



RE/MAX
COMMERCIAL[®]
RE/MAX AGENTS REALTY

CHIP DURPO | 828.929.1000



WILDFLOWER CREEK

LUXURY MOTORCOACH RESORT

**119 WILDFLOWER RD
HIGHLANDS, NC**



PRIME UPSCALE MOTORCOACH DEVELOPMENT INVESTMENT OPPORTUNITY

WILDFLOWER CREEK MOTORCOACH RESORT IS AN 11.75-ACRE GATED, LUXURY CLASS-A MOTORCOACH RESORT COMMUNITY LOCATED JUST MINUTES FROM HIGHLANDS, NORTH CAROLINA IN THE COMMUNITY OF SCALY MOUNTAIN. WILDFLOWER CREEK RESORT IS THE PERFECT SUMMER DESTINATION TO ENJOY BEAUTIFUL MOUNTAIN VIEWS AT AN ELEVATION OF 3,600 FEET. FEATURING UNUSUALLY COOL TEMPERATURES WITH SUMMER HIGHS AROUND 82 DEGREES, IT IS THE FIRST RELIABLY COOL DESTINATION FOR THOSE WHO SPEND THEIR WINTERS IN FLORIDA AND WISH TO ENJOY A COOL SUMMER IN THE MOUNTAINS OF HIGHLANDS, NORTH CAROLINA.

THE RESORT IS PERMITTED AS A 22-LOT LUXURY MOTOR COACH DEVELOPMENT WITH 7 LOTS SOLD. THE RESORT IS DESIGNED TO BE COMPLETED IN PHASES. THE FULL SITE PLAN IS COMPLETE, AND COUNTY APPROVED. EACH LOT HAS ON SITE ELECTRIC, SEPTIC, WATER, AND COMMUNICATIONS INFRASTRUCTURE INSTALLED AND PERMITTED. THIS PHASE IS 90% COMPLETE FOR THE ENTIRE PROJECT. EACH LOT IS DESIGNED FOR A 1000 SQ-FT CONCRETE MOTOR COACH PAD, AND 8' BY 12' STORAGE HOUSE.

A GORGEOUS ANTIQUE LOG CABIN (CIRCA 1845) SERVES AS THE RESORTS CLUBHOUSE AND SOCIAL CENTER. THERE IS A SECOND CREEKSIDE SOCIAL PAVILION OVERLOOKING A WATERFALL

AND SWIMMING HOLE IN THE ADJACENT MIDDLE CREEK. IN ADDITION, THERE ARE HIKING PATHS, A NATURE AREA, PLAYGROUND, A PUTTING GREEN, AN AREA FOR A CROQUET LAWN. THERE ARE MULTIPLE WATER FEATURES ALL CENTERED AROUND THE RESORTS 1-ACRE TROUT LAKE.

OWNER RETIRING, MAKES THIS GREAT DEVELOPMENT OPPORTUNITY AVAILABLE. CALL CHIP 1.828.929.1000

WILDFLOWER CREEK RESORT

AN 11.75 ACRE, 22-LOT GATED LUXURY
MOTORCOACH RESORT LOCATED IN
THE MOUNTAINS OF NORTH CAROLINA







LEGEND

- POB = POINT OF BEGINNING
 ● = IRON PIN FOUND (IPF)
 ○ = IRON PIN SET (IPS)
 P = PROPERTY LINE
 R/W = RIGHT OF WAY
 -X- = FENCE
 ○ = UTILITY POLE
 -W- = POWER LINE
 -W-T- = POWER & TELEPHONE
 LLL = LAND LOT LINE
 LL = LAND LOT
 ■ = CONC MONUMENT FOUND
 ■ = BUILDING LINE
 ■ = CENTER LINE
 POC = POINT OF COMMENCEMENT
 O/S = OFF SET
 -S- = SEWER LINE
 ● = COMMUNITY WELL WITH EASEMENT FOR COMMON USE
 ●ST = WETLAND DELINEATION STAKE
 ○ = DROP INLET
 □ = TELEPHONE PEDESTAL
 □ = TRANSFORMER
 ○ = PROPOSED SEPTIC

I, WILLIAM F. ROLADER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK A-34, PAGE 1781); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 17,357; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25th DAY OF MAY 2011.

WILLIAM F. ROLADER, REG. LAND SURVEYOR

L-2846

REGISTRATION NUMBER

I CERTIFY THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WILLIAM F. ROLADER

THIS PLAT IS SUBJECT TO ANY RESTRICTIONS AND EASEMENTS SET FORTH FOR THIS SUBDIVISION AS MAY BE SPECIFIED IN DEEDS FROM TIME TO TIME.

LOTS 11-20
 WATER AND ELECTRIC LINES TO BE INSTALLED ALONG SOUTH EDGE OF ROAD.

LOTS 1-10
 SEWER LINES TO BE INSTALLED ALONG FRONT OF LOTS.

LOTS 11-20
 SEWER LINES TO BE INSTALLED ALONG BACK OF LOTS.

ROADS HAVE A 20' R/W.
 ROADS ARE 16' GRAVEL WITH 1' SHOULDER WIDTH ON EACH SIDE.



STATE OF NORTH CAROLINA

COUNTY OF Macon

Michael J. Jansky, REVIEW OFFICER OF Macon COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 11-26-18

THIS PROPERTY IS NOT LOCATED IN A ZONE "A" (AREAS OF 100-YEAR FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP BY F.E.M.A., EFFECTIVE MAY 4, 2009.

COMMUNITY PANEL # 370150 7419 J

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO FINAL SURVEY.

ALL PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

PHASE 1: LOTS 1-15

PHASE 2: LOTS 16-20



CARD
10089

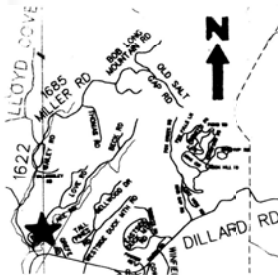
NOW OR FORMERLY CEDAR CHAN DEED BOOK B-33, PAGE 1632 PARCEL #7419034072

TRACT 4
0.10 ACRE

BK: CARD 5
PG: 10089-10089
RECORDED
11-26-2018
01:55:22 PM
BY: TODD RABY
REGISTER

201900105
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$21.00



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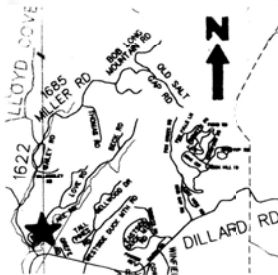
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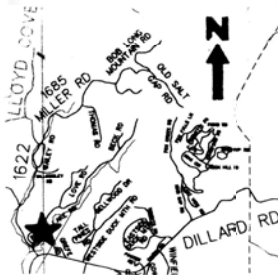
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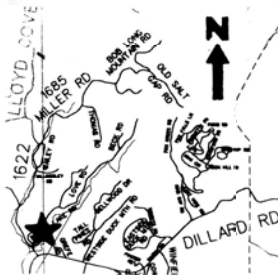
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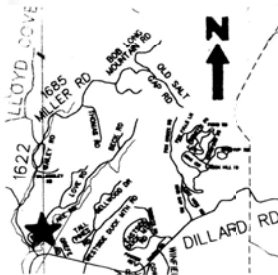
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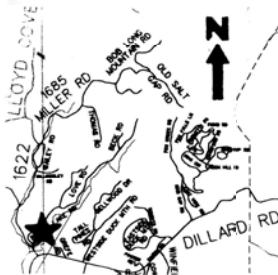
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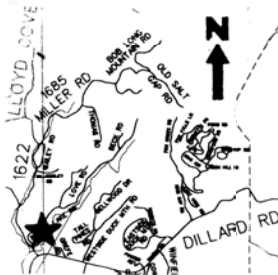
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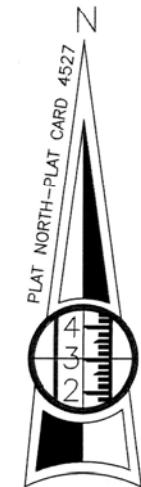


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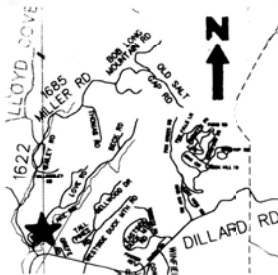
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COMMUNITY PANEL # 37



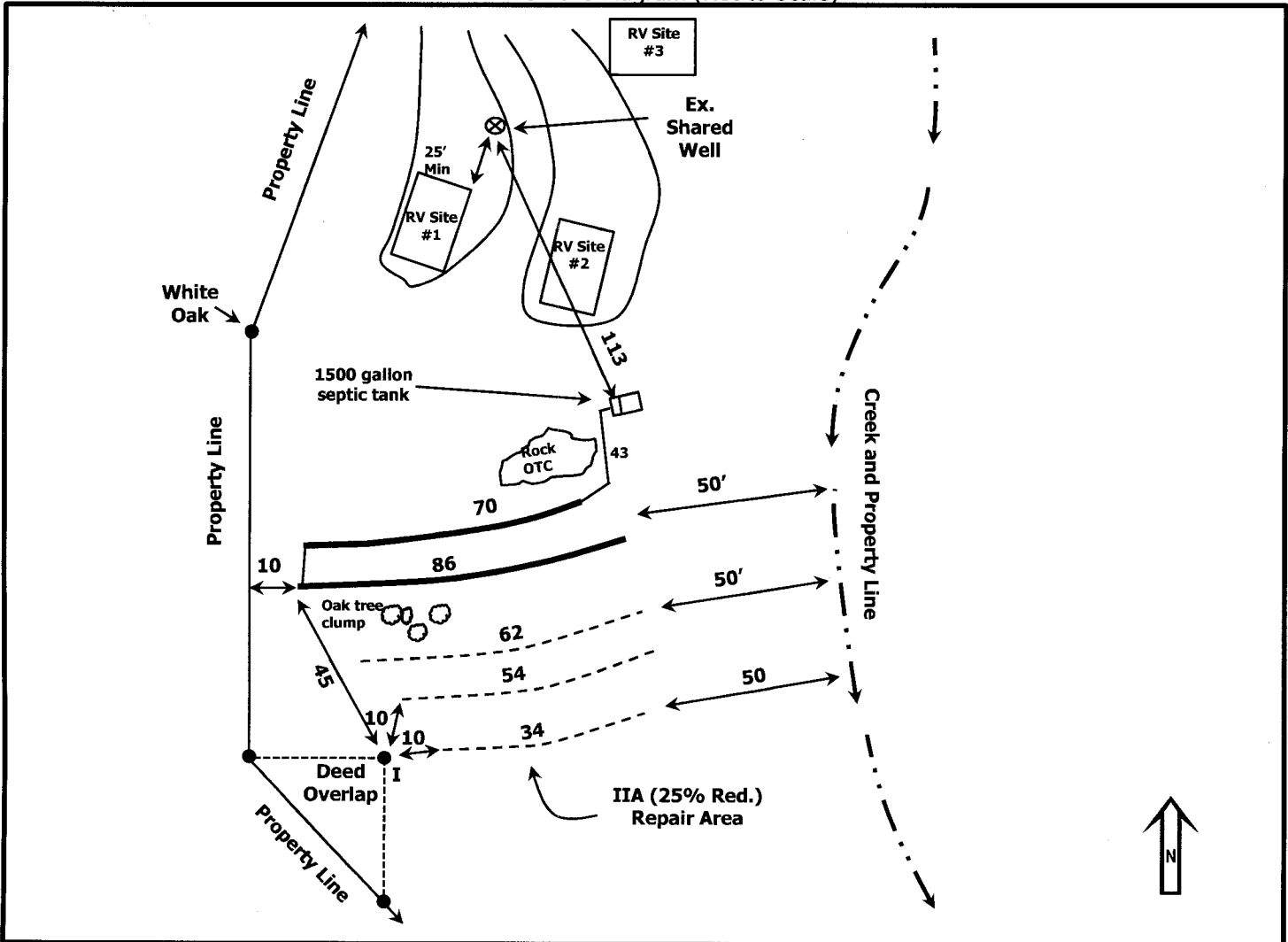
Macon County
Public Health

OPERATIONS PERMIT ON-SITE WASTEWATER SYSTEM TYPES II-V

Applicant/Owner	Wildflower Creek, LLC	Log #	110414-S	PDWW#	051211-P
Address	Bartram Trail Lane	PID #	7419022048	ACREAGE	11.5 Ac.
Directions	From Dillard Road take Buck Knob Road and take a Right on Brown Lake Road to Wildflower Creek on Right to Right on Bartram Trail				
Design	360 Gallons Per Day	Facility	(3) RV Camp Sites		
Foundation	Not Specified	Water Source	Existing Shared Well / On Site		
		Install Type	New Construction		

The following items are on file and part of this permit: ☒GPS/GIS ☒Application ☒IP/CA ☒Soil Sheet ☐Map ☐Plat Map ☐Engineer's Drawing
Comments:

As-Built Diagram (Not to Scale)



INSTALLED	Infiltrator Quick 4 Plus (IQ4PS) - Gravity;				REPAIR	25% Reduction - Gravity;		
Type IIa	Average Trench Depth: 18"	LTAR: 0.6	Saprolite: No		Type IIa	Area: 600 ft ²	LTAR: 0.6	Saprolite: No
S. TANK	1500 gallons	ID: INF - STB - ID# - 1500 gallons	Date: 2 0 1 5			Effluent Filter: Polylok		
P. TANK	Not Required	ID: MFG - PT - ID# - gallons	Date:			Dosing Detail:		
TRENCH	Length: 156ft	# of Lines: 2	DISTRIBUTION	Serial - SCH40	WELL SETBACK	100 ft Minimum		
INSTALLER	Tim Nicholson	Cert. # 2423	MONITORING	M C P H :	Mgt. Entity:	Reporting Freq.:		

This system has been installed in compliance with applicable NC General Statutes, Rules for Sewage Treatment and Disposal, and all conditions of the I.P and A.C. System shall perform in accordance with Rule .1961. Ground absorption sewage treatment and disposal systems shall be checked, and the contents of the septic tank removed, periodically from all compartments, to ensure proper operation of the system. The contents shall be pumped whenever the solids level is found to be more than 1/3 of the liquid depth in any compartment. **QUESTIONS? (828)349-2490**

Inspection Date: 9/4/2015

Jonathan Fouts, REHS 1979 Jonathan Fouts, REHS Authorized State Agent

Final Inspection/ Issue Date: 9/4/2015

Jonathan Fouts, REHS 1979 Jonathan Fouts, REHS Authorized State Agent



Macon County
Public Health

IMPROVEMENT PERMIT and CONSTRUCTION AUTHORIZATION
ON-SITE WASTEWATER

Applicant/Owner	Wildflower Creek LLC	Log #	012920-S	PDWW#	n/a
Location	Wildflower Creek – northern 8 lots	PID #	7419024477	ACREAGE	
Directions	441S to 106, left on Buck Knob road, right on Brown Lake Road, right into subdivision, tanks at far end of RV park				
Design	1080 gallons/day	Facility	RV park	Permit Type	Tank Relocation/Replacement
Foundation	Not Specified	Water Source	Existing Shared Well / On Site	Expiration	Valid for 60 Months

Permit Conditions

This permit is to connect a tank to a permitted (but not finished) septic system.

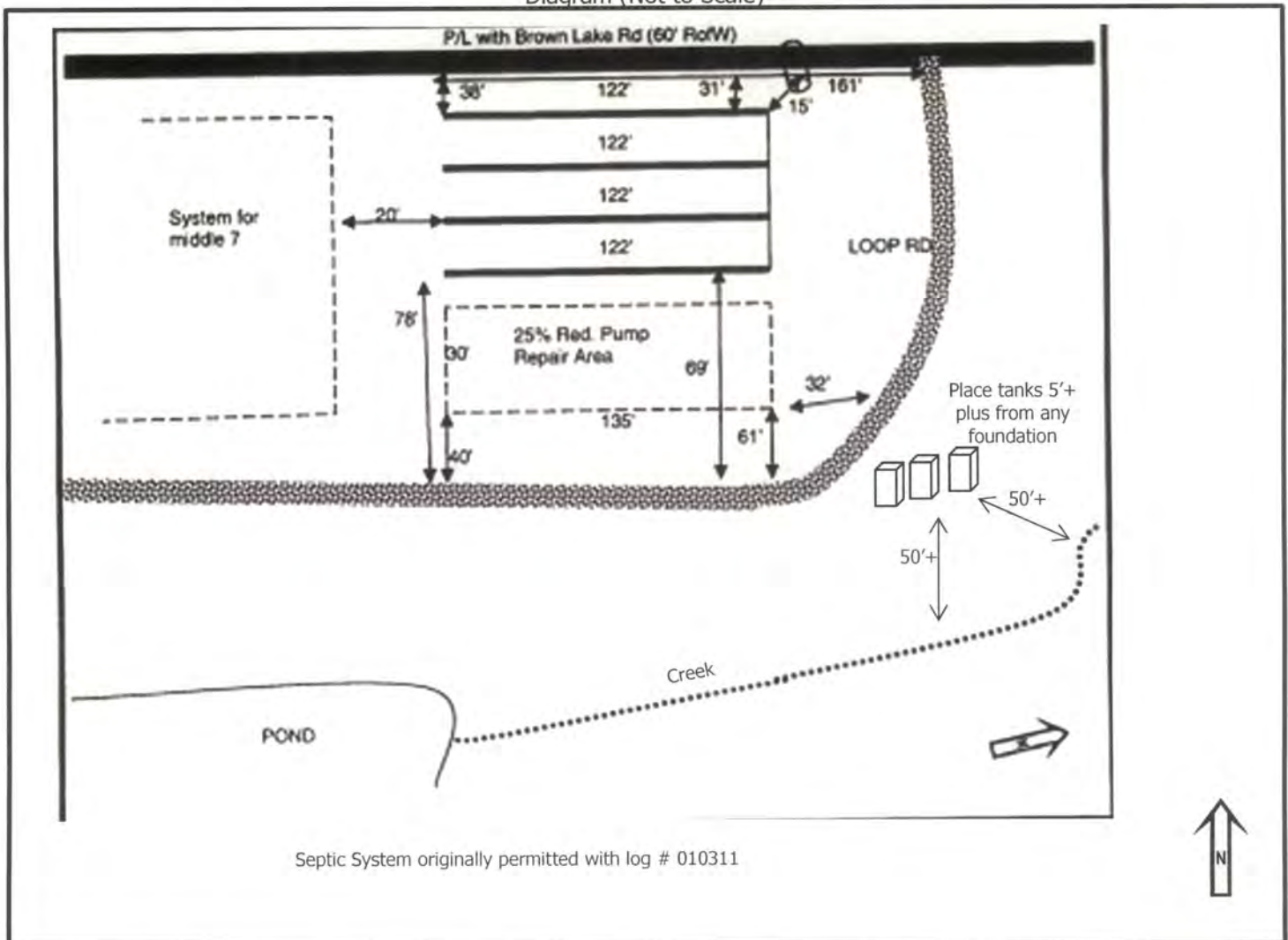
Minimum septic tank capacity is 1764 gallons. Two tanks may be used if first tank is baffleless and > 1176 gallons.

Pump tank capacity is a minimum of 1176 gallons. Call this office for further options if a slightly smaller tank is available.

System will require a tank inspection and a pump final prior to being put into use.

Tanks must be leak-tested prior to placing on yard unless plastic. If plastic, anti-bouyancy measures must be followed.

Diagram (Not to Scale)



TO BE INSTALLED					REPAIR			
Type IIIb	Soil Depth: (in)	Slope: %	LTAR:	Saprolite: no	Type	Area: (ft ²)	LTAR:	Saprolite: no
CONSTRUCTION AUTHORIZATION	TOTAL LENGTH	# OF LINES	MIN SPACING	MAX DEPTH	WIDTH	DISTRIBUTION	SEPTIC TANK	PUMP TANK
			on center	low side	10 inches	Serial Feed	See Comments	See Comments

The issuance of this permit by MCPH in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is subject to revocation if the site plan, plat, site or intended use changes. This permit is subject to compliance with the provisions of the NC Laws and Rules for Sewage Treatment and Disposal and to the conditions of this permit. Construction and installation Rules NCAC .1950, .1952, .1954, .1955, .1956, .1957, .1958 and .1959 are incorporated by reference into this permit and shall be met. **Questions? (828) 349-2490**

Issue Date: 2/11/2020

Kyle Jennings, REHS 2142

Authorized State Agent



1/23/15 mailed

Macon County
Public HealthOPERATIONS PERMIT
ON-SITE WASTEWATER SYSTEM TYPES II-V

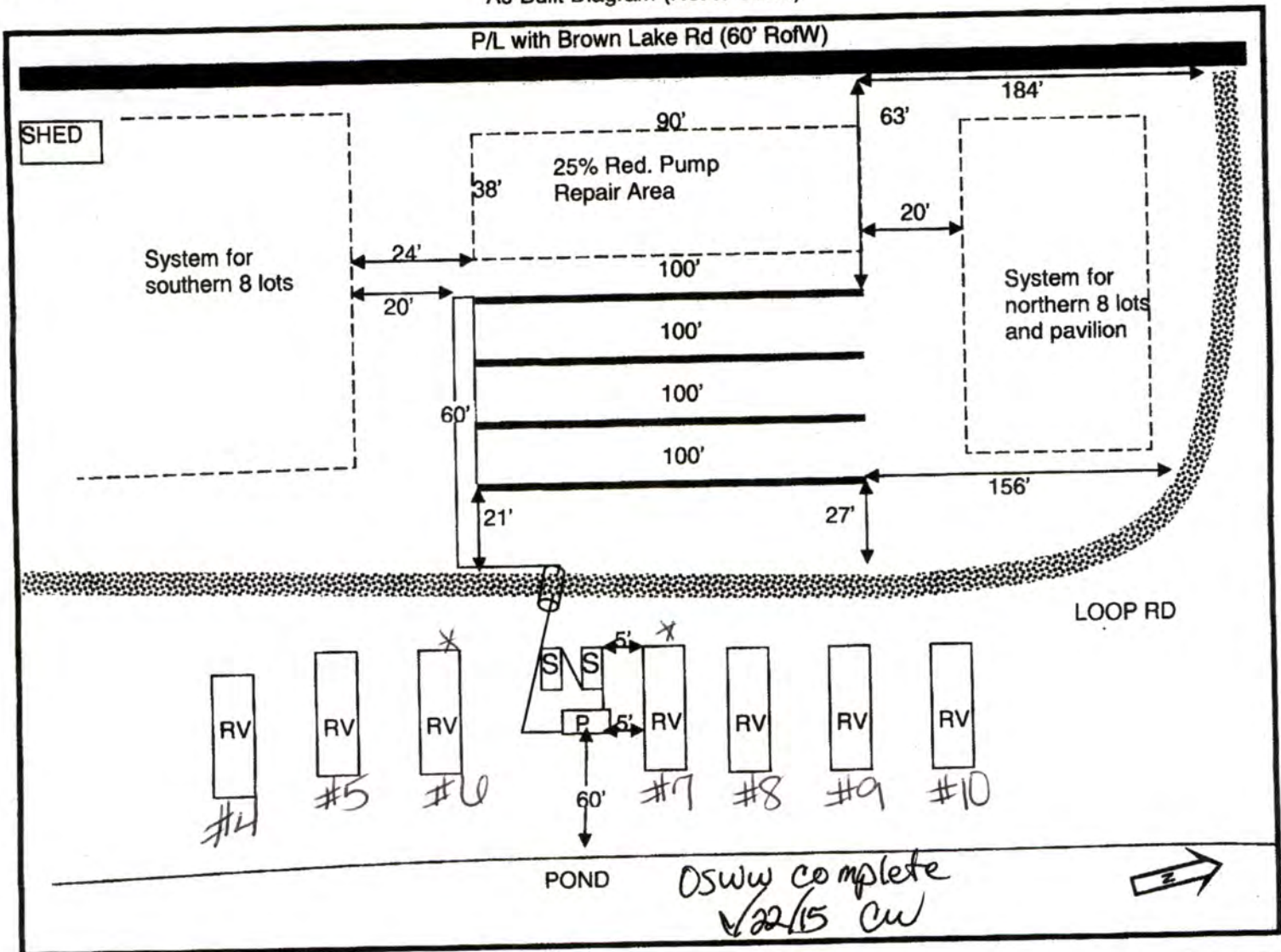
APPLICANT/ OWNER	Wildflower Creek		LOG #	010211	PDWW#	
LOCATION	Brown Lake Rd- middle 7 lots		PID#	7419022250	ACRE	11.31
DIRECTIONS	441s to 106 to Buck Knob to Brown Lake, Lot on right					
DESIGN	840 gallons per day	FACILITY	7 RV lots			
FOUNDATION	Not specified	WATER SUPPLY	Proposed Shared Well (on-site)	INSTALL TYPE	New Construction	

The following items are on file and part of this Permit: ☒GPS/GIS ☒Application ☒IP/CA ☒Soil Sheet ☐Map ☐Plat Map ☐Engineer's Drawing

Comments:

As-Built Diagram (Not to Scale)

P/L with Brown Lake Rd (60' RoFw)



INSTALLED	Infiltrator Quick 4 Plus (IQ4PS) - Pump;			REPAIR	25% Reduction - Pump;		
Type IIa	Average Trench Depth: 18 (in)	LTAR: 0.55	Saprolite: n	Type IIa	Area: 3496 (ft ²)	LTAR: 0.5	Saprolite: N
S. TANK	2@1000 gal	ID: BB-STB-805-1000	Date: 8/11/11	E. Filter:	Polylok		
P. TANK	1500 gal	ID: BB-PT-75-1200	Date: 7/13/11	Dosing Detail:	NA		
TRENCH	Length: 400 (ft)	# of Lines: 4	DISTRIBUTION	Serial- Sch.40	WELL SETBACK	100 ft minimum	
INSTALLER	Greg Johnson	Cert. # 2248	MONITORING	MCPH: NA	Mgt. Entity: NA	Reporting Freq.: NA	

This system has been installed in compliance with applicable NC General Statutes, Rules for Sewage Treatment and Disposal, and all conditions of the I.P. and A.C. System shall perform in accordance with Rule .1961. Ground absorption sewage treatment and disposal systems shall be checked, and the contents of the septic tank removed, periodically from all compartments, to ensure proper operation of the system. The contents shall be pumped whenever the solids level is found to be more than 1/3 of the liquid depth in any compartment. **QUESTIONS? 866-349-2490**

Inspection Date: 3-8-11

Wesley Bintz, REHS 2227

Authorized State Agent

Final Inspection/ Issue Date: 1/22/15

Authorized State Agent



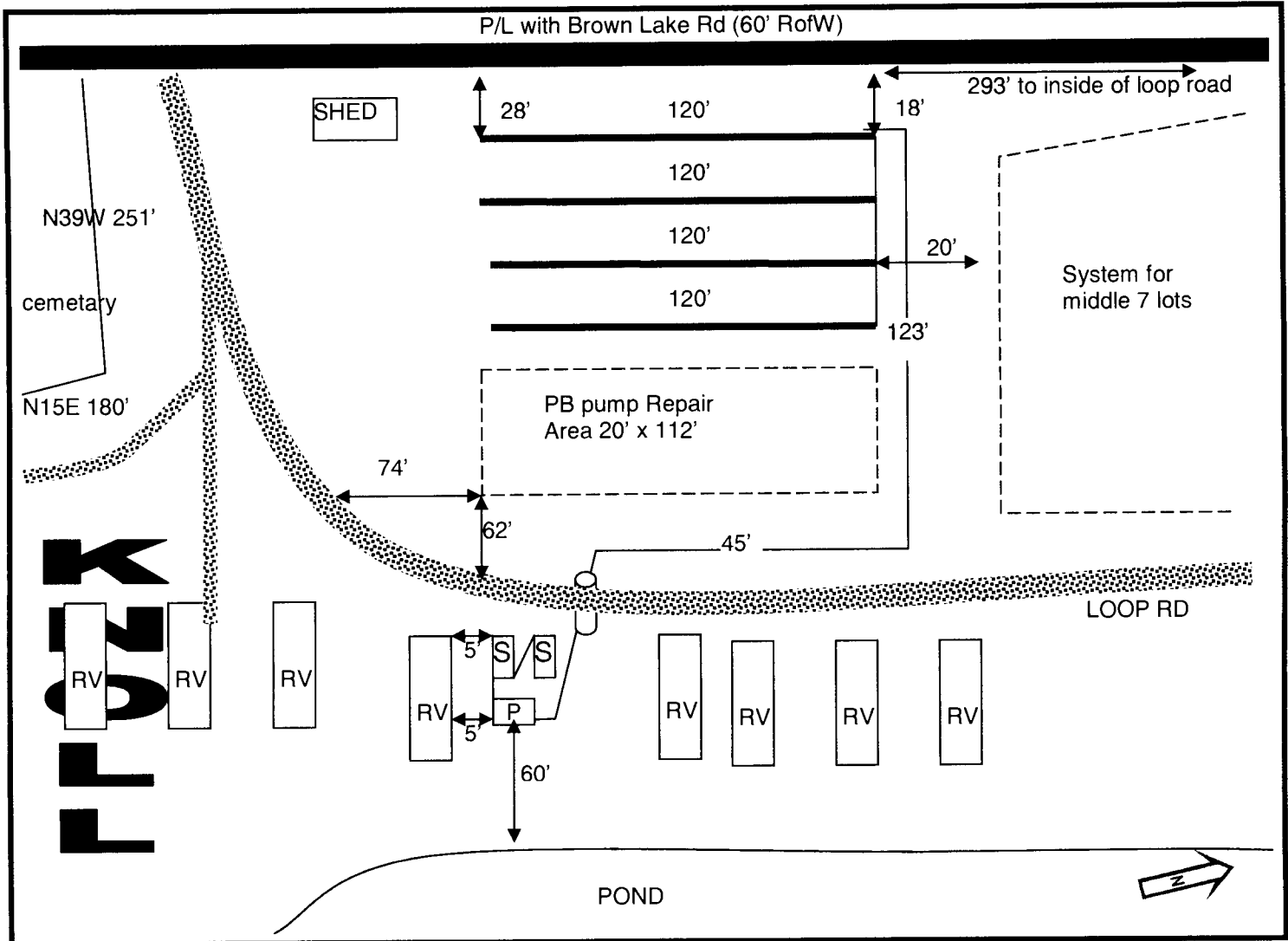
Macon County
Public Health

OPERATIONS PERMIT
ON-SITE WASTEWATER SYSTEM TYPES II-V

APPLICANT/ OWNER	Wildflower Creek	LOG #	010111	PDWW#	
LOCATION	Brown Lake Rd, southern 8 lots by pond	PID #	7419022250	ACRE	11.31
DIRECTIONS	441s - 106 - Buck Knob - Brown Lake Rd, on R past cemetery				
DESIGN	960 gallons per day	FACILITY	8 RV sites		
FOUNDATION	Not specified	WATER SUPPLY	Proposed Shared Well (on-site)	INSTALL. TYPE	New Construction

The following items are on file and part of this Permit: ☒GPS/GIS ☒Application ☒IP/CA ☒Soil Sheet ☐Map ☐Plat Map ☐Engineer's Drawing
Comments:

As-Built Diagram (Not to Scale)



INSTALLED	Infiltrator Quick 4 (IQW4) - Pump;				REPAIR	TJ Panel Block (PPBPS) - Pump;		
Type IIIb	Average Trench Depth: 18 (in)	LTAR: 0.5	Saprolite: n		Type IIIb	Area: 2260 (ft ²)	LTAR: 0.5	Saprolite: Y
S. TANK	2 @ 1000 gal	ID: BB-STB-805-1000		Date: 7/8/11	E. Filter:	Polylok		
P. TANK	1500 gal	ID: BB-PT-75-1200		Date: 8/11/11	Dosing Detail:	NA		
TRENCH	Length: 480 (ft)	# of Lines: 4	DISTRIBUTION	Serial- Sch.40	WELL SETBACK	100 ft minimum		
INSTALLER	Greg Johnson	Cert. # 2248	MONITORING	MCPH: NA	Mgt. Entity: NA	Reporting Freq.: NA		

This system has been installed in compliance with applicable NC General Statutes, Rules for Sewage Treatment and Disposal, and all conditions of the I.P. and A.C. System shall perform in accordance with Rule .1961. Ground absorption sewage treatment and disposal systems shall be checked, and the contents of the septic tank removed, periodically from all compartments, to ensure proper operation of the system. The contents shall be pumped whenever the solids level is found to be more than 1/3 of the liquid depth in any compartment. QUESTIONS? (828)349-2490

Inspection Date: **3-11-11**

Wesley Bintz, REHS 2227

Authorized State Agent

Final Inspection/ Issue Date: _____

Authorized State Agent



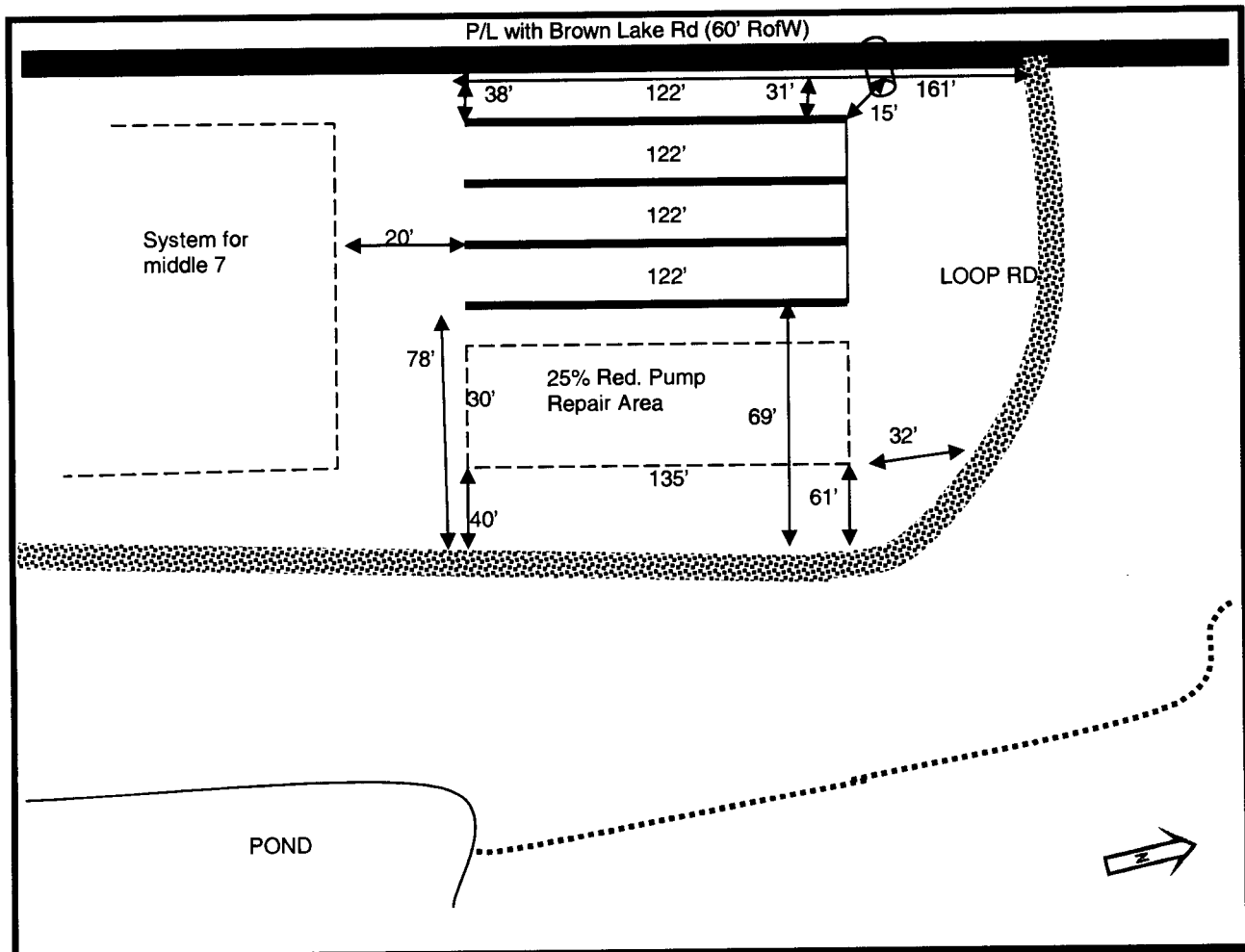
Macon County
Public Health

OPERATIONS PERMIT
ON-SITE WASTEWATER SYSTEM TYPES II-V

APPLICANT	Wildflower Creek	LOG #	010311	PDWV#	na
LOCATION	Brown Lake Rd - Northern 8 lots and pavilion	PID #	7419022250	ACRE	11.31
DIRECTIONS	441s to 106 to Buck Knob, R on Brown Lake to lot on R past cemetery				
DESIGN	1080 gallons per day	FACILITY	Northern 8 RV lots and bathroom/ laundry		
FOUNDATION	Not specified	WATER SUPPLY	Proposed Shared Well (on-site)	INSTALL TYPE	New Construction

The following items are on file and part of this Permit: ☒GPS/GIS ☒Application ☒IP/CA ☒Soil Sheet ☐Map ☐Plat Map ☐Engineer's Drawing
Comments:

As-Built Diagram (Not to Scale)



INSTALLED	Infiltrator Quick 4 (IQW4) - Pump;				REPAIR	25% Reduction - Pump;		
Type IIa	Average Trench Depth: 18 (in)	LTAR: 0.55	Saprolite: n	Type IIa	Area: 3496 (ft²)	LTAR: 0.5	Saprolite: N	
S TANK	ID: NA			Date:	E. Filter: N A			
P TANK	ID: NA			Date: NA	Dosing Detail: NA			
TRENCH	Length: 480 (ft)	# of Lines:	DISTRIBUTION	NA	WELL SETBACK	100 ft minimum		
INSTALLER	Cert. #		MONITORING	MCPH: NA	Mgt. Entity: NA	Reporting Freq.: NA		

This system has been installed in compliance with applicable NC General Statutes, Rules for Sewage Treatment and Disposal, and all conditions of the I.P and A.C. System shall perform in accordance with Rule .1961. Ground absorption sewage treatment and disposal systems shall be checked, and the contents of the septic tank removed, periodically from all compartments, to ensure proper operation of the system. The contents shall be pumped whenever the solids level is found to be more than 1/3 of the liquid depth in any compartment. **QUESTIONS? (828)349-2490**

Inspection Date: **3-4-11**

Wesley Bintz, REHS 2227

Auth. State Agent

Final Inspection/ Issue Date: _____

Auth. State Agent

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