TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

MAJOR SUBDIVSION APPLICATION PACKET

Sketch Plan Submittal Requirements:

- 7 – 11" x 17" plats (hard copy or digital) containing the following information:
  - The name of the subdivision and the proposed use and the name, address, and phone number of the owner
  - A vicinity map showing the location of the subdivision in relation to neighboring tracts, subdivisions, roads, or nearby buildings and their zoning and uses
  - The boundaries of the tract
  - Total acreage of the tract and the portion to be subdivided
  - Location of significant features such as water courses, ponds, rock outcroppings or forest
  - Topography of five-foot intervals and the location of existing drainage or swales
  - Location of flood hazard areas from FIRM map
  - Location of existing or proposed utilities
  - Existing street and lot layout and dimensions, including rights-of-way
  - Proposed new lot layout and dimensions and any rights-of-way or driveways to be built
  - Designated open space, greenway or park space that is a minimum of five percent of the total land area of the original tract
  - Sidewalks or greenways which serve all occupiable lots and of equal or greater linear feet than the total linear footage of the subdivision road
  - A statement from the Town of Black Mountain or City of Asheville Water Department and/or MSD that adequate water and sewer service may be provided to the lot(s). If the subdivider intends to use on-site septic, then a statement from Buncombe County Environmental Health must be included that the created lots have septic or are appropriate for septic systems.
- Completed Major Subdivision Application
- Affidavit of Ownership

Preliminary and Final Plat Submittal Requirements:

- 1 – 18" x 24" plat (hard copy and digital copy)
- 7 – 11" x 17" plats(hard copy and digital copy)
- Completed Checklist (hard copy and digital copy)

Review Process:

- Technical Review Committee (TRC) reviews sketch plan for development standard compliance (meets as necessary).
- Planning Board reviews sketch plan for development standards compliance (meets the 4th Monday of every month).
- Planning Board reviews preliminary plan for development standards compliance.
- Final plat is submitted to Subdivision Administrator for signature.
- **All plats will be processed and made available to the applicant within fifteen (15) business days.**

Checklist Information: X = information is required on pl

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ Fax: 828-669-2030
www.townofblackmountain.org

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

Information	Preliminary Plat	Final Plat
Title Block Containing:		
• Property title, PIN #, subdivision name or designation	X ☑	X ☐
• Name of owner of record	X ☑	X ☐
• Location (township, county, state)	X ☑	X ☐
• Date(s) of survey and plat preparation	X ☑	X ☐
• Name, address, registration number and seal of surveyor	X ☑	X ☐
Drawn Streets:		
• Proposed streets and their linear feet	X ☑	X ☐
• Connecting streets and platted streets on adjoining properties	X ☑	X ☐
• Rights-of-way, location and dimensions	X ☑	X ☐
• Approximate or final grades	X ☑	☐
• Street Names	X ☑	X ☐
Information and Location of Utilities:		
• Utility and other easements of record	X ☑	X ☐
• Transmission lines	X ☑	☐
• Natural gas lines	X ☑	☐
• Sanitary sewers, location and size	X ☑	☐
• Water lines, location and size	X ☑	☐
• Stormwater facilities, either in place or proposed	X ☑	X ☐
• Plans for individual water supply and sewerage disposal	X ☑	X ☐
Site Features:		
• North Point	X ☑	X ☐
• Graphic Scale	X ☑	X ☐
• Vicinity Map	X ☑	☐
• Existing buildings or other structures, railroads, bridges	X ☑	☐
• Existing property lines to be subdivided or recombined	X ☑	X ☐
• Exact lot lines, bearings, distances and lot/block nos.	X ☑	X ☐
• Minimum building setback lines	X ☑	X ☐
• Topography at 5' intervals, elevations, and slope calculations	X ☑	☐
• Zoning classification of tract and adjoining property	X ☑	☐
• Natural features	X ☑	☐
• Exact location of floodplain, flood fringe, and floodway	X ☑	X ☐
Site Calculations:		
• Acreage in total tract to be subdivided	X ☑	X ☐
• Total number of lots	X ☑	X ☐
• Area of each lot in square feet	X ☑	☐

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TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

MAJOR SUBDIVISION APPLICATION

Application Date: August 8, 2025 Zoning District: TR-4 N S E W C

Owner Name: HIGH TOP COLONY ROAD, LLC

Subdivision Name: OLD LAKEY GAP RD SUBDIVISION

Property Location/Street: BLACK MOUNTAIN TOWNSHIP BUNCOMECOUNTY, NC

PIN #: 0608-99-4866 Deed Book/Page: 6421/0682

Total Site Area: 553212 square feet 12.7 acres

Max. Allowable Lot Density Standard: 16

Max # of Lots Allowable: 31 Proposed # of Lots: 13

Min. Allowable Lot Area: 1/4 ACRE Proposed Min. Lot Area: 15023

Average Lot Area: 24380 SQFT

Min. Allowable Lot Width: 40 Proposed Min. Lot Width: 70

Min. Open Space Area: 83199 Proposed Open Space Area: 83635

Proposed Open Space Use: RECREATION

Proposed Future Development Site Area: N/A

Proposed Impervious Surface Area: 52174

Proposed Impervious Surface Coverage (isa/site area x 100): 9.43 %

Site Area within Area of Special Flood Hazard Area: 0 within Floodway: 0

Slope of Site: 9.6%

Names of Access Street(s) and Number of Access Points along Each:

Name of Access or Adjacent Street	Right-of-Way Width (ft)	Pavement Width (ft)	No. of Lanes	Traffic Volume	Est. Traffic Generated
WISPER COVE	45'	26'	2	100VPD	100VPD

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

Owner Name: HIGHTOP COLONEY ROAD LLC Phone: 727-696-6672

Address: 11620 7TH ST E City: TREASURE IS State: FL Zip: 33706

Email Address: shawnlbyrne@gmail.com Mobile #: _____

Developer: SHAWN BYRNE Phone: 727-696-6672

Address: 11620 7TH ST E City: TREASURE IS State: FL Zip: 33706

Email Address: shawnlbyrne@gmail.com Mobile #: _____

Engineer/Consultant: ODOM ENGINEERING Phone: 8282474495

Address: 169 OAK ST City: FOREST CITY State: NC Zip: 28043

Email Address: scott@odomengineering Mobile #: _____

Registered Surveyor: RONNIE CUTSHALL, PLS Phone: 828251700[illegible]

Address: 549 ELK PARK DRIVE, SUITE City: ASHEVILLE State: NC Zip: 28804

Email Address: ronnie@colesurveydesign.com Mobile #: _____

As owner, developer, agent, or engineer of this property, it is requested that the proposed subdivision, as described within this application, be given approval by the Town of Black Mountain Planning Board in accordance with the Town of Black Mountain Subdivision Ordinances. I, DAVID W. ODOM, PE, hereby certify that I have legal authority to submit this application for subdivision and I enclose the required application materials listed herein.

Signature _____ Date 8/13/24

FOR OFFICE USE ONLY

Plat Review Fees: _____ Date Paid: _____ Payment: _____

Project Number: _____ Entry by: _____ Date: _____

Plat Approval Date: _____ Plat Book/Page: _____

Subdivision Administrator _____ Date _____

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STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

OWNER AFFIDAVIT

THE UNDERSIGNED, being first duly sworn, deposes and says:

1. That he/she is the owner of that real property located ~~at~~ OFF HIGH TOP COLONY RD, in the Town of Black Mountain, which property is shown on the tax maps for Buncombe County as PIN# 0608994866.

2. That as the owner of the described property he:

☐ Is applying for subdivision approval.

☑ Is authorizing DAVID W. ODOM, PE to apply for subdivision approval.

This the 13th day of August, 20_.

Property Owner (individual)

OR

HIGH TOP COLONY ROAD, LLC
Property Owner (entity)

By: