

SEP 26 2021

Subject: Emails - Browning Branch
From: Amie Owens <aowens@waynesvillenc.gov>
Date: 7/5/2018, 2:05 PM
To: "Monroe Miller" [REDACTED]

Email #3



Amie Owens, MPA | Assistant Town Manager
Town of Waynesville, NC
16 S. Main Street | PO Box 100 | Waynesville, NC 28786
(o) 828.452.2491 | (f) 828.456.2000

aowens@waynesvillenc.gov | www.waynesvillenc.gov



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) sent in response to it, may be considered public record and as such are subject to request and review by anyone at any time.

— ForwardedMessage.eml —

Subject: FW: update with curb
From: Elizabeth Teague <eteague@waynesvillenc.gov>
Date: 6/12/2018, 11:51 AM
To: Preston Gregg <pgregg@waynesvillenc.gov>, David Foster <dfoster@waynesvillenc.gov>, Joey Webb <jwebb@waynesvillenc.gov>, Jeff Stines <jstines@waynesvillenc.gov>

Please review these one more time and send me an email confirming adequate service and compliance.
Thanks-
ET

From: Greg Wishart [mailto:gw868808@gmail.com]
Sent: Thursday, June 07, 2018 9:32 AM
To: Elizabeth Teague; Marek Hevier
Subject: update with curb

Elizabeth,
The attached files are the most up to date, they include curb which had inadvertently been left off the earlier drawings,
I will be by in a little bit to drop off large drawings and also the check for \$460.00 for the application,
Please delete the earlier email from this morning and its attachments,
Thank you,
Greg

— ForwardedMessage.eml —

Subject: Fwd: LETTER - Browning Branch LLC
From: Greg Wishart <gw868808@gmail.com>
Date: 6/15/2018, 12:47 PM
To: "mhevier@gmail.com" <mhevier@gmail.com>, Elizabeth Teague <eteague@waynesvillenc.gov>

Elizabeth,

Please see the attached letter from the engineer regarding site plan, floodplain stormwater etc.

If you have any questions please let me know,

Thank you,

Greg

Sent from my iPhone

Begin forwarded message:

From: Randy Herron <randyherron59@gmail.com>

Date: June 15, 2018 at 12:25:47 PM EDT

To: Greg Wishart <gw868808@gmail.com>

Subject: Fwd: LETTER - Browning Branch LLC

----- Forwarded message -----

From: Jeffrey L. Herron, PE, CFM <jeff@herronassociates.com>

Date: Fri, Jun 15, 2018 at 12:23 PM

Subject: LETTER - Browning Branch LLC

To: <randyherron59@gmail.com>

Randy,

I've attached a letter in response to concerns about the Preliminary Site Plan for Browning Branch, LLC.

Please contact me whenever I may be of further assistance to you. If you have any questions or require additional information, please do not hesitate to call me at (828) 488-8949.

Sincerely,

Jeffrey L. Herron, PE, CFM

President

Herron Associates, P.A.

721 Main Street

P.O. Box 1265

Bryson City, NC 28713

Phone: 828-488-8949

FAX: 828-488-8758

jeff@herronassociates.com

"Your Land And Your Home Are The Largest Investments You Will Make. Protect Your Investment By Trusting The Land Development Professionals That Have Been Providing Quality Land Development Services Since

1959"

— image001.jpg —



— image002.jpg —



— image003.jpg —



— image004.jpg —



— image005.jpg —



— ForwardedMessage.eml —

Subject: Fwd: Please call me
From: Greg Wishart <gw868808@gmail.com>
Date: 6/15/2018, 11:03 AM
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Good day Elizabeth,
Please take a look at the attachments and let me know what you think, thank you
Greg

Sent from my iPhone

Begin forwarded message:

From: Randy Herron <randyherron59@gmail.com>
Date: June 15, 2018 at 10:31:30 AM EDT
To: Greg Wishart <gw868808@gmail.com>
Subject: Re: Please call me

look at the attached

On Fri, Jun 15, 2018 at 9:51 AM, Greg Wishart <gw868808@gmail.com> wrote:
can you take some layers away,, and make it look simpler,,
with colors for different items,, as what Elizabeth mentioned in the 3/7 drawing from Janet ?

On Fri, Jun 15, 2018 at 9:39 AM Randy Herron <randyherron59@gmail.com> wrote:
Greg,

Take a look at the attached and see if they work for you.

Thanks,
Randy Herron

On Fri, Jun 15, 2018 at 8:01 AM, Greg Wishart <gw868808@gmail.com> wrote:

Randy,
could you call me after you get the guys out and have a minute,
Elizabeth communicated with me a couple of times after we spoke, she had a couple of
suggestions / concerns.
One of the things is "open space" of 5% per the towns rules
she suggested eliminating the one building that is on the .262 acre lot, I think we should and I a
have talked with Marek about it and he is OK with that,, that lot is the lowest of all of them and
the most difficult to fill to get above floodplain..
this will help us with the 5% also. maybe later we put some overflow parking in there,, and/or
mailboxes, dumpster etc. ?
I also think there should be a fairly large legend that shows how much "open space" there is,,
which I believe should include the trout buffer, also,, the sq footage / acreage that the trout
buffer encompasses.
Also, take off the "common area" designation of the wetlands ?? I think that they will get hung
up on that.

Sorry for the trouble,
thanks,
Greg

— ForwardedMessage.eml —

Subject: Hevier / Wishart project
From: Greg Wishart <gw868808@gmail.com>
Date: 2/10/2018, 9:09 AM
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Elizabeth,

Thank you for your time and guidance on Friday.

Please see the attached survey and site proposals in 3 different formats.

The site may change slightly due to road right of way requirements and potential of wetland area.

Regards,

Greg Wishart
828-646-1470



Virus-free. www.avg.com

—ForwardedMessage.eml—

Subject: Mailing Notice for Major Subdivision

From: Elizabeth Teague <eteague@waynesvillenc.gov>

Date: 6/7/2018, 10:09 AM

To: Michelle Baker <cbaker@waynesvillenc.gov>, Byron Hickox <bhickox@waynesvillenc.gov>

CC: 'Greg Wishart' <gw868808@gmail.com>

Michelle and Byron,

Please mail the attached notice to the addresses provided today, and post the property. Thank you.



Elizabeth Teague, AICP, CTP, CFM | Development Services Director

Town of Waynesville, NC

9 S. Main Street | PO Box 100 | Waynesville, NC 28786

(o) 828.456.2004 | (f) 828.452.1492

eteague@waynesvillenc.gov | www.waynesvillenc.gov



—Attachments:—

ForwardedMessage.eml	5.3 MB
2018-199-ENVIRONMENTAL (1).pdf	1.1 MB
2018-199-MASTER (1).pdf	1.2 MB
2018-199-UTILITIES (1).pdf	1.1 MB
GIS MAP.pdf	426 KB
ForwardedMessage.eml	446 KB
image001.jpg	7.4 KB
ATT00001.htm	802 bytes
image002.jpg	1.2 KB

ATT00002.htm	641 bytes
image003.jpg	1.3 KB
ATT00003.htm	647 bytes
image004.jpg	1.3 KB
ATT00004.htm	652 bytes
image005.jpg	1.7 KB
ATT00005.htm	2.0 KB
2018-06-15 LETTER Browning Branch LLC Prelim Site Plan DIGITAL SIGNATURE.pdf	299 KB
ATT00006.htm	179 bytes
Re: Please call me.eml	2.3 MB
2018-199-MASTER COLOR.pdf	827 KB
ATT00001.htm	392 bytes
2018-199-VEGATATIVE BUFFER.pdf	881 KB
ATT00002.htm	344 bytes
ForwardedMessage.eml	1.7 MB
SITE PROPOSAL 8.5 x 11.pdf	174 KB
ROSS PROPERTY.pdf	585 KB
SITE PROPOSAL 11 x 17.pdf	175 KB
SITE PROPOSAL 18 x 24.pdf	178 KB
SITE PROPOSAL 50' SCALE.pdf	178 KB
ForwardedMessage.eml	258 KB
6_18 Mailing Labels - Browning Branch Subdivision.doc	69.0 KB
6_18_18 Public Notice Browning BranchLLC Major Subdvision.docx	79.2 KB

**BROWNING BRANCH LLC
4365 ARNOLD AVE
NAPLES, FL 34104**

**NOLAND, MONICA DEAVER
NOLAND, ADRIAN HEATH
49 HAYFIELD LANE
WAYNESVILLE, NC 28786**

**DEAVER, FRANK A
167 BUCHANAN DR
WAYNESVILLE, NC 28786**

**DEAVER, CHARLIE
41 BUCHANAN DR
WAYNESVILLE, NC 28786**

**ROSS, NEAL K
955 ALLENS CREEK RD
WAYNESVILLE, NC 28785**

**DEAVER, FRANK A
DEAVER, CHARLIE
167 BUCHANAN DR
WAYNESVILLE, NC 28786**

**HILL, ROSS WALLACE
PO BOX 272
PLEASANT VALLEY, NY 12569**

**PRUETT, KENNETH R
299 PLOTT DR
CANTON, NC 28716**

**GAS LIGHT LLC
525 AUBURN PARK DR
WAYNESVILLE, NC 28786**

**JONES, TALMADGE V
877 ALLENS CREEK RD
WAYNESVILLE, NC 28786**

**RUFF, JAMES DEWAYNE
41 KIMBERLY LN
WAYNESVILLE, NC 28786**

**BUCHANAN, EVELYN
MCCLURE, SAMUEL
55 PINWOOD DR
WAYNESVILLE, NC 28786**

**CRAWFORD, KATHEY B
PO BOX 17381
ASHEVILLE, NC 28816**

**WEST, JAMES WALTER JR
WEST, WANDA
241 PINWOOD DR
WAYNESVILLE, NC 28786**

**MCCLURE, SHEILA ELAINE
170 BUCHANAN DR
WAYNESVILLE, NC 28786**

**WEST, JAMES WALTER JR
WEST, WANDA
241 PINWOOD DR
WAYNESVILLE, NC 28786**



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

June 5, 2018

Notice of Public Hearing for Major Subdivision Application Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on June 18, 2018 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a preliminary plat and site plan application for a major subdivision on Buchanan Drive, PIN 8604-94-0656.

For more information contact Elizabeth Teague, phone: (828) 456-2004, email: eteague@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP
Development Services Director

HERRON

ASSOCIATES

June 15, 2018

Browning Branch, LLC
via email: gw868808@gmail.com

ATTN: **Greg Wishart**

RE: **Browning Branch, LLC
Preliminary Site Plan
Waynesville, NC**

SUBJECT: **Preliminary Site Plan
Herron Associates Project No. 07-11-6B**

Mr. Wishart,

Concerning your questions associated with the Preliminary Site Plan prepared by Mountain Heritage Land Surveying and dated May 02, 2018 I will offer the following:

1 – Storm Drainage, the six Bio-Retention Basins shown have a surface area of 21,690 square feet, based on a depth of 3.0 feet they would have a storage capacity of approximately 54,000 cubic feet. The site has an impervious (roof, tops, streets, drives and sidewalks) surface area of 4.2 acres with a runoff coefficient of 0.95 and a pervious (grass, woodlands and wetlands) area of 2.84 acres with a runoff coefficient of 0.40. Based on a preliminary review, all the stormwater would be mitigated on site. The final design documents for stormwater drainage and erosion control will have all the supporting calculations and design data, as required for approval by the State of North Carolina's Department of Environmental Quality, prior to any construction activity. It should be noted that for the stream buffer zones and wetland areas no construction activities will be permitted within these areas.

2 – Construction within the 1% Annual Chance Floodplain (commonly referred to as the 100-year floodplain) area would require that all of the buildings finished floor elevations to be a minimum of 1.0 foot above the corresponding base flood elevation. Final design documents for the grading plan will have all the supporting calculations and design data, as required for approval by the State of North Carolina prior to any construction activity.

At this stage of this project the site plan is a preliminary drawing. Before any construction activity could begin, final design documents would have to be submitted and approved by the State of North Carolina for Grading, Stormwater Drainage, Erosion Control, Sanitary Sewer and Water.

E n g i n e e r i n g • S u r v e y i n g • P l a n n i n g

*Herron Associates, P.A. • P.O. Box 1265 • 721 Main Street • Bryson City, NC 28713
Phone: 828-488-8949 • FAX: 828-488-8758 • Toll Free 888-475-7300
a North Carolina Professional Corporation • License No. C-1932
www.herronassociates.com*

S I N C E 1 9 5 9

The U.S. Army Corp of Engineers will need to issue a permit for the repair and restoration of the damaged culvert within the site.

If I can be of additional assistance, please do not hesitate to call me at (828) 488-8949. Thank you for your business.

Sincerely,
Herron Associates



Digitally signed by
Jeff L. Herron, PE
Date: 2018.06.15
12:18:33 -04'00'



Jeffrey L. Herron, PE, CFM
President

jeff@herronassociates.com

cc: file

Engineering • Surveying • Planning

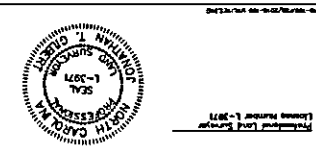
Herron Associates, P.A. • P.O. Box 1265 • 721 Main Street • Bryson City, NC 28713

Phone: 828-488-8949 • FAX: 828-488-8758 • Toll Free 888-475-7300

a North Carolina Professional Corporation • License No. C-1932

www.herronassociates.com

S I N C E 1 9 5 9



Thomas L. Grier
Professional Engineer
License No. 1-2971
State of North Carolina

7.038 ACRES TOTAL
SCALE IN FEET
0 20 40 60 80 100

OWNER OF RECORD:
BROWNING BRANCH, LLC



1 of 1
2018-10-00-4
BROWNING BRANCH, LLC
Waynesville Township
Haywood County, N.C.

UTILITY PLAN PREPARED FOR
BROWNING BRANCH, LLC
Mountain Heritage
Land Surveying, P.C.
1000 W. Highway 108, Suite 100
Waynesville, NC 28786
Tel: 828-288-1111
Fax: 828-288-1112
www.mountainheritage.com

DATE: 10/1/18
BY: T.L. Grier
CHECKED: T.L. Grier

REVISIONS:
NO. DATE DESCRIPTION
1 10/1/18 UTILITY PLAN PREPARED FOR BROWNING BRANCH, LLC

SITE DATA
SUBJECT PROPERTY IS ZONED: ALDYS CREEK NEIGHBORHOOD RESIDENTIAL (A-C-40)
BUILDING SETBACKS:
FRONT - 10'0"
REAR - 0'0" FROM ADJACENT LOT LINE OR 0.0' FROM STREET
SIDE - 10'0" FROM ADJACENT LOT LINE OR 0.0' FROM STREET
7.038 ACRES DIVIDED INTO 20 LOTS CONTAINING 52 UNITS WITH A COMMON AREA OF 0.415 ACRES
MAXIMUM DENSITY: 10 UNITS PER ACRE
MINIMUM LOT SIZE: 1700 SQUARE FEET
SMALLEST LOT CONTAINS UNITS 18 & 19 AND IS 0.427 ACRES (1890.8 SQUARE FEET)
LARGEST LOT CONTAINS UNITS 37 & 38 AND IS 0.427 ACRES (1890.8 SQUARE FEET)
3000 SQUARE FEET OF NEW BUILT, NEW CONCRETE DRIVE TO BE BUILT.
4.3 ACRES OF PREVIOUS SURFACE (PAVEMENT, DRIVEWAYS & STREETS)
2.4 ACRES OF PREVIOUS SURFACE FOR WATER DRAINAGE
OFF-STREET PARKING - EACH UNIT TO HAVE A LARGE ENOUGH DRIVEWAY TO

KATHY B. CRAWFORD
DB 607 - PG 1607

ROSS W. HILL
WILL 2017/24
DB 410 - PG 836

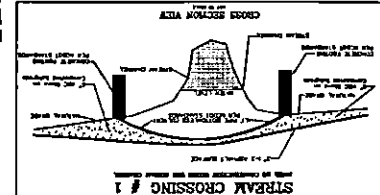
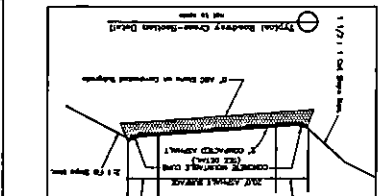
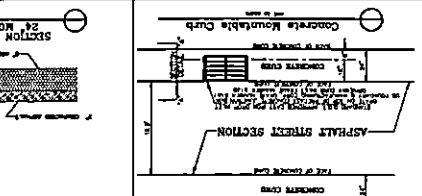
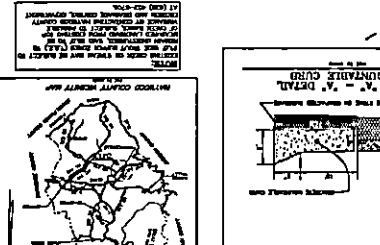
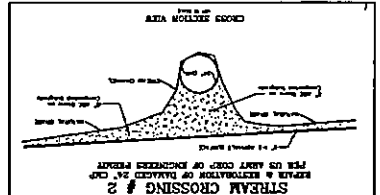
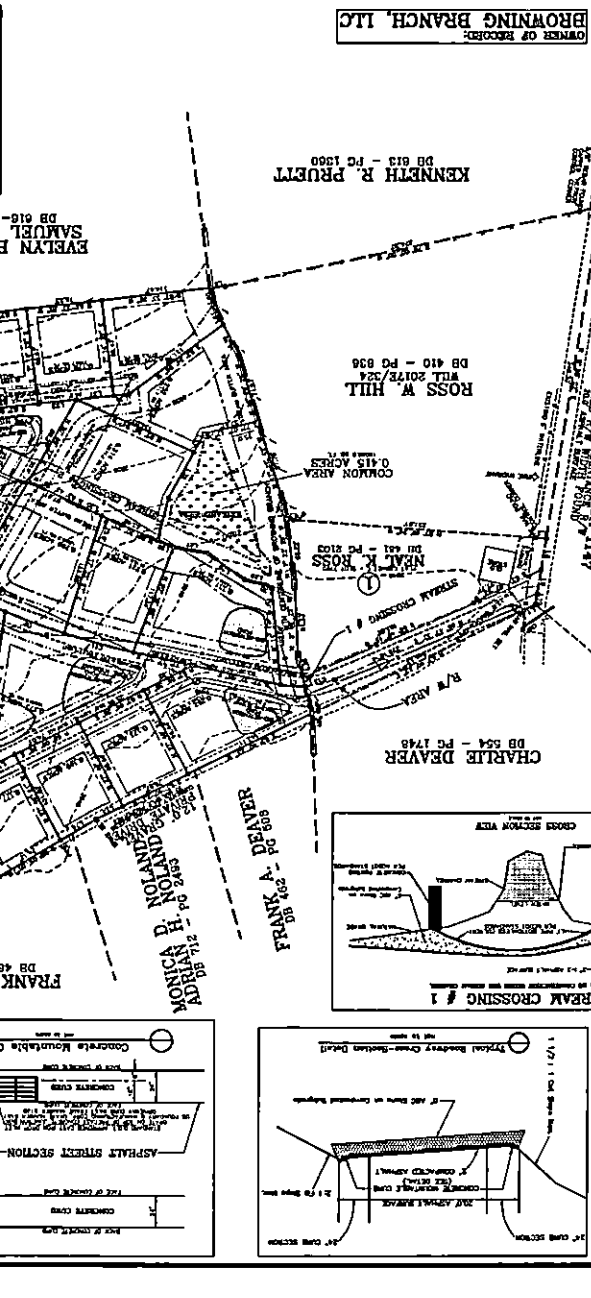
KENNETH R. PROETT
DB 613 - PG 1600

EVELYN BUCHANAN
SAMUEL MCCLURE
DB 616 - PG 1071

SHEILA E. MCCLURE
DB 467 - PG 973

FRANK A. DEEVER
DB 492 - PG 508

FRANK A. DEEVER
DB 492 - PG 508



NOTES
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND DECIMALS THEREOF.
2. THE SHOWN UTILITIES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
3. THE SHOWN UTILITIES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
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9. THE SHOWN UTILITIES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
10. THE SHOWN UTILITIES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.

TITLE OF SURVEY PERFORMED
A survey of the above described property for the purpose of showing the location of the utility lines and the location of the proposed stream crossings.
The survey was conducted in accordance with the provisions of the North Carolina Surveying Act of 1979, Chapter 170, and the rules and regulations of the State Board of Surveying.
The survey was conducted on the 1st day of October, 2018, at the location of the property described above.
The survey was conducted by the undersigned, a Professional Engineer, License No. 1-2971, State of North Carolina.
The survey was conducted in accordance with the provisions of the North Carolina Surveying Act of 1979, Chapter 170, and the rules and regulations of the State Board of Surveying.
The survey was conducted on the 1st day of October, 2018, at the location of the property described above.
The survey was conducted by the undersigned, a Professional Engineer, License No. 1-2971, State of North Carolina.

State of North Carolina, County of Haywood
I, Thomas L. Grier, Professional Engineer, License No. 1-2971, State of North Carolina, do hereby certify that the above described survey was conducted in accordance with the provisions of the North Carolina Surveying Act of 1979, Chapter 170, and the rules and regulations of the State Board of Surveying.

Signature of Engineer - Thomas L. Grier
Professional Engineer
License No. 1-2971
State of North Carolina

State of North Carolina, County of Haywood
I, Thomas L. Grier, Professional Engineer, License No. 1-2971, State of North Carolina, do hereby certify that the above described survey was conducted in accordance with the provisions of the North Carolina Surveying Act of 1979, Chapter 170, and the rules and regulations of the State Board of Surveying.

Signature of Engineer - Thomas L. Grier
Professional Engineer
License No. 1-2971
State of North Carolina

State of North Carolina, County of Haywood
I, Thomas L. Grier, Professional Engineer, License No. 1-2971, State of North Carolina, do hereby certify that the above described survey was conducted in accordance with the provisions of the North Carolina Surveying Act of 1979, Chapter 170, and the rules and regulations of the State Board of Surveying.

Signature of Engineer - Thomas L. Grier
Professional Engineer
License No. 1-2971
State of North Carolina

State of North Carolina, County of Haywood
I, Thomas L. Grier, Professional Engineer, License No. 1-2971, State of North Carolina, do hereby certify that the above described survey was conducted in accordance with the provisions of the North Carolina Surveying Act of 1979, Chapter 170, and the rules and regulations of the State Board of Surveying.

LEGEND

EXP = Existing Iron Pipe or Pole
 E2B = Iron Pipe 6" dia. 5/8" Wall with Survey Cap
 CLH = Existing Locust Pole
 M2H = Concrete Manhole
 R/W = Right of Way
 R/W Splice = Reflected Splice
 FS = Fence Stake
 CDS = Center Line Spike
 JPL = Joint Panel Line
 F = Faint Line
 S = Survey of Stone
 P = Proposed 1" WATER LINE
 S = Proposed 6" WATER LINE
 S = Proposed 12" WATER LINE
 S = Proposed 18" WATER LINE
 S = Proposed 24" WATER LINE
 S = Proposed 30" WATER LINE
 S = Proposed 36" WATER LINE
 S = Proposed 42" WATER LINE
 S = Proposed 48" WATER LINE
 S = Proposed 54" WATER LINE
 S = Proposed 60" WATER LINE
 S = Proposed 66" WATER LINE
 S = Proposed 72" WATER LINE
 S = Proposed 78" WATER LINE
 S = Proposed 84" WATER LINE
 S = Proposed 90" WATER LINE
 S = Proposed 96" WATER LINE
 S = Proposed 102" WATER LINE
 S = Proposed 108" WATER LINE
 S = Proposed 114" WATER LINE
 S = Proposed 120" WATER LINE
 S = Proposed 126" WATER LINE
 S = Proposed 132" WATER LINE
 S = Proposed 138" WATER LINE
 S = Proposed 144" WATER LINE
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 S = Proposed 156" WATER LINE
 S = Proposed 162" WATER LINE
 S = Proposed 168" WATER LINE
 S = Proposed 174" WATER LINE
 S = Proposed 180" WATER LINE
 S = Proposed 186" WATER LINE
 S = Proposed 192" WATER LINE
 S = Proposed 198" WATER LINE
 S = Proposed 204" WATER LINE
 S = Proposed 210" WATER LINE
 S = Proposed 216" WATER LINE
 S = Proposed 222" WATER LINE
 S = Proposed 228" WATER LINE
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 S = Proposed 246" WATER LINE
 S = Proposed 252" WATER LINE
 S = Proposed 258" WATER LINE
 S = Proposed 264" WATER LINE
 S = Proposed 270" WATER LINE
 S = Proposed 276" WATER LINE
 S = Proposed 282" WATER LINE
 S = Proposed 288" WATER LINE
 S = Proposed 294" WATER LINE
 S = Proposed 300" WATER LINE

NOTES

1. All property corners NOT described are assumed "open" only.

2. Property is subject to all applicable easements and rights of way of record.

3. Error of closure in feet or inches is 1:10,000 ±. ALL distances are measured.

4. This Survey meets the requirements of a Class "A" Survey.

5. Location of ALL underground utilities are approximate, unless otherwise indicated. Exact location to be determined by owner.

6. Property corners are marked with blue flagging, other color flagging to be reference only, unless otherwise indicated.

7. If land subdivision activities in excess of 0.5 acres are planned, the property owner is required to submit a Subdivision and Easement Control Plan to North Carolina Dept. of Environment and Natural Resources.

8. The certification herein is not a certification of title, zoning or boundary from encumbrances.

9. This survey and proposed plat must be subject to and ALL matters of title should be referred to an Attorney-at-Law.

10. This property has not been inspected for wetlands or boundary encroachment.

11. There is NO responsible Horizontal Control within 500'.

12. Property is NOT located in a special flood hazard area, in accordance with FEMA and FIRM maps.

13. North is "True North" of Post Control C at Station 192A.

14. This plot represents a survey of Deed Book 4916 Page 2103.

15. Dimensions are NAVD 83 datum referenced and the contour interval is two feet.

State of North Carolina, County of Haywood

I, _____, find for registration on this _____ day of _____, 2018, at _____ o'clock _____ and recorded in Plat Book _____ of _____

Register of Deeds - Haywood County

by _____ Assistant Deputy

State of North Carolina, County of Haywood

I, _____ Review Officer of Haywood County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER (Date)

TYPE OF SURVEY PERFORMED

() This survey creates a subdivision of land within the limit of a county or municipality that has an ordinance that regulates parcels of land.

() This survey is located in a portion of a county or municipality that is unincorporated as to an ordinance that regulates parcels of land.

(X) This survey is of an existing parcel(s) of land and does not create a new street or change an existing street.

() This survey is of an existing building or other structure, or natural features, such as a watercourse.

() This survey is a boundary survey.

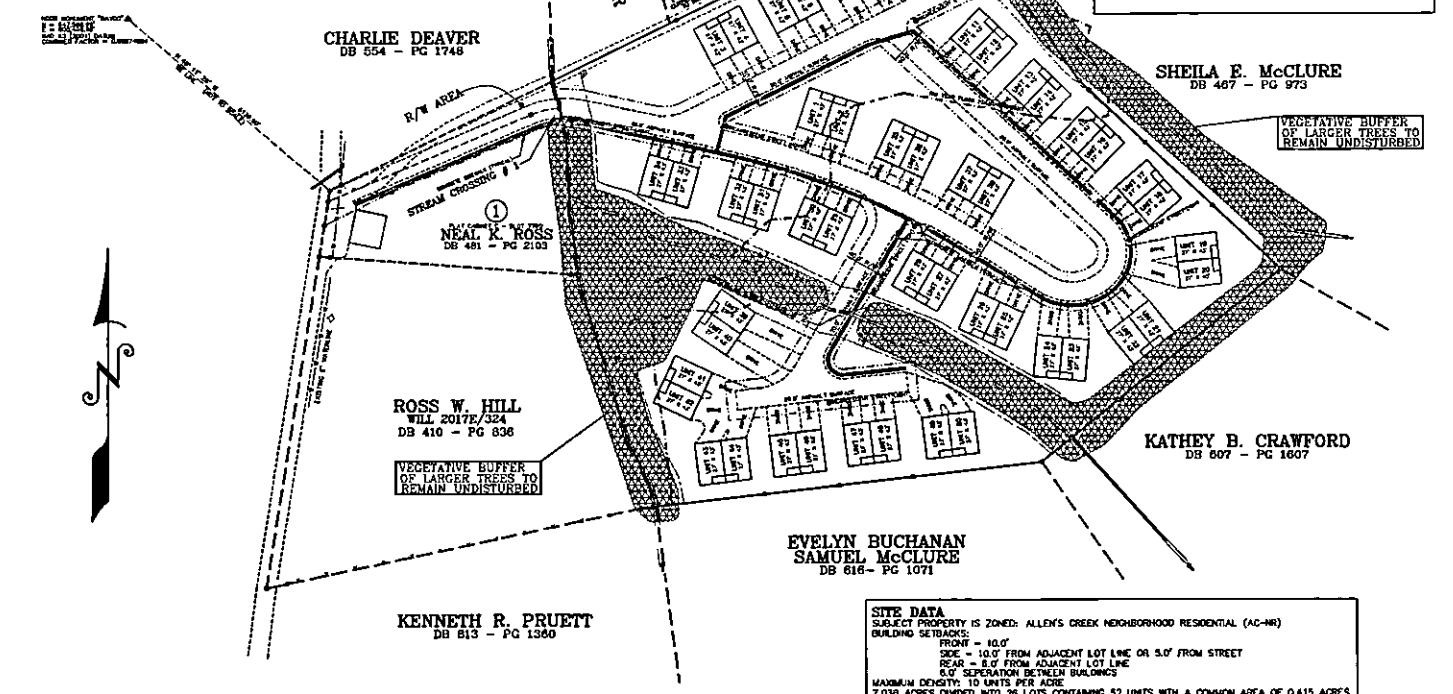
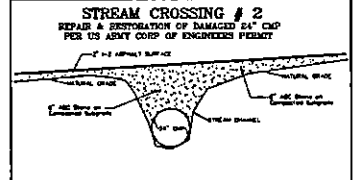
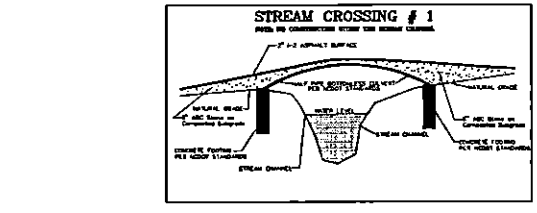
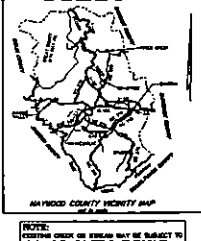
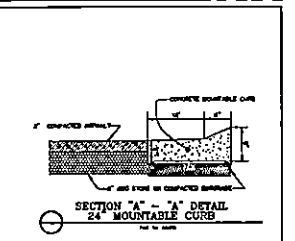
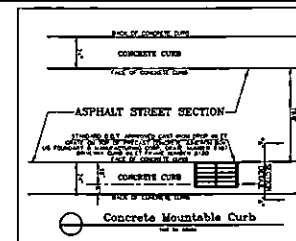
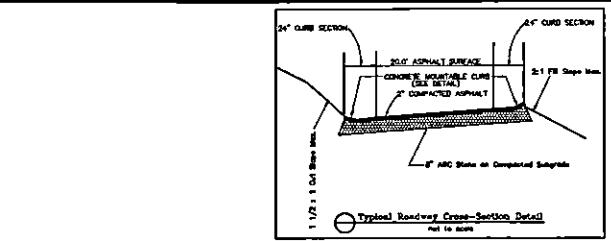
() This survey is of another category, such as the reestablishment of existing parcels, a mark-referenced survey, or other occupation by the definition of subdivision.

() The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to which type of survey listed above best describes this type of survey performed.

I, JONATHAN T. GLEBERT, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated on a drawing from information found in referenced documents; that the ratio of precision as indicated is 1:15,000±; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 02nd day of MAY, 2018.

Professional Land Surveyor
 License Number L-3071

SEAL
 L-3071
 JONATHAN T. GLEBERT
 LAND SURVEYOR
 NORTH CAROLINA



7.038 ACRES TOTAL



OWNER OF RECORD:
 BROWNING BRANCH, LLC

WETLAND AREA = 0.415 ACRES UNDISTURBED
 STREAM BUFFER AREA = 1.097 ACRES UNDISTURBED
 1.512 ACRES UNDISTURBED TOTAL

SITE DATA
 SUBJECT PROPERTY IS ZONED: ALLEN'S CREEK NEIGHBORHOOD RESIDENTIAL (AC-NR)
 BUILDING SETBACKS:
 FRONT = 10.0'
 SIDE = 10.0' FROM ADJACENT LOT LINE OR 5.0' FROM STREET
 REAR = 8.0' FROM ADJACENT LOT LINE
 0.0' SEPARATION BETWEEN BUILDINGS
 MAXIMUM DENSITY: 10 UNITS PER ACRE
 7.038 ACRES DIVIDED INTO 26 LOTS CONTAINING 82 UNITS WITH A COMMON AREA OF 0.415 ACRES
 MINIMUM LOT SIZE: 1.039 ACRE (1,200 SQUARE FEET)
 SMALLEST LOT CONTAINS UNITS 13 & 14 AND IS 0.168 ACRES (7,334.8 SQUARE FEET)
 LARGEST LOT CONTAINS UNITS 27 & 28 AND IS 0.427 ACRES (18,924.8 SQUARE FEET)
 2000.0 LINEAR FEET OF NEW 20.0' WIDE ASPHALT ROAD TO BE BUILT
 4.2 ACRES OF IMPERVIOUS SURFACE (BUILDINGS, DRIVEWAYS & STREETS)
 2.84 ACRES OF PERVIOUS SURFACE FOR WATER DRAINAGE
 OFF-STREET PARKING = EACH UNIT TO HAVE A LARGE ENOUGH DRIVEWAY TO ACCOMMODATE 2 PARKED CARS

MASTER SITE PLAN PREPARED FOR
BROWNING BRANCH, LLC
 Waynesville Township Haywood County, N.C.

Mountain Heritage
 Land Surveying, P.C.
 1000 W. STATE ST. SUITE 100
 WAYNESVILLE, NC 28786
 PHONE: 704-797-1111
 FAX: 704-797-1112
 WWW.MOUNTAINHERITAGE.COM

DATE: 05/02/18
 DRAWN BY: JTG
 CHECKED BY: JTG
 SCALE: AS SHOWN
 SHEET NUMBER: 1 OF 1
 DRAWING NUMBER: 2018-109-000-A
 REFERENCES: DB 481 - PG 1802
 PLAT NUMBER: C - 2017 1793



Parcel Report For 8604-94-0656

BROWNING BRANCH LLC
4365 ARNOLD AVE
NAPLES, FL 34104

Account Information

PIN: 8604-94-0656

Legal Ref: 949/1982

Add Ref: CAB/7959
CAB/7790

Site Information

BUCHANAN DR

Heated Area: 0

Year Built: 0

Total Acreage: 7.04

Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$43,200

Building Value: \$0

Market Value: \$43,200

Deferred Value: \$0

Assessed Value: \$43,200

Sale Price: \$95,000

Sale Date: 4/17/2018

Tax Bill 1: \$0.00

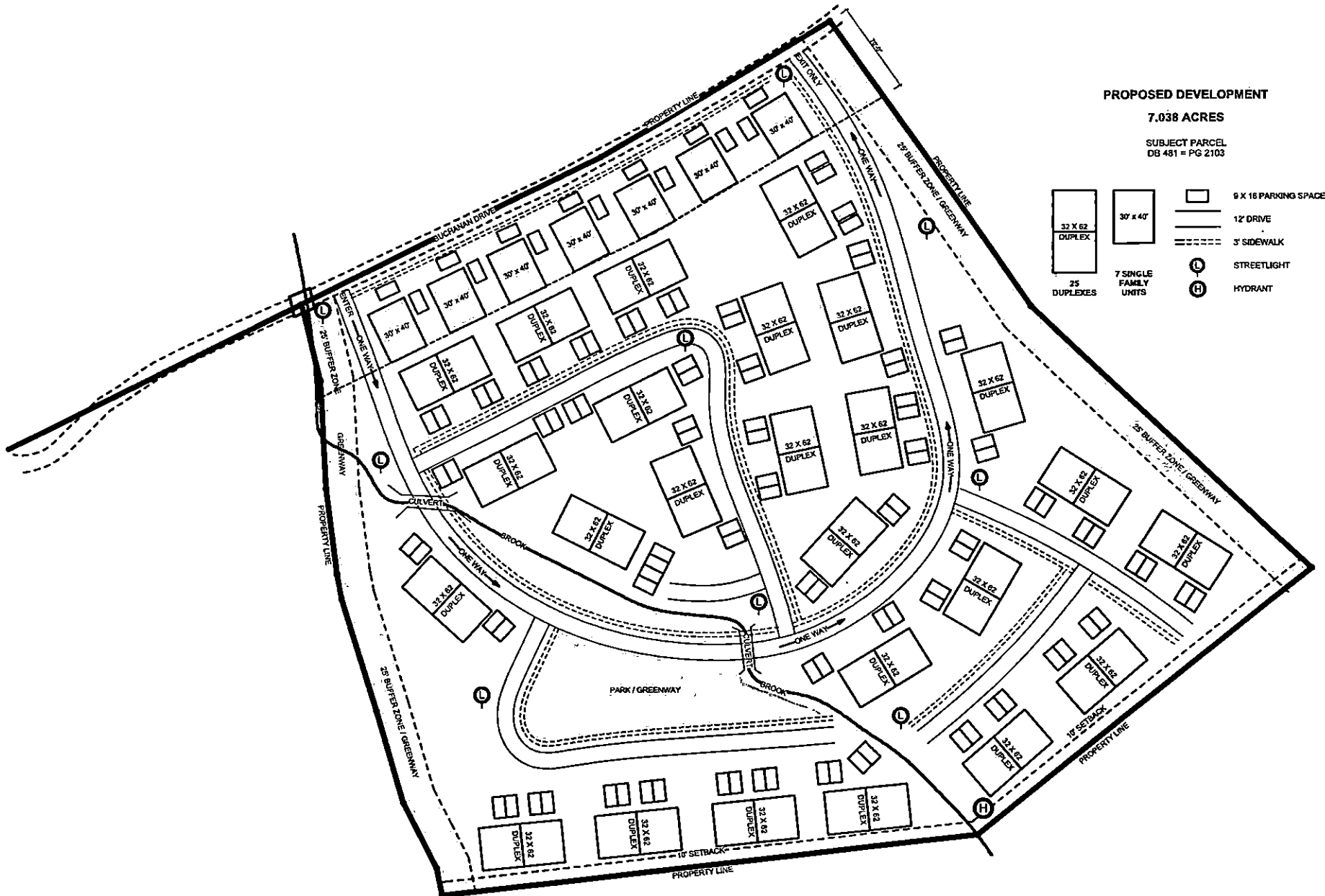
Tax Bill 2: \$0.00



1 inch = 200 feet

June 5, 2018

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



PROPOSED DEVELOPMENT

7.038 ACRES

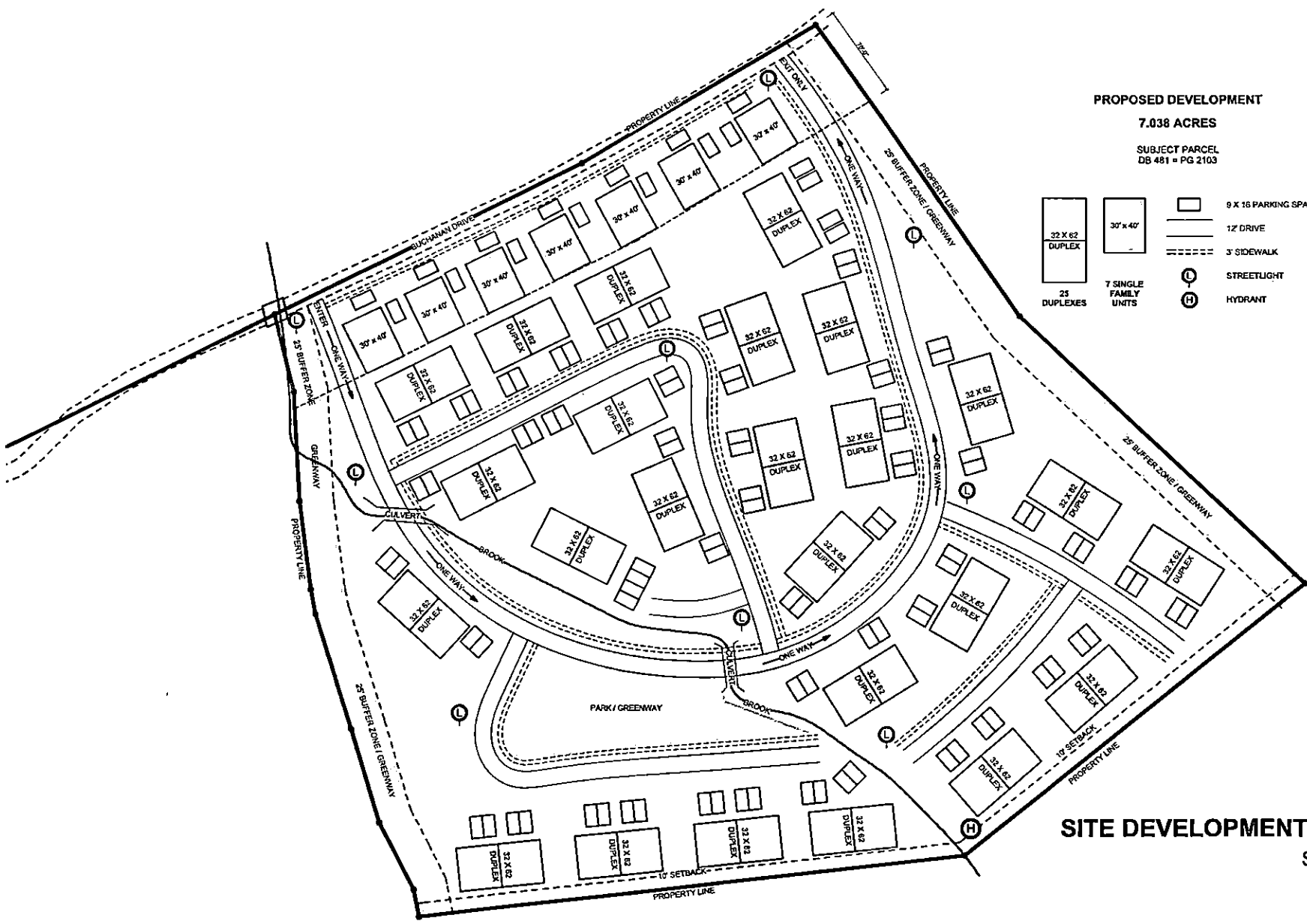
SUBJECT PARCEL
DB 481 = PG 2103

- | | | | |
|--|--|--|----------------------|
| | | | 9 X 16 PARKING SPACE |
| | | | 12' DRIVE |
| | | | 3' SIDEWALK |
| | | | STREETLIGHT |
| | | | HYDRANT |

SITE DEVELOPMENT PROPOSAL

SCALE: 1" = 100'

2/9/2018



PROPOSED DEVELOPMENT

7.038 ACRES

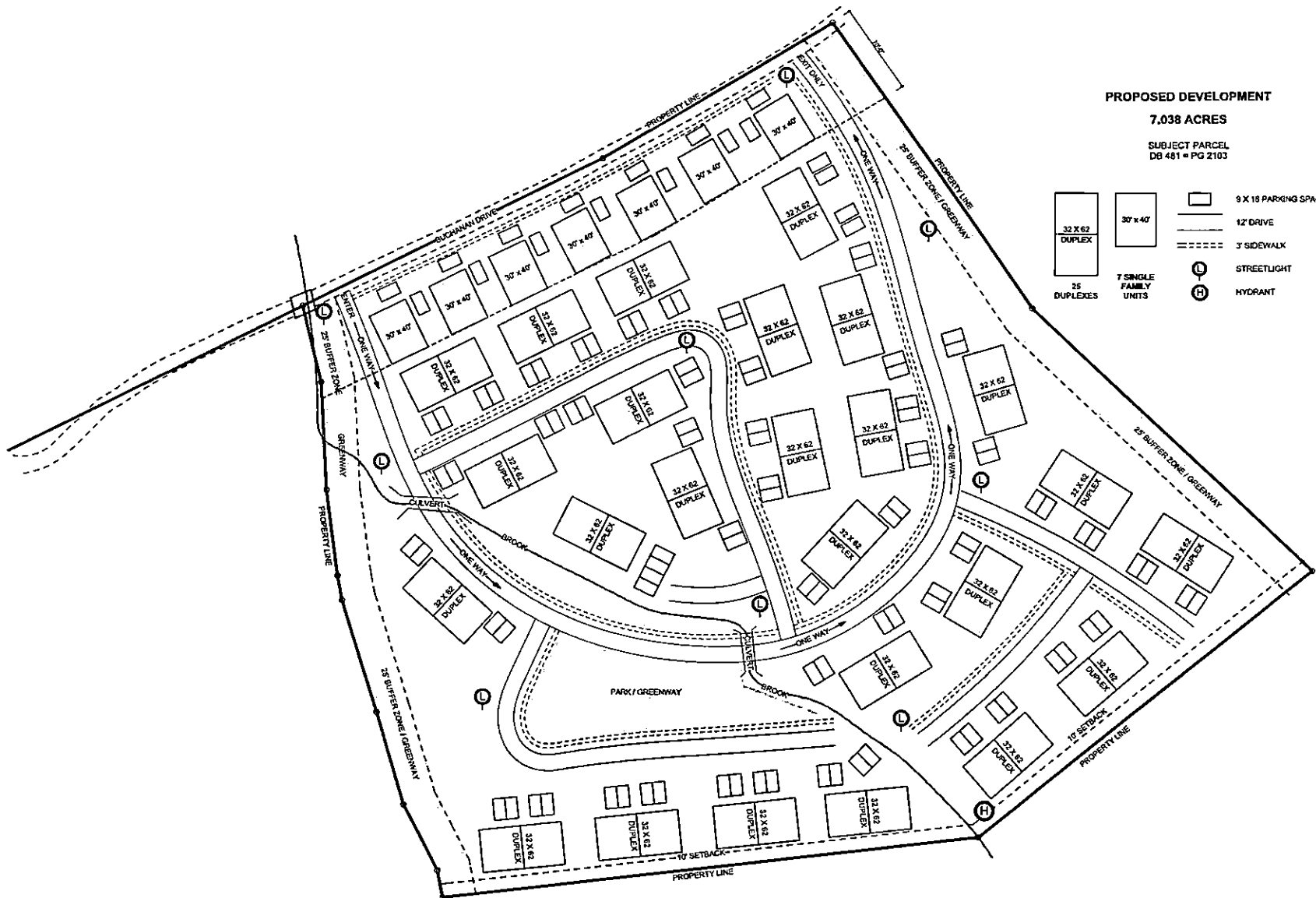
SUBJECT PARCEL
DB 481 - PG 2103

			9 X 16 PARKING SPACE
			1/2 DRIVE
			3' SIDEWALK
			STREETLIGHT
			HYDRANT

SITE DEVELOPMENT PROPOSAL

SCALE: 1" = 75'

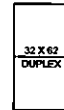








2/9/2018



PROPOSED DEVELOPMENT

7.038 ACRES

SUBJECT PARCEL
DB 481 = PG 2103

-  32 X 62 DUPLEX
-  30 X 40 DUPLEX
-  7 SINGLE FAMILY UNITS
-  25 DUPLEXES
-  9 X 18 PARKING SPACE
-  12' DRIVE
-  3' SIDEWALK
-  STREETLIGHT
-  HYDRANT

SITE DEVELOPMENT PROPOSAL

SCALE: 1" = 50'

2/9/2018