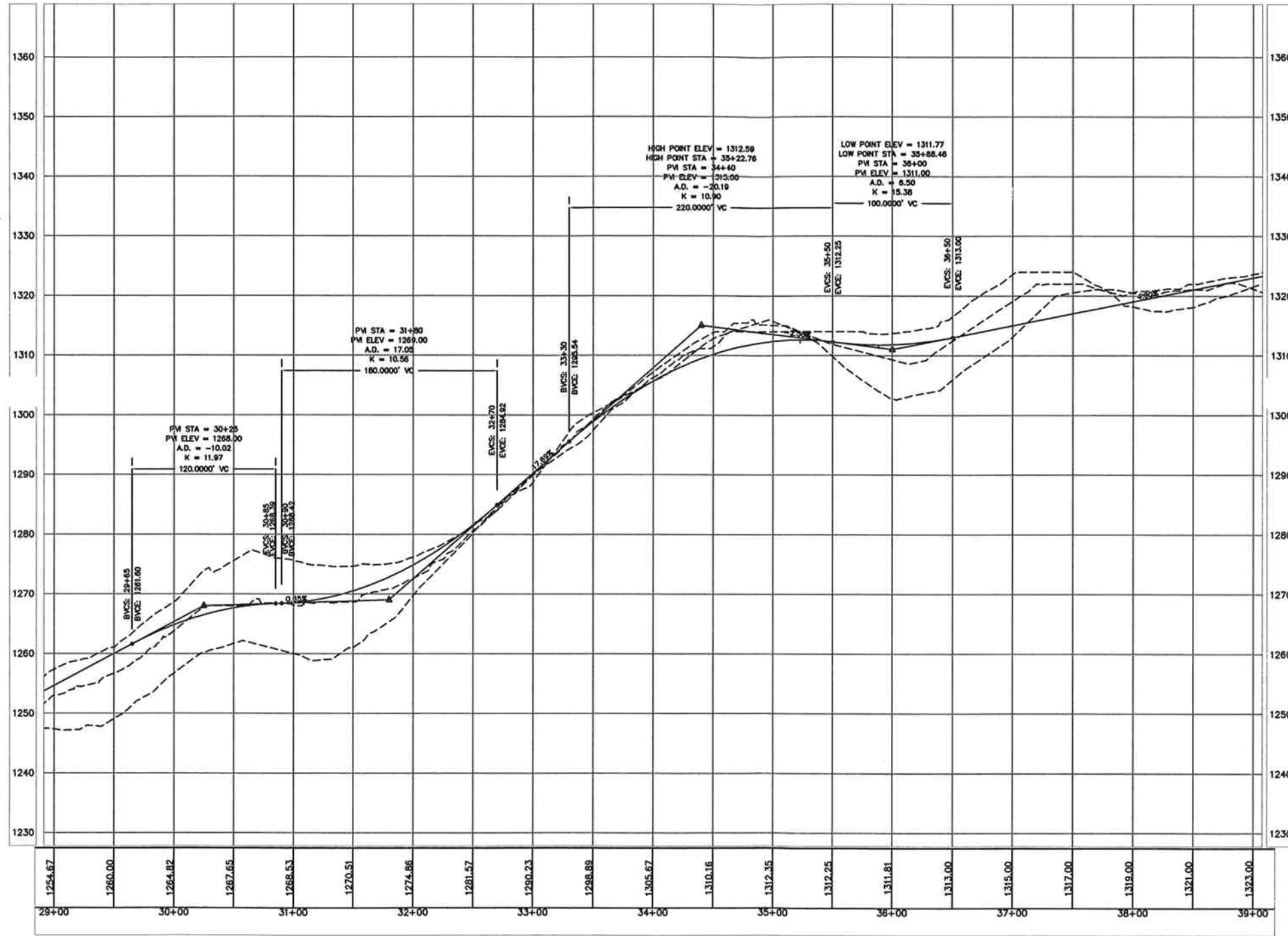


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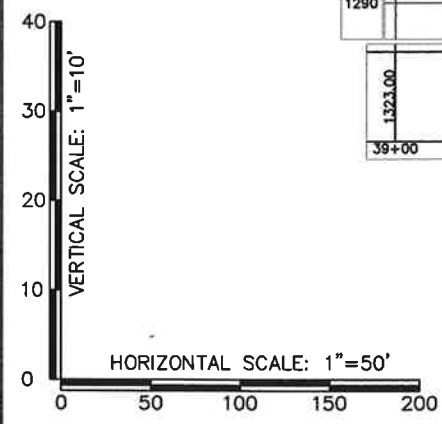
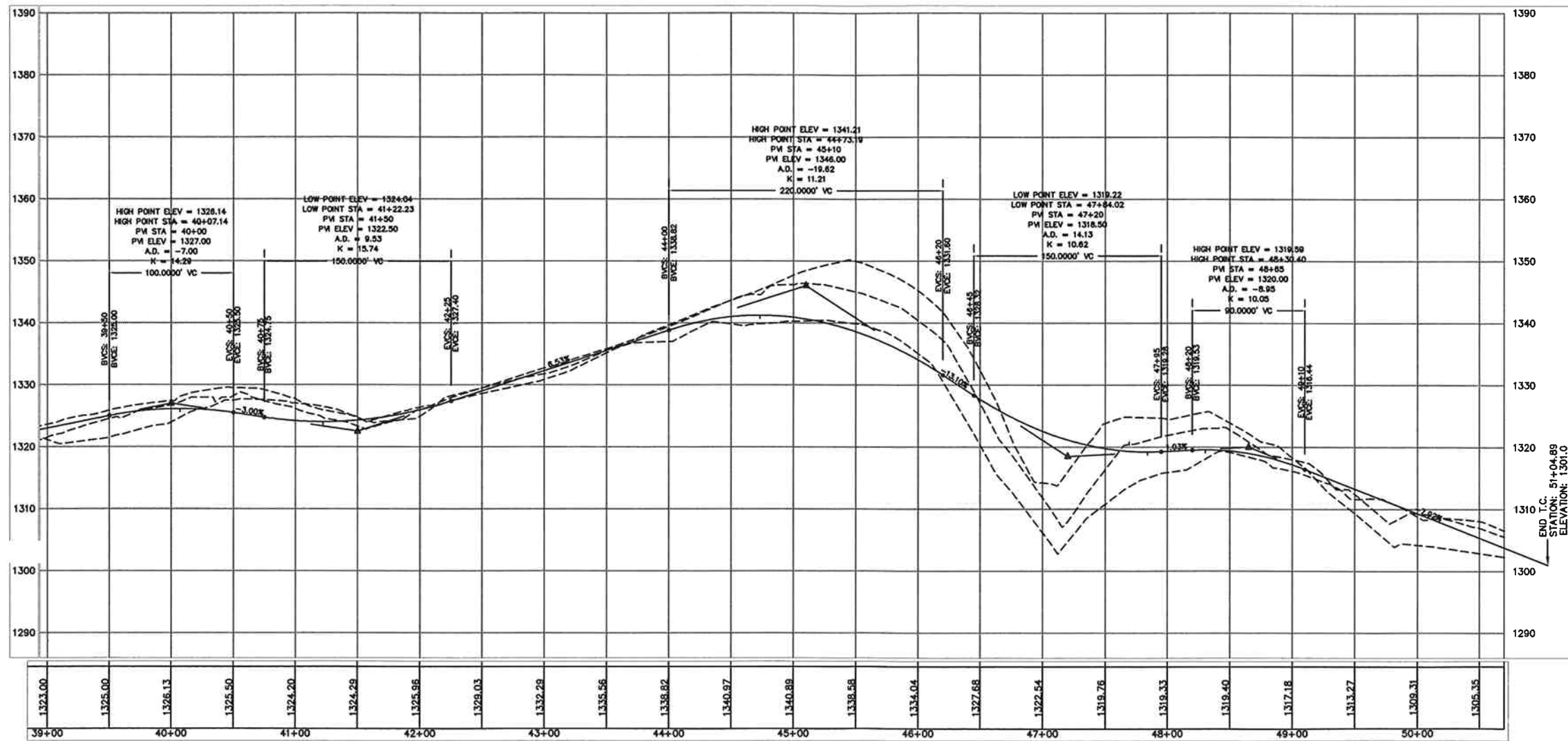


EAS PROJECT NO. 07-361
 DESIGNED TSM
 DRAWN TSM
 DATE 12/28/2004
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 SCALE AS SHOWN
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SHEET NUMBER
C-08