

## TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

### MAJOR SUBDIVISION 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 4<sup>th</sup> 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](http://www.townofblackmountain.org)

**TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES**

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

**TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES**

**MAJOR SUBDIVISION APPLICATION**

Application Date: April 9, 2021 Zoning District: UR-8 N S E W C

Owner Name: Windsor Built Homes, Inc.

Subdivision Name: Brooks Cove

Property Location/Street: Laurel Drive, Black Mountain, NC

PIN #: 0619-88-6353 Deed Book/Page: 1249/0459

Total Site Area: 716,997.60 square feet 16.46 acres

Max. Allowable Lot Density Standard: 10 units/acre (165 units) or 5.4 units/acre (89 units)

Max # of Lots Allowable: 165 Proposed # of Lots: 47

Min. Allowable Lot Area: 5,446 SF Proposed Min. Lot Area: 5,500 SF

Average Lot Area: 5,500 SF

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

Min. Open Space Area: 35,850 SF Proposed Open Space Area: 329,470 SF

Proposed Open Space Use: Natural Areas

Proposed Future Development Site Area: N/A

Proposed Impervious Surface Area: 52,700 SF

Proposed Impervious Surface Coverage (isa/site area x 100): 7.35 %

Site Area within Area of Special Flood Hazard Area: N/A within Floodway: N/A

Slope of Site: 14.85%

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
Brooks Cove Road	30	Varies	2	172	622

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

Owner Name: Windsor Built Homes, Inc. Phone: (864) 370-9037

Address: 40 West Broad Street, Suite 500 City: Greenville State: SC Zip: 29601

Email Address: \_\_\_\_\_ Mobile #: \_\_\_\_\_

Developer: Scott Street Phone: (864) 370-9037

Address: 40 West Broad Street, Suite 500 City: Greenville State: SC Zip: 29601

Email Address: \_\_\_\_\_ Mobile #: \_\_\_\_\_

Engineer/Consultant: Michael J. Cain, P.E. Phone: (828) 252-5388

Address: 168 Patton Avenue City: Asheville State: NC Zip: 28801

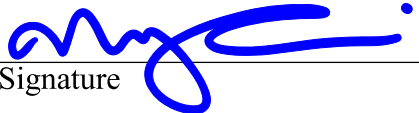
Email Address: mcain@cdcgo.com Mobile #: \_\_\_\_\_

Registered Surveyor: Eric S. McAbee Phone: (828) 628-1295

Address: 3 McAbee Trail City: Fairview State: NC Zip: 28730

Email Address: eric@mcabeesurvey.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, Michael Cain, hereby certify that I have legal authority to submit this application for subdivision and I enclose the required application materials listed herein.

  
Signature

4/9/2021  
Date

**FOR OFFICE USE ONLY**

Plat Review Fees: \$375.00 Date Paid: \_\_\_\_\_ Payment: \_\_\_\_\_

Project Number: \_\_\_\_\_ Entry by: \_\_\_\_\_ Date: \_\_\_\_\_

Plat Approval Date: \_\_\_\_\_ Plat Book/Page: \_\_\_\_\_

Subdivision Administrator \_\_\_\_\_ Date \_\_\_\_\_

