



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

November 7, 2022

Avril Pinder  
Buncombe County Manager  
200 College Street, Suite 300  
Asheville, NC 28801


Dear Avril:

East Fredrick Law Olmsted Way serves as the industrial access to Pratt & Whitney in Biltmore Park West in Buncombe County. Biltmore Farms has petitioned to add 0.83 miles of roadway, consisting of a newly constructed bridge and roadway from NC-191 (Brevard Rd.) to the entrance of the Pratt & Whitney site.

Please obtain a resolution for the addition of 0.83 miles of East Fredrick Law Olmstead Way in Buncombe County, if the County Commissioners concur. Please find attached the SR1 Petition for Road Addition Form, plat, and As-Built plans for the road addition. Please email the resolution to me at [cdmedlin@ncdot.gov](mailto:cdmedlin@ncdot.gov).

If I can provide additional information, please contact me at 828-250-3200.

Sincerely,

DocuSigned by:  
  
6D92D71E27C94A3...

Christopher D. Medlin, P.E.  
District Engineer

CDM  
attachments

Date Petition Received by NCDOT: \_\_\_\_\_

**North Carolina Department of Transportation  
Division of Highways  
Petition for Road Addition**

**ROADWAY INFORMATION:** (Please Print/Type)

County: Buncombe Road Name: East Fredrick Law Olmsted Way  
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Biltmore Park West Length (miles): 0.83

Number of occupied homes having street frontage: N/A Located (miles): 0.1

miles N  S  E  W  of the intersection of Route NC191 and Route EFLOW.  
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Biltmore Park West in Buncombe County, do hereby request the Division of Highways to add the above described road.

**CONTACT PERSON:** Name and Address of First Petitioner. (Please Print/Type)

Name and Signature: Keith Levi *Keith Levi* Phone Number: 828-550-4420

Street Address: \_\_\_\_\_

Mailing Address: PO Box 5355 Asheville, NC 28813

**PROPERTY OWNERS**

Printed Name and Signature                      Mailing Address    Telephone

\_\_\_\_\_  
Biltmore Farms

\_\_\_\_\_  
PO Box 5355

\_\_\_\_\_  
Asheville, NC 28813

\_\_\_\_\_  
828-209-2000

\_\_\_\_\_  
*Keith Levi*      Keith Levi

\_\_\_\_\_  
10.28.22

**INSTRUCTIONS FOR COMPLETING PETITION:**

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

**FOR NCDOT USE ONLY:**

Date Petition Received by NCDOT: \_\_\_\_\_

Please check the appropriate block:

Rural Road     Subdivision platted prior to October 1, 1975     Subdivision platted after September 30, 1975

**REQUIREMENTS FOR ADDITION**

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-or-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

SEE SHEET 3 FOR NOTES

STORMWATER MANAGEMENT RESTRICTIONS AND REQUIREMENTS

1. THIS DEVELOPMENT IS BOUND BY AN APPROVED STORMWATER MANAGEMENT PLAN ON FILE WITH THE BUNCOMBE COUNTY STORMWATER MANAGEMENT PROGRAM. STORMWATER PERMIT #W2021-00002, AND A RECORDED OPERATIONS AND MAINTENANCE AGREEMENT IN LAND COVER, ADDITIONAL DEVELOPMENT OR REDEVELOPMENT THAT WOULD INCREASE STORMWATER RUNOFF WILL REQUIRE SUBMITTAL OF AN AMENDED STORMWATER MANAGEMENT PLAN.

2. THE DEVELOPER ASSUMES SOLE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT MEASURES ASSOCIATED WITH THIS DEVELOPMENT UNTIL ACCEPTED BY A PROPERTY OWNER'S ASSOCIATION OR LOT OWNER (COLLECTIVELY OWNER). BEFORE IMPROVEMENTS ARE ACCEPTED FOR MAINTENANCE BY THE OWNER, THE DEVELOPER SHALL OBTAIN BUNCOMBE COUNTY AND THE OWNER THAT ALL COMPONENTS OF THE APPROVED STORMWATER MANAGEMENT PLAN ARE COMPLETE AND FUNCTIONING AS DESIGNED. SUBSEQUENT TO ACCEPTANCE BY THE OWNER, OPERATION AND MAINTENANCE SHALL BE TRANSFERRED WITH TITLE AS EACH PROPERTY IS CONVEYED, UNLESS OTHERWISE PROVIDED FOR AS SET FORTH IN THE DECLARATION (SEE 3).

3. THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE STORMWATER MANAGEMENT SYSTEM(S) AND THE SHARING OF COSTS THEREOF SHALL BE AS SET FORTH IN THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BUNCOMBE PARK WEST RECORDED IN DEED BOOK 6056, PAGE 1479, BUNCOMBE COUNTY REGISTRY, AND THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BUNCOMBE PARK WEST (TRACT 1), RECORDED IN DEED BOOK 6057, PAGE 1724, BUNCOMBE COUNTY REGISTRY, AS FURTHER AMENDED FROM TIME TO TIME. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE STORM SYSTEM DISCHARGE PIPE UPON THE RAYTHEON PROPERTY AS SHOWN HEREON. MAINTENANCE RELATES TO SAID DISCHARGE AND THE PIPE THEREUPON SHALL BE PERFORMED BY THE DEVELOPER, DECLARANT, OR PROPERTY OWNER'S ASSOCIATION AS SET FORTH IN SAID DECLARATION.

4. ALL DRAINAGE AND STORMWATER EASEMENTS SHOWN ON THIS PLAN ARE CONVEYED AND DEDICATED ON A NON-EXCLUSIVE BASIS TO THE PROPERTY OWNER'S ASSOCIATION BUNCOMBE COUNTY FOR ACCESS, MAINTENANCE, AND INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL ROAD RIGHTS-OF-WAY (EXCEPT THOSE DESIGNATED AS A PRIVATE ROAD HEREON) AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

September 19, 2022 Lee E. Thomason II  
DATE OWNER(S) BILTMORE FARMS, LLC

CERTIFICATION OF PUBLIC ROADS

I HEREBY CERTIFY THAT I AM THE DEVELOPER AND/OR FINANCIALLY RESPONSIBLE PARTY OF THIS PROPERTY SHOWN AND DESCRIBED HEREON, AND SHALL MAINTAIN THE ROADS WITHIN THIS DEVELOPMENT, AND REPAIR ANY DETERIORATION, DEFECTS OR DEFAULTS, INCLUDING BUT NOT LIMITED TO SUBGRADE, BASE COURSE, OR ASPHALT, UNTIL SAID ROADS ARE DEDICATED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR ANOTHER RESPONSIBLE PARTY.

September 19, 2022 Lee E. Thomason II  
DATE DEVELOPER/FINANCIALLY RESPONSIBLE PARTY

DEDICATION CERTIFICATE:

IF THIS ROAD MEETS THE REQUIREMENTS NECESSARY FOR ADDITION, WE AGREE TO GRANT THE DEPARTMENT OF TRANSPORTATION A RIGHT-OF-WAY OF THE NECESSARY WIDTH TO CONSTRUCT THE ROAD TO THE MINIMUM CONSTRUCTION STANDARDS OF THE NCDOT. THIS RIGHT-OF-WAY WILL EXTEND THE ENTIRE LENGTH OF THE ROAD THAT IS REQUESTED TO BE ADDED TO THE STATE MAINTAINED SYSTEM AND WILL INCLUDE THE NECESSARY AREAS OUTSIDE OF THE RIGHT-OF-WAY FOR CUT AND FILL SLOPES AND DRAINAGE. ALSO, WE AGREE TO DEDICATE ADDITIONAL RIGHT-OF-WAY AT INTERSECTIONS FOR SIGHT DISTANCE AND DESIGN PURPOSES AND TO EXECUTE SAID RIGHT-OF-WAY AGREEMENT FORMS THAT WILL BE SUBMITTED TO US BY REPRESENTATIVES OF THE NCDOT. THE RIGHT-OF-WAY SHALL BE CLEANED AT NO EXPENSE TO THE NCDOT, WHICH INCLUDES THE REMOVAL OF UTILITIES, FENCES, OTHER OBSTRUCTIONS, ETC.

OWNER Lee E. Thomason II DATE September 19, 2022  
PINS: 9635-07-7222-00000 & 9635-37-0439-00000  
(BILTMORE FARMS, LLC)

COUNTY OF BUNCOMBE

EXEMPT FROM THE BUNCOMBE COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCE  
Planner Courtney Savannah Gibson DATE September 23, 2022

NORTH CAROLINA DEPT. OF TRANSPORTATION:  
(DIVISION OF HIGHWAYS)  
PROPOSED SUBDIVISION ROADS CONSTRUCTION STANDARDS CERTIFICATION:  
APPROVED: Christopher D. Madala, PE DATE: September 20, 2022  
DIVISION 13  
DISTRICT 2 ENGINEER

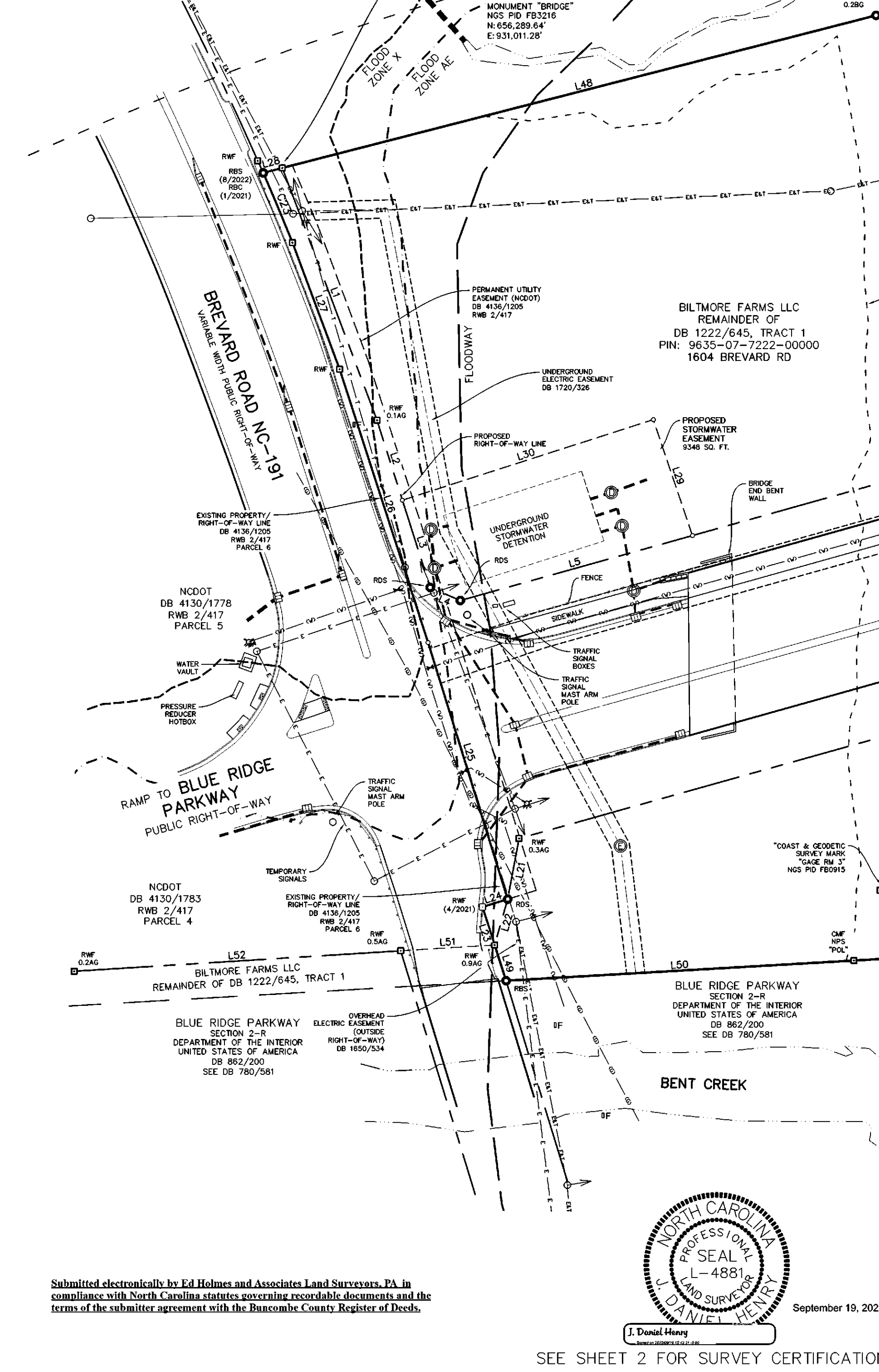
ACCEPTED BY: Lee E. Thomason II September 19, 2022  
OWNER (FOR BILTMORE FARMS, LLC) DATE

ACCEPTED BY: Seema Anita Stone September 19, 2022  
OWNER (FOR RAYTHEON TECHNOLOGIES CORPORATION, A DELAWARE CORPORATION, ACTING BY AND THROUGH ITS FRATT & WHITNEY DIVISION, BY SEEMA ANITA STONE, VICE PRESIDENT & COUNSEL, OPERATIONS) DATE

ACCEPTED BY: Victoria Hayland September 23, 2022  
BUNCOMBE COUNTY STORMWATER ADMINISTRATOR DATE

COUNTY OF BUNCOMBE  
REVIEW OFFICER  
I, Courtney Savannah Gibson REVIEW OFFICER  
OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Courtney Savannah Gibson September 23, 2022  
REVIEW OFFICER



LINE TABLE (RIGHT-OF-WAY AREA)

LINE	BEARING	DISTANCE
L1	S20°33'02"E	148.51'
L2	S17°38'44"E	46.19'
L3	S17°38'44"E	50.49'
L4	S66°32'50"E	18.11'
L5	N74°21'38"E	132.79'
L6	N74°21'38"E	805.77'
L7	N74°21'38"E	69.05'
L8	S15°42'08"E	18.40'
L9	N74°21'38"E	8.01'
L10	N74°21'38"E	152.60'
L11	N39°43'12"E	286.52'
L12	S48°47'01"E	236.35'
L13	S65°10'07"E	21.05'
L14	DELETED	
L15	DELETED	
L16	N48°47'04"E	236.35'
L17	S39°43'12"E	286.52'
L18	S74°21'38"E	160.50'
L19	S15°42'08"E	16.62'
L20	S74°21'38"E	101.92'
L21	S10°41'29"W	34.05'
L22	S15°51'14"W	26.21'
L23	N17°13'42"W	21.97'
L24	N72°48'26"E	14.50'
L25	N17°13'15"W	148.13'
L26	N17°55'45"W	158.30'
L27	N20°25'15"W	74.49'
L28	N75°34'46"E	10.84'

LINE TABLE (STORM EASEMENTS)

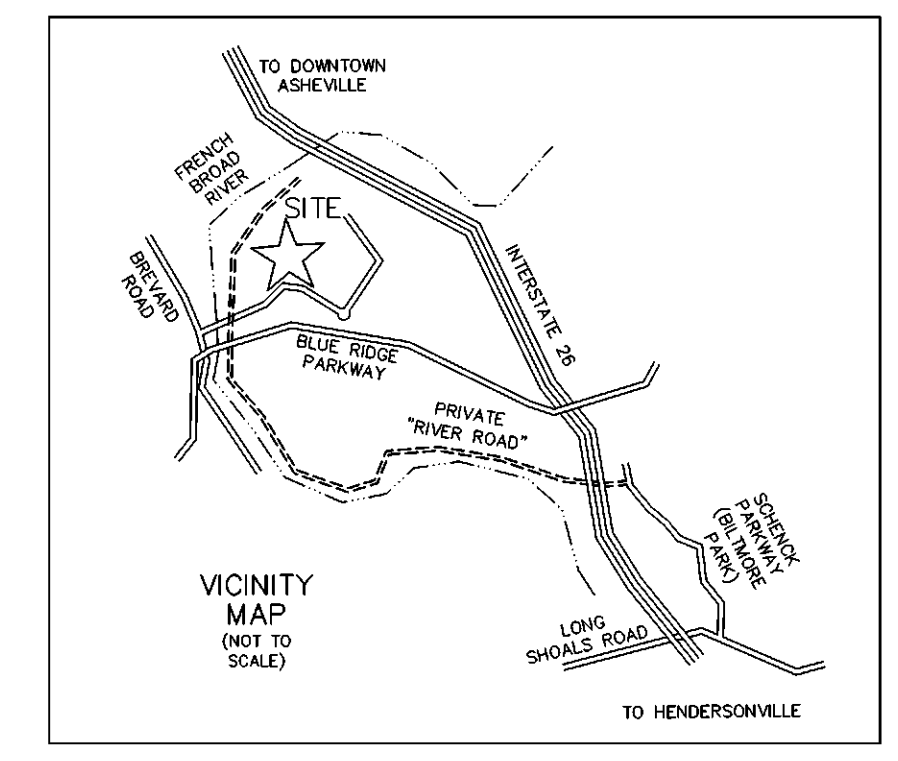
LINE	BEARING	DISTANCE
L29	N18°37'56"W	67.44'
L30	S72°12'05"W	145.20'
L31	N36°23'53"W	43.18'
L32	N09°22'24"W	238.68'
L33	N86°34'31"W	71.41'
L34	N75°15'01"W	152.74'
L35	S24°35'51"W	28.05'
L36	S75°15'01"E	181.86'
L37	S09°22'24"E	248.05'
L38	N17°40'07"E	80.16'
L39	S75°24'18"E	20.03'
L40	S17°40'07"W	86.88'
L41	S17°40'07"W	50.47'
L42	S53°47'21"E	156.58'
L43	N36°12'39"E	35.41'
L44	S68°11'04"E	46.95'
L45	S01°22'54"E	20.56'
L46	N85°37'06"E	20.00'
L47	N01°22'54"W	21.91'

LINE TABLE (TIES)

LINE	BEARING	DISTANCE
L48	S75°34'46"W	337.75'
L49	N17°43'42"W	20.69'
L50	S86°40'57"W	191.99'
L51	N86°26'22"E	51.88'
L52	N86°24'45"E	186.28'
L53	S21°30'42"W	299.46'
L54	S09°16'44"E	114.62'
L55	S49°31'02"W	52.23'
L56	S18°02'06"W	132.51'

CURVE TABLE (RIGHT-OF-WAY AREA)

CURVE	DIRECTION	CHORD	RADIUS	ARC
C1	N57°02'25"E	178.67'	300.00'	181.42'
C2	N72°43'00"E	599.17'	550.11'	633.62'
C3	S74°10'44"E	12.84'	2536.13'	12.84'
C4	S65°25'25"E	757.69'	2530.58'	760.55'
C5	S56°34'43"E	20.78'	2530.58'	20.79'
C6	S52°33'49"E	333.63'	2530.58'	333.88'
C7	S61°48'51"E	438.06'	970.21'	441.87'
C8	S65°33'40"E	66.84'	115.02'	67.92'
C9	N67°17'54"E	33.86'	50.01'	34.54'
C10	N64°15'18"E	66.26'	115.02'	67.23'
C11	S82°05'05"E	66.84'	115.02'	67.92'
C12	S50°53'39"E	56.84'	115.27'	57.44'
C13	S54°29'19"W	230.50'	115.27'	366.59'
C14	N54°44'35"W	86.74'	124.78'	88.59'
C15	N61°55'58"W	486.83'	1070.23'	491.23'
C16	N49°53'55"W	94.63'	2430.46'	94.64'
C17	N53°35'09"W	218.11'	2430.46'	218.19'
C18	N55°14'47"W	767.85'	2430.46'	771.08'
C19	N84°09'04"W	153.47'	450.10'	154.22'
C20	S84°45'23"W	20.05'	450.10'	20.05'
C21	S61°36'00"W	335.47'	450.10'	343.77'
C22	S87°02'25"W	238.22'	400.08'	241.89'
C23	N22°40'57"W	41.64'	1485.82'	41.64'



- SYMBOLS
- PROPERTY CORNER MONUMENT (AS DESCRIBED)
  - CALCULATED POINT
  - SEWER MANHOLE
  - STORM MANHOLE
  - ELEC. MANHOLE
  - CURB INLET
  - DROP INLET
  - WATER VALVE
  - AIR RELEASE VALVE
  - FIRE HYDRANT
  - FIRE DEPT. CONNECTION
  - WATER TEST STATION
  - UTILITY POLE WITH GUY
  - TELECOM WARNING POST
- LINE TYPES
- BOUNDARY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY (AS NOTED)
  - DEED/PLAT LINE (NOT SURVEYED)
  - EASEMENT LINE (AS NOTED)
  - ZONING SETBACK LINE
  - ZONING DISTRICT LINE
  - PARKWAY ZONING OVERLAY DISTRICT LINE
  - TIE LINE
  - SEWER LINE
  - UNDERGROUND TELECOM
  - WATER LINE
  - GAS LINE (MARKED)
  - GAS LINE (FROM EXHIBIT)
  - OVERHEAD TELECOM
  - OVERHEAD ELECTRIC & TELECOM
  - GUARDRAIL
  - FENCE (AS NOTED)
  - CREEK OR RIVER
  - FLOODWAY
  - FLOOD ZONE AE
  - FLOOD ZONE X (SHADED)
  - CEC WETLAND
  - CEC CREEK/OPEN WATER
  - CEC LINEAR WETLAND
  - CEC CULVERT
  - STREAM BUFFER

ABBREVIATIONS

- AG - ABOVE GRADE
- BE - BELOW GRADE
- BRP - BLUE RIDGE PARKWAY
- CEC - CLEARWATER ENVIRONMENTAL CONSULTANTS (EXHIBIT)
- CMF - CONCRETE MONUMENT FOUND
- CS - COMMERCIAL SERVICE DISTRICT (COUNTY ZONING)
- DR - DEED BOOK
- E - EASTING
- EHA - ED HOLMES & ASSOCIATES LAND SURVEYORS
- EMP - EMPLOYMENT DISTRICT (COUNTY ZONING)
- GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM
- MSD - METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY
- NAD - NORTH AMERICAN DATUM
- NC - NORTH CAROLINA
- NCGS - NORTH CAROLINA GEODETIC SURVEY
- NCDOT - NC DEPARTMENT OF TRANSPORTATION
- N - NORTHING
- NPS - NATIONAL PARK SERVICE
- PID - POINT IDENTIFICATION NUMBER (NOS)
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- POL - "POINT ON LINE"
- RIC - REBAR FOUND WITH IDENTIFICATION CAP
- RIS - REBAR SET WITH TIE HOLES & ASSOC. CAP
- RDS - REBAR WITH RIGHT-OF-WAY DISC SET
- RIF - RIGHT-OF-WAY HAIL (500) FORM
- R-3 - R-3 RESIDENTIAL (COUNTY ZONING)
- RWB - RIGHT-OF-WAY PLAN BOOK
- RWF - CONCRETE RIGHT-OF-WAY MONUMENT FOUND (TYP.)
- USGS - UNITED STATES GEOLOGICAL SURVEY

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 9/23/2022 3:09:42 PM  
Fee Amt: \$84.00 Page 1 of 4  
Buncombe County, NC  
Draw Reisinger Register of Deeds  
BK 230 PG 75 - 78

SURVEY OF RIGHT-OF-WAY FOR  
EAST FREDERICK LAW OLMSTED WAY AT  
BILTMORE PARK WEST  
PROJECT RANGER  
SHEET 1 OF 4  
PINS: 9635-07-7222-00000 & 9635-37-0439-00000  
OWNER: BILTMORE FARMS, LLC  
A PORTION OF DEED BOOK 1222, PAGE 645, TRACT 1  
AVERY CREEK & LIMESTONE TOWNSHIPS  
BUNCOMBE COUNTY, NORTH CAROLINA  
SCALE: 1" = 50'  
8/9/2022  
J. DANIEL HENRY, P.L.S. L-4881  
DAN@EDHOLMESURVEYING.COM  
**Ed Holmes & Associates**  
LAND SURVEYORS, P.A.  
200 RIDGEFIELD COURT, SUITE 208, ASHEVILLE, NC 28806  
PHONE: (828) 225-6562 COMPANY LICENSE C-2806



SEE SHEET 3 FOR NOTES

**LINE TYPES**

BOUNDARY LINE (NOT SURVEYED)

RIGHT-OF-WAY (AS NOTED)

DEED/PLAT LINE (NOT SURVEYED)

EASEMENT LINE (AS NOTED)

ZONING SETBACK LINE

ZONING DISTRICT LINE

PARKWAY ZONING OVERLAY DISTRICT LINE

TE LINE

STORM PIPE

SEWER LINE

WATER LINE

UNDERGROUND TELECOM

GAS LINE (MARKED)

GAS LINE (FROM EXHIBIT)

OVERHEAD TELECOM

OVERHEAD ELECTRIC & TELECOM

GUARDRAIL

FENCE (AS NOTED)

CREEK OR RIVER

FLOODWAY

FLOOD ZONE AE

FLOOD ZONE X (SHADED)

CEC WETLAND

CEC CREEK/OPEN WATER

CEC LINEAR WETLAND

CEC CULVERT

STREAM BUFFER

**ABBREVIATIONS**

AG - ABOVE GRADE

BG - BELOW GRADE

BRP - BLUE RIDGE PARKWAY

CEC - CLEARWATER ENVIRONMENTAL CONSULTANTS (CWMET)

CMF - CONCRETE MONUMENT FOUND

CS - COMMERCIAL SERVICE DISTRICT (COUNTY ZONING)

DB - DEED BOOK

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EHA - ED HOLMES & ASSOCIATES LAND SURVEYORS

ELEC - ELECTRIC

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GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM

MSD - METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY

NAD - NORTH AMERICAN DATUM

NC - NORTH CAROLINA

NCDS - NORTH CAROLINA GEODETIC SURVEY

NC DOT - NC DEPARTMENT OF TRANSPORTATION

N - NORTHING

NGS - NATIONAL GEODETIC SURVEY

NPS - NATIONAL PARK SERVICE

PB - PLAT BOOK

PI - POINT IDENTIFICATION NUMBER (NGS)

P.L.S. - PROFESSIONAL LAND SURVEYOR

PS - POINT ON LINE

RBC - REBAR FOUND WITH IDENTIFICATION CAP

RBS - REBAR SET WITH "ED HOLMES & ASSOC." CAP

ROS - RIGHT-OF-WAY (AS NOTED)

RNF - RIGHT-OF-WAY NAL (60D) FOUND

R-3 - R-3 RESIDENTIAL (COUNTY ZONING)

RWB - RIGHT-OF-WAY PLAN BOOK

RWB - CONCRETE RIGHT-OF-WAY MONUMENT FOUND (TYP.)

USGS - UNITED STATES GEOLOGICAL SURVEY

**SYMBOLS**

PROPERTY CORNER MONUMENT (AS DESCRIBED)

CALCULATED POINT

SEWER MANHOLE

STORM MANHOLE

ELEC. MANHOLE

CURB INLET

DROP INLET

WATER VALVE

WATER METER

AIR RELEASE VALVE

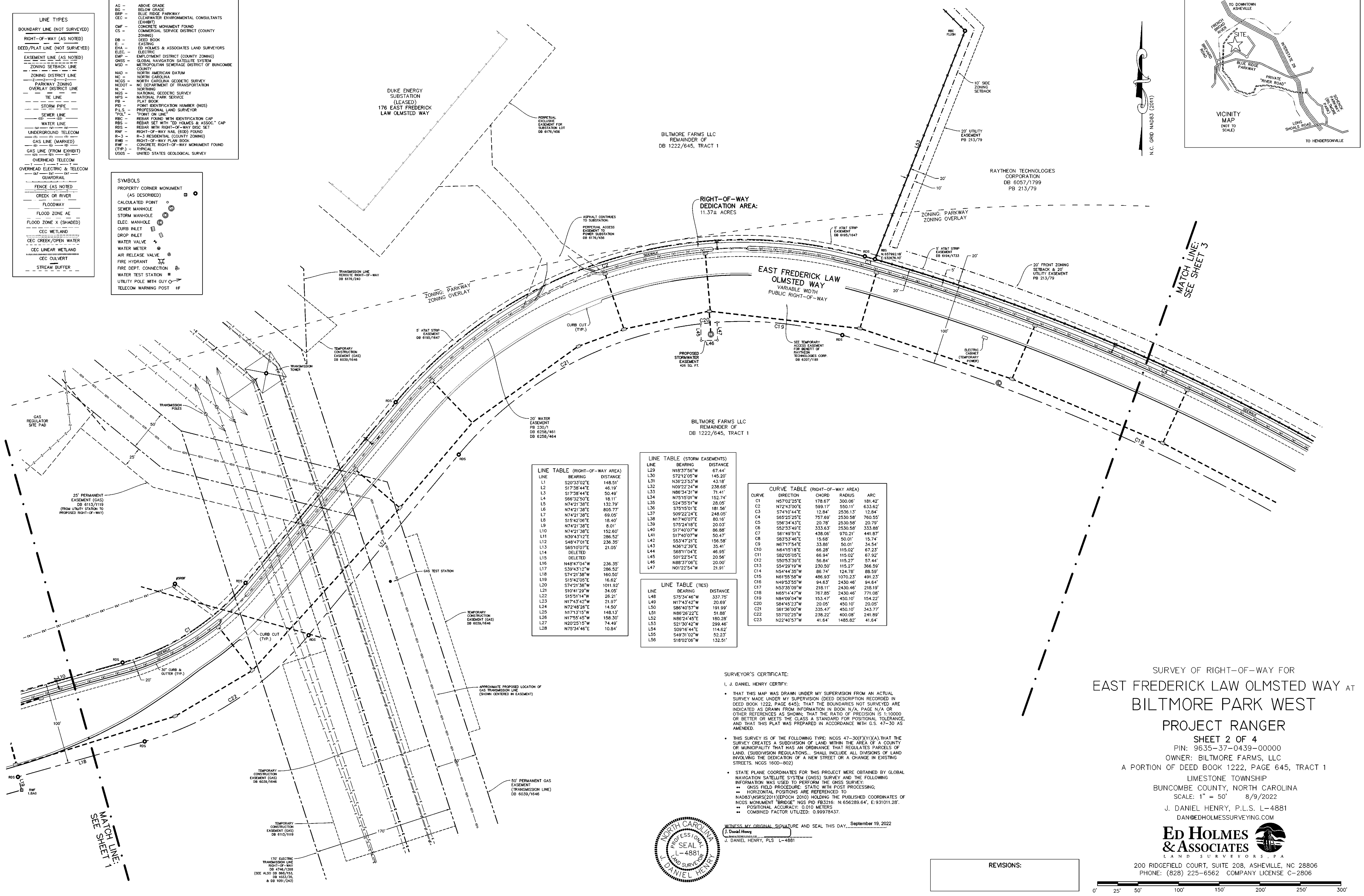
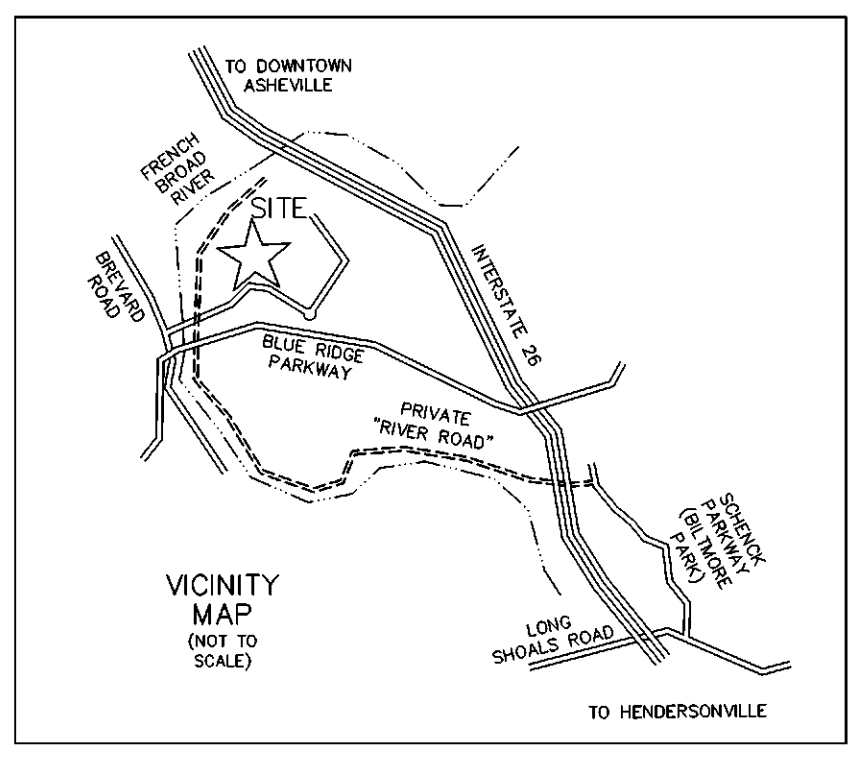
FIRE HYDRANT

FIRE DEPT. CONNECTION

WATER TEST STATION

UTILITY POLE WITH CURB

TELECOM WARNING POST



**LINE TABLE (RIGHT-OF-WAY AREA)**

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L49	N17°43'42"W	20.69'
L50	S84°45'23"W	19.99'
L51	N86°26'22"E	51.88'
L52	N86°24'45"E	180.28'
L53	S21°30'42"W	299.46'
L54	S08°16'44"E	114.62'
L55	S49°31'02"W	52.23'
L56	S18°02'06"W	132.51'

**CURVE TABLE (RIGHT-OF-WAY AREA)**

CURVE	DIRECTION	CHORD	RADIUS	ARC
C1	N67°02'25"E	178.67'	500.06'	181.42'
C2	N72°43'00"E	599.17'	550.11'	633.62'
C3	S74°10'44"E	12.84'	2536.13'	12.84'
C4	S65°23'25"E	757.69'	2530.58'	760.55'
C5	S86°34'43"E	20.78'	2530.58'	20.78'
C6	S52°33'49"E	333.63'	2530.58'	333.88'
C7	S61°49'51"E	438.06'	970.21'	441.87'
C8	S83°34'48"E	15.68'	50.01'	15.74'
C9	N67°17'54"E	33.86'	50.01'	34.54'
C10	N64°15'18"E	68.28'	115.02'	67.23'
C11	S82°05'05"E	68.94'	115.02'	67.92'
C12	S80°53'30"E	56.84'	115.02'	57.44'
C13	S54°29'19"W	230.50'	115.27'	366.59'
C14	N54°44'35"W	86.74'	124.78'	88.59'
C15	N61°55'54"W	406.93'	1070.23'	491.23'
C16	N49°53'55"W	94.63'	2430.46'	94.64'
C17	N53°39'09"W	218.11'	2430.46'	218.19'
C18	N65°14'49"W	767.85'	2430.46'	771.08'
C19	N84°09'04"W	153.47'	450.10'	154.22'
C20	S84°45'23"W	20.05'	450.10'	20.05'
C21	S61°36'00"W	335.47'	450.10'	343.77'
C22	S57°02'29"W	238.22'	400.08'	241.89'
C23	N22°40'57"W	41.64'	1485.82'	41.64'

**SURVEYOR'S CERTIFICATE:**

I, J. DANIEL HENRY CERTIFY:

- THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1222, PAGE 645); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK N/A, PAGE N/A OR OTHER REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION IS 1:10000 OR BETTER OR MEETS THE CLASS A STANDARD FOR POSITIONAL TOLERANCE, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
- THIS SURVEY IS OF THE FOLLOWING TYPE: NCDS 47-30(f)(11)(A) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. (SUBDIVISION REGULATIONS - SHALL INCLUDE ALL DIVISIONS OF LAND INVOLVING THE DEDICATION OF A NEW STREET OR A CHANGE IN EXISTING STREETS. NCDS 1600-802)
- STATE PLANE COORDINATES FOR THIS PROJECT WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:
  - GNSS FIELD PROCEDURE: STATIC WITH POST PROCESSING;
  - HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(WGS82)(1984 EPOCH 2010) HOLDING THE PUBLISHED COORDINATES OF NCOS MONUMENT "BRIDGE" NGS PD FB3216: N: 656289.64', E: 931011.28'.
  - POSITIONAL ACCURACY: 0.010 METERS
  - COMBINED FACTOR UTILIZED: 0.99978437.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY, September 19, 2022

J. Daniel Henry  
J. DANIEL HENRY, PLS L-4881

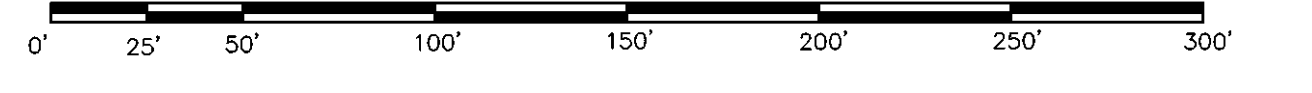


**REVISIONS:**

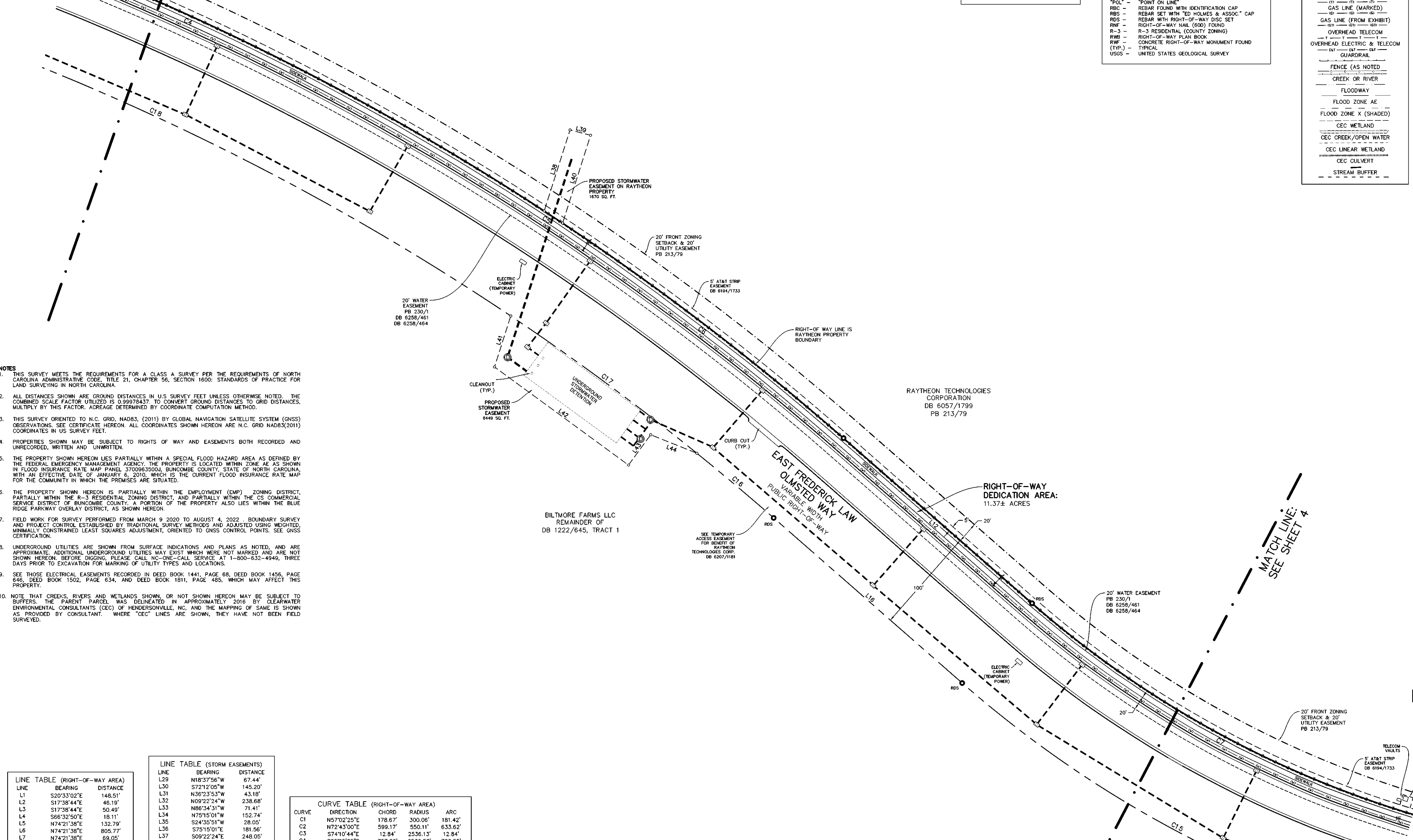
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SURVEY OF RIGHT-OF-WAY FOR  
**EAST FREDERICK LAW OLMSTED WAY AT  
 BILTMORE PARK WEST**  
 PROJECT RANGER  
 SHEET 2 OF 4  
 PIN: 9635-37-0439-0000  
 OWNER: BILTMORE FARMS, LLC  
 A PORTION OF DEED BOOK 1222, PAGE 645, TRACT 1  
 LIMESTONE TOWNSHIP  
 BUNCOMBE COUNTY, NORTH CAROLINA  
 SCALE: 1" = 50' 8/9/2022  
 J. DANIEL HENRY, P.L.S. L-4881  
 DAN@EDHOLMESSURVEYING.COM

**Ed Holmes & Associates**  
 LAND SURVEYORS, P.A.  
 200 RIDGECOURT COURT, SUITE 208, ASHEVILLE, NC 28806  
 PHONE: (828) 225-6562 COMPANY LICENSE C-2806



MATCH LINE:  
SEE SHEET 2



**NOTES**

- THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS A SURVEY PER THE REQUIREMENTS OF NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION 1600: STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE COMBINED SCALE FACTOR UTILIZED IS 0.99978437 TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY BY THIS FACTOR. ACREAGE DETERMINED BY COORDINATE COMPUTATION METHOD.
- THIS SURVEY ORIENTED TO N.C. GRID, NAD83, (2011) BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS. SEE CERTIFICATE HEREON. ALL COORDINATES SHOWN HEREON ARE N.C. GRID, NAD83(2011) COORDINATES IN US SURVEY FEET.
- PROPERTIES SHOWN MAY BE SUBJECT TO RIGHTS OF WAY AND EASEMENTS BOTH RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN.
- THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IS LOCATED WITHIN ZONE AE AS SHOWN IN FLOOD INSURANCE RATE MAP PANEL 3700963500A, BUNCOMBE COUNTY, STATE OF NORTH CAROLINA, WITH AN EFFECTIVE DATE OF JANUARY 6, 2010, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES ARE SITUATED.
- THE PROPERTY SHOWN HEREON IS PARTIALLY WITHIN THE EMPLOYMENT (EMP) ZONING DISTRICT, PARTIALLY WITHIN THE R-3 RESIDENTIAL ZONING DISTRICT, AND PARTIALLY WITHIN THE CS COMMERCIAL SERVICE DISTRICT OF BUNCOMBE COUNTY. A PORTION OF THE PROPERTY ALSO LIES WITHIN THE BLUE RIDGE PARKWAY OVERLAY DISTRICT, AS SHOWN HEREON.
- FIELD WORK FOR SURVEY PERFORMED FROM MARCH 9, 2020 TO AUGUST 4, 2022. BOUNDARY SURVEY AND PROJECT CONTROL ESTABLISHED BY TRADITIONAL SURVEY METHODS AND ADJUSTED USING WEIGHTED, MINIMALLY CONSTRAINED LEAST SQUARES ADJUSTMENT, ORIENTED TO GNSS CONTROL POINTS. SEE GNSS CERTIFICATION.
- UNDERGROUND UTILITIES ARE SHOWN FROM SURFACE INDICATIONS AND PLANS AS NOTED, AND ARE APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH WERE NOT MARKED AND ARE NOT SHOWN HEREON. BEFORE DIGGING, PLEASE CALL NC-ONE-CALL SERVICE AT 1-800-632-4949, THREE DAYS PRIOR TO EXCAVATION FOR MARKING OF UTILITY TYPES AND LOCATIONS.
- SEE THOSE ELECTRICAL EASEMENTS RECORDED IN DEED BOOK 1441, PAGE 68, DEED BOOK 1456, PAGE 646, DEED BOOK 1502, PAGE 634, AND DEED BOOK 1811, PAGE 485, WHICH MAY AFFECT THIS PROPERTY.
- NOTE THAT CREEKS, RIVERS AND WETLANDS SHOWN, OR NOT SHOWN HEREON MAY BE SUBJECT TO BUFFERS. THE PARENT PARCEL WAS DELINEATED IN APPROXIMATELY 2016 BY CLEARWATER ENVIRONMENTAL CONSULTANTS (CEC) OF HENDERSONVILLE, NC, AND THE MAPPING OF SAME IS SHOWN AS PROVIDED BY CONSULTANT. WHERE "CEC" LINES ARE SHOWN, THEY HAVE NOT BEEN FIELD SURVEYED.

**LINE TABLE (RIGHT-OF-WAY AREA)**

LINE	BEARING	DISTANCE
L1	S20°30'02"E	148.51'
L2	S17°38'44"E	46.19'
L3	S17°38'44"E	50.49'
L4	S66°32'50"E	18.11'
L5	N74°21'38"E	132.79'
L6	N74°21'38"E	805.77'
L7	N74°21'38"E	69.05'
L8	S15°42'08"E	18.40'
L9	N74°21'38"E	81.01'
L10	N74°21'38"E	152.60'
L11	N39°43'12"E	286.52'
L12	S48°47'01"E	236.35'
L13	S65°10'07"E	21.05'
L14	DELETED	
L15	DELETED	
L16	N48°47'04"W	236.35'
L17	S39°43'12"W	286.52'
L18	S74°21'38"W	160.50'
L19	S15°42'05"E	16.62'
L20	S74°21'38"W	1011.92'
L21	S10°41'29"W	34.05'
L22	S15°51'14"W	26.21'
L23	N17°43'42"W	29.97'
L24	N72°48'26"E	14.50'
L25	N17°13'15"W	148.13'
L26	N17°50'45"W	156.30'
L27	N20°25'15"W	74.49'
L28	N75°34'46"E	10.84'

**LINE TABLE (STORM EASEMENTS)**

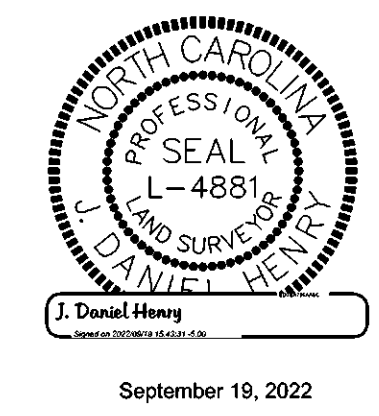
LINE	BEARING	DISTANCE
L29	N18°37'56"W	67.44'
L30	S72°12'05"W	145.20'
L31	N32°25'53"W	43.18'
L32	N09°22'24"W	238.68'
L33	N86°34'31"W	71.41'
L34	N75°15'01"W	152.74'
L35	S24°55'01"W	28.05'
L36	S75°16'01"E	181.56'
L37	S09°22'24"E	248.05'
L38	N17°40'07"E	80.16'
L39	S75°24'18"E	20.03'
L40	S17°40'07"W	86.88'
L41	S17°40'07"W	50.47'
L42	S53°47'21"E	156.58'
L43	N36°12'39"E	35.41'
L44	S68°11'04"E	46.95'
L45	S01°22'54"E	20.56'
L46	N85°37'08"E	20.00'
L47	N01°22'54"W	21.91'

**LINE TABLE (TIES)**

LINE	BEARING	DISTANCE
L48	S75°34'46"W	337.75'
L49	N17°44'04"W	20.69'
L50	S86°40'57"W	191.99'
L51	N86°26'22"E	51.89'
L52	N86°14'45"E	180.28'
L53	S21°30'42"W	299.46'
L54	S09°16'44"E	114.62'
L55	S49°31'02"W	52.23'
L56	S19°02'04"W	132.91'

**CURVE TABLE (RIGHT-OF-WAY AREA)**

CURVE	DIRECTION	CHORD	RADIUS	ARC
C1	N57°02'25"E	178.67'	300.06'	181.42'
C2	N72°43'00"E	599.17'	550.11'	633.62'
C3	S74°10'44"E	12.84'	2536.13'	12.84'
C4	S65°25'25"E	757.69'	2530.58'	760.55'
C5	S56°34'43"E	20.78'	2530.58'	20.79'
C6	S52°33'49"E	333.63'	2530.58'	333.88'
C7	S61°49'51"E	438.06'	970.21'	441.93'
C8	S83°53'46"E	15.88'	50.01'	15.74'
C9	N67°17'54"E	33.88'	50.01'	34.54'
C10	N64°15'18"E	66.28'	115.02'	67.23'
C11	S82°05'05"E	66.94'	115.02'	67.92'
C12	S50°53'39"E	56.84'	115.27'	57.44'
C13	S54°29'19"W	230.50'	115.27'	366.59'
C14	N54°44'55"W	86.74'	124.78'	88.59'
C15	N61°55'58"W	486.93'	1070.23'	491.23'
C16	N49°53'55"W	94.63'	2430.46'	94.64'
C17	N53°35'09"W	218.11'	2430.46'	218.19'
C18	N65°14'47"W	767.85'	2430.46'	771.08'
C19	N84°09'04"W	153.47'	450.10'	154.22'
C20	S84°45'33"W	20.05'	450.10'	20.05'
C21	S61°36'00"W	326.47'	450.10'	343.77'
C22	S57°02'25"W	238.22'	400.08'	241.89'
C23	N22°40'57"W	41.64'	1485.82'	41.64'

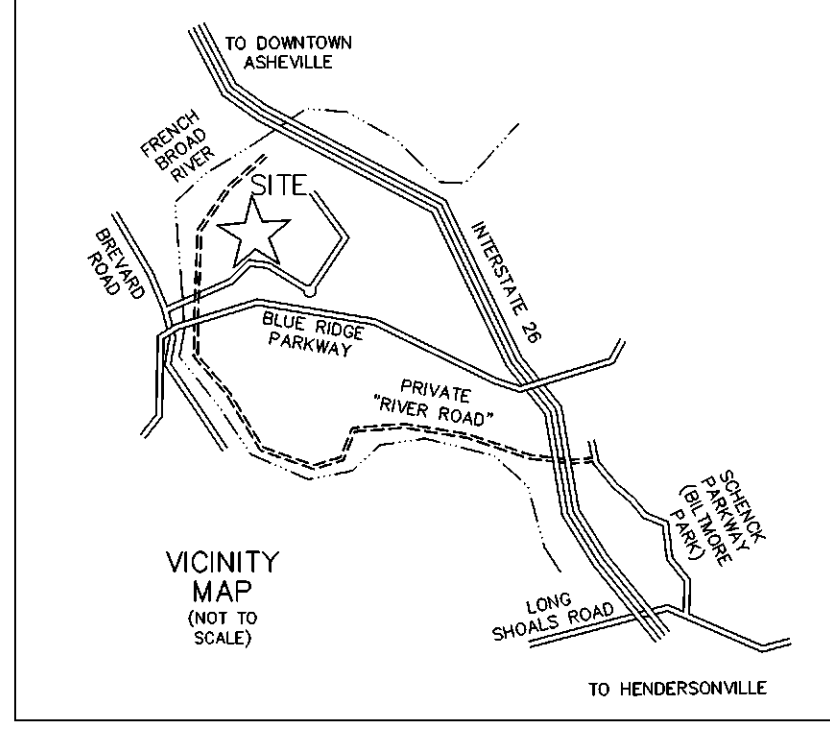


September 18, 2022

- SYMBOLS**
- PROPERTY CORNER MONUMENT (AS DESCRIBED)
  - CALCULATED POINT
  - SEWER MANHOLE
  - STORM MANHOLE
  - ELEC. MANHOLE
  - CURB INLET
  - DROP INLET
  - WATER VALVE
  - WATER METER
  - AIR RELEASE VALVE
  - FIRE HYDRANT
  - FIRE DEPT. CONNECTION
  - WATER TEST STATION
  - UTILITY POLE WITH GUY
  - TELECOM WARNING POST

- ABBREVIATIONS**
- AG - ABOVE GRADE
  - BG - BELOW GRADE
  - BWP - BLUE RIDGE PARKWAY
  - CEC - CLEARWATER ENVIRONMENTAL CONSULTANTS (EXHIBIT)
  - CMF - CONCRETE MONUMENT FOUND
  - CS - COMMERCIAL SERVICE DISTRICT (COUNTY ZONING)
  - DB - DEED BOOK
  - EA - EASTING
  - EHA - ED HOLMES & ASSOCIATES LAND SURVEYORS
  - ELEC. - ELECTRIC
  - EMP - EMPLOYMENT DISTRICT (COUNTY ZONING)
  - GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM
  - MSD - METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY
  - NAD - NORTH AMERICAN DATUM
  - NC - NORTH CAROLINA
  - NCS - NORTH CAROLINA GEODETIC SURVEY
  - NCDOT - NC DEPARTMENT OF TRANSPORTATION
  - N - NORTH
  - NOS - NATIONAL GEODETIC SURVEY
  - NPS - NATIONAL PARK SERVICE
  - PB - PLAT BOOK
  - PIB - POINT IDENTIFICATION NUMBER (NOS)
  - P.L.S. - PROFESSIONAL LAND SURVEYOR
  - "POL" - "POINT ON LINE"
  - RBC - REBAR FOUND WITH IDENTIFICATION CAP
  - RBS - REBAR SET WITH "ED HOLMES & ASSOC." CAP
  - RDS - REBAR WITH RIGHT-OF-WAY DISC SET
  - RNF - RIGHT-OF-WAY NAIL (600) FOUND
  - R-3 - R-3 RESIDENTIAL (COUNTY ZONING)
  - RWE - RIGHT-OF-WAY PLAN BOOK
  - RWF - CONCRETE RIGHT-OF-WAY MONUMENT FOUND (TYP.)
  - USGS - UNITED STATES GEOLOGICAL SURVEY

- LINE TYPES**
- BOUNDARY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY (AS NOTED)
  - DEED/PLAT LINE (NOT SURVEYED)
  - EASEMENT LINE (AS NOTED)
  - ZONING SETBACK LINE
  - ZONING DISTRICT LINE
  - PARKWAY ZONING OVERLAY DISTRICT LINE
  - THE LINE
  - STORM PIPE
  - SEWER LINE
  - WATER LINE
  - UNDERGROUND TELECOM
  - GAS LINE (MARKED)
  - GAS LINE (FROM EXHIBIT)
  - OVERHEAD TELECOM
  - OVERHEAD ELECTRIC & TELECOM GUARDRAIL
  - FENCE (AS NOTED)
  - CREEK OR RIVER
  - FLOODWAY
  - FLOOD ZONE AE
  - FLOOD ZONE X (SHADED)
  - CEC WETLAND
  - CEC CREEK/OPEN WATER
  - CEC LINEAR WETLAND
  - CEC CULVERT
  - STREAM BUFFER



N.C. GRID NAD83 (2011)

SURVEY OF RIGHT-OF-WAY FOR  
EAST FREDERICK LAW OLMSTED WAY AT  
BILTMORE PARK WEST

PROJECT RANGER

SHEET 3 OF 4

PIN: 9635-37-0439-00000

OWNER: BILTMORE FARMS, LLC

A PORTION OF DEED BOOK 1222, PAGE 645, TRACT 1

PIN: 9635-38-4624-00000

OWNER (STORM EASEMENT): RAYTHEON TECHNOLOGIES CORPORATION

DEED BOOK 6057, PAGE 1799

PLAT BOOK 213, PAGE 79

LIMESTONE TOWNSHIP

BUNCOMBE COUNTY, NORTH CAROLINA

SCALE: 1" = 50' 8/9/2022

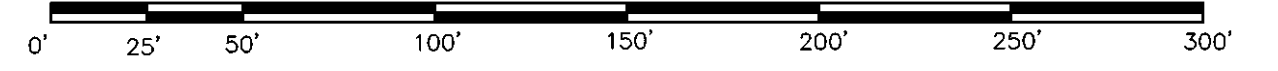
J. DANIEL HENRY, P.L.S. L-4881

DAN@EDHOLMESURVEYING.COM



200 RIDGEFIELD COURT, SUITE 208, ASHEVILLE, NC 28806  
PHONE: (828) 225-6562 COMPANY LICENSE C-2806

REVISIONS:



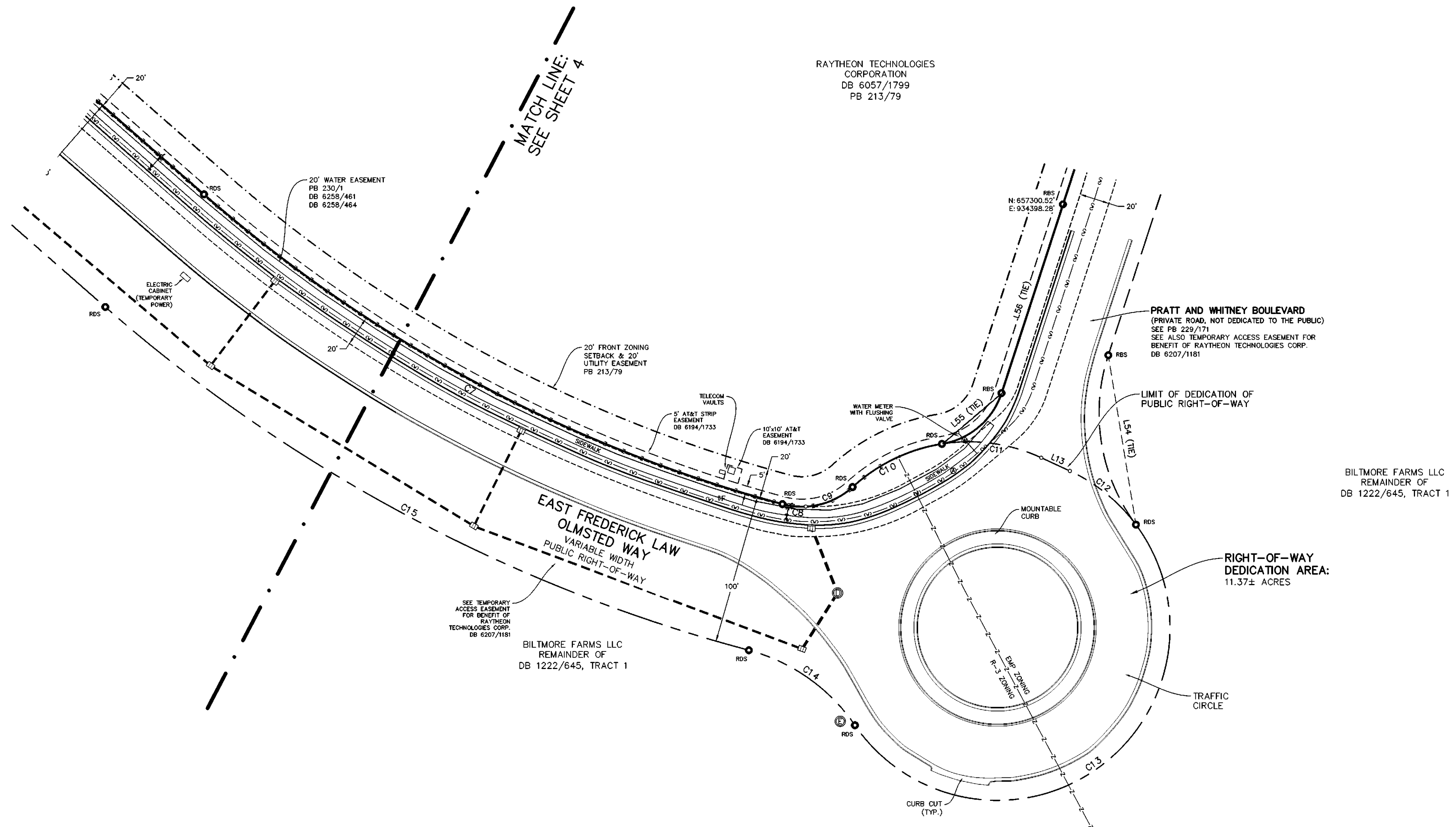
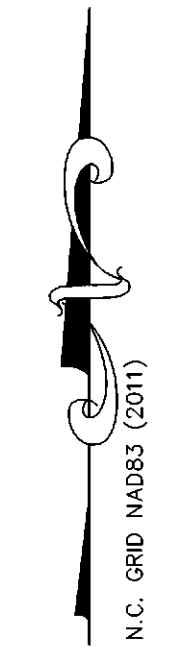
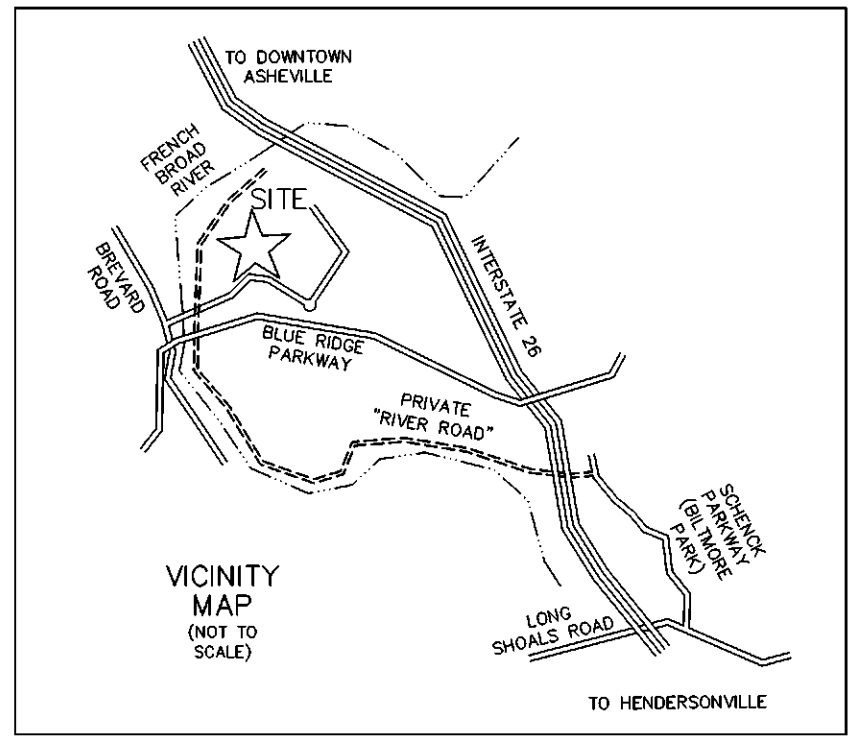


SEE SHEET 3 FOR NOTES

LINE TYPES	
---	BOUNDARY LINE (NOT SURVEYED)
---	RIGHT-OF-WAY (AS NOTED)
---	DEED/PLAT LINE (NOT SURVEYED)
---	EASEMENT LINE (AS NOTED)
---	ZONING SETBACK LINE
---	ZONING DISTRICT LINE
---	PARKWAY ZONING OVERLAY DISTRICT LINE
---	TIE LINE
---	STORM PIPE
---	WATER LINE
---	UNDERGROUND TELECOM
---	GAS LINE (MARKED)
---	GAS LINE (FROM EXHIBIT)
---	OVERHEAD TELECOM
---	OVERHEAD ELECTRIC & TELECOM
---	GUARDRAIL
---	FENCE (AS NOTED)
---	CREEK OR RIVER
---	FLOODWAY
---	FLOOD ZONE AE
---	FLOOD ZONE X (SHADED)
---	CEC WETLAND
---	CEC CREEK/OPEN WATER
---	CEC LINEAR WETLAND
---	CEC CULVERT
---	STREAM BUFFER

ABBREVIATIONS	
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BGP	BLUE RIDGE PARKWAY
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CS	COMMERCIAL SERVICE DISTRICT (COUNTY ZONING)
DB	DEED BOOK
E	EASTING
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ELEC	ELECTRIC
EMP	EMPLOYMENT DISTRICT (COUNTY ZONING)
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
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NAD	NORTH AMERICAN DATUM
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NCS	NORTH CAROLINA GEODETIC SURVEY
NCDDOT	NC DEPARTMENT OF TRANSPORTATION
N	NORTHING
NCS	NATIONAL GEODETIC SURVEY
NPS	NATIONAL PARK SERVICE
PL	PLAT BOOK
PI	POINT IDENTIFICATION NUMBER (NCS)
P.L.S.	PROFESSIONAL LAND SURVEYOR
"POL"	"POINT ON LINE"
RBC	REBAR FOUND WITH IDENTIFICATION CAP
RBS	REBAR SET WITH "ED HOLMES & ASSOC." CAP
RES	REBAR WITH RIGHT-OF-WAY DISC SET
RNF	RIGHT-OF-WAY NAIL (600) FOUND
R-3	R-3 RESIDENTIAL (COUNTY ZONING)
RWB	RIGHT-OF-WAY PLAIN BOOK
RWF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND (TYP.)
USGS	UNITED STATES GEOLOGICAL SURVEY

SYMBOLS	
□	PROPERTY CORNER MONUMENT (AS DESCRIBED)
○	CALCULATED POINT
⊙	SEWER MANHOLE
⊙	STORM MANHOLE
⊙	ELEC. MANHOLE
⊙	CURB INLET
⊙	DROP INLET
⊙	WATER VALVE
⊙	WATER METER
⊙	AIR RELEASE VALVE
⊙	FIRE HYDRANT
⊙	FIRE DEPT. CONNECTION
⊙	WATER TEST STATION
⊙	UTILITY POLE WITH GUY
⊙	TELECOM WARNING POST

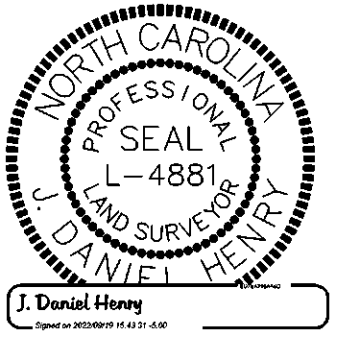


LINE TABLE (RIGHT-OF-WAY AREA)		
LINE	BEARING	DISTANCE
L1	S20°33'02"E	148.51'
L2	S17°38'44"E	46.19'
L3	S17°38'44"E	50.49'
L4	S66°32'50"E	18.11'
L5	N74°21'38"E	132.79'
L6	N74°21'38"E	805.77'
L7	N74°21'38"E	69.05'
L8	S15°42'06"E	18.40'
L9	N74°21'38"E	8.01'
L10	N74°21'38"E	152.80'
L11	N39°43'12"E	286.52'
L12	S48°47'01"E	236.35'
L13	S65°10'07"E	21.05'
L14	DELETED	
L15	DELETED	
L16	N48°47'04"W	236.35'
L17	S39°43'12"W	286.52'
L18	S74°21'38"W	160.50'
L19	S15°42'06"W	18.40'
L20	S74°21'38"W	1011.92'
L21	S10°41'29"W	34.05'
L22	S15°51'14"W	28.21'
L23	N17°43'42"W	21.97'
L24	N72°48'02"E	14.50'
L25	N17°13'15"W	148.13'
L26	N17°55'45"W	158.30'
L27	N20°25'16"W	14.49'
L28	N75°34'46"E	10.84'

LINE TABLE (STORM EASEMENTS)		
LINE	BEARING	DISTANCE
L29	N18°37'56"W	67.44'
L30	S72°12'05"W	145.20'
L31	N38°23'53"W	43.16'
L32	N02°22'24"W	238.68'
L33	N86°34'31"W	71.41'
L34	N75°15'01"W	152.74'
L35	S24°35'51"W	28.05'
L36	S75°15'01"E	181.56'
L37	S09°22'24"E	248.05'
L38	N17°40'07"E	90.16'
L39	S75°24'18"E	20.03'
L40	S17°40'07"W	86.88'
L41	S17°40'07"W	50.47'
L42	S53°47'21"E	156.58'
L43	N36°12'39"E	35.41'
L44	S68°11'04"E	46.95'
L45	S01°22'24"E	20.56'
L46	N88°37'02"E	20.00'
L47	N01°22'54"W	21.91'

CURVE TABLE (RIGHT-OF-WAY AREA)			
CURVE	DIRECTION	CHORD	RADIUS
C1	N57°02'25"E	178.67'	300.06'
C2	N72°43'00"E	599.17'	550.11'
C3	S74°10'44"E	12.84'	2536.13'
C4	S65°25'29"E	757.69'	2530.58'
C5	S56°34'43"E	20.78'	2530.58'
C6	S52°33'49"E	333.63'	2530.58'
C7	S61°49'51"E	438.26'	970.21'
C8	S83°35'46"E	15.68'	50.01'
C9	N67°17'54"E	33.86'	50.01'
C10	N64°19'18"E	66.28'	115.02'
C11	S92°05'05"E	66.84'	115.02'
C12	S50°53'39"E	56.84'	115.27'
C13	S54°29'19"W	230.50'	115.27'
C14	N54°44'35"W	86.74'	124.78'
C15	N61°55'58"W	486.93'	1070.23'
C16	N49°53'55"W	94.63'	2430.46'
C17	N53°35'09"W	218.11'	2430.46'
C18	N65°14'47"W	767.85'	2430.46'
C19	N84°09'04"W	153.47'	450.10'
C20	S84°45'23"W	20.05'	450.10'
C21	S61°36'00"W	335.47'	450.10'
C22	S57°02'25"W	238.22'	400.08'
C23	N22°40'57"W	41.64'	1485.82'

LINE TABLE (TIES)		
LINE	BEARING	DISTANCE
L48	S75°34'46"W	337.75'
L49	N17°43'42"W	20.69'
L50	S88°40'57"W	191.99'
L51	N86°28'22"E	51.88'
L52	N86°24'45"E	180.28'
L53	S21°30'42"W	299.46'
L54	S09°16'44"E	114.62'
L55	S49°31'02"W	52.23'
L56	S18°02'06"W	152.51'

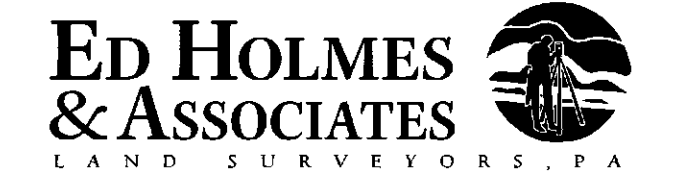


September 19, 2022

SURVEY OF RIGHT-OF-WAY FOR  
EAST FREDERICK LAW OLMSTED WAY AT  
BILTMORE PARK WEST

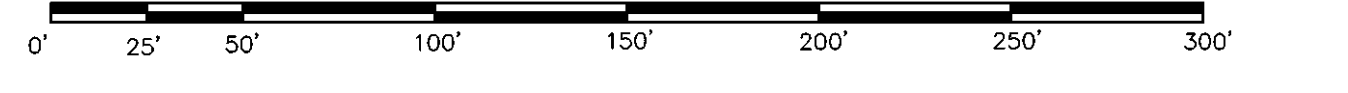
PROJECT RANGER  
SHEET 4 OF 4

PIN: 9635-37-0439-00000  
OWNER: BILTMORE FARMS, LLC  
A PORTION OF DEED BOOK 1222, PAGE 645, TRACT 1  
LIMESTONE TOWNSHIP  
BUNCOMBE COUNTY, NORTH CAROLINA  
SCALE: 1" = 50' 8/9/2022  
J. DANIEL HENRY, P.L.L.C. L-4881  
DAN@EDHOLMESSURVEYING.COM



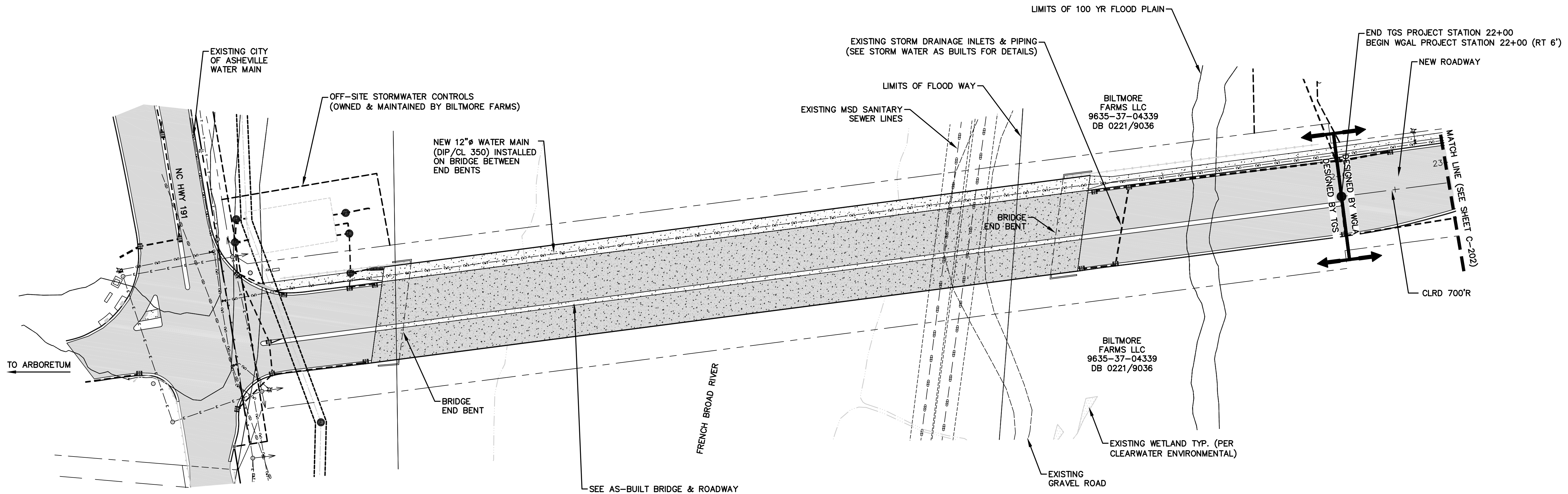
200 RIDGEFIELD COURT, SUITE 208, ASHEVILLE, NC 28806  
PHONE: (828) 225-6562 COMPANY LICENSE C-2806

REVISIONS:



**Biltmore Park West  
Project Ranger**

Limestone Township  
Buncombe County  
North Carolina

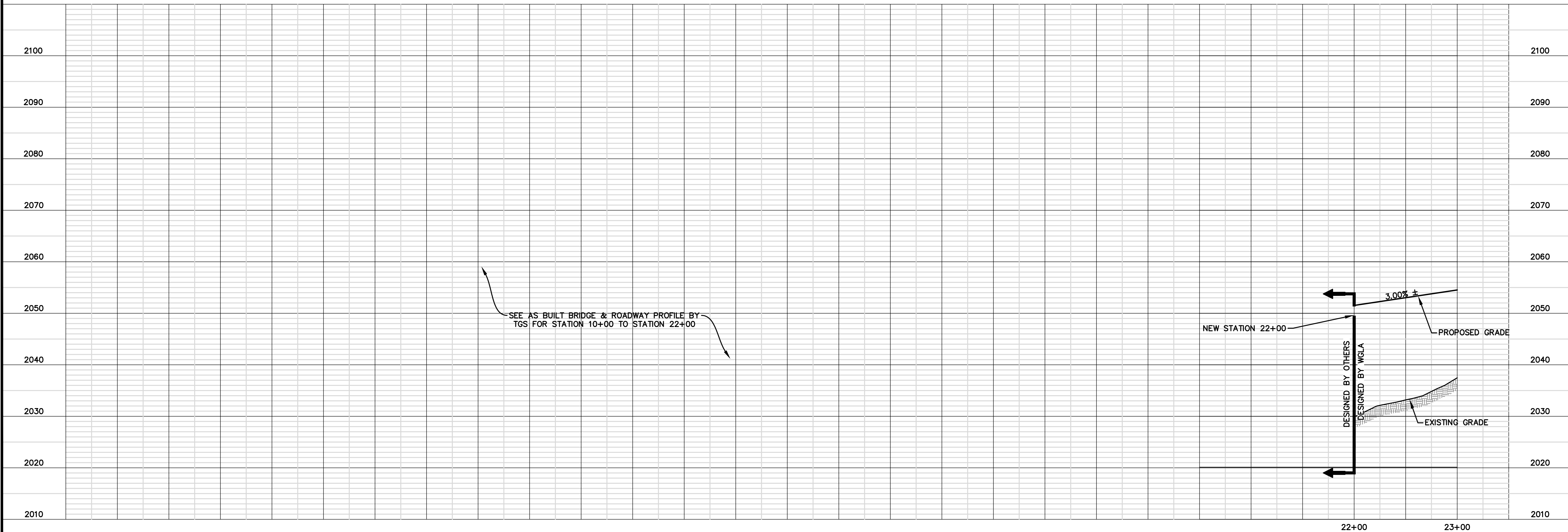


- LEGEND**
- EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - EXISTING UNDERGROUND GASE LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING OVERHEAD TELECOMMUNICATIONS
  - EXISTING STORM DRAIN PIPE
  - EXISTING OVERHEAD ELECTRIC & TELEPHONE
  - EXISTING GSI ZONING
  - EXISTING RIGHT-OF-WAY

**Plan View**  
SCALE: 1"=50'

**NOTE:**  
ALL AS-BUILT SURVEY INFORMATION PROVIDED BY:  
ED HOLMES AND ASSOCIATES LAND SURVEYORS, PA  
200 RIDGEFIELD COURT, SUITE 215  
ASHEVILLE, NC 28806

**AS BUILT**  
9/28/22



**Profile View**  
HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=10'



**REVISIONS**

DATE	DESCRIPTION
10/25/22	AS-BUILT DRAWINGS



PROJECT NUMBER:	19172
DATE:	9/19
DRAWN BY:	KHC
CHECKED BY:	WRB

**Proposed  
Road Plan & Profile  
Station 10+00 to 23+00**

**C-201**

SCALE: AS NOTED ON SHEET





**Biltmore Park  
West  
Project Ranger**

Limestone Township  
Buncombe County  
North Carolina



REVISIONS

DATE	DESCRIPTION
10/25/22	AS-BUILT DRAWINGS

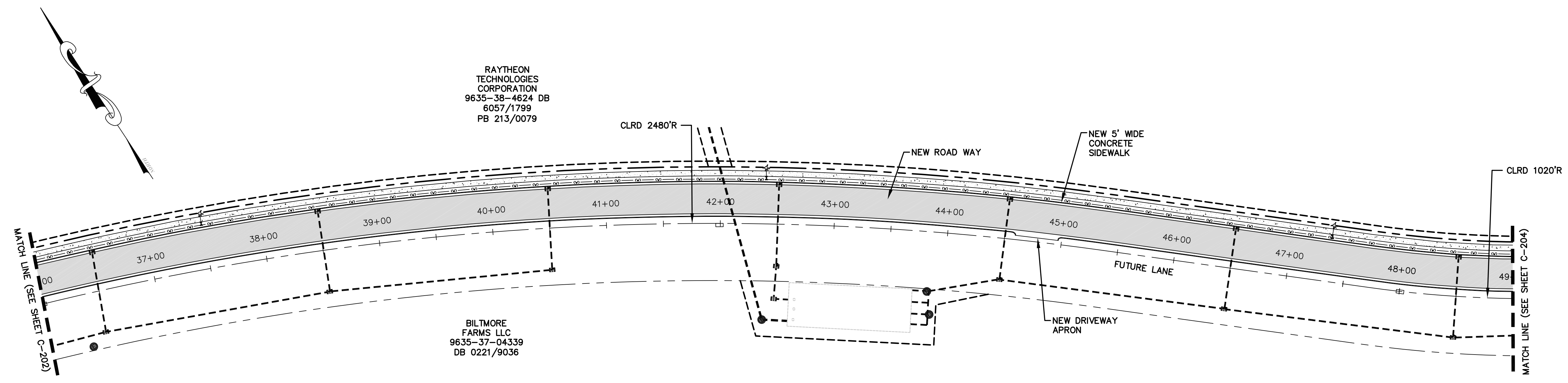


PROJECT NUMBER: 19172  
DATE: 9/19  
DRAWN BY: KHC  
CHECKED BY: WRB

Proposed  
Road Plan & Profile  
Station 36+00 to 49+00

**C-203**

SCALE: AS NOTED ON SHEET

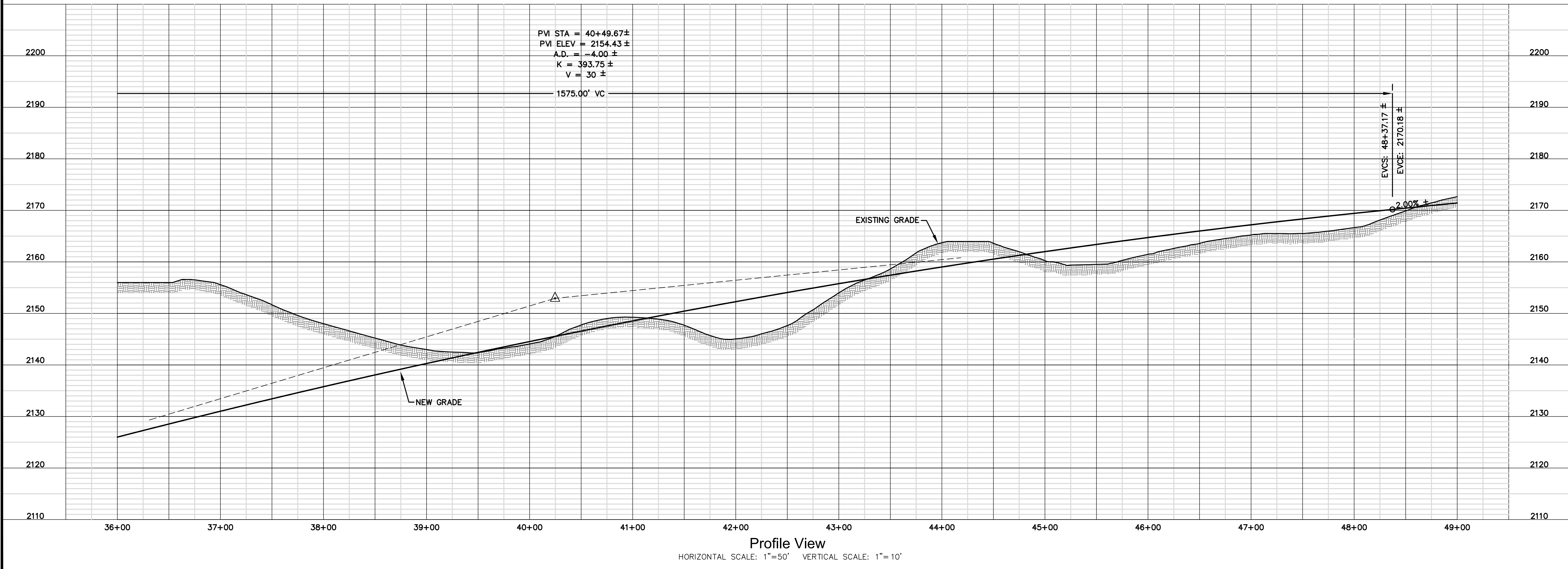


- LEGEND**
- EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - EXISTING UNDERGROUND GASE LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING OVERHEAD TELECOMMUNICATIONS
  - EXISTING STORM DRAIN PIPE
  - EXISTING OVERHEAD ELECTRIC & TELEPHONE
  - EXISTING GSI ZONING
  - EXISTING RIGHT-OF-WAY

**Plan View**  
SCALE: 1"=50'

**NOTE:**  
ALL AS-BUILT SURVEY INFORMATION PROVIDED BY:  
ED HOLMES AND ASSOCIATES LAND SURVEYORS, PA  
200 RIDGEFIELD COURT, SUITE 215  
ASHEVILLE, NC 28806

**AS BUILT**  
**9/28/22**

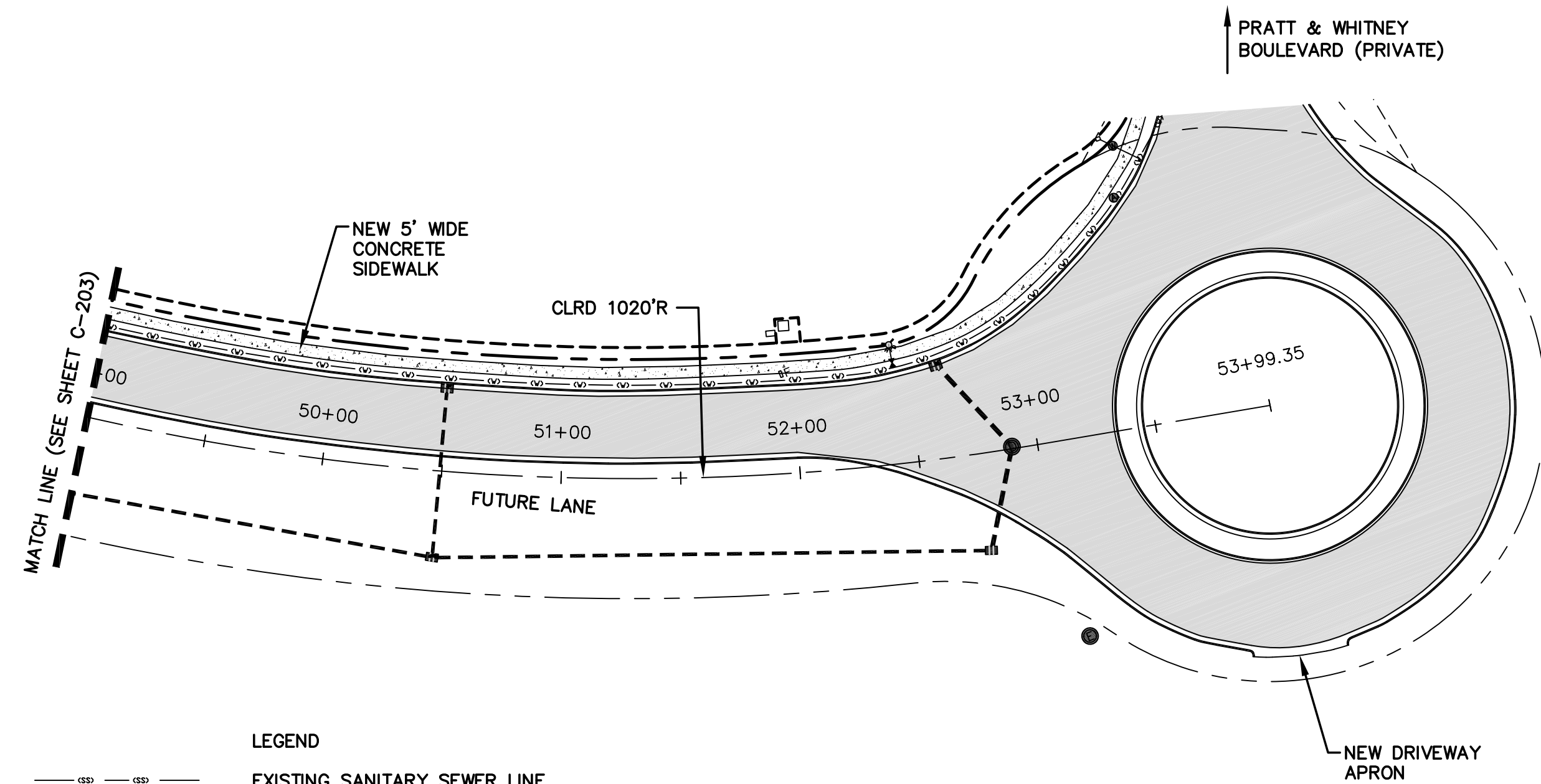
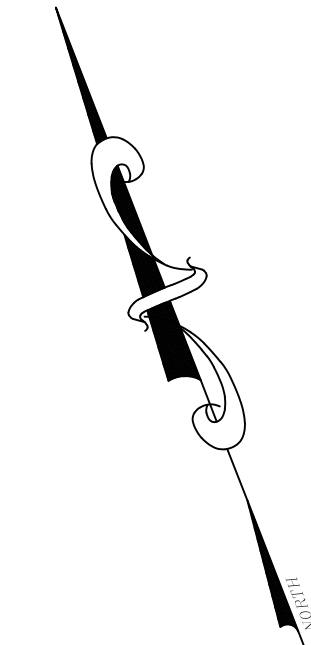


**Profile View**  
HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=10'

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**Biltmore Park  
West  
Project Ranger**

Limestone Township  
Buncombe County  
North Carolina

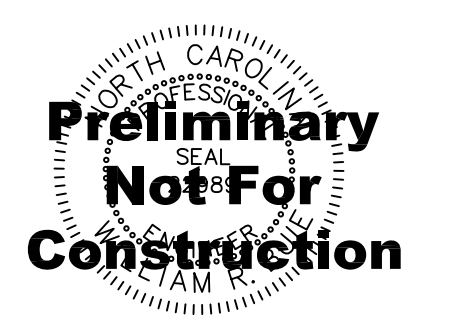


- LEGEND**
- EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - EXISTING UNDERGROUND GASE LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING OVERHEAD TELECOMMUNICATIONS
  - EXISTING STORM DRAIN PIPE
  - EXISTING OVERHEAD ELECTRIC & TELEPHONE
  - EXISTING GSI ZONING
  - EXISTING RIGHT-OF-WAY

**Plan View**  
SCALE: 1"=50'

**NOTE:**  
ALL AS-BUILT SURVEY INFORMATION PROVIDED BY:  
ED HOLMES AND ASSOCIATES LAND SURVEYORS, PA  
200 RIDGEFIELD COURT, SUITE 215  
ASHEVILLE, NC 28806

**AS BUILT**  
**9/28/22**



**REVISIONS**

DATE	DESCRIPTION
10/25/22	AS-BUILT DRAWINGS

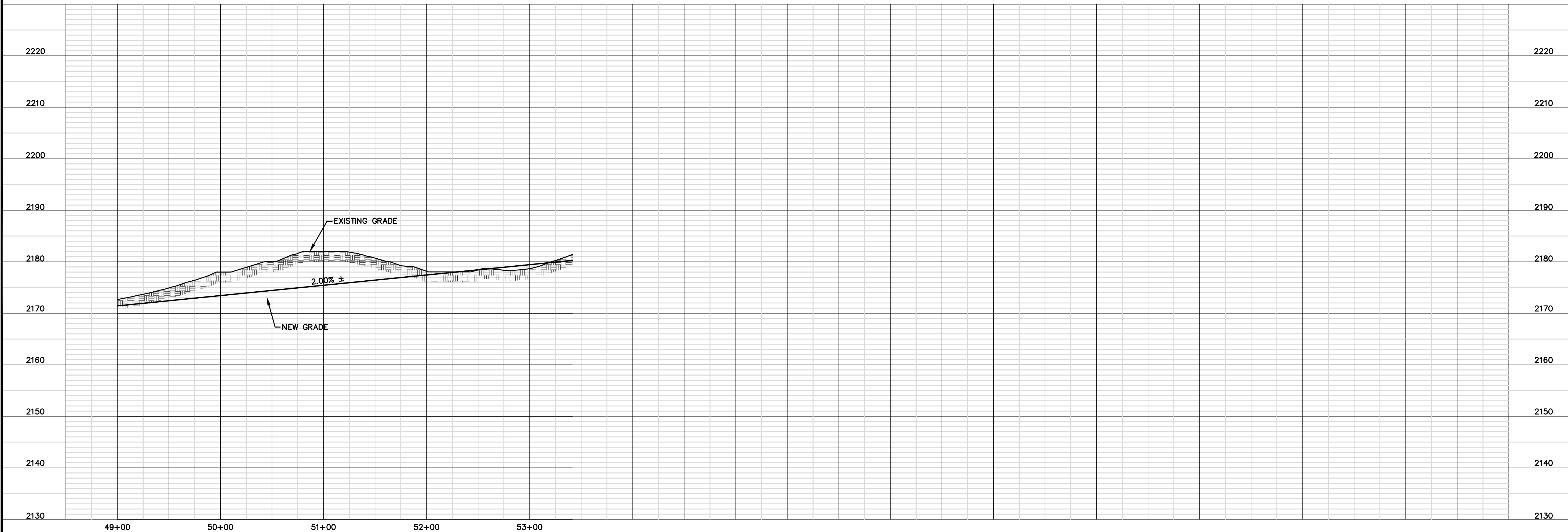


PROJECT NUMBER: 19172  
DATE: 9/19  
DRAWN BY: KHC  
CHECKED BY: WRB

**Proposed  
Road Plan & Profile  
Station 49+00 to 53+40**

**C-204**

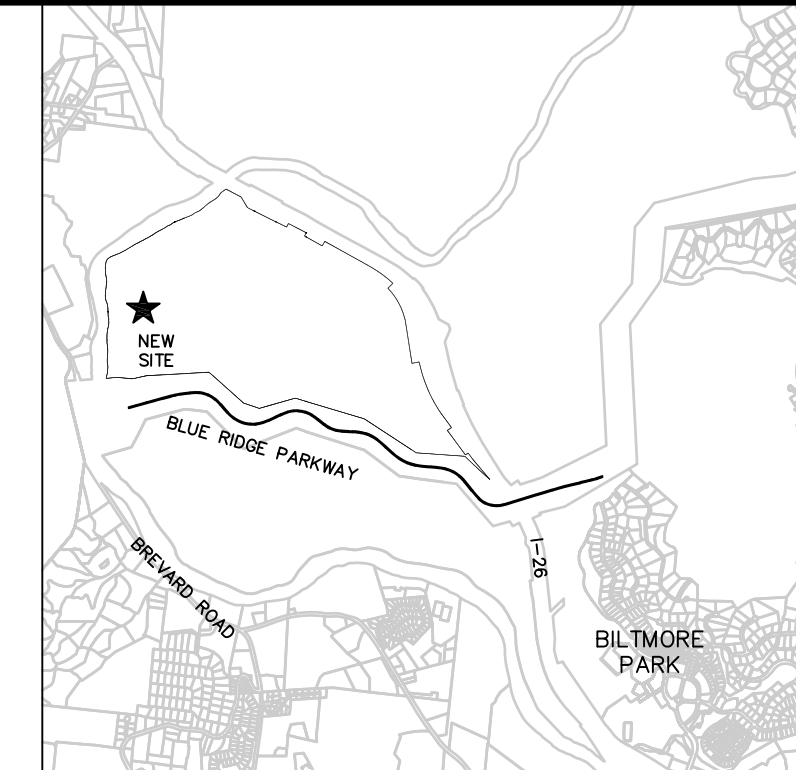
SCALE: AS NOTED ON SHEET



**Profile View**  
HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=10'



**BC STORM WATER PERMIT #**  
**STW 2021-00002**  
**RECORD DRAWING**  
**10/25/22**



**VICINITY MAP**  
 NOT TO SCALE

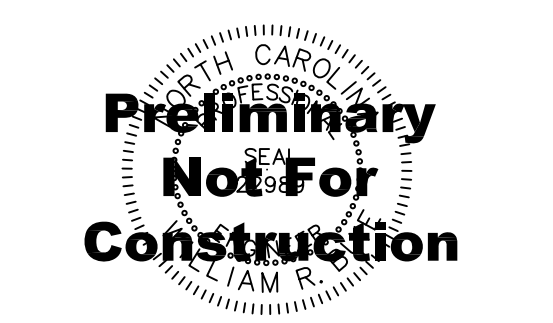
**WGLA**  
 Engineering

WGLA ENGINEERING, PLLC  
 724 5th AVENUE WEST  
 HENDERSONVILLE, NC 28739  
 (828) 687-7177  
 WGLA.COM  
 NC LICENSE P-1342

**Biltmore Park West**  
**Project Ranger**  
**Primary Roadway**

Limestone Township  
 Buncombe County  
 North Carolina

**DEVELOPMENT BLOCK:**  
 PROJECT NAME: BILTMORE PARK WEST PROJECT RANGER  
 PROJECT ADDRESS: SCHENCK PARKWAY  
 PROPERTY OWNER: BILTMORE FARMS, INC  
 PO BOX 5355  
 ASHEVILLE, NC 28813-5355  
 ENGINEER: WILLIAM R BUIE, P.E.  
 WGLA ENGINEERING, PLLC  
 724 5TH AVENUE WEST  
 HENDERSONVILLE, NC 28739  
 (828) 687-7177  
 PIN # : 9635-48-9207 & 9635-54-9699  
 ACREAGE: 445.09 AC & 419.64 AC  
 DEEDBOOK/PAGE 0221/9036 & 0221/9036  
 ZONING SETBACK EMP (BC Employment District)  
 FRONT - 20'  
 SIDE - 10'  
 REAR - 20'  
 ZONING SETBACK R3 (BC Residential District)  
 FRONT - 20'  
 SIDE - 10'  
 REAR - 20'



**REVISIONS**

DATE	DESCRIPTION
2/24/21	BC COMMENTS
4/01/21	BC COMMENTS
5/26/21	STORMWATER REVISION
6/28/21	BC COMMENTS
10/25/22	RECORD DRAWING

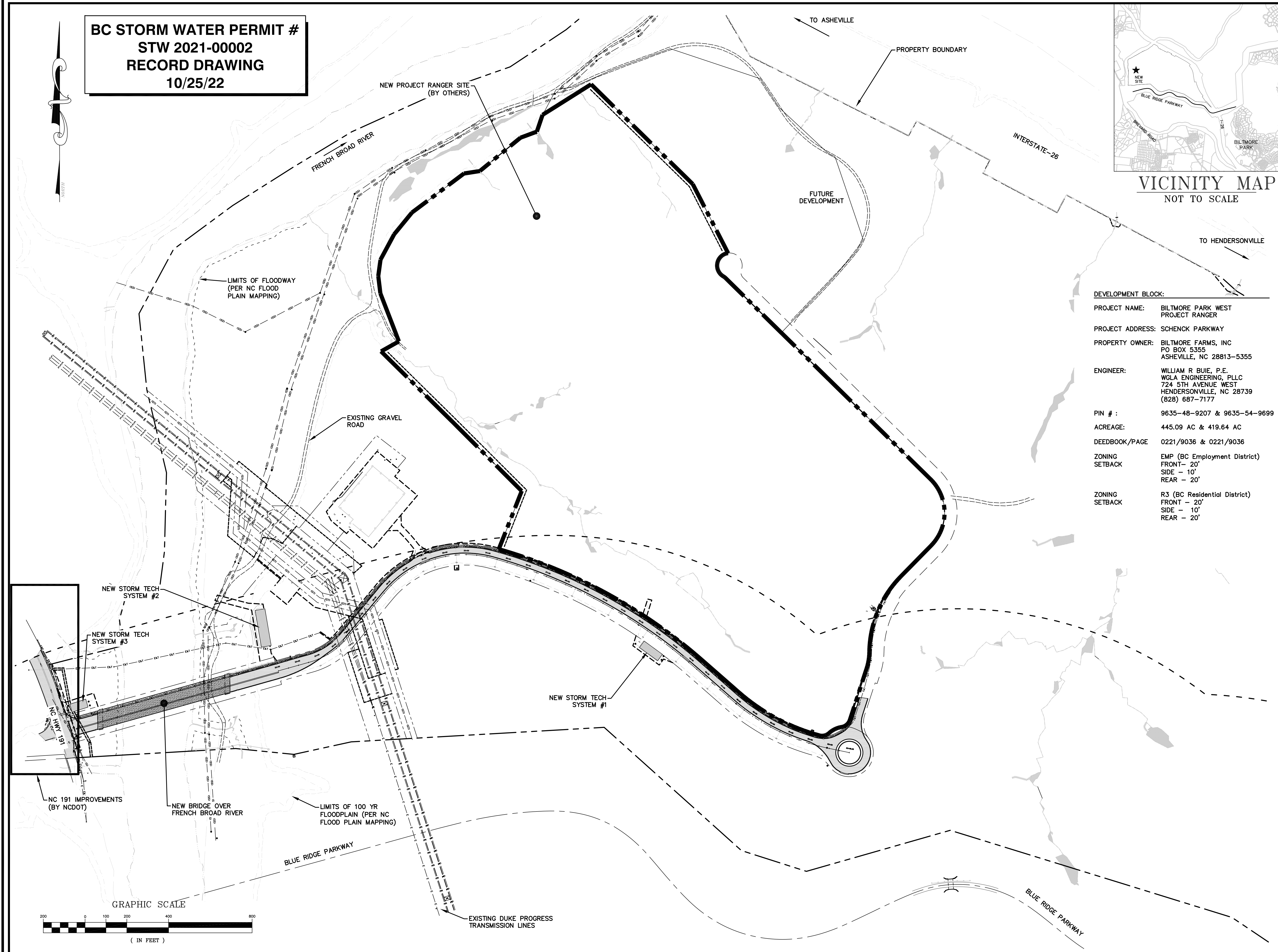


PROJECT NUMBER: 19172  
 DATE: 12/30/20  
 DRAWN BY: KHC  
 CHECKED BY: WRB

**Primary Roadway**  
**Storm Water**  
**Plan**

**C-300**

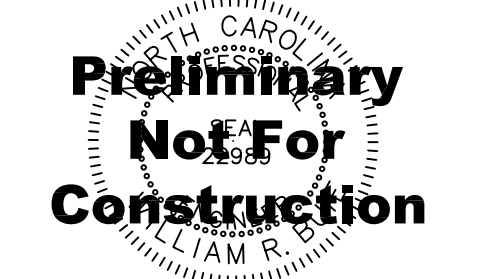
SCALE: 1"=200'



F:\USERS\W\Projects\Project Ranger\As-Built\Roadway and Stormwater AB\C-300 Storm Water Plan Asbuilt.dwg, 10/25/2022, 10:39:39 AM, 1:200

**Biltmore Park West  
 Project Ranger  
 NEW  
 Primary Roadway**

Limestone Township  
 Buncombe County  
 North Carolina



REVISIONS	
DATE	DESCRIPTION
2/24/21	BC COMMENTS
4/01/21	BC COMMENTS
5/26/21	STORMWATER REVISION
6/28/21	BC COMMENTS
10/25/22	RECORD DRAWING

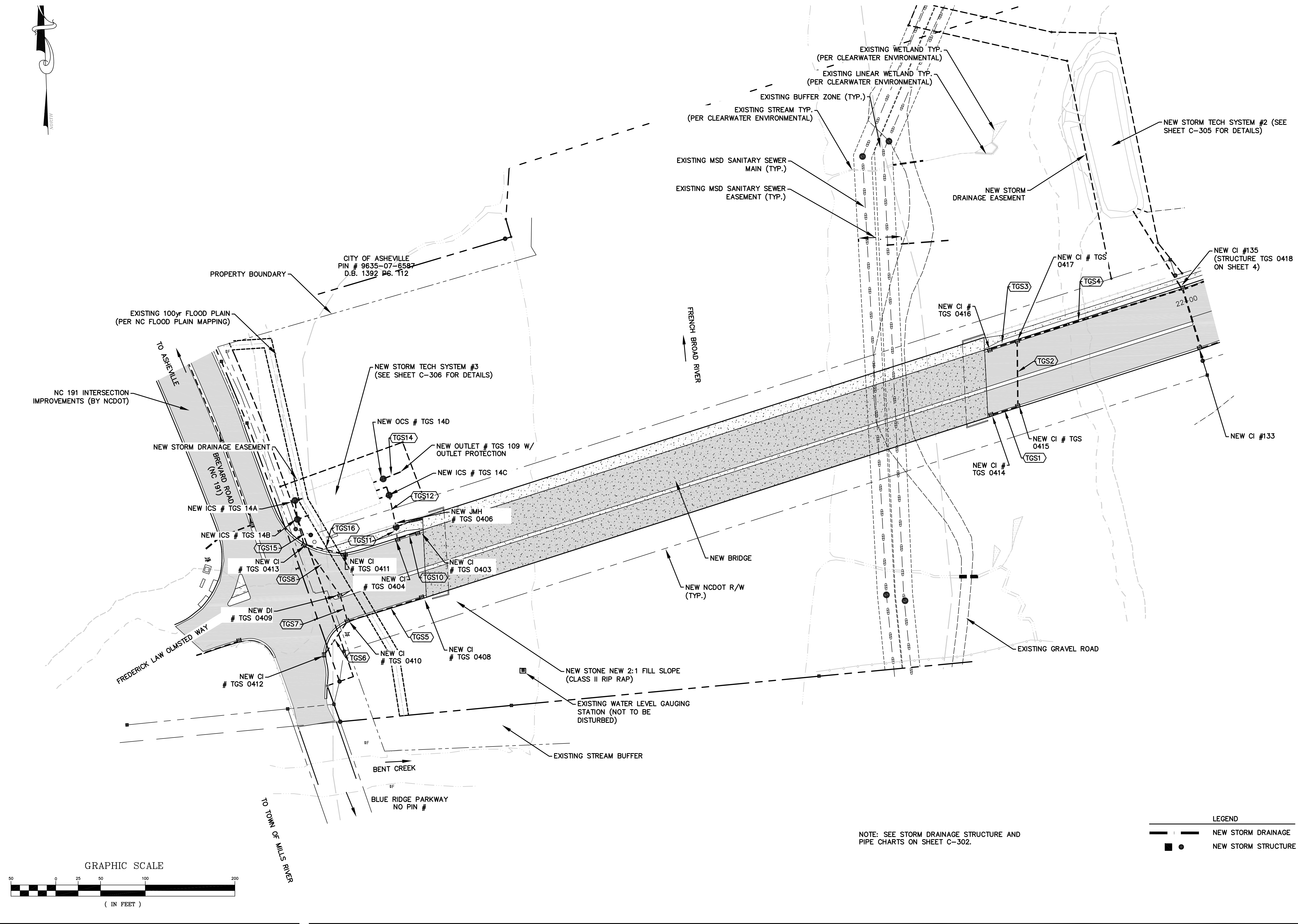


PROJECT NUMBER: 19172  
 DATE: 12/30/20  
 DRAWN BY: KHC  
 CHECKED BY: WRB

**Roadway  
 Stormwater Plan**

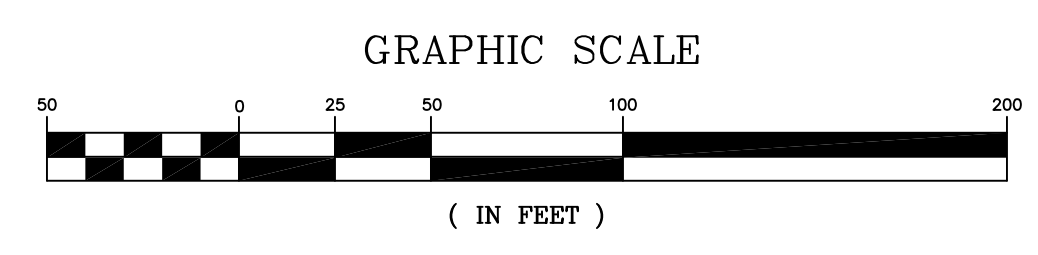
**C-301**

SCALE: 1"=50'



NOTE: SEE STORM DRAINAGE STRUCTURE AND PIPE CHARTS ON SHEET C-302.

LEGEND	
	NEW STORM DRAINAGE
	NEW STORM STRUCTURE



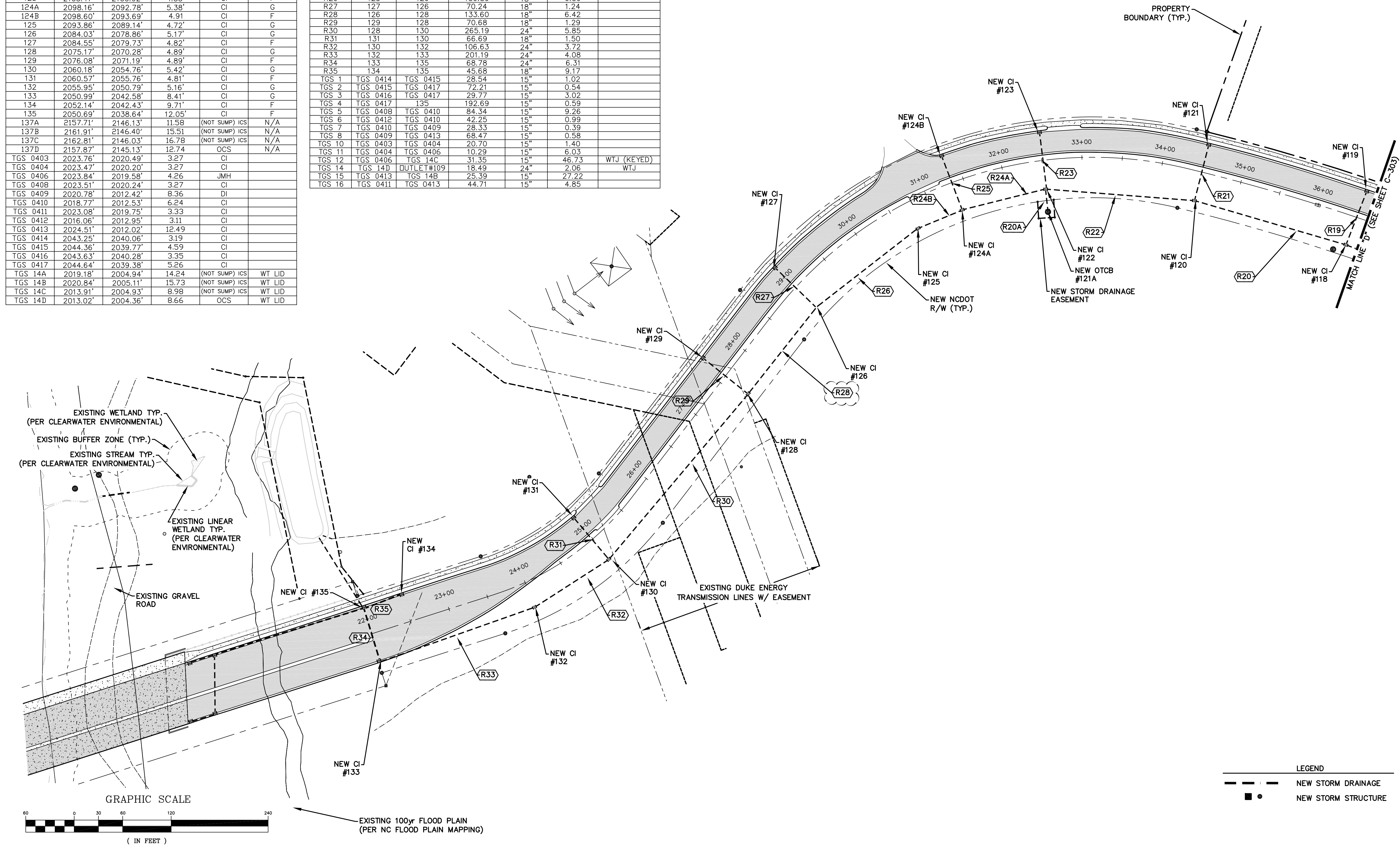


STRUCTURE CHART					
STRUCTURE	TOP ELEV.	INV. ELEV.	DEPTH	STRUCTURE TYPE	GRATE TYPE
100	2178.37	2173.15	5.22	CI	F
101	2179.35	2172.44	6.91	JB	-
102	2178.32	2172.07	6.25	CI	G
103	2171.88	2167.69	4.19	CI	G
104	2173.48	2168.68	4.80	CI	F
105	2169.07	2163.84	5.23	CI	G
106	2169.35	2174.35	-5.00	CI	F
107	2164.70	2159.30	5.40	CI	G
108	2165.07	2160.61	4.46	CI	F
109	2159.30	2154.02	5.28	CI	G
110	2159.59	2155.26	4.33	CI	F
111	2152.85	2147.84	5.01	CI	G
112	2153.19	2148.52	4.67	CI	F
114	2155.02	2150.31	4.71	CI	F
115	2145.69	2140.27	5.42	CI	G
116	2136.55	2131.20	5.35	CI	G
117	2137.10	2132.39	4.71	CI	F
118	2127.23	2121.88	5.35	CI	G
119	2127.55	2123.12	4.43	CI	F
120	2118.96	2111.45	7.53	CI	G
121	2116.99	2112.60	4.39	CI	F
121A	2107.52	2100.03	7.49	OTCB	N/A
122	2105.24	2099.72	5.52	CI	G
123	2105.47	2100.92	4.55	CI	F
124A	2098.16	2092.78	5.38	CI	G
124B	2098.60	2093.69	4.91	CI	F
125	2093.86	2089.14	4.72	CI	G
126	2084.03	2078.86	5.17	CI	G
127	2084.55	2079.73	4.82	CI	F
128	2075.17	2070.28	4.89	CI	G
129	2076.08	2071.19	4.89	CI	F
130	2060.18	2054.76	5.42	CI	G
131	2060.57	2055.76	4.81	CI	F
132	2055.95	2050.79	5.16	CI	G
133	2050.99	2042.58	8.41	CI	G
134	2052.14	2042.43	9.71	CI	F
135	2050.69	2038.64	12.05	CI	F
137A	2157.71	2146.13	11.58	(NOT SUMP) ICS	N/A
137B	2161.91	2146.40	15.51	(NOT SUMP) ICS	N/A
137C	2162.81	2146.03	16.78	(NOT SUMP) ICS	N/A
137D	2157.87	2145.13	12.74	OCS	N/A
TGS 0403	2023.76	2020.49	3.27	CI	
TGS 0404	2023.47	2020.20	3.27	CI	
TGS 0406	2023.84	2019.58	4.26	JMH	
TGS 0408	2023.51	2020.24	3.27	CI	
TGS 0409	2020.78	2012.42	8.36	DI	
TGS 0410	2018.77	2012.53	6.24	CI	
TGS 0411	2023.08	2019.75	3.33	CI	
TGS 0412	2016.06	2012.95	3.11	CI	
TGS 0413	2024.51	2012.02	12.49	CI	
TGS 0414	2043.25	2040.06	3.19	CI	
TGS 0415	2044.36	2039.77	4.59	CI	
TGS 0416	2043.63	2040.28	3.35	CI	
TGS 0417	2044.64	2039.38	5.26	CI	
TGS 14A	2019.18	2004.94	14.24	(NOT SUMP) ICS	WT LID
TGS 14B	2020.84	2005.11	15.73	(NOT SUMP) ICS	WT LID
TGS 14C	2013.91	2004.93	8.98	(NOT SUMP) ICS	WT LID
TGS 14D	2013.02	2004.36	8.66	OCS	WT LID

PIPING CHART						
SEGMENT	FROM	TO	LENGTH (LF)	SIZE (Ø)	SLOPE (%)	NOTES
R1	100	101	47.22	18"	1.50	
R2	101	102	43.88	18"	0.84	
R3	102	103	231.73	18"	1.89	
R4	104	103	71.80	18"	1.38	
R5	103	105	203.03	18"	1.90	
R6	106	105	70.21	18"	14.97	
R7	105	107	200.06	18"	2.27	
R8	108	107	70.90	18"	1.85	
R9	107	109	196.91	18"	2.68	
R10	110	109	70.51	18"	1.76	
R11	109	137B	61.85	18"	12.32	
R12	112	111	70.65	18"	0.96	
R13	111	137A	26.75	18"	6.39	
R15	114	115	71.27	18"	14.09	
R16	115	116	194.16	18"	4.67	
R17	117	116	70.99	18"	1.88	
R18	116	118	198.20	18"	4.70	
R19	119	118	71.21	18"	1.74	
R20	118	120	194.23	18"	5.38	
R20A	121A	122	25.44	18"	1.61	
R21	121	120	71.19	18"	1.64	
R22	120	122	182.54	18"	6.42	
R23	123	122	70.52	18"	1.70	
R24A	122	124A	104.47	18"	6.64	
R24B	124A	125	57.42	18"	6.34	
R25	124B	124A	71.55	18"	1.27	
R26	125	126	156.80	18"	6.56	
R27	127	126	70.24	18"	1.24	
R28	126	128	133.60	18"	6.42	
R29	129	128	70.68	18"	1.29	
R30	128	130	265.19	24"	5.85	
R31	131	130	66.69	18"	1.50	
R32	130	132	106.63	24"	3.72	
R33	132	133	201.19	24"	4.08	
R34	133	135	68.78	24"	6.31	
R35	134	135	45.68	18"	9.17	
TGS 1	TGS 0414	TGS 0415	28.54	15"	1.02	
TGS 2	TGS 0415	TGS 0417	72.21	15"	0.54	
TGS 3	TGS 0416	TGS 0417	29.77	15"	3.02	
TGS 4	TGS 0417	135	192.69	15"	0.59	
TGS 5	TGS 0408	TGS 0410	84.34	15"	9.26	
TGS 6	TGS 0412	TGS 0410	42.25	15"	0.99	
TGS 7	TGS 0410	TGS 0409	28.33	15"	0.39	
TGS 8	TGS 0409	TGS 0413	68.47	15"	0.58	
TGS 10	TGS 0403	TGS 0404	20.70	15"	1.40	
TGS 11	TGS 0404	TGS 0406	10.29	15"	6.03	
TGS 12	TGS 0406	TGS 14C	31.35	15"	46.73	
TGS 14	TGS 14D	OUTLET#109	18.49	24"	2.06	WTJ (KEYED)
TGS 15	TGS 0413	TGS 14B	25.39	15"	27.22	WTJ
TGS 16	TGS 0411	TGS 0413	44.71	15"	4.85	

OUTLET CHART		
OUTLET	INV. ELEV.	END TREATMENT
103	2127.82'	FES & OUTLET PROTECTION
TGS 109	2003.98'	FES & OUTLET PROTECTION

NOTE:  
1.) INVERT IN FROM TGS 0413 INTO TGS 14B AND FROM TGS 0406 INTO TGS 14C = 2010.00'



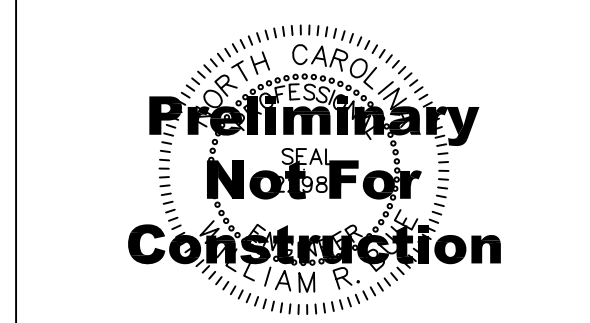
LEGEND	
	NEW STORM DRAINAGE
	NEW STORM STRUCTURE

**WGLA**  
Engineering

WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

Biltmore Park West  
Project Ranger  
NEW  
Primary Roadway

Limestone Township  
Buncombe County  
North Carolina



REVISIONS	
DATE	DESCRIPTION
2/24/21	BC COMMENTS
4/01/21	BC COMMENTS
5/26/21	STORMWATER REVISION
6/28/21	BC COMMENTS
10/25/22	RECORD DRAWING



PROJECT NUMBER: 19172  
DATE: 12/30/20  
DRAWN BY: KHC  
CHECKED BY: WRB

Roadway  
Storm Water Plan

**C-302**

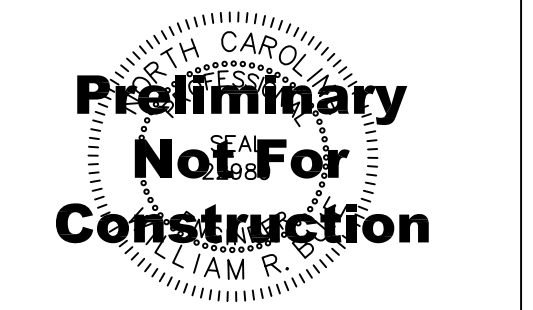
SCALE: 1"=60'

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**Biltmore Park West  
Project Ranger  
NEW  
Primary Roadway**

Limestone Township  
Buncombe County  
North Carolina



REVISIONS	
DATE	DESCRIPTION
2/24/21	BC COMMENTS
4/01/21	BC COMMENTS
5/26/21	STORMWATER REVISION
6/28/21	BC COMMENTS
10/25/22	RECORD DRAWING



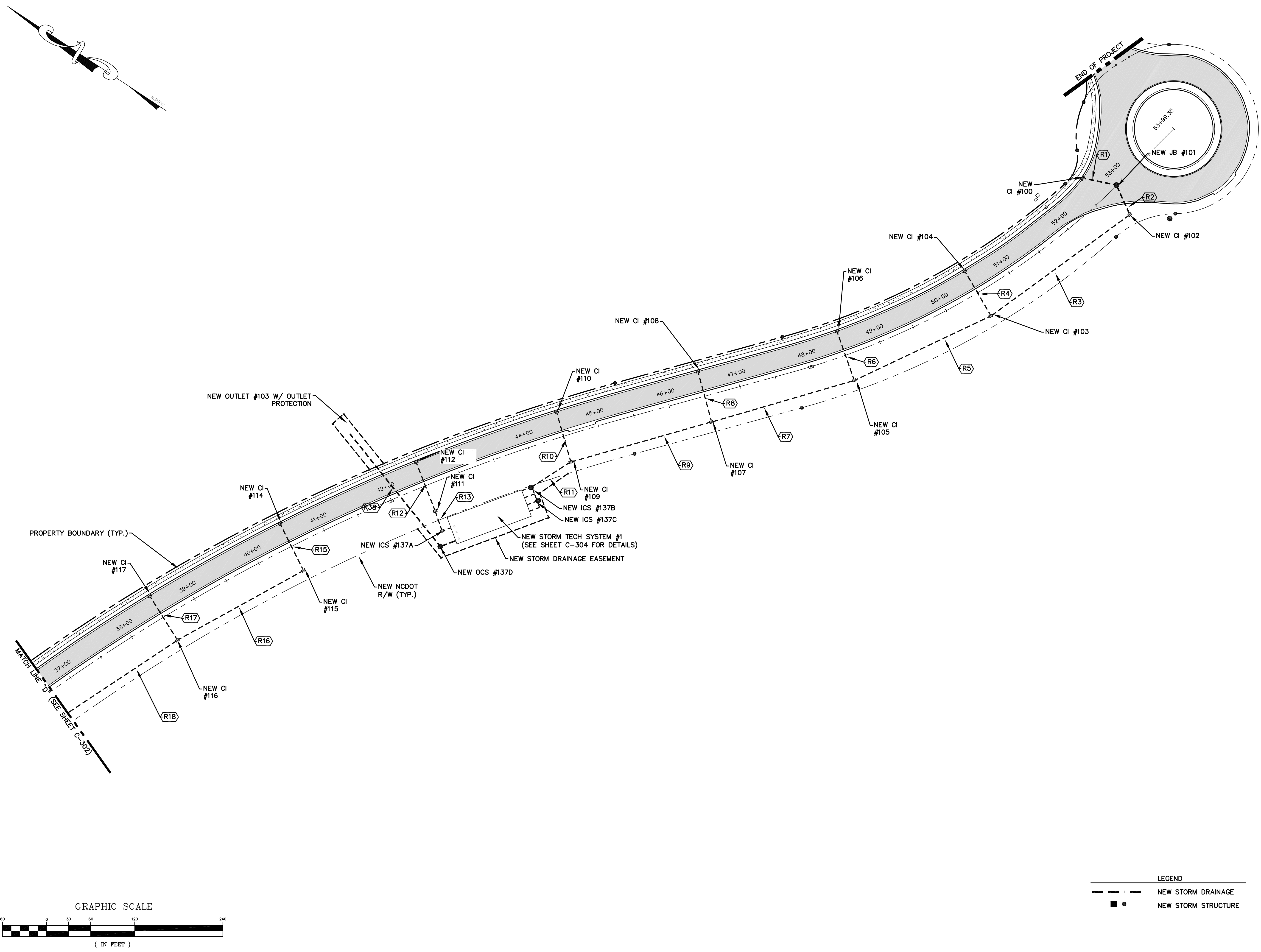
Know what's below.  
Call before you dig.

PROJECT NUMBER: 19172  
DATE: 12/30/20  
DRAWN BY: KHC  
CHECKED BY: WRB

**Roadway  
Storm Water Plan**

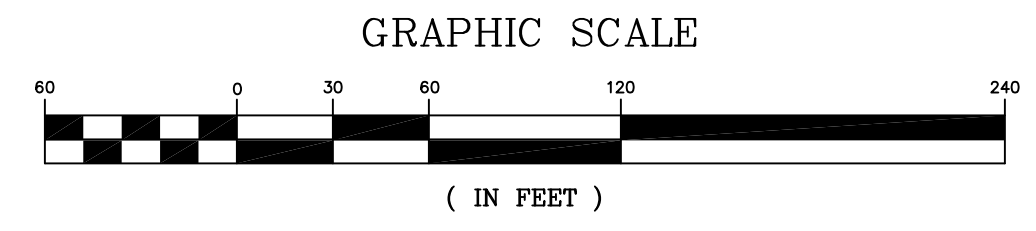
**C-303**

SCALE: 1"=60'



LEGEND

	NEW STORM DRAINAGE
	NEW STORM STRUCTURE



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