

**Buncombe County Planning Board
August 1, 2016**

The Buncombe County Planning Board met on August 1, 2016 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, Bob Taylor, Dusty Pless, Parker Sloan, Thad Lewis, David Rittenberg, and Robert Martin. Also present were Michael Frue, Staff Attorney; Jon Creighton, Planning Director; and Gillian Phillips, Debbie Truempy, and Shannon Capezzali, Planning staff.

Call to Order

Gene Bell called the meeting to order at 9:30 am.

Approval of Agenda

David Rittenberg made a motion to approve the agenda. The motion was seconded by Gene Bell and passed unanimously.

Approval of Minutes (July 18, 2016)

Nancy Waldrop made a motion to approve the minutes. The motion was seconded by Dusty Pless. Bob Taylor requested revisions to the minutes. Bob Taylor made a motion to approve the revisions as discussed. The motion was seconded by Parker Sloan and passed unanimously. Thad Lewis made a motion to accept the revised minutes. The motion was seconded by Robert Martin and passed unanimously.

Subdivision Review

SUB2016-00274: Harlow L. Brown, P.E. on behalf of Doug Thompson applied for major subdivision approval of 14 lots for the project identified as Saddle Ridge Estates, and located on tax lot PIN # 9712-88-5975 (further described as un-addressed property to the east of 91 Cody Emblar Road).

The Board was provided with the submitted site plan (Attachment A) and proposed staff conditions (Attachment B). Gillian Phillips reviewed the proposed subdivision and staff conditions for the Board. Harlow Brown was in attendance to present the application. David Rittenberg expressed concern about the large number of staff conditions associated with the project. Thad Lewis made a motion to grant preliminary approval to the subdivision with the proposed staff conditions. The motion was seconded by David Rittenberg and passed unanimously.

ZPH2016-00018: The Board continued their discussion of the proposed revisions to the Subdivision Ordinance in light of NCDOT information about traffic studies and subdivision entrances. Gillian Phillips stated that additional changes to the variance section will be proposed as part of the next revision due to the recent court case with the City of Asheville. David Rittenberg provided staff with comments prior to the meeting, which were shared with the Board, and recommended that the Board require two entrances for subdivisions over a certain size. Opportunities and limitations for requiring two-entrances was discussed. Dusty Pless stated he would not support any measure to require two entrances due to the burden that it placed on development. Jon Creighton stated that Planning staff would review requirements from other Counties and provide information about what has been done. David Rittenberg stated his support for reducing the number of units required to trigger a traffic study from 300 units to 100 or 200 units.

The Board further discussed traffic studies. Ms. Phillips indicated that the proposed standard (300 lots) was written due to the threshold for when a traffic study for NCDOT would be required. The Board and

Staff discussed traffic studies, and staff indicated to the Board that the County could not make a developer make improvements to a NCDOT road. Staff and the Board further discussed the proposed standard regarding level of service within the Land Development and Subdivision Ordinance revisions. The Board further discussed traffic concerns. The Board indicated that the proposed language as written was appropriate. Mr. Rittenberg raised an issue to the Board regarding the Maple Trace development and how the development was moving dirt between phases of the development. Ms. Truempy indicated that it was typical for a developer to balance out a site with dirt from the site itself. She stated to the Board that if the developer did not balance the site with dirt from the subject property they would have to truck the dirt in from another location in the County. Mr. Martin raised concerns regarding the lack of replacement of top soil in developments. There was further general discussion regarding development trends and growth in the County.

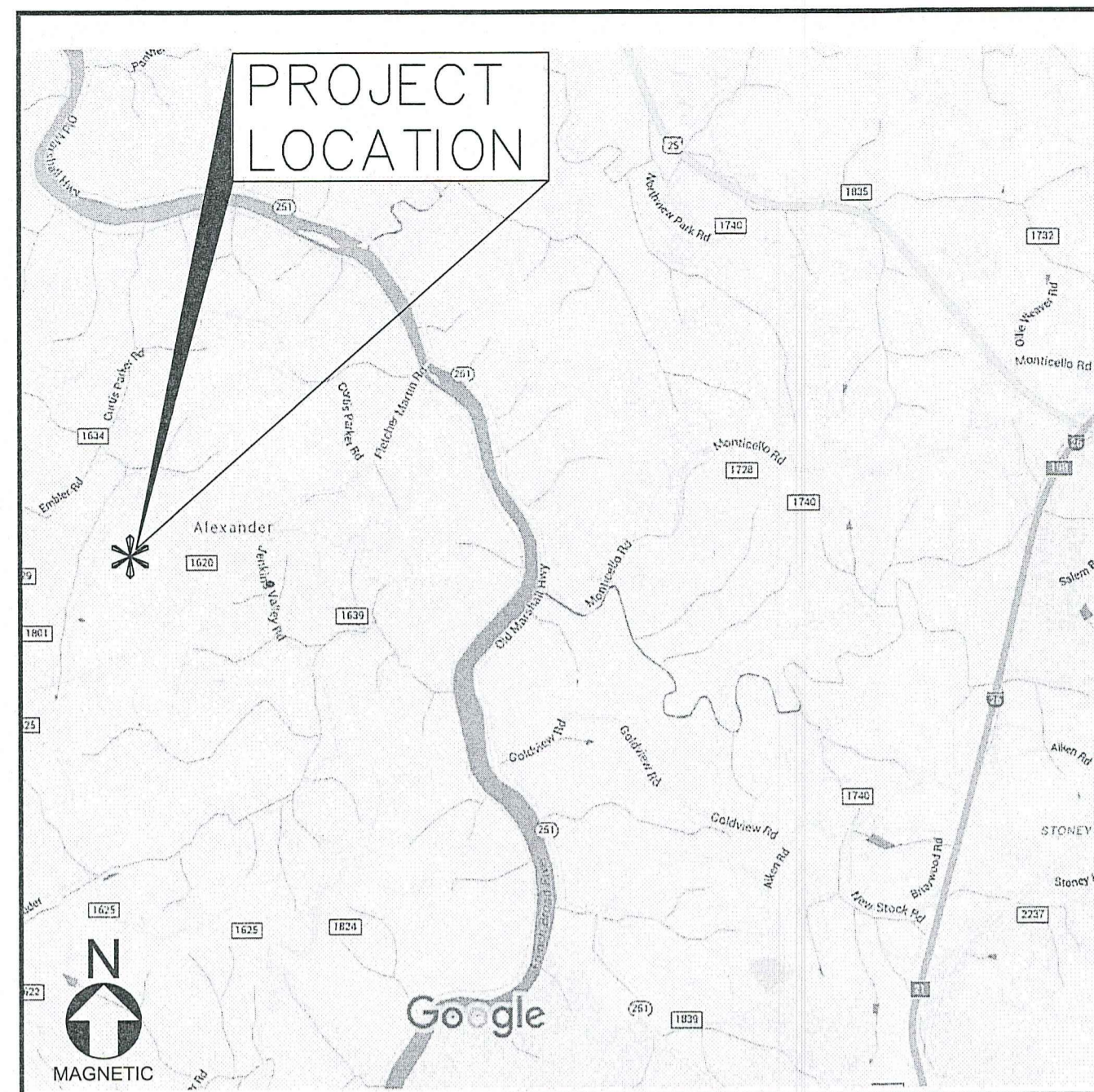
Public Comment

Dede Stiles was present and wished to make public comment. Ms. Stiles raised concerns regarding unsuitable material being used as fill during developments.

Adjourn

The meeting was adjourned at 11:00am.

SHEET INDEX
 BROWN CONSULTANTS, PA
 30 Ben Lippen School Road, Suite 202
 Asheville, NC 28806
 Phone: 828.350.7683
 Fax: 828.350.7684



LOCATION MAP
 NOT TO SCALE

SADDLE RIDGE ESTATES - FOR - VIEWPOINT OF NC, LLC



BROWN CONSULTANTS, PA
 30 Ben Lippen School Road, Suite 202
 Asheville, NC 28806
 Phone: 828.350.7683
 Fax: 828.350.7684

PREPARED FOR:

Viewpoint of NC LLC
 125 Cody Embler Road
 Alexander, North Carolina 28701
 Phone: 727.224.0446
 Contact: Doug Thompson

DESCRIPTION	SHEET NO.
COVER	1
SURVEY PLAT	2
OVERALL LOT LAYOUT	3
PROP. ROAD PROFILE	4
PROP. SHARED DRIVEWAY PROFILE	5

REVISION AND ISSUE NO.	SHEET NO.	DESCRIPTION	DATE



VICINITY MAP
 NOT TO SCALE

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- Provisions to prevent erosion of the soil from the site shall conform to the requirements of the "North Carolina Sedimentation Pollution Control Act of 1973" as shown herein and stipulated in the "Erosion and Sediment Control Planning and Design Manual" by various agencies within the State of North Carolina. Installation shall be in a manner so as to minimize erosion of the disturbed areas and prevent sediment from leaving the site.
- All disturbed areas to be grassed as soon as construction phases permit. The erosion control measures detailed hereon shall be continued until permanent drainage structures have been installed and until vegetation on planted shoulders and slopes is sufficiently established to be an effective erosion deterrent. The sediment removed from the control structures shall be evenly distributed outside construction limits. Disposed sediment shall be permanently grassed.
- Temporary and permanent vegetative cover shall be installed in accordance with the requirements of chapter 6, section 10 and 11 of the "Planning and Design Manual" as described in note no. 1 above.
- The contractor shall not restrict the use of silt fences or any other means of erosion control to the locations shown on these plans. Moreover, the contractor should constantly be aware of minimizing soil erosion and use erosion control means accordingly. The contractor shall promptly repair, improve or add erosion control measures as required by the local reviewing agency.
- Divert all runoff to the erosion control devices shown on the drawings.
- Sediment and erosion control measures and practices to be inspected daily. Devices shall be maintained so they function properly at all times.
- Disturbed areas left idle for five (5) days, and not to final grade, will be established to temporary vegetation. Disturbed areas left idle for two weeks or more will be established to permanent vegetation. All areas to final grade will be established to permanent vegetation immediately upon completion.
- Erosion and sediment control devices must be installed and inspected prior to any grading on site. Please call the appropriate permitting agency with enough lead time for an inspection to meet your schedule.
- Additional sediment control measures may be required by the appropriate permitting agency.
- The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with land-disturbing activities.
- Maximum cut and fill slopes shall be two (2) foot horizontal to one (1) foot vertical.
- Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.
- Mulch will be used as a temporary cover. On slopes that are greater than 2:1 mulch, if used, will be anchored.
- Land Disturbance Permit must be displayed on site at all times during construction and in plain view from a road or street.
- Sediment/erosion control devices must be checked after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device. Additional devices must be installed if new channels have developed.

PROJECT DESCRIPTION

The purpose of this project is to subdivide a 27.52 acre parcel into a 14 lot subdivision.

24-HOUR EMERGENCY CONTACT:

Doug Thompson
 727.224.0446

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:

- Provide proof of approval of 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 County Stormwater Administrator stating that the approved 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.*
- Provide proof of a preliminary soils investigation that will evaluate the feasibility of developing a subdivision served by individual septic systems, which shall be prepared by a professional such as a soils engineer or soils scientist.
- Indicate lot slope perpendicular to the roads for each lot or indicate that lot slope perpendicular to the road for all lots is less than 18%.
- Indicate FEMA floodplain map information on the submitted plan.
- Indicate address of property owners on submitted plan.
- Indicate township on submitted plan.
- Indicate provision of utilities, or indicate that no such provision are provided on submitted plans.
- Indicate approximate delineation of wooded and open areas on the submitted plans.
- Indicate 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 and certified by a licensed engineer.
- Indicate linear feet of roads on the submitted plans.
- Indicate existing use of the subject property on the submitted plans.
- Indicate curve radii on submitted plan. Increase pavement width and base course where the road centerline is less than a 90-foot radius.
- Provide proof of consultation with a geotechnical engineer 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 or indicate that no such areas exist on the submitted plan.
- Indicate that the road corridor does 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. Indicate that the corridor height does not exceed 60 feet on the submitted plans.
- Indicate construction of shared driveways on the submitted plans.

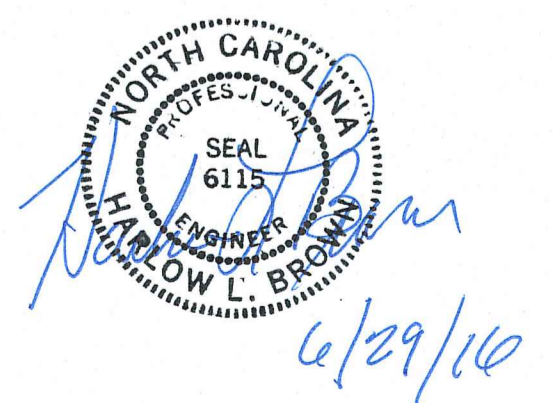
SADDLE RIDGE ESTATES
 for
 VIEWPOINT OF NC, LLC
 in
 ALEXANDER NC

INFORMATION BLOCK

REF:



BROWN CONSULTANTS, PA
 30 Ben Lippen School Road, Suite 202
 Asheville, NC 28806
 Phone: 828.350.7683
 Fax: 828.350.7684



SURVEYOR'S NOTES:

THE INITIAL POSITIONS FOR THIS PROJECT WERE PRODUCED FROM RAPID STATIC GPS OBSERVATIONS (MIN. 15 MINUTE SESSIONS) UTILIZING TRIMBLE DUAL FREQUENCY 5800 RECEIVERS AND WERE COMPUTED BY NGS UTILIZING THE ON-LINE POSITIONING USER SERVICE (OPUS) AND ARE RELATIVE TO THE FOLLOWING NGS CORS BASE STATIONS.

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DJ9536	TN13 TDOT DISTRICT 13 CORS ARP	N355637.031	W0831226.416	57571.9
DM8192	F779 PARL_OBS_NCL_2008 CORS ARP	N3501206.964	W0832520.902	58634.4
DE8230	MARI MARION CORS ARP	N353913.385	W0815716.172	62868.3
DH3874	NCSY SW COMMUNITY COLL CORS ARP	N352052.407	W0831223.388	63861.8
DJ7856	IND6 DANDRIDGE 8 CORS ARP	N360115.731	W0831612.540	69359.4
DM3991	NCNE NEWLAND 2007 CORS ARP	N3504339.859	W0815440.293	78729.4
DL2762	NCBC BRYSON CITY CORS ARP	N352221.562	W0833023.371	85875.4

AA5578	NEAREST NGS PUBLISHED CONTROL POINT	N354214.023	W0823932.709	1343.8
	CEDAR HILL AZ MK			

ELEVATIONS ARE NAVD 1988 (GEOID MODEL=GEOID12A)

AVERAGE COMBINED GRID FACTOR = 0.9998101300.

UNITS ARE IN U.S. SURVEY FEET UNLESS DESIGNATED OTHERWISE

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY.

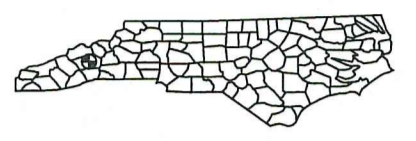
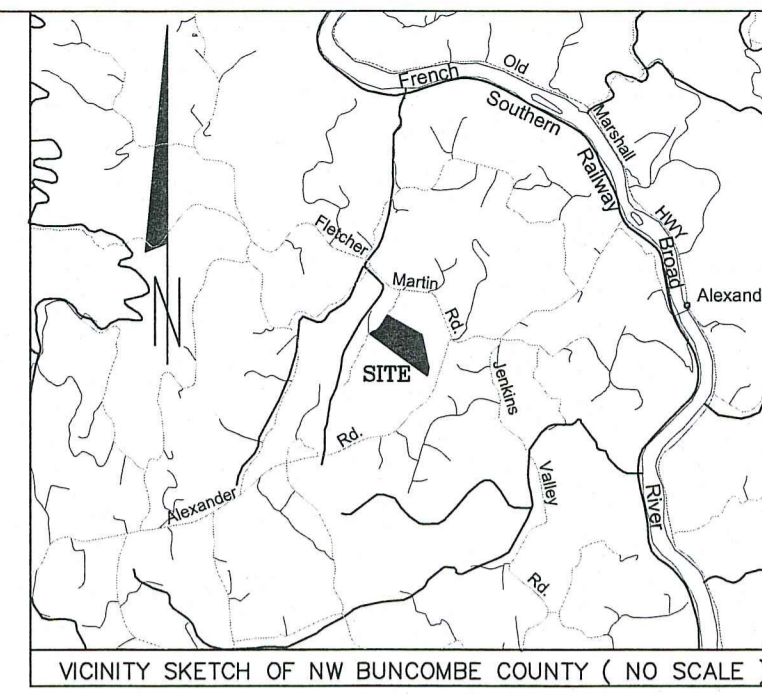
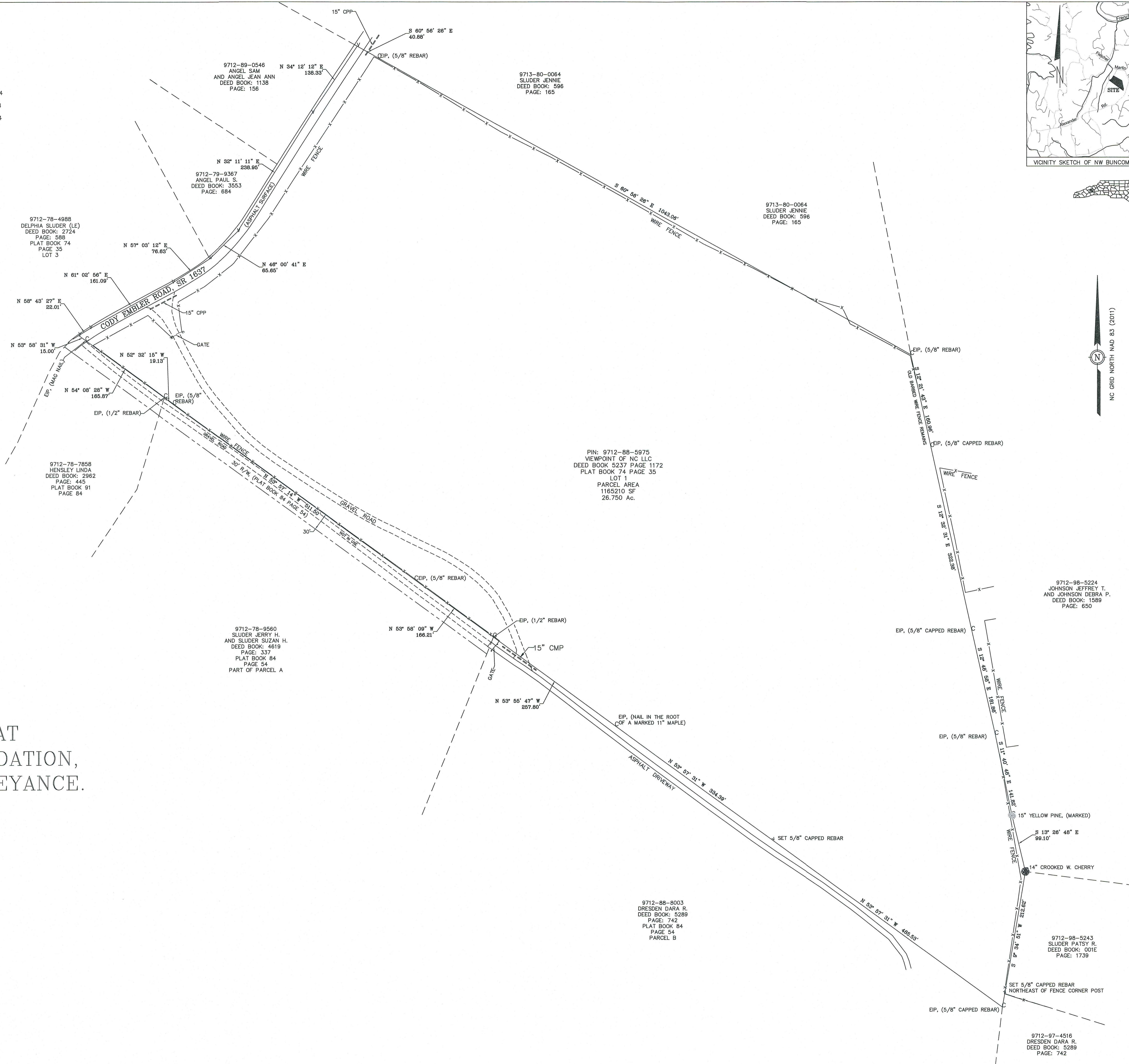
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES, OR CONVEYANCE.

LEGEND

C	EXISTING IRON PIPE
Q.F./I	FIRE HYDRANT
OW/M	WATER METER
U.P.E.&T.	UTILITY POLE (ELECTRIC & TELEPHONE)
↑	SIGN
BLDG	BUILDING
CP	CORRUGATED METAL PIPE
CMP	CORRUGATED METAL PIPE
U/G	UNDER GROUND
CONC	CONCRETE
---	R/W (RIGHT OF WAY LINE)
---	SUBJECT PROPERTY BOUNDARY LINE
---	ADJOINING PROPERTY LINE
x	FENCE LINE
-o-	OVERHEAD ELECTRIC LINE



REVISIONS	DATE	BY	REASON

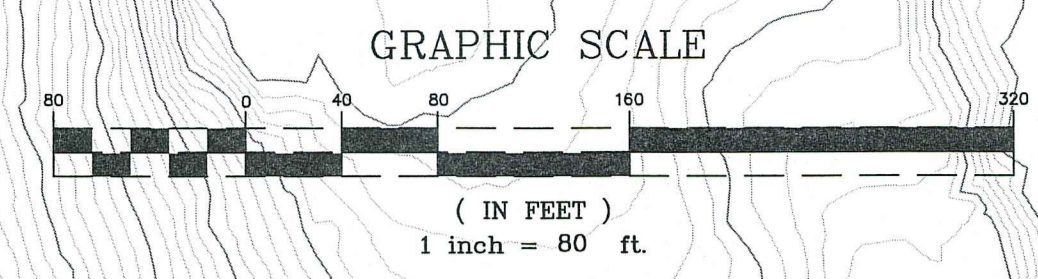
SADDLE RIDGE ESTATE
LOT 1, WILLIAM C. EMBLER, HEIRS (PLAT BBOOK 74 PAGE 35)
SURVEYED FOR:
DOUG THOMPSON
FRENCH BROAD TOWNSHIP
BUNCOMBE COUNTY, N.C.

9712-88-8003
DRESDEN DARA R.
DEED BOOK: 5289
PAGE: 742
PLAT BOOK: 84
PAGE 54
PARCEL B

9712-88-5224
JOHNSON JEFFREY T.
AND JOHNSON DEBRA P.
DEED BOOK: 1589
PAGE: 650

9712-97-4516
DRESDEN DARA R.
DEED BOOK: 5289
PAGE: 742

NC Survey, P.C.
PROFESSIONAL LAND SURVEYORS ***
50 N MERRIMON AVE. PHONE: (828) 252-1530
PROFESSIONAL CORPORATION No. C-0268



NC GRID NORTH MAD 83 (2011)



30 BEN LIPPEN SCHOOL ROAD, SUITE 202
 ASHEVILLE, NC 28806
 PHONE: 828.350.7683
 FAX: 828.350.7684



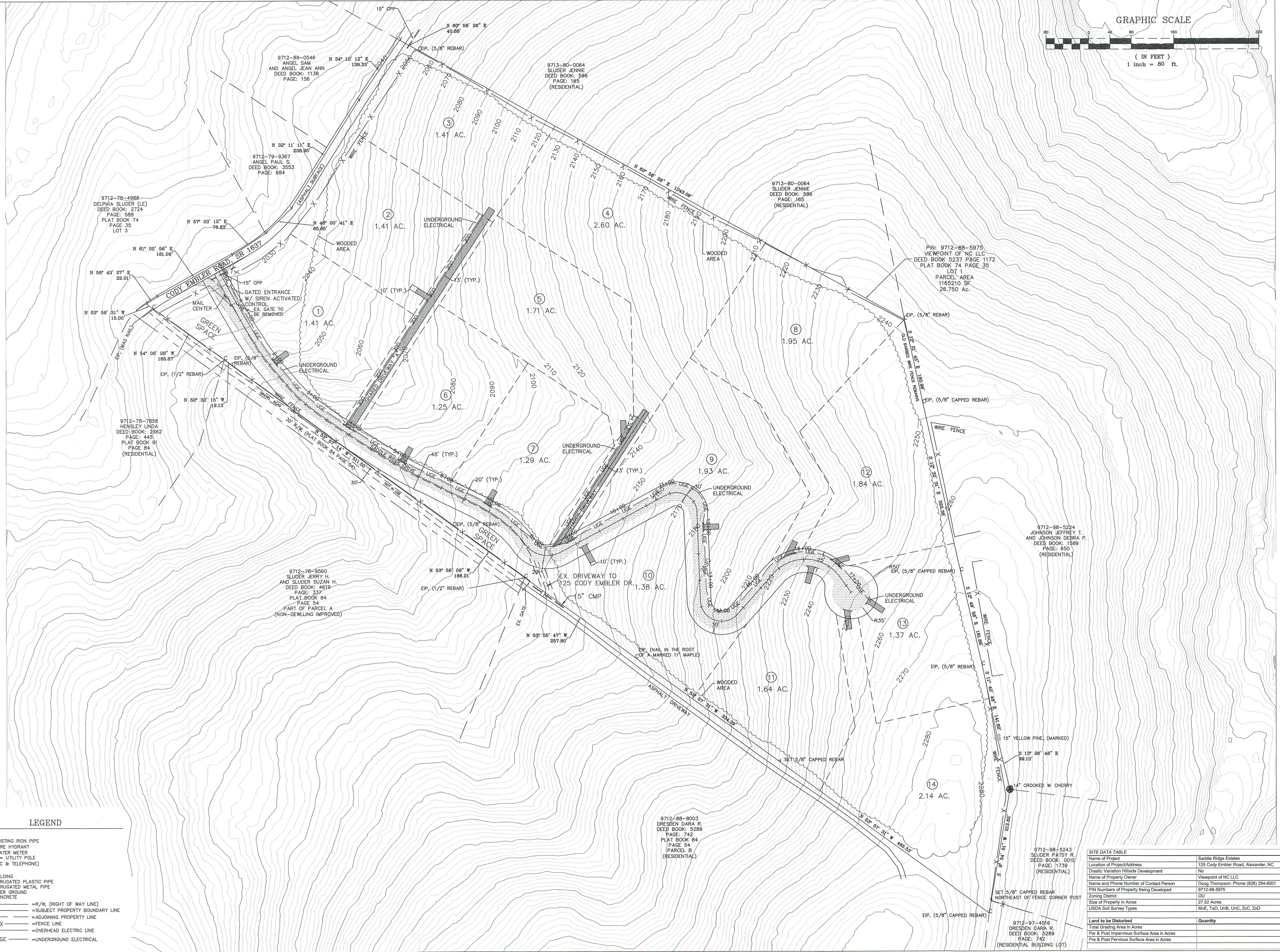
DATE: 6/29/10

NO.	DATE	DESCRIPTION

PROJECT NO.: 16029
 PROJECT TITLE: SADDLE RIDGE ESTATES - FOR - VIEWPOINT OF NC, LLC
 BUNCOMBE COUNTY NORTH CAROLINA

SHEET TITLE: OVERALL LOT LAYOUT
 JUNE 2016
 SCALE: 1" = 80'

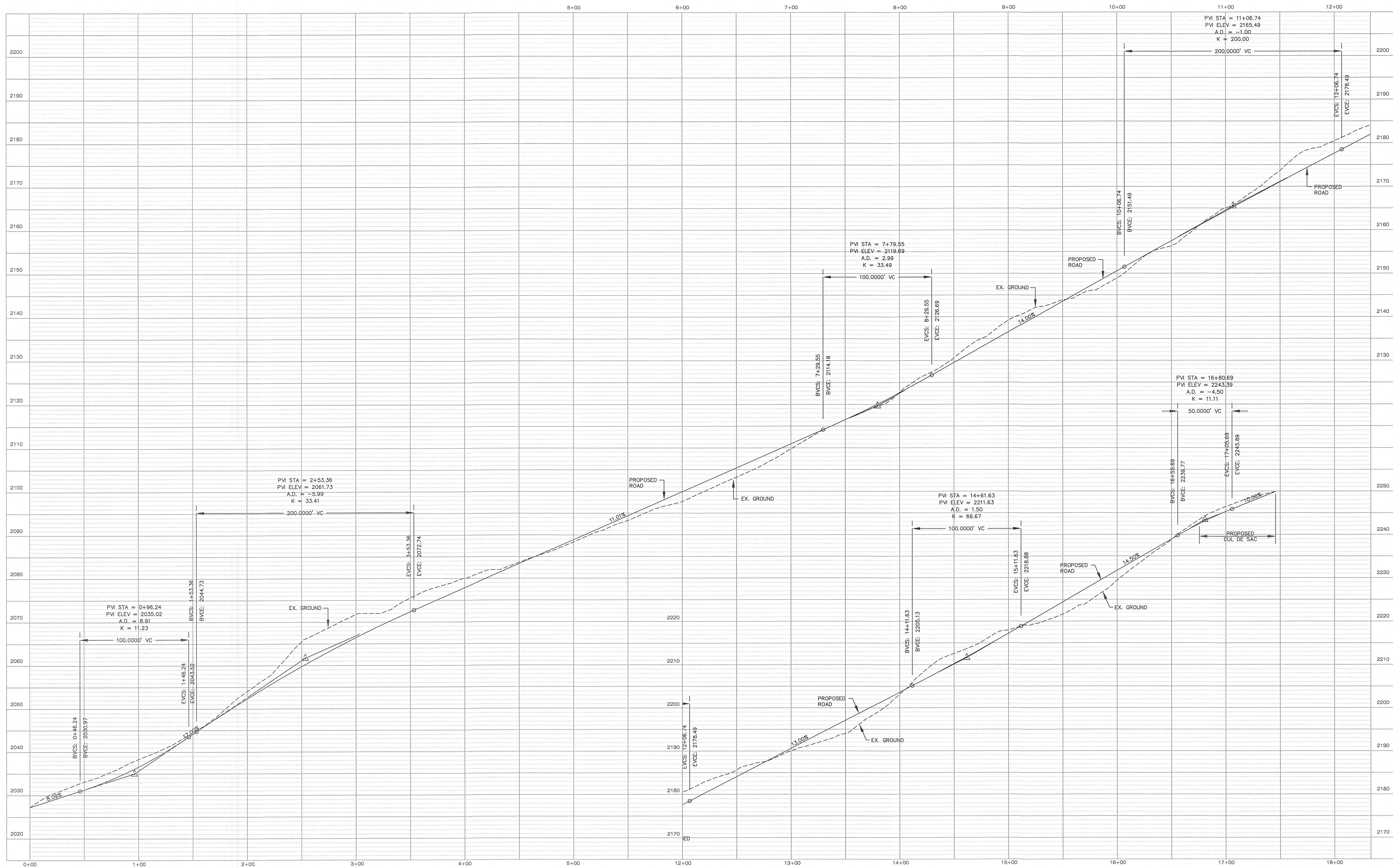
FIELD BOOK#: XXXX
 SHEET: 3 OF 5
 FILE NAME: 16029-03



LEGEND

- CEIP= EXISTING IRON PIPE
- CF/H= FIRE HYDRANT
- W/M= WATER METER
- U/E&T= UTILITY POLE (ELECTRIC & TELEPHONE)
- 4 SIGN
- BLDG= BUILDING
- CPP= CORRUGATED PLASTIC PIPE
- CMP= CORRUGATED METAL PIPE
- UG= UNDER GROUND
- CONC= CONCRETE
- R/W, (RIGHT OF WAY LINE)
- SUBJECT PROPERTY BOUNDARY LINE
- ADJOINING PROPERTY LINE
- X=FENCE LINE
- OVERHEAD ELECTRICAL LINE
- UG= UNDERGROUND ELECTRICAL

SITE DATA TABLE	
Name of Project	Saddle Ridge Estates
Location of Project/Address	125 Cody Embler Road, Alexander, NC
Drastic Variation Hillside Development	No
Name of Property Owner	Viewpoint of NC LLC
Name and Phone Number of Contact Person	Doug Thompson Phone (828) 254-6001
PIN Numbers of Property Being Developed	9712-88-5975
Zoning District	OU
Size of Property in Acres	27.82 Acres
USDA Soil Survey Types	MvE, TdD, Uhb, Uhc, ZcD, ZsD
Land to be Disturbed	Quantity
Total Grading Area in Acres	
Pre & Post Impervious Surface Area in Acres	
Pre & Post Pervious Surface Area in Acres	



**PROP. SADDLE RIDGE
DRIVE CENTERLINE ROAD
PROFILE**
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 10'



BROWN CONSULTANTS PA
 30 BEN LIPPEN SCHOOL ROAD, SUITE 202
 ASHEVILLE, NC 28806
 PHONE: 828.350.7683
 FAX: 828.350.7684



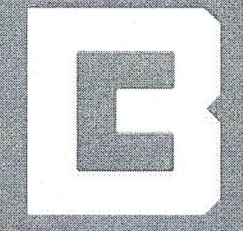
DATE: 6/29/16

NO.	DATE	BY	DESCRIPTION

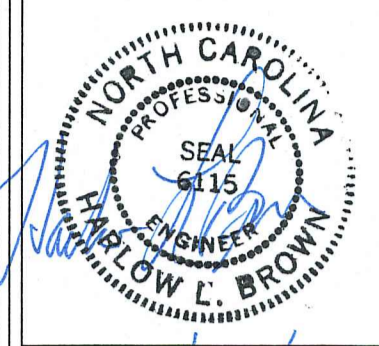
PROJECT NO.: 16029
 PROJECT TITLE: SADDLE RIDGE ESTATES FOR VIEWPOINT OF NC, LLC
 BUNCOMBE COUNTY NORTH CAROLINA

SHEET TITLE: PROP. ROAD PROFILE (EXISTING)
 SCALE: 1" = 40'
 JUNE 2016

FIELD BOOK#: XXXX
 SHEET: 4 OF 5
 FILE NAME: 16029-03



BROWN CONSULTANTS PA
 30 BEN LIPPEN SCHOOL ROAD, SUITE 202
 ASHEVILLE NC 28806
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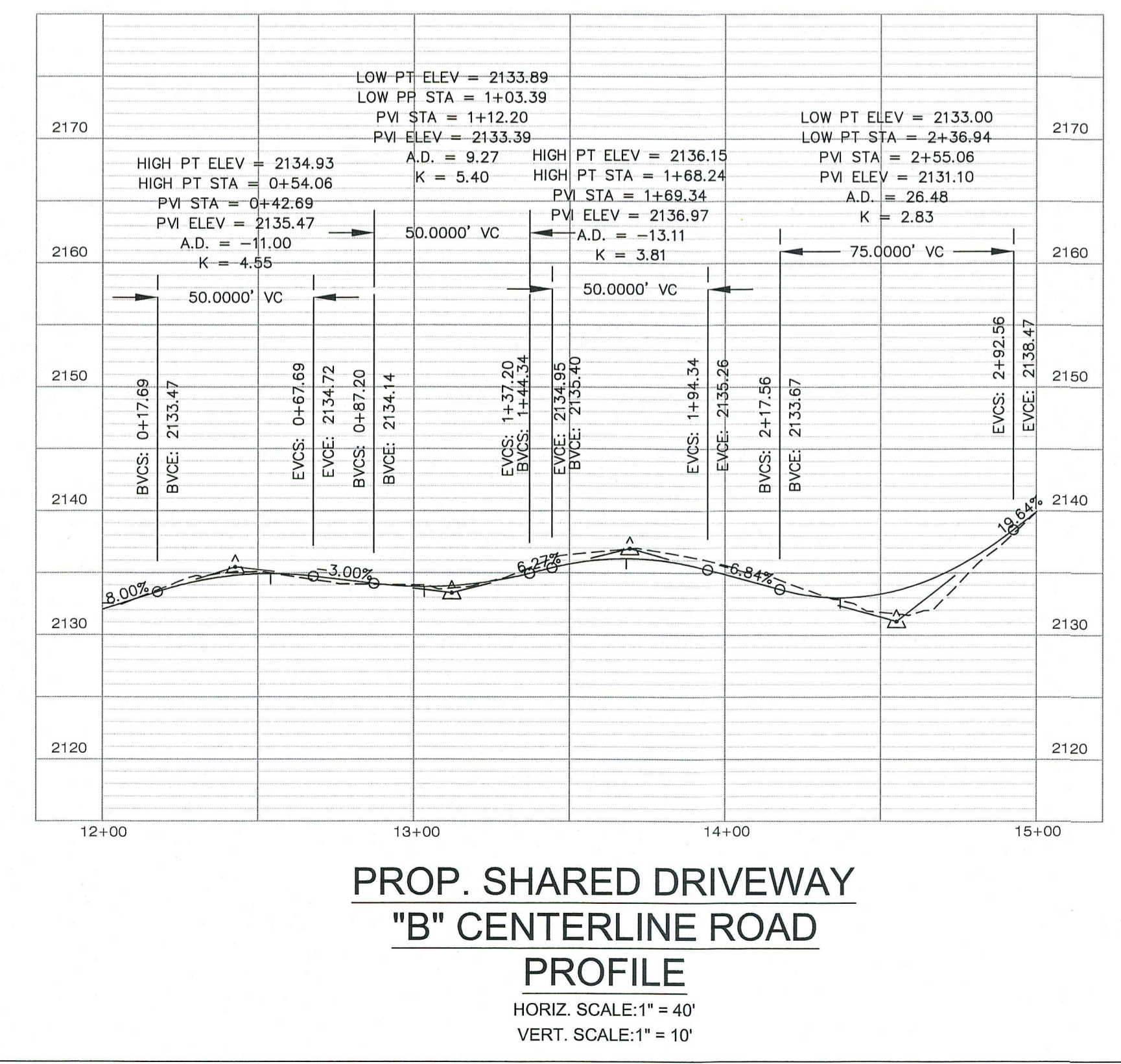
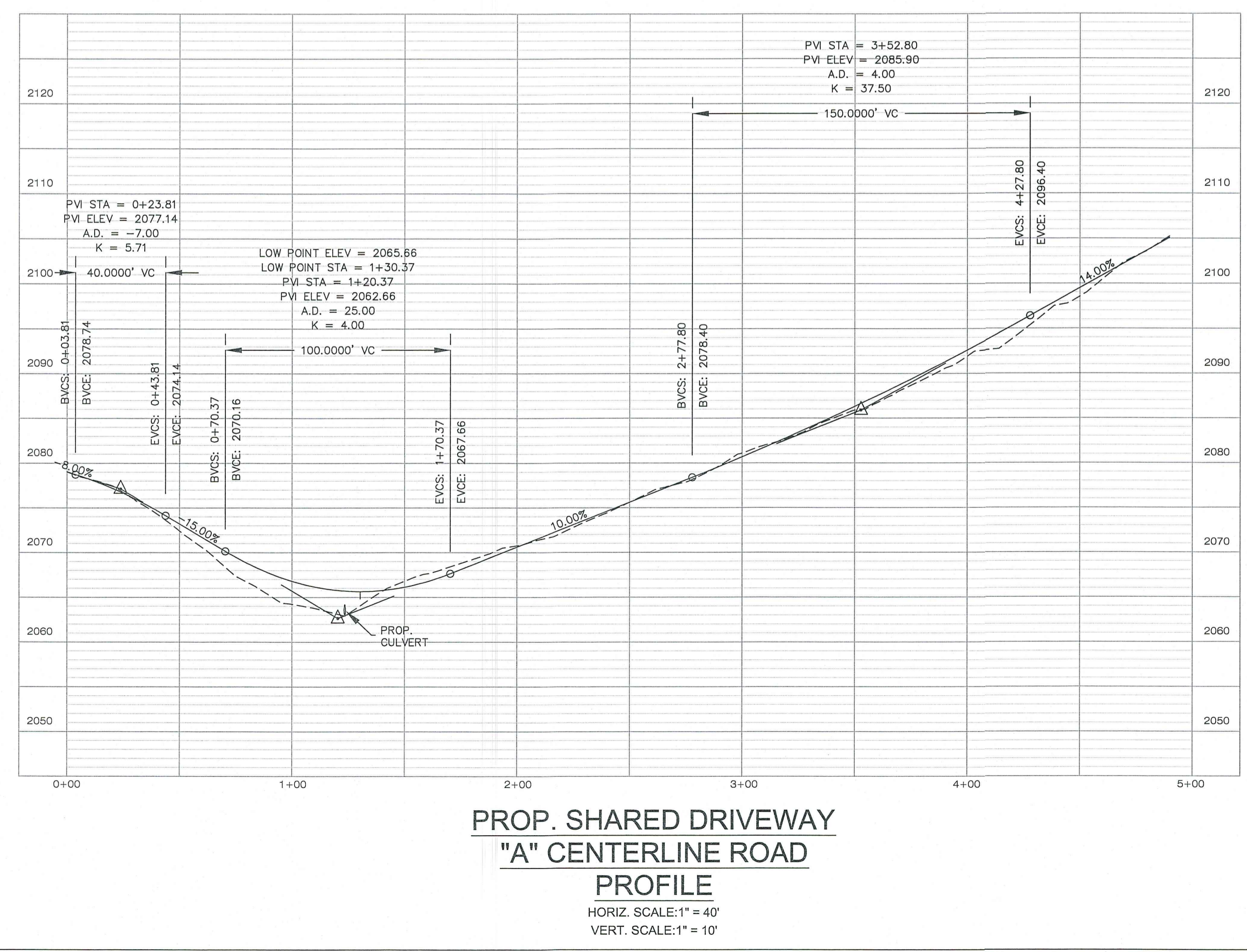
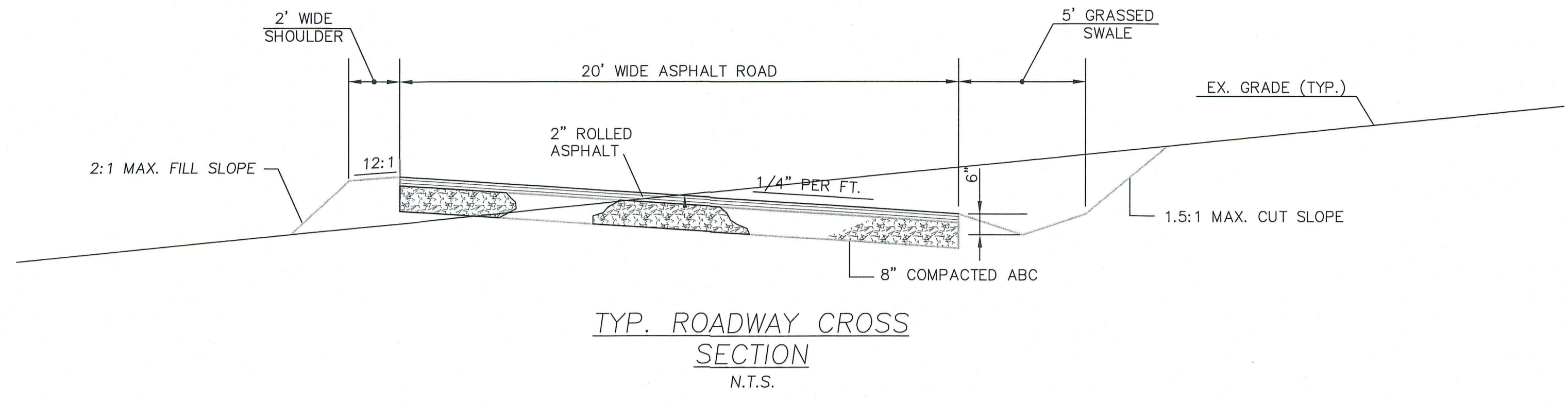
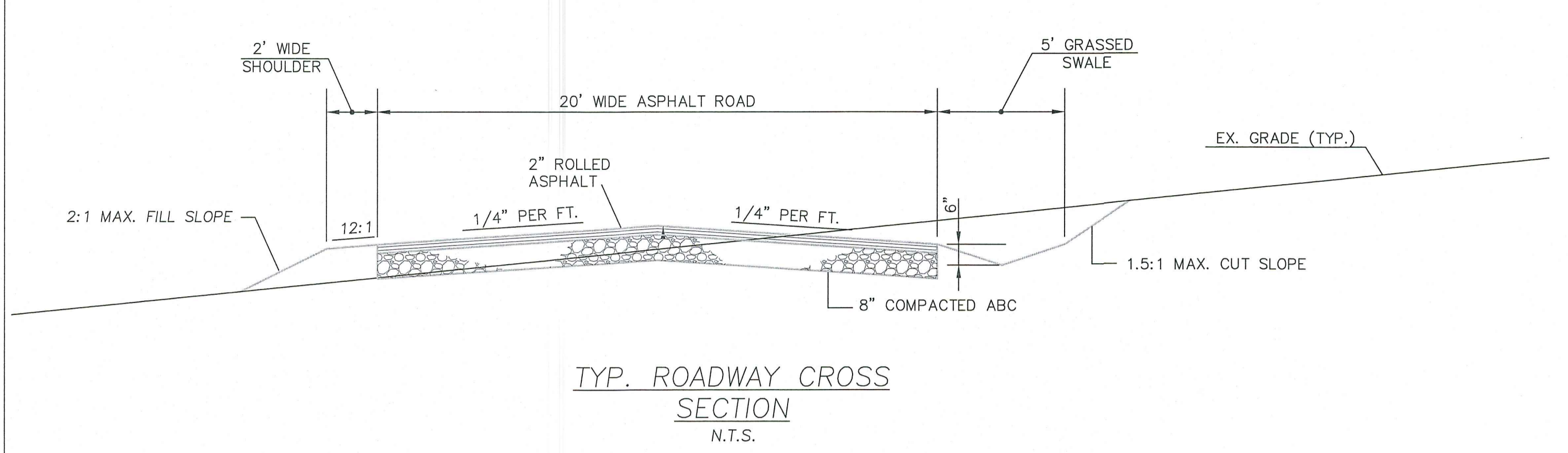
DATE 6/29/10

NO.	DATE	BY	REVISIONS

PROJECT NO.: 16029
 PROJECT TITLE: SADDLE RIDGE ESTATES FOR VIEWPOINT OF NC, LLC
 BUNCOMBE COUNTY NORTH CAROLINA

SHEET TITLE: PROP. SHARED DRIVEWAY PROFILES
 SCALE: 1" = 40'
 JUNE 2016

FIELD BOOK#: XXXX
 SHEET: 5 OF 5
 FILE NAME: 16029-03



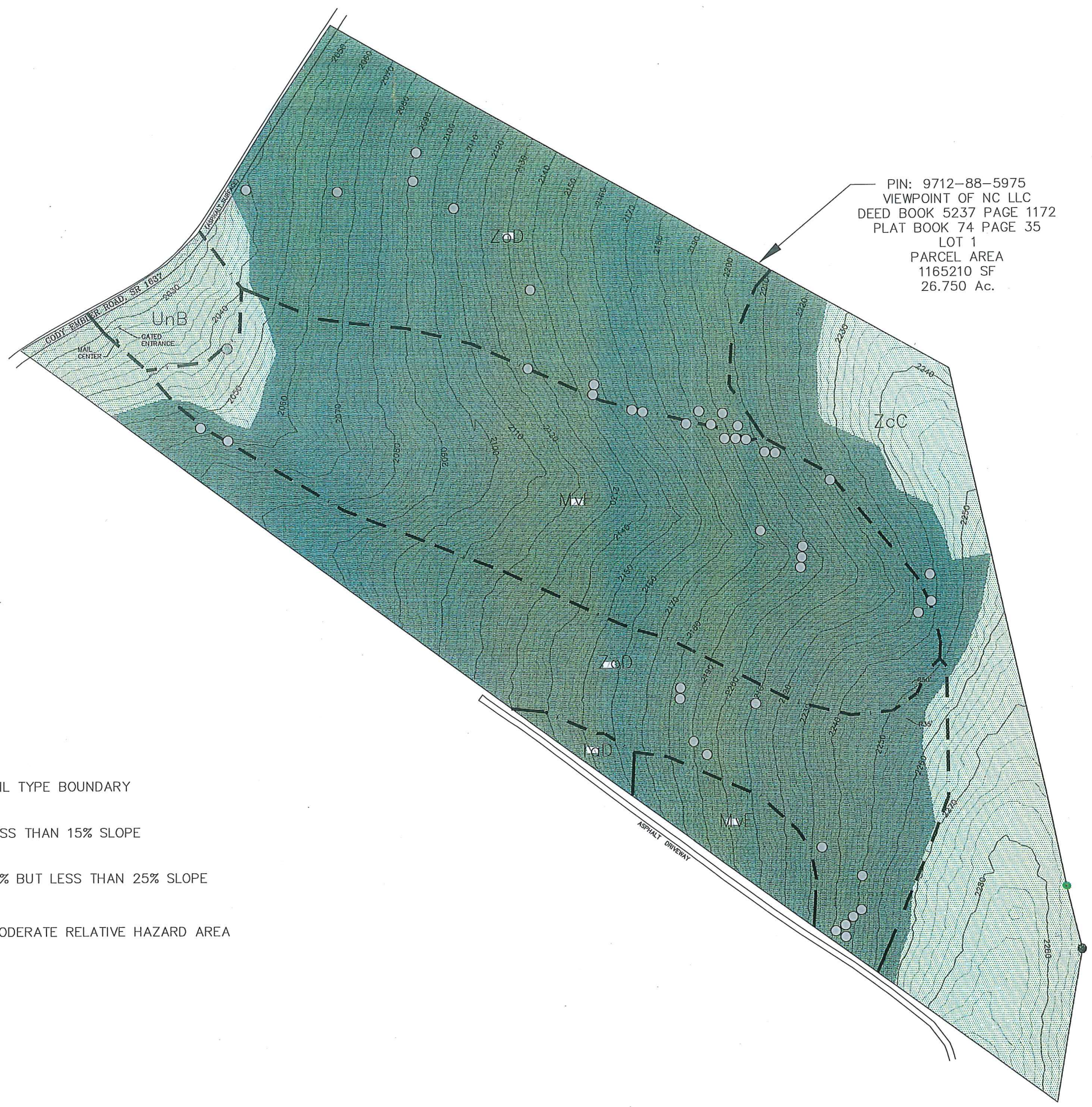


30 BEN LIPPEN SCHOOL ROAD, SUITE 202
 ASHEVILLE NC 28806
 PHONE: 828.350.7683
 FAX: 828.350.7684

NC GRID NORTH NAD 83 (2011)

Harlow L. Brown
 NORTH CAROLINA PROFESSIONAL ENGINEER
 SEAL 6115
 HARLOW L. BROWN
 6/29/15

PIN: 9712-88-5975
 VIEWPOINT OF NC LLC
 DEED BOOK 5237 PAGE 1172
 PLAT BOOK 74 PAGE 35
 LOT 1
 PARCEL AREA
 1165210 SF
 26.750 Ac.



- SOIL TYPE BOUNDARY
- LESS THAN 15% SLOPE
- 15% BUT LESS THAN 25% SLOPE
- MODERATE RELATIVE HAZARD AREA

DATE

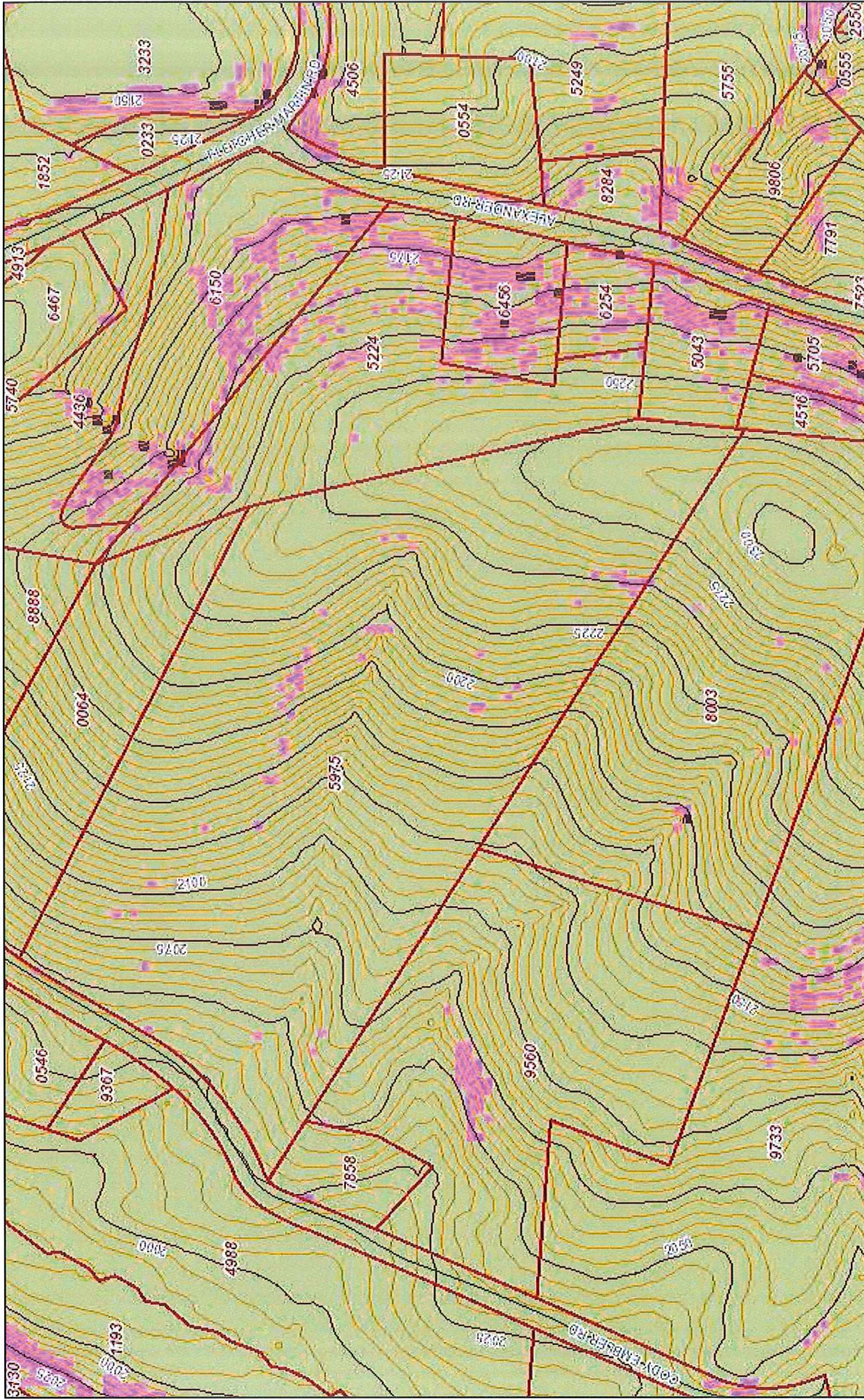
NO.	REVISIONS DESCRIPTION	DATE	BY

PROJECT NO.: 16029
 PROJECT TITLE: SADDLE RIDGE ESTATES FOR DOUG THOMPSON
 BUNCOMBE COUNTY NORTH CAROLINA

SHEET TITLE: SLOPE ANALYSIS MAP
 SCALE: NOT TO SCALE
 JUNE 2016

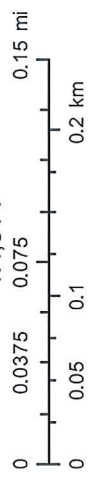
FIELD BOOK# XXXX
 SHEET: 1 OF 1
 FILE NAME: 16029-03

SADDLE RIDGE ESTATES - SLOPE STABILITY INDEX MAP



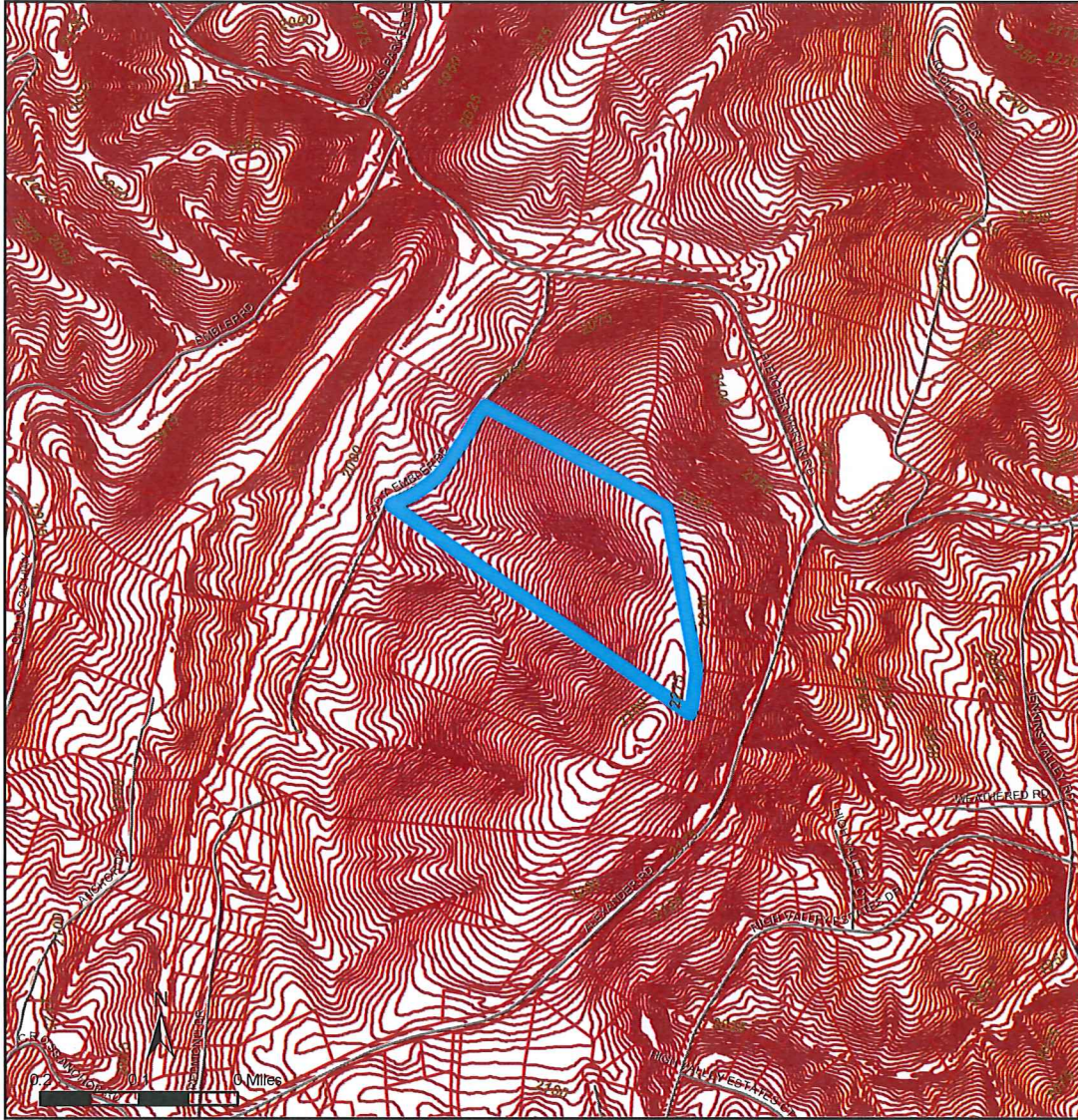
June 23, 2016

1:4,514






6/23/2016

Buncombe County On Line Slope Calculation Tool



Data Disclaimer : "This information is based on best available data at the time of currency for all datasets. Significant changes to the terrain since initial contour development will affect slope determination. In cases of disagreement, a survey conducted by a surveyor licensed by the state of North Carolina is acceptable in lieu of this report."

Legend:

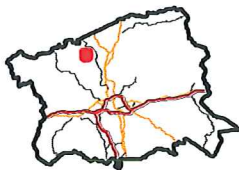
-  Street Centerline
-  Property
-  Contour 5ft

Results:

Ordinance: None

Average % Slope: 19.91
Total Acres: 27.52
Max Elevation: 2285.00
Jurisdiction: Buncombe County

Overview Map:



Buncombe County Planning Board Meeting
Recommended Staff Conditions
August 1, 2016
SUB2016-00274 (Saddle Ridge Estates)

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