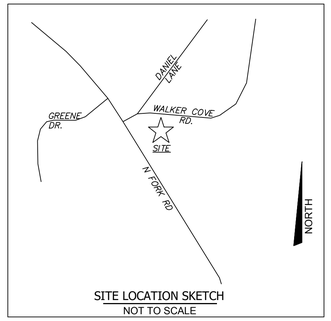
MASTER PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXISTING PAVEMENT
- NEW BUILDING SETBACK LINE
- NEW PAVEMENT
- EXIST. STREAM
- EXIST. STREAM BUFFER
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER SERVICE LINE
- STM — PROPOSED STORM PIPE
- NEW WATER VALVE
- NEW WATER DOMESTIC METER
- NEW SEWER MANHOLE
- NEW STORM MANHOLE
- NEW PERM. CONVEYANCE SWALE



SITE LOCATION SKETCH
NOT TO SCALE

SITE AND ZONING NOTES

PROPERTY ZONING: TR-4
MINIMUM LOT SIZE: 10,890 SF

MAXIMUM BUILDING HEIGHT: 35'
SETBACKS:
FRONT: 20'
REAR: 15'
SIDE: 10'
MAXIMUM DENSITY ALLOWED: 4 UNITS PER ACRE
MAXIMUM UNITS ALLOWED: 17
PROPOSED NUMBER OF UNITS: 12
PROPOSED DENSITY: 2.74 UNITS PER ACRE

*ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

*ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF BLACK MOUNTAIN.

*SUBDIVISON IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT (DVHD).

*NO LOT SLOPE PERPENDICULAR TO THE ROAD EXCEEDS 18%

*NO STREET LIGHTNING IS PLANNED TO BE INSTALLED IN THE DEVELOPMENT.

UTILITIES
1) PHONE, CABLE, GAS, AND POWER TO BE PROVIDED BY THE RESPECTIVE PUBLIC UTILITY COMPANIES.
2) PUBLIC WATER TO BE PROVIDED BY TOWN OF BLACK MOUNTAIN.
3) SEWER TO BE PROVIDED BY METROPOLITAN SEWER DISTRICT.

DEVELOPMENT DATA

PROPERTY ADDRESS: 334 NORTH FORK ROAD
BLACK MOUNTAIN, NC 28711
PIN NUMBER: 0700-92-3053
PROPERTY SIZE: 4.38
ZONING REVIEW: BLACK MOUNTAIN
EROSION CONTROL REVIEW: BUNCOMBE COUNTY
STORMWATER REVIEW: BLACK MOUNTAIN
ZONING CLASSIFICATION: TR-4
PROPERTY OWNER: DAVID MYERS BUILDERS, INC.
DAVIDMYERS32@GMAIL.COM
828-273-8679
ADDRESS: 334 NORTH FORK ROAD
BLACK MOUNTAIN, NC 28711
DEVELOPER: DAVID MYERS BUILDERS, INC.
CONTACT: DAVID MYERS
ADDRESS: 56 LEGACY LANE
BLACK MOUNTAIN, NC 28711
EMAIL: DAVIDMYERS32@GMAIL.COM
PHONE: 828-273-8679
ENGINEER: THREE NOTCH GROUP, INC.
CONTACT: PAUL SEXTON, PE
ADDRESS: 122 LYMAN ST
ASHEVILLE, NC 28801
EMAIL: PAUL.SEXTON@3NOTCH.COM
PHONE: 828-232-4700



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	82.96'	81.45'	S 77°24'34" W
C2	235.00'	153.01'	150.32'	S 77°48'04" W
C3	235.38'	13.08'	13.08'	N 85°10'10" W
C4	235.38'	77.66'	77.31'	S 83°47'13" W
C5	235.38'	62.26'	62.08'	S 66°45'28" W

LINE	BEARING	DISTANCE
L1	S 20°39'18" E	19.70'
L2	S 28°18'23" E	11.42'
L3	S 34°52'06" E	22.79'
L4	S 13°15'04" E	14.01'
L5	S 33°26'43" W	31.65'
L6	S 04°02'01" W	16.72'
L7	S 10°27'00" E	17.97'
L8	S 03°37'01" W	21.96'
L9	S 15°09'57" E	43.56'
L10	S 04°59'37" E	9.79'
L11	S 40°15'55" W	59.15'
L12	S 27°05'45" W	29.52'
L13	S 29°31'56" W	38.52'
L14	S 22°49'19" W	27.36'
L15	S 17°47'12" W	32.40'
L16	S 17°03'38" W	22.05'
L17	S 12°09'33" E	16.08'
L18	S 21°23'19" W	15.25'
L19	S 54°04'50" W	17.47'
L20	S 44°34'23" W	16.11'
L21	S 17°42'07" W	15.01'
L22	S 04°30'04" W	25.96'
L23	S 00°52'12" E	17.06'
L24	S 04°24'05" E	31.16'
L25	S 32°49'57" W	23.06'
L26	S 30°44'20" W	21.45'
L27	S 18°05'36" W	12.15'
L28	S 02°02'41" W	11.08'

NO.	REVISION/SUBMISSION	DATE:
1	BLACK MOUNTAIN PLANNING	10/09/2025

PROFESSIONAL SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 032680 ENGINEER PAUL E. SEXTON

COA: C-4973

ADDRESS:
122 LYMAN STREET
SUITE 10
ASHVILLE, NC 28801
(828) 232-4700

THREE NOTCH GROUP

PRELIMINARY - NOT FOR CONSTRUCTION

MYERS - NORTH FORK ROAD SUBDIVISION
NORTH FORK ROAD
BLACK MOUNTAIN, NC 28711

PROJECT NO: PROJ0402
DATE: 09/26/2025
SCALE: AS SHOWN
SHEET NO: C-1.0
DRAWING TITLE: MASTER PLAN

C-1.0 MASTER PLAN.dwg

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