

Buncombe County Planning Board
February 18, 2013

The Buncombe County Planning Board met February 18, 2013 in the meeting room at 30 Valley Street. Members present were Josh Holmes, Vice-Chairman Bernie Kessel, Jim Young, Joe Sechler, Michelle Pace Wood (arrived late) and Catherine Martin. Also present were Debbie Truempy and Gillian Phillips, Planning staff; Josh O'Conner, Zoning Administrator; Jon Creighton, Planning Director/Assistant County Manager; Dave Spector, CDM Smith; and Michael Frue, County Attorney.

Call to Order

Vice-Chairman Kessel called the meeting to order at 9:34 am.

Approval of Agenda

Mr. Sechler made a motion to approve the agenda as provided to the Planning Board. Mr. Holmes seconded the motion and the motion passed unanimously.

Approval of Minutes (February 4, 2013)

Ms. Martin made a motion to approve the minutes as submitted. Mr. Young seconded the motion, and the motion passed unanimously.

Further discussion of the Comprehensive Land Use Plan Update (Airport Overlay District)

The Board was provided with an information sheet regarding this concept (Attachment A). Ms. Truempy introduced the concept to the Board. Ms. Truempy indicated that the idea behind the overlay was to restrict height surrounding the airport and runway and that height would be determined by how far away from the runway the proposed structure was. Staff indicated that this overlay would be in conjunction with the other jurisdictions surrounding the airport instituting similar overlays. Staff also indicated that the overlay was to bring the County regulations in line with federal rules regarding airports.

Michael A. Reisman (Deputy Executive Director) and Lew Bleiweis (Executive Director) from the Asheville Regional Airport were present to explain the federal regulations regarding development around the airport.

SUB2013-00021: "Hawk's Landing, Phases V & VI," located off Hawks Landing (PINs 9763-04-8181 and 9763-24-2650) seeking preliminary approval and a variance.

A variance from §70-68(f)(2), Alternative Path Hillside Development Standards, of the Buncombe County Land Development and Subdivision Ordinance has also been requested to develop areas of the tract 50% slope or greater.

The Board was provided with the following items prior to the meeting; the recommended staff conditions for the preliminary approval (Attachment B) and the submitted plans (Attachment C). The Board was provided with Findings of Fact worksheet (Exhibit A) and the variance application (Exhibit B).

Report of Planning Department

Ms. Truempy reviewed the proposed subdivision and variance request for the Board.

Presentation of Application by Petitioner

John Kinnaird (Brooks Engineering) was present to represent the case. Mr. Kinnaird indicated that the applicant wished to reduce the density of this section of the development, as a master plan had been approved for 62 lots. Mr. Kinnaird indicated that the applicant wished to develop these phases as an Alternative Path Cluster Hillside Development, and that they required a variance to allow development in areas of slope 50% or greater to construct private driveways for some of the lots. He indicated that three of the private driveways crossed areas that were over 50% slope. He stated that they wished to develop 22 lots. Mr. Sechler raised concerns regarding the proposed development and the requested variance, and asked if the stormwater system had been designed. Ms. Truempy indicated that the applicant could go back to the previously approved plan of 62 lots if the proposal was not approved. There was discussion regarding the geotechnical aspects of the project, and the proposed variance. The Board also discussed the Slope Stability Index Maps and the areas on the plans that were within the high and moderate hazard areas. Mr. Kinnaird discussed which portions of the proposed roads were already constructed or under construction (as they had approval for construction of the roads under the previous preliminary approval). There was further discussion regarding what had been constructed and if there had been any erosion control issues on the site. There was further discussion regarding stability issues given the steepness of the property.

Public Comment/Discussion

- Stom Peterson, the President of the Hawk's Landing Homeowners Association, raised concerns regarding the steepness of the property, and the erosion issues they had on the site.

Mr. Frue reminded the Board that for a variance hearing they could only consider evidence.

- Bob Danian also raised concerns regarding the Homeowner's Association having to take over the roads after they were constructed.
- Burt Conley raised concerns regarding whether or not the lots would perk.
- Stom Peterson raised concerns regarding construction techniques used on the site.
- Steve Lewis also raised concerns regarding sedimentation and stormwater issues.
- Stom Peterson raised issues regarding stormwater management and erosion on the site.
- Dede Stiles raised the issue that if the Planning Board did not approve the 22 lot layout, the developer could go to the 62 lot layout.
- Sandra Carlton, with the property management association that helped run Hawk's Landing, also raised concerns regarding the current homeowner's association having to take over maintenance of the development when it was complete.

Vice Chairman Kessel closed the public portion of the hearing for the variance. The Board then discussed the proposed variance.

Action on Petition

Mr. Holmes then made a motion to accept the Findings of Fact as provided for in 1 through 4A of Exhibit A. Mr. Young seconded the motion and the motion passed unanimously. Vice Chairman Kessel then made a motion to approve the variance as submitted. Mr. Holmes seconded the motion and the motion passed unanimously.

Request for preliminary approval

Vice Chairman Kessel asked if anyone would like to make public comment. Ms. Stiles indicated that the submitted plan actually had less disturbance, and was better than the approved master plan. Ms. Woods then made a motion to grant preliminary approval with staff conditions. Mr. Holmes seconded the motion and the motion passed unanimously.

SUB2013-00002: "Ravenmont," located off Indian Branch Road [tax lot PINs 8697-84-4425 (9 Coralberry Drive), 8697-84-3336 (2 Swallowtail Lane), 8697-84-1110 (118 Indian Branch Road), 8697-84-3126 (1 Red Clover Drive), 8697-84-3505 (2 Coralberry Drive), 8697-84-3565 (6 Coralberry Drive), 8697-84-1531 (1 Clara Parker Drive), 8697-84-3185 (5 Red Clover Drive), 8697-84-3436 (5 Coralberry Drive), 8697-84-2085 (Ravenmont Way East of the intersection with Glasswing Lane), 8697-84-2130 (2 Glasswing Lane), 8697-84-2347 (22 Ravenmont Way), 8697-84-1425 (130 Indian Branch Road), 8697-84-1277 (North and West of Ravenmont Way), 8697-84-2341 (18 Ravenmont Way), 8697-84-1328 (126 Indian Branch Road), 8697-84-2235 (14 Ravenmont Way), 8697-84-4525 (10 Coralberry Drive), 8697-84-1538 (5 Clara Parker Drive), 8697-84-3216 (1 Swallowtail Lane), 8697-84-3296 (5 Swallowtail Lane), 8697-84-2033 (6 Glasswing Lane), 8697-84-4306 (6 Swallowtail Lane), 8697-84-1204 (122 Indian Branch Road), and 8697-84-1302 (124 Indian Branch Road)], seeking preliminary approval and variances.

A variance from §70-5. Definitions of the Buncombe County Land Development and Subdivision Ordinance to allow additional homes to be accessed off of a private drive. A variance request to allow four homes to be accessed applies to the following named roads: Glasswing Way, Red Clover Drive, Swallowtail Lane, and Coralberry Drive. A variance request to allow five homes to be accessed applies to Clara Parker Drive.

A variance from §70-66(g). Lot Frontage of the Buncombe County Land Development and Subdivision Ordinance. This variance request applies to lot 10.

A variance from §70-67(2)(e)(1) regarding the requirement for two feet of additional drivable surface for Ravenmont Way.

The Board was provided with the following prior to the meeting; the recommended staff conditions for the project (Attachment D) and the submitted plans (Attachment E). The Board was provided with Findings of Fact worksheets (Exhibit C) and the variances applications (Exhibit D) at the meeting.

Report of Planning Department

Ms. Truempy reviewed the proposed subdivision and variance requests for the Board. She indicated that they had already received approval for a Planned Unit Development from the Board of Adjustment. Ms. Truempy stated that this project was partially finished and that most of the infrastructure was complete, but they had new financial backing to continue development of the project. As the original development plan was for a condominium project, the applicant required the subdivision approval and variances in

order to finish the development, as condominiums were difficult to finance in today's economic climate. Ms. Truempy then reviewed the variances for the Board.

Presentation of Application by Petitioner

Brian Morris and Robbie Kirkpatrick were present to represent the case. They indicated that they would be constructing a mix of single family homes and duplexes. There was discussion regarding what the cost of the proposed housing would be. Mr. Morris pointed out that what they were currently proposing would actually be less density than what was originally approved. There was discussion regarding what the surrounding land uses were.

Public Comment

Beverly Gottfried was present and wished to make public comment. She indicated that she owned an events facility and rental cabinets that were accessed by Clara Parker Drive, and raised opposition to the proposed variance regarding that private driveway. She indicated that Clara Parker Drive was a secondary access for her facility.

Gary Latham was present and asked a question regarding zoning of the property. Staff indicated that zoning would not change.

Close of Public Hearing/ Discussion

There was discussion regarding density of the project, and Mr. O'Conner reminded the Board that the density had already been approved by the Board of Adjustment through the PUD process. There was further discussion of land use in the area, prior to the vote on the proposed variances.

Action on Petitions

A variance from §70-5. Definitions of the Buncombe County Land Development and Subdivision Ordinance to allow additional homes to be accessed off of a private drive. A variance request to allow four homes to be accessed applies to the following named roads: Glasswing Way, Red Clover Drive, Swallowtail Lane, and Coralberry Drive. A variance request to allow five homes to be accessed applies to Clara Parker Drive.

Mr. Holmes then made a motion to accept the Findings of Fact as provided for in 1 through 4A of Exhibit C. Mr. Young seconded the motion and the motion passed unanimously. Mr. Holmes then made a motion to approve the variance as submitted. Ms. Wood seconded the motion and the motion passed unanimously.

A variance from §70-66(g). Lot Frontage of the Buncombe County Land Development and Subdivision Ordinance. This variance request applies to lot 10.

Mr. Holmes then made a motion to accept the Findings of Fact as provided for in 1 through 4A of Exhibit C. Mr. Young seconded the motion and the motion passed unanimously. Mr. Holmes then made a motion to approve the variance as submitted. Mr. Sechler seconded the motion and the motion passed unanimously.

A variance from §70-67(2)(e)(1) regarding the requirement for two feet of additional drivable surface for Ravenmont Way.

Ms. Wood then made a motion to accept the Findings of Fact as provided for in 1 through 4A of Exhibit C. Ms. Martin seconded the motion and the motion passed unanimously. Ms. Wood then made a motion to approve the variance as submitted. Ms. Martin seconded the motion and the motion passed unanimously.

Request for preliminary approval

Vice Chairman Kessel asked if anyone would like to make public comment, there being no one the Board voted on the preliminary approval of the project. Ms. Wood made a motion to approve the plans as submitted with recommended staff conditions. Mr. Holmes seconded the motion and the motion passed unanimously.

Further discussion of the Comprehensive Land Use Plan Update

Affordable/Workforce Housing Planned Unit Development

The Board was provided with an information sheet regarding this concept (Attachment F). Mr. O’Conner introduced the concept to the Board. He indicated that the proposed Planned Unit Development type would allow increases in density if the developer developed a portion of the project as affordable or workforce housing. There was discussion regarding how the County would ensure that the project remained affordable. Staff indicated that they had not worked out those details yet. Mae Kreadick with Pisgah Legal was present to offer support for the proposal.

Public Utility and Energy Generation Facilities

The Board was provided with an information sheet regarding this concept (Attachment G). Mr. O’Conner introduced the concept to the Board. Mr. O’Conner described the proposal, and how staff would regulate public utility facilities and how wind turbines would be treated differently. There was also discussion of how decommissioning of these facilities would be handled.

Mary Standaert a resident of Ridgecrest was present and wished to make public comment. She thanked County staff for taking the issue up, and discussed the proposed solar facility in Ridgecrest and the developer of that proposed facility.

Adjournment

There being no one wishing to make public comment, Josh Holmes made a motion to adjourn the meeting. Katherine Martin seconded the motion and the motion passed unanimously.

Airport Overlay District

Issue: In an effort to ensure the continued safe operation of the Asheville Regional Airport and to ensure that the Airport is capable of meeting its obligations under Federal Aviation Regulation (FAR) 77, an overlay district needs to be established in accordance with FAR 77.

Federal Regulation Title 14 Part 77 establishes standards and notification requirements for objects affecting navigable airspace. This notification serves as the basis for:

- Evaluating the effect of the construction or alteration on operating procedures
- Determining the potential hazardous effect of the proposed construction on air navigation
- Identifying mitigating measures to enhance safe air navigation
- Charting of new objects
- Notification allows the FAA to identify potential aeronautical hazards in advance thus preventing or minimizing the adverse impacts to the safe and efficient use of navigable airspace.

Airports that have received federal funds are obligated by grant assurance to identify and mitigate hazards to navigable airspace at their airport.

It is prudent for owners to protect the airspace around their airport to prevent loss of existing approaches or other negative impacts affecting utilization of their airport.

Recommendation: Buncombe County should adopt a zoning overlay which establishes the limitations required for compliance with FAR 77. This overlay should be adopted alongside jurisdictions which also contain portions of the area controlled through FAR 77 in order to create uniformity.

Key Points:

- Construction or alteration of objects on or around airports can have an adverse impact to operations at the airport.
- Construction of objects may result in an increase to approach minimums to runways.
- The location of constructed objects may impact runway protection zones, safety areas, object free areas and obstacle free zones.
- The transmitting frequency of the proposed facility could impact the proper operation of navigational aid facilities at the airport.

ATTACHMENT B

Buncombe County Planning Board Meeting
Recommended Staff Conditions
SUB2013-00021
February 18, 2013

Hawk's Landing Subdivision (Phase V and VI)

The applicant is requesting the following variances:

- *a variance from §70-68 (f) (2) to allow development within an area that is 50% slope or greater*

If approved by the Buncombe County Planning Board, the applicant shall provide the following information on a revised set of plans (if necessary) submitted to the Buncombe County Department of Planning and Development:

1. Submit signed and sealed geotechnical report regarding road construction. *No grading shall occur on the site until geotechnical report is submitted to the Buncombe County Department of Planning and Development.*
2. 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.*
3. Provide a written statement from the Buncombe County Stormwater Administrator stating that a stormwater management plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Stormwater Permit is obtained.*
4. Provide proof of approval of road names and addresses from E-911 Addressing.

Sec. 70-10. Variances.

The purpose of a variance is to provide relief when a strict application of these regulations would impose unusual practical difficulties or unnecessary physical hardships on the applicant. The planning board is responsible for considering applications for variances. The variance request must specify which requirements are to be varied from and must specify alternative methods to be used. Application for a variance shall be with the planning department. A request in complete form shall be received no less than 30 days prior to the planning board meeting.

A variance may also be proper when environmental concerns are viewed in light of the spirit and intent of the planning ordinances. Such request may be made by the applicant or any member of the planning board. Upon motion of any member of the planning board the 30-day requirement may be waived. Variances will not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this chapter.

Variances may be granted in the sole discretion of the planning board for any subdivision plan only if all three expressly written findings below are made:

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact; and
- (2) That the granting of the variance will not be detrimental to the public health, safety or welfare; and
- (3) That the granting of the variance would support general objectives contained within this chapter.

Variances shall expire if development or building activity is not initiated within one year of the approval date. A six-month extension may be granted by the planning board when reasonable cause is shown.

A variance may also be granted for a reduction in the minimum lot size requirement contained in the slope %, units per acre, and minimum lot in acres requirements as provided in section 70-68 if a developer permanently sets aside green space or nature reserve through dedication of significant common area or grant of a conservation easement within the proposed development. The reduction in minimum lot size through variance under this provision may not exceed the proportion of the common area or conservation easement to the entire proposed development. All other provisions of section 70-68, including but not limited to slope, unit per acre, maximum site area disturbed and maximum impervious area, remain in effect as if the lot were as large as that required without benefit of the variance.

(Ord. No. 20354, art. IX, § 19, 11-30-93; Ord. No. 07-01-06, § 1, 1-16-07)

HAWK'S LANDING SUBDIVISION

PHASE V & VI

SUB2013-00021
SUBMITTED 01/18/2013

AT THE 2/20/2013 PLANNING BOARD MEETING:
A variance from §70-68 (f) (2) to allow development within an area that is 50% slope or greater was granted.
The Planning Board granted preliminary approval with conditions:
Submit signed and sealed geotechnical report regarding road construction. No grading shall occur on the site until geotechnical report is submitted to the Buncombe County Department of Planning and Development.
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 a stormwater management plan has been submitted and approved for the project. No grading shall occur on the site until an approved Buncombe County Stormwater Permit is obtained.
Provide proof of approval of road names and addresses from E-911 Addressing.

NOTES

PROJECT INFORMATION:

- PROJECT ADDRESS:
- PARCEL ID:
- TOTAL PROJECT AREA: 6,996,817 SF (160.62 AC).
- DISTURBED AREA: 14.40 ACRES.
- PROJECT LOCATION: LAT: 35°42'47"N LON: -82°29'50"W.
- PROPOSED INFRASTRUCTURE IMPERVIOUS AREA (INCLUDING LOTS): 579,184 s.f. (13.30 AC)
- TOTAL PROPOSED IMPERVIOUS AREA (INCLUDING LOTS): 579,184 s.f. (13.30 AC)
- NO PORTION OF THIS SITE IS IN A DELINEATED FLOODWAY.

GENERAL NOTES:

- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE JOB SITE AND LOCATION OF ALL EXISTING FACILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE UNILATERALLY RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES AND UNDERGROUND UTILITIES THAT ARE SHOWN OR NOT SHOWN ON THESE PLANS; AND IF DAMAGED, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- THE CONTRACTOR SHALL RE-SET ALL MANHOLE COVERS, CATCH BASIN GRATES AND ANY OTHER UTILITY ACCESS COVERS TO FINISH PAVEMENT SURFACE OR SIDEWALK GRADE.
- PROTECT UNDERGROUND UTILITIES AND THEIR APPURTENANCES TO REMAIN ON SITE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. PROVIDE SHORING AND OTHER METHODS OF PROTECTIONS AS NEEDED TO ENSURE THE CONDITION AND OPERATION OF THOSE UTILITIES TO REMAIN. CONTRACTOR SHALL CONFIRM AS ENCOUNTERED AND COORDINATE AS NECESSARY.
- ALL SYSTEM COMPONENT LOCATIONS SHALL BE STAKED BY A LICENSED SURVEYING COMPANY PRIOR TO INSTALLATION. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADEQUATE SUPERVISION TO PREVENT DAMAGE AND MOVEMENT FROM EQUIPMENT WORKING AROUND CONSTRUCTION STAKES. THESE CONSTRUCTION STAKES SHALL REMAIN IN PLACE AND BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD. IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION, SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK, FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS, AND/OR ALL CODE REQUIREMENTS, RULES AND REGULATION OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.

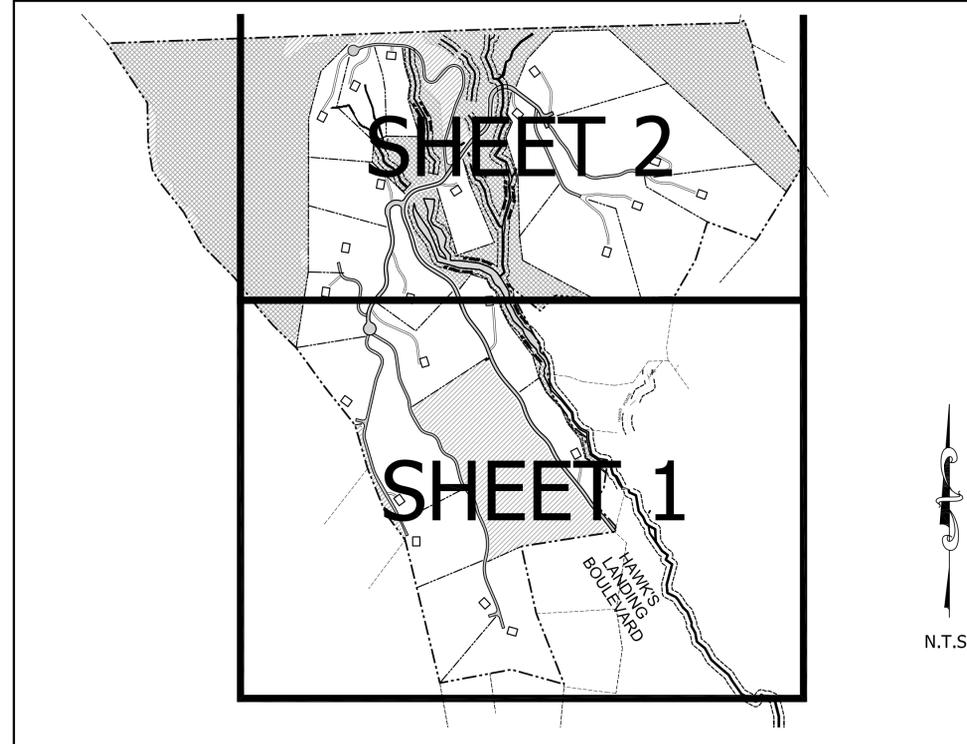
GRADING AND EROSION CONTROL NOTES:

- The only site work to be allowed to take place prior to the full installation of erosion control measures will be the cutting of trees. Clearing, tree removal operations cannot begin until permits are secured and erosion control measures are in place.
- In accordance with the NPDES general stormwater permit, the following conditions must be met:
 - The erosion control plan must be implemented - deviations are a violation of the permit
 - A copy of all plans must be retained by the permit
 - Deposition of sediment offsite or in a stream or wetland are considered a violation of the permit.
 - Visible deposition of sediment shall be reported to BUNCOMBE COUNTY within 24 hours of inspection.
 - A rain gauge shall be maintained on site.
 - A written record of the daily rainfall amounts shall be retained.
 - At least once per week, each erosion control measure shall be inspected to ensure that it is operating correctly and records maintained.
 - Inspections shall also be made within 24 hours of rain events over 1/2 inch.
 - The quality of all stormwater discharges shall be observed and recorded.
 - If any visible sedimentation is leaving the site or entering waters of the state, corrective action shall be taken immediately to control the discharge of sediments.
- Self-inspection records shall be kept on site and made available to the Erosion Control Inspector upon request.
- All drainage easements must be grassed and/or rip-rapped per the plans to control erosion.
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.
- 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 and an amended plan be submitted and approved showing modified erosion control devices.
- The site shall receive temporary/permanent seeding within 7 days of completion of grading operations.
- All work in the NCDOT right-of-way to be done in accordance with NCDOT specifications and standards.
- Contractor to provide inlet protection at each structure as storm system is constructed.
- All grading and erosion control operations and installations must be done in accordance with ASHE COUNTY'S engineering standard specifications and details.
- Install and maintain temporary sediment basins during rough grading.
- Provide watertight joints on any storm drains where velocities exceed 15 ft/sec (see pipe chart).
- All perimeter dikes, swales, slopes, and ditches, and all slopes steeper than 3:1 shall be stabilized in 7 days. All other slopes must be stabilized in 14 days.

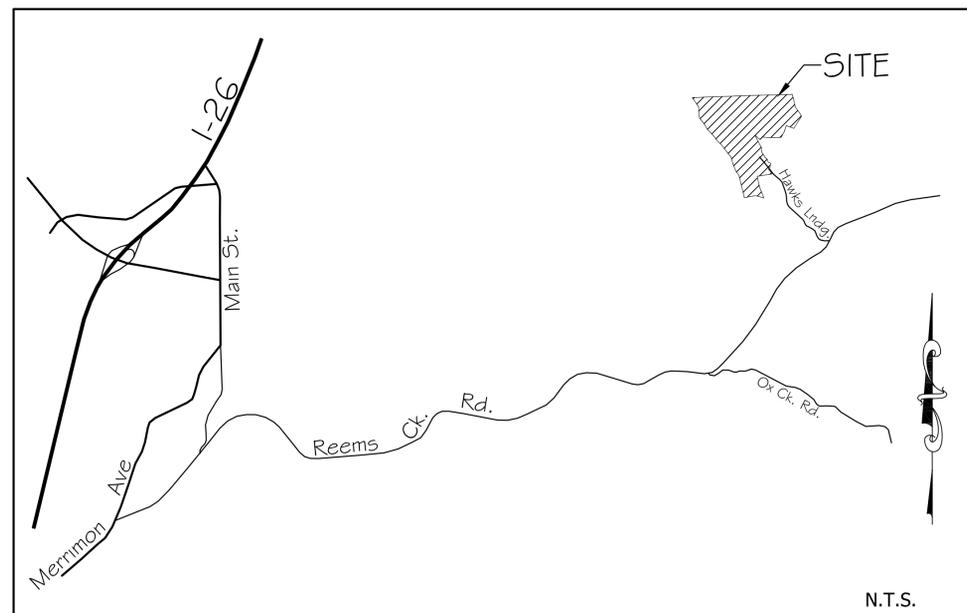
INSPECTION SCHEDULE:

- NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE PROJECT ENGINEER, THE CONTRACTOR, AND A REPRESENTATIVE OF THE CITY OF ASHE COUNTY.
- NO EQUIPMENT SUBSTITUTION SHALL BE MADE WITHOUT MANUFACTURER(S) AND PROJECT ENGINEER'S APPROVAL.
- FINAL INSPECTION SHALL COMMENCE AFTER SITE STABILIZATION.

PROJECT MAP



VICINITY MAP



PROJECT INFO

OWNER / DEVELOPER: HAWKS LANDING LIMITED
CONTACT INFO: CONTACT: ROSS ADICKMAN
2400 NE 2nd AVE, STUDIO B
EMAIL: radickman@amicon.us

ENGINEER: BROOKS ENGINEERING ASSOCIATES, PA
CONTACT INFO: CONTACT: JOHN KINNAIRD, PE
17 ARLINGTON STREET
ASHEVILLE, NC 28801
P: 828-232-4700
EMAIL: jkinnaird@brooksea.com

SURVEYOR: BROOKS ENGINEERING ASSOCIATES, PA
CONTACT INFO: CONTACT: PAUL SEXTON, PE
17 ARLINGTON STREET
ASHEVILLE, NC 28801
P: 828-232-4700
EMAIL: psexton@brooksea.com

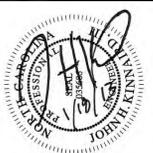
SHEET INDEX

SHEET NO.:	SHEET TITLE
C-0	COVER SHEET
X-1.1	EXISTING CONDITIONS
MP-1.1	SLOPE ANALYSIS
MP-1.2	MASTER PLAN WITH ZONING OVERLAYS
MP-1.3	SLOPE STABILITY MAP
S-1.1	PRELIMINARY PLAT AND SITE PLAN (1 OF 2)
S-1.2	PRELIMINARY PLAT AND SITE PLAN (2 OF 2)
C-1.1	GRADING AND STORMWATER PLAN (1 OF 2)
C-1.2	GRADING AND STORMWATER PLAN (2 OF 2)
C-2.1	ROAD PROFILES
C-2.3	ROAD PROFILES
C-2.2	ROAD PROFILES
D-1.1	SITE DETAILS AND CURVE TABLES
D-1.2	STORMWATER DETAILS
D-1.3	STORMWATER DETAILS
D-1.4	EROSION CONTROL DETAILS



BEFORE YOU DIG 1
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO PLANNING BOARD	1/18/13



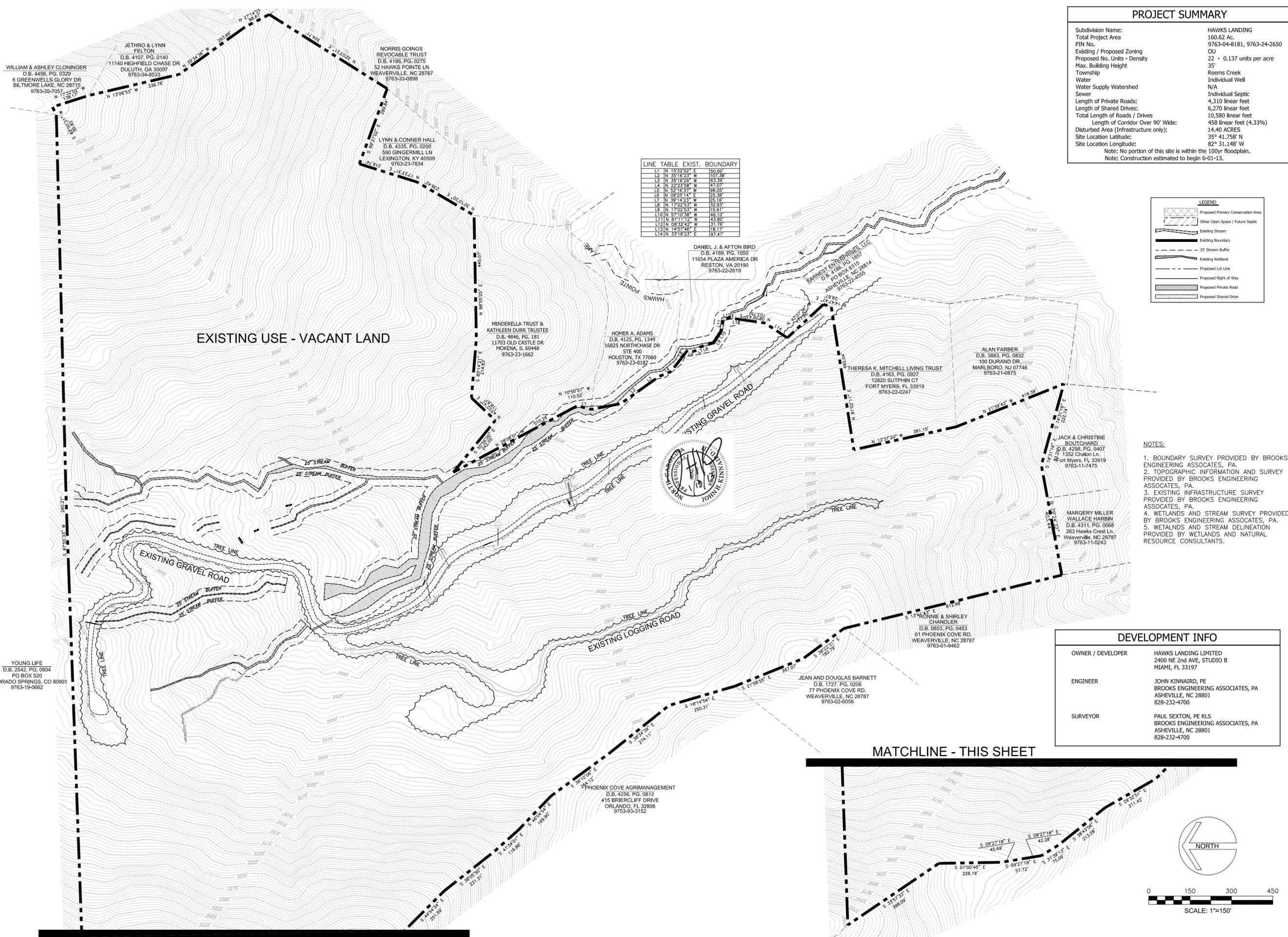
Reviewed: TMM
Scale: 1"=150'
Date: 1-18-13
17 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brooksea.com



HAWKS LANDING SUBDIVISION
PHASE V & VI
BUNCOMBE COUNTY
NORTH CAROLINA

Project No: 385412
Drawing Title: COVER SHEET

Revision/Submission number with a storage indicates changes made on this sheet.



LINE TABLE EXIST. BOUNDARY

L1	N 15°22'02" E	50.86
L2	N 35°18'23" W	101.36
L3	N 35°18'29" W	63.39
L4	N 22°33'58" W	147.07
L5	N 52°18'37" W	96.05
L6	N 09°25'14" E	25.38
L7	N 39°14'23" W	25.18
L8	N 17°02'53" W	32.93
L9	N 17°02'53" W	15.91
L10	N 57°10'38" W	46.10
L11	N 81°11'12" W	43.80
L12	N 09°32'42" W	137.76
L13	N 14°57'46" E	18.17
L14	N 33°18'23" E	97.47

PROJECT SUMMARY

Subdivision Name:	HAWKS LANDING
Total Project Area:	160.62 Ac.
PIN No.:	9763-04-8181, 9763-24-2650
Existing / Proposed Zoning:	OU
Proposed No. Units - Density:	22 - 0.137 units per acre
Max. Building Height:	35'
Township:	Reems Creek
Water:	Individual Well
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Length of Private Roads:	4,310 linear feet
Length of Shared Drives:	6,270 linear feet
Total Length of Roads / Drives:	10,580 linear feet
Length of Corridor Over 90' Wide:	458 linear feet (4.33%)
Disturbed Area (Infrastructure only):	14.40 ACRES
Site Location Latitude:	35° 41.758' N
Site Location Longitude:	82° 31.148' W

Note: No portion of this site is within the 100yr floodplain.
Note: Construction estimated to begin 6-01-13.

LEGEND

- Proposed Primary Conservation Area
- Other Open Space / Future Septic
- Existing Stream
- Existing Boundary
- 25' Stream Buffer
- Existing Wetland
- Proposed Lot Line
- Proposed Right of Way
- Proposed Private Road
- Proposed Shared Drive

- NOTES:
- BOUNDARY SURVEY PROVIDED BY BROOKS ENGINEERING ASSOCIATES, PA.
 - TOPOGRAPHIC INFORMATION AND SURVEY PROVIDED BY BROOKS ENGINEERING ASSOCIATES, PA.
 - EXISTING INFRASTRUCTURE SURVEY PROVIDED BY BROOKS ENGINEERING ASSOCIATES, PA.
 - WETLANDS AND STREAM SURVEY PROVIDED BY BROOKS ENGINEERING ASSOCIATES, PA.
 - WETLANDS AND STREAM DELINEATION PROVIDED BY WETLANDS AND NATURAL RESOURCE CONSULTANTS.

DEVELOPMENT INFO

OWNER / DEVELOPER	HAWKS LANDING LIMITED 2400 NE 2nd AVE, STUDIO B MIAMI, FL 33197
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE RLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

Date	1/18/13
REVISIONS/SUBMISSIONS	SUBMITTAL TO PLANNING BOARD
No.	1
DESIGNED BY	JHK
DRAWN BY	JHK
CHECKED BY	JHK
REVIEWED BY	TMM
SCALE	1"=150'
DATE	1-18-13
PROJECT NO.	385412
SHEET NO.	X-1.1
PROJECT TITLE	HAWKS LANDING SUBDIVISION PHASE V & VI
COUNTY	BUNCOMBE COUNTY
STATE	NORTH CAROLINA
PLANNING BOARD	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com
COMPANY	BROOKS ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •
EXISTING CONDITIONS	

WILLIAM & ASHLEY CLONINGER
D.B. 4456, PG. 0329
6 GREENWELLS GLORY DR
BILTMORE LAKE, NC 28715
9763-35-7057

JE IHRU & LYNN FELTON
D.B. 4107, PG. 0140
11140 HIGHFIELD CHASE DR
DULUTH, GA 30097
9763-34-8533

NORRIS GOINGS REVOCABLE TRUST
D.B. 4186, PG. 0275
52 HAWKS POINTE LN
WEAVERVILLE, NC 28787
9763-33-0898

LYNN & CONNER HALL
D.B. 4335, PG. 0200
590 GINGERMILL LN
LEXINGTON, KY 40509
9763-23-7834

MINDERELLA TRUST & KATHLEEN DURR TRUSTEE
D.B. 4846, PG. 181
11703 OLD CASTLE DR
MCKENNA, IL 60448
9763-23-1662

HOMER A. ADAMS
D.B. 4125, PG. 1349
16825 NORTHCHASE DR
STE 400
HOUSTON, TX 77060
9763-23-0187

DANIEL J. & AFTON BIRD
D.B. 4189, PG. 1050
11654 PLAZA AMERICA DR
RESTON, VA 20190
9763-22-2619

EARLEST ENTERPRISES, LLC
D.B. 4118, PG. 1867
PO BOX 8315
ASHEVILLE, NC 28814
9763-22-4555

THERESA K. MITCHELL LIVING TRUST
D.B. 4163, PG. 0927
12820 SUTPHIN CT
FORT MYERS, FL 33919
9763-22-0247

ALAN FARBER
D.B. 3883, PG. 0832
100 DURAND DR.
MARLBORO, NJ 07746
9763-21-0875

JACK & CHRISTINE BOUTCHARD
D.B. 4298, PG. 0407
1852 Chalm Ln
Fort Myers, FL 33919
9763-11-7475

MARGERY MILLER WALLACE HARBIN
D.B. 4311, PG. 0068
263 Hawks Crest Ln
Weaverville, NC 28787
9763-11-5243

RONNIE & SHIRLEY CHANDLER
D.B. 0853, PG. 0453
61 PHOENIX COVE RD.
WEAVERVILLE, NC 28787
9763-01-9462

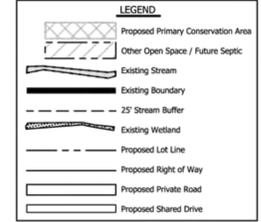
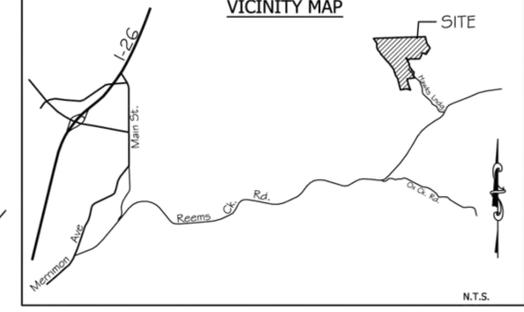
JEAN AND DOUGLAS BARNETT
D.B. 1727, PG. 0206
77 PHOENIX COVE RD.
WEAVERVILLE, NC 28787
9763-02-6056

PHOENIX COVE AGRIMANAGEMENT
D.B. 4256, PG. 0812
415 BRIERCLIFF DRIVE
ORLANDO, FL 32806
9763-95-1522

YOUNG LIFE
D.B. 2542, PG. 0804
PO BOX 520
COLORADO SPRINGS, CO 80901
9763-19-0662



- NOTES:
- HAWKS LANDING IS LOCATED IN REEMS CREEK, BUNCOMBE COUNTY, NC
 - EACH LOT WILL BE SERVED BY A SEPTIC TANK FOR SANITARY SEWER AND WATERWELL FOR DOMESTIC WATER SERVICE
 - ALL ROADS TO BE PRIVATE.
 - ALL PARCELS ADJACENT TO THE PROJECT ARE ZONING CLASSIFICATION: OU
 - ALL IMPERVIOUS SURFACES TO BE 30 OR MORE FEET FROM STREAMS.
 - NO STREAMS OR WETLANDS SHALL BE DISTURBED WITHOUT APPROPRIATE PERMITS FROM THE CORPS OF ENGINEERS AND NCDNR.
 - ALL PRIMARY CONSERVATION AREA SHALL BE PLACED INTO A HOMEOWNERS ASSOCIATION IN WHICH MEMBERSHIP IS MANDATORY FOR ALL PROPERTY OWNERS.
 - THE DEVELOPER IS REQUESTING A VARIANCE TO SUBSECTION 70-68(f)(2) TO ALLOW FOR TWO SHARED DRIVEWAYS TO BE CONSTRUCTED ON SLOPES STEEPER THAN 50%. SEE SHEETS C-1.1 AND C-1.2 FOR DETAILS.
 - NO ROAD CORRIDOR HEIGHT, DEFINED AS THE HEIGHT OF A COMBINED CUT AND FILL SLOPE, SHALL BE OVER 60 FEET.
 - NO PROVISIONS FOR ELECTRICAL, TELEPHONE, CABLE, OR GAS SERVICES HAVE BEEN MADE AT THIS TIME.



PROJECT SUMMARY	
Subdivision Name:	HAWKS LANDING
Total Project Area	160.62 Ac.
PIN No.	9763-04-8181, 9763-24-2650
Existing / Proposed Zoning	OU
Proposed No. Units - Density	22 - 0.137 units per acre
Max. Building Height	35'
Township	Reems Creek
Water	Individual Well
Water Supply Watershed	N/A
Sewer	Individual Septic
Length of Private Roads:	4,310 linear feet
Length of Shared Drives:	6,270 linear feet
Total Length of Roads / Drives	10,580 linear feet
Length of Corridor Over 90' Wide:	458 linear feet (4.33%)
Disturbed Area (Infrastructure only):	14.40 ACRES
Site Location Latitude:	35° 41.758' N
Site Location Longitude:	82° 31.148' W
Note: No portion of this site is within the 100yr floodplain. Note: Construction estimated to begin 6-01-13.	

HILLSIDE CALCULATIONS	
AVERAGE NATURAL SLOPE	160.62 acres
Acreage of Property:	5'
Contour Interval:	657,499 feet
Length of Contours:	47.07 %
Average Natural Slope:	0.128 units / acre
Allowed Density:	NOTE: This subdivision is NOT a Drastic Variation Hillside Development.
MAXIMUM ALLOWED UNITS	20 units
PERMITTING ROUTE:	CLUSTER DEVELOPMENT
IMPERVIOUS AREA:	Impervious Area for Infrastructure: 3.82 acres (2.38%) Impervious Area for homesites: 7.90 acres (4.92%) TOTAL IMPERVIOUS AREA: 11.72 acres (7.30%)
DISTURBED AREA:	Disturbed Area for Infrastructure: 14.40 acres (8.97%) Disturbed Area for homesites: 13.50 acres (8.40%) TOTAL DISTURBED AREA: 27.90 acres (17.37%) Bonus Points for Disturbed Area: 15 points
OPEN SPACE:	Primary Conservation Area: 52.72 acres (32.82%) Bonus Points for Open Space: 10 points Other Open Space (possible septic): 15.81 acres (9.84%)
DENSITY BONUSES:	Total Points: 25 points Bonuses Allowed from Fig. 6: 120% Increase in Density 20 allowed units * 1.20 = 24 allowed units

HAWKS LANDING - LOT SIZING INFORMATION									
LOT #:	LOT SIZE		Is the house site in an overlay?:	OVERLAY DISTRICT INFO			PROPOSED LOTS		
	Size (sf):	Size (ac):		Min. Overlay Lot Size (ac):	Min. Overlay Lot Width (ac):	Max. Disturbed Area (ac):	Max. Impervious Area (ac):	Proposed Disturbed Area (ac):	Proposed Impervious Area (ac):
1	94,090	2.16	No	-	-	N/A	N/A	0.50	0.30
2	108,543	2.49	No	-	-	N/A	N/A	0.50	0.30
3	83,967	1.93	No	-	-	N/A	N/A	0.60	0.40
4	71,328	1.64	No	-	-	N/A	N/A	0.60	0.40
5	96,552	2.22	No	-	-	N/A	N/A	0.60	0.30
6	122,599	2.81	No	-	-	N/A	N/A	0.70	0.30
7	137,747	3.16	No	-	-	N/A	N/A	0.60	0.40
8	151,966	3.49	No	-	-	N/A	N/A	0.50	0.30
9	115,781	2.66	Prot. Ridge Overlay	2.0	200	0.40	0.21	0.40	0.20
10	111,657	2.56	No	-	-	N/A	N/A	0.60	0.20
11	190,712	4.38	No	-	-	N/A	N/A	0.70	0.30
12	119,219	2.74	Prot. Ridge Overlay	2.0	200	0.41	0.22	0.40	0.20
13	234,350	5.38	Prot. Ridge Overlay	2.0	200	0.81	0.43	0.60	0.40
14	161,124	3.70	Prot. Ridge Overlay	2.0	200	0.55	0.30	0.50	0.30
15	163,505	3.75	Prot. Ridge Overlay	2.0	200	0.56	0.30	0.50	0.30
16	213,140	4.89	No	-	-	N/A	N/A	0.60	0.30
17	266,517	6.12	No	-	-	N/A	N/A	0.80	0.50
18	274,129	6.29	No	-	-	N/A	N/A	0.80	0.50
19	187,253	4.30	No	-	-	N/A	N/A	0.80	0.50
20	357,749	8.21	No	-	-	N/A	N/A	0.80	0.50
21	249,751	5.73	No	-	-	N/A	N/A	0.80	0.50
22	111,289	2.55	No	-	-	N/A	N/A	0.60	0.50
TOTAL								13.50	7.90

DEVELOPMENT INFO	
OWNER / DEVELOPER	HAWKS LANDING LIMITED 2400 NE 2nd AVE, STUDIO B MIAMI, FL 33197
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE RLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

REVISIONS/SUBMISSIONS

No.	Date
1	1/18/13

DATE: 1/18/13

DESIGNED: JHK

DRAWN: TMM

CHECKED: JHK

SCALE: 1"=150'

DATE: 1-18-13

17 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brooksea.com

BROOKS ENGINEERING ASSOCIATES

PLANNING • ENGINEERING • SURVEYING
• ENVIRONMENTAL SERVICES •

HAWKS LANDING SUBDIVISION
PHASE V & VI

NORTH CAROLINA
BUNCOMBE COUNTY

Project No: 385412

MP-1.1

Drawing Title: SLOPE ANALYSIS

WILLIAM & ASHLEY CLONINGER
D.B. 4456, PG. 0329
6 GREENWELLS GLORY DR
BILTMORE LAKE, NC 28715
9763-35-7057

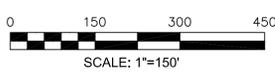
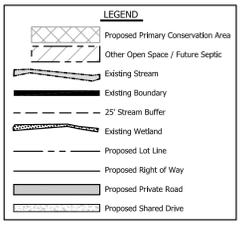
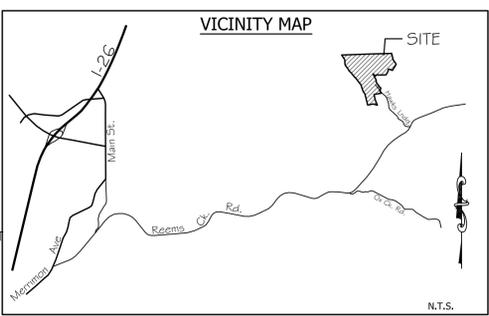
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D.B. 4335, PG. 0200
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DEVELOPMENT INFO	
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SURVEYOR	PAUL SEXTON, PE RLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

- NOTES:
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 4. ALL PARCELS ADJACENT TO THE PROJECT ARE ZONING CLASSIFICATION: OU
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 8. THE DEVELOPER IS REQUESTING A VARIANCE TO SUBSECTION 70-68(f)(2) TO ALLOW FOR TWO SHARED DRIVEWAYS TO BE CONSTRUCTED ON SLOPES STEEPER THAN 50%. SEE SHEETS C-1.1 AND C-1.2 FOR DETAILS.
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Disturbed Area (Infrastructure only):	14.40 ACRES
Site Location Latitude:	35° 41.758' N
Site Location Longitude:	82° 31.148' W
Note: No portion of this site is within the 100yr floodplain. Note: Construction estimated to begin 6-01-13.	

HAWKS LANDING - LOT SIZING INFORMATION									
LOT #:	LOT SIZE	Size (sf):	Size (ac):	Is the house site in an overlay?:	OVERLAY DISTRICT INFO		PROPOSED LOTS		
					Min. Overlay Lot Size (ac):	Max. Overlay Lot Width (ac):	Min. Disturbed Area (ac):	Max. Impervious Area (ac):	Proposed Disturbed Area (ac):
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3	83,967	1.93	Nc	-	-	-	N/A	0.60	0.40
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5	96,552	2.22	Nc	-	-	-	N/A	0.60	0.30
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9	115,781	2.66	Prot. Ridge Overlay	2.0	200	0.40	0.21	0.40	0.20
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11	190,712	4.38	Nc	-	-	-	N/A	0.70	0.30
12	119,219	2.74	Prot. Ridge Overlay	2.0	200	0.41	0.22	0.40	0.20
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16	213,140	4.89	Nc	-	-	-	N/A	0.60	0.30
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18	274,129	6.29	Nc	-	-	-	N/A	0.80	0.50
19	187,253	4.30	Nc	-	-	-	N/A	0.80	0.50
20	357,749	8.21	Nc	-	-	-	N/A	0.80	0.50
21	249,751	5.73	Nc	-	-	-	N/A	0.80	0.50
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TOTAL								13.50	7.90

HILLSIDE CALCULATIONS	
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Acres of Property:	5'
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TOTAL DISTURBED AREA:	27.90 acres (17.37%)
Bonus Points for Disturbed Area:	15 points
OPEN SPACE:	
Primary Conservation Area:	52.72 acres (32.82%)
Bonus Points for Open Space:	10 points
Other Open Space (possible septic):	15.81 acres (9.84%)
DENSITY BONUSES:	
Total Points	25 points
Bonuses Allowed from Fig. 6	120% Increase in Density
20 allowed units *1.20 =	24 allowed units

YOUNG LIFE
D.B. 2542, PG. 0804
PO BOX 520
COLORADO SPRINGS, CO 80901
9763-19-0682

PHOENIX COVE AGRIMANAGEMENT
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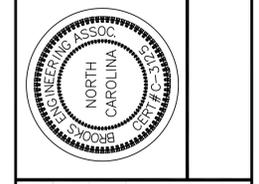
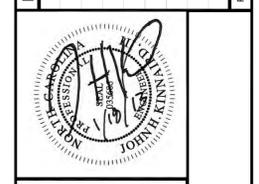
MARGERY MILLER WALLACE PARSON
D.B. 4311, PG. 0058
263 Hawks Crest Ln.
Weaverville, NC 28787
9763-11-3243

Project No: 385412	HAWKS LANDING SUBDIVISION PHASE V & VI	BUNCOMBE COUNTY	NORTH CAROLINA	Date: 1/18/13
Drawing Title: SLOPE STABILITY MAP	MP-1.3	BUNCOMBE COUNTY	NORTH CAROLINA	No. 1
				SUBMITTAL TO PLANNING BOARD
				Designed: JHK Drawn: JHK Checked: JHK Reviewer: TMM Scale: 1"=150' Date: 1-18-13 17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com

DEVELOPMENT INFO	
OWNER / DEVELOPER	HAWKS LANDING LIMITED 2400 NE 2nd AVE, STUDIO B MIAMI, FL 33197
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
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PROJECT SUMMARY	
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Note: No portion of this site is within the 100yr floodplain. Note: Construction estimated to begin 6-01-13.	

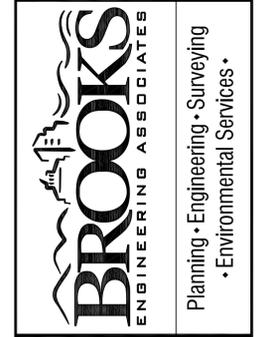
Date	REVISIONS / SUBMISSIONS
1/18/13	SUBMITTAL TO PLANNING BOARD
No. 1	



Reviewed: TMM
Scale: 1"=100'
Date: 1-18-13

Designed: JHK
Drawn: JHK
Checked: JHK

17 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
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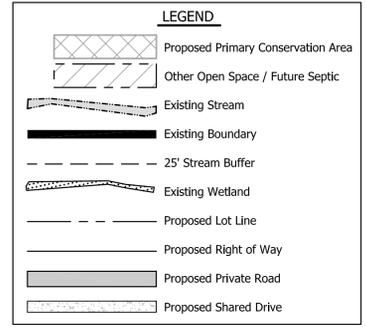
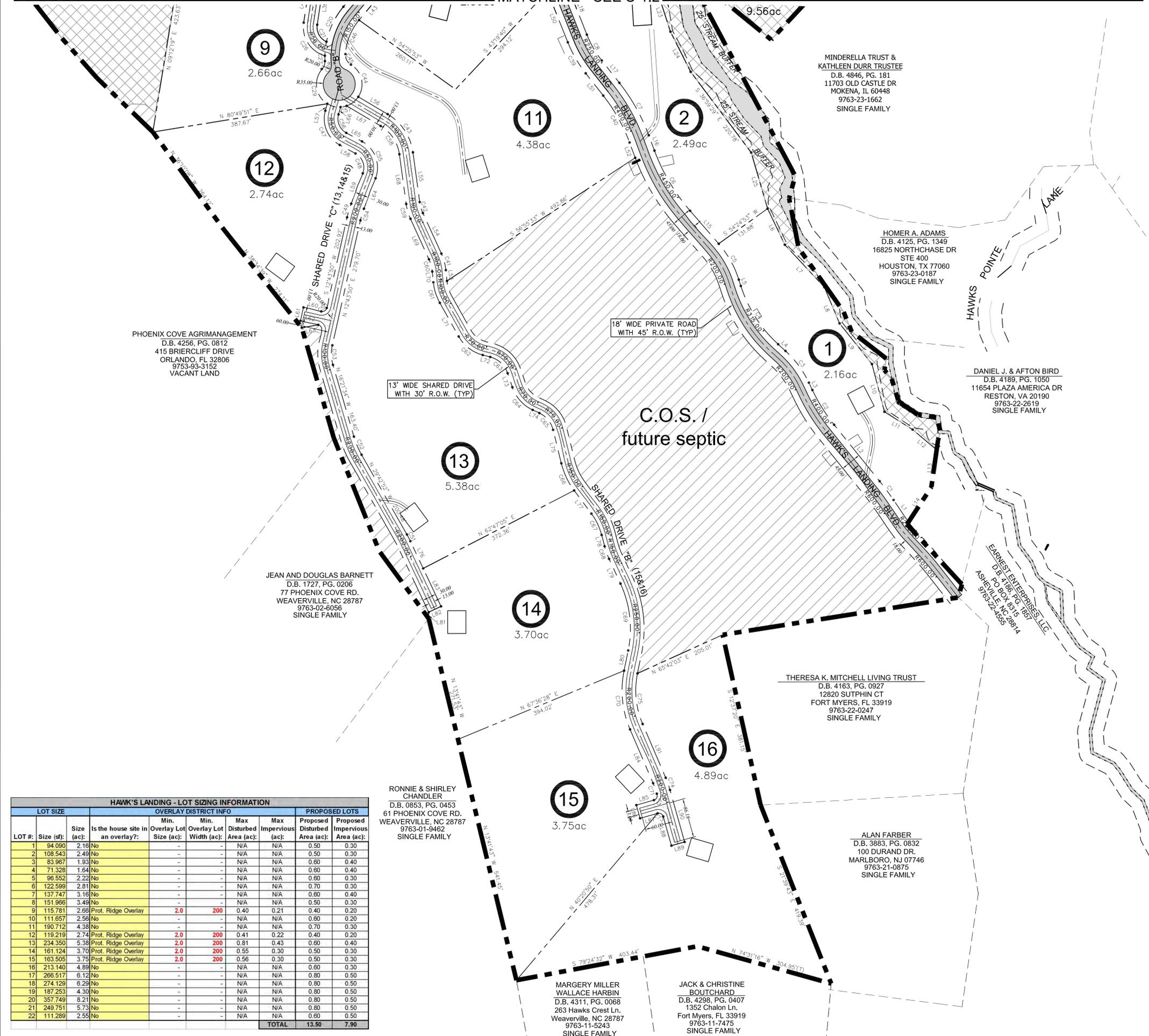


HAWKS LANDING SUBDIVISION
PHASE V & VI

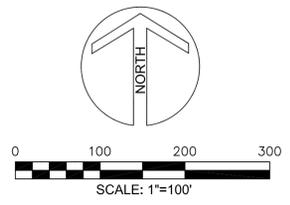
NORTH CAROLINA
BUNCOMBE COUNTY

Project No: 385412
S-1.1

Drawing Title: PRELIMINARY PLAT AND SITE PLAN (1 OF 2)



- NOTES:
- HAWKS LANDING IS LOCATED IN REEMS CREEK, BUNCOMBE COUNTY, NC
 - EACH LOT WILL BE SERVED BY A SEPTIC TANK FOR SANITARY SEWER AND WATERWELL FOR DOMESTIC WATER SERVICE
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 - NO STREAMS OR WETLANDS SHALL BE DISTURBED WITHOUT APPROPRIATE PERMITS FROM THE CORPS OF ENGINEERS AND NCDENR.
 - AREAS WITH A NATURAL SLOPE OVER 30% SHALL NOT HAVE FILL SLOPES STEEPER THAN 2H:1V NOR CUT SLOPES STEEPER THAN 1.5H:1V UNLESS DESIGNED BY A GEOTECHNICAL ENGINEER.
 - ALL ROAD CONSTRUCTION IN AREAS STEEPER THAN 30% OR IN AREAS DESIGNATED AS HIGH OR MODERATE HAZARD ON THE BUNCOMBE COUNTY SLOPE STABILITY INDEX SHALL REQUIRE GEOTECHNICAL CONSULTATION.
 - GUARDRAILS, INSTALLED TO NCDOT STANDARDS AND SPECIFICATIONS MAY BE REQUIRED ON ROADS OVER 15% GRADE WITH A DOWNHILL SLOPE OF OVER 30%.
 - ALL PRIMARY CONSERVATION AREA SHALL BE PLACED INTO A HOMEOWNERS ASSOCIATION IN WHICH MEMBERSHIP IS MANDATORY FOR ALL PROPERTY OWNERS.
 - NO PROVISIONS FOR ELECTRICAL, TELEPHONE, CABLE, OR GAS SERVICES HAVE BEEN MADE AT THIS TIME.
 - ALL ROADS SHALL BE PRIVATE. PRIVATE ROADS SHALL CONFORM TO THE STANDARDS SET FORTH IN SECTION 70-67 OF THE BUNCOMBE COUNTY SUBDIVISION ORDINANCE. PRIVATE ROADS SHALL BE SET 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.



HAWK'S LANDING - LOT SIZING INFORMATION									
LOT SIZE		OVERLAY DISTRICT INFO				PROPOSED LOTS			
LOT #:	Size (sf):	Size (ac):	Is the house site in an overlay?:	Min. Overlay Lot Size (ac):	Min. Overlay Lot Width (ac):	Max Disturbed Area (ac):	Max Impervious (ac):	Proposed Disturbed Area (ac):	Proposed Impervious Area (ac):
1	94,090	2.16	No	-	-	N/A	N/A	0.50	0.30
2	108,543	2.49	No	-	-	N/A	N/A	0.50	0.30
3	83,967	1.93	No	-	-	N/A	N/A	0.60	0.40
4	71,328	1.64	No	-	-	N/A	N/A	0.60	0.40
5	96,552	2.22	No	-	-	N/A	N/A	0.60	0.30
6	122,599	2.81	No	-	-	N/A	N/A	0.70	0.30
7	137,747	3.16	No	-	-	N/A	N/A	0.60	0.40
8	151,966	3.49	No	-	-	N/A	N/A	0.50	0.30
9	115,781	2.68	Prot. Ridge Overlay	2.0	200	0.40	0.21	0.40	0.20
10	111,857	2.58	No	-	-	N/A	N/A	0.60	0.20
11	190,712	4.38	No	-	-	N/A	N/A	0.70	0.30
12	119,219	2.74	Prot. Ridge Overlay	2.0	200	0.41	0.22	0.40	0.20
13	234,350	5.38	Prot. Ridge Overlay	2.0	20				

LEGEND

- Proposed Primary Conservation Area
- Other Open Space / Future Septic
- Existing Stream
- Existing Boundary
- 25' Stream Buffer
- Existing Wetland
- Proposed Lot Line
- Proposed Right of Way
- Proposed Private Road
- Proposed Shared Drive

HAWK'S LANDING - LOT SIZING INFORMATION									
LOT SIZE		OVERLAY DISTRICT INFO				PROPOSED LOTS			
LOT #:	Size (sf):	Size (ac):	Is the house site in an overlay?:	Min. Overlay Lot Size (ac):	Min. Overlay Lot Width (ac):	Max Disturbed Area (ac):	Max Impervious (ac):	Proposed Disturbed Area (ac):	Proposed Impervious Area (ac):
1	94,090	2.16	No	-	-	N/A	N/A	0.50	0.30
2	108,543	2.49	No	-	-	N/A	N/A	0.50	0.30
3	83,967	1.93	No	-	-	N/A	N/A	0.60	0.40
4	71,328	1.64	No	-	-	N/A	N/A	0.60	0.40
5	96,552	2.22	No	-	-	N/A	N/A	0.60	0.30
6	122,569	2.81	No	-	-	N/A	N/A	0.70	0.30
7	137,747	3.16	No	-	-	N/A	N/A	0.60	0.40
8	151,966	3.49	No	-	-	N/A	N/A	0.50	0.30
9	115,781	2.66	Prot. Ridge Overlay	2.0	200	0.40	0.21	0.40	0.20
10	111,657	2.56	No	-	-	N/A	N/A	0.60	0.20
11	190,712	4.38	No	-	-	N/A	N/A	0.70	0.30
12	119,219	2.74	Prot. Ridge Overlay	2.0	200	0.41	0.22	0.40	0.20
13	234,350	5.38	Prot. Ridge Overlay	2.0	200	0.81	0.43	0.60	0.40
14	161,124	3.70	Prot. Ridge Overlay	2.0	200	0.55	0.30	0.50	0.30
15	163,505	3.75	Prot. Ridge Overlay	2.0	200	0.56	0.30	0.50	0.30
16	213,140	4.88	No	-	-	N/A	N/A	0.60	0.30
17	266,517	6.12	No	-	-	N/A	N/A	0.80	0.50
18	274,129	6.28	No	-	-	N/A	N/A	0.80	0.50
19	187,253	4.30	No	-	-	N/A	N/A	0.80	0.50
20	357,749	8.21	No	-	-	N/A	N/A	0.80	0.50
21	249,751	5.73	No	-	-	N/A	N/A	0.80	0.50
22	111,289	2.55	No	-	-	N/A	N/A	0.60	0.50
TOTAL								13.50	7.90

PROJECT SUMMARY

Subdivision Name:	HAWKS LANDING
Total Project Area:	160.62 Ac.
PIN No.:	9763-04-8181, 9763-24-2650
Existing / Proposed Zoning:	OU
Proposed No. Units - Density:	22 - 0.137 units per acre
Max. Building Height:	35'
Township:	Reems Creek
Water:	Individual Well
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Length of Private Roads:	4,310 linear feet
Length of Shared Drives:	6,270 linear feet
Total Length of Roads / Drives:	10,580 linear feet
Length of Corridor Over 90' Wide:	458 linear feet (4.33%)
Disturbed Area (Infrastructure only):	14.40 ACRES
Site Location Latitude:	35° 41.758' N
Site Location Longitude:	82° 31.148' W

Note: No portion of this site is within the 100yr floodplain.
Note: Construction estimated to begin 6-01-13.

DEVELOPMENT INFO

OWNER / DEVELOPER	HAWKS LANDING LIMITED 2400 NE 2nd AVE, STUDIO B MIAMI, FL 33197
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE RLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

- NOTES:**
- HAWKS LANDING IS LOCATED IN REEMS CREEK, BUNCOMBE COUNTY, NC
 - EACH LOT WILL BE SERVED BY A SEPTIC TANK FOR SANITARY SEWER AND WATERWELL FOR DOMESTIC WATER SERVICE
 - ALL ROADS TO BE PRIVATE.
 - ALL PARCELS ADJACENT TO THE PROJECT ARE ZONING CLASSIFICATION: OU
 - ALL IMPERVIOUS SURFACES TO BE 30 OR MORE FEET FROM STREAMS.
 - NO STREAMS OR WETLANDS SHALL BE DISTURBED WITHOUT APPROPRIATE PERMITS FROM THE CORPS OF ENGINEERS AND NCDENR.
 - AREAS WITH A NATURAL SLOPE OVER 30% SHALL NOT HAVE FILL SLOPES STEEPER THAN 2H:1V NOR CUT SLOPES STEEPER THAN 1.5H:1V UNLESS DESIGNED BY A GEOTECHNICAL ENGINEER.
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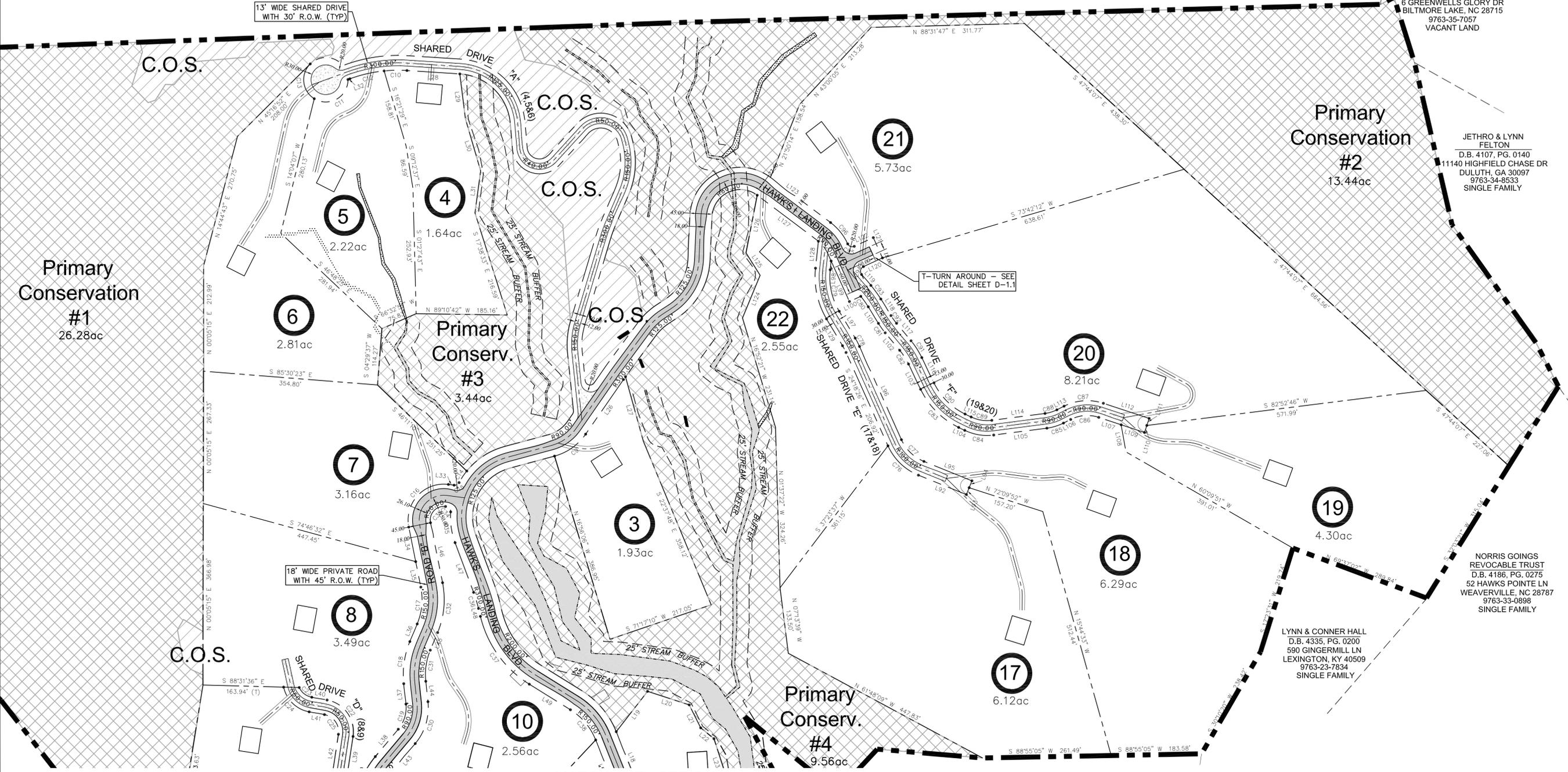
YOUNG LIFE
D.B. 2542, PG. 0804
PO BOX 520
COLORADO SPRINGS, CO 80901
9763-19-0662
VACANT LAND
13' WIDE SHARED DRIVE
WITH 30' R.O.W. (TYP)

WILLIAM & ASHLEY CLONINGER
D.B. 4456, PG. 0329
6 GREENWELLS GLORY DR
BILTMORE LAKE, NC 28715
9763-35-7057
VACANT LAND

JETHRO & LYNN FELTON
D.B. 4107, PG. 0140
11140 HIGHFIELD CHASE DR
DULUTH, GA 30097
9763-34-8533
SINGLE FAMILY

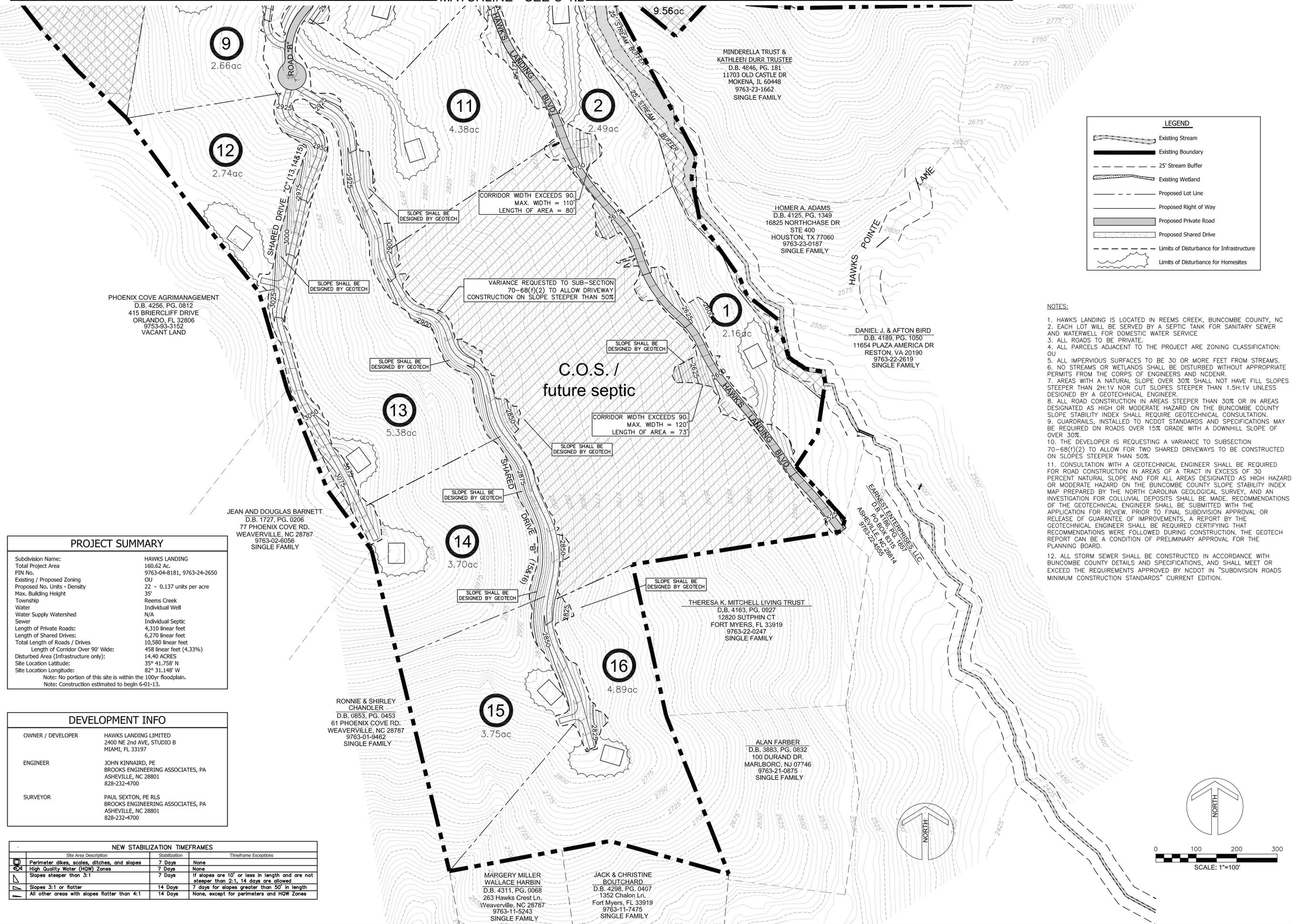
NORRIS GOINGS REVOCABLE TRUST
D.B. 4186, PG. 0275
52 HAWKS POINTE LN
WEAVERVILLE, NC 28787
9763-33-0898
SINGLE FAMILY

LYNN & CONNER HALL
D.B. 4335, PG. 0200
590 GINGERMILL LN
LEXINGTON, KY 40509
9763-23-7834
SINGLE FAMILY



Date:	1/18/13
REVISIONS/SUBMISSIONS	
No. 1	SUBMITTAL TO PLANNING BOARD
Project No.:	385412
Drawing Title:	S-1.2
Project Name:	HAWKS LANDING SUBDIVISION PHASE V & VI
Location:	BUNCOMBE COUNTY NORTH CAROLINA
Company:	BROOKS ENGINEERING ASSOCIATES
Services:	Planning • Engineering • Surveying • Environmental Services •
Designed:	JHK
Drawn:	JHK
Checked:	JHK
Reviewed:	TMM
Scale:	1"=100'
Date:	1-18-13
Address:	17 Arlington Street Asheville, N.C. 28801
Phone:	1-828-232-4700
Fax:	1-828-232-1331
Website:	www.brookssea.com

MATCHLINE - SEE S-1.1



LEGEND

- Existing Stream
- Existing Boundary
- 25' Stream Buffer
- Existing Wetland
- Proposed Lot Line
- Proposed Right of Way
- Proposed Private Road
- Proposed Shared Drive
- Limits of Disturbance for Infrastructure
- Limits of Disturbance for Homesites

- NOTES:**
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 - THE DEVELOPER IS REQUESTING A VARIANCE TO SUBSECTION 70-68(f)(2) TO ALLOW FOR TWO SHARED DRIVEWAYS TO BE CONSTRUCTED ON SLOPES STEEPER THAN 50%.
 - 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. THE GEOTECH REPORT CAN BE A CONDITION OF PRELIMINARY APPROVAL FOR THE PLANNING BOARD.
 - ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUNCOMBE COUNTY DETAILS AND SPECIFICATIONS, AND SHALL MEET OR EXCEED THE REQUIREMENTS APPROVED BY NCDOT IN "SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS" CURRENT EDITION.

PROJECT SUMMARY

Subdivision Name:	HAWKS LANDING
Total Project Area:	160.62 Ac.
PIN No.:	9763-04-8181, 9763-24-2650
Existing / Proposed Zoning:	OU
Proposed No. Units - Density:	22 - 0.137 units per acre
Max. Building Height:	35'
Township:	Reems Creek
Water:	Individual Well
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Length of Private Roads:	4,310 linear feet
Length of Shared Drives:	6,270 linear feet
Total Length of Roads / Drives:	10,580 linear feet
Length of Corridor Over 90' Wide:	458 linear feet (4.33%)
Disturbed Area (Infrastructure only):	14.40 ACRES
Site Location Latitude:	35° 41.758' N
Site Location Longitude:	82° 31.148' W

Note: No portion of this site is within the 100yr floodplain.
Note: Construction estimated to begin 6-01-13.

DEVELOPMENT INFO

OWNER / DEVELOPER	HAWKS LANDING LIMITED 2400 NE 2nd AVE, STUDIO B MIAMI, FL 33197
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE RLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

NEW STABILIZATION TIMEFRAMES

Site Area Description	Stabilization	Timeframe Exceptions
Perimeter dikes, slopes, ditches, and slopes	7 Days	None
High Quality Water (HQW) Zones	7 Days	None
Slopes steeper than 3:1	7 Days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
Slopes 3:1 or flatter	14 Days	7 days for slopes greater than 50' in length
All other areas with slopes flatter than 4:1	14 Days	None, except for perimeters and HQW Zones

	REVISIONS/SUBMISSIONS	Date	
No.	1	1/18/13	SUBMITTAL TO PLANNING BOARD
Designed:	JHK	Scale:	1"=100'
Drawn:	JHK	Date:	1-18-13
Checked:	JHK	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com	
HAWKS LANDING SUBDIVISION PHASE V & VI		NORTH CAROLINA	
BUNCOMBE COUNTY		C-1.1	
Project No.: 385412		Drawing Title: GRADING AND STORMWATER PLAN (1 OF 2)	

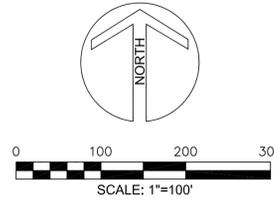
NEW STABILIZATION TIMEFRAMES		
Site Area Description	Stabilization	Timeframe Exceptions
Perimeter dikes, scales, ditches, and slopes	7 Days	None
High Quality Water (HQW) Zones	7 Days	None
Slopes steeper than 3:1	7 Days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
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YOUNG LIFE
D.B. 2542, PG. 0804
PO BOX 520
COLORADO SPRINGS, CO 80901
9763-19-0662
VACANT LAND

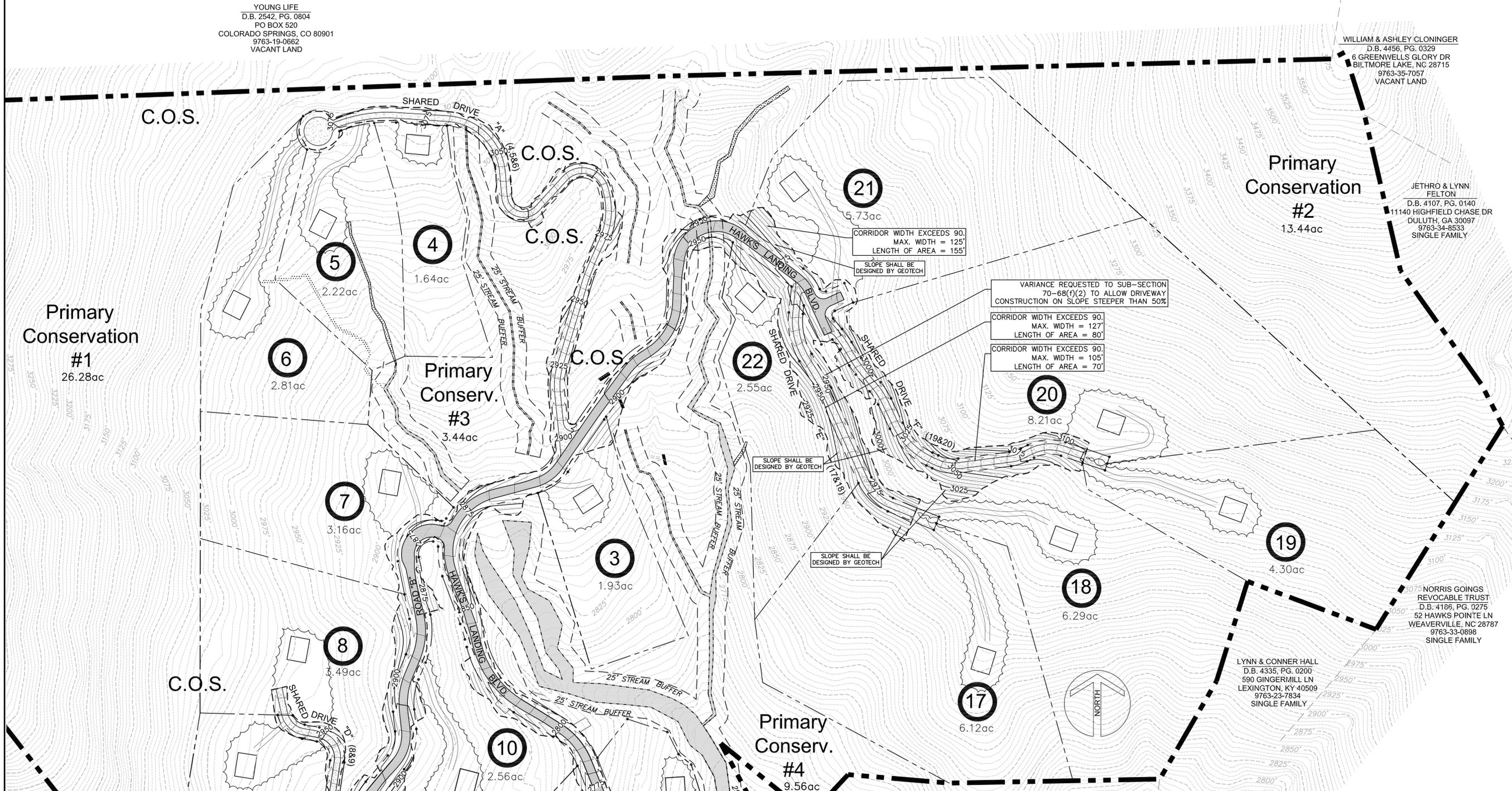
PROJECT SUMMARY	
Subdivision Name:	HAWKS LANDING
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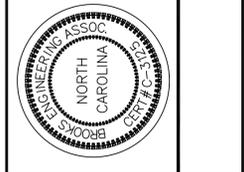
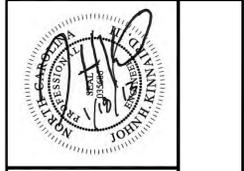
LEGEND	
	Existing Stream
	Existing Boundary
	25' Stream Buffer
	Existing Wetland
	Proposed Lot Line
	Proposed Right of Way
	Proposed Private Road
	Proposed Shared Drive
	Limits of Disturbance for Infrastructure
	Limits of Disturbance for Homesites

NOTES:

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Date	1/18/13
REVISIONS/SUBMISSIONS	
No.	1
SUBMITTAL TO PLANNING BOARD	



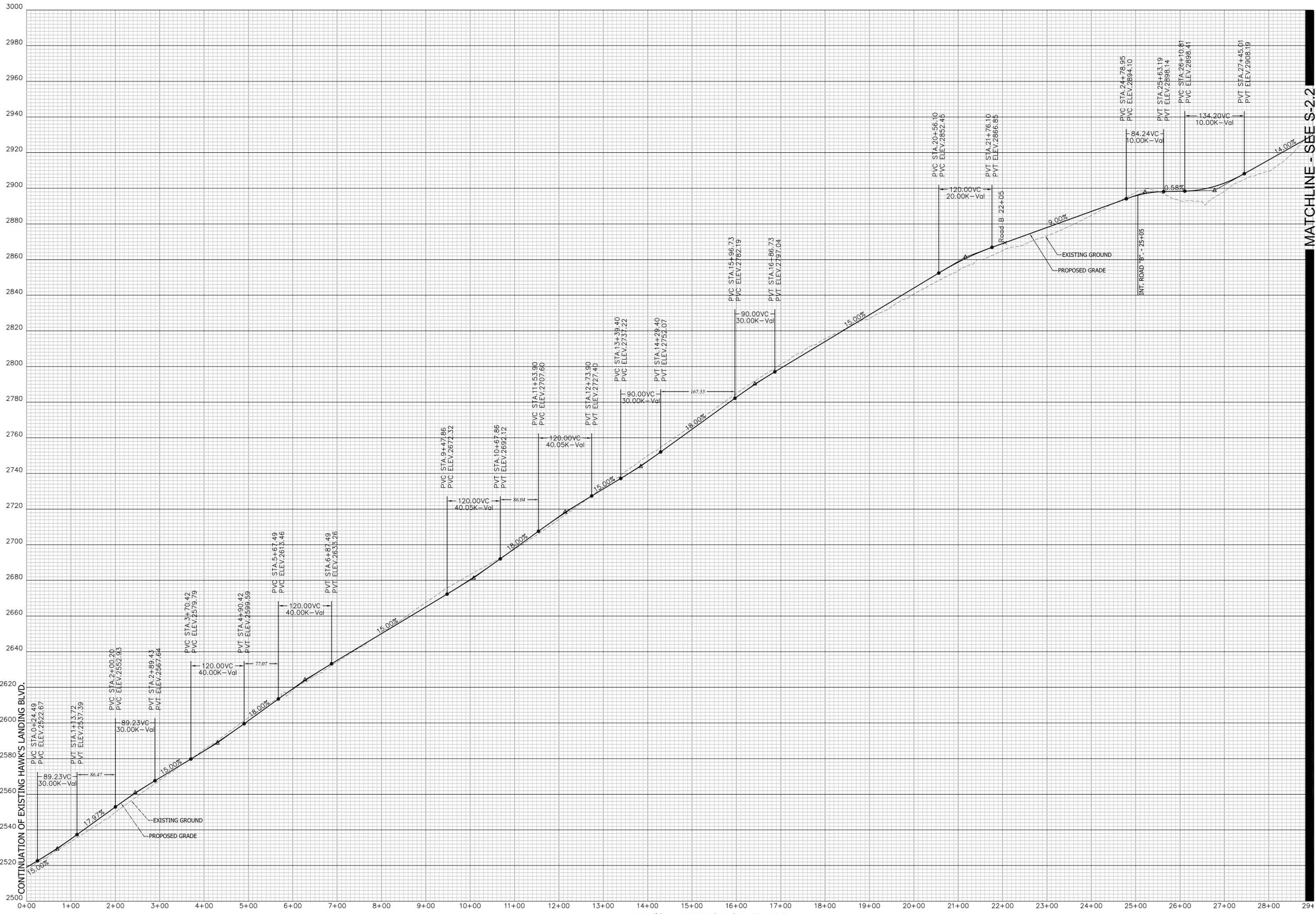
Reviewed:	TMM	Scale:	1"=100'	Date:	1-18-13
Designed:	JHK	Drawn:	JHK	Checked:	JHK
17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com					

BROOKS
ENGINEERING ASSOCIATES
Planning • Engineering • Surveying
• Environmental Services •

HAWKS LANDING SUBDIVISION PHASE V & VI	NORTH CAROLINA
BUNCOMBE COUNTY	

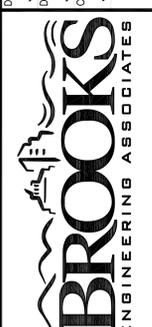
Project No.:	385412
Drawing Title:	C-1.2 GRADING AND STORMWATER PLAN (2 OF 2)

MATCHLINE - SEE C-1.1



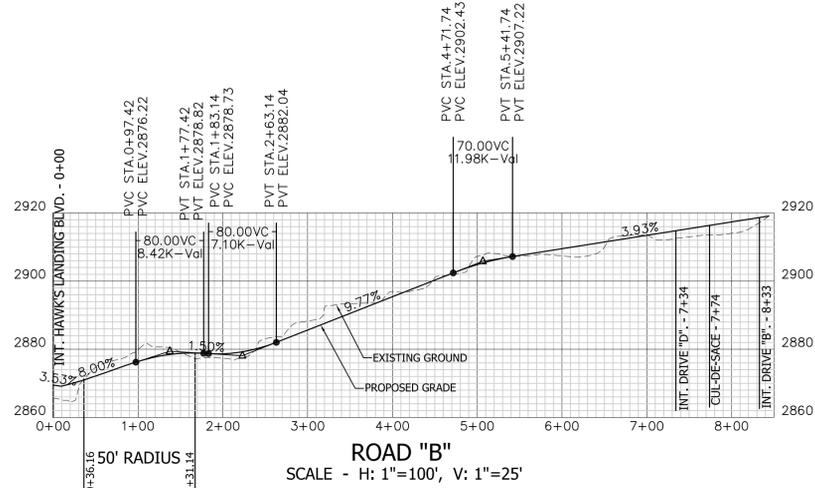
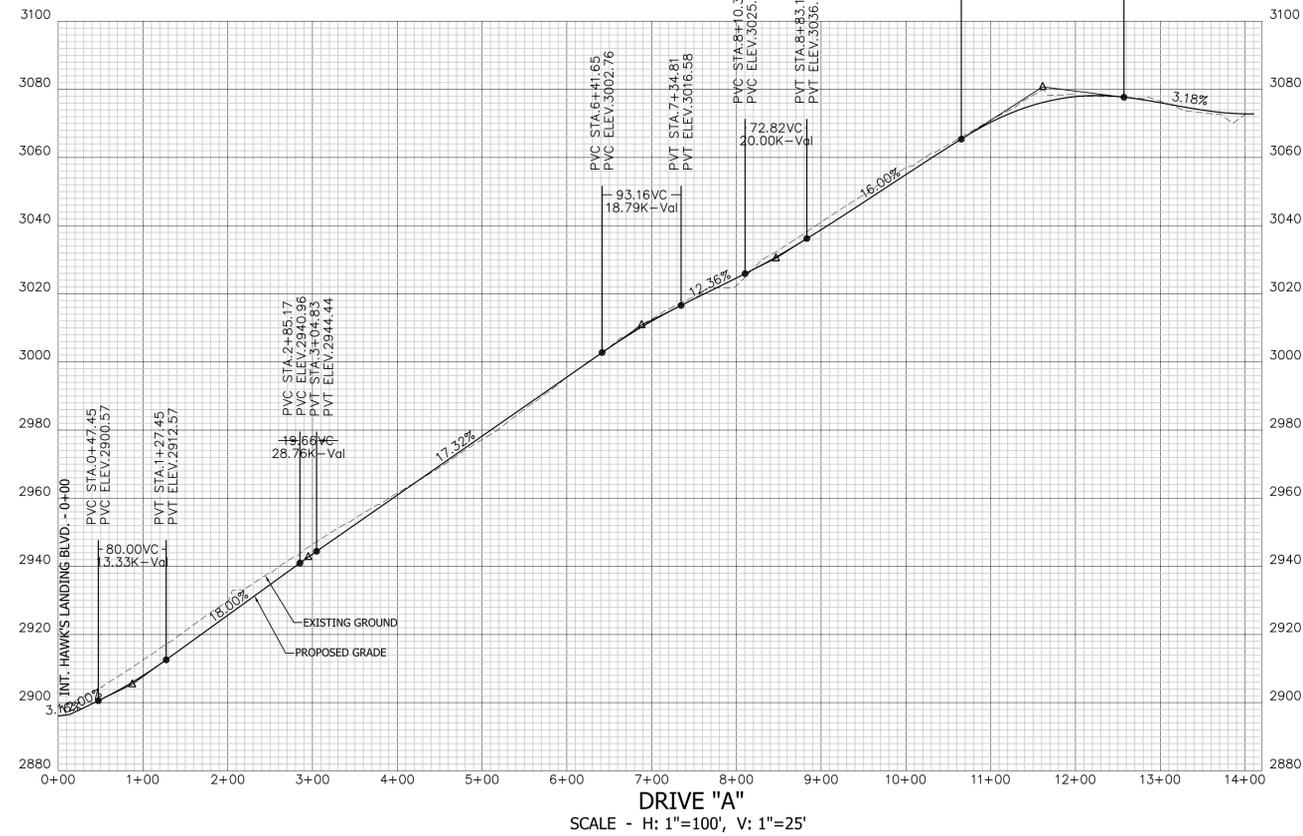
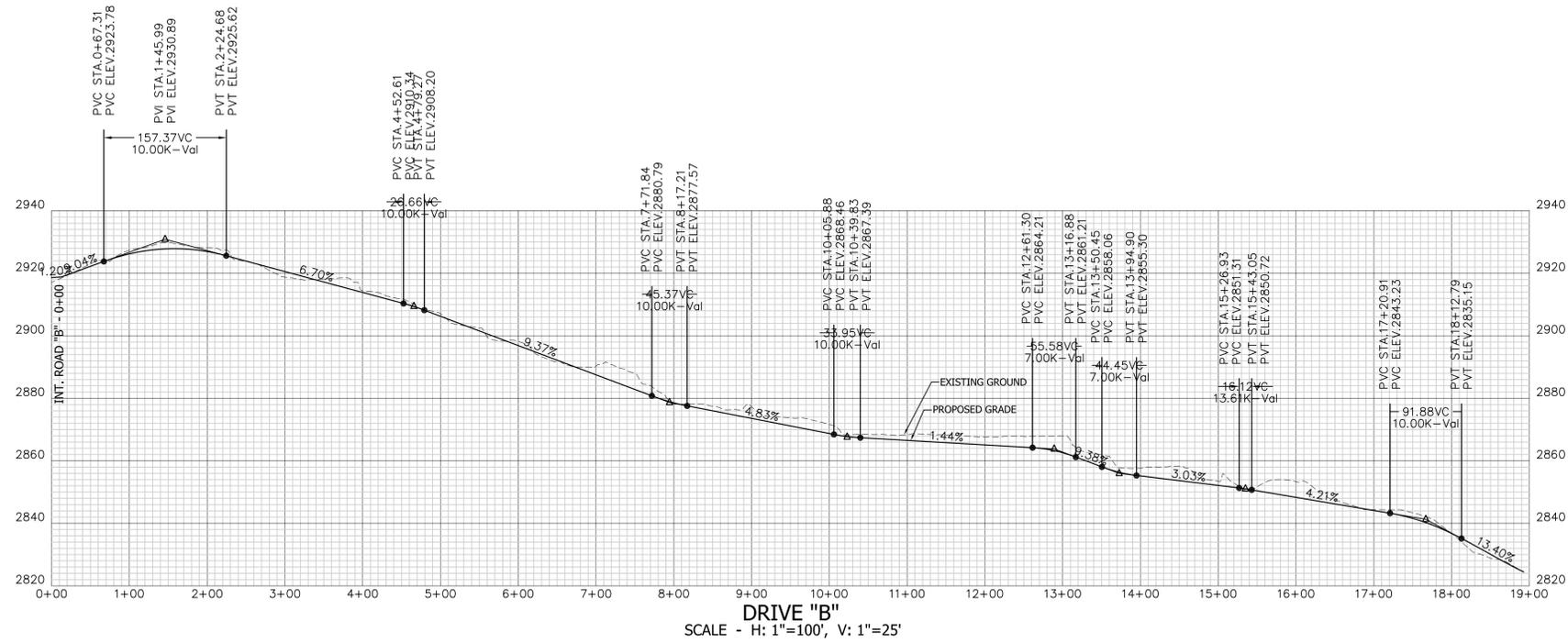
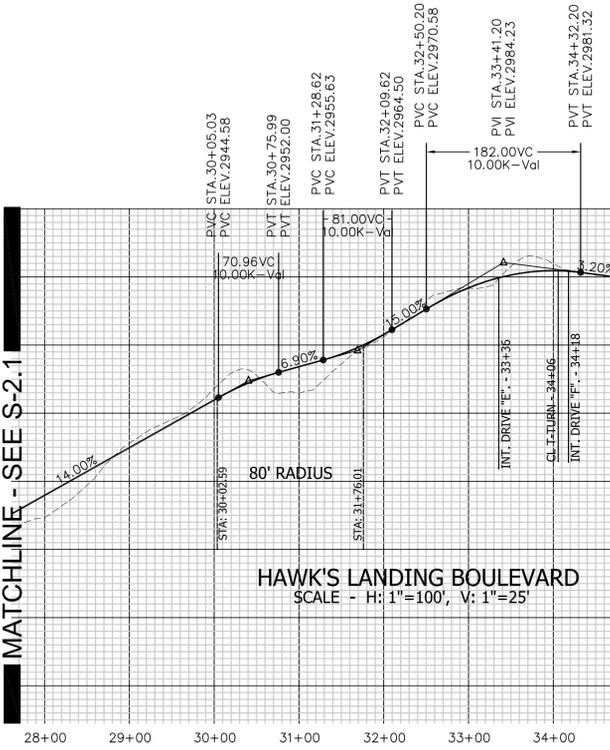
HAWK'S LANDING BOULEVARD
SCALE - H: 1"=100', V: 1"=25'

MATCHLINE - SEE S-2.2

Project No: 385412	Drawing Title: ROAD PROFILES	BUNCOMBE COUNTY NORTH CAROLINA	HAWKS LANDING SUBDIVISION PHASE V & VI	Reviewed: TMM Scale: AS SHOWN Date: 1-18-13	Designated: JHK Drawn: JHK Checked: JHK	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com		No. 1 SUBMITTAL TO PLANNING BOARD	REVISIONS/SUBMISSIONS	Date 1/18/13
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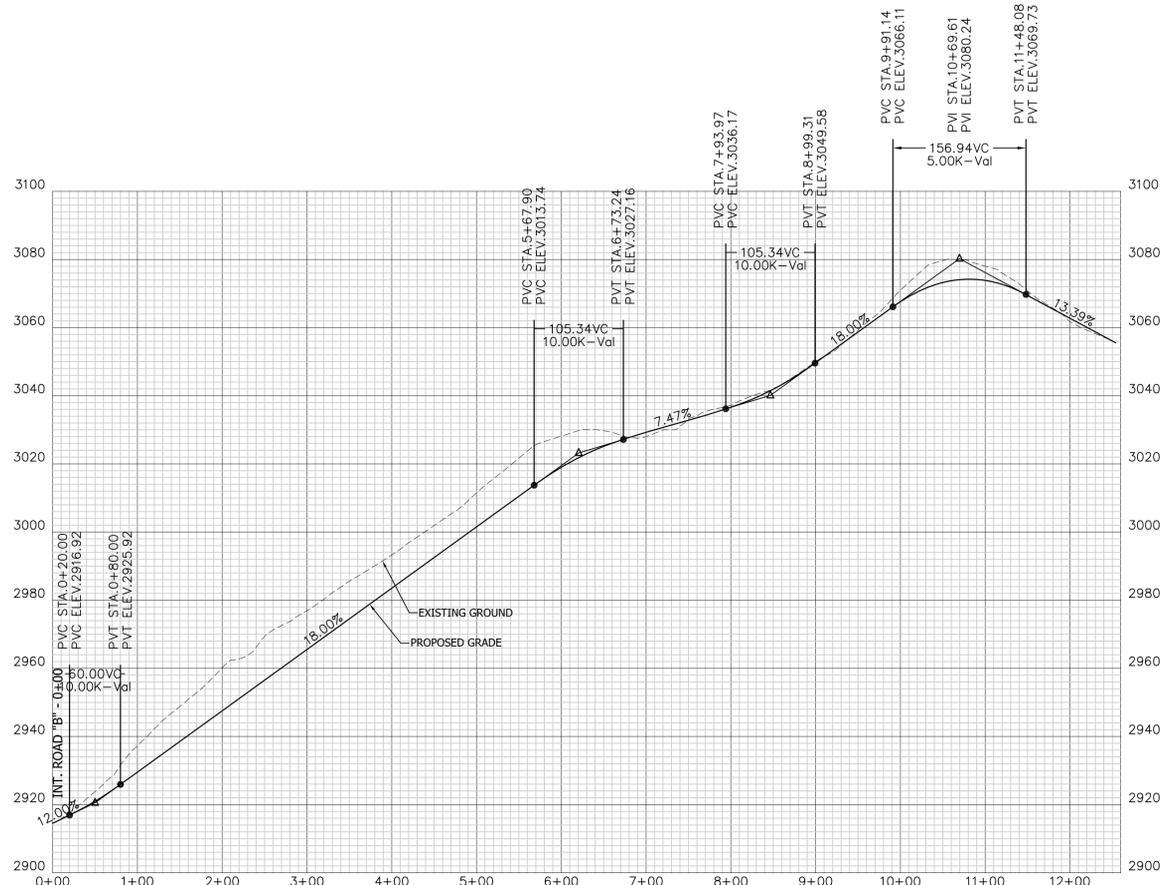
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MATCHLINE - SEE S-2.1

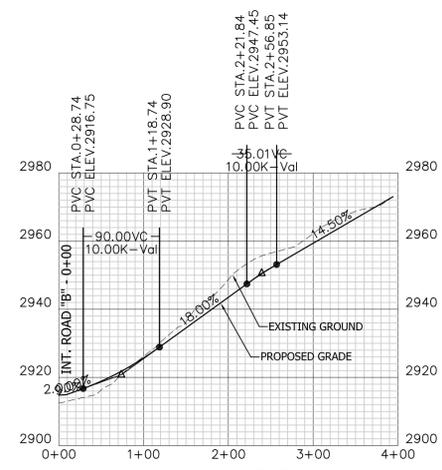


Project No: 385412	C-2.2	HAWKS LANDING SUBDIVISION PHASE V & VI	BUNCOMBE COUNTY	NORTH CAROLINA	 BROOKS ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Designed: JHK Drawn: JHK Checked: JHK	Reviewed: TMM Scale: AS SHOWN Date: 1-18-13	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com
						No. 1 SUBMITTAL TO PLANNING BOARD	REVISIONS/SUBMISSIONS 1/18/13	

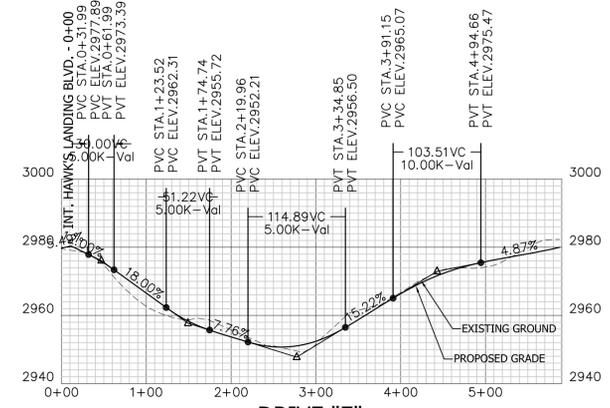
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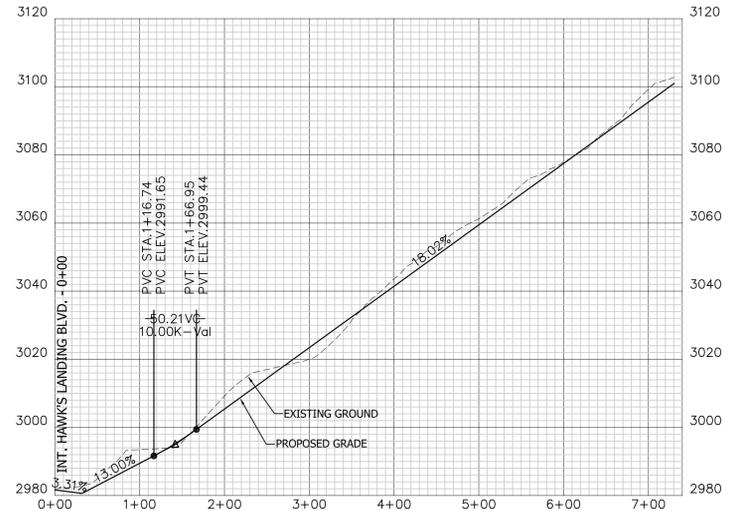
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SCALE - H: 1"=100', V: 1"=25'



DRIVE "D"
SCALE - H: 1"=100', V: 1"=25'



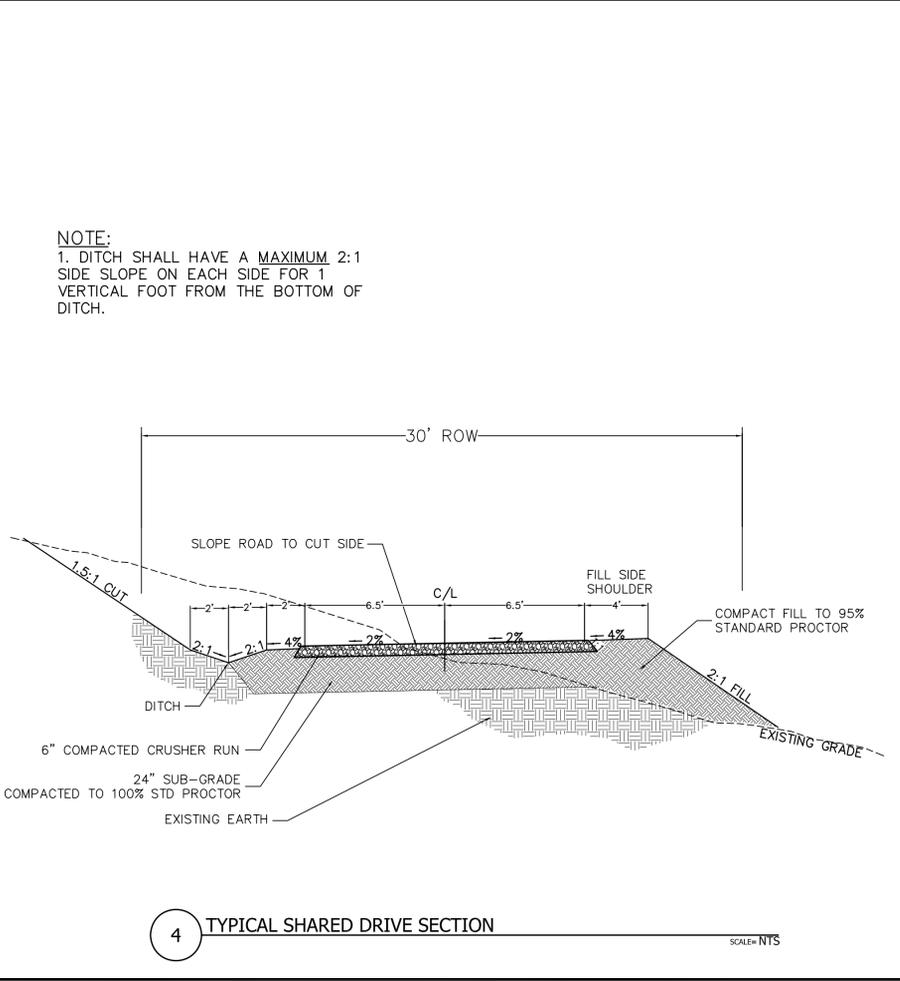
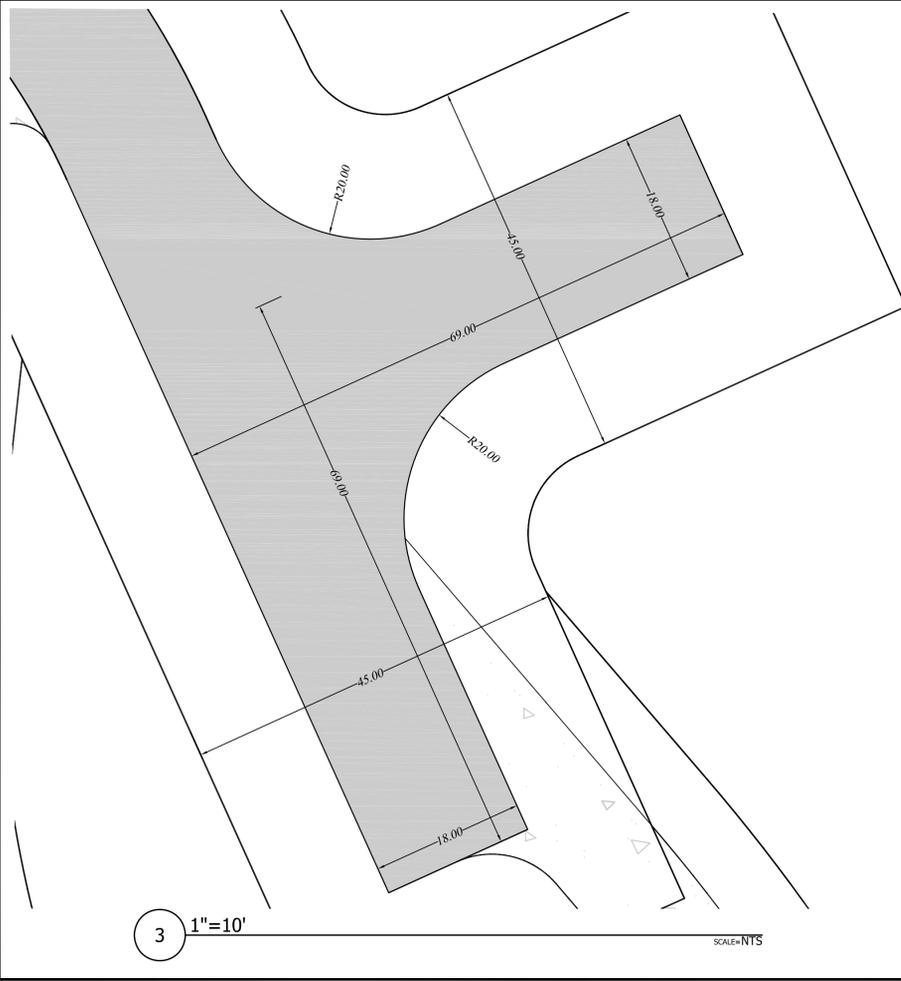
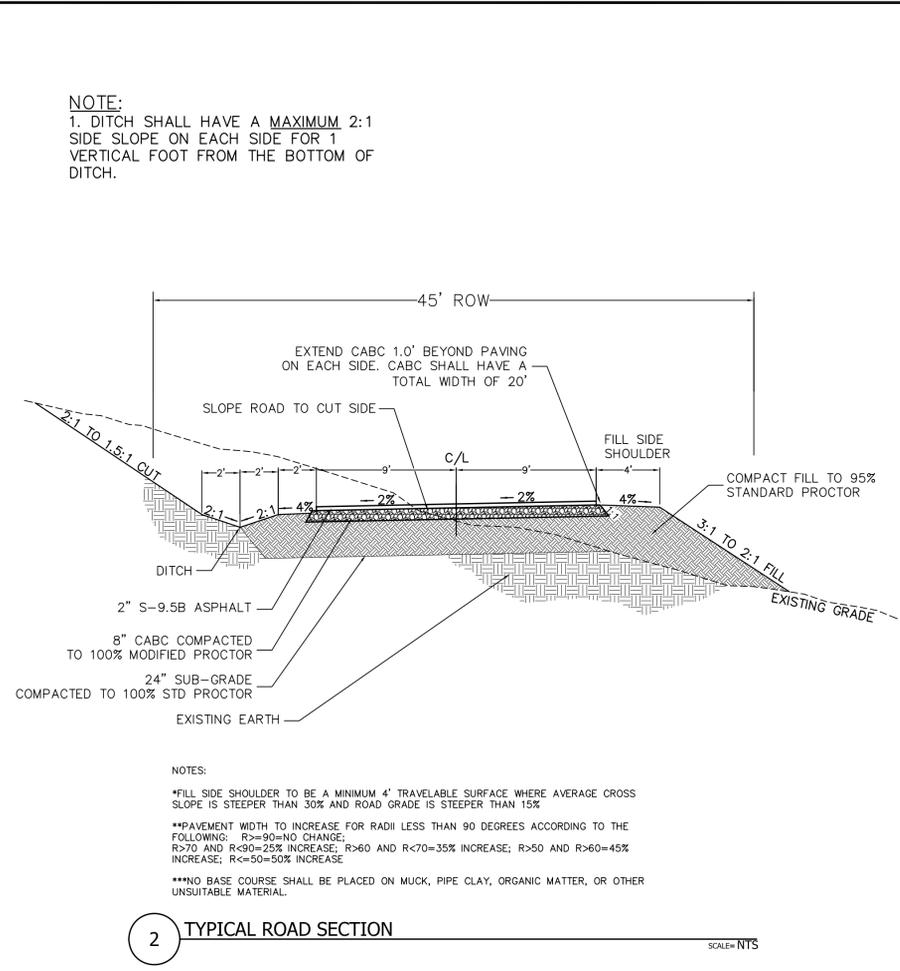
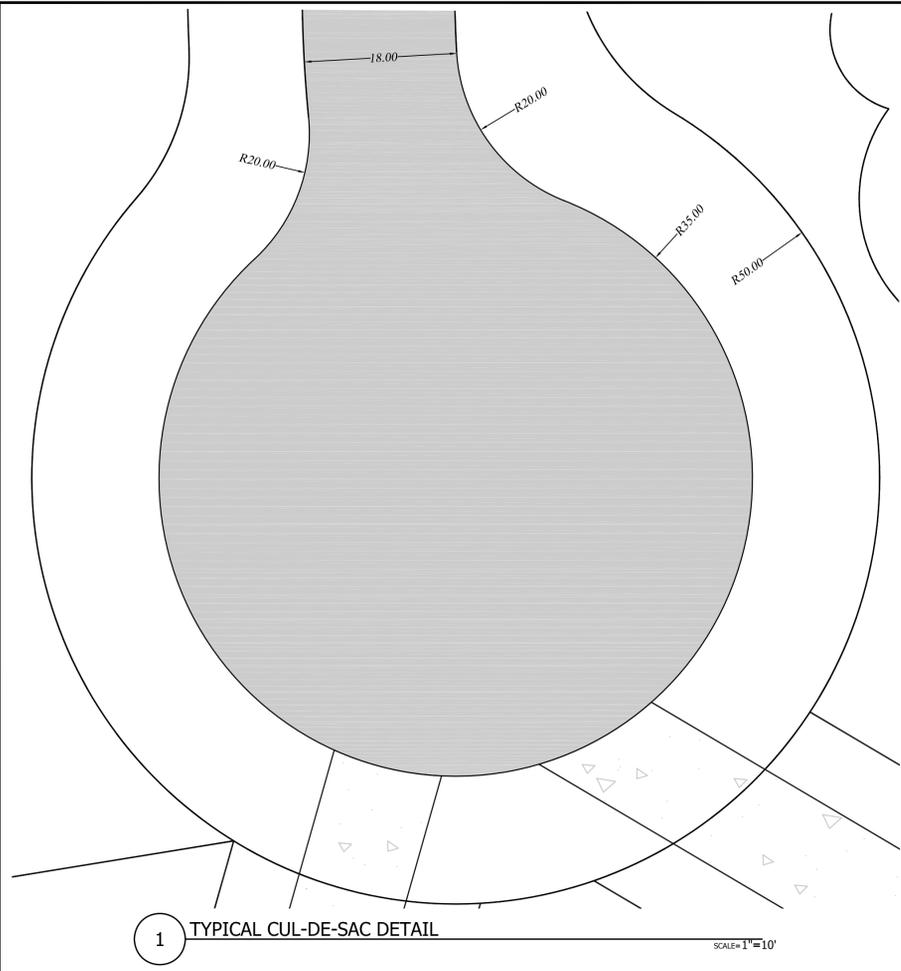
DRIVE "E"
SCALE - H: 1"=100', V: 1"=25'



DRIVE "F"
SCALE - H: 1"=100', V: 1"=25'

Project No: 385412	HAWKS LANDING SUBDIVISION PHASE V & VI	BUNCOMBE COUNTY	NORTH CAROLINA	Date: 1/18/13	REVISIONS/SUBMISSIONS
					No. 1
Drawing Title: ROAD PROFILES	C-2.3	BUNCOMBE COUNTY	NORTH CAROLINA	Date: 1-18-13	
Planning • Engineering • Surveying • Environmental Services •		17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com		Reviewed: TMM Scale: AS SHOWN Date: 1-18-13 Drawn: JHK Checked: JHK Designed: JHK	

Revision/Submission number with a strike indicates changes made on this sheet.



NOTE:
1. DITCH SHALL HAVE A MAXIMUM 2:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FOOT FROM THE BOTTOM OF DITCH.

NOTE:
1. DITCH SHALL HAVE A MAXIMUM 2:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FOOT FROM THE BOTTOM OF DITCH.

Project No: 385412
 Date: 1/18/13
 Revisions/Submissions: 1
 SUBMITTAL TO PLANNING BOARD
 No. 1
 DESIGNER: JHK
 DRAWN: JHK
 CHECKED: JHK
 SCALE: AS SHOWN
 DATE: 1-18-13
 17 Arlington Street
 Asheville, N.C. 28801
 Phone: 1-828-232-4700
 Fax: 1-828-232-1331
 www.brookssea.com
BROOKS
 ENGINEERING ASSOCIATES
 Planning • Engineering • Surveying
 • Environmental Services •
 BUNCOMBE COUNTY NORTH CAROLINA
D-1.1
 Drawing Title: **SITE DETAILS AND CURVE TABLES**

ATTACHMENT D

Buncombe County Planning Board Meeting
Recommended Staff Conditions
SUB2013-00002
February 18, 2013

Ravenmont Subdivision

The applicant is requesting the following variances:

- a variance from §70-5 to allow four homes to be served by one private drive on Glasswing Way, Red Clover Drive, Swallowtail Lane, and Coralberry Drive; and to allow five homes to be served by one private drive on Clara Parker Drive.
- a variance from §70-66 (g) to allow a lot width of 61.34 feet (a reduction from the required 66 feet) for lot 10 of the proposed subdivision.
- a variance from §70-67 (2) (e) (1) to allow 18 foot roads with non-drivable two foot shoulders.

If approved by the Buncombe County Planning Board, the applicant shall provide the following information on a revised set of plans (if necessary) submitted to the Buncombe County Department of Planning and Development:

1. Indicate on the submitted plans that the subdivision is not a Drastic Variation Hillside Development.
2. Indicate an approximate delineation of wooded and open areas on the submitted plans.
3. Indicate on the submitted plans that the shared driveways are under 20% grade. Provide information showing that the shared private driveways meet width and surface material requirements of the Buncombe County Land Development and Subdivision Ordinance.
4. Provide proof of acceptance of the water lines into the City of Asheville's water system
5. Provide proof of acceptance of the sewer lines into the Metropolitan Sewerage District sewage system.
6. Provide proof of compliance with approved Erosion Control Permit

Sec. 70-10. Variances.

The purpose of a variance is to provide relief when a strict application of these regulations would impose unusual practical difficulties or unnecessary physical hardships on the applicant. The planning board is responsible for considering applications for variances. The variance request must specify which requirements are to be varied from and must specify alternative methods to be used. Application for a variance shall be with the planning department. A request in complete form shall be received no less than 30 days prior to the planning board meeting.

A variance may also be proper when environmental concerns are viewed in light of the spirit and intent of the planning ordinances. Such request may be made by the applicant or any member of the planning board. Upon motion of any member of the planning board the 30-day requirement may be waived. Variances will not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this chapter.

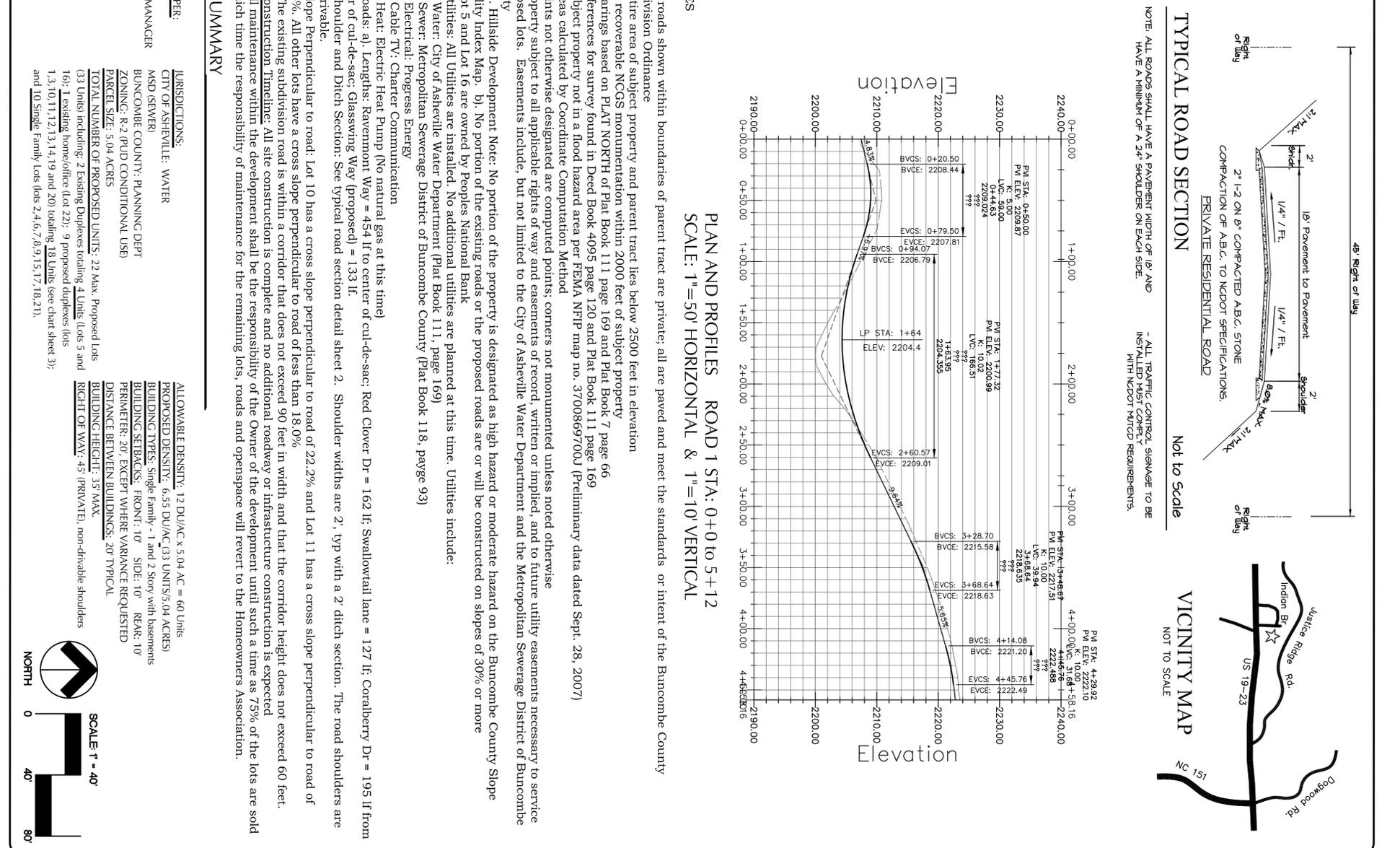
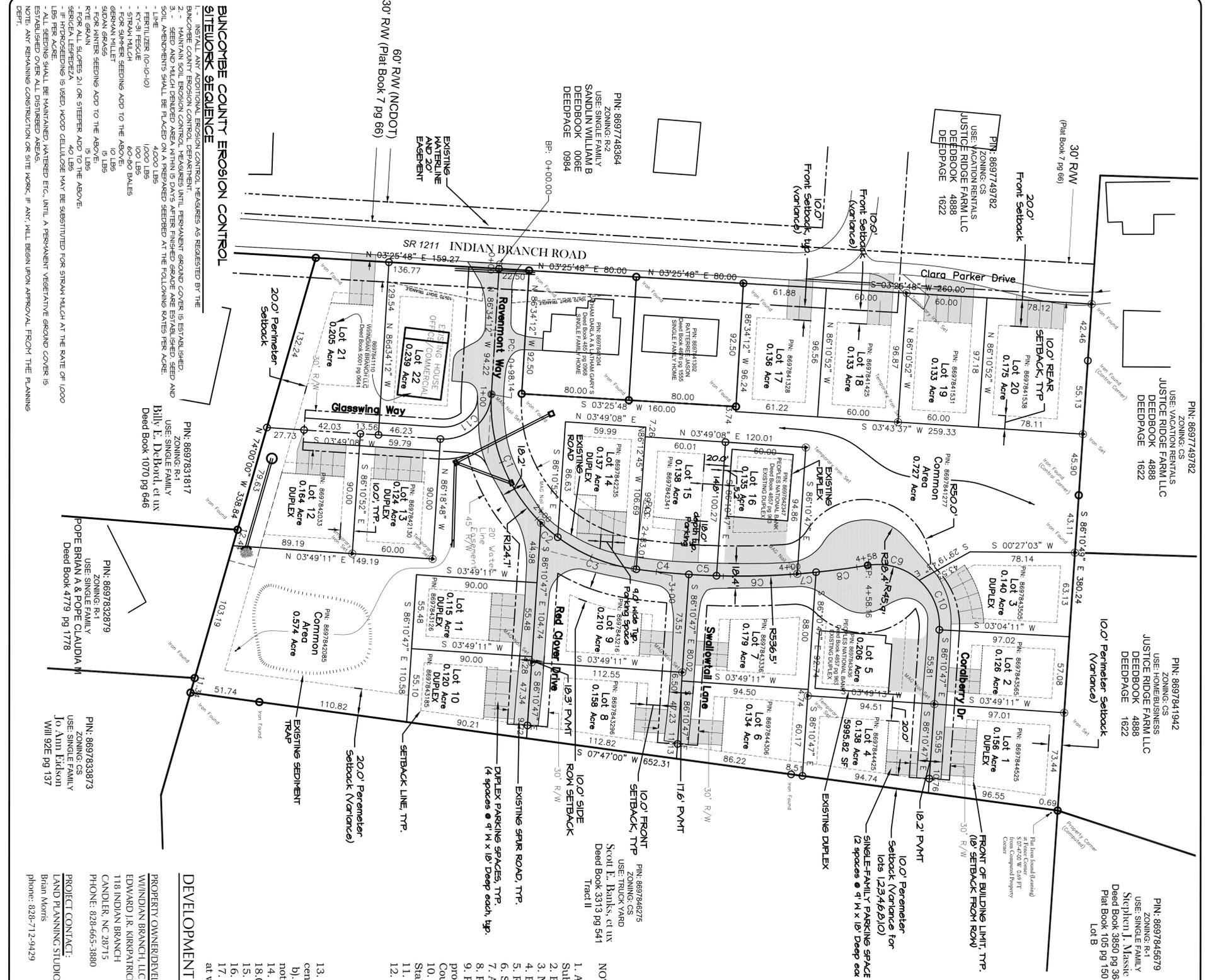
Variances may be granted in the sole discretion of the planning board for any subdivision plan only if all three expressly written findings below are made:

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact; and
- (2) That the granting of the variance will not be detrimental to the public health, safety or welfare; and
- (3) That the granting of the variance would support general objectives contained within this chapter.

Variances shall expire if development or building activity is not initiated within one year of the approval date. A six-month extension may be granted by the planning board when reasonable cause is shown.

A variance may also be granted for a reduction in the minimum lot size requirement contained in the slope %, units per acre, and minimum lot in acres requirements as provided in section 70-68 if a developer permanently sets aside green space or nature reserve through dedication of significant common area or grant of a conservation easement within the proposed development. The reduction in minimum lot size through variance under this provision may not exceed the proportion of the common area or conservation easement to the entire proposed development. All other provisions of section 70-68, including but not limited to slope, unit per acre, maximum site area disturbed and maximum impervious area, remain in effect as if the lot were as large as that required without benefit of the variance.

(Ord. No. 20354, art. IX, § 19, 11-30-93; Ord. No. 07-01-06, § 1, 1-16-07)



RAVENMONT
 A PLANNED UNIT DEVELOPMENT

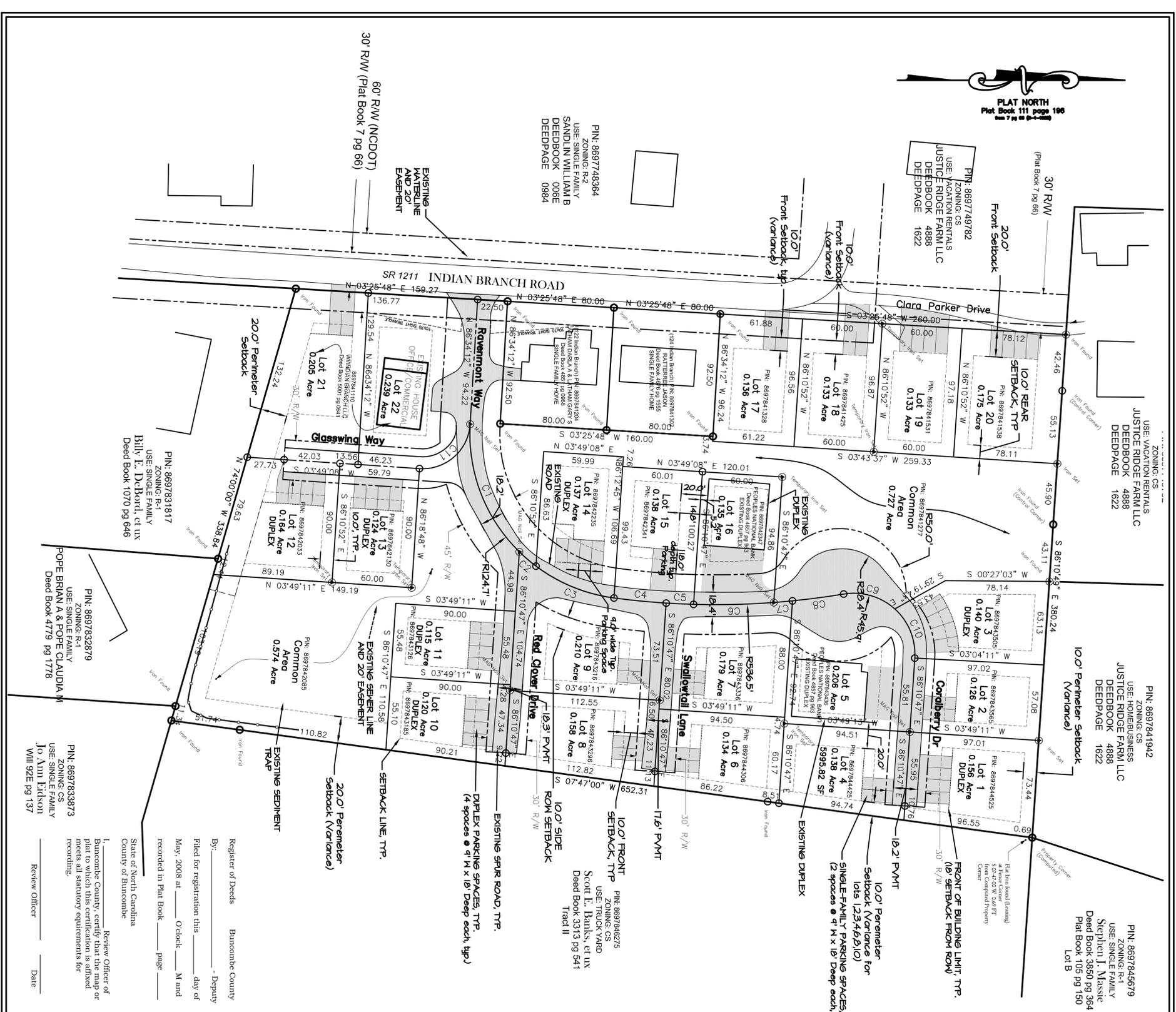
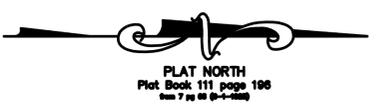
Upper Hominy Township, Buncombe County, North Carolina

Land Planning Studios
 Landscape Architects and Land Planners

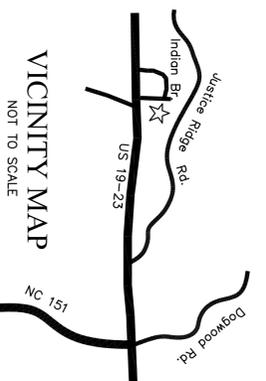
1854A Hendersonville Road, P.M.B. 164 Asheville, North Carolina 28803

828-712-9429
 FAX 828-684-3886

Sheet
2
 Of 3



I, D. Bret Henson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (described and recorded in Deed Book 4095 page 120); that the boundaries described are clearly indicated as drawn from information found in _____ that the ratio of precision as calculated exceeds 1:12,000; that this plat is prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number and seal this _____th day of _____, 20____.



D. Bret Henson J-3282
Professional Land Surveyor

LINE	ADDRESS
1A	10 Corberry Drive
1B	12 Corberry Drive
2A	2 Corberry Drive
3A	4 Corberry Drive
4	5 Corberry Drive
5A	5 Corberry Drive
6	6 Swallowtail Lane
7	2 Swallowtail Lane
8	5 Swallowtail Lane
9	1 Swallowtail Lane
10A	5 Red Clover Drive
10B	7 Red Clover Drive
11A	1 Red Clover Drive
11B	3 Red Clover Drive
12A	6 Glasswing Lane
13A	2 Glasswing Lane
14	4 Glasswing Lane
15	14 Ravenmont Way
16	18 Ravenmont Way
17	22 Ravenmont Way
18	126 Indian Branch Road
19A	11 Grove Parker Drive
19B	3 Grove Parker Drive
20A	5 Grove Parker Drive
20B	7 Grove Parker Drive
21	116 Indian Branch
22	118 Indian Branch

NOTES

- All roads shown within boundaries of parent tract are private; all are paved and meet the standards or intent of the Buncombe County Subdivision Ordinance
- Entire area of subject property and parent tract lies below 2500 feet in elevation
- No recoverable NCGS monumentation within 2000 feet of subject property
- Bearings based on PLAT NORTH of Plat Book 111 page 169 and Plat Book 7 page 66
- References for survey found in Deed Book 4095 page 120 and Plat Book 111 page 169
- Subject property not in a flood hazard area per FEMA NFIP map no. 3700869700U (Preliminary data dated Sept. 28, 2007)
- Areas calculated by Coordinate Computation Method
- Points not otherwise designated are computed points; corners not monumented unless noted otherwise
- Property subject to all applicable rights of way and easements of record, written or implied, and to future utility easements necessary to service proposed lots. Easements include, but not limited to the City of Asheville Water Department and the Metropolitan Sewerage District of Buncombe County
- a) Hillside Development Note: No portion of the property is designated as high hazard or moderate hazard on the Buncombe County Slope Stability Index Map. b) No portion of the existing roads or the proposed roads are or will be constructed on slopes of 30% or more
- Utilities: All utilities are installed. No additional utilities are planned at this time. Utilities include:
 - Water: City of Asheville Water Department (Plat Book 111, page 169)
 - Sewer: Metropolitan Sewerage District of Buncombe County (Plat Bk. 118, pg. 93)
 - Electrical: Progress Energy
 - Cable TV: Charter Communication
 - Heat: Electric Heat Pump (No natural gas at this time)
- Roads: a) Road Lengths: Ravenmont Way = 454.11 to center of cut-de-sac; Red Clover Dr = 162.11; Swallowtail lane = 127.11; Corberry Dr = 195.11 from center of cut-de-sac; Glasswing Way (proposed) = 133.11
- Shoulder and Ditch Section: See typical road section detail sheet 2. Shoulder widths are 2' typ b) a 2' ditch section. The road shoulders are not drivable.
- Slope Perpendicular to road: Lot 10 has a cross slope perpendicular to road of 22.2% and Lot 11 has a cross slope perpendicular to road of 18.05%. All other lots have a cross slope perpendicular to road of less than 18.0%.
- The existing subdivision road is within a corridor that does not exceed 90 feet in width and that the corridor height does not exceed 60 feet.
- Construction Timeline: All site construction is complete and no additional roadway or infrastructure construction is expected
- All maintenance within the development shall be the responsibility of the Owner of the development until such a time as 75% of the lots are sold at which time the responsibility of maintenance for the remaining lots, roads and openspace will revert to the Homeowners Association.

ZONING: R-2 (PUD CONDITIONAL USE)
PARCEL SIZE: 5.04 ACRES
PARENT IDENTIFICATION NUMBERS: Parent tract 8697841110; Existing duplexes: peoples national bank 8697842347 and 8697843436; Existing single family homes: 122 Indian branch 8697841204 and 124 Indian branch 8697841302
TOTAL NUMBER OF PROPOSED UNITS: 22. Max. Proposed Lots (33 Units) including: 2 Existing Duplexes totaling 4 Units (lots 5 and 16); 1 existing home/office (lot 22); 9 proposed duplexes (lots 1,3,10,11,12,13,14,19 and 20) totaling 18 Units (see chart sheet 3); and 10 Single Family Lots (lots 2,4,6,7,8,9,15,17,18,21).
TOTAL NUMBER OF UNITS: 24 Max. Proposed Lots (35 Units) including: 2 Existing Single Family Homes (122 and 124 Indian Branch); 2 Existing Duplexes totaling 4 Units (lots 5 and 16); 1 existing home/office (lot 22); 9 proposed duplexes (lots 1,3,10,11,12,13,14,19 and 20) totaling 18 Units (see chart sheet 3); and 10 Proposed Single Family Lots (lots 2,4,6,7,8,9,15,17,18,21).
ALLOWABLE DENSITY: 12 DU/AC x 5.04 AC = 60 Units
PROPOSED DENSITY: 6.94 DU/AC (35 UNITS/5.04 ACRES)
BUILDING TYPES: Single Family - 1 and 2 Story, with basements
BUILDING SETBACKS: FRONT: 10' SIDE: 10' REAR: 10' PERIMETER: 20' EXCEPT WHERE VARIANCE REQUESTED DISTANCE BETWEEN BUILDINGS: 20' TYPICAL
BUILDING HEIGHT: 35' MAX.
RIGHT OF WAY: 45' (PRIVATE), non-drivable shoulders
VARIANCES:

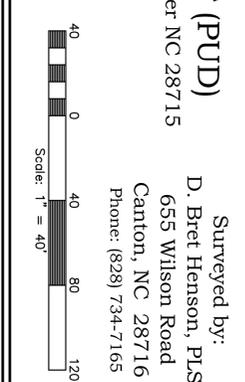
NUMBER	CHORD DIRECTION	DELTA ANGLE	DEGREE OF CURVE - ARC	DEGREE OF CURVE - CHORD	DEFLECTION ANGLE	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL	W/D ORDNATE
C1	N 69°00'18" E	485°10'	47°16'52"	48°51'01"	156.63	106.31	1033.12	124.26	112.26	11.16	
C2	N 40°41'32" E	107°34'29"	45°57'04"	47°16'52"	82.25	124.69	16.48	16.47	0.27	0.27	
C3	N 28°52'18" E	128°23'58"	62°24'18"	62°24'18"	36.73	64.01	6.33	6.33	0.00	0.00	
C4	N 28°52'18" E	128°23'58"	62°24'18"	62°24'18"	36.73	64.01	6.33	6.33	0.00	0.00	
C5	N 02°40'10" E	102°02'30"	09°54'18"	09°55'03"	10.31	578.45	20.61	20.61	0.09	0.09	
C6	N 01°20'11" W	09°58'12"	09°54'18"	09°55'03"	30.16	578.45	60.27	60.24	0.79	0.78	
C7	N 05°01'04" W	01°23'34"	09°54'18"	09°55'03"	7.03	578.45	14.06	14.06	0.04	0.04	
C8	N 07°38'07" W	01°50'32"	01°50'32"	09°55'03"	19.40	578.45	38.79	38.79	0.33	0.33	
C9	N 16°17'16" E	51°41'18"	124°52'13"	124°52'13"	51.4118	22.22	45.88	41.39	40.00	4.59	
C10	N 67°58'34" E	51°41'18"	124°52'13"	124°52'13"	51.4118	22.22	45.88	41.39	40.00	4.59	
C11	N 41°21'30" W	90°25'24"	160°21'23"	UNDERNEED	36.00	35.73	96.39	50.72	14.99	10.56	

RAVENMONT, A PLANNED UNIT DEVELOPMENT (PUD)
WI/Indian Branch, LLC - Developer 118 Indian Branch Road Candler NC 28715
Upper Hominy Township Buncombe County, NC

Surveyed by:
D. Bret Henson, PLS
655 Wilson Road
Canton, NC 28716
Phone: (828) 734-7165

Scale: 1" = 40' Date: June 6, 2008
Revised: November 8, 2012

This Plat is sheet 3 of 3 drawings included with this submittal



State of North Carolina
County of Buncombe

Review Officer of
Buncombe County, certify that the map or
plat to which this certification is affixed
meets all statutory requirements for
recording.

By: _____ Deputy
Register of Deeds Buncombe County

Filled for registration this _____ day of
_____, 2008 at _____ O'clock _____ M and
recorded in Plat Book _____ page _____

Billy E. DeBord, et ux
Deed Book 1070 pg 646

POPE BRIAN A & POPE CLAUDIA W
Deed Book 4779 pg 1778

JO Ann Erickson
Will 92E pg 137

February 18, 2013
Buncombe County Planning Board
Land Use Plan Discussion

Affordable/Workforce Housing Planned Unit Development

Issue: In the context of development and housing availability within Buncombe County, there is a distinct need for housing units to be made available for individuals and families that fall within the income ranges associated with affordable and workforce housing needs. The current land use ordinances lack any incentive to development such housing. While there are a number of programs available to provide financial incentives for such housing to be developed, these incentives in isolation do not provide an adequate mechanism to allow affordable and workforce housing projects to be economically viable in comparison to market rate housing. Developers targeting those eligible for affordable and workforce housing are not provided any tools which enable them to meet the objectives for the availability of such housing.

Recommendation: A targeted effort should be made through the Planned Unit Development process, to create incentives for workforce and affordable housing projects. Such an Affordable/Workforce Housing Planned Unit Development should provide mechanisms to allow for appropriate increases in density in exchange for guarantees that units will remain affordable for a determined period of time. The Affordable/Workforce Housing Planned Unit Development should require non-market rate units to be of similar quality (in both construction and aesthetics) as market rate units. Due to the increases in allowed densities, the Affordable/Workforce Housing Planned Unit Development should be focused in areas with adequate access to infrastructure and transportation facilities.

Key Points:

- Developers currently experience prohibitive financial constraints in attempting to offer dwelling units which meet the needs of affordable and workforce housing families.
- The County does not currently provide regulatory incentives for such projects.
- The need for affordable and workforce housing continues to expand in Buncombe County.

Public Utilities and Energy Generation Facilities

Issue: Under the current land use policies in place within Buncombe County, there are very few opportunities which provide appropriate review of public utility stations and energy generation facilities. Recently with the proposal of several large-scale projects, concern has developed regarding both the placement of these facilities as well as the long-term land use issues associated with maintenance and decommissioning. Currently, Buncombe County does not have a means of evaluating private energy production facilities which do not sell power back to the grid. Additionally, renewable energy generation facilities are not explicitly covered within the current Zoning Ordinance table of uses. While both public utilities and energy generation facilities are a necessity, there should also be efforts to ensure that these facilities are well-maintained and that neighboring property owners have reasonable safeguards put into place.

Recommendation: The Zoning Ordinance should be modified in a manner that separates public utility stations and energy generation facilities according to their impact on the surrounding neighborhoods. Energy generation facilities of all types which sell electrical energy back to the grid should be regulated as public utilities (this does not include facilities at a single-family residence scale). Public utility stations and energy generation facilities which sell directly back to the grid should continue to be a conditional use within residential districts and environmentally sensitive areas, and should also be considered conditional in all districts if the collective footprint of the facility is greater than two acres.

Those private generating facilities which can fit within the context of the community with minimal impact (less than a two acre site footprint) should be permitted as a use by right (or as conditional uses in more environmentally sensitive areas). Footprint means the outer perimeter of the facility. Facilities within close proximity to one another under common ownership or operation will be considered collectively.

Additionally given the safety consideration specific to the operation of wind energy facilities, additional public safety regulations should be implemented specific to wind energy. Wind energy facilities should be regulated based on the following classifications in order to appropriately address the level of community impact:

- Small Wind Energy Facility
- Community Scale Wind Energy Facility
- Utility Wind Energy Facility

Given the specific concerns about safety and impacts on adjacent properties, wind energy facilities should be separated from residential uses and should be appropriately reviewed through a detailed process.

Specific conditions which ensure the safety of the public should be placed on these facilities as an element within the conditional use process. The conditional use process should require specific security standards for such facilities and should ensure that the site is buffered in a manner that limits aesthetic impacts. As a condition of approval, all such facilities should have a funded decommissioning plan in place which would require decommissioning of the site within one year of the cessation of operations.

Key Points:

- The current categories addressing utilities and energy generation do not adequately address the scales at which these uses may occur.
- The current conditional use process does not provide specific language which would require that inoperable sites be decommissioned (which may create future instances of derelict facilities).
- The current approval process does not regulate public safety in a direct manner.

EXHIBIT A

HEARING ON REQUEST FOR A VARIANCE BEFORE THE BUNCOMBE COUNTY PLANNING BOARD

Owner/Subdivision Applicant: Hawk's Landing Ltd.
Design Professional: John Kinnaird (Brooks Engineering Associates)
Subdivision Name: Hawk's Landing (SUB2013-00021)
Address: Hawk's Landing Boulevard
Hearing Date: February 18, 2013

MOTION TO ADOPT FINDINGS OF FACT

Mr. Chair, based upon the evidence presented to this Board, including the following exhibits: the petitioner's application, the submitted development plan, the findings of fact worksheet _____, and _____;

I move that this Board adopt the following FINDINGS OF FACT:

1. The property located on Hawk's Landing Boulevard and having the following PIN's: 9763-04-8181 and 9763-24-2650 is requesting a variance from the Buncombe County Land Development and Subdivision Ordinance.
2. Application is a request for a variance from **§70-68 (f) (2)** to allow development within an area that is 50% slope or greater.
3. That §70-10 of the Buncombe County Land Development and Subdivision Ordinance was used to evaluate this request.

4A. This application does meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact.

Literal interpretation of the Ordinance would require the developer to fall back on an existing, denser, approved master plan for the property.

- b. That the granting of the variance will not be detrimental to the public health, safety or welfare.

By reducing the density, there will be less disturbed area, and less impervious area on the tract.

- c. That the granting of the variance would support general objectives contained within this chapter.

Not granting the variance would allow a previously approved, denser neighborhood to be developed, while granting the variance would also allow a less dense development with conserved open space to be developed under the Alternative Path.

4B. This application does not meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. *That a strict or literal interpretation and enforcement of the specified standard or requirement would not result in practical difficulty, unnecessary hardship or adverse environmental impact as the applicant should be required to redesign the subdivision in order to avoid areas that are 50% slope or less.*
- b. *That the granting of the variance would not support the general objectives contained within this chapter.*

Motion of acceptance of findings of fact by: _____

Seconded by: _____

Vote for: _____

Vote against: _____

MOTION TO APPROVE/DENY THE VARIANCE

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that the requested variance be **approved/denied**.

Motion by: _____

Second by: _____

Vote for: _____

Vote against: _____



Buncombe County Government
Application for a variance from the Land Development and
Subdivision Ordinance of Buncombe County

EXHIBIT B

Planning and Development
www.buncombecounty.org

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830
Fax (828) 250-6086

Please complete all sections of the application.

A. CONTACT INFORMATION

Date: 1/18/2013

PROPERTY INFORMATION

Subdivision Name: Hawk's Landing

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

Address/Street Location of Property: 99999 Hawk's Landing Blvd.

PIN Number(s) of Property to be Subdivided:

9763-04-8181

9763-24-2650

CONTACT INFORMATION

Owner Name: Hawks Landing Ltd.

Address: 2400 NE 2nd Ave Miami, FL 33137

Phone: _____

Surveyor/Engineer/Landscape Architect Name and Company Name:

John Kinnaid, PE - Brooks Engineering Associates, PA

Address: 17 Arlington St. Asheville NC 28801

Phone: 828-232-4700

Email: jkinnaid@brooksea.com

Primary Contact for Submission: John Kinnaid

Address: 17 Arlington St Asheville NC 28801

Phone: 828-232-4700

Email: jkinnaid@brooksea.com

Buncombe County
Planning and Development

Received

SUB 2013 - 00027

JAN 18 2013

46 Valley Street
Asheville, N C 28801
828-250-4830

B. APPLICATION FOR VARIANCE

Application is hereby made to the Buncombe County Planning Board for a VARIANCE from the literal provisions of the Buncombe County Land Development and Subdivision Ordinance, because, under the interpretation given to me by the Subdivision Administrator, I am prohibited from using the parcel of land indicated above in a manner shown by the submitted preliminary subdivision plans (please attach one copy of the submitted preliminary plans to this application). The preliminary plans I have submitted include the following:

- a note regarding the type of variance I am seeking
- location of the variance I am seeking shown on the submitted plans (if applicable)

I request a variance from the following provisions of the ordinance:

Section number: 70-68 Section title: Hillside Development Standards
Subsection letters and/or number: (F)(2) Subsection title(s): Alternative Path

C. FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Planning Board does not have unlimited discretion in deciding whether to grant a variance. In the spaces provided below, indicate the *factors you intend to show* and the *arguments that you intend to make* to convince the Board that it can properly grant the variance as provided for in §70-10. Variances of the Land Development and Subdivision Ordinance of Buncombe County (if necessary please provide the information on a separate sheet of paper).

(a) Indicate how a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact:

Literal interpretation would require the developer to fall back
on an existing, denser, approved master plan for the
property.

(b) Indicate how granting the variance will not be detrimental to the public health, safety, or welfare; and

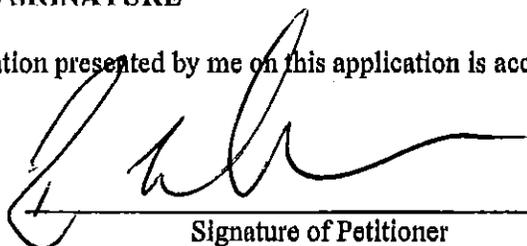
By reducing density, there will be less disturbed area, and
less impervious area on the tract.

(c) Indicate how granting the variance would support the general objectives contained within the Land Development and Subdivision Ordinance of Buncombe County.

Granting the variance would allow a previously approved,
denser neighborhood, to be developed under the alternative
hillside path.

D. CERTIFICATION AND SIGNATURE

I certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief.



Signature of Petitioner

JANUARY 14th 2013
Month Day Year

OFFICE USE ONLY:
Date received: _____
Case number: _____
Scheduled Planning Board meeting: _____

HEARING ON REQUEST FOR A VARIANCE BEFORE THE BUNCOMBE COUNTY PLANNING BOARD

Owner: WI/Indian Branch Road
People's National Bank
Subdivision Applicant: Same
Design Professional: Brian Morris (Land Planning Studios)
Subdivision Name: Ravenmont (SUB2013-00002)
Address: Indian Branch Road
Hearing Date: February 18, 2013

MOTION TO ADOPT FINDINGS OF FACT

Mr. Chair, based upon the evidence presented to this Board, including the following exhibits: the petitioner's application, the submitted development plan, the findings of fact worksheet _____, and _____;

I move that this Board adopt the following FINDINGS OF FACT:

1. The property located on Indian Branch Road and having the following PIN's: 8697-84-4425 (9 Coralberry Drive), 8697-84-3336 (2 Swallowtail Lane), 8697-84-1110 (118 Indian Branch Road), 8697-84-3126 (1 Red Clover Drive), 8697-84-3505 (2 Coralberry Drive), 8697-84-3565 (6 Coralberry Drive), 8697-84-1531 (1 Clara Parker Drive), 8697-84-3185 (5 Red Clover Drive), 8697-84-3436 (5 Coralberry Drive), 8697-84-2085 (Ravenmont Way East of the intersection with Glasswing Lane), 8697-84-2130 (2 Glasswing Lane), 8697-84-2347 (22 Ravenmont Way), 8697-84-1425 (130 Indian Branch Road), 8697-84-1277 (North and West of Ravenmont Way), 8697-84-2341 (18 Ravenmont Way), 8697-84-1328 (126 Indian Branch Road), 8697-84-2235 (14 Ravenmont Way), 8697-84-4525 (10 Coralberry Drive), 8697-84-1538 (5 Clara Parker Drive), 8697-84-3216 (1 Swallowtail Lane), 8697-84-3296 (5 Swallowtail Lane), 8697-84-2033 (6 Glasswing Lane), 8697-84-4306 (6 Swallowtail Lane), 8697-84-1204 (122 Indian Branch Road), and 8697-84-1302 (124 Indian Branch Road)]. is requesting a variance from the Buncombe County Land Development and Subdivision Ordinance.
2. Application is a request for a variance from **§70-5** to allow four homes to be served by one private drive on Glasswing Way, Red Clover Drive, Swallowtail Lane, and Coralberry Drive; and to allow five homes to be served by one private drive on Clara Parker Drive.
3. That §70-10 of the Buncombe County Land Development and Subdivision Ordinance was used to evaluate this request.

4A. This application does meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact.

The drives are already constructed and the Fire Marshal has approved the additional homes off of the driveways.

- b. That the granting of the variance will not be detrimental to the public health, safety or welfare.

The drives are already constructed and the Fire Marshal has approved the additional homes off of the driveways.

- c. That the granting of the variance would support general objectives contained within this chapter.

The variance is to bring the existing subdivision into compliance and allow the development of the property to proceed, as opposed to the subdivision remain vacant and unfinished.

4B. This application does not meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. *That a strict or literal interpretation and enforcement of the specified standard or requirement would not result in practical difficulty, unnecessary hardship or adverse environmental impact as the applicant should be required to only serve three lots from the one private drive.*

- b. *That the granting of the variance would not support the general objectives contained within this chapter.*

Motion of acceptance of findings of fact by: _____

Seconded by: _____

Vote for: _____

Vote against: _____

MOTION TO APPROVE/DENY THE VARIANCE

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that the requested variance be **approved/denied**.

Motion by: _____
Second by: _____
Vote for: _____
Vote against: _____

HEARING ON REQUEST FOR A VARIANCE BEFORE THE BUNCOMBE COUNTY PLANNING BOARD

Owner: WI/Indian Branch Road
People's National Bank
Subdivision Applicant: Same
Design Professional: Brian Morris (Land Planning Studios)
Subdivision Name: Ravenmont (SUB2013-00002)
Address: Indian Branch Road
Hearing Date: February 18, 2013

MOTION TO ADOPT FINDINGS OF FACT

Mr. Chair, based upon the evidence presented to this Board, including the following exhibits: the petitioner's application, the submitted development plan, the findings of fact worksheet _____, and _____;

I move that this Board adopt the following FINDINGS OF FACT:

1. The property located on Indian Branch Road and having the following PIN's: 8697-84-4425 (9 Coralberry Drive), 8697-84-3336 (2 Swallowtail Lane), 8697-84-1110 (118 Indian Branch Road), 8697-84-3126 (1 Red Clover Drive), 8697-84-3505 (2 Coralberry Drive), 8697-84-3565 (6 Coralberry Drive), 8697-84-1531 (1 Clara Parker Drive), 8697-84-3185 (5 Red Clover Drive), 8697-84-3436 (5 Coralberry Drive), 8697-84-2085 (Ravenmont Way East of the intersection with Glasswing Lane), 8697-84-2130 (2 Glasswing Lane), 8697-84-2347 (22 Ravenmont Way), 8697-84-1425 (130 Indian Branch Road), 8697-84-1277 (North and West of Ravenmont Way), 8697-84-2341 (18 Ravenmont Way), 8697-84-1328 (126 Indian Branch Road), 8697-84-2235 (14 Ravenmont Way), 8697-84-4525 (10 Coralberry Drive), 8697-84-1538 (5 Clara Parker Drive), 8697-84-3216 (1 Swallowtail Lane), 8697-84-3296 (5 Swallowtail Lane), 8697-84-2033 (6 Glasswing Lane), 8697-84-4306 (6 Swallowtail Lane), 8697-84-1204 (122 Indian Branch Road), and 8697-84-1302 (124 Indian Branch Road)]. is requesting a variance from the Buncombe County Land Development and Subdivision Ordinance.
2. Application is a request for a variance from **§70-67 (2) (e) (1)** to allow 18 foot roads with non-drivable two foot shoulders.
3. That §70-10 of the Buncombe County Land Development and Subdivision Ordinance was used to evaluate this request.

4A. This application does meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact.

The property has a mild grade and the Fire Marshal has reviewed and approved the reduction in road width, as to not require drivable shoulders.

- b. That the granting of the variance will not be detrimental to the public health, safety or welfare.

The Fire Marshal has reviewed and approved the reduction in road width, as to not require drivable shoulders.

- c. That the granting of the variance would support general objectives contained within this chapter.

The variance is to bring the existing subdivision into compliance and allow the development of the property to proceed, as opposed to the subdivision remain vacant and unfinished.

4B. This application does not meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. *That a strict or literal interpretation and enforcement of the specified standard or requirement would not result in practical difficulty, unnecessary hardship or adverse environmental impact as the applicant should be required to provide two foot drivable shoulders.*

- b. *That the granting of the variance would not support the general objectives contained within this chapter.*

Motion of acceptance of findings of fact by: _____

Seconded by: _____

Vote for: _____

Vote against: _____

MOTION TO APPROVE/DENY THE VARIANCE

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that the requested variance be **approved/denied**.

Motion by: _____

Second by: _____

Vote for: _____

Vote against: _____

HEARING ON REQUEST FOR A VARIANCE BEFORE THE BUNCOMBE COUNTY PLANNING BOARD

Owner: WI/Indian Branch Road
People's National Bank
Subdivision Applicant: Same
Design Professional: Brian Morris (Land Planning Studios)
Subdivision Name: Ravenmont (SUB2013-00002)
Address: Indian Branch Road
Hearing Date: February 18, 2013

MOTION TO ADOPT FINDINGS OF FACT

Mr. Chair, based upon the evidence presented to this Board, including the following exhibits: the petitioner's application, the submitted development plan, the findings of fact worksheet _____, and _____;

I move that this Board adopt the following FINDINGS OF FACT:

1. The property located on Indian Branch Road and having the following PIN's: 8697-84-4425 (9 Coralberry Drive), 8697-84-3336 (2 Swallowtail Lane), 8697-84-1110 (118 Indian Branch Road), 8697-84-3126 (1 Red Clover Drive), 8697-84-3505 (2 Coralberry Drive), 8697-84-3565 (6 Coralberry Drive), 8697-84-1531 (1 Clara Parker Drive), 8697-84-3185 (5 Red Clover Drive), 8697-84-3436 (5 Coralberry Drive), 8697-84-2085 (Ravenmont Way East of the intersection with Glasswing Lane), 8697-84-2130 (2 Glasswing Lane), 8697-84-2347 (22 Ravenmont Way), 8697-84-1425 (130 Indian Branch Road), 8697-84-1277 (North and West of Ravenmont Way), 8697-84-2341 (18 Ravenmont Way), 8697-84-1328 (126 Indian Branch Road), 8697-84-2235 (14 Ravenmont Way), 8697-84-4525 (10 Coralberry Drive), 8697-84-1538 (5 Clara Parker Drive), 8697-84-3216 (1 Swallowtail Lane), 8697-84-3296 (5 Swallowtail Lane), 8697-84-2033 (6 Glasswing Lane), 8697-84-4306 (6 Swallowtail Lane), 8697-84-1204 (122 Indian Branch Road), and 8697-84-1302 (124 Indian Branch Road)]. is requesting a variance from the Buncombe County Land Development and Subdivision Ordinance.
2. Application is a request for a variance from **§70-66 (g)** to allow a lot width of 61.34 feet (a reduction from the required 66 feet) for lot 10 of the proposed subdivision.
3. That §70-10 of the Buncombe County Land Development and Subdivision Ordinance was used to evaluate this request.

4A. This application does meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact.

The lot already has been graded and the roads constructed. The variance is to bring the existing subdivision into compliance and allow the development of the property to proceed.

- b. That the granting of the variance will not be detrimental to the public health, safety or welfare.

The variance is to bring the existing subdivision into compliance and allow the development of the property to proceed.

- c. That the granting of the variance would support general objectives contained within this chapter.

The variance is to bring the existing subdivision into compliance and allow the development of the property to proceed, as opposed to the subdivision remain vacant and unfinished.

4B. This application does not meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. *That a strict or literal interpretation and enforcement of the specified standard or requirement would not result in practical difficulty, unnecessary hardship or adverse environmental impact as the applicant should be required to increase the lot width.*

- b. *That the granting of the variance would not support the general objectives contained within this chapter.*

Motion of acceptance of findings of fact by: _____

Seconded by: _____

Vote for: _____

Vote against: _____

MOTION TO APPROVE/DENY THE VARIANCE

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that the requested variance be **approved/denied**.

Motion by: _____

Second by: _____

Vote for: _____

Vote against: _____



Buncombe County Government
Application for a variance from the Land Development and
Subdivision Ordinance of Buncombe County

EXHIBIT D

Planning and Development
 www.buncombecounty.org

46 Valley Street
 Asheville, NC 28801
 Telephone (828) 250-4830
 Fax (828) 250-6086

Please complete all sections of the application.

A. CONTACT INFORMATION

Date: 1/04/13

PROPERTY INFORMATION

Subdivision Name: Ravenmont PUD

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

Address/Street Location of Property: 118 Indian Branch Rd - Candler 28715

PIN Number(s) of Property to be Subdivided:
869784 1110 (Parent Tract)

CONTACT INFORMATION

Owner Name: WI / Indian Branch, LLC

Address: P.O. Box 270 Waynesville, NC 28786

Phone: 828 665 3880

Surveyor/Engineer/Landscape Architect Name and Company Name:
Land Planning Studios

Address: 10 Springside Park Asheville, NC 28803

Phone: 828-712-9429

Email: intowngardeners@gmail.com

Primary Contact for Submission: Edward Kirkpatrick

Address: 118 Indian Branch Candler, NC 28715

Phone: 828-275-7736

Email: Kirkpatrick53@gmail.com

SUB 2013 - 0 0 0 0 2

Buncombe County
 Planning and Development
Received

JAN - 4 2013

B. APPLICATION FOR VARIANCE

Application is hereby made to the Buncombe County Planning Board for a VARIANCE from the literal provisions of the Buncombe County Land Development and Subdivision Ordinance, because, under the interpretation given to me by the Subdivision Administrator, I am prohibited from using the parcel of land indicated above in a manner shown by the submitted preliminary subdivision plans (please attach one copy of the submitted preliminary plans to this application). The preliminary plans I have submitted include the following:

- a note regarding the type of variance I am seeking
- location of the variance I am seeking shown on the submitted plans (if applicable)

I request a variance from the following provisions of the ordinance:

Section number: 70e5 Section title: Definitions
 Subsection letters and/or number: — Subsection title(s): —

~~No~~ Private Drives Include:

Glasswing Way, Red Clover Drive, Swallowtail Lane,
 Coralberry Dr. and Clara Parker Drive
 5 lots off of Clara Parker Drive

Buncombe County
 Planning and Development
 Received

JAN - 4 2013

46 Valley Street
 Asheville, N C 28801
 828-250-4830

SUB 2013 - 0 0 0 0 2

C. FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Planning Board does not have unlimited discretion in deciding whether to grant a variance. In the spaces provided below, indicate the *factors you intend to show* and the *arguments that you intend to make* to convince the Board that it can properly grant the variance as provided for in §70-10. Variances of the Land Development and Subdivision Ordinance of Buncombe County (if necessary please provide the information on a separate sheet of paper).

- (a) Indicate how a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact:

Drives are constructed and were previously approved

- (b) Indicate how granting the variance will not be detrimental to the public health, safety, or welfare; and

Adequate access is provided

- (c) Indicate how granting the variance would support the general objectives contained within the Land Development and Subdivision Ordinance of Buncombe County.

It encourages cluster development

D. CERTIFICATION AND SIGNATURE

I certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief.

Christie Morris

Signature of Petitioner

01

Month

04

Day

2013

Year

OFFICE USE ONLY:

Date received: 1/4/2013

Case number: SUB 2013 - 00002

Scheduled Planning Board meeting: _____



Buncombe County Government
Application for a variance from the Land Development and
Subdivision Ordinance of Buncombe County

Planning and Development
www.buncombecounty.org

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830
Fax (828) 250-6086

Please complete all sections of the application.

A. CONTACT INFORMATION

Date: 1/21/2013

PROPERTY INFORMATION

Subdivision Name: Ravenmont

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

Address/Street Location of Property: 118 Indian Branch

PIN Number(s) of Property to be Subdivided:
8697-84-3185 Lot #10

CONTACT INFORMATION

Owner Name: WI/INDIAN BRANCH

Address: P.O. Box 370, Waynesville, NC. 28786

Phone: 828-452-4784

Surveyor/Engineer/Landscape Architect Name and Company Name:

Brian Morris

Address:

Phone: 828-712-9429

Email:

Primary Contact for Submission: Brian Morris

Address:

Phone: 828-712-9429

Email:

SUB2013-00002

rcvd 1/21/2013

B. APPLICATION FOR VARIANCE

Application is hereby made to the Buncombe County Planning Board for a VARIANCE from the literal provisions of the Buncombe County Land Development and Subdivision Ordinance, because, under the interpretation given to me by the Subdivision Administrator, I am prohibited from using the parcel of land indicated above in a manner shown by the submitted preliminary subdivision plans (please attach one copy of the submitted preliminary plans to this application). The preliminary plans I have submitted include the following:

- a note regarding the type of variance I am seeking
- location of the variance I am seeking shown on the submitted plans (if applicable)

I request a variance from the following provisions of the ordinance:

Section number: 10-66 Section title: General Requirements
Subsection letters and/or number: ~~66~~(G) Subsection title(s): Lot Frontage

for Lot 10

C. FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Planning Board does not have unlimited discretion in deciding whether to grant a variance. In the spaces provided below, indicate the *factors you intend to show* and the *arguments that you intend to make* to convince the Board that it can properly grant the variance as provided for in §70-10. Variances of the Land Development and Subdivision Ordinance of Buncombe County (if necessary please provide the information on a separate sheet of paper).

- (a) Indicate how a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact:

The lot is already out all utilities in & real estate from previous plat & subdivision

- (b) Indicate how granting the variance will not be detrimental to the public health, safety, or welfare; and

Already vested

- (c) Indicate how granting the variance would support the general objectives contained within the Land Development and Subdivision Ordinance of Buncombe County.

Help with housing in this area (affordable)

D. CERTIFICATION AND SIGNATURE

I certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief.


Signature of Petitioner

Jan 21 2013
Month Day Year

OFFICE USE ONLY:

Date received: 2/4/2013

Case number: SUB2013-00002

Scheduled Planning Board meeting: _____



Buncombe County Government
Application for a variance from the Land Development and
Subdivision Ordinance of Buncombe County

Planning and Development
 www.buncombecounty.org

46 Valley Street
 Asheville, NC 28801
 Telephone (828) 250-4830
 Fax (828) 250-6086

Please complete all sections of the application.

A. CONTACT INFORMATION

Date: 2/1/2013

PROPERTY INFORMATION

Subdivision Name: Government

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

Address/Street Location of Property: 118 Indian Branch, Candler NC 28715

PIN Number(s) of Property to be Subdivided:

869784 (4525) (3565) (3505) (4306) (3336) (4425) (3336) (3296) (3216) (3185)
(3126) (2033) (2136) (2235) (2311) (2347) (1328) (1425) (1531) (1538) (1277) (2085) (1110)

CONTACT INFORMATION

Owner Name: WI/INDIAN BRANCH LLC

Address: P.O. Box 370 Waynesville, N.C. 28786

Phone: Way 828-452-4784

Surveyor/Engineer/Landscape Architect Name and Company Name:
Intown Gardens Land Planning Studios

Address: 10 Springside Park, Asheville, NC 28803

Phone: 828-912-9429

Email: mailto:intowngardens@gmail.com

Primary Contact for Submission: Robbie Kirtpatrick

Address: 118 Indian Branch Road Candler NC 28712

Phone: 828-275-7736

Email: r.kirtpatrick53@gmail.com

Buncombe County
Planning and Development
Received

FEB 1 2013

8UB2013-00002

46 Valley Street
 Asheville, N C 28801
 828-250-4830

B. APPLICATION FOR VARIANCE

Application is hereby made to the Buncombe County Planning Board for a VARIANCE from the literal provisions of the Buncombe County Land Development and Subdivision Ordinance, because, under the interpretation given to me by the Subdivision Administrator, I am prohibited from using the parcel of land indicated above in a manner shown by the submitted preliminary subdivision plans (please attach one copy of the submitted preliminary plans to this application). The **preliminary plans** I have submitted include the following:

- a note regarding the type of variance I am seeking
- location of the variance I am seeking shown on the submitted plans (if applicable)

I request a variance from the following provisions of the ordinance:

Section number: 20-167 (2)(e)(1) Section title: _____

Subsection letters and/or number: _____ Subsection title(s): _____

C. FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Planning Board does not have unlimited discretion in deciding whether to grant a variance. In the spaces provided below, indicate the *factors you intend to show* and the *arguments that you intend to make* to convince the Board that it can properly grant the variance as provided for in §70-10. Variances of the Land Development and Subdivision Ordinance of Buncombe County (if necessary please provide the information on a separate sheet of paper).

(a) Indicate how a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact:

There are drivable shoulders except in curve (10% of road) where the opposite side is reserved area with plenty of room

(b) Indicate how granting the variance will not be detrimental to the public health, safety, or welfare; and

no issues regarding variance

(c) Indicate how granting the variance would support the general objectives contained within the Land Development and Subdivision Ordinance of Buncombe County.

Approval of Development

D. CERTIFICATION AND SIGNATURE

I certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief.

[Handwritten Signature]

Signature of Petitioner
10 *1st* *2013*

Month Day Year

OFFICE USE ONLY:
Date received: *2/1/2013*
Case number: *SVB2013-00002*
Scheduled Planning Board meeting: _____