



BUNCOMBE COUNTY PLANNING AND DEVELOPMENT



APPLICATION AND CHECKLIST FOR SUBMISSION OF PRELIMINARY PLAN SUBMISSION FOR A MAJOR SUBDIVISION REVIEW

Any person seeking to develop a subdivision must comply with the Land Development and Subdivision Ordinance of Buncombe County. Please read the ordinance before completing the items included in the application. All items required in the ordinance should be completed prior to submittal of plans to the County. A copy of the COMPLETED application form must be submitted with your plans.

Pre-Application Conference

Per section 70-39 of the Subdivision Ordinance a pre-application conference must be completed prior to the application for preliminary approval of a subdivision. Please call (828)-250-4830 to schedule an appointment with a planner for a pre-application conference. At the conference, preliminary plans may be shown in order to receive general guidance but will not be submitted or accepted. General requirements of the Subdivision, Erosion Control, Stormwater Management, Zoning, Flood Damage Prevention, and Fire Prevention Ordinances will be discussed.

PROPERTY INFORMATION

Applicant/Applicant representative present: _____

Address/Street Location of Property: _____

PIN Number(s) of Property to be subdivided:

OFFICE USE ONLY:

Date of pre-application conference: _____

Attended by: _____

Submission Information

Please enter all information requested. Place a mark in any check box [] applicable to your subdivision plans to indicate that the item has been completed.

Date: _____

PROPERTY INFORMATION

Subdivision Name: _____

Phase # and/or Name of Phase (if part of a Master Plan for Phased Development):

Address/Street Location of Property: _____

PIN Number(s) of Property to be Subdivided:

CONTACT INFORMATION

Owner Name: _____

Address: _____

Phone: _____

Surveyor/Engineer/Landscape Architect Name and Company Name:

Address: _____

Phone: _____

Email: _____

Primary Contact for Submission: _____

Address: _____

Phone: _____

Email: _____

TYPE OF PLANS BEING SUBMITTED

[] MAJOR SUBDIVISION (No. of lots) _____

[] MASTER PLAN (as part of a major subdivision submittal)
(No. of phases) _____

For major subdivisions, preliminary plats shall be submitted 30 days prior to the next Planning Board Meeting.

MAJOR SUBDIVISION PRELIMINARY PLAN SUBMISSION

Please include the following in your submission:

[] Submit 13 copies of the complete preliminary subdivision plans (no larger than 34 inches by 44 inches).

[] A digital version of the preliminary subdivision plans (in pdf format and in cad (.dxf or .dwg) or shapefile format with a projection associated with the line work on cd).

[] A copy of the preliminary subdivision plans reduced to 8 1/2" by 11" or 11"x 17".

[] Application fee

OTHER INFORMATION/REQUIREMENTS

Are you submitting any variance requests with this preliminary subdivision application?

Yes [] No []

If you are submitting a variance as part of this application, please submit a separate subdivision variance application for each variance you are applying for.

What is the average natural slope of the submitted subdivision? _____

Average Natural Slope shall be calculated using the formula below:

$$S\% = \frac{0.0023 \times I \times L}{A}$$

Where:

S = Average natural slope of the parcel(s) in percent

I = Contour interval of map in feet, with said contour intervals to be five feet or less

L = Total length of the contour lines within the parcel (s) in feet

A = Area of the parcel(s) in acres including any areas designated future development

0.0023 = Constant which converts square feet into acres

Please indicate your variables below:

I = _____

L = _____

A = _____

Once "S" or the average natural percent of the tract is calculated, round off to the nearest whole number when "S" is 25% or greater.

A DRASTIC VARIATION HILLSIDE DEVELOPMENT SUBDIVISION is defined as a submitted subdivision plan that has an average slope of its natural terrain of less than 25 percent slope, but 30 percent of the tract is greater than 35 percent natural slope.

Please indicated the number of acres of the tract that is 35% *natural* slope and above = _____

Please indicated the percentage of the tract that is 35% *natural* slope and above = _____

Indicate on the submitted plans *if or if not* the subdivision is a Drastic Variation Hillside Development.

Does the proposed development meet the definition of a *HILLSIDE DEVELOPMENT*, as defined by Section 70-68 of the Buncombe County Land Development and Subdivision Ordinance?

Yes No

If the proposed subdivision is a Hillside Development, please include a Hillside Development Application Checklist with your submittal.

Please check which of the following utilities will serve the proposed development when completed:

public sanitary sewer community sanitary sewer system septic tanks (on each individual lot or shared)
 public water community water system wells (on each individual lot or shared)

The applicant must provide documentation* that *WRITTEN NOTICE* has been sent to all landowners adjoining proposed MAJOR subdivisions (Section 70-44):

Notification sent by certified mail.

Notification includes:

- tax lot PIN(s);
- address of the parcel(s) to be developed;
- developer's name and address;
- number of acres to be developed; and
- number of proposed building lots.

Proof of notification provided

**No major subdivision application will be accepted without certified mail receipts and a copy of the letter sent to adjacent landowners.*

Please Note:

Refer to Section 70-11 regarding amendments to the Buncombe County Land Development and Subdivision Ordinance.

Refer to Section 70-36 (b) regarding land disturbance activity.

All development within Buncombe County's jurisdiction must abide by Section 26, Article VII of the Buncombe County Code of Ordinances, which deals with Stormwater Management within a development.

Subdivisions will be subject to review of the Fire Marshal or their designee, and held to all relevant regulations of the Buncombe County Fire Prevention and Protection Ordinance (Section 30 of the Buncombe County Code of Ordinances).

Office Use Only:

Case # _____

Date received _____

Planning Board Date _____

Specifications for Submission of a Master Plan for a phased development (Section 70-41)

Please enter all information requested. Place a mark in any check box [] applicable to your subdivision plans to indicate that the item has been completed.

The subdivider shall submit a master plan showing the entire proposed subdivision which shall include the following information:

- A. [] All phases of the subdivision, clearly marked;
- B. [] Proposed density;
- C. [] Proposed type and location of utilities; and
- D. [] Proposed timetable for all phases of development.

Please Note:

No master plan shall be filed as part of a subdivision plan or preliminary plan unless it includes at least one phase of a multi-phase development intended for immediate development, or constitutes the master plan for the entire development intended to be developed immediately.

Approval of a master plan by planning department staff or by the Planning Board as part of the preliminary plan application process for a subdivision shall not constitute approval of the preliminary plan nor shall such approval of a master plan be considered as an acceptance of a preliminary plan, in whole or in part.

Each phase of a subdivision shall be preceded by submission and approval of a preliminary plat.

Approval of the master plan by the Planning Board need not be renewed unless significant design changes or density increases are proposed, however a master plan must be submitted with each phase submission.

Please refer to Section 70-43 of the Buncombe County Land Development and Subdivision Ordinance regarding amendments and modifications of master plans.

Office Use Only (Staff Review Comments):

Specifications for Preliminary Plat Submission (Section 70-40; 70-66; 70-67)

1. Preliminary plans shall be clearly and legibly drawn at a scale of not less than **one inch = 200 feet** and shall be drawn on an appropriate standard sheet size.
2. *Title block*. A title block shall be included that shall contain the following:
 - a. Name and address of owners and subdivider of record;
 - b. Name of subdivision;
 - c. Location (township, county, state);
 - d. Date of plans;
 - e. Graphic scale and written scale;
 - f. Name, address, telephone number, and proof of current registration (e.g., copy of license) of designing engineer, architect, landscape architect, or surveyor (i.e. licensed professional); and
 - g. Tax parcel identification number, PIN(s).

Office Use Only (Staff Review Comments):

3. *Roads*. The following information shall be supplied about roads:
 - a. Existing, platted, and proposed roads within or abutting subdivision (show right-of-ways and dimensions); and
 - b. Road names.
4. *Utilities*. The following information shall be shown for utilities:
 - a. Utility and other easements of record within and abutting the subdivision;
 - b. Provisions for electrical and telephone services;
 - c. Provisions for cable television service, if applicable;
 - d. Provision of natural gas lines; and
 - e. Sanitary sewers, culverts, detention ponds, and other drainage facilities (proposed/existing).
5. *Project data*. Project data shall include the following:
 - a. Total area of tract to be subdivided;
 - b. Total number of lots;
 - c. Linear feet in roads (centerline);
 - d. Approximate delineation of wooded and open areas; and
 - e. 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.

Office Use Only (Staff Review Comments):

6. *Slope Analysis Map*. Each application for a major subdivision shall include a detailed slope analysis conducted using the Buncombe County slope raster data set at a cell resolution of 50 feet showing the following information:
- a. Average natural slope of the tract in percentage;
 - b. Areas designated as high hazard or moderate hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey;
 - c. 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;
 - d. Location of the floodway and 100-year floodplain boundaries;
 - e. Wetlands;
 - f. 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;
 - g. The number of acres and the percent of the tract in each slope category as shown above; and
 - h. The number of acres and percent of the tract that is 35% slope and above.

Office Use Only (Staff Review Comments):

7. *Other details*. Other details to be shown are as follows:
- a. Vicinity map showing the relationship between the proposed subdivision and surrounding area;
 - b. Surveyed boundaries of the tract, shown with bearings and distances and/or standard curve data;
 - c. North arrow;
 - d. Site-specific topographic information with a minimum five-foot contour interval, prepared by a registered land surveyor or engineer licensed by the State of North Carolina, and indicating the source of the topographic information;
 - e. Any natural features affecting the site;
 - f. The location of the flood hazard, floodway, and flood fringe boundaries, if applicable;
 - g. The location of any known cemeteries;
 - h. Existing structures, railroads, and bridges within the subdivision;
 - i. Approximate lot lines, area of each lot in acres and lot numbers;
 - j. Names of adjacent property owners and parcel identification numbers (PIN);
 - k. The existing uses of the land within and abutting the subdivision; and
 - l. Proposed parks or open spaces.

Office Use Only (Staff Review Comments):

8. *Statement of permission for waste system by one or more of the following as applicable.*
 - a. A written statement from the North Carolina Department of Environment and Natural Resources permitting plans for the community sanitary sewer system, if applicable;
 - b. Proof of a preliminary soils investigation that will evaluate the feasibility of developing a subdivision served by individual septic systems, which shall be done by a professional such as a soils engineer or soils scientist, if applicable; or
 - c. The Metropolitan Sewerage District system design and allocation, and upon issuance, an approval letter from the Metropolitan Sewerage District shall also be provided, if applicable.

9. *Permission for water system by one or more of the following as applicable.*
 - a. A written statement from the North Carolina Department of Environment and Natural Resources approving and permitting plans for a community water system, if applicable; or
 - b. System design and allocation for a public water system shall be provided, and upon issuance, an approval letter from the appropriate Water Authority shall also be provided, if applicable.

Note: An investigation evaluating the feasibility of developing a subdivision served by private wells is strongly suggested prior to submission of preliminary plans, if applicable.

Office Use Only (Staff Review Comments):

10. *Approved erosion control and stormwater management plans.* A copy of the erosion control and stormwater management plans and a written statement from those departments stating that plans has been submitted and approved for the project, if applicable. If grading less than an acre, include a statement to that effect on the plans.

11. *Subdivision roads disclosure statement.* A subdivision roads disclosure statement prepared in accordance with G.S. 136-102, if applicable.

12. *Other applicable information.* Any other information considered by the subdivider, the planning board, and/or planning director to be pertinent to the review of the plat.

13. *Approval of proposed road and highway plans.* A written statement from the district engineer of the state department of transportation certifying approval of any proposed road and highway plans, if applicable.

14. NCDOT driveway permit must be submitted prior to preliminary approval.

Office Use Only (Staff Review Comments):

15. *Conformity to existing maps or plans.* The plat of a subdivision shall conform to any official map or plan adopted by the board of commissioners, existing on November 30, 1993 or thereafter adopted. Please include zoning of the property including if the property lies within any zoning overlays on the submitted plans.

16. *Continuation of adjoining road systems.* Whenever possible, the proposed road or road layout should be coordinated with the existing road system of the surrounding area. Where possible, proposed roads should be the extension of existing roads.
17. *Road names.* Proposed roads which are obviously in alignment with existing roads should be given the same name. All roads shall comply with the applicable provisions of the county street name, street address, and display ordinance, section 66-26 et seq. Public road names designated on a plat shall conform to G.S. 153A-240.
18. *Public roads.* A maintenance and financial responsibility plan for the roads within the subdivision, covering the period between the time lot sales begin and when the roads are accepted by the state division of highways must be submitted and approved before final plat approval.
19. *Private roads.* Private roads may be platted in any subdivision and shall conform to the standards set forth in section 70-67 of the Subdivision Ordinance. Private roads shall be set out in protective covenants, deeds, or on plats or any combination of those methods, and shall clearly state that the state and/or county will not be obligated to take over or maintain the road.

Office Use Only (Staff Review Comments):

20. *Lots.* Lot size shall be regulated as required by the county health department for septic tank purposes, where applicable.
21. *Lot frontage.* Lot frontage shall be regulated when the average land slope perpendicular to the street exceeds 18 percent. Any residential subdivision lot where the side slope of the land, at a right angle to the frontage street, is in excess of 18 percent slope shall have a minimum of 50 feet street frontage, and the lot street frontage shall be increased four feet for each side slope percentage point over the 18 percent base for such calculations. Example: A side slope of 50 percent requires lot frontage of 178 feet (50 feet, plus 128 feet for the excess side slope of 32 percent).
22. Flag lots (lots accessed by a deeded access driveway) will have a minimum "pole" width of 20 feet. If the side slope of the land is in excess of 18 percent, then the minimum width will be established in accordance with the regulation above.

Office Use Only (Staff Review Comments):

23. *Flood damage.* All subdivision proposals shall be consistent with the need to minimize flood damage as provided for in the county flood damage control ordinance, chapter 34 of this Code.
- a. *Utilities.* All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed so as to minimize damage to utilities from flooding.
- b. *Floodway fill.* Fill shall not be used to raise land in the floodway as defined by the Federal Emergency Management Agency's flood insurance rate maps for the county, as amended.

- c. Drainage *easements*. All natural or directed storm water drainage features shall be centered within a ten-foot wide permanent easement to allow for continued maintenance of storm water detention or velocity dissipation structures. This easement shall be required for all storm water drainage features, either along a property line, along a roadway, or contained within a lot.

Office Use Only (Staff Review Comments):

- 24. Subdivision roads may be designated public or private and are subject to final approval by the Buncombe County Fire Marshal as follows:
- 25. *Public use*. Subdivision roads to be dedicated to public use and to be maintained by the state department of transportation, after construction, shall conform in all respects to G.S. 136-102.6. The subdivider shall furnish the county planning department proof that the district engineer of the state department of transportation has issued a design certificate of approval. Upon completion of roads to be dedicated to public use, the developer shall submit confirmation by the state department of transportation or a registered engineer, land surveyor or landscape architect that the roads have been constructed to NCDOT standards.
- 26. *Private use*. Subdivision roads to be designated as private shall conform to the following minimum design standards:
 - a. Minimum deeded and recorded access road right-of-way widths as follows:
 - i. Major subdivision, 20-feet; and
 - ii. If the access road right-of-way is less than the subdivision road right-of-way, then the maximum length of the access road between turn-outs will be 200 feet.

Office Use Only (Staff Review Comments):

- b. Access roads to major subdivisions shall traverse a surveyed right-of-way centerline showing calls and distances and its beginning and ending points in relation to adjoining properties.
- c. Access roads to major subdivisions shall have an eight-inch minimum aggregated base course (ABC) No. 7 stone.
- d. Access roads to major subdivisions shall be a minimum width of 16 feet.
- e. Access roads to major subdivisions shall be subject to Buncombe County Fire Prevention Ordinance and approval by the Buncombe County Fire Marshal.

Office Use Only (Staff Review Comments):

- f. Minimum subdivision road rights-of-way for major subdivisions shall be as follows:
 - i. Collector or any residential lot frontage road, 45 feet;
 - ii. Service or utility access or alley not used as primary residential access, 20 feet;
 - iii. Minimum cul-de-sac radius, 50 feet.
 - iv. Shared private driveways, 20 feet.

- g. Horizontal centerline design standards for major subdivisions are as follows:
 - i. Minimum centerline radius, 35 feet; and
 - ii. T-turnarounds, minimum length of perpendicular cord will be 60 feet.

Office Use Only (Staff Review Comments):

- h. All major subdivision roads (i.e., including features such as streets, cul-de-sacs, and T-turnarounds) shall be paved in accordance with NCDOT "Subdivision Road Minimum Construction Standards," Pavement Design 1(E), current edition.
 - i. Specify soil conditions and which combination of base and pavement design (see DOT guidance) will be used.
 - ii. Use worst-case design criteria if soil testing is not provided.

- i. 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 and certified by a licensed engineer.

- j. Minimum pavement width shall be 18 feet. 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. Requests for a variance from the provisions of this article must be accompanied by a letter from the Fire Marshal approving the alternate method.

Office Use Only (Staff Review Comments):

- k. Minimum pavement radius for cul-de-sacs, 35 feet.

- l. The minimum paved length of the perpendicular chord will be 60 feet.

- m. The pavement width and base course shall be increased where the road centerline is less than a 90-foot radius. If radius is 70 to 90 feet, increase pavement width 25 percent; if radius is 60 to 70

feet, increase pavement width 35 percent; if radius is 50 to 60 feet, increase pavement width 45 percent; if radius is less than 50 feet, increase pavement width 50 percent.

- n. Finished grade, typical cross section, and profiles shall be prepared by a registered land surveyor or professional engineer, currently licensed in the state by the state board of registration for professional engineers and land surveyors.

- o. Where two accesses are required for a development by the Buncombe County Fire Marshal, they shall be remote from each other.

Office Use Only (Staff Review Comments):

- p. Minimum shoulder width on fill slopes for major subdivisions shall not be less than two feet.

- q. Maximum grades for major subdivisions shall be as follows:
 - i. Maximum centerline grade, 18 percent.
 - ii. Tangent grades in excess of 15 percent shall not exceed 200 feet in length and shall have a maximum entrance and exit grade of 15 percent.
 - iii. Maximum grade, 15 percent, where road centerline radius is less than 90 feet.
 - iv. Grades for 30 feet each way from an intersection shall not exceed ten percent.
 - v. Grades for cul-de-sac and T-turnarounds shall not exceed ten percent.

- r. Cut and fill slopes for major subdivisions shall be constructed to ensure adequate stability of the natural materials encountered.

Office Use Only (Staff Review Comments):

- s. All storm drainage for major subdivisions shall be adequate to facilitate the road maintenance without excessive cost, and not cause flooding on private property from storm runoff of the design frequency. All pipe culverts, storm sewers and appurtenances shall be free of all debris and silt buildup and shall be structurally and hydraulically sound, and functioning in a normal manner. All drainage ditches shall be of such a width and depth and with such a slope as to carry the anticipated discharges. Paved ditches or riprap shall be required where necessary. Culvert sizing and materials shall meet or exceed the requirements approved by the NCDOT in "Subdivision Roads Minimum Construction Standards," Utility Requirements, current edition. The following shall also apply:
 - i. Minimum design frequency for storm sewer collector, ten years; and
 - ii. Minimum design frequency for cross drainage, 25 years.

- t. If right-of-way or road is indicated at boundary of development, then master plan for major subdivisions shall include a description of potential future development; including at a minimum the acreage and anticipated density in houses per acre, if known. If a minor subdivision is

Office Use Only (Staff Review Comments):

27. [] Use NCDOT "Subdivision Roads Minimum Construction Standards," Minimum Design and Construction Criteria (B) for Bridges and Dams, current edition for major subdivisions.
28. [] Retaining walls utilized to support a roadbed or the adjacent slope for major subdivisions shall be designed and constructed under the supervision of a licensed professional engineer. Prior to final subdivision approval or release of guarantee of improvements, a report by the engineer shall be required certifying the construction.
29. [] Alternatives to conventional subdivision roads for major subdivisions will be considered in the variance process that provide for safe and efficient transportation, while reducing disturbance and tree cutting. This could include, but is not limited to, one way or loop roads, steeper side slopes where soil stability will allow varying grades and those other means that reduce land disturbance, increase environmental protection, and maintain safe and efficient transportation. Trees should be protected within the development whenever possible using temporary fencing. Plant screening is recommended for all retaining walls and cut and fill slopes. These measures should be used in conjunction with required methods of stabilization. The density of new plant material should approximate the density of vegetation prior to development.

Office Use Only (Staff Review Comments):

30. [] The temporary terminus of any major subdivision road shall be constructed with a temporary t-turnaround, cul-de-sac, or hammerhead turnaround. No major subdivision lot shall be recorded and no portion of a subdivision bond shall be released until said temporary turnaround is provided. If a subdivision is subject to the hillside development standards, the disturbance required for temporary turnarounds shall count towards the limits on disturbance of communal infrastructure and shall be shown on preliminary subdivision plans. The temporary T-turnaround or cul-de-sac shall have an eight-inch minimum aggregated base course (ABC) No. 7 stone and shall meet the following design standards:
- a. [] Temporary cul-de-sacs shall have a minimum centerline radius of 35 feet.
 - b. [] Temporary T-turnarounds shall have a minimum perpendicular cord of 60 feet and shall be 20 feet wide.
 - c. [] Temporary hammerhead turnarounds shall have a minimum perpendicular cord of 30 feet and a minimum horizontal cord of 30 feet, and shall be 20 feet wide.

Office Use Only (Staff Review Comments):

31. [] *Public and private use.* Roads for major subdivisions to be designated either public or private shall conform to the following minimum standards contained within the Land Development and Subdivision Ordinance:

- a. Any subdivision road shall be contained within a corridor that shall not exceed 90 feet in width along 80% of its total length; up to 20% of the length of the road corridor may be graded to a maximum width of 135 feet. The corridor height, defined as the height of a combined cut and fill slope, shall not exceed 60 feet.
- b. Consultation with a geotechnical engineer shall be required for road construction in areas of a tract 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. Recommendations of the geotechnical engineer shall be submitted with the application for review. Prior to final subdivision approval or release of guarantee of improvements, a report by the geotechnical engineer shall be required certifying that recommendations were followed during construction.
- c. Private Driveways. Individual and shared private driveways shall be shown on the preliminary plan for the first 20 linear feet, and if traversing a cut or fill slope, the driveway must be shown to the point where it exits the cut or fill slope where the distance is greater than 20 linear feet.
- d. Shared private driveways shall be completed by the developer as a part of the installation of communal infrastructure up to the point where the shared private driveway accesses the last individual lot to be served by said shared driveway. Shared private driveways shall also conform to minimum standards up to the point where the shared driveway accesses the last individual lot to be served by said shared driveway. Shared private driveway standards shall require a minimum driveway width of 10 feet unless the driveway is 500 linear feet or greater, at which point the entire driveway shall be at least 13 feet wide. Shared driveways shall be comprised of an acceptable all-weather surface and shall not be exceed 20% grade.

Office Use Only (Staff Review Comments):

Please Note:

Natural average slope shall be calculated using the formula provided in Section 70-68 (c) (2).

Please refer to Section 70-43 of the Buncombe County Land Development and Subdivision Ordinance regarding amendments to and modifications of preliminary plans.

All proposed developments shall comply with the regulations contained in Chapter 78 Article II (Watershed Protection) of the Buncombe County Code of Ordinances. Lots within the critical area of the Ivy Watershed are required by the Watershed Protection Ordinance to be at least two acres, while lots within the balance of the watershed shall be at least one acre.

All proposed developments shall comply with the dimensional requirements and usage requirements within Chapter 78 Article VI (Buncombe County Zoning Ordinance) of the Buncombe County Code of Ordinances.

Please provide for and show stream buffers required by the North Carolina Department of Environment and Natural Resources on submitted plans.

Office Use Only:

Staff Review Comments:

Technical Review Committee Comments: