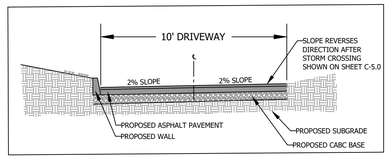
PRELIMINARY PLAT LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- STM — NEW STORM EASEMENT
- NEW SEWER EASEMENT
- NEW WATER EASEMENT
- NEW PROPERTY LINES
- NEW RIGHT OF WAY
- P-WE — P-SE — BUILDING SETBACK LINE



SITE AND ZONING NOTES

PROPERTY ZONING: TR-4
LINEAR FEET OF ROAD: N/A
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).

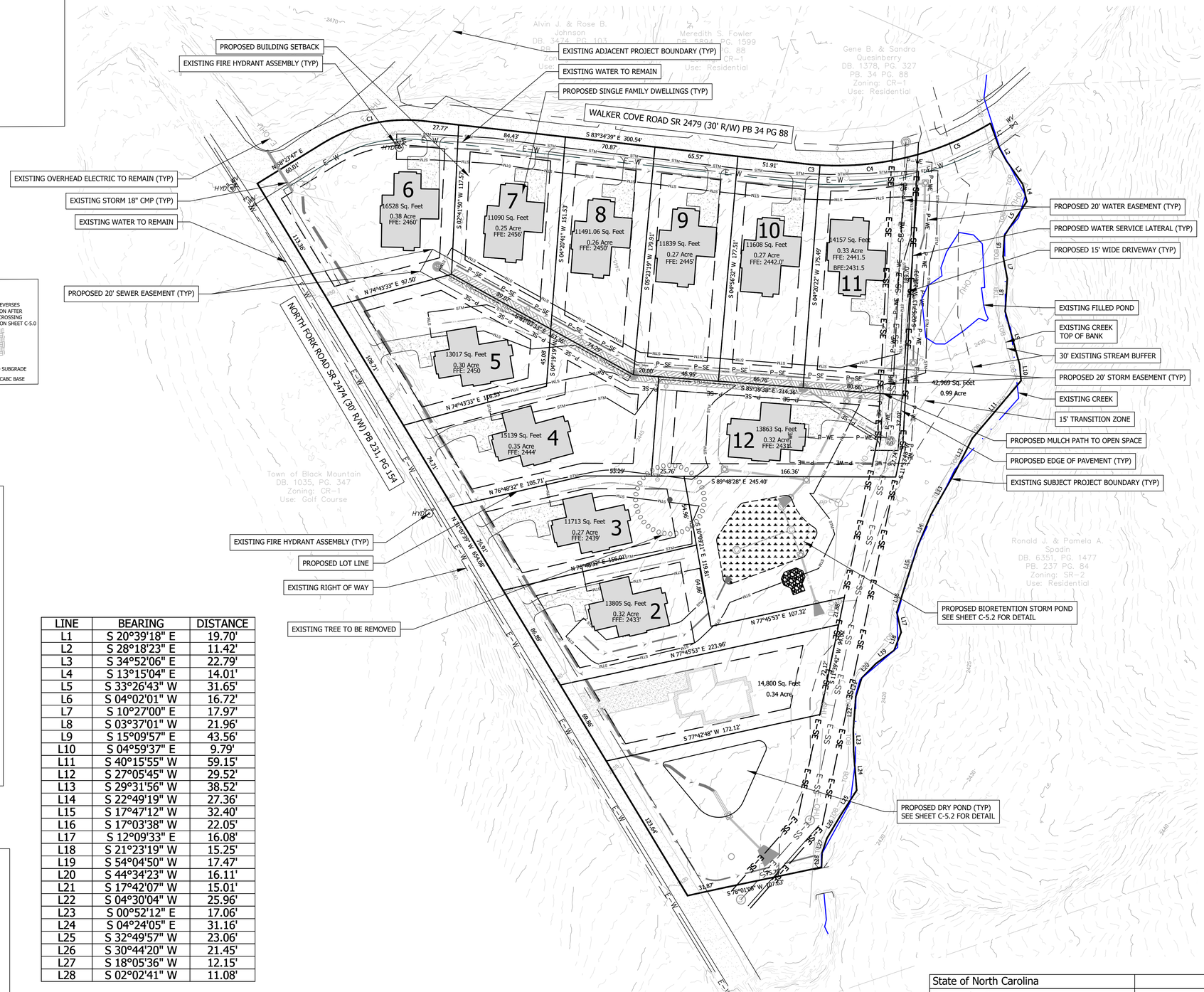
*NO LOT SLOPE PERPENDICULAR TO THE ROAD EXCEEDS 18%

*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



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'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	82.96'	81.45'	S 77°24'34" W
C3	235.00'	13.02'	13.01'	N 85°07'58" W
C4	235.00'	77.73'	77.37'	S 83°48'18" W
C5	235.00'	62.27'	62.08'	S 66°44'20" W

I hereby certify that the preliminary subdivision plat shown hereon has been found to comply with the subdivision regulations of the Town of Black Mountain, North Carolina, and that this plat was approved by the Planning Board on _____.

_____ Date

_____ Subdivision Administrator

State of North Carolina	
Buncombe County	

I, Paul Sexton, certify that this plat was (drawn by me/under my supervision) from an actual survey by me/made under my supervision. Deed description recorded in Book ___, Page___; and boundaries not surveyed are shown as broken lines plotted from information found in Book ___, Page___ and that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 6th day of Nov., A.D. 2025.

N
W E
S
0 40 80 120
SCALE: 1"= 40'

NO.	REVISION/SUBMISSION	DATE:
1	BLACK MOUNTAIN PLANNING	10/09/2025
2	PRELIMINARY PLAT	11/06/2025

PROFESSIONAL SEAL: 11/06/2025
NORTH CAROLINA PROFESSIONAL NO L-4447 LAND SURVEYOR 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: PEYNOW006
DATE: 11/6/2025
SCALE: AS SHOWN
SHEET NO: C-1.1
DRAWING TITLE: PRELIMINARY PLAT

C-1.0 MASTER PLAN.dwg

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