

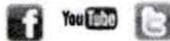
Subject: Email - Browning Branch
From: Amie Owens <aowens@waynesvillenc.gov>
Date: 7/5/2018, 2:11 PM
To: "Monroe Miller" [REDACTED]

SEP 26 2021

Email # 8



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
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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: Review of duplex plan
From: Greg Wishart <gw868808@gmail.com>
Date: 5/1/2018, 5:49 AM
To: David Kelley <dkelley@waynesvillenc.gov>, Elizabeth Teague <eteague@waynesvillenc.gov>, Marek Hevier <mhevier@gmail.com>

David,
Please review the attached rough draft of our duplex plan.
If you see any issues that would impact the ability of obtaining a permit please let me know,
Regards,
Greg Wishart
828-646-1470



Virus-free. www.avg.com

— ForwardedMessage.eml —

Subject: Site plans with colors and layers taken off
From: Greg Wishart <gw868808@gmail.com>
Date: 6/15/2018, 2:59 PM
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Elizabeth,
Please see the attached site plans with several layers taken off,
Hope this works better for a visual,
Greg
I will have some large copies of this printed to be put on an easel if needed?

— ForwardedMessage.eml —

Subject: the site plan to be presented today
From: Greg Wishart <gw868808@gmail.com>
Date: 5/23/2018, 9:08 AM
To: Elizabeth Teague <eteague@waynesvillenc.gov>, Marek Hevier <mhevier@gmail.com>, David Kelley <dkelley@waynesvillenc.gov>, Preston Gregg <pgregg@waynesvillenc.gov>

Elizabeth,
I will be bringing several copies of the attached site plan today.
I have also included the rough draft of the duplex plan.
See you at 11 AM, hope you are not too worn out from the last two days !
Regards,
Greg

— ForwardedMessage.eml —

Subject: TRC Notes
From: Elizabeth Teague <eteague@waynesvillenc.gov>
Date: 2/28/2018, 3:25 PM
To: 'Greg Wishart' <gw868808@gmail.com>
CC: David Kelley <dkelley@waynesvillenc.gov>, Preston Gregg <pgregg@waynesvillenc.gov>, Thomas Maguire <tmaguire@waynesvillenc.gov>, "Joey Webb" <jwebb@waynesvillenc.gov>, Jeff Stines <jstines@waynesvillenc.gov>

Greg-
Thank you for meeting with us.
I've attached Appendix D of the Fire Code, Subdivision Information, Stormwater information
The Zoning is Allens Creek Neighborhood Residential District (AC-NR)
*Minimum lot size is 1/10 acre or 4,356 sf
*Minimum lot width at street is 50'
*Setbacks: Front 10'
 Side 10'
 Rear 6'



Elizabeth Teague, AICP, CTP, CFM | Development Services Director
Town of Waynesville, NC
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(o) 828.456.2004 | (f) 828.452.1492
eteague@waynesvillenc.gov | www.waynesvillenc.gov



— ForwardedMessage.eml —

Subject: update with curb
From: Greg Wishart <gw868808@gmail.com>

Date: 6/7/2018, 9:31 AM

To: Elizabeth Teague <eteague@waynesvillenc.gov>, Marek Hevier <mhevier@gmail.com>

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 it's attachments,

Thank you,

Greg

— Attachments: —

ForwardedMessage.eml	261 KB
Gable Duplex04222018REV1.pdf	187 KB
ForwardedMessage.eml	2.3 MB
2018-199-MASTER PLAN COLOR.pdf	828 KB
2018-199-MASTER VEGETATION COLOR.pdf	881 KB
ForwardedMessage.eml	1.6 MB
SITEPLAN05222018.pdf	983 KB
Gable Duplex04222018REV1.pdf	187 KB
ForwardedMessage.eml	310 KB
Appendix D_Fire Apparatus Access Roads.pdf	77.9 KB
15Subdivision Administration.docx	37.5 KB
TOW Code Excerpts related to major subdivisions (LDS CH. 15).docx	33.0 KB
12.Stormwater Managementdocx.docx	35.3 KB
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

12.5 - Stormwater Management.

It is hereby determined that:

- Development and redevelopment alter the hydrologic response of local watersheds and increases stormwater runoff rates and volumes, flooding, soil erosion, stream channel erosion, nonpoint and point source pollution, and sediment transport and deposition, as well as reducing groundwater recharge;
- These changes in stormwater runoff contribute to increased quantities of water-borne pollutants and alterations in hydrology which are harmful to public health and safety as well as to the natural environment; and
- These effects can be managed and minimized by applying proper design and well-planned controls to manage stormwater runoff from development sites.

Therefore, the Town of Waynesville has established this set of water quality and quantity regulations to meet the requirements of state and federal law regarding control of stormwater runoff and discharge.

12.5.1 Purpose.

The purpose of this section is to protect, maintain, and enhance the public health, safety, environment, and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post development stormwater runoff and nonpoint and point source pollution associated with new development and redevelopment, as well as illicit discharges into the Town of Waynesville's municipal stormwater systems. It has been determined that proper management of construction-related and post development stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety and general welfare, and protect water and aquatic resources. These requirements establish stormwater management requirements and controls to prevent surface water quality degradation to the extent practicable in the streams and lakes within the Town Limits and Extraterritorial Jurisdiction of Waynesville. This Section seeks to meet this purpose by fulfilling the following objectives:

- Minimize increases in stormwater runoff from new development or redevelopment to the maximum extent practicable for the applicable design storm in order to reduce flooding, siltation, streambank erosion, increases in stream temperature, and to maintain the integrity of stream channels and aquatic habitats.
- Minimize increases in non-point and point source pollution caused by stormwater runoff from development or redevelopment that would otherwise degrade local water quality. Minimize the total volume of surface water runoff that flows from any specific site during and following development in order to replicate pre development hydrology to the maximum extent practicable through the use of structural and nonstructural stormwater management Best Management Practices (BMPs).

- Establish minimum post development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality.
- Establish design and review criteria for the construction, function, and use of structural stormwater BMPs that may be used to meet the minimum post-development stormwater management standards.
- Ensure that structural and nonstructural stormwater BMPs are properly maintained and pose no threat to public health or safety.
- Establishing provisions for the long-term responsibility for and maintenance of structural and nonstructural stormwater BMPs to ensure that they continue to function as designed, are maintained appropriately, and pose no threat to public safety.
- Control illicit discharges into the municipal separate stormwater system.

12.5.2 Applicability.

- A. **Commencement Date:** Beginning with and subsequent to its effective date, the requirements of this section are applicable to all development and redevelopment located within the Town Limits and Extraterritorial Jurisdiction of Waynesville including, but not limited to, site plan applications, subdivision applications, and grading applications unless exempt pursuant to this section.
- B. **Required Conformity:** No building, structure, or land shall be used, occupied, or altered and no building, structure, or part thereof shall be erected, constructed, reconstructed, moved, enlarged, or structurally altered unless in conformity with all the provisions of this section and all other applicable regulations except as otherwise provided in this Section.
- C. **Minimum Development Thresholds:** The standards in this section shall apply to all new development projects and all redevelopment projects that cumulatively disturb one (1) acre or more, and to projects of less than one acre that are part of a larger common plan of development or sale, or that have a proposed increased impervious surface on completion of greater than 24,000 square feet provided that all new development directs stormwater runoff to landscaped areas and other pervious surfaces to the maximum possible extent as determined by the Administrator.
- D. **Illicit Discharges Applicable to All Existing or New Development:** The non-stormwater discharge controls set forth in 12.5.9 of this section shall apply to all existing or proposed developments in the Town of Waynesville's jurisdiction.

12.5.3 Exemptions.

The following development applications are exempt from the standards of this section:

- Single-family and two-family developments on individual lots.

- All development in the Central Business District (CBD) zone.
- Development and redevelopment that cumulatively disturbs less than (1) one acre and is not part of a larger common plan of development or sale unless such activities are part of a larger common plan of development or sale, even though multiple, separate, or distinct activities take place at different times on different schedules.
- Activities that are exempt from permit requirements of Section 404 of the Federal Clean Water Act as specified in 40 CFR 232 (primarily ongoing farming and forestry activities) are exempt from the provisions of this section.

12.5.4 Administration.

The Administrator shall have the following powers and duties under this section:

- Review, approve, or disapprove applications for approval of plans.
- Make determinations and render interpretations of the requirements of this section.
- Establish application requirements and schedules for submittal and review of applications and appeals and to review and approve applications.
- Enforce the provisions of this section in accordance with its enforcement provisions.
- Make records, maps, and official materials as relate to the adoption, amendment, enforcement, or administration of this section.
- Provide expertise and technical assistance to the Town of Waynesville.
- Carry out the technical duties outlined in this section. The Stormwater Administrator may contract such services to another local government or private entity.
- Designate appropriate other person(s) who shall carry out the powers and duties of the Stormwater Administrator.
- Take necessary actions to administer the provisions of this section.

12.5.5 Application Procedures and Requirements.

Cross Reference: Permit Procedures: See 15.7.3 ; Variance: See 15.13

12.5.6 Design Manual.

- A. The Town of Waynesville shall utilize the latest edition of the North Carolina Department of Environment and Natural Resources (DENR) Division of Water Quality (DWQ) Stormwater Best Management Practices Design Manual as the Stormwater Design Manual.
- B. Stormwater management practices that are designed, constructed, or maintained in accordance with the Stormwater Design Manual are presumed to comply with these requirements. However, the Stormwater Administrator shall have the right to consult duly qualified professionals to impose any conditions or require any modifications deemed necessary to meet the purpose, intent, and requirements of this section.

12.5.7 Standards.

A. General Requirements:

1. A stormwater drainage and management plan and permit shall be required with all development applications to which this section applies. This plan shall be prepared by a licensed professional engineer or landscape architect and meet the design specifications of the Town of Waynesville in addition to those standards set forth in this section. See Section 15.7.3 for the specific application process.
2. The use of natural vegetation and creative landscaping in establishing stormwater control measures is required if applicable. A developer must incorporate the use of natural topography and land cover such as wetlands, ponds, natural swales as they exist prior to development to the degree that they can accommodate the additional flow of water.
3. Developers are required to use the aforementioned natural measures as well as other BMPs (pervious pavement, discontinuous imperviousness, etc.) in developing property in the town's jurisdiction for the purpose of cleansing and diffusing surface water flow.
4. Developments shall be designed and constructed with a positive drainage flow away from buildings towards approved stormwater management facilities.
5. No utilities or habitable structures may be located within any impoundment area of any stormwater management facility. Structures may not be located over a storm drainage line.
6. All stormwater management facilities will be considered permanent.

B. Water Quality Design Requirements:

1. All Low Density projects and High Density projects must have the built-upon area at a minimum of thirty (30) feet landward of all perennial and intermittent surface waters. This distance shall be measured horizontally from the edge of water. A perennial or intermittent surface water shall be deemed present if the feature is approximately shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture (USDA) or the most recent version of the 1:24,000 scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS). An exception to this requirement may be allowed when site-specific determination is made using NC Division of Water Quality-approved methodology.
2. In addition to the standards for stormwater management set out in this section, development and redevelopment that drains in whole or part to class TR waters shall design and implement stormwater best management practices that do not result in a sustained increase in the receiving water temperature, while still meeting the other requirements of this section.
3. The stormwater approval issued shall require recorded deed restrictions and protective covenants to ensure that future development activities maintain the stormwater management measures consistent with the approved project plans.
4. All Low Density Project sites must employ LID practices to analyze the infiltration capacity and natural drainages of the site and develop a system of controls which mimic the existing natural hydrology and which cumulatively capture and treat the runoff from the 1-year 1-hour storm event. Wherever LID practices are not achievable, or have not been demonstrated, the stormwater management measures shall be designed to control the stormwater runoff according to the requirements of this section.

5. All High Density projects, for both LID and conventional design approaches, shall include stormwater management measures designed to control the stormwater runoff according to the requirements of this section.
6. All structural stormwater management measures shall control and treat the runoff from the 1-year 1-hour storm event as determined by NOAA data for the Town of Waynesville.
7. All structural stormwater treatment management measures shall be designed to have an eighty-five (85) percent average annual removal for total suspended solids (TSS).
8. Areas designated as open space that are not or will not be disturbed, developed or redeveloped do not require stormwater runoff treatment.
9. Where any stormwater management treatment measure utilizes a temporary water quality storage pool as a part of its designed treatment system:
 - a) The drawdown time shall be a minimum of 48-hours and a maximum of 120-hours.
 - b) The minimum draw down orifice size shall be 2-inches or equivalent.
 - c) The post development peak flow rates discharged shall not exceed the pre development 1-year 24 hour peak discharge rates.
10. No one BMP shall receive runoff from an area greater than three (3) acres. However, the total drainage area from BMPs used in series (i.e., integrated) can exceed this three (3) acre maximum.
11. Water quality BMPs may encroach into a required buffer as long as the encroachment does not disturb the majority of existing vegetation. Minor understory may be disturbed in order to accommodate water quality structures. Trees and shrubs shall be placed to maximize screening where the encroachment takes place.
12. General engineering for all projects shall be in accordance with 15A NCAC 2H.1008(c).
13. For areas of redevelopment, the following shall apply:
 - a) provide a 20% reduction in impervious surface area; or
 - b) provide water quality measures for 20% of the impervious area; or
 - c) provide a combination of impervious area reduction and water quality measures equivalent to a 20% reduction in impervious surface area; and
 - d) provide water quality for any increase in impervious surface area.

C. Water Quantity Design Requirements:

1. For any development to which this section applies, stormwater management facilities, structures, devices and methods shall be designed and built with sufficient capacity to accommodate surface runoff caused by the development in excess of that runoff which would occur from the site if left in its pre development condition.
2. The calculated difference in the peak runoff rate from the post development peak flow rates, less the pre-development shall determine the size of detention structures.
3. The storage shall be sufficient to store all excess surface runoff up to the 10-year 24-hour storm event.

4. The post development peak flow rates discharged from any development that this section applies, shall not exceed the pre development peak discharge rates for the 2-year, 24-hour storm event and the 25-year, 24-hour storm event.
5. The temporary storage capacity shall be restored within 72 hours.
6. The emergency overflow outlet must be designed to safely pass the 50-year, 24-hour storm event peak discharge.
7. Requirements of the Dam Safety Act shall be met when applicable.
8. No one stormwater management facility shall receive runoff from a developed or redeveloped area greater than three (3) acres. However, the total drainage area from BMPs used in series (i.e., integrated) can exceed this three (3) acre maximum.
9. The impoundment of stormwater runoff may be incorporated in the design of stormwater conveyance structures, engineered stormwater BMPs, and ponds. These structures may be located on or off site.
10. In all instances engineered stormwater management facilities and devices shall be designed to complement a development and the surrounding community. If ponds are used, such areas shall be landscaped as amenities or hidden from view.

D. Stormwater Conveyance Systems Design Requirements:

1. Stormwater collection systems (drainage parallel to road, including ditches, swales and pipes) shall be designed to pass the peak flows from the 2-year, 24-hour storm event. The minimum allowable pipe size is 15-inches.
2. Cross drainage systems that do not convey intermittent or perennial streams shall be designed to pass the peak flow rates from the 10-year, 24-hour storm event.
3. Cross drainage systems conveying intermittent or perennial streams, shall be designed pass peak flow rates for the 50-year, 24-hour storm event. These structures shall consist of bottomless single span structures.

E. Uniform Watershed Analysis:

1. Uniform Watershed Analysis is required for all developments. Calculations must be developed to show the development's impact on the greater watershed.
2. The requirements, or portions thereof, for detention may be waived by the Stormwater Administrator if it can be shown by detailed engineering calculations and analysis which are acceptable to the Administrator that one of the following exists:
 - a) The installation of stormwater management facilities would have insignificant effects on reducing downstream flood peak flow rates and water surface elevations.
 - b) Stormwater management facilities are not needed to protect downstream developments and the downstream drainage system has sufficient capacity to receive any increase in runoff for the design storm.
 - c) It is not necessary to install stormwater management facilities to control post development peak discharge rates at the exit to a proposed development and installing

such facilities would increase flood peak flow rates and or water surface elevations at some downstream locations.

- d) The Administrator determines that stormwater management facilities are not needed to control post development peak discharge rates and installing such facilities would not be in the best interest of the Town.
3. The requirements, or portions thereof, of this section may not be waived if the Administrator determines that not controlling peak flow rates would increase known flooding problems, or exceed the capacity of the downstream drainage system.
4. A waiver shall only be granted after a written request is submitted by the applicant containing descriptions, drawings, and any other information that is necessary to evaluate the proposed development or redevelopment. A separate written waiver request shall be required if there are subsequent additions, extensions, or modifications which would alter the approved stormwater runoff characteristics of the development or redevelopment receiving a waiver.
5. Discharge velocities shall be reduced to provide a non-erosive velocity flow from a structure, channel, or other control measure or the velocity of the 2-year 24-hour design storm runoff in the receiving waterway prior to the development, whichever is greater.
6. For all stormwater management facilities, a hydrologic/hydraulic study shall be conducted showing how the drainage system will function with and without the proposed facilities. For such studies the existing and developed land use conditions shall be used. Existing land use data shall be taken from the most recent aerial photograph and field checked and updated.
7. For the design of the facility outlet structure, use developed land use conditions for the area within the proposed development and existing land use conditions for upstream areas draining to the facility.
8. For any analysis of flood flows downstream from the proposed development, use existing land use conditions for all downstream areas.

12.5.8 Exceptions to the 30-Foot Setback.

Exceptions from the 30-foot landward location of built-upon area requirement of all perennial and intermittent surface waters as well as the deed restrictions and protective covenants requirements shall be granted by the Administrator in any of the following instances:

- A. When there is a lack of practical alternatives for a road crossing, railroad crossing, bridge, airport facility, or utility crossing (including water, sewer, or gas construction and maintenance corridors) as long as it is located, designed, constructed, and maintained to minimize disturbance, provide maximum nutrient removal, protect against erosion and sedimentation, have the least adverse effects on aquatic life and habitat, and protect water quality to the maximum extent practicable through the use of BMPs.
- B. When there is a lack of practical alternatives for a stormwater treatment measures. A lack of practical alternatives may be shown by demonstrating that, considering the potential for a reduction

in size, configuration, or density of the proposed activity and all alternative designs, the basic project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impact to surface waters.

1. These measures shall be located, designed, constructed, and maintained to minimize disturbance, provide maximum nutrient removal, protect against erosion and sedimentation, have the least adverse effects on aquatic life and habitat, and protect water quality to the maximum extent practicable.
2. The implementation of the alternative stormwater treatment measures shall not disturb existing vegetation.
3. Minor understory trees may be disturbed in order to accommodate these measures. Trees and shrubs shall be placed to maximize screening where the encroachment takes place.

12.5.9 Illicit Discharges and Connections.

A. Illicit Discharges: No person shall cause or allow the discharge, emission, disposal, pouring, or pumping directly or indirectly to any stormwater conveyance, the waters of the State, or upon the land in manner and amount that the substance is likely to reach a stormwater conveyance or the waters of the State unless permitted by an NPDES Permit. However, non-stormwater discharges associated with the following activities are allowed provided that they do not significantly impact water quality:

- Filter backwash and draining associated with swimming pools.
- Filter backwash and draining associated with raw water intake screening and filtering devices.
- Condensate from residential or commercial air conditioning.
- Residential vehicle washing.
- Flushing and hydrostatic testing water associated with utility distribution systems.
- Discharges associated with emergency removal and treatment activities, for hazardous materials, authorized by the federal, state or local government on-scene coordinator.
- Uncontaminated ground water (including the collection or pumping of springs, wells, or rising ground water and ground water generated by well construction or other construction activities).
- Collected infiltrated stormwater from foundation or footing drains.
- Collected ground water and infiltrated stormwater from basement or crawl space pumps.
- Irrigation water.
- Street wash water.
- Flows from fire fighting.
- Discharges from the pumping or draining of natural watercourses or water bodies.
- Flushing and cleaning of stormwater conveyances with unmodified potable water.
- Wash water from the cleaning of the exterior of buildings, including gutters, provided that the discharge does not pose an environmental or health threat.
- Other non-stormwater discharges for which a valid NPDES discharge permit has been authorized and issued by the U.S. Environmental Protection Agency or by the State of North Carolina,

provided that any such discharges to the municipal separate storm sewer system shall be authorized by the Town.

- Prohibited substances include but are not limited to: anti-freeze, chemicals, animal waste, paints, garbage, and litter.

- B. **Illicit Connections:** Connections to a stormwater conveyance or stormwater conveyance system which allow the discharge of non-stormwater, other than the exclusions described in subsection 12.5.11.A above, are unlawful. Prohibited connections include, but are not limited to: industrial/commercial floor drains, waste water from washing machines or sanitary sewers, wash water from commercial vehicle washing or steam cleaning, and waste water from septic systems.
1. **Prior Illegal Connections To Cease Within One (1) Year:** Where connections exist in violation of this section and said connections were made prior to the adoption of this provision or any other ordinance prohibiting such connections, the property owner or the person using said connection shall remove the connection within one (1) year following application of this regulation.
 2. **Hazardous Material Connections to Cease Immediately:** The aforementioned one (1) year grace period shall not apply to connections that result in the discharge of hazardous material. Nor shall the grace period apply to other discharges which pose an immediate threat to health and safety, or are likely to result in immediate injury and harm to real or personal property, natural resources, wildlife or habitat. For such connections, the Public Works Director shall designate the time within which the connection shall be removed. In setting the time limit for compliance, the director shall take into consideration: the quantity and complexity of the work; the consequences of delay; the potential harm to the environment, public health and to public and private property; and, the cost of remedying the damage.
- C. **Spills:** Spills or leaks of polluting substances released, discharged to, or having the potential to released or discharged to the stormwater conveyance system, shall be contained, controlled, collected, and properly disposed. All affected areas shall be restored to their preexisting condition.

Persons in control of the polluting substances immediately prior to their release or discharge, and persons owning the property on which the substances were released or discharged, shall immediately notify the Town of Waynesville of the release or discharge, as well as making any required notifications under state and federal law. Notification shall not relieve any person of any expenses related to the restoration, loss, damage, or any other liability which may be incurred as a result of said spill or leak, nor shall such notification relieve any person from other liability which may be imposed by State or other law.

12.5.10 Operations and Maintenance Agreement.

- A. **Private Development:** Prior to the conveyance or transfer of any private lot or building site to be served by a structural BMP pursuant to this section and prior to issuance of any permit for development or redevelopment requiring a structural stormwater BMP pursuant to this section, the

applicant or owner of the site must execute an operation and maintenance agreement that shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the structural BMP. Until the transference of all property, sites, or lots served by the structural BMP, the original owner or applicant shall have the primary responsibility for carrying out the provisions of the maintenance agreement.

- B. Public Development: BMPs that are constructed on public land within public rights-of-way and/ or within public easements shall be maintained by the public body with ownership/ jurisdiction of the subject property.

- C. Requirements for Homeowners' and Other Associations:
 - 1. For all structural BMPs required pursuant to this section and that are to be or are owned and maintained by a homeowners' association, property owners' association, or similar entity, the required operation and maintenance agreement shall include all of the following provisions:
 - 2. Acknowledgment that the association shall continuously operate and maintain the stormwater control and management facilities.
 - 3. Establishment of an escrow account, which can be spent solely for sediment removal, structural, biological or vegetative replacement, major repair, or reconstruction of the structural BMPs. If structural BMPs are not performing adequately or as intended or are not properly maintained, the Town, in its sole discretion, may remedy the situation, and in such instances the Town shall be fully reimbursed from the escrow account. Escrowed funds may be spent by the association for sediment removal, structural, biological or vegetative replacement, major repair, and reconstruction of the structural BMPs, provided that the Stormwater Administrator shall first consent to the expenditure.
 - 4. Both developer contribution and annual deposits for future use of "sinking funds" shall fund the escrow account. Prior to plat recordation or issuance of construction permits, whichever shall first occur, the developer shall pay into the escrow account an amount equal to fifteen percent (15%) of the initial construction cost of the structural BMPs. Two-thirds (2/3) of the total amount of sinking fund budget shall be deposited into the escrow account within the first five (5) years and the full amount shall be deposited within ten (10) years following initial construction of the structural BMPs. Funds shall be deposited each year into the escrow account to cover the cost of maintenance. A portion of the annual assessments of the association shall include an allocation into the escrow account. Any funds drawn down from the escrow account shall be replaced in accordance with the schedule of anticipated work used to create the sinking fund budget.
 - 5. The percent of developer contribution and lengths of time to fund the escrow account may be varied by the Town depending on the design and materials of the stormwater control and management facility.
 - 6. Granting to the Town a right of entry to inspect, monitor, maintain, repair, and reconstruct structural BMPs.

7. Allowing the Town to recover from the association and its member's any and all costs the Town expends to maintain or repair the structural BMPs or to correct any operational deficiencies. Failure to pay the Town of its expended costs, after forty-five (45) days' written notice, shall constitute a breach of the agreement. The Town shall thereafter be entitled to bring an action against the association and its members to pay, or foreclose upon the lien hereby authorized by the agreement against the property, or both, in case of a deficiency. Interest, collection costs, and attorney fees shall be added to the recovery.
8. A statement that this agreement shall not obligate the Town to maintain or repair any structural BMPs, and that the Town shall not be liable to any person for the condition or operation of structural BMPs.
9. A statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town to enforce any of its ordinances as authorized by law.
10. A provision indemnifying and holding harmless the Town for any costs and injuries arising from or related to the structural BMP, unless the Town has agreed in writing to assume the maintenance responsibility for the BMP and has accepted dedication of any and all rights necessary to carry out that maintenance.

D. Agreement Requirements:

1. The operation and maintenance agreement shall require the owner or owners to maintain, repair, and, if necessary, reconstruct the structural BMP and shall state the terms, conditions, and schedule of maintenance for the structural BMP. In addition, it shall grant The Town of Waynesville a right of entry in the event that the Stormwater Administrator has reason to believe it has become necessary to inspect, monitor, maintain, repair, or reconstruct the structural BMP; however, in no case shall the right of entry, of itself, confer an obligation on The Town of Waynesville to assume responsibility for the structural BMP.
2. The operation and maintenance agreement must be approved by the Stormwater Administrator prior to plan approval and it shall be referenced on the final plat and shall be recorded with the Haywood County Register of Deeds upon final plat approval. A copy of the recorded maintenance agreement shall be submitted to the Stormwater Administrator following its recordation.

E. Construction of Stormwater Management Measures:

1. Stormwater management facilities shall be constructed in accordance with approved plans and maintained in proper working condition. The applicant/ property owner is responsible for ensuring that the construction of drainage structures and stormwater management measures are completed in accordance with the approved plan and specifications.
2. Inspections which may be performed by the Town of Waynesville during construction will not relieve the developer of the responsibility to install stormwater management and drainage facilities in accordance with the approved plan.
3. Revisions which affect the intent of the design or the capacity of the system shall require prior written approval by the Stormwater Administrator.

12.5.11 Inspections.

- A. **Function of BMP as Intended:** The owner of each structural BMP installed pursuant to this section shall maintain and operate it so as to preserve and continue its function in controlling stormwater quality and quantity at the degree or amount of function for which the structural BMP was designed.
- B. **Right of Entry for Inspection:**
1. When any new BMP is installed on private property, the property owner shall grant to the Stormwater Administrator the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection.
 2. Inspections may be conducted by the Stormwater Administrator on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspections of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual dischargers of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of State or Federal water quality standards or the NPDES Storm Water Permit; and joint inspections with other agencies inspecting under environmental and safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in BMPs; evaluating the condition of BMPs and storm water management practices.
 3. If the owner or occupant of any property refuses to permit such inspection, the Stormwater Administrator shall proceed to obtain an administrative search warrant pursuant to G.S. 15-27.2 or its successor. No person shall obstruct, hamper or interfere with the Stormwater Administrator while carrying out his or her official duties.
- C. **Annual Maintenance Inspections:** Inspections shall be conducted as prescribed by the Operations and Maintenance Agreement. The person responsible for maintenance of any structural BMP installed pursuant to this section shall submit to the Stormwater Administrator an inspection report from one of the following persons performing services only in their area of competence: a qualified registered North Carolina professional engineer, landscape architect or person certified by the North Carolina Cooperative Extension Service for stormwater treatment practice inspection and maintenance. The inspection report shall contain all of the following:
1. The name and address of the land owner;
 2. The recorded book and page number of the lot of each structural BMP;
 3. A statement that an inspection was made of all structural BMPs;
 4. The date the inspection was made;
 5. A statement that all inspected structural BMPs are performing properly and are in compliance with the terms and conditions of the approved maintenance agreement required by this section;
- and

6. Signature and seal of a registered engineer, landscape architect, or person certified by the North Carolina Cooperative Extension Service for stormwater treatment practice inspection and maintenance.
7. All inspection reports shall be on forms supplied by the Stormwater Administrator. An original inspection report shall be provided to the Stormwater Administrator beginning one year from the date of as-built certification and each year thereafter on or before the date of the as-built.

12.5.12 Performance Security.

The Town of Waynesville may, at its discretion, require the submittal of a performance security or bond with surety, cash escrow, letter of credit or other acceptable legal arrangement prior to issuance of a permit in order to ensure that stormwater BMPs are installed as required by the approved stormwater management plan, and are maintained by the owner as required by the operation and maintenance agreement.

A. Amount:

1. The amount of an installation performance security shall be the total estimated construction cost of the BMPs approved under the permit, plus 25%.
 2. The amount of a maintenance performance security shall be the present value of an annuity of perpetual duration based on a reasonable estimate of the annual cost of inspection, operation and maintenance of the BMPs approved under the permit, at a discount rate that reflects the jurisdiction's cost of borrowing minus a reasonable estimate of long-term inflation.
- B. Forfeiture:** The performance security shall contain forfeiture provisions for failure, after proper notice, to complete work within the time specified, or to initiate or maintain any actions which may be required of the applicant in accordance with this section.
- C. Default:** Upon default of the applicant to construct, maintain, repair, and if necessary reconstruct any stormwater device in accordance with the applicable permit, the Stormwater Administrator shall obtain and use all or any portion of the security to make necessary improvements based on an engineering estimate. Such expenditure of funds shall only be made after requesting the applicant to comply with the permit. In the event of a default triggering the use of installation of performance security, the Town of Waynesville shall not return any of the unused deposited cash funds or other security, which shall be retained for maintenance.
- D. Cost in Excess of Performance Security:** If the Town of Waynesville takes action upon such failure by the applicant, the Town may collect the difference should the amount of the reasonable cost of such action exceed the amount of the security held. This difference will be collected from the applicant.
- E. Refund:** Within sixty (60) days of the final approval, the installation performance security shall be refunded to the applicant or terminated, except any amount attributable to the cost (plus 25%) of landscaping installation and ongoing maintenance associated with the BMPs covered by the

security. Any such landscaping shall be inspected one (1) year after installation with replacement for compliance with the approved plans and specifications and, if in compliance, the portion of the financial security attributable to landscaping shall be released.

- ### LEGEND
- | | |
|--|--|
| --- Existing Iron Pipe or Pipe | --- 6" CURB SECTION |
| --- 1/2" Iron Pipe, 5/8" Meter with Survey Cap | --- 12" CURB SECTION |
| --- Existing Locust Pole | --- SELF-SUPPORTING SURFACE |
| --- Concrete Manhole | --- CONCRETE MOUNTABLE CURB |
| --- Right of Way | --- COMPACTED ASPHALT |
| --- Right of Way | --- 2:1 (H) Slope Side |
| --- Right of Way | --- 12" ARC Stone on Compacted Subgrade |
| --- Right of Way | --- 1" / 2" 1' 0" Base |
| --- Right of Way | --- Typical Roadway Cross-Section Detail
not to scale |

- ### NOTES
- All acreage calculated by Coordinate Computation Method.
 - All property corners NOT described are computed "calculated" only.
 - Property is subject to all applicable easements and rights of way of record.
 - Error of closure north or south = 10,000 +. All distances are horizontal.
 - This Survey meets the requirements of a Class "A" Survey.
 - Location of all underground utilities are approximate, unless otherwise indicated. Exact location to be determined by owner.
 - Property corners are marked with blue flagging, either under flagging or for reference only unless otherwise indicated.
 - If land disturbing activities in excess of 0.5 acres are planned, the property owner is required to submit a Sedimentation and Erosion Control Plan to North Carolina Dept. of Environment and Natural Resources.
 - The certification shown herein is not a certification of title, zoning or zoning from municipalities.
 - This survey was prepared without benefit of contract title and ALL matters of title should be referred to an Attorney-at-Law.
 - This property has not been inspected for setbacks or boundary encroachments.
 - There is NO record of any easements shown within 2000'.
 - Property is NOT located in a special flood hazard area, in accordance with current FEMA and FIRM maps.
 - North is "True North" of Plat Cabinet C @ Sta. 1924.
 - This plot represents a survey of Deed Book 481 P. 2103.
 - Conditions are shown on plat, referenced with line Cabinet Interval in foot and inch.

State of North Carolina, County of Haywood
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey map as the same appears in the files of the Haywood County Register of Deeds.

State of North Carolina, County of Haywood
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey map as the same appears in the files of the Haywood County Register of Deeds.

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State of North Carolina, County of Haywood
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey map as the same appears in the files of the Haywood County Register of Deeds.

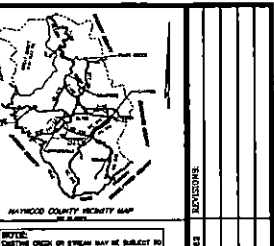
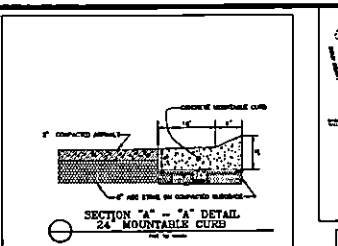
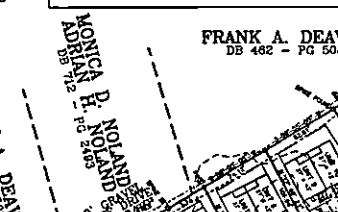
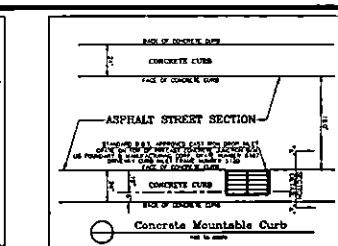
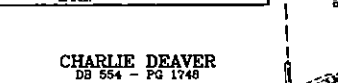
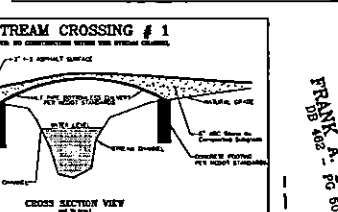
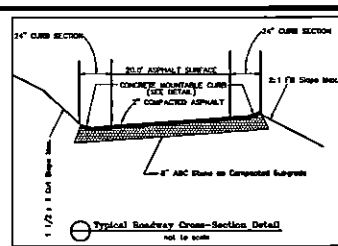
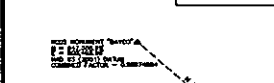
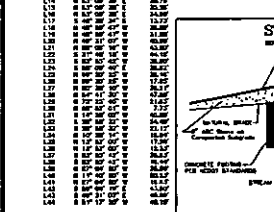
- ### TYPE OF SURVEY PERFORMED
- This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - This survey is located in a portion of a county or municipality that is unincorporated or is an ordinance that regulates parcels of land.
 - This survey is of an existing building or other structure, or other features, such as a monument.
 - This survey is a corner survey.
 - This survey is of another category, such as the reconnection of existing parcels, a easement or other structure, or other features, such as a monument.
 - The information available to the surveyor is such that the surveyor is unable to make a determination as to which type of survey listed above best describes the type of survey performed.

I, **JOHANNA T. CLEBURN**, certify that this plot was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated on the map from information found in referenced documents; that the ratio of precision as calculated is 1:12,000+; that this plot 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-3971



Curve	Radius	Chord	Shifting and Alignment	Area	Length
100'	100'	100'			157.08
125'	125'	125'			196.35
150'	150'	150'			235.62
175'	175'	175'			274.89
200'	200'	200'			314.16
225'	225'	225'			353.43
250'	250'	250'			392.70
275'	275'	275'			431.97
300'	300'	300'			471.24
325'	325'	325'			510.51
350'	350'	350'			549.78
375'	375'	375'			589.05
400'	400'	400'			628.32
425'	425'	425'			667.59
450'	450'	450'			706.86
475'	475'	475'			746.13
500'	500'	500'			785.40
525'	525'	525'			824.67
550'	550'	550'			863.94
575'	575'	575'			903.21
600'	600'	600'			942.48
625'	625'	625'			981.75
650'	650'	650'			1021.02
675'	675'	675'			1060.29
700'	700'	700'			1099.56
725'	725'	725'			1138.83
750'	750'	750'			1178.10
775'	775'	775'			1217.37
800'	800'	800'			1256.64
825'	825'	825'			1295.91
850'	850'	850'			1335.18
875'	875'	875'			1374.45
900'	900'	900'			1413.72
925'	925'	925'			1452.99
950'	950'	950'			1492.26
975'	975'	975'			1531.53
1000'	1000'	1000'			1570.80



7.038 ACRES TOTAL



OWNER OF RECORD:
BROWNING BRANCH, LLC

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
 5.0' SEPARATION BETWEEN BUILDINGS
 MAXIMUM DENSITY: 10 UNITS PER ACRE
 7.038 ACRES DIVIDED INTO 26 LOTS CONTAINING 52 UNITS WITH A COMMON AREA OF 0.415 ACRES
 MINIMUM LOT SIZE: 1/8TH ACRE (7,260 SQUARE FEET)
 SMALLEST LOT CONTAINS UNITS 13 & 14 AND IS 0.128 ACRES (7,334.8 SQUARE FEET)
 LARGEST LOT CONTAINS UNITS 27 & 28 AND IS 0.437 ACRES (18,900.4 SQUARE FEET)
 2030.0 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
 OFFSTREET PARKING - EACH UNIT TO HAVE A LARGE ENOUGH DRIVEWAY TO ACCOMMODATE 2 PARKED CARS

DATE	BY	FOR	REVISIONS
10/15/18	JTC	FOR RECORD	REVISIONS: DB 548 - PG 1882
11/14/18	JTC	FOR RECORD	PLAT CROWN C - DB 548 - PG 1790

FOR RECORD 10/15/18
 DATE 10/15/18 BY JTC FOR RECORD REVISIONS: DB 548 - PG 1882
 FOR RECORD 11/14/18
 DATE 11/14/18 BY JTC FOR RECORD REVISIONS: PLAT CROWN C - DB 548 - PG 1790

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

LEGEND	
ESP = Existing Iron Pipe or Pipe	DBL = Double
EP = Existing Pipe Size, 3/4" Meter With Survey Cap	CDL = Catch Basin
ELI = Existing Local Pipe	RMW = Water Meter
MCW = Concrete Manometer	PPW = Power Service Pipe
R/W = Right of Way	W/P = Water or Potability
R/R Splice = Railroad Splice	P/C = Part of
FS = Fence Stake	DB = Ditch Bank
CCS = Center Line Splice	PG = Page
APL = As-built Power Line	B.S.L. = BARRICADE STRIKING LINE
APL = Power Line	PROPOSED 12" WATER LINE
APL = Telephone or Other	PROPOSED 6" SEWER LINE
APL = Telephone or Other	PROPOSED 12" WATER LINE
APL = Telephone or Other	PROPOSED 6" SEWER LINE
APL = Telephone or Other	PROPOSED 12" WATER LINE
APL = Telephone or Other	PROPOSED 6" SEWER LINE
APL = Telephone or Other	PROPOSED 12" WATER LINE
APL = Telephone or Other	PROPOSED 6" SEWER LINE

NOTES

- All areas calculated by Coordinate Computation Method.
- All property corners NOT described are computed "public" only.
- Property is subject to all applicable easements and rights of way of record.
- Error of closure north or south is: 10,000 ft. All distances are horizontal.
- This Survey meets the requirements of a Class "A" Survey.
- Location of all underground utilities are approximate, unless otherwise indicated. Exact location to be determined by owner.
- Property corners are marked with blue flagging, other color flagging is for reference only, unless otherwise indicated.
- If land disturbing activities in excess of 0.5 acre are planned, the property owner is required to submit a Sedimentation and Erosion Control Plan to North Carolina Dept. of Environment Health and Natural Resources.
- The certification shown herein is not a certification of title, listing of liens or encumbrances.
- This survey was prepared without benefit of abstract title and ALL matters of title should be referred to an Attorney-at-Law.
- This property has not been inspected for violations of building department.
- There IS NO recorded Horizontal Control within 2000'.
- Property IS NOT located in a special flood hazard area, in accordance with current FEMA and FIRM maps.
- North is "True North" of Plat Cabnet C @ Stat 192A.
- This plat represents a survey of Deed Book 489 Page 2103.
- Enclosure are W-100 DB return referenced and the Cabinet referred to two sets.

State of North Carolina, County of Haywood

I, _____, Clerk of the Superior Court of Haywood County, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER (Date)

State of North Carolina, County of Haywood

I, _____, Register of Deeds, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

TYPE OF SURVEY PERFORMED

() This survey is of an existing parcel 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 feature, such as a watercourse.

() This survey is a control survey.

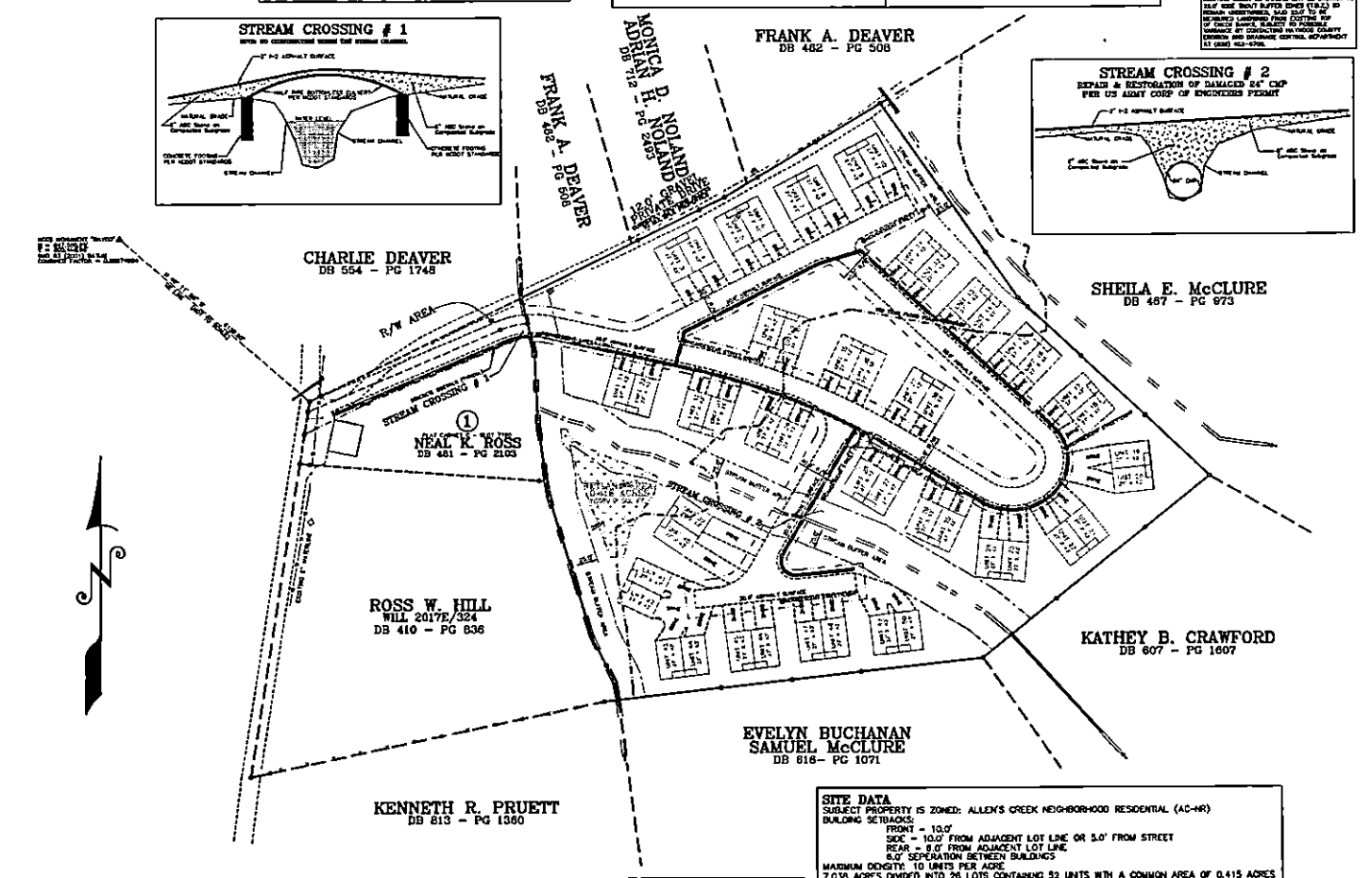
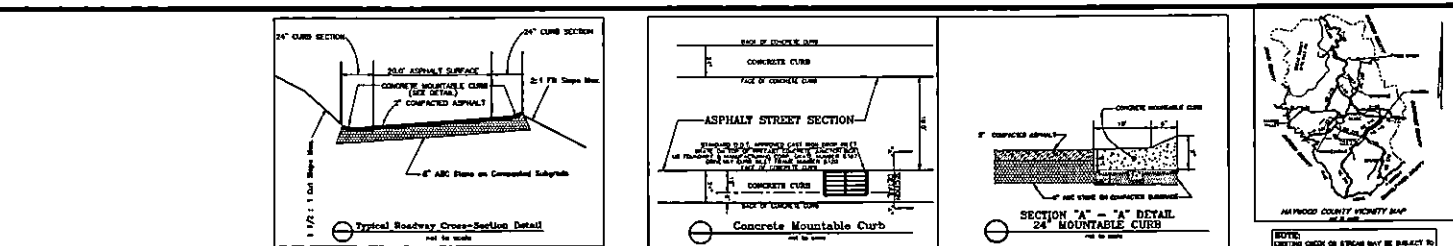
() This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

() 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 the type of survey performed.

I, JONATHAN T. GILBERT, 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 as drawn from information found in referenced documents; that the ratio of precision as calculated is 1:13,000; that this plat was prepared in accordance with G.S. 47-30 or amended. Witness my hand and seal this 02nd day of MAY, 2018.

Professional Land Surveyor
License Number L-13971

Seal of Jonathan T. Gilbert, Professional Land Surveyor, License No. L-13971



7.038 ACRES TOTAL

WETLAND AREA = 0.410 ACRES UNDISTURBED
STREAM BUFFER AREA = 1.097 ACRES UNDISTURBED
1.512 ACRES UNDISTURBED TOTAL

OWNER OF RECORD:
BROWNING BRANCH, LLC

SITE DATA

SUBJECT PROPERTY IS ZONED: ALLEN'S CREEK NEIGHBORHOOD RESIDENTIAL (AC-4R)

BUILDING SETBACKS:

- FRONT = 10.0'
- SIDE = 10.0' FROM ADJACENT LOT LINE OR 5.0' FROM STREET
- REAR = 8.0' FROM ADJACENT LOT LINE
- 5.0' SEPARATION BETWEEN BUILDINGS

MAXIMUM DENSITY: 10 UNITS PER ACRE

7.038 ACRES DIVIDED INTO 26 LOTS CONTAINING 52 UNITS WITH A COMMON AREA OF 0.415 ACRES

MINIMUM LOT SIZE: 1/8th ACRE (1,250 SQUARE FEET)

SMALLEST LOT CONTAINS UNITS 13 & 14 AND IS 0.128 ACRES (7,334.8 SQUARE FEET)

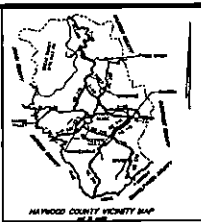
LARGEST LOT CONTAINS UNITS 27 & 28 AND IS 0.437 ACRES (16,804.8 SQUARE FEET)

20,300 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



NOTES:

OWNER MUST CHECK ON STREAM BANK BE SUBJECT TO ALL OF THE BUFFER ZONES (10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000)

Mountain Heritage

BROWNING BRANCH, LLC

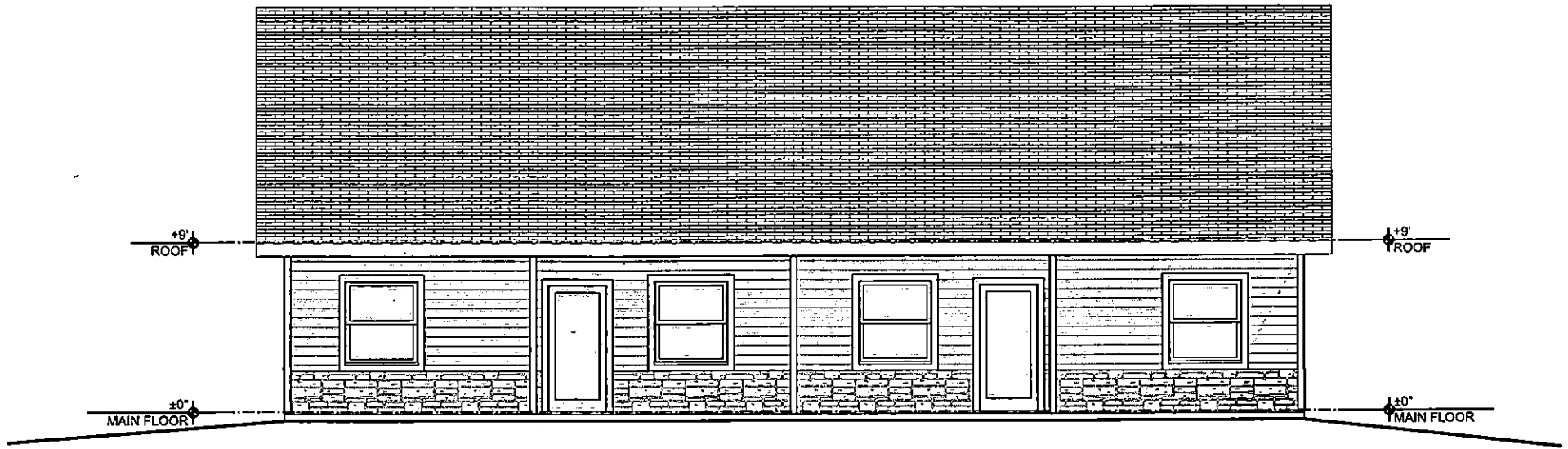
Waynesville Township Haywood County, N.C.

MASTER SITE PLAN PREPARED FOR

2018-190-000-A

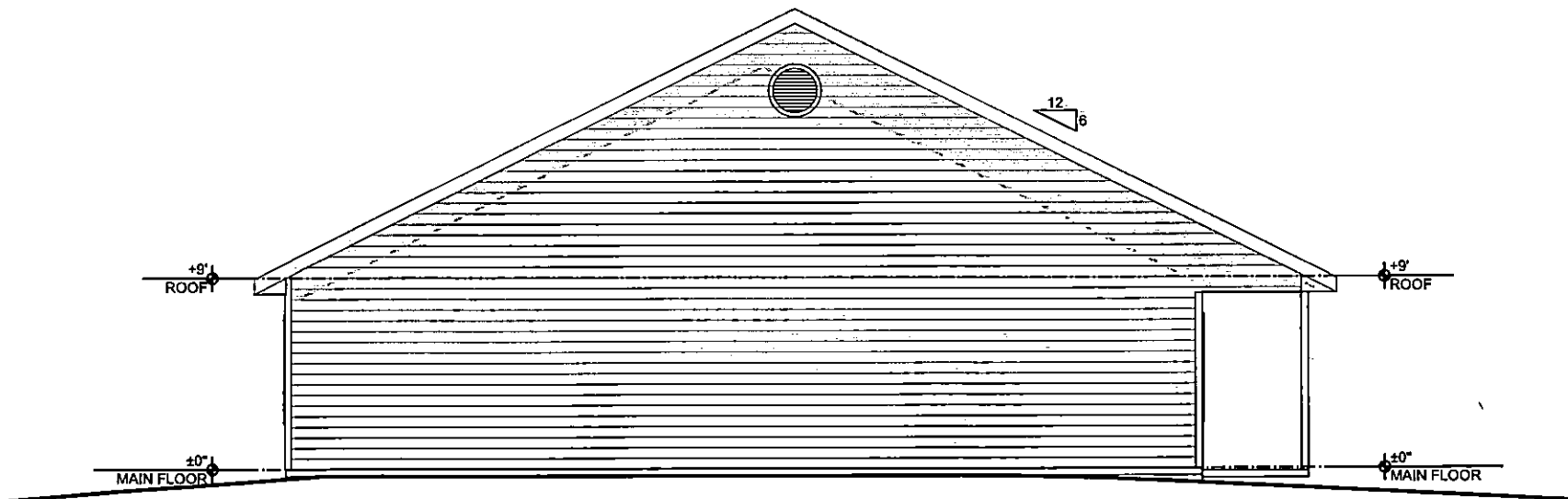
1 OF 1

2018-190-000-A



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

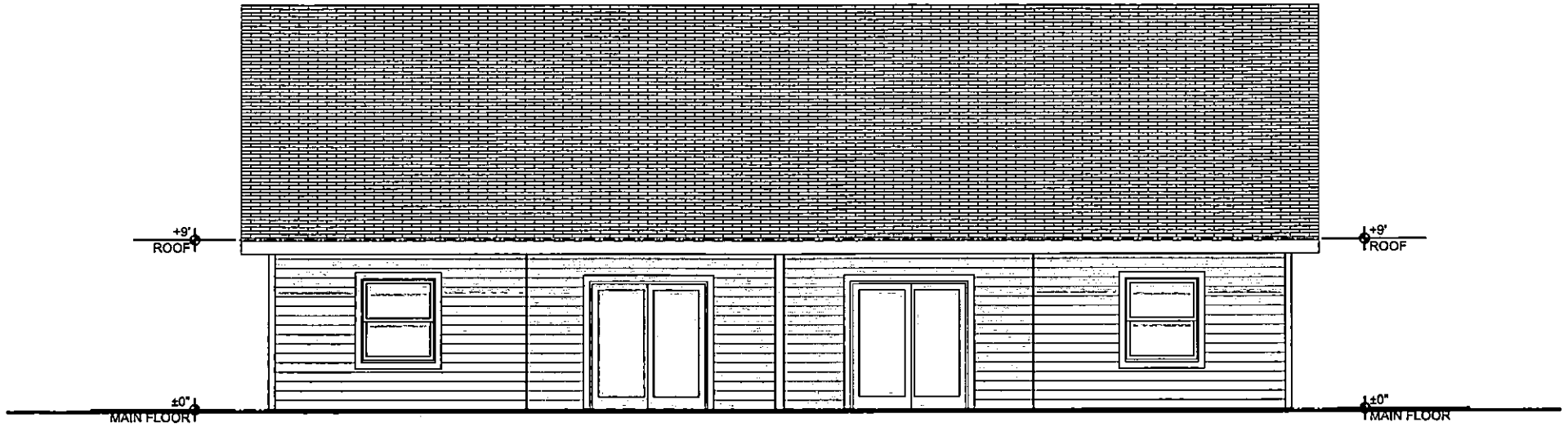


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

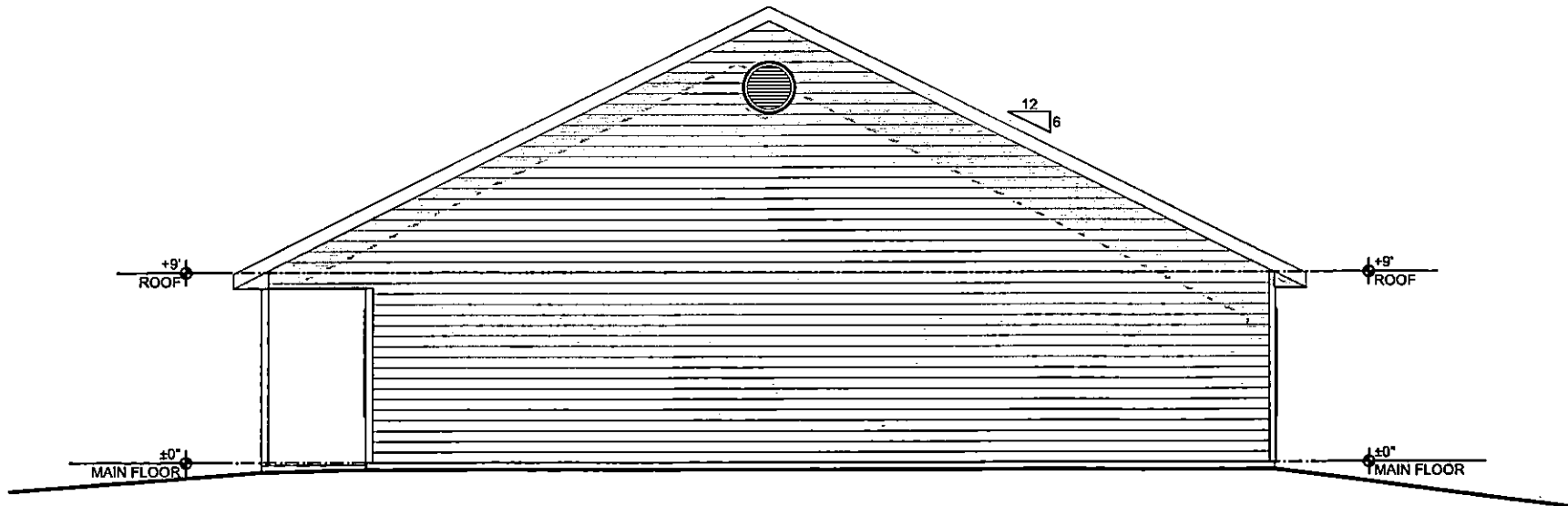
GABLE DUPLEX

4/21/2018



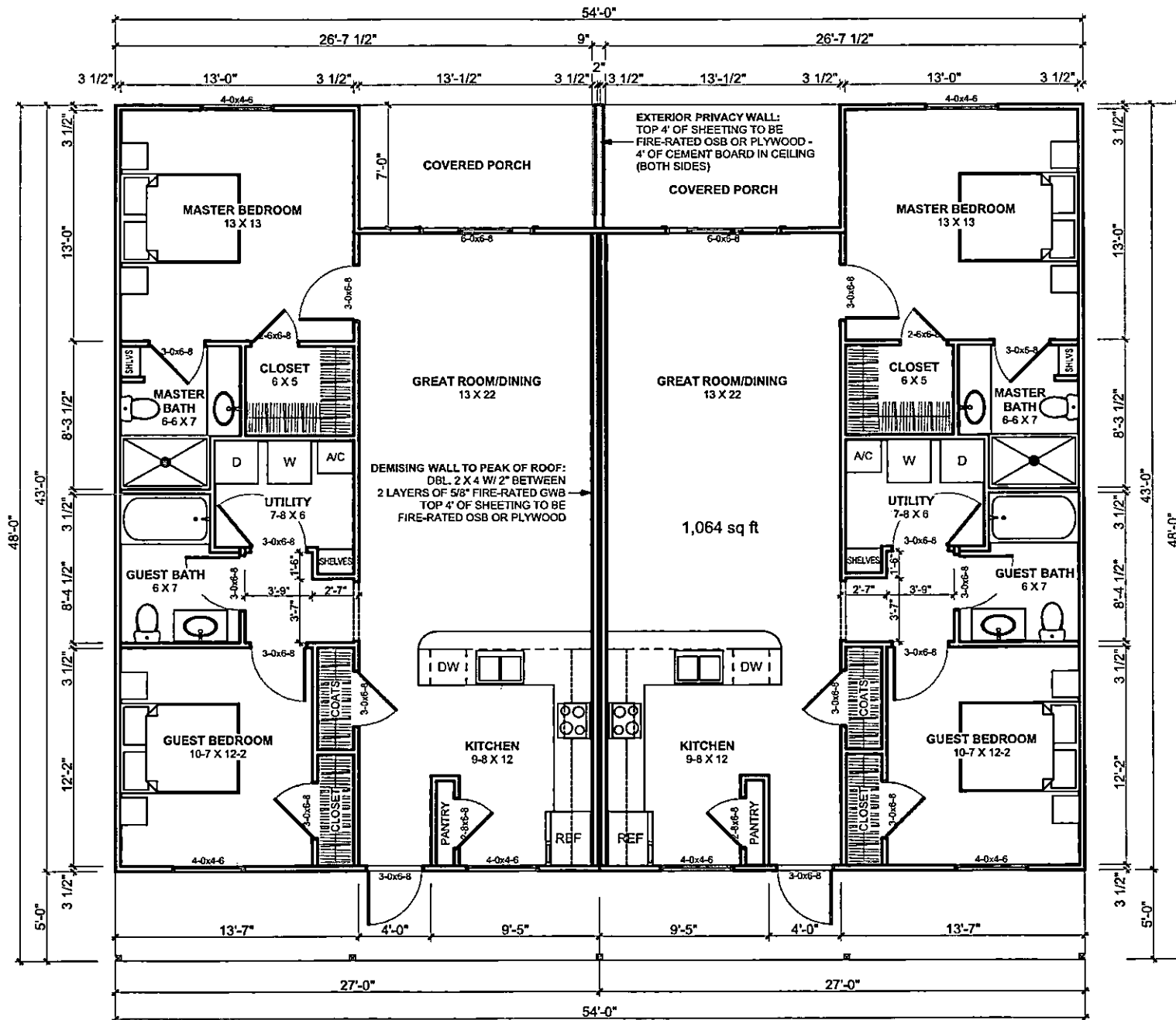
BACK ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



MAIN FLOOR

GABLE DUPLEX

SCALE: 1/8" = 1'-0"

4/21/2018



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: CABC/7959
CABC/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.

