Buncombe County Planning Board
March 17, 2014

The Buncombe County Planning Board met March 17, 2014 in the meeting room at 30 Valley Street. Members present were Vice Chairman Bernie Kessel, Josh Holmes, Greg Phillips, Jim Young, Catherine Martin, and Bud Sales. Also present were Michael Frue, Staff Attorney; and Gillian Phillips and Debbie Truempy, Planning staff.

Call to Order
Vice Chairman Kessel called the meeting to order at 9:33 am.

Approval of Agenda
Mr. Holmes made a motion to approve the agenda. Mr. Sales seconded the motion and the motion passed unanimously.

Approval of Minutes (March 3, 2014)
Mr. Holmes made a motion to approve the minutes as submitted. Ms. Martin seconded the motion and the motion passed unanimously.

***SUB2014-00029**: "Biltmore Lake, Block I," located South of the intersection of Case Cove Road and Reeves Cove Road (PIN 9616-13-7581) was seeking preliminary approval.*
The Board was provided with the preliminary plans (Attachment A) and proposed staff conditions (Attachment B) prior to the meeting. Lee Thomason and Will Buie were present to represent the case. Mr. Buie provided the Board with a revised phasing plan (Attachment C). The Board asked a few questions regarding the case. Ms. Truempy gave a staff report. Mr. Phillips made a motion to grant the subdivision preliminary approval as submitted. Mr. Holmes seconded the motion and the motion was approved unanimously.

Public Comment
Dede Stiles raised the question of limiting the color of homes on steep slopes. The Board and Ms. Stiles discussed this concept.

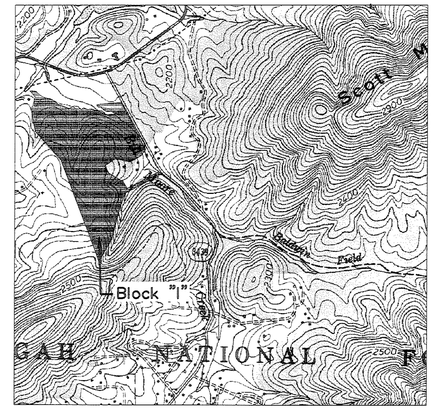
Adjournment
There being no public comment, Mr. Holmes made a motion to adjourn the meeting. Mr. Phillips seconded the motion and the motion passed unanimously. The meeting was adjourned at 9:54 am.

granted preliminary approval with condtions at the 3/17/2014 planning board meeting

SUB2014-00029
SUBMITTED 2/14/2014

CONDITIONS
1.Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.
2.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.
3.Proof of acceptance of the sewer lines into the Metropolitan Sewerage District sewage system will be required prior to recordation of a final plat or release of a financial guarantee.
4. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
5. Final plat shall not be recorded or guarantee of improvement shall not be released until flood development permit is finalized.
6.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.
7.Provide a written statement from the Buncombe 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.
8.Indicate contour elevations for topographic data on the submitted plan.
9.Indicate on submitted plans that proposed bridge will be constructed to the standards within the NCDOT "Subdivision Roads Minimum Construction Standards," Minimum Design and Construction Criteria (B) for Bridges and Dams.

BILTMORE LAKE



VICINITY MAP
N.T.S.

BLOCK "I"
SITE IMPROVEMENTS

ATTACHMENT A

BUNCOMBE COUNTY
NORTH CAROLINA

INDEX

SHEET NO.	DESCRIPTION
C-100	SUBDIVISION PLAN
C-200	GRADING AND EROSION CONTROL PLAN
C-201	GRADING AND EROSION CONTROL PLAN
C-202	GRADING AND EROSION CONTROL PLAN
C-203	ROAD "A" PLAN & PROFILE STATION 10+00 TO 24+00
C-204	ROAD "A" PLAN & PROFILE STATION 24+00 TO 35+23.25
C-205	ROAD "B" PLAN & PROFILE STATION 10+00 TO 24+00
C-206	ROAD "B" PLAN & PROFILE STATION 24+00 TO 26+88.66 ROAD "C" PLAN & PROFILE
C-207	ROAD "D" PLAN & PROFILE
C-208	ROAD "E" PLAN & PROFILE
C-209	ROAD "F" PLAN & PROFILE
C-300	STORM DRAINAGE PLAN
C-301	STORM DRAINAGE PLAN
C-302	STORM DRAINAGE PLAN
C-400	SANITARY SEWER SYSTEM LAYOUT
C-500	WATER SYSTEM LAYOUT

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CONSULTING ENGINEERS & LAND PLANNERS
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214 N. King Street
Hendersonville, NC 28792
Phone: (828) 687-7177
wgla.com

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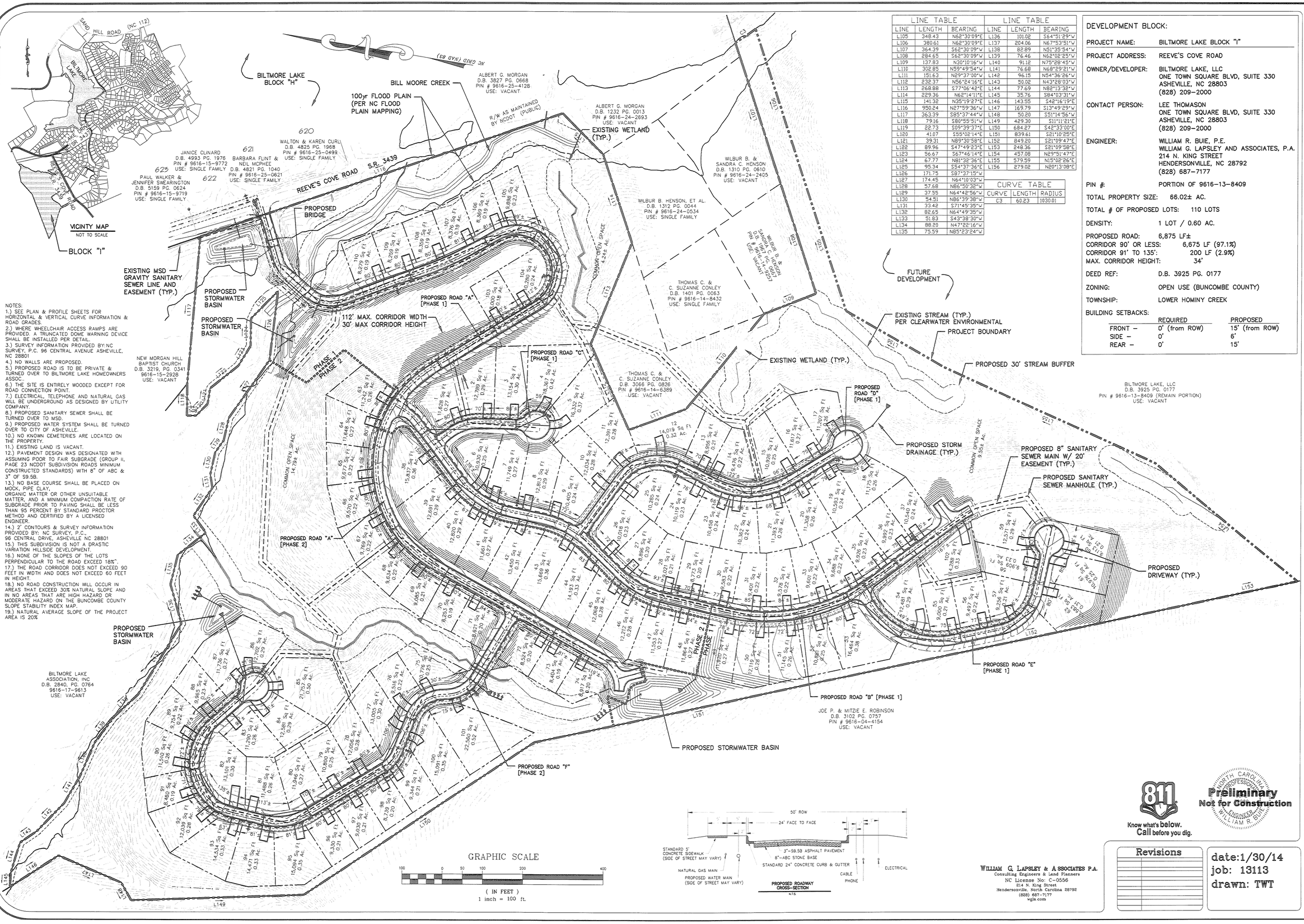

NOTES:
1.) SEE PLAN & PROFILE SHEETS FOR HORIZONTAL & VERTICAL CURVE INFORMATION & ROAD GRADES.
2.) WHERE WHEELCHAIR ACCESS RAMPS ARE PROVIDED. A TRUNCATED DOME WARNING DEVICE SHALL BE INSTALLED PER DETAIL.
3.) SURVEY INFORMATION PROVIDED BY:NC SURVEY, P.C. 96 CENTRAL AVENUE ASHEVILLE, NC 28801
4.) NO WALLS ARE PROPOSED.
5.) PROPOSED ROAD IS TO BE PRIVATE & TURNED OVER TO BILTMORE LAKE HOMEOWNERS ASSOC.
6.) THE SITE IS ENTIRELY WOODED EXCEPT FOR ROAD CONNECTION POINT.
7.) ELECTRICAL, TELEPHONE AND NATURAL GAS WILL BE UNDERGROUND AS DESIGNED BY UTILITY COMPANY.
8.) PROPOSED SANITARY SEWER SHALL BE TURNED OVER TO MSD.
9.) PROPOSED WATER SYSTEM SHALL BE TURNED OVER TO CITY OF ASHEVILLE.
10.) NO KNOWN CEMETERIES ARE LOCATED ON THE PROPERTY.
11.) EXISTING LAND IS VACANT.
12.) PAVEMENT DESIGN WAS DESIGNATED WITH ASSUMING POOR TO FAIR SUBGRADE (GROUP II, PAGE 23 NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTED STANDARDS) WITH 8" OF ABC & 3" OF S9.5B.
13.) NO BASE COURSE SHALL BE PLACED ON MOCK, PIPE CLAY, ORGANIC MATTER OR OTHER UNSUITABLE MATTER, AND A MINIMUM COMPACTION RATE OF SUBGRADE PRIOR TO PAVING SHALL BE LESS THAN 95 PERCENT BY STANDARD PROCTOR METHOD AND CERTIFIED BY A LICENSED ENGINEER.
14.) 2' CONTOURS & SURVEY INFORMATION PROVIDED BY: NC SURVEY, P.C., 96 CENTRAL DRIVE, ASHEVILLE NC 28801
15.) THIS SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
16.) NONE OF THE SLOPES OF THE LOTS PERPENDICULAR TO THE ROAD EXCEED 18%".
17.) THE ROAD CORRIDOR DOES NOT EXCEED 90 FEET IN WIDTH AND DOES NOT EXCEED 60 FEET IN HEIGHT.
18.) NO ROAD CONSTRUCTION WILL OCCUR IN AREAS THAT EXCEED 30% NATURAL SLOPE AND IN NO AREAS THAT ARE HIGH HAZARD OR MODERATE HAZARD ON THE BUNCOMBE COUNTY SLOPE STABILITY INDEX MAP.
19.) NATURAL AVERAGE SLOPE OF THE PROJECT AREA IS 20%

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L105	348.43	N62°30'09"E	L136	101.02	S64°51'29"W
L106	380.61	N62°30'09"E	L137	204.06	N67°53'51"W
L107	364.39	S62°30'09"W	L138	82.89	N51°25'54"W
L108	284.65	S62°30'09"W	L139	76.46	N62°02'25"W
L109	137.83	N30°10'16"W	L140	91.12	N75°28'45"W
L110	302.85	N59°49'54"W	L141	76.68	N68°29'21"W
L111	151.63	N29°37'00"W	L142	96.15	N54°36'26"W
L112	232.37	N56°24'16"E	L143	50.02	N43°28'03"W
L113	268.88	S77°06'42"E	L144	77.69	N82°13'32"W
L114	229.36	N62°14'11"E	L145	35.76	S84°03'31"W
L115	141.32	N35°19'27"E	L146	143.55	S42°16'19"E
L116	950.24	N27°59'36"W	L147	169.79	S13°49'29"W
L117	363.39	S85°37'44"W	L148	50.20	S51°14'56"W
L118	79.16	S80°55'51"W	L149	429.30	S11°11'21"E
L119	22.73	S09°39'37"E	L150	684.27	S42°33'00"E
L120	41.07	S55°02'14"E	L151	839.61	S21°09'25"E
L121	39.31	N89°30'58"E	L152	849.20	S21°09'47"E
L122	89.96	S47°49'23"E	L153	248.36	S21°09'58"E
L123	56.67	S67°46'14"E	L154	457.08	N29°51'47"E
L124	67.77	N81°38'36"E	L155	579.59	N15°02'26"E
L125	95.34	S54°37'36"E	L156	279.02	N26°13'08"E
L126	171.75	S87°37'15"W			
L127	174.45	N64°10'03"W			
L128	57.68	N86°50'32"W			
L129	37.55	N64°42'56"W			
L130	54.51	N86°39'38"W			
L131	73.42	S71°45'35"W			
L132	82.65	N64°49'35"W			
L133	51.93	S43°38'30"W			
L134	88.20	N47°22'16"W			
L135	75.59	N85°23'24"W			

CURVE TABLE		
CURVE	LENGTH	RADIUS
C3	60.23	1030.01

DEVELOPMENT BLOCK:

PROJECT NAME:	BILTMORE LAKE BLOCK "I"
PROJECT ADDRESS:	REEVE'S COVE ROAD
OWNER/DEVELOPER:	BILTMORE LAKE, LLC ONE TOWN SQUARE BLVD, SUITE 330 ASHEVILLE, NC 28803 (828) 209-2000
CONTACT PERSON:	LEE THOMASON ONE TOWN SQUARE BLVD, SUITE 330 ASHEVILLE, NC 28803 (828) 209-2000
ENGINEER:	WILLIAM R. BUIE, P.E. WILLIAM G. LAPSLEY AND ASSOCIATES, P.A. 214 N. KING STREET HENDERSONVILLE, NC 28792 (828) 687-7177
PIN #:	PORTION OF 9616-13-8409
TOTAL PROPERTY SIZE:	66.02± AC.
TOTAL # OF PROPOSED LOTS:	110 LOTS
DENSITY:	1 LOT / 0.60 AC.
PROPOSED ROAD:	6,875 LF±
CORRIDOR 90' OR LESS:	6,675 LF (97.1%)
CORRIDOR 91' TO 135':	200 LF (2.9%)
MAX. CORRIDOR HEIGHT:	34'
DEED REF:	D.B. 3925 PG. 0177
ZONING:	OPEN USE (BUNCOMBE COUNTY)
TOWNSHIP:	LOWER HOMINY CREEK

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT –	0' (from ROW)	15' (from ROW)
SIDE –	0'	6'
REAR –	0'	15'

Know what's below. Call before you dig.

Preliminary Not for Construction

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL WILLIAM R. BUIE

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Revisions

date:1/30/14
job: 13113
drawn: TWT

sheet C-100

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CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

SUBDIVISION PLAN

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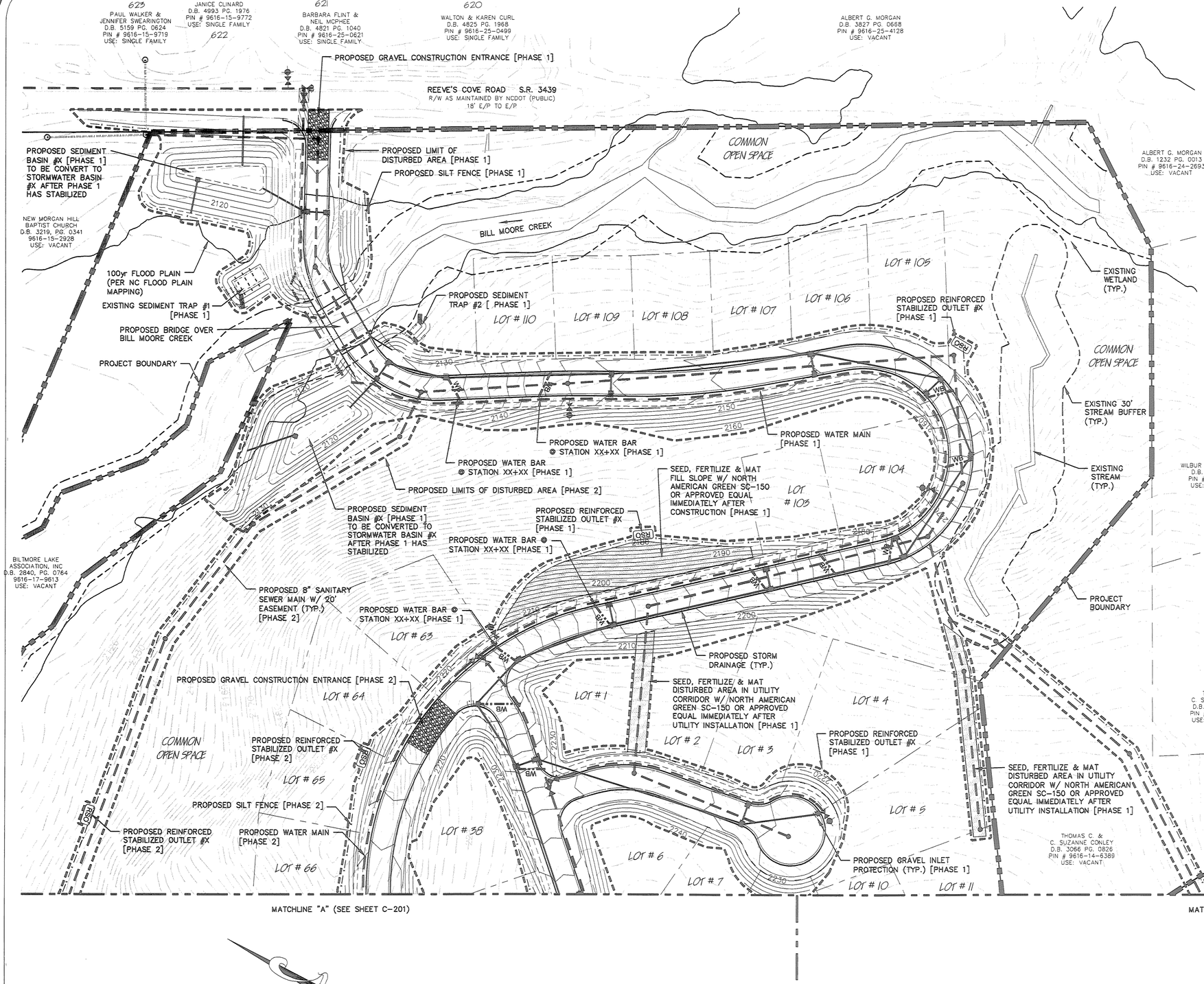

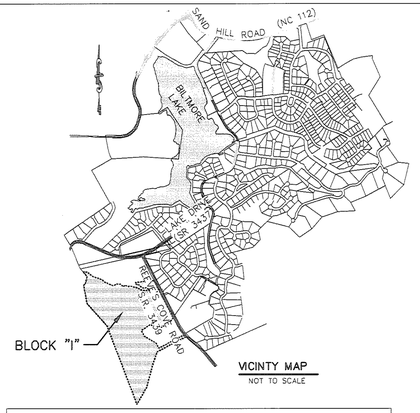

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

GRADING & EROSION CONTROL PLAN

sheet C-200

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MATCHLINE "A" (SEE SHEET C-200)

MATCHLINE "B" (SEE SHEET C-202)

NC GRID (NAD 83)

PROPOSED SEDIMENT BASIN #X [PHASE 2] TO BE CONVERT TO STORMWATER BASIN #X AFTER PHASE 2 HAS STABILIZED

COMMON OPEN SPACE

BILTMORE LAKE ASSOCIATION, INC
D.B. 2840, PG. 0764
9616-17-9613
USE: VACANT

PROJECT BOUNDARY

PROPOSED 8" SANITARY SEWER MAIN W/ 20' EASEMENT (TYP.) [PHASE 2]

PROPOSED REINFORCED STABILIZED OUTLET #X [PHASE 2]

SEED, FERTILIZE & MAT DISTURBED AREA IN UTILITY CORRIDOR W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER UTILITY INSTALLATION [PHASE 2]

PROPOSED SILT FENCE (TYP.) [PHASE 1]

SEED, FERTILIZE & MAT DISTURBED AREA IN UTILITY CORRIDOR W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER UTILITY INSTALLATION [PHASE 2]

PROPOSED LIMIT OF DISTURBED AREA (TYP.) [PHASE 1]

PROPOSED WATER MAIN [PHASE 1]

EXISTING STREAM (TYP.)

SEED, FERTILIZE & MAT FILL SLOPE W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER CONSTRUCTION [PHASE 2]

EXISTING 30' STREAM BUFFER (TYP.)

PROPOSED STORM DRAINAGE (TYP.)

PROPOSED SILT FENCE (TYP.) [PHASE 2]

PROPOSED LIMIT OF DISTURBED AREA [PHASE 2]

PROPOSED WATER BAR @ STATION 23+00 [PHASE 2]

PROPOSED WATER BAR @ STATION 22+25 [PHASE 2]

PROPOSED WATER BAR @ STATION 21+50 [PHASE 2]

PROPOSED GRAVEL INLET PROTECTION (TYP.) [PHASE 2]

PROPOSED WATER BAR @ STATION 20+75 [PHASE 2]

PROPOSED WATER BAR @ STATION 19+90 [PHASE 2]

PROPOSED REINFORCED STABILIZED OUTLET #X [PHASE 2]

SEED, FERTILIZE & MAT FILL SLOPE W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER CONSTRUCTION [PHASE 1]

SEED, FERTILIZE & MAT FILL SLOPE W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER CONSTRUCTION [PHASE 1]

PROPOSED WATER BAR @ STATION 19+25 [PHASE 2]

PROPOSED WATER MAIN [PHASE 2]

JOE P. & MITZIE E. ROBINSON
D.B. 3102 PG. 0757
PIN # 9616-04-4154
USE: VACANT

CONTRACTOR SHALL HAVE PROPERTY LINE BETWEEN BILTMORE LAKE, LLC PIN # 9616-13-8409 & JOE P. & MITZIE ROBINSON PIN # 9616-04-4154 STAKED IN THE FIELD PRIOR TO ANY CONSTRUCTION OR CLEARING IN THE AREA OF PROPERTY LINE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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sheet C-201

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK 'I'
BUNCOMBE COUNTY
NORTH CAROLINA

GRADING & EROSION CONTROL PLAN

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THOMAS C. & C. SUZANNE CONLEY
D.B. 3066 PG. 0826
PIN # 9616-14-6389
USE: VACANT

MATCHLINE "A" (SEE SHEET C-200)

PROPOSED REINFORCED STABILIZED OUTLET #X [PHASE 1]

PROPOSED 8" SANITARY SEWER MAIN W/ 20' EASEMENT (TYP.) [PHASE 1]

EXISTING 30' STREAM BUFFER (TYP.)

PROJECT BOUNDARY

SEED, FERTILIZE & MAT DISTURBED AREA IN UTILITY CORRIDOR W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER UTILITY INSTALLATION [PHASE 1]

PROPOSED REINFORCED STABILIZED OUTLET #X [PHASE 1]

PROPOSED STORM DRAINAGE (TYP.)

BILTMORE LAKE, LLC
D.B. 3925 PG. 0177
PIN # 9616-13-8409
(REMAIN PORTION)
USE: VACANT

PROPOSED REINFORCED STABILIZED OUTLET #X [PHASE 1]

COMMON OPEN SPACE

PROPOSED LIMIT OF DISTURBED AREA (TYP.) [PHASE 1]

SEED, FERTILIZE & MAT DISTURBED AREA IN UTILITY CORRIDOR W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER UTILITY INSTALLATION [PHASE 1]

PROPOSED SILT FENCE (TYP.) [PHASE 1]

MATCHLINE "B" (SEE SHEET C-201)

PROPOSED WATER BAR @ STATION 15+50 [PHASE 1]

PROPOSED GRAVEL INLET PROTECTION (TYP.) [PHASE 1]

PROPOSED WATER MAIN [PHASE 1]

PROPOSED WATER BAR @ STATION 25+00 [PHASE 1]

PROPOSED WATER BAR @ STATION 23+75 [PHASE 1]

PROPOSED WATER BAR @ STATION 21+25 [PHASE 1]

PROPOSED WATER BAR @ STATION 22+50 [PHASE 1]

SEED, FERTILIZE & MAT DISTURBED AREA IN UTILITY CORRIDOR W/ NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL IMMEDIATELY AFTER UTILITY INSTALLATION [PHASE 2]

PROPOSED SEDIMENT BASIN #X [PHASE 1] TO BE CONVERTED TO STORMWATER BASIN #X AFTER PHASE 1 HAS STABILIZED

PROPOSED DIVERSION SWALE #X TYPE "X" [PHASE 1]

CONTRACTOR SHALL HAVE PROPERTY LINE BETWEEN BILTMORE LAKE, LLC PIN # 9616-13-8409 & JOE P. & MITZIE ROBINSON PIN # 9616-04-4154 STAKED IN THE FIELD PRIOR TO ANY CONSTRUCTION OR CLEARING IN THE AREA OF PROPERTY LINE

JOE P. & MITZIE E. ROBINSON
D.B. 3102 PG. 0757
PIN # 9616-04-4154
USE: VACANT

PROPOSED WATER BAR @ STATION 13+10 [PHASE 1]

PROPOSED WATER BAR @ STATION 14+10 [PHASE 1]

PROPOSED WATER BAR @ STATION 15+10 [PHASE 1]

LOT # 9
LOT # 10
LOT # 11
LOT # 12
LOT # 13
LOT # 14
LOT # 15
LOT # 16
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LOT # 57
LOT # 58
LOT # 59
LOT # 60
LOT # 61
LOT # 62
LOT # 102

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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sheet
C-202

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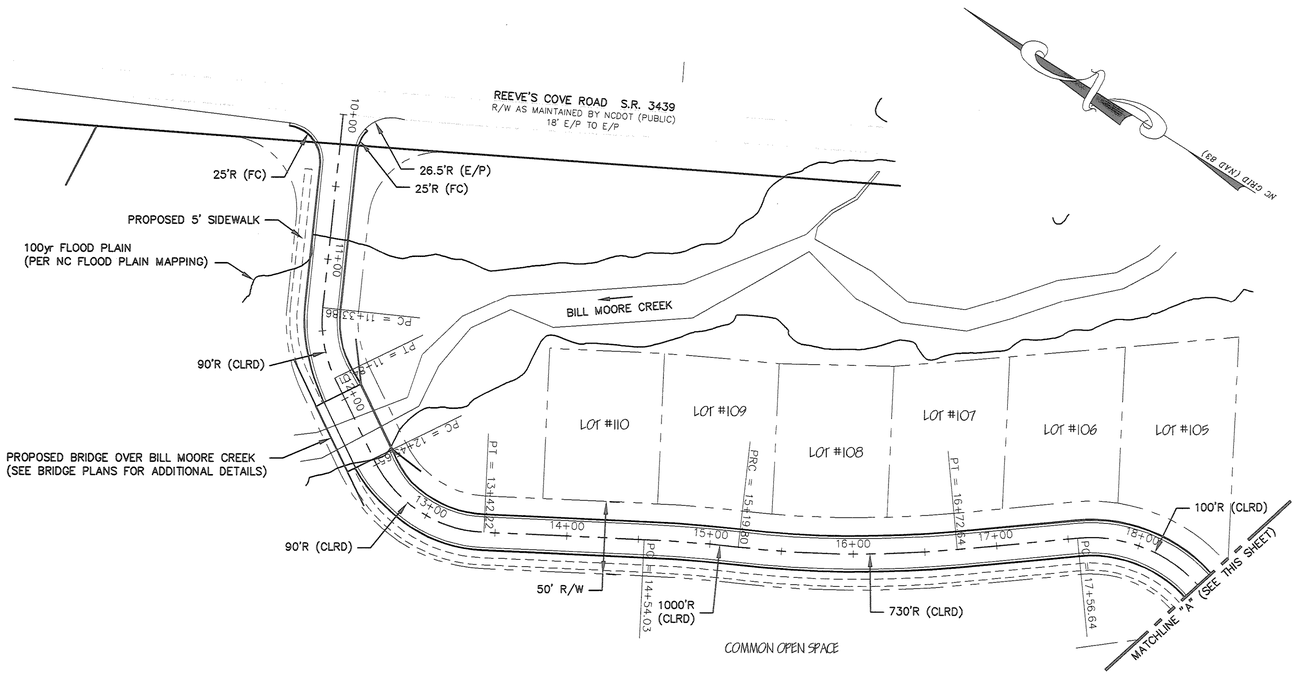
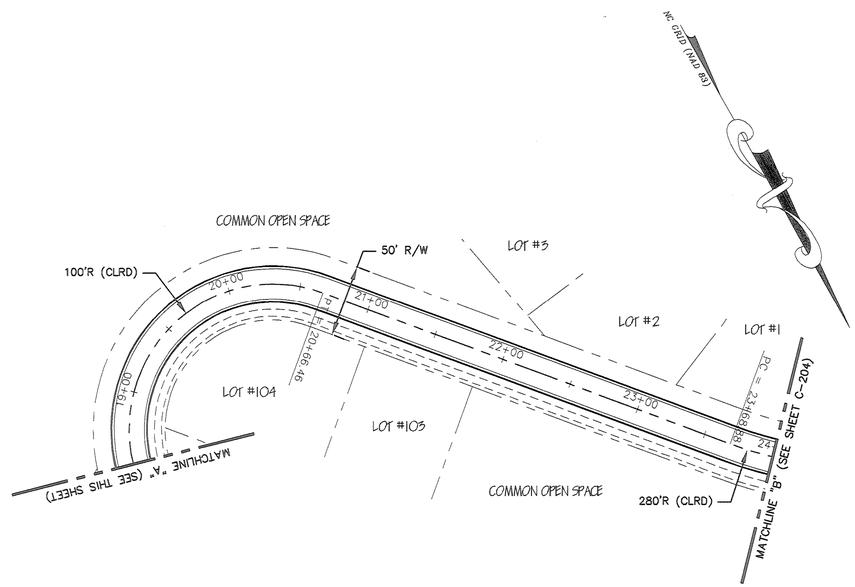
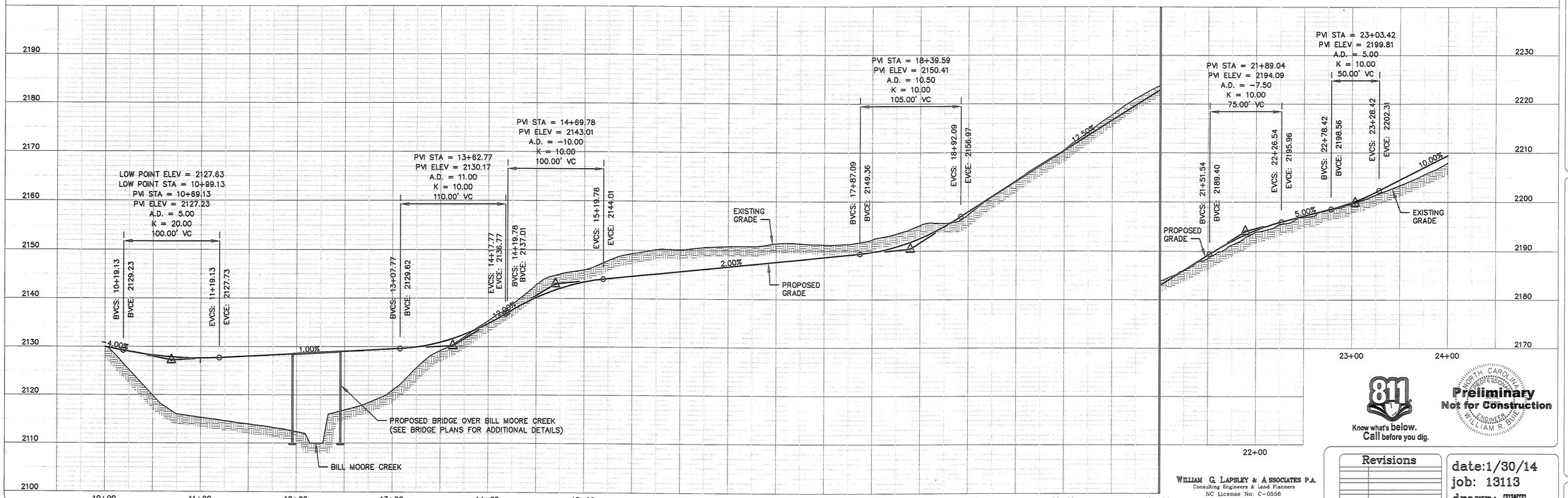




HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=10'



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CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I" PHASE 1
BUNCOMBE COUNTY
NORTH CAROLINA

ROAD "A"
STATION 10+00 TO 24+00
PLAN & PROFILE

sheet
C-203

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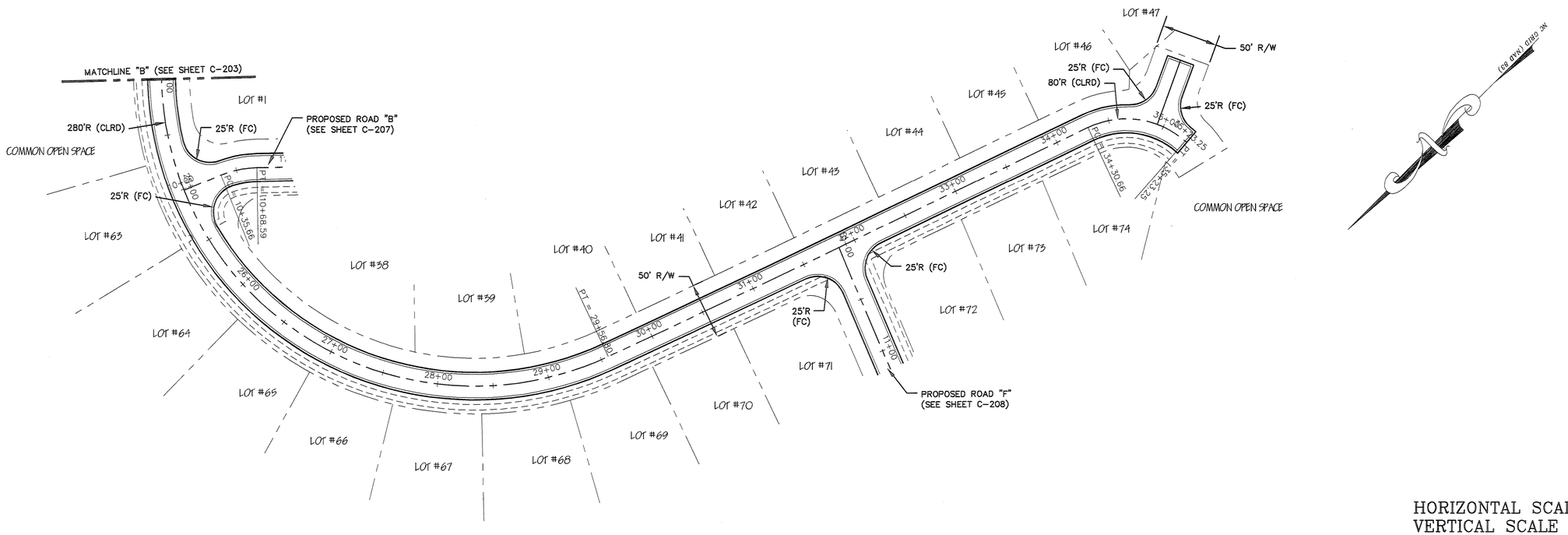

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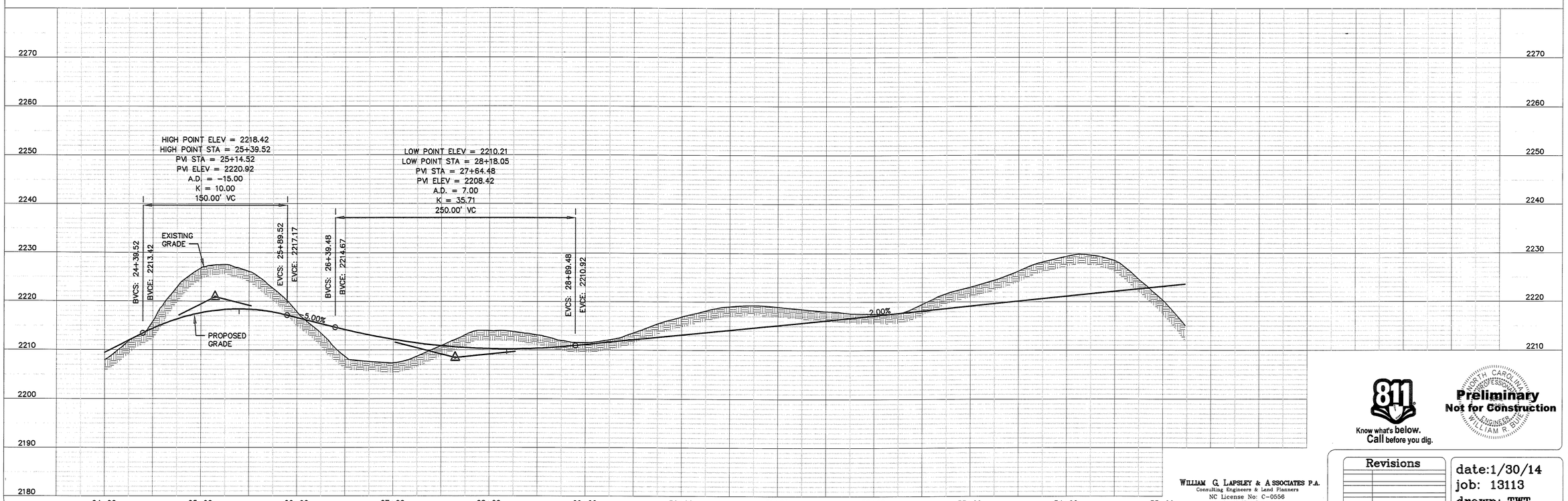

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Preliminary
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032811 WILLIAM R. BUIE

Revisions

date:1/30/14
job: 13113
drawn: TWT

WILLIAM G. LAPSLEY & ASSOCIATES P.A.
Consulting Engineers & Land Planners
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214 N. King Street
Hendersonville, North Carolina 28792
(828) 697-7177
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CONSULTING ENGINEERS & LAND PLANNERS
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BILTMORE LAKE
BLOCK "I" PHASE 1
BUNCOMBE COUNTY
NORTH CAROLINA

ROAD "A"
STATION 24+00 TO 35+23.25
PLAN & PROFILE

sheet
C-204

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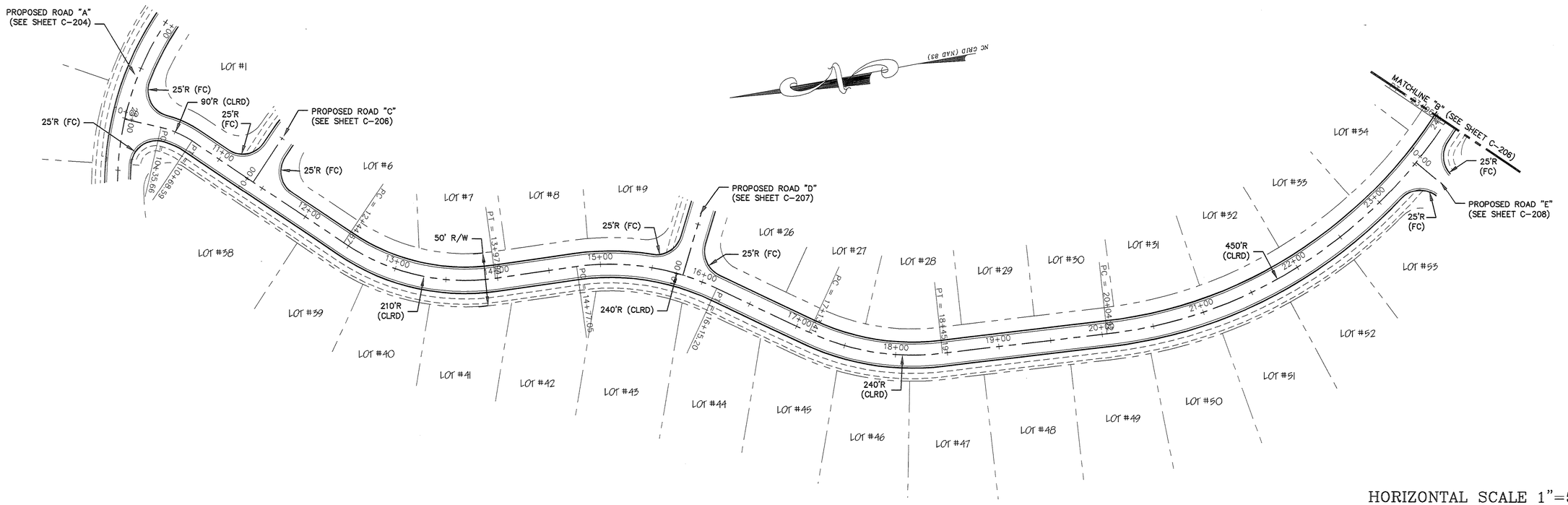
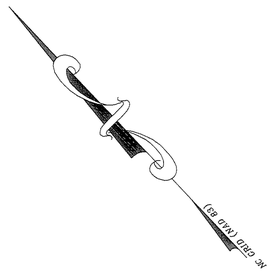
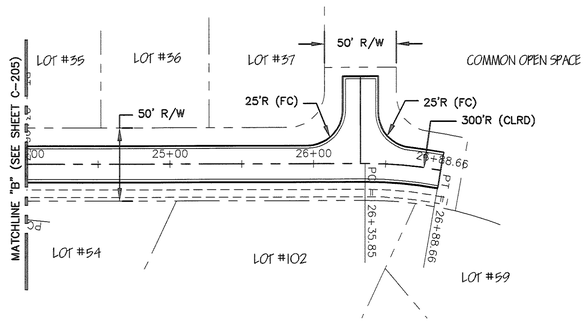
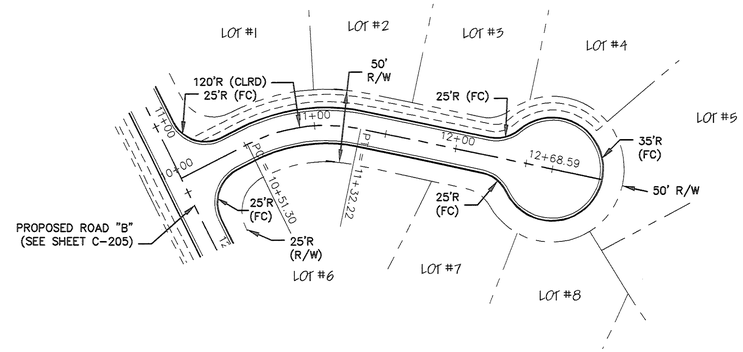
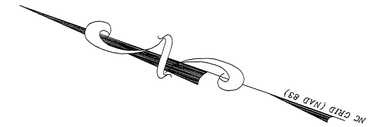

PROPOSED ROAD "A"
(SEE SHEET C-204)
LOT #1
25'R (FC)
90'R (CLRD)
25'R (FC)
PROPOSED ROAD "C"
(SEE SHEET C-206)
25'R (FC)
LOT #6
LOT #7
LOT #8
LOT #9
PROPOSED ROAD "D"
(SEE SHEET C-207)
25'R (FC)
50' R/W
LOT #26
LOT #27
LOT #28
LOT #29
LOT #30
LOT #31
LOT #32
LOT #33
LOT #34
MATCHLINE "B" (SEE SHEET C-206)
25'R (FC)
PROPOSED ROAD "E"
(SEE SHEET C-208)
450'R (CLRD)
25'R (FC)
LOT #55
LOT #52
LOT #51
LOT #50
LOT #49
LOT #48
LOT #47
LOT #46
LOT #45
LOT #44
LOT #43
LOT #42
LOT #41
LOT #40
LOT #39
LOT #38
210'R (CLRD)
240'R (CLRD)
240'R (CLRD)
PC = 12+44.81
PT = 13+97.48
PC = 14+77.95
PT = 16+15.20
PC = 17+71.45
PT = 18+45.19
PC = 20+04.89
PT = 21+00.00
PC = 22+00.00
PT = 23+00.00
0+68.58
0+35.99
0.00
0.00
0.00









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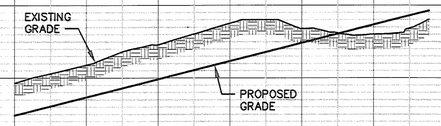

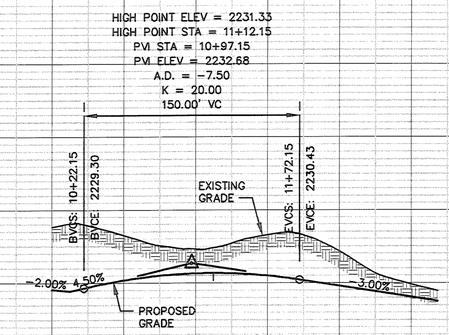

2280
2270
2260
2250
2240
2230
2220
2210
2200
2190

24+00 25+00 26+00

10+00 11+00 12+00

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Revisions

date:1/30/14
job: 13113
drawn: TWT

sheet
C-206

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I" PHASE 1
BUNCOMBE COUNTY
NORTH CAROLINA

ROAD "B"
STATION 24+00 TO 26+88.66
ROAD "C"
PLAN & PROFILE

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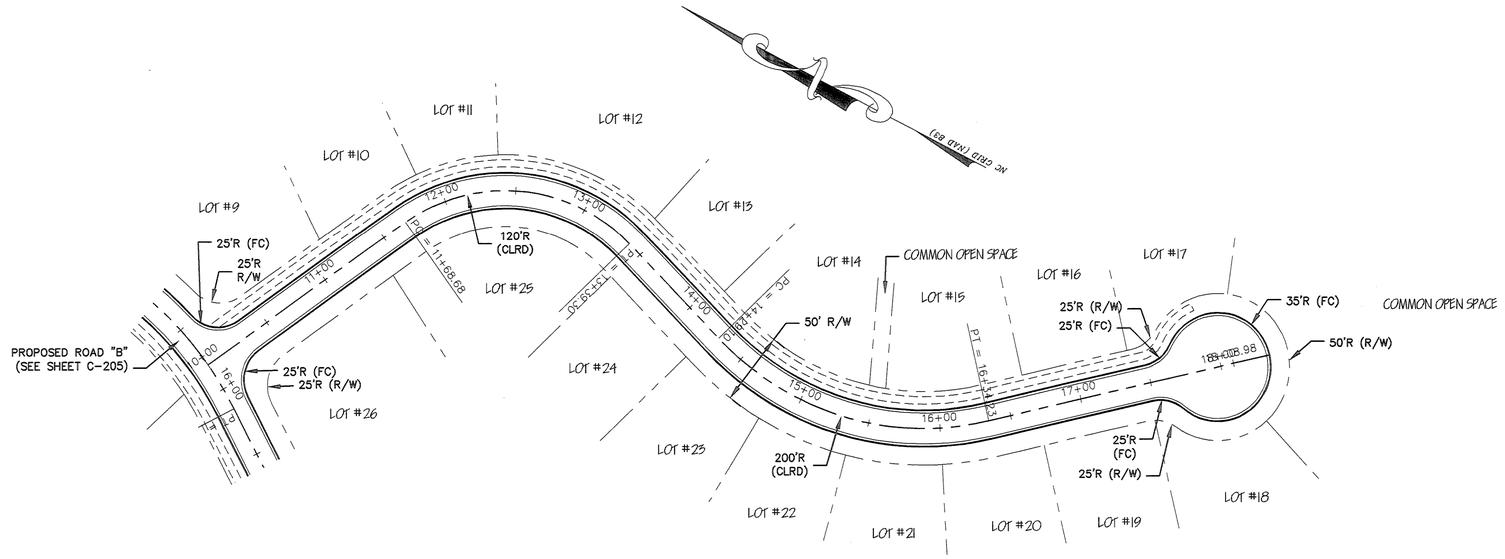

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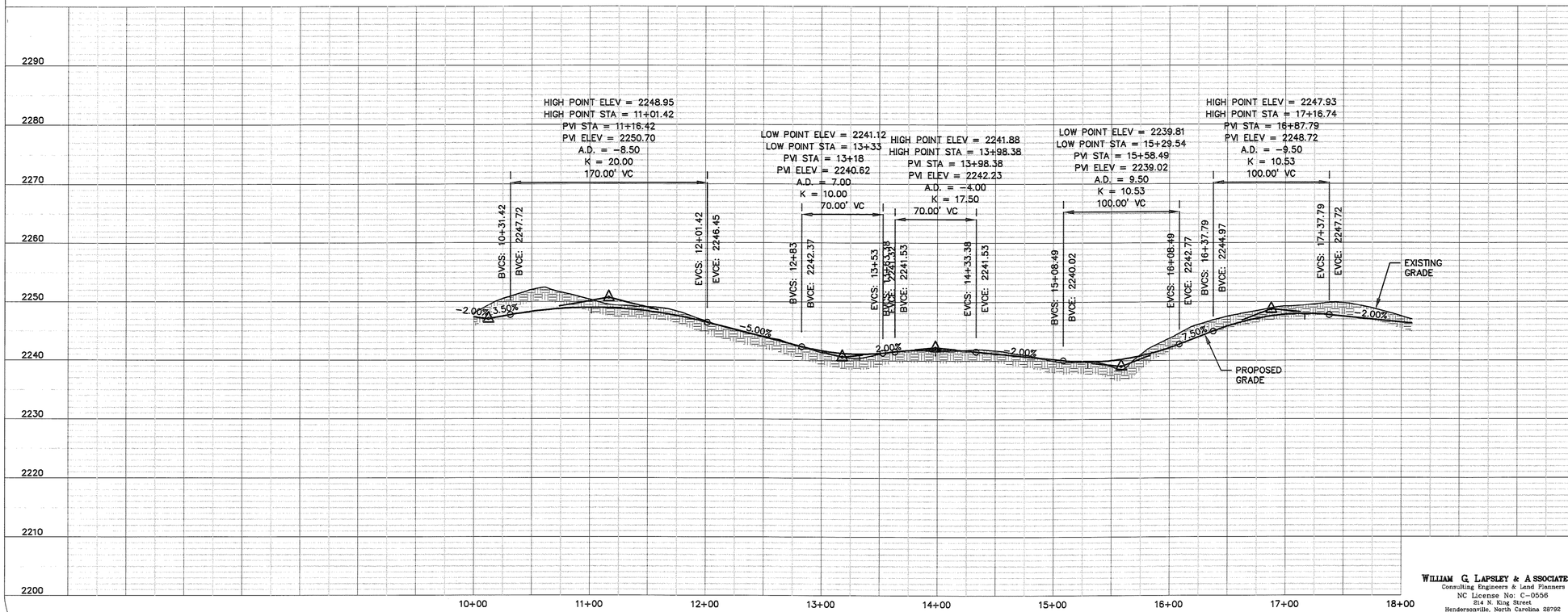

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C-207

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BILTMORE LAKE
BLOCK "I" PHASE 1
BUNCOMBE COUNTY
NORTH CAROLINA

ROAD "D"
STATION 10+00 TO 24+00
PLAN & PROFILE

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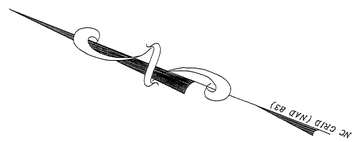

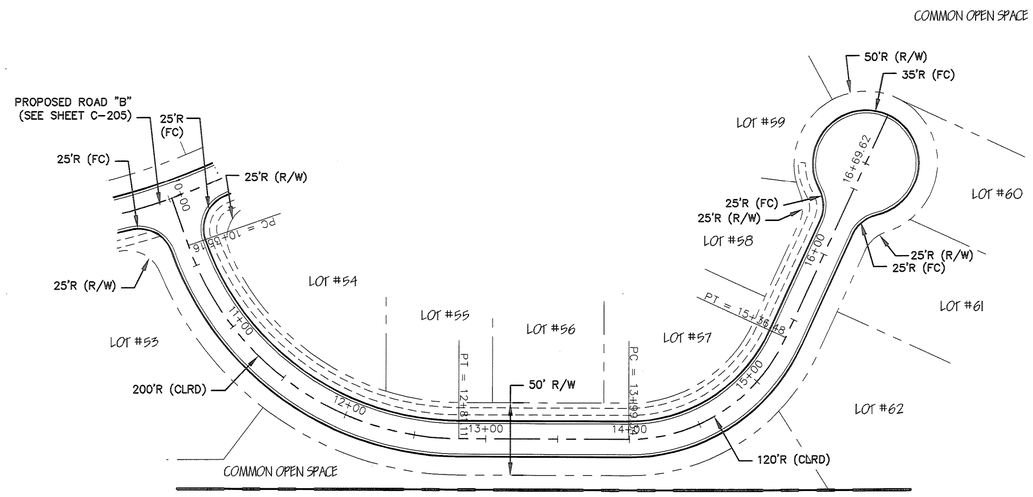

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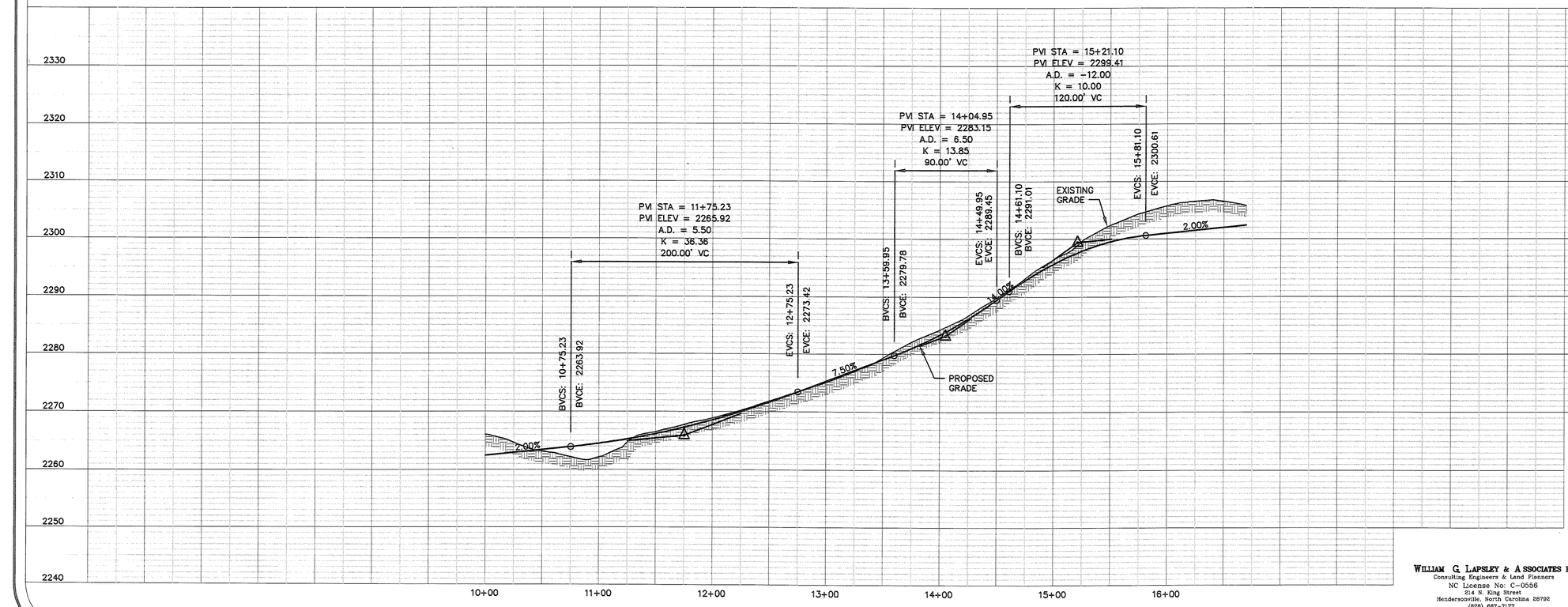

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I" PHASE 1
BUNCOMBE COUNTY
NORTH CAROLINA

ROAD "E"
PLAN & PROFILE

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029318 WILLIAM R. BLUE

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date:1/30/14
job: 13113
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C-208

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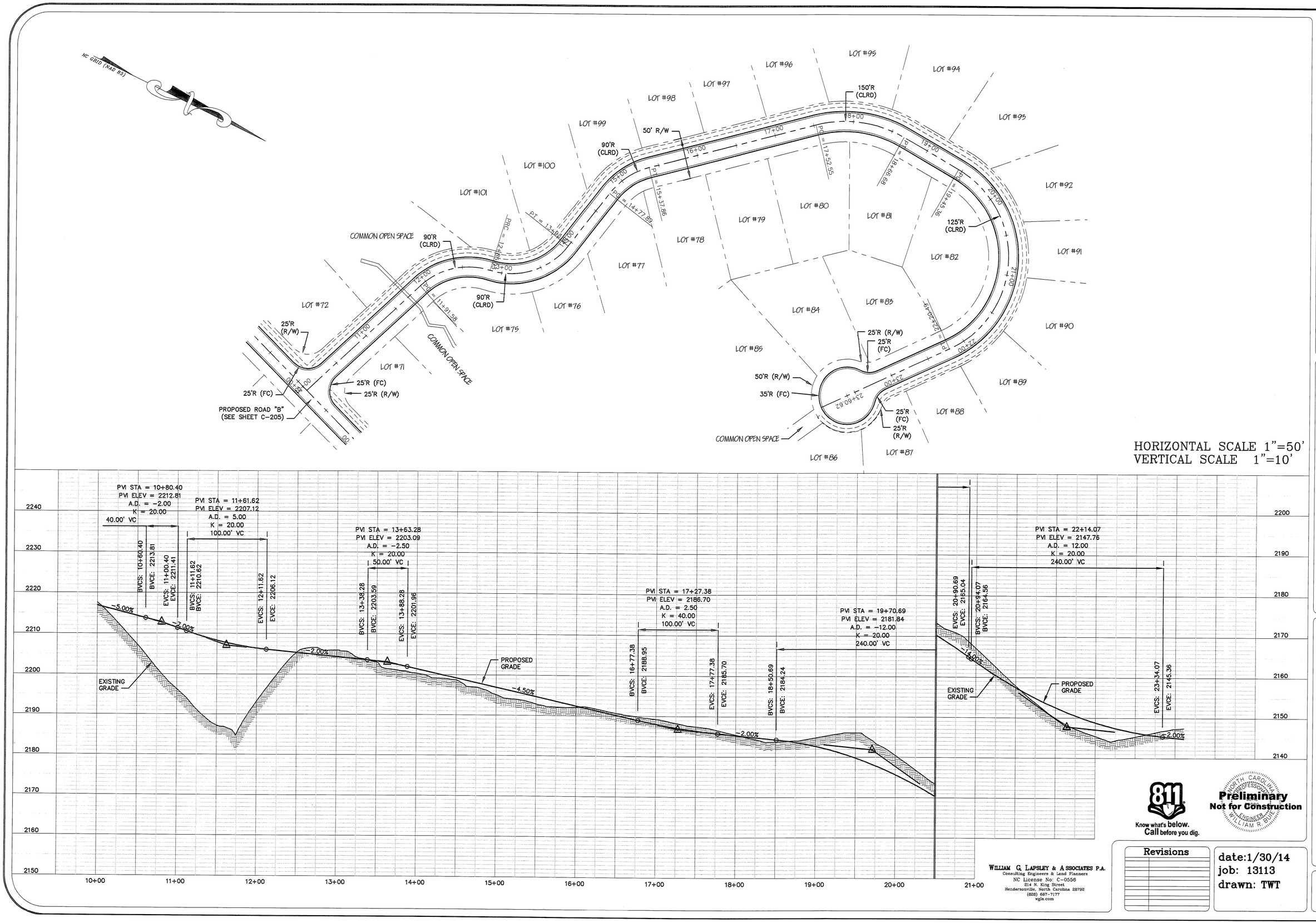

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job: 13113
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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I" PHASE 1
BUNCOMBE COUNTY
NORTH CAROLINA

ROAD "F"
PLAN & PROFILE

sheet
C-209

PAUL WALKER & JENNIFER SWEARINGTON
D.B. 5159 PG. 0624
PIN # 9616-15-9719
USE: SINGLE FAMILY

JANICE CLINARD
D.B. 4993 PG. 1976
PIN # 9616-15-9772
USE: SINGLE FAMILY

625

622

621

BARBARA FLINT & NEIL MCPHEE
D.B. 4821 PG. 1040
PIN # 9616-25-0621
USE: SINGLE FAMILY

620

WALTON & KAREN CURL
D.B. 4825 PG. 1968
PIN # 9616-25-0499
USE: SINGLE FAMILY

ALBERT G. MORGAN
D.B. 3827 PG. 0668
PIN # 9616-25-4128
USE: VACANT

EXISTING 18" CMP CULVERT

PROPOSED JMH #62 [PHASE 1] PER NCDOT 840.31

PROPOSED OUTLET #6 W/ FES & OUTLET PROTECTION [PHASE 1]

REEVE'S COVE ROAD S.R. 3439
R/W AS MAINTAINED BY NCDOT (PUBLIC)
18' E/P TO E/P

PROPOSED OUTLET #7 W/ FES & OUTLET PROTECTION [PHASE 1]

PROPOSED STORMWATER BASIN #3 (SEE SHEET C-3XX FOR ADDITIONAL DETAILS) [PHASE 1]

PROPOSED OSC #63 [PHASE 1]

PROPOSED OUTLET #8 W/ FES & OUTLET PROTECTION [PHASE 1]

PROPOSED CI #60 [PHASE 1]

COMMON OPEN SPACE

ALBERT G. MORGAN
D.B. 1232 PG. 0013
PIN # 9616-24-2693
USE: VACANT

BILL MOORE CREEK

100yr FLOOD PLAIN (PER NC FLOOD PLAIN MAPPING)

PROPOSED CI #61 [PHASE 1]

NEW MORGAN HILL BAPTIST CHURCH
D.B. 3219, PG. 0341
9616-15-2928
USE: VACANT

PROPOSED BRIDGE OVER BILL MOORE CREEK

PROJECT BOUNDARY

PROPOSED OUTLET #5 W/ FES & OUTLET PROTECTION [PHASE1]

PROPOSED CI #57 [PHASE 1]

PROPOSED CI #56 [PHASE 1]

PROPOSED CI #54 [PHASE 1]

PROPOSED CI #52 [PHASE 1]

PROPOSED CI #50 [PHASE 1]

EXISTING WETLAND (TYP.)

LOT # 110

LOT # 109

LOT # 108

LOT # 107

LOT # 106

LOT # 105

D28 D27 D26 D25 D24 D23 D22 D21

PROPOSED CI #58 [PHASE 1]

PROPOSED CI #55 [PHASE 1]

PROPOSED WATER MAIN [PHASE 1]

PROPOSED CI #53 [PHASE 1]

PROPOSED CI #51 [PHASE 1]

PROPOSED CI #49 [PHASE 1]

PROPOSED OUTLET #4 W/ FES & OUTLET PROTECTION [PHASE 1]

PROPOSED STORMWATER BASIN #2 (SEE SHEET C-3XX FOR ADDITIONAL DETAILS) [PHASE 1]

PROPOSED OCS #59 [PHASE 1]

LOT # 104

LOT # 103

D20 D19 D18

PROPOSED CI #48 [PHASE 1]

PROPOSED CI #44 [PHASE 1]

PROPOSED CI #46 [PHASE 1]

D17 D16 D15

PROPOSED CI #47 [PHASE 1]

PROPOSED CI #45 [PHASE 1]

PROPOSED 8" SANITARY SEWER MAIN W/ 20' EASEMENT (TYP.) [PHASE 2]

PROPOSED CI #42 [PHASE 1]

PROPOSED CI #43 [PHASE 1]

D14 D13 D12 D11 D10 D9 D8 D7 D6

PROPOSED CI #41 [PHASE 1]

PROPOSED CI #40 [PHASE 1]

PROPOSED CI #39 [PHASE 1]

PROPOSED CI #36 [PHASE 1]

PROPOSED CI #37 [PHASE 1]

PROPOSED CI #38 [PHASE 1]

PROPOSED CI #35 [PHASE 1]

LOT # 65

LOT # 64

LOT # 66

LOT # 38

LOT # 1

LOT # 2

LOT # 3

LOT # 4

LOT # 5

LOT # 6

LOT # 7

LOT # 10

LOT # 11

COMMON OPEN SPACE

EXISTING 30' STREAM BUFFER (TYP.)

EXISTING STREAM (TYP.)

WILBUR B. HENSON, ET AL.
D.B. 1312 PG. 0044
PIN # 9616-24-0534
USE: SINGLE FAMILY

PROJECT BOUNDARY

BILTMORE LAKE ASSOCIATION, INC
D.B. 2840, PG. 0764
9616-17-9613
USE: VACANT

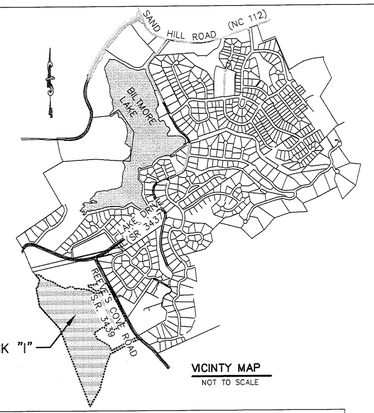
THOMAS C. & C. SUZANNE CONLEY
D.B. 1401 PG. 0063
PIN # 9616-14-8432
USE: SINGLE FAMILY

WILBUR B. & SANDRA C. HENSON
D.B. 1987 PG. 0667
PIN # 9616-14-9257
USE: VACANT

THOMAS C. & C. SUZANNE CONLEY
D.B. 3066 PG. 0826
PIN # 9616-14-6389
USE: VACANT

MATCHLINE "A" (SEE SHEET C-301)

MATCHLINE "A" (SEE SHEET C-301)



VICINTY MAP
NOT TO SCALE

DEVELOPMENT BLOCK:

PROJECT NAME:	BILTMORE LAKE BLOCK "I"
PROJECT ADDRESS:	REEVE'S COVE ROAD
OWNER/DEVELOPER:	BILTMORE LAKE, LLC ONE TOWN SQUARE BLVD, SUITE 330 ASHEVILLE, NC 28803 (828) 209-2000
CONTACT PERSON:	LEE THOMASON ONE TOWN SQUARE BLVD, SUITE 330 ASHEVILLE, NC 28803 (828) 209-2000
ENGINEER:	WILLIAM R. BUIE, P.E. WILLIAM G. LAPSLEY AND ASSOCIATES, P.A. 214 N. KING STREET HENDERSONVILLE, NC 28792 (828) 687-7177
PIN #:	PORTION OF 9616-13-8409
TOTAL PROPERTY SIZE:	66.02± AC.
TOTAL # OF PROPOSED LOTS:	110 LOTS
DENSITY:	1 LOT / 0.60 AC.
PROPOSED ROAD:	6,875 LF±
CORRIDOR 90' OR LESS:	6,675 LF (97.1%)
CORRIDOR 91' TO 135':	200 LF (2.9%)
MAX. CORRIDOR HEIGHT:	34'
DEED REF:	D.B. 3925 PG. 0177
ZONING:	OPEN USE (BUNCOMBE COUNTY)
TOWNSHIP:	LOWER HOMINY CREEK

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT –	0' (from ROW)	15' (from ROW)
SIDE –	0'	6'
REAR –	0'	15'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NC GRID (NAD 83)

Know what's below. Call before you dig.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL WILLIAM R. BUIE

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Hendersonville, North Carolina 28792
(828) 687-7177
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Revisions

date:1/30/14
job: 13113
drawn: TWT

sheet C-300

WILLIAM G. LAPSLEY & ASSOCIATES P.A.
CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

STORM DRAINAGE PLAN

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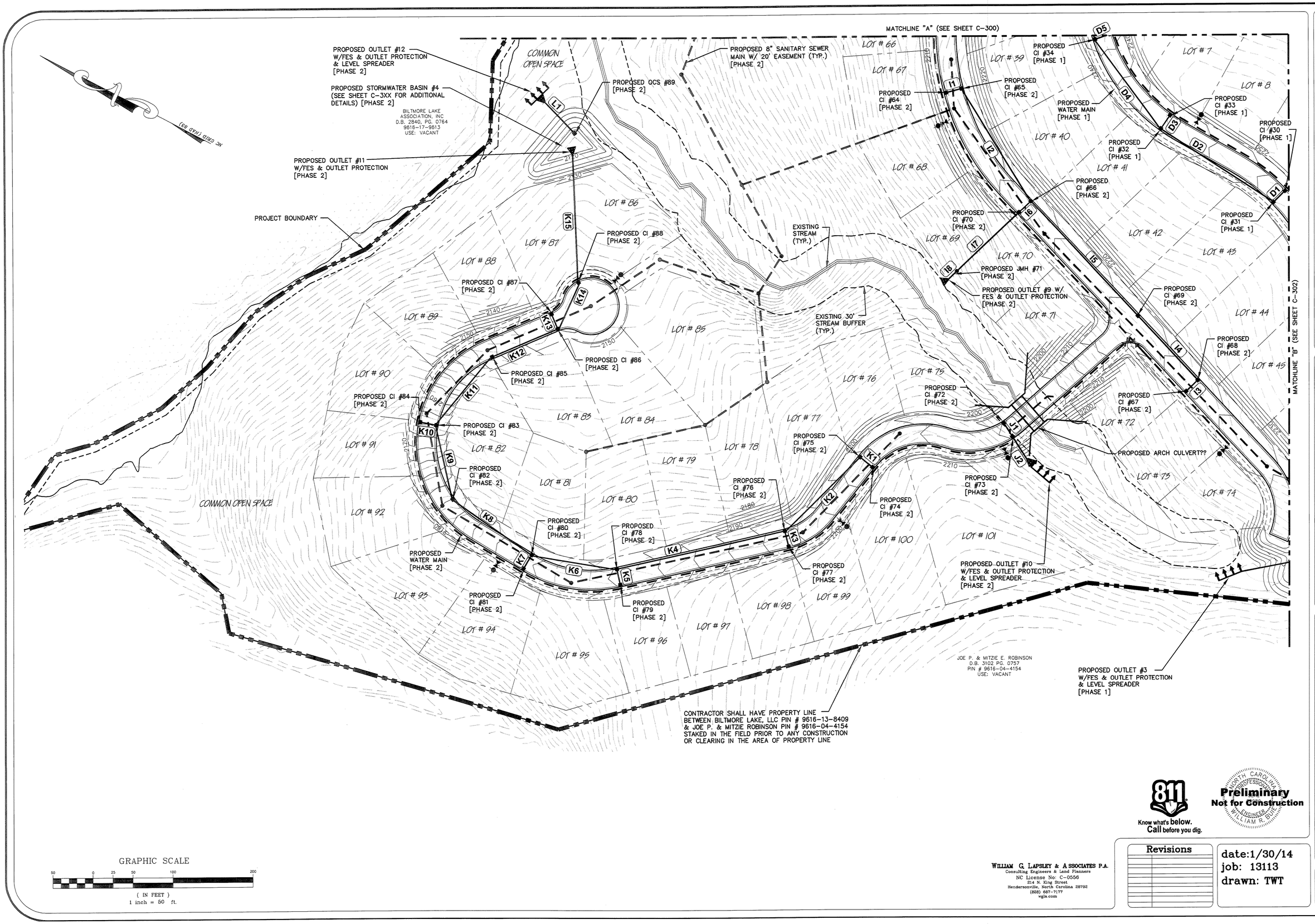

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

STORM DRAINAGE PLAN

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NORTH CAROLINA PROFESSIONAL ENGINEER WILLIAM R. BUIE

Preliminary
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Revisions

date:1/30/14
job: 13113
drawn: TWT

sheet C-301

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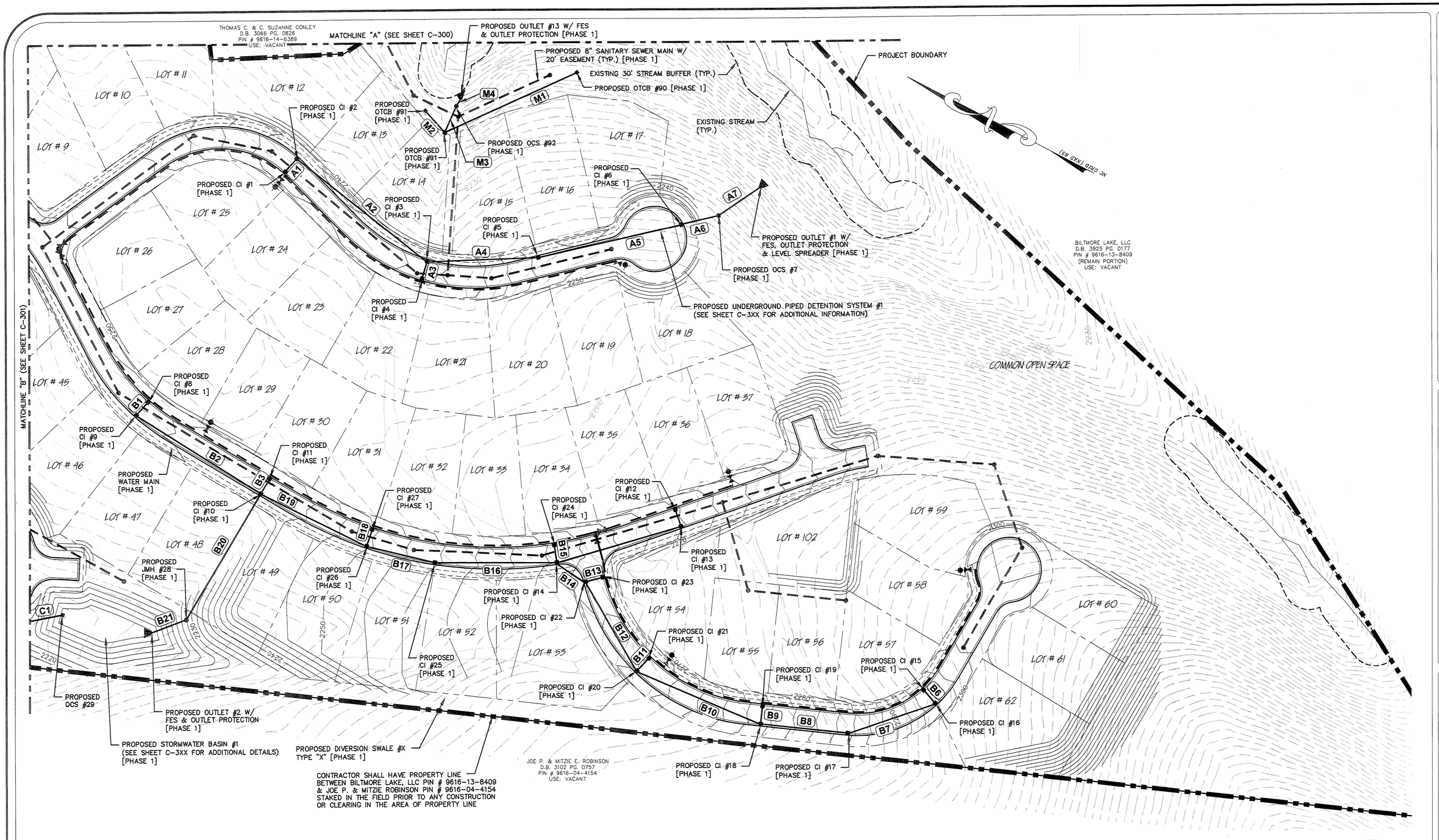

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

STORM DRAINAGE PLAN

sheet
C-302

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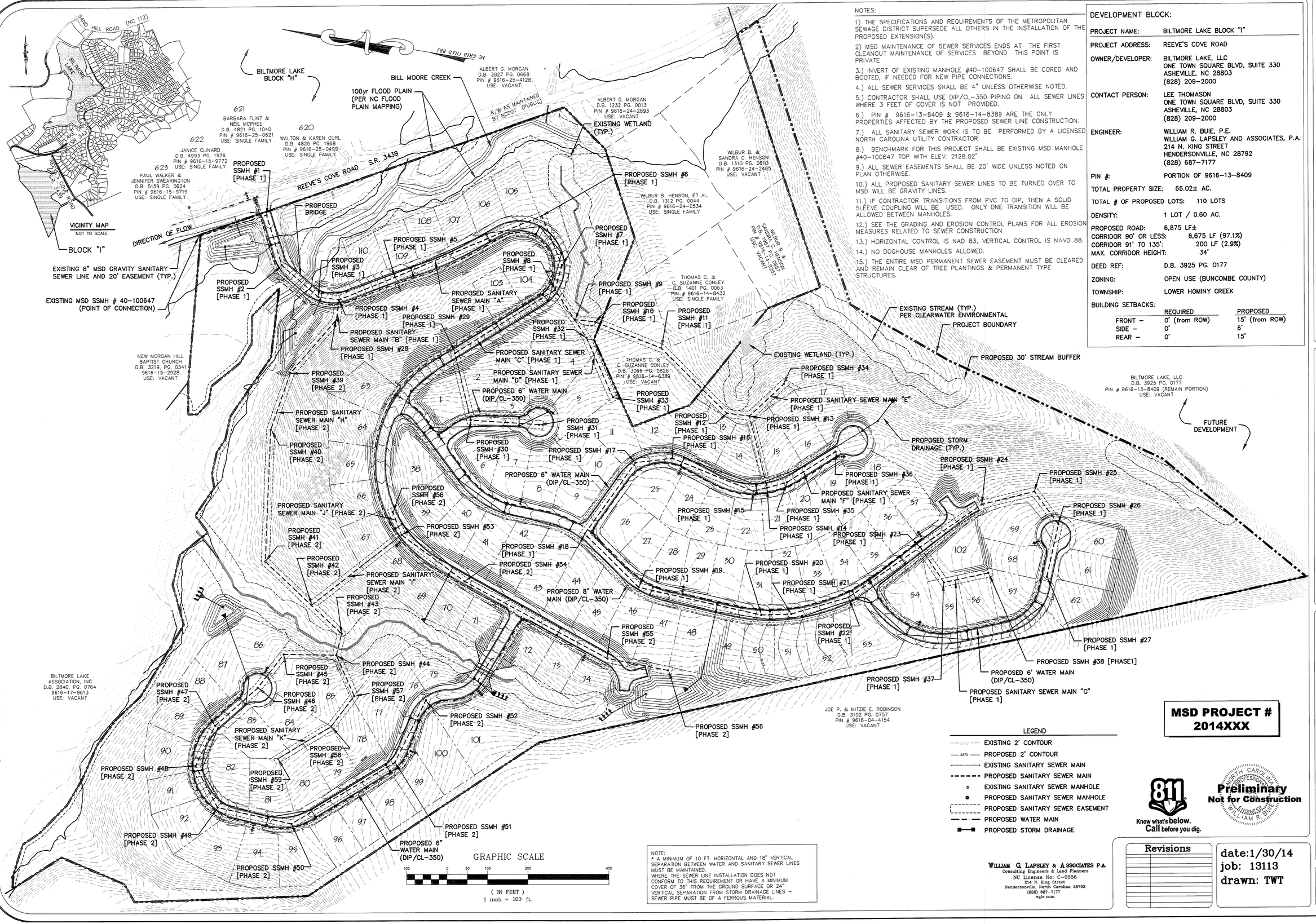

NOTES:

1) THE SPECIFICATIONS AND REQUIREMENTS OF THE METROPOLITAN SEWAGE DISTRICT SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED EXTENSION(S).

2) MSD MAINTENANCE OF SEWER SERVICES ENDS AT THE FIRST CLEANOUT MAINTENANCE OF SERVICES BEYOND THIS POINT IS PRIVATE

3.) INVERT OF EXISTING MANHOLE #40-100647 SHALL BE CORED AND BOOTED, IF NEEDED FOR NEW PIPE CONNECTIONS.

4.) ALL SEWER SERVICES SHALL BE 4" UNLESS OTHERWISE NOTED.

5.) CONTRACTOR SHALL USE DIP/CL-350 PIPING ON ALL SEWER LINES WHERE 3 FEET OF COVER IS NOT PROVIDED.

6.) PIN # 9616-13-8409 & 9616-14-8389 ARE THE ONLY PROPERTIES AFFECTED BY THE PROPOSED SEWER LINE CONSTRUCTION.

7.) ALL SANITARY SEWER WORK IS TO BE PERFORMED BY A LICENSED NORTH CAROLINA UTILITY CONTRACTOR

8.) BENCHMARK FOR THIS PROJECT SHALL BE EXISTING MSD MANHOLE #40-100647 TOP WITH ELEV. 2128.02'

9.) ALL SEWER EASEMENTS SHALL BE 20' WIDE UNLESS NOTED ON PLAN OTHERWISE.

10.) ALL PROPOSED SANITARY SEWER LINES TO BE TURNED OVER TO MSD WILL BE GRAVITY LINES.

11.) IF CONTRACTOR TRANSITIONS FROM PVC TO DIP, THEN A SOLID SLEEVE COUPLING WILL BE USED. ONLY ONE TRANSITION WILL BE ALLOWED BETWEEN MANHOLES.

12.) SEE THE GRADING AND EROSION CONTROL PLANS FOR ALL EROSION MEASURES RELATED TO SEWER CONSTRUCTION

13.) HORIZONTAL CONTROL IS NAD 83, VERTICAL CONTROL IS NAVD 88.

14.) NO DOGHOUSE MANHOLES ALLOWED.

15.) THE ENTIRE MSD PERMANENT SEWER EASEMENT MUST BE CLEARED AND REMAIN CLEAR OF TREE PLANTINGS & PERMANENT TYPE STRUCTURES.

DEVELOPMENT BLOCK:

PROJECT NAME:	BILTMORE LAKE BLOCK "I"
PROJECT ADDRESS:	REEVE'S COVE ROAD
OWNER/DEVELOPER:	BILTMORE LAKE, LLC ONE TOWN SQUARE BLVD, SUITE 330 ASHEVILLE, NC 28803 (828) 209-2000
CONTACT PERSON:	LEE THOMASON ONE TOWN SQUARE BLVD, SUITE 330 ASHEVILLE, NC 28803 (828) 209-2000
ENGINEER:	WILLIAM R. BUIE, P.E. WILLIAM G. LAPSLEY AND ASSOCIATES, P.A. 214 N. KING STREET HENDERSONVILLE, NC 28792 (828) 687-7177
PIN #:	PORTION OF 9616-13-8409
TOTAL PROPERTY SIZE:	66.02± AC.
TOTAL # OF PROPOSED LOTS:	110 LOTS
DENSITY:	1 LOT / 0.60 AC.
PROPOSED ROAD:	6,875 LF±
CORRIDOR 90' OR LESS:	6,675 LF (97.1%)
CORRIDOR 91' TO 135':	200 LF (2.9%)
MAX. CORRIDOR HEIGHT:	34'
DEED REF:	D.B. 3925 PG. 0177
ZONING:	OPEN USE (BUNCOMBE COUNTY)
TOWNSHIP:	LOWER HOMINY CREEK

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT –	0' (from ROW)	15' (from ROW)
SIDE –	0'	6'
REAR –	0'	15'

NOTE:
* A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED.
WHERE THE SEWER LINE INSTALLATION DOES NOT CONFORM TO THIS REQUIREMENT OR HAVE A MINIMUM COVER OF 36" FROM THE GROUND SURFACE OR 24" VERTICAL SEPARATION FROM STORM DRAINAGE LINES – SEWER PIPE MUST BE OF A FERROUS MATERIAL.

LEGEND

- EXISTING 2' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER MAIN
- PROPOSED STORM DRAINAGE

MSD PROJECT # 2014XXX

Know what's below. Call before you dig.

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Revisions

date:1/30/14
job: 13113
drawn: TWT

sheet C-400

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CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

SANITARY SEWER SYSTEM LAYOUT

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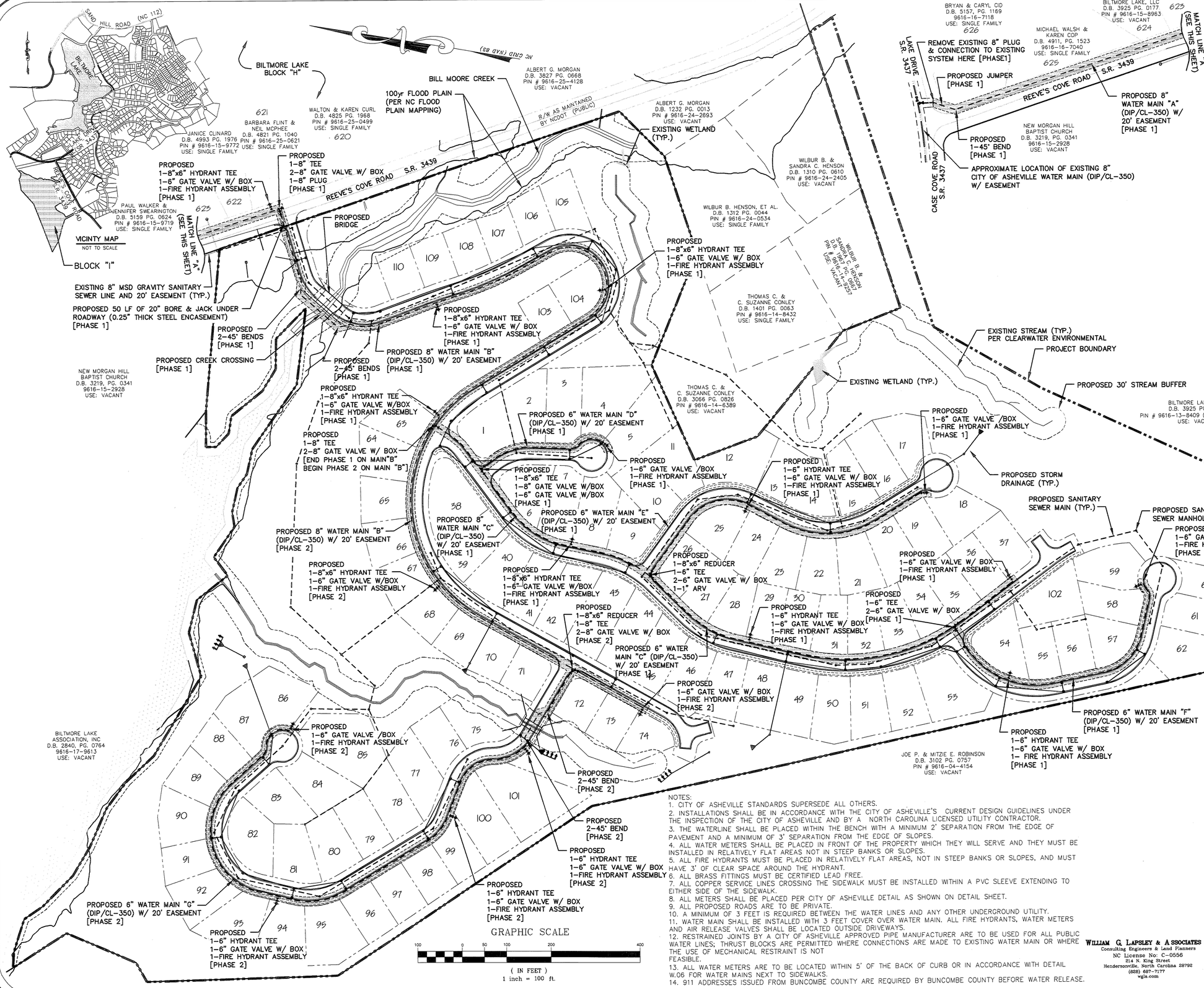

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CITY OF ASHEVILLE PROJECT NO. WPFY 13-14-XXX
WATER LINE EASEMENT PLAT PB____PG____
WATER LINE EASEMENT DOCUMENT DB____PG____
ESTOPPEL CERTIFICATE REQUIRED YES_X_NO___

NOTES:
1. CITY OF ASHEVILLE STANDARDS SUPERSEDE ALL OTHERS.
2. INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF ASHEVILLE'S CURRENT DESIGN GUIDELINES UNDER THE INSPECTION OF THE CITY OF ASHEVILLE AND BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
3. THE WATERLINE SHALL BE PLACED WITHIN THE BENCH WITH A MINIMUM 2' SEPARATION FROM THE EDGE OF PAVEMENT AND A MINIMUM OF 3' SEPARATION FROM THE EDGE OF SLOPES.
4. ALL WATER METERS SHALL BE PLACED IN FRONT OF THE PROPERTY WHICH THEY WILL SERVE AND THEY MUST BE INSTALLED IN RELATIVELY FLAT AREAS NOT IN STEEP BANKS OR SLOPES.
5. ALL FIRE HYDRANTS MUST BE PLACED IN RELATIVELY FLAT AREAS, NOT IN STEEP BANKS OR SLOPES, AND MUST HAVE 3' OF CLEAR SPACE AROUND THE HYDRANT.
6. ALL BRASS FITTINGS MUST BE CERTIFIED LEAD FREE.
7. ALL COPPER SERVICE LINES CROSSING THE SIDEWALK MUST BE INSTALLED WITHIN A PVC SLEEVE EXTENDING TO EITHER SIDE OF THE SIDEWALK.
8. ALL METERS SHALL BE PLACED PER CITY OF ASHEVILLE DETAIL AS SHOWN ON DETAIL SHEET.
9. ALL PROPOSED ROADS ARE TO BE PRIVATE.
10. A MINIMUM OF 3 FEET IS REQUIRED BETWEEN THE WATER LINES AND ANY OTHER UNDERGROUND UTILITY.
11. WATER MAIN SHALL BE INSTALLED WITH 3 FEET COVER OVER WATER MAIN. ALL FIRE HYDRANTS, WATER METERS AND AIR RELEASE VALVES SHALL BE LOCATED OUTSIDE DRIVEWAYS.
12. RESTRAINED JOINTS BY A CITY OF ASHEVILLE APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC WATER LINES; THRUST BLOCKS ARE PERMITTED WHERE CONNECTIONS ARE MADE TO EXISTING WATER MAIN OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.
13. ALL WATER METERS ARE TO BE LOCATED WITHIN 5' OF THE BACK OF CURB OR IN ACCORDANCE WITH DETAIL W.06 FOR WATER MAINS NEXT TO SIDEWALKS.
14. 911 ADDRESSES ISSUED FROM BUNCOMBE COUNTY ARE REQUIRED BY BUNCOMBE COUNTY BEFORE WATER RELEASE.

Know what's below. Call before you dig.

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

WATER SYSTEM LAYOUT

sheet
C-500

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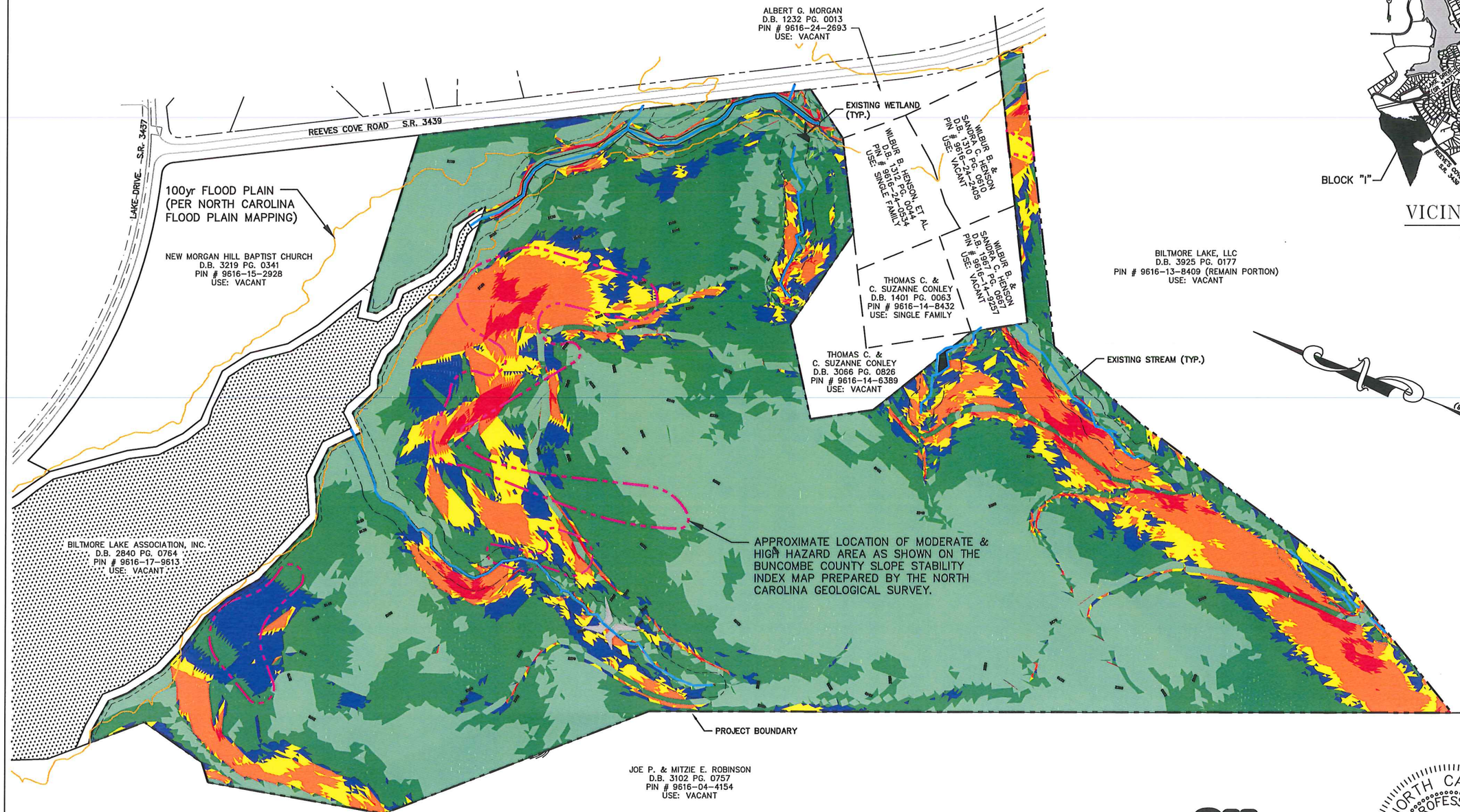

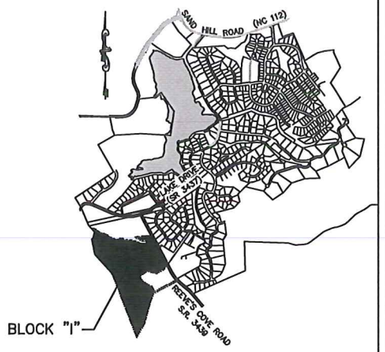

VICINTY MAP

N.T.S.

GRAPHIC SCALE

250 0 125 250 500

(IN FEET)
1 inch = 250 ft.

LEGEND

	0% TO LESS THAN 15% SLOPE	27.23± AC.	41.2%±
	15% TO LESS THAN 25% SLOPE	21.26± AC.	32.2%±
	25% TO LESS THAN 30% SLOPE	5.91± AC.	9.0%±
	30% TO LESS THAN 35% SLOPE	3.93± AC.	5.9%±
	35% TO LESS THAN 50% SLOPE	6.46± AC.	9.8%±
	50% AND GREATER SLOPE	1.24± AC.	1.9%±
	APPROX. BOUNDARY OF THE MODERATE HAZARD AREA		
	PROPERTY LINE		

NOTE:

1.) TOTAL SLOPE 35% AND GREATER 7.70± AC. 11.7%±

2.) TOTAL SITE NATURAL AVERAGE SLOPE IS 20%

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

NORTH CAROLINA PROFESSIONAL SEAL 020891 ENGINEER WILLIAM R. BUIE

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BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

SLOPE ANALYSIS MAP

sheet
C-1.0

ATTACHMENT B

Buncombe County Planning Board Meeting
Recommended Staff Conditions
SUB2014-00029
3/17/2014
Biltmore Lake Block I

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 proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.

2. 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.

3. Proof of acceptance of the sewer lines into the Metropolitan Sewerage District sewage system will be required prior to recordation of a final plat or release of a financial guarantee.

4. Provide a copy of the approved North Carolina Department of Transportation driveway permit.

5. Final plat shall not be recorded or guarantee of improvement shall not be released until flood development permit is finalized.

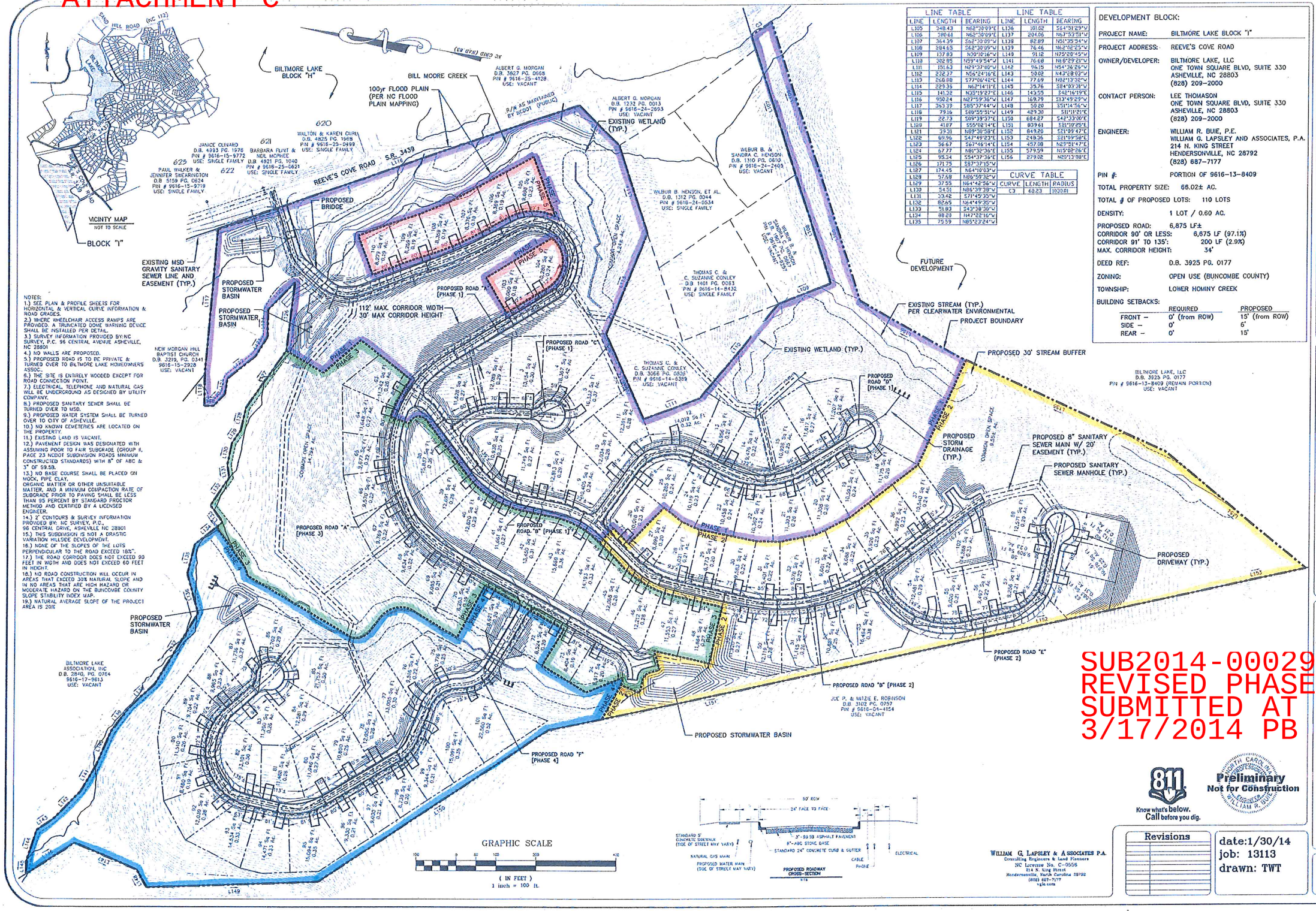
6. Provide a written statement from the Buncombe County Erosion Control Officer stating that an Erosion Control Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Erosion Control permit is obtained.*

7. Provide a written statement from the Buncombe 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.*

8. Indicate contour elevations for topographic data on the submitted plan.

9. Indicate on submitted plans that proposed bridge will be constructed to the standards within the NCDOT "Subdivision Roads Minimum Construction Standards," Minimum Design and Construction Criteria (B) for Bridges and Dams.

ATTACHMENT C



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L105	348.43	N62°28'09"E	L136	101.02	S64°51'29"W
L106	380.61	N63°30'09"E	L137	204.06	N67°53'51"W
L107	364.39	S62°30'09"W	L138	82.89	N51°39'54"W
L108	284.63	S62°30'09"W	L139	76.46	N62°06'25"W
L109	137.83	N30°10'16"W	L140	91.12	N75°28'45"W
L110	302.85	N39°49'54"W	L141	76.68	N68°29'21"W
L111	151.63	N29°37'09"W	L142	96.15	N54°36'26"W
L112	232.37	N56°24'16"E	L143	59.02	N43°28'03"W
L113	266.80	S77°06'42"E	L144	77.69	N82°13'38"W
L114	229.35	N62°14'11"E	L145	35.76	S84°03'31"W
L115	141.32	N35°19'27"E	L146	143.55	S42°16'19"E
L116	950.24	N27°59'35"W	L147	169.79	S13°49'29"W
L117	353.39	S85°37'44"W	L148	59.20	S51°14'56"W
L118	79.16	S89°55'51"W	L149	429.30	S11°11'21"E
L119	22.73	S09°39'37"E	L150	684.27	S42°33'06"E
L120	41.87	S55°08'14"E	L151	839.61	S21°10'25"E
L121	39.31	N89°30'58"E	L152	849.20	S21°09'47"E
L122	69.96	S47°49'23"E	L153	249.36	S21°09'58"E
L123	36.67	S67°46'14"E	L154	457.08	N29°51'47"E
L124	67.77	N81°32'36"E	L155	579.59	N15°08'26"E
L125	95.24	S64°37'36"E	L156	279.02	N20°13'08"E
L126	171.75	S87°37'15"W			
L127	174.45	N64°10'03"W			
L128	57.58	N86°59'32"W			
L129	37.55	N64°48'56"W			
L130	54.51	N86°39'39"W			
L131	33.42	S71°45'35"W			
L132	82.65	N64°49'35"W			
L133	51.83	S43°38'36"W			
L134	88.20	N47°58'16"W			
L135	75.59	N85°23'24"W			

CURVE TABLE		
CURVE	LENGTH	RADIUS
C3	68.23	1020.01

NOTES:
1.) SEE PLAN & PROFILE SHEETS FOR HORIZONTAL & VERTICAL CURVE INFORMATION & ROAD GRADES.
2.) WHERE WHEELCHAIR ACCESS RAMPS ARE PROVIDED A TRUNCATED DOME WARNING DEVICE SHALL BE INSTALLED PER DETAIL.
3.) SURVEY INFORMATION PROVIDED BY:NC SURVEY, P.C. 96 CENTRAL AVENUE ASHEVILLE, NC 28801
4.) NO WALLS ARE PROPOSED.
5.) PROPOSED ROAD IS TO BE PRIVATE & TURNED OVER TO BILTMORE LAKE HOMEOWNERS ASSOC.
6.) THE SITE IS ENTIRELY WOODED EXCEPT FOR ROAD CONNECTION POINT.
7.) ELECTRICAL, TELEPHONE AND NATURAL GAS WILL BE UNDERGROUND AS DESIGNED BY UTILITY COMPANY.
8.) PROPOSED SANITARY SEWER SHALL BE TURNED OVER TO MSD.
9.) PROPOSED WATER SYSTEM SHALL BE TURNED OVER TO CITY OF ASHEVILLE.
10.) NO KNOWN CEMETERIES ARE LOCATED ON THE PROPERTY.
11.) EXISTING LAND IS VACANT.
12.) PAVEMENT DESIGN WAS DESIGNATED WITH ASSUMING POOR TO FAIR SUBGRADE (GROUP II, PAGE 23 NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTED STANDARDS) WITH 8" OF ABC & 3" OF S9.5B.
13.) 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 BE LESS THAN 95 PERCENT BY STANDARD PROCTOR METHOD AND CERTIFIED BY A LICENSED ENGINEER.
14.) 2' CONTOURS & SURVEY INFORMATION PROVIDED BY: NC SURVEY, P.C., 96 CENTRAL DRIVE, ASHEVILLE NC 28801
15.) THIS SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
16.) NONE OF THE SLOPES OF THE LOTS PERPENDICULAR TO THE ROAD EXCEED 18%.
17.) THE ROAD CORRIDOR DOES NOT EXCEED 90 FEET IN WIDTH AND DOES NOT EXCEED 60 FEET IN HEIGHT.
18.) NO ROAD CONSTRUCTION WILL OCCUR IN AREAS THAT EXCEED 30% NATURAL SLOPE AND IN NO AREAS THAT ARE HIGH HAZARD OR MODERATE HAZARD ON THE BUNCOMBE COUNTY SLOPE STABILITY INDEX MAP.
19.) NATURAL AVERAGE SLOPE OF THE PROJECT AREA IS 20%

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SUB2014-00029
REVISED PHASE PLAN
SUBMITTED AT
3/17/2014 PB MEETING

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HENDERSONVILLE, NORTH CAROLINA

BILTMORE LAKE
BLOCK "I"
BUNCOMBE COUNTY
NORTH CAROLINA

SUBDIVISION PLAN

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