

Buffalo Ridge

Lake Lure NC

Landscape Design

January 20, 2024

Package 1

**Visual History of Lake
Lure NC
Starting in the 1920s**



GATE LODGE, CHIMNEY ROCK, WESTERN NORTH CAROLINA.

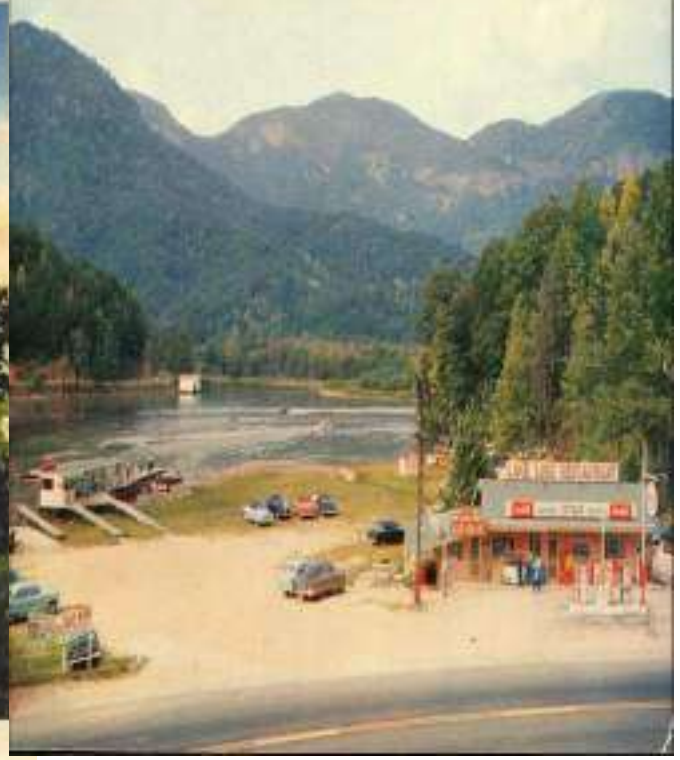


Tennis at Chimney Rock Camp
for Boys, Chimney Rock, N.C.



VIEW FROM HIGH CLIFF, SHOWING TOP OF CHIMNEY ROCK AND LAKE LURE

Emerald Inn, Hickory Nut Gap,
P. O. Bat Cave, N. C.



ADMINISTRATION BLDG. AND LAKE LURE INN.



226—"Timbeccore" one of the Scenic Homes on Lake Lure, N. C., "To the Land of the Sky"

68-91231

211--SUNSET SCENE, SHOWING N. C. HIGHWAY NO. 18, SKIRTING



27978

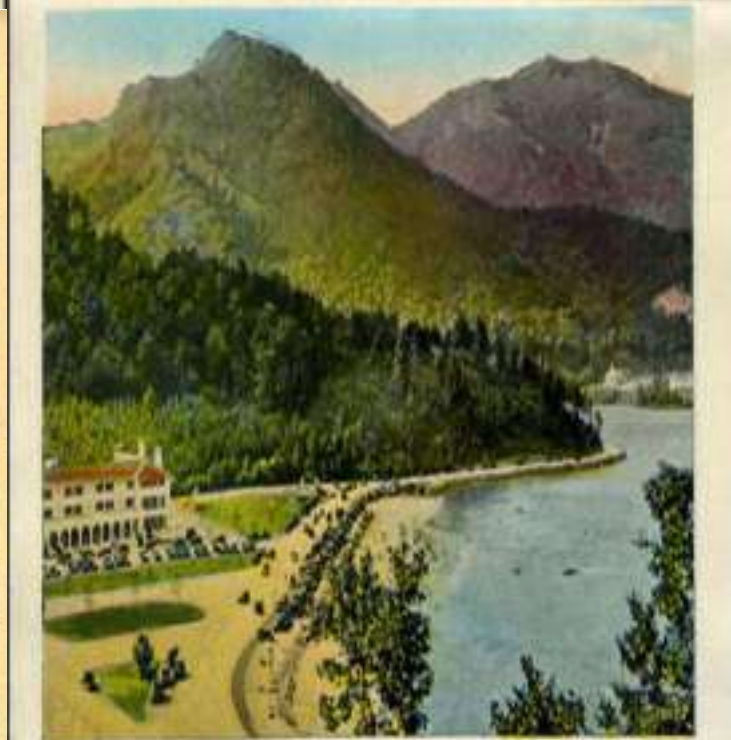
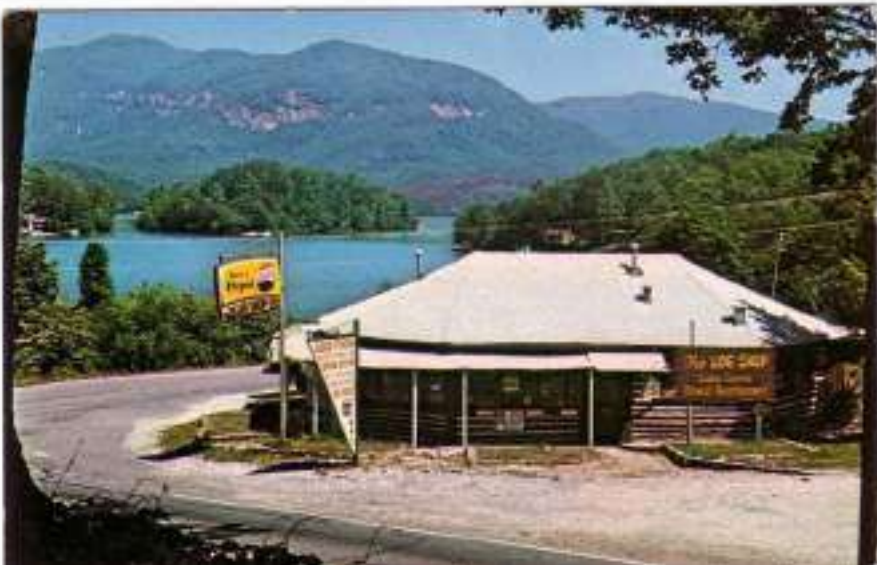
LAKE LURE, WESTERN NORTH CAROLINA.

230--Lake Lure, Yacht Club Island in Center, Western North Carolina



Shavers Fork Mountain in Background, Alt. 4,000 Ft.

68-91233



CHERRY ROCK CAMP FOR BOYS.



BM 12 BATHING AT LAKE TOMAHAWK, BLACK MOUNTAIN, N. C.



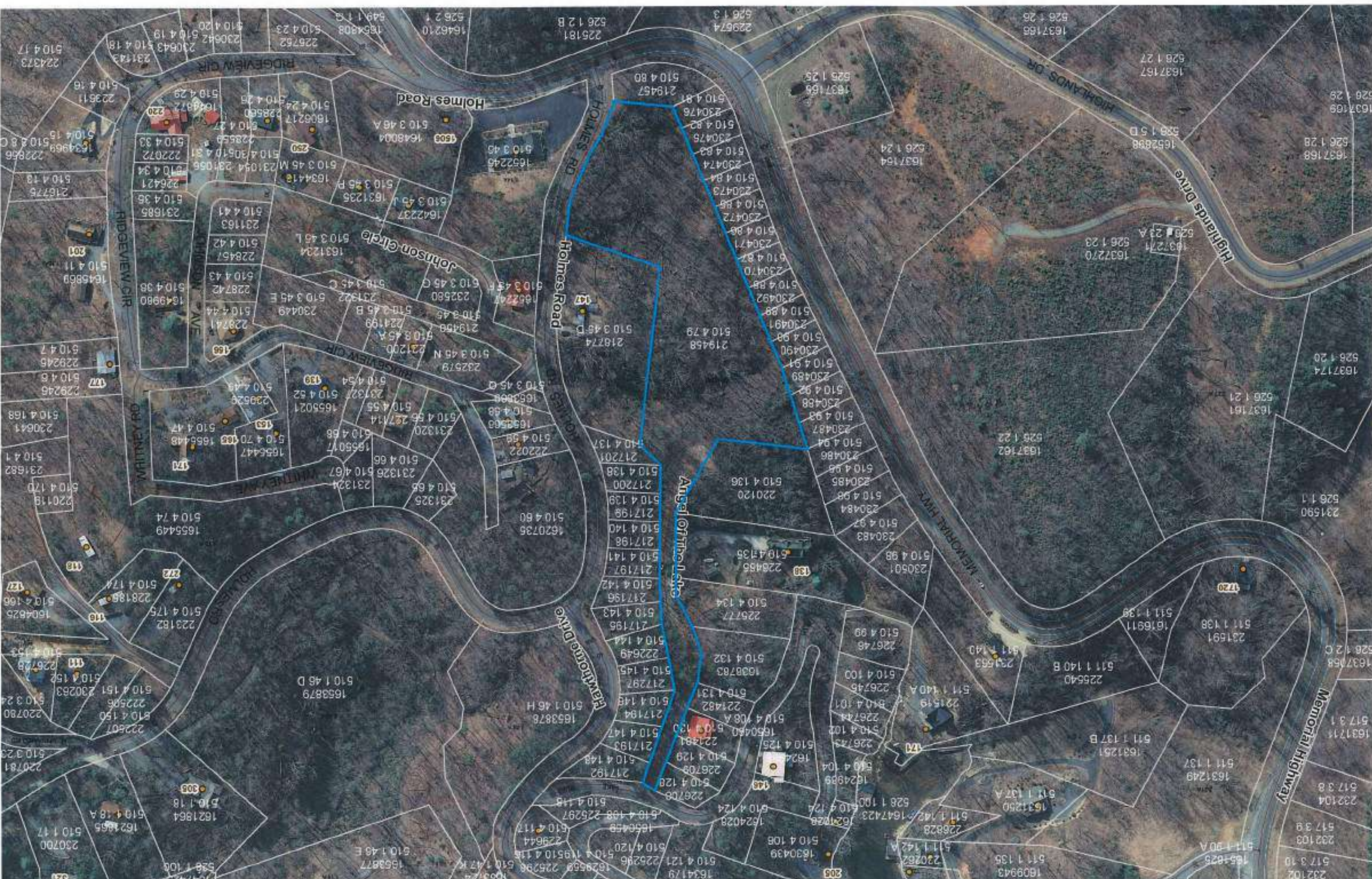
NATIONAL SCENES 1918. Sisson's Book Store, North Lake, N. C.



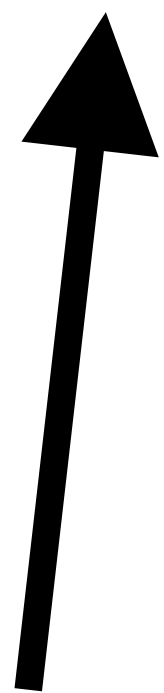
CANOEING ON LAKE LURE.



Property Aerials



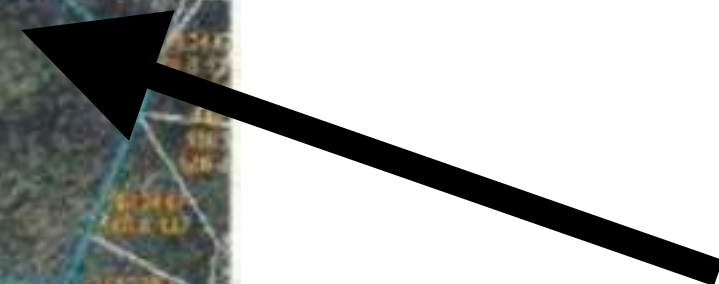
Buffalo Ridge
West



Buffalo Ridge East



Buffalo Ridge



Property Photos

Buffalo Ridge West Angel of the Lake Road









Buffalo Ridge East Buffalo Shoals Road





Buffalo Ridge Buffalo Shoals Road







Pictures of adjacent neighborhood





Buffalo Ridge

Development Plans

Lake Lure NC

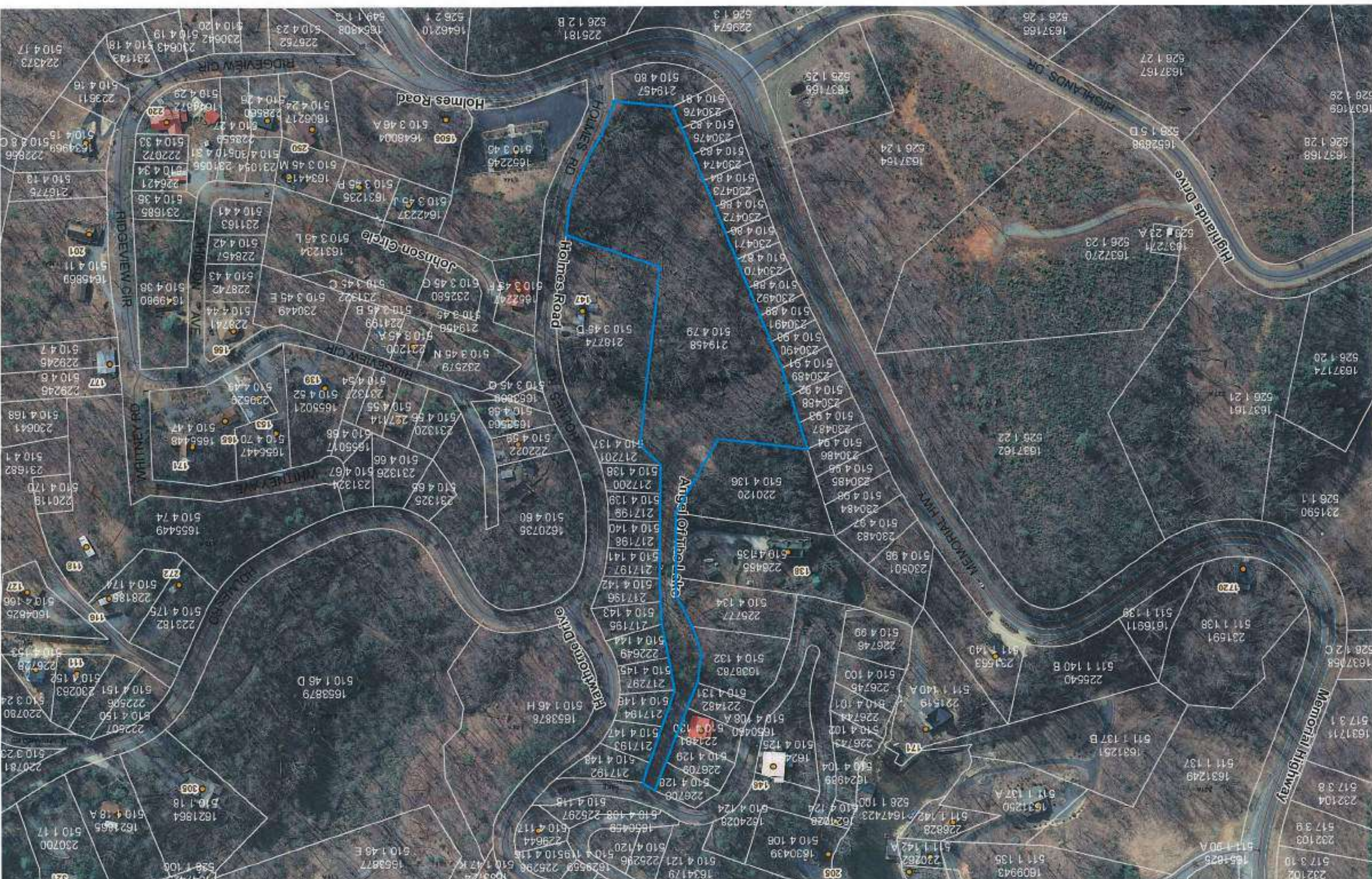
Buffalo Ridge West

Development Plans

Table of Content

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2. Conceptual Site Plan
3. Boundary Survey
4. Topo Survey
5. Tree Survey
6. Recorded Parcel Plat
7. Approved Septic Plan
8. Site Plan with Topo
9. House Layout/Staked Four
Corners
10. Elevation and Floor Plans
11. Subdivision Plat

Aerial Parcel Map

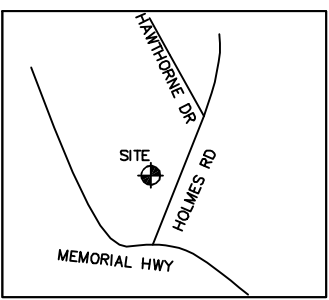


Conceptual Site Plan



*Lake Lure,
North Carolina*

Boundary Survey

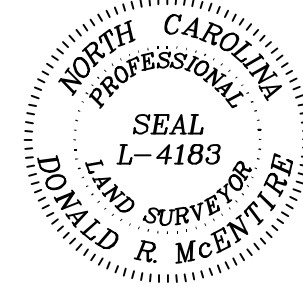


VICINITY MAP
(not to scale)

REFERENCE BEARING

I, Donald R. McEntire, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 407, Page 776); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ---, Page ---; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 31st day of August A.D. 2021.

Signature _____
Land Surveyor
Licensure Number L-4183



I, Donald R. McEntire, Professional Land Surveyor No. L-4183, certify to one or more of the following as indicated thus, or :

- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- C. That this plat is of a survey of an existing parcel or parcels of land.
- D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
- E. That 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 provisions contained in (A) through (D) above.

DONALD R. McENTIRE, PROFESSIONAL LAND SURVEYOR NO. L-4183

0.50 ACRES

Frankie Z. Pearson
Part of Tax Map 510-4-79
Part of Tax Pin: 219458
Formerly
F.R. Alexander
PB 7/7
Part of Tax Map 510-4-79

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	380.00'	157.70'	156.57'	S 19°17'17" W	23°46'40"
C2	118.23'	48.73'	48.39'	S 19°22'10" W	23°36'55"

3.49 ACRES TOTAL

2.99 ACRES

DB 407/776
Part of Tax Map 510-4-79
Part of Tax Pin: 219458

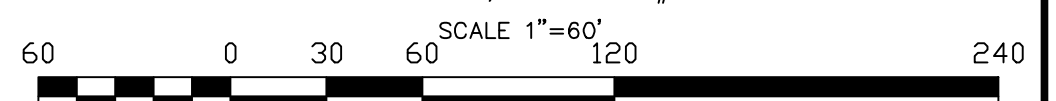
LEGEND

- FOUND IRON PIN (EIP)
- SET IRON PIN (NIP)
- POINT
- ▲ NAIL OR RAILROAD SPIKE
- ⊕ HYDRANT
- TELEPHONE PEDESTAL (PED)
- ⊙ LIGHT POLE OR LAMP
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER (wm)
- ⊕ GAS VALVE
- ⊕ SEWER MANHOLE
- ⊕ CONCRETE MONUMENT
- ⊕ RIGHT OF WAY MONUMENT
- STONE
- Property Line
- - - Adjoiners (Surveyed)
- - - Adjoiners (not surveyed)
- - - Right of Way
- - - Utility Lines
- Asphalt
- - - Gravel

Survey is being performed without the benefit of a title search.
A portion of the subject tract lies within a flood plain.
Subject to the right of way for Holmes Road, Angel of the Lake Blvd., and all others of record.

**BOUNDARY SURVEY FOR
FRANKIE Z. PEARSON**

DEED BOOK 407 PAGE 776
TAX MAP: 510-4-79
LAKE VIEW ESTATES, FUTURE DEVELOPMENT
PLAT BOOK 7/7, 7/72
ZONED: R-1
CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
FIELD: EM, TW, BW MAP: D. McENTIRE
DATE: AUGUST 31, 2021 MAP#: 21-1312



DONALD McENTIRE SURVEYING
108 ISHAM DRIVE
RUTHERFORDTON, NC 28139
PHONE: (828) 287-0439
EMAIL: dmcentire@bellsouth.net

Topo Survey

2016

1114.72
ATF14

This is an Unsigned Electronic Plat Copy
Preliminary Plat - Not for Recordation, Conveyance or Sales

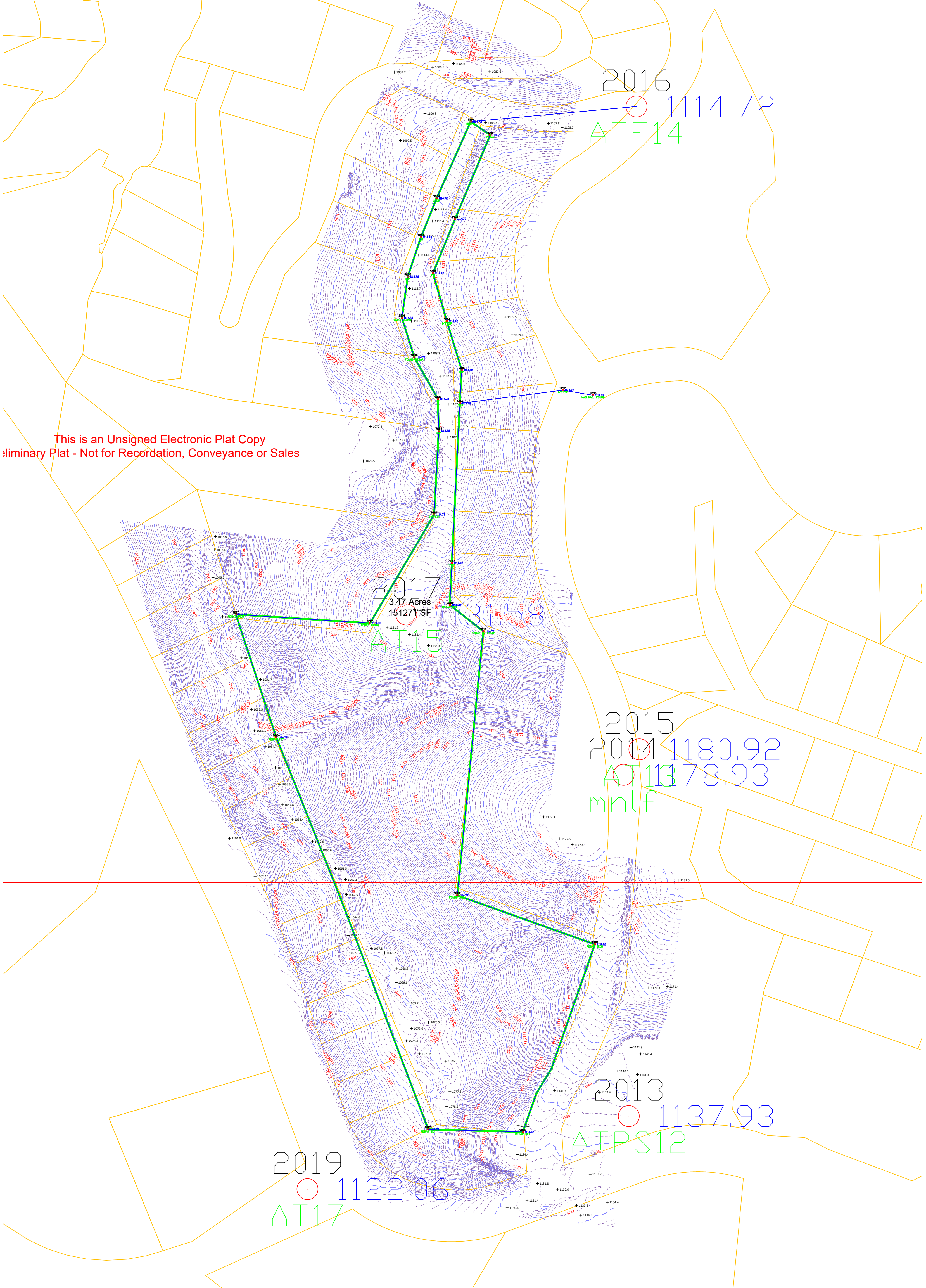
2017

3.47 Acres
151271 SF
AT15

2015
2014 1180.92
11378.93
mnlf

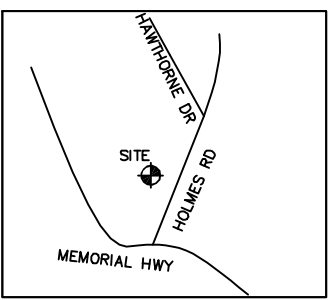
2013
1137.93
ATPS12

2019
1122.06
AT17



Tree Survey

Recorded Parcel Plat

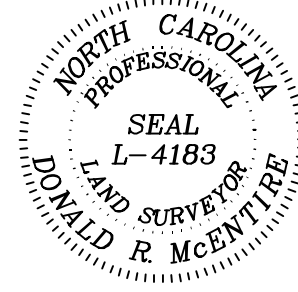


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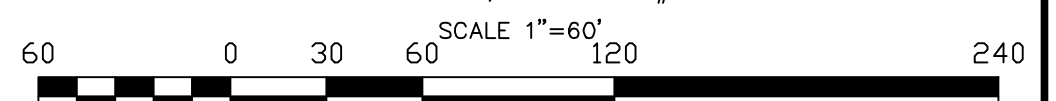
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DONALD McENTIRE SURVEYING
108 ISHAM DRIVE
RUTHERFORDTON, NC 28139
PHONE: (828) 287-0439
EMAIL: dmcentire@bellsouth.net

Septic Approved Plan

COUNTY PIN#: 1655920

APPLICATION#: 10013

- New
- Repair
- Re-Evaluation
- Addition/Expansion
- Non-Residential

**FOOTHILLS HEALTH DISTRICT
AUTHORIZATION TO CONSTRUCT**

Valid for 5 Years from Date of Issue.

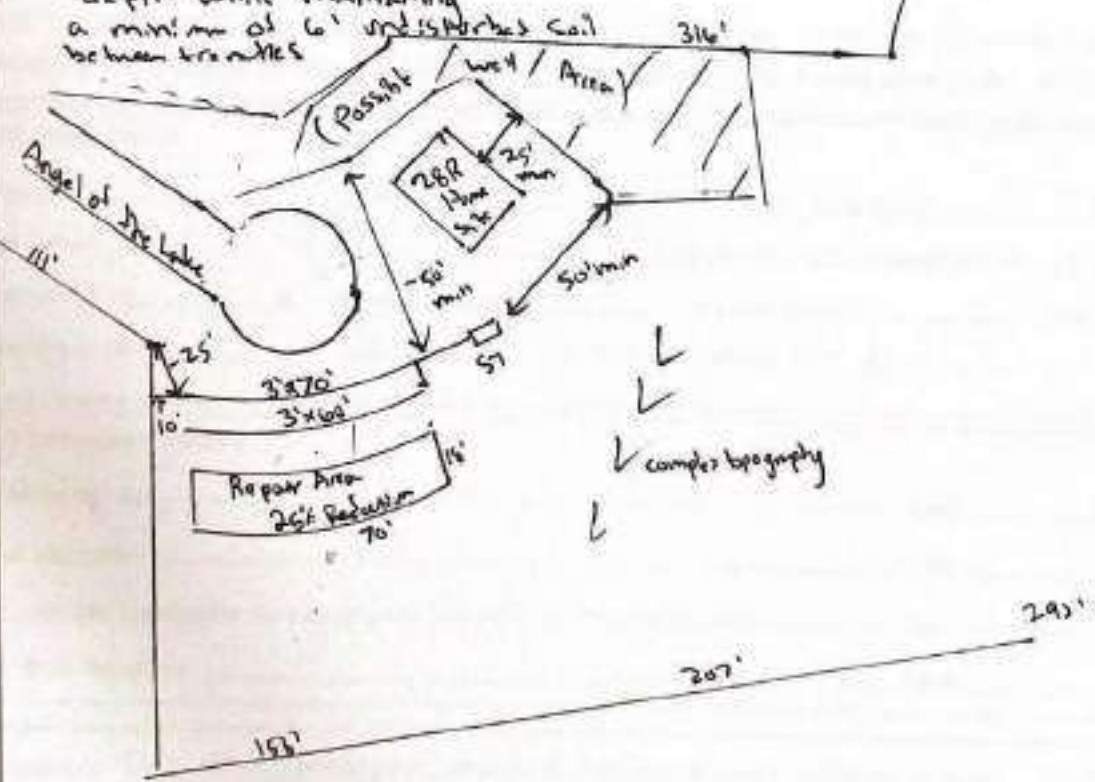
(Permit subject to revocation if site plans or intended use changes)

- Septic and Well
- Septic only
- Well Only
- Tank Only

Applicant/Legal Agent: Development Capital Investments County: R M
 Property Location: Angel of the Lake Subdivision: _____ Lot#: _____ Code: _____

Facility Type: Home System Type: 25% Reduction Basement: Y N With Plumbing: Y N
 No. Bedrooms: 2 Occupancy / Users: 4 Design Flow Basis: 120gal/bedroom
 Design Flow: 240 gpd L.T.A.R.: 0.45 gpd/ft² Septic Tank: 1000 gal Pump Tank: _____ gal
 Number of Trenches: 2 Trench Length: 70 60 ft Trench Width: 36 in. Maximum Trench Depth: 20 in.
 Water Supply: Private Well Public/Comm. Spring Other: _____ Well Variance: Y N
 U.S.T.: Y N Lot Size: 2.49 acres Repair System Type: 25% Reduction L.T.A.R.: 0.45 gpd/ft²
 Design Flow Basis: 120gal/bedroom Comments/Conditions: _____

- Not to scale
- install on contour to maintain 20" trench depth while maintaining a minimum of 6' undisturbed soil between trenches



Permit issued by: [Signature] IP Date of Issuance: _____
 Date: 7-27-21
(DO NOT WRITE)

- Septic and Well Septic only Well Only Tank Only

Construction of the address to system for the improvement permit indicated above is hereby authorized. The wastewater system described in the improvement permit has been designed and can be installed and operated in compliance with Article 11, Chapter 120A of the General Statutes of N.C. and rules adopted there to or to its title. Any violation of the site or all conditions, if signs to the proposed facility to be served, or substantial information may subject the permit and authorization to suspension or revocation.

Rutherford County Environmental Health (828) 287-4311 McDowell County Environmental Health (828) 612-2821

Site Plan with Topo

House Layout/Staked Four Corners

11311

11335

+ 1131.5

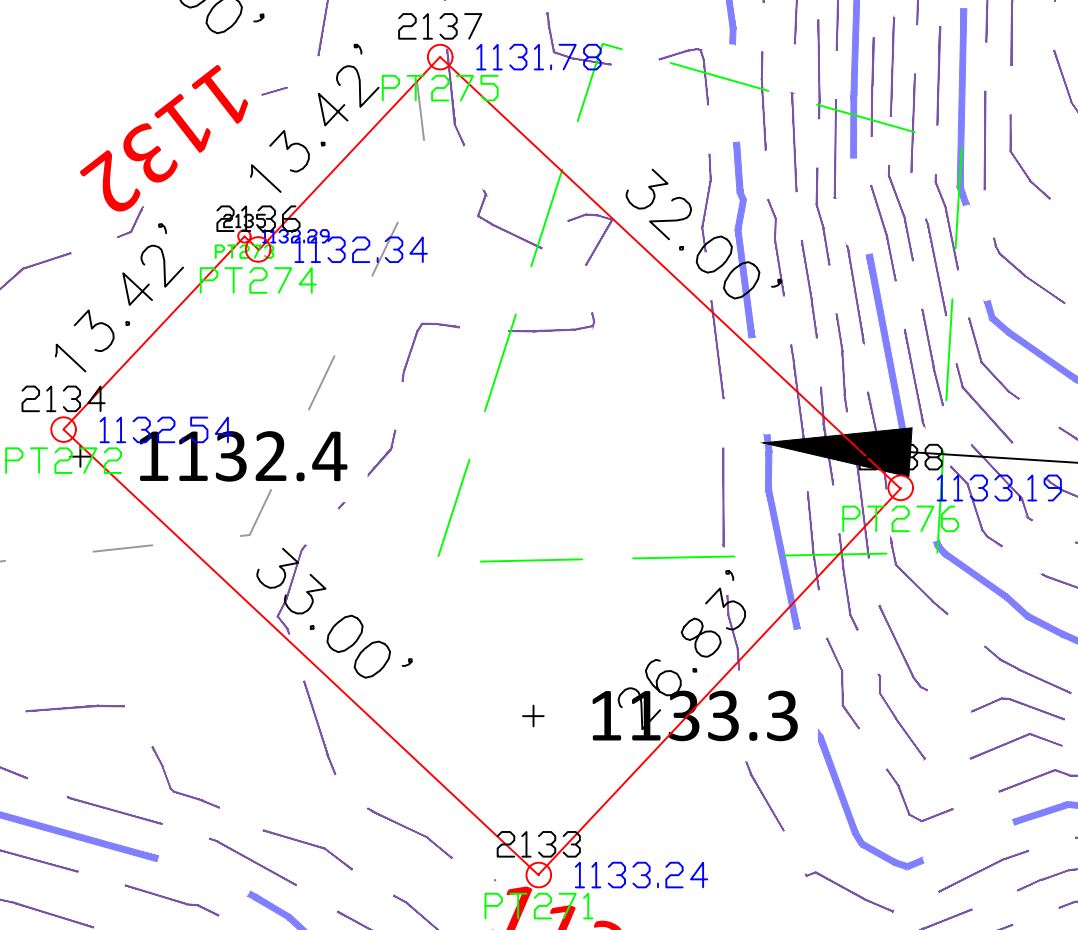
1132

1131.3

1132.4

+ 1133.3

1133



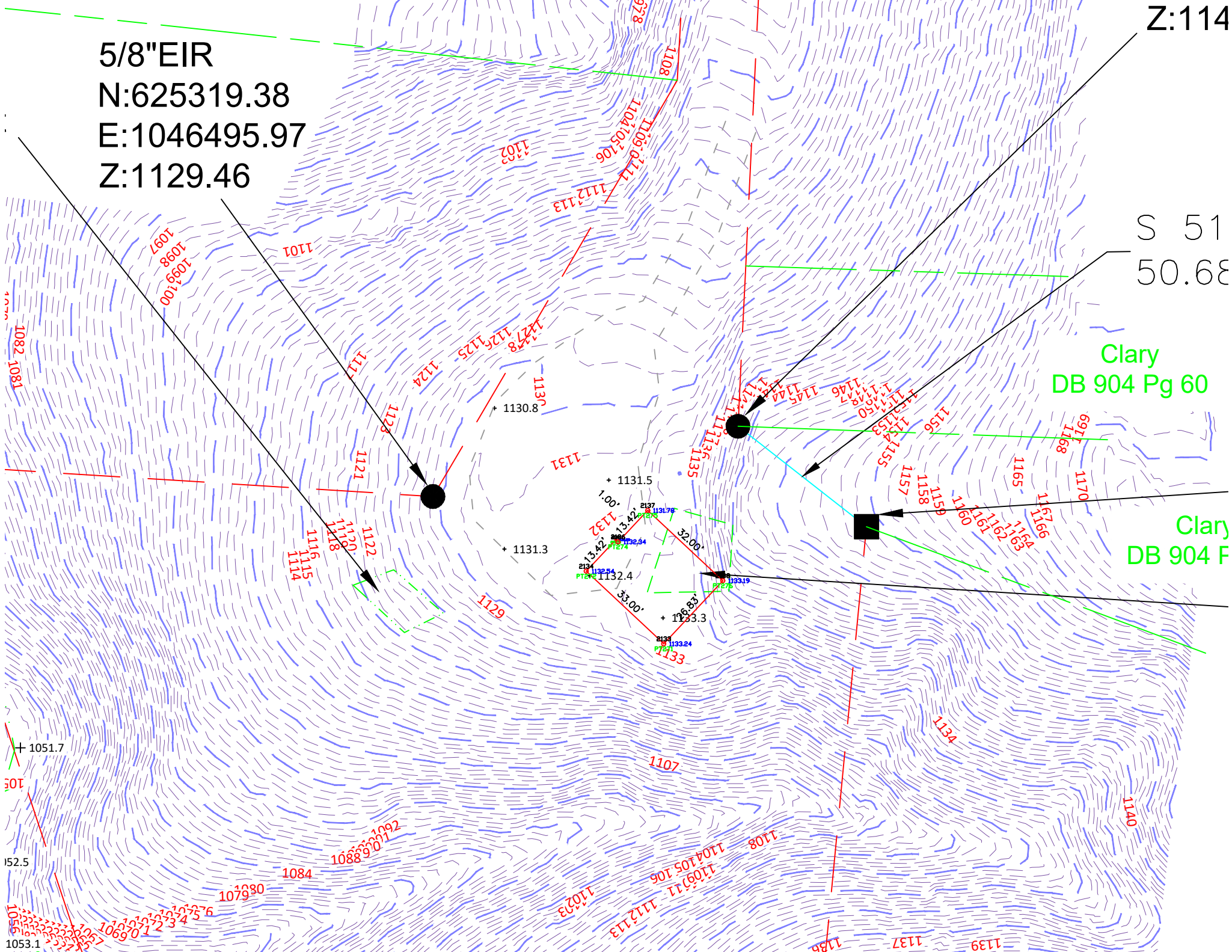
5/8"EIR
N:625319.38
E:1046495.97
Z:1129.46

Z:114

S 51
50.68

Clary
DB 904 Pg 60

Clary
DB 904 F



Elevation and Floor Plan

THESE ELEVATIONS ARE UNFINISHED. ALL
 DIMENSIONS ARE TO FACE UNLESS NOTED
 OTHERWISE. FINISHES ARE TO BE DETERMINED
 BY THE ARCHITECT. ALL FINISHES ARE TO BE
 IN ACCORDANCE WITH THE LATEST EDITIONS OF
 THE BUILDING CODES AND ALL APPLICABLE
 REGULATIONS. ALL FINISHES ARE TO BE
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 REGULATIONS.

SHINGLE LABEL
 THIS SHINGLE LABEL IS TO BE PLACED ON THE
 FRONT ELEVATION OF THE HOUSE. IT SHALL BE
 PLACED IN THE CENTER OF THE FRONT ELEVATION
 AND SHALL BE PLACED IN THE CENTER OF THE
 FRONT ELEVATION.

ASTM D 3462
 STANDARD SPECIFICATION FOR
 SHINGLES
 THIS SHINGLE LABEL IS TO BE PLACED ON THE
 FRONT ELEVATION OF THE HOUSE. IT SHALL BE
 PLACED IN THE CENTER OF THE FRONT ELEVATION
 AND SHALL BE PLACED IN THE CENTER OF THE
 FRONT ELEVATION.



PFT CORPORATION
 Address Listed on Factory Data Packet Only
 Date: 11/24/20
 Engineer: [Signature]
 Checker: [Signature]
 Draftsman: [Signature]

FRONT ELEVATION
 HOUSE NO. 1000



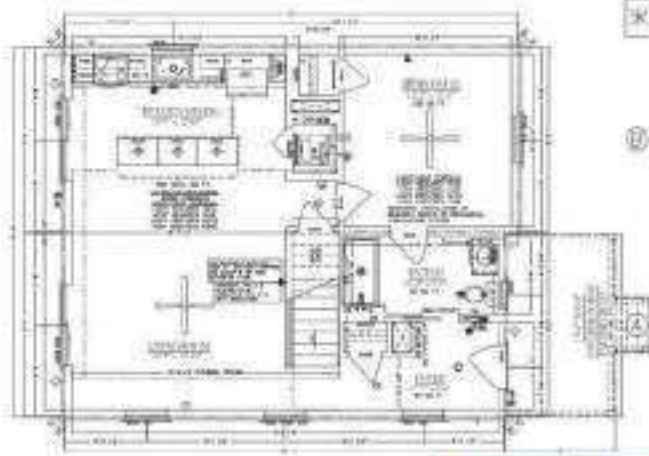
LEFT SIDE ELEVATION
 HOUSE NO. 1000

FRONT ELEVATION
 HOUSE NO. 1000

RIGHT SIDE ELEVATION
 HOUSE NO. 1000

"MOUNTAIN ARCHITECTURE"
 2X6 EXTERIOR WALLS
 9FT CEILING

872 SF-FIRST FLOOR
 212 SF-FINISHED SECOND FLOOR
 1084 SF-APPROXIMATE TOTAL



PCS CORPORATION
 Licensed Lumber to Factory Built Homes Only

State: **North Carolina**
 Signature: *[Signature]*
 Title: **Staff Plan Reviewer**
 Date: **11/14/12**

SEE PLAN FOR
 1. LOCATION OF WINDOW COORDINATES
 2. WINDOW PLACEMENT OF LIGHT FIXTURES
 3. WINDOW SIZES AND FINISHES

THIS DOCUMENT IS THE PROPERTY OF PCS CORPORATION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. PCS CORPORATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. PCS CORPORATION SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. PCS CORPORATION SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. PCS CORPORATION SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2X6 EXTERIOR WALLS	1000	LF	0.87	870.00
2	9FT CEILING	1000	SF	0.87	870.00
3	2X6 EXTERIOR WALLS	212	SF	0.87	184.64
4	9FT CEILING	212	SF	0.87	184.64
5	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
6	9FT CEILING	1084	SF	0.87	943.08
7	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
8	9FT CEILING	1084	SF	0.87	943.08
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21	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
22	9FT CEILING	1084	SF	0.87	943.08
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24	9FT CEILING	1084	SF	0.87	943.08
25	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
26	9FT CEILING	1084	SF	0.87	943.08
27	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
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29	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
30	9FT CEILING	1084	SF	0.87	943.08
31	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
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38	9FT CEILING	1084	SF	0.87	943.08
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41	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
42	9FT CEILING	1084	SF	0.87	943.08
43	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
44	9FT CEILING	1084	SF	0.87	943.08
45	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
46	9FT CEILING	1084	SF	0.87	943.08
47	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
48	9FT CEILING	1084	SF	0.87	943.08
49	2X6 EXTERIOR WALLS	1084	LF	0.87	943.08
50	9FT CEILING	1084	SF	0.87	943.08



FOUNDATION

FOR DIMENSIONAL PURPOSES ONLY AND MUST BE DESIGNED FOR SPECIFIC SITE CONDITIONS BY DTI-430.

NOTES:

1. FOUNDATION DESIGN IS THE RESPONSIBILITY OF THE DESIGNER AND MUST BE BASED ON THE RESULTS OF SOIL TESTING AND ANALYSIS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND INFORMATION TO DESIGN THE FOUNDATION SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND INFORMATION TO DESIGN THE FOUNDATION SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND INFORMATION TO DESIGN THE FOUNDATION SYSTEM.

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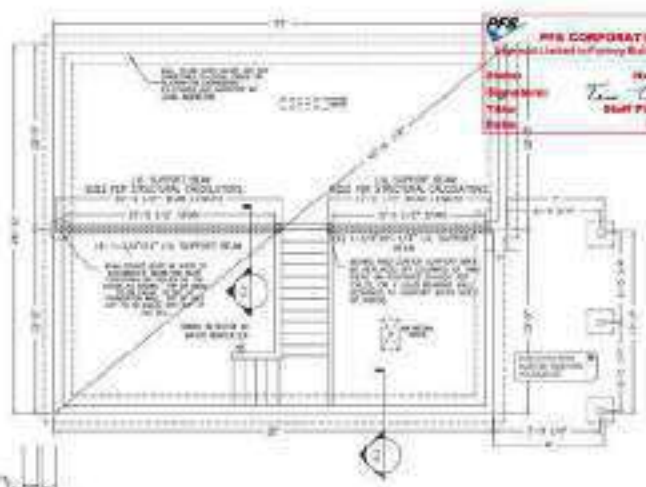
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IT IS THE DESIGNER'S RESPONSIBILITY TO PROVIDE THE OWNER WITH ALL NECESSARY DATA AND INFORMATION TO DESIGN THE FOUNDATION SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND INFORMATION TO DESIGN THE FOUNDATION SYSTEM.

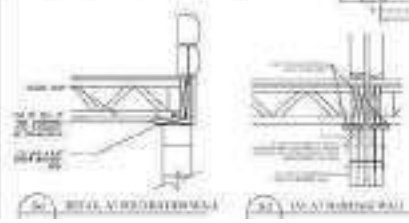


PREPARED BY: [Signature]

DATE: 11/04/20

PROJECT: [Project Name]

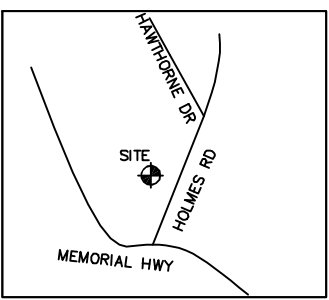
SCALE: 1/4" = 1'-0"



BASEMENT

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Subdivision Plat

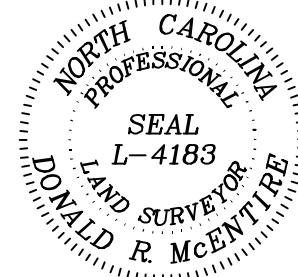


VICINITY MAP
(not to scale)

REFERENCE BEARING

I, Donald R. McEntire, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 407, Page 776); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ---, Page ---; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 31st day of August A.D. 2021.

Signature _____
Land Surveyor
Licensure Number L-4183



I, Donald R. McEntire, Professional Land Surveyor No. L-4183, certify to one or more of the following as indicated thus, or :

- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- C. That this plat is of a survey of an existing parcel or parcels of land.
- D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
- E. That 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 provisions contained in (A) through (D) above.

DONALD R. McENTIRE, PROFESSIONAL LAND SURVEYOR NO. L-4183

0.50 ACRES

Development Capital Investments, LLC.
2060/2110
PB 43/129
Part of Tax Map 510-4-79
Part of Tax Pin: 219458
Formerly
F.R. Alexander
PB 7/7

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	380.00'	157.70'	156.57'	S 19°17'17" W	23°46'40"
C2	118.23'	48.73'	48.39'	S 19°22'10" W	23°36'55"

CALLS FOR 20' RIGHT OF WAY - EASEMENT

LINE	BEARING	DISTANCE
R1	S 30°32'49" W	92.11'
R2	S 77°09'50" W	27.52'

3.49 ACRES TOTAL

2.99 ACRES

DB 2060/2107, 407/776
Part of Tax Map 510-4-79
Part of Tax Pin: 219458

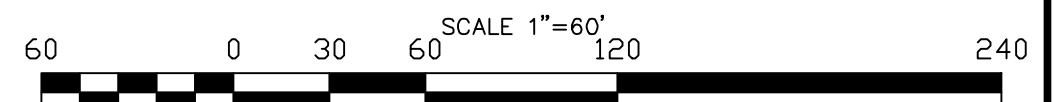
LEGEND	
●	FOUND IRON PIN (EIP)
○	SET IRON PIN (NIP)
•	POINT
▲	NAIL OR RAILROAD SPIKE
⊕	HYDRANT
□	TELEPHONE PEDESTAL (PED)
☆	LIGHT POLE OR LAMP
⊙	UTILITY POLE
⊗	WATER VALVE
⊕	WATER METER (wm)
⊙	GAS VALVE
⊕	SEWER MANHOLE
⊕	CONCRETE MONUMENT
⊕	RIGHT OF WAY MONUMENT
●	STONE
—	Property Line
- - -	Adjoiners (Surveyed)
- - -	Adjoiners (not surveyed)
- - -	Right of Way
- - -	Utility Lines
—	Asphalt
- - -	Gravel

Survey is being performed without the benefit of a title search.
A portion of the subject tract lies within a flood plain.
Subject to the right of way for Holmes Road, Angel of the Lake Blvd., and all others of record.

Revised May 27, 2022 to show end of road use by others and establish a 20' driveway right of way to others.

**BOUNDARY SURVEY FOR
DEVELOPMENT CAPITAL INVESTMENTS, LLC.**

DEED BOOK 2060/2107, 407/776
TAX MAP: 510-4-79
LAKE VIEW ESTATES, FUTURE DEVELOPMENT
PLAT BOOK 7/7, 7/72
ZONED: R-1
CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
FIELD: EM,TW,BW MAP: D. McENTIRE
DATE: AUGUST 31, 2021 MAP#: 21-1312



DONALD McENTIRE SURVEYING
108 ISHAM DRIVE
RUTHERFORDTON, NC 28139
PHONE: (828) 287-0439
EMAIL: dmcentire@bellsouth.net

Buffalo Ridge East

Development Plans

Table of Content

1. Aerial Parcel Map
2. Conceptual Site Plan
3. Boundary Survey
4. Topo Survey
5. Tree Survey
6. Recorded Parcel Plat
7. Approved Septic Plan
8. Approved Utility Plan
9. Approved Erosion Plan
10. Site Plan with Topo
11. House Layout/Staked Four
Corners
12. Elevation and Floor Plans
13. Subdivision Plat

Aerial Parcel Map



Conceptual Site Plan



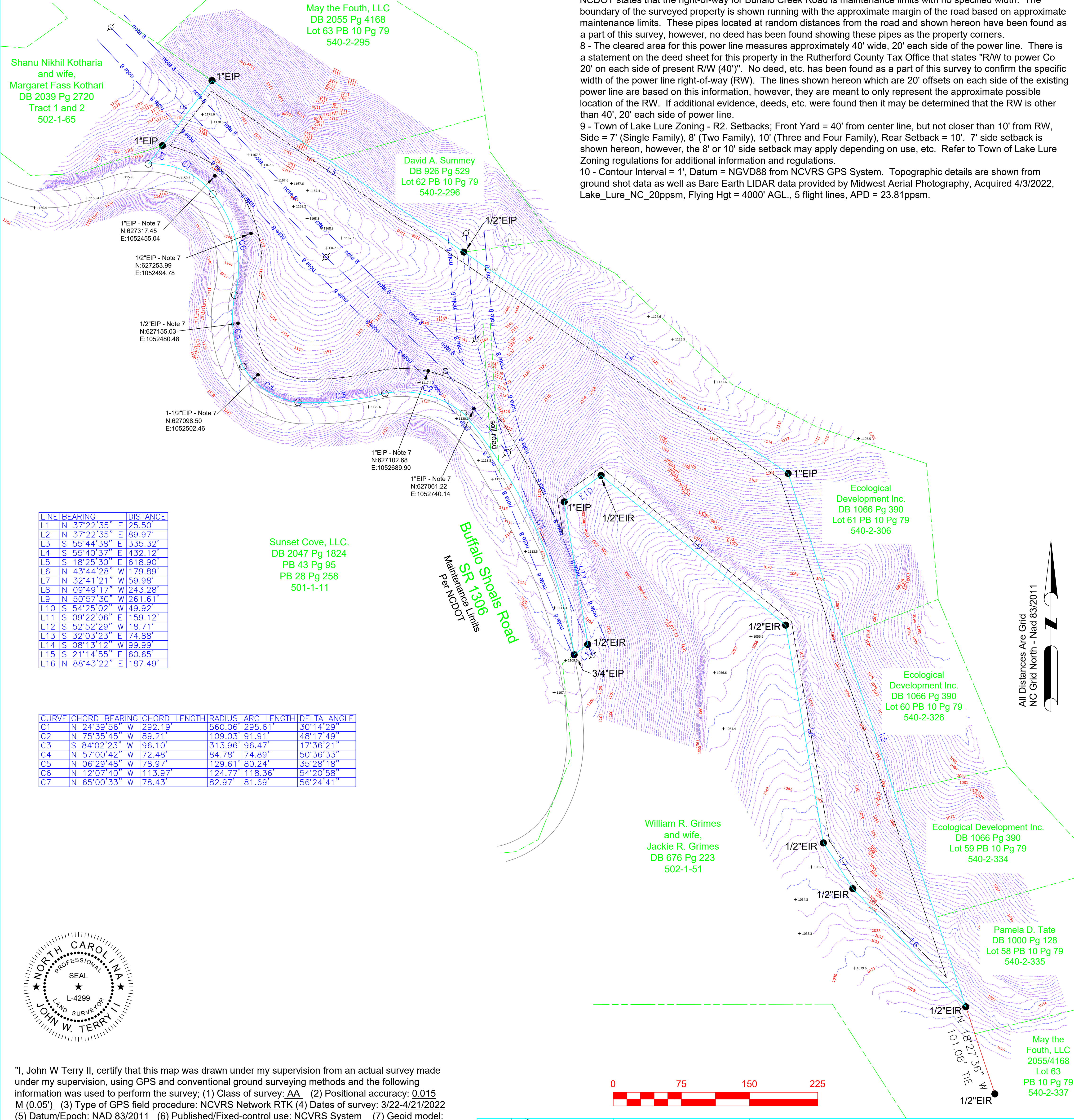
*Buffalo Ridge
East
Lake Lure, North Carolina
6 Acres - 12 residences*



Boundary Survey

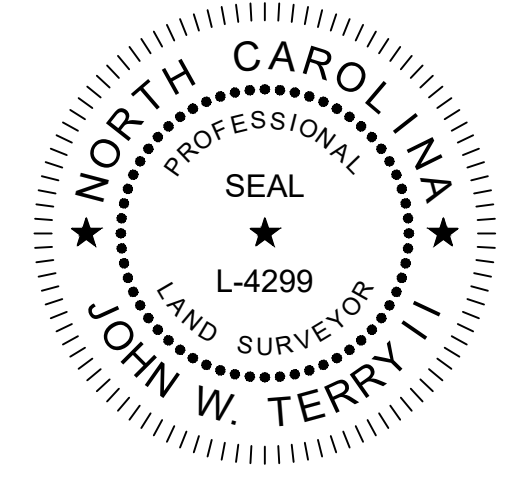
- Legend**
- DB - Deed Book
 - EIP - Existing Iron Pipe
 - EIR - Existing Iron Rod/Rebar
 - IPS - Iron Pipe Set
 - IRS - Iron Rod Set
 - PB - Plat Book
 - RW - Right of Way
 - SR - State Road
 - TL - Total Length
 - - Unmarked Point
 - ⊕ - Utility Pole

- Notes:**
- 1 - Area by coordinate geometry,
 - 2 - Survey does not certify title or ownership
 - 3 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
 - 4 - All property ownership information has been taken from current tax records.
 - 5 - Property is subject to easements, etc. of record
 - 6 - Underground utilities have not been located.
 - 7 - DB 300 Pg 132 Tract 5 calls for DB 248 Pg 375 which calls for DB 212 Pg 376. DB 212 Pg 376 describes the boundary of the surveyed property as follows; "...to a stake in the South Margin of the Buffalo Creek Road; thence with the said South and East margin of said road; in an Easterly, a Northerly and a Northwesterly direction...". NCDOT states that the right-of-way for Buffalo Creek Road is maintenance limits with no specified width. The boundary of the surveyed property is shown running with the approximate margin of the road based on approximate maintenance limits. These pipes located at random distances from the road and shown hereon have been found as a part of this survey, however, no deed has been found showing these pipes as the property corners.
 - 8 - The cleared area for this power line measures approximately 40' wide, 20' each side of the power line. There is a statement on the deed sheet for this property in the Rutherford County Tax Office that states "R/W to power Co 20' on each side of present R/W (40)". No deed, etc. has been found as a part of this survey to confirm the specific width of the power line right-of-way (RW). The lines shown hereon which are 20' offsets on each side of the existing power line are based on this information, however, they are meant to only represent the approximate possible location of the RW. If additional evidence, deeds, etc. were found then it may be determined that the RW is other than 40', 20' each side of power line.
 - 9 - Town of Lake Lure Zoning - R2. Setbacks; Front Yard = 40' from center line, but not closer than 10' from RW, Side = 7' (Single Family), 8' (Two Family), 10' (Three and Four Family), Rear Setback = 10'. 7' side setback is shown hereon, however, the 8' or 10' side setback may apply depending on use, etc. Refer to Town of Lake Lure Zoning regulations for additional information and regulations.
 - 10 - Contour Interval = 1', Datum = NGVD88 from NCVRS GPS System. Topographic details are shown from ground shot data as well as Bare Earth LIDAR data provided by Midwest Aerial Photography, Acquired 4/3/2022, Lake_Lure_NC_20ppsm, Flying Hgt = 4000' AGL., 5 flight lines, APD = 23.81ppsm.



LINE	BEARING	DISTANCE
L1	N 37°22'35" E	25.50'
L2	N 37°22'35" E	89.97'
L3	S 55°44'38" E	335.32'
L4	S 55°40'37" E	4.32.12"
L5	S 18°25'30" E	618.90'
L6	N 43°44'28" W	179.89'
L7	N 32°41'21" W	59.98'
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L14	S 08°13'12" W	99.99'
L15	S 21°14'55" E	60.65'
L16	N 88°43'22" E	187.49'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N 24°39'56" W	292.19'	560.06'	295.61'	30°14'29"
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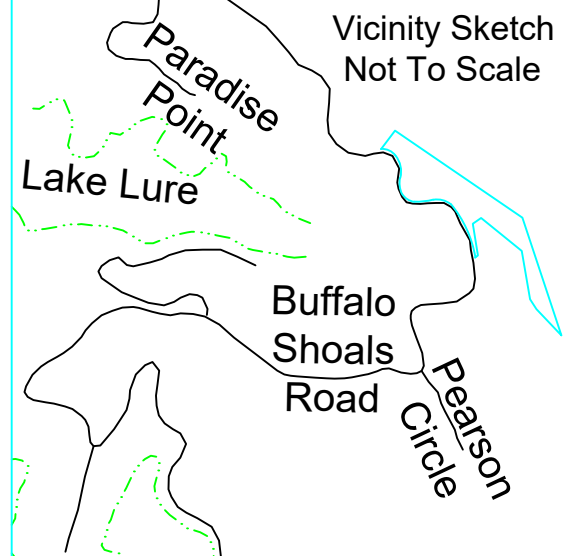


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey; (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: 3/22-4/21/2022 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12B(ConUS) (8) Combined grid factor(s): 1.0001504098 (9) Units: US Survey Foot; Deed description recorded in Deed Book 212 Page 376; that the ratio of precision as calculated is 1:10,000 +; that this plat was prepared in accordance with N.C. Standards of Practice

Witness my original signature, registration number and seal this 26th day of April 2022

This is an Unsigned Electronic Plat Copy
Preliminary Plat - Not for Recordation, Conveyance or Sales

John W. Terry II - PLS # 4299




TRIPOD LAND SURVEYING, P.A.
 C-2183
 149 South Main Street
 Rutherfordordton, NC 28139
 828 288 0008

Survey For: Buffalo Ridge Phase 1		
Survey Of: 3.85 Acre Parcel on Buffalo Ridge Road		
State: North Carolina	County: Rutherford	Scale: 1" = 75'
DB 212 Pg 376	Township: Chimney Rock	Zone: Lake Lure R-2
DB 248 Pg 375	Town of Lake Lure	Date: 3/22-4/21/2022
DB 300 Pg 132, 99E/288	Tax Map# 502-1-47	Drawing # 1900

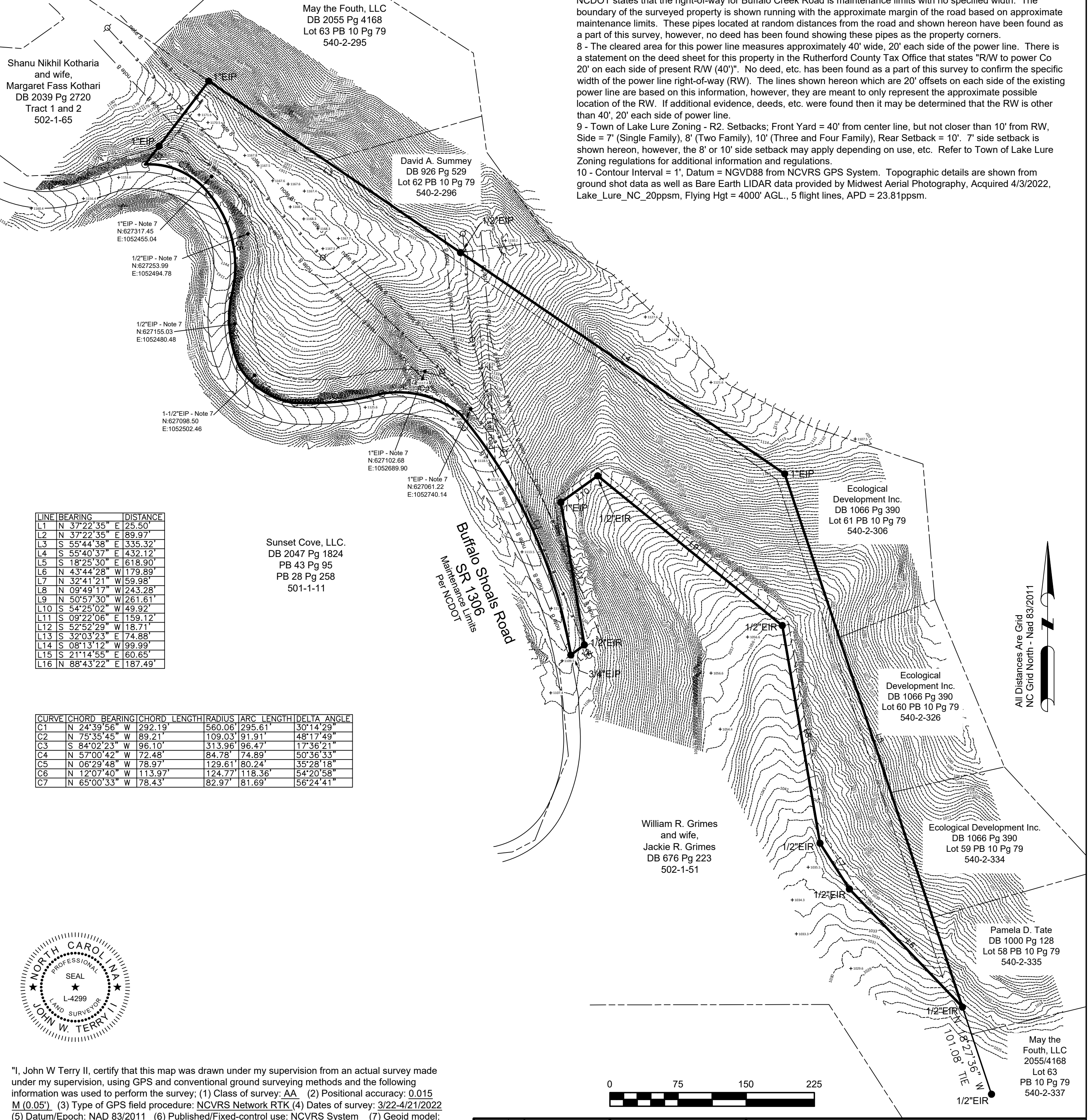
All Distances Are Grid
 NC Grid North - Nad 83/2011



Topo Survey

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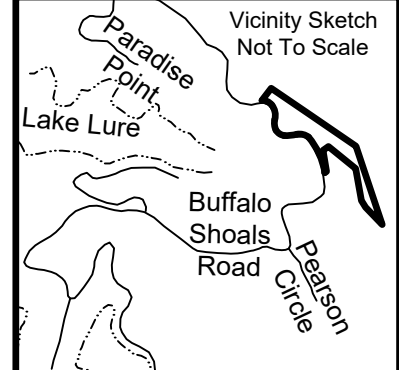


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John W. Terry II - PLS # 4299



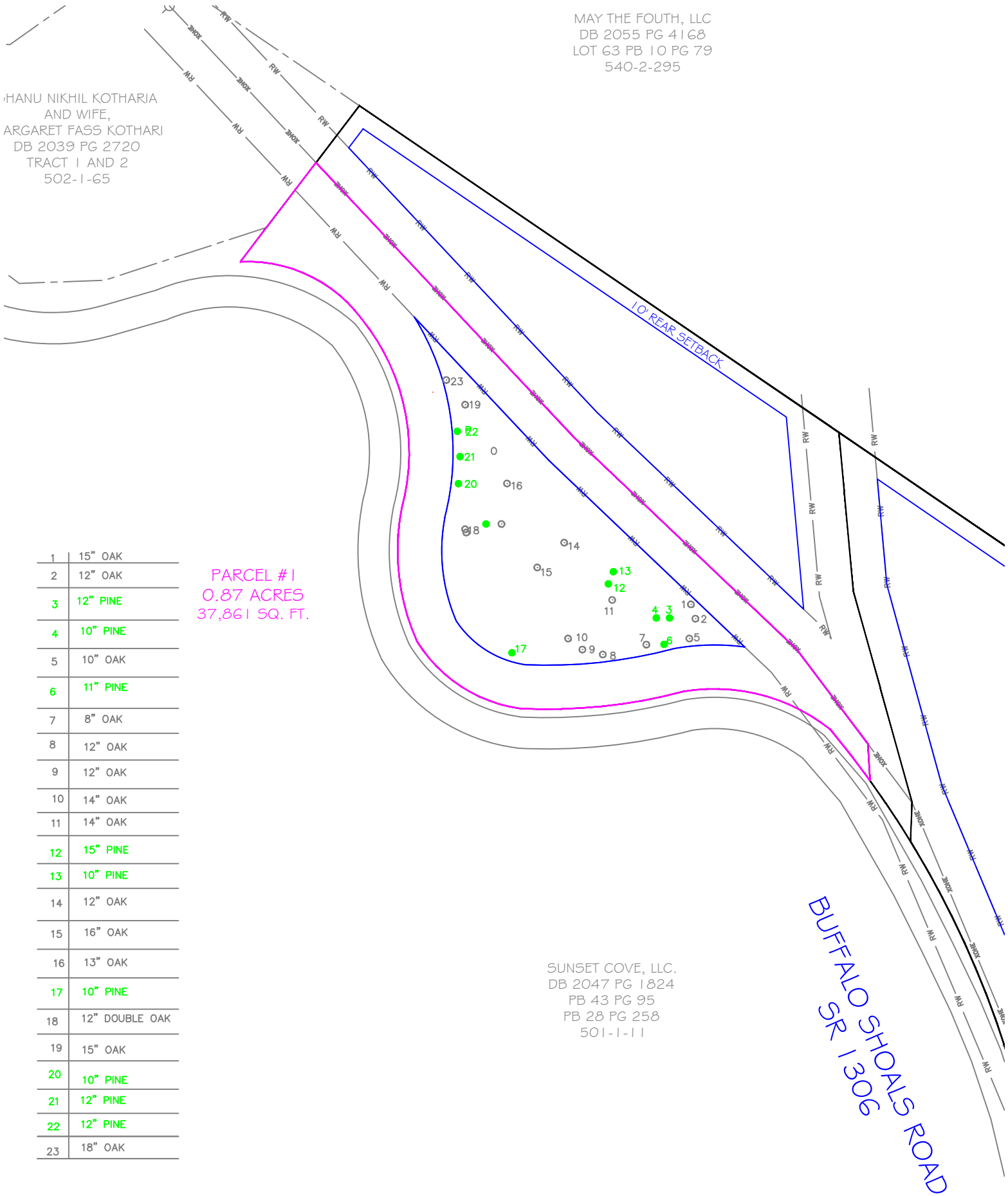
TRIPOD LAND SURVEYING, P.A.
C-2183
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DB 248 Pg 375	Town of Lake Lure	Date: 3/22-4/21/2022
DB 300 Pg 132, 99E/288	Tax Map# 502-1-47	Drawing # 1900

Tree Survey

MAY THE FOURTH, LLC
 DB 2055 PG 4168
 LOT 63 PB 10 PG 79
 540-2-295

HANU NIKHIL KOTHARIA
 AND WIFE,
 ARGARET FASS KOTHARI
 DB 2039 PG 2720
 TRACT 1 AND 2
 502-1-65



PARCEL #1
 0.87 ACRES
 37,861 SQ. FT.

1	15" OAK
2	12" OAK
3	12" PINE
4	10" PINE
5	10" OAK
6	11" PINE
7	8" OAK
8	12" OAK
9	12" OAK
10	14" OAK
11	14" OAK
12	15" PINE
13	10" PINE
14	12" OAK
15	16" OAK
16	13" OAK
17	10" PINE
18	12" DOUBLE OAK
19	15" OAK
20	10" PINE
21	12" PINE
22	12" PINE
23	18" OAK

SUNSET COVE, LLC.
 DB 2047 PG 1824
 PB 43 PG 95
 PB 28 PG 258
 501-1-11

BUFFALO SHOALS ROAD
 SR 13096

Recorded Parcel Plat

Septic Approved Plan

Approved Utility Plan

HANU NIKHIL KOTHARIA
AND WIFE,
ARGARET FASS KOTHARI
DB 2039 PG 2720
TRACT 1 AND 2
502-1-65

DB 2055 PG 4168
LOT 63 PB 10 PG 79
540-2-295

DAVID A. SUMMEY
DB 926 PG 529
LOT 62 PB 10 PG 79
540-2-296

SUNSET COVE, LLC.
DB 2047 PG 1824
PB 43 PG 95
PB 28 PG 258
501-1-11

ECOLOGICAL
DEVELOPMENT INC.
DB 1066 PG 390
LOT 61 PB 10 PG 79
540-2-306

BUFFALO SHOALS RD
SR 1306

AERIAL SURVEY - CANOPY COVERAGE METHOD

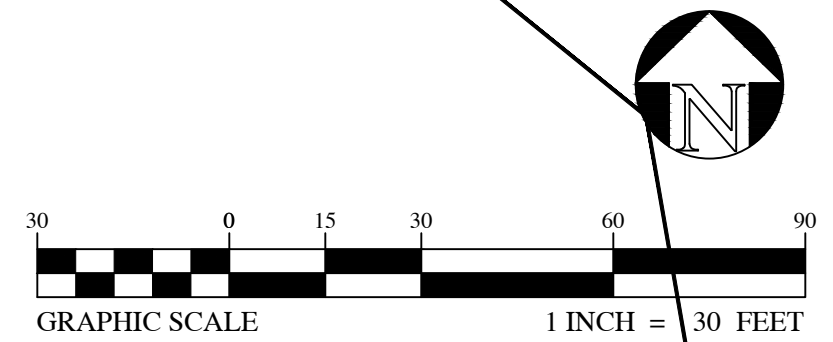
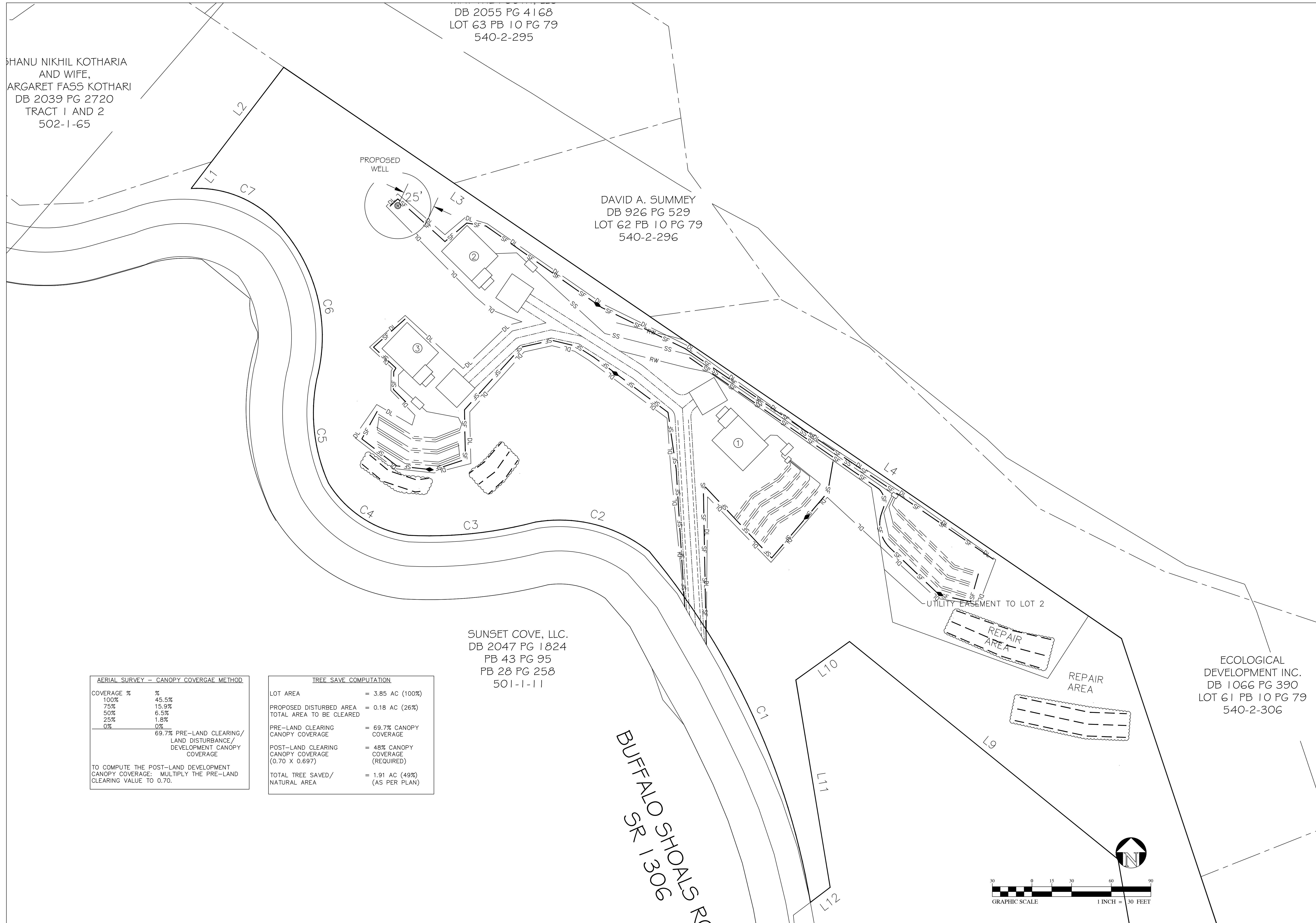
COVERAGE %	%
100%	45.5%
75%	15.9%
50%	6.5%
25%	1.8%
0%	0%

69.7% PRE-LAND CLEARING/
LAND DISTURBANCE/
DEVELOPMENT CANOPY
COVERAGE

TO COMPUTE THE POST-LAND DEVELOPMENT
CANOPY COVERAGE: MULTIPLY THE PRE-LAND
CLEARING VALUE TO 0.70.

TREE SAVE COMPUTATION

LOT AREA	= 3.85 AC (100%)
PROPOSED DISTURBED AREA	= 0.18 AC (26%)
TOTAL AREA TO BE CLEARED	
PRE-LAND CLEARING CANOPY COVERAGE	= 69.7% CANOPY COVERAGE
POST-LAND CLEARING CANOPY COVERAGE (0.70 X 0.697)	= 48% CANOPY COVERAGE (REQUIRED)
TOTAL TREE SAVED/ NATURAL AREA	= 1.91 AC (49%) (AS PER PLAN)



JOB NUMBER:
22112

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS
PLAN AND SPECIFICATION
WAS PREPARED BY ME OR
UNDER MY DIRECT
SUPERVISION AND THAT I AM
A DULY REGISTERED
ARCHITECT OR ENGINEER
UNDER THE LAWS OF THE
STATE OF NORTH CAROLINA
AS SIGNIFIED BY MY HAND
AND SEAL.



PLANS FOR
BUFFALO RIDGE EAST
TOWN OF LAKE LURE
CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
LAND DISTURBANCE

Odom
Engineering
PLLC
100 Oak Street, Forest City, N.C. 28043
ph: 828.247.4496 fax: 828.247.4498
NC License # 40266



SCALE: 1" = 30'
DATE: 08/17/2022
DRAWN BY: MJG
CHECKED BY: DWO
PROJECT MGR: DWO
SHEET:

Approved Erosion Plan

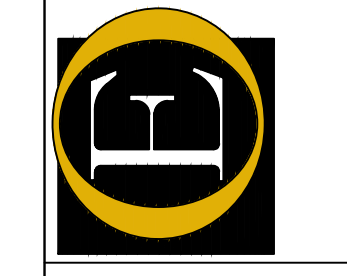
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

CERTIFICATION

PLANS FOR
BUFFALO RIDGE EAST
TOWN OF LAKE LURE
CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
UTILITY LAYOUT

ECOL DEVELOP
DB 106
LOT 61 PG 540



SCALE: 1" = 50'
DATE: 08/17/2022
DRAWN BY: MJG
CHECKED BY: DWO
PROJECT MGR: DWO
SHEET:

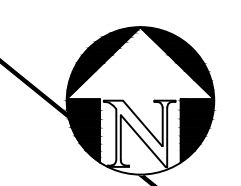
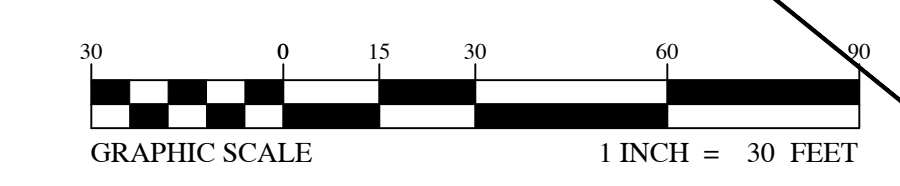
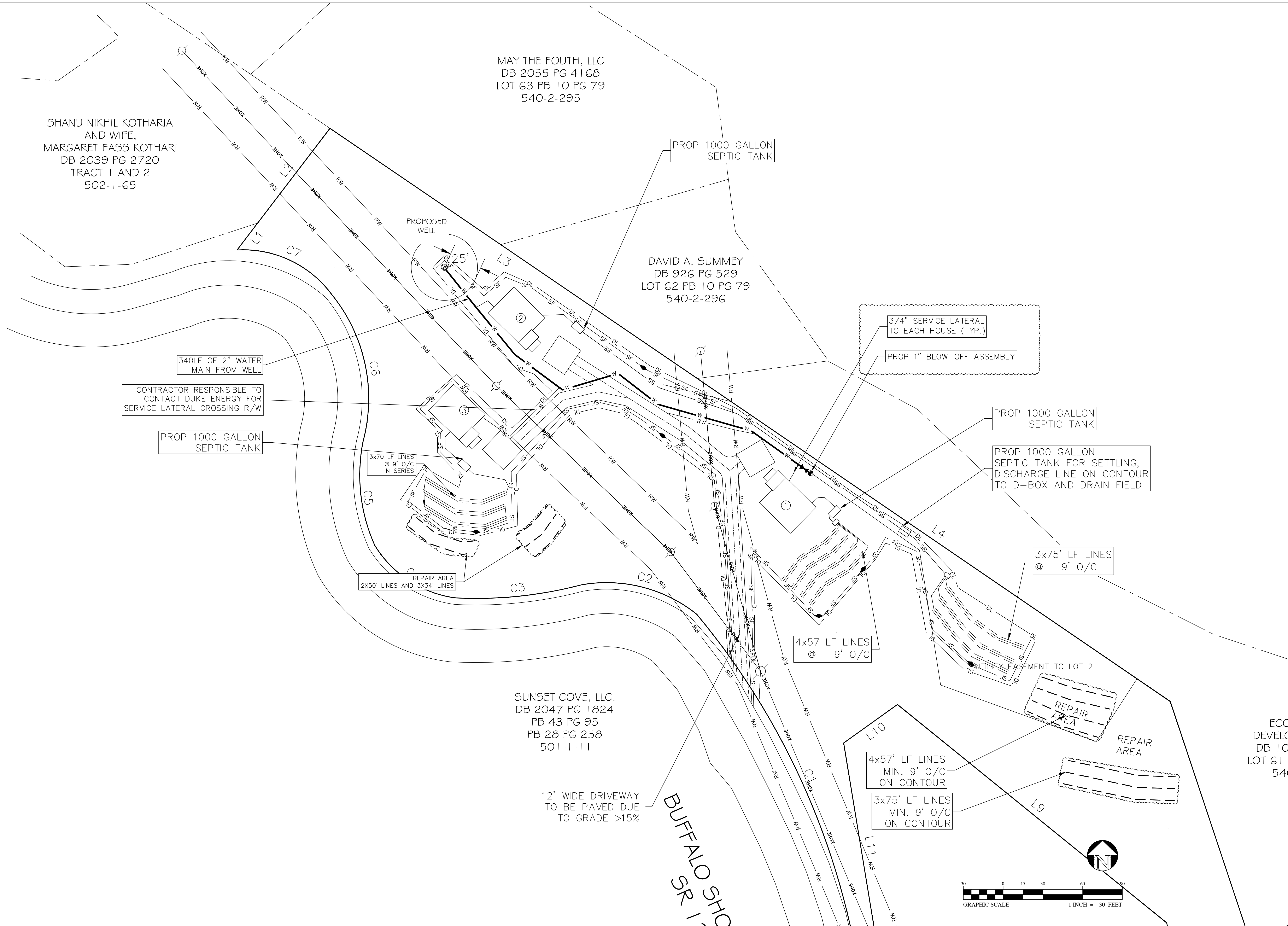
MAY THE FOURTH, LLC
DB 2055 PG 4168
LOT 63 PB 10 PG 79
540-2-295

SHANU NIKHIL KOTHARIA
AND WIFE,
MARGARET FASS KOTHARI
DB 2039 PG 2720
TRACT 1 AND 2
502-1-65

DAVID A. SUMMEY
DB 926 PG 529
LOT 62 PB 10 PG 79
540-2-296

SUNSET COVE, LLC.
DB 2047 PG 1824
PB 43 PG 95
PB 28 PG 258
501-1-11

12' WIDE DRIVEWAY
TO BE PAVED DUE
TO GRADE >15%



Site Plan with Topo

House Layout/Staked Four Corners

Elevation and Floor Plans

River Rock II Mountain Architecture

ELEVATION DRAWINGS ARE FOR ILLUSTRATION ONLY.
SEE FLOOR PLAN AND SALES CONTRACT FOR SPECIFIC DETAILS

PORCHES (INCLUDING PORCH ROOFS, DECKS, AND STEPS) NOTE: PORCHES ARE OPTIONAL. THE OWNER MAY VARY THE PORCHES FROM THOSE ILLUSTRATED HERE. PORCHES ARE DESIGNED AND BUILT BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES AND ARE SUBJECT TO INSPECTIONS TO CODE BY LOCAL OFFICIALS.

DORMERS AND SHIPLOOSE GABLE END WALLS ARE FINISHED W/ AN APPROVED WATER BARRIER AND LOG SIDING THAT IS LAPPED IN ACCORDANCE TO THE BUILDING CODES

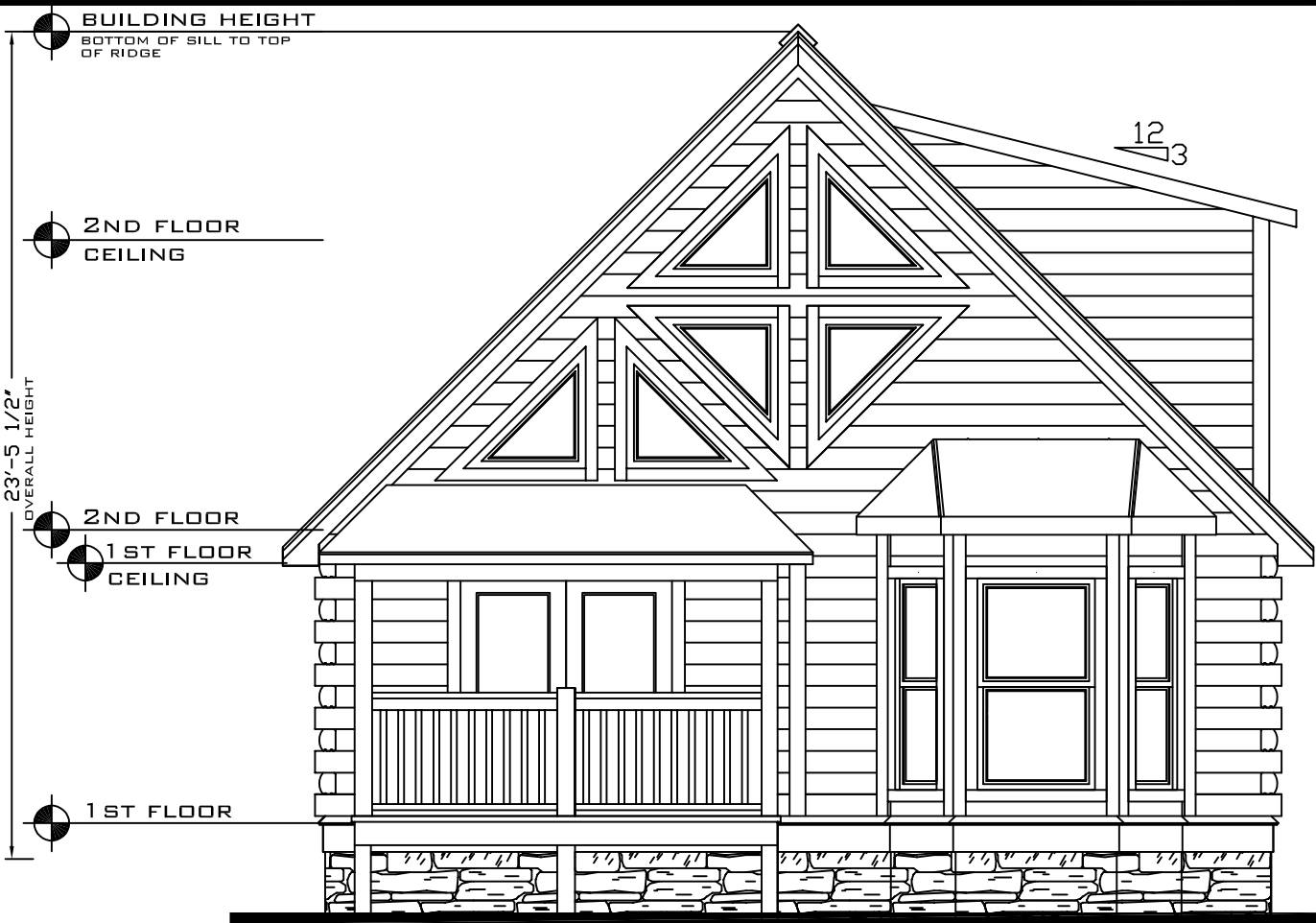
SHINGLE LABEL

UL LISTED
PREPARED ROOFING MATERIALS
DEGREE OF RESISTANCE TO EXTERNAL FIRE AND FLAMMABILITY LIMITS
IN ACCORDANCE WITH UL STANDARD 790
WIND RESISTANCE ALSO CLASSIFIED
IN ACCORDANCE WITH ASTM D3161, CLASS F
WHEN APPLIED IN ACCORDANCE WITH INSTRUCTIONS INCLUDED WITH THIS ROOFING

R-2453 ISSUE M-46,645

ASTM D 3462

MEAN ROOF HEIGHT = 20'-0"
MEAN ROOF HEIGHT IS ESTIMATED UNDER THE ASSUMPTION THAT THE BASEMENT IS 10'-0" HEIGHT WITH AN AVERAGE BACK FILL OF 5'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'
1'-0" 5'-0" 6"

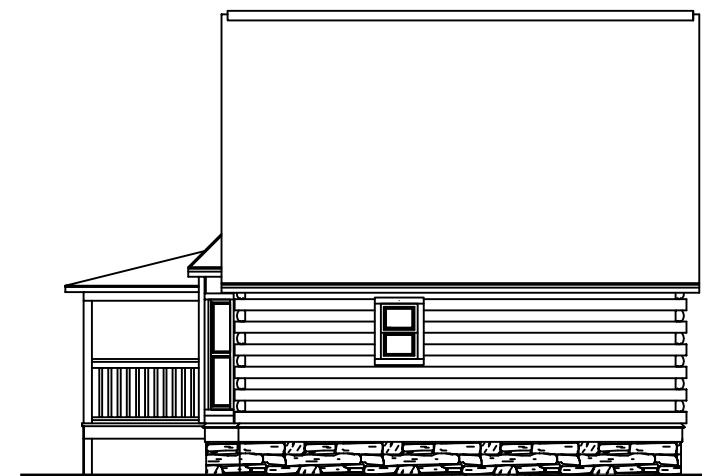
NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



LEFT SIDE ELEVATION
SCALE: 3/32" = 1'
1'-0" 2'-0" 6"



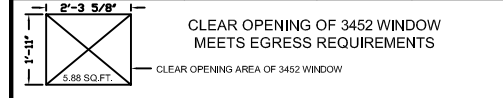
REAR ELEVATION
SCALE: 3/32" = 1'
1'-0" 2'-0" 6"



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'
1'-0" 2'-0" 6"

WEST WINDOW SCHEDULE DP-50 LOW-E

EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	2030	24" x 36"	3.09	1.26
NO	3030	36" x 36"	6.37	2.69
YES	3452	40" X 62"	14.33	5.68
NO	3060 FIXED	36"X72"	14.01	X



EXTERIOR DOOR SCHEDULE DP-47

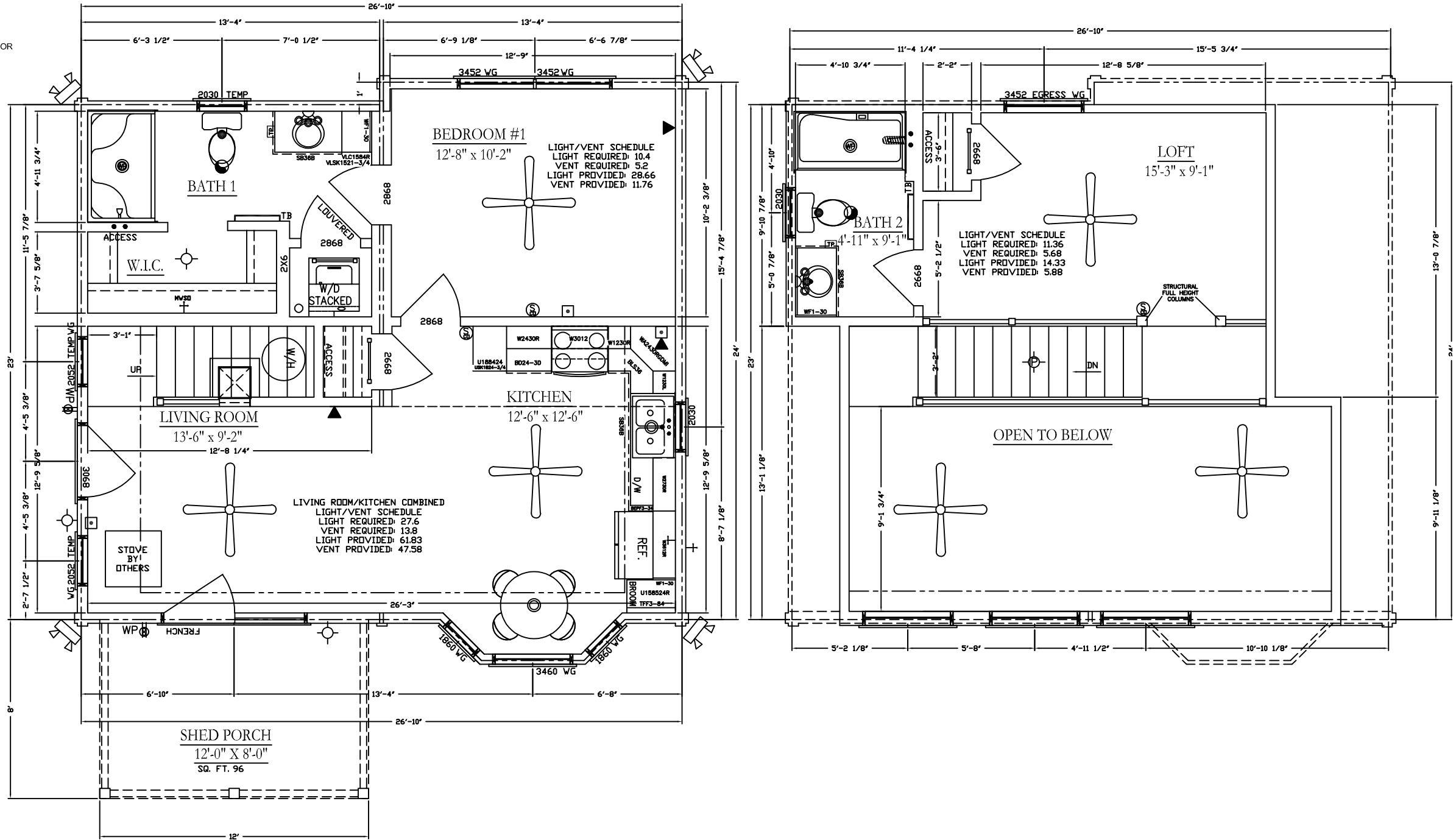
DESCRIPTION	ROUGH OPENING	LIGHT		VENT
		9-LITE	15-LITE	
3068	38 3/8" x 81 1/4"	4.31	8.02	19.55
FRENCH	75 1/4" x 81 3/4"	16.04		38.76
6068 SGD	72" X 80"	16.04		19.38

INTERIOR DOOR SCHEDULE

DESCRIPTION	ROUGH OPENING
3068 LOUVERED	38" x 82"
2668	32" x 82"
2868	34" x 82"
2868 PD	34" x 82"

NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

642 SF-FIRST FLOOR
215 SF-LOFT
857 SF-APPROXIMATE TOTAL



Boone II Log Cabin Design

ELEVATION DRAWINGS ARE FOR ILLUSTRATION ONLY.
SEE FLOOR PLAN AND SALES CONTRACT FOR SPECIFIC DETAILS

PORCHES (INCLUDING PORCH ROOFS, DECKS, AND STEPS) NOTE: PORCHES ARE OPTIONAL. THE OWNER MAY VARY THE PORCHES FROM THOSE ILLUSTRATED HERE. PORCHES ARE DESIGNED AND BUILT BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES AND ARE SUBJECT TO INSPECTIONS TO CODE BY LOCAL OFFICIALS.

DORMERS AND SHIPLOOSE GABLE END WALLS ARE FINISHED W/ AN APPROVED WATER BARRIER AND LOG SIDING THAT IS LAPPED IN ACCORDANCE TO THE BUILDING CODES

SHINGLE LABEL



**LISTED
PREPARED ROOFING MATERIALS**
DEGREE OF RESISTANCE TO EXTERNAL FIRE
AND FLAMMABILITY LIMITS
IN ACCORDANCE WITH UL STANDARD 790
WIND RESISTANCE ALSO CLASSIFIED
IN ACCORDANCE WITH ASTM D3161, CLASS F
WHEN APPLIED IN ACCORDANCE WITH
INSTRUCTIONS INCLUDED WITH THIS ROOFING

R-2453 ISSUE M-46,645

ASTM D 3462

RIDGE VENT - LAMANC PRODUCT # LOR30
SOFFIT VENT - FLAMCO # VENT164BE4X16

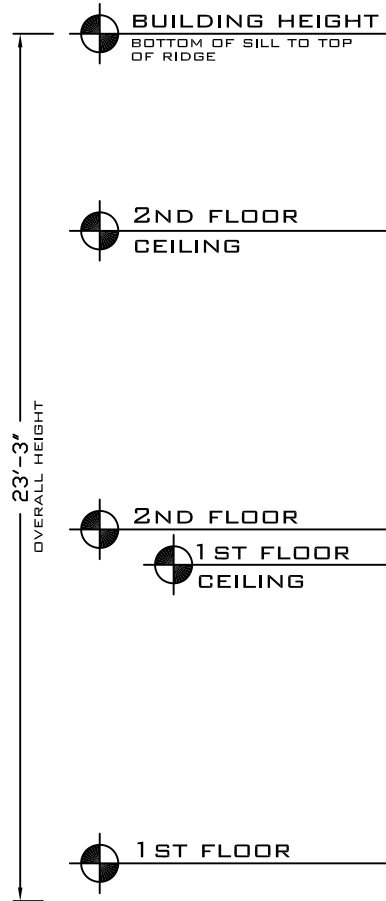
ROOF VENTILATION:

AREA = 872 SQ. FT.

872 = 2.91 SQ. FT. (419 SQ. IN.) 209.3 SOFFIT
300 209.3 ROOF

SOFFIT 10 TRUSS SPACES X 22.5 = 225 SQ. IN.

ROOF 33' OF ROLL VENT X 11 SQ. IN./VENT = 363 SQ. IN.



EYE BROW CONSTRUCTED ON SITE BY OTHERS TO MEET LOCAL AND STATE CODE. INSPECTED BY LOCAL INSPECTOR

PRELIMINARY

REV 1	5-23-22
REV 2	
REV 3	
FINAL	

FRONT ELEVATION

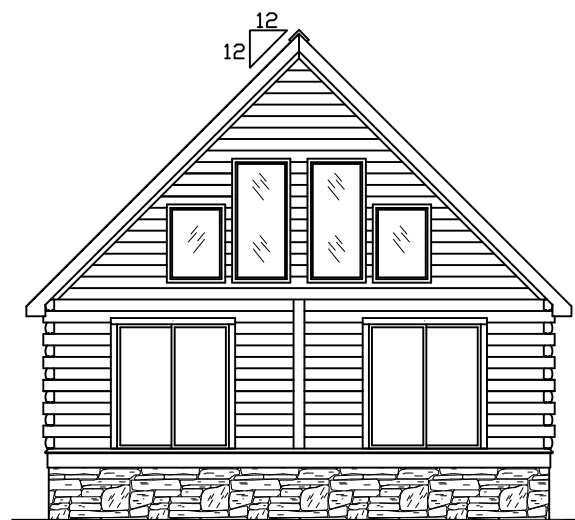
SCALE: 3/16" = 1'

NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



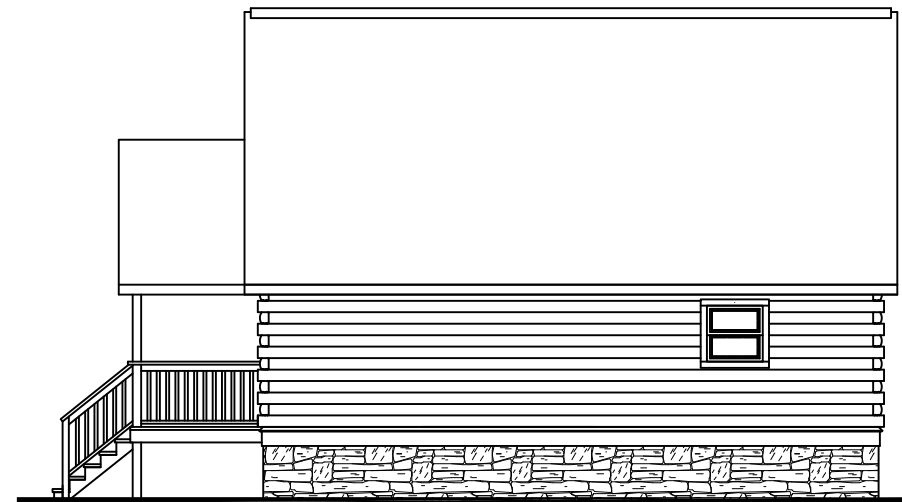
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'



REAR ELEVATION

SCALE: 3/32" = 1'



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'

SOUTHEAST

872 SF-FIRST FLOOR
 212 SF-FINISHED SECOND FLOOR
 1084 SF-APPROXIMATE TOTAL

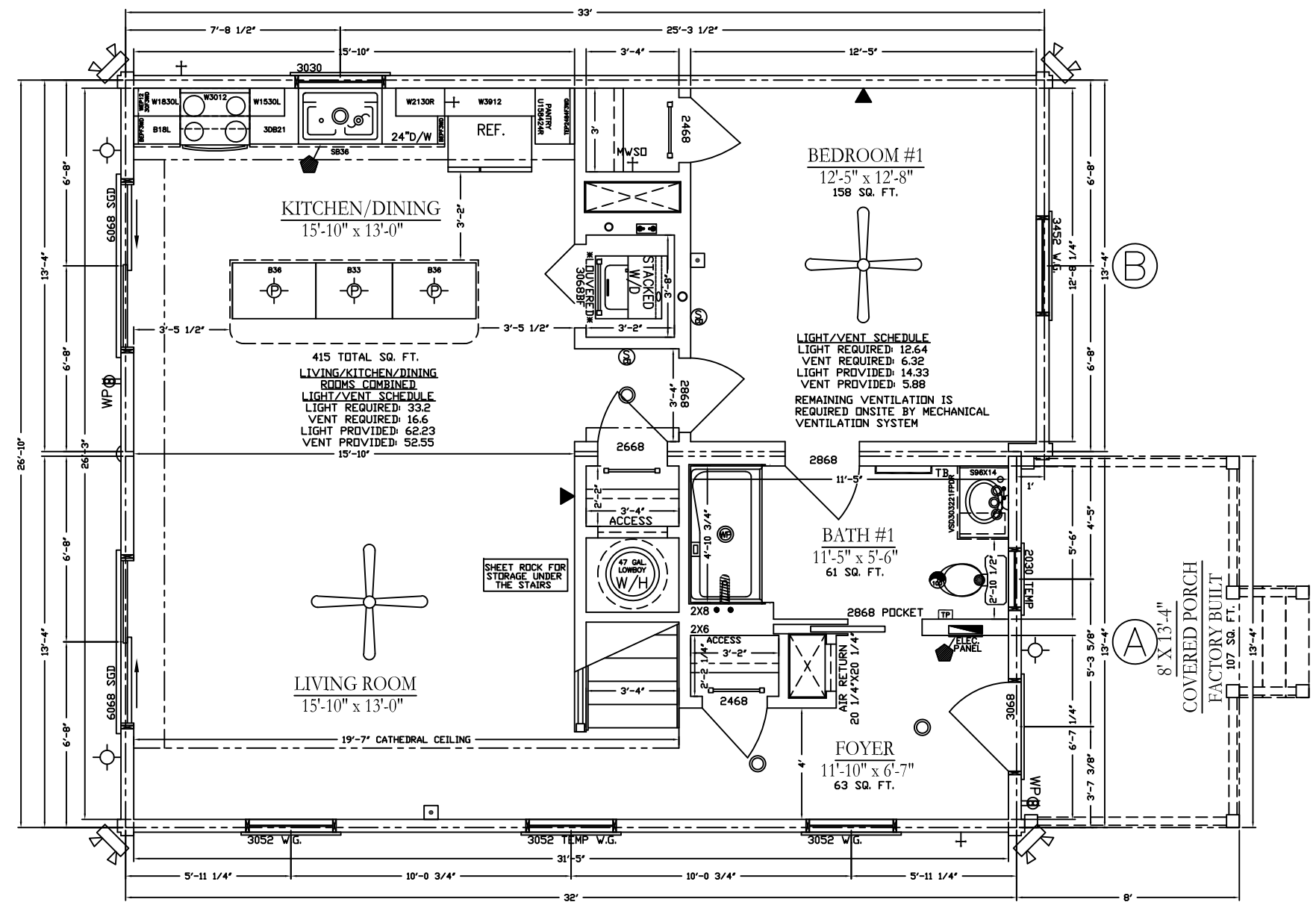
DRAWN WITH
 DIAMOND
 DISTINCTION
 CABINETS

VINYL WINDOW SCHEDULE DP-50 LOW-E DOUBLE HUNG				
EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	1852	20"X62"	3.12	2.30
NO	2030	24"X36"	3.09	1.26
NO	2030-2	48"X36"	7.09	2.25
NO	20310	24"X46"	5.19	2.37
NO	2040	24"X48"	5.14	2.49
NO	2046	24"X54"	6.19	2.90
NO	2052	24"X62"	7.22	3.44
NO	2052-2	48"X62"	14.44	6.88
NO	24" OCTAGON	24 1/2"X24 1/2"	2.35	-
NO	2640	30"X48"	7.16	3.25
YES	2845 CASEMENT	32"X53"	8.39	9.00
NO	2852	32"X62"	10.33	4.84
NO	2852-2	64"X62"	20.66	9.66
NO	3012 TRANSOM	36"X14"	4.55	X
NO	3024-2	72"X28"	11.26	3.26
NO	3030	36"X36"	6.37	2.69
NO	3030-2	72"X36"	12.74	5.38
NO	30310	36"X46"	8.54	3.82
NO	30310-2	72"X46"	17.08	7.64
NO	3040	36"X48"	8.91	4.01
NO	3040-2	72"X48"	17.82	8.02
NO	3046	36"X54"	10.19	4.67
NO	3046-2	72"X54"	20.38	9.34
NO	3052	36"X62"	11.89	5.55
NO	3052-2	72"X62"	23.78	11.1
NO	3052-3	108"X62"	35.67	16.65
YES	3452	40"X62"	14.33	5.88
YES	3452-2	80"X62"	28.66	11.76
YES	3452-3	120"X62"	42.99	17.64
YES	3060 D.H.	36"X72"	14.01	6.64
NO	3060 FIXED	36"X72"	14.01	X
NO	4040	48"X48"	12.41	5.53
NO	4046	48"X54"	14.19	6.44
NO	2652	30"X62"	8.88	4.00

NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

INTERIOR DOOR SCHEDULE	
DESCRIPTION	ROUGH OPENING
1668	20" x 82"
2068	26" x 82"
2468	30" x 82"
2668	32" x 82"
2868	34" x 82"
3068	38" x 82"
5068 DBL	62" x 82"
1668BF	20" x 82"
2068BF	26" x 82"
2468BF	30" x 82"
2668BF	32" x 82"
2868BF	34" x 82"
3068BF	38" x 82"
3068DBF	38" x 82"
4068DBF	50" x 82"
5068DBF	62" x 82"
6068DBF	74" x 82"

EXTERIOR DOOR SCHEDULE DP-47					
DESCRIPTION	ROUGH OPENING	LIGHT		VENT	THERMATRU OR WEST
		9-LITE	15-LITE		
2868	34 3/8" x 82 1/2"	4.31	8.02	17.33	THERMATRU
3068	38 3/8" x 82 1/2"	4.31	8.02	19.55	THERMATRU
103068	51 13/32" x 82 1/2"	4.31	8.02	19.55	THERMATRU
10301068	64 3/4" x 82 1/2"	4.31	8.02	19.55	THERMATRU
3068 OUT SWING	38 3/8" x 81 1/4"	4.31	8.02	19.55	THERMATRU
FRENCH	75 1/4" x 82 1/2"	16.04		38.76	THERMATRU
FRENCH OUT SWING	75 3/4" x 82 1/8"	16.04		38.76	THERMATRU
ATRIUM	75 5/8" x 82 1/2"	16.04		19.38	THERMATRU
ATRIUM OUT SWING	76" x 82 1/8"	16.04		19.38	THERMATRU
9068 ATRIUM	113 1/4" x 82 1/2"	24.06		19.36	THERMATRU
6068 SGD	72" x 80"	16.04		19.38	WEST
60610 SGD	72" x 84"	16.04		19.38	PLYGEM



⬤ -- DENOTES PLACEMENT OF STATE SEALS AND/OR THIRD PARTY INSPECTION LABELS

NOTE: ALL DIM ARE FROM OUTSIDE OF FRAMING

NOTE:
 RETURN AIR GRILLES TO BE SUPPLIED AND INSTALLED BY OWNER OR HVAC CONTRACTOR
 NOTE:
 HVAC PROVIDED BY OTHERS AT CUSTOMERS REQUEST. TO BE INSTALLED ON-SITE TO LOCAL BUILDING CODES
 NOTE:
 EXHAUST FANS ARE DUCTED TO OUTSIDE AIR ON-SITE AND WILL NOT BE DUCTED TO ATTIC SPACES, SOFFITS, OR RIDGE VENTS. COMPLETED ON-SITE BY OTHERS AND INSPECTED BY THE LOCAL INSPECTOR TO COMPLY WITH
 NOTE:
 CHASES AND AIR RETURN CAVITIES ARE PROVIDED FOR INSTALLATION OF AIR RETURN DUCTS. CHASES AND/OR AIR RETURNS CAVITIES CAN NOT BE USED AS AIR RETURN WITHOUT APPROVED HVAC DUCT MATERIALS. ONSITE BY OTHERS.

PRELIMINARY

REV 1 5-23-22
 REV 2 _____
 REV 3 _____
 FINAL _____

SOUTHEAST

MISUSE OF THESE PLANS AND/OR DETAILS IS PUNISHABLE UNDER THE INTERNATIONAL COPYRIGHT INFRINGEMENT LAW.

872 SF-FIRST FLOOR
 212 SF-FINISHED SECOND FLOOR
 1084 SF-APPROXIMATE TOTAL

2ND FLOOR FINISHED ON-SITE AFTER TRUSS IS RAISED. SUBJECT TO LOCAL INSPECTIONS.



VINYL WINDOW SCHEDULE
 DP-50 LOW-E DOUBLE HUNG

EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	1852	20"X62"	3.12	2.30
NO	2030	24"X36"	3.09	1.26
NO	2030-2	48"X36"	7.09	2.25
NO	20310	24"X46"	5.19	2.37
NO	2040	24"X48"	5.14	2.49
NO	2046	24"X54"	6.19	2.90
NO	2052	24"X62"	7.22	3.44
NO	2052-2	48"X62"	14.44	6.88
NO	24" OCTAGON	24 1/2"X24 1/2"	2.35	-
NO	2640	30"X48"	7.16	3.25
YES	2845 CASEMENT	32"X53"	8.39	9.00
NO	2852	32"X62"	10.33	4.84
NO	2852-2	64"X62"	20.66	9.66
NO	3012 TRANSOM	36"X14"	4.55	X
NO	3024-2	72"X28"	11.26	3.26
NO	3030	36"X36"	6.37	2.69
NO	3030-2	72"X36"	12.74	5.38
NO	30310	36"X46"	8.54	3.82
NO	30310-2	72"X46"	17.08	7.64
NO	3040	36"X48"	8.91	4.01
NO	3040-2	72"X48"	17.82	8.02
NO	3046	36"X54"	10.19	4.67
NO	3046-2	72"X54"	20.38	9.34
NO	3052	36"X62"	11.89	5.55
NO	3052-2	72"X62"	23.78	11.1
NO	3052-3	108"X62"	35.67	16.65
YES	3452	40"X62"	14.33	5.88
YES	3452-2	80"X62"	28.66	11.76
YES	3452-3	120"X62"	42.99	17.64
YES	3060 D.H.	36"X72"	14.01	6.64
NO	3060 FIXED	36"X72"	14.01	X
NO	4040	48"X48"	12.41	5.53
NO	4046	48"X54"	14.19	6.44
NO	2652	30"X62"	8.88	4.00

2'-8" CLEAR OPENING OF 3452 WINDOW MEETS EGRESS REQUIREMENTS
 5.88 SQ.FT.

NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

INTERIOR DOOR SCHEDULE

DESCRIPTION	ROUGH OPENING
1668	20" x 82"
2068	26" x 82"
2468	30" x 82"
2668	32" x 82"
2868	34" x 82"
3068	38" x 82"
5068 DBL	62" x 82"
1668BF	20" x 82"
2068BF	26" x 82"
2468BF	30" x 82"
2668BF	32" x 82"
2868BF	34" x 82"
3068BF	38" x 82"
3068DBF	38" x 82"
4068DBF	50" x 82"
5068DBF	62" x 82"
6068DBF	74" x 82"

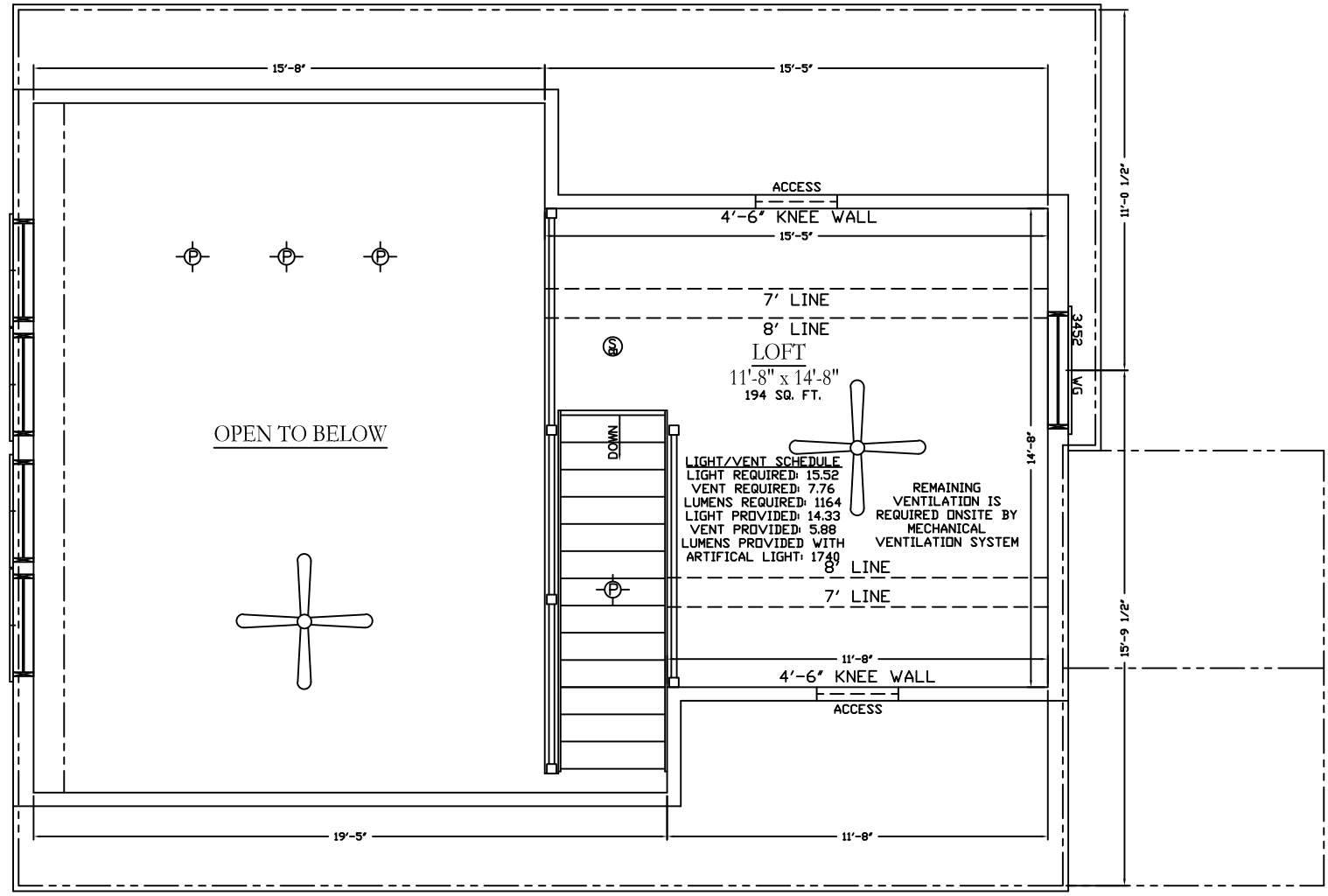
EXTERIOR DOOR SCHEDULE DP-47

DESCRIPTION	ROUGH OPENING	LIGHT		VENT	THERMATRU OR WEST
		9-LITE	15-LITE		
2868	34 3/8" x 82 1/2"	4.31	8.02	17.33	THERMATRU
3068	38 3/8" x 82 1/2"	4.31	8.02	19.55	THERMATRU
103068	51 13/32" x 82 1/2"	4.31	8.02	19.55	THERMATRU
10301068	64 3/4" x 82 1/2"	4.31	8.02	19.55	THERMATRU
3068 OUT SWING	38 3/8" x 81 1/4"	4.31	8.02	19.55	THERMATRU
FRENCH	75 1/4" x 82 1/2"		16.04	38.76	THERMATRU
FRENCH OUT SWING	75 3/4" x 82 1/8"		16.04	38.76	THERMATRU
ATRIUM	75 5/8" x 82 1/2"		16.04	19.38	THERMATRU
ATRIUM OUT SWING	76" x 82 1/8"		16.04	19.38	THERMATRU
9068 ATRIUM	113 1/4" x 82 1/2"		24.06	19.36	THERMATRU
6068 SGD	72" x 80"		16.04	19.38	WEST
60610 SGD	72" x 84"		16.04	19.38	PLYGEM

⬢ -- DENOTES PLACEMENT OF STATE SEALS AND/OR THIRD PARTY INSPECTION LABELS

NOTE: ALL DIM ARE FROM OUTSIDE OF FRAMING

NOTE:
 RETURN AIR GRILLES TO BE SUPPLIED AND INSTALLED BY OWNER OR HVAC CONTRACTOR
 NOTE:
 HVAC PROVIDED BY OTHERS AT CUSTOMERS REQUEST. TO BE INSTALLED ON-SITE TO LOCAL BUILDING CODES
 NOTE:
 EXHAUST FANS ARE DUCTED TO OUTSIDE AIR ON-SITE AND WILL NOT BE DUCTED TO ATTIC SPACES, SOFFITS, OR RIDGE VENTS. COMPLETED ON-SITE BY OTHERS AND INSPECTED BY THE LOCAL INSPECTOR TO COMPLY WITH
 NOTE:
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LIGHT/VENT SCHEDULE
 LIGHT REQUIRED: 15.52
 VENT REQUIRED: 7.76
 LUMENS REQUIRED: 1164
 LIGHT PROVIDED: 14.33
 VENT PROVIDED: 5.88
 LUMENS PROVIDED WITH ARTIFICIAL LIGHT: 1740

REMAINING VENTILATION IS REQUIRED ONSITE BY MECHANICAL VENTILATION SYSTEM

PRELIMINARY

REV 1 5-23-22 _____
 REV 2 _____
 REV 3 _____
 FINAL _____

Boone II Mountain Architecture

ELEVATION DRAWINGS ARE FOR ILLUSTRATION ONLY.
SEE FLOOR PLAN AND SALES CONTRACT FOR SPECIFIC DETAILS

PORCHES (INCLUDING PORCH ROOFS, DECKS, AND STEPS) NOTE: PORCHES ARE OPTIONAL. THE OWNER MAY VARY THE PORCHES FROM THOSE ILLUSTRATED HERE. PORCHES ARE DESIGNED AND BUILT BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES AND ARE SUBJECT TO INSPECTIONS TO CODE BY LOCAL OFFICIALS.

DORMERS AND SHIPLOOSE GABLE END WALLS ARE FINISHED W/ AN APPROVED WATER BARRIER AND LOG SIDING THAT IS LAPPED IN ACCORDANCE TO THE BUILDING CODES

SHINGLE LABEL



LISTED PREPARED ROOFING MATERIALS
DEGREE OF RESISTANCE TO EXTERNAL FIRE AND FLAMMABILITY LIMITS
IN ACCORDANCE WITH UL STANDARD 790
WIND RESISTANCE ALSO CLASSIFIED
IN ACCORDANCE WITH ASTM D3161, CLASS F
WHEN APPLIED IN ACCORDANCE WITH INSTRUCTIONS INCLUDED WITH THIS ROOFING

R-2453 ISSUE M-46,645

ASTM D 3462

RIDGE VENT - LAMANC PRODUCT # LOR30
SOFFIT VENT - FLAMCO # VENT164BE4X16

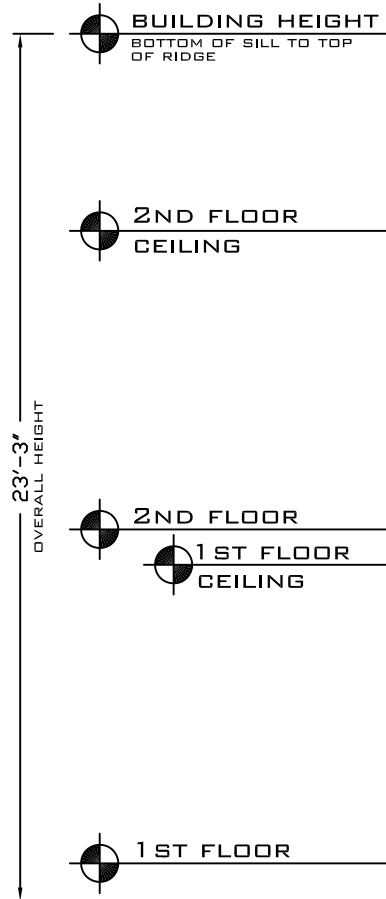
ROOF VENTILATION:

AREA = 872 SQ. FT.

872 = 2.91 SQ. FT. (419 SQ. IN.) 209.3 SOFFIT
300 209.3 ROOF

SOFFIT 10 TRUSS SPACES X 22.5 = 225 SQ. IN.

ROOF 33' OF ROLL VENT X 11 SQ. IN./VENT = 363 SQ. IN.



EYE BROW CONSTRUCTED ON SITE BY OTHERS TO MEET LOCAL AND STATE CODE. INSPECTED BY LOCAL INSPECTOR

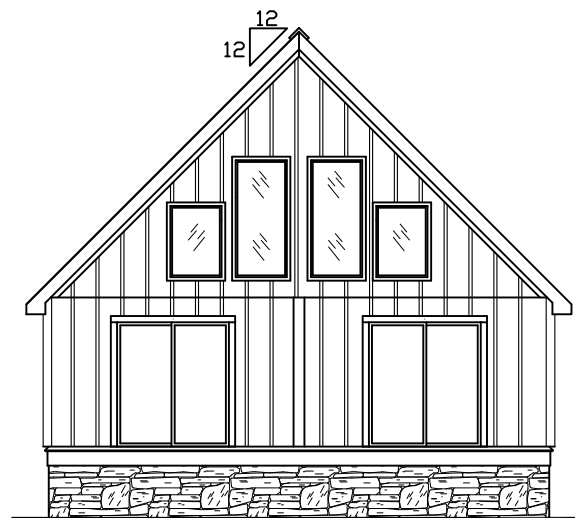
PRELIMINARY	
REV 1	5-24-22
REV 2	
REV 3	
FINAL	

FRONT ELEVATION
SCALE: 3/16" = 1'
1'-0" 5'-0"

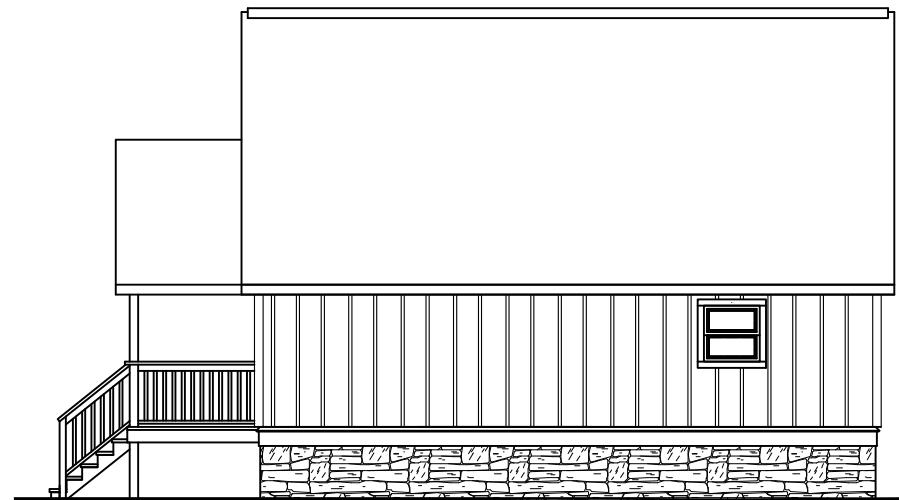
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LEFT SIDE ELEVATION
SCALE: 3/32" = 1'
1'-0" 2'-0"



REAR ELEVATION
SCALE: 3/32" = 1'
1'-0" 2'-0"



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'
1'-0" 2'-0"

SOUTHEAST

VINYL WINDOW SCHEDULE DP-50 LOW-E DOUBLE HUNG				
EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	1852	20"x62"	3.12	2.30
NO	2030	24"x36"	3.09	1.26
NO	2030-2	48"x36"	7.09	2.25
NO	20310	24"x46"	5.19	2.37
NO	2040	24"x48"	5.14	2.49
NO	2046	24"x54"	6.19	2.90
NO	2052	24"x62"	7.22	3.44
NO	2052-2	48"x62"	14.44	6.88
NO	24" OCTAGON	24 1/2"x24 1/2"	2.35	-
NO	2640	30"x48"	7.16	3.25
YES	2845 CASEMENT	32"x53"	8.39	9.00
NO	2852	32"x62"	10.33	4.84
NO	2852-2	64"x62"	20.66	9.66
NO	3012 TRANSOM	36"x14"	4.55	X
NO	3024-2	72"x28"	11.26	3.26
NO	3030	36"x36"	6.37	2.69
NO	3030-2	72"x36"	12.74	5.38
NO	30310	36"x46"	8.54	3.82
NO	30310-2	72"x46"	17.08	7.64
NO	3040	36"x48"	8.91	4.01
NO	3040-2	72"x48"	17.82	8.02
NO	3046	36"x54"	10.19	4.67
NO	3046-2	72"x54"	20.38	9.34
NO	3052	36"x62"	11.89	5.55
NO	3052-2	72"x62"	23.78	11.1
NO	3052-3	108"x62"	35.67	16.65
YES	3452	40"x62"	14.33	5.88
YES	3452-2	80"x62"	28.66	11.76
YES	3452-3	120"x62"	42.99	17.64
YES	3060 D.H.	36"x72"	14.01	6.64
NO	3060 FIXED	36"x72"	14.01	X
NO	4040	48"x48"	12.41	5.53
NO	4046	48"x54"	14.19	6.44
NO	2652	30"x62"	8.88	4.00

CLEAR OPENING OF 3452 WINDOW MEETS EGRESS REQUIREMENTS
5.88 SQ.FT.

NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

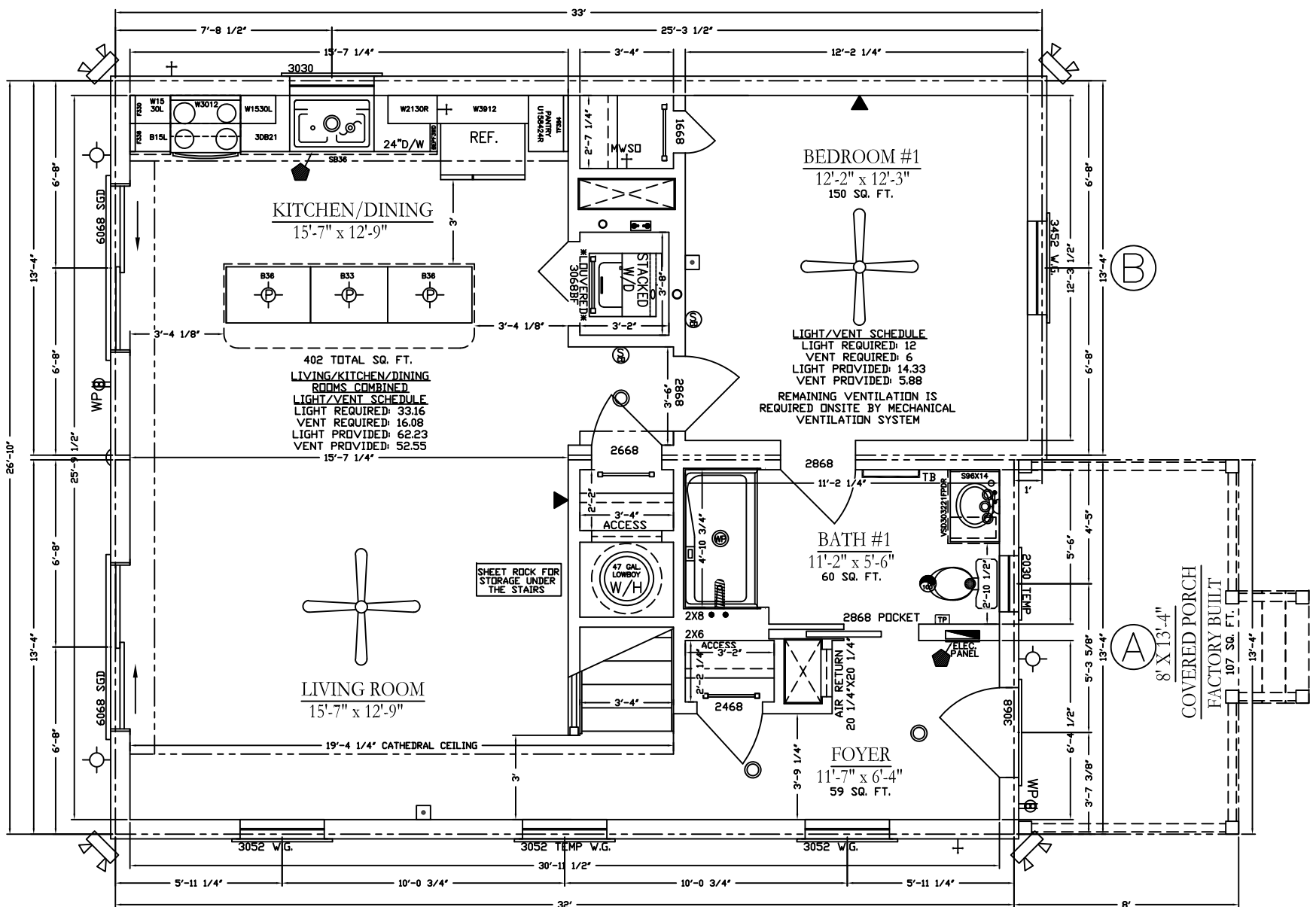
INTERIOR DOOR SCHEDULE	
DESCRIPTION	ROUGH OPENING
1668	20" x 82"
2068	26" x 82"
2468	30" x 82"
2668	32" x 82"
2868	34" x 82"
3068	38" x 82"
5068 DBL	62" x 82"
1668BF	20" x 82"
2068BF	26" x 82"
2468BF	30" x 82"
2668BF	32" x 82"
2868BF	34" x 82"
3068BF	38" x 82"
3068DBF	38" x 82"
4068DBF	50" x 82"
5068DBF	62" x 82"
6068DBF	74" x 82"

EXTERIOR DOOR SCHEDULE DP-47					
DESCRIPTION	ROUGH OPENING	LIGHT		VENT	THERMATRU OR WEST
		9-LITE	15-LITE		
2868	34 3/8" x 82 1/2"	4.31	8.02	17.33	THERMATRU
3068	38 3/8" x 82 1/2"	4.31	8.02	19.55	THERMATRU
103068	51 13/32" x 82 1/2"	4.31	8.02	19.55	THERMATRU
10301068	64 3/4" x 82 1/2"	4.31	8.02	19.55	THERMATRU
3068 OUT SWING	38 3/8" x 81 1/4"	4.31	8.02	19.55	THERMATRU
FRENCH	75 1/4" x 82 1/2"	16.04		38.76	THERMATRU
FRENCH OUT SWING	75 3/4" x 82 1/8"	16.04		38.76	THERMATRU
ATRIUM	75 5/8" x 82 1/2"	16.04		19.38	THERMATRU
ATRIUM OUT SWING	76" x 82 1/8"	16.04		19.38	THERMATRU
9068 ATRIUM	113 1/4" x 82 1/2"	24.06		19.36	THERMATRU
6068 SGD	72" x 80"	16.04		19.38	WEST
60610 SGD	72" x 84"	16.04		19.38	PLYGEM

DRAWN WITH
DIAMOND
DISTINCTION
CABINETS

MTN. ARCH
2X6 FRAMED WALLS

872 SF-FIRST FLOOR
212 SF-FINISHED SECOND FLOOR
1084 SF-APPROXIMATE TOTAL



◆ -- DENOTES PLACEMENT OF STATE SEALS AND/OR THIRD PARTY INSPECTION LABELS

NOTE: ALL DIM ARE FROM OUTSIDE OF FRAMING

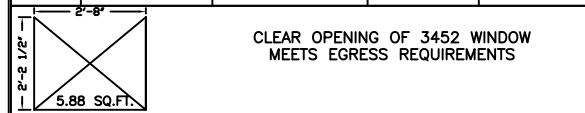
NOTE:
RETURN AIR GRILLES TO BE SUPPLIED AND INSTALLED BY OWNER OR HVAC CONTRACTOR
NOTE:
HVAC PROVIDED BY OTHERS AT CUSTOMERS REQUEST. TO BE INSTALLED ON-SITE TO LOCAL BUILDING CODES
NOTE:
EXHAUST FANS ARE DUCTED TO OUTSIDE AIR ON-SITE AND WILL NOT BE DUCTED TO ATTIC SPACES, SOFFITS, OR RIDGE VENTS. COMPLETED ON-SITE BY OTHERS AND INSPECTED BY THE LOCAL INSPECTOR TO COMPLY WITH
NOTE:
CHASES AND AIR RETURN CAVITIES ARE PROVIDED FOR INSTALLATION OF AIR RETURN DUCTS. CHASES AND/OR AIR RETURNS CAVITIES CAN NOT BE USED AS AIR RETURN WITHOUT APPROVED HVAC DUCT MATERIALS. ONSITE BY OTHERS.

PRELIMINARY

REV 1 5-24-22
REV 2
REV 3
FINAL

SOUTHEAST

VINYL WINDOW SCHEDULE DP-50 LOW-E DOUBLE HUNG				
EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	1852	20"x62"	3.12	2.30
NO	2030	24"x36"	3.09	1.26
NO	2030-2	48"x36"	7.09	2.25
NO	20310	24"x46"	5.19	2.37
NO	2040	24"x48"	5.14	2.49
NO	2046	24"x54"	6.19	2.90
NO	2052	24"x62"	7.22	3.44
NO	2052-2	48"x62"	14.44	6.88
NO	24" OCTAGON	24 1/2"x24 1/2"	2.35	-
NO	2640	30"x48"	7.16	3.25
YES	2845 CASEMENT	32"x53"	8.39	9.00
NO	2852	32"x62"	10.33	4.84
NO	2852-2	64"x62"	20.66	9.66
NO	3012 TRANSOM	36"x14"	4.55	X
NO	3024-2	72"x28"	11.26	3.26
NO	3030	36"x36"	6.37	2.69
NO	3030-2	72"x36"	12.74	5.38
NO	30310	36"x46"	8.54	3.82
NO	30310-2	72"x46"	17.08	7.64
NO	3040	36"x48"	8.91	4.01
NO	3040-2	72"x48"	17.82	8.02
NO	3046	36"x54"	10.19	4.67
NO	3046-2	72"x54"	20.38	9.34
NO	3052	36"x62"	11.89	5.55
NO	3052-2	72"x62"	23.78	11.1
NO	3052-3	108"x62"	35.67	16.65
YES	3452	40"x62"	14.33	5.88
YES	3452-2	80"x62"	28.66	11.76
YES	3452-3	120"x62"	42.99	17.64
YES	3060 D.H.	36"x72"	14.01	6.64
NO	3060 FIXED	36"x72"	14.01	X
NO	4040	48"x48"	12.41	5.53
NO	4046	48"x54"	14.19	6.44
NO	2652	30"x62"	8.88	4.00



NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

INTERIOR DOOR SCHEDULE	
DESCRIPTION	ROUGH OPENING
1668	20" x 82"
2068	26" x 82"
2468	30" x 82"
2668	32" x 82"
2868	34" x 82"
3068	38" x 82"
5068 DBL	62" x 82"
1668BF	20" x 82"
2068BF	26" x 82"
2468BF	30" x 82"
2668BF	32" x 82"
2868BF	34" x 82"
3068BF	38" x 82"
3068DBF	38" x 82"
4068DBF	50" x 82"
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EXTERIOR DOOR SCHEDULE DP-47					
DESCRIPTION	ROUGH OPENING	LIGHT		VENT	THERMATRU OR WEST
		9-LITE	15-LITE		
2868	34 3/8" x 82 1/2"	4.31	8.02	17.33	THERMATRU
3068	38 3/8" x 82 1/2"	4.31	8.02	19.55	THERMATRU
103068	51 13/32" x 82 1/2"	4.31	8.02	19.55	THERMATRU
10301068	64 3/4" x 82 1/2"	4.31	8.02	19.55	THERMATRU
3068 OUT SWING	38 3/8" x 81 1/4"	4.31	8.02	19.55	THERMATRU
FRENCH	75 1/4" x 82 1/2"		16.04	38.76	THERMATRU
FRENCH OUT SWING	75 3/4" x 82 1/8"		16.04	38.76	THERMATRU
ATRIUM	75 5/8" x 82 1/2"		16.04	19.38	THERMATRU
ATRIUM OUT SWING	76" x 82 1/8"		16.04	19.38	THERMATRU
9068 ATRIUM	113 1/4" x 82 1/2"		24.06	19.36	THERMATRU
6068 SGD	72" x 80"		16.04	19.38	WEST
60610 SGD	72" x 84"		16.04	19.38	PLYGEM

⬢ -- DENOTES PLACEMENT OF STATE SEALS AND/OR THIRD PARTY INSPECTION LABELS

NOTE: ALL DIM ARE FROM OUTSIDE OF FRAMING

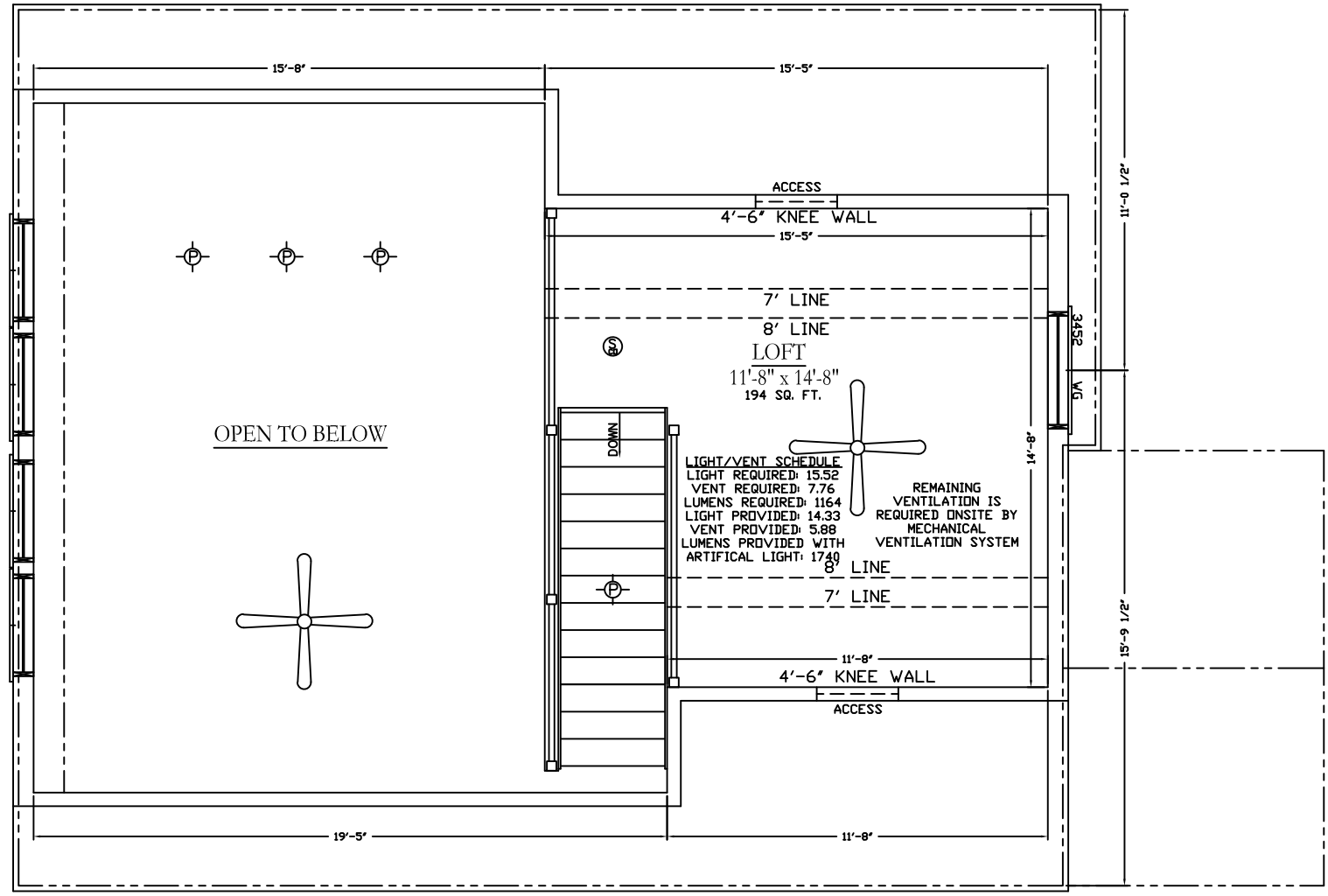
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MTN. ARCH
2X6 FRAMED WALLS

2ND FLOOR FINISHED ON-SITE AFTER TRUSS IS RAISED. SUBJECT TO LOCAL INSPECTIONS.



872 SF-FIRST FLOOR
212 SF-FINISHED SECOND FLOOR
1084 SF-APPROXIMATE TOTAL



LIGHT/VENT SCHEDULE
LIGHT REQUIRED: 15.52
VENT REQUIRED: 7.76
LUMENS REQUIRED: 1164
LIGHT PROVIDED: 14.33
VENT PROVIDED: 5.88
LUMENS PROVIDED WITH ARTIFICIAL LIGHT: 1740

REMAINING VENTILATION IS REQUIRED ONSITE BY MECHANICAL VENTILATION SYSTEM

PRELIMINARY

REV 1 5-24-22
REV 2
REV 3
FINAL

SOUTHEAST

MISUSE OF THESE PLANS AND/OR DETAILS IS PUNISHABLE UNDER THE INTERNATIONAL COPYRIGHT INFRINGEMENT LAW.

Subdivision Plat

- Legend**
- DB - Deed Book
 - EIP - Existing Iron Pipe
 - EIR - Existing Iron Rod/Rebar
 - IPS - Iron Pipe Set
 - IRS - Iron Rod Set
 - PB - Plat Book
 - RW - Right of Way
 - SR - State Road
 - TL - Total Length
 - - Unmarked Point
 - ⊙ - Utility Pole
 - ⊙ - 1/2"IRS

Review Officer's Certificate - State Of North Carolina - County Of Rutherford

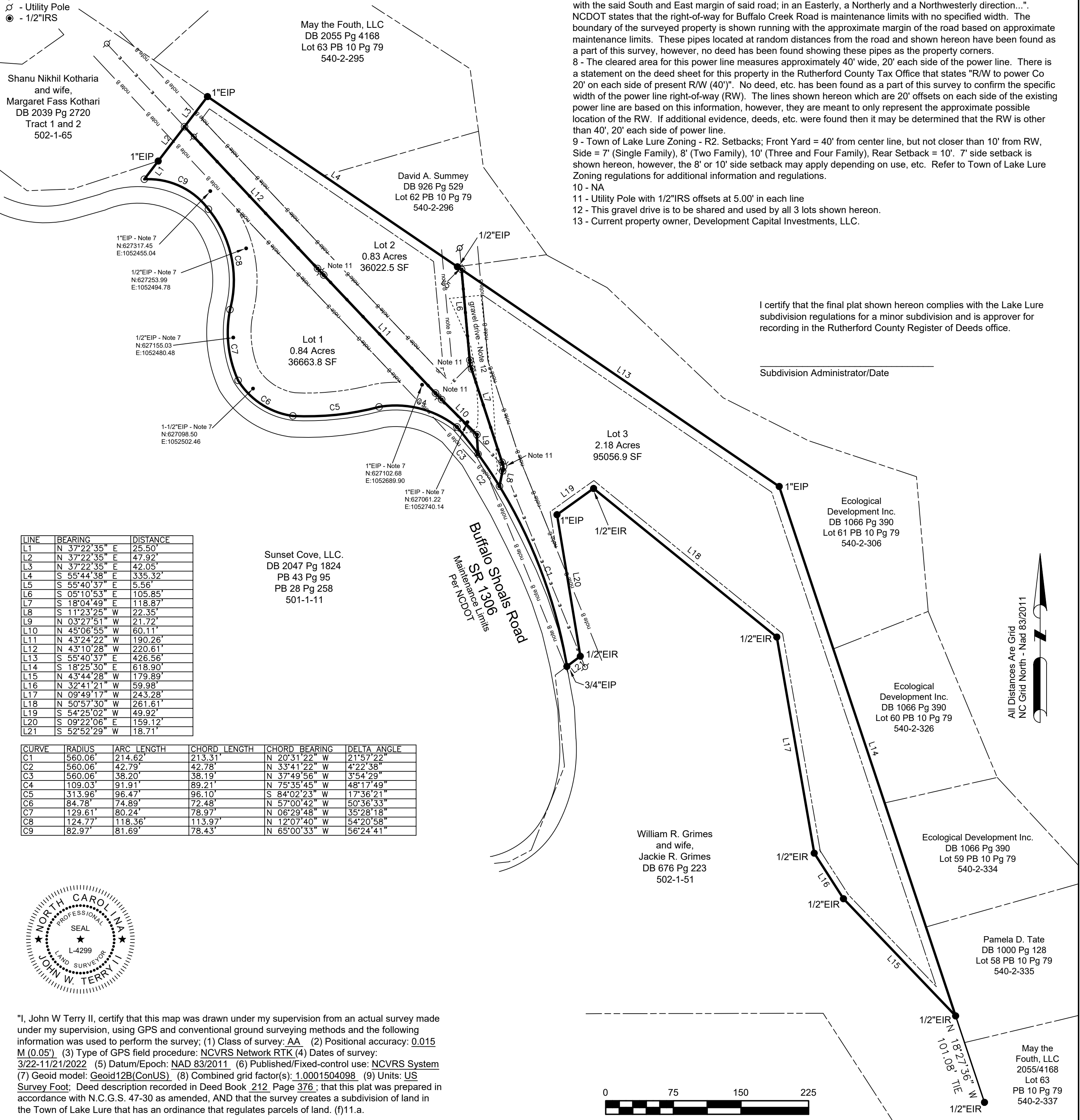
I, _____, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer/Date _____

- Notes:**
- 1 - Area by coordinate geometry,
 - 2 - Survey does not certify title or ownership
 - 3 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
 - 4 - All property ownership information has been taken from current tax records.
 - 5 - Property is subject to easements, etc. of record
 - 6 - Underground utilities have not been located.
 - 7 - DB 300 Pg 132 Tract 5 calls for DB 248 Pg 375 which calls for DB 212 Pg 376. DB 212 Pg 376 describes the boundary of the surveyed property as follows; "...to a stake in the South Margin of the Buffalo Creek Road; thence with the said South and East margin of said road; in an Easterly, a Northerly and a Northwesterly direction...". NCDOT states that the right-of-way for Buffalo Creek Road is maintenance limits with no specified width. The boundary of the surveyed property is shown running with the approximate margin of the road based on approximate maintenance limits. These pipes located at random distances from the road and shown hereon have been found as a part of this survey, however, no deed has been found showing these pipes as the property corners.
 - 8 - The cleared area for this power line measures approximately 40' wide, 20' each side of the power line. There is a statement on the deed sheet for this property in the Rutherford County Tax Office that states "R/W to power Co 20' on each side of present R/W (40)". No deed, etc. has been found as a part of this survey to confirm the specific width of the power line right-of-way (RW). The lines shown hereon which are 20' offsets on each side of the existing power line are based on this information, however, they are meant to only represent the approximate possible location of the RW. If additional evidence, deeds, etc. were found then it may be determined that the RW is other than 40', 20' each side of power line.
 - 9 - Town of Lake Lure Zoning - R2. Setbacks; Front Yard = 40' from center line, but not closer than 10' from RW, Side = 7' (Single Family), 8' (Two Family), 10' (Three and Four Family), Rear Setback = 10'. 7' side setback is shown hereon, however, the 8' or 10' side setback may apply depending on use, etc. Refer to Town of Lake Lure Zoning regulations for additional information and regulations.
 - 10 - NA
 - 11 - Utility Pole with 1/2"IRS offsets at 5.00' in each line
 - 12 - This gravel drive is to be shared and used by all 3 lots shown hereon.
 - 13 - Current property owner, Development Capital Investments, LLC.

I certify that the final plat shown hereon complies with the Lake Lure subdivision regulations for a minor subdivision and is approved for recording in the Rutherford County Register of Deeds office.

Subdivision Administrator/Date _____



LINE	BEARING	DISTANCE
L1	N 37°22'35" E	25.50'
L2	N 37°22'35" E	47.92'
L3	N 37°22'35" E	42.05'
L4	S 55°44'38" E	335.32'
L5	S 55°40'37" E	5.56'
L6	S 05°10'53" E	105.85'
L7	S 18°04'49" E	118.87'
L8	S 11°23'25" W	22.35'
L9	N 03°27'51" W	21.72'
L10	N 45°06'55" W	60.11'
L11	N 43°24'22" W	190.26'
L12	N 43°10'28" W	220.61'
L13	S 55°40'37" E	426.56'
L14	S 18°25'30" E	618.90'
L15	N 43°44'28" W	179.89'
L16	N 32°41'21" W	59.98'
L17	N 09°49'17" W	243.28'
L18	N 50°57'30" W	261.61'
L19	S 54°25'02" W	49.92'
L20	S 09°22'06" E	159.12'
L21	S 52°52'29" W	18.71'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	560.06'	214.62'	213.31'	N 20°31'22" W	21°57'22"
C2	560.06'	42.79'	42.78'	N 33°41'25" W	4°22'36"
C3	560.06'	38.20'	38.19'	N 37°49'56" W	3°54'29"
C4	109.03'	91.91'	89.21'	N 75°35'45" W	48°17'49"
C5	313.96'	96.47'	96.10'	S 84°02'23" W	17°36'21"
C6	84.78'	74.89'	72.48'	N 57°00'42" W	50°36'33"
C7	129.61'	80.24'	78.97'	N 06°29'48" W	35°28'18"
C8	124.77'	118.36'	113.97'	N 12°07'40" W	54°20'58"
C9	82.97'	61.69'	78.43'	N 65°00'33" W	56°24'41"

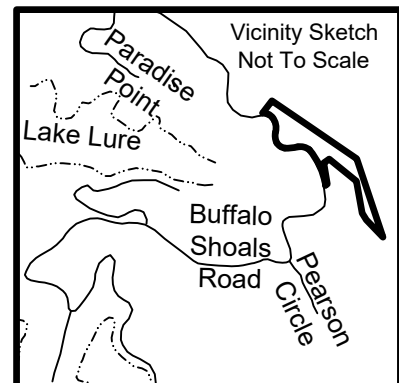


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey; (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: 3/22-11/21/2022 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12B(ConUS) (8) Combined grid factor(s): 1.0001504098 (9) Units: US Survey Foot; Deed description recorded in Deed Book 212 Page 376; that this plat was prepared in accordance with N.C.G.S. 47-30 as amended, AND that the survey creates a subdivision of land in the Town of Lake Lure that has an ordinance that regulates parcels of land. (f)11.a.

Witness my original signature, registration number and seal this 21st day of November 2022

This is an Unsigned Electronic Plat Copy
Preliminary Plat - Not for Recordation, Conveyance or Sales

John W. Terry II - PLS # 4299



TRIPOD LAND SURVEYING, P.A.
C-2183
149 South Main Street
Rutherfordton, NC 28139
828 288 0008

Survey For: Buffalo Ridge East		
Survey Of: 3 Lot Minor Subdivision on Buffalo Shoals Road		
State: North Carolina	County: Rutherford	Scale: 1" = 75'
DB 212 Pg 376	Township: Chimney Rock	Zone: Lake Lure R-2
DB 248 Pg 375	Town of Lake Lure	Date: 3/22-11/21/2022
DB 300 Pg 132, 99E/288	Tax Map# 502-1-47	Drawing # 1900 C

Buffalo Ridge

Development Plans

Table of Contents

1. Aerial Parcel Map
2. Conceptual Site Plan
3. Boundary Survey
4. Topo Survey
5. Tree Survey
6. Recorded Parcel Plat
7. Approved Septic Plan
8. Approved Erosion Plan
9. Site Plan with Topo
10. House Layout/Staked Four
Corners
11. Elevation and Floor Plans
12. Subdivision Plat

Aerial Parcel Map



Conceptual Site Plan



Buffalo Ridge
12 Acres - 28 residences



Boundary Survey

- Legend**
- DB - Deed Book
 - EIP - Existing Iron Pipe
 - EIR - Existing Iron Rod/Rebar
 - IPS - Iron Pipe Set
 - IRS - Iron Rod Set
 - PB - Plat Book
 - RW - Right of Way
 - SR - State Road
 - TL - Total Length
 - - Unmarked Point
 - ⊕ - Utility Pole

- Notes:**
- Area by coordinate geometry.
 - Survey does not certify title or ownership.
 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
 - All property ownership information has been taken from current tax records.
 - Property is subject to easements, etc. of record.
 - Underground utilities have not been located.
 - The ownership of this area is shown in PB 30 Pg 97 as an overlap with Lots 52, 53, 54, 55, 56 & 57 of Riverbend Section 3 currently owned by May The Fourth Properties, LLC. DB 2055 Pg 4188 and/or Vista NC Ltd Partnership, DB 561 Pg 483.
 - Town of Lake Lure Zoning - R2, Setback: From Yard = 40' from center line, but not closer than 10' from RW. Side = 7' (Single Family), 8' (Two Family), 10' (Three and Four Family). Rear Setback = 10'. 7' side setback is shown hereon, however, the 8' or 10' side setback may apply depending on use, etc. Refer to Town of Lake Lure Zoning regulations for additional information and regulations.
 - NA
 - The southwest portion of what is shown as Pearson Circle on the Rutherford Co GIS is paved and used for access to homes while the northeast portion is not improved and does not appear to be used as regular physical access. No right of way (RW) width, road dedication, etc. has been found for Pearson Circle. An incomplete portion of the "Scenic Mountain Trailer Lots" plat (called for in adjoining deeds) was found which shows part of Pearson Circle. The width of the RW as calculated from calls on said plat varies from 19.8' to 34.9' on the northeast portion of said road that has not been constructed. An approximate 30' wide RW is shown hereon for said northeast section, however, additional evidence may reveal a RW of a different width or that no RW exists for Pearson Drive.
 - The property within the existing, constructed portion of Pearson Circle may possibly be a portion of the property in DB 212 Pg 378. This area is not included in the 12.63 Acres shown hereon. Line L33 appears to be the intended dividing line between the surveyed parcel and the existing, constructed portion of Pearson Circle.
 - Buffalo Shoals Road - SR 1308, Maintenance Limits per NCDOT.
 - This property is a noncontiguous portion of the property of Frankie Z Pearson, tax map 502-1-47.

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 3/27/2022 9:44:11 AM
 Fee Amt: \$21.00 Page 1 of 1
 Rutherford County, NC
 Rachel Thomas Register of Deeds
BK 43 PG 181

LINE	BEARING	DISTANCE
L1	N 56°47'55" E	293.12
L2	N 89°34'50" E	269.24
L3	S 32°14'44" E	105.33
L4	N 65°46'40" W	84.40
L5	S 42°30'30" E	227.26
L6	S 45°17'16" E	137.09
L7	S 37°28'04" E	57.69
L8	S 30°02'03" E	157.11
L9	S 47°39'12" E	116.13
L10	S 71°48'12" E	116.35
L11	S 22°28'32" W	129.90
L12	S 22°34'20" W	235.26
L13	S 22°31'02" W	100.10
L14	N 83°52'57" W	523.13
L15	N 85°57'19" E	76.29
L16	N 42°29'44" E	84.43
L17	N 18°34'28" E	25.48
L18	S 61°04'58" E	29.58
L19	N 79°27'00" E	33.40
L20	N 55°45'46" E	55.45
L21	N 24°33'30" E	50.00
L22	N 17°11'01" W	110.07
L23	N 10°08'22" W	91.91
L24	N 10°07'04" W	91.85
L25	N 16°17'22" W	29.97
L26	N 48°30'40" W	13.98
L27	N 48°53'03" W	50.25
L28	N 43°24'48" W	92.59
L29	N 17°44'15" W	105.70
L30	N 39°33'03" W	100.11
L31	N 39°33'03" W	20.01
L32	N 62°38'01" W	134.44
L33	N 37°18'43" W	94.44
L34	S 31°16'34" W	10.83
L35	N 68°58'17" W	26.57
L36	N 68°58'24" W	103.88
L37	S 31°18'19" E	26.11
L38	S 37°49'36" E	5.40
L39	S 15°24'10" E	68.27
L40	S 15°34'43" E	32.81
L41	N 25°48'23" W	114.22
L42	N 64°33'18" W	90.31
L43	N 61°01'46" E	86.24
L44	N 09°18'52" E	72.71
L45	S 27°41'11" E	15.10



"I, John W. Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey: (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: 3/22-5/10/2022 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12B(CONUS) (8) Combined grid factor(s): 1.0001504098 (9) Units: US Survey Foot; Deed description recorded in Deed Book 212, Page 378; that this plat was prepared in accordance with N.C.G.S. 47-30 as amended, AND that this survey is of an existing parcel or parcels or one or more existing easements and does not create a new street or change an existing street. (0)11.c.1.

Witness my original signature, registration number and seal this 25th day of May 2022

Designed by

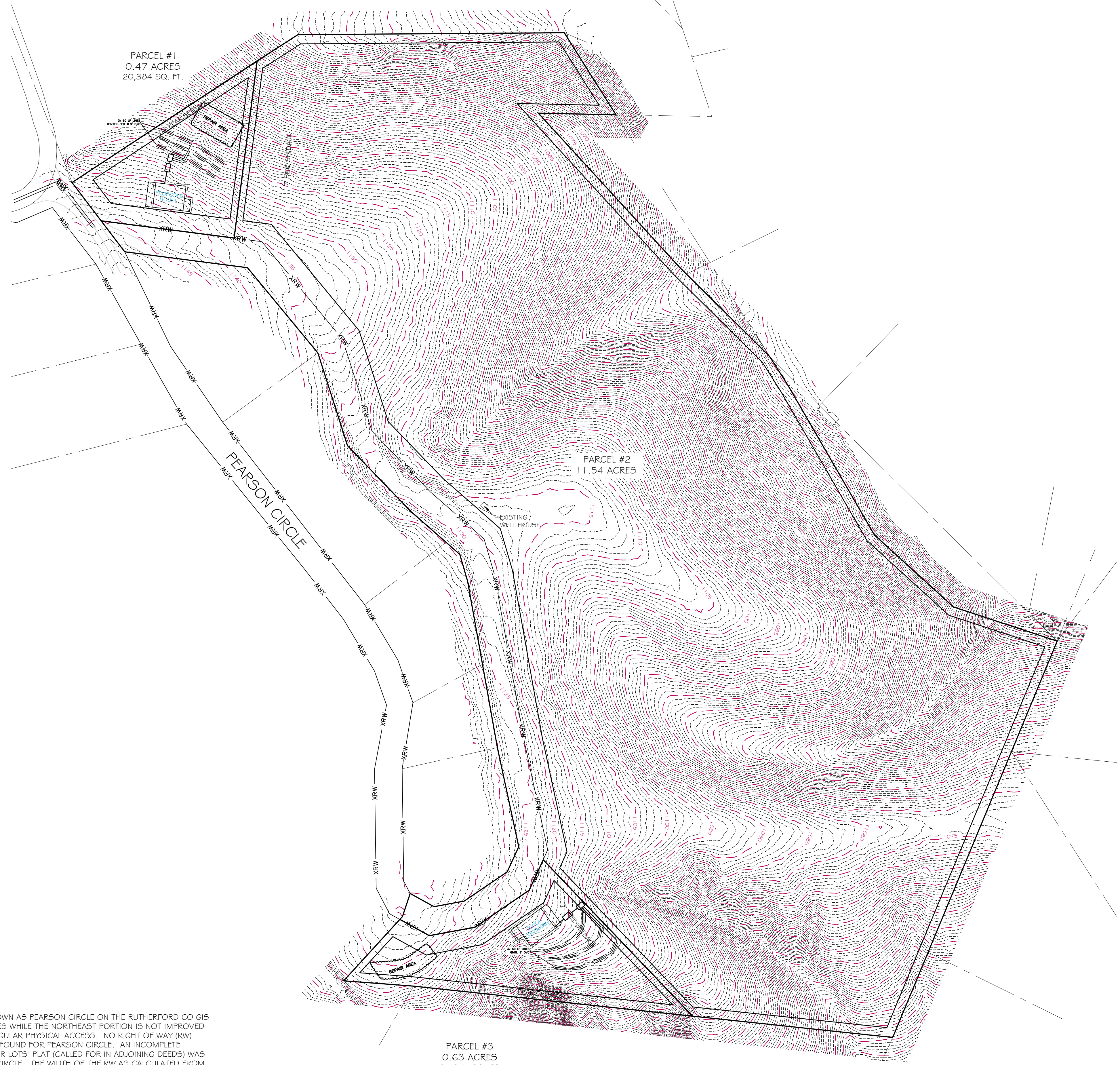
 John W. Terry II - PLS # 4299



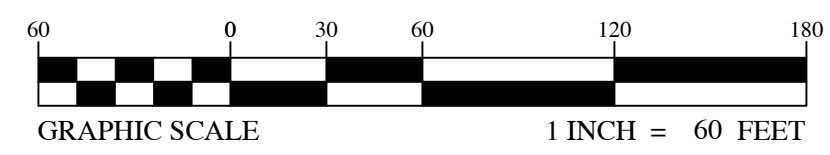
TRIPOD LAND SURVEYING, P.A.
 C-2163
 149 South Main Street
 Rutherfordton, NC 28139
 828 288 0008

Survey For:	Frankie Pearson		
Survey Of:	12.63 Acre Parcel on Buffalo Ridge Road		
State:	North Carolina	County:	Rutherford
Scale:	1" = 75'		
DB 212 Pg 378	Township:	Chimney Rock	Zone: Lake Lure R-2
DB 248 Pg 375	Town of:	Lake Lure	Date: 3/22-5/10/2022
DB 300 Pg 132, 99E/288	Tax Map#:	502-1-47	Drawing # 1000A

Topo Survey

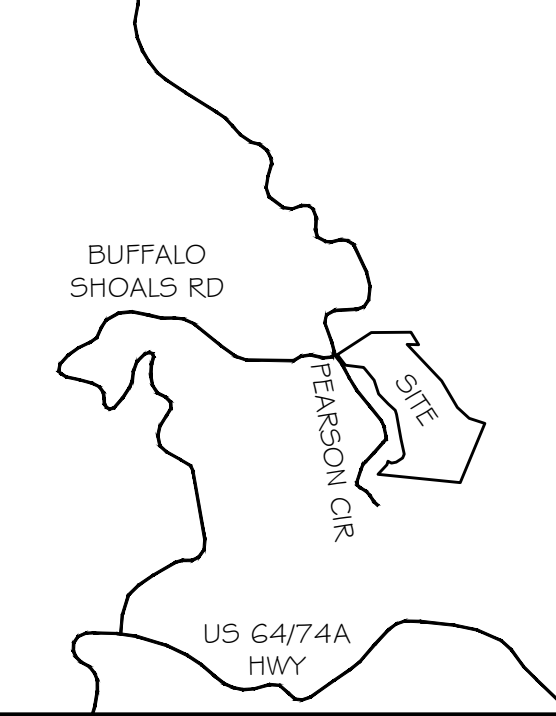


NOTE: (PER PLAT BOOK 43, PAGE 181)
 THE SOUTHWEST PORTION OF WHAT IS SHOWN AS PEARSON CIRCLE ON THE RUTHERFORD CO GIS IS PAVED AND USED FOR ACCESS TO HOMES WHILE THE NORTHEAST PORTION IS NOT IMPROVED AND DOES NOT APPEAR TO BE USED AS REGULAR PHYSICAL ACCESS. NO RIGHT OF WAY (RW) WIDTH, ROAD DEDICATION, ETC. HAS BEEN FOUND FOR PEARSON CIRCLE. AN INCOMPLETE PORTION OF THE 'SCENIC MOUNTAIN TRAILER LOTS' PLAT (CALLED FOR IN ADJOINING DEEDS) WAS FOUND WHICH SHOWS PART OF PEARSON CIRCLE. THE WIDTH OF THE RW AS CALCULATED FROM CALLS ON SAID PLAT VARIES FROM 19.6' TO 34.9' ON THE NORTHEAST PORTION OF SAID ROAD THAT HAS NOT BEEN CONSTRUCTED. AN APPROXIMATE 30' WIDE RW IS SHOWN HEREON FOR SAID NORTHEAST SECTION, HOWEVER, ADDITIONAL EVIDENCE MAY REVEAL A RW OF A DIFFERENT WIDTH OR THAT NO RW EXISTS FOR PEARSON DRIVE.
 THE PROPERTY WITHIN THE EXISTING, CONSTRUCTED PORTION OF PEARSON CIRCLE MAY POSSIBLY BE A PORTION OF THE PROPERTY IN DB 212 PG 376. THIS AREA IS NOT INCLUDED IN THE 12.63 ACRES SHOWN HEREON. LINE L33 APPEARS TO BE THE INTENDED DIVIDING LINE BETWEEN THE SURVEYED PARCEL AND THE EXISTING, CONSTRUCTED PORTION OF PEARSON CIRCLE.



VICINITY MAP

NTS



FLOOD INFORMATION

PER NC FLOOD MAPS (<https://flood.nc.gov/hctlood/>)
 FLOOD ZONE: X (MINIMAL FLOOD RISK)
 COUNTY: RUTHERFORD
 POLITICAL AREA: TOWN OF LAKE LURE
 CID: 370468
 PANEL: 0652
 NAP NUMBER: 3710065200J
 PANEL EFFECTIVE DATE: 7/2/2008

JOB NUMBER:
22112

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

PARCEL INFORMATION:

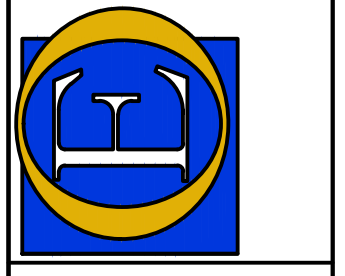
OWNER: DEVELOPMENT CAPITAL INVESTMENTS, LLC
 PROPERTY ADDRESS: 4023 KENNETT PIKE, SUITE 644 WILMINGTON, DE 19807
 PARCEL NO.: 1655968
 MAP: 502 BLOCK: 1 LOT: 47
 DEED BOOK: 2062 PAGE: 2397 (TRACT ONE)
 PLAT BOOK: 43 PAGE: 181
 TOWNSHIP: CHIMNEY ROCK
 ACREAGE: 12.63 AC.
 ZONING: R-2 GENERAL RESIDENTIAL DISTRICT SINGLE FAMILY
 SETBACKS: FRONT YARD SETBACK - 35 FT FROM ROAD CENTERLINE (BUT NOT CLOSER THAN 10 FT FROM ROW)
 SIDE YARD - 7 FT
 REAR YARD - 10 FT

LEGEND

UTILITY/STRUCTURE	
OVERHEAD ELECTRICAL	— XOHE —
EX. SANITARY SEWER	— XS —
PROP. SANITARY SEWER	— SS —
FORCEMAIN	— XFO —
EXISTING CULVERT	— [Symbol] —
PROP. CULVERT	— [Symbol] —
FIRE HYDRANT	[Symbol]
GATE VALVE	[Symbol]
SEWER MANHOLE	[Symbol]
POWER POLE	[Symbol]
PROPERTY LINE	— [Symbol] —
MAJOR CONTOURS	— [Symbol] —
MINOR CONTOURS	— [Symbol] —
PROP. MINOR CONTOUR	— 750 —
PROP. MAJOR CONTOUR	— 750 —
SILT FENCE	— SF — SF —
LIMITS OF DISTURBANCE	— DL —

PLANS FOR
BUFFALO RIDGE
 TOWN OF LAKE LURE
 CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
CONCEPTUAL LAYOUT

Odom Engineering PLLC
 100 Oak Street, Forest City, N.C. 28043
 PH: 828.274.4986 FAX: 828.274.4988
 NC License # 4808



SCALE: 1" = 60'
 DATE: 08/17/2022
 DRAWN BY: MJG
 CHECKED BY: DWO
 PROJECT MGR: DWO
 SHEET:
 1 OF 1

Recorded Parcel Plat

- Legend**
- DB - Deed Book
 - EIP - Existing Iron Pipe
 - EIR - Existing Iron Rod/Rebar
 - IPS - Iron Pipe Set
 - IRS - Iron Rod Set
 - PB - Plat Book
 - RW - Right of Way
 - SR - State Road
 - TL - Total Length
 - - Unmarked Point
 - ⊕ - Utility Pole

- Notes:**
- 1 - Area by coordinate geometry.
 - 2 - Survey does not certify title or ownership.
 - 3 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
 - 4 - All property ownership information has been taken from current tax records.
 - 5 - Property is subject to easements, etc. of record.
 - 6 - Underground utilities have not been located.
 - 7 - The ownership of this area is shown in PB 30 Pg 97 as an overlap with Lots 52, 53, 54, 55, 56 & 57 of Riverbend Section 3 currently owned by May The Fourth Properties, LLC. DB 2055 Pg 4188 and/or Vista NC Ltd Partnership, DB 561 Pg 483.
 - 8 - Town of Lake Lure Zoning - R2, Setback: From Yard = 40' from center line, but not closer than 10' from RW. Side = 7' (Single Family), 8' (Two Family), 10' (Three and Four Family). Rear Setback = 10'. 7' side setback is shown hereon, however, the 8' or 10' side setback may apply depending on use, etc. Refer to Town of Lake Lure Zoning regulations for additional information and regulations.
 - 9 - NA
 - 10 - The southwest portion of what is shown as Pearson Circle on the Rutherford Co GIS is paved and used for access to homes while the northeast portion is not improved and does not appear to be used as regular physical access. No right of way (RW) width, road dedication, etc. has been found for Pearson Circle. An incomplete portion of the "Scenic Mountain Trailer Lots" plat (called for in adjoining deeds) was found which shows part of Pearson Circle. The width of the RW as calculated from calls on said plat varies from 19.8' to 34.9' on the northeast portion of said road that has not been constructed. An approximate 30' wide RW is shown hereon for said northeast section, however, additional evidence may reveal a RW of a different width or that no RW exists for Pearson Drive.
 - 11 - The property within the existing, constructed portion of Pearson Circle may possibly be a portion of the property in DB 212 Pg 378. This area is not included in the 12.63 Acres shown hereon. Line L33 appears to be the intended dividing line between the surveyed parcel and the existing, constructed portion of Pearson Circle.
 - 12 - Buffalo Shoals Road - SR 1308, Maintenance Limits per NCDOT.
 - 13 - This property is a noncontiguous portion of the property of Frankie Z Pearson, tax map 502-1-47

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 3/27/2022 9:44:11 AM
 Fee Amt: \$21.00 Page 1 of 1
 Rutherford County, NC
 Rachel Thomas Register of Deeds
BK 43 PG 181

LINE	BEARING	DISTANCE
L1	N 56°47'55" E	293.12
L2	N 89°34'50" E	269.24
L3	S 32°14'44" E	105.33
L4	N 65°46'40" W	84.40
L5	S 42°30'30" E	227.26
L6	S 45°17'16" E	137.09
L7	S 37°28'04" E	57.69
L8	S 30°02'03" E	157.11
L9	S 47°39'12" E	116.13
L10	S 71°48'12" E	116.35
L11	S 22°28'32" W	129.90
L12	S 22°34'20" W	235.26
L13	S 22°31'02" W	100.10
L14	N 83°52'57" W	523.13
L15	N 85°57'19" W	76.29
L16	N 42°29'44" E	84.43
L17	N 18°34'28" E	25.48
L18	S 61°04'58" E	29.58
L19	N 79°27'00" E	33.40
L20	N 55°45'46" E	55.45
L21	N 24°33'30" E	50.00
L22	N 17°11'01" W	110.07
L23	N 10°08'22" W	91.91
L24	N 10°07'04" W	91.85
L25	N 16°17'22" W	29.97
L26	N 48°30'40" W	13.98
L27	N 48°53'03" W	50.25
L28	N 43°24'48" W	92.59
L29	N 17°44'15" W	105.70
L30	N 39°33'03" W	100.11
L31	N 39°33'03" W	20.01
L32	N 62°38'01" W	134.44
L33	N 37°18'43" W	94.44
L34	S 31°16'34" W	10.83
L35	N 68°58'17" W	26.57
L36	N 68°58'24" W	103.88
L37	S 31°18'19" E	26.11
L38	S 37°49'36" E	5.40
L39	S 15°24'10" E	68.27
L40	S 18°34'43" E	32.81
L41	N 25°48'23" W	114.22
L42	N 64°33'18" W	90.31
L43	N 61°01'46" E	86.24
L44	N 09°18'52" E	72.71
L45	S 27°41'11" E	15.10

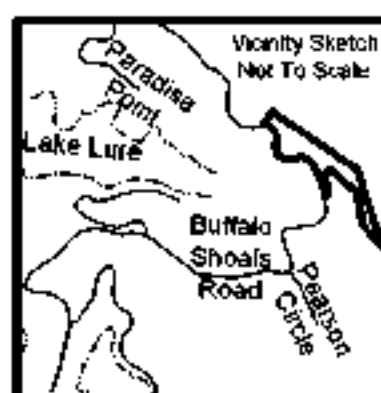


"I, John W. Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey: (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: 3/22-5/10/2022 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12B(CONUS) (8) Combined grid factor(s): 1.0001504098 (9) Units: US Survey Foot; Deed description recorded in Deed Book 212, Page 378; that this plat was prepared in accordance with N.C.G.S. 47-30 as amended, AND that this survey is of an existing parcel or parcels or one or more existing easements and does not create a new street or change an existing street. (0)11.c.1.

Witness my original signature, registration number and seal this 25th day of May 2022

Designed by

 John W. Terry II - PLS # 4299



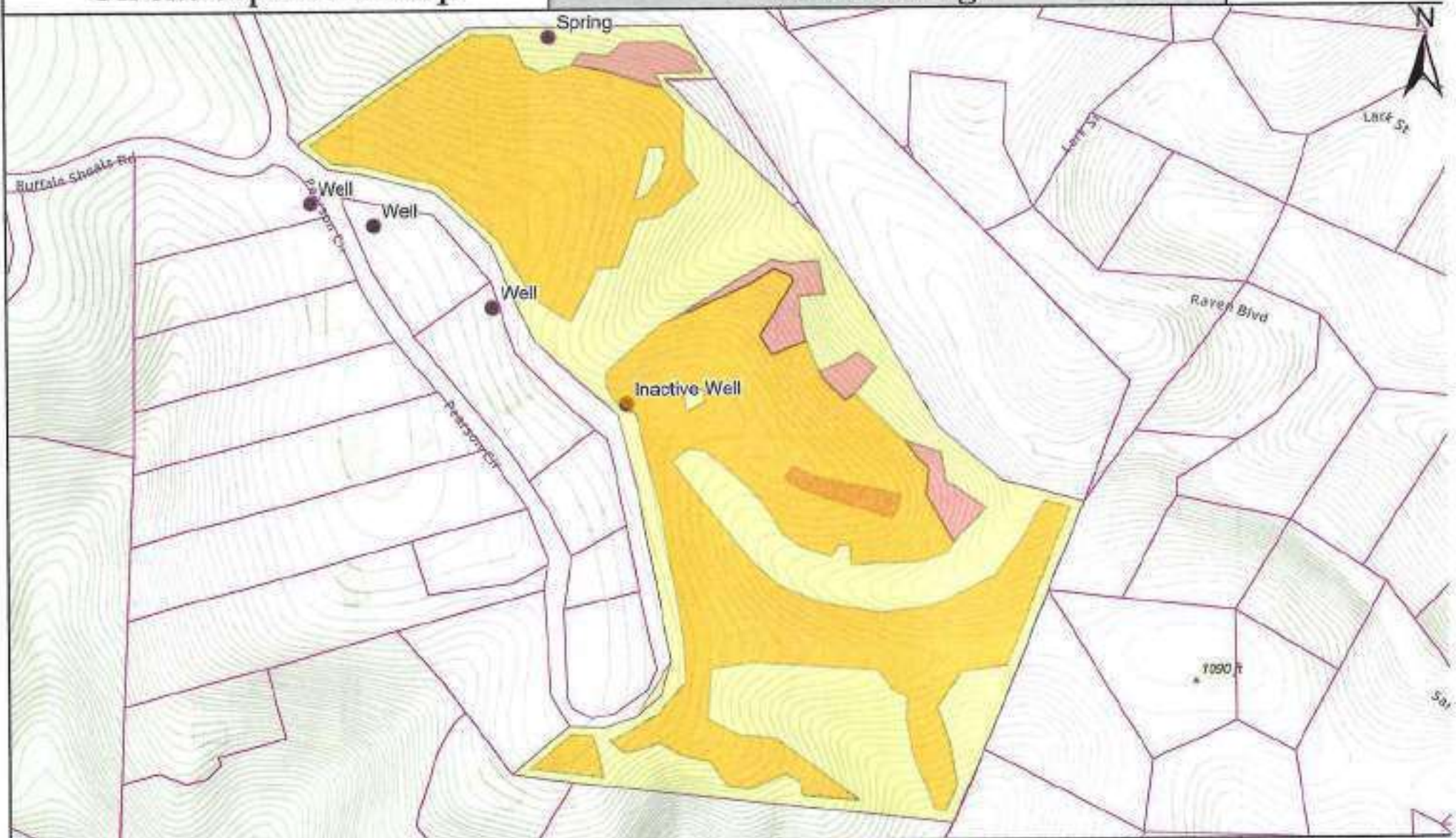
TRIPOD LAND SURVEYING, P.A.
 C-2163
 149 South Main Street
 Rutherfordton, NC 28139
 828 288 0008



Survey For:	Frankie Pearson		
Survey Of:	12.63 Acre Parcel on Buffalo Ridge Road		
State:	North Carolina	County:	Rutherford
Scale:	1" = 75'		
DB 212 Pg 378	Township:	Chimney Rock	Zone: Lake Lure R-2
DB 248 Pg 375	Town of:	Lake Lure	Date: 3/22-5/10/2022
DB 300 Pg 132, 99E/288	Tax Map#:	502-1-47	Drawing # 1000A

Septic Approved Plan

On-Site Septic Soils Map

Buffalo Ridge



-  Suitable for Anaerobic Drip Irrigation
-  Suitable for Typical Septic Systems

 **Earthwise Designs**
Soils & Land Evaluation

Map, DRRS, Garmin, Fortisquit, IWC, MDT/NASA, USGS, Esri, CGLAR, ESCS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Goodatropden, Hijkwaterstae, CSA, Geoland, FEMA, Internap and its GIS use community, Esri Community Maps Contributors, Buncombe County, NC, State of North Carolina DOT.

OCT
2022



Approved Erosion Plan

CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A – 57 (4) and 113A – 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

Buffalo Ridge
Pearson Circle Lake Lure, NC 28746

11/9/2023

Date of Plan Approval

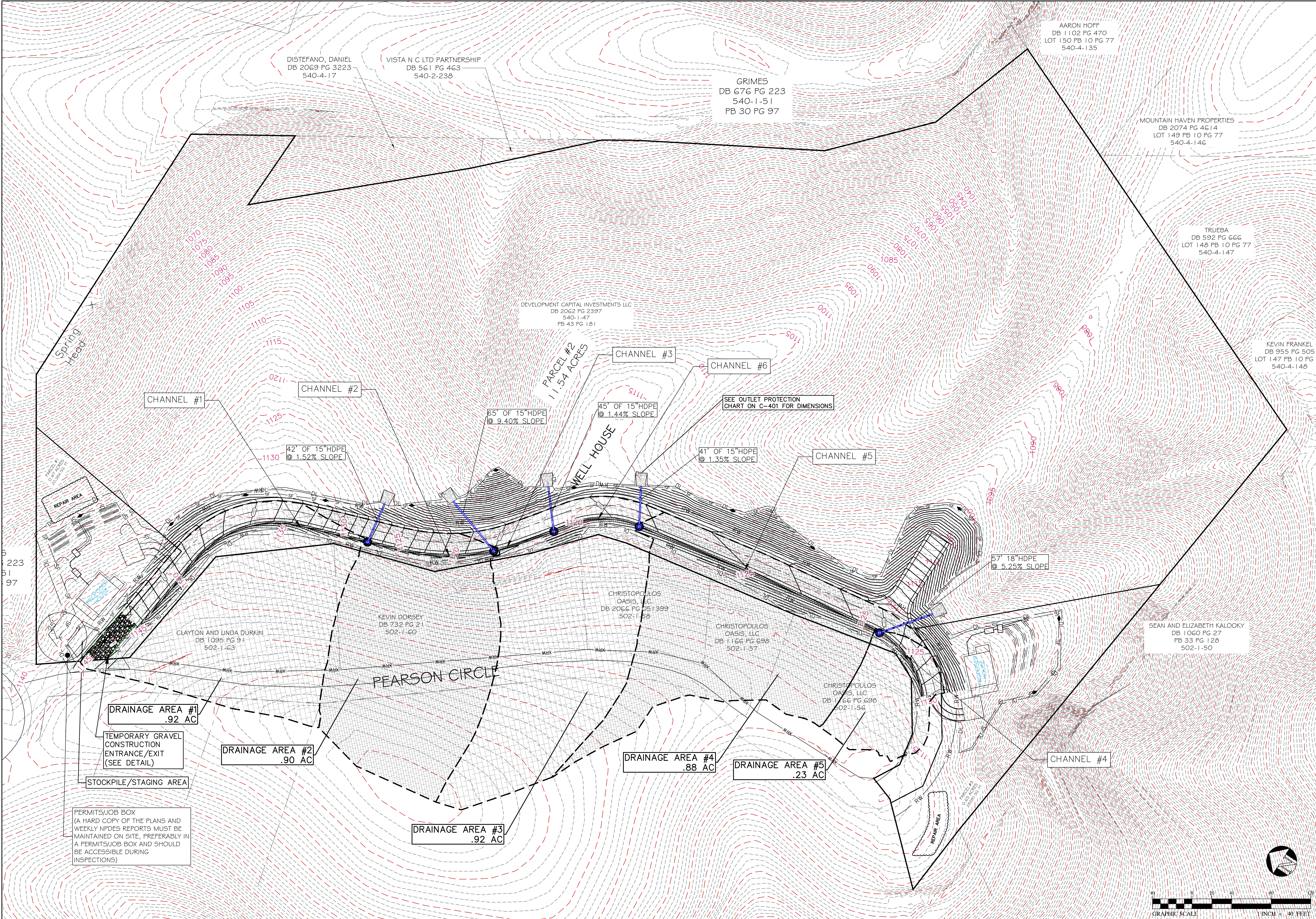
Certificate of Coverage Number: _____



A handwritten signature in black ink, appearing to read "Stanley E. Linn".

Regional Engineer

Drawing name: Z:\2022\22112 - BUFFALO RIDGE and BUFFALO RIDGE EAST.DWG - BUFFALO RIDGE.DWG\SECC_2023_1003.ECP - BUFFALO RIDGE_recover.dwg Plotted on: Oct 25, 2023 - 12:53pm



JOB NUMBER: 22112

REV	DATE	DESCRIPTION
1	10/24/2023	REVISION PER EMAIL FROM L. CHRISTIANSEN, NCDCO
2		
3		
4		
5		

BY: EHM

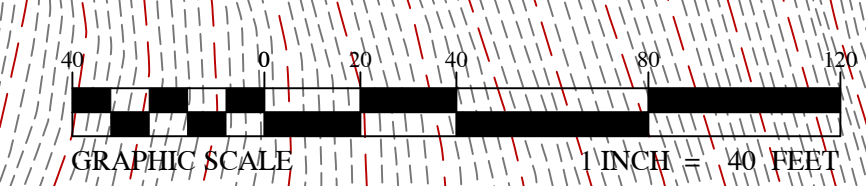
HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

PLANS FOR
BUFFALO RIDGE
 TOWN OF LAKE LURE
 CHIMNEY ROCK TOWNSHIP
 RUTHERFORD COUNTY, NC

DRAINAGE AREAS

Odom Engineering PLLC
 100 Oak Street, Forest City, N.C. 28043
 PH: 828.274.4986 FAX: 828.274.4988
 NC License # 4889

SCALE: 1" = 40'
 DATE: 01/19/2023
 DRAWN BY: EHM
 CHECKED BY: DWO
 PROJECT MGR: DWO
 SHEET: C-403



Site Plan with Topo



Odom
Engineering
PLLC

169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4495 fax: 828.247.4498
NC Firm#: P-0880

BUFFALO RIDGE

7/5/22

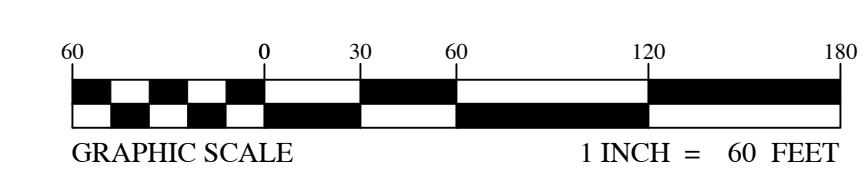
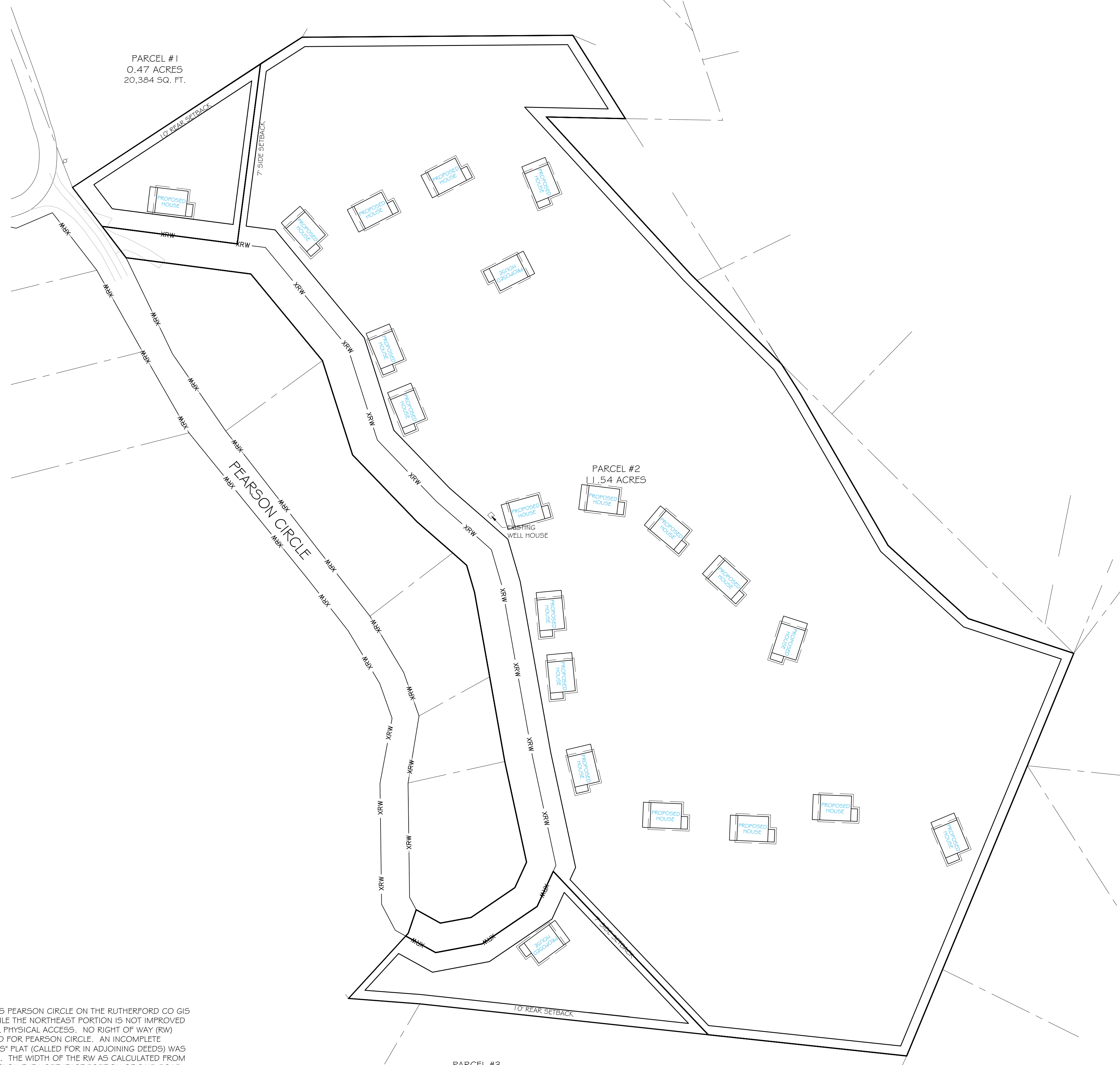
SCALE: 1"=150'

Site Plan Phase 1

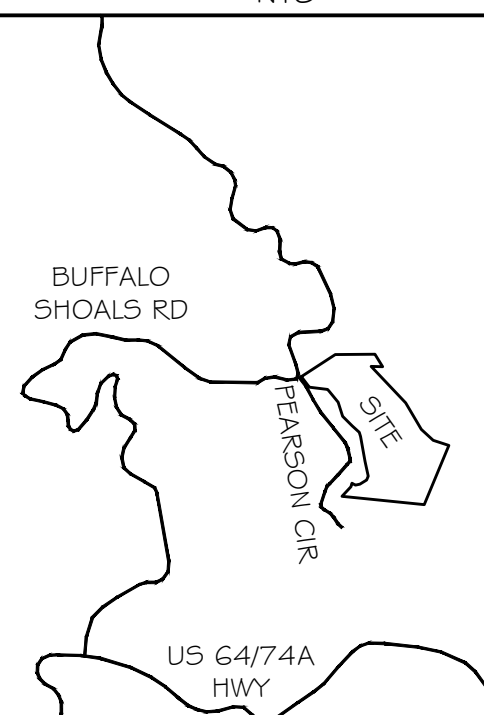
Site Plan Phase 2

Drawing name: Z:\2022\22112 - BUFFALO RIDGE and BUFFALO RIDGE EAST\DWG - BUFFALO RIDGE\DWG\0926_22112 - BUFFALO RIDGE_EHM.dwg Plotted on: Nov 30, 2022 - 1:24pm

NOTE: (PER PLAT BOOK 43, PAGE 181)
 THE SOUTHWEST PORTION OF WHAT IS SHOWN AS PEARSON CIRCLE ON THE RUTHERFORD CO GIS IS PAVED AND USED FOR ACCESS TO HOMES WHILE THE NORTHEAST PORTION IS NOT IMPROVED AND DOES NOT APPEAR TO BE USED AS REGULAR PHYSICAL ACCESS. NO RIGHT OF WAY (RW) WIDTH, ROAD DEDICATION, ETC. HAS BEEN FOUND FOR PEARSON CIRCLE. AN INCOMPLETE PORTION OF THE 'SCENIC MOUNTAIN TRAILER LOTS' PLAT (CALLED FOR IN ADJOINING DEEDS) WAS FOUND WHICH SHOWS PART OF PEARSON CIRCLE. THE WIDTH OF THE RW AS CALCULATED FROM CALLS ON SAID PLAT VARIES FROM 19.6' TO 34.9' ON THE NORTHEAST PORTION OF SAID ROAD THAT HAS NOT BEEN CONSTRUCTED. AN APPROXIMATE 30' WIDE RW IS SHOWN HEREON FOR SAID NORTHEAST SECTION, HOWEVER, ADDITIONAL EVIDENCE MAY REVEAL A RW OF A DIFFERENT WIDTH OR THAT NO RW EXISTS FOR PEARSON DRIVE.
 THE PROPERTY WITHIN THE EXISTING, CONSTRUCTED PORTION OF PEARSON CIRCLE MAY POSSIBLY BE A PORTION OF THE PROPERTY IN DB 212 PG 376. THIS AREA IS NOT INCLUDED IN THE 12.63 ACRES SHOWN HEREON. LINE L33 APPEARS TO BE THE INTENDED DIVIDING LINE BETWEEN THE SURVEYED PARCEL AND THE EXISTING, CONSTRUCTED PORTION OF PEARSON CIRCLE.



VICINITY MAP



FLOOD INFORMATION

PER NC FLOOD MAPS (<https://flood.nc.gov/hctflood/>)
 FLOOD ZONE: X (MINIMAL FLOOD RISK)
 COUNTY: RUTHERFORD
 POLITICAL AREA: TOWN OF LAKE LURE
 CID: 370488
 PANEL: 0652
 NAP NUMBER: 3710065200J
 PANEL EFFECTIVE DATE: 7/2/2008

JOB NUMBER: 22112

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

PARCEL INFORMATION:

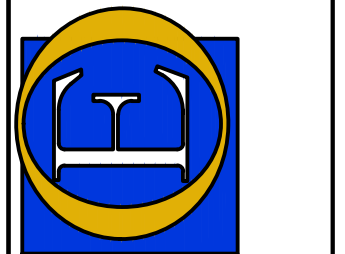
OWNER: DEVELOPMENT CAPITAL INVESTMENTS, LLC
 PROPERTY ADDRESS: 4023 KENNETT PIKE, SUITE 644 WILMINGTON, DE 19807
 PARCEL NO.: 1655968
 MAP: 502 BLOCK: 1 LOT: 47
 DEED BOOK: 2062 PAGE: 2397 (TRACT ONE)
 PLAT BOOK: 43 PAGE: 181
 TOWNSHIP: CHIMNEY ROCK
 ACREAGE: 12.63 AC.
 ZONING: R-2 GENERAL RESIDENTIAL DISTRICT SINGLE FAMILY
 SETBACKS: FRONT YARD SETBACK - 35 FT FROM ROAD CENTERLINE (BUT NOT CLOSER THAN 10 FT FROM ROW)
 SIDE YARD - 7 FT
 REAR YARD - 10 FT

LEGEND

UTILITY/STRUCTURE	
OVERHEAD ELECTRICAL	— X0HE —
EX. SANITARY SEWER	— XS —
PROP. SANITARY SEWER	— SS —
FORCEMAIN	— XFO —
EXISTING CULVERT	— [Symbol] —
PROP. CULVERT	— [Symbol] —
FIRE HYDRANT	[Symbol]
GATE VALVE	[Symbol]
SEWER MANHOLE	[Symbol]
POWER POLE	[Symbol]
PROPERTY LINE	— [Symbol] —
MAJOR CONTOURS	— [Symbol] —
MINOR CONTOURS	— [Symbol] —
PROP. MINOR CONTOUR	— 750 —
PROP. MAJOR CONTOUR	— 750 —
SILT FENCE	— SF — SF —
LIMITS OF DISTURBANCE	— DL —

PLANS FOR
BUFFALO RIDGE
 TOWN OF LAKE LURE
 CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
CONCEPTUAL LAYOUT

Odom Engineering PLLC
 100 Oak Street, Forest City, N.C. 28043
 PH: 828.247.4496 FAX: 828.247.4498
 NC License # 4886



SCALE: 1" = 60'
 DATE: 09/17/2022
 DRAWN BY: MJG
 CHECKED BY: DWO
 PROJECT MGR: DWO
 SHEET:
 1 OF 1

Elevation and Floor Plans

River Rock II Mountain Architecture

ELEVATION DRAWINGS ARE FOR ILLUSTRATION ONLY.
SEE FLOOR PLAN AND SALES CONTRACT FOR SPECIFIC DETAILS

PORCHES (INCLUDING PORCH ROOFS, DECKS, AND STEPS) NOTE: PORCHES ARE OPTIONAL. THE OWNER MAY VARY THE PORCHES FROM THOSE ILLUSTRATED HERE. PORCHES ARE DESIGNED AND BUILT BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES AND ARE SUBJECT TO INSPECTIONS TO CODE BY LOCAL OFFICIALS.

DORMERS AND SHIPLOOSE GABLE END WALLS ARE FINISHED W/ AN APPROVED WATER BARRIER AND LOG SIDING THAT IS LAPPED IN ACCORDANCE TO THE BUILDING CODES

SHINGLE LABEL

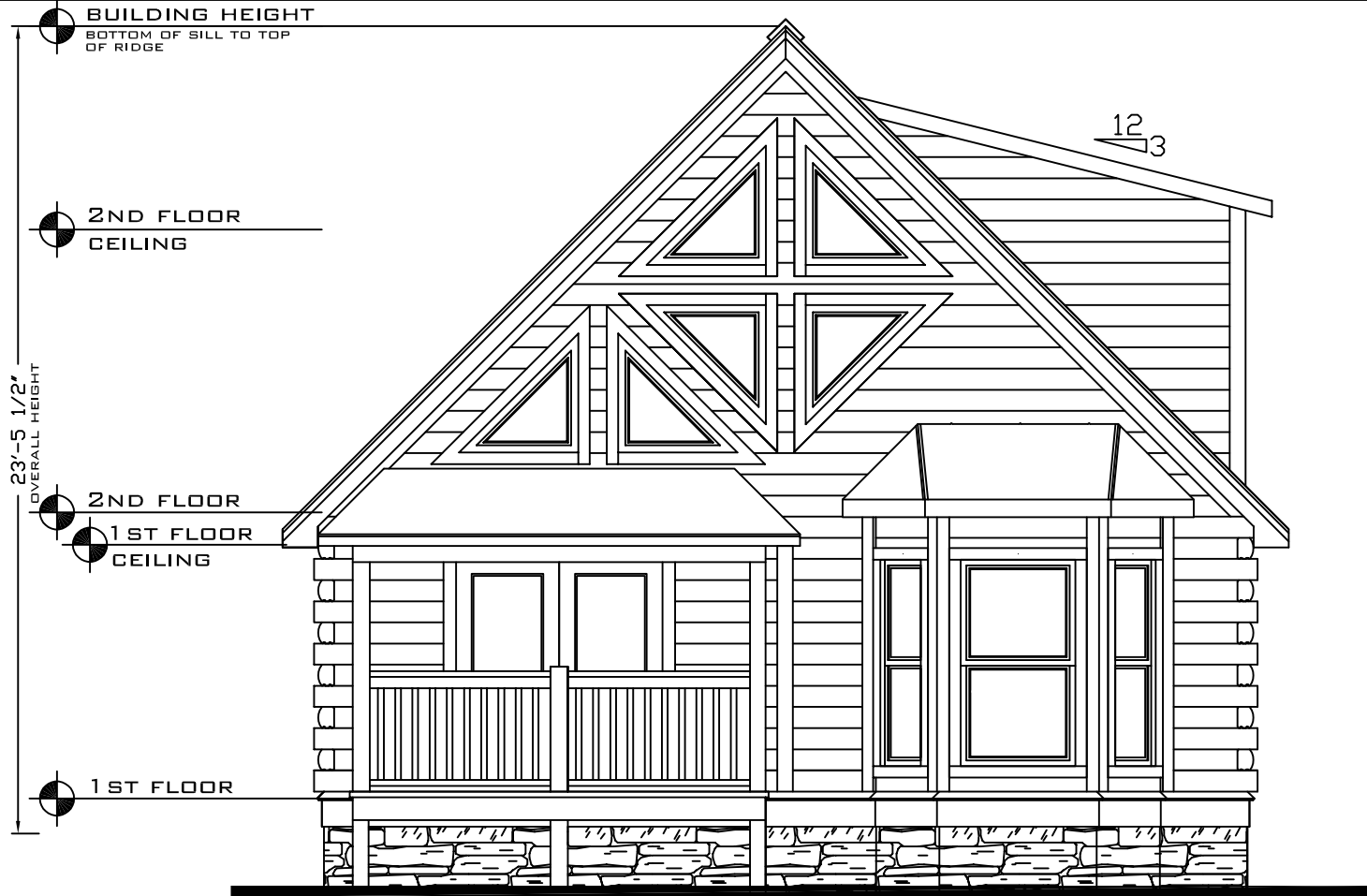
UL LISTED
PREPARED ROOFING MATERIALS

DEGREE OF RESISTANCE TO EXTERNAL FIRE AND FLAMMABILITY LIMITS
IN ACCORDANCE WITH UL STANDARD 790
WIND RESISTANCE ALSO CLASSIFIED
IN ACCORDANCE WITH ASTM D3161, CLASS F
WHEN APPLIED IN ACCORDANCE WITH INSTRUCTIONS INCLUDED WITH THIS ROOFING

R-2453 ISSUE M-46,645

ASTM D 3462

MEAN ROOF HEIGHT = 20'-0"
MEAN ROOF HEIGHT IS ESTIMATED UNDER THE ASSUMPTION THAT THE BASEMENT IS 10'-0" HEIGHT WITH AN AVERAGE BACK FILL OF 5'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'
NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



LEFT SIDE ELEVATION
SCALE: 3/32" = 1'



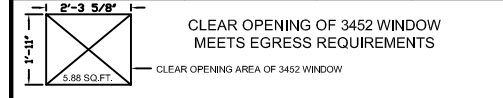
REAR ELEVATION
SCALE: 3/32" = 1'



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'

WEST WINDOW SCHEDULE DP-50 LOW-E

EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	2030	24" x 36"	3.09	1.26
NO	3030	36" x 36"	6.37	2.69
YES	3452	40" X 62"	14.33	5.68
NO	3060 FIXED	36"X72"	14.01	X



EXTERIOR DOOR SCHEDULE DP-47

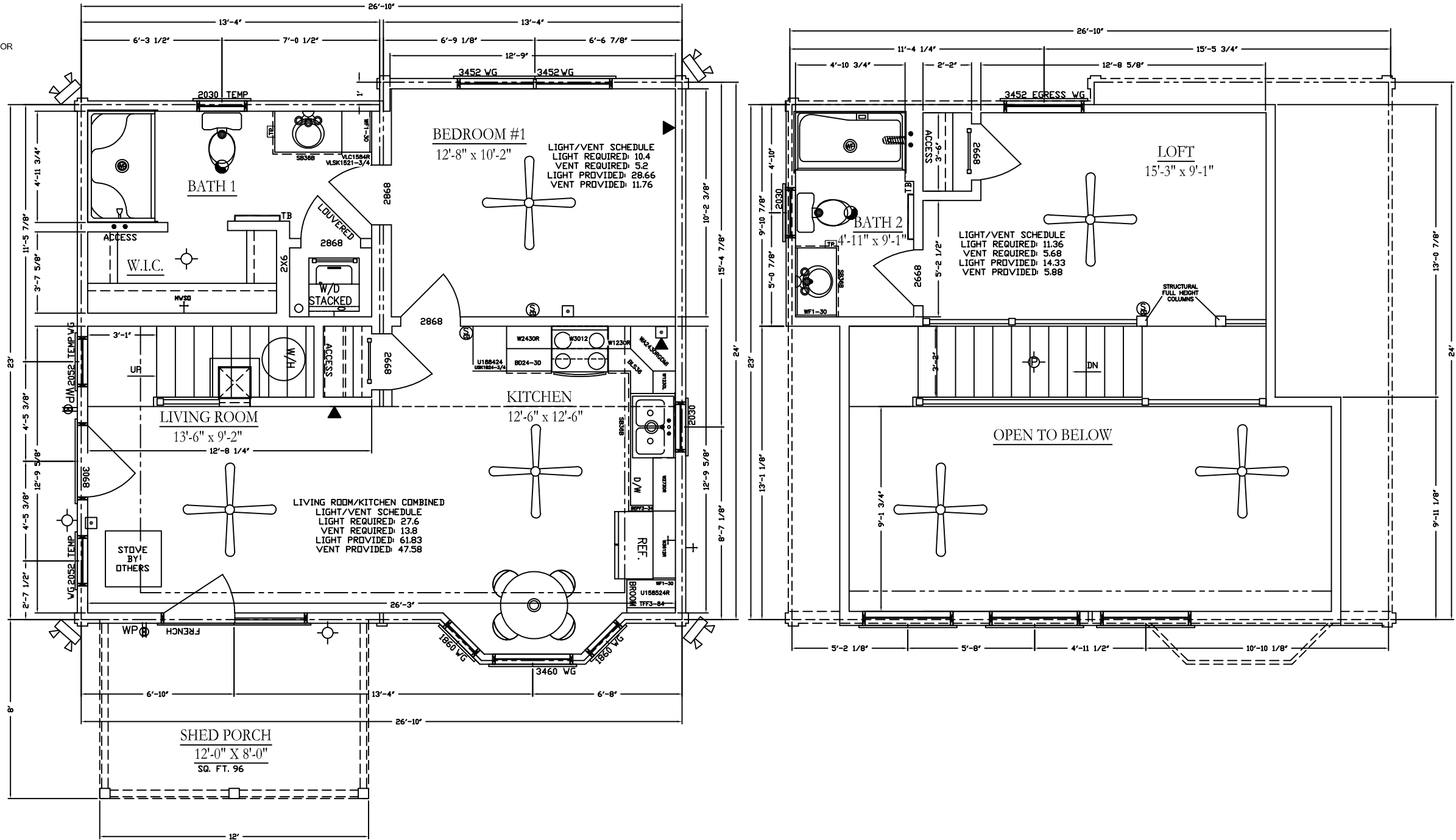
DESCRIPTION	ROUGH OPENING	LIGHT		VENT
		9-LITE	15-LITE	
3068	38 3/8" x 81 1/4"	4.31	8.02	19.55
FRENCH	75 1/4" x 81 3/4"	16.04		38.76
6068 SGD	72" X 80"	16.04		19.38

INTERIOR DOOR SCHEDULE

DESCRIPTION	ROUGH OPENING
3068 LOUVERED	38" x 82"
2668	32" x 82"
2868	34" x 82"
2868 PD	34" x 82"

NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

642 SF-FIRST FLOOR
215 SF-LOFT
857 SF-APPROXIMATE TOTAL



**River Rock II Mountain
Architecture
Option I**

ELEVATION DRAWINGS ARE FOR ILLUSTRATION ONLY.
SEE FLOOR PLAN AND SALES CONTRACT FOR SPECIFIC DETAILS

PORCHES (INCLUDING PORCH ROOFS, DECKS, AND STEPS) NOTE: PORCHES ARE OPTIONAL. THE OWNER MAY VARY THE PORCHES FROM THOSE ILLUSTRATED HERE. PORCHES ARE DESIGNED AND BUILT BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES AND ARE SUBJECT TO INSPECTIONS TO CODE BY LOCAL OFFICIALS.

DORMERS AND SHIPLOOSE GABLE END WALLS ARE FINISHED W/ AN APPROVED WATER BARRIER AND LOG SIDING THAT IS LAPPED IN ACCORDANCE TO THE BUILDING CODES

SHINGLE LABEL



LISTED PREPARED ROOFING MATERIALS
DEGREE OF RESISTANCE TO EXTERNAL FIRE AND FLAMMABILITY LIMITS
IN ACCORDANCE WITH UL STANDARD 790
WIND RESISTANCE ALSO CLASSIFIED
IN ACCORDANCE WITH ASTM D3161, CLASS F
WHEN APPLIED IN ACCORDANCE WITH
INSTRUCTIONS INCLUDED WITH THIS ROOFING

R-2453

ISSUE M-46,645

ASTM D 3462

RIDGE VENT - LAMANC PRODUCT # LOR30
SOFFIT VENT - FLAMCO # VENT164BE4X16

ROOF VENTILATION FOR BOX A & B:

AREA = 642 SQ. FT.

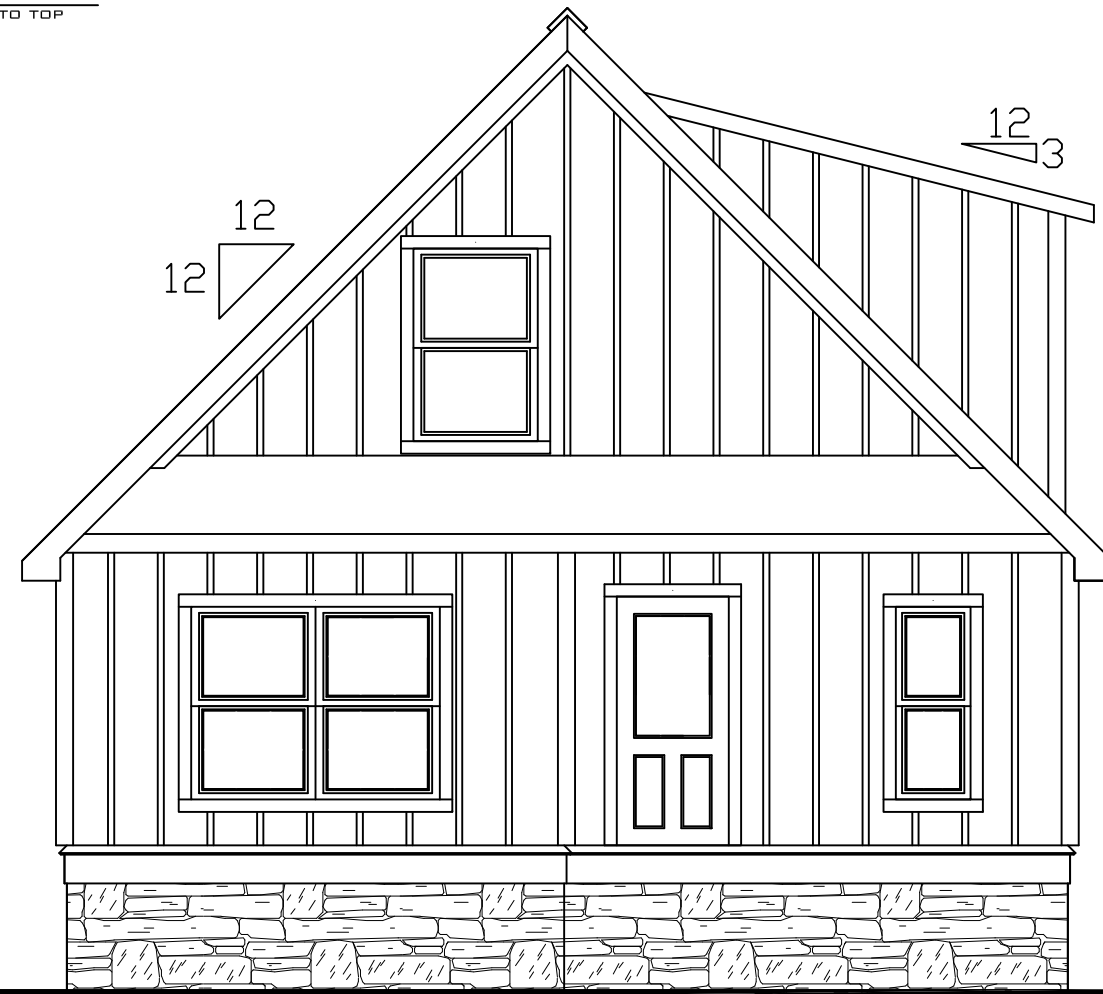
$\frac{642}{300} = 2.14$ SQ. FT. (308 SQ. IN.) SOFFIT
154 ROOF

SOFFIT 7 TRUSS SPACES X 22.5 = 157 SQ. IN.

ROOF 24' OF ROLL VENT X 11 SQ. IN./VENT = 264 SQ. IN.

PRELIMINARY

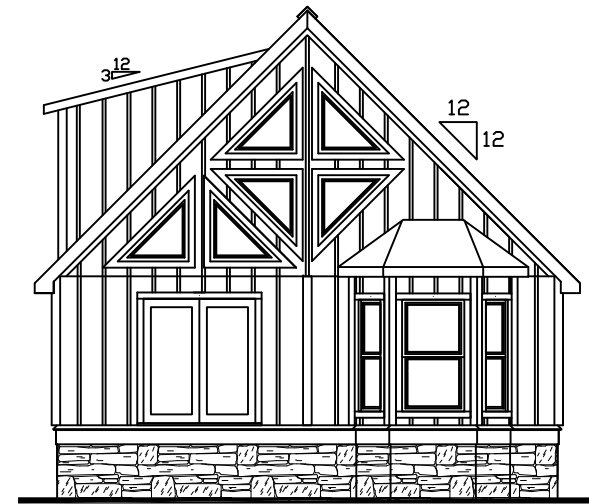
REV 1 5-31-22
REV 2
REV 3
FINAL



FRONT ELEVATION

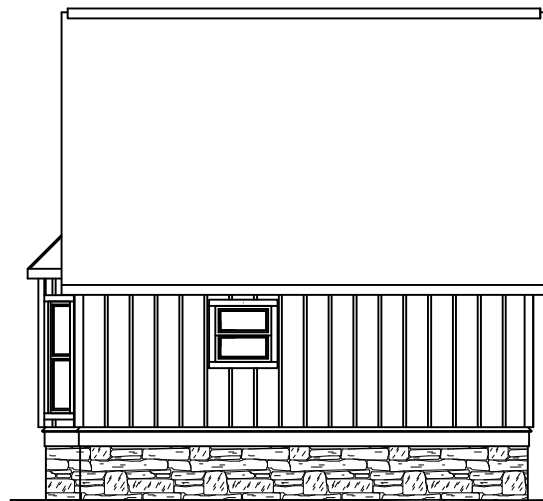
SCALE: 3/16" = 1' 1'-0" 5'-0"

NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



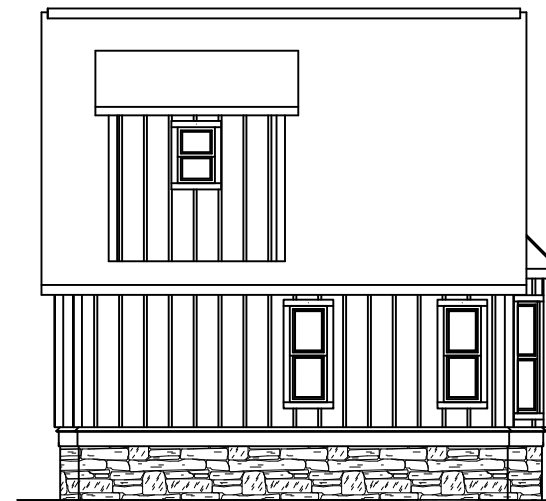
REAR SIDE ELEVATION

SCALE: 3/32" = 1' 1'-0" 2'-0"



LEFT SIDE ELEVATION

SCALE: 3/32" = 1' 1'-0" 2'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1' 1'-0" 2'-0"

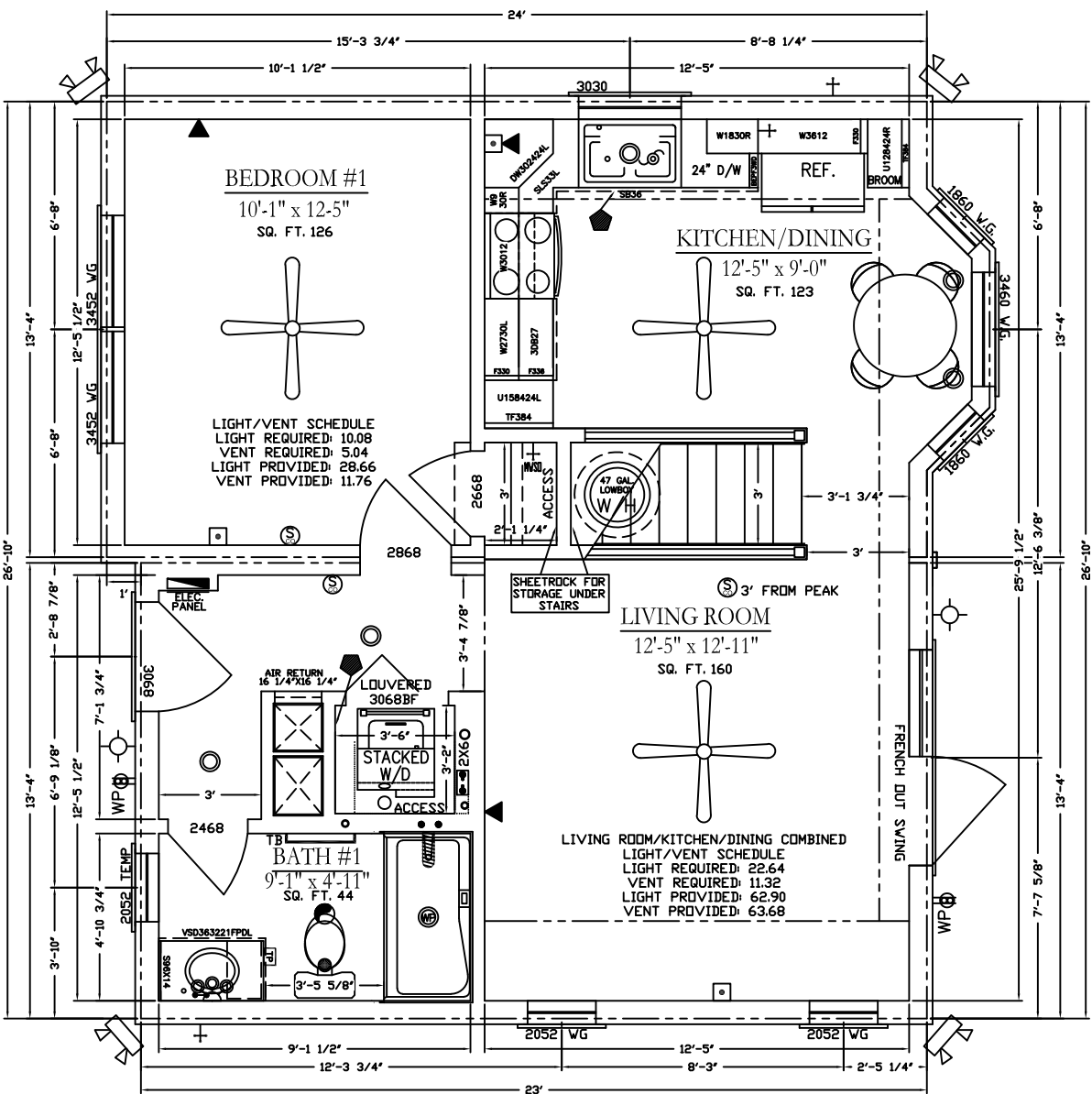
SOUTHEAST

VINYL WINDOW SCHEDULE DP-50 LOW-E DOUBLE HUNG				
EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	1860	20"x72"	5.67	4.14
NO	2030	24"x36"	3.09	1.26
NO	2030-2	48"x36"	7.09	2.25
NO	20310	24"x46"	5.19	2.37
NO	2040	24"x48"	5.14	2.49
NO	2046	24"x54"	6.19	2.90
NO	2052	24"x62"	7.22	3.44
NO	2052-2	48"x62"	14.44	6.88
NO	24" OCTAGON	24 1/2"x24 1/2"	2.35	-
NO	2640	30"x48"	7.16	3.25
YES	2845 CASEMENT	32"x53"	8.39	9.00
NO	2852	32"x62"	10.33	4.84
NO	2852-2	64"x62"	20.66	9.66
NO	3012 TRANSOM	36"x14"	4.55	X
NO	3024-2	72"x28"	11.26	3.26
NO	3030	36"x36"	6.37	2.69
NO	3030-2	72"x36"	12.74	5.38
NO	30310	36"x46"	8.54	3.82
NO	30310-2	72"x46"	17.08	7.64
NO	3040	36"x48"	8.91	4.01
NO	3040-2	72"x48"	17.82	8.02
NO	3046	36"x54"	10.19	4.67
NO	3046-2	72"x54"	20.38	9.34
NO	3052	36"x62"	11.89	5.55
NO	3052-2	72"x62"	23.78	11.1
NO	3052-3	108"x62"	35.67	16.65
YES	3452	40"x62"	14.33	5.88
YES	3452-2	80"x62"	28.66	11.76
YES	3452-3	120"x62"	42.99	17.64
YES	3060 D.H.	36"x72"	14.01	6.64
NO	3060 FIXED	36"x72"	14.01	X
NO	4040	48"x48"	12.41	5.53
NO	4046	48"x54"	14.19	6.44
NO	2652	30"x62"	8.88	4.00

DRAWN WITH
DIAMOND
DISTINCTION
CABINETS

642 SF-FIRST FLOOR
153 SF-LOFT
795 SF-APPROXIMATE TOTAL

MTN. ARCH
2X6 FRAMED WALLS



NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

INTERIOR DOOR SCHEDULE	
DESCRIPTION	ROUGH OPENING
1668	20" x 82"
2068	26" x 82"
2468	30" x 82"
2668	32" x 82"
2868	34" x 82"
3068	38" x 82"
5068 DBL	62" x 82"
1668BF	20" x 82"
2068BF	26" x 82"
2468BF	30" x 82"
2668BF	32" x 82"
2868BF	34" x 82"
3068BF	38" x 82"
3068DBF	38" x 82"
4068DBF	50" x 82"
5068DBF	62" x 82"
6068DBF	74" x 82"

EXTERIOR DOOR SCHEDULE DP-47					
DESCRIPTION	ROUGH OPENING	LIGHT		VENT	THERMATRU OR WEST
		9-LITE	15-LITE		
2868	34 3/8" x 82 1/2"	4.31	8.02	17.33	THERMATRU
3068	38 3/8" x 82 1/2"	4.31	8.02	19.55	THERMATRU
103068	51 13/32" x 82 1/2"	4.31	8.02	19.55	THERMATRU
10301068	64 3/4" x 82 1/2"	4.31	8.02	19.55	THERMATRU
3068 OUT SWING	38 3/8" x 81 1/4"	4.31	8.02	19.55	THERMATRU
FRENCH	75 1/4" x 82 1/2"		16.04	38.76	THERMATRU
FRENCH OUT SWING	75 3/4" x 82 1/8"		16.04	38.76	THERMATRU
ATRIUM	75 5/8" x 82 1/2"		16.04	19.38	THERMATRU
ATRIUM OUT SWING	76" x 82 1/8"		16.04	19.38	THERMATRU
9068 ATRIUM	113 1/4" x 82 1/2"		24.06	19.38	THERMATRU
6068 SGD	72" x 80"		16.04	19.38	WEST
60610 SGD	72" x 84"		16.04	19.38	PLYGEM

H/S -- HANDLE SET
WG -- DENOTES PLACEMENT OF WINDOW GUARDS
● -- DENOTES PLACEMENT OF STATE SEALS AND/OR THIRD PARTY INSPECTION LABELS
NOTE: ALL DIM ARE FROM OUTSIDE OF FRAMING

NOTE: RETURN AIR GRILLES TO BE SUPPLIED AND INSTALLED BY OWNER OR HVAC CONTRACTOR
NOTE: HVAC PROVIDED BY OTHERS AT CUSTOMERS REQUEST. TO BE INSTALLED ON-SITE TO LOCAL BUILDING CODES
NOTE: EXHAUST FANS ARE DUCTED TO OUTSIDE AIR ON-SITE AND WILL NOT BE DUCTED TO ATTIC SPACES, SOFFITS, OR RIDGE VENTS. COMPLETED ON-SITE BY OTHERS AND INSPECTED BY THE LOCAL INSPECTOR TO COMPLY WITH
NOTE: CHASES AND AIR RETURN CAVITIES ARE PROVIDED FOR INSTALLATION OF AIR RETURN DUCTWORK: CHASES AND/OR AIR RETURN CAVITIES CAN NOT BE USED AS AIR RETURN WITHOUT APPROVED HVAC DUCT MATERIALS. ON-SITE BY OTHERS.

PRELIMINARY
REV 1 5-31-22
REV 2
REV 3
FINAL

SOUTHEAST

VINYL WINDOW SCHEDULE
DP-50 LOW-E DOUBLE HUNG

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NO	2052	24"x62"	7.22	3.44
NO	2052-2	48"x62"	14.44	6.88
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NO	2640	30"x48"	7.16	3.25
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INTERIOR DOOR SCHEDULE

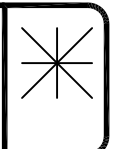
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EXTERIOR DOOR SCHEDULE DP-47

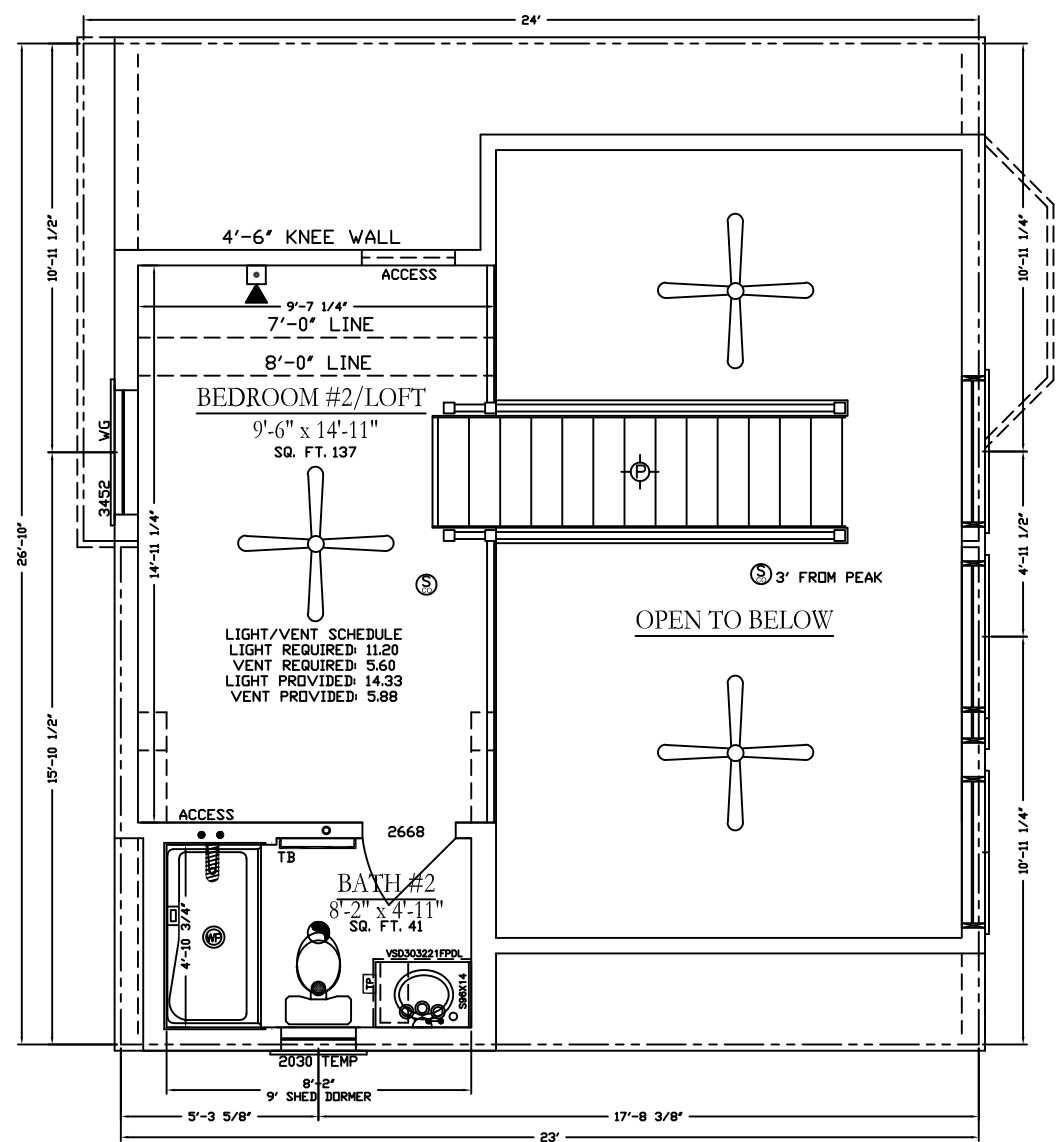
DESCRIPTION	ROUGH OPENING	LIGHT		VENT	THERMATRU OR WEST
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642 SF-FIRST FLOOR
153 SF-LOFT
795 SF-APPROXIMATE TOTAL



PRELIMINARY
REV 1 5-31-22
REV 2
REV 3
FINAL

Renderings,
Elevations and Floor Plans



BEDROOM #1
12'-7" X 12'-8"

BATH #1

ENTRY

DINING/KITCHEN
15'-10" X 8'-7"

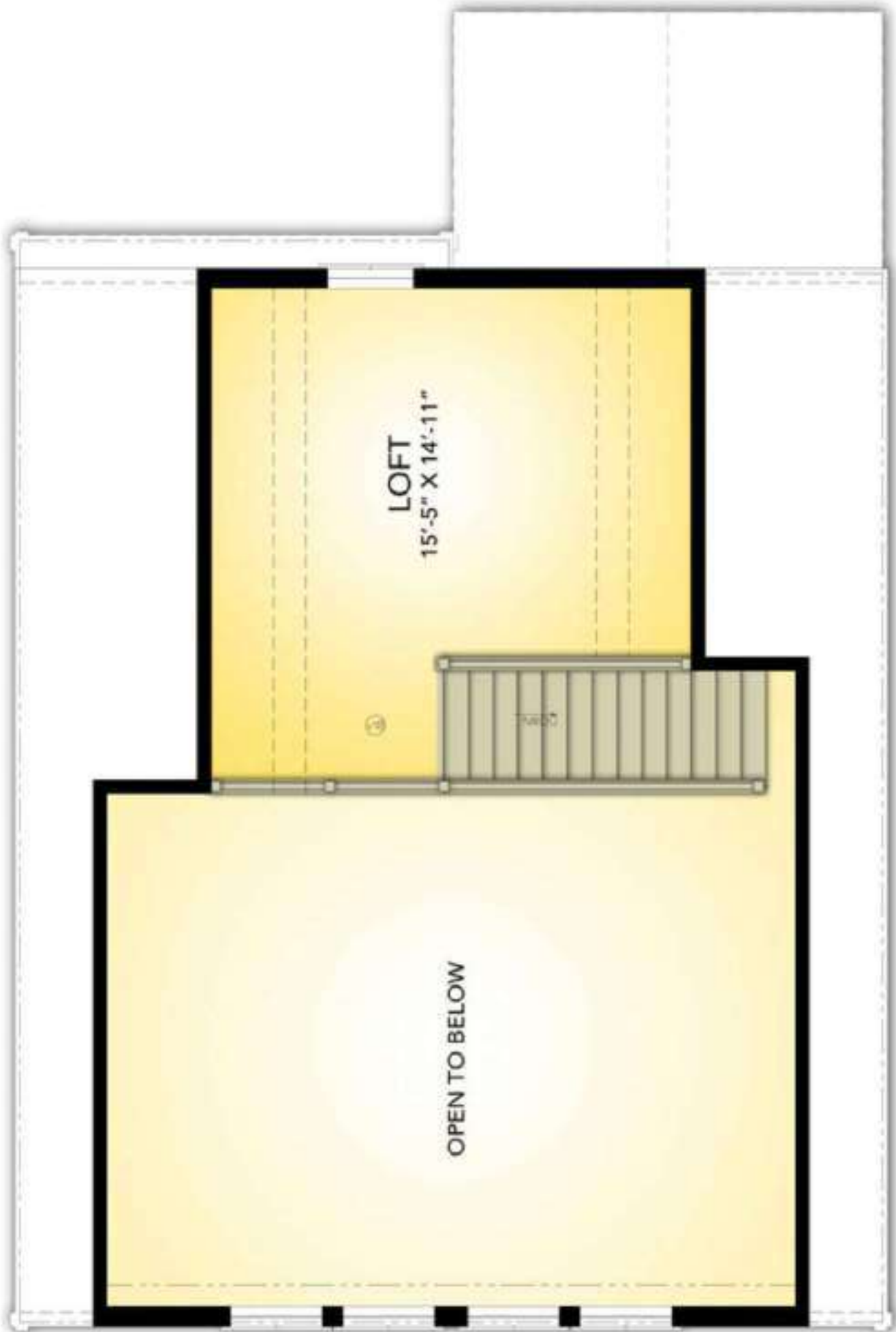
OPEN TO ABOVE

LIVING ROOM
15'-10" X 17'-7"

**COVERED
PORCH**

DECK

STACKED
W/D

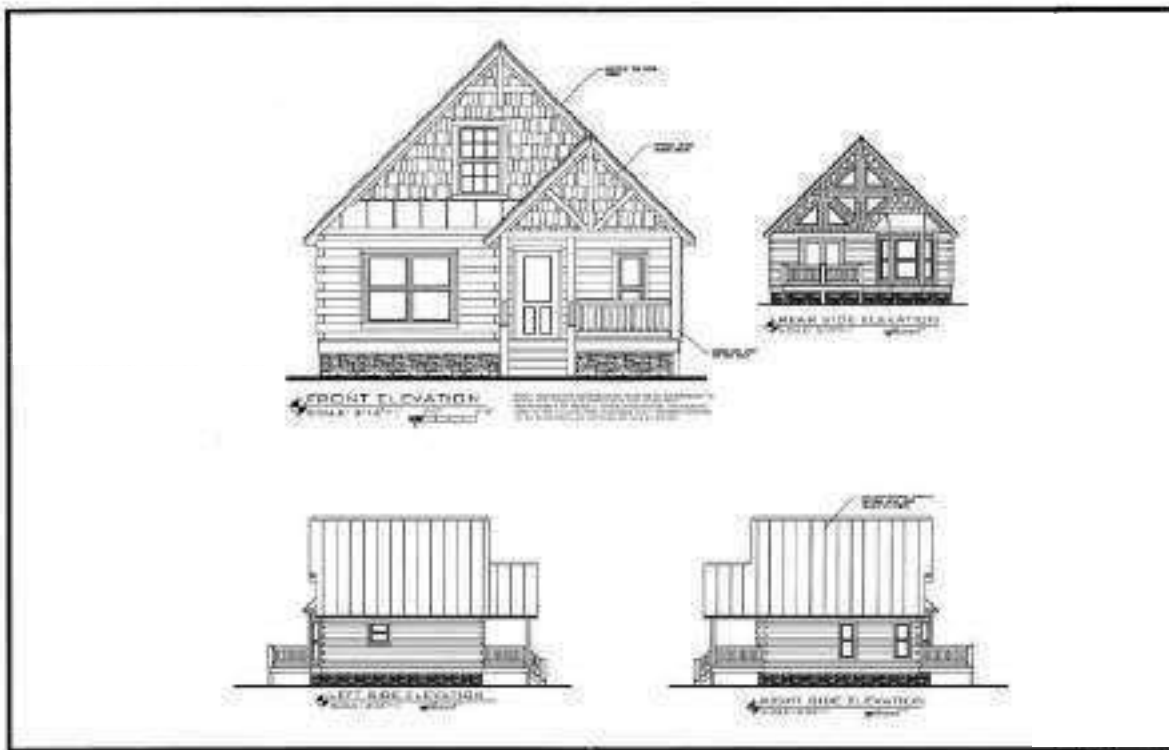


LOFT
15'-5" X 14'-11"

OPEN TO BELOW

DOWN

Proposed building (River Rock II)







Amenities

On Site Amenities

Text

On Site Amenities



On Site Amenities



On Site Amenities



On Site Amenities



On Site Amenities



On Site Amenities



On Site Amenities



On Site Amenities



Development Program

Development Program

Phase 1:

Buffalo Ridge West-

Phase 1- One Unit

Boone II Model with Day Basement
Community Park

Buffalo Ridge East

Phase 1- Three Units

Boone II Model with Basement
River Rock II Model
River Rock II A Model
Community Park

Buffalo Ridge

Phase 1- Two Units

River Rock II Model
River Rock II Shaley Model

Phase 2- Eighteen Units

10 River Rock II Models
8 River Rock II A Models Community
Park

Phase 3 '

Buffalo Cove

Phase 1 ' 5 Units

Tiny Houses

Development Schedule

Development Schedule

Government Approvals

Buffalo Ridge

Buffalo Ridge East

Buffalo Ridge West

Buffalo Ridge Cove

(29 homesites)

Winter 2022 / Spring 2024

Horizontal Construction

Buffalo Ridge

Buffalo Ridge East

Buffalo Ridge West

(6 residences)

Fall 2023 / Spring 2024

Horizontal Construction

Buffalo Ridge (18)

Winter 2023 / Winter 2024

Vertical Construction

Buffalo Ridge (2)

Buffalo Ridge East (3)

Buffalo Ridge West (1)

Winter 2023/Spring 2024

Buffalo Ridge (18)

Summer 2024/Fall 2025

Buffalo Cove

Fall 2024/Fall 2025