

Buncombe County Planning Board
October 19, 2015

The Buncombe County Planning Board met on October 19, 2015 in the meeting room at 30 Valley Street. Members present were Bob Taylor, Joan Walker, Gene Bell, David Rittenberg, Dusty Pless, Parker Sloan and Nancy Waldrop. Also present were Michael Frue, County Attorney, and Gillian Phillips and Nathan Pennington, Planning staff.

Call to Order

Chairman Bell called the meeting to order at 9:31 am.

Approval of Agenda

Ms. Waldrop made a motion to approve the agenda as submitted. Ms. Walker seconded the motion and the motion was approved 8-0.

On a separate matter, Mr. Taylor made a motion to add an item to the agenda to discuss the value the Planning Board provides in the subdivision approval process. The motion was seconded by Mr. Rittenberg and the Board voted 7-1 with Pless against to discuss the item. As the vote was not unanimous, the item will be added to the next meeting as an agenda item.

Approval of Minutes (October 5 and October 15, 2015)

Mr. Martin made a motion to approve the minutes as submitted. Ms. Walker seconded the motion and the motion passed by a vote of 8-0.

Public Comment:

Al Gumpert – expressed displeasure that the Planning Board voiced concerns about the subdivision review process.

SUB2015-00330: Wyatt Edsel sought approval for Phase II of Bee Tree Village, Cliffside Subdivision, which is located on property identified as tax lot PIN #9689-27-0940 (located at the end of Bee Tree Village Parkway).

The Board was provided with the staff conditions (Attachment A) and the submitted site plans (Attachment B) prior to the meeting. Ms. Phillips reviewed the project for the Board and noted that conditions included erosion control and stormwater management review and approval and proof of service for MSD and COA water. An updated engineer's estimate for lot #30 infrastructure must be provided.

Wyatt Edsel presented the project to the Planning Board. Mr. Martin inquired about how the wooded area would be preserved. Mr. Edsel explained that this area would be preserved as a common open space amenity. Mike Dale explained that this area would be deeded to the HOA but that no permanent preservation mechanism was in place. Additional lots would be required to be reviewed by the Board. Ms. Walker asked what methods would be employed to assure appropriate development in areas identified as moderate to high hazard slope areas.

Grading and stormwater plans are currently under review with Doug Sharp and Mike Goodson. Mr. Sloan requested a clarification in regards to building footprint areas and setback lines. Mr. Dale provided clarification. Ms. Phillips clarified that the addition of lots requires further review by the Board. Mr. Martin requested that open space be protected through some measure in perpetuity. Mr. Frue explained that deeds and associated plats dictate how open space areas are preserved in a subdivision. Mr. Rittenburg asked if a subdivision could be approved with a condition requiring preservation. Mr. Frue answered that he was not sure if the Subdivision Ordinance would allow this. Mr. Frue further explained that a preservation requirement would be a voluntary action and further legislative authority/ordinance changes would be necessary to facilitate this. Mr. Rittenberg asked Mr. Frue if there was any value to clarifying the use of property within the subdivision (i.e. common area, open space, etc.). Ms. Walker stated that the developer had followed the applicable rules and made a motion to approve the subdivision as submitted. Mr. Pless seconded the motion and the Board voted 7-1 to approve the request with Mr. Rittenberg opposed.

Public Hearing (Zoning Map Amendment):

ZPH2015-00052: C. Daryl Rosenberger applied to rezone a portion of tax lot PIN #9677-21-2223 (located at the Southeast corner of the intersection of Cedar Mountain Rd and Charlotte Hwy) which is currently zoned Low-Density Residential District (R-LD) to Neighborhood Service District (NS).

The Board was provided with GIS maps (Attachment C), the map amendment application (Attachment DB), and the staff recommendation (Attachment E) prior to the meeting. Ms. Phillips provided the board with a summary of the application, staff report and timeline of previous zoning history of the subject property. Mr. Sloan asked for clarification in regards to the separation from low-density residential uses. Ms. Phillips clarified that there is no separation from these areas. Mr. Taylor asked how many times a property can be requested to be rezoned. Ms. Phillips stated that there is no limit, but there is a one-year waiting period between applications. The applicant was not present for the hearing. Chairman Bell opened the public hearing and the following members of the public commented on the proposed map amendment:

Jeremy Jones - stated that this item has been reviewed by the Board of Commissioners (BOC) multiple times. Mr. Jones stated that travel along this road is conducted at high speeds and the application represents a poor attempt to rezone to a commercial designation. Further concerns were voiced about stormwater and associated runoff as well.

Alan Helmick - stated that he paid to run sewer to nearby property in previous years and there were a number of misconceptions in regards to the subject property. The property would utilize existing curb cuts along Charlotte Highway and would be appropriate for smaller scale commercial development.

Darren Stroup - stated the BOC minutes demonstrate a neighborhood concern in regards to the application of commercial zoning to the subject property. Other concerns include wildlife protection, negative outdoor lighting trespass, etc.

Mr. Taylor mentioned that he lived in the area a few years ago and that it was in close proximity to the crest of Mine Hole Gap where the posted speed limit is high. Traveling to Asheville can be a safety issue in this area and the view corridor is pristine. Mr. Pless asked the applicant if the entire acreage backs up to a residential neighborhood and sought clarification as to the exact distance from the adjacent neighborhood. Mr. Sloan directed the PB to the staff provided aerial map. Mr. Rittenberg asked the applicant about a rocky ledge along Charlotte Highway. Mr. Helmick explained current site conditions to the PB and re-emphasized the small scale commercial nature that would be accommodated by the rezoning request. Mr. Sloan asked about the potential for spot-zoning and Ms. Phillips concurred that this request could be viewed as spot-zoning. Mr. Rittenberg asked for further clarification in regards to the application of the original zoning of the subject property. Ms. Phillips mentioned that the application of R-LD was to protect environmental conditions in the area. There being no further comments from the public, Chairman Bell closed the public hearing. Mr. Rittenberg made a motion to deny the request and the motion was seconded by Mr. Taylor. The Board voted 6-2 to deny the request with Mr. Martin and Mr. Pless opposed.

Continued discussion of the application of zoning in those areas within the County which remain unzoned.

Ms. Phillips discussed the omission of one parcel in prior maps provided to the Board that was proposed to be zoned R-1 and steep slope/high elevation overlay. This parcel shown as (Attachment F) is contained within a neighborhood of existing single-family homes.

The Board approved this change unanimously.

ZPH2015-00040: Continued discussion of other possible revisions to the text of the Buncombe County Zoning Ordinance: Community Oriented Developments

The Board was provided with the language prior to the meeting (Attachment G). Ms. Phillips discussed changes made by the Board from the last meeting. Changes included a revision to workforce housing AMI (page 1 of 6, table), accessibility features added (page 2 of 6, table). Ms. Walker asked about the high weighting of points for the elevator. Ms. Phillips explained that elevators often include a number of expensive related construction items and compliance with ADA measures. Mr. Taylor asked if a percentage of total dwelling units could be retained within the accessibility points section (page 2 of 6, table). Ms. Phillips mentioned that Habitat for Humanity was consulted in regards to accessible unit construction within single-family neighborhoods. Accessibility options were included for groups of individuals with needs inclusive of others than just those that utilize wheelchairs. Staff would allow the developer to specify which options are chosen to attain points and will be verified before certificates of occupancy are issued. Ms. Walker specified that she would prefer to retain flexibility in a point scale rather than just specify ADA compliance and that accessibility includes features for other special needs categories. Mr. Taylor preferred that more than three (3) accessibility options be included in the table. Rainwater-greywater collection (page 4 of 6, table) for irrigation purposes was removed. Nonconforming uses (page 27) was revised to include a one-year

allotment and a 2 year window for marketing purposes. Mr. Bell asked if future changes could be provided as an insert rather than the whole revised document be provided to the PB in an effort to preserve resources. Staff acknowledged that an effort would be made to accommodate the request. Mr. Martin asked for clarifications regarding minimum size requirements for riparian buffers and wetlands (page 3 of 6, table). Mr. Pennington indicated that staff will reconsider this point and report back to the Board. Ms. Walker pointed out that HB 765 may have removed the provision of minimum required riparian buffers. Mr. Martin asked for further protection in regards to the preservation of open space (page 25). Mr. Frue mentioned that this could be accomplished through a deed, plat, restriction or combination thereof. Mr. Martin requested that a note be included on the plat. Ms. Phillips indicated that the open space areas must be designated on a final plat. Mr. Rittenberg asked about the approval process for developments that do not have letters of availability (i.e. CUPs, rezoning requests). Ms. Phillips re-emphasized that before a final plat is signed, a letter must be provided from the governing authority regarding the provision of water or sewer or provide a financial guarantee for completion of infrastructure. Mr. Rittenberg asked staff what satisfactory ingress and egress meant. Ms. Phillips indicated that this was determined by the Board of Adjustment, which relied upon staff and other permitting agencies including NCDOT. Mr. Rittenberg asked if something similar could be inserted into the Subdivision Ordinance. Mr. Frue concluded that the Board of Adjustment is a quasi-judicial body and the Planning Board is legislative and administrative in nature. Mr. Bell asked about enforcement procedure for bed and breakfasts (page 32). Mr. Taylor voiced concern about the buffering requirements for day nurseries and private kindergartens to be screened from adjacent properties. Ms. Phillips indicated that play areas have often been the subject for concern in CUP applications considered by the BOA. Ms. Waldrop indicated that not every contingency can be planned for. Mr. Sloan indicated his preference is to buffer these uses from those that are residential in nature. The Board agreed to leave the screening requirement after further discussion. Mr. Martin asked about allowable distance from utility substations (page 34) to surrounding development. Mr. Frue indicated that electrical industry standards may apply. Ms. Walker pointed out that the buffer for utilities is less than those for day nurseries and kindergartens (page 35) and requested that the buffer be made to be consistent with the 20 foot buffer described in Section 78-667 of the Zoning Ordinance. The PB concurred with this change. At 11:31, Mr. Bell asked that the PB wrap up within the next 15 minutes. Mr. Taylor mentioned that the community development module was complex but not perfect. He mentioned the possibility of monitoring the Ordinance on a yearly basis. Ms. Phillips indicated that staff does indeed monitor all ordinances related to land use on a periodic basis. Mr. Taylor asked that a monitoring list be provided to the PB. Mr. Bell asked for a summary of ordinances by the next meeting.

Adjournment

Chairman Bell adjourned the meeting at 11:34 AM.

Buncombe County Planning Board Meeting
Recommended Staff Conditions
SUB2015-00330
October 19, 2015
Bee Tree Village-Cliffside (Phase II)

SUB2015-00330

If approved by the Buncombe County Planning Board, the applicant shall provide the following information on a revised set of plans (if necessary) submitted to the Buncombe County Department of Planning and Development:

1. Provide a written statement from the Buncombe County Erosion Control Officer stating that an Erosion Control Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Erosion Control permit is obtained.*
2. Provide a written statement from the Buncombe County Stormwater Ordinance Administrator stating that a Stormwater Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Stormwater Control permit is obtained.*
3. Provide proof of approval of system design for City of Asheville water lines. Proof of acceptance of the water lines into the City of Asheville's water system will be required prior to recordation of a final plat or release of a financial guarantee.
4. Provide proof of approval of system design for MSD sewer lines. Proof of acceptance of the sewer lines into the MSD's system will be required prior to recordation of a final plat or release of a financial guarantee.
5. Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.
6. Bee Tree Village additional lot 30 (SUB2014-00240) stipulated an estimated completion date of June 1, 2015. Buncombe County has a financial guarantee on file for the required improvements in the form of a cash deposit, however the engineer's estimated completion date must either be updated or the improvements must be completed and certified to bring this subdivision into compliance.

FINAL DRAWING
NOT RELEASED
FOR CONSTRUCTION

BEE TREE VILLAGE

SWANANNOA TOWNSHIP

BUNCOMBE COUNTY, NORTH CAROLINA

PHASE II



NC FIRM LIC# C-2185
DRAWN BY: MD
PROJ MGR: TH
CLIENT: BLT ENTERPRISES, LLC
DATE: 9/7/15

ALTAMONT ENVIRONMENTAL, INC.
ENGINEERING & HYDROGEOLOGY
231 HAYWOOD STREET, ASHEVILLE, NC 28801
TEL: 828.281.3350 FAX: 828.281.3351
WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

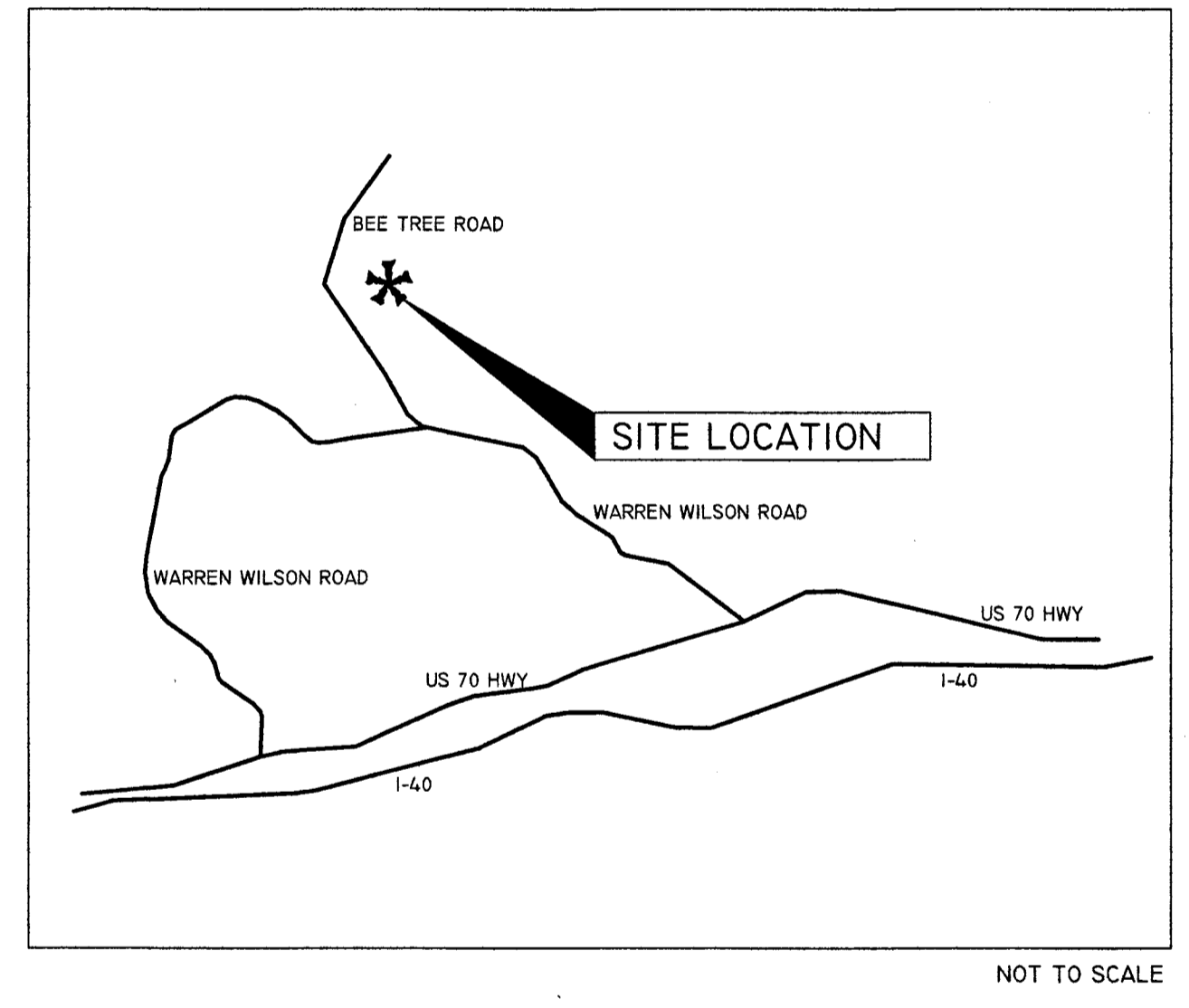
DRAWING SET CONTENT

SHEET NO.	SHEET TITLE
C-1.0	COVER SHEET
S-1.0	SURVEY
S-1.1	SURVEY
C-2.0	NOTES SHEET
C-3.0	SLOPE ANALYSIS SHEET
C-4.0	OVERALL SITE PLAN AND PHASING SHEET
C-5.0	SITE PLAN
C-6.0	EROSION/SEDIMENT CONTROL PLAN
C-6.1	EROSION/SEDIMENT CONTROL PLAN
C-7.0	GRADING AND DRAINAGE PLAN-1
C-7.1	GRADING AND DRAINAGE PLAN-2
C-8.0	ROAD PROFILE SHEET-1
C-8.1	ROAD PROFILE SHEET-2
C-9.0	WATER UTILITY PLAN
C-9.1	SEWER UTILITY PLAN
C-9.2	WATER UTILITY PROFILES
C-9.3	SEWER UTILITY PROFILES
C-10.0	SITE DETAILS I
C-11.0	EROSION / SEDIMENT CONTROL DETAILS
C-12.0	STORMWATER DETAILS
C-13.0	WATER UTILITY DETAILS
C-13.1	SEWER UTILITY DETAILS

DATA BLOCK
PROPERTY OWNER:
BLT ENTERPRISES, LLC
190 CHARLOTTE HIGHWAY
ASHEVILLE, NC 28803
CONTACT PERSON:
MR. CHUCK RADFORD
190 CHARLOTTE HIGHWAY
ASHEVILLE, NC 28803
PHONE: 828-298-8093
EMAIL: CHUCKGIB@BELLSOUTH.NET
DESIGN PROFESSIONAL:
ALTAMONT ENVIRONMENTAL
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: TONY HAUSER
PHONE: 828-281-3550
SUBDIVISION NAME:
BEE TREE VILLAGE
PROJECT LOCATION:
BEE TREE VILLAGE PARKWAY
SWANANNOA, NC 28778
BUNCOMBE COUNTY
SWANANNOA TOWNSHIP
PIN #: 9689-27-0940
ZONING: R-3 WITH NO OVERLAY ZONING
PROPOSED USE: RESIDENTIAL
AREA: 18.39 ACRES

PROJECT DATA
NAME OF SUBDIVISION: BEE TREE VILLAGE
TOTAL AREA OF TRACT TO BE SUBDIVIDED: 18.39 ACRES
AREA OF PHASE 2: 11.56 ACRES
AREA OF PHASE 3: 1.33 ACRES
NATURAL AVERAGE SLOPE OF ENTIRE TRACT: 23.74%
SUBDIVISION IS NOT A DRASTIC HILLSIDE DEVELOPMENT
EXISTING LOTS (PHASE 1): 30
PROPOSED LOTS (PHASE 2): 26
DENSITY: 3 UNITS PER ACRE
LENGTH OF PROPOSED ROADWAY:
BEE TREE VILLAGE PARKWAY: 610 LF
VILLAGE OVERLOOK LOOP: 1,000 LF
PHASE OF DEVELOPMENT: 2 OF 3
TOTAL DISTURBED AREA: 3.69 AC.
OPEN SPACE: 4.36 ACRES (THIS PHASE)
ESTIMATED VOLUME OF MATERIAL:
CUT: 9,850 CY
FILL: 1,725 CY
SOIL TYPES: TAD, EWD, EWE, EVE2, EVD2, TMB, TAC, CKD2
IMPERVIOUS SURFACE CALCULATIONS:
EXISTING: 0 ACRES
PROPOSED: 2.1 ACRES
PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

VICINITY MAP

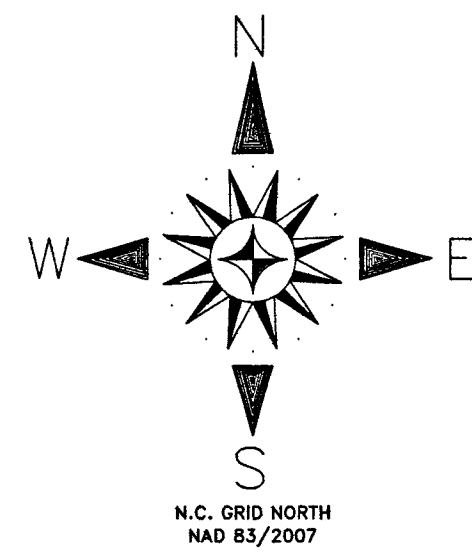


COVER SHEET
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANANNOA, NC 28778

SHEET NO.
C1.0
FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS_B\BREETREVILLAGE



BEFORE YOU DIG
CALL 1-800-632-4949
N.C. ONE CALL CENTER
ITS THE LAW!



Course	Bearing	Distance
L1	N 32°43'53" W	18.84
L2	N 32°43'53" W	85.00
L3	S 61°28'08" W	89.75
L4	S 61°28'08" W	18.31
L5	N 35°00'10" W	21.50
L6	N 58°10'43" E	15.36

MICHELLE GULLAGE, ET CON.
D.B. 4224, PG. 1933
N.C. PIN 9689.05-17-3737

BEE TREE SUBDIVISION
P.B. 76, PG. 113

BEE TREE VILLAGE, PH. II
P.B. 102, PG. 181

BEE TREE VILLAGE, PH. I
P.B. 78, PG. 200

BLT ENTERPRISES, LLC, OWNER AND DEVELOPER
190 CHARLOTTE HIGHWAY
ASHEVILLE, NORTH CAROLINA, 28803
BRUCE GOFORTH, MEMBER/MANAGER
TEL. (828) 298-8093

SEWER LINE EASEMENTS &
WATER LINE EASEMENTS ARE
ALL 20' WIDE CENTERED ON
THE RESPECTIVE LINES.

BRIAN E. BUTLER
D.B. 4179, PG. 759
N.C. PIN 9689.09-17-8391

ALEXANDRA LAKE
D.B. 1683, PG. 748
N.C. PIN 9689.09-17-6122

BLUE MOUNTAIN DEVELOPERS, INC.
D.B. 2077, PG. 25
N.C. PIN 9689.05-28-2062

JACK SAWYER, ET UX
D.B. 974, PG. 391
N.C. PIN 9689.09-27-0287

COORDINATES OF TIED CORNER
N = 212528.815 METERS
E = 293368.025 METERS
NAD 83/2007

AUBRA L. SAWYER
D.B. 4475, PG. 453
N.C. PIN 9689.09-27-2140
REVISED 2/29/08 TO SHOW LOCATIONS FOR SEWER
MANHOLES, SEWER CLEANOUTS, WATER METERS, WATER
VALVES AND FIRE HYDRANTS. ALSO ELEVATIONS AND
INVERTS ON MANHOLES, ELEVATIONS OF WATER METERS
AND WATER VALVES AND N.C.G.S. COORDINATES ON ALL
OF ABOVE.

REVISED 5/17/08 TO SHOW SEWER AND WATER EASEMENTS
REVISED 6/3/08 TO SHOW LOT REVISIONS FOR LOTS 8,
9, 14-21.

REVISED 1/07/2013 TO REFLECT CURRENT OWNERSHIP,
DESIGNATE ALL STREETS PUBLIC, CHANGE THE NAME OF
VILLAGE OVERLOOK LOOP TO BEE TREE VILLAGE PARKWAY,
DESIGNATE NEW RESPONSIBLE PARTY AND SHOW SIGHT
TRIANGLES. NO CHANGES TO PROPERTY LINES. NO SURVEY
CONDUCTED NOR INSPECTION OF THE PROPERTY MADE THIS
DATE.

N.C.G.S. MONUMENT "WATCH"
N = 212054.000 METERS
E = 299456.330 METERS
NAD 83/2007

SURVEY AND DIVISION OF A PORTION OF THOSE PROPERTIES DESCRIBED IN DEEDS TO
BLUE MOUNTAIN DEVELOPERS, INC.
DEED BOOK 2077, PAGE 25; DEED BOOK 4243, PAGE 268
BEE TREE VILLAGE CLIFFSIDE
NOW STANDING IN THE NAME OF BLT ENTERPRISES, LLC
DEED BOOK 5055, PAGES 130-134

7-004B2

COPYRIGHT BY R.L. GREENE SURVEYING & MAPPING, PA., 5/17/08 SHEET 1 OF 2

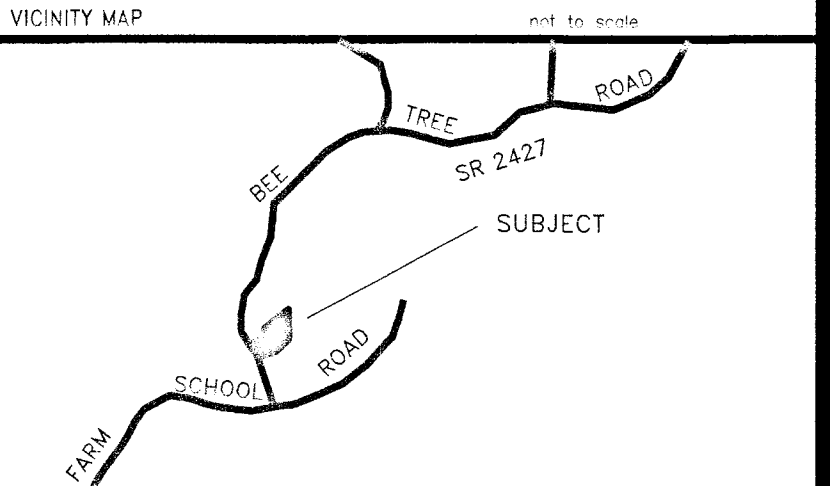
- NOTES:**
- TAX ID NO. 9689-27-0849-00000. THIS IS THE VACANT LAND TAX NUMBER. LOTS HAVE BEEN ASSIGNED INDIVIDUAL TAX NOS.
 - REFERENCE IS MADE TO THE FOLLOWING PLATS OF SURVEY:
BY R.L. GREENE SURVEYING AND MAPPING FOR:
STAN CATON, 2/18/99.
BLUE MOUNTAIN DEVELOPERS, 6/15/06.
BEE TREE VILLAGE, PH. I, P.B. 75, PG. 200.
BEE TREE VILLAGE, PH. II, P.B. 102, PG. 181.
 - HORIZONTAL GROUND DISTANCES, COMBINED SCALE AND ELIPSOID FACTOR IS 0.999758797.
 - THERE IS NO RECORDED RIGHT-OF-WAY TO THE D.O.T. FOR THIS SECTION OF S.R. 2427. SUBJECT TO THE MAINTENANCE LIMITS OF THE N.C. D.O.T.
 - ALL SEWER CLEANOUTS SHOWN ARE 4" PVC EXCEPT "V" AND "X" WHICH ARE 6" PVC.

I, _____ REVIEW OFFICER OF
COUNTY, CERTIFY THAT THIS PLAT MEETS ALL STATUTORY RE-
QUIREMENTS FOR RECORDING.
DATE: _____ REVIEW OFFICER

FILED FOR RECORD IN THE BUNCOMBE COUNTY REGISTER OF
DEEDS OFFICE AT _____ AM/PM ON THE DAY OF _____
20____ & RECORDED IN BOOK _____ PAGE _____

LEGEND

△ EXISTING IRON PIPE	⊙ SANITARY SEWER MANHOLE
+ EXISTING TACK IN STUMP-CORNER	⊙ WATER METER
⊙ EXISTING AXLE	⊙ WATER VALVE
⊙ EXISTING WHITE OAK CORNER	⊙ FIRE HYDRANT
⊙ EXISTING HEXAGON IRON PIN	⊙ SANITARY SEWER CLEANOUT
○ UNMARKED POINT	— SEWER EASEMENT LINE
⊙ N.C.G.S. MONUMENT	— WATER EASEMENT LINE
⊙ 5/8" REBAR SET	⊙ OCTAGON SOLID IRON PIN
⊙ CONCRETE MONUMENT CONTROL CORNER	
x PUNCH MARK ON ROCK	



I, R. Larry Greene PLS. certify that this plot was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated on a drawn from information found in deed books _____ Page _____ that the ratio of precision as calculated is 1:25000; that this plot was prepared in accordance with G. S. 47-32 as amended, unless my original signature, registration number and seal this _____ day of _____, 2008.

I further certify that this plot is of a survey that creates a subdivision of land within an area of Buncombe County which has an ordinance that regulates parcels of land. GS 47-30(f)(1).

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY R. LARRY GREENE, PLS L-1517, ON 5/17/2008. THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. BOARD RULE 1103(a).

Signature _____
Land Surveyor L-1517

R.L. GREENE SURVEYING AND MAPPING
Telephone (828)852-3220
61 Logan Street, Marion North Carolina, 28752

SURVEY FOR: BLUE MOUNTAIN DEVELOPERS
Location: SWANNANOVA TOWNSHIP
BUNCOMBE COUNTY, NORTH CAROLINA

field: TO, DS map: RLG date: 5/17/08
area: SEE PLAT total acres by coordinate computation
100 0 100 200 300
Scale: one inch equals one hundred feet

S1.0

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I hereby certify that I am the owner of the property shown and described hereon, and that I hereby adopt this plan of subdivision with my free consent, and dedicate all road rights-of-way and other sites and easements to public use as noted in the Disclosure of Private Roadways, where applicable.

Date _____ Owner _____

CERTIFICATE OF ROAD GRADINGS AND SUITABILITY

State of North Carolina
 McDowell County, I, R. Larry Greene, PLS, certify that the newly constructed or proposed road grades and slopes were calculated by me from an actual field survey made under my supervision and do not exceed 15%. Witness my original signature, registration number and seal this 23rd day of July, 2004.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY R. LARRY GREENE, PLS L-1517, ON 5/17/2008. THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. BOARD RULE .1103(d).

Official Seal _____ Professional Land Surveyor
 L-1517
 License Number _____

CERTIFICATE OF PRIVATE ROADS

The roads within this subdivision are designated private. The road maintenance agreement, in accordance with G.S. 136-102.6, is recorded in the Office of the Register of Deeds for Buncombe County in Deed Book _____ of Page _____.

CERTIFICATE OF APPROVALS

_____, Director of the Buncombe County Planning Board, certify that the Planning Board approves this final plat.

Date _____ Director _____
 Planning Board

NOTES

- COUNTY NOT RESPONSIBLE FOR ROAD MAINTENANCE.
- UTILITY EASEMENT OF 5' RESERVED ALONG ALL LOT LINES. THIS INCREASES TO 10' ALONG REAR LOT LINES.
- THERE IS NO RECORDED RIGHT-OF-WAY TO THE N.C. D.O.T. FOR THIS SECTION OF BEE TREE ROAD (S.R. 2428). SUBJECT TO THE MAINTENANCE LIMITS OF THE N.C. D.O.T.
- BUILDING SETBACKS ARE 5' SIDES AND 10' REAR.
- SEWER AND WATER EASEMENTS ARE 20' IN WIDTH CENTERED ON THE RESPECTIVE LINES.
- LOTS HAVE BEEN CLEARED OF TREES AND ARE OPEN.
- CONTOURS NOT SHOWN ON THIS VERSION OF PLAT.
- ELECTRICAL, TELEPHONE AND CABLE TV SERVICES WILL BE LOCATED UNDERGROUND WITHIN THE STREET R-O-W'S.
- TWENTY NINE LOTS FOR PROPOSED PUD UNITS.
- 1870 LINEAR FEET OF NEW ROADS PRESENTLY CONSTRUCTED.
- AREA IN LOTS IS OPEN. REMAINDER OF PROPERTY IS PARTIALLY WOODED AND PARTIALLY OPEN.
- EXISTING USES OF THE PROPERTY LOCATED ON ALL SIDES IS RURAL RESIDENTIAL.
- TOTAL AREA OF LOTS IS 3.65 ACRES. TOTAL AREA OF STREETS PRESENTLY CONSTRUCTED IS 1.93 ACRES. TOTAL AREA OF REMAINING PROPERTY TO BE DEVELOPED IS 14.17 ACRES.
- UTILITY PROVIDERS ARE: TELEPHONE - BELL SOUTH; ELECTRICITY - PROGRESS ENERGY; NATURAL GAS - PUBLIC SERVICE COMPANY OF NORTH CAROLINA; CABLE TV - CHARTER COMMUNICATIONS.
- THE DEVELOPMENT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

BEARING TABLE

Course	Bearing	Distance
L10	Rod: 222.50'	Arc: 52.15'
	Tan: 26.20'	CA: 13'25.47"
	Chd: N 62°30'24" E	52.05'
L11	S 42°33'51" W	92.06'
L12	S 30°25'38" W	52.02'
L13	N 43°33'51" W	120.83'
L14	N 30°25'38" W	52.18'
L15	N 38°06'41" E	19.27'
L16	N 43°33'51" W	71.48'
L17	S 48°26'09" W	13.83'
L18	Rod: 222.50'	Arc: 36.33'
	Tan: 18.21'	CA: 9'21.22"
	Chd: S 51°06'50" W	36.29'
L19	N 48°26'09" E	50.00'
L20	S 44°00'13" E	71.68'
L21	S 40°48'59" W	33.37'
L22	S 38°06'41" W	17.52'
L23	N 62°00'29" E	51.55'
L24	N 43°33'51" W	86.21'
L25	S 46°26'09" W	50.00'
L26	N 48°26'09" E	50.00'
L27	S 43°33'51" E	86.82'
L28	S 45°30'15" W	45.43'
L29	S 62°50'29" W	4.77'
L30	N 48°26'51" E	50.00'
L31	N 48°33'51" W	86.84'
L32	S 44°00'13" E	50.00'
L33	N 48°26'09" E	86.84'
L34	S 43°33'51" W	50.00'
L35	S 46°26'51" W	30.00'
L36	S 46°26'11" W	36.75'
L37	Rod: 20.00'	Arc: 27.78'
	Tan: 16.64'	CA: 7'39.20"
	Chd: S 88°12'09" W	25.92'
L38	Rod: 105.48'	Arc: 35.40'
	Tan: 17.87'	CA: 19°13'48"
	Chd: N 83°42'59" W	35.24'
L39	N 01°50'44" E	31.51'
L40	N 48°27'42" E	32.91'
L41	S 09°14'16" E	119.08'
L42	S 68°05'01" W	15.14'
L43	N 67°33'01" E	81.93'
L44	N 14°15'05" W	132.64'
L45	S 77°09'38" W	9.28'
L46	Rod: 105.48'	Arc: 35.59'
	Tan: 17.99'	CA: 19°20'01"
	Chd: S 88°49'58" E	49.57'
L47	N 77°09'38" E	49.57'
L48	S 14°17'42" E	125.51'
L49	S 68°05'01" W	50.01'
L50	N 68°05'01" E	50.47'
L51	N 21°54'59" W	7.82'
L52	Rod: 272.50'	Arc: 36.25'
	Tan: 18.15'	CA: 7°37'17"
	Chd: N 18°06'21" W	35.22'
L53	N 14°17'42" W	54.24'
L54	Rod: 20.00'	Arc: 30.91'
	Tan: 19.50'	CA: 89°32'30"
	Chd: N 58°34'02" W	27.92'
L55	S 77°09'38" W	27.10'
L56	S 21°54'59" E	93.73'
L57	Rod: 20.00'	Arc: 31.42'
	Tan: 20.00'	CA: 89°59'56"
	Chd: S 23°05'21" W	29.92'
L58	S 68°05'01" W	30.47'
L59	N 21°54'59" W	98.96'
L60	S 21°54'59" E	99.73'
L61	N 68°05'01" E	50.00'
L62	S 68°05'01" W	52.41'
L63	N 21°54'59" W	125.00'
L64	S 68°05'01" W	45.00'
L65	S 68°05'01" W	62.21'
L66	N 11°13'51" W	109.59'
L67	S 11°13'51" E	194.35'
L68	N 68°04'56" E	135.03'
L69	N 21°54'59" W	100.35'
L70	S 68°05'01" W	30.14'
L71	S 21°54'59" E	15.30'
L72	S 68°05'01" W	23.86'
L73	N 21°54'59" W	76.00'

BEARING TABLE

Course	Bearing	Distance
L74	N 68°05'01" E	50.00'
L75	S 21°54'59" E	100.36'
L76	S 68°03'18" W	134.55'
L77	S 68°06'49" W	50.00'
L78	N 68°06'49" E	50.00'
L79	N 21°54'59" W	100.36'
L80	N 68°05'01" W	50.00'
L81	N 68°05'01" E	50.00'
L82	S 21°54'59" E	100.41'
L83	S 68°06'49" W	50.00'
L84	N 68°03'18" E	139.65'
L85	N 68°06'49" E	50.00'
L86	N 21°54'59" W	100.44'
L87	S 68°05'01" W	50.00'
L88	N 68°05'01" E	50.00'
L89	N 21°54'59" E	100.46'
L90	S 68°06'49" W	50.00'
L91	N 68°06'49" E	62.93'
L92	N 68°06'49" E	1.44'
L93	N 01°54'55" E	133.33'
L94	S 68°04'59" W	29.90'
L95	S 21°55'21" E	36.96'
L96	S 68°04'39" W	45.00'
L97	N 21°55'20" W	15.50'
L98	S 68°05'01" W	41.92'
L99	N 21°55'21" W	39.04'
L100	N 68°04'59" W	15.50'
L101	N 21°54'59" W	83.46'
L102	N 68°05'01" E	13.11'
L103	N 68°05'01" E	90.46'
L104	S 01°54'55" W	133.91'
L105	S 68°05'01" W	50.00'
L106	S 21°54'59" E	98.96'
L107	N 68°05'01" E	24.58'
L108	N 21°55'21" W	15.50'
L109	N 68°04'59" E	25.45'
L110	S 68°05'01" W	50.00'
L111	N 21°54'59" W	98.96'
L112	N 68°05'01" E	50.00'
L113	S 68°05'01" W	49.53'
L114	S 21°54'59" E	78.99'
L115	Rod: 20.00'	Arc: 31.42'
	Tan: 20.00'	CA: 90°00'00"
	Chd: S 68°54'58" E	29.53'
L116	N 68°05'01" E	29.53'
L117	N 21°54'59" W	1.82'
L118	Rod: 227.50'	Arc: 30.26'
	Tan: 15.15'	CA: 7°37'17"
	Chd: N 18°06'21" W	35.24'
L119	N 14°17'42" W	54.24'
L120	Rod: 20.00'	Arc: 31.92'
	Tan: 20.51'	CA: 91°27'21"
	Chd: N 31°25'58" E	28.64'
L121	N 77°09'38" E	24.09'
L122	S 18°29'33" E	103.10'
L123	N 18°29'33" W	93.11'
L124	S 77°09'38" W	50.15'
L125	N 77°09'38" E	7.01'
L126	Rod: 117.39'	Arc: 30.10'
	Tan: 25.44'	CA: 24°27'14"
	Chd: N 64°06'01" E	45.73'
L127	S 22°25'14" E	98.63'
L128	N 01°54'55" E	39.13'
L129	N 48°25'22" W	108.25'
L130	Rod: 117.39'	Arc: 68.10'
	Tan: 35.04'	CA: 33°14'08"
	Chd: S 38°05'50" W	67.15'
L131	S 19°40'00" E	40.00'
L132	N 68°43'11" E	19.48'
L133	S 57°01'51" E	56.87'
L134	N 63°07'39" E	16.44'
L135	S 68°05'01" W	26.88'
L136	N 11°13'51" W	89.10'
L137	Rod: 105.48'	Arc: 18.79'
	Tan: 8.98'	CA: 10°10'30"
	Chd: N 78°25'08" W	18.71'
L138	S 01°38'44" W	53.07'

COORDINATES & ELEVATIONS-WATER VALVES

Course	Valve	Coordinates	Elevation
1	897471.250	981738.580	2258.0
2	897758.320	982054.859	2258.1
3	897791.270	982074.423	2282.6
4	897789.081	982074.209	2282.2
5	897764.467	982260.267	2292.3
6	897765.992	982255.098	2291.7
7	897851.871	982436.912	2258.9
8	897839.742	982434.608	2268.3
9	897589.968	982526.148	2282.8
10	897514.504	982334.982	2270.7
11	897519.853	982330.792	2270.2
12	897445.810	982151.877	2258.8

NCGS COORDINATES-MANHOLES

Course	Manhole	Coordinates	Elevation
A	897383.557	981484.808	
B	897437.431	981585.532	
C	897263.579	981766.562	
D	897582.982	981936.803	
E	897756.337	982037.993	
F	897728.039	982105.002	
G	897778.156	982384.454	
H	897844.698	982461.297	
I	897505.993	982351.092	
J	897441.085	982185.550	
K	897563.727	982495.446	
L	897476.881	982146.859	
M	897805.455	982266.542	
N	897684.639	982457.385	
O	897586.011	982172.659	
P	897581.332	982116.829	
Q	897598.635	982033.859	

ELEVATIONS-MANHOLES

Course	Manhole	Elevation
A	2201.7'	2195.8'
B	2213.1'	2207.25'
C	2229.4'	2223.56'
D	2251.7'	2246.5'
E	2275.9'	2267.0'
F	2282.4'	2274.0'
G	2312.0'	2303.2'
H	2333.5'	2326.15'
I	2371.2'	2259.03'
J	2260.8'	2250.0'
K	2281.9'	2286.8'
L	2295.1'	2285.8'
M	2262.5'	2248.7'
N	2275.7'	2288.5'
O	2269.1'	2284.56'
P	2255.8'	2248.4'
Q	2256.1'	2248.0'

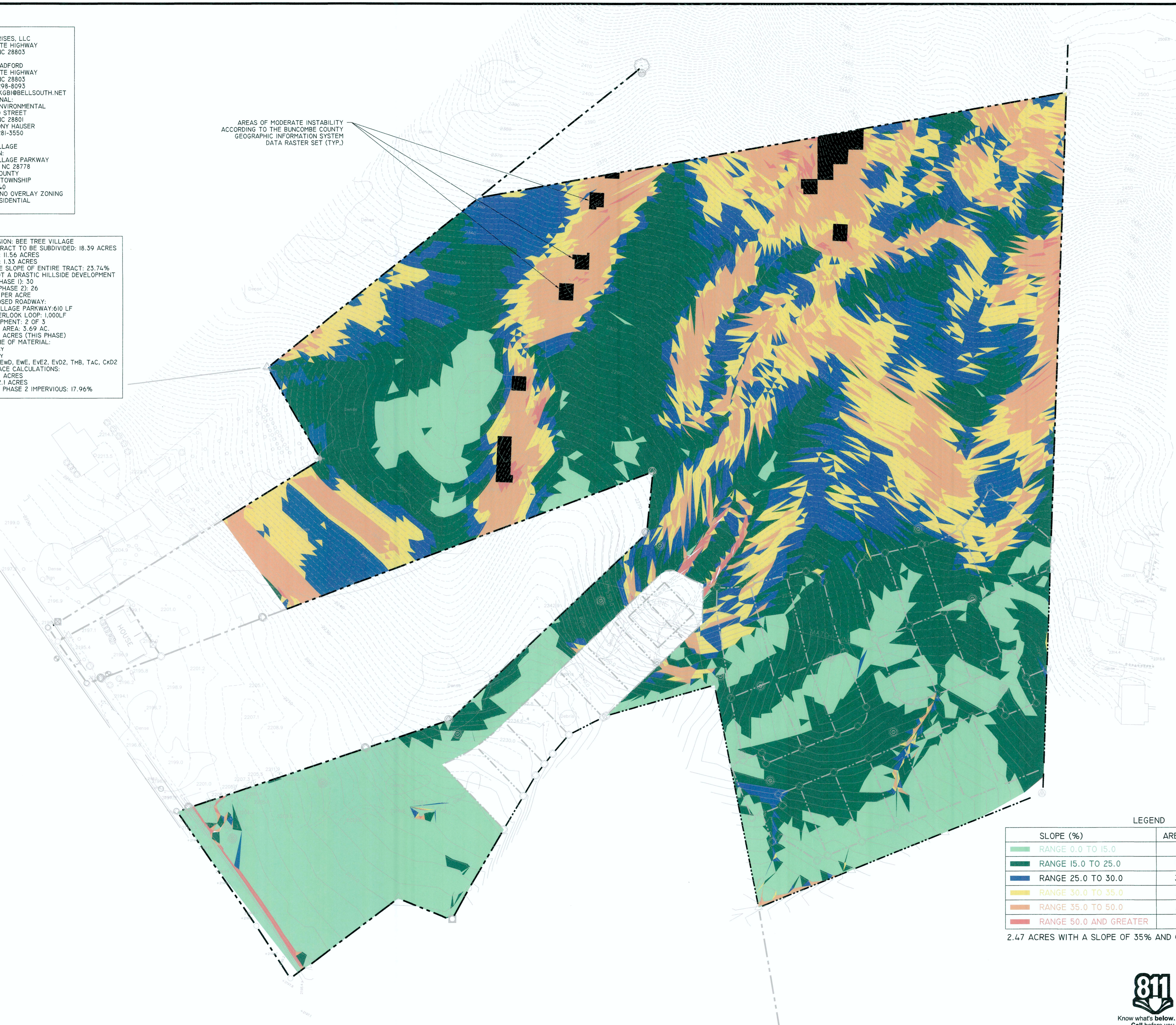
COORDINATES & ELEVATIONS-WATER METERS

Course	Water Meter	Coordinates	Elevation
13	897488.376	981785.876	2230.0
14	897491.396	981791.609	2230.0
15	897254.338	981860.160	2238.7
16	897256.166	981865.599	2239.4
17	897823.557	981935.931	2250.0
18	897826.564	981938.213	2251.2
19	897893.241	982008.119	2264.9
20	897999.289	982011.930	2265.5
21	897735.107	982097.328	2283.4
22	897707.712	982144.957	2281.7
23	897718.706	982204.671	2286.6
24	897719.808	982209.190	2287.1
25	897740.182	982338.711	2302.4
26	897750.275	982341.861	2303.4
27	897776.731	982425.819	2319.1
28	897814.477	982460.419	2328.5
29	897825.361	982419.469	2327.2
30	897470.431	982188.754	2283.1
31	897456.075	982221.715	2283.5
32	897457.806	982227.097	2283.8
33	897451.110	982283.615	2287.1
34	897498.784	982274.998	2286.5
35	897500.467	982274.892	2286.6
36	897478.792	982328.115	2289.3
37	897498.750	982372.936	2271.5
38	897515.369	982421.338	2275.3
39	897534.848	982468.908	2280.4
40	897580.804	982500.311	2283.5
41			

DATA BLOCK
 PROPERTY OWNER:
 BLT ENTERPRISES, LLC
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 CONTACT PERSON:
 MR. CHUCK RADFORD
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 PHONE: 828-298-8093
 EMAIL: CHUCKGBI@BELLSOUTH.NET
 DESIGN PROFESSIONAL:
 ALTAMONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HAUSER
 PHONE: 828-281-3350
 SUBDIVISION NAME:
 BEE TREE VILLAGE
 PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
 ZONING: R-3 WITH NO OVERLAY ZONING
 PROPOSED USE: RESIDENTIAL
 AREA: 18.39 ACRES

PROJECT DATA
 NAME OF SUBDIVISION: BEE TREE VILLAGE
 TOTAL AREA OF TRACT TO BE SUBDIVIDED: 18.39 ACRES
 AREA OF PHASE 2: 11.56 ACRES
 AREA OF PHASE 3: 1.33 ACRES
 NATURAL AVERAGE SLOPE OF ENTIRE TRACT: 23.74%
 SUBDIVISION IS NOT A DRASTIC HILLSIDE DEVELOPMENT
 EXISTING LOTS (PHASE 1): 30
 PROPOSED LOTS (PHASE 2): 26
 DENSITY: 3 UNITS PER ACRE
 LENGTH OF PROPOSED ROADWAY:
 BEE TREE VILLAGE PARKWAY: 610 LF
 VILLAGE OVERLOOK LOOP: 1,000 LF
 PHASE OF DEVELOPMENT: 2 OF 3
 TOTAL DISTURBED AREA: 3.69 AC.
 OPEN SPACE: 4.36 ACRES (THIS PHASE)
 ESTIMATED VOLUME OF MATERIAL:
 CUT: 9,850 CY
 FILL: 1,725 CY
 SOIL TYPES: TAD, EWD, EWE, EVE2, EVD2, THB, TAC, CKD2
 IMPERVIOUS SURFACE CALCULATIONS:
 EXISTING: 0 ACRES
 PROPOSED: 2.1 ACRES
 PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

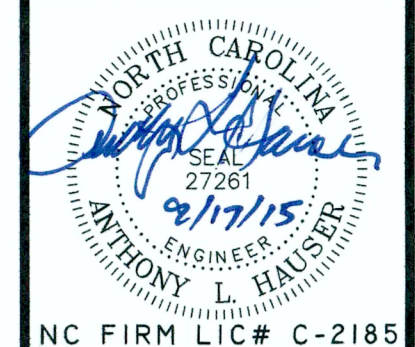
AREAS OF MODERATE INSTABILITY
 ACCORDING TO THE BUNCOMBE COUNTY
 GEOGRAPHIC INFORMATION SYSTEM
 DATA RASTER SET (TYP.)



LEGEND

SLOPE (%)	AREA (AC)	PERCENT OF TRACT
RANGE 0.0 TO 15.0	4.11	22%
RANGE 15.0 TO 25.0	5.71	31%
RANGE 25.0 TO 30.0	3.30	18%
RANGE 30.0 TO 35.0	2.80	15%
RANGE 35.0 TO 50.0	2.34	13%
RANGE 50.0 AND GREATER	0.13	1%

2.47 ACRES WITH A SLOPE OF 35% AND GREATER (13% OF TOTAL TRACT)



NC FIRM LIC# C-2185
 DRAWN BY: WE
 PROJ MGR: TH
 CLIENT: BLT ENTERPRISES, LLC
 DATE: 9/17/15
 SCALE 1" = 60'

ALTAMONT ENVIRONMENTAL, INC.
 ENGINEERING & HYDROGEOLOGY
 231 HAYWOOD STREET, ASHEVILLE, NC 28801
 TEL: 828.281.3350 FAX: 828.281.3351
 WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

SLOPE ANALYSIS
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778

SHEET NO.
C3.0
 FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS_BEE TREE VILLAGE



BEFORE YOU DIG
 CALL 1-800-632-4949
 N.C. ONE CALL CENTER
 ITS THE LAW!

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 PROPERTY OWNER:
 BLT ENTERPRISES, LLC
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
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 ALTAMONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HAUSER
 PHONE: 828-281-3550
 SUBDIVISION NAME:
 BEE TREE VILLAGE
 PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
 ZONING: R-3 WITH NO OVERLAY ZONING
 PROPOSED USE: RESIDENTIAL
 AREA: 18.39 ACRES

PROJECT DATA
 NAME OF SUBDIVISION: BEE TREE VILLAGE
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 EXISTING: 0 ACRES
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 PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

**FINAL DRAWING
 NOT RELEASED
 FOR CONSTRUCTION**

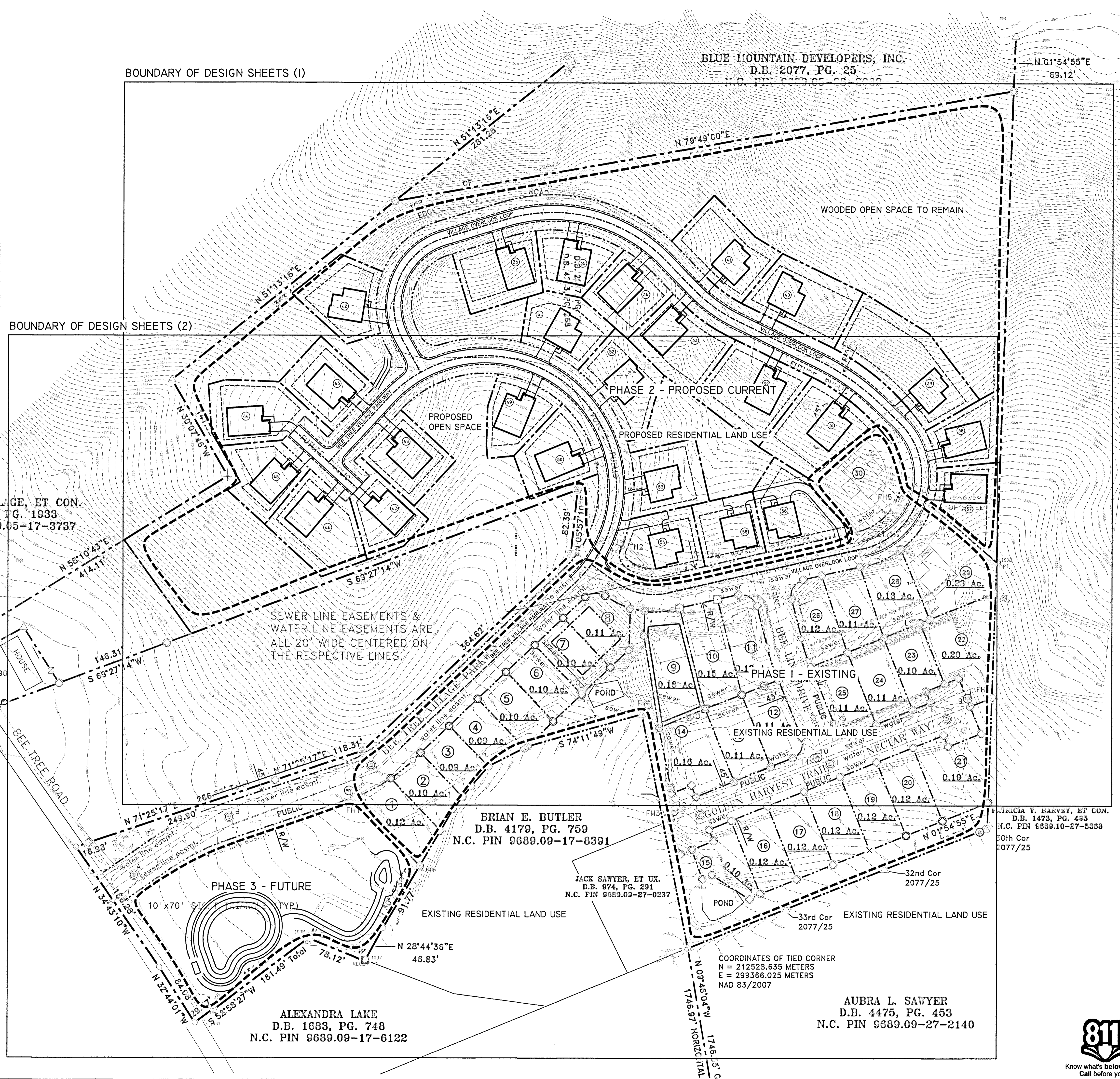
NC FIRM LIC # C-2185
 DRAWN BY: MD
 PROJ MGR: TH
 CLIENT: BLT ENTERPRISES, LLC
 DATE: 9/17/15
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 WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

OVERALL SITE AND PHASING PLAN
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778

SHEET NO.
C4.0



MICHELLE GULLAGE, ET CON.
 D.B. 4221, PG. 1933
 N.C. PIN 9689.05-17-3737

BEE TREE SUBDIVISION
 P.B. 76, PG. 113

BEE TREE VILLAGE, PH. II
 P.B. 102, PG. 181

SEWER LINE EASEMENTS &
 WATER LINE EASEMENTS ARE
 ALL 20' WIDE CENTERED ON
 THE RESPECTIVE LINES.

BRIAN E. BUTLER
 D.B. 4179, PG. 759
 N.C. PIN 9689.09-17-8391

JACK SAWYER, ET UX.
 D.B. 874, PG. 291
 N.C. PIN 9689.09-27-0237

LINDA T. HARVEY, ET CON.
 D.B. 1473, PG. 435
 N.C. PIN 9689.10-27-5308

ALEXANDRA LAKE
 D.B. 1683, PG. 748
 N.C. PIN 9689.09-17-6122

AUBRA L. SAWYER
 D.B. 4475, PG. 453
 N.C. PIN 9689.09-27-2140

COORDINATES OF TIED CORNER
 N = 212528.635 METERS
 E = 299366.025 METERS
 NAD 83/2007

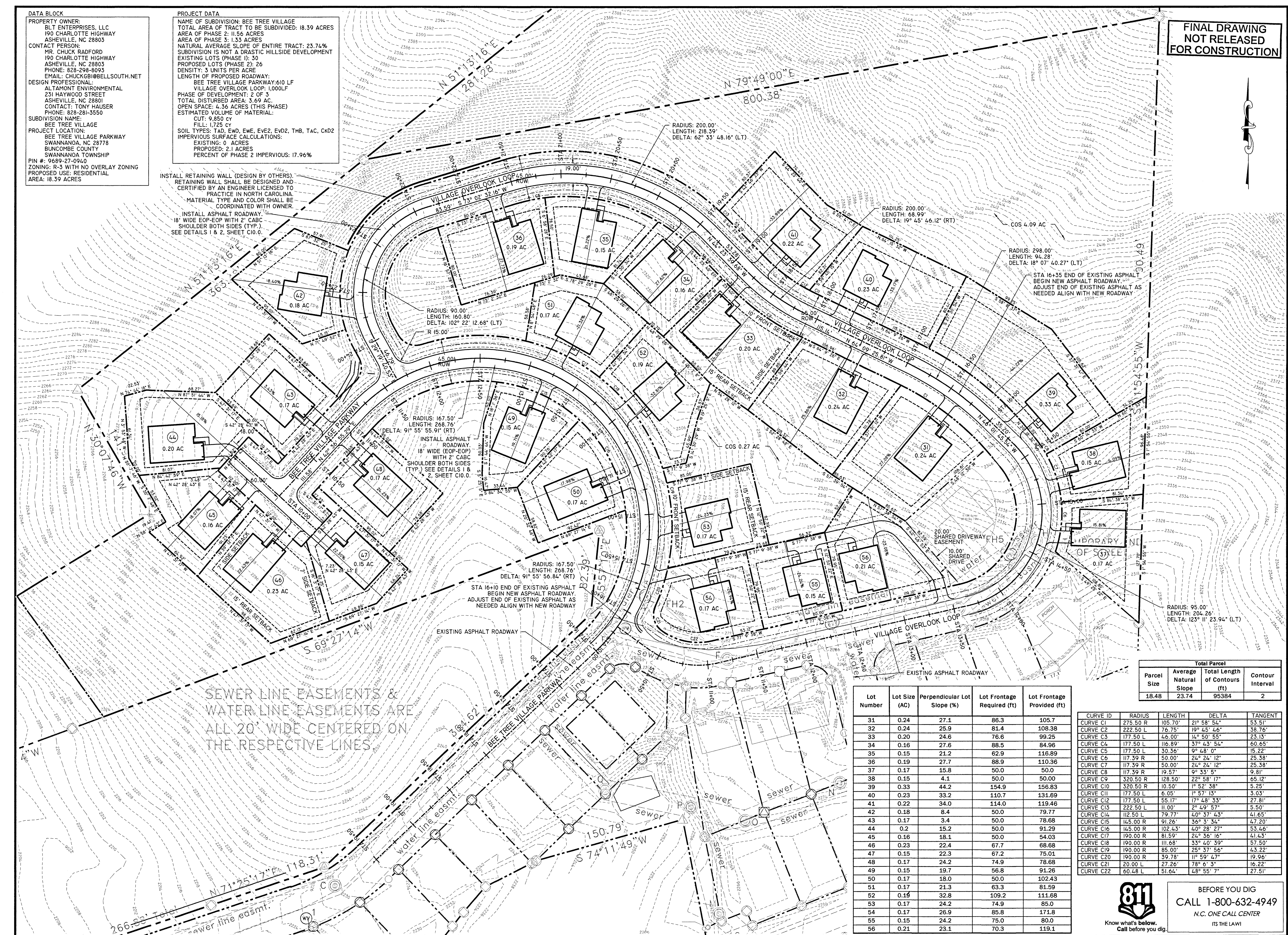


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 N.C. ONE CALL CENTER
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 190 CHARLOTTE HIGHWAY
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 PHONE: 828-294-8093
 EMAIL: CHUCKGB@BELLSOUTH.NET
DESIGN PROFESSIONAL:
 ALTAMONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HALLER
 PHONE: 828-281-3350
SUBDIVISION NAME:
 BEE TREE VILLAGE
PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
ZONING: R-3 WITH NO OVERLAY ZONING
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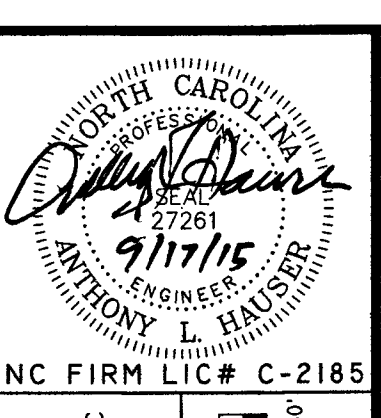
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IMPERVIOUS SURFACE CALCULATIONS:
 EXISTING: 0 ACRES
 PROPOSED: 2.1 ACRES
PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

INSTALL RETAINING WALL (DESIGN BY OTHERS).
 RETAINING WALL SHALL BE DESIGNED AND
 CERTIFIED BY AN ENGINEER LICENSED TO
 PRACTICE IN NORTH CAROLINA.
 MATERIAL TYPE AND COLOR SHALL BE
 COORDINATED WITH OWNER.
 INSTALL ASPHALT ROADWAY.
 18' WIDE EOP-EOP WITH 2' CABG
 SHOULDER BOTH SIDES (TYP.).
 SEE DETAILS 1 & 2, SHEET C10.0.



SEWER LINE EASEMENTS &
 WATER LINE EASEMENTS ARE
 ALL 20' WIDE CENTERED ON
 THE RESPECTIVE LINES

**FINAL DRAWING
 NOT RELEASED
 FOR CONSTRUCTION**



SCALE
 1" = 40'

ALTAMONT ENVIRONMENTAL, INC.
 ENGINEERING & HYDROGEOLOGY
 231 HAYWOOD STREET, ASHEVILLE, NC 28801
 TEL. 828.281.3350 FAC. 828.281.3351
 WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

SITE PLAN
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANNANOVA, NC 28778

SHEET NO.
C5.0

FILE PATH: \\BEE TREE VILLAGE\CADD\PLANS\BEE TREE VILLAGE

Total Parcel			
Parcel Size	Average Natural Slope	Total Length of Contours (ft)	Contour Interval
18.48	23.74	95384	2

Lot Number	Lot Size (AC)	Perpendicular Lot Slope (%)	Lot Frontage Required (ft)	Lot Frontage Provided (ft)
31	0.24	27.1	86.3	105.7
32	0.24	25.9	81.4	108.38
33	0.20	24.6	76.6	99.25
34	0.16	27.6	88.5	84.96
35	0.15	21.2	62.9	116.89
36	0.19	27.7	88.9	110.36
37	0.17	15.8	50.0	50.0
38	0.15	4.1	50.0	50.00
39	0.33	44.2	154.9	156.83
40	0.23	33.2	110.7	131.69
41	0.22	34.0	114.0	119.46
42	0.18	8.4	50.0	79.77
43	0.17	3.4	50.0	78.68
44	0.2	15.2	50.0	91.29
45	0.16	18.1	50.0	54.03
46	0.23	22.4	67.7	68.68
47	0.15	22.3	67.2	75.01
48	0.17	24.2	74.9	78.68
49	0.15	19.7	56.8	91.26
50	0.17	18.0	50.0	102.43
51	0.17	21.3	63.3	81.59
52	0.19	32.8	109.2	111.68
53	0.17	24.2	74.9	85.0
54	0.17	26.9	85.8	171.8
55	0.15	24.2	75.0	80.0
56	0.21	23.1	70.3	119.1

CURVE ID	RADIUS	LENGTH	DELTA	TANGENT
CURVE C1	275.50 R	105.70'	21° 58' 54"	53.51'
CURVE C2	222.50 L	76.75'	19° 45' 46"	38.76'
CURVE C3	177.50 L	46.00'	14° 50' 55"	23.13'
CURVE C4	177.50 L	116.89'	37° 43' 54"	60.65'
CURVE C5	177.50 L	30.36'	9° 48' 0"	15.22'
CURVE C6	117.39 R	50.00'	24° 24' 12"	25.38'
CURVE C7	117.39 R	50.00'	24° 24' 12"	25.38'
CURVE C8	117.39 R	19.57'	9° 33' 5"	9.81'
CURVE C9	320.50 R	128.50'	22° 58' 17"	65.12'
CURVE C10	320.50 R	10.50'	1° 52' 38"	5.25'
CURVE C11	177.50 L	6.05'	1° 57' 13"	3.03'
CURVE C12	177.50 L	55.17'	17° 48' 33"	27.81'
CURVE C13	222.50 L	11.00'	2° 49' 57"	5.50'
CURVE C14	112.50 L	79.77'	4° 37' 43"	41.65'
CURVE C15	145.00 R	91.26'	36° 3' 34"	47.20'
CURVE C16	145.00 R	102.43'	40° 28' 27"	53.46'
CURVE C17	190.00 R	81.59'	24° 36' 16"	41.43'
CURVE C18	190.00 R	111.68'	33° 40' 59"	57.50'
CURVE C19	190.00 R	85.00'	25° 37' 56"	43.22'
CURVE C20	190.00 R	39.78'	11° 59' 47"	19.96'
CURVE C21	20.00 L	27.26'	78° 6' 3"	16.22'
CURVE C22	60.48 L	51.64'	48° 55' 7"	27.51'



**BEFORE YOU DIG
 CALL 1-800-632-4949
 N.C. ONE CALL CENTER
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DATA BLOCK
PROPERTY OWNER:
 BLT ENTERPRISES, LLC
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
CONTACT PERSON:
 MR. CHUCK RADFORD
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 PHONE: 828-298-8093
 EMAIL: CHUCKR@BLTENTERPRISES.COM
DESIGN PROFESSIONAL:
 ALTAMONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HAUSER
 PHONE: 828-281-3550
SUBDIVISION NAME:
 BEE TREE VILLAGE
PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
PIN #: 9689-27-0910
ZONING: R-3 WITH NO OVERLAY ZONING
PROPOSED USE: RESIDENTIAL
AREA: 18.39 ACRES

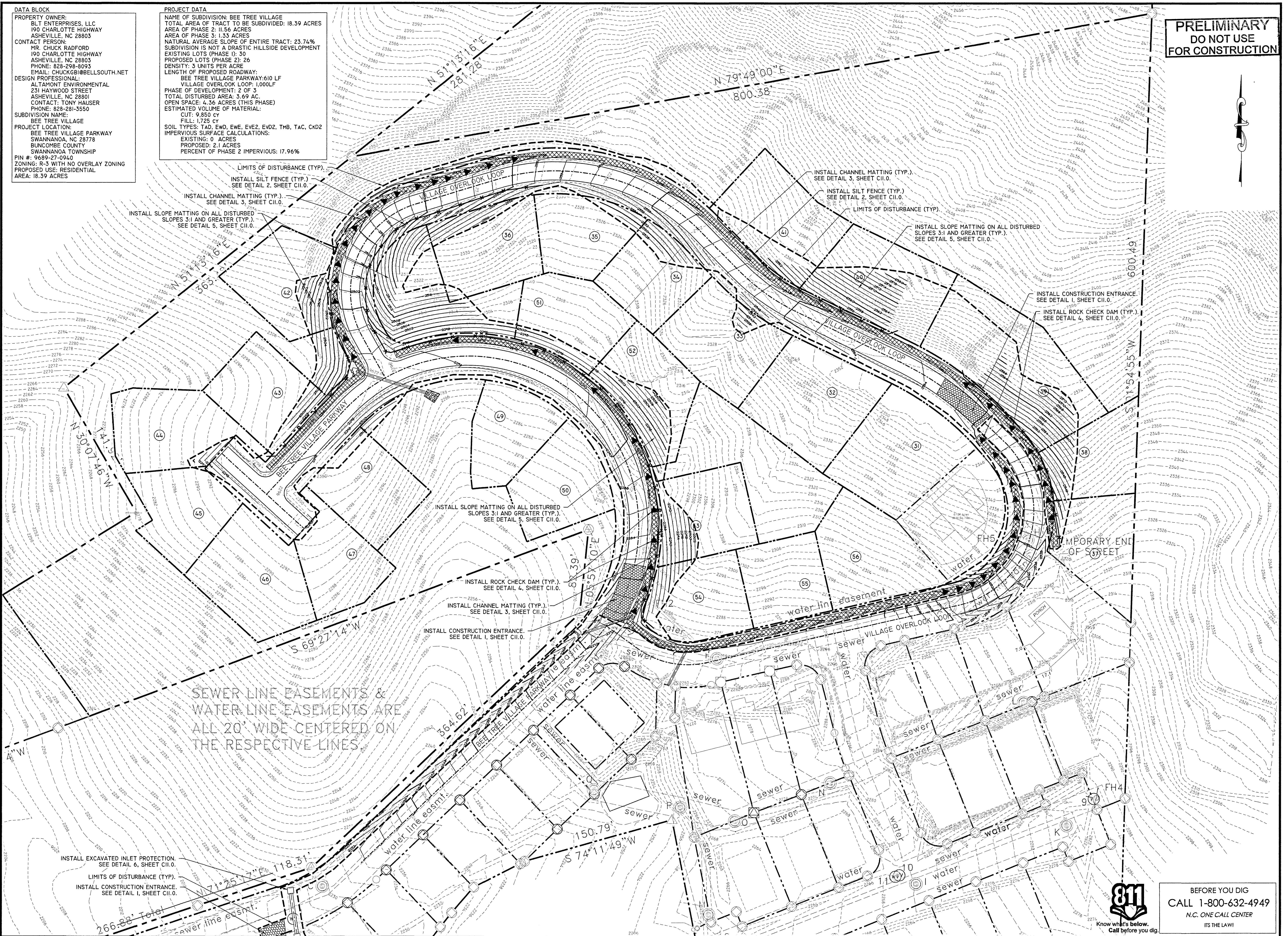
PROJECT DATA
NAME OF SUBDIVISION: BEE TREE VILLAGE
TOTAL AREA OF TRACT TO BE SUBDIVIDED: 18.39 ACRES
AREA OF PHASE 2: 11.56 ACRES
NATURAL AVERAGE SLOPE OF ENTIRE TRACT: 23.74%
SUBDIVISION IS NOT A DRASTIC HILLSIDE DEVELOPMENT
EXISTING LOTS (PHASE 1): 30
PROPOSED LOTS (PHASE 2): 26
DENSITY: 3 UNITS PER ACRE
LENGTH OF PROPOSED ROADWAY:
 BEE TREE VILLAGE PARKWAY: 610 LF
 VILLAGE OVERLOOK LOOP: 1,000 LF
PHASE OF DEVELOPMENT: 2 OF 3
TOTAL DISTURBED AREA: 3.69 AC.
OPEN SPACE: 4.36 ACRES (THIS PHASE)
ESTIMATED VOLUME OF MATERIAL:
 CUT: 9,850 cy
 FILL: 1,725 cy
SOIL TYPES: TAD, EWD, EWE, EVD2, THB, TAC, CKD2
IMPERVIOUS SURFACE CALCULATIONS:
 EXISTING: 0 ACRES
 PROPOSED: 2.1 ACRES
PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

PRELIMINARY
DO NOT USE
FOR CONSTRUCTION

NC FIRM LIC# C-2185

ALTAMONT ENVIRONMENTAL, INC.
 ENGINEERING & HYDROGEOLOGY
 231 HAYWOOD STREET, ASHEVILLE, NC 28801
 TEL. 828.281.3550, FAX. 828.281.3551
 WWW.ALTAMONTENVIRONMENTAL.COM

SCALE 1" = 40'



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REV.	DATE	DESCRIPTION	BY	CHK	APV

EROSION CONTROL PLAN
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778

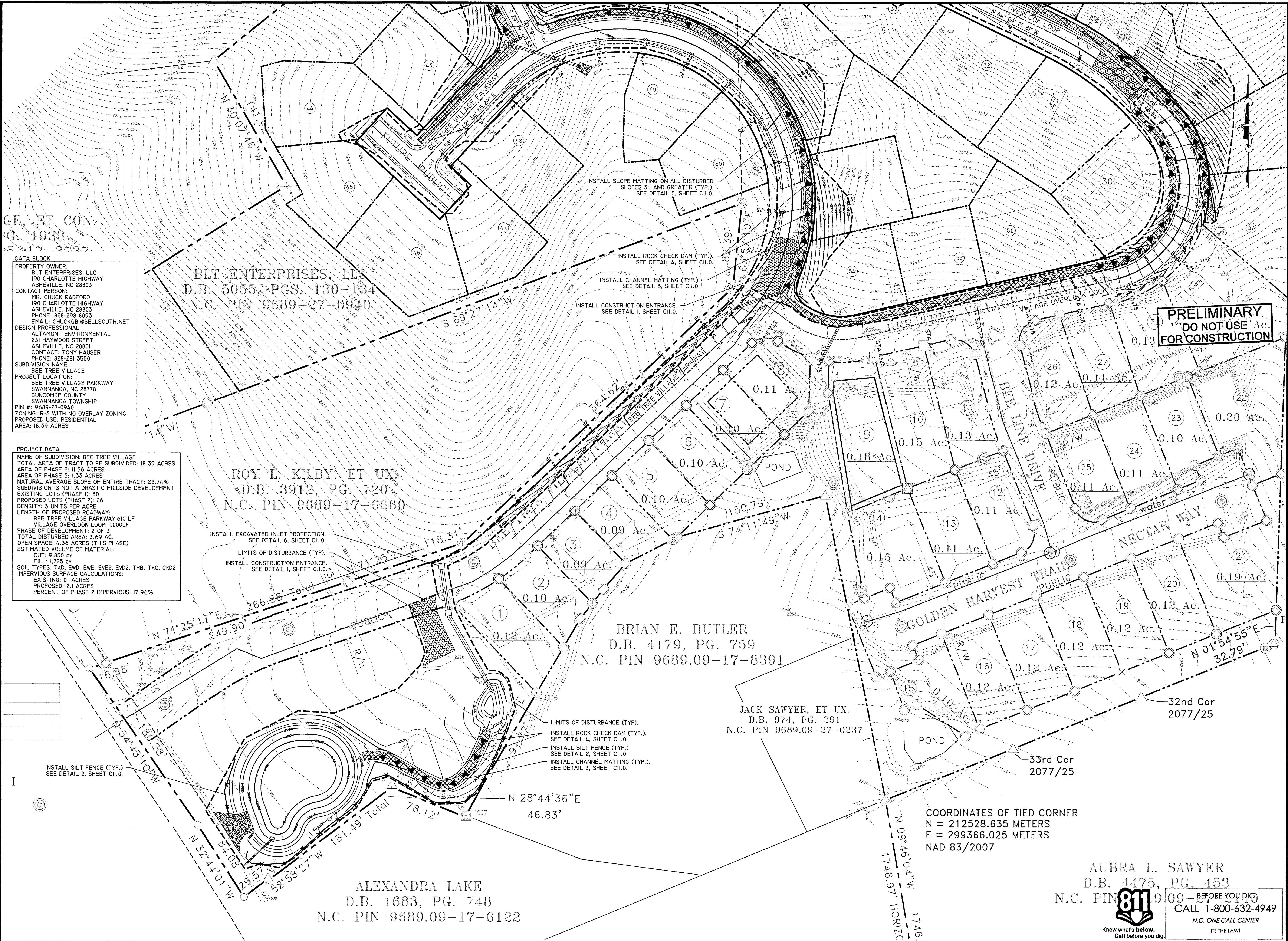
SHEET NO. C6.0

FILE PATH: P:\BEE TREE VILLAGE\CAD\PLANS\BEE TREE VILLAGE

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REV.	DATE	DESCRIPTION	BY	CHK	APP

EROSION CONTROL PLAN-2
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778



GE, ET CON.
 G. 1933

DATA BLOCK
 PROPERTY OWNER:
 BLT ENTERPRISES, LLC
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 CONTACT PERSON:
 MR. CHUCK RADFORD
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 PHONE: 828-298-8093
 EMAIL: CHUCKR@BELLSOUTH.NET
 DESIGN PROFESSIONAL:
 ALTA MONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HAUSER
 PHONE: 828-281-3550
 SUBDIVISION NAME:
 BEE TREE VILLAGE
 PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
 ZONING: R-3 WITH NO OVERLAY ZONING
 PROPOSED USE: RESIDENTIAL
 AREA: 18.39 ACRES

PROJECT DATA
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 FILL: 1,725 CY
 SOIL TYPES: TAD, EWD, EWE, EVE2, EVD2, TMB, TAC, CKD2
 IMPERVIOUS SURFACE CALCULATIONS:
 EXISTING: 0 ACRES
 PROPOSED: 2.1 ACRES
 PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

BLT ENTERPRISES, LLC
 D.B. 5055, PGS. 130-134
 N.C. PIN 9689-27-0940

ROY L. KILBY, ET UX
 D.B. 3912, PG. 720
 N.C. PIN 9689-17-6660

BRIAN E. BUTLER
 D.B. 4179, PG. 759
 N.C. PIN 9689.09-17-8391

JACK SAWYER, ET UX
 D.B. 974, PG. 291
 N.C. PIN 9689.09-27-0237

ALEXANDRA LAKE
 D.B. 1683, PG. 748
 N.C. PIN 9689.09-17-6122

COORDINATES OF TIED CORNER
 N = 212528.635 METERS
 E = 299366.025 METERS
 NAD 83/2007

AUBRA L. SAWYER
 D.B. 4475, PG. 453
 N.C. PIN 8119
 09 - BEFORE YOU DIG
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DATA BLOCK
 PROPERTY OWNER:
 BLT ENTERPRISES, LLC
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 CONTACT PERSON:
 MR. CHUCK RADFORD
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 PHONE: 828-298-8093
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 DESIGN PROFESSIONAL:
 ALTAMONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HAUSER
 PHONE: 828-281-3550
 SUBDIVISION NAME:
 BEE TREE VILLAGE
 PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
 ZONING: R-3 WITH NO OVERLAY ZONING
 PROPOSED USE: RESIDENTIAL
 AREA: 18.39 ACRES

PROJECT DATA
 NAME OF SUBDIVISION: BEE TREE VILLAGE
 TOTAL AREA OF TRACT TO BE SUBDIVIDED: 18.39 ACRES
 AREA OF PHASE 1: 1.33 ACRES
 NATURAL AVERAGE SLOPE OF ENTIRE TRACT: 23.74%
 SUBDIVISION IS NOT A DRASTIC HILLSIDE DEVELOPMENT
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 EXISTING: 0 ACRES
 PROPOSED: 2.1 ACRES
 PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF NORTH CAROLINA. SEE NOTE THIS SHEET.

- NOTES:**
1. WALL GRADES NOTED (TW/BW) ARE THE ELEVATION AT ADJACENT FINISHED GRADE AND DO NOT REFLECT THE PORTION OF WALL THAT EXTENDS BELOW GRADE OR THE PORTION OF THE WALL THAT PROTRUDES ABOVE GRADE. TOP OF WALL SHALL EXTEND AT LEAST ONE FULL SEGMENTAL BLOCK HEIGHT ABOVE FINISHED GRADE AND SHALL STEP AS NEEDED TO CONFORM TO THE ADJACENT GRADE. THE AMOUNT OF WALL TO EXTEND BELOW GRADE SHALL BE DETERMINED BY THE WALL MANUFACTURER/DESIGNER. STYLE AND COLOR TO BE APPROVED BEFORE PURCHASE.
 2. ALL SLOPES IN EXCESS OF 3:1 SHALL BE STABILIZED AS PER SLOPE MATTING DETAIL 5, SHEET C11.0.
 3. ALL DRAINAGE SWALES SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS ON SHEET C12.0.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

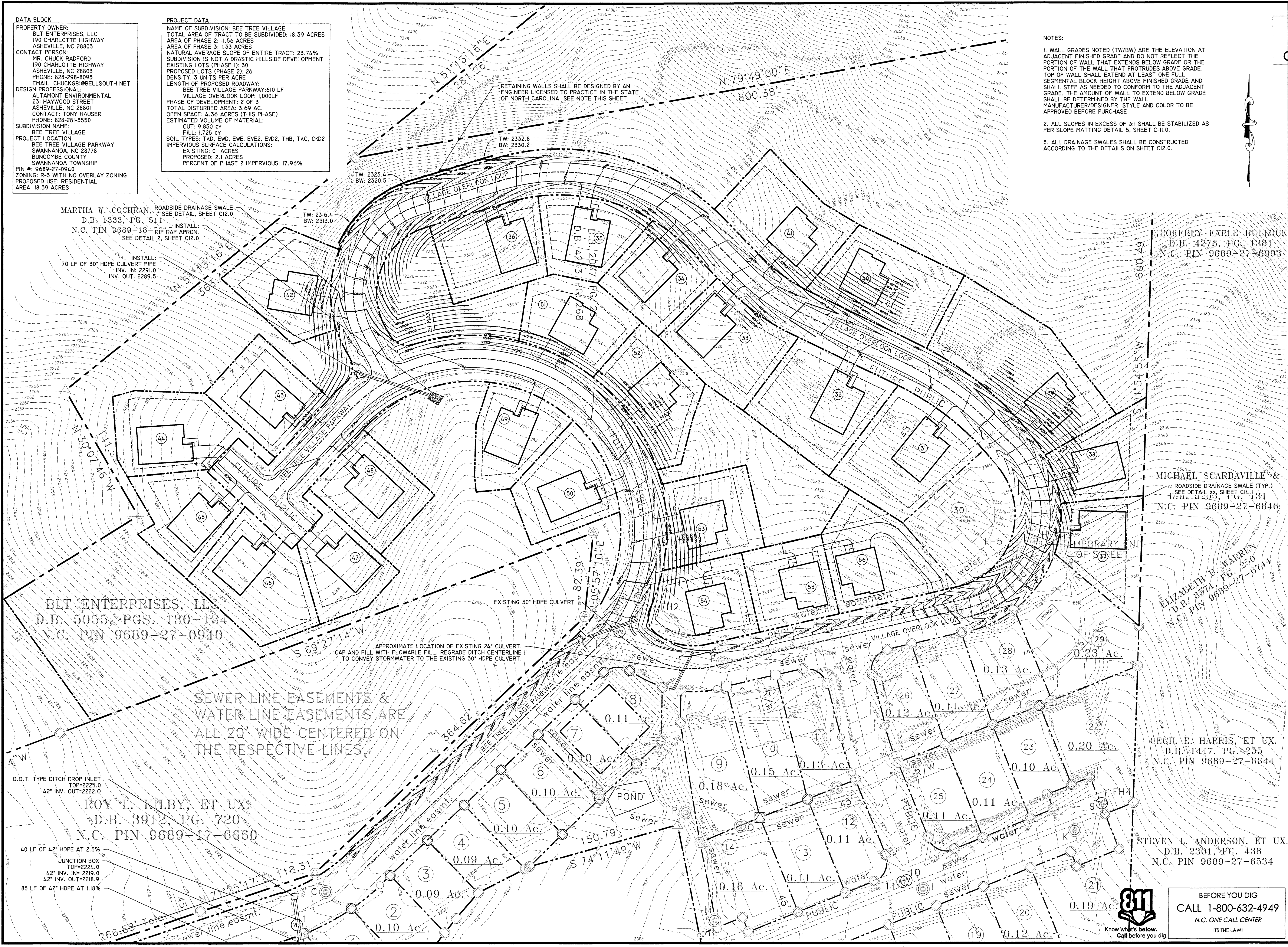
NC FIRM LIC# C-2185
 DRAWN BY: HD
 PROJ MGR: TH
 CLIENT: BLT ENTERPRISES, LLC
 DATE: 8/26/15
 SCALE 1" = 40'

ALTAMONT ENVIRONMENTAL, INC.
 ENGINEERING & HYDROGEOLOGY
 231 HAYWOOD STREET, ASHEVILLE, NC 28801
 TEL. 828.281.3550, FAC. 828.281.3351
 WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APPV

GRADING AND DRAINAGE PLAN
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778

SHEET NO. **C7.0**
 FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS\BEE TREE VILLAGE



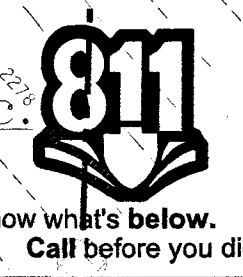
GEORGE EARLE BULLOCK
 D.B. 4276, PG. 1381
 N.C. PIN 9689-27-6993

MICHAEL SCARDAVILLE
 ROADSIDE DRAINAGE SWALE (TYP.)
 SEE DETAIL XX, SHEET C14.1
 D.B. 3203, PG. 131
 N.C. PIN 9689-27-6846

ELIZABETH B. WARREN
 D.B. 3574, PG. 250
 N.C. PIN 9689-27-6744

CECIL E. HARRIS, ET UX.
 D.B. 1447, PG. 255
 N.C. PIN 9689-27-6644

STEVEN L. ANDERSON, ET UX.
 D.B. 2301, PG. 438
 N.C. PIN 9689-27-6534



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DATA BLOCK
 PROPERTY OWNER:
 BLT ENTERPRISES, LLC
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 CONTACT PERSON:
 MR. CHUCK RADFORD
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 PHONE: 828-298-8093
 EMAIL: CHUCKGB@BELLSOUTH.NET
 DESIGN PROFESSIONAL:
 ALTAMONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HAUSER
 PHONE: 828-281-3550
 SUBDIVISION NAME:
 BEE TREE VILLAGE
 PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
 ZONING: R-3 WITH NO OVERLAY ZONING
 PROPOSED USE: RESIDENTIAL
 AREA: 18.39 ACRES

PROJECT DATA
 NAME OF SUBDIVISION: BEE TREE VILLAGE
 TOTAL AREA OF TRACT TO BE SUBDIVIDED: 18.39 ACRES
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 FILL: 1,725 CY
 SOIL TYPES: TAD, EWD, EWE, EVE2, EVD2, TMB, TAC, CKD2
 IMPERVIOUS SURFACE CALCULATIONS:
 EXISTING: 0 ACRES
 PROPOSED: 2.1 ACRES
 PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 NC FIRM LIC# C-2185

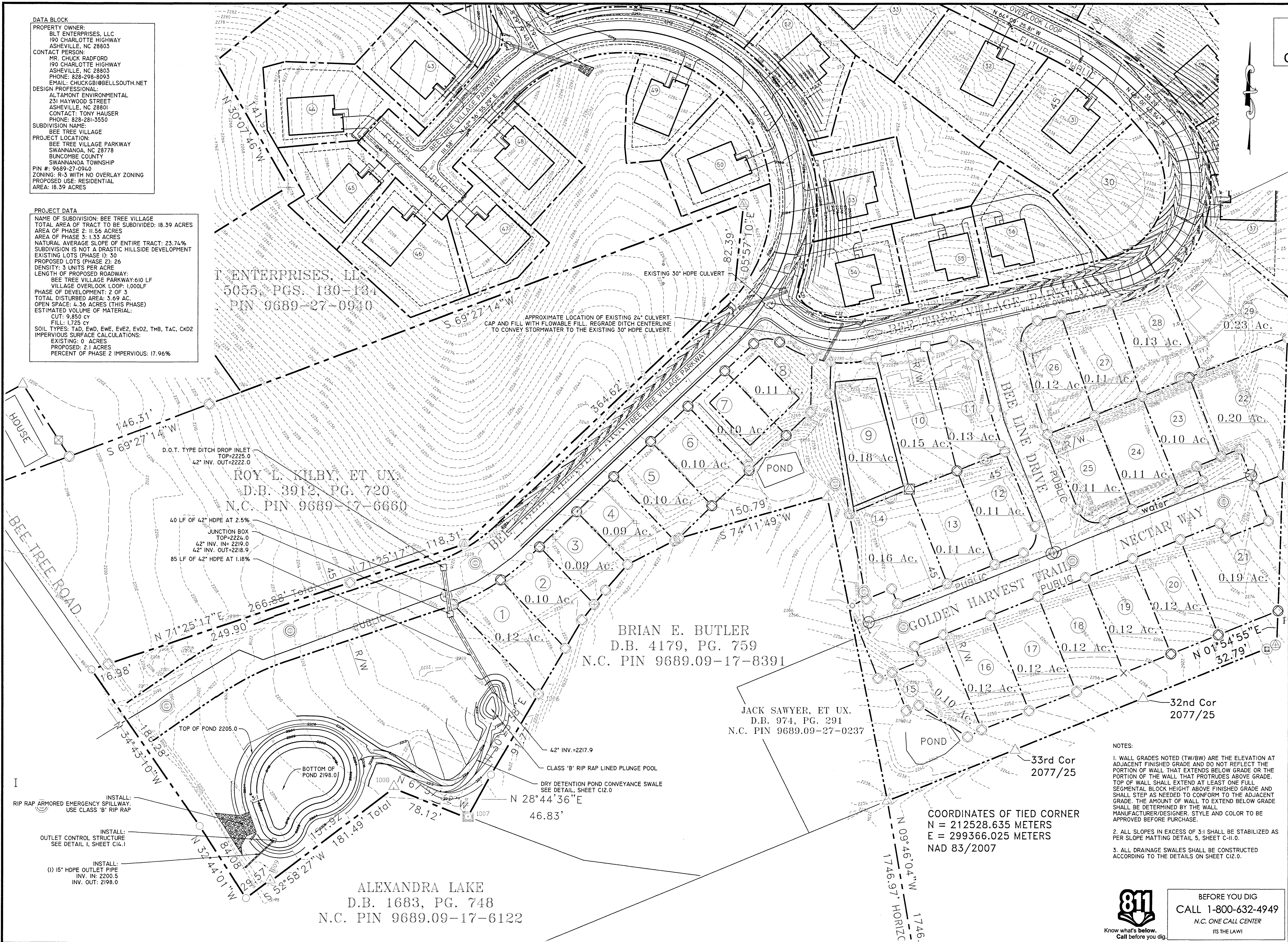
DRAWN BY: WE
 PROJ MGR: TH
 CLIENT: BLT ENTERPRISE, LLC
 DATE: 9/11/15
 SCALE 1" = 40'

ALTAMONT ENVIRONMENTAL, INC.
 ENGINEERING & HYDROGEOLOGY
 231 HAYWOOD STREET, ASHEVILLE, NC 28801
 TEL. 828.281.3550 FAX. 828.281.3551
 WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APPV

GRADING AND DRAINAGE PLAN
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778

SHEET NO. **C7.1**
 FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS\BEE TREE VILLAGE



BLT ENTERPRISES, LLC
 5055 PGS. 130-134
 PIN 9689-27-0940

ROY L. KILBY, ET UX.
 D.B. 3912, PG. 720
 N.C. PIN 9689-17-6660

BRIAN E. BUTLER
 D.B. 4179, PG. 759
 N.C. PIN 9689.09-17-8391

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 N.C. PIN 9689.09-27-0237

ALEXANDRA LAKE
 D.B. 1683, PG. 748
 N.C. PIN 9689.09-17-6122

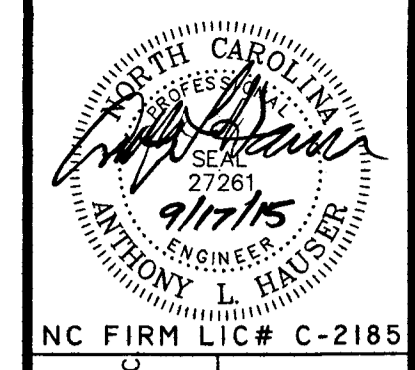
NOTES:
 1. WALL GRADES NOTED (TW/BW) ARE THE ELEVATION AT ADJACENT FINISHED GRADE AND DO NOT REFLECT THE PORTION OF WALL THAT EXTENDS BELOW GRADE OR THE PORTION OF THE WALL THAT PROTRUDES ABOVE GRADE. TOP OF WALL SHALL EXTEND AT LEAST ONE FULL SEGMENTAL BLOCK HEIGHT ABOVE FINISHED GRADE AND SHALL STEP AS NEEDED TO CONFORM TO THE ADJACENT GRADE. THE AMOUNT OF WALL TO EXTEND BELOW GRADE SHALL BE DETERMINED BY THE WALL MANUFACTURER/DESIGNER. STYLE AND COLOR TO BE APPROVED BEFORE PURCHASE.
 2. ALL SLOPES IN EXCESS OF 3:1 SHALL BE STABILIZED AS PER SLOPE MATTING DETAIL 5, SHEET C-II.0.
 3. ALL DRAINAGE SWALES SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS ON SHEET C-II.0.

COORDINATES OF TIED CORNER
 N = 212528.635 METERS
 E = 299366.025 METERS
 NAD 83/2007

811
 Know what's below.
 Call before you dig.

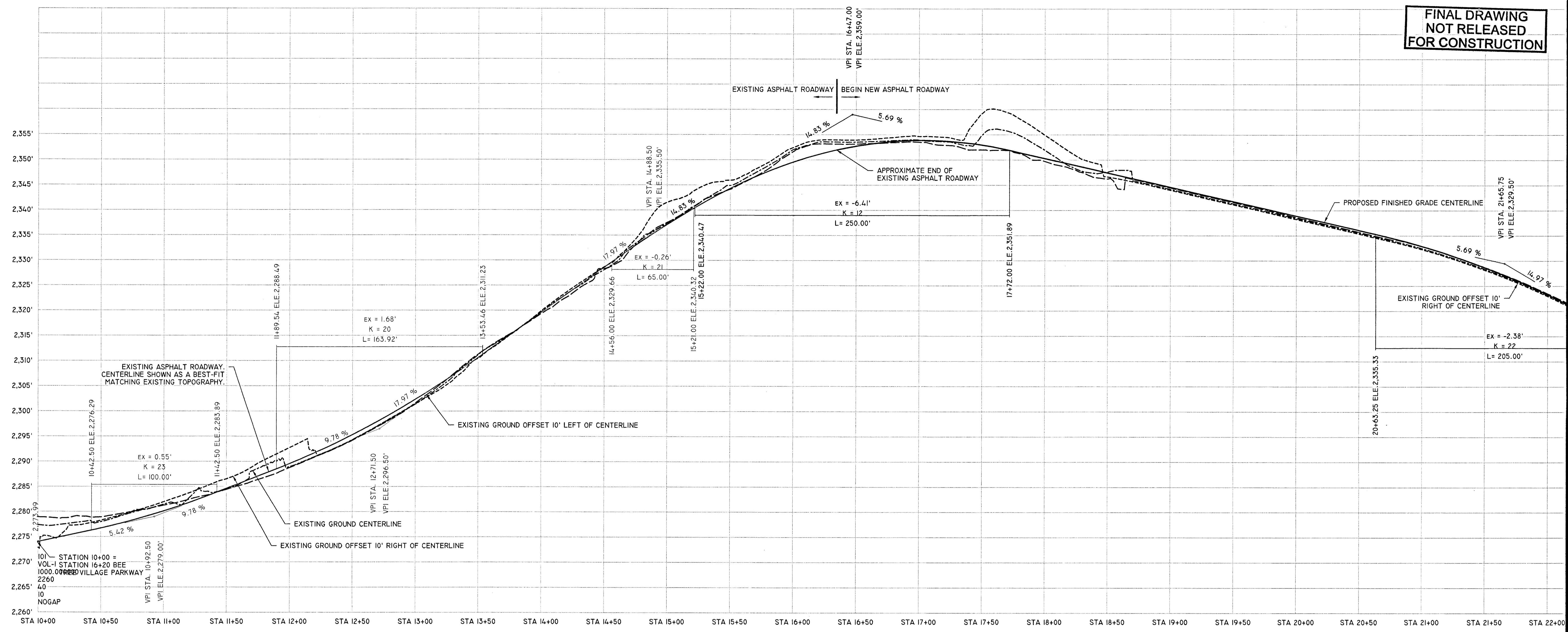
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FOR CONSTRUCTION

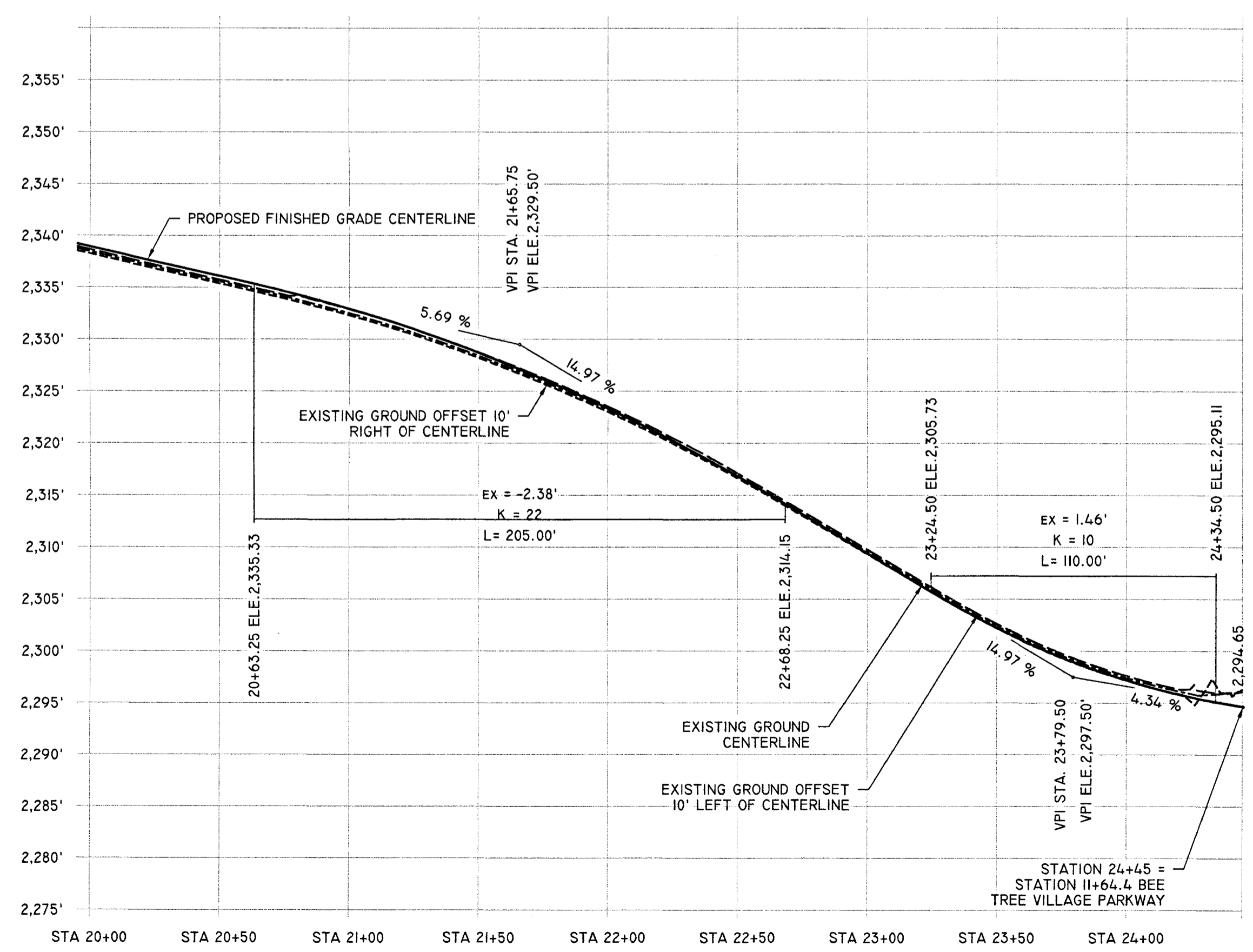


NC FIRM LIC# C-2185
DRAWN BY: MD
PROJ MGR: TH
CLIENT: BLT ENTERPRISES, LLC
DATE: 9/17/15

ALTA MONT ENVIRONMENTAL, INC.
ENGINEERING & HYDROGEOLOGY
231 HAYWOOD STREET, ASHEVILLE, NC 28801
TEL: 828.281.3350, FAC: 828.281.3351
WWW.ALTA MONTENVIRONMENTAL.COM



VILLAGE OVERLOOK LOOP
SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'



VILLAGE OVERLOOK LOOP
SCALE:
HORIZONTAL: 1" = 40'
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ASHEVILLE, NC 28803
CONTACT PERSON:
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190 CHARLOTTE HIGHWAY
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DESIGN PROFESSIONAL:
ALTA MONT ENVIRONMENTAL
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: TONY HAUSER
PHONE: 828-281-3550
SUBDIVISION NAME:
BEE TREE VILLAGE
PROJECT LOCATION:
BEE TREE VILLAGE PARKWAY
SWANNANOVA, NC 28778
BUNCOMBE COUNTY
SWANNANOVA TOWNSHIP
PIN #: 9689-27-0940
ZONING: R-5 WITH NO OVERLAY ZONING
PROPOSED USE: RESIDENTIAL
AREA: 18.39 ACRES

PROJECT DATA
NAME OF SUBDIVISION: BEE TREE VILLAGE
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811
Know what's below.
Call before you dig.

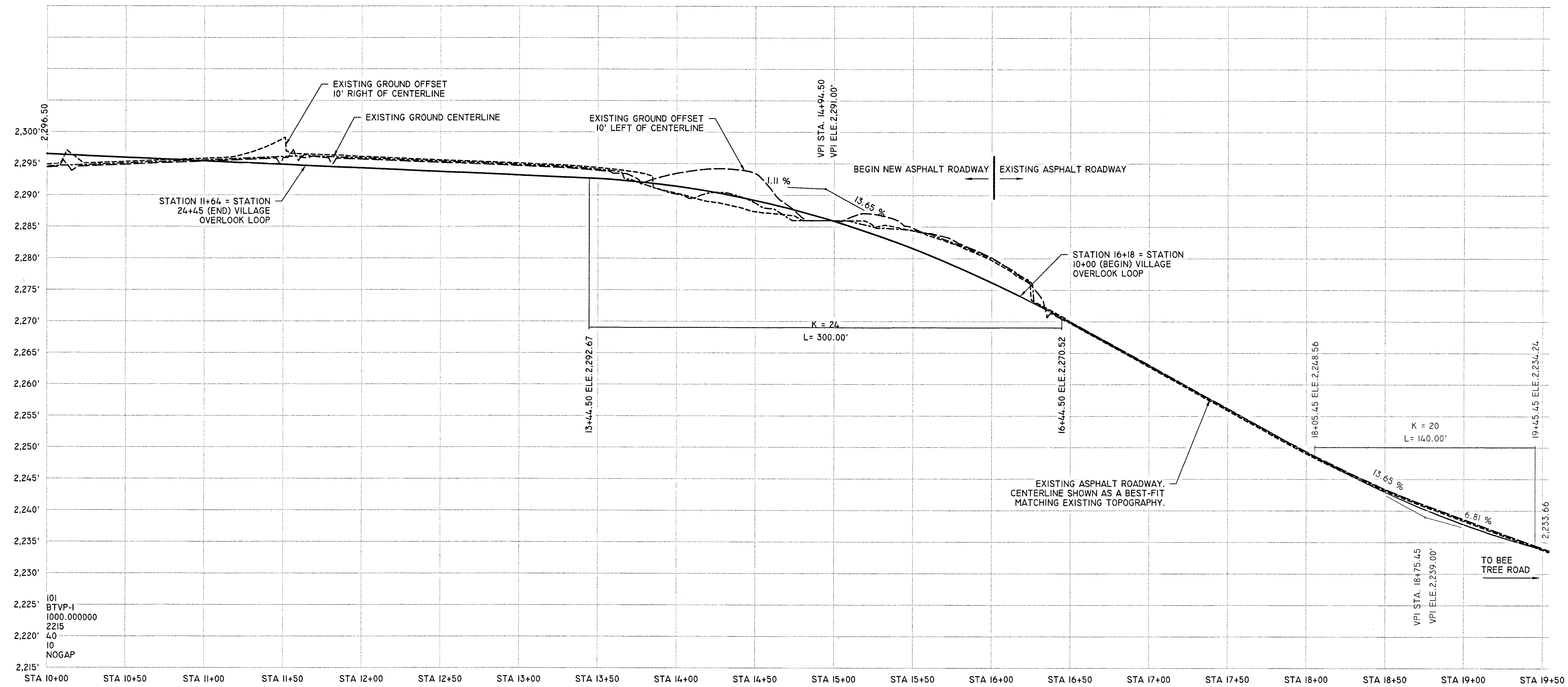
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REV.	DATE	DESCRIPTION	BY	CHK	APP

ROAD PROFILE SHEET 1 OF 2
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANNANOVA, NC 28778

SHEET NO.
C8.0
FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS_BEE TREE VILLAGE

FINAL DRAWING
NOT RELEASED
FOR CONSTRUCTION



BEE TREE VILLAGE PARKWAY

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

DATA BLOCK

PROPERTY OWNER:
BLT ENTERPRISES, LLC
190 CHARLOTTE HIGHWAY
ASHEVILLE, NC 28803

CONTACT PERSON:
MR. CHUCK RADFORD
190 CHARLOTTE HIGHWAY
ASHEVILLE, NC 28803
PHONE: 828-298-8093
EMAIL: CHUCKG81@BELLSOUTH.NET

DESIGN PROFESSIONAL:
ALMONT ENVIRONMENTAL
231 HAYWOOD STREET
ASHEVILLE, NC 28801
CONTACT: TONY HAUSER
PHONE: 828-281-3550

SUBDIVISION NAME:
BEE TREE VILLAGE

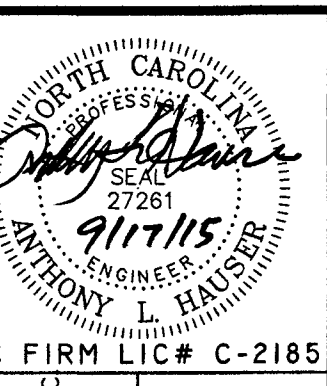
PROJECT LOCATION:
BEE TREE VILLAGE PARKWAY
SWANNANOVA, NC 28778
BUNCOMBE COUNTY
SWANNANOVA TOWNSHIP
PIN #: 9689-27-0940
ZONING: R-3 WITH NO OVERLAY ZONING
PROPOSED USE: RESIDENTIAL
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PROJECT DATA

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N.C. ONE CALL CENTER
ITS THE LAW!



NC FIRM LIC# C-2185
DRAWN BY: MD
PROJ MGR: TH
CLIENT: BLT ENTERPRISES, LLC
DATE: 9/17/15

ALMONT ENVIRONMENTAL, INC.
ENGINEERING & HYDROGEOLOGY
231 HAYWOOD STREET, ASHEVILLE, NC 28801
TEL: 828-281-3550 • FAC: 828-281-3551
WWW.ALMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

ROAD PROFILE SHEET 2 OF 2
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANNANOVA, NC 28778

SHEET NO.
C8.1
FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS-BEE TREE VILLAGE

DATA BLOCK
 PROPERTY OWNER:
 BLT ENTERPRISES, LLC
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 CONTACT PERSON:
 MR. CHUCK RADFORD
 190 CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 PHONE: 828-298-8093
 EMAIL: CHUCKR@BELLSOUTH.NET
 DESIGN PROFESSIONAL:
 ALTAMONT ENVIRONMENTAL
 231 HAYWOOD STREET
 ASHEVILLE, NC 28801
 CONTACT: TONY HAUSER
 PHONE: 828-281-3550
 SUBDIVISION NAME:
 BEE TREE VILLAGE
 PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
 ZONING: R-3 WITH NO OVERLAY ZONING
 PROPOSED USE: RESIDENTIAL
 AREA: 18.39 ACRES

PROJECT DATA
 NAME OF SUBDIVISION: BEE TREE VILLAGE
 TOTAL AREA OF TRACT TO BE SUBDIVIDED: 18.39 ACRES
 AREA OF PHASE 2: 11.56 ACRES
 AREA OF PHASE 3: 1.33 ACRES
 NATURAL AVERAGE SLOPE OF ENTIRE TRACT: 23.74%
 SUBDIVISION IS NOT A DRASTIC HILLSIDE DEVELOPMENT
 EXISTING LOTS (PHASE 1): 30
 PROPOSED LOTS (PHASE 2): 26
 DENSITY: 3 UNITS PER ACRE
 LENGTH OF PROPOSED ROADWAY:
 BEE TREE VILLAGE PARKWAY: 610 LF
 VILLAGE OVERLOOK LOOP: 1,000 LF
 PHASE OF DEVELOPMENT: 2 OF 3
 TOTAL DISTURBED AREA: 3.69 AC.
 OPEN SPACE: 4.36 ACRES (THIS PHASE)
 ESTIMATED VOLUME OF MATERIAL:
 CUT: 9,850 CY
 FILL: 1,725 CY
 SOIL TYPES: TAD, EWD, EWE, EVE2, EVD2, TMB, TAC, CKD2
 IMPERVIOUS SURFACE CALCULATIONS:
 EXISTING: 0 ACRES
 PROPOSED: 2.1 ACRES
 PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

BLUE MOUNTAIN DEVELOPERS, INC.
 D.B. 2077, PG. 25
 N.C. PIN 9689.05-28-2062

PRELIMINARY
 DO NOT USE
 FOR CONSTRUCTION

SEAL
 7/11/15
 PROFESSIONAL ENGINEER
 TONY HAUSER
 NC FIRM LIC# C-2185
 DRAWN BY: SS
 PROJ MGR: ALH
 CLIENT: BLT ENTERPRISES, LLC
 DATE: 9/11/15
 SCALE 1" = 40'

MARTHA W. COCHRAN, ET AL.
 D.B. 1333, PG. 511
 N.C. PIN 9689-18-5015

GEOFFREY EARLE BULLOCK
 D.B. 1276, PG. 1381
 N.C. PIN 9689-27-6893

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 WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

MICHAEL SCARDAVILLE & ELAINE LACY
 D.B. 5205, PG. 131
 N.C. PIN 9689-27-6846

ELIZABETH B. WARREN
 D.B. 3571, PG. 250
 N.C. PIN 9689-27-6744

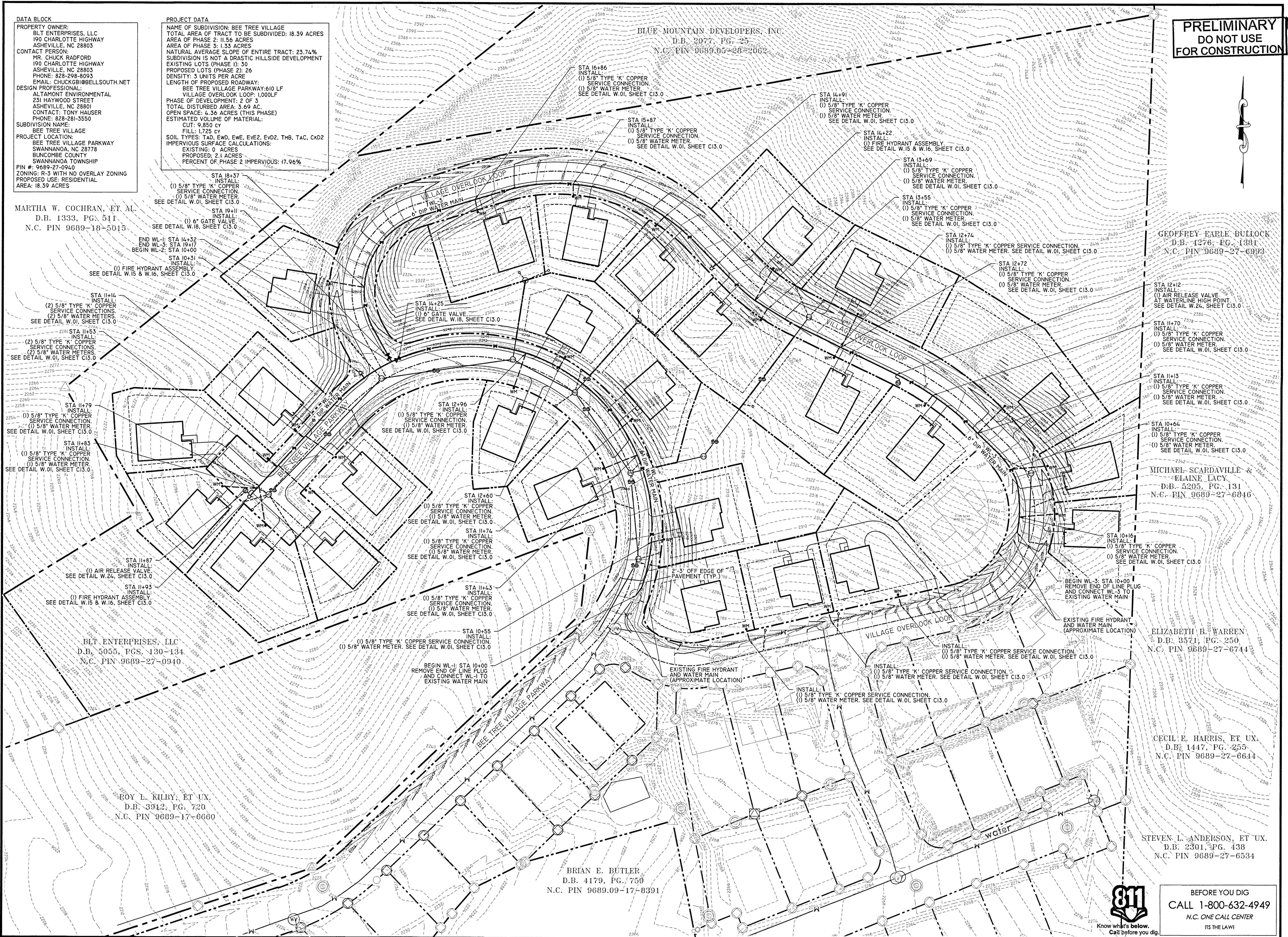
CECIL E. HARRIS, ET UX.
 D.B. 1447, PG. 255
 N.C. PIN 9689-27-6644

STEVEN L. ANDERSON, ET UX.
 D.B. 2301, PG. 438
 N.C. PIN 9689-27-6534

BRIAN E. BUTLER
 D.B. 4179, PG. 750
 N.C. PIN 9689.09-17-8391

BLT ENTERPRISES, LLC
 D.B. 5055, PGS. 130-134
 N.C. PIN 9689-27-0940

ROY L. KILBY, ET UX.
 D.B. 3912, PG. 720
 N.C. PIN 9689-17-6660



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 CALL 1-800-632-4949
 N.C. ONE CALL CENTER
 IT'S THE LAW!

WATER PLAN
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778

SHEET NO.
C9.0

FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS_BEE TREE VILLAGE

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 SUBDIVISION NAME:
 BEE TREE VILLAGE
 PROJECT LOCATION:
 BEE TREE VILLAGE PARKWAY
 SWANNANOVA, NC 28778
 BUNCOMBE COUNTY
 SWANNANOVA TOWNSHIP
 PIN #: 9689-27-0940
 ZONING: R-3 WITH NO OVERLAY ZONING
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 PROPOSED: 2.1 ACRES
 PERCENT OF PHASE 2 IMPERVIOUS: 17.96%

BLUE MOUNTAIN DEVELOPERS, INC.
 D.B. 2077, PG. 25
 N.C. PIN 9689-05-28-2062

PRELIMINARY
 DO NOT USE
 FOR CONSTRUCTION

SEAL 27261
 9/11/15
 TONY HAUSER
 PROFESSIONAL ENGINEER
 NORTH CAROLINA
 NC FIRM LIC# C-2185
 DRAWN BY: SS
 PROJ MGR: ALH
 CLIENT: BLT ENTERPRISES, LLC
 DATE: 9/11/15
 SCALE: 1" = 40'

MARTHA W. COCHRAN, ET AL.
 D.B. 1333, PG. 511
 N.C. PIN 9689-18-5015

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GEOFFREY EARLE BULLOCK
 D.B. 4276, PG. 1381
 N.C. PIN 9689-27-6993

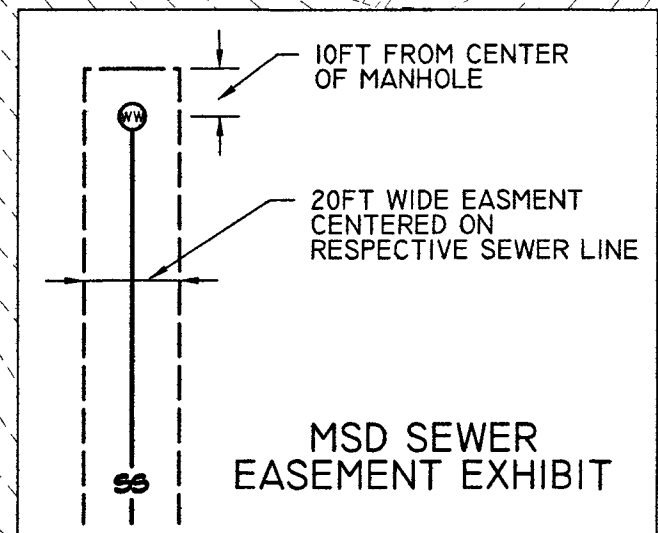
MICHAEL SCARDAVILLE &
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 N.C. PIN 9689-27-6846

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 D.B. 3571, PG. 250
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CECIL E. HARRIS, ET UX.
 D.B. 1447, PG. 255
 N.C. PIN 9689-27-6644

STEVEN L. ANDERSON, ET UX.
 D.B. 2301, PG. 438
 N.C. PIN 9689-27-6534

BRIAN E. BUTLER
 D.B. 4179, PG. 759
 N.C. PIN 9689-09-17-8391



REV.	DATE	DESCRIPTION	BY	CHK	APP

SEWER PLAN
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778

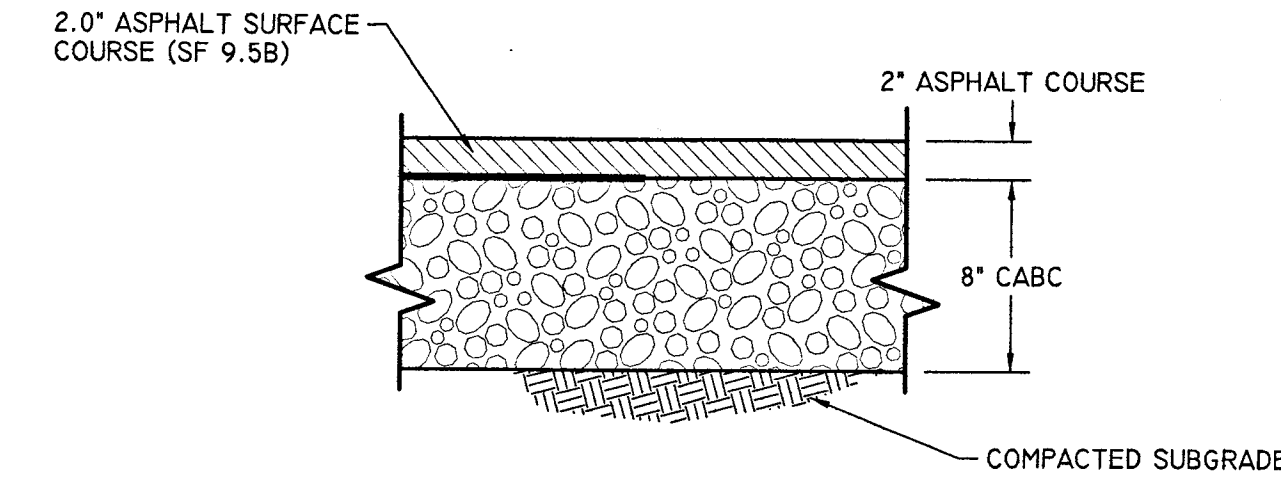
SHEET NO.
C9.1
 FILE PATH: P:\BEE TREE VILLAGE\CAADD\PLANS\BEE TREE VILLAGE

811
 Know what's below.
 Call before you dig.
 BEFORE YOU DIG
 CALL 1-800-632-4949
 N.C. ONE CALL CENTER
 IT'S THE LAW!

FINAL DRAWING
NOT RELEASED
FOR CONSTRUCTION

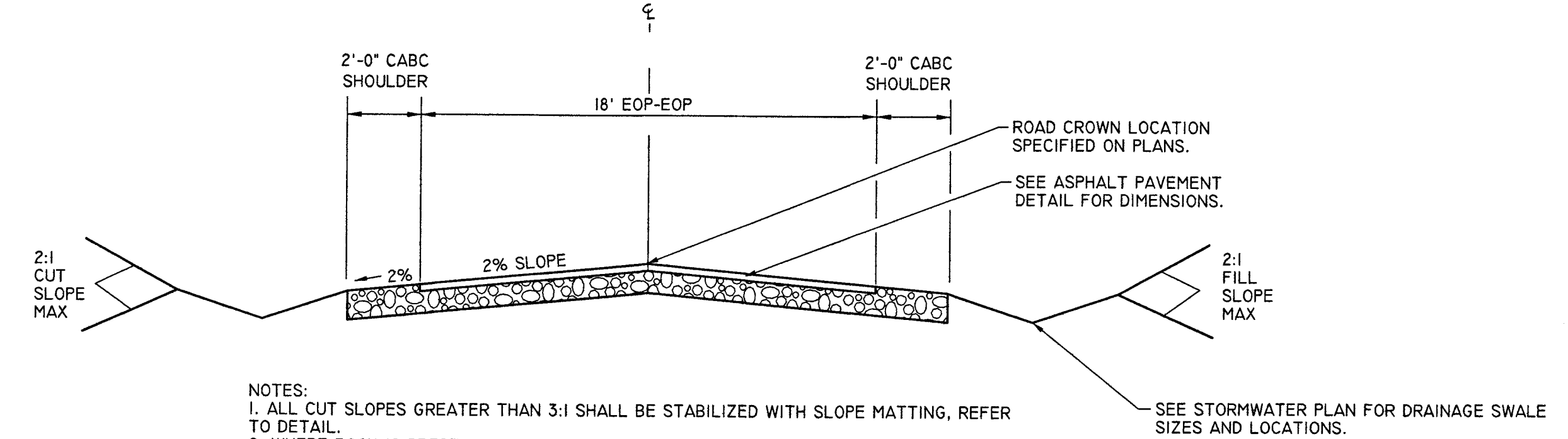


NC FIRM LIC# C-2185
BLT ENTERPRISES, LLC
CLIENT: 9/17/2015



NOTE:
MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NC. D.O.T. SPECIFICATIONS.

1 ASPHALT PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. ALL CUT SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH SLOPE MATTING, REFER TO DETAIL.
2. WHERE ROCK IS PRESENT IN THE ROAD BASE, IT SHALL BE FRACTURED TO A 10" TO 12" DEPTH PRIOR TO PLACING COMPACTED AGGREGATE BASE COURSE.
3. INSTALL CHANNEL MATTING IN ALL ROADSIDE DITCHES EXCEPT WHERE EXPOSED ROCK BOTTOM IS PRESENT.

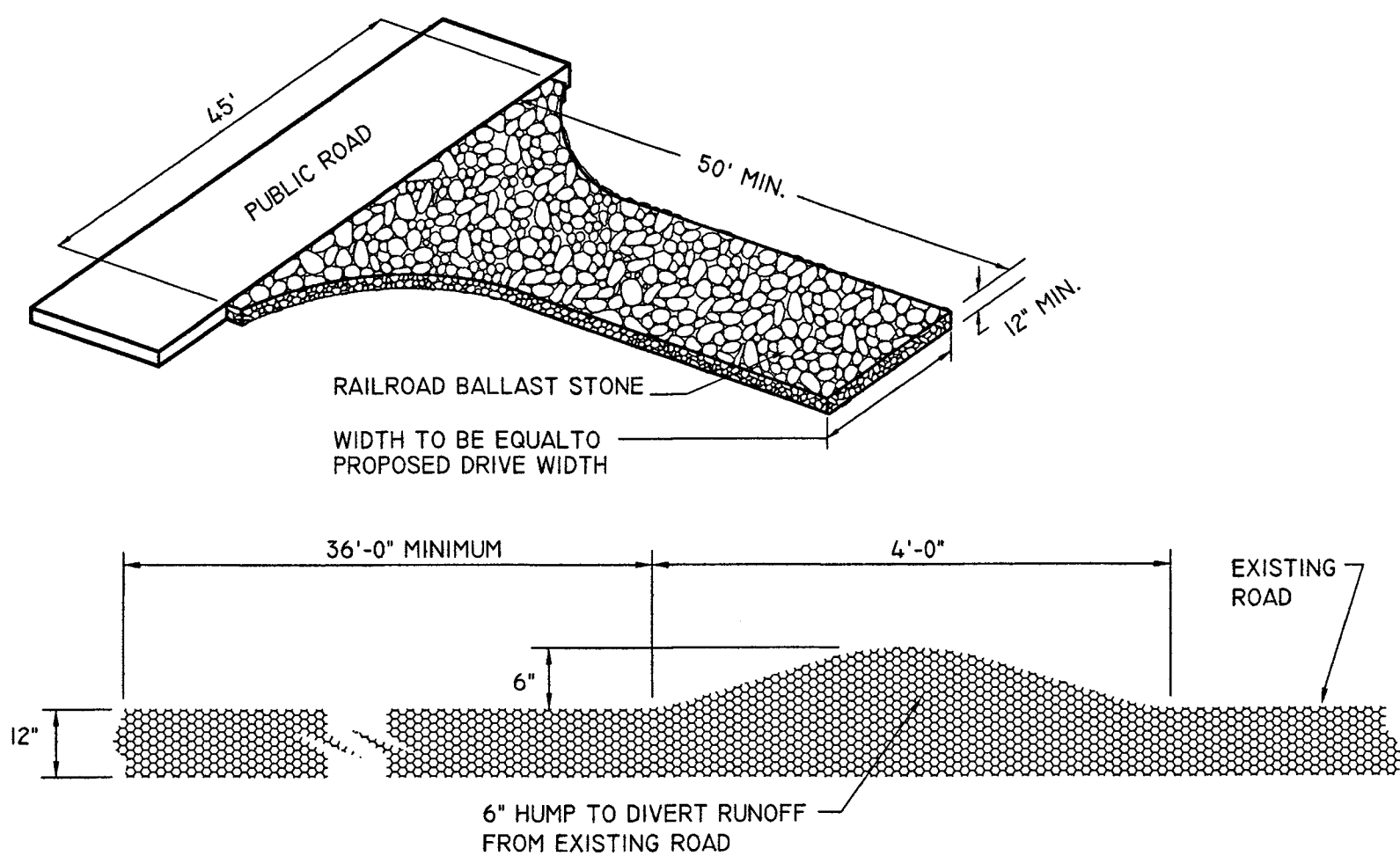
2 18' TWO-WAY ROAD SECTION
NOT TO SCALE

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231 HAYWOOD STREET, ASHEVILLE, NC 28801
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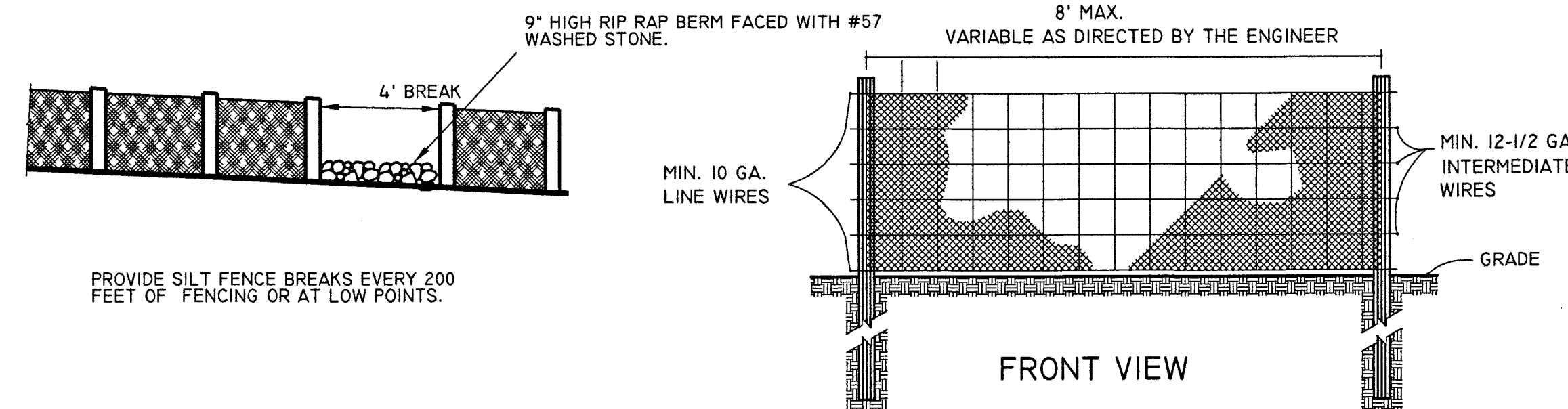
SITE DETAILS
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANNANOVA, NC 28778

SHEET NO.
C10.0
FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS_BEE TREE VILLAGE



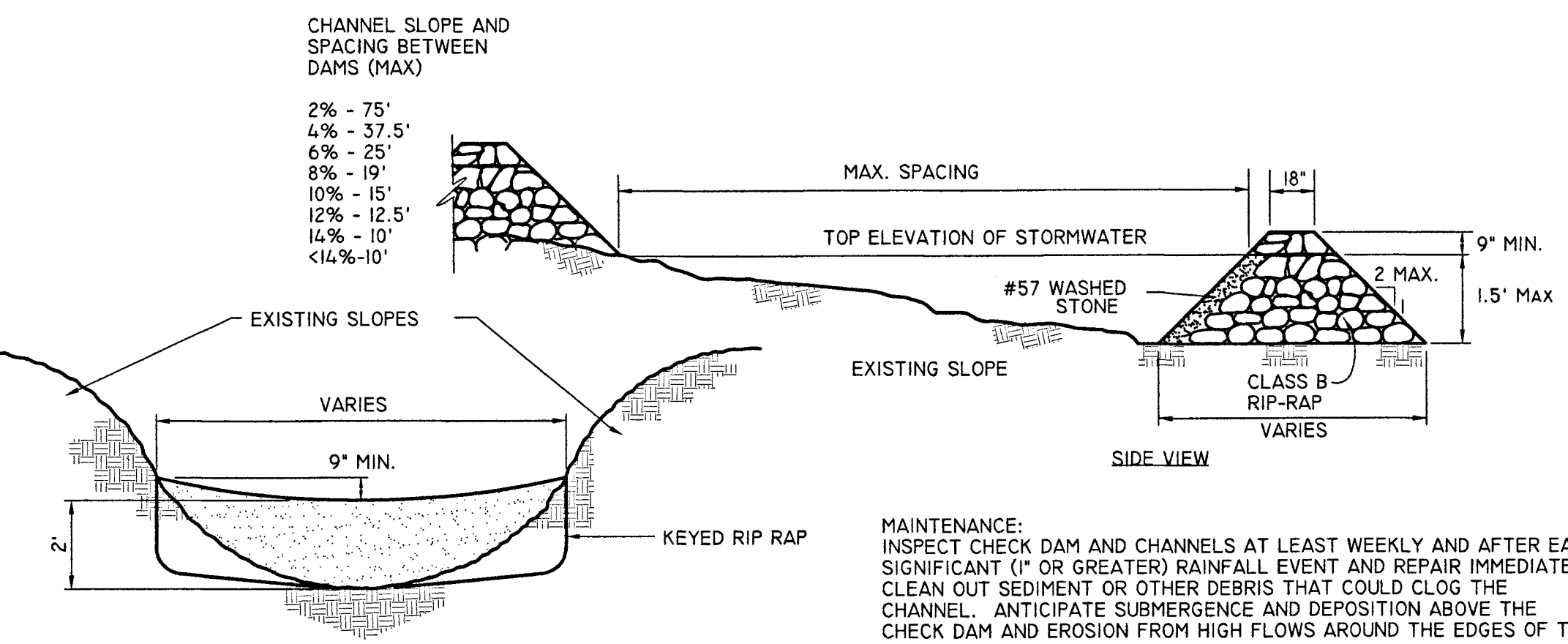
- NOTES:
1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.
 2. STONE TO BE RAILROAD TYPE BALLAST.
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC 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 PLACED UNDER THE ENTRANCE/EXIT AND SHALL BE MIRAFI 500 OR EQUAL.

1 CONSTRUCTION ENTRANCE NOT TO SCALE



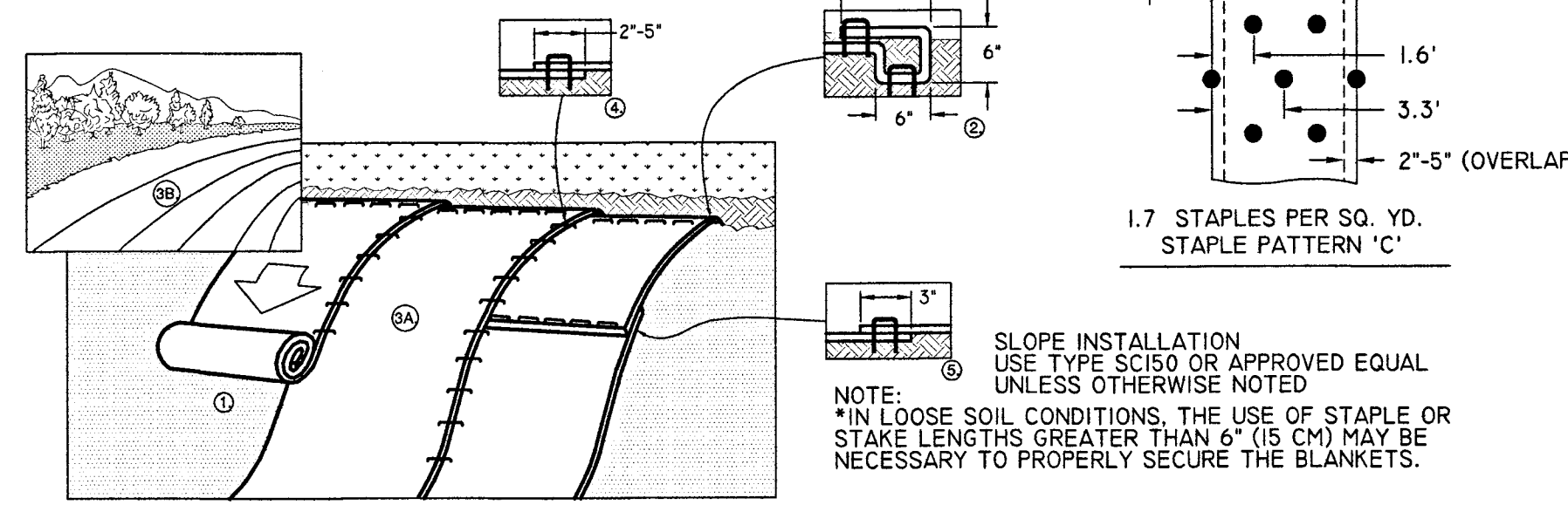
- PROVIDE SILT FENCE BREAKS EVERY 200 FEET OF FENCING OR AT LOW POINTS.
- STEEL POSTS:
- 5' LONG W/ANCHOR PLT.
 - ~1 1/2\"/>
 - MIN. WT. 1.25LB/FT
 - ANCHOR PLATE MIN AREA= 14.50"
- WOVEN WIRE:
- TOP & BOTTOM WIRES: 10 GAGE MIN.
 - INTERMEDIATE WIRES: 12 1/2 GAGE MIN.
- WIRE STAPLES:
- 1 1/2\"/>
 - NO. 9 STAPLE
 - SILTFENCE FABRIC:
 - NCDOT CLASS B
- NOTE: USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE PER 100LF AND NEVER IN AREAS OF CONCENTRATED FLOW.
- * FOR REPAIR OF SILT FENCE FAILURES, USE NO. 57 WASHED STONE, AS AN ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

2 SILT FENCE NOT TO SCALE



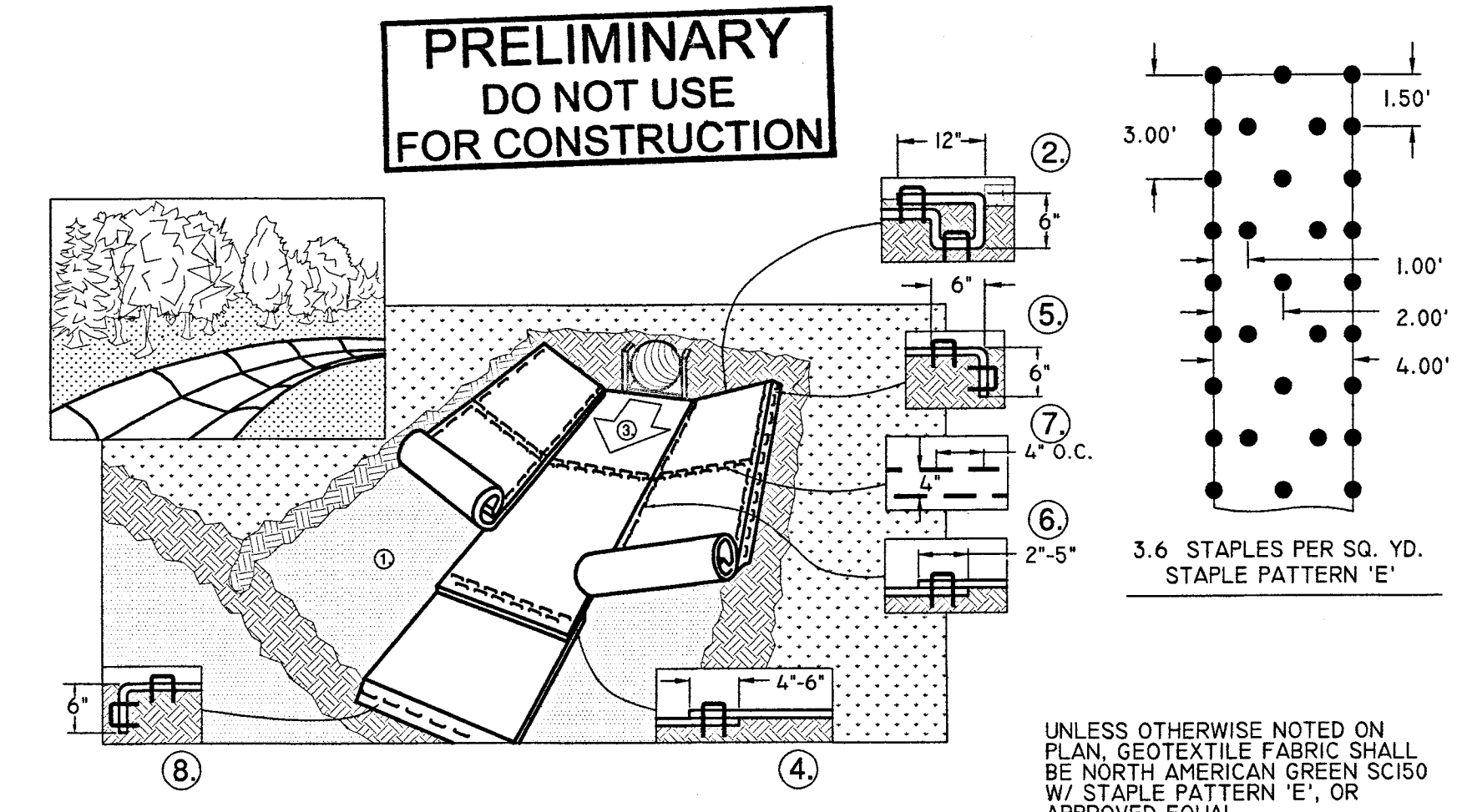
- MAINTENANCE:
- INSPECT CHECK DAM AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY.
 - CLEAN OUT SEDIMENT OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL. ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS AROUND THE EDGES OF THE DAM.
 - CORRECT ALL DAMAGE IMMEDIATELY. REMOVE ALL SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION. ALLOW THE CHANNEL TO DRAIN THROUGH THE CHECK DAM.
 - AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.

4 ROCK CHECK DAM NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY ROLLING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.
- MFR: TENSAR/NORTH AMERICAN GREEN
2500 NORTHWINDS PARKWAY, SUITE 500, ALPHARETTA, GA 30009
T. WORK (770) 344-2090 INTERNATIONAL F. FAX (770) 344-2089
HTTP://WWW.TENSARNAGREEN.COM

5 SLOPE MATTING NOT TO SCALE



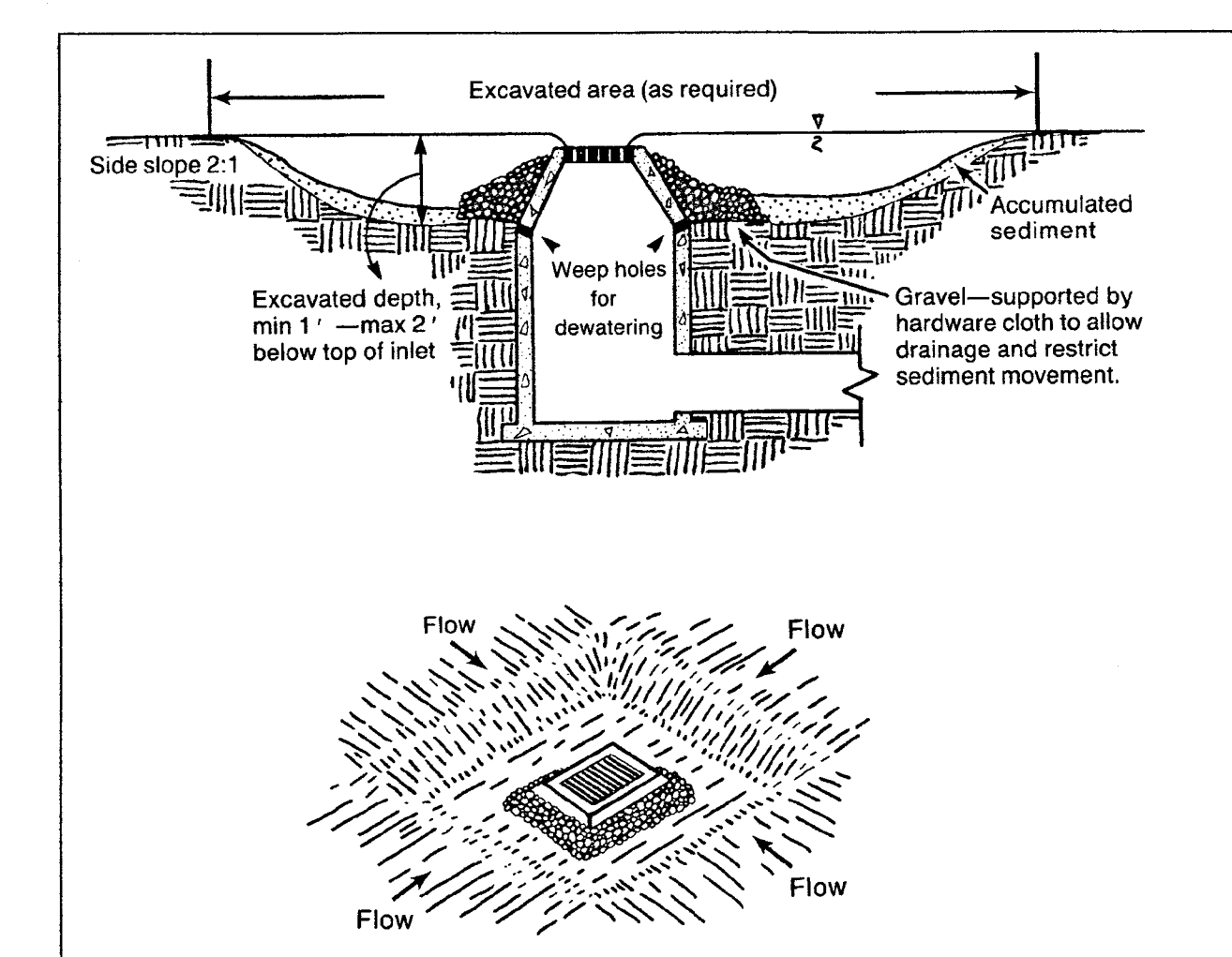
PRELIMINARY DO NOT USE FOR CONSTRUCTION

UNLESS OTHERWISE NOTED ON PLAN, GEOTEXTILE FABRIC SHALL BE NORTH AMERICAN GREEN SC150 W/ STAPLE PATTERN 'E', OR APPROVED EQUAL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10CM-15CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10CM) APART AND 4" (10CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5CM-12.5CM) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9M-12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10CM) APART AND 4" (10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

- CRITICAL POINTS
- A. OVERLAPS AND SEAMS
 - B. PROJECTED WATER LINE
 - C. CHANNEL BOTTOM/SIDE SLOPE VERTICES
- NOTE:
- HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
 - ** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.
- MFR: TENSAR/NORTH AMERICAN GREEN
2500 NORTHWINDS PARKWAY, SUITE 500, ALPHARETTA, GA 30009
T. WORK (770) 344-2090 INTERNATIONAL F. FAX (770) 344-2089
HTTP://WWW.TENSARNAGREEN.COM

3 CHANNEL MATTING NOT TO SCALE



- NOTES:
1. EARTH BERM SHALL BE STABILIZED W/ SEEDING ACCORDING TO NCDOT SPECIFICATIONS.
 2. USE CLEAN COMPACTED FILL MATERIAL FOR EARTH BERM.
 3. DEPTH IS MEASURED FROM THE CREST OF THE INLET STRUCTURE. INSTALL 1 FOOT OF FREEBOARD ON ALL BASINS FOR A TOTAL DEPTH OF 3 FEET. AREA LENGTH AND WIDTH ARE MEASURED AT THE HEIGHT OF THE TOP OF THE INLET.
 4. CONSTRUCT BASIN IN ACCORDANCE WITH THE MOST CURRENT DETAIL AND SPECIFICATIONS LOCATED IN THE NC STATE EROSION CONTROL MANUAL (6.50).
 5. BAFFLES REQUIRED AS PER DETAIL THIS DRAWING SET AND STATE EROSION CONTROL MANUAL SPECS.

- MAINTENANCE:
- INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH PERIOD OF RAINFALL. REMOVE SEDIMENT AND RESTORE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN A DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.
 - CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR FLOWING. PERIODICALLY CHECK THE DEPTH OF THE INLET TO ENSURE IT IS A MINIMUM OF 1 FT BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY DAMAGE TO THE INLET PROTECTION MUST BE REPAIRED AS SOON AS POSSIBLE.
 - STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL AND DOWNSTREAM FROM THE TRAP IMMEDIATELY AFTER CONSTRUCTION WITH SEEDING.

6 EXCAVATED SEDIMENT TRAP

NORTH CAROLINA PROFESSIONAL SEAL
9/17/15
ANTHONY HALLBERG
NC FIRM LIC# C-2185

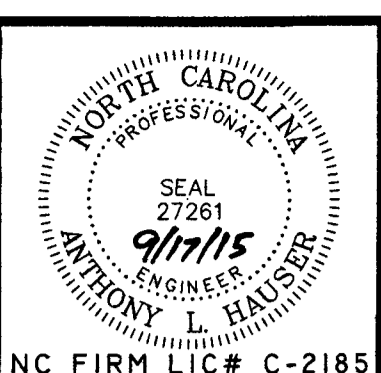
ALTAHONT ENVIRONMENTAL, INC.
ENGINEERING & HYDROGEOLOGY
231 HAYWOOD STREET, ASHEVILLE, NC 28801
TEL. 828.281.3350 FAC. 828.281.3351
WWW.ALTAHONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APV

EROSION CONTROL DETAILS
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANANOA, NC 28778

SHEET NO. C11.0
FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS_BEE TREE.VILLAGE

**PRELIMINARY
DO NOT USE
FOR CONSTRUCTION**



NC FIRM LIC# C-2185
DRAWN BY: WE
PROJ MGR: TH
CLIENT: BLT ENTERPRISE, LLC
DATE: 9/15/14

ALTA MONT ENVIRONMENTAL, INC.
ENGINEERING & HYDROGEOLOGY
231 HAYWOOD STREET, ASHEVILLE, NC 28801
TEL: 828.281.3350 FAC: 828.281.3351
WWW.ALTA MONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

STORMWATER DETAILS I
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANNANOVA, NC 28778

SHEET NO.
C-12.0
FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS\BEE TREE VILLAGE



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

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

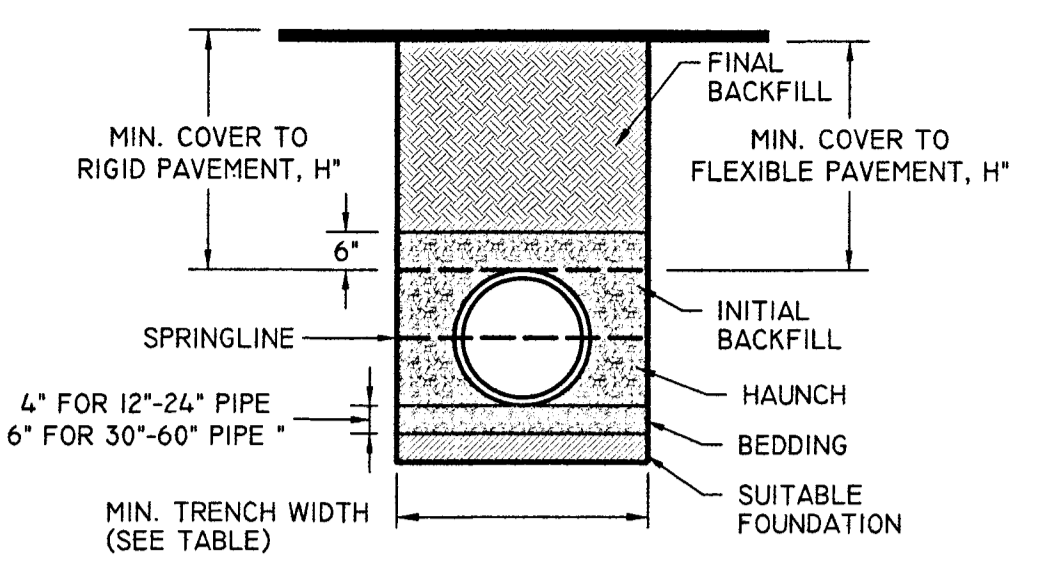
SURFACE LIVE LOADING CONDITION		
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2506 PIPE.



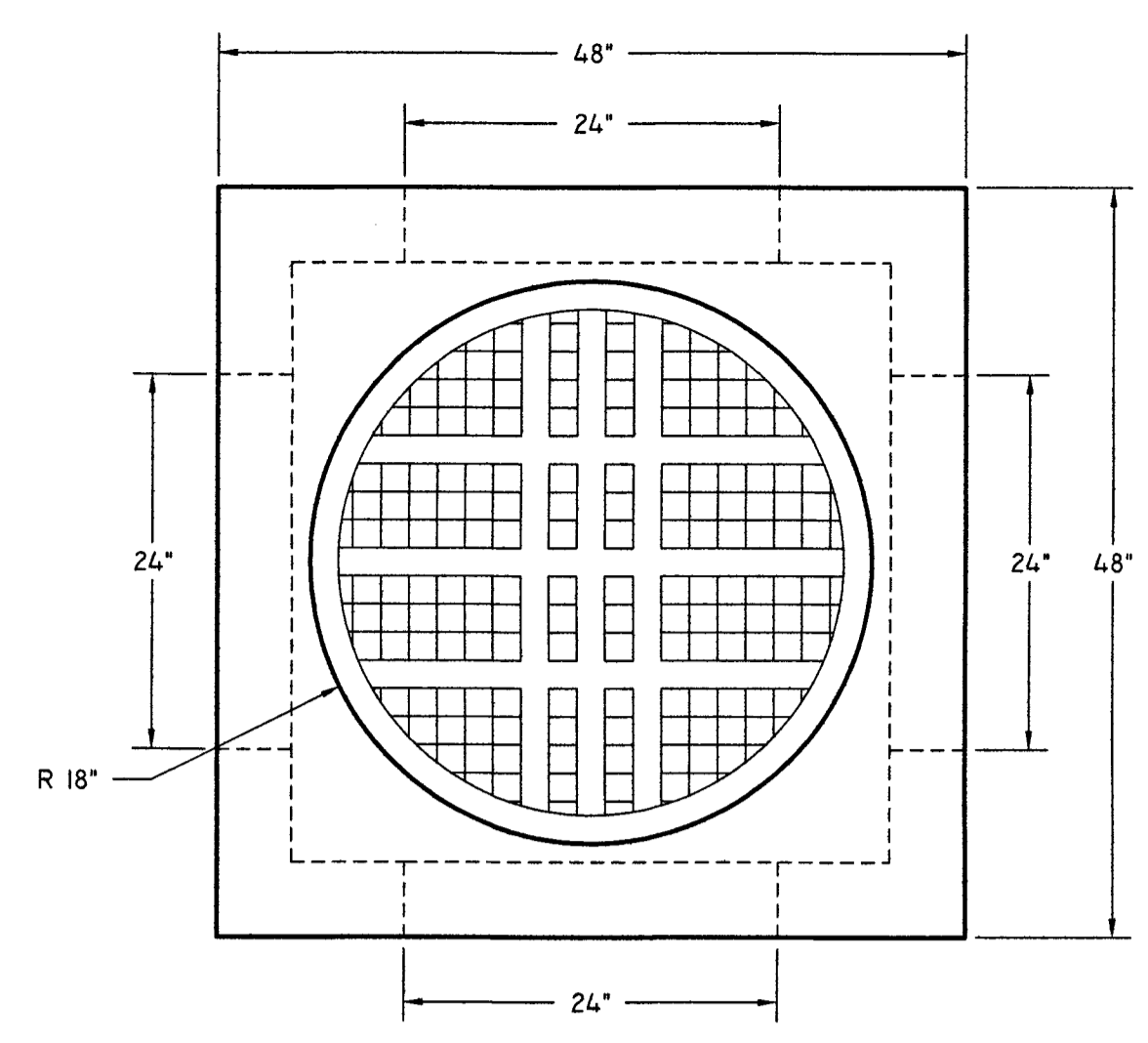
- NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE ASTM CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm). EQUIVALENT TO NCDOT CLASS II, TYPE I OF CLASS III.
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE ASTM CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. EQUIVALENT TO NCDOT CLASS II, TYPE I OF CLASS III.
 - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

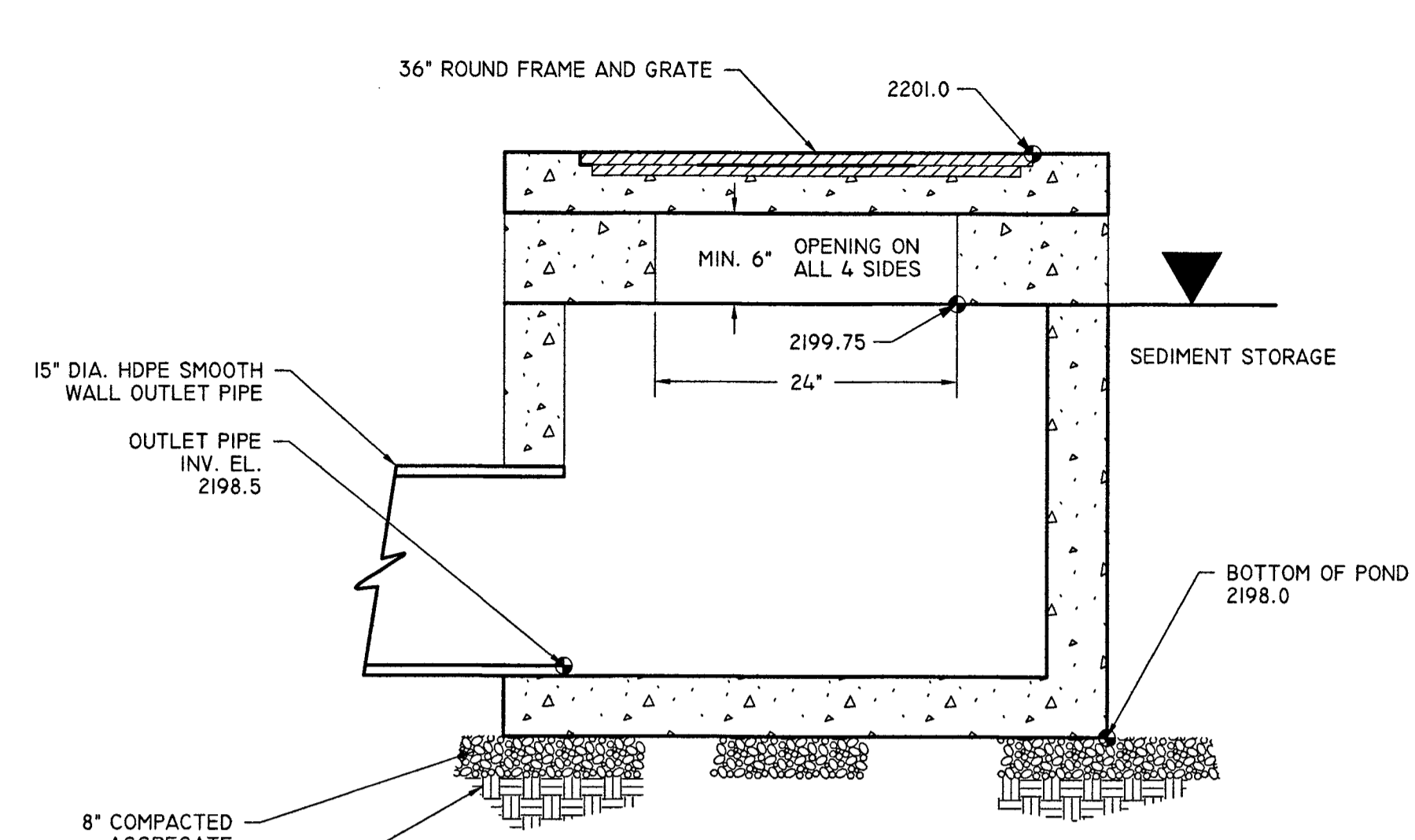
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

3 TYPICAL STORM PIPE BEDDING

NOT TO SCALE



TOP VIEW

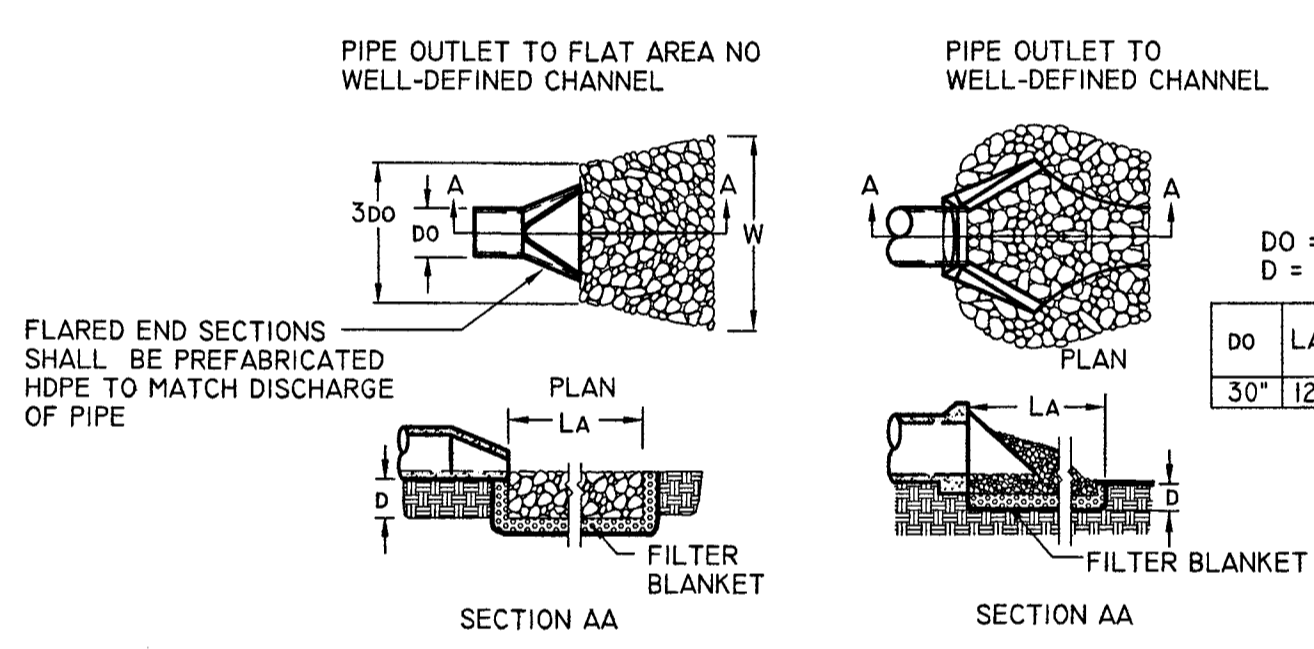


SECTION/ELEVATION

- NOTE:
- CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
 - PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
 - "WAFFLE" BOXES ARE ACCEPTABLE FOR SHALLOW TYPE CATCH BASINS.
 - SUBMIT SHOP DRAWINGS FOR PROPOSED FRAMES AND GRATES.

1 OUTLET CONTROL STRUCTURE

NOT TO SCALE



DO = PIPE DIAMETER
D = 1.33'

DO	LA	W	SIZE OF STONE (MIN.)	SIZE OF STONE (MID.)	SIZE OF STONE (MAX.)
30"	12'	7.5'	6"	8"	12"

- GENERAL NOTES:
- LA IS THE LENGTH OF THE RIP RAP APRON.
 - D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 18"
 - IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
 - A FILTER BLANKET OR FILTER FABRIC SHALL BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
 - COMPACT ANY REQUIRED FILL TO DENSITY OF SURROUNDING UNDISTURBED MATERIAL.
 - RIP RAP MAY BE FIELDSTONE OR ROUGH QUARRY STONE AND SHALL BE HARD, ANGULAR AND WELL-GRADED.
 - CONSTRUCT APRON AT ZERO GRADE. TOP OF RIP RAP SHALL BE LEVEL WITH THE RECEIVING CHANNEL OR SLIGHTLY LOWER.
 - ALIGN APRON WITH RECEIVING CHANNEL OR STREAM. ASSURE APRON IS STRAIGHT THROUGHOUT ITS LENGTH.
 - END WIDTH OF APRON TO BE EQUAL TO WIDTH OF RECEIVING CHANNEL.

2 RIP RAP APRON

NOT TO SCALE

DRY DETENTION POND CONVEYANCE SWALE

P:\Bee Tree Village\Permitting\Buncombe County\Stormwater\
Stormwater Design
Prepared by Altamont Environmental, Inc.
HydroCAD® 10.00 s/n 05384 © 2013 HydroCAD Software Solutions LLC

Type II 24-hr 25-Year Rainfall=5.28"
Printed 9/16/2015

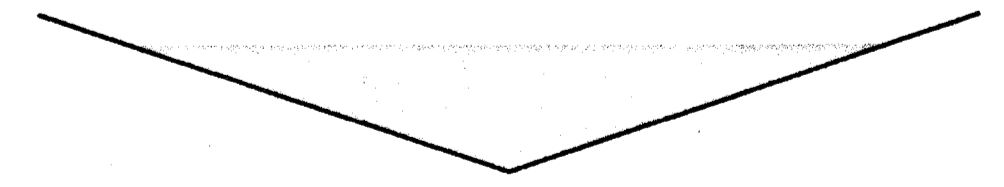
Summary for Reach 8R: Ditch to pond

Inflow Area = 1,356,458 sf 6.42% Impervious Inflow Depth = 1.61" for 25-Year event
Inflow = 61.95 cfs @ 12.08 hrs Volume = 182,452 cf
Outflow = 61.95 cfs @ 12.10 hrs Volume = 182,452 cf Atten = 1% Lag = 0.9 min

Routing by Stor-Ind+Trans method, Time Span = 0.10-168.00 hrs, dt = 0.02 hrs
Max. Velocity = 7.86 fps, Min. Travel Time = 0.5 min
Avg. Velocity = 3.28 fps, Avg. Travel Time = 1.1 min

Peak Storage = 1,729 cf @ 12.09 hrs
Average Depth at Peak Storage = 1.62'
Bank-Full Depth = 2.00' Flow Area = 12.0 sf, Capacity = 108.75 cfs

0.00' x 2.00' deep channel, n = 0.030 Earth, grassed & winding
Side Slope Z-value = 3.0 1/2" Top Width = 12.00'
Length = 220.0' Slope = 0.0359 1/2"
Inlet Invert = 2,217.90', Outlet Invert = 2,210.00'



ROADSIDE DRAINAGE SWALE

P:\Bee Tree Village\Permitting\Buncombe County\Stormwater\
Stormwater Design
Prepared by Altamont Environmental, Inc.
HydroCAD® 10.00 s/n 05384 © 2013 HydroCAD Software Solutions LLC

Type II 24-hr 25-Year Rainfall=5.28"
Printed 9/16/2015

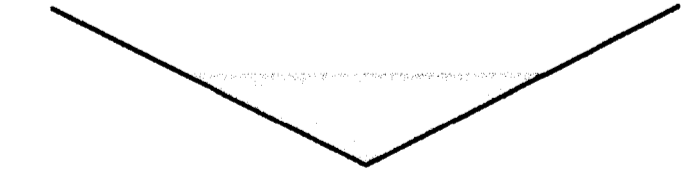
Summary for Reach 16R: Roadside Drainage Swale (near pond)

Inflow Area = 1,356,458 sf 6.42% Impervious Inflow Depth = 1.61" for 25-Year event
Inflow = 61.95 cfs @ 12.08 hrs Volume = 182,452 cf
Outflow = 61.93 cfs @ 12.08 hrs Volume = 182,452 cf Atten = 0% Lag = 0.0 min

Routing by Stor-Ind+Trans method, Time Span = 0.10-168.00 hrs, dt = 0.02 hrs
Max. Velocity = 22.48 fps, Min. Travel Time = 0.0 min
Avg. Velocity = 9.63 fps, Avg. Travel Time = 0.0 min

Peak Storage = 60 cf @ 12.08 hrs
Average Depth at Peak Storage = 1.17'
Bank-Full Depth = 2.00' Flow Area = 8.0 sf, Capacity = 256.54 cfs

0.00' x 2.00' deep channel, n = 0.013 Corrugated PE, smooth interior
Side Slope Z-value = 2.0 1/2" Top Width = 8.00'
Length = 21.9' Slope = 0.0913 1/2"
Inlet Invert = 2.00', Outlet Invert = 0.00'



ROADSIDE DRAINAGE SWALE #2

P:\Bee Tree Village\Permitting\Buncombe County\Stormwater\
Stormwater Design
Prepared by Altamont Environmental, Inc.
HydroCAD® 10.00 s/n 05384 © 2013 HydroCAD Software Solutions LLC

Type II 24-hr 25-Year Rainfall=5.28"
Printed 9/16/2015

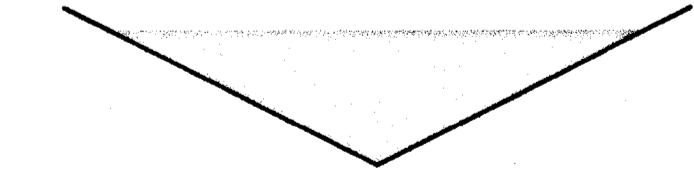
Summary for Reach 14R: ROADSIDE DRAINAGE SWALE (near T)

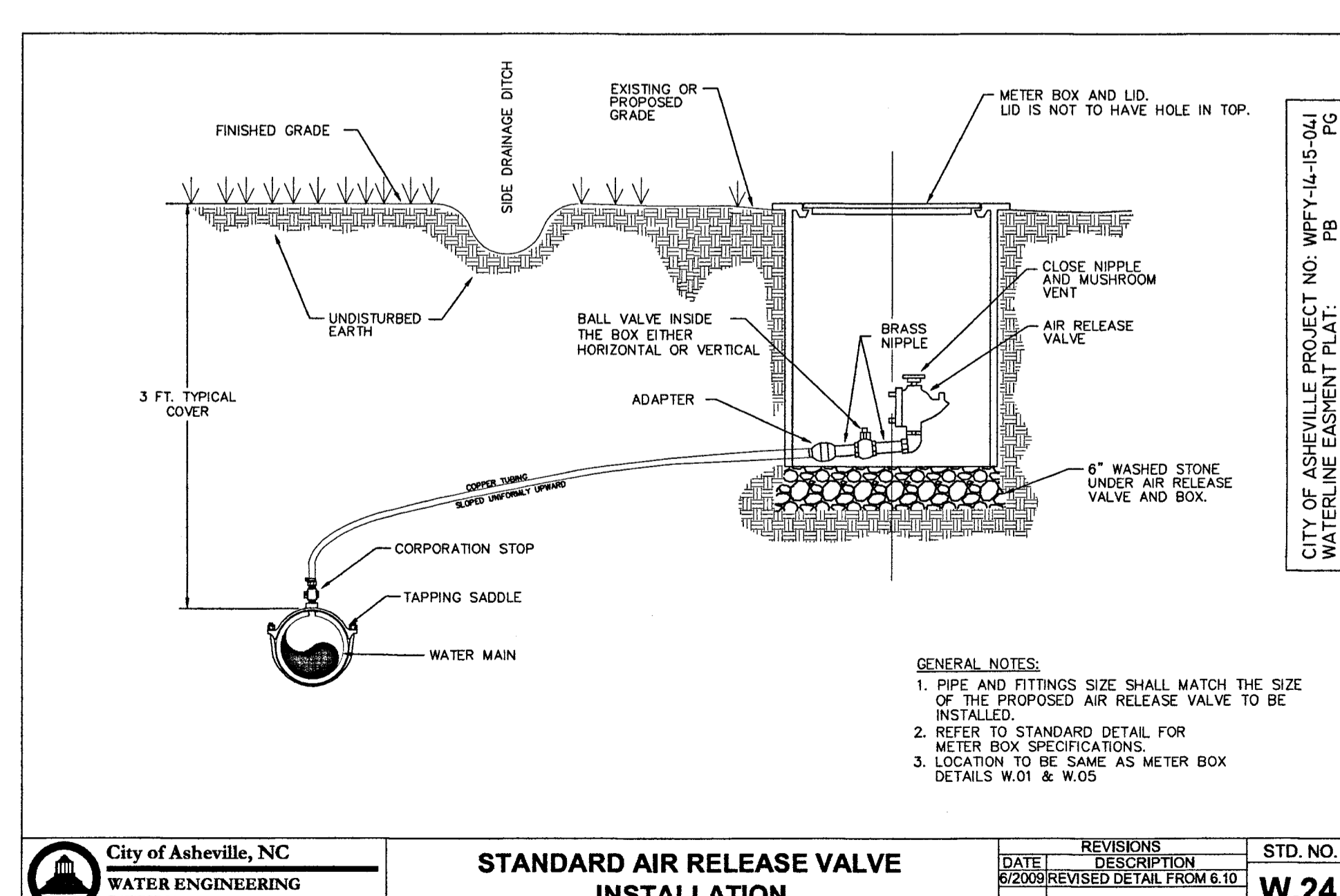
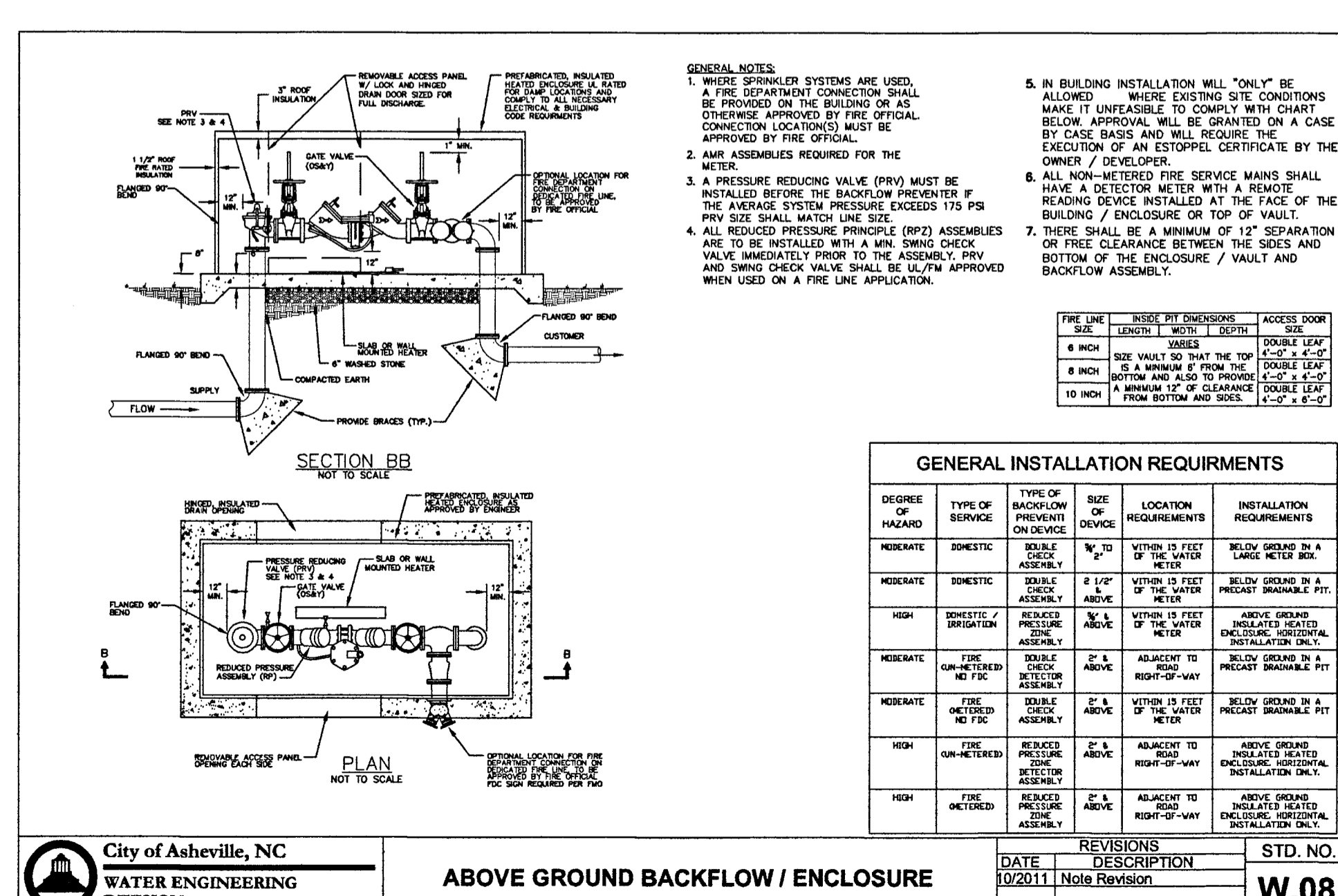
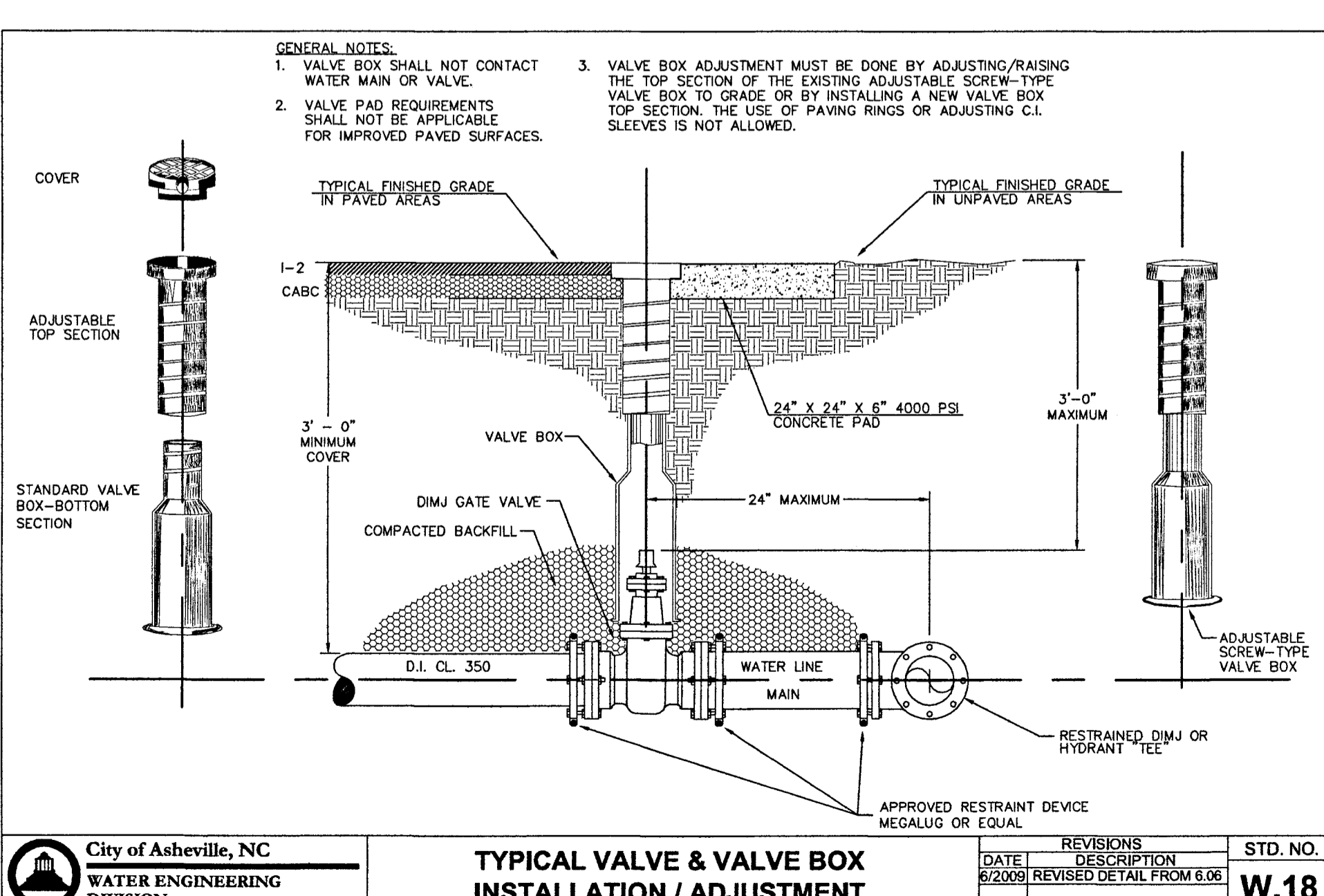
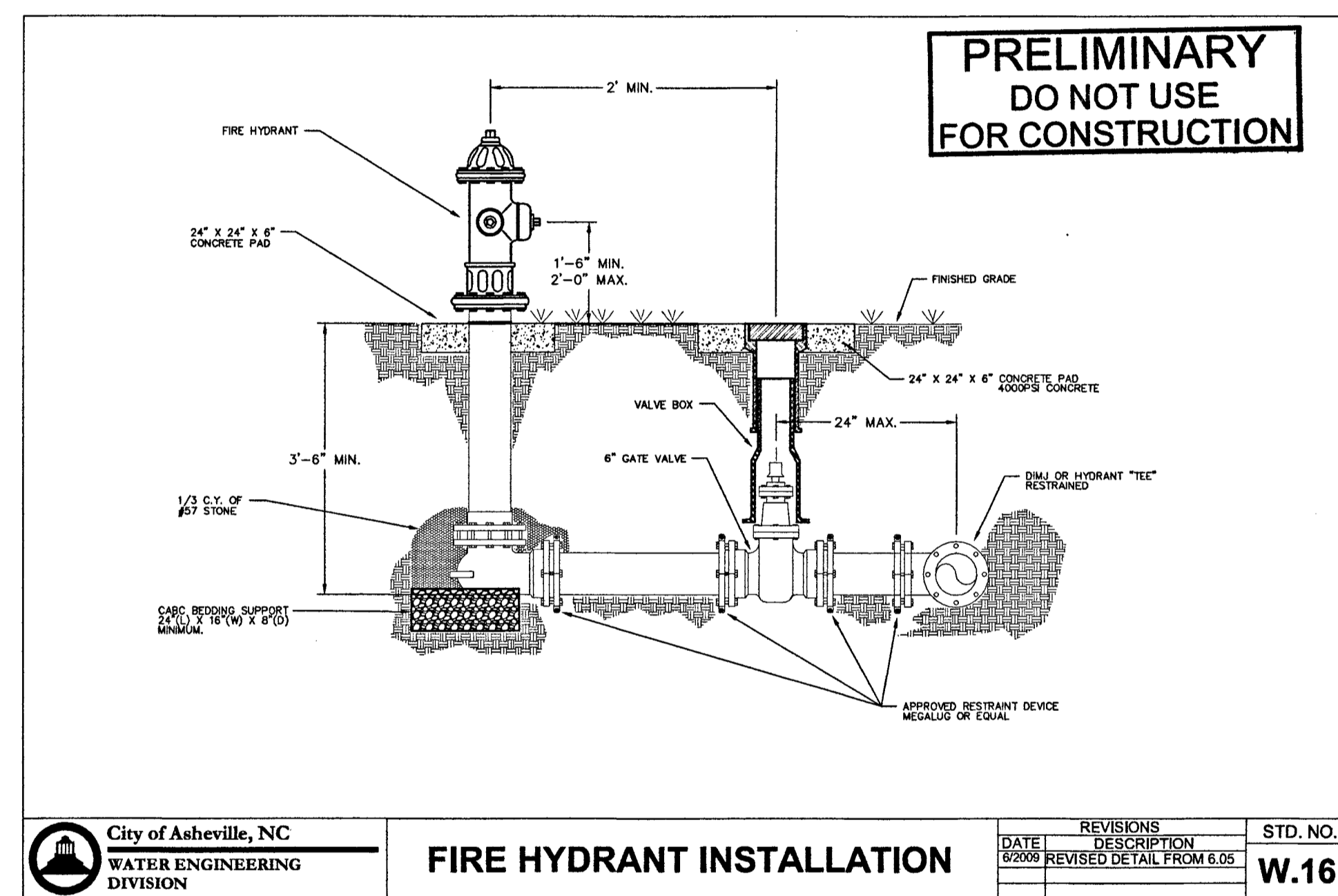
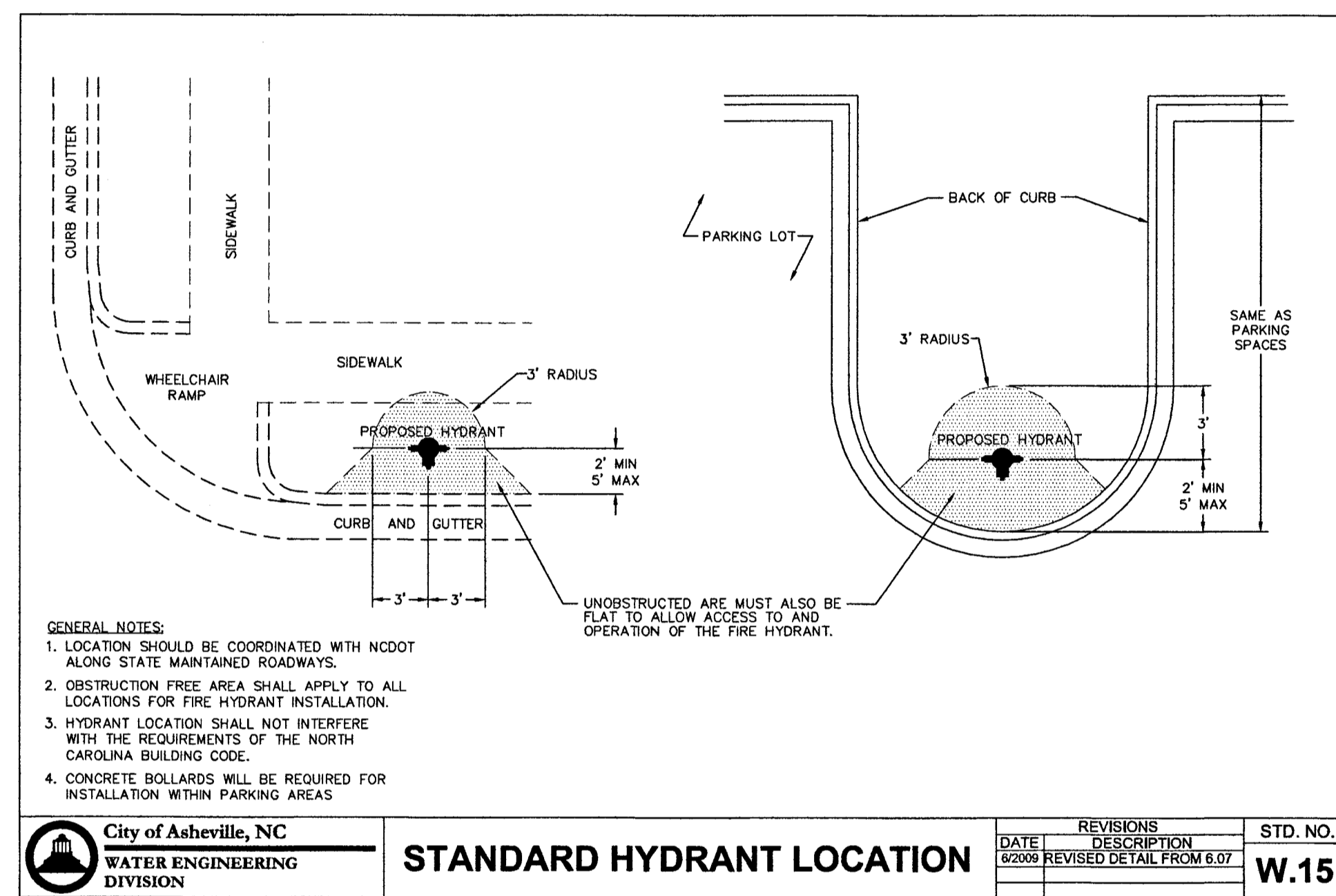
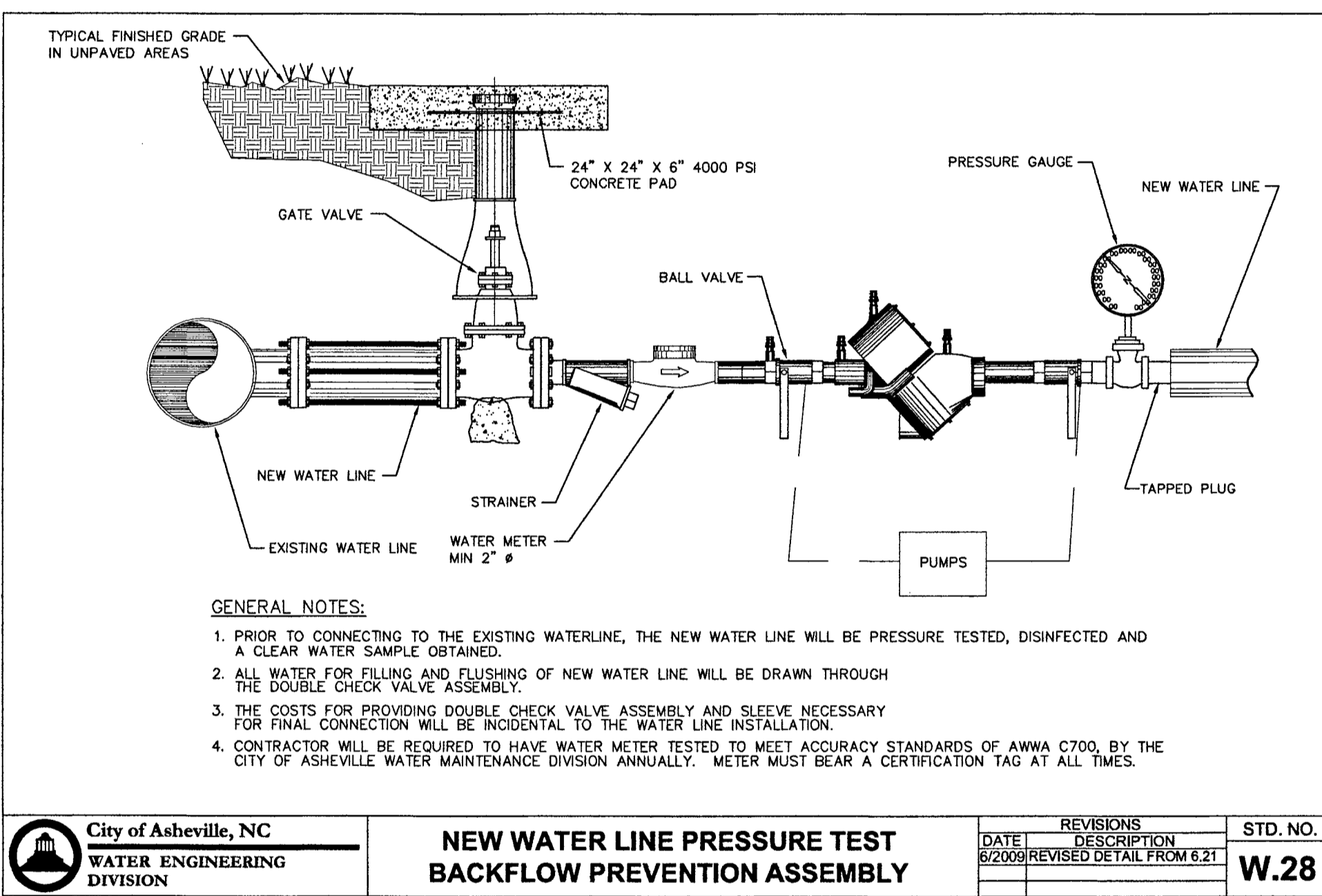
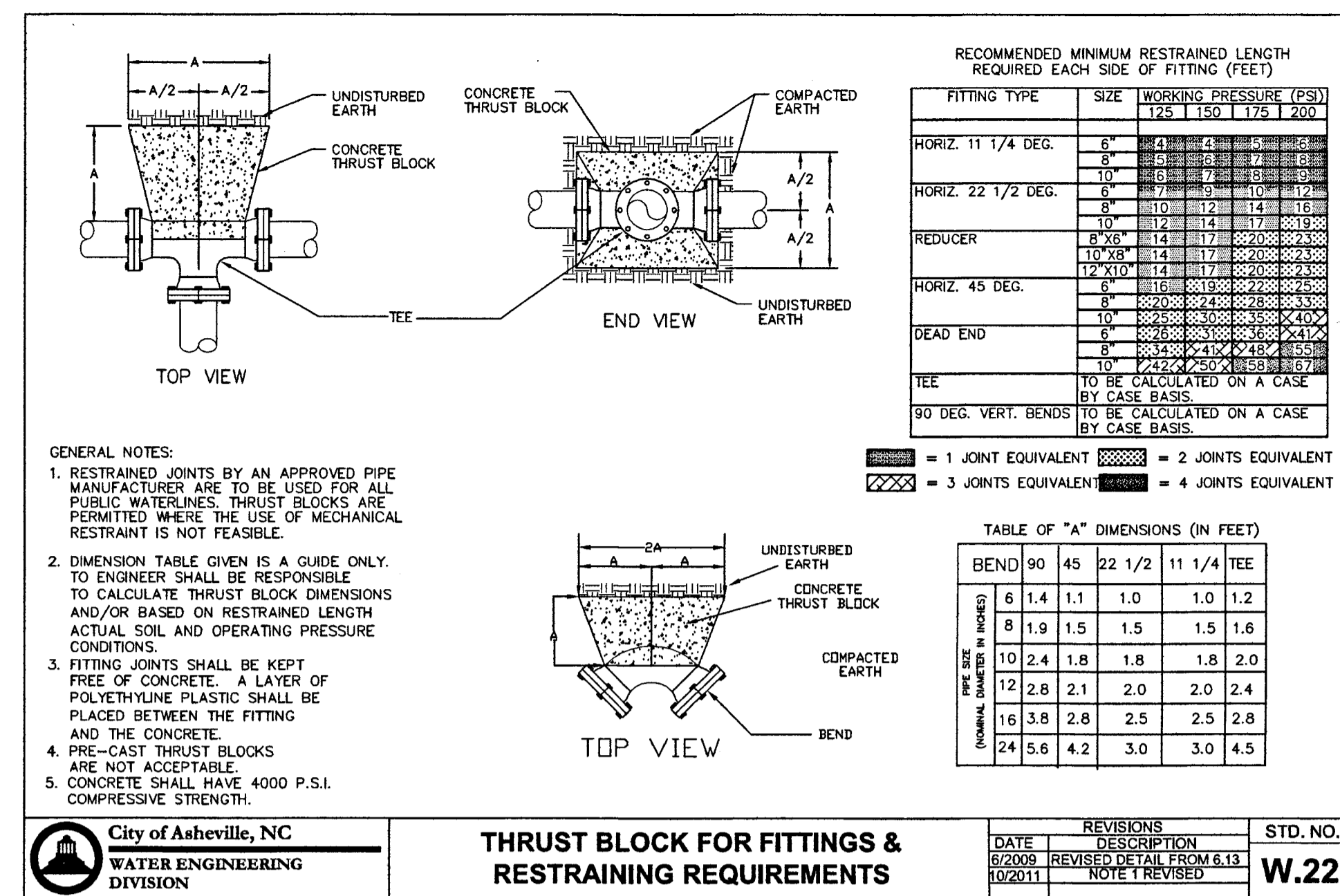
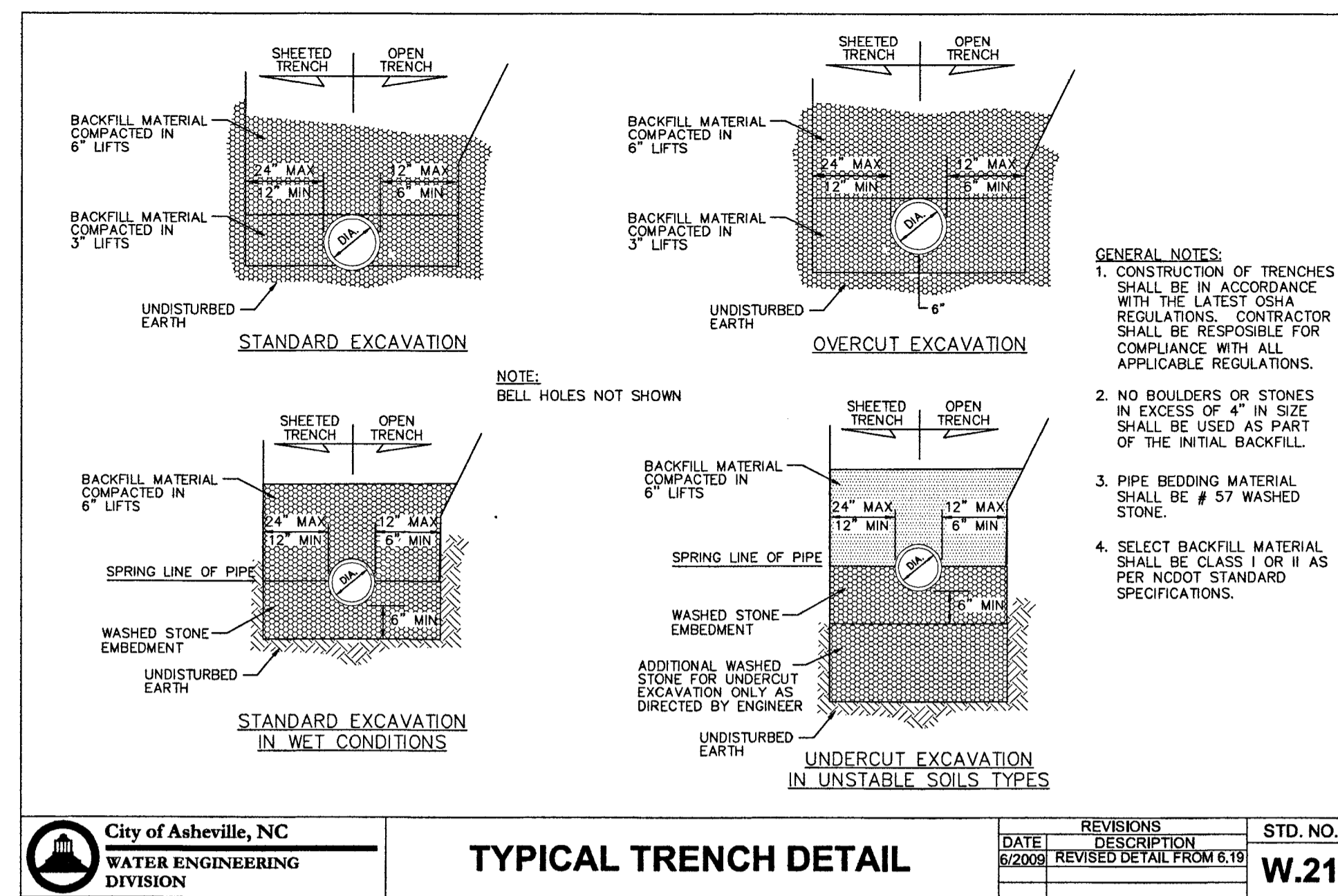
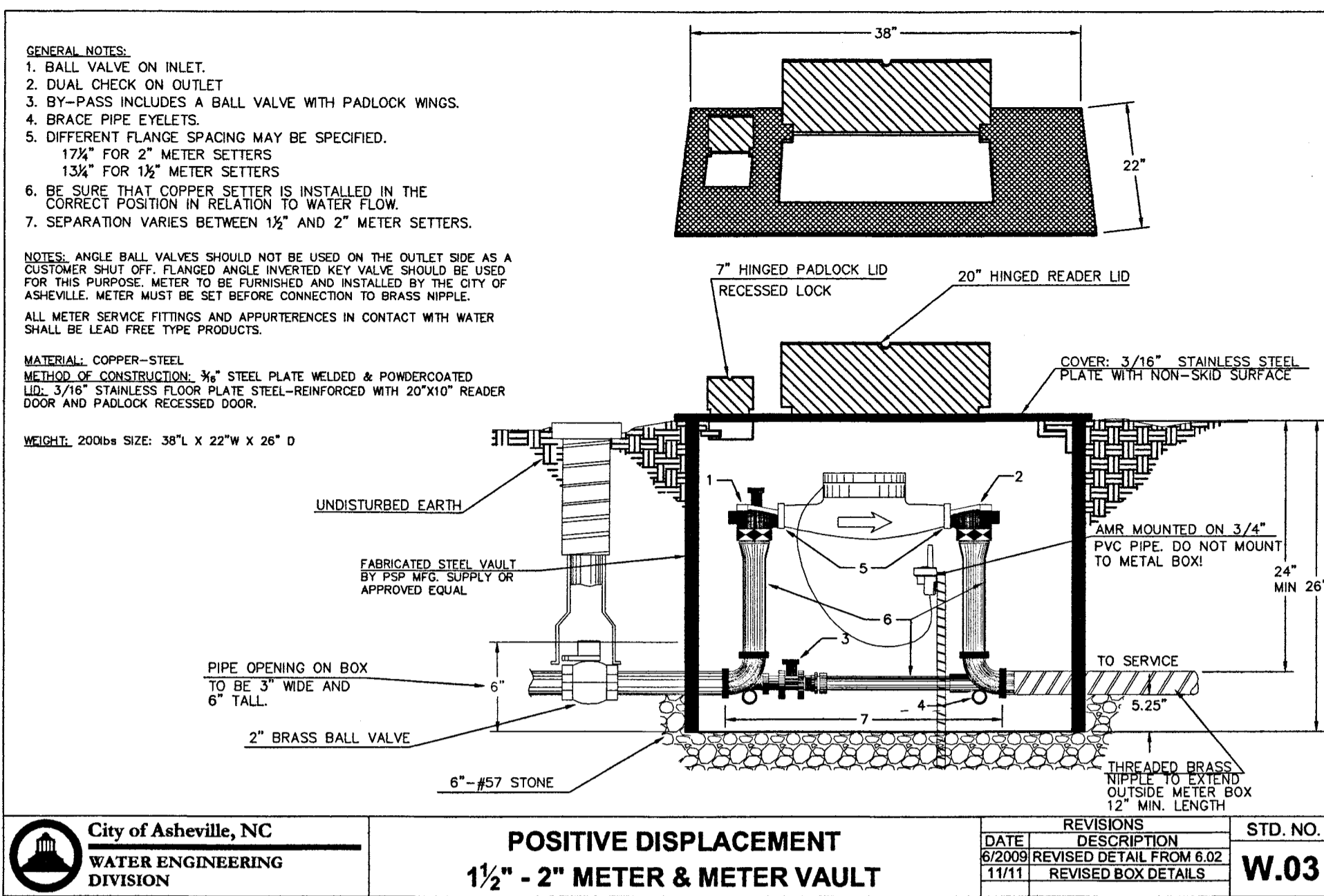
Inflow Area = 801,504 sf 97.66% Impervious Inflow Depth = 4.93" for 25-Year event
Inflow = 120.94 cfs @ 12.01 hrs Volume = 329,029 cf
Outflow = 120.92 cfs @ 12.01 hrs Volume = 329,029 cf Atten = 0% Lag = 0.1 min

Routing by Stor-Ind+Trans method, Time Span = 0.10-168.00 hrs, dt = 0.02 hrs
Max. Velocity = 13.10 fps, Min. Travel Time = 0.0 min
Avg. Velocity = 4.70 fps, Avg. Travel Time = 0.1 min

Peak Storage = 249 cf @ 12.01 hrs
Average Depth at Peak Storage = 2.15'
Bank-Full Depth = 2.50' Flow Area = 12.5 sf, Capacity = 181.53 cfs

0.00' x 2.50' deep channel, n = 0.030 Earth, grassed & winding
Side Slope Z-value = 2.0 1/2" Top Width = 10.00'
Length = 27.0' Slope = 0.0741 1/2"
Inlet Invert = 2.00', Outlet Invert = 0.00'

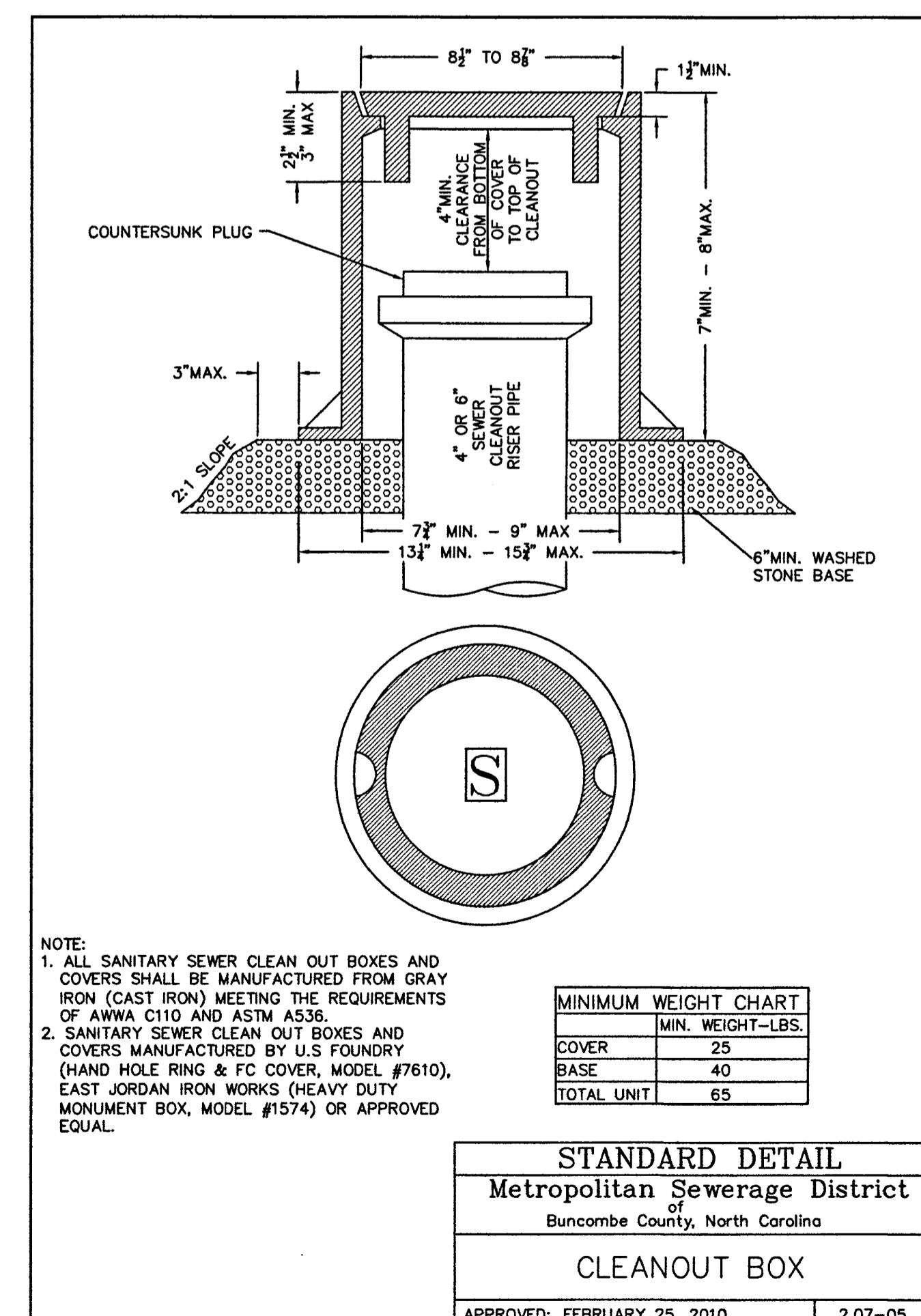
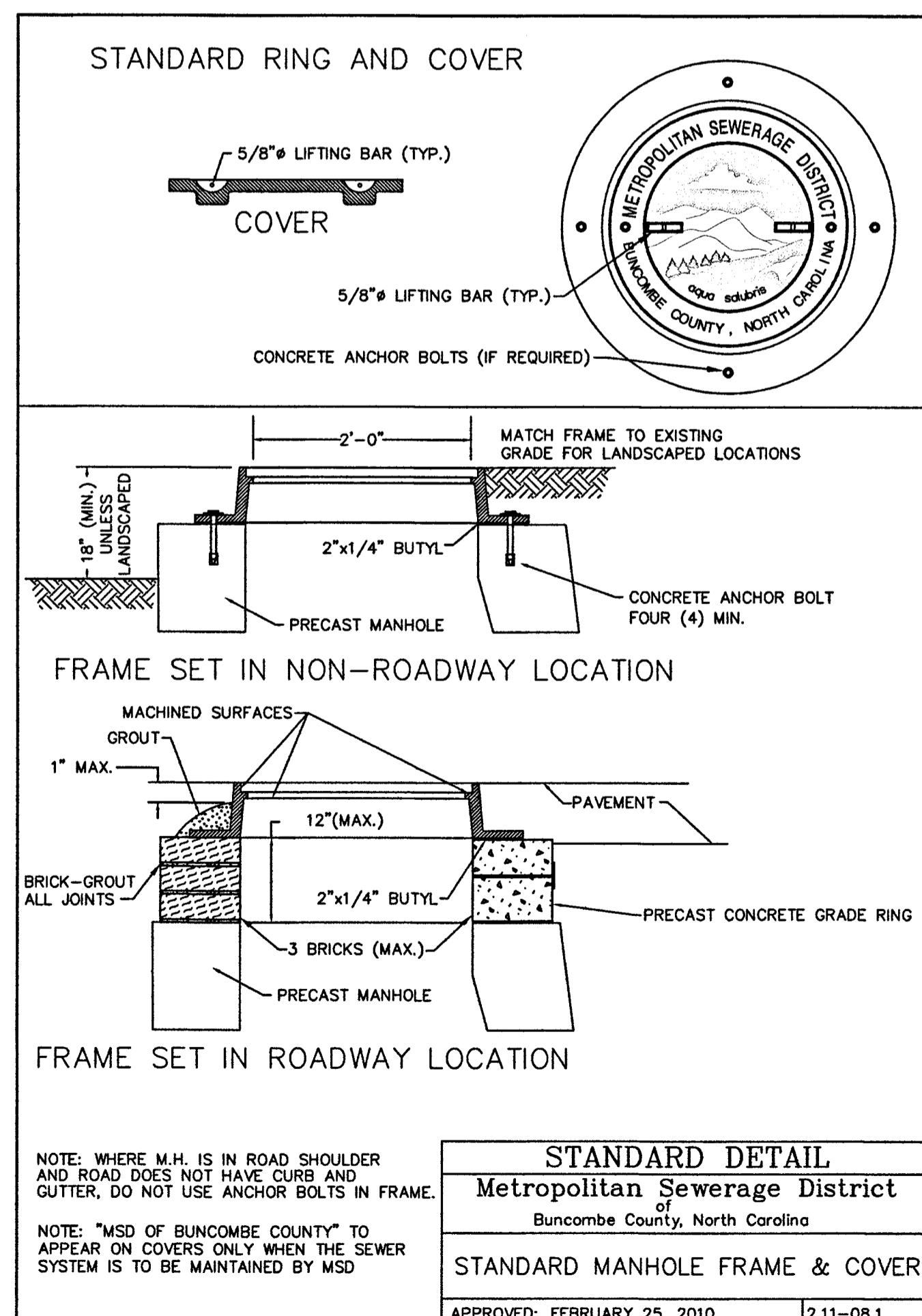
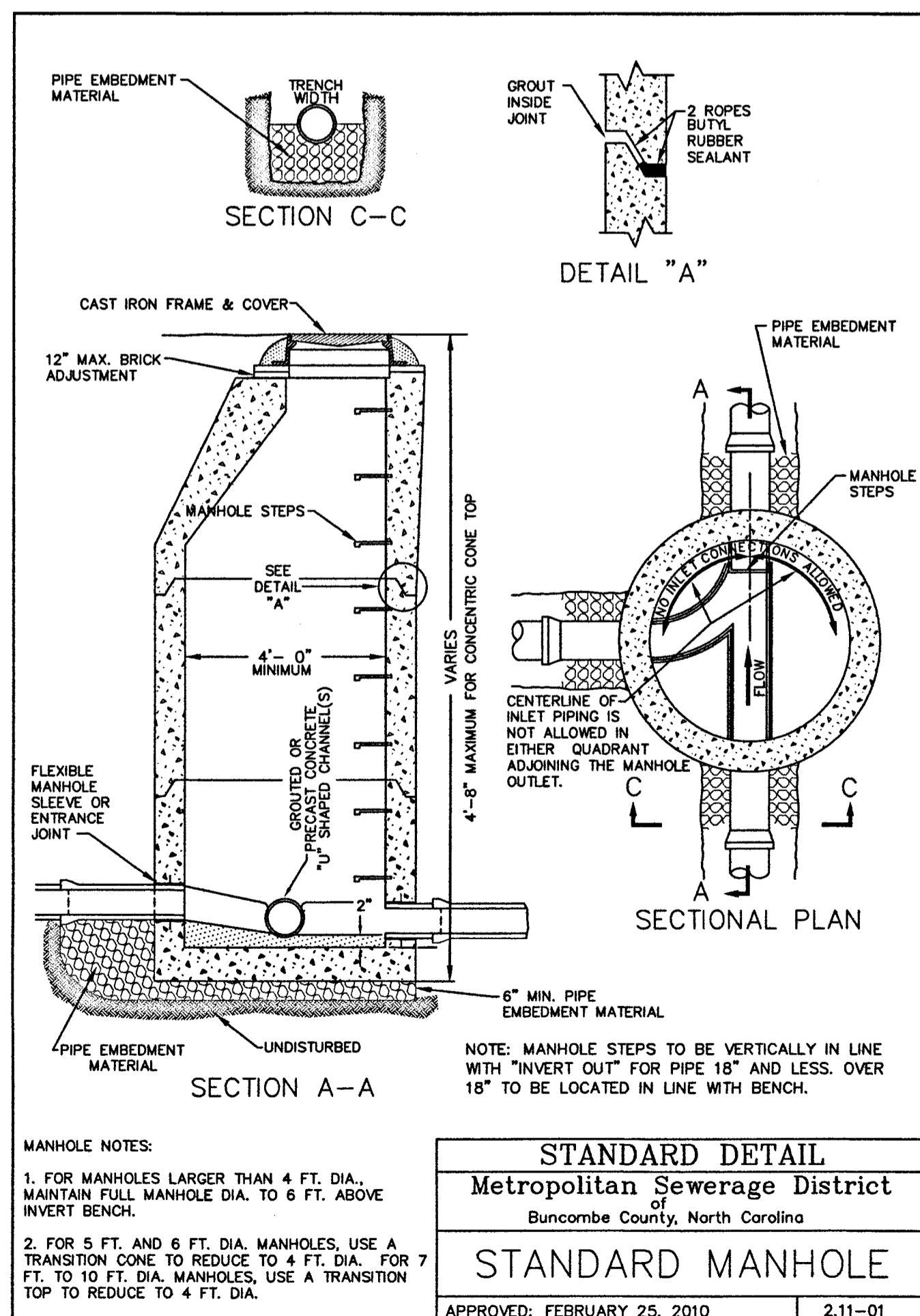
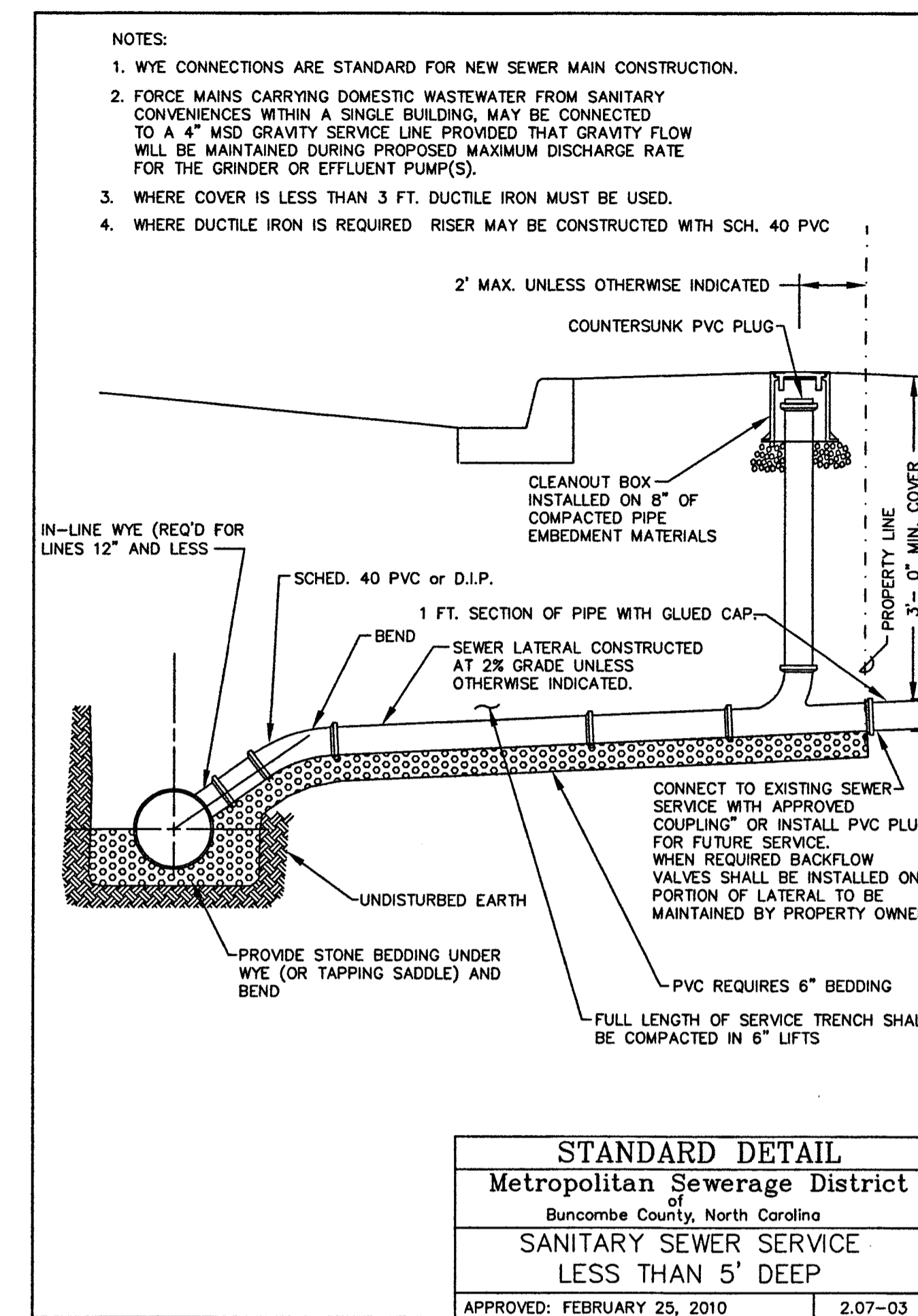
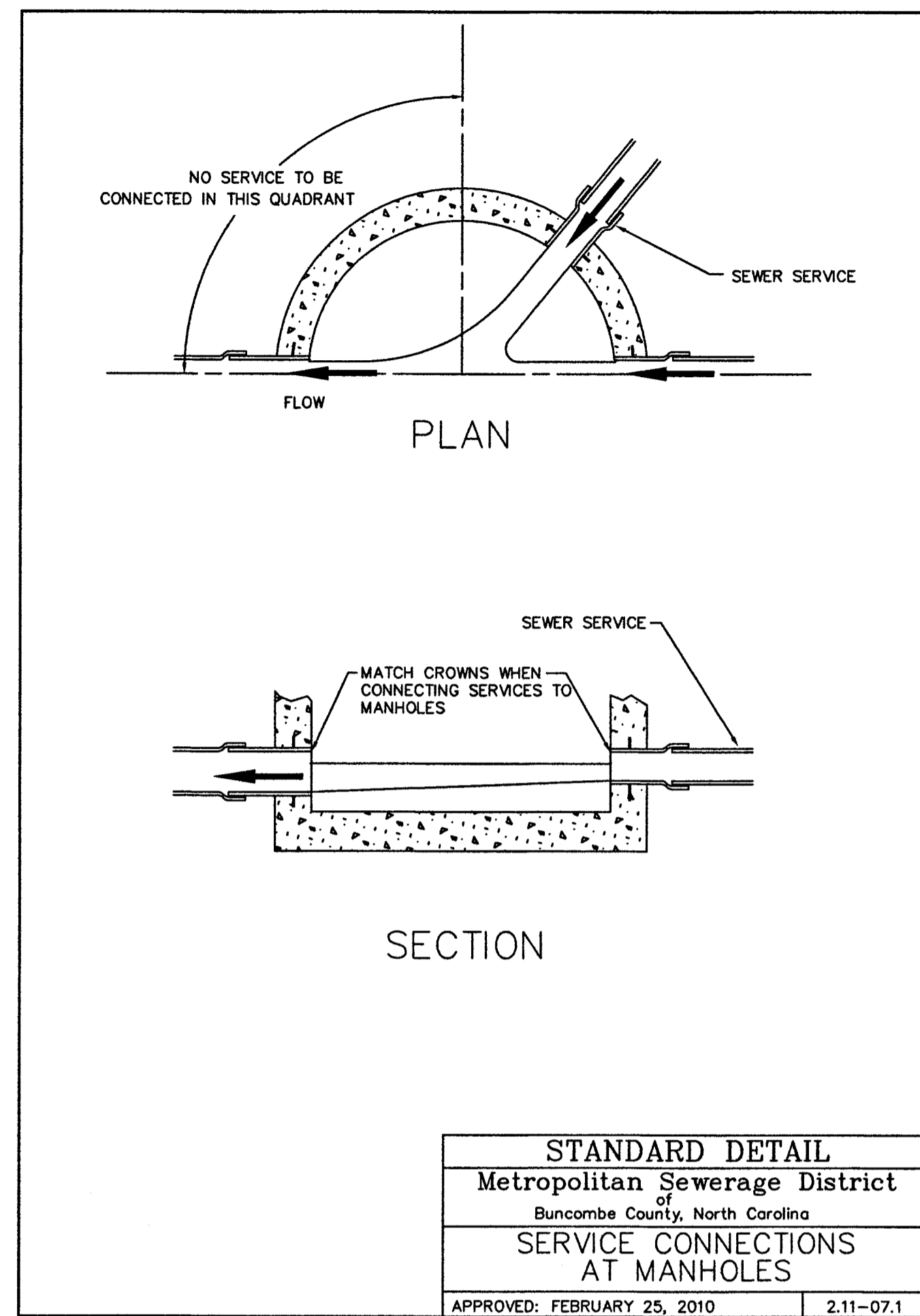
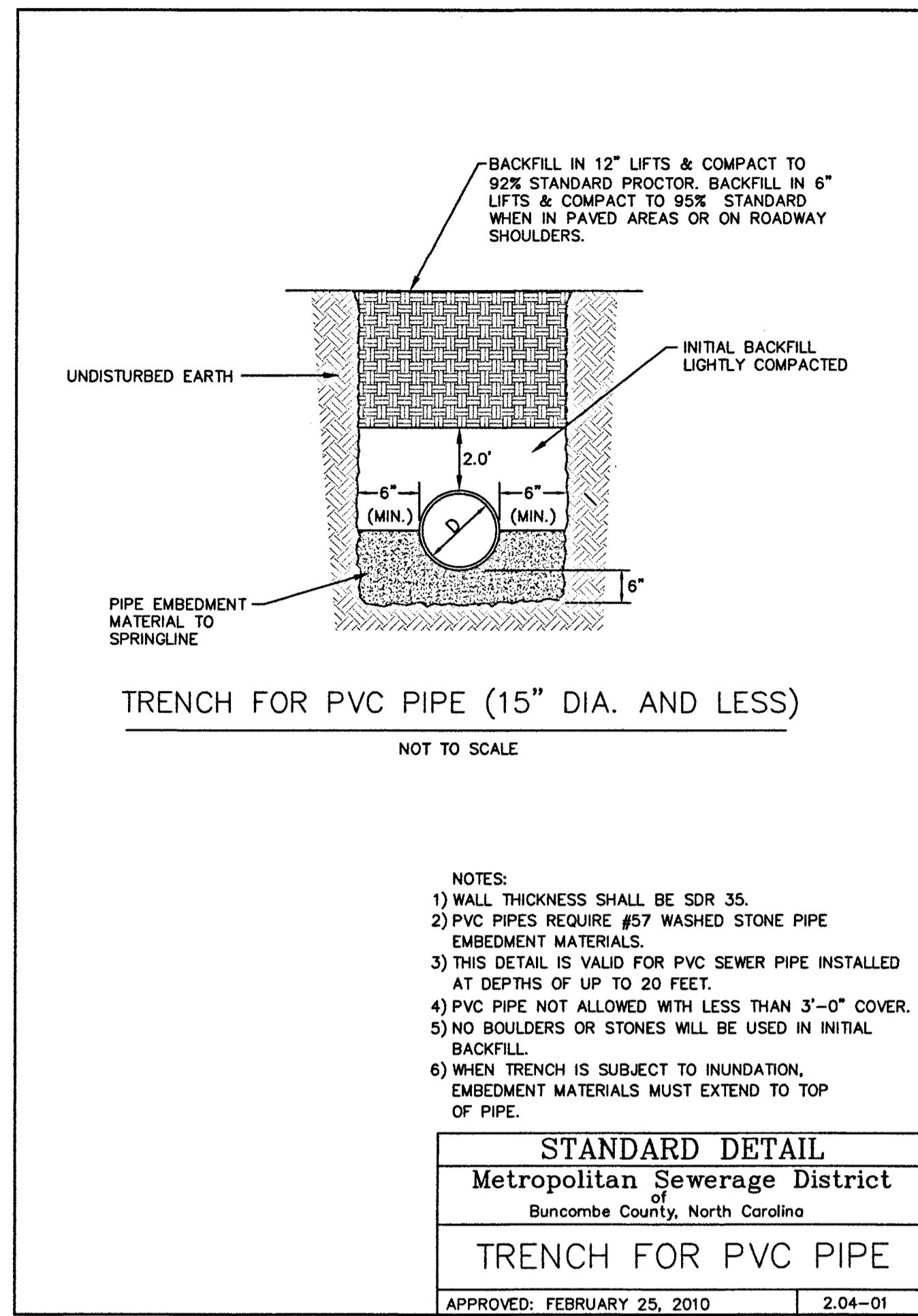




NC FIRM LIC # C-2185
 SEAL 2726
 9/11/15
 ALTAMONT ENVIRONMENTAL, INC.
 ENGINEERING & HYDROLOGY
 231 HAYWOOD STREET, ASHEVILLE, NC 28801
 TEL. 828.281.3350 FAC. 828.281.3351
 WWW.ALTAMONTENVIRONMENTAL.COM
 DRAWN BY: SS
 PROJ MGR: ALH
 CLIENT: BLT ENTERPRISES, LLC
 DATE: 09/15/15

REV.	DATE	DESCRIPTION	BY	CHK	APV

WATER DETAILS
 BEE TREE VILLAGE
 BUNCOMBE COUNTY
 SWANNANOVA, NC 28778
 SHEET NO. C13.0
 FILE PATH: P:\BEE TREE VILLAGE\CADD\PLANS_BEE TREE VILLAGE



PRELIMINARY
DO NOT USE
FOR CONSTRUCTION

NORTH CAROLINA
SEAL
27281
9/17/15
REGISTERED PROFESSIONAL ENGINEER
AMYRON T. HAYWOOD

NC FIRM LIC# C-2185

DRAWN BY: SSS
PROJ MGR: ALH
CLIENT: BLT ENTERPRISES, LLC
DATE: 09/15/15

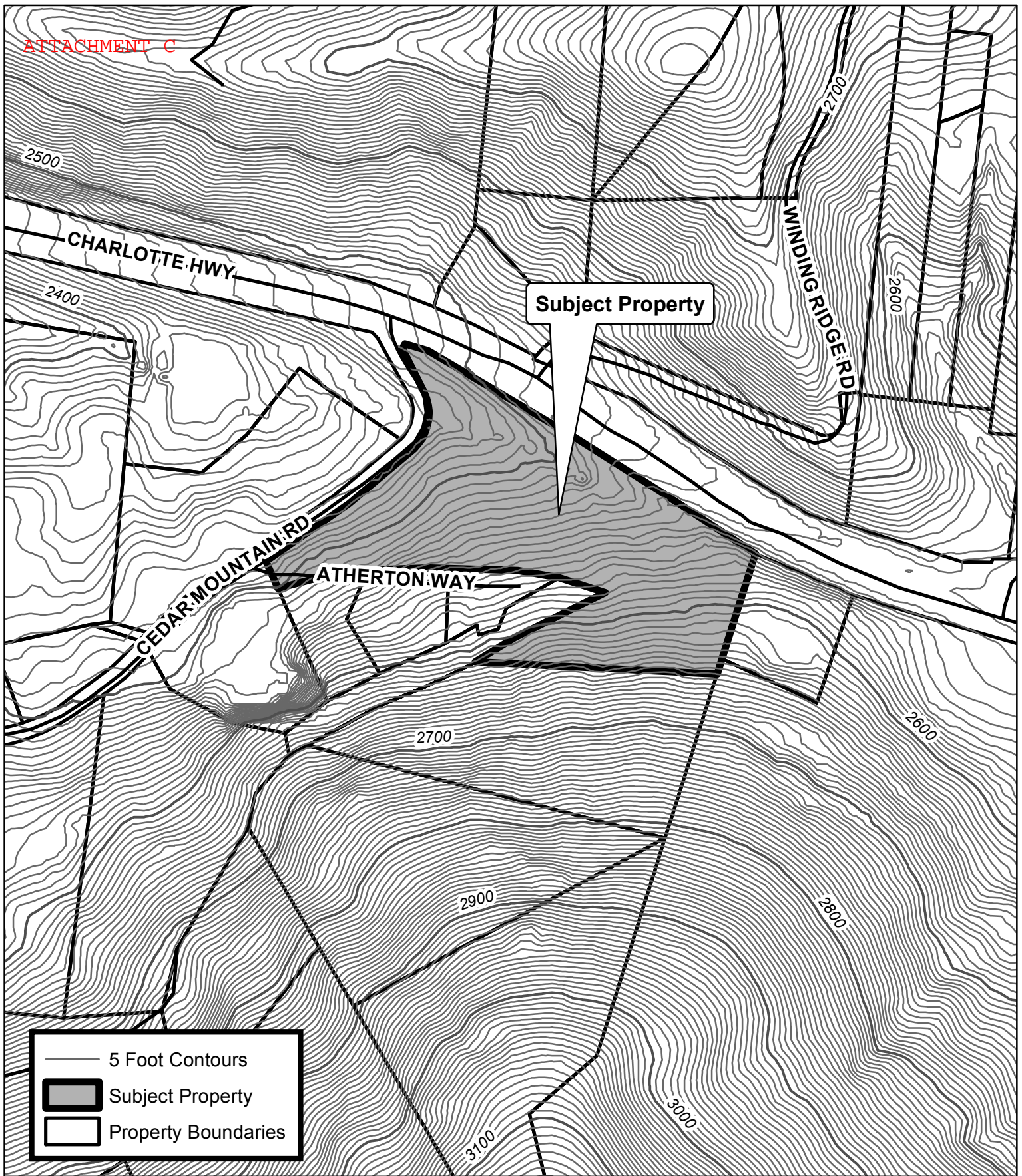
ALTA MONT ENVIRONMENTAL, INC.
ENGINEERING & HYDROGEOLOGY
231 HAYWOOD STREET, ASHEVILLE, NC 28801
TEL. 828.281.3350, FAX. 828.281.3351
WWW.ALTA MONT ENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APP

SHEET NO.
C13.1

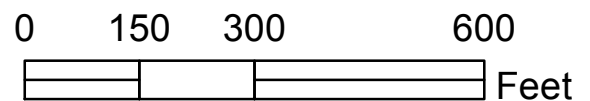
SEWER DETAILS
BEE TREE VILLAGE
BUNCOMBE COUNTY
SWANNANOVA, NC 28778

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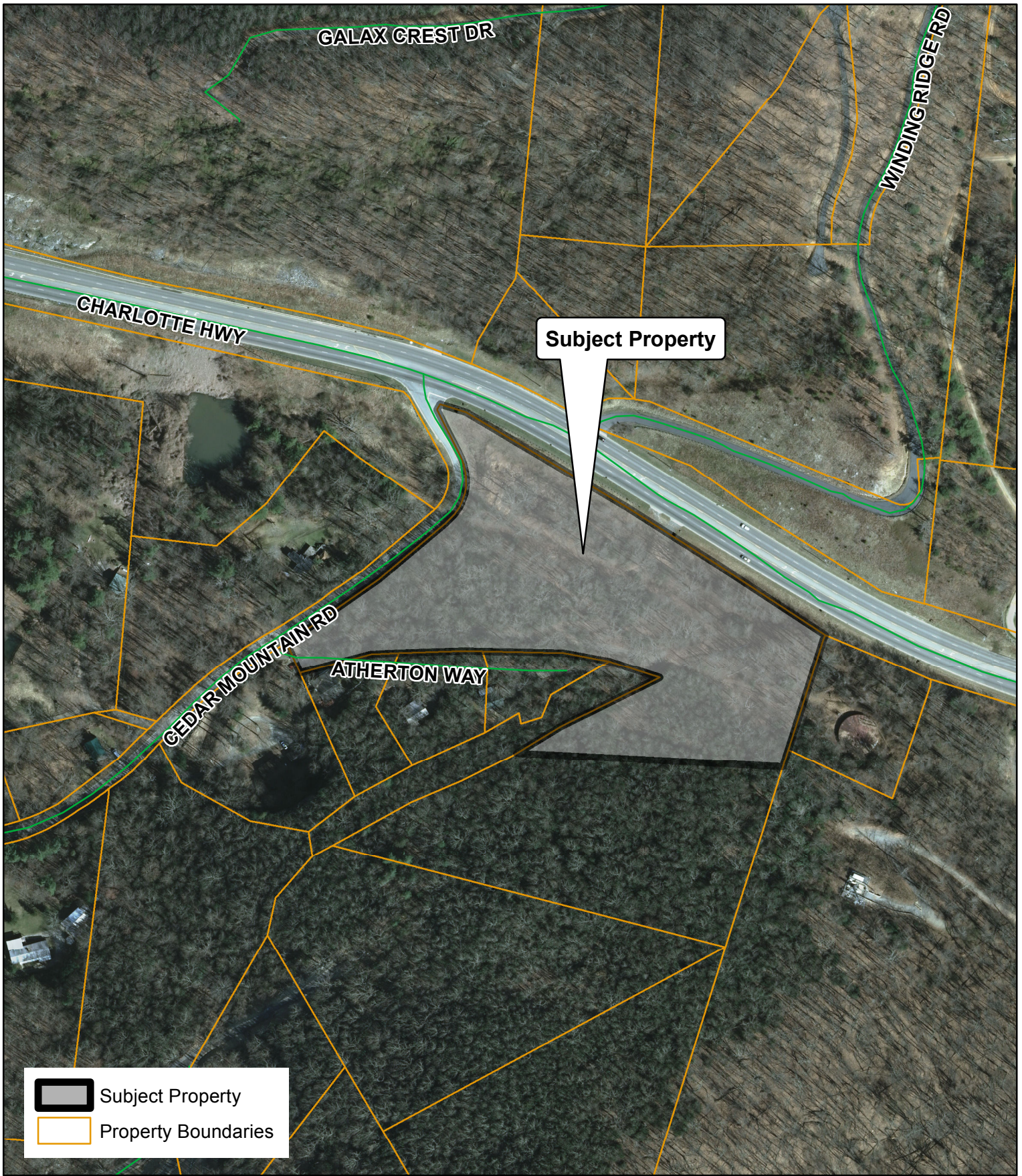


C. Daryl Rosenberger Map Amendment

Case Number: ZPH2015-00052
Approximate Property Size: 6.24 acres
Application Date: September 18, 2015 Planning
Board Hearing Date: October 19, 2015

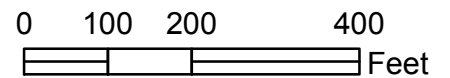


Created By: Buncombe Co. Planning
Date: September 30, 2015

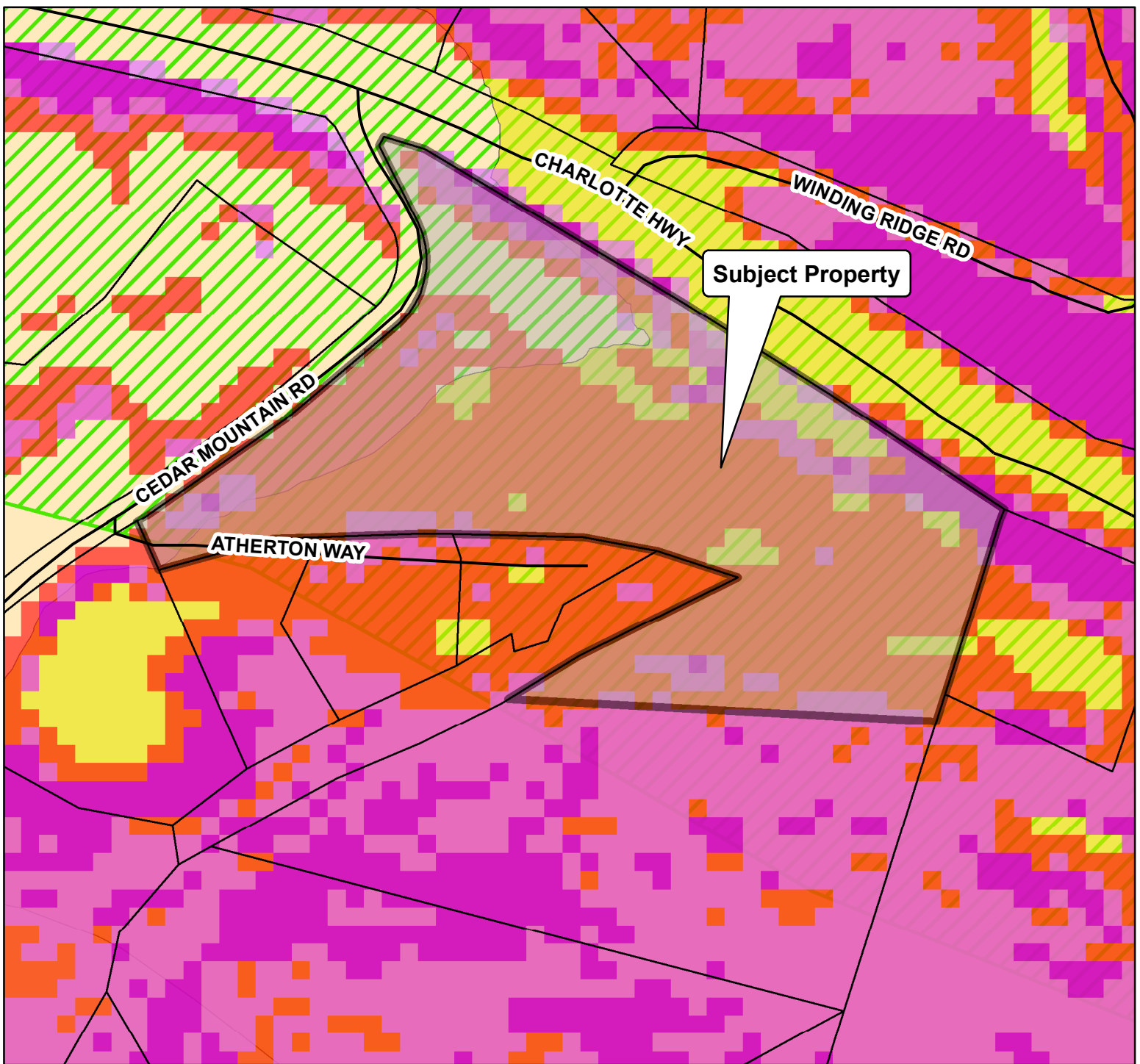
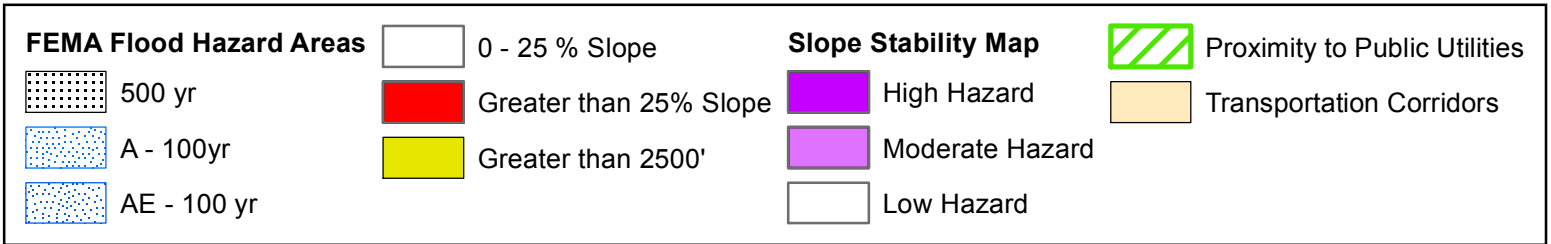


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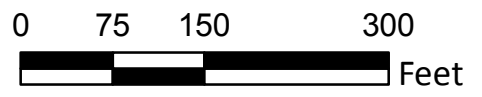


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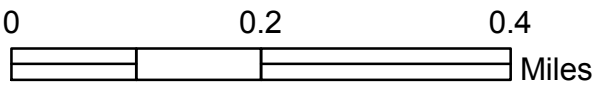
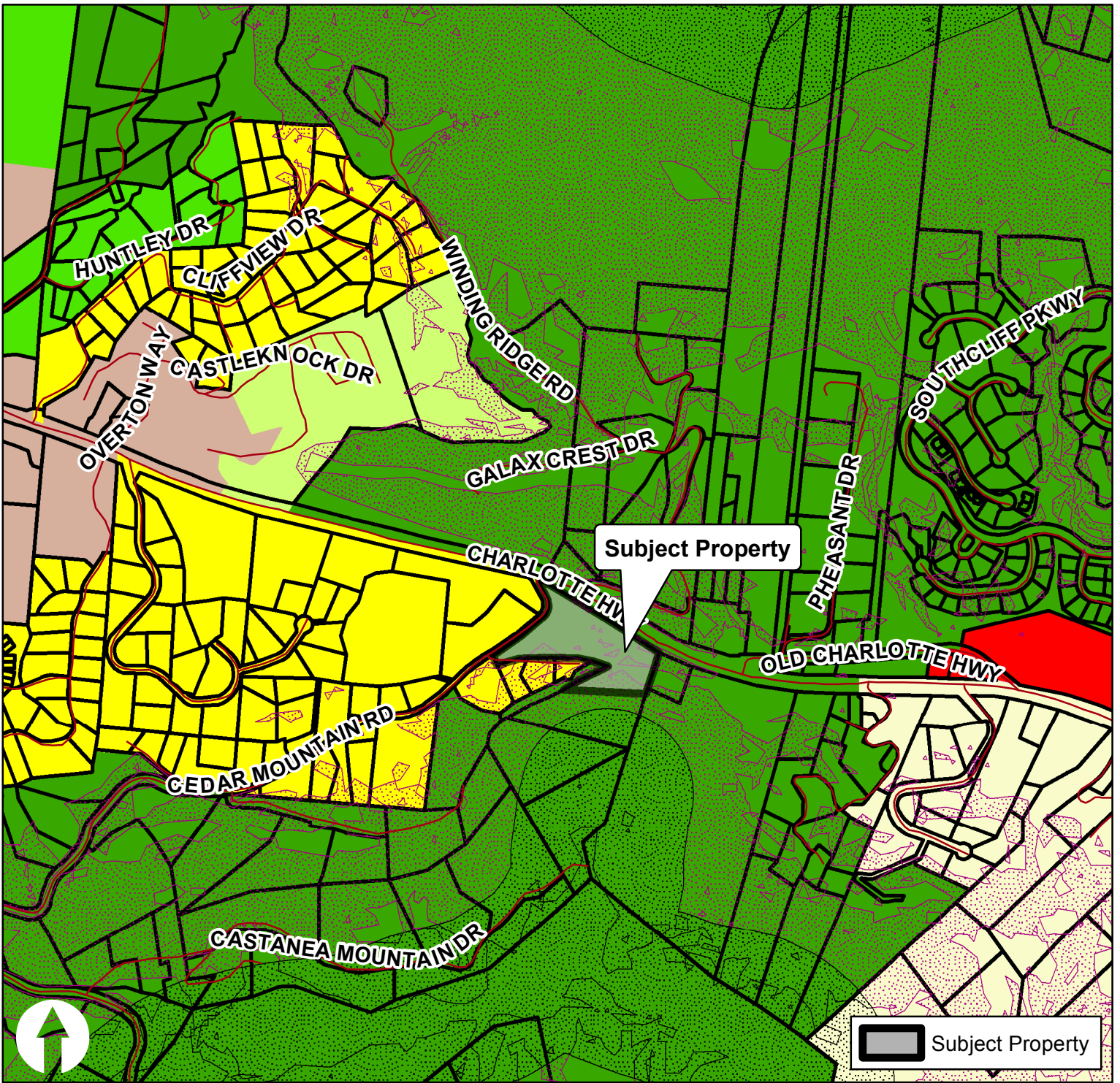


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	AI		EMP		R-1
	BDM		NS		R-2
	CR		OU		R-3
	CS		PS		R-LD
	Blue Ridge Parkway Overlay				
	Protected Ridge Overlay				
	Protected Ridge & Parkway				
	Steep Slope/High Elevation				
	Steep Slope/High Elev. & Pkwy				



Buncombe County Government

Application to Amend the Buncombe County Zoning Map

Planning and Development
www.buncombecounty.org

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830
Fax (828) 250-6086

OFFICE USE ONLY:

Case Number: ZPH 2015 - 00052 Date Received: 9/18/15
Scheduled Planning Board Hearing Date: 10/19/15

Application is hereby made to the Board of Commissioners of Buncombe County to amend the Official Zoning Map of Buncombe County as pertains to the following properties:

Property description:

- Property Identification Number(s): 9677 21 2223
- Address(es) of Property : HWY 74A Charlotte Hwy
- Total Acreage of Property: 6 Acres out of 10 Acres

Zoning Classification(s):

Current zoning district(s): RLD Requested zoning district(s)*: NS (split zoning)

**If only a portion of the property is requested to be rezoned, or a rezoning to include more than one zoning district is proposed, please enclose a map indicating the area(s) of the property to be considered for rezoning.*

Please answer the following questions (if necessary attach a separate sheet of paper):

1. Describe how the size of the tract proposed for rezoning in reference to surrounding properties makes it suitable for the proposed zoning classification:
See Attached Page

2. Describe how the proposed rezoning is consistent with Buncombe County's Comprehensive Land Use Plan (available at www.buncombecounty.org/planning):
See Attached Page

3. Describe how the proposed rezoning would be reasonable and in the public interest, with specific attention to the zoning and existing land uses of surrounding properties, and the potential effects of the proposed rezoning on property owners, adjacent neighbors, and the surrounding community.
See Attached Page

4. Is/are the applicant(s) listed below the owner(s) of the property? Yes No

If the applicant(s) listed below are not the owner(s) as listed within the Buncombe County Tax Records, North Carolina General Statutes require the applicant to certify that the owner(s) received notice for each public hearing. An owner's affidavit should be submitted with this application, and certification of notice must be provided by the applicant once notice has been made for each public hearing 5 days prior to the hearing date; sample documents for both items can be obtained from the Planning Department.

Contact information:

C Daryl Rosenberger

Applicant Name(s) (please print)

836 Burney Mountain Road Fletcher, North Carolina 28732

Mailing Address (including town/city, state, and zip)

904-923-5497

buttlers@aol.com

Telephone

Email Address

C. Daryl Rosenberger

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant




Withdrawal of an application after notice has been made will result in forfeiture of any application fees associated with said application.

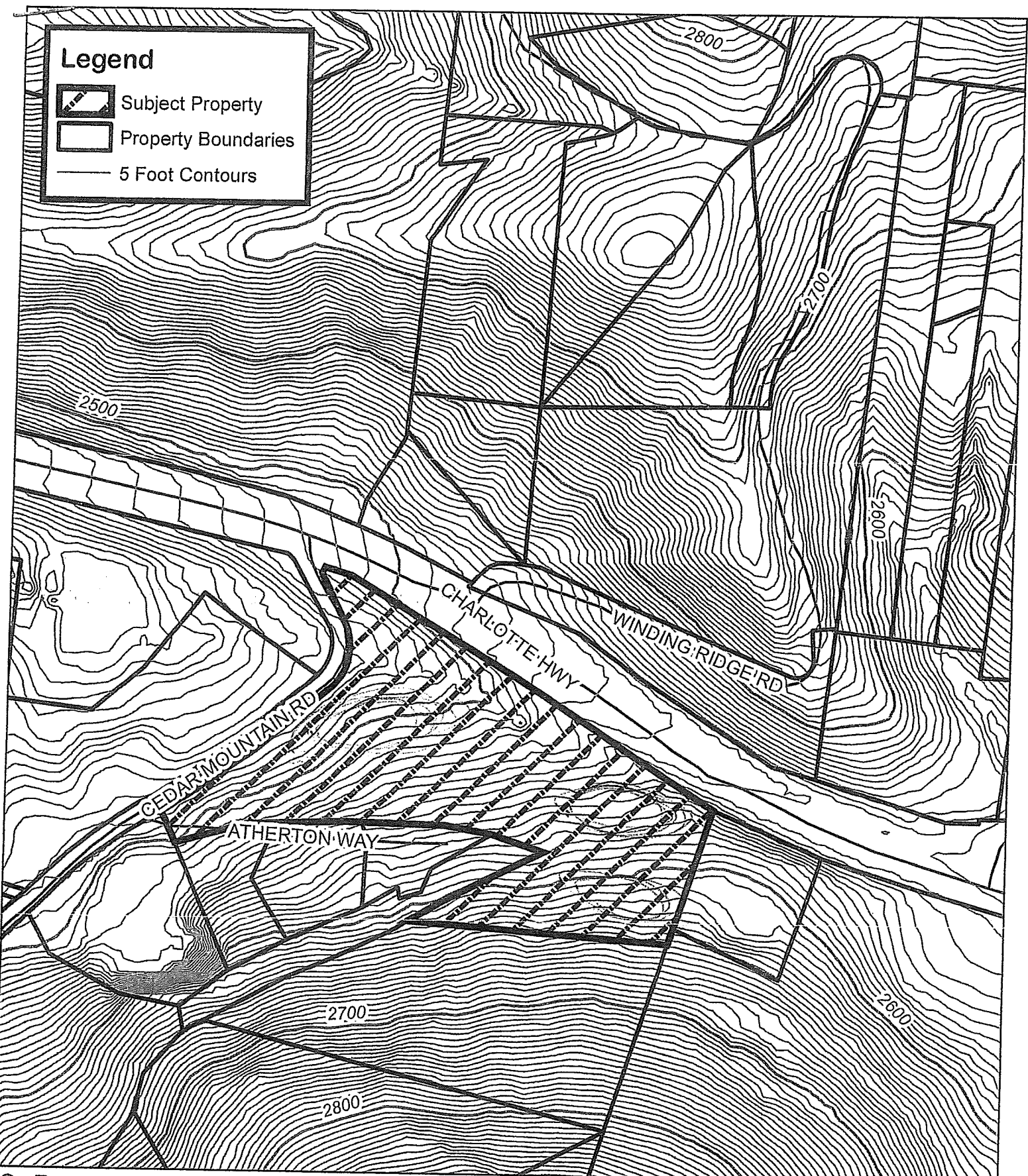
Buncombe County Government Application to Amend Buncombe County Zoning Map

Attachment

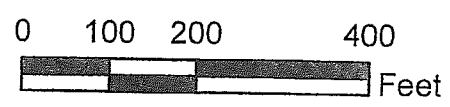
1. This property is surrounded with extremely steep topography up and down both sides of the highway, separating this tract from other NS and commercial properties. 6 acres of this property has three small plateaus allowing for small scale neighborhood service while the back 4 acres is an ideal buffer (due to extreme steepness).
2. This property borders 5 Lane Highway 74A and Cedar Mountain Road and is in close proximity to major residential neighborhoods. "The NS district is designed to allow for a mix of residential, commercial, business and service uses in limited areas along major traffic arteries and at key intersections leading to residential neighborhoods". This property currently has electric, phone, cable, natural gas, water and a 194,000 gallon per day sewer allotment (paid for by the previous owner). "The NS district should currently have water and sewer services". The dual curb access on Highway 74A (approved for sight clearance and installed by DOT.) would allow ingress and egress without adversely affecting Cedar Mountain Road neighbors while allowing the neighbors additional access from Cedar Mountain Road. NS zoning on this property should not cause obnoxious noise, dust, odors, fire hazards or lighting objectionable to surrounding residential neighborhoods due to the small scale of available uses limited by topography and local ordinances. NS on this 6 acre property would visually detract from overall appearance of the neighborhood LESS than residential construction where owners would clear cut for that view. NS zoning should not affect animal crossing on Highway 74A any more than residential fences, walls and houses.
3. NS on the 6 acres, due the topography and current ordinances, would require small scale use with minimal impact on the surrounding community. NS would disturb less woodland and overall appearance of the neighborhood than residential where residential owners would clear cut for the view. The 4 extremely steep acres in the rear of the property would buffer neighboring residential and would remain RLD. This 6 acre property is the ideal property to zone NS and support the surrounding residential neighborhoods.

Legend

-  Subject Property
-  Property Boundaries
-  5 Foot Contours



C. Daryl Rosenberger
Map Amendment
 Case Number: ZPH2013-00018
 Approximate Property Size: 6 acres
 Application Date: May 14, 2013
 Planning Board Hearing Date: June 17, 2013



Created By: Buncombe County Planning
 Date: May 23, 2013

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS

CASE NUMBER:	ZPH2015-00052
PROPOSED ZONING CHANGE:	R-LD TO NS
LOCATION:	CHARLOTTE HIGHWAY
PIN:	PORTION OF 9677.21.2223
 APPLICANT/OWNER:	 C DARYL ROSENBERGER
	836 BURNEY MOUNTAIN ROAD
	FLETCHER, NC 28732

DEPARTMENT RECOMMENDATION: **DENIAL**

BOARD CONSIDERATIONS: The Board must determine if there is a reasonable basis for the requested change. An applicant's showing of reasonableness must address the totality of the circumstances and must demonstrate that the change is reasonable in light of its effect on all involved. Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002). Determination must be, the "product of a complex of factors." Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988). Among the factors relevant to this analysis are the size of the tract in question; the compatibility of the disputed zoning action with an existing comprehensive zoning plan; the benefits and detriments resulting from the zoning action for the owner of the newly zoned property, his neighbors, and the surrounding community; and the relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts. Id.

REZONING ANALYSIS: The applicant is requesting the rezoning of approximately 6.24 acres of a 10.1 acre parcel from R-LD (Low-Density Residential District) to NS (Neighborhood Service District). The subject property is undeveloped and predominately wooded. The subject property is located at the intersection of Cedar Mountain Road and Charlotte Highway (U.S. 74A) near the summit of Mine Hole Gap. Surrounding properties to the north, east and west are primarily characterized by steep topography and single family residential development, zoned R-LD and R-1 respectively. The remaining portion of the subject property to the south (not a part of this rezoning request) as well as neighboring properties are steeply sloped and portions of these properties include the Steep Slope/High Elevation and Protected Ridge Overlay Districts. These properties contain both vacant land and single-family residences. While the subject property does directly access Charlotte Highway at the intersection of Cedar Mountain Road, it is not part of a contiguous commercial corridor and is more than ¼ mile from the closest commercially zoned property to the east (florist/plant nursery) and more than 1/3 mile from commercial zoning to the west (Berrington Village Apartments). The R-LD zoning district is primarily intended to provide locations for low-density residential and related-type development in areas where topographic or other constraints preclude intense urban development. These properties are environmentally sensitive areas that are often characterized by steep slopes and fragile soils. Due to the downward sloping nature of this property from Charlotte Highway (a large portion of this property has been barricaded by an NCDOT guardrail due to topography along the road frontage) and the isolation from surrounding commercial corridors, the RL-D classification is appropriate and the request to rezone the property to NS is incompatible with surrounding topography and land uses. These concerns have been identified in two (2) previous rezoning requests for the subject property. The Board of Commissioners denied map amendment requests (see attached timeline) in both 2010 and 2013 for this property.

The proposed map amendment is inconsistent with Section 78-640(e) Neighborhood Service District (NS) of the Zoning Ordinance of Buncombe County which states that the NS District is intended to provide locations for limited, neighborhood-oriented, commercial, business, and service activities in close

proximity to major residential neighborhoods. Further, these areas should be located at key intersections leading to residential neighborhoods and should neither add to traffic congestion; nor cause obnoxious noise, dust, odors, fire hazards, or lighting objectionable to surrounding residences; nor visually detract from the overall appearance of the neighborhood. Section 6 of the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that denser development be directed to areas with existing infrastructure. The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update illustrate the following conclusions regarding the subject property:

- The subject property is contiguous to and not readily separated from low-density residential uses.
- The subject property contains steep slope areas of 25% or greater.
- The subject property lies within areas containing high elevations (greater than 2,500 feet).
- The subject property contains areas located along Charlotte Highway with moderate and high slope stability hazards present.
- The subject property is not located within a FEMA Flood Hazard Area.
- The subject property is located along a major transportation corridor.
- The subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water is available along Charlotte Highway and Cedar Mountain Road and public sewer appears to be available along Charlotte Highway (availability not verified).

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies neighborhood-scale commercial development as “suggested” within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas; however, the plan also highly suggests that this type of development be located outside of moderate and high slope stability hazard areas, steep slope areas and high elevations, and further suggests that neighborhood-scale commercial development be separated from low-density residential uses. The proposed map amendment would be detrimental to the adjacent neighbors, and surrounding community as it is inconsistent with the zoning of surrounding properties and would allow incompatible commercial uses within an existing low density residential area. Therefore the proposed map amendment is not appropriate.

Given, that the proposed map amendment would be incompatible within an area containing predominately single-family residential development, surrounding topography and restricted access from Charlotte Highway, the Buncombe County Department of Planning and Development recommends **denial** of the request.

LAND USE PLAN CONSISTENCY STATEMENTS

Inconsistent: The proposed map amendment is inconsistent with the Buncombe County Land Use Plan and the associated Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update. The following information is relevant to the subject property:

- The subject property contains steep slope areas of 25% or greater.
- The subject property lies within areas containing high elevations (greater than 2,500 feet).
- The subject property contains areas located along Charlotte Highway with moderate and high slope stability hazards present.
- The subject property is contiguous to and not readily separated from low-density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that this type of development be located outside of moderate and high slope stability hazard areas, steep slope areas and high elevations, and further suggests that neighborhood-scale commercial development be separated from low-density residential uses. The proposed map amendment would be detrimental to the adjacent neighbors, and surrounding community as it is inconsistent with the zoning of surrounding properties and would allow incompatible commercial uses within an existing low density residential area. Therefore, the requested zoning **would not be reasonable and in the public interest.**

Consistent: The proposed map amendment is consistent with the Buncombe County Land Use Plan and the associated Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update. The following information is relevant to the subject property:

- The subject property is not located within a FEMA Flood Hazard Area.
- The subject property is located along a major transportation corridor.
- The subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water is available along Charlotte Highway and Cedar Mountain Road and public sewer appears to be available along Charlotte Highway (availability not verified).

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies neighborhood-scale commercial development as “suggested” within areas that have a reasonable proximity to major transportation corridors and proximity to combined water/sewer service areas. The proposed map amendment would not be detrimental to the adjacent neighbors, and surrounding community as it would allow for a mix of residential, commercial, business and service uses along a major transportation corridor. Therefore, the requested zoning would be **reasonable and in the public interest.**

ZONING HISTORY OF SUBJECT PROPERTY - PIN 9677.21.2223**2007**

- Initial proposed zoning R-LD
- WNC Mountain Land Corp requested approximately 5.7 acres along Charlotte Highway (US 74A) to be zoned NS
- Portion along highway was re-assigned NS, central portion assigned R-3 and rear portion retained R-LD designation

2009

- Appeals Court struck down countywide zoning ordinance
- Zoning map was reviewed for all areas that courts might view as “spot zoning”
- Property was identified as having the potential to be viewed as spot zoning based on assigned designations and entirely zoned R-LD

2010

- February – WNC Mountain Land Corp applied to rezone property to NS
- March – Planning Board recommended approval of the rezoning request
- April – Board of Commissioners denied rezoning request
- October – Zoning overlays adopted placing approximately half of subject property within the Steep Slope/High Elevation and Protected Ridge Overlay Districts

2013

- May – C. Daryl Rosenberger applied to rezone a portion of property to NS
- June – Planning Board recommended approval of the rezoning request
- August – Board of Commissioners denied rezoning request

Legend

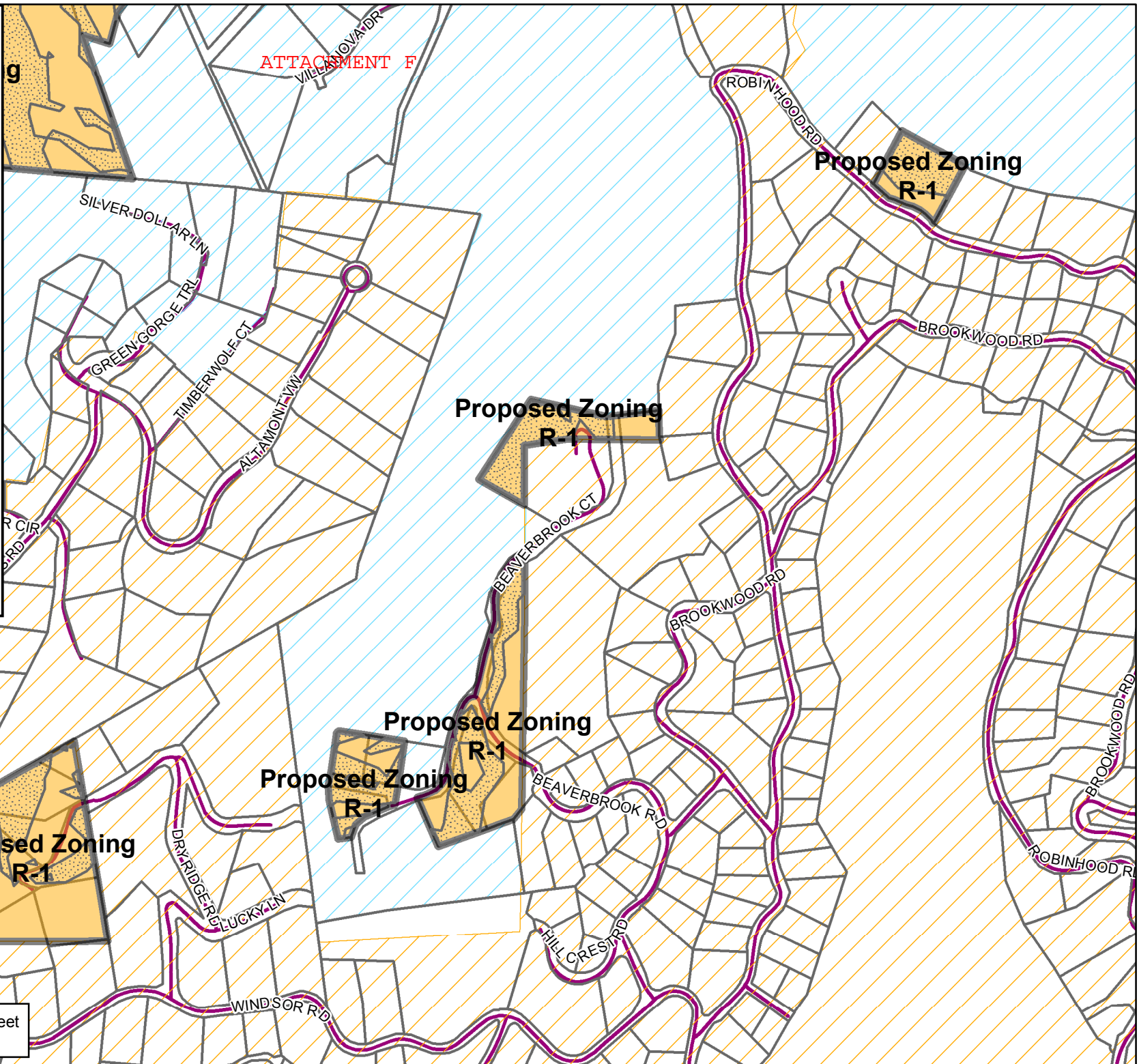
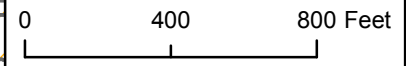
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



ATTACHMENT F

g

Proposed Zoning R-1

Proposed Zoning R-1

Proposed Zoning R-1

Proposed Zoning R-1

Proposed Zoning R-1

LAKEVIEW DR
SENATOR RD
WOODPILE RD
SWEET SPIRE RD
WOODPIE RD
DRY RIDGE RD
LUCKY LN
WINDSOR RD

SILVER DOLLAR LN
GREEN GORGE TRL
TIMBERWOLE CT
ALTA MONT LN
ROBINHOOD RD
BROOKWOOD RD
BEAVERBROOK CT

ROBINHOOD RD
BROOKWOOD RD
BROOKWOOD RD
BROOKWOOD RD
BROOKWOOD RD
ROBINHOOD RD
HILL CREST RD
BEAVERBROOK RD

Amend Sec. 78-581. Definitions.

Building means any structure having a roof supported by columns or by walls and intended for shelter, housing, or enclosure of persons, animals or chattels. The connection of two buildings by means of an open ~~porch, breezeway,~~ passageway, ~~deck carport,~~ or other such open structure, ~~with or~~ without a roof, shall not be deemed to make them one building. The word "building" includes the word "structure."

~~*Campus office use* means an office use located at a maximum density of one building per 2.5 acres with a building footprint not exceeding 5,000 square feet and not more than two stories in height.~~

~~*Community Oriented Development* means a single and/or multi-family residential development or a mixed-use development which includes single and/or multi-family affordable or workforce housing units. Bonuses in density and/or minimum lot size may be provided in return for sustainable development elements and/or the provision of community amenities.~~

~~*Group housing* means a series of one or more buildings designed for multifamily use, including multifamily dwellings and single-family attached dwellings.~~

~~*Group housing project* means a project which proposes the construction and/or development of a tract or tracts of land and one or more buildings thereon for group housing, including but not limited to condominiums, townhouses, row houses, apartments and other forms of group housing.~~

~~*Group housing project area* means that area of land which comprises the total perimeter area of the contemplated group housing project inclusive of lot and open space.~~

~~*Group housing project owner* means any person which has an ownership interest in any group housing project.~~

~~*Group Home* means a residential single or multifamily structure or structures in which the residents are supervised and/or mentored but not provided medical treatment, and where the residents are not considered a danger to others. This definition does not include summer or other seasonal camps operated as private recreation.~~

~~*Health care facility* means a residential treatment facility that houses patients on a short or long term basis and provides medical or psychiatric care on site. These facilities include but are not limited to the following, as defined by the NC Division of Health Services: adult care homes, assisted living residences, chemical dependency facilities, combination homes, health care facilities, freestanding licensed hospice facilities, hospitals, hospital facilities, long-term care facilities, multiunit assisted housing with services, nursing facilities, nursing homes, nursing home facilities, psychiatric facilities, and rehabilitation facilities.~~

~~Planned unit development (PUD) means more than two principal buildings or uses proposed to be constructed on a single lot, any building with a gross floor area of 35,000 square feet or more, or any residential complex of five or more units. Residential units within a planned development may include single-family detached or attached units, townhouse developments, garden apartments, patio homes, and other types of residential units, excluding mobile homes and mobile home parks. For purposes of the Steep Slope/High Elevation Overlay District only, planned unit development means more than two principal buildings or uses proposed to be constructed on a single lot, any building with a gross floor area of 10,000 square feet or more, or any residential complex of three or more units. A planned unit development also refers to developments which contain structures which exceed the maximum height allowed within the zoning district; such planned unit developments are prohibited within the Steep Slope/High Elevation and Blue Ridge Parkway Overlay Districts.~~

~~Planned Unit Development, Commercial (CPUD) means more than four (4) principal buildings or uses on a single lot or any principal building with a gross floor area of 50,000 square feet or more. CPUDs must include only commercial and/or industrial uses. Relatively small and low-impact additions to a building already greater than 50,000 square feet and located greater than fifty feet from any adjoining property may not trigger the definition of a CPUD at the discretion of the zoning administrator.~~

~~Planned Unit Development, Residential or Mixed Use (RPUD) means more than four (4) principal buildings or uses on a single lot; any principal building with a gross floor area of 25,000 square feet or more; any residential complex of more than eight (8) units; or a subdivision of more than ten (10) lots where building envelopes are defined, areas are set aside for open space and/or amenities, and a decrease in minimum lot size and/or interior setbacks is desired. A RPUD must include residential uses and may not be solely commercial and/or industrial development.~~

~~Postal and parcel delivery services means a post office or other packing and shipping facility which does not include warehousing or bulk sorting of shipments.~~

~~Subdivision means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or a change in existing street. This definition does not include a subdivision of land considered to be an Alternative Path Hillside Development Subdivision.~~

~~Subdivision, Alternative Path Hillside Development is a subdivision of land as defined by and approved under the standards of The Land Development and Subdivision Ordinance of Buncombe County, Sec. 70-68(f).~~

~~Travel trailer park means a parcel of land designed and equipped to accommodate three (3) or more travel trailers.~~

Amend Sec. 78-636. Use districts; enumeration.

For the purpose of this article, the zoning districts of Buncombe County as delineated on the official zoning map of Buncombe County, adopted by the board of commissioners, shall be divided into the following designated use districts:

R-LD	Low-Density Residential District
R-1	Single-Family Residential District
R-2	Residential District
R-3	Residential District
CS	Commercial Service District
EMP	Employment District
PS	Public Service District
CR	Conference Center/Resort District
NS	Neighborhood Service District
BDM	Beaverdam Low-Density Residential District
OU	Open Use District
AI	Airport Industry District

Amend Sec. 78-640. Statement of district intent.

(a) *Low-Density Residential District (R-LD)*. The R-LD Low-Density Residential District is primarily intended to provide locations for low-density residential and related-type development in areas where topographic or other constraints preclude intense urban development. These areas are not likely to have public water and sewer services available, and the minimum required lot area will be one acre unless additional land area is required for adequate sewage disposal. These are environmentally sensitive areas that are characterized by one or more of the following conditions: steep slopes, fragile soils, or flooding.

(b) *~~Single-Family Residential District (R-1)~~*. The R-1 ~~Single-Family~~ Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing single-family subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.

(c) *Residential District (R-2)*. The R-2 Residential District is primarily intended to provide locations for residential development and supporting recreational, community service and educational uses in areas where public water and sewer services are available or will likely be provided in the future. These areas will usually be adjacent to R-1 ~~Single-Family~~ Residential Districts, will provide suitable areas for residential subdivisions requiring public water and sewer services, and in order to help maintain the present character of R-1 districts, will not allow manufactured home parks.

Amend Sec. 78-641. Permitted uses.

(a) *Permitted use table.* Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1 – Permitted Use Table												
Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P	P		P	P
Duplex/Two-family residential dwelling units (attached or detached)	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P		<u>P</u>	P
<u>Community Oriented Development</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Multifamily residential dwelling units (only one building) no more than eight units in no more than four buildings)			P	P	P	P	P	P	P			<u>P</u>
<u>Open-Use Multifamily dwelling (less than six units on single lot)</u>												<u>P</u>
<u>Open-Use Multifamily dwelling (six or more units on single lot)</u>												<u>C</u>
<u>HUD-labeled Manufactured/mobile homes-Residential</u>	P			P			P					P
<u>Manufactured home parks (8 units or fewer)</u>				<u>P</u>								<u>P</u>
<u>Manufactured/mobile home parks (more than 8 units)</u>				C								P
Planned unit developments		<u>C</u>	C	C	C	C	C	C	C	<u>C</u>		<u>PC</u>

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
<u>residential or mixed use</u>												
<u>Planned unit developments, commercial</u>						<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
Subdivisions	P	P	P	P	P	P	P	P	P	P	P	P
<u>Alternative Path Hillside Development Subdivisions</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P
Adult Entertainment Establishments						C	C					C
Airports										C		
Amusement Parks						C	C	C	C			C
Animal hospitals and veterinarian clinics					P	P	P			P		P
Asphalt Plants							C					C
Aviation-related services and facilities										P		
Banks and other financial institutions					P	P	P	<u>CP</u>	<u>CP</u>	P		P
Bed and breakfast inns (<u>10 occupants or less</u>)	<u>PSR</u>		<u>CSR</u>	P	P	P	P	P	P			P
<u>Bed and breakfast inns (more than 10 occupants)</u>	<u>C</u>		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
<u>Campus-office use</u>			<u>C</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
Cargo/freight terminals, operations						<u>CP</u>	P			P		P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
and activities												
Cemetery	P		P	P		P		P	P			P
Chip Mills												C
Churches	P	P	P	P	P	P	P	P	P		P	P
Clubs or lodges				P	<u>CP</u>	P	P	P	P	P		P
Concrete Plants							C					C
Day nursery and private kindergarten (up to 8 students)	<u>CSR</u>	<u>CSR</u>	<u>CSR</u>	<u>CSR</u>	P	P	P	P	P	P		P
Day nursery and private kindergarten (more than 8 students)			<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
Family care home	P	P	P	P				P	P		P	P
Funeral homes						P	<u>CP</u>	P	P			P
Government protective services			P	P	P	P	P	P	P	P		P
Greenhouses, commercial (nursery, lawn and garden products)					P	P	P	P	P	P		P
<u>Group Homes</u>			<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
Hazardous Waste Facilities												C
<u>Hospitals, nursing homes, assisted living facilities, retirement communities, Health care facilities</u>			<u>C</u>	C		P	P	P	P			P
Home occupations	P	P	P	P	P	P	P	P	P		P	P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Hotels and motels						P	CP	P	P	P		P
Incinerators												C
Junkyards							C					C
Kennels				C	P	P	P			P		P
Laundry and dry cleaning services					P	P	CP	P	P	P		P
Libraries			P	P	P	P	P	P	P			P
Manufacturing and processing operations						P	P			P		P
Medical Clinics				C	P	P	P	P	P	P		P
Mining and Extraction Operations							C					C
Motor Sport Facilities												C
Motor vehicles maintenance and repair					C	P	P	P	P	P		P
Motor vehicles sales and rental						P	P			P		P
Motor vehicles service stations (fueling stations)					P	P	P	P	P	P		P
National Guard and Reserve Armories						P	P	P		P		P
Nightclubs, bars and pubs					P	P	P		P	P		P
Personal Landing Strips				C		C	C	C	C	C		C
Physical fitness centers				C	P	P	CP	P	P	P		P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Postal and parcel delivery services					<u>CP</u>	P	P	P	P	P		P
Printing and lithography						P	P			P		P
Professional and business offices and services					P	P	P	P	P	P		P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	P	P	P	P	P	P	P	P	P	P	P	P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)	C	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	C	C	C	C	P	P	P	P	P	P	C	P
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)	C	C	C	C	C	C	C	C	C	C	C	C
Radio, TV and telecommunications	C			C		C	C	C	C	P		P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
towers												
Recreation use, <u>nonprofit governmental</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	P	P	P	P	P	P	<u>P</u>	P
Recreation use, <u>profit non-governmental</u>	<u>C</u>	<u>C</u>	C	C	C	P	<u>GP</u>	P	P	P	<u>C</u>	P
Repair services (electrical and appliances)					P	P	P			P		P
Restaurants, eating establishments and cafés					P	P	P	P	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment (inside building with no outside sales storage)					P	P	<u>GP</u>	C	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment						P	<u>GP</u>		P	P		P
Rooming house			C	P	P	P	<u>GP</u>	P	P			P
Schools, public and private		<u>C</u>	C	C	<u>C</u>	P		P	P			P
Schools--Vocational, business and special schools						P	P	P	P	P		P
Shooting Ranges – Outdoor Commercial									C			C
Slaughtering Plants												C

Table 1 – Permitted Use Table												
Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Solid Waste Facilities – Landfills, Transfer Stations, Materials Recovery							C	C		C		C
Storage and warehousing					<u>C</u>	P	P	P	<u>GP</u>	P		P
Theaters						P		P	P			P
Travel trailers <u>(no more than 180 days per calendar year)</u>				<u>GP</u>					P			P
Travel trailer parks				C					<u>CSR</u>			<u>PSR</u>
Vacation rentals	P	P	P	P	P	P	P	P	P		P	P
Vacation rental complex				C	C	C	C	C	C		C	C
Wholesale sales						P	P		C	P		P

Amend Sec. 78-642. Dimensional requirements.

The dimensional requirements for structures and land in the various zoning districts shall be in accordance with Table 2.

Table 2. Dimensional Requirements

Districts	Minimum Lot Area Size ^{1,2,3,4} (Square Feet)	Density ^{2,3}		Minimum Yard Setback Requirements in Feet ^{3,5}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
R-LD Residential	43,560	No more than 2 units per lot	2 per lot. No acreage based density requirement. 2 (no more than 2 units per lot)	10	10	20	10	10	20	35
R-1 Residential	30,000 (no public water or sewer) 12,000 (public sewer only no public water) 8,000 (public water and sewer)	No more than 2 units per lot	2 per lot. No acreage based density requirement. 10 (no more than 2 units per lot)	10	7	15	20	10	20	35
R-2 Residential	30,000 (no public water or sewer) 10,000 (public sewer only no public water) 6,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35
R-3 Residential	Same as R-2	Same as R-2	12	10	7	15	20	10	20	35
NS Neighborhood Service	30,000 (no public water or sewer) 10,000 (public sewer only no public water) 5,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35
CS Commercial Service	Same as NS	Same as NS	13 12	10	10	10	10	10	10	50
EMP Employment	Same as NS		12	20	10	20	20	10	20	90

Table 2. Dimensional Requirements

Districts	Minimum Lot Area Size ^{1,2,3,4} (Square Feet)	Density ^{2,3}		Minimum Yard Setback Requirements in Feet ^{3,5}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
		Same as NS								
CR Conference Center/Resort	Same as R-4 30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,500 for each additional unit	12	20	10	20	20	10	20	50 (plus 1ft additional for each additional 5 feet of setback from all property lines up to 100ft total).
PS Public Service	Same as NS	Same as NS	12	20	10	20	20	10	20	50
AI Airport Industry	Same as NS	NA	12NA	20	10	20	20	10	20	50
BDM Beaverdam	See Footnote 46 and 68	See Footnote 6 and 8 No more than 2 units per lot	See Footnote 46 and 68 No more than 2 units per lot	See Footnote 57 and 68	15	25	See Footnote 57 and 68	15	25	35
OU Open Use	No dimensional requirements except as applied to conditional uses.									

Footnote 1--The minimum land area for lots not served by public water and/or sewer shall be subject to approval by the county health department to ensure the proper operation of septic tanks and wells. In no case shall minimum lot areas be less than those specified in this table.

Footnote 2--The minimum land area shall be calculated based on that portion of the lot which is under control of and deeded to the property owner, exclusive of road rights-of-way.

Add footnotes 3 and 4 and renumber 4 through 6 accordingly:

Footnote 3--The Minimum Yard Setback Requirements for interior lots and Minimum Lot

Size Requirements for all lots may be reduced and Density may be increased from that listed in Table 2 above through the approval of an Alternative Path Hillside Development Subdivision or a Community Oriented Development.

Footnote 4--The Minimum Lot Size Requirements listed in Table 2 above shall not apply to lots created for the provision of infrastructure and/or utilities only; cemetery lots or burial plots; or lots to be permanently dedicated as open space or common area.

Footnote 46--Beaverdam Only Development standards:

(1) Single-family residential with public water and sewer:

% Natural Slope	Lot Frontage (Feet)*	Minimum Lot Size (Acres)	Maximum Disturbed	Maximum Impervious Cover (Acres)
0-9.99 <u>with public water and sewer</u>	100	0.5	If lot is < 0.75 Acres: 80% of lot	0.375
			If lot is 0.75 - 1 Acres: 75% of lot	
			If lot is >1 Acre: 0.75 acres	
0-9.99 <u>no public water and sewer</u>	<u>100</u>	<u>1.1</u>	<u>0.75 Acres</u>	<u>0.375</u>
10-14.99 <u>with or without public utilities</u>	100	1.1	0.75 Acres	0.375
15-19.99 <u>with or without public utilities</u>	100	1.5	0.75 Acres	0.375
20-24.99 <u>with or without public utilities</u>	150	2	0.75 Acres	0.375
25-29.99 <u>with or without public utilities</u>	150	2	0.75 Acres	0.375
30-34.99 <u>with or without public utilities</u>	175	2.5	0.75 Acres	0.375

35-39.99 <u>with or without public utilities</u>	175	3	0.75 Acres	0.375
40+ <u>with or without public utilities</u>	200	5	0.75 Acres	0.375
*Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.				

(2) Single-family residential (no public water and sewer):

<u>% Natural Slope</u>	<u>Lot Frontage (Feet)*</u>	<u>Min. Lot Size (Acres)</u>	<u>Maximum Disturbed (Acres)</u>	<u>Maximum Impervious Cover (Acres)</u>
<u>0-14.99</u>	<u>100</u>	<u>1.10</u>	<u>0.75</u>	<u>0.375</u>
<u>15-19.99</u>	<u>100</u>	<u>1.50</u>	<u>0.75</u>	<u>0.375</u>
<u>20-24.99</u>	<u>150</u>	<u>2.00</u>	<u>0.75</u>	<u>0.375</u>
<u>25-29.99</u>	<u>150</u>	<u>2.00</u>	<u>0.75</u>	<u>0.375</u>
<u>30-34.99</u>	<u>175</u>	<u>2.50</u>	<u>0.75</u>	<u>0.375</u>
<u>35-39.99</u>	<u>175</u>	<u>3.00</u>	<u>0.75</u>	<u>0.375</u>
<u>40+</u>	<u>200</u>	<u>5.00</u>	<u>0.75</u>	<u>0.375</u>
<u>*Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.</u>				

Amend Sec. 78-644. Steep Slope/High Elevation Overlay District

Steep Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P	P	P	P
Duplex/Two-family residential dwelling units (attached or detached)	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	P
<u>Multifamily residential dwelling units (3 or more units)</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>

Step Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
<u>Townhomes (3 or more units)</u>			C	C	C	C	C	C			C
<u>HUD-labeled mManufactured/mobile homes-Residential</u>	P			P			P				P
<u>Manufactured/mobile home parks</u>				C							C
<u>Planned unit developments</u>		C	C	C	C	C	C	C	C		C
Subdivisions	P	P	P	P	P	P	P	P	P	P	P
<u>Subdivision, Alternative Path Hillside Development</u>	C	C	C	C	C	C	C	C	C		C
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P
<u>Bed and breakfast inns, gross floor area less than 5,000 sq. ft. (10 occupants or less)</u>	PC		C	P	P	P	P	P	P		P
<u>Bed and breakfast inns, gross floor area 5,000 sq. ft. or more (more than 10 occupants)</u>	C		C	C	C	C	C	C	C		C
Cemetery	P		P	P		P		P	P		P
Churches	P	P	P	P	P	P	P	P	P	P	P
Clubs or lodges, gross floor area less than 5,000 sq. ft.				C	C	C	C	C	C		C
Day nursery and private kindergarten <u>(up to 8 students)</u>	C	C	C	C	C	C	C	C	C		C
Family care home	P	P	P	P				P	P	P	P
Government protective services			P	P	P	P	P	P	P		P
<u>Group Homes</u>			C	C	C	C	C	C	C		C
<u>Health Care Facilities Hospitals, nursing homes, assisted living facilities, retirement</u>			C	C		C	C	C	C		C

Step Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
<u>communities</u>											
Home occupations	P	P	P	P	P	P	P	P	P	P	P
Libraries								C	C		C
Medical Clinics				C	C	C	C	C	C		C
Mining and Extraction Operations							C				C
National Guard and Reserve Armories						P	P	P			P
Professional and business offices and services, gross floor area less than 5,000 sq. ft.					P	P	P	P	P		P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Radio, TV and telecommunications towers	C			C		C	C	C	C		C
Recreation facilities, <u>nonprofit governmental</u> , indoor, gross floor area less than 5,000 sq. ft.	C	C	C	C	P	P	P	P	P	<u>C</u>	P
Recreation facilities, <u>nonprofit governmental</u> , indoor, gross floor area 5,000 sq. ft. or more					C	C	C	C	C		C

Step Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Recreation facilities, <u>nonprofit governmental</u> , outdoor	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	P	P	P	P	P	<u>P</u>	P
Recreation facilities, <u>profit non-governmental</u> , outdoor	<u>C</u>	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	C
Recreation facilities, <u>profit non-governmental</u> , indoor, gross floor area less than 5,000 sq. ft.			C	C	C	C	C	C	C		C
Repair services, gross floor area less than 5,000 sq. ft. (electrical and appliances)					P	P	P				P
Restaurants, eating establishments and cafés, gross floor area less than 5,000 sq. ft.					P	P	P	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment, gross floor area less than 5,000 sq. ft. (inside building with no outside sales storage)					P	P	<u>GP</u>	C	<u>GP</u>		P
Schools, public and private		<u>C</u>	C	C	<u>C</u>	C		C	C		C
Schools--Vocational, business and special schools						C	C	C	C		C
Travel trailers (<u>no more than 180 days per calendar year</u>)				<u>GP</u>					P		P

Steep Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Travel trailer parks				C					C		C
Vacation rentals	P	P	P	P	P	P	P	P	P	P	P
Vacation rental complex; less than 11 units				C	C	C	C	C	C	C	C

(e) Development standards.

- (1) Lot size standards. Any new lot created with greater than ten (10) percent of the area in the Steep Slope/High Elevation Overlay District after the effective date of this section shall be a minimum of 1.5 acres. This minimum lot size may be reduced through the approval of an Alternative Path Hillside Development Subdivision.
- (2) Density standards. No more than two (2) dwelling units or two (2) principal buildings or structures per lot of record shall be allowed in the Steep Slope/High Elevation Overlay District ~~except in those zoning districts that allow multifamily dwelling units. The maximum multifamily residential dwelling units allowed per acre shall be 0.75. No more than two principal buildings or structures shall be allowed on a single lot of record unless a planned unit development is approved by the Board of Adjustment.~~
- (3) Height standards. The maximum building height in the Steep Slope/High Elevation Overlay District shall be 35 feet.
- (4) Disturbed and Impervious standards.
 - (a) The maximum gross site area disturbance allowed in the Steep Slope/High Elevation Overlay District for any single lot, excluding disturbance for installation of individual septic systems, shall be:
 - for lots less than 2.0 acres shall be 0.3 acres
 - for lots 2.0 acres and larger shall be 15 percent
 - (b) The maximum gross site area impervious surface allowed in the Steep Slope/High

Elevation Overlay District for any single lot shall be:

- for lots less than 2.0 acres shall be 0.16 acres
- for lots 2.0 acres and larger shall be 8 percent

These limits shall apply to individual lot improvements, including drives, utilities, and stormwater controls but shall not apply to installation of individual septic systems. When communal infrastructure, including but not limited to roadways, shared drives, public utilities, public facilities and stormwater controls, is installed in accordance with an approved minor or major subdivision plan, the disturbed and impervious area shall be regulated by the Land Development and Subdivision Ordinance and not by this article. When communal infrastructure is installed to serve lots in a division of land which is exempt from the definition of a subdivision pursuant to Sec. 70-5 of the Land Development and Subdivision Ordinance and results in more than three (3) lots, the maximum area of the total tract to be developed for the purposes of communal infrastructure installation shall be 15 percent disturbed area and ten (10) percent impervious area.

Expansions to structures existing at the time this article was adopted must meet the gross site area disturbed and impervious limitations, however the disturbed and impervious area of the existing development is not required to be included in the disturbed and impervious area calculations.

(f) Engineering standards for certain slopes. Consultation with a geotechnical engineer shall be required for development in areas of a tract within the Steep Slope/High Elevation Overlay District in excess of 35 percent natural slope and for all areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey, and an investigation for colluvial deposits shall be made. Recommendations of the geotechnical engineer shall be submitted with the application for review. Prior to final approval, a report by the geotechnical engineer shall be required certifying that recommendations were followed during construction.

Global stability analysis shall be performed for homesites building sites on a 35 percent or greater slope or in an area designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey.

Amend Sec. 78-645. Protected Ridge Overlay District

Protected Ridge Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Single-family residential dwelling,	P	P	P	P	P	P	P	P	P	P	P

Protected Ridge Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
including modular											
<u>Duplex/Two residential dwelling units (attached or detached)</u>	P	P	P	P	P	P	P	P	P	P	P
<u>HUD-labeled mobile homes-Residential</u>	P			P			P				P
Subdivisions	P	P	P	P	P	P	P	P	P	P	P
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P
Cemetery	P		P	P		P		P	P		P
Churches	P	P	P	P	P	P	P	P	P	P	P
Family care home	P	P	P	P				P	P	P	P
Government protective services			P	P	P	P	P	P	P		P
Home occupations	P	P	P	P	P	P	P	P	P	P	P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Recreational facilities, <u>nonprofit governmental, outdoor</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	P	P	P	P	P	<u>P</u>	P
Vacation rentals	P	P	P	P	P	P	P	P	P	P	P

(e) Development standards.

- (1) Lot size standards. Any new lot created with greater than ten (10) percent of the area in the Protected Ridge Overlay District after the effective date of this section shall be a

minimum of two (2) acres.

- (2) Density standards. No more than two (2) dwelling units or two (2) principal buildings or structures shall be allowed on a single lot of record in the Protected Ridge Overlay District unless a planned unit development is approved by the Board of Adjustment.
- (3) Height standards. The maximum building height in the Protected Ridge Overlay District shall be 25 feet when the structure is 50 or fewer vertical feet from the crest of the ridge. The maximum building height in the Protected Ridge Overlay District shall be 35 feet when the structure is more than 50 vertical feet from the crest of the ridge. The vertical distance between the structure and the crest shall be the difference between the elevation (above sea level) of the highest ground level at the structure foundation and the lowest elevation of the crest of the ridge perpendicular to the structure.
- (4) Building width standards. Building width in the Protected Ridge Overlay District shall not exceed 30 percent of the lot width as measured at the face(s) of the building oriented to the downhill section of the lot or adjacent topography and parallel to the crest of the ridge.
- (5) Lot width standards. Minimum lot width in the Protected Ridge Overlay District, as measured parallel to the crest of the ridge, shall be 200 feet.
- (6) Disturbed and Impervious standards.
 - (a) The maximum gross site area disturbance allowed in the Protected Ridge Overlay District for any single lot, excluding disturbance for installation of individual septic systems, shall be:
 - for lots less than 2.0 acres shall be 0.3 acres
 - for lots 2.0 acres and larger shall be 15%
 - (b) The maximum gross site area impervious surface allowed in the Protected Ridge Overlay District for any single lot shall be:
 - for lots less than 2.0 acres shall be 0.16 acres
 - for lots 2.0 acres and larger shall be 8%

These limits shall apply to individual lot improvements, including drives, utilities, and stormwater controls but shall not apply to installation of individual septic systems. When communal infrastructure, including but not limited to roadways, shared drives, public utilities, public facilities and stormwater controls, is installed in accordance with an approved minor or major subdivision plan, the disturbed and impervious area shall be regulated by the Land Development and Subdivision Ordinance and not by this article. When communal infrastructure is installed to serve lots in a division of land which is exempt from the definition of a subdivision pursuant to Sec. 70-5 of the Land Development and Subdivision Ordinance and results in more than three (3) lots, the maximum area of the total tract to be developed for the purposes of communal infrastructure installation shall be 15 percent disturbed area and ten (10) percent impervious area.

Expansions to structures existing at the time this article was adopted must meet the gross

site area disturbed and impervious limitations, however the disturbed and impervious area of the existing development is not required to be included in the disturbed and impervious area calculations.

(f) *Engineering standards for certain slopes.* Consultation with a geotechnical engineer shall be required for development in areas of a tract within the Protected Ridge Overlay District in excess of 35 percent natural slope and for all areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey, and an investigation for colluvial deposits shall be made. Recommendations of the geotechnical engineer shall be submitted with the application for review. Prior to final approval, a report by the geotechnical engineer shall be required certifying that recommendations were followed during construction.

Global stability analysis shall be performed for homesites building sites on a 35 percent or greater slope or in an area designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey.

Add Sec. 78-650. Community Oriented Development

(a) Purpose. The purpose of this section is to facilitate the creation of affordable and workforce housing and to afford substantial advantages for greater flexibility and improved marketability through the benefits of efficiency which permit flexibility in building siting and mixtures of housing types. Residential densities are calculated on a project basis, thus allowing the clustering of buildings in order to create useful open spaces and preserve natural site features.

(b) Applicability. Developments considered under this section must:

- (1) successfully demonstrate that a minimum of ten percent of the proposed units will be made available at affordable rates or that a minimum of twenty percent of the proposed units will be made available at workforce rates. No variance(s) from this requirement may be requested or obtained under Sec. 78-621(4) or Sec. 78-623;
- (2) be served by public water and sewerage systems;
- (3) contain a development entrance which intersects a paved road, and the site of said intersection is located no more than 2,640 drivable feet, as measured along the road centerline, from an intersection with a transportation corridor. A transportation corridor, for the purposes of this section, is a publicly-maintained road which is designated as an interstate, arterial, or collector by NCDOT. The length of interstate on-ramps does not count towards the maximum drivable distance. The Blue Ridge Parkway shall not be considered a transportation corridor.

(c) Development Standards

- (1) Density requirements. There are no density requirements for nonresidential uses as long as the proposed project does not violate the intent of the district in which it is located. Density may exceed that permitted in the district in which the development is located (as shown in section 78-642) by the provision of sustainable development elements and/or the provision of community amenities. If the community oriented development lies in more than one district, the number of allowable dwelling units must be separately calculated for each portion of the

community oriented development that is in a separate district, and must then be combined to determine the number of dwelling units allowable in the entire community oriented development. Density may be increased up to 250 percent of that allowed in Sec. 78-642, according to the following table in section 78-650(c)(1)(a). No variance(s) may be requested or obtained under Sec. 78-621(4) or Sec. 78-623 in order to increase density within a community oriented development other than through strict adherence to the requirements set forth in this subsection and the community oriented development density table.

- (a) *Community Oriented Development Density Table.* Density may be increased up to 250 percent of that allowed in section 78-642, according to the following table. In order to obtain any bonus in density, points must be obtained from at least two of the three principal categories within the table (Community, Environment/Transit, Economy); additional points may be obtained through providing Added Amenities. For every point earned according to the density table below, project density may be increased by one (1) percent.

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>POSSIBLE MAX PTS</u>
<u>Community</u>			
<u>Affordable housing (15 years minimum)</u>	<u>2 points for each % affordable (10% minimum)</u>	<u>Under guidelines of the Affordable Housing Services Program (AHSP) (sold/rented to family up to 80% of Area Median Income (AMI) adjusted for family size, cost/rent of the home meets criteria, sold/rented as primary residence, minimum of 15 years affordability, conditions recorded in document accompanying the Deed of Trust)</u>	<u>140</u>
<u>Workforce housing (15 years minimum)</u>	<u>1.5 points for each % workforce (20% minimum)</u>	<u>Under guidelines of the Workforce Housing Services Program (sold/rented to family from greater than 80% to 140% of AMI adjusted for family size, cost/rent of the home meets criteria, sold/rented as primary residence, minimum of 15 years affordability, conditions recorded in document accompanying the Deed of Trust)</u>	<u>105</u>
<u>Period of affordability</u>	<u>2 points for each year beyond 15</u>	<u>Secured under guidelines of the AHSP</u>	<u>30</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>POSSIBLE MAX PTS</u>
<u>Accessibility</u>	<p>Multifamily: 20 pts for elevator, <u>1 point for each % dwelling unit with listed-ADA-compliant accesibility features</u></p> <p>Single-family: <u>1 point for each % with at least three accesibility features</u></p>	<p>Multifamily required accessibility features: Must include at least three accessibility features which may include the following: accessible showers and toilets, grab bars, and ramps, elevators, doorways at least 32" wide and passageways 36" wide, lowered counter tops (parking excluded from points awarded)</p> <p>Single-family accessibility features: 1) accessible showers, toilet, and grab bars, 2) lowered counter tops, 3) accessible switches, outlets, and environmental control, 4) ramp, 5) doorways at least 32" wide and passageways 36" wide.</p>	<u>30</u>
<u>Safe Routes to Schools (SRTS)</u>	<p><u>25 for a funded SRTS program through NCDOT, 15 points for a program that receives a letter from the regional SRTS coordinator documenting that the application meets the SRTS criteria</u></p>	<p><u>For the regional coordinator, email activekidswnc@gmail.com</u></p>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>POSSIBLE MAX PTS</u>
<u>Environment/Transit</u>			
<u>Conserve riparian buffers and wetlands</u>	<u>25 points for permanent preservation of all riparian buffers and/or identified/mapped wetlands present on the site</u>	<u>Development incorporates the retention of intact or restored riparian buffers (30 feet in width as measured from top of bank), delineated wetlands (inclusive of a 50 foot buffer surrounding the wetland area). These areas are to be preserved in perpetuity.</u>	<u>25</u>
<u>Conserve open space</u>	<u>5 points per acre of preserved open space</u>	<u>Preservation of open space to be dedicated in perpetuity. For the purpose of this table, open space does not include acreage otherwise preserved to obtain points in other categories, such as riparian buffers, wetlands, steep slope areas, special flood hazard areas, community gardens, or passive recreation areas.</u>	<u>25</u>
<u>Low Impact Development (LID) - utilizing Best Management Practices (BMPs)</u>	<u>5 points for each BMP device utilized after base stormwater requirements are met</u>	<u>Must meet minimum criteria as described in NCDENR BMP Manual http://portal.ncdenr.org/web/lr/bmp-manual, other BMP's employing proprietary technology (not described within manual) must be approved by County Stormwater Management Engineer</u>	<u>25</u>
<u>Exclusion of development inside special flood hazard areas (SFHAs) and steep slopes - greater than 25% (if those conditions exist on property)</u>	<u>50 points for fully clustering outside of SFHA and steep slope areas.</u>	<u>All development to be clustered on least environmentally sensitive areas of site (i.e. outside of SFHA's and steep slopes) and SFHAs and steep slope areas are to be protected in perpetuity.</u>	<u>50</u>
<u>Participation in Energystar program</u>	<u>25 points for certification of all proposed units</u>	<u>Dwelling units must receive Energystar certification</u>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>POSSIBLE MAX PTS</u>
<u>Alternative energy sources</u>	<u>10 points for 10% energy production from alternative sources</u>	<u>Development incorporates non-commercial solar, geothermal, or wind energy</u>	<u>10</u>
<u>Rainwater/greywater collection</u>	<u>5 points for water collection systems utilized for irrigation purposes</u>	<u>Development incorporates the installation of either rainwater or greywater collection systems through the use of cistern reservoirs subject to review and approval of the County Stormwater Management Engineer</u>	<u>5</u>
<u>Proximity to public transit routes</u>	<u>50 points for projects that are within 2,640 feet of a public transit route.</u>	<u>Access to public transit is defined as a project that is located within 2,640 feet of a designated ART or Mountain Mobility (Trailblazer) route. The 2,640 feet is measured from the entrance of the development and the entirety of the measured distance must be on greenways, sidewalks, or along roadways.</u>	<u>50</u>
<u>Construction of public road(s) built to NCDOT standards and to be dedicated to NCDOT.</u>	<u>25 points for NCDOT maintenance of roads</u>	<u>Roads must be designed to NCDOT standards pursuant to the NCDOT Subdivision Roads - Minimum Construction Standards Manual. Subdivision plat must include dedication language. A coordinating letter from NCDOT is required.</u>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>POSSIBLE MAX PTS</u>
<u>Economy</u>			
<u>Mixed use (mix in housing size and types)</u>	<u>10 points where 15% of the homes are smaller in size/scope; 10 points where a mix of multifamily and single-family structures are provided</u>	<u>Smaller in size and scope: 2 BDR single family, 1 or 2 BDR apartments; Mix of multifamily and single-family; at least 30% of the units comprise each type</u>	<u>20</u>
<u>Mixed use (non-residential vs. residential)</u>	<u>30 points</u>	<u>Mixed use inclusive of commercial structures, to be developed at a neighborhood scale. Commercial structures must be less than 50,000 sq ft per building, and may comprise no less than 10% and no more than 35% of the total heated square feet of the development).</u>	<u>30</u>
<u>Preserve active farmland</u>	<u>10 points for active community garden plots, 5 points for every two acres placed in farming use, with a maximum of 15 points for preservation of active farmland through farming of property</u>	<u>Community garden plots must be no less than 100 square feet per unit and must be in production. Preservation of active farmland must consist of a minimum of 2 acres set aside for horticultural/agricultural practices. For the purposes of these points, "farming use" can include only horticulture, agriculture, and poultry or small mammals for dairy production (slaughtering operations are not allowed). Areas must be dedicated in perpetuity.</u>	<u>25</u>
<u>Community building</u>	<u>10 points if available only to members of the community; 25 points if available to members of the public</u>	<u>recorded site plan must indicate the building(s) and buildings must be financially guaranteed and completed in 5 years of approval of the site plan or CUP. Deed restrictions indicating use (public or private) must be recorded. Structures must provide community meeting space (not a pool building, etc).</u>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>POSSIBLE MAX PTS</u>
<u>Added Amenities</u>			
<u>Provision of community facilities (playgrounds, clubhouses, pools, etc)</u>	<u>5 points for every 1,000 square feet of additional community facilities.</u>	<u>Site specific development plan submitted showing location, square footage, and design of the amenities.</u>	<u>25</u>
<u>Non-motorized passive recreation (such as running, walking, biking trails, primitive camping areas, and similar low impact outdoor activities).</u>	<u>2 points for ever 1,320 linear feet of trail or 2 points for every 1,000 square feet of a passive recreation area</u>	<u>Site specific development plan submitted showing location, square footage, and design of the amenities.</u>	<u>10</u>
<u>Street Trees</u>	<u>1 point per 8 trees</u>	<u>1 per every 50 linear feet of road at least 2 inch in caliper. Areas to receive trees first are the main entrance and commercial corridors.</u>	<u>10</u>
<u>Sidewalks</u>	<u>1 point for every 500 linear feet of sidewalk internal to the development; 2 points for every 500 linear feet external to the development</u>	<u>5 foot wide sidewalk with a 5 foot wide utility strip/setback from the street or curb edge</u>	<u>10</u>
<u>Connects with greenways</u>	<u>10 points for new greenway construction, 5 points for connection to existing system</u>	<u>Project incorporates continuous greenway throughout development and/or a connection/dedicated easement to an existing greenway system. Greenways and connections to greenways must be dedicated as such in perpetuity.</u>	<u>10</u>

- (2) Affordability of Units. Applicants must demonstrate that the proposed units will be maintained at a rate which aligns economically with affordable or workforce housing. In order to qualify as a community oriented development at least ten percent of the units provided must be considered affordable housing or at least 20 percent of the units provided must be considered workforce housing. For the purposes of this section, affordable housing will be targeted to individuals at 0% to ≤80% of area median income and workforce housing will be targeted to individuals at >80% to 140% of area median income. The mechanisms used to guarantee affordability and/or workforce housing rates must remain in place for a minimum of 15 years following the issuance of a Building Certificate of Occupancy and must be approved under conditions of the Affordable Housing Services Program and the Buncombe County Legal Department. No variance(s) from this requirement may be requested or obtained under Sec. 78-621(4) or Sec. 78-623.
- (3) Continuity of units. Applicants must demonstrate that the proposed affordable/workforce units will be distributed throughout the development and similar in design characteristics including façade and building materials to any proposed market rate units. Architectural renderings shall be submitted as part of the application.
- (4) Development Schedule. A development schedule is required indicating approximate beginning and completion dates of the project, including the schedule for the market rate and affordable/workforce units and any proposed phases. When work within an approved community oriented development is not begun within two years following the date of approval, the approval shall be deemed expired.
- (5) Connectivity. Community oriented developments should encourage connectivity with the surrounding area. These developments may not be gated or enclosed in a manner which physically restricts access to non-residents. This provision is to be clearly stipulated in perpetuity in the recorded covenants or deed restrictions; these restrictions must be recorded prior to any subdivision of land associated with the development and/or the issuance of permits for the construction of residential units.
- (6) Recordation of approved plan and restrictive covenants. Prior to the subdivision of land associated with the development or the issuance of permits for the construction of residential units, a comprehensive site plan and deed restrictions must be approved by the planning department and subsequently placed on file with the Buncombe County Register of Deeds.
- (a) The comprehensive site plan shall indicate the following items, and any other items deemed necessary to provide for items utilized to obtain bonuses in density in Section 78-650(c)(1) above:
- (1) Building and grading envelopes to include but not be limited to all structures, location of the affordable/workforce units, disturbed and impervious areas, planned community infrastructure, and recreational buildings and areas, etc.
 - (2) Any easement areas to be conserved, connected with greenways, or used as provision for safe routes to schools.
 - (3) Any easement areas required to indicate the preservation of active farmland through active farming or community garden space.

- (4) Any areas to be permanently dedicated as community facilities (playgrounds, clubhouses, pools, etc.).
 - (5) The approved buffering/landscaping plan.
 - (6) Delineation of floodplain areas to remain undeveloped.
 - (7) Delineation of steep slope areas (areas of 25 percent slope or greater) through a slope analysis generated using field-verified topographic data.
 - (8) A table listing the point totals for each element of the plan as approved, and where applicable, providing a legend or key to those items on the plan as labeled or identified.
- (b) The deed restrictions shall include provisions for the following items, in perpetuity or in the approved duration:
- (1) The mechanisms used to guarantee affordability and/or workforce housing rates as per Sec. 78-650(c)(2).
 - (2) Prohibition of gates or other exclusionary devices or structures.
 - (3) Language dedicating areas in perpetuity for community space, greenways, preservation, conservation, or protection, referencing the recorded site plan.
 - (4) Language providing for maintenance of all items provided for in order to obtain points within 78-650(c)(1) Community Oriented Development Density Table including but not limited to communal infrastructure, designated community space, stormwater management devices, rainwater collection/greywater harvesting, alternative energy sources, and buffering or landscaping.
- (7) Financial guarantee of improvements. Where the following items are to be provided and are utilized to gain bonuses in density pursuant to Sec. 78-650(c)(1), prior to the subdivision of land associated with the development or the issuance of permits for the construction of residential units, a financial guarantee shall be placed on file with the county guaranteeing:
- i. the complete construction of the affordable or workforce housing units;
 - ii. the provision of community building(s) or facilities;
 - iii. the provision of sidewalks, greenways, or other forms of passive recreation;
 - iv. the provision of street trees;
 - v. the installation and completion of water, sewerage and roads, when not guaranteed separately under the Land Development and Subdivision Ordinance, to serve said units.

Acceptance of the guarantee is subject to the owner/developer certifying that the installation of all required improvements will occur within a specified time as set forth in the development schedule. The construction elements, cost, and anticipated construction schedule for the work must be itemized and certified by a licensed professional and submitted to the planning department for approval, with a signed and notarized statement from the owner/developer indicating their intention to adhere to the schedule provided. The guarantee of improvements shall be secured in one of the following forms acceptable to the planning department:

- (a) A surety performance bond made by a surety bonding company licensed and authorized to do business in North Carolina.

- (b) A bond of the owner/developer with an assignment to the county of a certificate of deposit with an institution licensed and authorized to do business in North Carolina as security for the bond.
- (c) A bond of the owner/developer by an official bank check drawn in favor of the county and deposited with the county.
- (d) Cash or an irrevocable letter of credit from an institution licensed and authorized to do business in North Carolina deposited with the county.

Such guarantee shall be in the amount equal to 150 percent of the identified cost of the planned improvements and the continuing maintenance of those improvements until the completion date as stipulated within the development schedule as estimated by the licensed professional retained by the owner/developer. The guarantee shall remain in full force and effect until all obligations have been faithfully performed.

If the cost estimate for improvements and maintenance or the schedule for installation is deemed inadequate by the planning department, the planning department reserves the right to require an independent construction appraisal, at the owner/developer's expense, as a condition of final plat approval or prior to the issuance of permits for the residential units.

All guarantees of improvements shall contractually stipulate an expiration date that is at least 180 days past the stipulated completion date as stated in the approved development schedule. The owner/developer must submit a signed and sealed statement by a registered land surveyor or civil engineer licensed in North Carolina certifying that all work has been completed to the standards of this article before the planning department will determine satisfactory completion of all guaranteed work. Work not completed within 90 consecutive days following the stipulated completion date as stated in the development schedule will be considered in default. The planning department will proceed immediately with a claim against the guarantee of improvements for all work in default.

If a request to extend the completion date stipulated within the approved development schedule is made, the zoning administrator may grant such a request provided that a revised development schedule is provided concurrently with the request and deemed acceptable by the department. Such a request must be made at least 90 days prior to the expiration of the financial guarantee. If the request for an extension is granted, the financial guarantee must be immediately amended to incorporate the revised development schedule and expiration date (if applicable).

Amend Sec. 78-656. Applicability.

The provisions set forth in this division are not applicable to permitted uses in the Open Use District with the exception of Sec. 78-657 Nonconforming Uses; Sec. 78-664 Travel Trailers and Recreational Vehicles; and Sec. 78-668 Lighting Standards, which shall be applicable in the Open Use District.

Amend Sec. 78-657. Nonconforming uses.

(2) *Nonconforming lots of record.* If two or more lots or combinations of lots, or portions of lots, contiguous and in single ownership, are of record at the time of the adoption of the ordinance from which this article is derived, no portion of such parcel shall be subdivided, re-subdivided, used, or sold in a manner which diminishes compliance with lot area requirements established by this article, nor shall any division of any parcel be made which creates a lot with area below the requirements of this article.

(5) *Nonconforming uses or structures.* This category of nonconformance consists of buildings or structures used at the time of adoption of the ordinance from which this article is derived for purposes of use not permitted in the district in which they are located. Such uses may be continued as follows:

d. When any nonconforming use of a building or structure is discontinued for a period in excess of 180 days one year, and there are no substantial good faith efforts to re-establish the use during this period, the building or structure shall not thereafter be used except in conformance with the regulations of the district in which it is located. Obtaining permits to maintain the existing use or significant continuous efforts to market the property for sale or lease for the existing use (e.g., MLS listing, realtor contract, etc.) shall be regarded as substantial good faith efforts. A nonconforming use shall be deemed discontinued after a period of two (2) years regardless of any substantial good faith efforts to re-establish the use and thereafter, the building or structure shall be used only for a conforming use.

Amend Sec. 78-662. Relationship of building to lot.

In no case, shall there be more than two four (4) principal buildings, in addition to any customary accessory buildings on a single lot, except in the case of a designated commercial or residential or mixed use planned unit development, manufactured home park, or community oriented development within the Open Use District.

Amend Sec. 78-664. Travel trailers and recreational vehicles.

Travel trailers and/or recreational vehicles may be used as a temporary single-family dwelling for no more than 180 days out of the calendar year only in those districts that permit travel trailers or travel trailer parks. In no case shall a travel trailer or recreational vehicle be permanently set up or affixed to the ground or site, nor shall it be used as a permanent single-family dwelling. When utilized as a temporary single-family dwelling, a travel trailer may not be located within a single travel trailer park for more than 180 days out of the calendar year. If a travel trailer is disconnected from all utilities, is tagged and road-ready, and is not utilized as a temporary dwelling unit on site, it will be considered a parked vehicle for the purposes of this ordinance.

Amend Sec. 78-677. Procedure for obtaining a conditional use permit.

(b) *Conference with applicant.* After Prior to submission of an application for a

conditional use permit, the ~~applicant zoning administrator~~ shall arrange a conference with the ~~applicant zoning administrator~~. At the conference the applicant shall submit a sketch development plan and a brief description of the proposed development strategy. The conference is designed to inform the applicant of the county's regulations and policies concerning development alternatives, as well as to inform the county of the applicant's intentions, so as to give the applicant some informal, nonbinding feedback on the acceptability of the applicant's plan. The greater the level of common understanding between the applicant and the county that can be achieved at the conference stage, the smoother the remaining steps of the review process will be. ~~At the conference a date for a public hearing shall be determined.~~

(d) *Development plan; submission; contents.* At least thirty (30) days prior to the date set for the public hearing, the applicant shall submit ~~the application, one full sized copy of the development plan to a known scale, 11 copies of the development plan reduced to either 11" x 17" or 8.5" x 11", and a digital version of the development plan in pdf or other acceptable format three copies of the final development plan~~ to the zoning administrator. The development plan shall contain a map drawn to scale, with the date of preparation, and shall contain, where applicable, the following information:

- (1) Existing site conditions, including contours, watercourses identified flood hazard areas, and any unique natural or manmade features.
- (2) Boundary lines of the proposed development, proposed lot lines, and plot designs.
- (3) Proposed location and use of all existing and proposed structures, including the location of any proposed retaining walls. The maximum height of any retaining wall shall be shown on the proposed site plan.
- (4) Location and size of all areas to be conveyed, dedicated, or reserved as common open space, parks, recreational areas, school sites, and similar public and semipublic uses.
- (5) The existing and proposed street system, including the location and number of off-street parking spaces, service areas, loading areas, and major points of access to the public right-of-way. Notations shall be made of the proposed ownership of a street system, public or private. Documentation from the Fire Marshal shall be provided of the adequacy of the development's facilities for emergency medical and fire services.
- (6) Approximate location of proposed utility systems, including documentation of ~~water and sewer availability approving the proposed water and sewer systems~~ from the appropriate local and state agencies. Documentation of ~~pre-development conferences with the an application for a~~ sedimentation and erosion control ~~permit~~ and stormwater management ~~offices permit~~ shall also be submitted, where required.
- (7) Location and/or notation of existing and proposed easements and rights-of-way.

- (8) The proposed treatment of the perimeter of the development including materials and/or techniques such as screens, fences, and walls.
- (9) Information on adjacent land areas, including land use, zoning classifications, public facilities, and any unique natural features.
- (10) Where applicable, the following written documentation shall be submitted:
- a. ~~A legal description of the total site proposed for development, including a~~ A statement of present and proposed ownership.
 - b. The zoning district in which the project is located.
 - c. A development schedule indicating approximate beginning and completion dates of the development, including any proposed stages.
 - d. A statement of the applicant's intentions with regard to the future selling and/or leasing of all or portions of the development.
 - e. Quantitative data for the following: proposed total number and type of residential dwelling units, parcel size, gross residential densities, and the total amount of open space.
 - f. Plan for maintenance of common areas, recreation areas, open spaces, streets and utilities.
- (11) Any additional information required by the board of adjustment in order to evaluate the impact of the proposed development. The zoning administrator or the board of adjustment may waive a particular requirement if, in its opinion, the inclusion is not essential to a proper decision of the project.
- (12) ~~For commercial structures in CPUDs and RPUDs, architectural renderings of all principal buildings, drawn to a known scale, shall be provided. Elevation renderings of the site from each cardinal direction, drawn to a known scale, shall be required for provided and shall include, but not be limited to, the following items:~~ any retaining wall system proposed to provide a cumulative vertical relief in excess of 10 feet in height; ~~structures;~~ showing landscaping; vegetative screening; and the top and bottom of the wall at grade impervious or disturbed surfaces.

(e) *Conduct of hearing.* Any party may appear in person or by agent or by attorney at the hearing held by the board of adjustment. The order of business for such hearing shall be as follows:

- (1) The chairperson, or such person as he shall direct, shall give preliminary statement of the case.
- (2) The applicant shall present the argument in support of the application.

- (3) Persons opposed to granting the application shall present the argument against the application.
- (4) Both sides will be permitted to present rebuttals to opposing testimony.
- (5) The chairperson shall summarize the evidence, which has been presented, giving the parties opportunity to make objections and corrections.

Witnesses may be called and factual evidence may be submitted, but the board of adjustment shall not be limited to only such evidence as would be admissible in a court of law. The board of adjustment may view the premises before arriving at a decision. All witnesses before the board of adjustment shall be placed under oath and the opposing party may cross-examine them.

(f) *Rehearings.* An application for a rehearing may be made in the same manner as provided for an original hearing. Evidence in support of the application shall initially be limited to that which is necessary to enable the board of adjustment to determine whether there has been a substantial change in the facts, evidence or conditions in the case. The application for rehearing shall be denied by the board of adjustment if from the record it finds that there has been no substantial change in facts, evidence, or conditions. If the board of adjustment finds that there has been a change, it shall thereupon treat the request in the same manner as any other application.

(g) *Conditions for granting approval.* ~~If the board of adjustment finds that, in the particular case in question, the use for which the conditional use permit is sought will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood, a permit may be granted.~~ In granting such a conditional use permit, the board of adjustment may designate such conditions in connection therewith as will, in its opinion, ensure that the proposed use will conform to the requirements and spirit of this article. If at any time after a conditional use permit has been issued the board of adjustment finds that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a conditional use permit, the permit shall be terminated and the operation of such use discontinued. If a conditional use permit is terminated for any reason, it may be reinstated only after a public hearing is held. ~~The board of adjustment may vary the minimum lot size requirement when issuing a conditional use permit.~~ Before any conditional use permit is issued, the board of adjustment shall make written findings certifying compliance with the specific rules governing the individual conditional use and that satisfactory provision and arrangement has been made for at least the following, where applicable:

- (1) The proposed use does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.
- (2) The proposed use will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.

- (3) The proposed use will not cause or have adverse effects on surrounding properties due to noise, vibration, odor, or glare effects.
- (4) (4) Satisfactory ingress and egress for the proposed use to of the property and proposed structures has been provided. thereon, with pParticular reference attention has been paid to automotive and pedestrian safety and convenience, traffic flow and control.
- (2) (5) Provision of off-street parking and loading areas where required, with particular attention to the items in section 78-658, and the economic, noise, glare and odor effects of the conditional use on adjoining properties in the area.
- (3) (6) Provision of adequate Adequate and proper utilities, with reference to locations, availability, and compatibility.
- (4) (7) Provision of buffering, if deemed necessary, with reference to type, location, and dimensions. The board of adjustment shall exercise ultimate discretion as to whether adequate buffering has been provided.
- (5) (8) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- (6) (9) Playgrounds, open spaces, yards, landscaping, access ways, and pedestrian ways, with reference to location, size, and suitability.
- (7)-(10) Buildings and structures, with reference to location, size, and use.
- (8) (11) Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood.
- (h) *Decisions.* All board of adjustment decisions shall be made in accordance with N.C. Gen. Stat. §153A-345.1 or as amended.
- (i) *Inspections.* The zoning administrator shall make periodic inspections during construction as well as a final inspection after construction is complete to determine whether the conditions imposed and agreements made in the issuance of the permit have been met as well as whether all other requirements of this article have been met.
- (j) *Changes; limitations.* Minor changes in the location, siting or character of buildings and structures may be authorized by the zoning administrator, if required by engineering or other circumstances not foreseen at the time the final development program was approved; provided, however, that no change authorized by the zoning administrator under this section may increase the size of any building or structure by more than ten percent, nor change the location of any building or structure by more than ten feet in any direction, nor make any changes beyond the minimum or maximum requirements set forth in this article. All other changes, including changes in the site plan and in the development schedule, must be submitted to the board of adjustment. In no case shall the following changes be made without resubmission of the development plan according to the procedures in this section:

- (1) A change in the use or character of the development.
- (2) An increase in overall density.
- (3) An increase in intensity of use.
- (4) Alteration of the traffic circulation system.
- (5) A reduction in approved open space.
- (6) A reduction of off-street parking and loading space.

(k) *Lack of development; effect on permit.* Conditional use permits shall retain vesting in accordance with N.C. Gen. Stat. §153A-344.1 or as amended.

Amend Sec. 78-678. Uses by right subject to special requirements and cConditional use standards.

(a) Uses by right, subject to special requirements (SR) are uses permitted by right, provided that the specific standards set forth in this section are met. The specified standards are intended to ensure these uses fit the intent of the districts within which they are permitted, and that these uses are compatible with other development permitted within the specified zoning districts.

(1) Bed and breakfast inns. Standards for bed and breakfast inns shall be as follows:

- a. Signage. Signage is limited to a single sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.
- b. Parking. Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.
- c. Buffering. Property line buffering must meet the requirements described in Sec. 78-667 and parking areas must be screened from adjacent properties through the use of vegetation or solid fencing.
- d. Occupants. Bed and breakfast inns are limited to no more than ten (10) occupants.

(2) Day nursery and private kindergarten. Standards for day nursery and private kindergarten shall be as follows:

- a. Signage. Signage is limited to a single non-lighted sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.
- b. Enrollment. Maximum enrollment is limited to eight (8) children.
- c. Drop-off areas. Drop-off and pick-up areas shall not obstruct traffic flow on adjacent streets.

- d. Parking. Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.
- e. Buffering. Property line buffering must meet the requirements described in Sec. 78-667 and parking areas and outdoor play areas must be screened from adjacent properties through the use of vegetation or solid fencing.

(3) Travel trailer parks. Standards for travel trailer parks shall be as follows:

- a. Travel trailers. No travel trailer may be permanently affixed or utilized as a permanent single-family residence. No single trailer may be located within the park for more than 180 days out of any given calendar year.
- b. Spacing. Travel trailer spaces must be clearly identified on the site plan and delineated within the park through the provision of a physical boundary marker or designated pad. In no case shall a travel trailer be placed within 20 feet of another travel trailer.
- c. Buffering. A buffer consisting of evergreen trees or shrubs shall be provided against all adjacent properties, but shall not extend beyond the established setback line along any street. Such buffer strip shall be no less than four (4) feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six (6) feet in height. This planting requirement may be modified by the zoning administrator where adequate buffering exists in the form of vegetation and/or terrain.
- d. Waste management/dump station(s).
 - a. The park owner/operator shall provide capacity for a weekly accumulation of solid waste and recycling on site through the provision of dumpsters or acceptable containers. These dumpsters or other acceptable containers must be serviced at least once a week, unless the park has been vacant for the entirety of the week. These dumpsters shall not be located within any required setbacks.
 - b. The park owner/operator shall provide for adequate waste disposal through the provision of dump stations. Dump stations shall be inset at least 20 feet from all property lines and must be permitted by NCDENR prior to installation.
- e. Any lighting to be provided within the park must be indicated on the site plan and adhere to the lighting standards as set forth within section 78-668.
- f. At least one (1) bathroom and shower shall be provided within a permanent structure. If the park does not provide full water and sewer hookups at each site, one (1) additional bathroom and shower shall be provided for every ten (10) travel trailer spaces in the park without water and sewer connections.
- g. Documentation from the Fire Marshal shall be provided of the adequacy of the development's facilities for emergency medical and fire services.

(b) Before issuing a conditional use permit the board of adjustment shall find that all standards for specific uses listed in this section, as well as all procedures listed in section 78-677, have been met. The following standards are applied to specific conditional uses:

~~(1) *Public and private schools, day nurseries, and private kindergartens.* Standards for public and private schools, day nurseries, and private kindergartens shall be as follows:~~

~~a. Off-street parking shall be sufficient to meet the requirements found in section 78-658.~~

~~b. The board of adjustment may require buffering consisting of evergreen trees or shrubs located along the side and rear lot lines, but shall not extend beyond the established setback line along any street. Such buffer strip shall not be less than four feet in width and shall be composed of trees or shrubs of a type which at maturity shall be not less than six feet in height. This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.~~

~~(2) *Private recreation facilities (for-profit).* Standards for private recreation facilities operated for profit shall be as follows:~~

~~a. Off-street parking shall be sufficient to meet the requirements found in section 78-658.~~

~~b. The board of adjustment may require buffering consisting of evergreen trees located along the side and rear lot lines, but shall not extend beyond the established setback line along any street. Such buffer strip shall not be less than four feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six feet in height. This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.~~

~~c. The proposed hours of operation shall not be detrimental to the surrounding property due to noise, flashing lights, traffic, etc.~~

~~d. All developments shall be compatible with surrounding residential uses. Therefore, no signs with flashing lights shall be allowed. All non-flashing illuminated signs shall be so placed so as not to cast light on adjoining residential uses.~~

(31) *Public or Private utility stations; radio, and TV, and telecommunications towers; water and sewer plants; water storage tanks.* Standards for public or private utility stations, radio, and TV, and telecommunications towers, water and sewer plants, and water storage tanks shall be as follows:

a. Structures shall be enclosed by a woven wire fence at least eight feet high. This does not apply to photovoltaic cells which are incorporated as structural elements of other facilities.

- b. The lot shall be suitably landscaped, including a buffer strip at least four feet wide and planted with evergreen shrubs or trees which at maturity will be between eight and 12 feet high along the side and rear property lines. This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.

~~c. Entrances and exits shall be designed so as to promote public safety.~~

- d. Emergency contact information for the owner/manager of the facility shall be prominently posted at the site.
- e. A plan for decommissioning of the facility should the facility become non-operational for a period of more than 365 consecutive days shall be presented to the board of adjustment. The plan shall describe how the site will be returned to its pre-development condition and shall present a mechanism for funding the decommissioning.
- f. Facilities using wind as a means of electricity generation must be appropriately separated from existing residential communities and structures. The applicant must present an area map which depicts the proposed facility and the closest residential structures. The map shall be to scale and shall also show publicly maintained roads within the area.
- g. At locations where the facility will exist alongside other uses, the applicant must include a description of the other uses which will occur on the site and how public safety will be guaranteed.
- h. For facilities located within 5 linear miles of any aviation facility, the applicant must provide a solar glare analysis (such as the Solar Glare Hazard Analysis Tool available through Sandia National Laboratories) that demonstrates that the installation does not pose an imminent threat to flight operations. Additionally, the applicant must demonstrate that the proposed structures do not interfere with flight operations. The applicant must also provide proof that a copy of their analysis has been submitted to the aviation facility operator.
- i. For facilities located within 1,320 feet of a NC or US highway (inclusive of Interstates) or within the Blue Ridge Parkway Overlay, the applicant must provide proof from a qualified professional, which may include the highway operator, that the facility does not pose an imminent threat to users of the highway.
- j. For facilities located within the Steep Slope/High Elevation or Protected Ridge Overlay Districts, the applicant must quantify and provide documentation of the tree coverage and species removed. When development is to occur within either Overlay District listed above, the limitations on disturbed and impervious area shall be applied to the parcel as a whole.
- k. All facilities must provide certification from an engineer or the manufacturer of the equipment that equipment to be utilized will not create electromagnetic

interference (or other signal interference) with any radio communication or telecommunication system, aircraft navigation system, or radar system. Facilities utilizing wind as a means of electricity generation must submit a microwave path analysis performed by a Federal Communications Commission recognized frequency coordinator.

- I. All facilities must register with other state and federal agencies as required; proof of this registration (including applicable submissions for analysis by the Federal Communications Commission or Federal Aviation Administration) must be provided to the board of adjustment..

(42) Kennels. Standards for kennels are as follows:

- a. The animal kennel, including all structures and fencing, shall be set back at least 50 feet from all external property lines of the facility.
- b. The kennel facility shall be enclosed within a security fence of at least six feet in height. The fence and facility may require a vegetation buffer along any part of the fenced areas where sufficient visual buffering does not exist. The board of adjustment shall determine the buffer requirements.
- c. Provisions for daily removal and/or disposal of all animal waste shall be incorporated within the operation and maintenance of the animal kennel.
- d. The design and operation of the facility shall be reviewed and approved by the state department of agriculture.

~~**(5) Retail trade.** Standards for retail trade are as follows:~~

- ~~a. Off street parking shall be sufficient to meet the requirements found in section 78-658.~~
- ~~b. The applicant shall submit a site plan drawn to scale showing the location of existing and proposed buildings and proposed vehicular entrances and exits. This is to ensure that congested traffic conditions do not occur in areas around employment centers.~~
- ~~c. The applicant also shall submit with the site plan a description or drawing, with dimensions, and locations of all proposed signs, to ensure that such uses will not infringe upon the character of the employment center district.~~

(63) Junkyards. Standards for junkyards shall be as follows:

- a. Junkyards shall be surrounded by a fence at least eight feet in height. Vegetation shall be planted on at least one side of the fence and contiguous to the fence. The vegetation shall be of a type that will reach a minimum height of six feet at maturity and shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken hedgerow will exist to a height of at least six feet along the length of the fence surrounding the junkyard when the vegetation reaches maturity. Each owner,

operator, or maintainer of a junkyard shall maintain the vegetation and fencing. Dead or diseased vegetation shall be replaced at the next appropriate planting time.

- b. The fence shall have at least one and not more than two gates for purposes of ingress and egress. The gates shall be closed and securely locked at all times, except during business hours.
 - c. Junkyards shall also be subject to compliance with chapter 26, article III, of this Code, as may be amended.
- (74) *Solid waste management facilities.* All solid waste management facilities used for the disposal of solid waste shall meet the requirements and specifications of the N.C. Department of Environment and Natural Resources. A set of approved plans shall be submitted along with the application for the conditional use permit.
- (85) *Travel trailer parks.* Travel trailer park standards shall be as follows: **(delete standards in their entirety and replace as follows)**
- ~~a. The board of adjustment may require buffering consisting of evergreen trees or shrubs located along the side and rear lot lines, but shall not extend beyond the established setback line along any street. Such buffer strip shall not be less than four feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six feet in height. This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.~~
 - ~~b. Plans and accompanying documentation to ensure that the water and sewer systems proposed for the travel trailer park have been approved by the appropriate local and state agencies.~~
 - ~~c. Trailers shall be separated from each other and from other structures by at least ten feet.~~
 - a. *Travel trailers.* No travel trailer may be permanently affixed or utilized as a permanent single-family residence. No single trailer may be located within the park for more than 180 days out of any given calendar year.
 - b. *Spacing.* Travel trailer spaces must be clearly identified on the site plan and delineated within the park through the provision of a physical boundary marker or designated pad. In no case shall a travel trailer be placed within 20 feet of another travel trailer.
 - c. *Buffering.* A buffer consisting of evergreen trees or shrubs shall be provided against all adjacent properties, but shall not extend beyond the established setback line along any street. Such buffer strip shall be no less than four (4) feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six (6) feet in height. This planting requirement may be modified by the zoning administrator or board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.
 - d. *Waste management/dump station(s).*
 - a. The park owner/operator shall provide capacity for a weekly

- accumulation of solid waste and recycling on site through the provision of dumpsters or acceptable containers. These dumpsters or other acceptable containers must be serviced at least once a week, unless the park has been vacant for the entirety of the week. These dumpsters shall not be located within any required setbacks.
- b. The park owner/operator shall provide for adequate waste disposal through the provision of dump stations. Dump stations shall be inset at least 20 feet from all property lines and must be permitted by NCDENR prior to installation.
- e. Any lighting to be provided within the park must be indicated on the site plan and adhere to the lighting standards as set forth within section 78-668.
- f. At least one (1) bathroom and shower shall be provided within a permanent structure. If the park does not provide full water and sewer hookups at each site, one (1) additional bathroom and shower shall be provided for every ten (10) travel trailer spaces in the park without water and sewer connections.
- (96) Residential or Mixed Use Planned Unit Developments (RPUD). Residential or mixed use Pplanned unit development standards shall be as follows:
- a. *Purpose.* The purpose of this section is to afford substantial advantages for greater flexibility and improved marketability through the benefits of efficiency which permit flexibility in building siting, mixtures of housing types, and land use. Residential densities are calculated on a project basis, thus allowing the clustering of buildings in order to create useful open spaces and preserve natural site features.
- b. *Land development standards.* The following land development standards shall apply for all RPUDplanned unit developments. RPUDplanned unit developments may be located in the relevant districts as conditional uses, subject to a finding by the board of adjustment that the following conditions are met:
1. *Ownership control.* The land in a RPUDplanned unit development shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.
 2. *Density requirements.* There are no density requirements for nonresidential uses as long as the proposed project does not violate the intent of the district in which it is located. The proposed residential density of the RPUDplanned unit development (dwelling units per acre as shown in section 78-642) shall conform to that permitted in the district in which the development is located. If the RPUDplanned unit development lies in more than one district, the number of allowable dwelling units must be separately calculated for each portion of the RPUDplanned unit development that is in a separate district, and must then be combined to determine the number of dwelling units allowable in the entire RPUDplanned unit development. When the RPUD is a community oriented development, the allowed density shall be in

accordance with Sec. 78-650.

~~3. Frontage requirements. Planned unit developments shall have access to a highway or road suitable for the scale and density of development being proposed.~~

~~43. Land uses. A mixture of land uses shall be allowed in any RPUDplanned unit development. However, within residential districts, nonresidential uses shall not constitute the primary use in the RPUDplanned unit development, and nonresidential uses shall be carefully designed to complement the residential uses within the RPUDplanned unit development. All RPUDplanned unit developments must be compatible with and not violate the intent of the zoning district; however, said uses may include uses not permitted under Sec. 78-641 within the zoning district(s) within which the project is located, provided that the board of adjustment finds that the nonresidential uses do not disrupt the character of the community.~~

~~54. Minimum requirements. Minimum requirements for land development are as follows:~~

~~a. The normal minimum lot size and requirements for interior setbacks are hereby waived for the RPUDplanned unit development, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section.~~

~~b. Height limitations. The normal maximum structure height may be waived for the RPUDplanned unit development, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, RPUDplanned unit developments in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section. RPUDs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.~~

~~c. Required distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate air, light, privacy, and space for emergency vehicles.~~

- ~~• Every dwelling unit shall have access to a public or private street, walkway or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to ensure acceptable levels of access for emergency vehicles.~~

65. *Privacy.* Each development shall provide reasonable visual and acoustical privacy for all dwelling units. Fences, insulation, walks, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses, and reduction of noise. Multilevel buildings shall be located within a RPUDplanned unit development in such a way as to dissipate any adverse impact on adjoining low-rise buildings and shall not invade the privacy of the occupants of such low-rise buildings.

76. *Perimeter requirements.* Perimeter requirements are as follows:

a. Structures located on the perimeter of the development must be set back from property lines and rights-of-way of abutting streets in accordance with the provisions of the zoning ordinance controlling the district within which the property is situated.

~~b. Structures other than single-family detached units located on the perimeter of the development may require screening in a manner which is approved by the board of adjustment.~~

~~8. Water and sewer systems. Plans and accompanying documentation to ensure that the water and sewer systems proposed for the planned unit development have been approved by the appropriate local and state agencies and submitted as part of the application.~~

97. *Parking.* ~~Preliminary plans shall include parking provisions for all proposed uses within the planned unit development in accordance with section 78-658. When more than one use is located in the planned unit development, the minimum required parking shall be the sum of the required parking for each use within the development.~~ Parking requirements may be waived for the RPUDplanned unit development, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section.

~~10. Pedestrians and bicycles. Any pedestrian and bicycle path circulation system and its related walkways shall be designed to minimize conflicts between vehicle and pedestrian traffic.~~

~~11. Layout. Layout of parking areas, service areas, entrances, exits, yards,~~

~~courts and landscaping, and control of signs, lighting, noise or other potentially adverse influences shall be such as to protect the residential character within the PUD district and desirable character in any adjoining district.~~

~~428. *Conveyance and maintenance mechanisms.* Conveyance and maintenance of open space, recreational areas and communally owned facilities shall be in accordance with G.S. 47-1 et seq. the Unit Ownership Act and/or any other appropriate mechanisms acceptable to the board of adjustment.~~

~~9. *Building envelopes.* Building envelopes shall be shown on the submitted site plan. Where flexibility in design of residential units is desired, the building envelope shall indicate the maximum expanse of the proposed footprint of the structure.~~

~~(7) *Commercial Planned Unit Development (CPUD).* Commercial planned unit development standards shall be as follows:~~

~~a. *Land development standards.* The following land development standards shall apply for all CPUDs. CPUDs may be located in the relevant districts as conditional uses, subject to a finding by the board of adjustment that the following conditions are met:~~

~~1. *Ownership control.* The land in a CPUD shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.~~

~~2. *Land uses.* CPUDs must include only non-residential uses.~~

~~3. *Minimum requirements.* Minimum requirements for land development are as follows:~~

~~a. *Height limitations.* The normal maximum structure height may be waived for the CPUD, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, CPUDs in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section. CPUDs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.~~

~~b. *Required distance between buildings.* The minimum distance~~

between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate space for emergency vehicles.

4. *Parking.* Parking requirements may be waived for the CPUD, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section.

~~(10) *Manufactured home parks.* Refer to chapter 46, article III, of this Code.~~

~~(11) *Campus office use.* Standards for campus office use as a conditional use shall be as follows:~~

~~a. *Purpose.* The purpose of this conditional use is to allow very low-density, low-impact office use on larger tracts of land in R-2 zoned areas that will preserve rural or residential type settings with minimal impact on adjacent R-2 uses.~~

~~b. *Building size.* No single building shall have a footprint in excess of either 5,000 square feet or more than two stories in height.~~

~~c. *Density.* No more than one building per 2.5 acres shall be permitted.~~

~~d. *Parking.* All parking closer than 200 feet to the edge of a public street shall be screened from public roads by a 15-foot buffer meeting the requirements of section 78-667. No parking shall be allowed within 100 feet of any residence located on adjacent property. Off-street parking shall comply with the required parking for professional and business offices set forth in section 78-658.~~

~~e. *Remaining space.* Space in any campus office use area not used for buildings or parking may be wooded, landscaped or mowed areas or used for roads and utilities.~~

~~f. *Service equipment.* All service equipment such as dumpsters shall be located on the rear or side of a building and shall be screened and enclosed by a 15-foot buffer in accordance with the methods for buffering in section 78-667.~~

~~g. *Exception.* Subsection 78-678(9) (planned unit developments) shall not apply to property subject to this conditional use.~~

~~(128) *Asphalt plants.* Standards for asphalt plants shall be as follows:~~

~~a. The parcel on which the facility is located shall be set back at least 2,640 feet from any parcel where a hospital; hospice facility; licensed nursing home; licensed adult care home; licensed family care home; drop-in or short term child care center providing care to at least 10 preschool children;~~

licensed child care center; private or public elementary, middle or high school; or municipal or county park or recreation facility is located.

- b. The facility must comply with the Buncombe County Flood Damage and Prevention Ordinance. But in no case shall production facilities or storage of hazardous materials be located in the Special Flood Hazard Area.
- c. The area of operations shall be set back from all perennial waters, as shown on the most recent version of the quadrangle topographic maps prepared by the United States Geological Service, and from all wetlands, as defined by G.S. 143-212(6) for a distance sufficient to protect surface and groundwater from spills and leaks. Said setback shall be a vegetative buffer no less than 100 feet in width, with no less than the first 50 feet from the stream or wetland being undisturbed and the remaining area consisting of managed vegetation.
- d. The facility shall be served by a public water system or situated a sufficient distance from any water supply well to ensure public health and safety. In all cases, the facility shall be located no closer to a water supply well than the minimum separation distance specified by NC Department of Environment and Natural Resources.
- e. There shall be sufficient access to a major highway so as to minimize truck travel through residential neighborhoods.
- f. A buffer strip along all property lines shall be required that is sufficient in height, density, and foliage at all times of the year to minimize the visual impact to persons and motorists not on the property and to maximize the buffering of noise and particulate matter. Said buffer strip shall not extend into the established setback along any street. The required buffer shall be placed according to one or a combination of the following methods, as approved by the board of adjustment as fitting for the use and surrounding areas:
 1. A continuous, natural and undisturbed 100 foot buffer strip of trees, shrubbery, and other natural vegetation.
 2. A 100 foot planted buffer strip consisting of at least three rows of evergreen trees, whose species shall be approved by the board of adjustment, which at the time of planting shall be at least six feet in height, and which at maturity, shall be at least fifteen feet in height. In each row the trees shall be spaced no more than ten feet apart (from base of tree to base of tree) at time of planting, with trees in adjacent rows offset (staggered) five feet. The rows shall be no more than thirty feet apart and centered within the buffer strip. The buffer strip shall also contain at least two evergreen shrubs for every one tree and the shrubs shall be intermixed between the trees.

3. An earthen berm landscaped with evergreen shrubs and topped with a row of evergreen trees. The berm shall be a minimum of eight feet in height and shall have slopes that do not exceed one foot in height to three feet horizontal. The row of evergreen trees shall be at least five feet in height at the time of planting and which at maturity shall be at least ten feet in height. The trees shall be spaced no more than eight feet apart (from base of tree to base of tree) at the time of planting. No less than two evergreen shrubs for every tree shall be planted in two rows; the first row shall be planted at the base of the berm. The second row shall be planted at the midpoint of the berm and shall be offset (staggered) from the first row.

The owner of the property on which the buffer is located shall be responsible for the maintenance of said buffering. Unhealthy or dead plants shall be promptly removed and replaced within one planting season.

- g. A security fence shall surround the entire production area, shall be a minimum of six feet in height, and shall be located between the production area and the required buffer strip. Driveways or entranceways shall be gated during the hours when the plant is not open and operating.
- h. The facility shall employ the most current, state-of-the-art methods, systems, techniques, and production processes available in order to achieve the greatest feasible air and odor emissions reductions, including fugitive emissions and fugitive dust.

~~i. Hours of operation, signs and exterior lighting shall be evaluated for economic, noise, vibration, glare and odor effects and shall be compatible and in harmony with surrounding properties.~~

~~(139) Vacation Rental Complex or Rooming House. Vacation Rental Complex and Rooming House standards shall be as follows:~~

- ~~a. Frontage requirements. The development shall have access to a highway or road suitable for the scale and density of the development being proposed.~~
- ~~b. Minimum distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate air, light, privacy, and space for emergency vehicle access.~~
- ~~c. Every dwelling unit shall have access to a public or private street, walkway or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to~~

~~ensure acceptable levels of access for emergency vehicles as approved by the Fire Marshal.~~

~~d. Water and waste systems. Plans and accompanying documentation to ensure that the water and waste systems proposed for the development have been approved by the appropriate local and state agencies shall be submitted as part of this application.~~

a. ~~(renumber to a from b)~~ Minimum distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate air, light, privacy, and space for emergency vehicle access.

b. Parking. Preliminary plans shall include parking provisions adequate for the maximum number of guests proposed. Parking requirements shall be at least one space for each two proposed guest rooms. Such parking areas shall be visually screened with a ~~vegetated vegetative~~ buffer or fencing adjacent to any single family residential development.

c. Signage. Freestanding signage shall be shown on the submitted plan and shall not exceed ten square feet in surface area. Only one freestanding sign is allowed.

d. Bathrooms. One bathroom must be provided for every four guest rooms.

~~e. Lighting. Outdoor lighting shall be shown on the submitted development plan and shall be harmonious with surrounding properties. Lighting shall not create glare or interfere with the relative enjoyment of surrounding properties.~~

~~(10) Bed and breakfast inns. Standards for bed and breakfast inns shall be as follows:~~

~~a. Signage. Signage is limited to a single sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.~~

~~b. Parking. Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.~~

~~c. Buffering. Property line buffering must meet the requirements described in Sec. 78-667 and parking areas must be screened from adjacent properties through the use of vegetation or solid fencing.~~

~~d. Occupants. Bed and breakfast inns are limited to no more than twenty guests.~~

~~(11) Day nursery and private kindergarten. Standards for day nursery and private kindergarten shall be as follows:~~

- a. Signage. Signage is limited to a single non-lighted sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.
- b. Drop-off areas. Drop-off and pick-up areas shall not obstruct traffic flow on adjacent streets.
- c. Parking. Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.
- d. Buffering. Property line buffering must meet the requirements described in Sec. 78-667 and parking areas and outdoor play areas must be screened from adjacent properties through the use of vegetation or solid fencing.

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