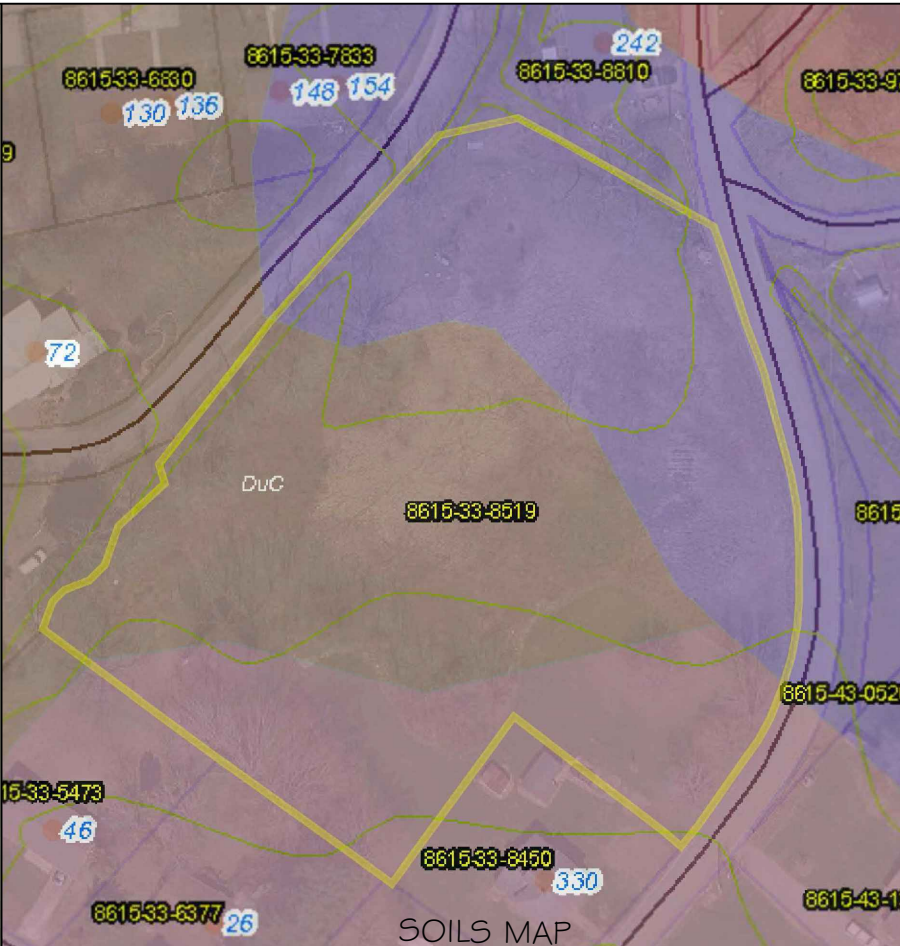


DEVELOPMENT DATA BLOCK:
 ADDRESS: 330 Oakdale Road, Waynesville, NC 28786
 PIN: 8615-33-8519
 PROPERTY OWNER: Rare Earth Builders, Inc. Canton, NC 28716
 CONTACT PERSON: Mark Bondurant, Rare Earth Builders, Inc rareearthbids@bellsouth.net 828-492-0534
 LANDSCAPE ARCHITECT: Mary Weber, RLA
 Mary Weber Landscape Architecture, PLLC
 Asheville, NC 28801 828-281-3153 mary@maryweberdesign.com
 PROPOSED USE: Cottage Development
 ZONING DISTRICT: Pigeon Street Neighborhood Residential PS-NR
 PROPERTY SIZE: 2.46 acres
 DENSITY: Allowed: 10 units/acre (max base) or 16 units/acre (max with SUP); Proposed total:
 SETBACKS:
 Front: 10'
 Side: 10'
 Side between buildings: 6'
 Rear: 6'
 PARKING: 1 space/unit



Haywood County Area, North Carolina
CxA-Culowhee-Nikwasi complex, 0 to 2 percent slopes, frequently flooded
Setting
 • Landform: Flood plains
 • Down-slope shape: Linear
 • Across-slope shape: Concave
 • Parent material: Loamy alluvium over sandy and gravelly alluvium
Properties and qualities
 • Slope: 0 to 2 percent
 • Depth to restrictive feature: 20 to 40 inches to strongly contrasting textural stratification
 • Drainage class: Somewhat poorly drained
 • Runoff class: Very low
 • Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
 • Depth to water table: About 18 to 24 inches
 • Frequency of flooding: Frequent
 • Frequency of ponding: None
 • Available water supply: 0 to 60 inches; Low (about 3.6 inches)
 • Ecological site: F130BY012W - Non-Hydric Floodplains
 • Hydric soil rating: Yes
DuC-Dillsboro-Urban land complex, 2 to 15 percent slopes
Setting
 • Landform: Fans, stream terraces
 • Landform position (two-dimensional): Summit, shoulder, backslope
 • Landform position (three-dimensional): Tread
 • Down-slope shape: Linear
 • Across-slope shape: Convex
 • Parent material: Old alluvium and/or old colluvium derived from igneous and metamorphic rock
Properties and qualities
 • Slope: 2 to 15 percent
 • Depth to restrictive feature: More than 80 inches
 • Drainage class: Well drained
 • Runoff class: Medium
 • Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
 • Depth to water table: More than 80 inches
 • Frequency of flooding: None
 • Frequency of ponding: None
HeC-Hayesville-Urban land complex, 2 to 15 percent slopes
Setting
 • Landform: Mountain slopes, ridges
 • Landform position (two-dimensional): Summit, shoulder
 • Landform position (three-dimensional): Mountaintop, crest
 • Down-slope shape: Convex
 • Across-slope shape: Convex
 • Parent material: Residuum weathered from igneous and metamorphic rock
Properties and qualities
 • Slope: 2 to 15 percent
 • Depth to restrictive feature: More than 80 inches
 • Drainage class: Well drained
 • Runoff class: Medium
 • Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
 • Depth to water table: More than 80 inches
 • Frequency of flooding: None
 • Frequency of ponding: None

LEGEND
 IPF IRON PIN OR PIPE FOUND
 IPS IRON PIN OR PIPE SET
 RRS RAIL ROAD SPIKE
 F/COR FENCE CORNER POST
 R/W RIGHT OF WAY
 RBF REBAR FOUND
 RBS REBAR SET
 CC CONTROL CORNER
 OTIP OPEN TOP PIPE
 PTP PINCHED TOP PIPE
 WIRE FENCE
 PROPERTY
 TIE LINE
 WATER COURSE
 CHAIN LINK FENCE
 BOARD FENCE
EXISTING TREE LEGEND
 BW = Black Willow
 RM = Red Maple
 SM = Silver Maple
 WAL = Walnut

MARY WEBER
 LANDSCAPE ARCHITECTURE, PLLC
 330 Oakdale Road, Waynesville, NC
 ENVIRONMENTAL CONDITIONS

OAKDALE COTTAGES
 330 Oakdale Road, Waynesville, NC
 ENVIRONMENTAL CONDITIONS

DATE:
11/27/23

REVISIONS

SCALE:
1"=20'-0"

SHEET:
L-1