Buncombe County Planning Board October 7, 2013

The Buncombe County Planning Board met October 7, 2013 in the meeting room at 30 Valley Street. Members present were Jim Young, Josh Holmes, Chairman Tom Alexander, Michelle Wood, Catherine Martin and Greg Phillips. Also present were Michael Frue, Staff Attorney; Josh O'Conner, Zoning Administrator; Jon Creighton, Assistant County Manager/Planning Director; and Gillian Phillips and Debbie Truempy, Planning staff.

Call to Order

Chairman Alexander called the meeting to order at 9:29 am.

Approval of Agenda

Mr. Holmes made a motion to approve the agenda as submitted. Ms. Martin seconded the motion and the motion passed unanimously.

Approval of Minutes (September 16, 2013)

Mr. Holmes made a motion to approve the minutes as submitted. Mr. Young seconded the motion and the motion passed unanimously.

SUB2013-00308: "New Stock Village Subdivision," located at the intersection of New Stock Road and Martin Ford Road (PINs 9733-14-6833 and 9733-05-8346) sought preliminary approval.

The Board was provided with the submitted preliminary plan (Attachment A) and the proposed staff conditions (Attachment B). Ms. Truempy reviewed the subdivision for the Board and the proposed staff conditions (Attachment B).

Marvin Mercer was present to represent the case. He indicated that the property currently had an existing commercial building that was going to be removed. He described the details relating to the project and indicated that they were having issues regarding calculating average natural slope on the property. He indicated that they had not at this point submitted erosion control and stormwater applications. There was no one wishing to make public comment. Mr. Holmes made a motion to approve the submitted plan with the staff conditions. Mr. Phillips seconded the motion and the motion passed unanimously.

<u>Discussion of the Land Use Plan Update maps</u>

Mr. O'Conner provided information to the Board regarding the site suitability maps within the Buncombe County Comprehensive Land Use Plan, 2013 Update. He indicated that the County GIS department was creating an online tool for the public using the maps. Mr. O'Conner stated that there would be numerous proposed changes to the Zoning Ordinance that would come before the Planning Board in the next few months based on the passage of the Buncombe County Comprehensive Land Use Plan, 2013 Update. Mr. O'Conner then reviewed the site suitability maps with the Board.

Adjournment

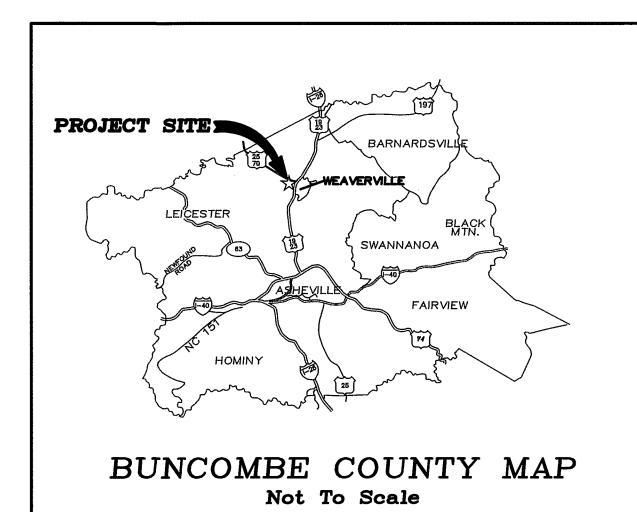
There being no public comment Mr. Holmes made a motion to adjourn the meeting. Mr. Phillips seconded the motion and the motion passed unanimously. The meeting was adjourned at 9:52 am.

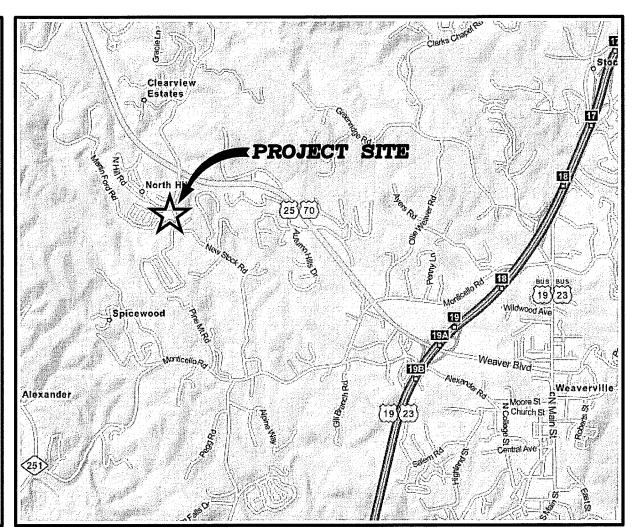
New Stock Village BUCK CREEK PROPERTIES, INC.

ATTACHMENT A

DRAWING INDEX:

COVER:	COVER
G1:	LOCATION MAP AND GENERAL NOTI
M1:	EXISTING CONDITIONS
C1:	GEOMETRY and GRADING PLAN
C2:	UTILITY MASTER PLAN
C3:	UTILITY PLAN
P1:	ROAD PROFILE
P2:	SANITARY SEWER PROFILE
P3:	SANITARY SEWER PROFILE
P4:	WATER PROFILE
D1:	CONSTRUCTION DETAILS
D2:	CONSTRUCTION DETAILS
D3:	UTILITY DETAILS
D4:	STORMTECH PLAN AND DETAILS





VICINITY MAP Not To Scale

Provide a detailed slope analysis conducted using the Buncombe County slope raster data set at a cell resolution of 50 feet showing

Areas designated as high hazard or moderate hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey;

Surface waters, as shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture or the most recent version of the quadrangle topographic maps prepared by the United States Geological Service, and surface water buffers including, but not limited to, trout stream buffers and required stormwater

- Location of the floodway and 100-year floodplain boundaries;
- A map showing the following categories of slope in the assigned colors:
- Less than 15% slope; light green 15% but less than 25%; dark green
- 25% but less than 30%; blue
- 30% but less than 35%; yellow
- 35% but less than 50%; orange 50% and greater slope; red;
- The number of acres and the percent of the tract in each slope category as shown above; and
- The number of acres and percent of the tract that is 35% slope and above. Indicate which township the subdivision is in on the submitted plans.
- An itemized estimate, prepared by a licensed professional, of the cost of implementing and maintaining erosion control devices. Erosion control devices will be maintained for the duration of the development period by the responsible party.
- Provide proof of approval of road names and addresses from E-911 Addressing. 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. Provide a written statement from the Buncombe Stormwater Ordinance Administrator stating that an Stormwater 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
- Indicate lot slope perpendicular to the road for each individual subdivision lot or indicate that none of the lot slopes perpendicular to the road exceed 18% slope.
- Indicate on the submitted plans that no base course shall be placed on muck, pipe clay, organic matter or other unsuitable matter, and a minimum compaction rate of subgrade prior to paving shall not be less than 95 percent by standard proctor method. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
- Indicate on submitted plan two feet of additional drivable surface shall be provided constructed of asphalt, concrete or other approved driving surface (including compacted stone) capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The two foot additional drivable surface requirement may be reduced by the Buncombe County Fire Marshal or his or her designee by use of, but not limited to, residential sprinklers, municipal water supply, loop roads, pull outs, etc
- 11. Provide curve radii for road centerline. The curve radii listed on the submitted plan are unclear.
- Clarify grade at the entrance to the subdivision. Grade must be 10% or less for the first 30 feet of the road.
- Indicate corridor height of road on submitted plans. 14. Indicate areas of road construction in excess of 30 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 or indicate that no such areas exist on the submitted plan.
- 15. Provide proof of approval from NCDENR for private water system. 16. Provide proof of approval from NCDENR for private sewer system.
- 17. Provide a 3 foot setback for homes as required by North Carolina Building Code or provide required fire walls. 18. Provide proof that extension of private utilities complies with the Buncombe County's Flood Damage Prevention Ordinance.



CIVIL ENGINEERING. STRUCTURAL ENGINEERING MUNICIPAL INFRASTRUCTURE. CONSTRUCTION ADMINISTRATION

> P.O. BOX 1516 WEAVERVILLE, NORTH CAROLINA 28787 P: 828.645.7088 F: 828.645.7714 info@mdgeng.com www.mdgeng.com

PROJECT DATA

CONTACT:

NEW STOCK VILLAGE SUBDIVISION

ENGINEER:

DEED BOOK:

SITE DATA PIN NO.: OU (OPEN USE) 3.19 AC.

CURRENT ZONING: SETBACKS:

TOTAL LOTS =

AVERAGE NATURAL SLOPE: 16% (NOT A HILLSIDE DEVELOPMENT)

-THIS DEVELOPMENT WILL BE COMPLETED IN ONE PHASE -WATER AND SEWER SYSTEMS WILL BE PROVIDED BY A PRIVATE (EXISTING) UTILITY (NORTHVIEW MOBILEHOME PARK) -POWER AND TELEPHONE SERVICES WILL BE PROVIDED BY **EXTENSIONS OF EXISTING INFRASTRUCTURES** -LENGTH OF ROAD: 735 L.F. -CORRIDOR WIDTH= 45 FT **CORRIDOR LENGTH= 750 FT±**

STORMWATER MANAGEMENT PLAN

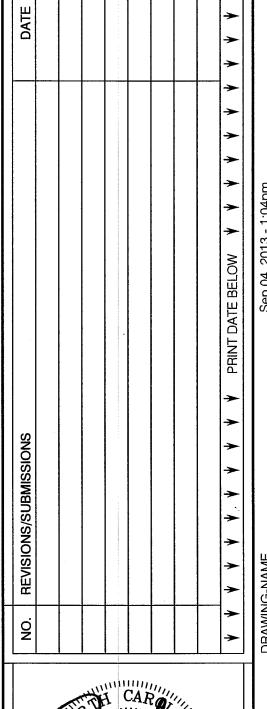
THIS DEVELOPMENT IS BOUND BY AN APPROVED STORMWATER PLAN ON FILE WITH THE BUNCOMBE COUNTY STORMWATER MANAGEMENT PROGRAM. ANY CHANGES IN LAND COVER, ADDITIONAL DEVELOPMENT OR REDEVELOPMENT THAT WOULD INCREASE STORMWATER RUNOFF WILL REQUIRE SUBMITTAL OF AN AMENDED STORMWATER MANAGEMENT PLAN.

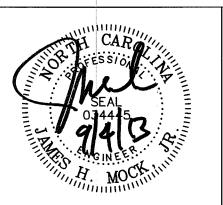
THIS DEVELOPMENT IS IN COMPLIANCE WITH THE BUNCOMBE COUNTY STORMWATER MANAGEMENT ORDINANCE.

BUNCOMBE COUNTY STORMWATER ADMINISTRATOR

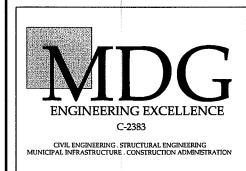


DATE



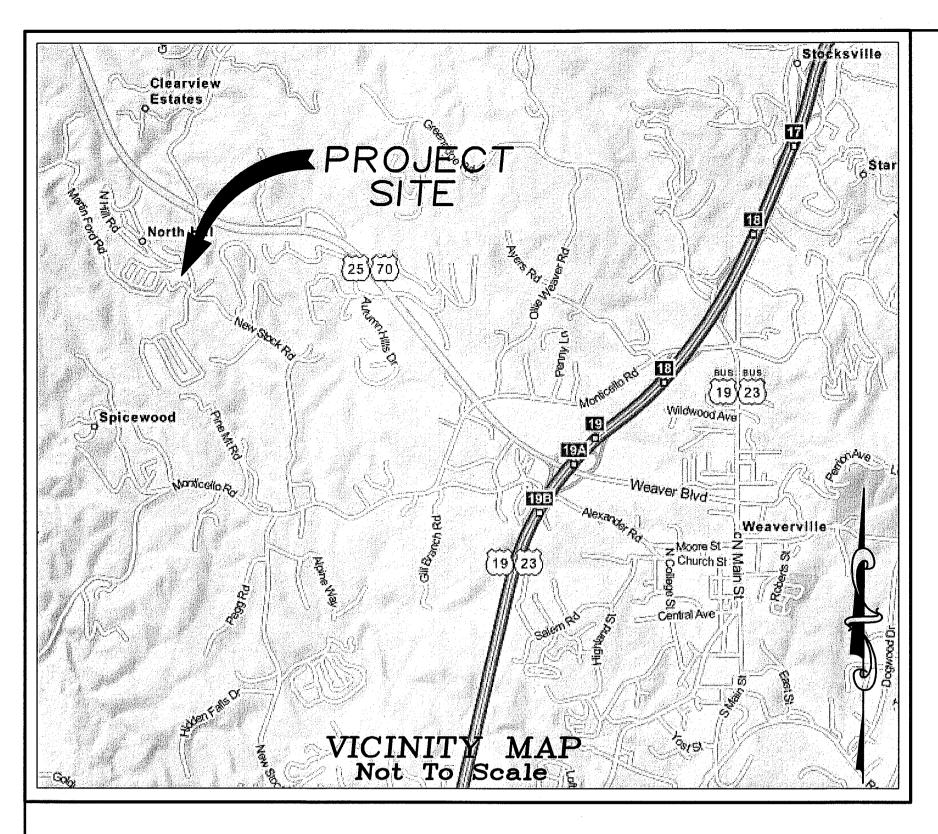


NOT TO SCAL



P.O. BOX 1516 WEAVERVILLE, NORTH CAROLINA 28787

info@mdgeng.com www.mdgeng.com



ENGINEER'S NOTES:

- 1. THE ENGINEER HAS MADE DILIGENT ATTEMPTS TO LOCATE EXISTING UTILITIES. IT IS THE <u>CONTRACTOR'S</u> RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO NOTE ANY CONFLICTS. ANY DAMAGE TO UTILITIES INCURRED DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE <u>CONTRACTOR</u> AND IS TO BE REPAIRED IN A TIMELY MANNER AND AT THE <u>CONTRACTOR'S</u> EXPENSE. CALL CAROLINA ONE—CALL AT LEAST 48 HOURS PRIOR TO DIGGING (EXCLUDES WEEKENDS AND HOLIDAYS) AT 1—800—632—4949.
- 2. THESE PLANS WERE PREPARED BY: MERCER DESIGN GROUP, PC, 205 FLAT CREEK VILLAGE DRIVE. P.O. BOX 1516, WEAVERVILLE, NORTH CAROLINA 28787; PHONE (828) 645-7088, FAX (828) 645-7714; CONTACT: MARVIN MERCER, P.E.
- 3. THE EXISTING BOUNDARIES FOR THIS PLAN WAS PROVIDED BY FIELD SURVEY BY HIGH COUNTRY SURVEYING, ON OR ABOUT JULY OF 2012. RIGHT-OF-WAYS AND PROPERTY LINES WERE VERIFIED BY FIELD SURVEY.
- 4. ALL CONSTRUCTION ITEMS CONTAINED IN THIS DESIGN PACKAGE SHALL BE PERFORMED BY A N.C. LICENSED CONTRACTOR AND SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH APPLICABLE N.C. BUILDING CODE.
- 5. NO PORTION OF THE PROJECT SITE LIE WITHIN REGULATED FLOOD ZONE AS DETERMINED BY FEMA.
- 6. IT IS ANTICIPATED THAT CUT AND FILL VOLUMES WILL BE BALANCED ON SITE. ANY BORROW SOIL, IF REQUIRED SHALL BE OBTAINED FROM PERMITTED SITES ONLY. IF NECESSARY, THE CONTRACTOR SHALL SUBMIT THE PERMIT NUMBER OF THE BORROW SITE TO THE APPROPRIATE REGULATORY AGENCY ISSUING THE LAND DISTURBANCE PERMIT...
- 7. THE CONTRACTOR SHALL MAKE ALL EXCAVATIONS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE DEPARTMENT OF LABOR, OCCUPATION SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, PUT IN PLACE, AND MAINTAIN SUCH SHEETING, BRACING, ETC. AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION AND TO PREVENT ANY MOVEMENT OF EARTH WHICH COULD IN ANY WAY DIMINISH THE WORK, OR ENDANGER ADJACENT STRUCTURES, ROADS, UTILITIES, OR OTHER IMPROVEMENT.
- 8. ALL CUT SLOPES SHALL HAVE A MAXIMUM SLOPE OF 1.5 TO 1; FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2 TO 1 UNLESS OTHERWISE PROVIDED FOR BY RETENTION SYSTEMS.
- 9. THE LIMITS OF DISTURBANCE HAVE BEEN SHOWN ON THE PLAN. THE TOTAL AREA TO BE DISTURBED FOR THIS PROJECT IS GREATER THAN ONE ACRE.
- 10. THE ESTIMATED COMPLETION TIME OF THIS PROJECT IS SPRING OF 2014.

GENERAL CONSTRUCTION NOTES:

- 1. FINISH GRADE TOLERANCES SHALL BE AS NOTED IN THE SPECIFICATIONS. THE ENGINEER MAY MAKE GRADE CHANGES AS REQUIRED IN THE FIELD WITHOUT EFFECTING THE UNIT BID PRICE FOR UNCLASSIFIED EXCAVATION.
- 2. UNLESS OTHERWISE STATED, ALL FILL AREAS SHALL BE CONSTRUCTED IN LAYERS OF 8" MAXIMUM THICKNESS WITH WATER ADDED OR SOIL CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ENGINEER AND COMPACTED WITH A SHEEP'S FOOT ROLLER TO A COMPACTION EQUAL TO OR GRATER THAN 95% (100% IN THE TOP 2' OF THE SUB-GRADE BELOW ROADWAYS AND PARKING LOTS) OF THE DENSITY OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH THE STANDARD PROCTOR METHOD OF MOISTURE ——DENSITY RELATIONSHIP TEST, ASTM D698 OR AASHTO—99 UNLESS SPECIFIED IN OTHER SPECIFICATIONS.
- 3. ENTIRE AREA TO BE GRADED SHALL BE CLEARED AND GRUBBED. NO FILL SHALL BE REPLACED ON ANY AREA NOT CLEARED AND GRUBBED.
- 4. ALL SOIL EROSION CONTROL MEASURES REQUIRED BY THE GRADING PLAN SHALL BE PERFORMED PRIOR TO GRADING, CLEARING AND GRUBBING. ALL EROSION CONTROL DEVICES SUCH AS SILT FENCE, ETC., SHALL BE MAINTAINED IN WORKABLE CONDITION FOR THE LIFE OF THE PROJECT AND SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT ONLY ON THE ENGINEER'S APPROVAL. PAYMENT SHALL BE INCIDENTAL TO CLEARING AND GRUBBING. IF DURING THE LIFE OF THE PROJECT A STORM CAUSES SOIL EROSION WHICH CHANGES FINISH GRADES OR CREATES "GULLIES" AND "WASHED AREAS", THESE SHALL BE REPAIRED AT NO EXTRA COST, AND ALL SILT WASHED OFF OF THE PROJECT SITE ONTO ADJACENT PROPERTY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AT NO EXTRA COST. THE CONTRACTOR SHALL ADHERE TO ANY APPROVED EROSION CONTROL PLANS WHETHER INDICATED IN THE CONSTRUCTION PLANS OR UNDER SEPARATE COVER.
- 5. DISPOSABLE MATERIAL
- a. CLEARING AND GRUBBING WASTES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE, UNLESS SPECIFIED OTHERWISE.
- b. SOIL WASTE TO BE REMOVED, SUCH AS SIDEWALKS, CURBS, PAVEMENT, ETC. MAY BE PLACED IN SPECIFIC DISPOSAL AREA DELINEATED ON THE PLANS OR REMOVED FROM THE SITE AS REQUIRED BY THE SPECIFICATIONS. THIS MATERIAL HAVE A MINIMUM COVER OF 2'. THE CONTRACTOR SHALL MAINTAIN SPECIFIED COMPACTION REQUIREMENTS IN THESE AREAS. WHEN DISPOSAL SITES ARE NOT PROVIDED, THE CONTRACTOR SHALL REMOVE THIS WASTE FROM THE SITE AND PROPERLY DISPOSE OF IT AT HIS EXPENSE.
- c. ABANDONED UTILITIES SUCH AS CULVERTS, WATER PIPE, HYDRANTS, CASTINGS, PIPE APPURTENANCES, UTILITY POLES, ETC. SHALL BE PROPERTY OF THE SPECIFIC UTILITY AGENCY, OR COMPANY HAVING JURISDICTION. BEFORE THE CONTRACTOR CAN REMOVE, DESTROY, SALVAGE, REUSE, SELL, OR STORE FOR HIS OWN USE ANY ABANDONED UTILITY, HE MUST PRESENT TO THE OWNER WRITTEN PERMISSION FROM THE UTILITY INVOLVED.
- d. ON SITE BURNING IS AN ACCEPTABLE METHOD OF DISPOSING OF FLAMMABLE WASTES. WHEN BURNING IS ANTICIPATED, IN ADDITION TO OBTAINING ALL NECESSARY PERMITS AND MEETING GOVERNING CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS THE SPECIFIC LOCATION OF BURNING SHALL NOT BURN WITHOUT THE ENGINEER'S APPROVAL OF THE BURNING SITE.

AFTER BURNING IS COMPLETED, PURE ASH MAY BE DISPOSED OF BY MIXING WITH FILL DIRT. ALL MATERIAL NOT TOTALLY BURNED SHALL BE DISPOSED OF AS SPECIFIED IN "B" ABOVE. THE CONTRACTOR SHALL NOT HOLD UP WORK PROGRESS FOR THE PURPOSE OF WAITING FOR A "BURNING DAY".

- 6. IN THE EVENT EXCESSIVE GROUNDWATER OR SPRINGS ARE ENCOUNTERED WITHIN THE LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL NECESSARY UNDER DRAINS AND STONE AS DIRECTED BY THE ENGINEER. ALL WORK SHALL BE PAID BASED UPON UNIT BIDS, UNLESS SPECIFIED OTHERWISE.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES WHETHER HE PERFORMS THE WORK OR A UTILITY COMPANY PERFORMS THE WORK.
- 8. THE CONTRACTOR SHALL CONTROL ALL "DUST" BY PERIODIC WATERING AND SHALL PROVIDE ACCESS AT ALL TIMES FOR PROPERTY OWNERS WITHIN THE PROJECT AREA AND FOR EMERGENCY VEHICLES. ALL OPEN DITCHES AND HAZARDOUS AREA SHALL BE CLEARLY MARKED IN ACCORDANCE WITH THE SPECIFICATIONS.
- 9. ALL AREAS WHERE THERE IS EXPOSED DIRT SHALL BE SEEDED, FERTILIZED, AND MULCHED ACCORDING TO THE SPECIFICATIONS THE FINISHED SURFACE SHALL BE TO GRADE AND SMOOTH, FREE OF ALL ROCKS LARGER THAN 3', EQUIPMENT TRACKS, DIRT CLODS, BUMPS RIDGES, AND GOUGES PRIOR TO SEEDING; THE SURFACE SHALL BE LOOSENED TO A DEPTH OF 4"-6" +/- TO ACCEPT SEED. THE CONTRACTOR SHALL NOT PROCEED WITH SEEDING OPERATIONS WITHOUT FIRST OBTAINING THE ENGINEER'S APPROVAL OF THE GRADED SURFACE. ALL SEEDING SHALL BE PERFORMED BY A MECHANICAL "HYDRO-SEEDER". HAND SEEDING SHALL BE AUTHORIZED ON AN AREA BY AREA APPROVAL BY THE ENGINEER.
- 10. ALL CORRUGATED METAL STORM DRAINPIPES (CMP) SHALL BE ALUMINIZED TYPE 2 CORRUGATED STEEL MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M-36. THE PIPE SHALL BE MANUFACTURED FROM ALUMINIZED STEEL TYPE 2 MATERIAL CONFORMING TO THE REQUIREMENTS OF AASHTO M-274. ALL PIPES SHALL BE FURNISHED WITH PEROLLED ENDS AND SHALL BE JOINED WITH HUGGER BANDS. THE USE OF DIMPLE BANDS WILL NOT ALLOWED. PIPE THROUGH 24" DIAMETER SHALL BE 16 GAUGE, PIPE THROUGH 42" DIAMETER SHALL BE 14 GAUGE, AND PIPE THROUGH 54" DIAMETER SHALL BE 12 GAUGE. FOR CMP PIPE INSTALLED AT 15% GRADIENT OR HIGHER, PROVIDE WATER

ALL HDPE STORM DRAINAGE PIPING SHALL BE CORRUGATED PROFILE WALL POLYETHYLENE PIPE AND FITTINGS WITH AN INTERIOR LINER AS PER ASTM DESIGNATION F 2306/F 2306M-05. FOR HDPE PIPE INSTALLED AT 15% GRADIENT OR HIGHER, PROVIDE WATER TIGHT 0-RING JOINTS.

- 11. CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE INSTALLATION OF FACILITIES.
- 12. CATCH BASINS CAST—IN—PLACE SHALL CONFORM TO THE REQUIREMENTS OF NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES (LATEST EDITION) ARTICLES 840—1 THROUGH 810—3 CURB INLET CAT BASIN SHALL CONFORM TO NCDOT STANDARD DETAILS 840.02 THROUGH 80.04. DROP INLET CONFORMS TO STANDARD DETAIL 840.14. JUNCTION BOX SHALL CONFORM THE STANDARD DETAIL 840.31.
- 13. CURB INLET FRAME, GRATE AND HOOD SHALL BE NEENAH R-3233D, PRODUCTS BE DEWEY BROS. U.S. FOUNDRY OR EQUAL. DROP INLET FRAME AND GRATE SHALL BE NEENAH R-33339A OR EQUAL. FIELD INLET COVER SHALL CONFORM TO NCDOT STANDARD DETAIL 840.04. OPENING FACING UPSTREAM.
- 14. CONCRETE AND MASONRY SHALL MEET THE REQUIREMENTS OF APPROPRIATE SECTION OF NCDOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES (LATEST EDITION). CONCRETE SHALL BE CLASS A OR B, 4000 PSI MINIMUM, MEETING THE REQUIREMENTS OF REQUIREMENTS OF SECTION 900, CONSTRUCTED IN ACCORDANCE WITH SECTION 825. MASONRY SHALL MEET THE REQUIREMENTS OF SECTION 940, CONSTRUCTED IN ACCORDANCE WITH SECTION 830 AND /
- 15. TOPS OF PROPOSED FRAMES AND GRATES SHALL BE FLUSH WITH FINISHED GRADE.
- 16. TYNDALL PRE-CAST, CONCRETE BOXES ARE ACCEPTABLE ALTERNATIVES FOR PROPOSED CATCH BASINS.

BUNCOMBE COUNTY EROSION CONTROL NOTES

GENERAL: ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF BUNCOMBE COUNTY. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

- 1. OBTAIN LAND-DISTRIBUTING PERMITS.
- 2. INSTALL ALL EROSION CONTROL MEASURES AS PER PLANS APPROVED BY BUNCOMBE COUNTY AND/OR AS DIRECTED BY BUNCOMBE COUNTY INSPECTORS.
 - SPECIAL CONSIDERATION, AS TO SEQUENCING, SHALL BE APPLIED TO ROADWAY (LINEAR) CONSTRUCTION PROJECTS:

 A) INSTALL ALL DOWN-SLOPE MEASURES SUCH AS SEDIMENT BASINS, DIVERSION DITCHES, SILT FENCING, ETC. AHEAD OF ROADWAY GRADING ACTIVITIES.

 B) IMMEDIATELY UPON SUBSTANTIAL COMPLETION OF ANY SEGMENT OF CUT-BANK GRADING, CONSTRUCT REQUIRED DIVERSION DIKE/DITCH ALONG TOP OF CUT SLOPES.

 C) IMMEDIATELY INSTALL DRAINAGE PIPING AND OR OTHER REQUIRED ROUTING FEATURES THROUGH THE DISTURBED AREAS TO DISCHARGE AS INDICATED ON THE DRAWINGS.
- 3. OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE OF BUNCOMBE COUNTY.
- 4. PROCEED WITH GRADING, CLEARING AND GRUBBING.
- 5. TEMPORARY AND PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH BUNCOMBE COUNTY AND THE STATE OF NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL SPECIFICATIONS 6.10 THROUGH 6.14. SEED AND MULCH DENUDED AREAS WITHIN 15 WORKING DAYS AFTER FINISHED GRADES ARE ESTABLISHED. ALL SLOPES SHALL WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
- 6. SEED AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE (CONFIRM WITH LATEST DESIGN MANUAL SPECIFICATIONS):

TEMPORARY SEEDING SPECIFICATIONS			PERMANENT SEEDING SPECIFICATIONS
	WINTER	SUMMER	STEEP SLOPES, AVERAGE SOIL; LOW MAINTENANCE
			SEEDING DATES: BEST POSSIBLE ABOVE 2500 FEET: JULY 25 — AUG. 15 JULY 15 — AUG. 30 MAR. 20 — APR. 20 MAR. 5 — MAY 15
	SEEDING DATES: ABOVE 2500 FEET: FEB. 15 — MAY 15 BELOW 2500 FEET: FEB. 1 — MAY 1	<u>SEEDING DATES:</u> MAY 15 — AUG. 15	BELOW 2500 FEET: AUG. 15 — SEPT. 1 JULY 25 — SEPT 15 MAR. 1 — APR. 1 MAR. 1 — MAY 10
RYE ANN	SPECIES: RATE: (LB/ACRE) RYE (GRAIN) 120 ANNUAL LESPEDEZA (KOREAN IN MOUNTAINS) 50	SPECIES: RATE; (LB/ACRE) GERMAN MILLET 40	NURSING PLANTS: BETWEEN MAY 1 AND AUG. 15, ADD 10 LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 40 LB/ACRE RYE (GRAIN). IT MAY BE BENEFICIAL TO PLANT THE GRASSES IN LATE SUMMER AND OVERSEED THE LEPEDEZAS IN MARCH.
			SPECIES: RATE: (LB/ACRE) TALL FESCUE 100 SERICEA LESPEDEZA 20 KOREAN LESPEDEZA 10 REDTOP 5 KENTUCKY BLUEGRASS 5
	OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.		COMPLETE SEEDING EARLIER IN FALL, AND START LATER IN SPRING ON NORTH — AND EAST — FACING SLOPES.
	SOIL AMENDMENTS; FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER		SOIL AMMENDMENTS: APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 5-10-10 FERTILIZER. IF COUNTY PROVIDES NO RECOMMENDATIONS
	MULCH; APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY T MULCH ANCHORING TOOL. A DISK WITH BLADES SET I MULCH ANCHORING TOOL.	ACKING WITH ASPHALT, NETTING, OR A NEARLY STRAIGHT CAN BE USED AS A	MULCH: APPLY 4,000 — 5,000 LB/ACRE GRAIN STRAW OR EQUIVELENT COVER OF ANOTHER SUITABLE MULCHING MATERIAL. ANCHOR MULCH BY TACKING WITH ASPHALT, ROVING, OR NETTING. NETTING IS THE PREFERRED ANCHORING METHOD ON STEEP SLOPES.
	MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RE: IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	SEED, REFERTILIZE AND MULCH	MAINTENANCE; MOW NO MORE THAN ONCE A YEAR. REFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

^{7.} INSTALL ROLLED EROSION CONTROL FABRIC ON ALL CUT AND FILL SLOPES COMPLETED BETWEEN OCTOBER 15TH AND

- 8. IT IS RECOMMENDED FOR CONTRACTOR TO STOCKPILE TOPSOIL TO ASSIST IN GRASSING.
- 9. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 10. AFTER PERMANENT GROUND COVER STABILIZATION HAS BEEN APPROVED BY NCDENR OR BUNCOMBE COUNTY, REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE
- 11. REQUEST FINAL APPROVAL BY BUNCOMBE COUNTY EROSION CONTROL DEPARTMENT.
- 12. THE <u>CONTRACTOR</u> SHALL CONTROL ALL "DUST" BY PERIODIC WATERING AND SHALL PROVIDE ACCESS AT ALL TIMES FOR PROPERTY OWNERS WITHIN THE PROJECT AREA AND FOR EMERGENCY VEHICLES.
- 13. SEDIMENT TRAPS SHALL BE CONTINUOUSLY CHECKED, INSPECTED AND MAINTAINED. TRAPS SHALL BE CLEANED OUT WHENEVER THE SEDIMENT REACHES 50% OF THE TOTAL CAPACITY (DEPTH) OF THE TRAP. THE DESIGNATED DISPOSAL AREA FOR SEDIMENT TRAP CLEAN OUT MATERIAL SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCING MINIMUM) AND SHALL BE STABILIZED IMMEDIATELY.
- 14. FOR ALL CUT SLOPES STEEPER THAN 1.5:1 OR FILL SLOPES STEEPER THEN 2:1, A SLOPE STABILITY ANALYSIS AND CERTIFICATION BY A LICENSED GEOTECHNICAL ENGINEER SHALL BE PERFORMED UPON INITIATION AND DURING CONSTRUCTION OF SAID SLOPES. SUBMIT GEOTECHNICAL ENGINEERS CERTIFICATION TO BUNCOMBE COUNTY EROSION CONTROL OFFICE UPON COMPLETION OF PROJECT.

15. A ROCK REVETMENTS SHALL BE INSPECTED BY A LICENSED GEOTECHNICAL ENGINEER DURING CONSTRUCTION. A CERTIFICATION OF THE ROCK REVETMENTS SHALL BE

SUBMITTED TO THE NCDENR OR BUNCOMBE COUNTY OFFICE UPON COMPLETION OF CONSTRUCTION.

16. PROVIDE TEMPORARY INLET PROTECTION FOR ANY EXISTING CULVERTS (DISCOVERED DURING CONSTRUCTION) LOCATED WITHIN THE DISTURBANCE AREA.

CONSIDERATIONS FOR CONSTRUCTION SCHEDULING

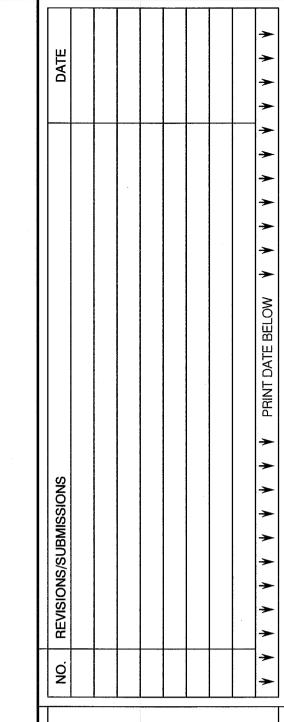
CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
CONSTRUCTION ACCESS. CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND-DISTURBING ACTIVITYSTABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
2. SEDIMENT TRAPS AND BARRIERS. BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
3. RUNOFF CONTROL. DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION. RUNOFF CONVEYANCE SYSTEM. STABILIZE STREAMBANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF—CONTROL MEASURES DURING GRADING.
4. LAND CLEARING AND GRADING. SITE PREPARATION—— CUTTING, FILLING AND GRADING, SEDIMENT TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.	WHERE NECESSARY, STABILIZE STREAMBANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF—CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
5. SURFACE STABILIZATION. TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF—CONTROL MEASURES ARE INSTALLED. CLEAR BORROW AND DISPOSAL AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
6. BUILDING CONSTRUCTION. BUILDINGS, UTILITIES, PAVING.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
7. LANDSCAPING AND FINAL STABILIZATION. TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	INSTALL NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AS WORK TAKES PLACE. LAST CONSTRUCTION PHASE——STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

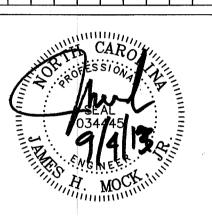
MAINTENANCE

1. MAINTENANCE INSPECTIONS SHOULD BE PERFORMED WEEKLY.
2. AFTER PERIODS OF RAINFALL, MAINTENANCE REPAIRS SHOULD BE MADE IMMEDIATELY.
3. SEDIMENT TRAPS SHALL BE CLEANED OUT WHENEVER THE SEDIMENT REACHES 50% OF THE TOTAL CAPACITY (DEPTH) OF THE TRAP. THE DESIGNATED DISPOSAL AREA FOR SEDIMENT TRAP CLEAN OUT MATERIAL SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCING MINIMUM) AND SHALL BE STABILIZED IMMEDIATELY.

SPECIAL REQUIREMENTS:

- 1. AT THE TIME OF THE PRECONSTRUCTION CONFERENCE THE CONTRACTOR SHALL OBTAIN AT LEAST 4 SOIL SAMPLES FROM THE PROJECT SITE.
- 2. EACH SOIL SAMPLE IS TO BE TAKEN FROM THE SOIL LAYER DIRECTLY BENEATH THE TOPSOIL LAYER.
- 3. EACH SOIL SAMPLE SHOULD FILL A ONE-QUART ZIP TYPE BAG.
- 4. EACH BAG SHALL BE CLEARLY LABELED AS TO WHERE IT CAME FROM AND THE LOCATION MARKED APPROXIMATELY ON THE EXISTING CONDITIONS PLAN.
- 5. THE CONTRACTOR SHALL IMMEDIATELY DELIVER ALL SAMPLES TO THE NEAREST AGRICULTURAL EXTENSION OFFICE FOR ANALYSIS. THE PURPOSE OF THE ANALYSIS IS TO DETERMINE WHAT SOIL AMENDMENTS ARE REQUIRED.
- 6. ONCE THE BULK OF THE EARTH HAS BEEN MOVED, THIS PROCESS IS TO BE REPEATED FOR THE FINAL EARTH STABILIZATION.





Designed:

Graphics:

Checked:

MDG

Checked:

JHM-JMM

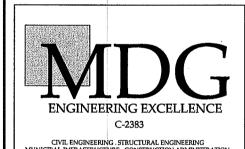
Reviewed:

JHM/JMM

Scale:

NOT TO SCALE

Date:



P.O. BOX 1516
WEAVERVILLE, NORTH CAROLINA 28787
P: 828.645.7088
F: 828.645.7714
info@mdgeng.com
www.mdgeng.com

JK VILLAGE

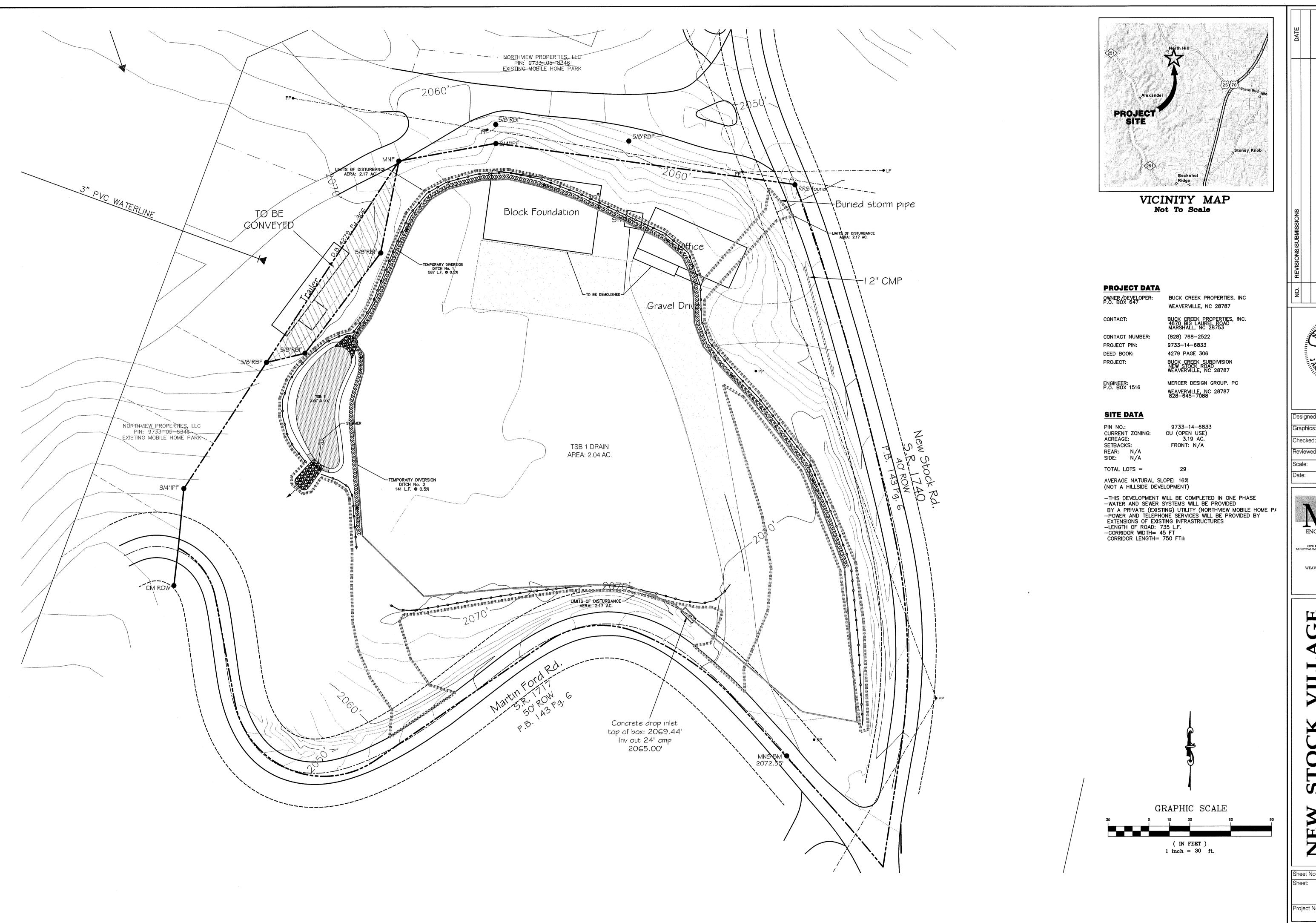
OCK ROAD

WEAVERVILE NORTH CAROLING

/ STOCK VI

eet No.: 2 OF
eet:

ject No: 13-06



ENGINEERING EXCELLENCE
C-2383
CIVIL ENGINEERING. STRUCTURAL ENGINEERING
MUNICIPAL INFRASTRUCTURE. CONSTRUCTION ADMINISTRAT

JHM/JMM

P.O. BOX 1516
WEAVERVILLE, NORTH CAROLINA 28787
P: 828.645.7088
F: 828.645.7714
info@mdgeng.com
www.mdgeng.com

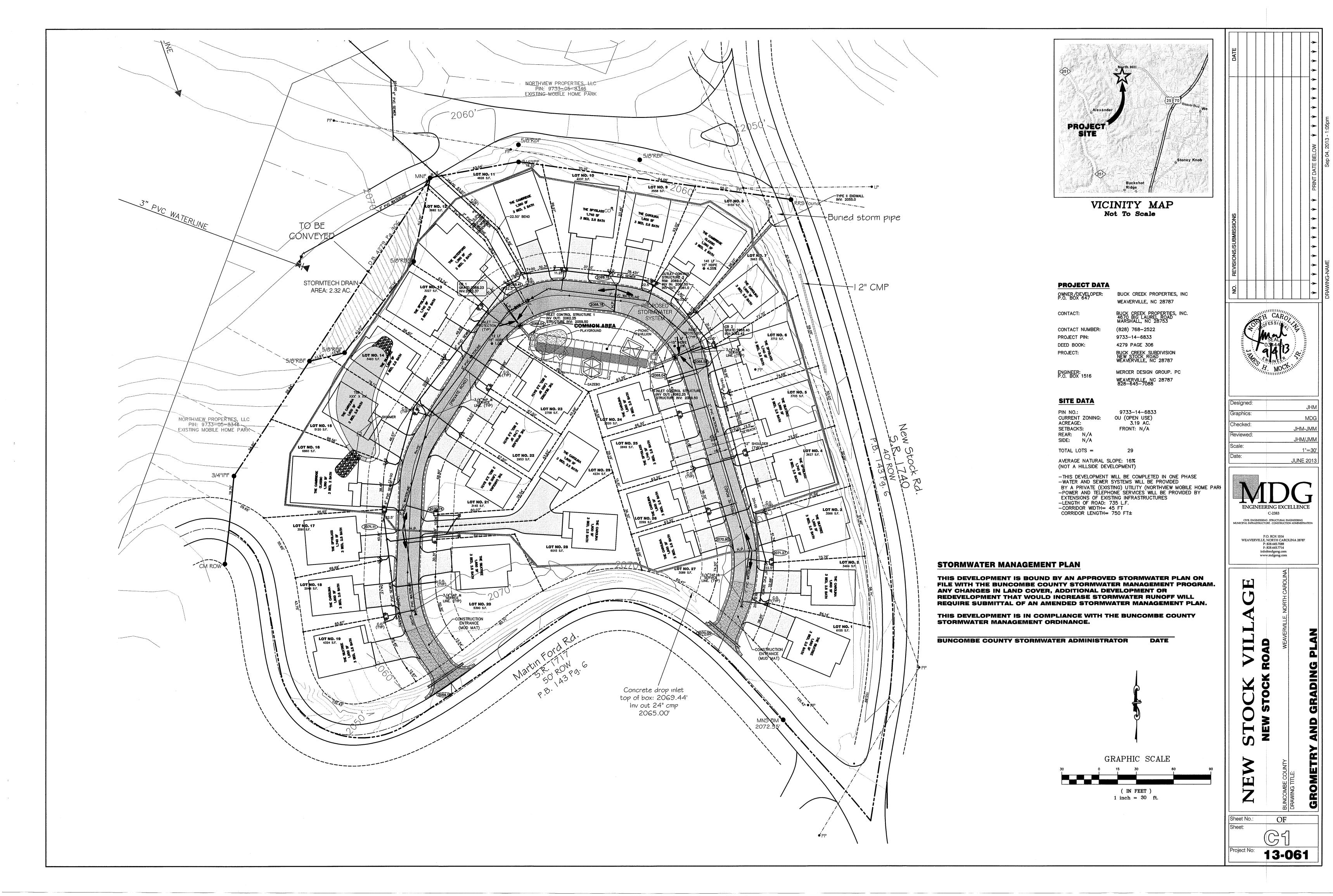
LLAGE

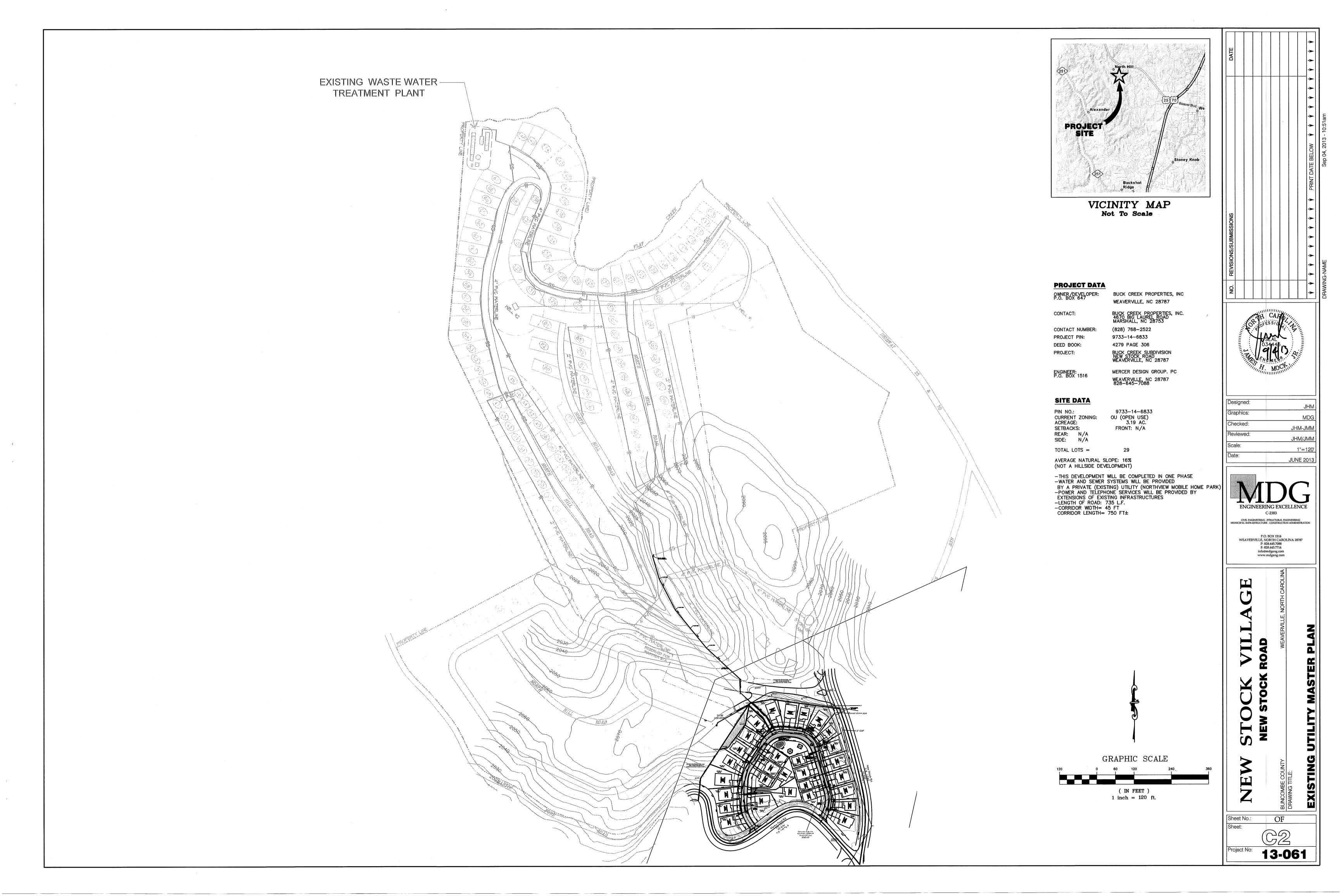
OCK VILLA

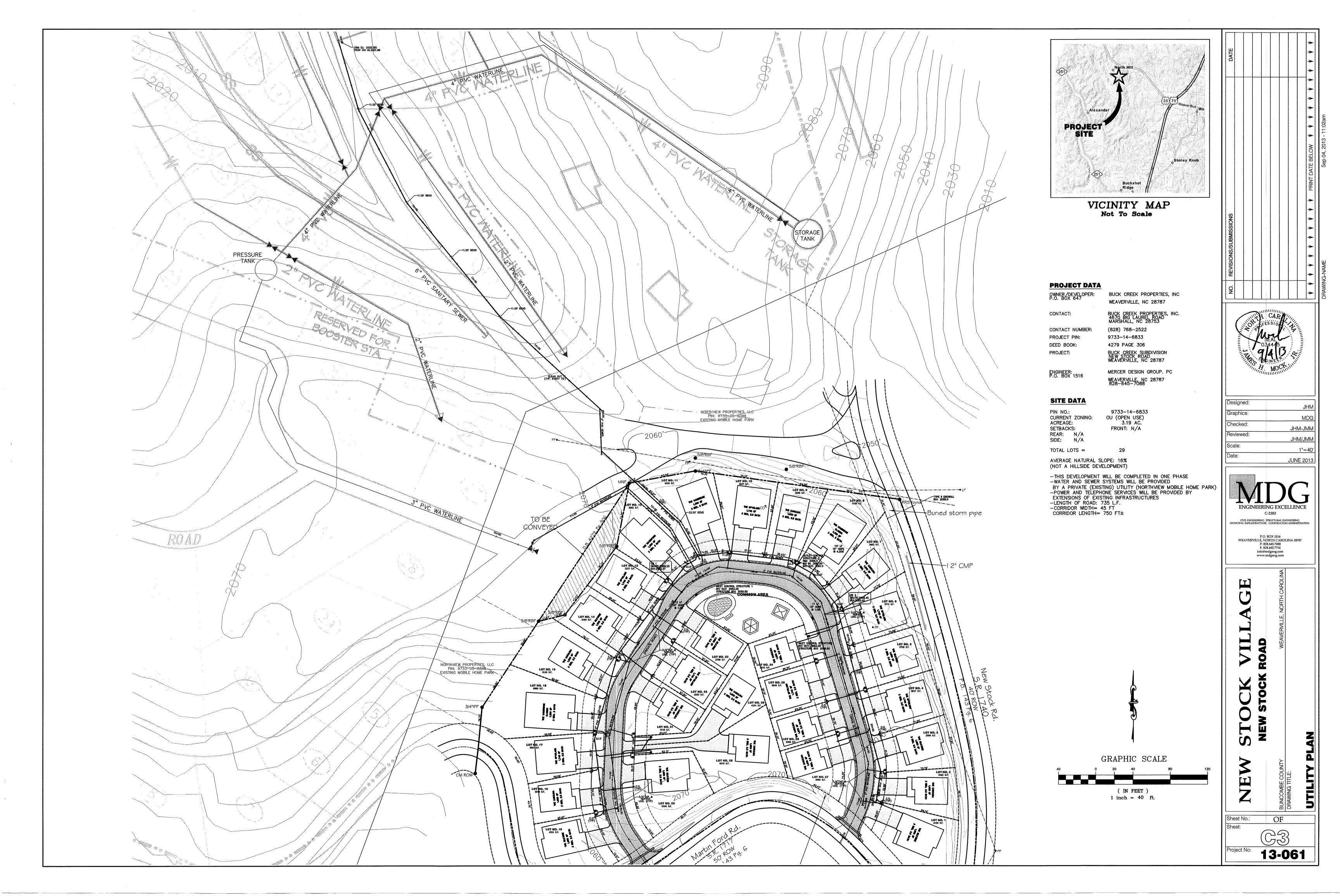
W STOC NEW ST

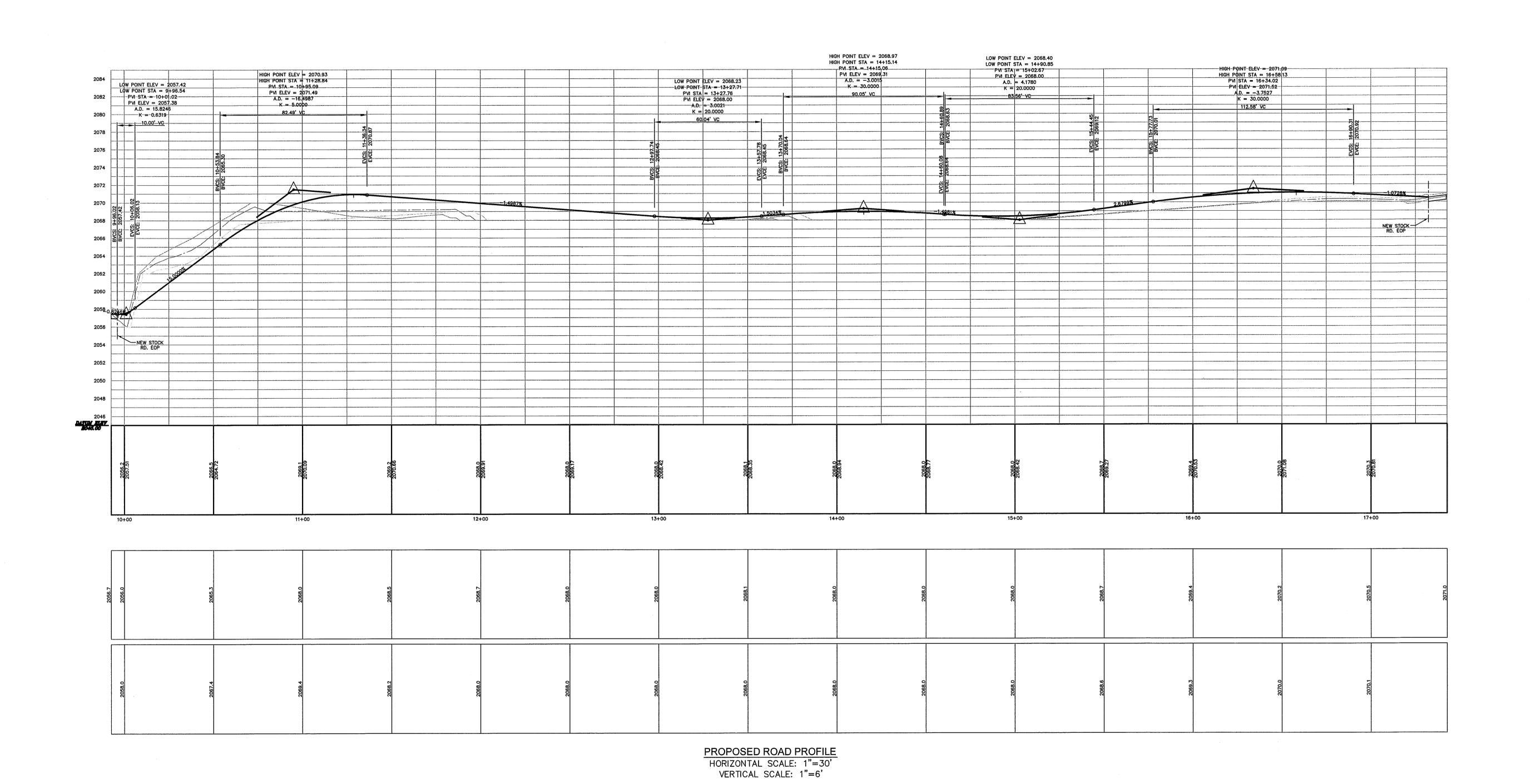
heet No.:

13-061









P.O. BOX 1516
WEAVERVILLE, NORTH CAROLINA 28787
P: 828.645.7088
F: 828.645.7714
info@mdgeng.com
www.mdgeng.com **R0**/

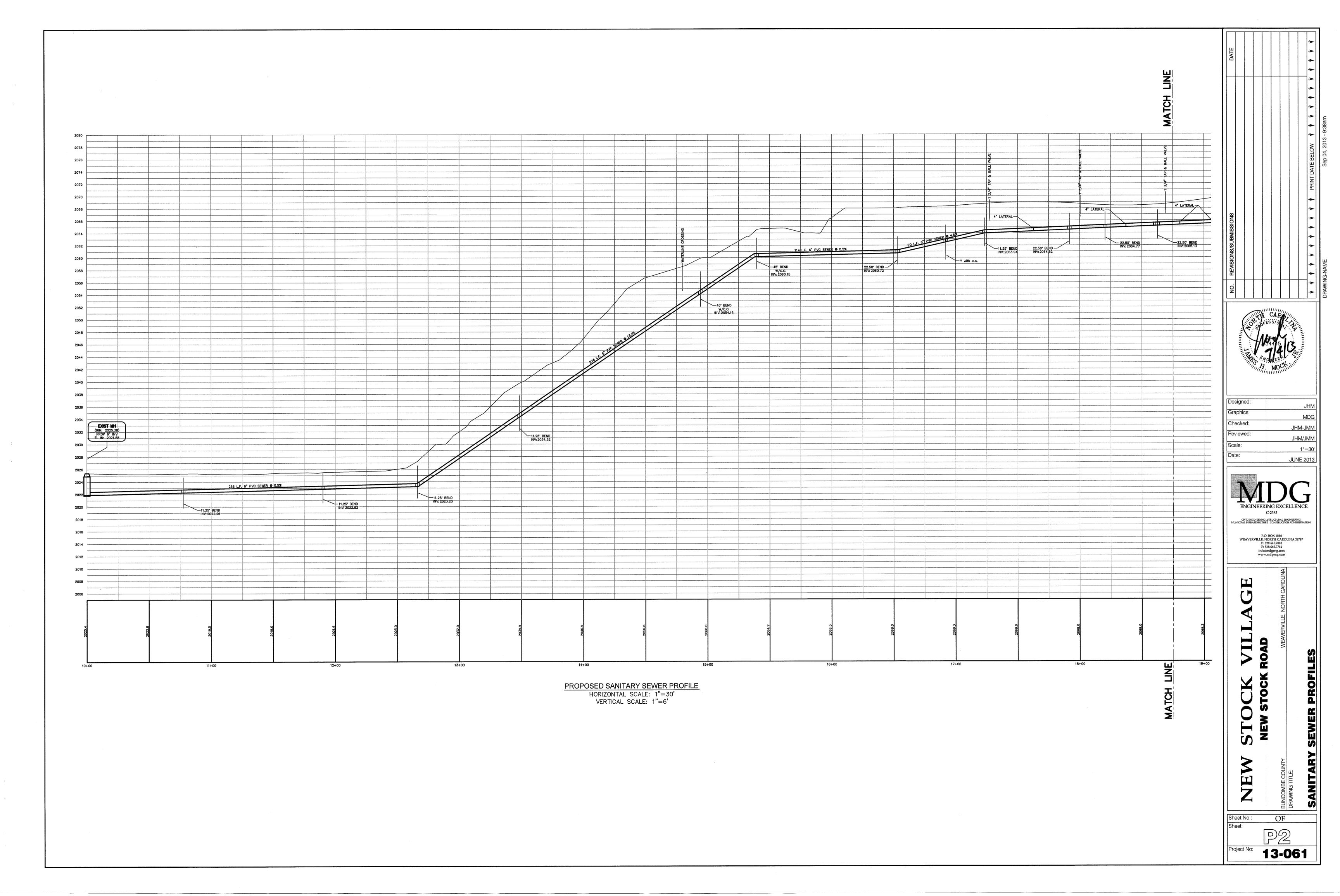
CIVIL ENGINEERING STRUCTURAL ENGINEERING MUNICIPAL INFRASTRUCTURE . CONSTRUCTION ADMINISTRATION

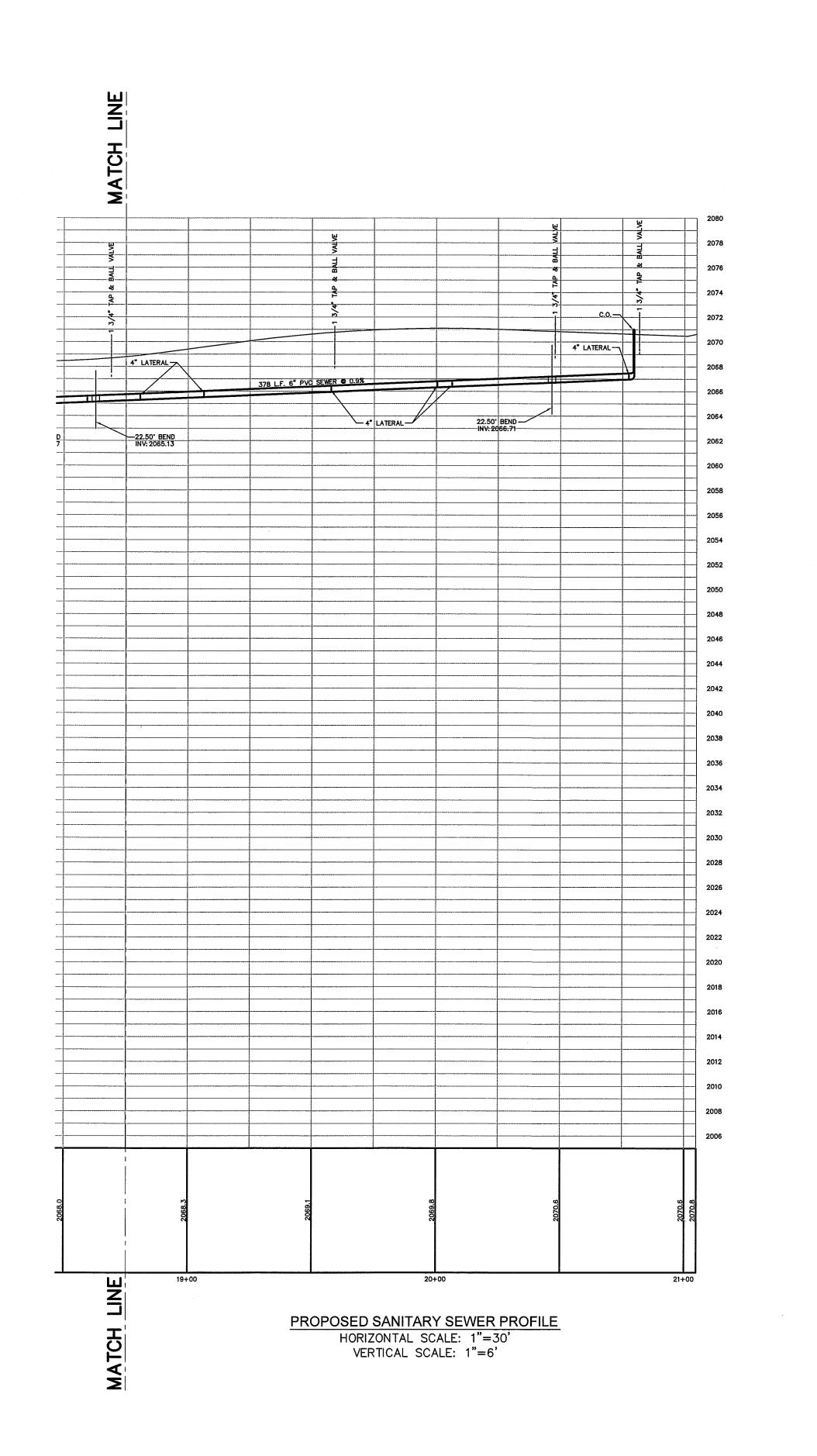
Graphics:

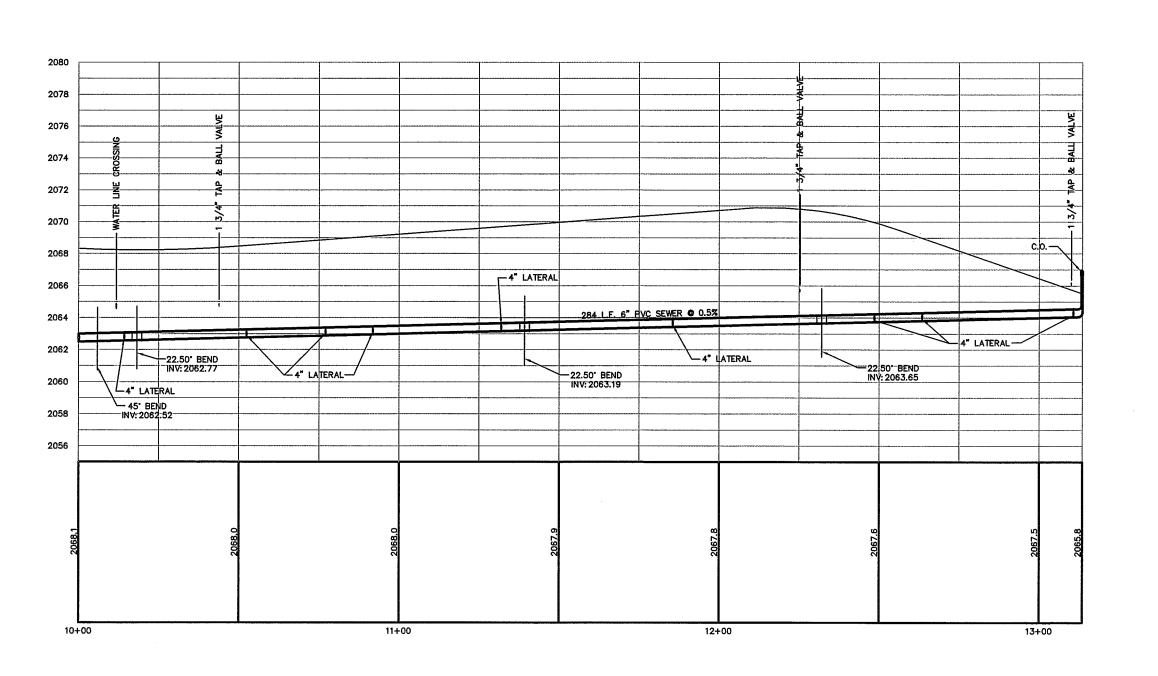
Checked:

JHM-JMM

Sheet No.: 13-061







PROPOSED SANITARY SEWER PROFILE

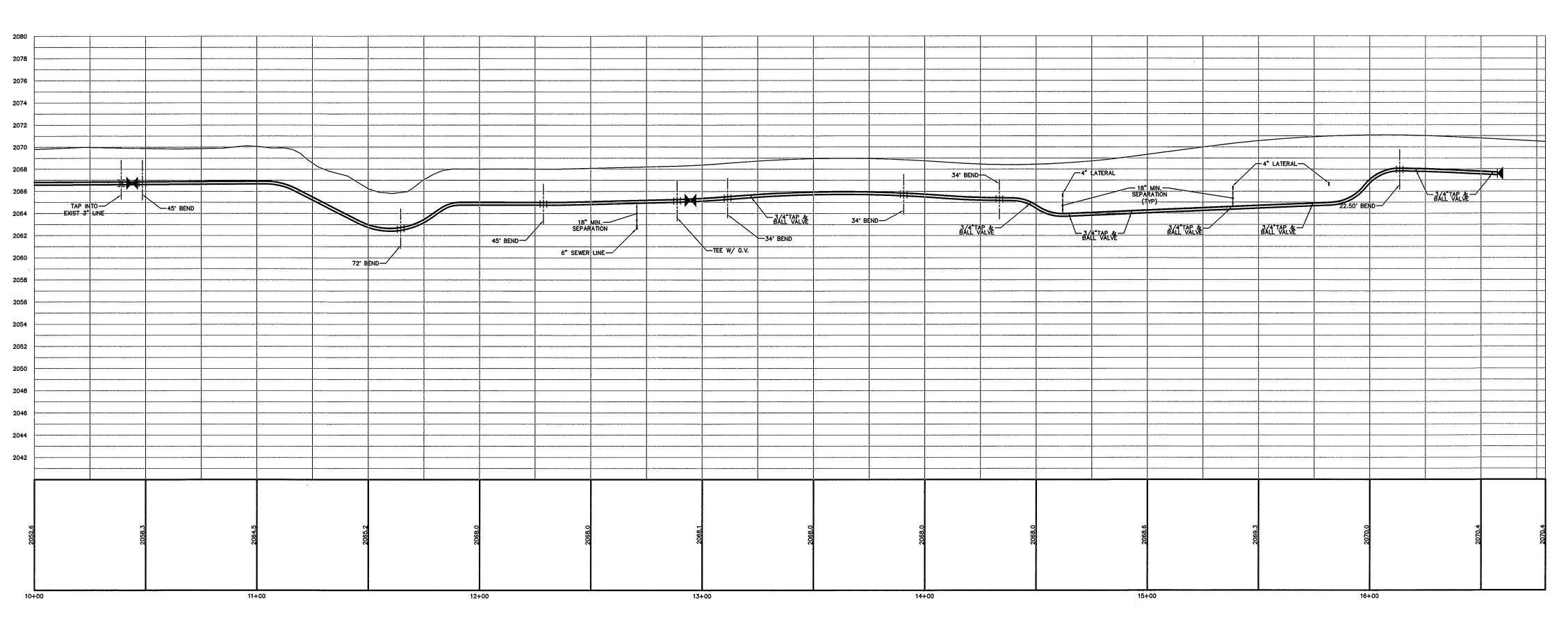
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

Checked:

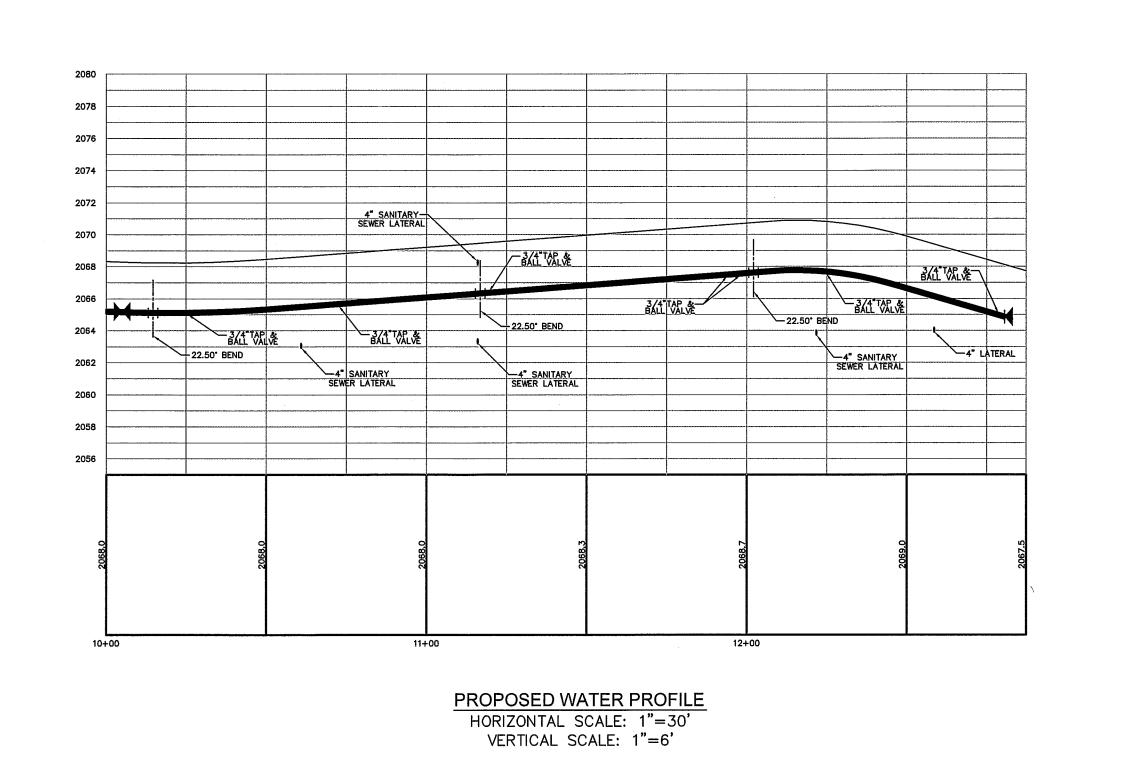
CIVIL ENGINEERING . STRUCTURAL ENGINEERING MUNICIPAL INFRASTRUCTURE . CONSTRUCTION ADMINISTRATION

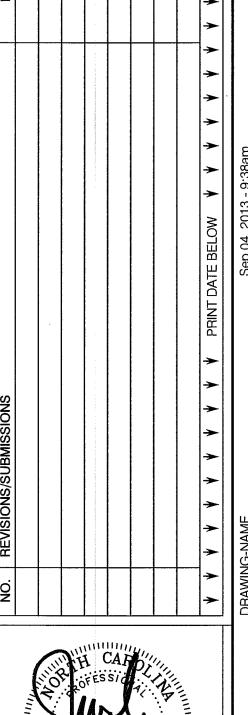
P.O. BOX 1516
WEAVERVILLE, NORTH CAROLINA 28787
P: 828.645.7088
F: 828.645.7714
info@mdgeng.com
www.mdgeng.com

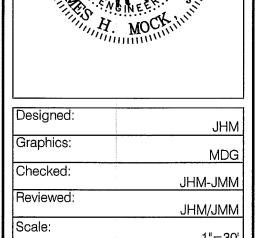
13-061

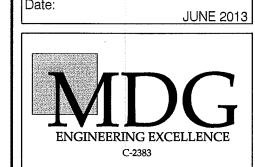


PROPOSED WATER PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'









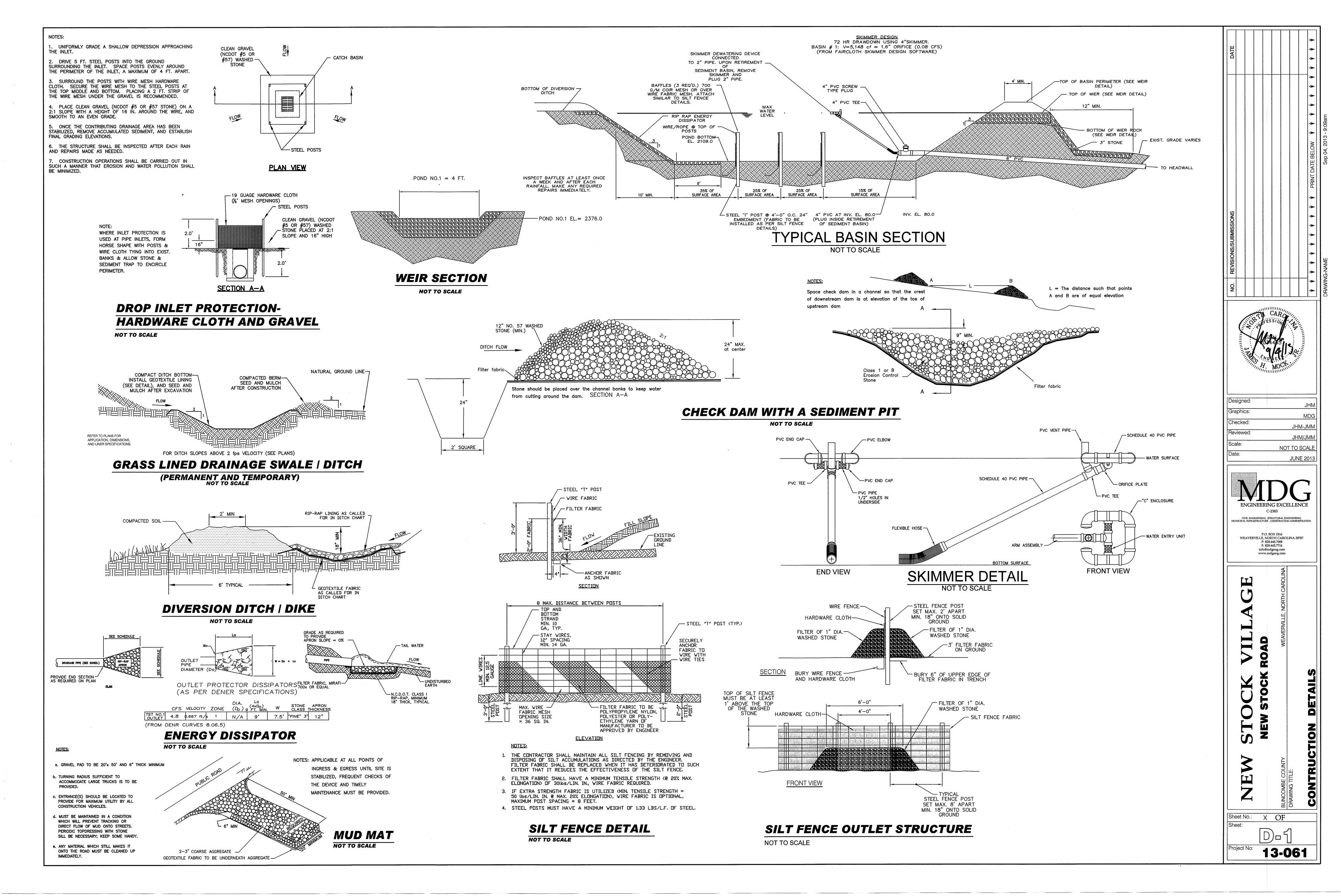
CIVIL ENGINEERING . STRUCTURAL ENGINEERING MUNICIPAL INFRASTRUCTURE . CONSTRUCTION ADMINISTRATION

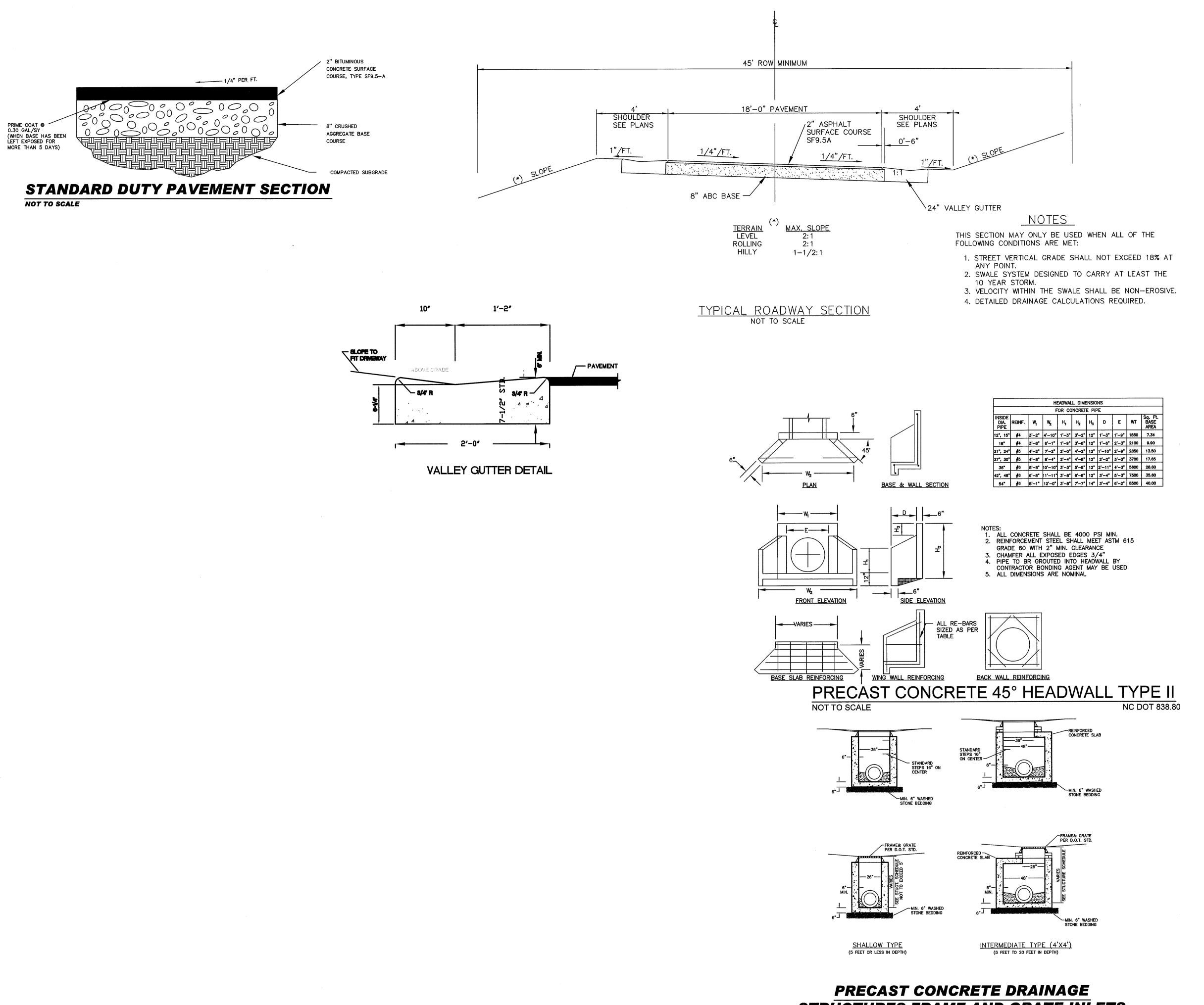
P.O. BOX 1516
WEAVERVILLE, NORTH CAROLINA 28787
P: 828.645.7088
F: 828.645.7714
info@mdgeng.com
www.mdgeng.com

STOCK NEW STOCK

OF

13-061

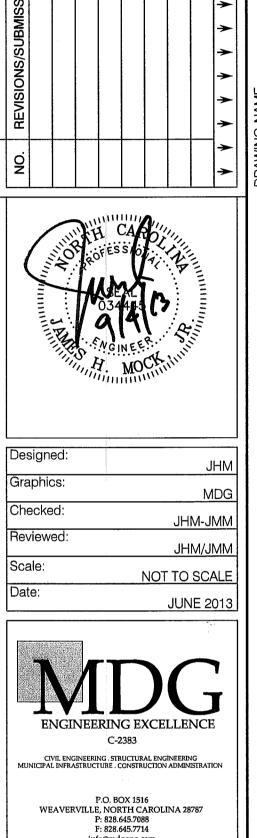


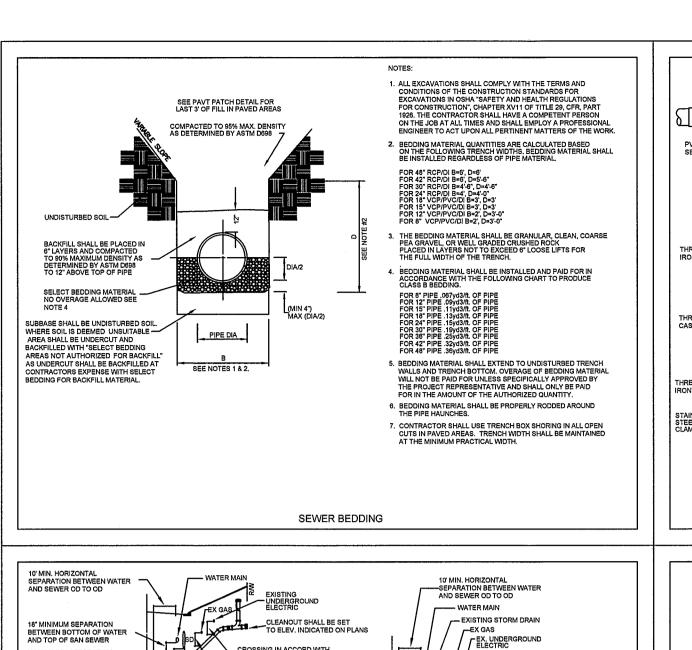


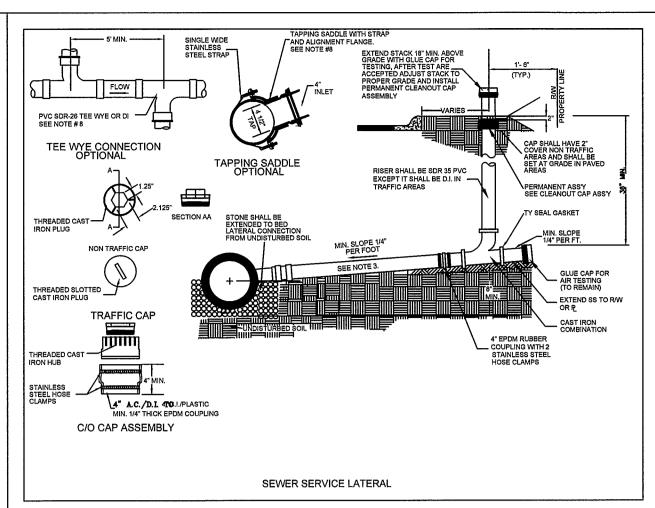
13-061

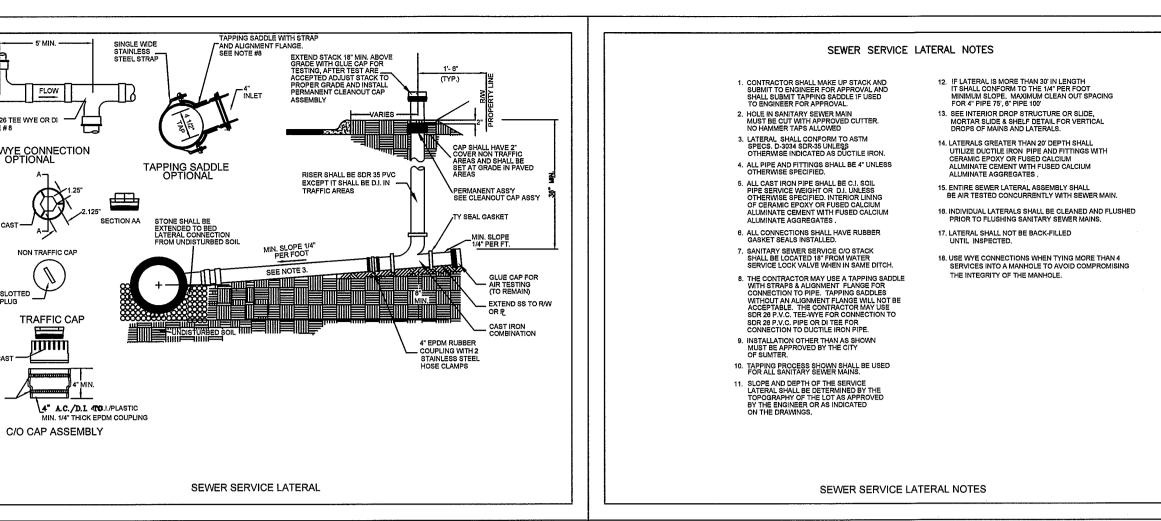
STRUCTURES-FRAME AND GRATE INLETS

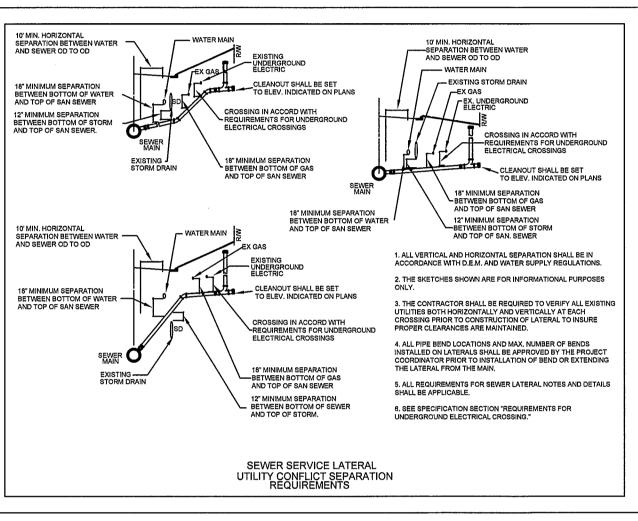
NOT TO SCALE

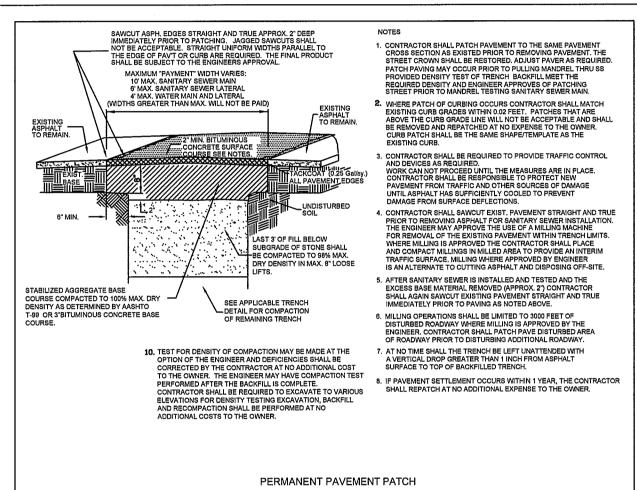


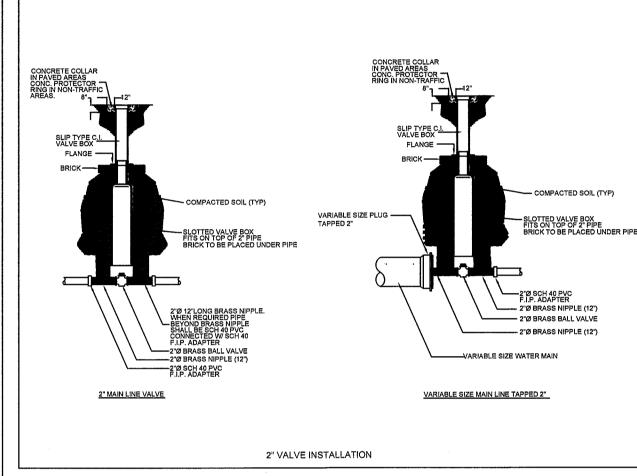


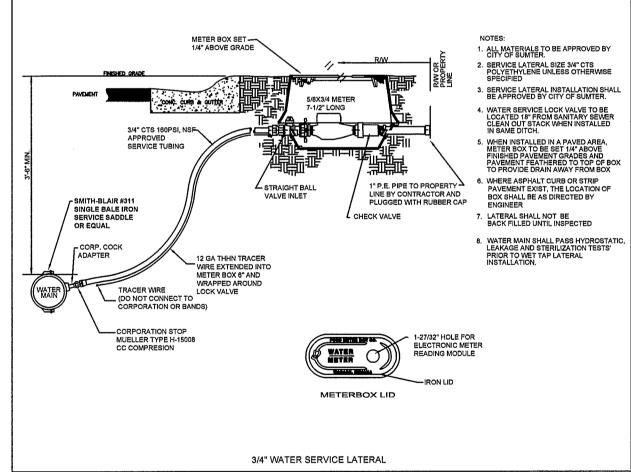


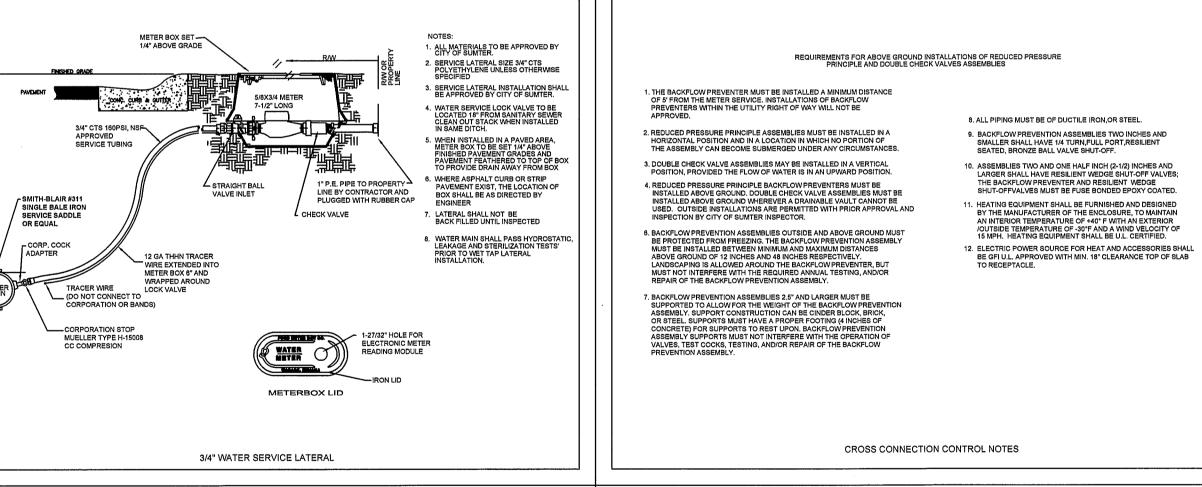


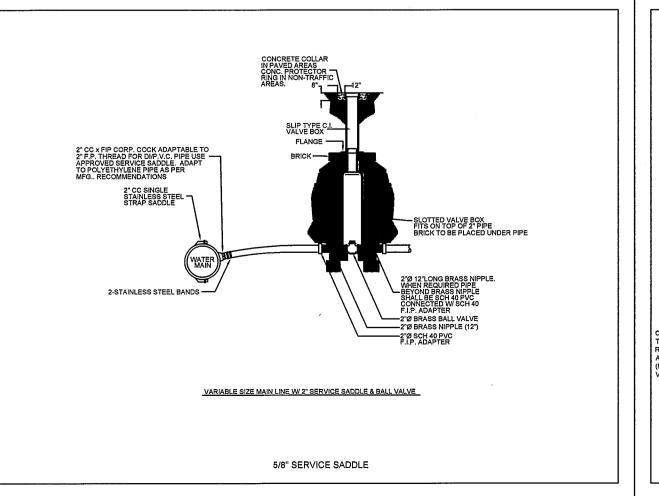


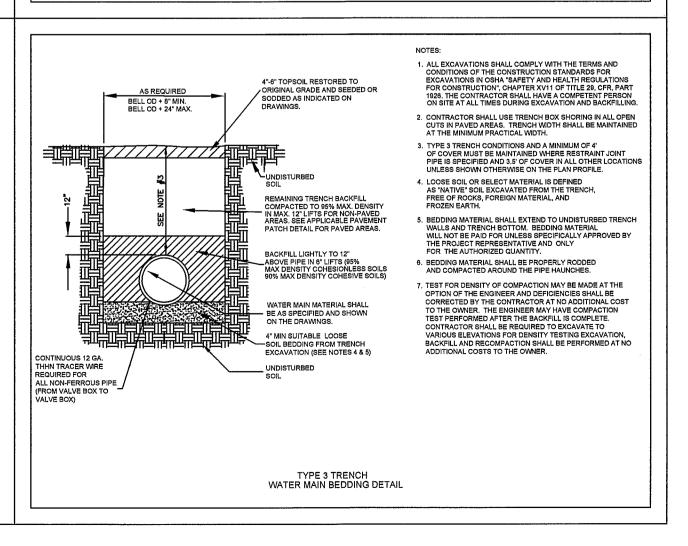


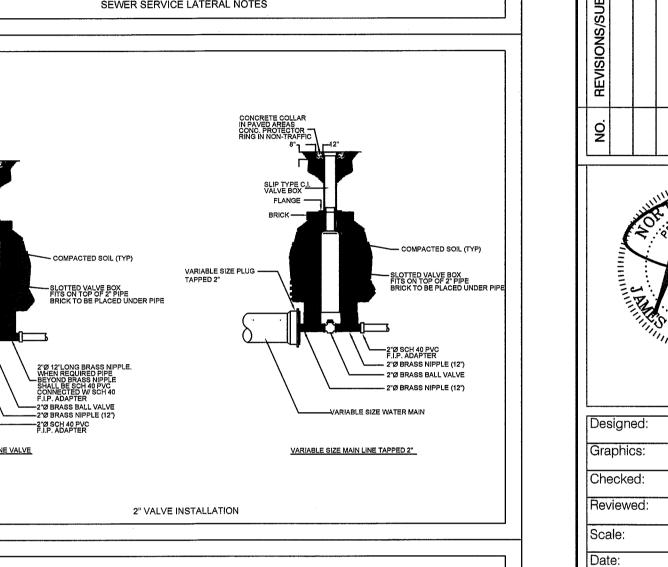


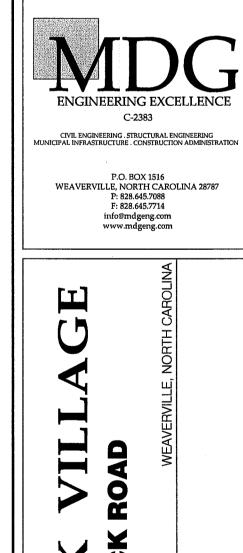










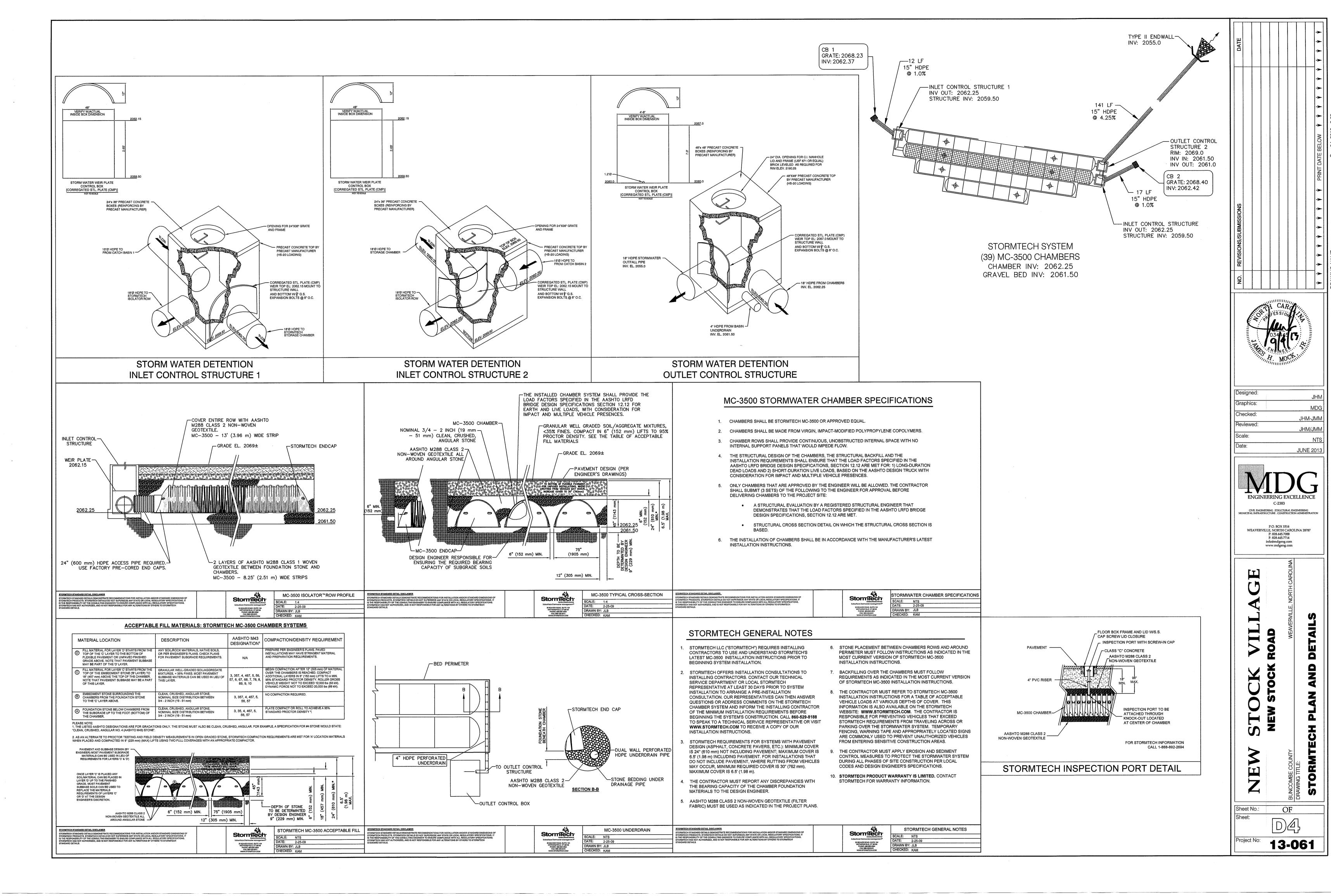


CARO

MML-MHL

Sheet No.: Project No: 13-061

Sheet:



Buncombe County Planning Board Meeting Recommended Staff Conditions **SUB2013-00308** October 7, 2013 New Stock Village

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 detailed slope analysis conducted using the Buncombe County slope raster data set at a cell resolution of 50 feet showing the following information:
 - Areas designated as high hazard or moderate hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey;
 - b. Surface waters, as shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture or the most recent version of the quadrangle topographic maps prepared by the United States Geological Service, and surface water buffers including, but not limited to, trout stream buffers and required stormwater setbacks;
 - c. Location of the floodway and 100-year floodplain boundaries;
 - d. Wetlands;
 - e. A map showing the following categories of slope in the assigned colors:

Less than 15% slope; light green

15% but less than 25%; dark green

25% but less than 30%; blue

30% but less than 35%; yellow

35% but less than 50%; orange

50% and greater slope; red;

- f. The number of acres and the percent of the tract in each slope category as shown above; and
- g. The number of acres and percent of the tract that is 35% slope and above.
- 2. Indicate which township the subdivision is in on the submitted plans.
- 3. An itemized estimate, prepared by a licensed professional, of the cost of implementing and maintaining erosion control devices. Erosion control devices will be maintained for the duration of the development period by the responsible party.
- 4. Provide proof of approval of road names and addresses from E-911 Addressing.

- 5. 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.*
- 6. Provide a written statement from the Buncombe Stormwater Ordinance Administrator stating that an Stormwater 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.
- 7. Indicate lot slope perpendicular to the road for each individual subdivision lot or indicate that none of the lot slopes perpendicular to the road exceed 18% slope.
- 8. Indicate on the submitted plans that no base course shall be placed on muck, pipe clay, organic matter or other unsuitable matter, and a minimum compaction rate of subgrade prior to paving shall not be less than 95 percent by standard proctor method.
- 9. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
- 10.Indicate on submitted plan two feet of additional drivable surface shall be provided constructed of asphalt, concrete or other approved driving surface (including compacted stone) capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The two foot additional drivable surface requirement may be reduced by the Buncombe County Fire Marshal or his or her designee by use of, but not limited to, residential sprinklers, municipal water supply, loop roads, pull outs, etc
- 11.Provide curve radii for road centerline. The curve radii listed on the submitted plan are unclear.
- 12. Clarify grade at the entrance to the subdivision. Grade must be 10% or less for the first 30 feet of the road.
- 13. Indicate corridor height of road on submitted plans.
- 14.Indicate areas of road construction in excess of 30 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 or indicate that no such areas exist on the submitted plan.
- 15. Provide proof of approval from NCDENR for private water system.
- 16. Provide proof of approval from NCDENR for private sewer system.

- 17. Provide a 3 foot setback for homes as required by North Carolina Building Code or provide required fire walls.
- 18. Provide proof that extension of private utilities complies with the Buncombe County's Flood Damage Prevention Ordinance.