

Buncombe County Planning Board
February 16, 2015

The Buncombe County Planning Board met February 16, 2015 in the meeting room at 30 Valley Street. Members present were Bernie Kessel, Jim Young, Josh Holmes, Michelle Wood, and Catherine Martin. Also present were Michael Frue, Staff Attorney; Jon Creighton, Assistant County Manager/Planning Director; Debbie Truempy, and Gillian Phillips, Planning staff and Josh O'Conner, Zoning Administrator.

Call to Order

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

Approval of Revised Agenda

Mr. Holmes made a motion to approve the agenda as revised. Ms. Wood seconded the motion and the motion was approved by unanimous vote.

Approval of Minutes (January 26, 2015)

Ms. Wood made a motion to approve the minutes as submitted. Mr. Holmes seconded the motion and the motion passed unanimously.

Public Comment

There was no one wishing to make public comment.

SUB2015-00005: Drew Norwood of Windsor/Aughtry was seeking approval for a revision to the approved preliminary plan of Maple Trace Subdivision, which is located off of Reems Creek Road Southwest of the intersection with Parker Cove Road (PIN 9752-33-9504).

The applicant has requested that this item be tabled to the next Planning Board Meeting.

Ms. Wood made a motion to table the revision of the subdivision to the March 2nd Planning Board meeting. Mr. Young seconded the motion, and the motion passed unanimously.

SUB2015-00030: John Kinnaird, P.E. of Brooks Engineering Associates was seeking a revised master plan approval (revision to SUB2013-000372) and approval for a revision to the approved preliminary plan (previous case number SUB2014-00065) of Old Coggins Farm Subdivision Phase 1, located at 88 Old Coggins Place (PIN 9679-15-1760)

The Board was provided with the submitted plans (Attachment A) and the proposed conditions (Attachment B) prior to the meeting. Andy Baker and John Kinnaird were present to represent the development. Mr. Baker indicated that they reduced the number of lots from 280 units to 99 units. He indicated that the lots would no longer be served by sewer, and would be served by individual septic tanks. He indicated that the home sites would be on average 1.5 acres. Mr. Kinnaird indicated that the applicant did not have any objection to the proposed staff conditions. The Board discussed the proposed entrance with the applicant. Vice-Chairman

Kessel asked if anyone wished to make public comment. Dede Styles indicated that she had concerns regarding the lots remaining affordable, but did like that the lots were larger. Charles Wykle was present and indicated that he did not have any opposition to the proposed development.

SUB2013-00372 (Master Plan)

Mr. Holmes made a motion to approve the revised master plan. Vice-Chairman Kessel seconded the motion and the motion passed unanimously.

SUB2015-00030

Mr. Holmes made a motion to approve the preliminary plan with the proposed staff conditions. Vice-Chairman Kessel seconded the motion and the motion passed unanimously.

Public Hearing (Zoning Map Amendment)

ZPH2015-00001: Mack Padgett applied to rezone tax lot PINs 9699-11-2699 (2500 US 70 Hwy) and 9699-21-5507 (15 Avery Wood Dr), which are currently zoned Commercial Service District CS to Residential District R-3.

The Board was provided with GIS maps (Attachment C) and staff recommendation (Attachment D) prior to the hearing. Mack Padgett was present and indicated that he would like to place more manufactured homes on the property. He provided the Board with information regarding placing more manufactured homes on the property (Attachment E). Mr. O'Conner reviewed the case for the Board, including regulations regarding placing manufactured homes in a flood hazard area. He also reviewed the Swannanoa Fire Department's concerns regarding placing manufactured homes in the flood hazard area that had been forwarded to the Board. Mr. O'Conner indicated that given the size of the property and that there were two parcels involved, staff felt this would not be considered a spot zoning. Vice-Chairman Kessel opened up the public hearing. Dede Styles indicated that she supported the proposed map amendment. Charles Padgett raised concerns regarding rezoning the property from commercial to residential uses and how it would affect the adjacent commercial properties. There was further discussion regarding flood hazard regulations and if Mr. Padgett would need to get any additional approvals to place more manufactured homes on the property. Ms. Wood made a motion to recommend approval of the proposed map amendment with the consistency statement provided in Attachment D. Ms. Martin seconded the motion and the motion passed unanimously.

Adjournment

There being no further business, Ms. Wood made a motion to adjourn. Mr. Young seconded that motion and the motion passed unanimously. The meeting was adjourned at 10:09 am.

OLD COGGINS FARM - PHASE 1

BUNCOMBE COUNTY

SUB2015-00030
SUBMITTED 1/30/2015

granted approval with
conditions at the
2/16/2015 pb meeting

NOTES

PROJECT INFORMATION:

- PROJECT ADDRESS: 88 OLD COGGINS PL, ASHEVILLE NC 28804
- PARCEL ID: 9679-15-1760
- TOTAL PROJECT AREA: 169.01 AC.
- DISTURBED AREA: 6.2 ACRES (PHASE 1).
- PROJECT LOCATION: LAT: 35°36'46"N LON: -82°27'48"E.
- THIS SITE IS IN A DELINEATED FLOOD PANEL 9679J, MAP 3700967900J
- TOPO IS FLOWN TOPO PROVIDED BY WNC SURVEYORS AND ENGINEERS.
- POWER PROVIDED BY DUKE ENERGY
- CABLE PROVIDED BY CHARTER COMMUNICATIONS.
- EXISTING WOODED AREA: 34.3 AC EXISTING OPEN AREA: 13.1 AC
- EXISTING LAND USE: AGRICULTURE/RESIDENTIAL

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.
- 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.

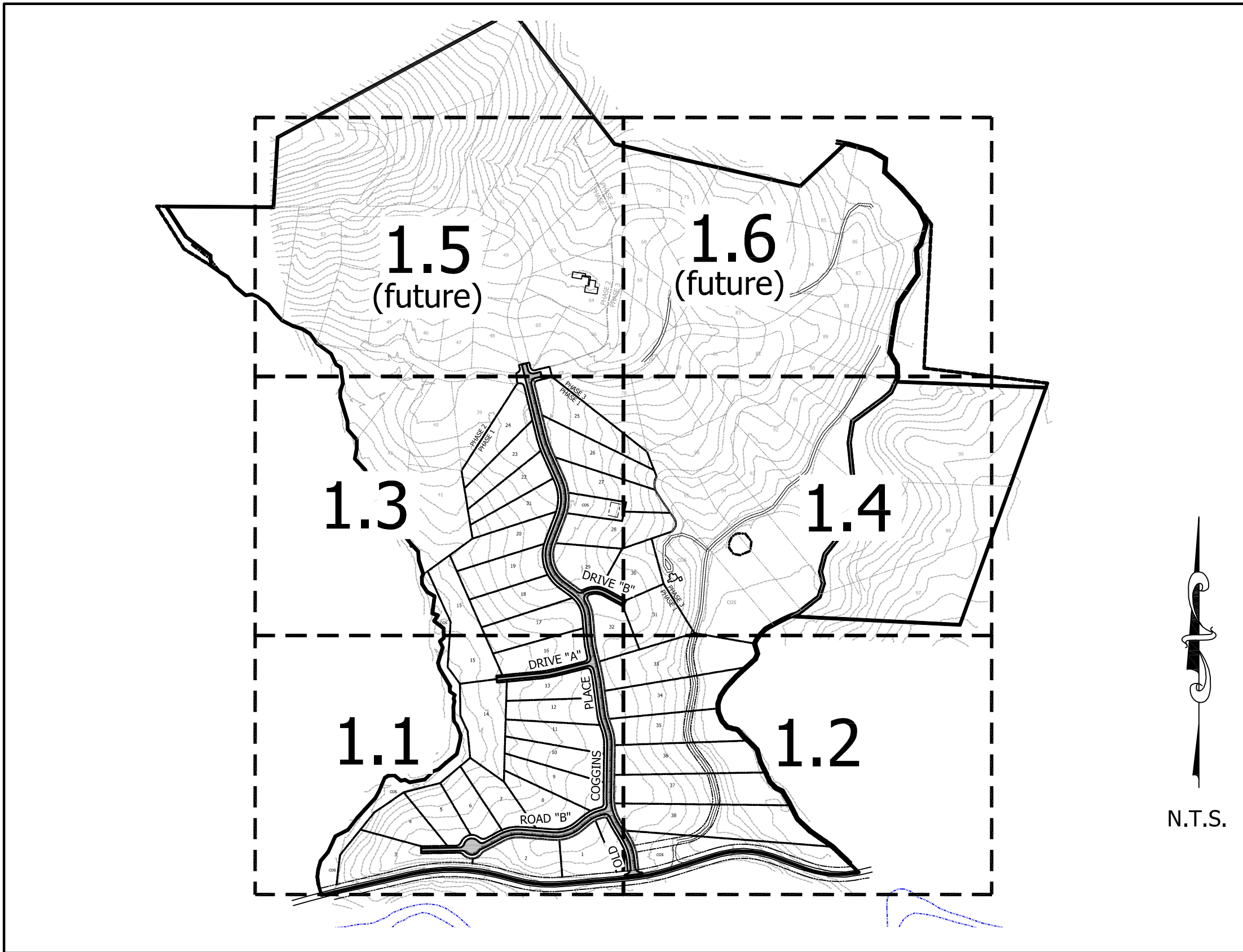
GRADING AND EROSION CONTROL NOTES:

- 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 BUNCOMBE 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.

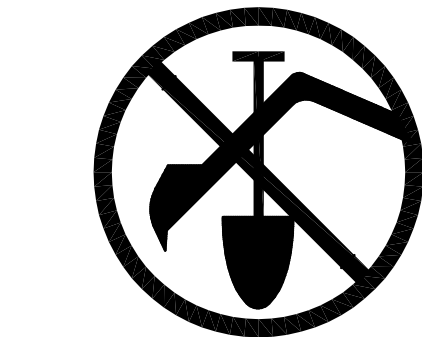
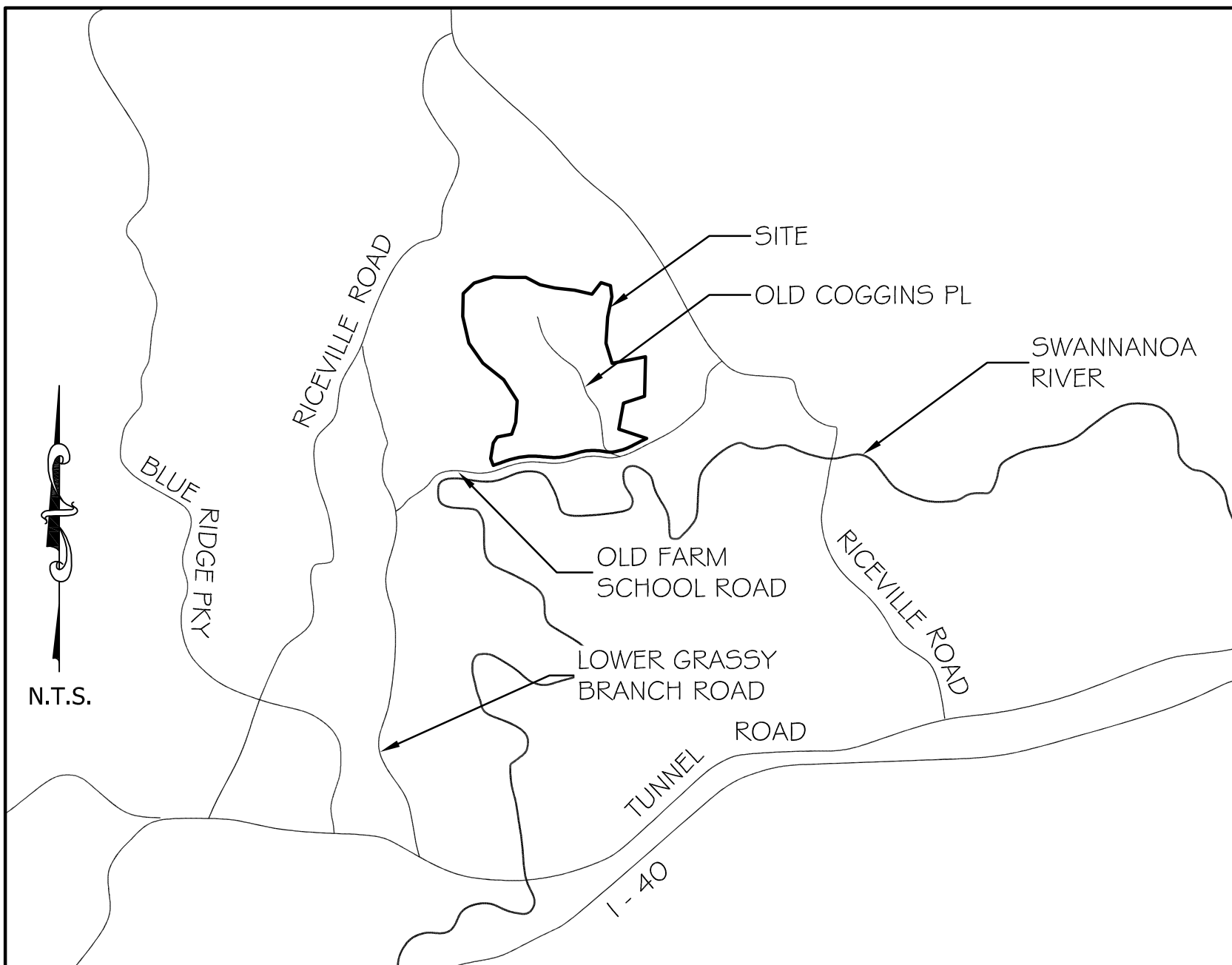
INSPECTION SCHEDULE:

- NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE PROJECT ENGINEER, THE CONTRACTOR, AND A REPRESENTATIVE OF THE BUNCOMBE 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



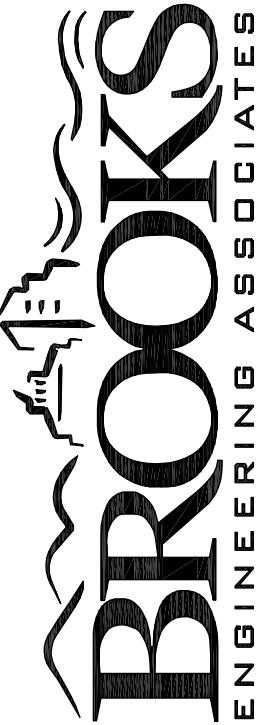
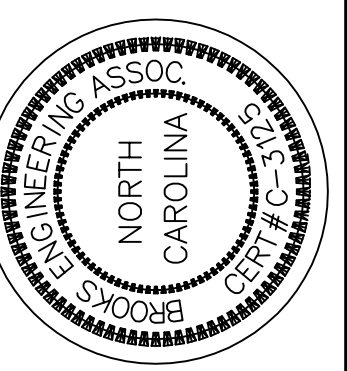

BEFORE YOU DIG I
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW !

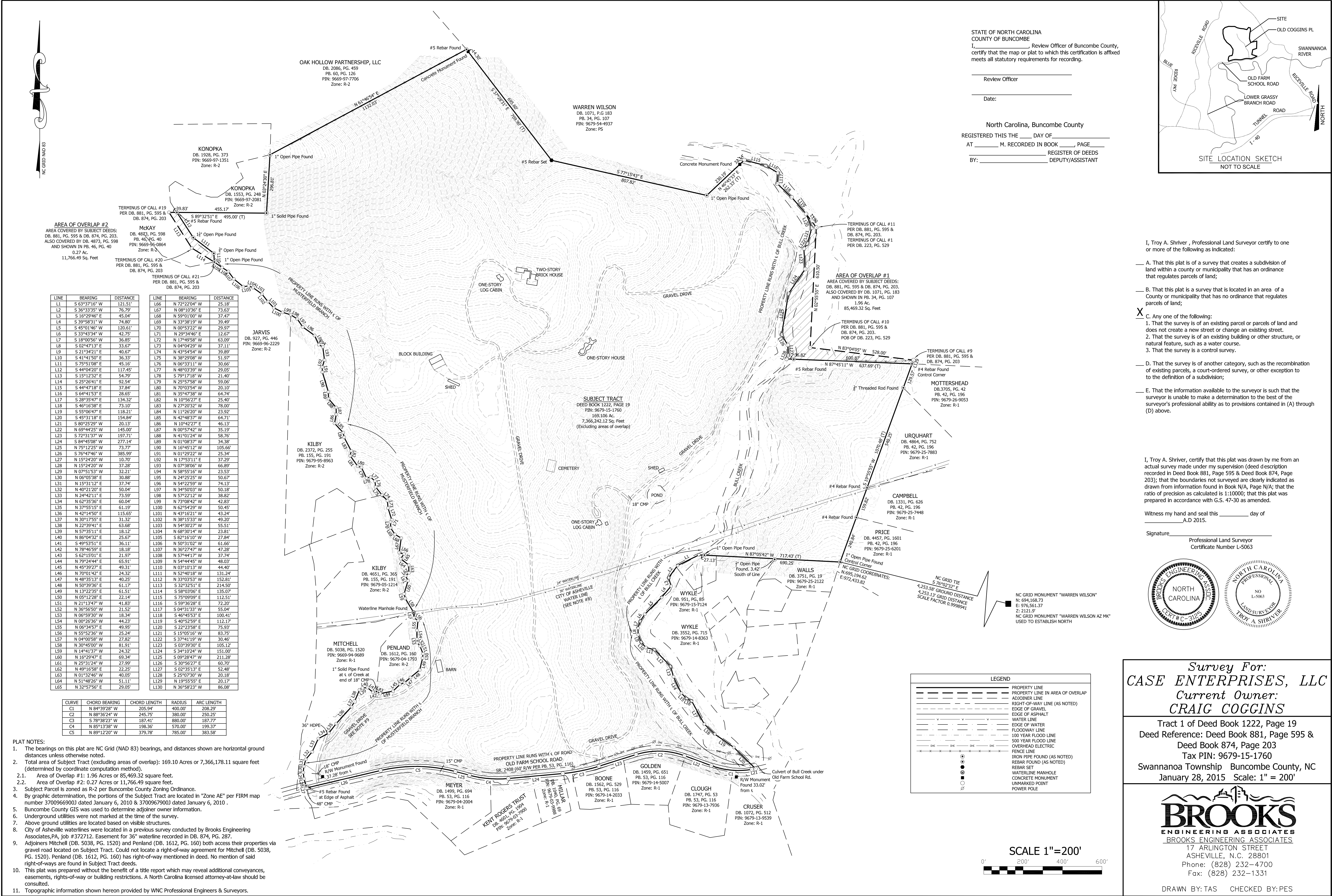
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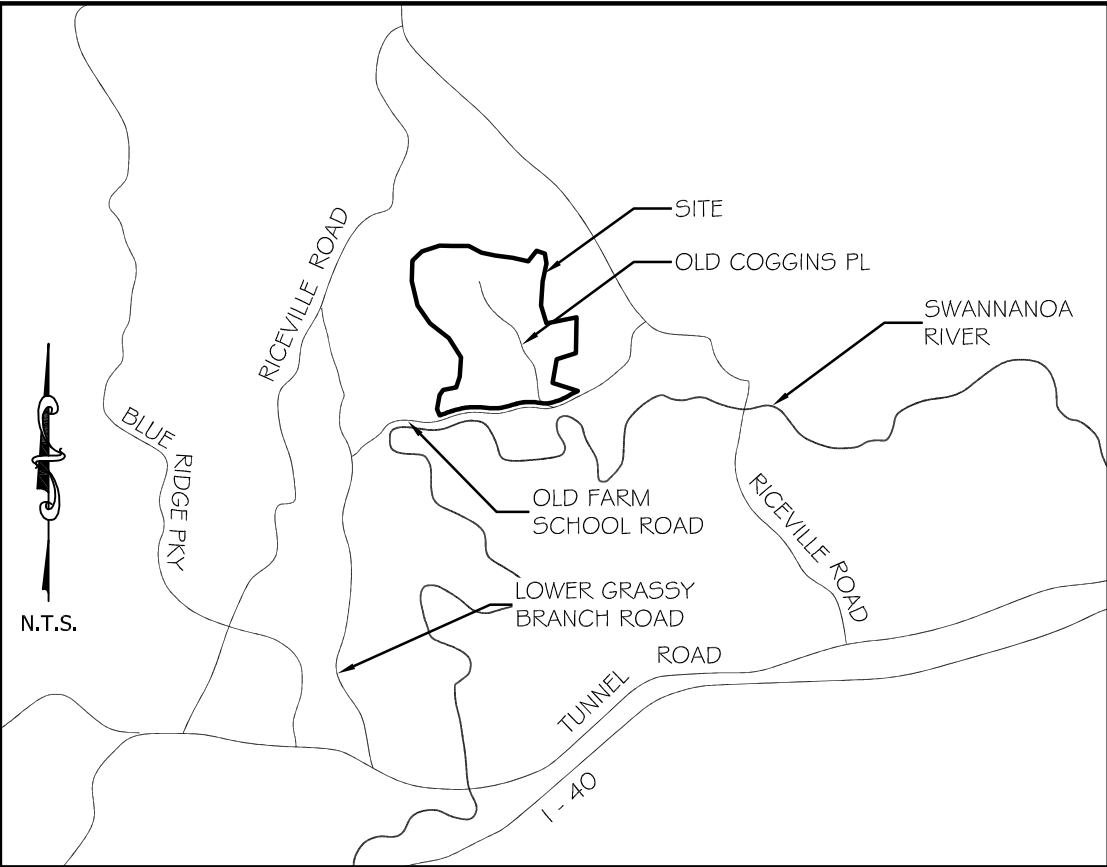
DEVELOPER:	CONTACT INFO:
COGGINS FARM, LLC	CONTACT: DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 P: 520-907-7704 EMAIL: david@caseenterprises.net
ENGINEER:	CONTACT INFO:
BROOKS ENGINEERING ASSOCIATES, PA	CONTACT: JOHN KINNAIRD, PE 17 ARLINGTON STREET ASHEVILLE, NC 28801 P: 828-232-4700 EMAIL: jkinnaird@brooksea.com
SURVEYOR:	CONTACT INFO:
BROOKS ENGINEERING ASSOCIATES, PA	CONTACT: PAUL SEXTON, PE 17 ARLINGTON STREET ASHEVILLE, NC 28801 P: 828-232-4700 EMAIL: psexton@brooksea.com
OWNER:	CONTACT INFO:
MACKENZIE CRAIG COGGINS	88 OLD COGGINS PLACE ASHEVILLE, NC 28804

SHEET INDEX

SHEET NO.:	SHEET TITLE
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MP-1.2	MASTER PLAN WITH SLOPE ANALYSIS
MP-1.3	MASTER PLAN WITH STABILITY MAP
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C-1.2	PRELIMINARY PLAT & SITE PLAN (2 OF 4)
C-1.3	PRELIMINARY PLAT & SITE PLAN (3 OF 4)
C-1.4	PRELIMINARY PLAT & SITE PLAN (4 OF 4)
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C-2.3	GRADING & STORMWATER PLAN (3 OF 4)
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C-4.1	ROAD PROFILES
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C-5.4	EROSION CONTROL DETAILS
C-5.5	EROSION CONTROL DETAILS
C-5.6	UTILITY DETAILS
C-5.7	UTILITY DETAILS

Project No: 412115	C-0	Drawing Title: COVER SHEET	BUNCOMBE COUNTY	NORTH CAROLINA	OLD COGGINS FARM PHASE 1	DESIGNED: JHK DRAWN: DJD CHECKED: JHK	REVIEWED: MCB SCALE: AS NOTED DATE: 1-30-2015	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 •	PERMIT SET	 JOHN KINNAIRD NORTH CAROLINA PROFESSIONAL ENGINEER #C-35345	 DAVID CASE NORTH CAROLINA PROFESSIONAL ENGINEER #C-35345	REVISIONS/SUBMISSIONS	Date
														1	SUBMITTAL TO PLANNING BOARD





MASTER PLAN LEGEND

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Future Right of Way
- Future Lot Line

MASTER PLAN NOTES

Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169.106 Ac.
PIN No.:	9679-15-1760
Existing Zoning:	R-2
Township:	Swannanoa
Allowed Number of Units per Zoning:	2,028 (12 / acre)
Proposed Number of Residential units:	99 units
Total Density:	0.59 units / acre
Proposed Open Space:	87.0 acres (51.4%)
Max. Building Height:	35'
Water Supply Watershed:	CITY OF ASHEVILLE
Sewer:	N/A
Length of Private Two-Way Roads:	8,430 linear feet
Length of Shared Drives:	4,500 linear feet
Total Length of Roads / Drives:	12,930 linear feet
Disturbed Area:	35 ACRES
(Infrastructure, Commercial, multifamily and houses)	
Average Natural Slope:	19.4%
% of Property over 35% in Slope:	9.7% (16.4 ac)
(Property is NOT a Drastic Variation Hillside property)	
Note: Portions of this site lie within the 100yr floodplain.	
Note: Construction estimated to begin May 2015.	

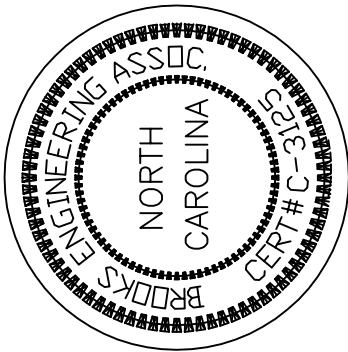
DEVELOPMENT NOTES

DEVELOPER	COGGINS FARMS, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 828-774-5274
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

DEVELOPMENT TIMETABLE

THE PROJECT WILL BEGIN IN THE SPRING OF 2015, AND COMPLETED IN THE SUMMER OF 2020. THE PROJECT WILL BE DEVELOPED IN THREE PHASES. INFRASTRUCTURE SHALL BE CONSTRUCTED FROM THE MAIN ENTRANCE AND PROCEED NORTHWARD THROUGH THE PROPERTY.

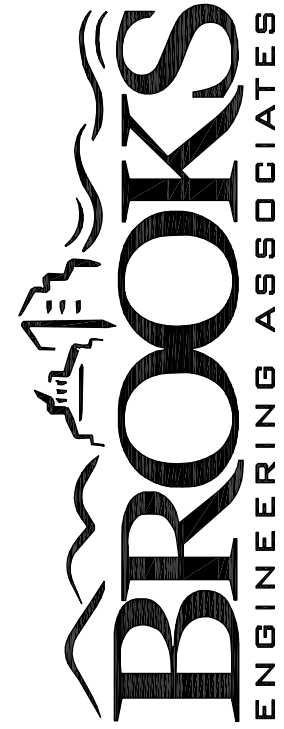
No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO BUNCOMBE CO.	01/15/2015



PERMIT SET

Designed:	Reviewed:
JHK	MCB
Drawn:	Scale:
DJD	1"=150'
Checked:	Date:
JHK	03-08-14

17 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
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OLD COGGINS FARM
MASTER PLANS

NORTH CAROLINA

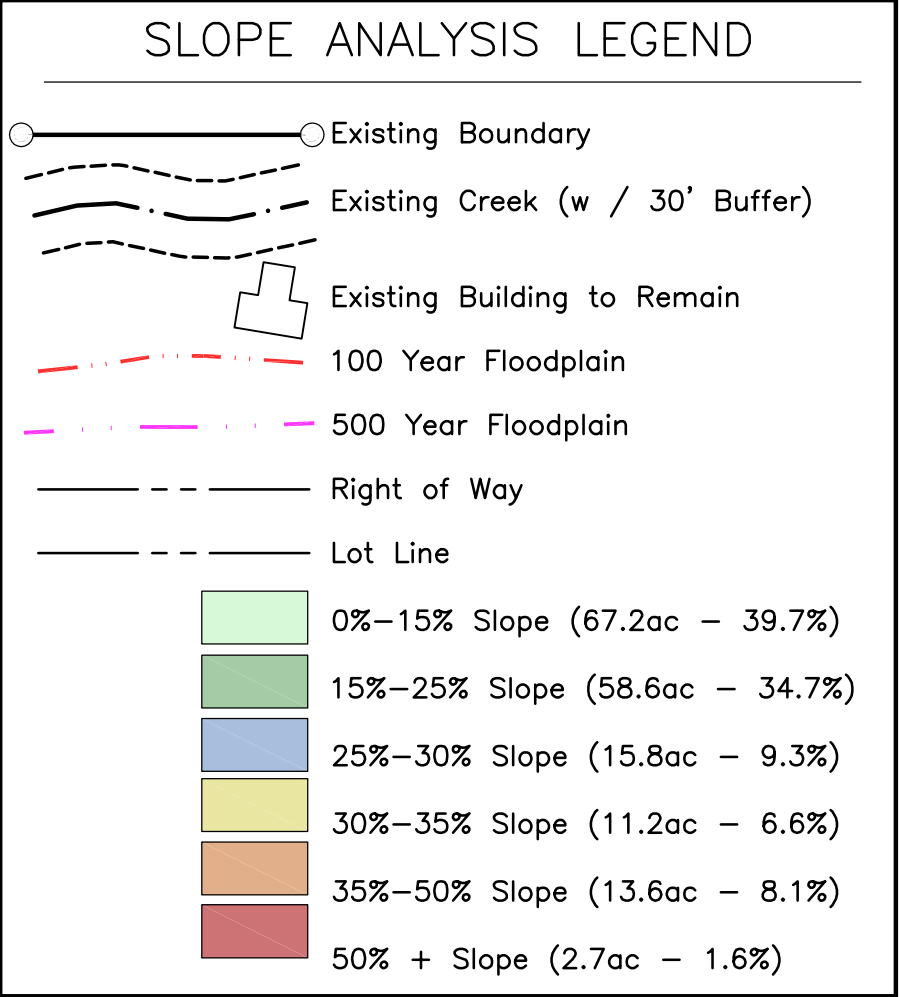
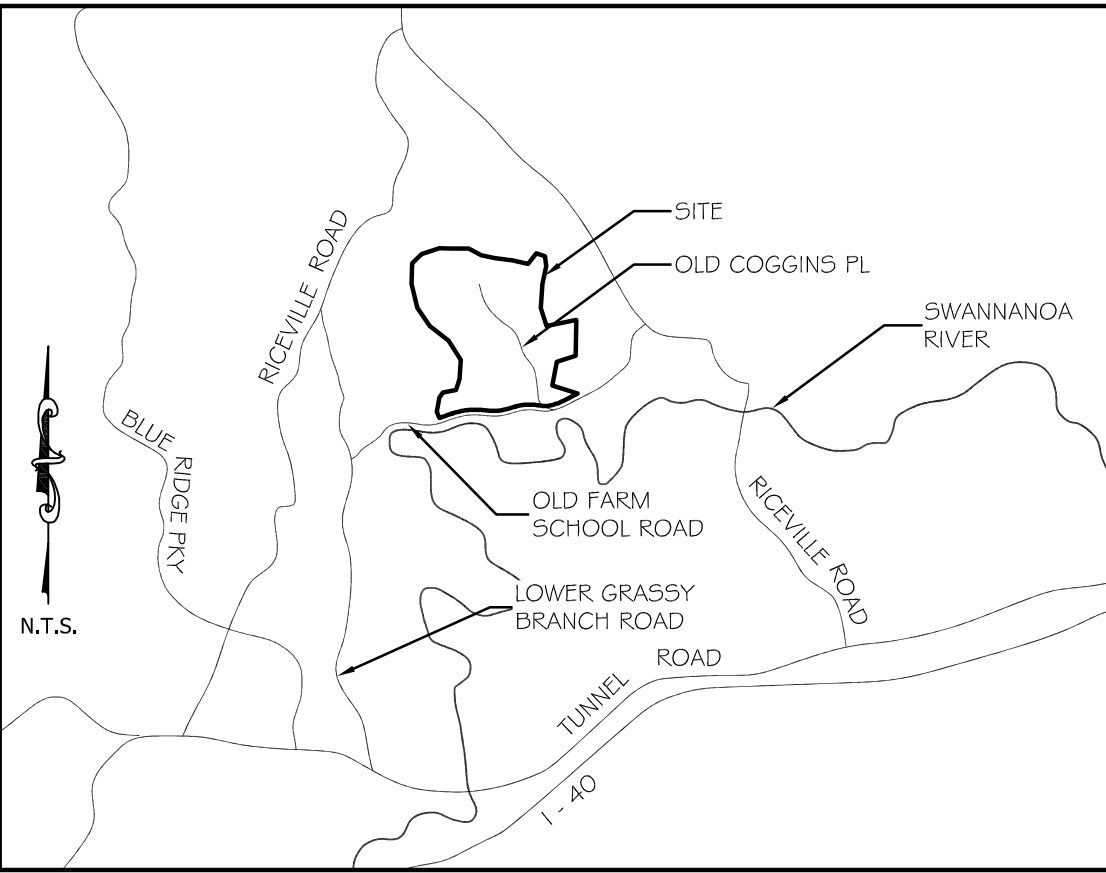
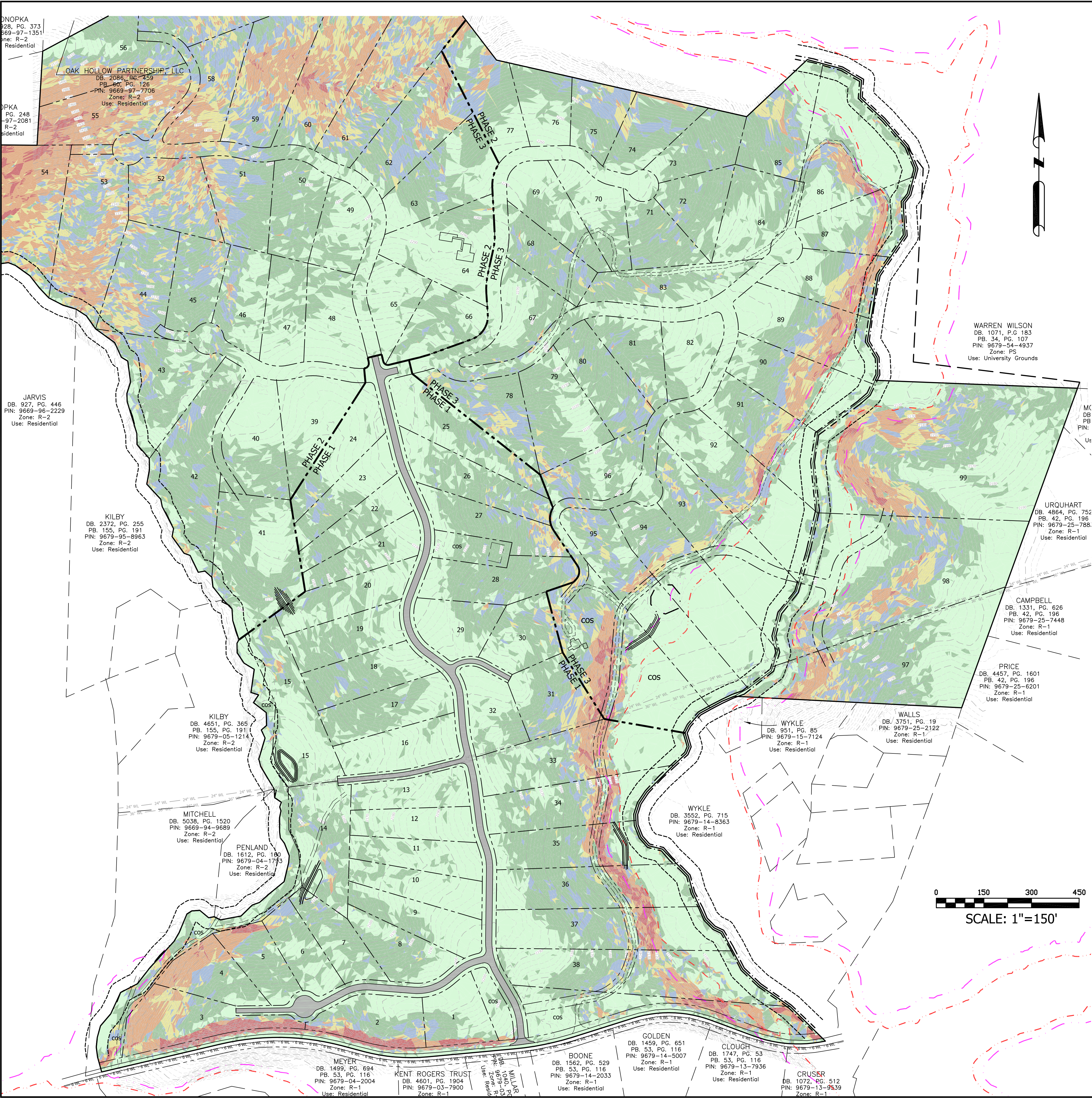
BUNCOMBE COUNTY

Project No:
355313

MP-1.1

Drawing Title:

MASTER PLAN



MASTER PLAN NOTES	
Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169.106 Ac.
PIN No.:	9679-15-1760
Existing Zoning:	R-2
Township:	Swannanoa
Allowed Number of Units per Zoning:	2,028 (12 / acre)
Proposed Number of Residential units:	99 units
Total Density:	0.59 units / acre
Proposed Open Space:	87.0 acres (51.4%)
Max. Building Height	35'
Water	CITY OF ASHEVILLE
Water Supply Watershed	N/A
Sewer	Septic Systems
Length of Private Two-Way Roads:	8,430 linear feet
Length of Shared Drives:	4,500 linear feet
Total Length of Roads / Drives	12,930 linear feet
Disturbed Area:	35 ACRES
(Infrastructure, Commercial, multifamily and houses)	
Average Natural Slope:	19.4%
% of Property over 35% in Slope:	9.7% (16.4 ac)
(Property is NOT a Drastic Variation Hillside property)	
Note: Portions of this site lie within the 100yr floodplain.	
Note: Construction estimated to begin May 2015.	

DEVELOPMENT NOTES	
DEVELOPER	COGGINS FARMS, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 828-774-5274
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

DEVELOPMENT TIMETABLE	
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Project No:
355313

MP-1.2

OLD COGGINS FARM
MASTER PLANS

NORTH CAROLINA
BUNCOMBE COUNTY

Drawing Title:
MASTER PLAN WITH SLOPE ANALYSIS

Designed:
JHK

Drawn:
DJD

Checked:
JHK

Reviewed:
MCB

Scale:
1"=150'

Date:
1-30-15

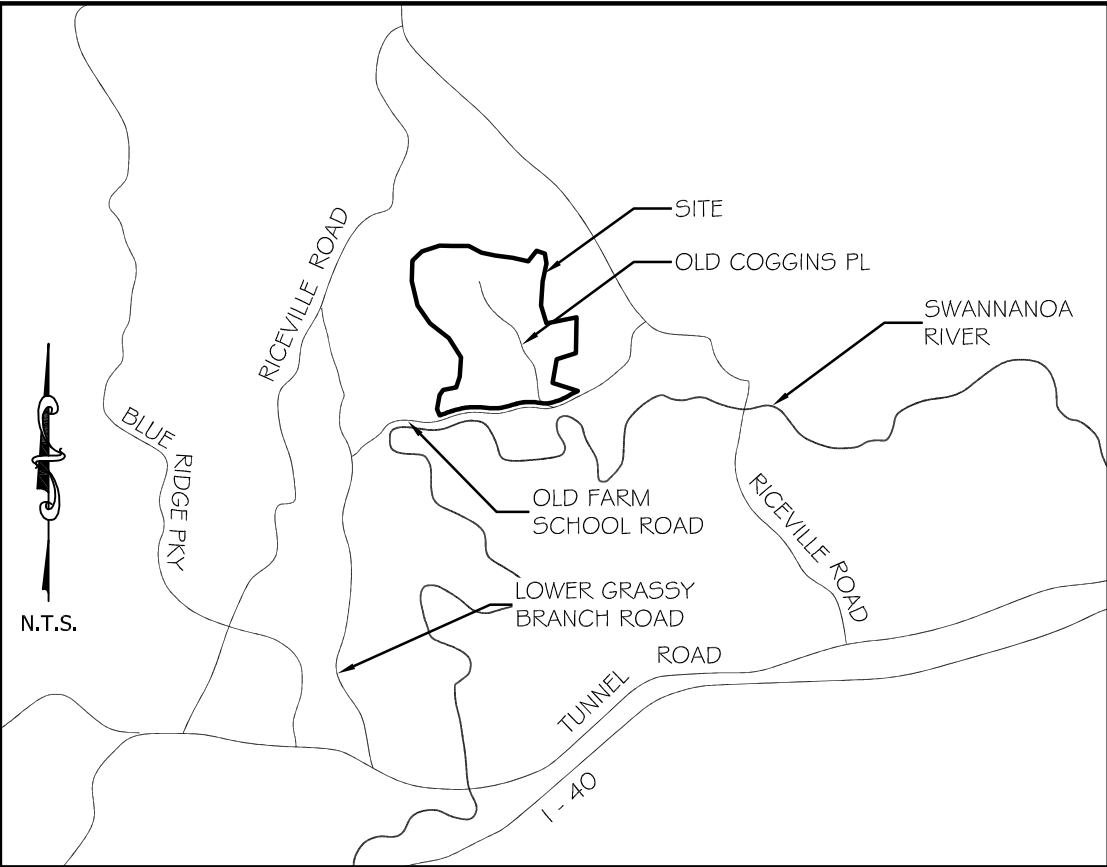
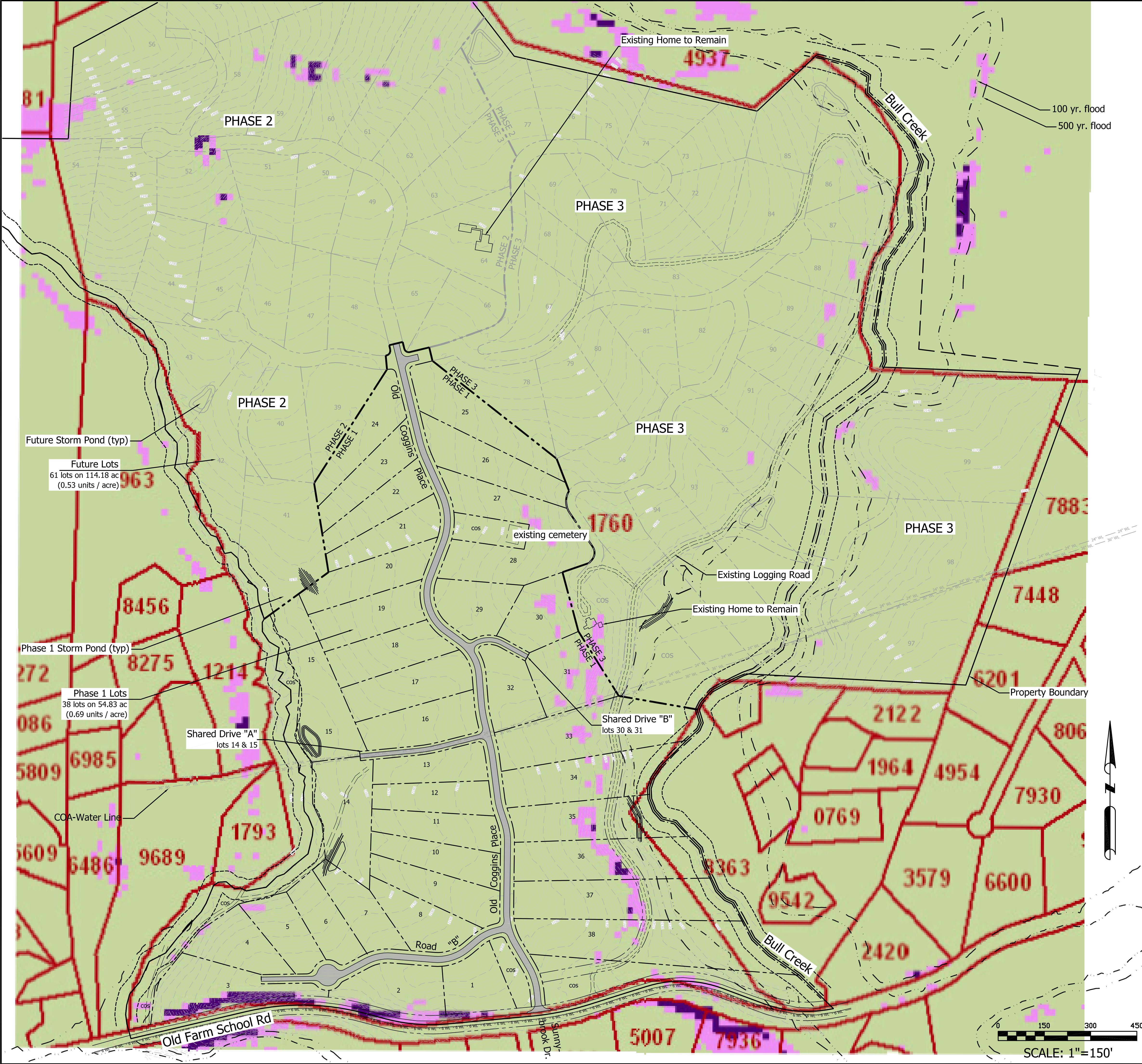
17 Arlington Street
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Phone: 1-828-232-4700
Fax: 1-828-232-1331
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PERMIT SET

REVISIONS/SUBMISSIONS

No.	Date
1	01/15/2015

1 SUBMITTAL TO BUNCOMBE CO.



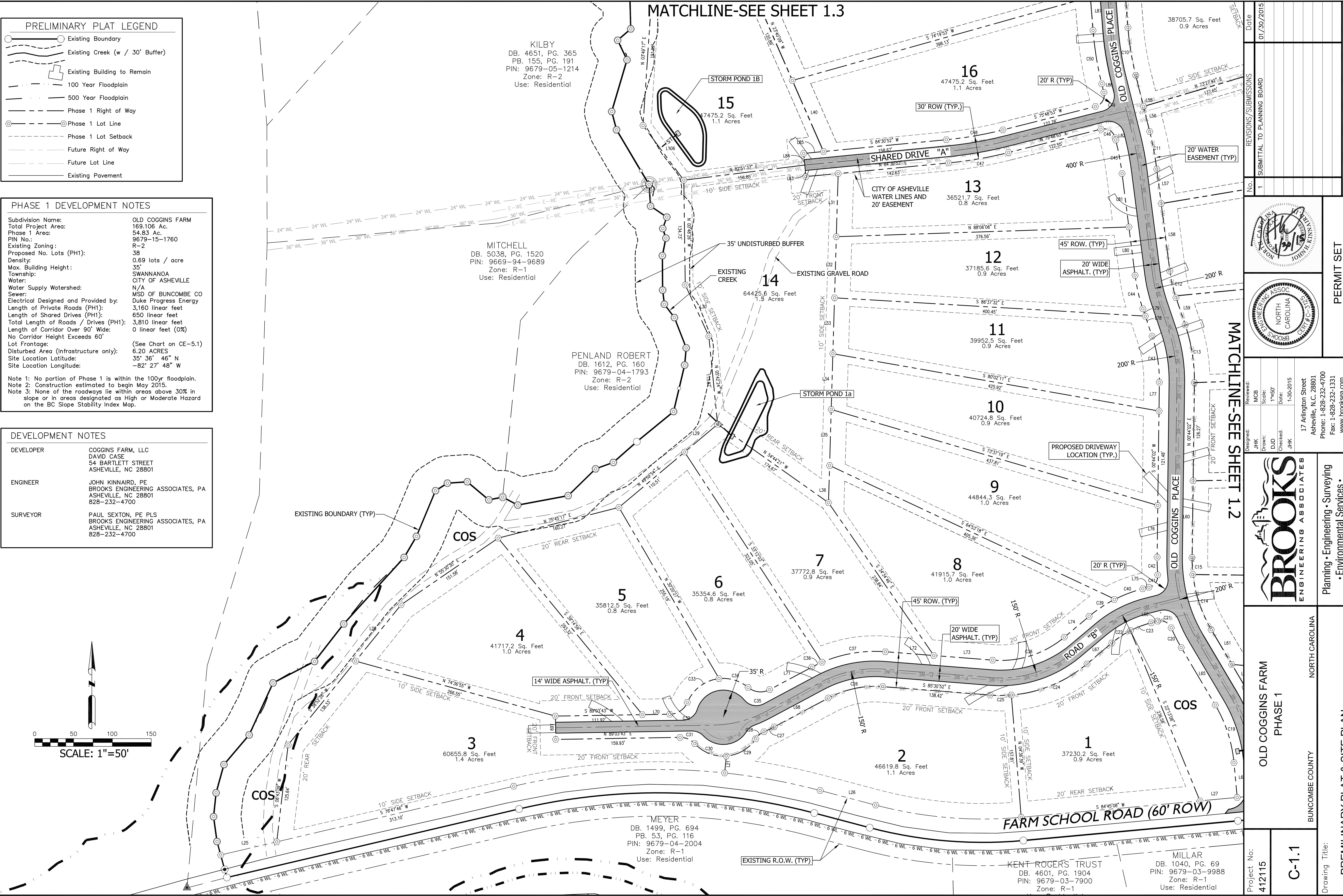
MASTER PLAN LEGEND	
	Existing Boundary
	Existing Creek (w / 30' Buffer)
	Existing Building to Remain
	100 Year Floodplain
	500 Year Floodplain
	Phase 1 Right of Way
	Phase 1 Lot Line
	Future Right of Way
	Future Lot Line

MASTER PLAN NOTES	
Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169,106 Ac.
PIN No.:	9679-15-1760
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Water Supply Watershed	N/A
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% of Property over 35% in Slope:	9.7% (16.4 ac)
(Property is NOT a Drastic Variation Hillside property)	
Note: Portions of this site lie within the 100yr floodplain.	
Note: Construction estimated to begin May 2015.	

DEVELOPMENT NOTES	
DEVELOPER	COGGINS FARMS, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 828-774-5274
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
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DEVELOPMENT TIMETABLE	
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Project No: 395313		Drawing Title: MASTER PLAN WITH STABILITY MAP	
MP-1.3		BUNCOMBE COUNTY NORTH CAROLINA	
OLD COGGINS FARM MASTER PLANS		Planning • Engineering • Surveying • Environmental Services •	
PERMIT SET			
Revised: JHK MCB Scale: 1"=150'		Reviewed: JHK MCB Scale: 1"=150'	
Drawn: DJD Checked: JHK		Date: 03-08-14	
17 Arlington Street Asheville, N.C. 28801		Phone: 1-828-232-4700	
Fax: 1-828-232-1331		www.brookseas.com	
No. 1		REVISIONS/SUBMISSIONS	
1		SUBMITTAL TO BUNCOMBE CO.	
Date 01/15/2015		Revision/Submission number with a triangle indicates changes made on this sheet.	



PRELIMINARY PLAT LEGEND

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Phase 1 Lot Setback
- Future Right of Way
- Future Lot Line
- Existing Pavement

PHASE 1 DEVELOPMENT NOTES

Subdivision Name: OLD COGGINS FARM
Total Project Area: 169.106 Ac.
Phase 1 Area: 54.83 Ac.
PIN No.: 9679-15-1760
Existing Zoning: R-2
Proposed No. Lots (PH1): 38
Density: 0.69 lots / acre
Max. Building Height: 35'
Township: SWANNANOA
City: CITY OF ASHEVILLE
Water: N/A
Sewer: MSD OF BUNCOMBE CO
Electrical Designed and Provided by: Duke Progress Energy
Length of Private Roads (PH1): 3,160 linear feet
Length of Shared Drives (PH1): 650 linear feet
Total Length of Roads / Drives (PH1): 3,810 linear feet
Length of Corridor Over 90' Wide: 0 linear feet (0%)
No Corridor Height Exceeds 60'
Lot Frontage: (See Chart on CE-5.1)
Disturbed Area (Infrastructure only): 6.20 ACRES
Site Location Latitude: 35° 36' 46" N
Site Location Longitude: -82° 27' 48" W

Note 1: No portion of Phase 1 is within the 100yr floodplain.
Note 2: Construction estimated to begin May 2015.
Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

DEVELOPMENT NOTES

DEVELOPER: COGGINS FARM, LLC
DAVID CASE
54 BARTLETT STREET
ASHEVILLE, NC 28801

ENGINEER: JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700

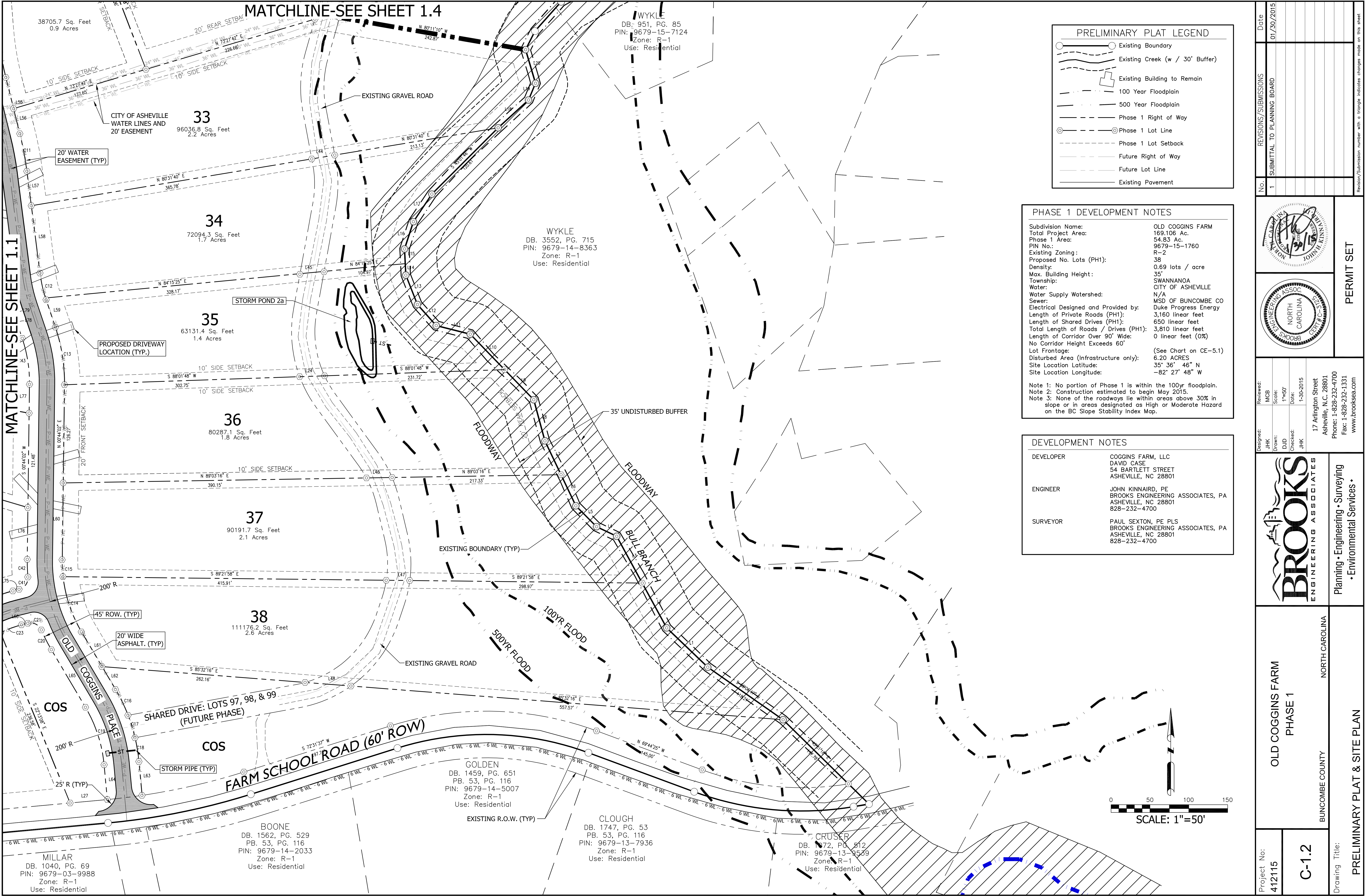
SURVEYOR: PAUL SEXTON, PE PLS
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700

0 50 100 150
SCALE: 1"=50'

Project No: 412115		C-1.1		Drawing Title: PRELIMINARY PLAT & SITE PLAN	
Project Name: OLD COGGINS FARM PHASE 1		Location: BUNCOMBE COUNTY NORTH CAROLINA		Permit Set	
Reviewed: JHK		Scale: 1"=50'		Date: 1-30-2015	
Drawn: DJD		Checked: JHK		Reviewed: MCB	
Address: 17 Arlington Street, Asheville, N.C. 28801		Phone: 1-828-232-4700		Fax: 1-828-232-1331	
Website: www.brookseas.com		Brooks Engineering Associates		Planning • Engineering • Surveying • Environmental Services •	
Revisions/Submissions		SUBMITTAL TO PLANNING BOARD		Date: 01/30/2015	
No. 1					

MATCHLINE-SEE SHEET 1.1

MATCHLINE-SEE SHEET 1.4



PRELIMINARY PLAT LEGEND

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Phase 1 Lot Setback
- Future Right of Way
- Future Lot Line
- Existing Pavement

PHASE 1 DEVELOPMENT NOTES

Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169.106 Ac.
Phase 1 Area:	54.83 Ac.
PIN No.:	9679-15-1760
Existing Zoning:	R-2
Proposed No. Lots (PH1):	38
Density:	0.69 lots / acre
Max. Building Height:	35'
Township:	SWANNANOA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	MSD OF BUNCOMBE CO
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH1):	3,160 linear feet
Length of Shared Drives (PH1):	650 linear feet
Total Length of Roads / Drives (PH1):	3,810 linear feet
Length of Corridor Over 90' Wide:	0 linear feet (0%)
No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	6.20 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

Note 1: No portion of Phase 1 is within the 100yr floodplain.
Note 2: Construction estimated to begin May 2015.
Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

DEVELOPMENT NOTES

DEVELOPER	COGGINS FARM, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNARD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE, PLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

Project No: 412115		Drawing Title: PRELIMINARY PLAT & SITE PLAN	
C-1.2		BUNCOMBE COUNTY NORTH CAROLINA	
OLD COGGINS FARM PHASE 1		PERMIT SET	
DESIGNED: JHK DRAWN: DJD CHECKED: JHK		REVIEWED: MCB SCALE: 1"=50' DATE: 1-30-2015	
17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		Revision/Submission number with a triangle indicates changes made on this sheet.	
SUBMITTAL TO PLANNING BOARD		REVISIONS/SUBMISSIONS	
Date: 01/30/2015			

PRELIMINARY PLAT LEGEND

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Phase 1 Lot Setback
- Future Right of Way
- Future Lot Line
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PHASE 1 DEVELOPMENT NOTES

Subdivision Name: OLD COGGINS FARM
Total Project Area: 169.106 Ac.
Phase 1 Area: 54.83 Ac.
PIN No.: 9679-15-1760
Existing Zoning: R-2
Proposed No. Lots (PH1): 38
Density: 0.69 lots / acre
Max. Building Height: 35'
Township: SWANNANOA
City: CITY OF ASHEVILLE
Water: N/A
Water Supply Watershed: MSD OF BUNCOMBE CO
Sewer: Duke Progress Energy
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Lot Frontage: (See Chart on CE-5.1)
Disturbed Area (Infrastructure only): 6.20 ACRES
Site Location Latitude: 35° 36' 46" N
Site Location Longitude: -82° 27' 48" W

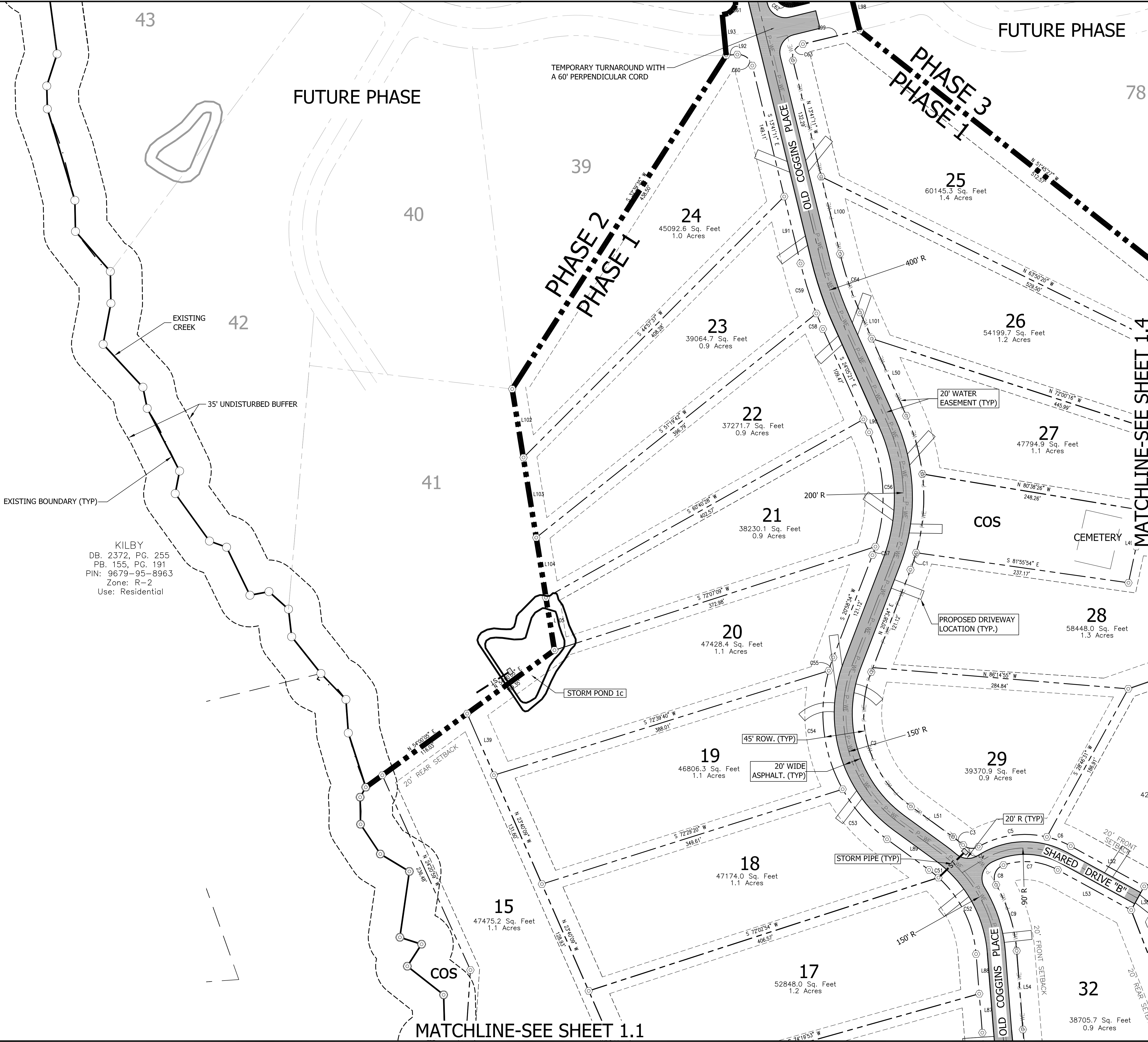
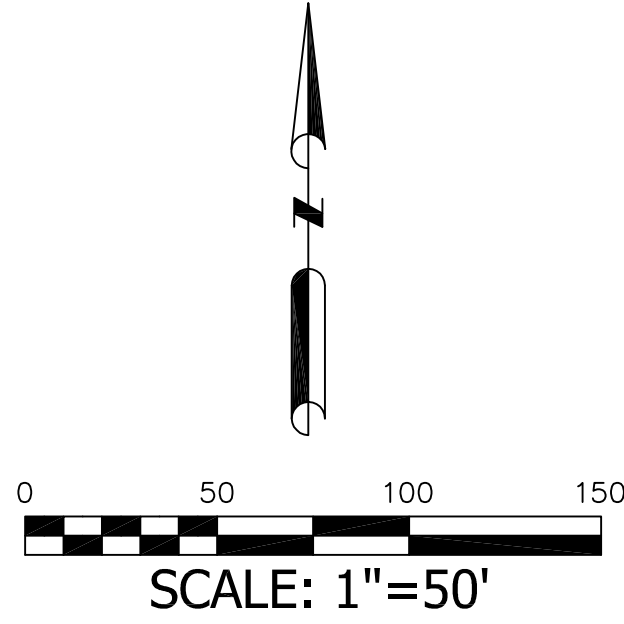
Note 1: No portion of Phase 1 is within the 100yr floodplain.
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DEVELOPMENT NOTES

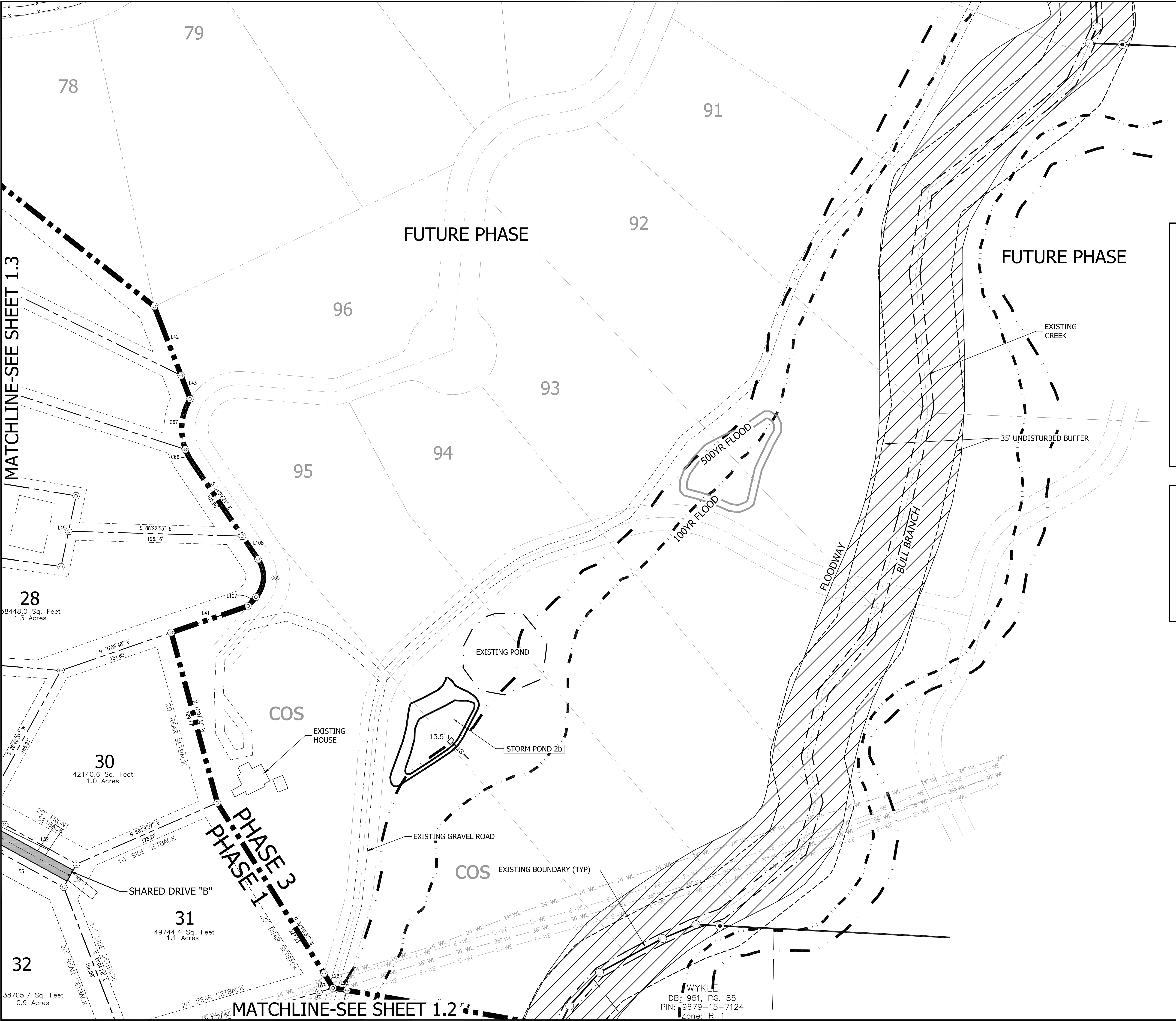
DEVELOPER: COGGINS FARM, LLC
DAVID CASE
54 BARTLETT STREET
ASHEVILLE, NC 28801

ENGINEER: JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700

SURVEYOR: PAUL SEXTON, PE PLS
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700



Project No: 412115		C-1.3		Drawing Title: PRELIMINARY PLAT & SITE PLAN	
Project Name: OLD COGGINS FARM PHASE 1		Location: BUNCOMBE COUNTY NORTH CAROLINA		Revision/Revision number with a triangle indicates changes made on this sheet.	
Revised: MCB		Scale: 1"=50'		Date: 1-30-2015	
Designed: JHK		Drawn: DJD		Checked: JHK	
Reviewed: JHK		Scale: 1"=50'		Date: 1-30-2015	
Address: 17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		Permit Set		Revision/Revision number with a triangle indicates changes made on this sheet.	
Brooks Engineering Associates		North Carolina Professional Engineer Seal		Permit Set	
Planning • Engineering • Surveying • Environmental Services •		Permit Set		Revision/Revision number with a triangle indicates changes made on this sheet.	
SUBMITTAL TO PLANNING BOARD		REVISIONS/SUBMISSIONS		Date: 01/30/2015	
No. 1					



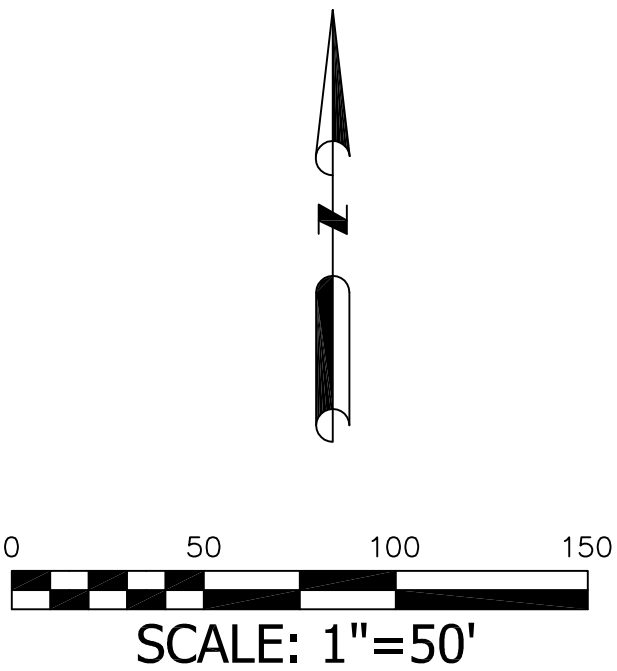
MATCHLINE-SEE SHEET 1.3

MATCHLINE-SEE SHEET 1.2

PRELIMINARY PLAT LEGEND	
	Existing Boundary
	Existing Creek (w / 30' Buffer)
	Existing Building to Remain
	100 Year Floodplain
	500 Year Floodplain
	Phase 1 Right of Way
	Phase 1 Lot Line
	Phase 1 Lot Setback
	Future Right of Way
	Future Lot Line
	Existing Pavement

PHASE 1 DEVELOPMENT NOTES	
Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169.106 Ac.
Phase 1 Area:	54.83 Ac.
PIN No.:	9679-15-1760
Existing Zoning:	R-2
Proposed No. Lots (PH1):	38
Density:	0.69 lots / acre
Max. Building Height:	35'
Township:	SWANNANOA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	MSD OF BUNCOMBE CO
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH1):	3,160 linear feet
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No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	6.20 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W
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Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.	

DEVELOPMENT NOTES	
DEVELOPER	COGGINS FARM, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE PLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700



Project No: 412115		Drawing Title: PRELIMINARY PLAT & SITE PLAN	
C-1.4		Date: 01/30/2015	
OLD COGGINS FARM PHASE 1		SUBMITTAL TO PLANNING BOARD	
BUNCOMBE COUNTY		REVISIONS/SUBMISSIONS	
NORTH CAROLINA		1	
PERMIT SET		Revision/Submission number with a triangle indicates changes made on this sheet.	

Reviewed: MCB

Drawn: DJD

Checked: JHK

Scale: 1"=50'

Date: 1-30-2015

17 Arlington Street

Asheville, N.C. 28801

Phone: 1-828-232-4700

Fax: 1-828-232-1331

www.brooksea.com

Planning • Engineering • Surveying

• Environmental Services •

STORMWATER / UTILITY LEGEND

- Existing Boundary
Existing Creek (w / 30' Buffer)
Existing Building to Remain
100 Year Floodplain
500 Year Floodplain
Phase 1 Right of Way
Phase 1 Lot Line
Future Right of Way
Future Lot Line
Existing Pavement
Proposed Storm Pipe
Proposed Water
Proposed Fire Hydrant
Proposed Gate Valve

PHASE 1 DEVELOPMENT NOTES

Subdivision Name: OLD COGGINS FARM
Total Project Area: 169.106 Ac.
Phase 1 Area: 54.83 Ac.
PIN No.: 9679-15-1760
Existing Zoning: R-2
Proposed No. Lots (PH1): 38
Density: 0.69 lots / acre
Max. Building Height: 35'
Township: SWANNANOA
Water: CITY OF ASHEVILLE
Water Supply Watershed: N/A
Sewer: MSD OF BUNCOMBE CO
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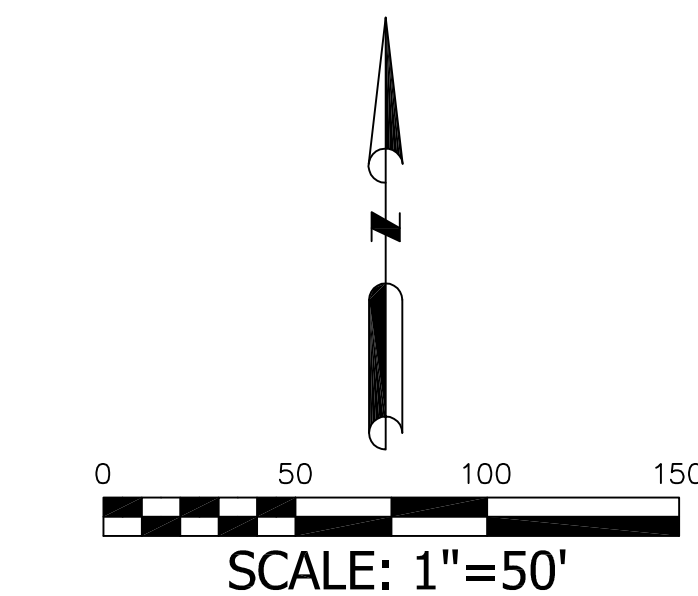
DEVELOPMENT NOTES

DEVELOPER: COGGINS FARM, LLC
DAVID CASE
54 BARTLETT STREET
ASHEVILLE, NC 28801
ENGINEER: JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700
SURVEYOR: PAUL SEXTON, PE PLS
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700

MATCHLINE-SEE SHEET 2.3

MATCHLINE-SEE SHEET 2.2

Project No: 412115		C-2.1		Drawing Title: GRADING & STORMWATER PLAN	
North Carolina		BUNCOMBE COUNTY		OLD COGGINS FARM PHASE 1	
ENGINEERING ASSOCIATES		BROOKS		ENGINEERING ASSOCIATES	
Planning • Engineering • Surveying		• Environmental Services •		PERMIT SET	
No. 1		REVISIONS/SUBMISSIONS		Date 01/30/2015	
SUBMITTAL TO PLANNING BOARD					



KILBY
DB. 4651, PG. 365
PB. 155, PG. 191
PIN: 9679-05-1214
Zone: R-2
Use: Residential

MITCHELL
DB. 5038, PG. 1520
PIN: 9669-94-9689
Zone: R-1
Use: Residential

PENLAND ROBERT
DB. 1612, PG. 160
PIN: 9679-04-1793
Zone: R-2
Use: Residential

MEYER
DB. 1499, PG. 694
PB. 53, PG. 116
PIN: 9679-04-2004
Zone: R-1
Use: Residential

KENT ROGERS TRUST
DB. 4601, PG. 1904
PIN: 9679-03-7900
Zone: R-1
Use: Residential

MILLAR
DB. 1040, PG. 69
PIN: 9679-03-9988
Zone: R-1
Use: Residential

35' UNDISTURBED BUFFER

35' UNDISTURBED BUFFER

EXISTING CREEK

EXISTING GRAVEL ROAD

PROPOSED DRIVEWAY
LOCATION (TYP.)

LIMITS OF
DISTURBANCE (TYP.)

SILT FENCE (TYP.)

FARM SCHOOL ROAD (60' ROW)

CITY OF ASHEVILLE
WATER LINES AND
20' EASEMENT

OLD COGGINS PLACE

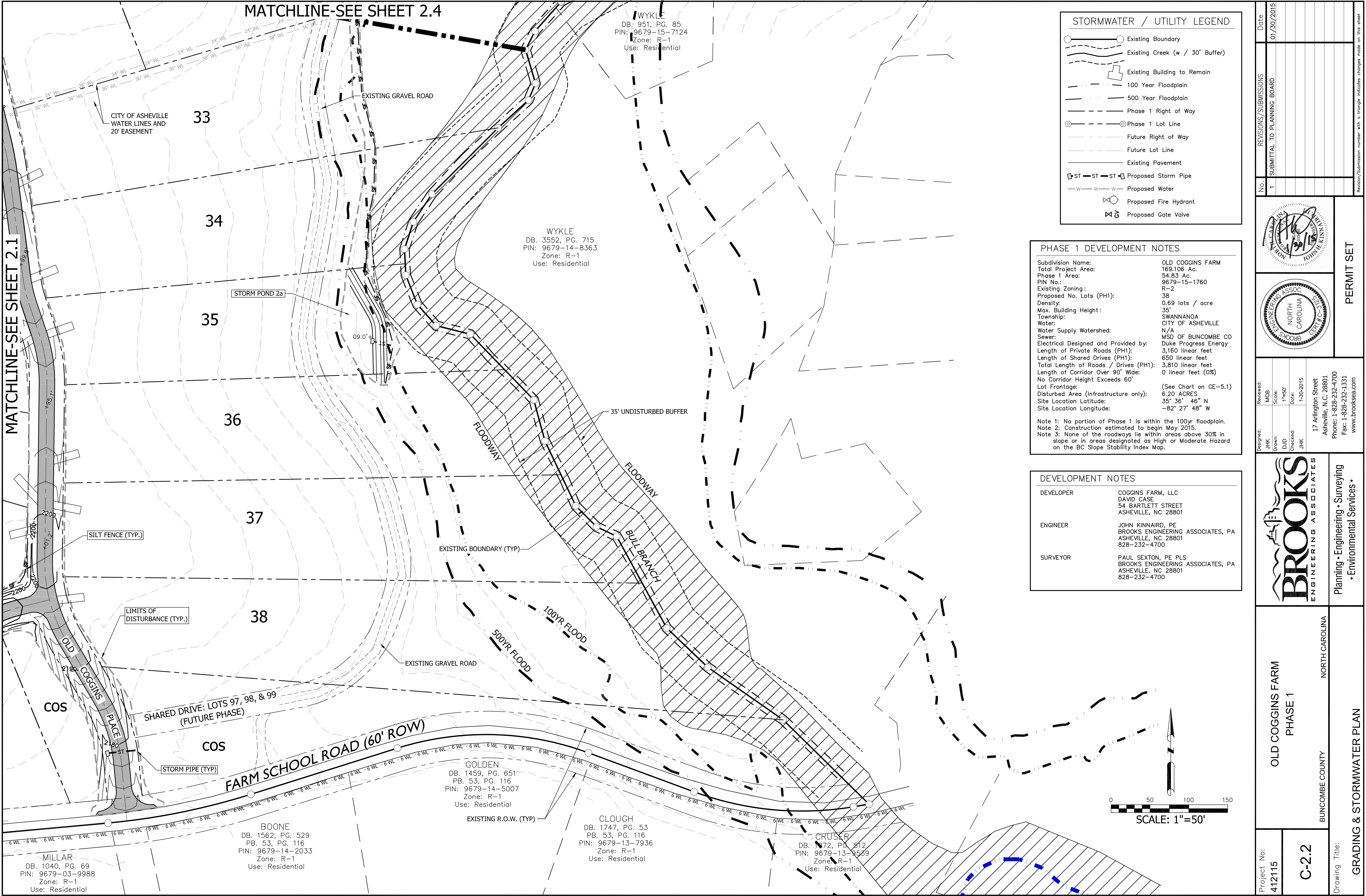
OLD COGGINS PLACE

OLD COGGINS PLACE

OLD COGGINS PLACE

OLD COGGINS PLACE

OLD COGGINS PLACE

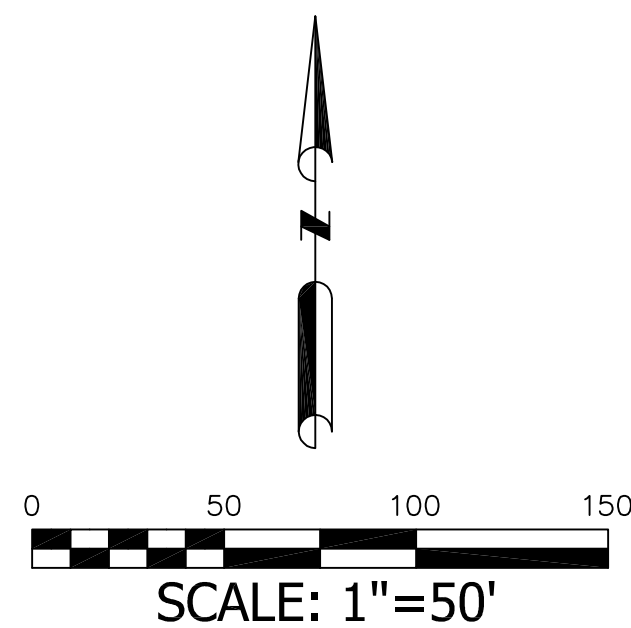


Existing Boundary
 Existing Creek (w / 30' Buffer)
 Existing Building to Remain
 100 Year Floodplain
 500 Year Floodplain
 Phase 1 Right of Way
 Phase 1 Lot Line
 Future Right of Way
 Future Lot Line
 Existing Pavement
 ST — ST — ST Proposed Storm Pipe
 W — W — W Proposed Water
 Proposed Fire Hydrant
 Proposed Gate Valve

Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169.106 Ac.
Phase 1 Area:	54.83 Ac.
PIN No.:	9679-15-1760
Existing Zoning:	R-2
Proposed No. Lots (PH1):	38
Density:	0.69 lots / acre
Max. Building Height:	35'
Township:	SWANNANOA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	MSD OF BUNCOMBE CO
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH1):	3,160 linear feet
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No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	6.20 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

Note 1: No portion of Phase 1 is within the 100yr floodplain.
Note 2: Construction estimated to begin May 2015.
Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

DEVELOPER	COGGINS FARM, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNARD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE, PLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700



TEMPORARY TURNAROUND WITH A 60' PERPENDICULAR CORD

PHASE 3
PHASE 1

78

PHASE 2
PHASE 1


4

4.

PERMIT SET

Designed:	JHK	Reviewed:	MCB
Drawn:	DJD	Scale:	1"=50'
Checked:	JHK	Date:	1-30-2015

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



BROOKS

Planning • Engineering • Surveying
• Environmental Services •

OLD COGGINS FARM
PHASE 1

NORTH CAROLINA

BUNCOMBE COUNTY

Project No:
412115

C-2.3

Drawing Title:

GRADING & STORMWATER PLAN

No.

REVISIONS/SUBMISSIONS

Date _____

Date 01/30/20

STORMWATER / UTILITY LEGEND

- Existing Boundary
Existing Creek (w / 30' Buffer)
Existing Building to Remain
100 Year Floodplain
500 Year Floodplain
Phase 1 Right of Way
Phase 1 Lot Line
Future Right of Way
Future Lot Line
Existing Pavement
Proposed Storm Pipe
Proposed Water
Proposed Fire Hydrant
Proposed Gate Valve

PHASE 1 DEVELOPMENT NOTES

Subdivision Name: OLD COGGINS FARM
Total Project Area: 169.106 Ac.
Phase 1 Area: 54.83 Ac.
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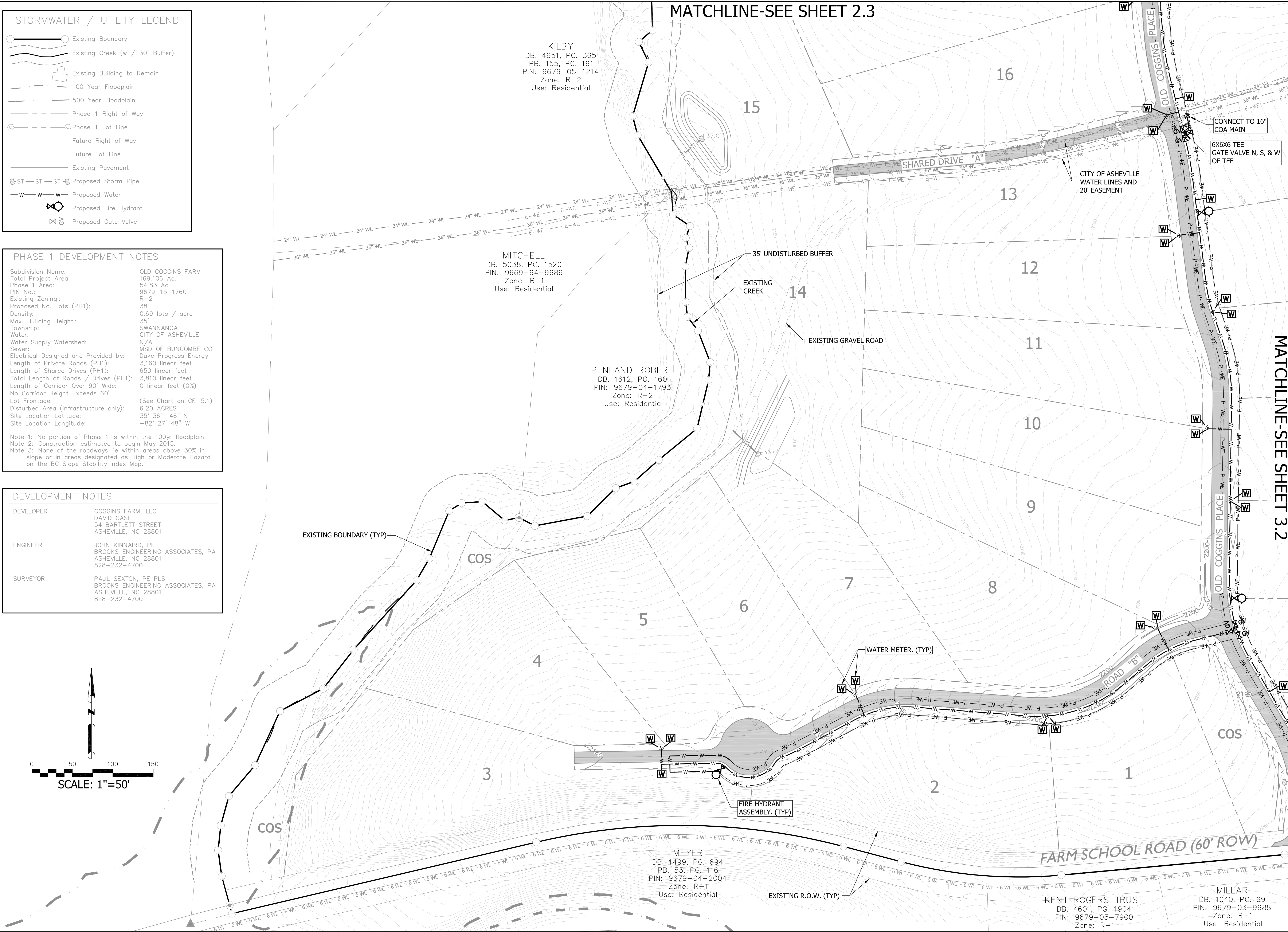
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DEVELOPMENT NOTES

DEVELOPER: COGGINS FARM, LLC
DAVID CASE
54 BARTLETT STREET
ASHEVILLE, NC 28801
ENGINEER: JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOCIATES, PA
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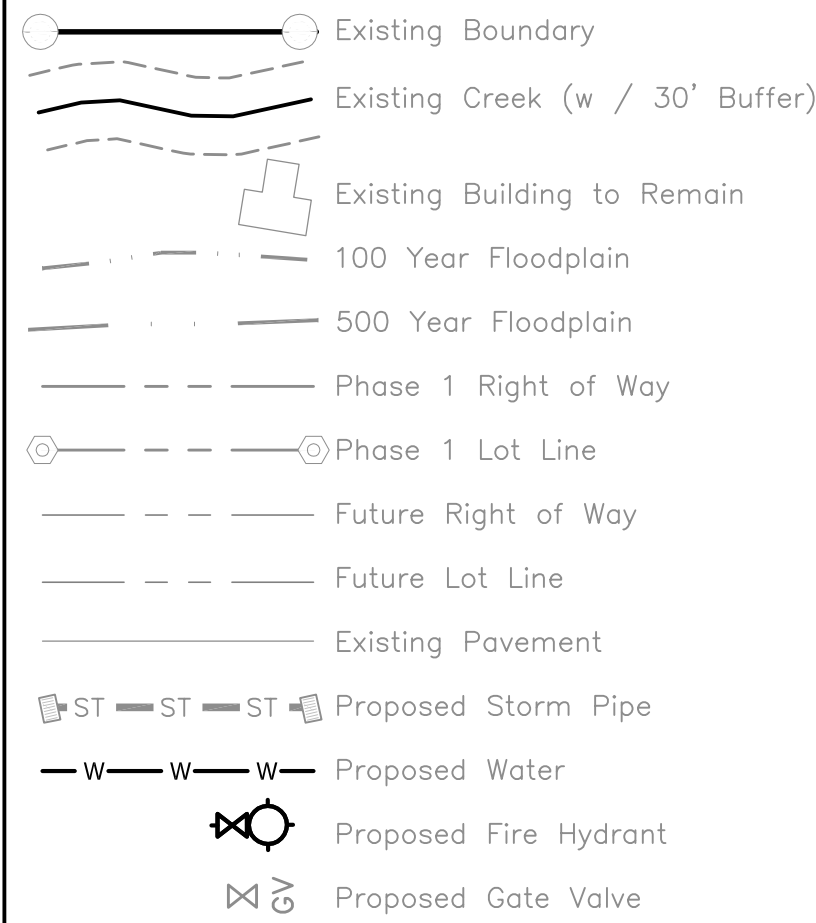
MATCHLINE-SEE SHEET 2.3

MATCHLINE-SEE SHEET 3.2



Project No: 412115		Drawing Title: WATER EXTENSION PLAN	
C-3.1		BUNCOMBE COUNTY NORTH CAROLINA	
OLD COGGINS FARM PHASE 1		Planning • Engineering • Surveying • Environmental Services •	
Designed: JHK Drawn: DJD Checked: JHK		Reviewed: MCB Scale: 1"=50' Date: 1-30-2015	
17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookseaa.com		PERMIT SET	
No. 1		REVISIONS/SUBMISSIONS	
Date: 01/30/2015		SUBMITTAL TO PLANNING BOARD	

STORMWATER / UTILITY LEGEND



PHASE 1 DEVELOPMENT NOTES

Subdivision Name: OLD COGGINS FARM
Total Project Area: 169.106 Ac.
Phase 1 Area: 54.83 Ac.
PIN No.: 9679-15-1760
Existing Zoning: R-2
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Sewer: MSD OF BUNCOMBE CO
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Site Location Latitude: 35° 36' 46" N
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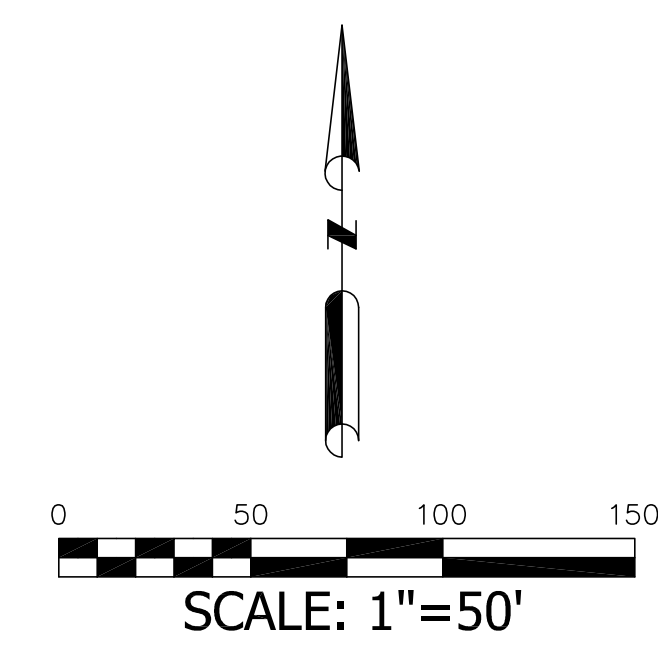
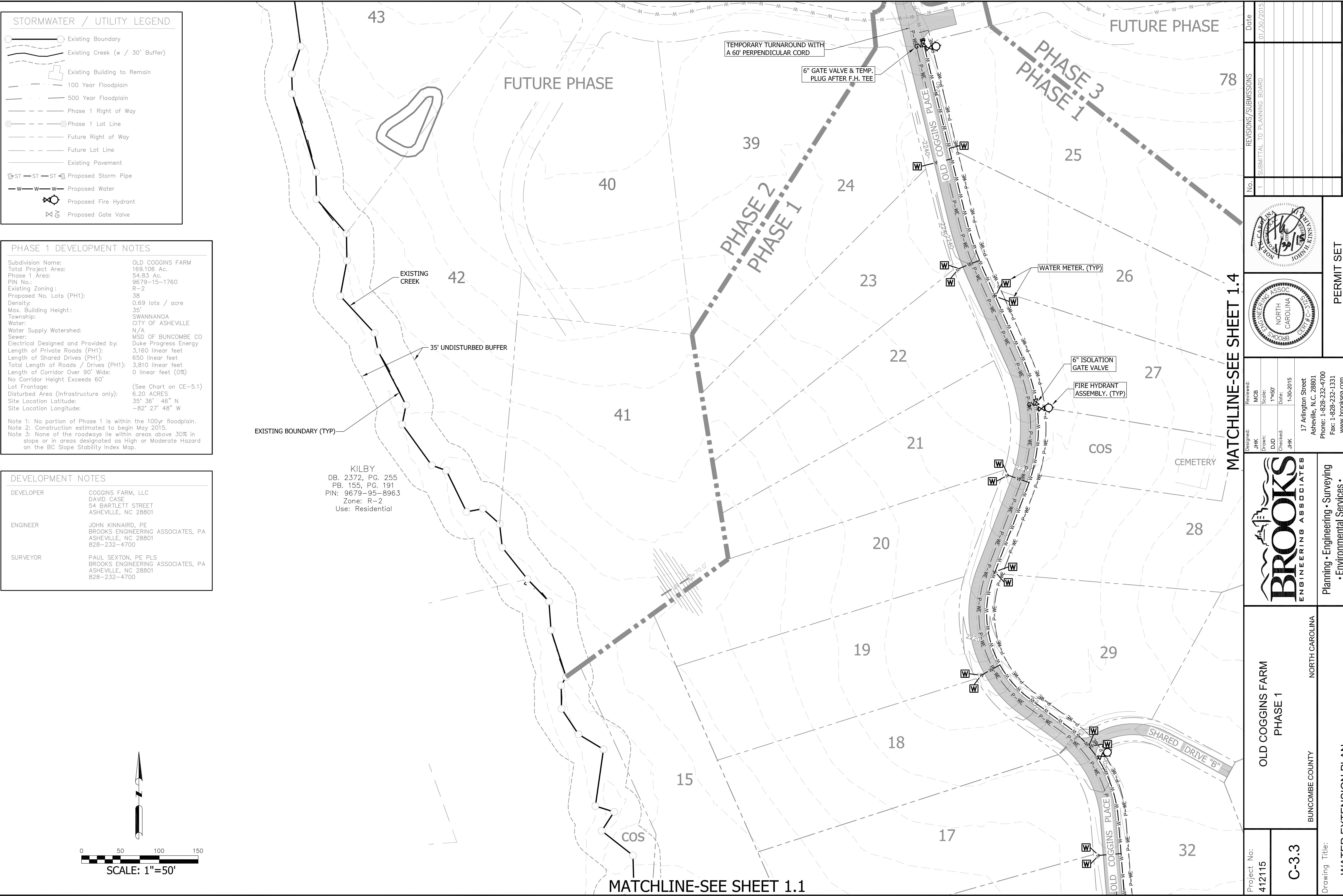
Note 1: No portion of Phase 1 is within the 100yr floodplain.
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Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

DEVELOPMENT NOTES

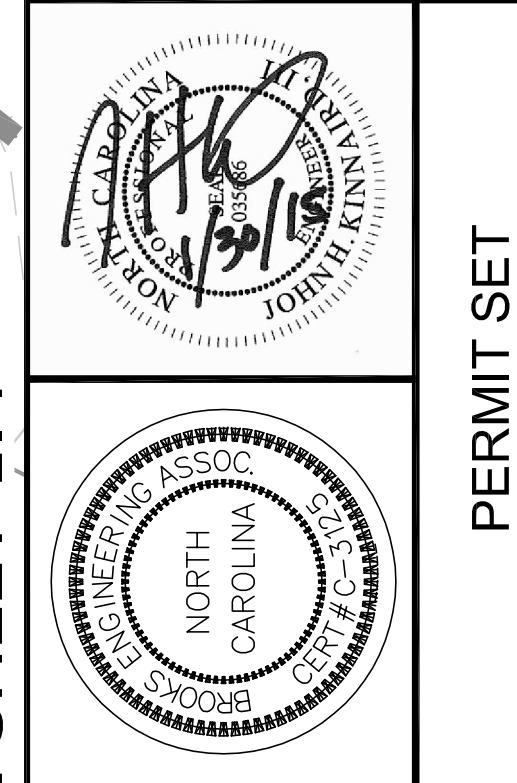
DEVELOPER: COGGINS FARM, LLC
DAVID CASE
54 BARTLETT STREET
ASHEVILLE, NC 28801

ENGINEER: JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700

SURVEYOR: PAUL SEXTON, PE PLS
BROOKS ENGINEERING ASSOCIATES, PA
ASHEVILLE, NC 28801
828-232-4700



REVISIONS / SUBMISSIONS		Date
No.	1	01/30/2015
SUBMITTAL TO PLANNING BOARD		





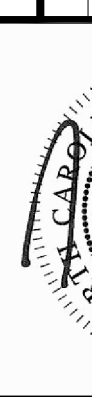
Designed: JHK	Reviewed: MCB
Drawn: DJD	Scale: 1"=50'
Checked: JHK	Date: 1-30-2015
17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	


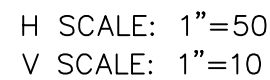
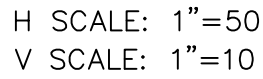
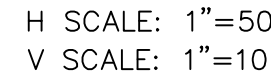
BROOKS
ENGINEERING ASSOCIATES

Planning • Engineering • Surveying
• Environmental Services •

OLD COGGINS FARM PHASE 1		NORTH CAROLINA	
BUNCOMBE COUNTY		WATER EXTENSION PLAN	
Project No: 412115	C-3.3	Drawing Title:	

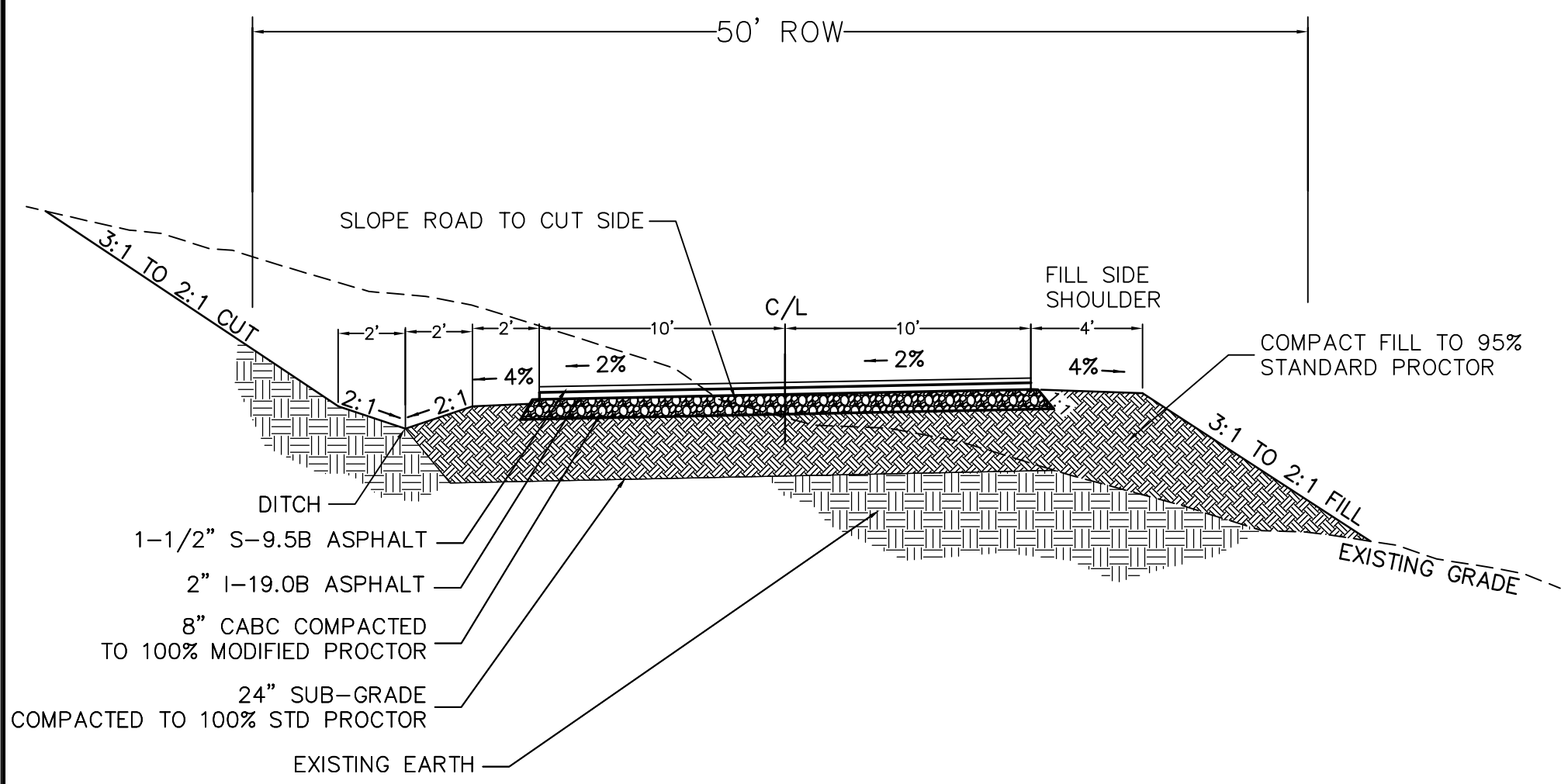


Project No: 412115		OLD COGGINS FARM PHASE 1		BUNCOMBE COUNTY NORTH CAROLINA				Designed: JHK Drawn: DJD Checked: JHK Reviewed: MCB Scale: 1"=50' Date: 1-30-2015		 		No. 1 SUBMITTAL TO PLANNING BOARD REVISIONS/SUBMISSIONS		Date 01/30/2015	
Drawing Title: ROAD PROFILES		C-4.1		PERMIT SET Revision/Submission number with a triangle indicates changes made on this sheet											

The logo for Brooks Engineering Associates features a stylized graphic of a building with a chimney emitting smoke, positioned above the word "BROOKS" in a large, bold, serif font. Below "BROOKS", the words "ENGINEERING ASSOCIATES" are written in a smaller, all-caps, sans-serif font.

PERMIT SET

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



NOTES:

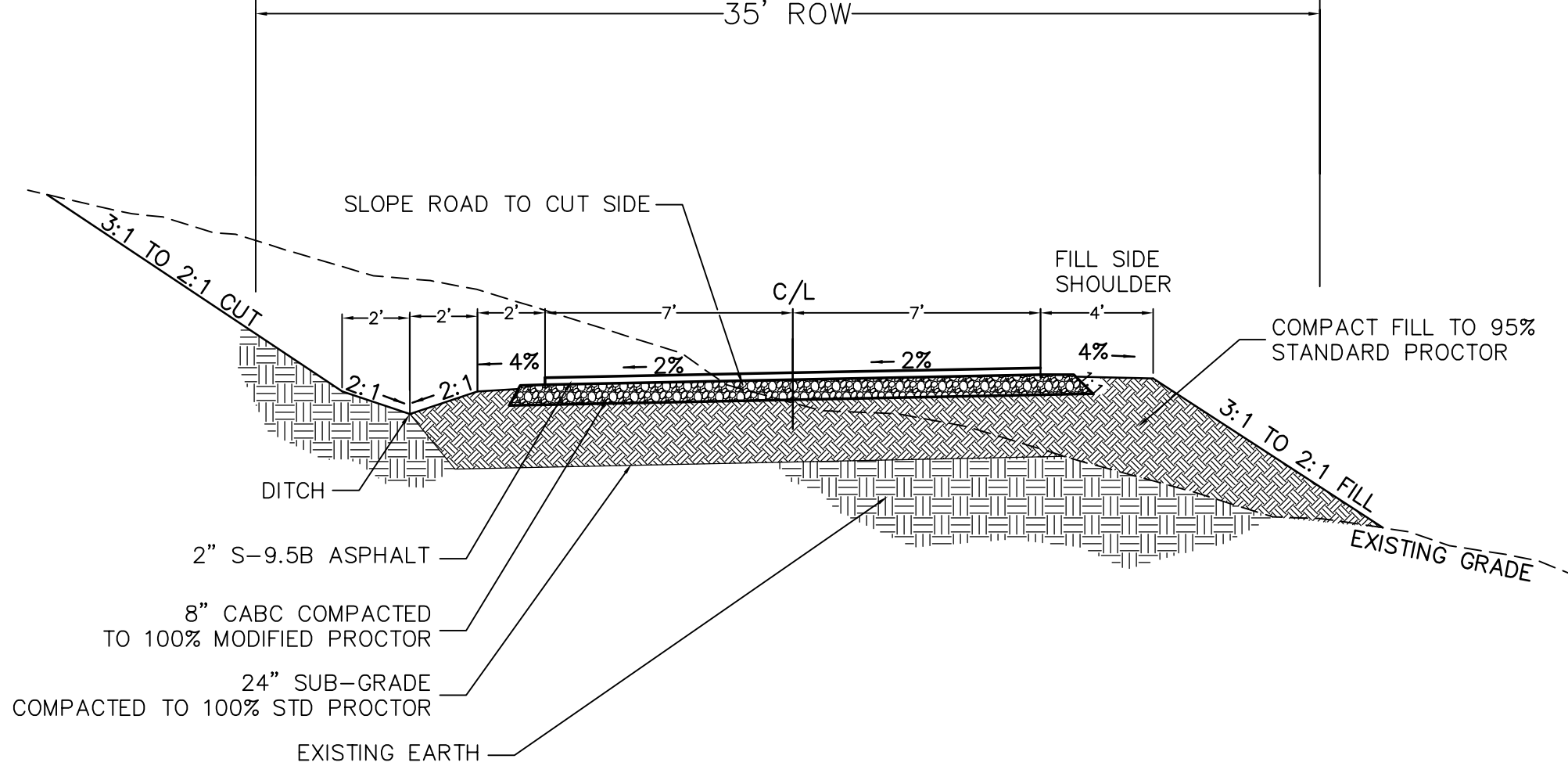
*FILL SIDE SHOULDER TO BE A MINIMUM 4' TRAVELABLE SURFACE WHERE AVERAGE CROSS
SLOPE IS STEEPER THAN 30% AND ROAD GRADE IS STEEPER THAN 15%

**PAVEMENT WIDTH TO INCREASE FOR RADII LESS THAN 90 DEGREES ACCORDING TO THE
FOLLOWING: R>=90=NO CHANGE;
R>70 AND R<90=25% INCREASE; R>60 AND R<70=35% INCREASE; R>50 AND R<60=45%
INCREASE; R<=50=50% INCREASE

***NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER
UNSUITABLE MATERIAL.

1 20' WIDE MAIN ROAD CROSS SECTION

SCALE=NTS



NOTES:

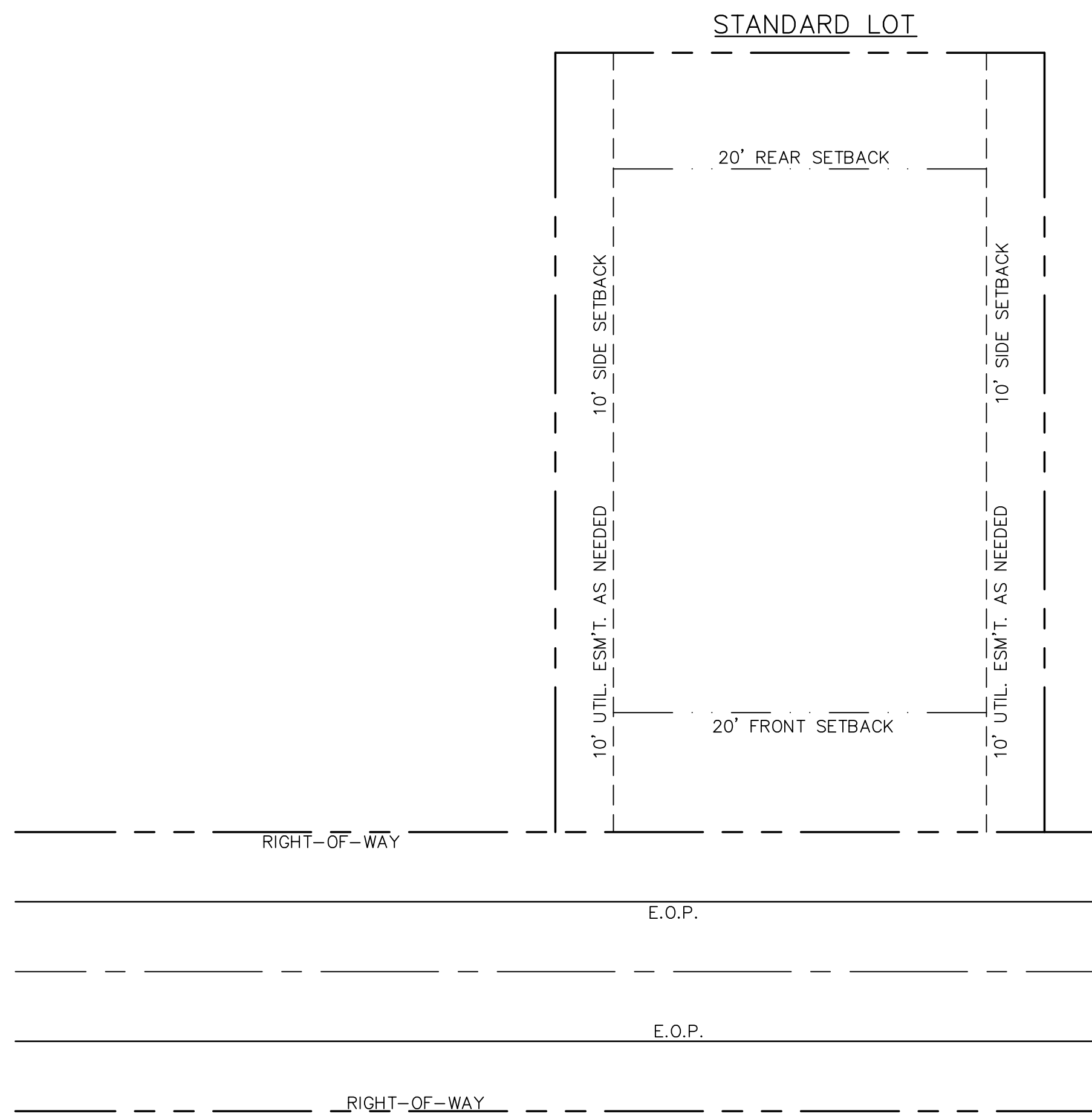
*FILL SIDE SHOULDER TO BE A MINIMUM 4' TRAVELABLE SURFACE WHERE AVERAGE CROSS
SLOPE IS STEEPER THAN 30% AND ROAD GRADE IS STEEPER THAN 15%

**PAVEMENT WIDTH TO INCREASE FOR RADII LESS THAN 90 DEGREES ACCORDING TO THE
FOLLOWING: R>=90=NO CHANGE;
R>70 AND R<90=25% INCREASE; R>60 AND R<70=35% INCREASE; R>50 AND R<60=45%
INCREASE; R<=50=50% INCREASE

***NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER
UNSUITABLE MATERIAL.

2 SHARED DRIVE CROSS SECTION

SCALE=NTS



3 TYPICAL LOT DIMENSIONS

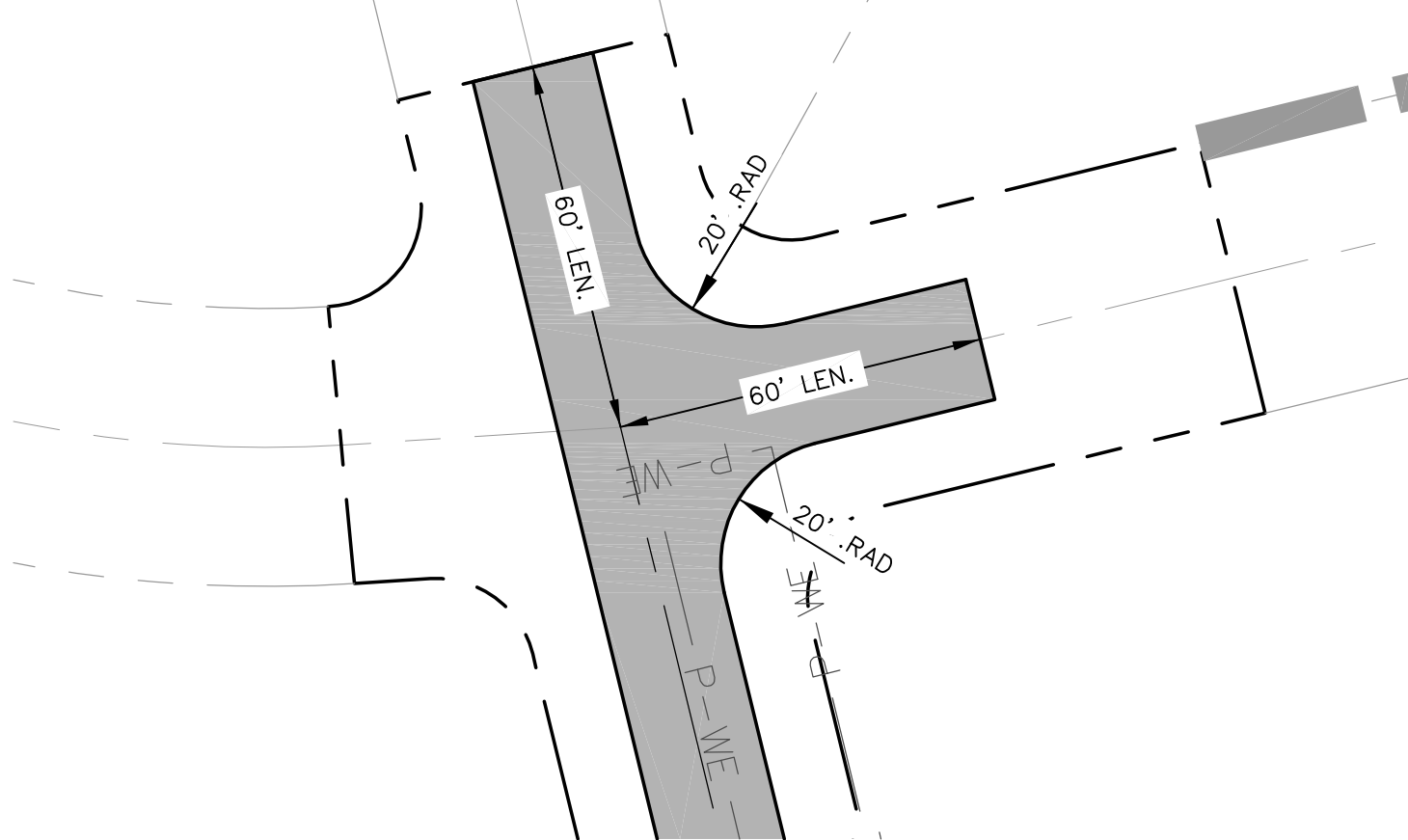
SCALE=NTS

LINE	BEARING	DISTANCE
L1	S 46°16'38" E	73.10'
L2	S 28°35'47" E	65.66'
L3	S 28°35'47" E	68.66'
L4	S 64°41'53" E	28.65'
L5	S 44°47'18" E	37.84'
L6	S 25°26'41" E	44.33'
L7	S 25°26'41" E	48.20'
L8	S 15°12'32" E	54.79'
L9	S 44°04'20" E	53.96'
L10	S 44°04'20" E	63.49'
L11	S 75°51'08" E	45.16'
L12	S 41°41'50" E	36.33'
L13	S 21°34'21" E	40.67'
L14	S 02°47'13" E	14.79'
L15	S 02°47'13" E	18.88'
L16	S 18°00'56" W	36.85'
L17	S 33°43'34" W	42.75'
L18	S 47°30'58" W	52.97'
L19	S 22°39'21" W	23.35'
L20	S 16°29'46" E	45.04'
L21	S 05°33'08" W	21.86'
L22	N 32°00'37" W	19.30'
L23	N 80°11'10" W	15.80'
L24	S 88°01'48" W	32.05'
L25	S 76°47'46" W	74.04'
L26	N 75°12'25" W	73.77'
L27	S 84°45'08" W	46.26'
L28	S 38°52'26" W	93.03'
L29	N 49°52'54" E	55.52'
L30	N 24°40'06" W	72.59'
L31	N 01°40'51" E	81.28'
L32	N 01°40'51" E	78.62'
L33	N 01°40'51" E	71.97'
L34	N 01°40'51" E	71.74'
L35	N 01°40'51" E	72.13'
L36	N 01°40'51" E	47.81'
L37	N 73°27'42" E	16.90'
L38	N 28°42'20" E	30.00'
L39	N 23°40'09" W	74.33'
L40	N 23°40'09" W	99.78'
L41	N 70°58'48" E	91.84'
L42	N 21°12'12" W	83.77'
L43	N 21°12'12" W	28.33'
L44	N 80°31'40" E	30.01'
L45	N 84°15'25" E	31.22'
L46	N 89°03'16" E	33.02'
L47	S 89°21'58" E	30.26'
L48	S 85°32'16" E	59.11'
L49	N 12°01'56" E	81.75'
L50	N 24°05'21" W	93.33'
L51	N 53°54'40" W	57.57'
L52	N 61°17'40" W	92.62'
L53	S 61°17'40" E	92.62'
L54	N 04°31'41" W	87.34'

LINE	BEARING	DISTANCE
L55	N 13°58'26" W	41.33'
L56	N 13°58'26" W	33.25'
L57	N 07°18'32" W	44.72'
L58	N 07°18'32" W	87.31'
L59	N 18°42'24" W	37.13'
L60	N 00°44'02" E	98.89'
L61	N 30°37'41" W	51.92'
L62	N 30°37'41" W	34.14'
L63	N 05°18'19" W	43.71'
L64	S 05°18'19" E	44.95'
L65	S 30°37'41" E	86.06'
L66	N 75°47'40" E	8.36'
L67	N 49°53'17" E	41.72'
L68	N 61°54'41" E	78.98'
L69	S 00°56'17" E	30.00'
L70	S 89°03'43" W	35.26'
L71	S 61°54'41" W	61.47'
L72	N 85°30'52" W	62.36'
L73	N 85°30'52" W	76.06'
L74	S 49°53'17" W	41.72'
L75	S 75°47'40" W	8.36'
L76	S 00°44'02" W	66.62'
L77	S 00°44'02" W	37.06'
L78	S 18°42'24" E	27.24'
L79	S 18°42'24" E	9.89'
L80	S 07°18'32" E	62.72'
L81	S 07°18'32" E	69.31'
L82	S 13°58'26" E	3.15'
L83	N 84°30'52" E	41.69'
L84	S 05°29'08" E	30.00'
L85	S 84°30'52" W	25.64'
L86	S 13°58'26" E	11.44'
L87	S 04°31'41" E	43.21'
L88	S 04°31'41" E	44.12'
L89	S 53°54'40" E	57.57'
L90	S 24°05'21" E	15.61'
L91	S 13°41'11" E	76.23'
L92	N 86°18'49" E	12.32'
L93	S 05°26'23" E	45.03'
L94	S 13°41'11" E	14.11'
L95	S 76°18'49" W	45.00'
L96	N 13°41'11" W	22.50'
L97	S 76°18'49" W	64.50'
L98	N 13°41'11" W	45.00'
L99	N 76°18'49" E	64.50'
L100	N 13°41'11" W	87.86'
L101	N 24°05'21" W	31.75'
L102	N 09°11'21" W	76.98'
L103	N 09°11'21" W	89.51'
L104	N 09°11'21" W	67.25'
L105	N 09°11'21" W	58.89'
L106	N 36°40'06" W	87.86'
L107	S 40°59'05" W	13.23'
L108	S 34°09'21" E	31.73'

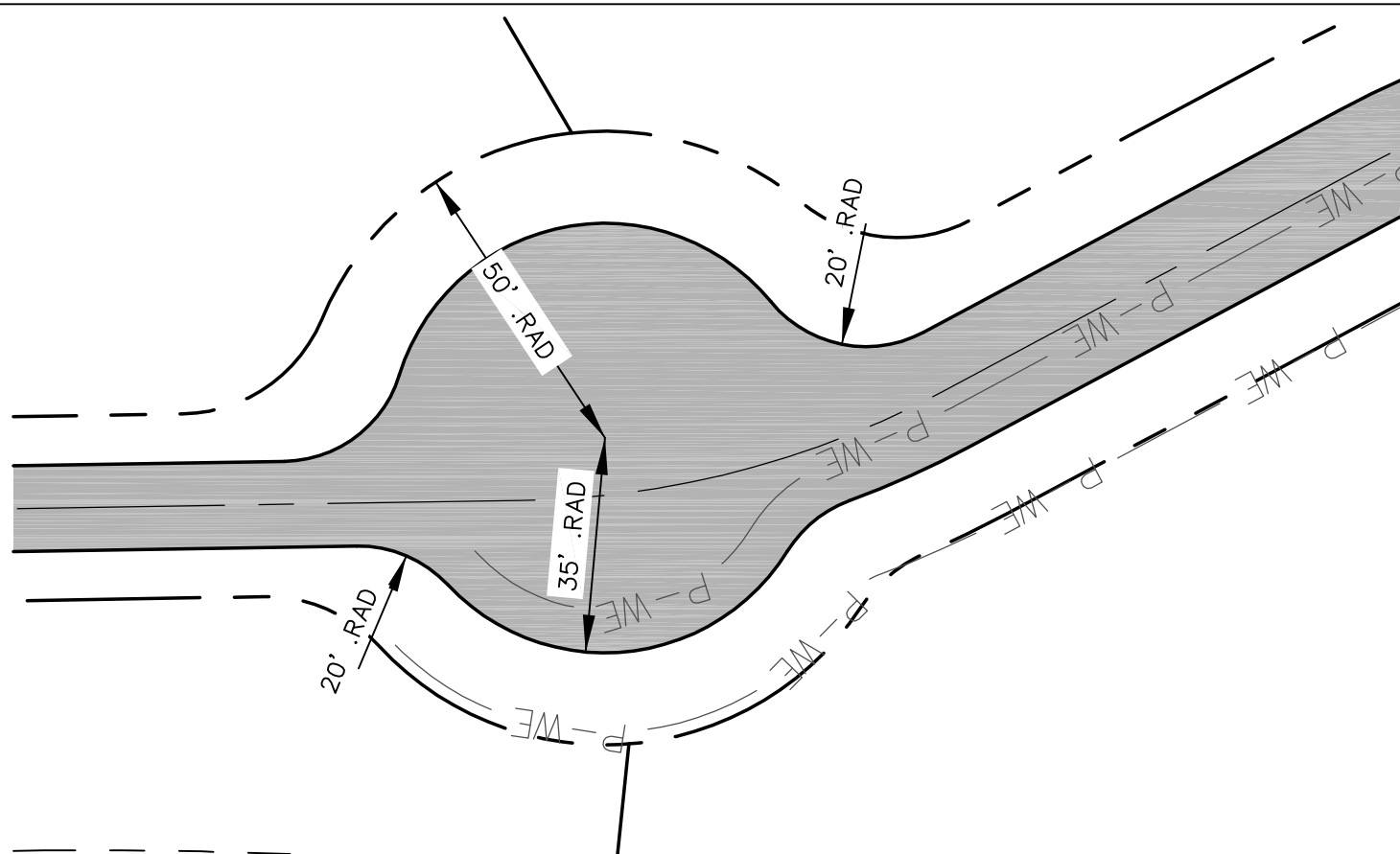
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.88'	222.50'	5°07'13"	N 18°24'58" E	19.88'
C2	166.65'	127.50'	74°53'14"	S 16°28'03" E	155.03'
C3	14.23'	172.50'	4°43'34"	N 51°32'53" W	14.22'
C4	18.37'	15.00'	70°09'46"	S 84°15'59" E	17.24'
C5	78.02'	105.00'	42°34'26"	S 81°56'21" W	76.24'
C6	28.37'	105.00'	15°28'46"	N 69°02'03" W	28.28'
C7	62.03'	75.00'	47°23'04"	N 84°59'11" W	60.27'
C8	26.56'	15.00'	101°27'38"	S 20°35'27" W	23.23'
C9	77.11'	172.50'	25°36'41"	N 17°20'01" W	76.47'
C10	62.24'	377.50'	9°26'45"	S 09°15'04" E	62.16'
C11	49.15'	422.50'	6°39'55"	N 10°38'29" W	49.12'
C12	35.31'	177.50'	11°23'53"	S 13°00'28" E	35.25'
C13	75.49'	222.50'	19°26'26"	N 08°59'11" W	75.13'
C14	75.39'	177.50'	24°20'11"	S 18°27'35" E	74.83'
C15	21.76'	177.50'	7°01'32"	S 02°46'44" E	21.75'
C16	36.99'	222.50'	9°31'33"	N 25°51'55" W	36.95'
C17	30.24'	222.50'	7°47'13"	N 17°12'32" W	30.22'
C18	31.11'	222.50'	8°00'37"	N 09°18'37" W	31.08'
C19	78.45'	177.50'	25°19'23"	N 17°58'00" W	77.81'
C20	28.50'	222.50'	7°20'16"	S 26°57'33" E	28.48'
C21	21.18'	15.00'	80°54'55"	N 63°44'52" W	19.47'
C22	28.82'	127.50'	12°57'12"	S 66°21'53" W	28.76'
C23	28.82'	127.50'	12°57'12"	S 69°19'04" W	28.76'
C24	106.88'	127.50'	35°30'04"	N 67°38'19" E	105.18'
C25	27.39'	172.50'	9°05'46"	N 89°56'15" E	27.36'
C26	72.49'	127.50'	32°34'27"	S 78°11'54" W	71.51'
C27	14.37'	172.50'	4°46'20"	N 64°17'51" E	14.36'
C28	14.42'	25.00'	33°02'41"	S 50°09'40" W	14.22'
C29	45.41'	50.00'	52°02'09"	N 59°39'24" E	43.87'
C30	45.07'	50.00'	51°38'29"	S 68°30'17" E	43.56'
C31	21.05'	25.00'	48°15'15"	N 66°48'40" W	20.44'
C32	28.96'	25.00'	66°22'10"	N 55°52'38" E	27.37'
C33	53.36'	50.00'	61°08'27"	S 53°15'46" W	50.86'
C34	40.09'	50.00'	45°56'26"	N 73°11'48" W	39.03'
C35	29.61'	25.00'	67°51'44"	S 84°09'27" E	27.91'
C36	14.58'	172.50'	4°50'35"	S 64°19'58" W	14.58'
C37	83.49'	172.50'	27°43'52"	S 80°37'12" W	82.68'
C38	99.24'	127.50'	44°35'51"	N 72°11'13" E	96.76'
C39	39.72'	172.50'	13°11'32"	S 56°29'03" W	39.63'
C40	38.28'	172.50'	12°42'51"	S 69°26'15" W	38.20'
C41	21.18'	15.00'	80°54'55"	N 35°20'13" E	19.47'
C42	22.74'	222.50'	5°51'17"	S 02°11'37" E	22.73'
C43	60.23'	177.50'	19°26'26"	N 08°59'11" W	59.94'
C44	44.26'	222.50'	11°23'53"	S 13°00'28" E	44.19'
C45	43.91'	377.50'	6°39'55"	N 10°38'29" W	43.89'
C46	23.62'	15.00'	90°12'40"	N 59°04'46" W	21.25'
C47	78.50'	514.94'	8°44'03"	N 80°08'52" E	78.42'
C48	73.94'	485.06'	8°44'03"	N 80°08'49" E	73.87'
C49	23.51'	15.00'	89°47'20"	N 30°55'14" E	21.17'
C50	69.65'	422.50'	9°26'45"	S 09°15'04" E	69.57'
C51	13.39'	127.50'	6°01'08"	N 50°54'06" W	13.39'
C52	96.50'	127.50'	43°21'51"	N 26°12'37" W	94.21'
C53	74.53'	127.50'	24°45'16"	S 41°32'02" E	73.95'
C54	135.50'	172.50'	45°00'22"	S 06°39'13" E	132.04'

Lot #	Lot % Slope	Min. Lot Frontage	Lot Frontage
1	10.20%	N/A	
2	17.60%	N/A	
3	24.10%	74.4	176
4	24.00%	74	112
5	19.00%	54	117
6	15.40%	N/A	
7	16.70%	N/A	
8	12.80%	N/A	
9	11.90%	N/A	
10	9.70%	N/A	
11	9.00%	N/A	
12	9.50%	N/A	
13	8.80%	N/A	
14	Flag Lot	N/A	
15	Flag Lot	N/A	
16	9.70%	N/A	
17	9.20%	N/A	
18	13.30%	N/A	
19	14.80%	N/A	
20	12.40%	N/A	
21	15.00%	N/A	
22	14.20%	N/A	
23	11.20%	N/A	
24	10.10%	N/A	
25	13.60%	N/A	
26	16.30%	N/A	
27	17.50%	N/A	
28	15.50%	N/A	
29	12.50%	N/A	
30	16.10%	N/A	
31	Flag Lot	N/A	
32	8.10%	N/A	
33	13.90%	N/A	
34	21.30%	63.2	120
35	19.60%	56.4	114
36	16.40%	N/A	
37	14.10%	N/A	
38	11.20%	N/A	



5 TYPICAL HAMMER-HEAD DIMENSIONS

SCALE=NTS



6 TYPICAL CUL-DE-SAC DIMENSIONS

SCALE=NTS

Project No:
412115

C-5-1

Drawing Title:
SITE DETAILS

OLD COGGINS FARM
PHASE 1

NORTH CAROLINA
BUNCOMBE COUNTY

DESIGNED BY
JHK

DRAWN BY
DJD

CHECKED BY
JHK

REVIEWED BY
MCB

SCALE
1"=50'

DATE
1-30-2015

DESIGNED BY
JHK

DRAWN BY
DJD

CHECKED BY
JHK

REVISIONS/SUBMISSIONS

NO. 1

DATE 01/30/2015

SUBMITTAL TO PLANNING BOARD

PERMIT SET

REVISION/NUMBER

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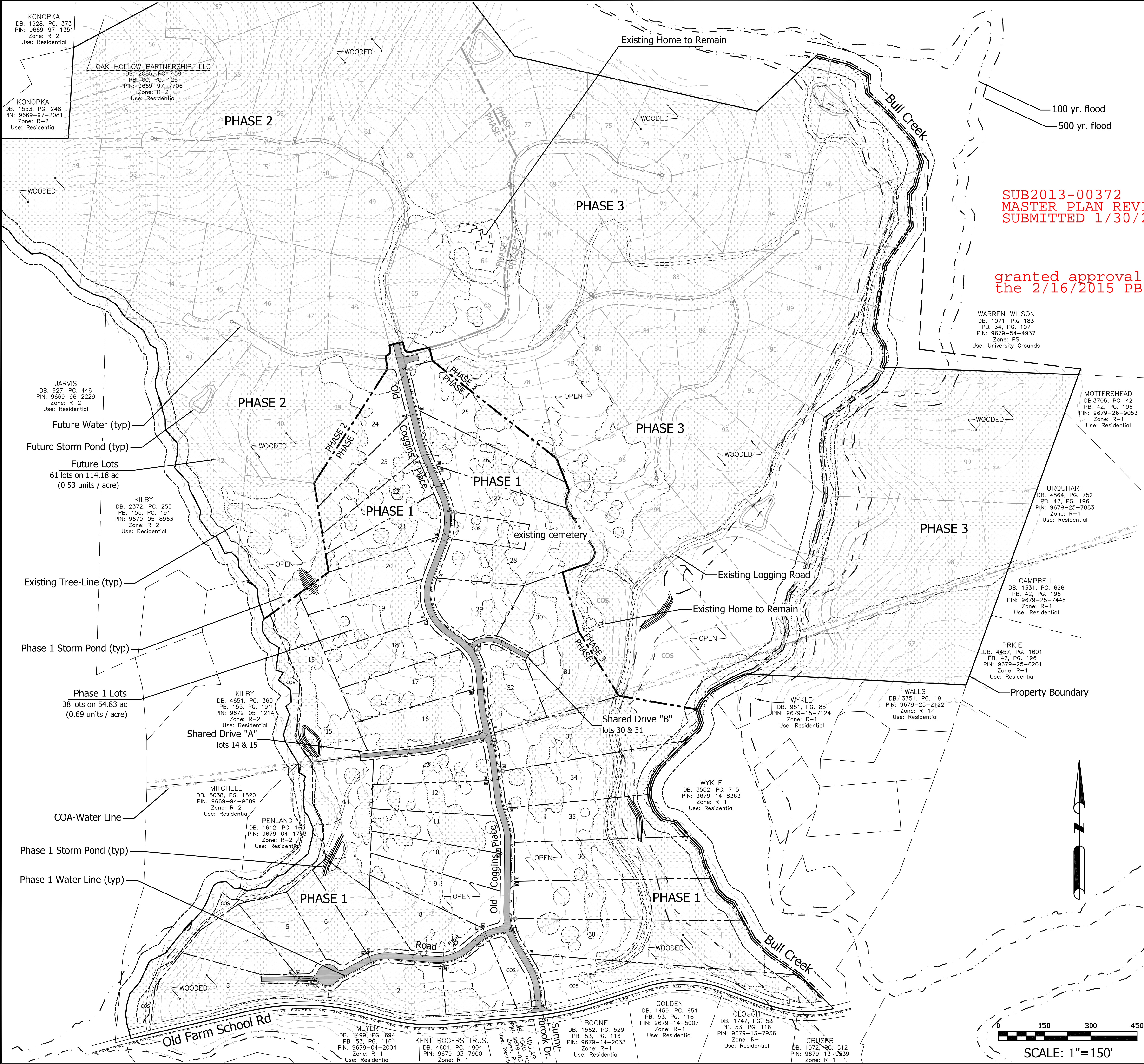
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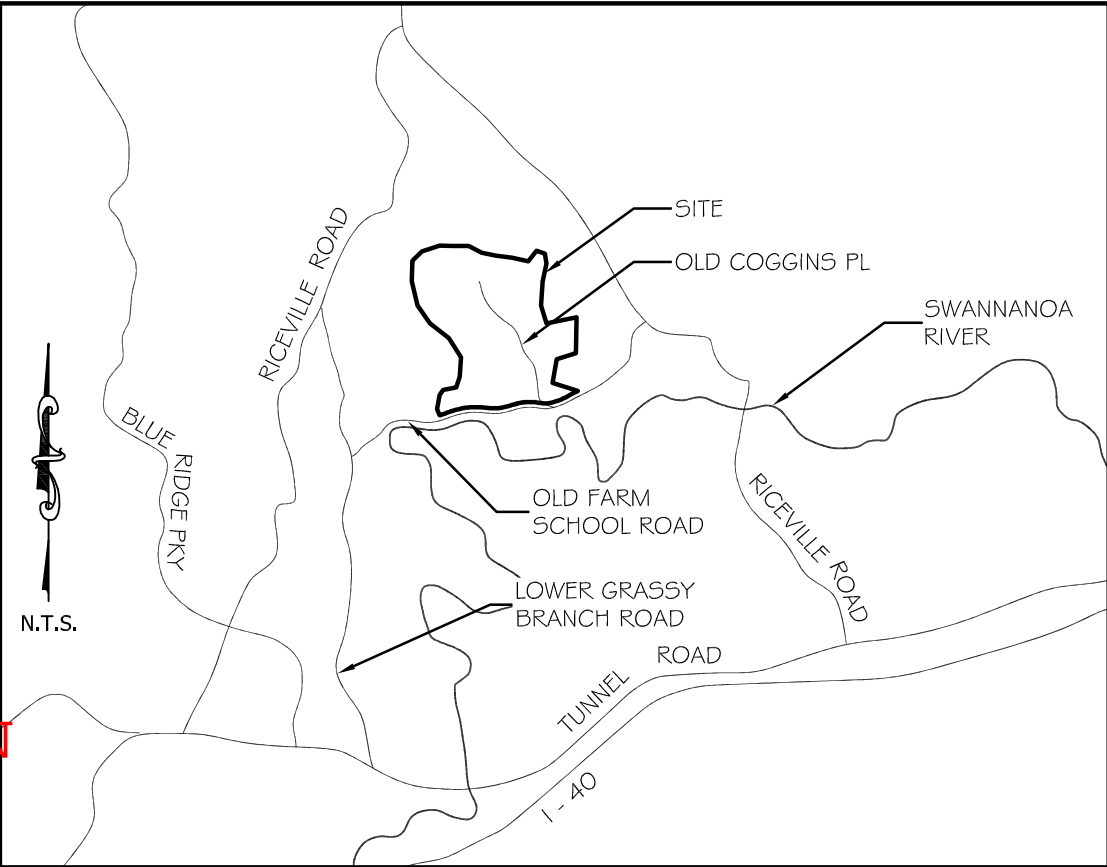
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SUB2013-00372
MASTER PLAN REVISION
SUBMITTED 1/30/2015

granted approval at
the 2/16/2015 PB hearing



MASTER PLAN LEGEND	
	Existing Boundary
	Existing Creek (w / 30' Buffer)
	Existing Building to Remain
	100 Year Floodplain
	500 Year Floodplain
	Phase 1 Right of Way
	Phase 1 Lot Line
	Future Right of Way
	Future Lot Line

MASTER PLAN NOTES

Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169.106 Ac.
PIN No.:	9679-15-1760
Existing Zoning:	R-2
Township:	Swannanoa
Allowed Number of Units per Zoning:	2,028 (12 / acre)
Proposed Number of Residential units:	99 units
Total Density:	0.59 units / acre
Proposed Open Space:	87.0 acres (51.4%)
Max. Building Height:	35'
Water Supply Watershed:	CITY OF ASHEVILLE
Sewer:	N/A
Length of Private Two-Way Roads:	8,430 linear feet
Length of Shared Drives:	4,500 linear feet
Total Length of Roads / Drives:	12,930 linear feet
Disturbed Area:	35 ACRES
(Infrastructure, Commercial, multifamily and houses)	
Average Natural Slope:	19.4%
% of Property over 35% in Slope:	9.7% (16.4 ac)
(Property is NOT a Drastic Variation Hillside property)	
Note: Portions of this site lie within the 100yr floodplain.	
Note: Construction estimated to begin May 2015.	

DEVELOPMENT NOTES

DEVELOPER	COGGINS FARMS, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 828-774-5274
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

DEVELOPMENT TIMETABLE

THE PROJECT WILL BEGIN IN THE SPRING OF 2015, AND COMPLETED IN THE SUMMER OF 2020. THE PROJECT WILL BE DEVELOPED IN THREE PHASES. INFRASTRUCTURE SHALL BE CONSTRUCTED FROM THE MAIN ENTRANCE AND PROCEED NORTHWARD THROUGH THE PROPERTY.

Project No: 355313		Drawing Title: MASTER PLAN			
No. 1		Revisions/Submissions SUBMITTAL TO BUNCOMBE CO.			
Date 01/15/2015		Permit Set			
Reviewed: JHK		Scale: 1"=150'			
Drawn: DJD		Date: 03-08-14			
Checked: JHK		17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookseaa.com			
Designed: JHK		NORTH CAROLINA BUNCOMBE COUNTY			
Old Coggins Farm Master Plans		Planning • Engineering • Surveying • Environmental Services •			
MP-1.1		Brooks Engineering Associates			
SUB2013-00372		NORTH CAROLINA BUNCOMBE COUNTY			
SUBMITTED 1/30/2015		Permit Set			
granted approval at the 2/16/2015 PB hearing		Permit Set			
100 yr. flood 500 yr. flood		Permit Set			
Warren Wilson DB: 1071, P.G. 183 PB: 34, PG. 107 PIN: 9679-54-4937 Zone: PS Use: University Grounds		Permit Set			
Mottershead DB: 3705, PG. 42 PB: 42, PG. 196 PIN: 9679-26-9053 Zone: R-1 Use: Residential		Permit Set			
Urquhart DB: 4864, PG. 752 PB: 42, PG. 196 PIN: 9679-25-7883 Zone: R-1 Use: Residential		Permit Set			
Campbell DB: 1331, PG. 626 PB: 42, PG. 196 PIN: 9679-25-7448 Zone: R-1 Use: Residential		Permit Set			
Price DB: 4457, PG. 1601 PB: 42, PG. 196 PIN: 9679-25-6201 Zone: R-1 Use: Residential		Permit Set			
Wykle DB: 3551, PG. 85 PIN: 9679-15-7124 Zone: R-1 Use: Residential		Permit Set			
Walls DB: 3751, PG. 19 PIN: 9679-25-2122 Zone: R-1 Use: Residential		Permit Set			
Wykle DB: 3552, PG. 715 PIN: 9679-14-8363 Zone: R-1 Use: Residential		Permit Set			
Golden DB: 1459, PG. 651 PB: 53, PG. 116 PIN: 9679-14-5007 Zone: R-1 Use: Residential		Permit Set			
Boone DB: 1562, PG. 529 PB: 53, PG. 116 PIN: 9679-14-2033 Zone: R-1 Use: Residential		Permit Set			
Clough DB: 1747, PG. 53 PB: 53, PG. 116 PIN: 9679-13-7836 Zone: R-1 Use: Residential		Permit Set			
Crusser DB: 1072, PG. 512 PIN: 9679-13-9639 Zone: R-1 Use: Residential		Permit Set			
Kilby DB: 2372, PG. 255 PB: 155, PG. 191 PIN: 9679-95-8963 Zone: R-2 Use: Residential		Permit Set			
Jarvis DB: 927, PG. 446 PIN: 9669-96-2229 Zone: R-2 Use: Residential		Permit Set			
KonoPKA DB: 1553, PG. 248 PIN: 9669-97-2081 Zone: R-2 Use: Residential		Permit Set			
KonoPKA DB: 1928, PG. 373 PIN: 9669-97-1351 Zone: R-2 Use: Residential		Permit Set			
Oak Hollow Partnership, LLC DB: 2086, PG. 459 PB: 80, PG. 128 PIN: 9669-97-7706 Zone: R-2 Use: Residential		Permit Set			
Kilby DB: 4651, PG. 365 PB: 155, PG. 191 PIN: 9679-05-1214 Zone: R-2 Use: Residential		Permit Set			
Mitchell DB: 5038, PG. 1520 PIN: 9669-94-9689 Zone: R-2 Use: Residential		Permit Set			
Penland DB: 1612, PG. 189 PIN: 9679-04-1783 Zone: R-2 Use: Residential		Permit Set			
Meyer DB: 1499, PG. 694 PB: 53, PG. 116 PIN: 9679-04-2004 Zone: R-1 Use: Residential		Permit Set			
Kent Rogers Trust DB: 4601, PG. 1904 PIN: 9679-03-7900 Zone: R-1 Use: Residential		Permit Set			
Boone DB: 1562, PG. 529 PB: 53, PG. 116 PIN: 9679-14-2033 Zone: R-1 Use: Residential		Permit Set			
Clough DB: 1747, PG. 53 PB: 53, PG. 116 PIN: 9679-13-7836 Zone: R-1 Use: Residential		Permit Set			
Crusser DB: 1072, PG. 512 PIN: 9679-13-9639 Zone: R-1 Use: Residential		Permit Set			
Kilby DB: 2372, PG. 255 PB: 155, PG. 191 PIN: 9679-95-8963 Zone: R-2 Use: Residential		Permit Set	Permit Set		
Jarvis DB: 927, PG. 446 PIN: 9669-96-2229 Zone: R-2 Use: Residential					
KonoPKA DB: 1553, PG. 248 PIN: 9669-97-2081 Zone: R-2 Use: Residential					
KonoPKA DB: 1928, PG. 373 PIN: 9669-97-1351 Zone: R-2 Use: Residential					
Oak Hollow Partnership, LLC DB: 2086, PG. 459 PB: 80, PG. 128 PIN: 9669-97-7706 Zone: R-2 Use: Residential					
Kilby DB: 4651, PG. 365 PB: 155, PG. 191 PIN: 9679-05-1214 Zone: R-2 Use: Residential					
Mitchell DB: 5038, PG. 1520 PIN: 9669-94-9689 Zone: R-2 Use: Residential					
Penland DB: 1612, PG. 189 PIN: 9679-04-1783 Zone: R-2 Use: Residential					
Meyer DB: 1499, PG. 694 PB: 53, PG. 116 PIN: 9679-04-2004 Zone: R-1 Use: Residential					
Kent Rogers Trust DB: 4601, PG. 1904 PIN: 9679-03-7900 Zone: R-1 Use: Residential					
Boone DB: 1562, PG. 529 PB: 53, PG. 116 PIN: 9679-14-2033 Zone: R-1 Use: Residential					
Clough DB: 1747, PG. 53 PB: 53, PG. 116 PIN: 9679-13-7836 Zone: R-1 Use: Residential					
Crusser DB: 1072, PG. 512 PIN: 9679-13-9639 Zone: R-1 Use: Residential					

ATTACHMENT B

SSBuncombe County Planning Board Meeting

Recommended Staff Conditions

SUB2015-00030

Previous Case Number: SUB2013-00372

February 16, 2015

Old Coggins Farm Subdivision (Phase 1) Revision

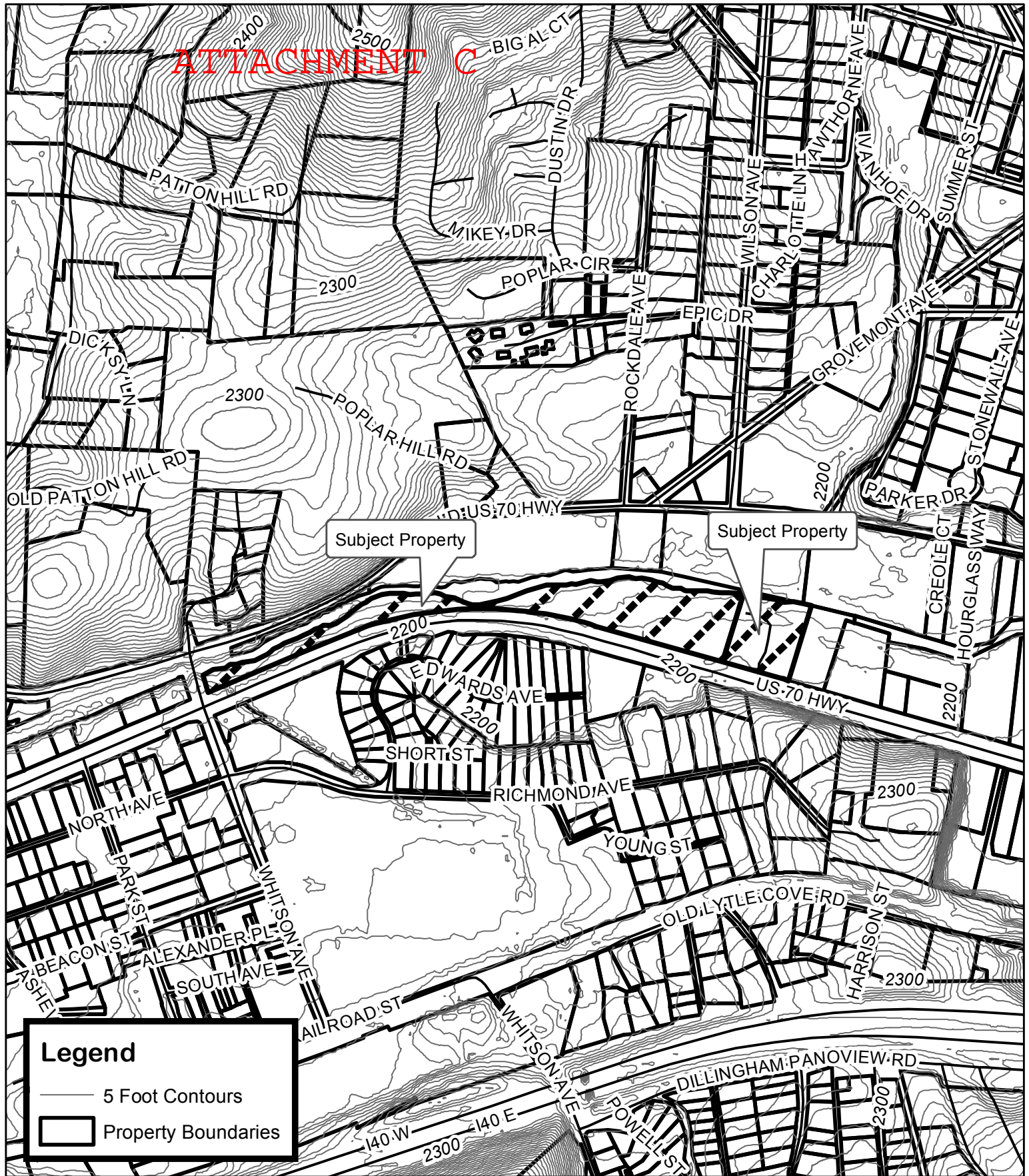
SUB2013-00372 (Master Plan)

Staff recommends approval with no conditions for the revised master plan.

SUB2015-00030

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. 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.*
2. Provide a written statement from the Buncombe County Stormwater Ordinance Administrator stating that a Stormwater Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Stormwater Control permit is obtained.*
3. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
4. Provide proof of approval of system design for City of Asheville water lines. Proof of acceptance of the water lines into the City of Asheville's water system will be required prior to recordation of a final plat or release of a financial guarantee.
5. Remove statement regarding subdivision being served by MSD sewer.
6. Revise or remove statement regarding open space on the submitted plat.
7. Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.



Mack Padgett Map Amendment

Case Number: ZPH2015-00001

Approximate Property Size: 8.0 acres

Application Date: January 5, 2015

Planning Board Hearing Date: February 16, 2015

Created By: Buncombe County Planning
Date: January 26, 2015



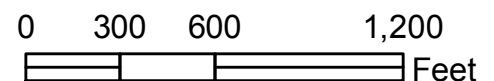
Mack Padgett Map Amendment

Case Number: ZPH2015-00001

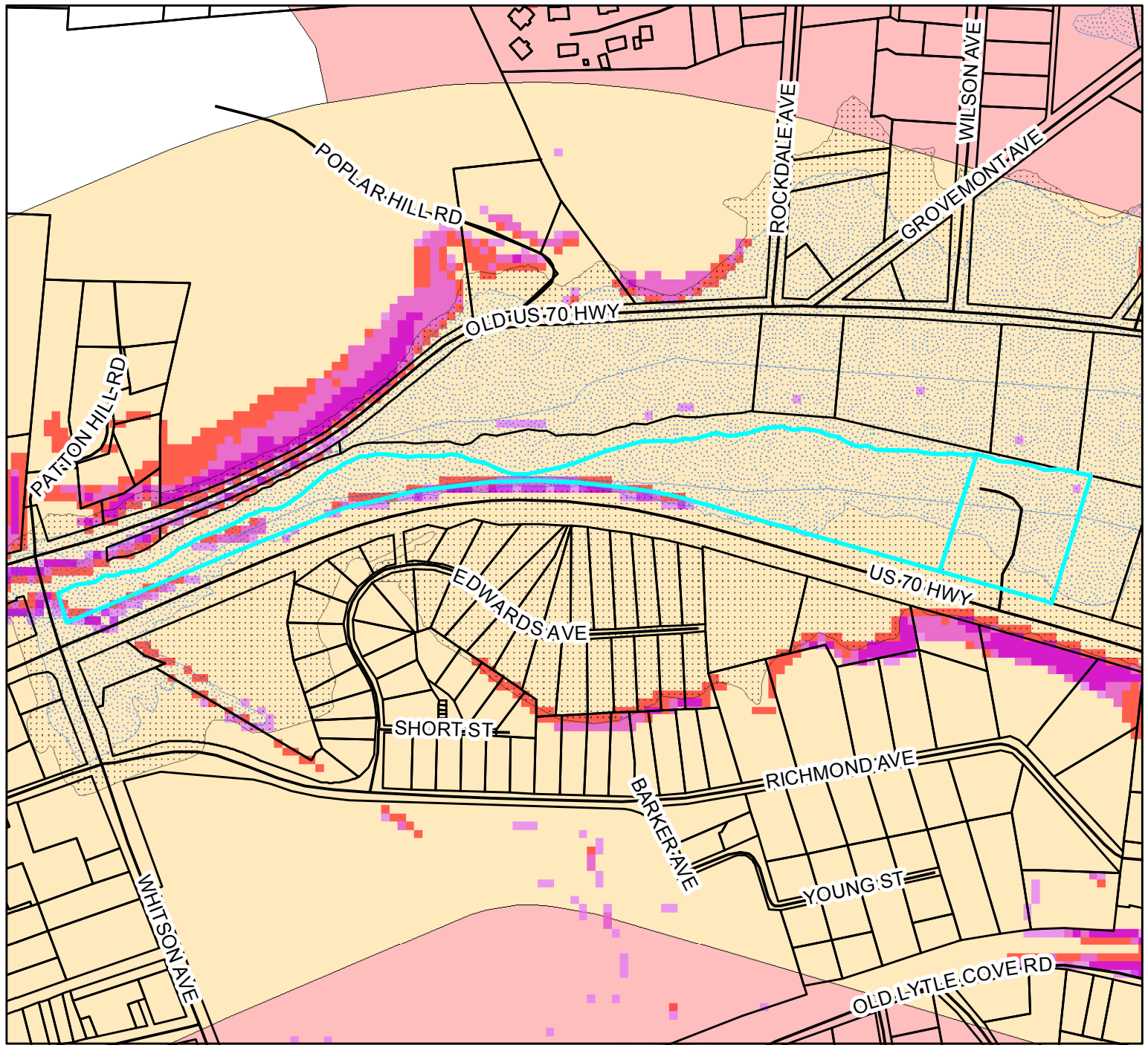
Approximate Property Size: 8.0 acres

Application Date: January 5, 2015

Planning Board Hearing Date: February 16, 2015



Created By: Buncombe County Planning
Date: January 26, 2015

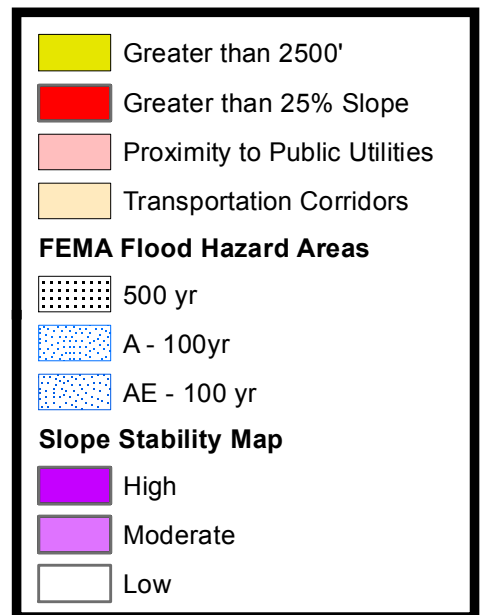


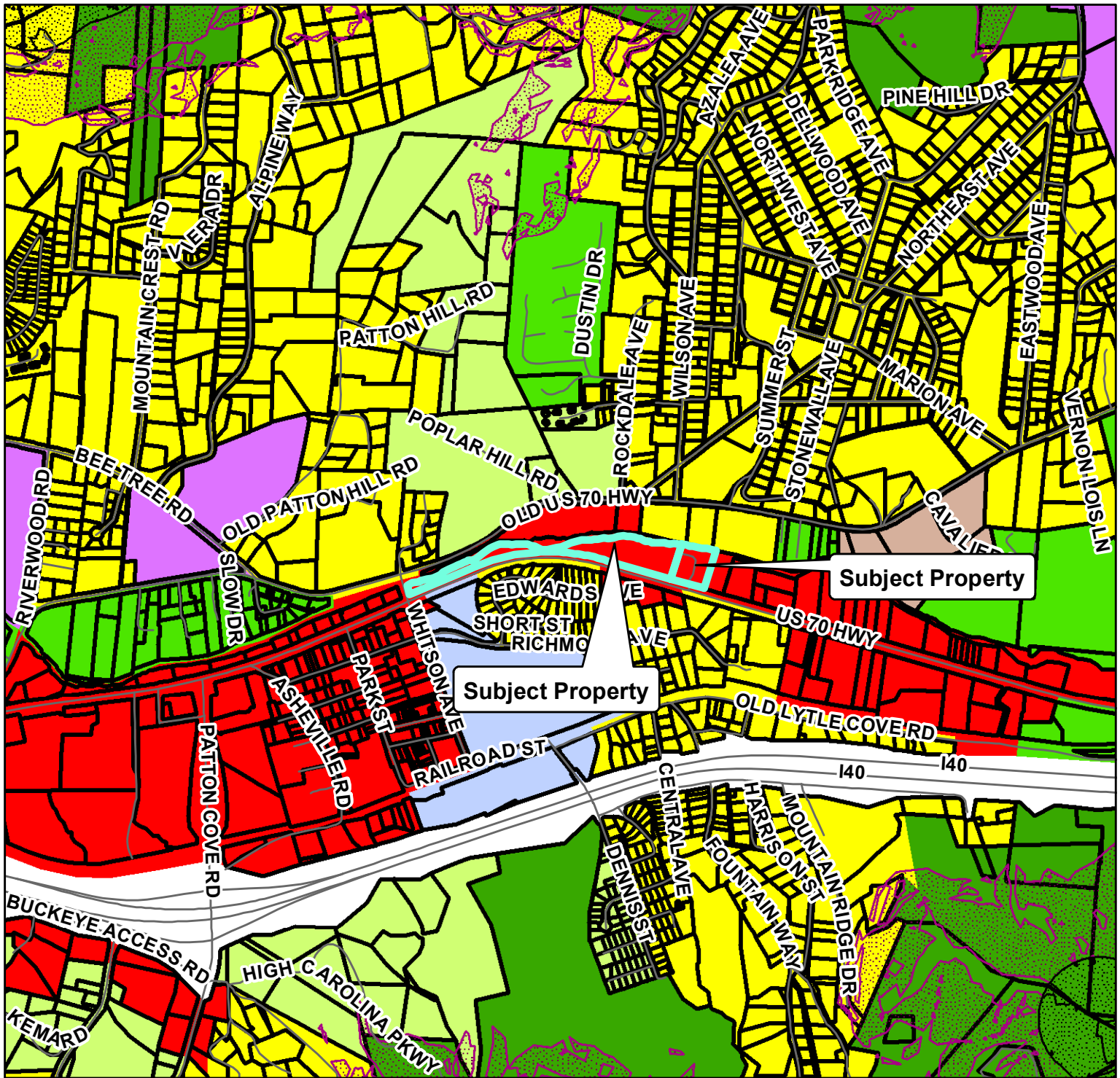
0 0.1 0.2
Miles

Mack Padgett Map Amendment

Case Number: ZPH2015-00001
Approximate Property Size: 8.0 acres
Application Date: January 5, 2015
Planning Board Hearing Date: February 16, 2015

Created By: Buncombe County Planning
Date: January 26, 2015





Mack Padgett Map Amendment

0 0.25 0.5
Miles



Case Number: ZPH2015-00001
Approximate Property Size: 8.0 acres
Application Date: January 5, 2015
Planning Board Hearing Date: February 16, 2015

Zoning Overlays

- Blue Ridge Parkway Overlay
- Protected Ridge Overlay
- Protected Ridge & Parkway
- Steep Slope/High Elev.
- Steep Slope/High Elev. & Pkwy

Zoning Districts

- BDM
- CS

- EMP
- NS
- OU
- PS
- CR
- R-1
- R-2
- R-3
- R-LD

Created By: Buncombe County Planning
Date: January 26, 2015

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS

CASE NUMBER : ZPH2015-000001
PROPOSED ZONING CHANGE : CS TO R-3
LOCATION : 12 AVERY WOOD DRIVE
PINS : 9699.11.2699 AND 9699.21.5507
APPLICANT : MACK PADGETT
OWNER : MACK PADGETT

DEPARTMENT RECOMMENDATION: **APPROVAL**

BOARD CONSIDERATIONS: The Board must determine if there is a reasonable basis for the requested change. An applicant's showing of reasonableness must address the totality of the circumstances and must demonstrate that the change is reasonable in light of its effect on all involved. Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002). Determination must be, the "product of a complex of factors." Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988). Among the factors relevant to this analysis are the size of the tract in question; the compatibility of the disputed zoning action with an existing comprehensive zoning plan; the benefits and detriments resulting from the zoning action for the owner of the newly zoned property, his neighbors, and the surrounding community; and the relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts. Id.

REZONING ANALYSIS: The applicant is located requesting the rezoning of two parcels totaling 8.0 acres from CS (Commercial Service District) to R-3 (Residential District). The subject properties are located on US Highway 70, to the east of the intersection of Whitson Avenue and US Highway 70. The properties currently contain several mobile homes and some storage buildings. The northern property lines are bordered by the Swannanoa River. The area is characterized by commercial and industrial development along US Highway 70, with Interstate 40 located to the south, and residential development located to the north.

The proposed map amendment is consistent with the Buncombe County Land Use Plan as the Land Use Constraint maps within the Buncombe County Comprehensive Land Use Plan 2013 Update show the following regarding the subject property:

- The area is completely within a flood hazard area.
- The subject property contains a small amount of area above 25% slope.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that commercial and industrial uses be located outside flood hazard areas and areas above 25% slope. Additionally rezoning the parcels to R-3 would decrease the allowed density on the property and eliminate outside storage as a use which can be an issue within flood hazard areas during a flood event. Therefore the proposed map amendment could be appropriate. The proposed map amendment would also not be detrimental to the owners, adjacent neighbors, and surrounding community as it reduces the potential intensity of development within a flood hazard area. Therefore, the Buncombe County Department of Planning and Development recommends approval of the request.

LAND USE PLAN CONSISTENCY STATEMENTS

Consistent: The proposed map amendment is consistent with the Buncombe County Land Use Plan as the Land Use Constraint maps within the Buncombe County Comprehensive Land Use Plan 2013 Update show the following regarding the subject property:

- The area is completely within a flood hazard area.
- The subject property contains a small amount of area above 25% slope.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that commercial and industrial uses be located outside flood hazard areas and areas above 25% slope. Additionally rezoning the parcels to R-3 would decrease the allowed density on the property and eliminate outside storage as a use which can be an issue within flood hazard areas during a flood event. Therefore the proposed map amendment could be appropriate. The proposed map amendment would also not be detrimental to the owners, adjacent neighbors, and surrounding community as it reduces the potential intensity of development within a flood hazard area. Therefore, the requested zoning would be **reasonable and in the public interest**.

Not Consistent: The proposed map amendment is not consistent with the Buncombe County Land Use Plan as the Land Use Constraint maps within the Buncombe County Comprehensive Land Use Plan 2013 Update show the following regarding the subject property:

- The area has reasonable proximity to public utilities
- The area has reasonable proximity to a transportation corridor.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that commercial uses allowed in the CS zoning district have reasonable proximity to public utilities and reasonable proximity to a transportation corridor. Therefore the proposed map amendment would not be consistent as the subject property is located in an area appropriate for commercial development and US Highway 70 is characterized by commercial development. Therefore, the requested zoning would **not be reasonable and in the public interest**.

Notice:

MANUFACTURED HOME PARK OPERATORS - The information below must be filed with the County Assessor, 35 Woodfin St, Suite 307 Asheville, NC 28801-3015 on or before January 15th each year. REPORT THE NAME AND ADDRESS OF THE OWNER, description, age, and size of all manufactured homes on your property as of January 1st. Any person failing to make this report is liable for severe penalties. This report does not relieve the property owner of the responsibility for listing his/her manufactured home for taxation.

Park Name: AVERY WOOD PARK @ 6 UNITS
Address: 110 2ND ST BLACK MTN NC 28711-3132
Space Letter Date: 01/1/2014
No. Owner on File

PIN: 9699-21-5507-00000
Location: 6 AVERY WOOD DR

Contact: MACK PADGETT
Phone: (828) -

January 1st Owner	911 Address	Make	Year	Size
!10 !MACK H PADGETT	!10 AVERY WOOD DR	!VOGU	!1999!	!14 X 66!
!110 2ND ST	!	!	!	!
+BLACK MTN NC 28711-3132	!	+VIN: NCFLX41A51345V013	+VIN: NCFLX41A51345V013	+VIN: NCFLX41A51345V013
!7984618 PH: (828)669-8566 (828)231-2330! PH:	!	!	!	!
!11 !MACK H PADGETT	!11 AVERYWOOD DR	!KENT	!1994!	!14 X 66!
!110 2ND ST	!	!	!	!
+BLACK MTN NC 28711-3132	!	+VIN: 774494112735142	+VIN: 774494112735142	+VIN: 774494112735142
!7984618 PH: (828)669-8566 (828)231-2330! PH:	!	!	!	!
!12 !	!	!	!	!
!1 !	!	!	!	!
+VIN: 774494112735142	!	+VIN: 774494112735142	+VIN: 774494112735142	+VIN: 774494112735142
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!1 !	!	!	!	!
+VIN: 774494112735142	!	+VIN: 774494112735142	+VIN: 774494112735142	+VIN: 774494112735142
!14 !	!	!	!	!
!1 !	!	!	!	!
+VIN: 774494112735142	!	+VIN: 774494112735142	+VIN: 774494112735142	+VIN: 774494112735142
!15 !MACK H PADGETT	!15 AVERY WOOD DR	!OAKWOOD	!1987!	!14 X 66!
!110 2ND ST	!	!	!	!
+BLACK MTN NC 28711-3132	!	+VIN: HONC17014CK2122034	+VIN: HONC17014CK2122034	+VIN: HONC17014CK2122034
!7984618 PH: (828)669-8566 (828)231-2330! PH:	!	!	!	!

SIGNATURE OF PARK OWNER:

