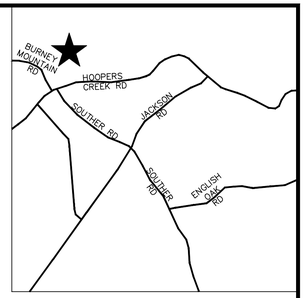
PRELIMINARY
SUBDIVISION PLANS
for
Windsor Built Homes, Inc.
Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina



LOCATION MAP
1" = 2000'

SITE PLANS

SHEET NO.	DESCRIPTION
C-001	STEEP SLOPE PLAN
C-002	ENVIRONMENTAL SURVEY
C-200	OVERALL SUBDIVISION PLAN
C-400	PRELIMINARY STORMWATER PLAN
C-500	PRELIMINARY WATER PLAN
C-600	PRELIMINARY SANITARY SEWER PLAN

PROJECT SUMMARY

PROJECT NAME:	BURNEY MOUNTAIN ROAD SUBDIVISION FLETCHER, NC
PIN #	9663-73-7144, 9663-73-8449, 9663-73-7999, 9663-74-8522
DB/PG:	4091/435, 4282/382
ZONING	(R-1A) TOWN OF FLETCHER
OWNER	SAMUEL & KATHY JOHNSTON 198 TWIN SPRINGS ROAD HENDERSONVILLE, NC 28792 SHANE & KELLY LAUGHTER 191 TWIN SPRINGS ROAD HENDERSONVILLE, NC 28792
DEVELOPER	WINDSOR BUILT HOMES INC SCOTT STREET, PRESIDENT 40 WEST BROAD STREET SUITE 500 GREENVILLE, SC 29601 864-370-9037
ENGINEER	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
SURVEYOR	McABEE & ASSOCIATES, P.A. 3 McABEE TRAIL FAIRVIEW, NC 28730
ACREAGE	12.98± ACRES
PROPOSED PARK ACREAGE	0.40± ACRES
PROPOSED LOTS	21 LOTS
PROPOSED DENSITY	1.62 UNITS/AC
LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LENGTH OF ROADS	688 LF
PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL	 1108 LF 354 LF 1462 LF
REQUIRED PARKING COUNT	1 PER BEDROOM X 21-3 BEDROOM HOMES = 63 PARKING SPACES
PROPOSED PARKING COUNT	4 PER HOME (2 CAR GARAGE, 2 IN DRIVEWAY) = 84 PARKING SPACES
WATER SYSTEM SEWER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE,NC ON SITE (PUBLIC) MSD
BUILDING SETBACKS	FRONT 20' SIDE 10' REAR 15'
MAX ALLOWABLE BUILDING HEIGHT	2.5 STORIES
PROPOSED BUILDING HEIGHTS	2.5 STORIES

WGLA Engineering

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

Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 25989 WILLIAM R. BUIE

Preliminary Not For Construction

REVISIONS	
DATE	DESCRIPTION

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DATE: 12/25

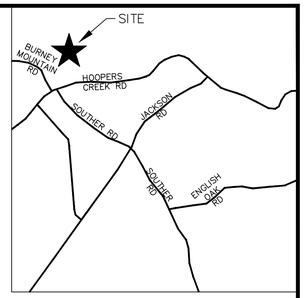
Cover Sheet

C-000

SCALE: NOT TO SCALE

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LOCATION MAP
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CUNNINGHAM, PHILLIP LEE
9663-84-0107
969/0548
ZONING: R-1A

CUNNINGHAM, JONATHON RYAN
9663-83-0909
969/0552
ZONING: R-1A

CUNNINGHAM, JONATHON RYAN
9663-83-0909
969/552
ZONING: R-1A

CUNNINGHAM, DAVID J
CUNNINGHAM, CLAUDIA F
9663-83-0660
640/ 517
ZONING: R-1A

PARKER, KEVIN MICHAEL
9663-83-0314
1095/0231
ZONING: R-1A

PARKER, KEVIN MICHAEL
9663-83-0167
1095/0237
ZONING: R-1A

ETHEREDGE, ANDREW
9663-83-0073
3992/0224
ZONING: R-1A

MCKINNEY, CHERYL LYNN
9663-72-8984
3505/0444
ZONING: R-1A

LAUGHTER, SHANE J.
LAUGHTER, KELLY G.
BARNWELL, CARROLL E.
9663-73-6400
4091/0435
ZONING: R-1A

JOFRE DIZON CACANINDIN AND SASKIA NICOLE CACANINDIN, TRUSTEES OF THE SASKIA AND JOFRE CACANINDIN TRUST
9663-74-4277
4108/0027
ZONING: R-1A

BURNEY MOUNTAIN RD (S.R. 1539)

LEGEND

	LESS THAN 15% SLOPE	4.09± AC.	31.51%±
	15% TO 33% SLOPE	5.83± AC.	44.92%±
	33% TO 60% SLOPE	2.53± AC.	19.49%±
	60% TO 100% SLOPE	0.53± AC.	4.08%±
	PROJECT BOUNDARY		
	OVERALL NATURAL SITE SLOPE	25.72%	

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)

WGLA Engineering

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NC LICENSE P-1342

Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina

Preliminary Not For Construction

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 23365 WILLIAM R. BUIE

REVISIONS	
DATE	DESCRIPTION

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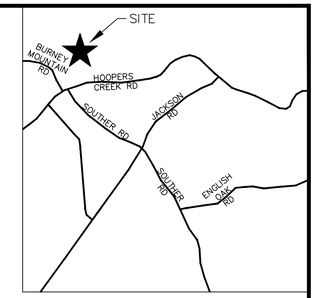
Steep Slope Plan

C-001

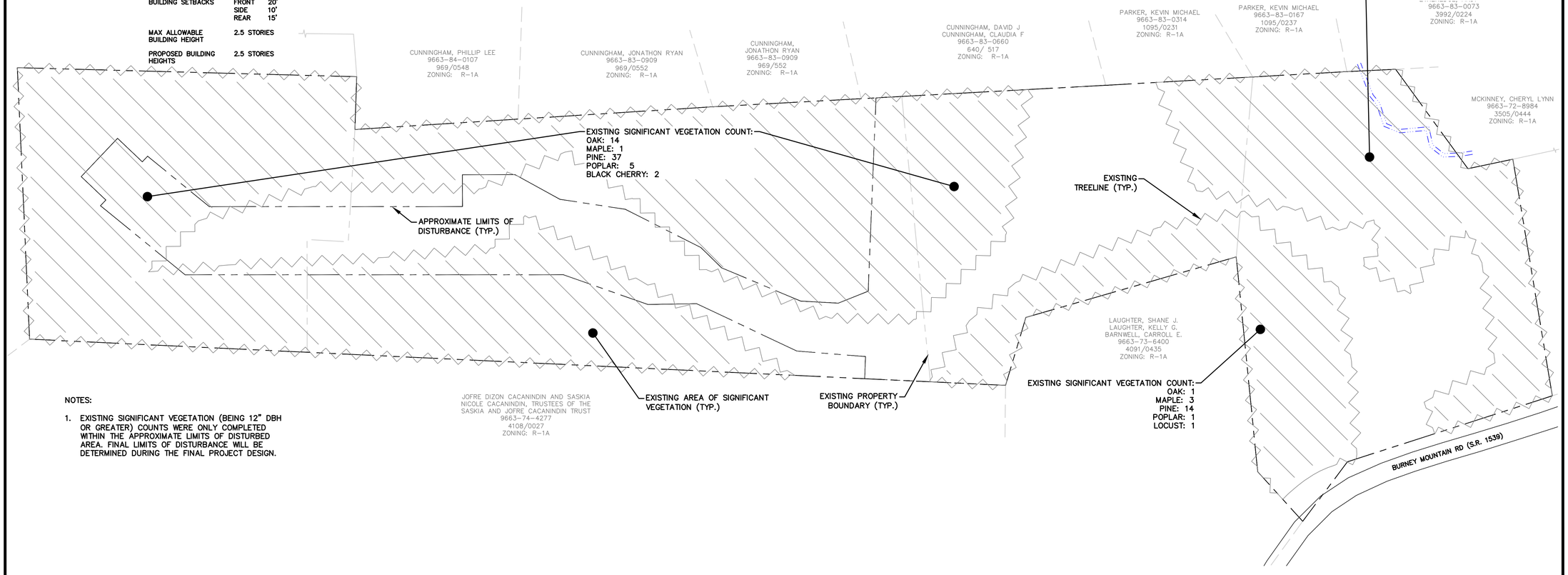
SCALE: 1"=60'

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LOCATION MAP
N.T.S.



NOTES:

1. EXISTING SIGNIFICANT VEGETATION (BEING 12" DBH OR GREATER) COUNTS WERE ONLY COMPLETED WITHIN THE APPROXIMATE LIMITS OF DISTURBED AREA. FINAL LIMITS OF DISTURBANCE WILL BE DETERMINED DURING THE FINAL PROJECT DESIGN.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

WGLA Engineering

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Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina

Preliminary Not For Construction

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2398 WILLIAM R. BUIE

REVISIONS	
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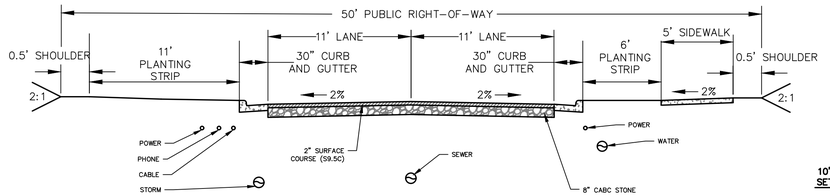
Environmental Survey

C-002

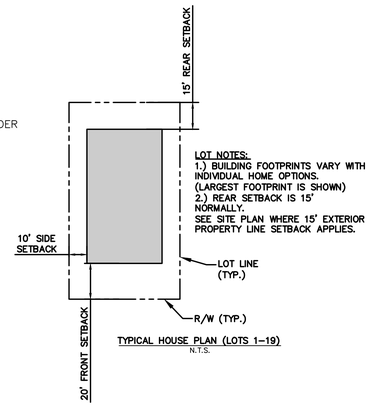
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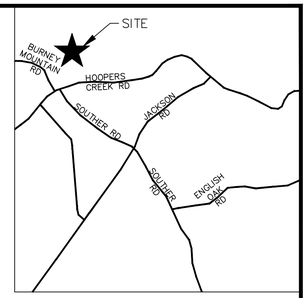


MINOR STREET (PUBLIC)
TYPICAL SECTION

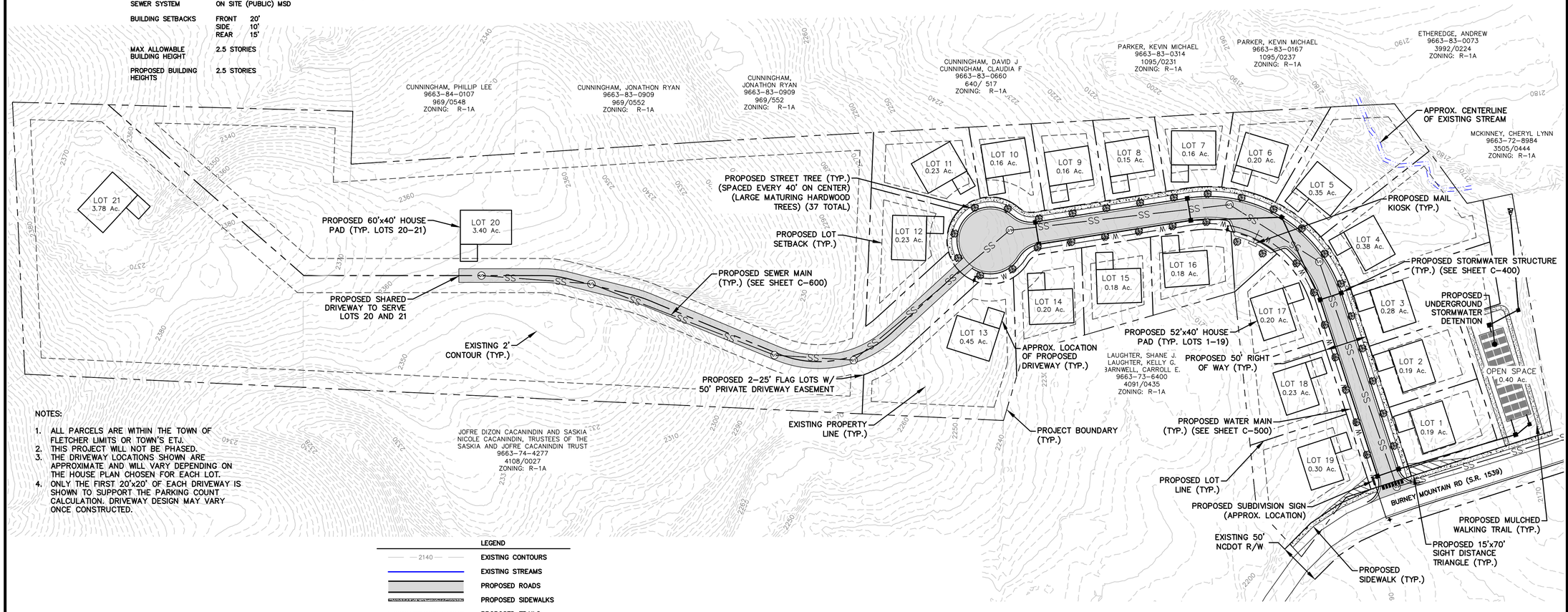


LOT NOTES:
1.) BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS. (LARGEST FOOTPRINT IS SHOWN)
2.) REAR SETBACK IS 15' NORMALLY.
SEE SITE PLAN WHERE 15' EXTERIOR PROPERTY LINE SETBACK APPLIES.

TYPICAL HOUSE PLAN (LOTS 1-19)
N.T.S.



LOCATION MAP
1" = 2000'



NOTES:
1. ALL PARCELS ARE WITHIN THE TOWN OF FLETCHER LIMITS OR TOWN'S ETJ.
2. THIS PROJECT WILL NOT BE PHASED.
3. THE DRIVEWAY LOCATIONS SHOWN ARE APPROXIMATE AND WILL VARY DEPENDING ON THE HOUSE PLAN CHOSEN FOR EACH LOT.
4. ONLY THE FIRST 20'x20' OF EACH DRIVEWAY IS SHOWN TO SUPPORT THE PARKING COUNT CALCULATION. DRIVEWAY DESIGN MAY VARY ONCE CONSTRUCTED.

LEGEND
- 2140 — EXISTING CONTOURS
- EXISTING STREAMS
- PROPOSED ROADS
- PROPOSED SIDEWALKS
- PROPOSED TRAILS
- W — PROPOSED WATER
- SS — PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED LOT LINE
- PROPOSED STREET TREE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)

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NC LICENSE P-1342

Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina

Preliminary Not For Construction

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 23981 WILLIAM R. BUIE

REVISIONS	
DATE	DESCRIPTION

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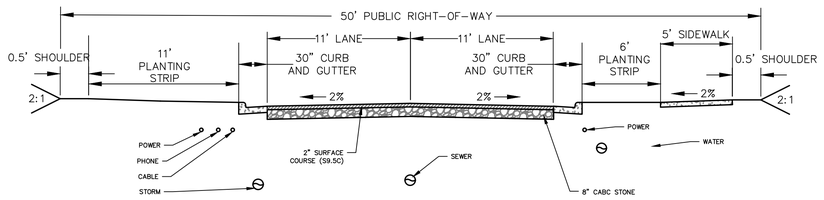
Overall Subdivision Plan

C-200

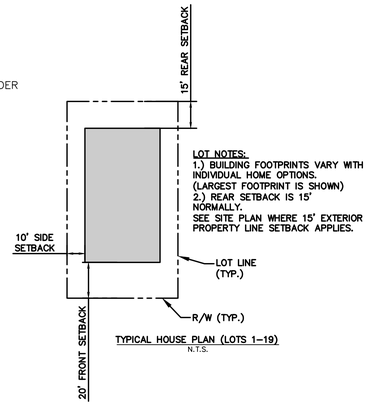
SCALE: 1"=60'

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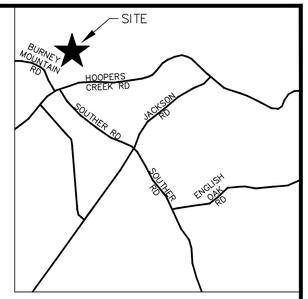


MINOR STREET (PUBLIC)
TYPICAL SECTION

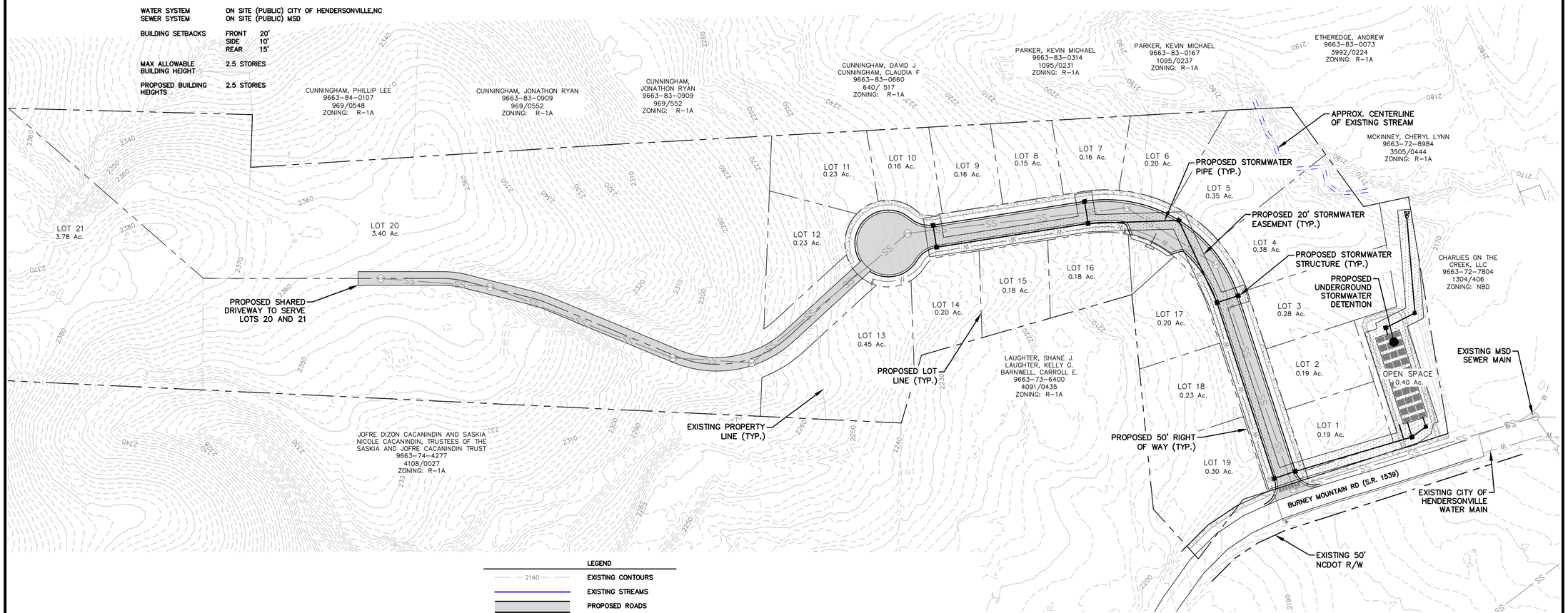


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TYPICAL HOUSE PLAN (LOTS 1-19)
N.T.S.



LOCATION MAP
N.T.S.



LEGEND

2140	EXISTING CONTOURS
	EXISTING STREAMS
	PROPOSED ROADS
	PROPOSED SIDEWALKS
	PROPOSED TRAILS
W	PROPOSED WATER
SS	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED LOT LINE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)

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Henderson County
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NORTH CAROLINA
22989
WILLIAM R. BUIE

REVISIONS

DATE	DESCRIPTION

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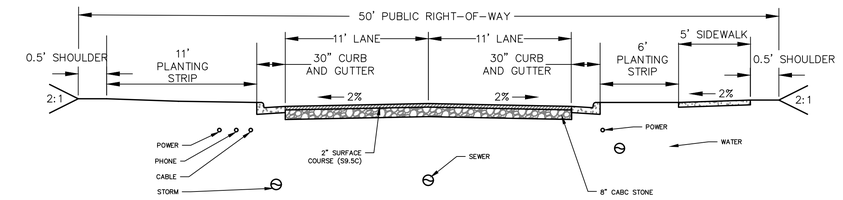
Preliminary Stormwater Plan

C-400

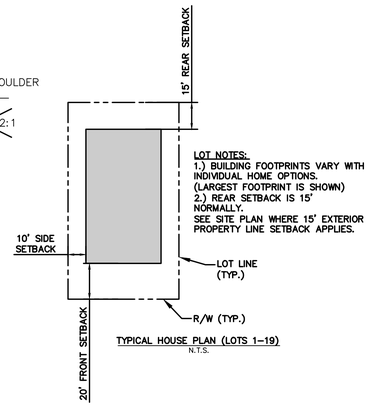
SCALE: 1"=60'

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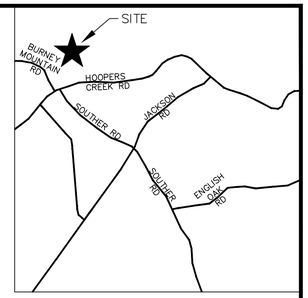


MINOR STREET (PUBLIC)
TYPICAL SECTION

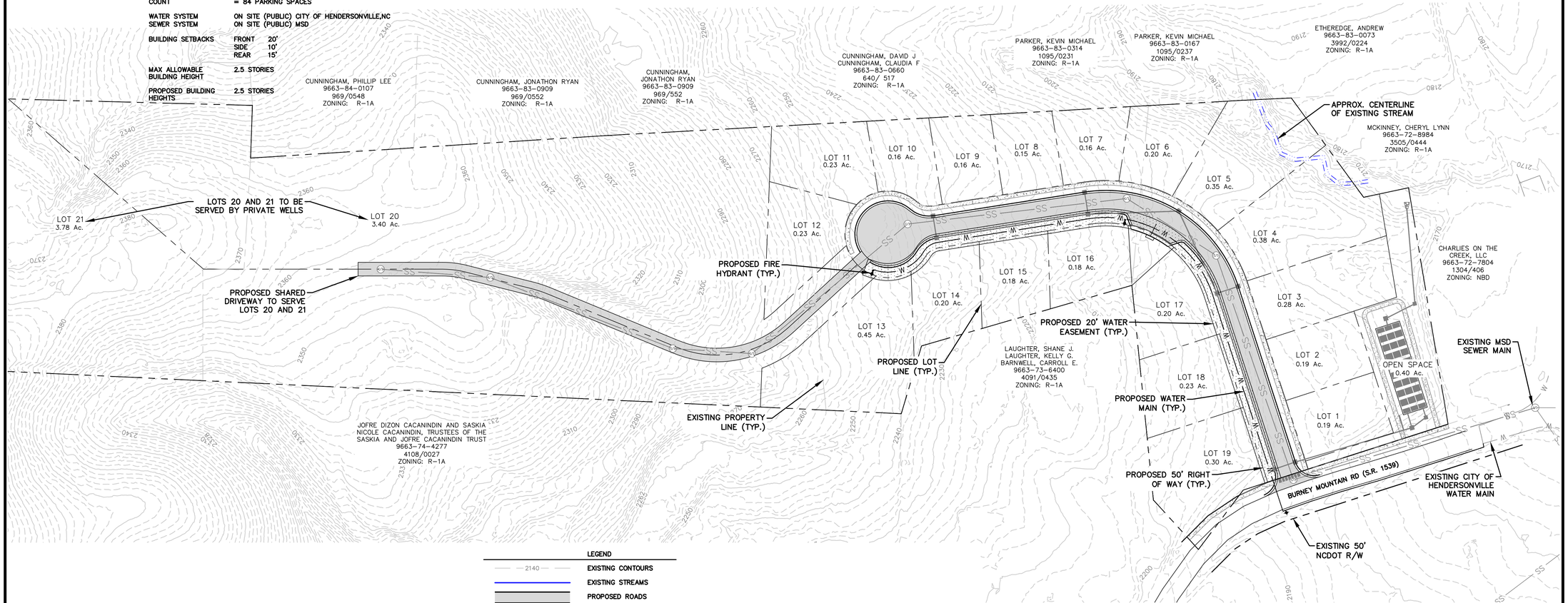


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TYPICAL HOUSE PLAN (LOTS 1-19)
N.T.S.



LOCATION MAP
N.T.S.



LEGEND

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	EXISTING STREAMS
	PROPOSED ROADS
	PROPOSED SIDEWALKS
	PROPOSED TRAILS
W	PROPOSED WATER
SS	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED LOT LINE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)

WGLA Engineering

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

Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2989 WILLIAM R. BUIE

Preliminary Not For Construction

REVISIONS	
DATE	DESCRIPTION

811 Know what's below. Call before you dig.

PROJECT NUMBER: 25129
DATE: 12/25

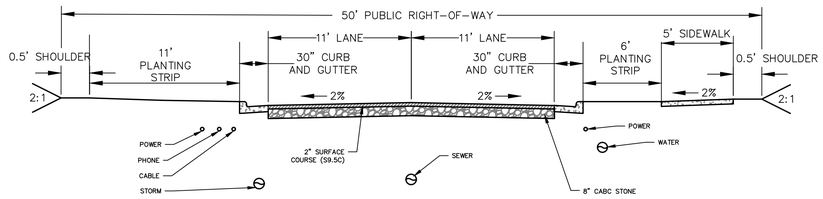
Preliminary Water Plan

C-500

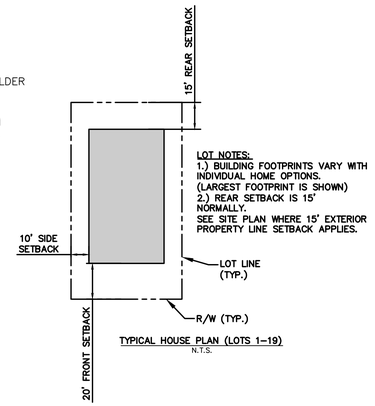
SCALE: 1"=60'

PROJECT SUMMARY

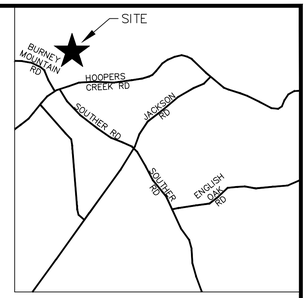
PROJECT NAME:	BURNEY MOUNTAIN ROAD SUBDIVISION
	FLETCHER, NC
PIN #	9663-73-7144, 9663-73-8449, 9663-73-7999, 9663-74-8522
DB/PG:	4091/435, 4282/382
ZONING	(R-1A) TOWN OF FLETCHER
OWNER	SAMUEL & KATHY JOHNSTON 198 TWIN SPRINGS ROAD HENDERSONVILLE, NC 28792 SHANE & KELLY LAUGHTER 191 TWIN SPRINGS ROAD HENDERSONVILLE, NC 28792
DEVELOPER	WINDSOR BUILT HOMES INC SCOTT STREET, PRESIDENT 40 WEST BROAD STREET SUITE 500 GREENVILLE, SC 29601 864-370-9037
ENGINEER	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
SURVEYOR	McABEE & ASSOCIATES, P.A. 3 McABEE TRAIL FAIRVIEW, NC 28730
ACREAGE	12.98± ACRES
PROPOSED PARK ACREAGE	0.40± ACRES
PROPOSED LOTS	21 LOTS
PROPOSED DENSITY	1.62 UNITS/AC
LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LENGTH OF ROADS	688 LF
PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL	 1108 LF 354 LF 1462 LF
REQUIRED PARKING COUNT	1 PER BEDROOM X 21-3 BEDROOM HOMES = 63 PARKING SPACES
PROPOSED PARKING COUNT	4 PER HOME (2 CAR GARAGE, 2 IN DRIVEWAY) = 84 PARKING SPACES
WATER SYSTEM SEWER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE,NC ON SITE (PUBLIC) MSD
BUILDING SETBACKS	FRONT 20' SIDE 10' REAR 15'
MAX ALLOWABLE BUILDING HEIGHT	2.5 STORIES
PROPOSED BUILDING HEIGHTS	2.5 STORIES



MINOR STREET (PUBLIC)
TYPICAL SECTION

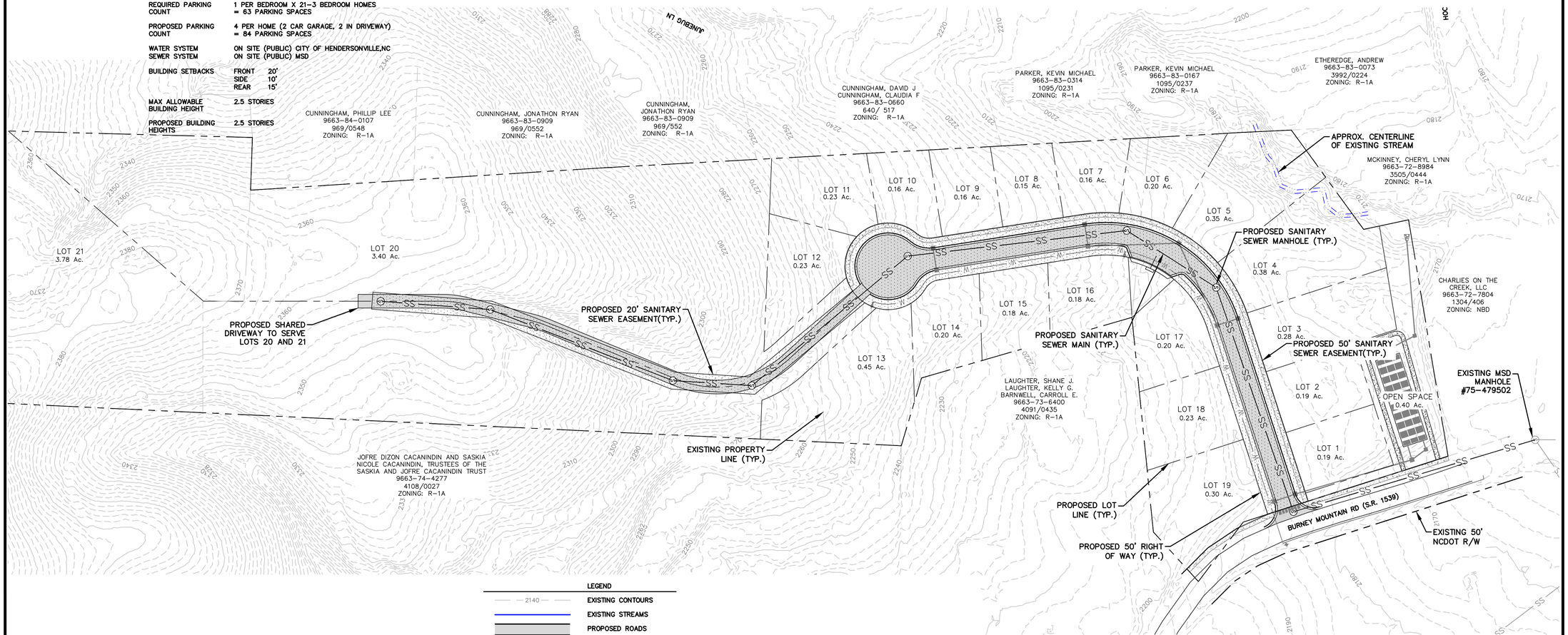


TYPICAL HOUSE PLAN (LOTS 1-19)
N.T.S.



LOCATION MAP
N.T.S.

MSD PROJECT # 2025-000



LEGEND

2140	EXISTING CONTOURS
	EXISTING STREAMS
	PROPOSED ROADS
	PROPOSED SIDEWALKS
	PROPOSED TRAILS
W	PROPOSED WATER
SS	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED LOT LINE

GRAPHIC SCALE

60 0 30 60 120 240

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REVISIONS	
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PROJECT NUMBER: 25129
DATE: 12/25

Preliminary Sanitary Sewer Plan

C-600

SCALE: 1"=60'