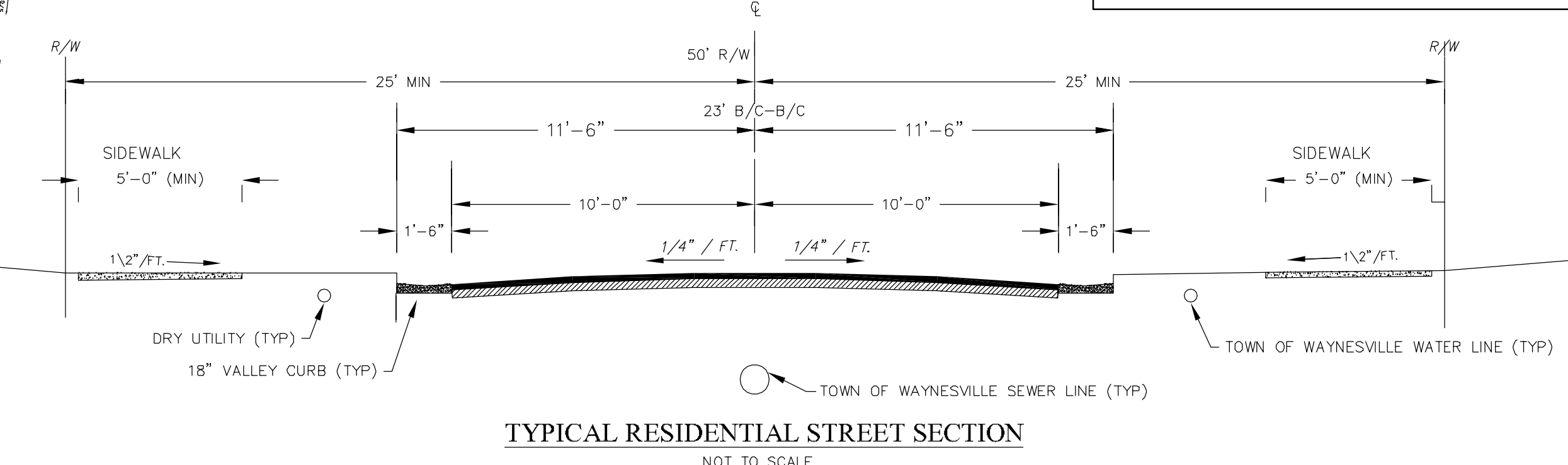
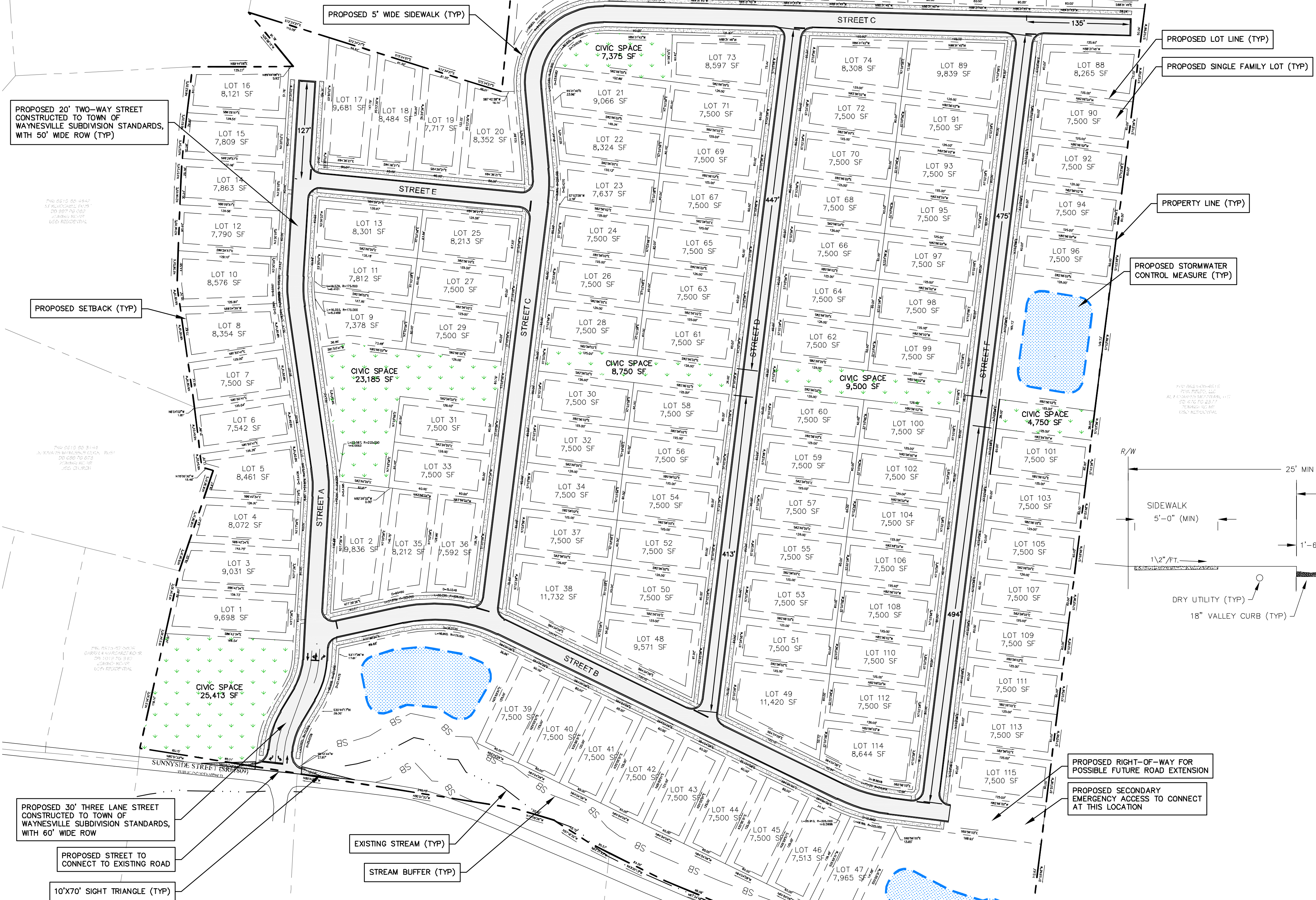


VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	QUEEN DEVELOPMENT, LLC 1335 CANE CREEK ROAD FLETCHER, NC 28732
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 JESSE GARDNER, P.E. (828) 252-5388
CONTACT:	
PROJECT DATA	
FIN:	8615-98-2217
ADDRESS:	SUNNYSIDE ROAD
DEED BOOK/PAGE:	470/267
SITE ACREAGE:	32.67 ACRES
ZONING:	RACCOON CREEK NEIGHBORHOOD RESIDENTIAL
SETBACKS:	
FRONT:	10'
SIDES:	10'
REAR:	6'
DEVELOPMENT DATA:	
MINIMUM LOT SIZE:	1/6 OF AN ACRE
MAXIMUM ALLOWED DENSITY:	6 UNITS/ACRE
MAXIMUM ALLOWED LOTS:	196
PROPOSED LOTS:	115
PROPOSED LENGTH OF ROAD:	5,560 LF
CIVIC SPACE:	
REQUIRED: 1.63 ACRES (5%)	PROVIDED: 1.81 ACRES
RECREATION SPACE:	
REQUIRED: 0.41 ACRES (25% OF 5%)	PROVIDED: 0.41 ACRES

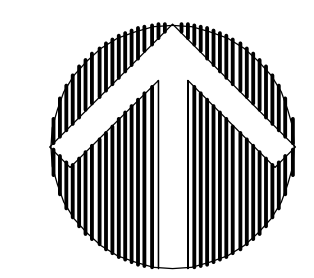


TYPICAL RESIDENTIAL STREET SECTION
(NOT TO SCALE)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

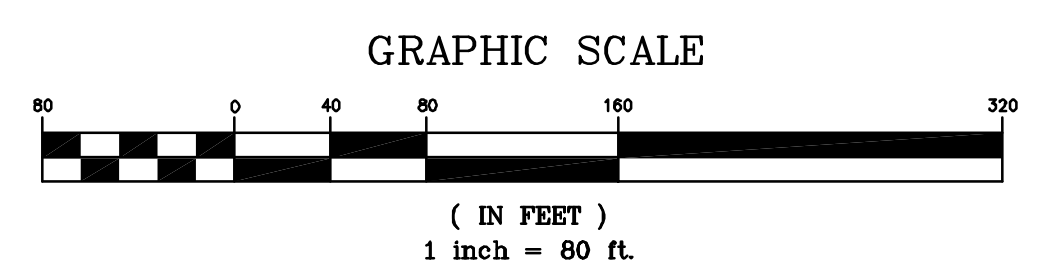


Know what's below.
Call before you dig.



NORTH

PRELIMINARY PLAT PLAN



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

92 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 452-4400
FAX (828) 452-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2184

MAD	DATE	DESCRIPTION
1	09/03/2021	WAYNESVILLE PLAT SUBMITTAL
2	10/07/2021	WAYNESVILLE PLAT RESUBMITTAL

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

PRELIMINARY PLAT PLAN FOR:
QUEEN SUBDIVISION
QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 22139
XXX PERMIT NO.: xxx

SHEET
C202