

Project Data
 Tax Pin = 975054369900000
 Deed = Book 3281, pg 0597
 Project County Zoning - Beaverdam
 Adjacent Properties County Zoning - Beaverdam
 Total Project Area = 33.78 Acres
 Number of Proposed Lots = 5

Roads
 Extend Rice Branch Road = 652' (end existing pavement to cul-de-sac)
 Stradley Farms Drive 1 = 494'
 Road Construction Limits of Disturbance = .97 Acres

Utilities
 Water - Private Individual Well
 Septic - Private Individual Systems
 Electrical Service - Duke Energy (Rice Branch Road)
 Phone Service - AT&T (Rice Branch Road)
 Natural Gas - None
 Sanitary Sewers, culverts, ponds, drainage - AS SHOWN

Other Details
 Topographic Information - 2' Interval Lidar by Webb Morgan and Associates
 Natural Features - Rice Branch and various un-named tributaries
 Existing Pond
 Pastures and Woodland Clearings

Flood Hazard and Floodway Boundaries - None
 January 6, 2010 FEMA Floodplain Maps

No known Cemeteries on or adjacent to Project
 No bridges, or railroads on or adjacent to Project
 Existing House on property as shown
 Existing Property Land Use - Agricultural / Hay Meadow

Existing Adjacent Properties Land Use
 Northern Boundary - Undeveloped / Residential
 Eastern Boundary - Undeveloped
 Southern Boundary - Undeveloped
 Western Boundary - Single Family Residences

Proposed Parks/ Open Space for the Project = 0 acres
 See Itemized Estimate for Erosion Controls Costs
 All lot slopes perpendicular to proposed roads are less than 18%

Hillside and Beaverdam Zoning Requirements
 Max. Height - 35 feet

Overall slope calculation: $\frac{.0023 \times 5 \times 82.878}{33.78} = 28.21\%$

The Maximum number of lots allowed $.820 \times 33.78 = 27$ possible lots
 This property is subject to Hillside Standards. It is not a drastic variation.

Hillside Standards Lot Information Table

Lot #	lot Area	contour Interval	Length	Slope	Min. lot size County Standards	Min. lot size Beaverdam Standards	Lot Size Provided
1	9.17	5	19,971	25%	1.25 acres	2 acres	9.17 acres
2	4.86	5	9,078	22%	n/a	2 acres	4.86 acres
3	3.42	5	3,317	11%	n/a	1.1 acres	3.42 acres
4	6.62	5	23,345	41%	3.95 acres	5 acres	6.62 acres
5	8.23	5	26,329	37%	2.51 acres	3 acres	8.23 acres

A global stability analysis shall be performed for all homesites on a 35 percent or greater slope or in an area designated as High or Moderate Hazard on the Buncombe County slope stability index map.
 Lots with required slope stability analysis are: Lots 1, 4, and 5

Communal Infrastructure =
 Maximum allowed gross area disturbed = 15% (5.07 acres)
 Maximum allowed gross area impervious = 10% (3.38 acres)
 Proposed communal infrastructure total disturbance = 2.8% (.96 acres)
 Proposed communal infrastructure total impervious = 2.5% (.83 acres)

Individual Lot Development Limitations =
 25% to 35% = Maximum gross area disturbed is 30%
 Maximum gross area impervious is 15%
 greater than 35% = Maximum gross area disturbed is 15%
 Maximum gross area impervious is 8%

Hillside and Beaverdam Standards Lot Information Table

Lot #	lot Area	contour Interval	Length	Slope	Lot Size Provided	Maximum allowed disturbed County Hillside Standards	Max. allowed disturbed Beaverdam	Maximum allowed impervious County Hillside Standards	Max. allowed impervious Beaverdam
1	9.17	5	19,971	25%	9.17 acres	2.75 acres	.75 acres	1.37 acres	.375 acres
2	4.86	5	9,078	22%	4.86 acres	n/a	.75 acres	n/a	.375 acres
3	3.42	5	3,317	11%	3.42 acres	n/a	.75 acres	n/a	.375 acres
4	6.62	5	23,345	41%	6.62 acres	.99 acres	.75 acres	.52 acres	.375 acres
5	8.23	5	26,329	37%	8.23 acres	1.23 acres	.75 acres	.65 acres	.375 acres

Contour Interval = 2'

Project Entrance
 Extend Rice Branch Road
 length 652'

Driveway/ Access Table

Lot	Access serviced by
1	Private driveway - Stradley Farms Drive
2	Private driveway - Stradley Farms Drive
3	Private Road - Rice Branch Road
4	Private driveway - Rice Branch Road
5	Private Road - Rice Branch Road

All driveways will be less than 20% grade
 All Roads and driveways will have minimum 2 foot width shoulders
 No roadway or driveway base course shall be placed on muck, pipe clay, organic matter, or other unsuitable matter and a minimum compaction rate of subgrade prior to paving shall not be less than 95 percent standard proctor method and certified by a licensed engineer.
 The cul-de-sac as shown on Rice Branch Road is 35' radius of pavement and a 50' radius right of way.

Survey Boundary Lines

Line	Start	End	Length
L21	S 28° 27' 23" E	44.77'	
L22	S 36° 29' 39" E	16.80'	
L23	S 53° 09' 45" E	15.91'	
L24	S 63° 27' 38" E	59.82'	
L25	S 57° 23' 26" E	95.93'	
L26	S 55° 38' 44" E	81.26'	
L27	S 56° 09' 02" E	22.57'	

Residential Use
 BASCOMBE DAVIS
 975055048300000
 N.C.D.O.T. HAS NO RECORD R/W HOWEVER, THEY CLAIM R/W ON THEIR MAINTENANCE LIMITS.
 EDITH BISHOP AND W. EARWOOD
 975045515700000
 DANIEL THURMAN
 9750045817700000
 TODD SEELEMAN AND SUSAN COYLE
 975055000600000
 ALLISON AND FRANK GILREATH
 975044888400000
 RICHARD NALLING ET AL
 97507436500000
 UNDEVELOPED PROPERTY

Proposed Parks/ Open Space for the Project = 0 acres
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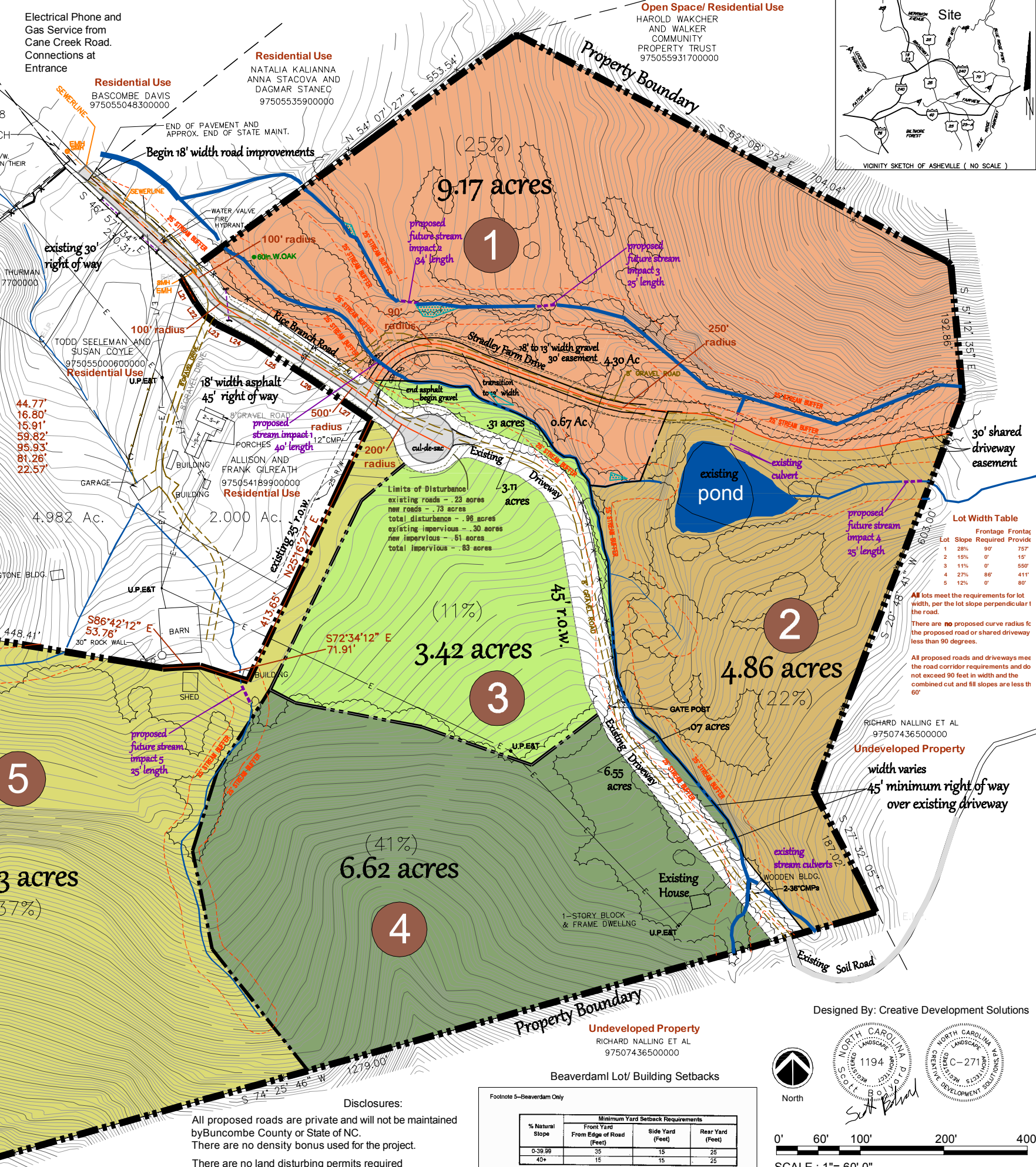
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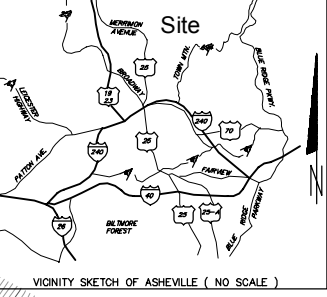
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Open Space/ Residential Use
 HAROLD WAKCHER
 AND WALKER
 COMMUNITY
 PROPERTY TRUST
 975055931700000



Other Consultants:
 Webb Morgan and Associates
 Surveyors

Client/ Owner
 STRADLEY FARMS LLC
 PO BOX 1948
 ASHEVILLE, NC 28802

Project:
 Stradley Farm
 Tax Pin = 975054369900000
 Beaverdam, Townships, Buncombe County, North Carolina

Sheet:
 Minor Subdivision
 Preliminary Plan

Designed By:
 Creative Development Solutions
 1031 4th Avenue, Suite 207B
 Asheville, NC 28804
 Phone: 828.676.9702 | Fax: 828.676.9054

ISSUE DATE: May 1, 2015
REVISIONS:
DRAWN BY: DSJ
DESIGNED BY: DSJ
APPROVED BY: DSJ
 Project Number:
 SHEET NUMBER:
 L2

Disclosures:
 All proposed roads are private and will not be maintained by Buncombe County or State of NC.
 There are no density bonus used for the project.
 There are no land disturbing permits required for this project, under 1 acre of disturbance.

Footnote 5-Beaverdam Only

% Natural Slope	Minimum Yard Setback Requirements		
	Front Yard (From Edge of Road) (Feet)	Side Yard (Feet)	Rear Yard (Feet)
0-39.99	35	15	25
40+	15	15	25

