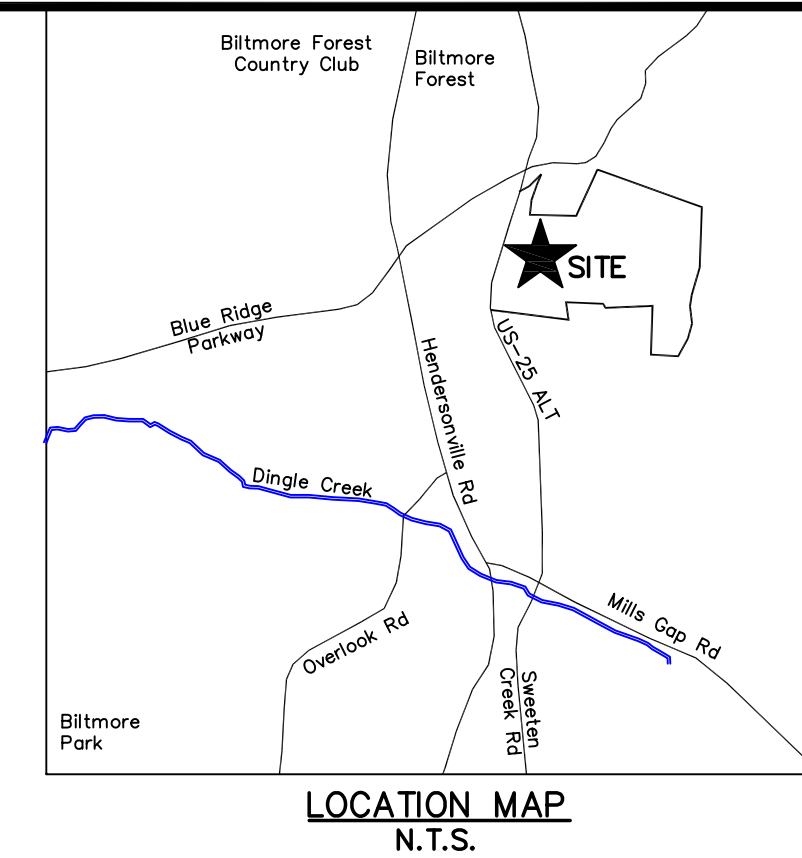
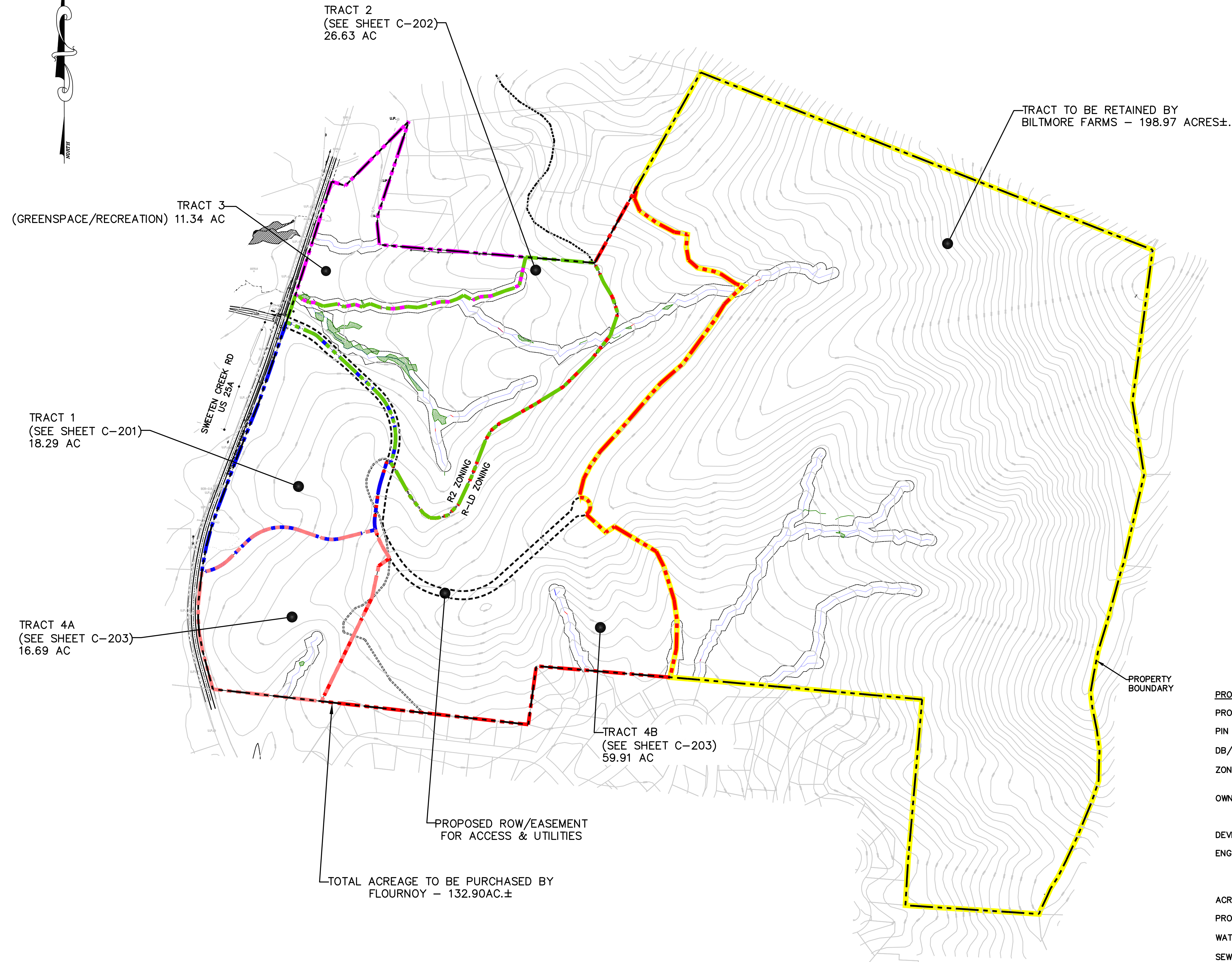


PROJECT SUMMARY	
PROJECT NAME:	BUSBEE
PIN #	9656-42-9538
DB/PG:	1222/0645
ZONING	R-2/R-LD (BUNCOMBE COUNTY)
OWNER	BILTMORE FARMS, LLC ASHEVILLE, NC 28803
DEVELOPER	FLOURNOY DEVELOPMENT GROUP, LLC
ENGINEER	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739
ACREAGE	330.73 AC± (ENTIRE TRACT)
PROJECT AREA	132.90 AC±
WATER SYSTEM	ON SITE (PUBLIC) CITY OF ASHEVILLE
SEWER SYSTEM	ON SITE (PUBLIC) MSD OF BUNCOMBE COUNTY
BUILDING SETBACKS for R-LD	FRONT -10' SIDE -10' REAR -20'
BUILDING SETBACKS for R-2	FRONT -20' SIDE -10' REAR -20'



REVISIONS	
DATE	DESCRIPTION
7-9-20	CONCEPTUAL PLAN SUBMITTAL
8-7-20	REVISIONS



Know what's below.
Call before you dig.

PROJECT NUMBER: 18181
DATE: 6/20
DRAWN BY: KHC
CHECKED BY: WRB

Proposed
Subdivision Plan

C-101

SCALE: 1"=300'



TRACT 3 - FLOURNOY
(GREENSPACE/RECREATION) 11.34 AC

TRACT 2
(SEE SHEET C-202)
26.63 AC

90' UNDISTURBED
BUFFER

SWEETEN CREEK RD
US 25A

PROPERTY RETAINED
BY BILTMORE FARMS

TRACT 1
(SEE SHEET C-201)
18.29 AC

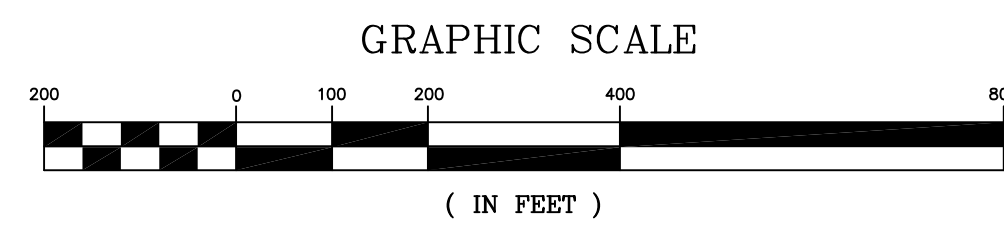
TRACT 4A
(SEE SHEET C-203)
16.69 AC

TRACT 4B
(SEE SHEET C-203)
59.91 AC

VARIABLE WIDTH
BUFFER

50' UNDISTURBED
BUFFER

PROPOSED ROW/EASEMENT
FOR ACCESS & UTILITIES



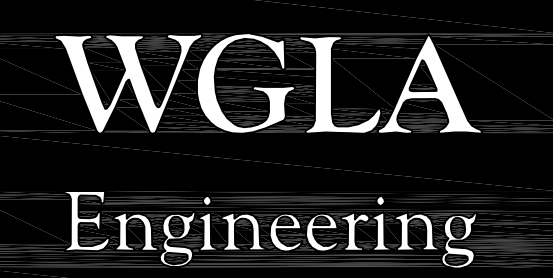
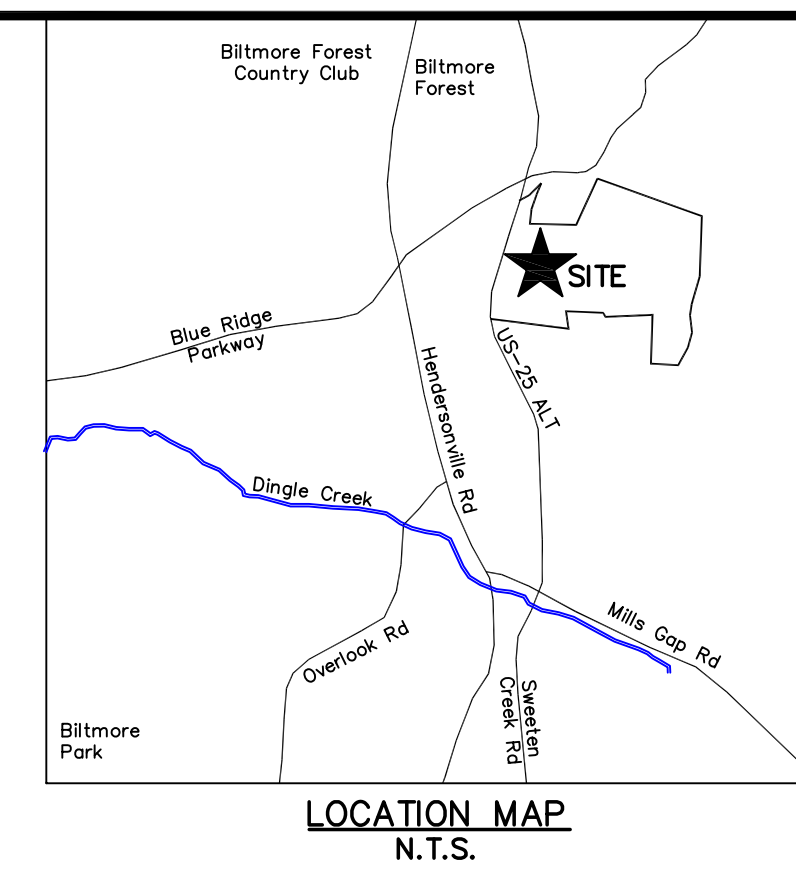
PROJECT SUMMARY

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DB/PG:	1222/0645
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ACREAGE	330.73 AC± (ENTIRE TRACT)
PROJECT AREA	132.90 AC±
ALLOWABLE DENSITY	R-2 - 75.13 AC. x 12 UNITS/AC. = 902 R-LD - 57.76 AC. x 2 UNITS/AC. = 116 TOTAL ALLOWABLE UNITS = 1,018
WATER SYSTEM	ON SITE (PUBLIC) CITY OF ASHEVILLE
SEWER SYSTEM	ON SITE (PUBLIC) MSD OF BUNCOMBE COUNTY
BUILDING SETBACKS for R-LD	FRONT -10' SIDE -10' REAR -20'
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LEGEND	
	EXISTING STREAM
	EXISTING CULVERT
	EXISTING WETLAND
	EXISTING BUFFER
	UNDISTURBED BUFFER

PROPOSED DEVELOPMENT

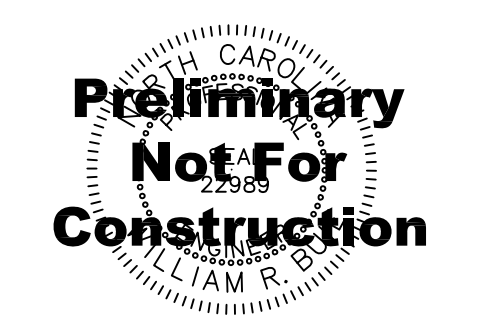
PHASE	UNITS	NATURAL SLOPE	ACRES	UNITS/AC
TRACT 1	315 APARTMENT UNITS	21.03%	18.29 AC.	
TRACT 2	211 AGE TARGETED UNITS (Age 55+)	22.62%	26.67 AC.	
TRACT 3			11.34 AC.	
TRACT 4A	315 APT UNITS	22.63%	16.69 AC.	
TRACT 4B	11 SINGLE FAMILY LOTS	31.09%	59.91 AC.	
	852		132.90 AC.±	6.41 UNITS/AC.



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

Busbee

Limestone Township
Buncombe County
North Carolina



REVISIONS	
DATE	DESCRIPTION
7-9-20	CONCEPTUAL PLAN SUBMITTAL
8-7-20	REVISIONS



Know what's below.
Call before you dig.

PROJECT NUMBER: 18181
DATE: 6/20
DRAWN BY: KHC
CHECKED BY: WRB

Master
Site Plan

C-200

SCALE: 1"=200'



TRACT 3 - FLOURNOY
(GREENSPACE/RECREATION) 11.34 AC

TRACT 2
(SEE SHEET C-202)
26.63 AC

TRACT 1
(SEE SHEET C-201)
18.29 AC

TRACT 4A
(SEE SHEET C-203)
16.69 AC

TRACT 4B
(SEE SHEET C-203)
59.91 AC

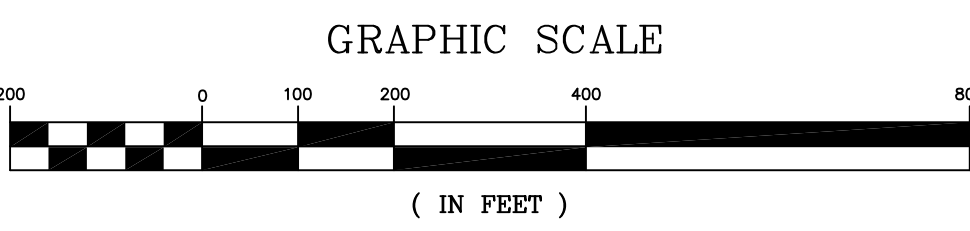
SWEETEN CREEK RD
US 25A

PROPOSED ROW/EASEMENT
FOR ACCESS & UTILITIES

PROPERTY RETAINED
BY BILTMORE FARMS

R2 ZONING
R-LD ZONING

- LEGEND
- BLUE RIDGE PARKWAY OVERLAY
 - PROTECTED RIDGES OVERLAY
 - STEEP SLOPE/HIGH ELEVATION OVERLAY
 - SLOPE/HIGH PARKWAY OVERLAY
 - EXISTING STREAM
 - EXISTING CULVERT
 - EXISTING WETLAND
 - EXISTING BUFFER

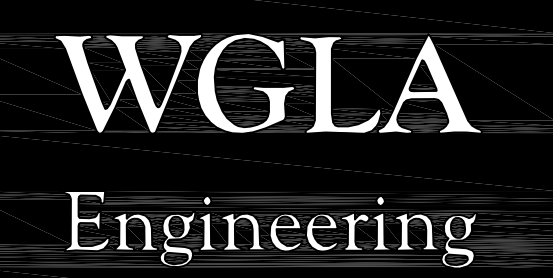
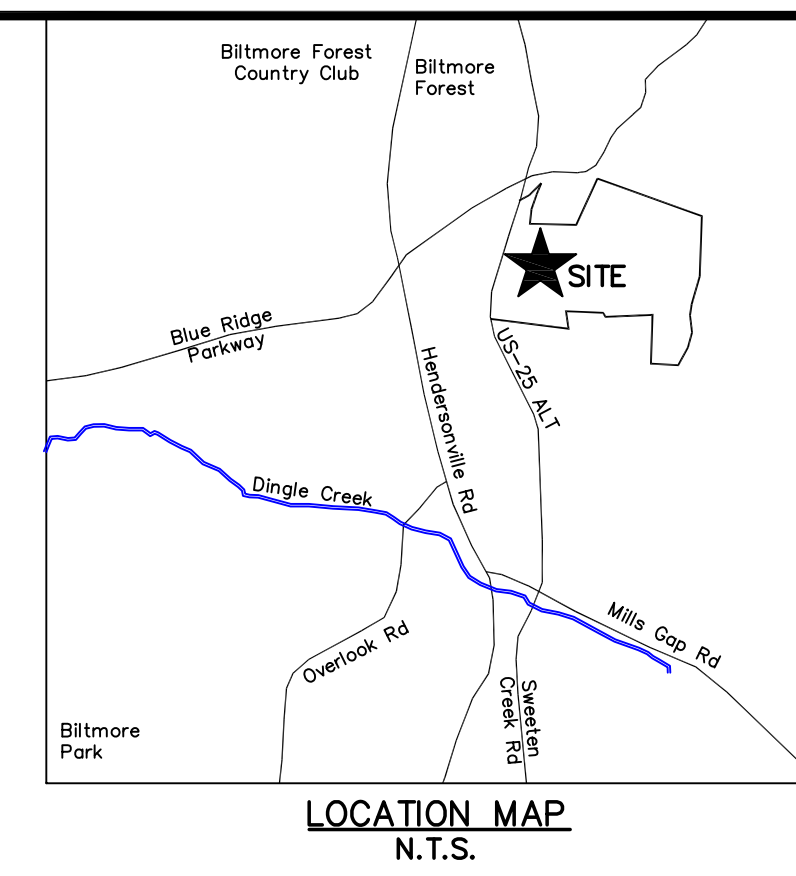


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PROJECT SUMMARY

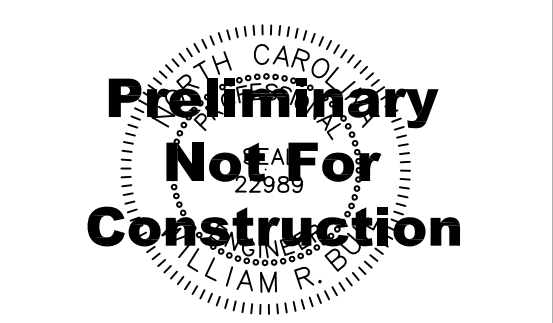
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PIN #	9656-42-9538
DB/PG:	1222/0645
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Busbee

Limestone Township
Buncombe County
North Carolina



REVISIONS

DATE	DESCRIPTION
7-9-20	CONCEPTUAL PLAN SUBMITTAL
8-7-20	REVISION



PROJECT NUMBER: 18181
DATE: 6/20
DRAWN BY: KHC
CHECKED BY: WRB

Site Plan
with Zoning Overlay

C-200A

SCALE: 1"=200'