

Buffalo Ridge  
Lake Lure NC  
Financing Proposal

August 12, 2023

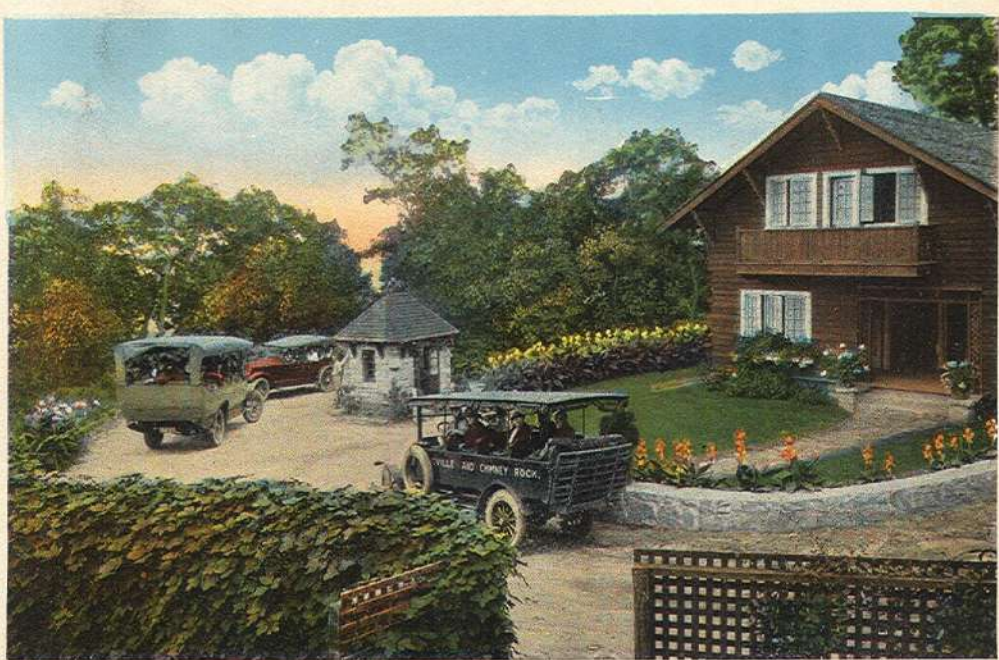
Part 1

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5. Development Plan
6. Horizontal Construction Progress Photos
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8. Construction Progress Photos
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10. Specifications
11. Interior Furnishings
12. Amenities
13. Development Program
14. Development Schedule

# Photo Gallery of Lake Lure North Carolina

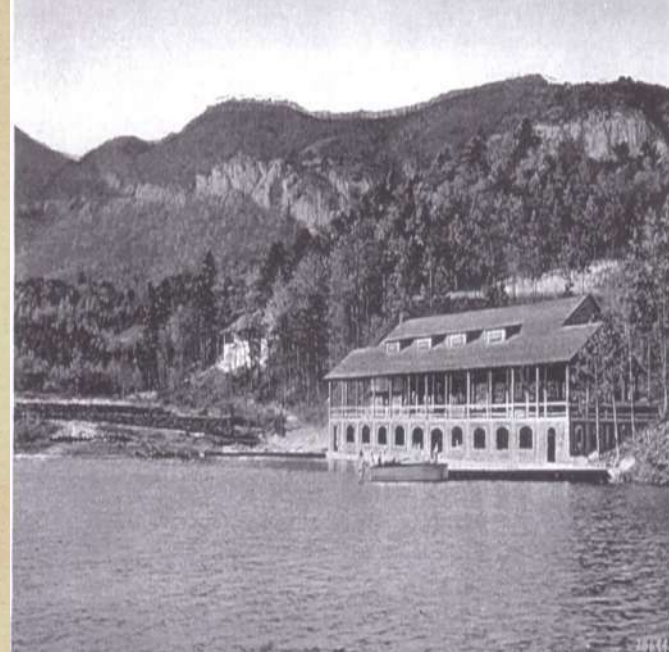
**Visual History of Lake  
Lure NC  
Starting in the 1920s**



GATE LODGE, CHIMNEY ROCK, WESTERN NORTH CAROLINA.

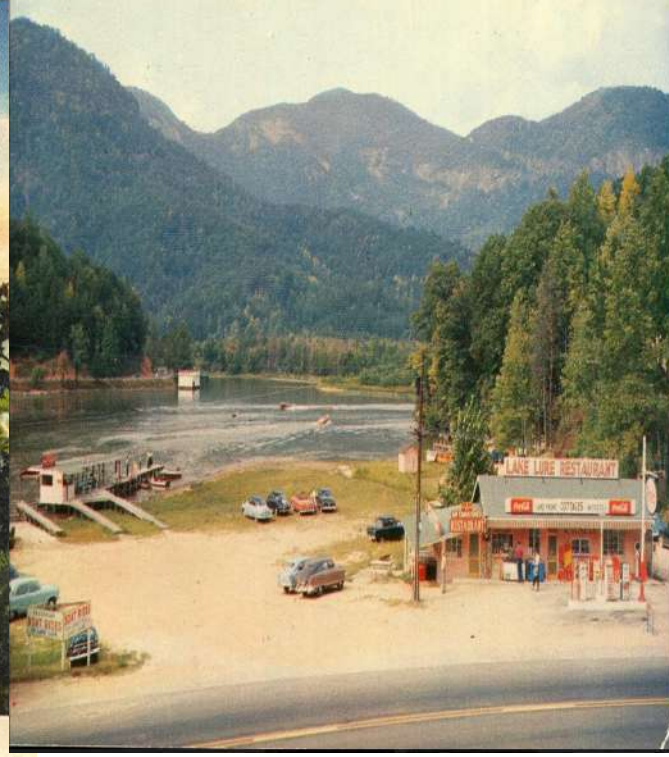


Tennis at Chimney Rock Camp  
for Boys, Chimney Rock, N. C.



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

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



ADMINISTRATION BLDG. AND LAKE LURE INN,



228—"Timbercove" one of the Beautiful Homes on Lake Lure, N. C., "In the Land of the Sky"



6B-H1251

393:—SUNSET SCENE, SHOWING N. C. HIGHWAY NO. 20, SKIRTING



27970

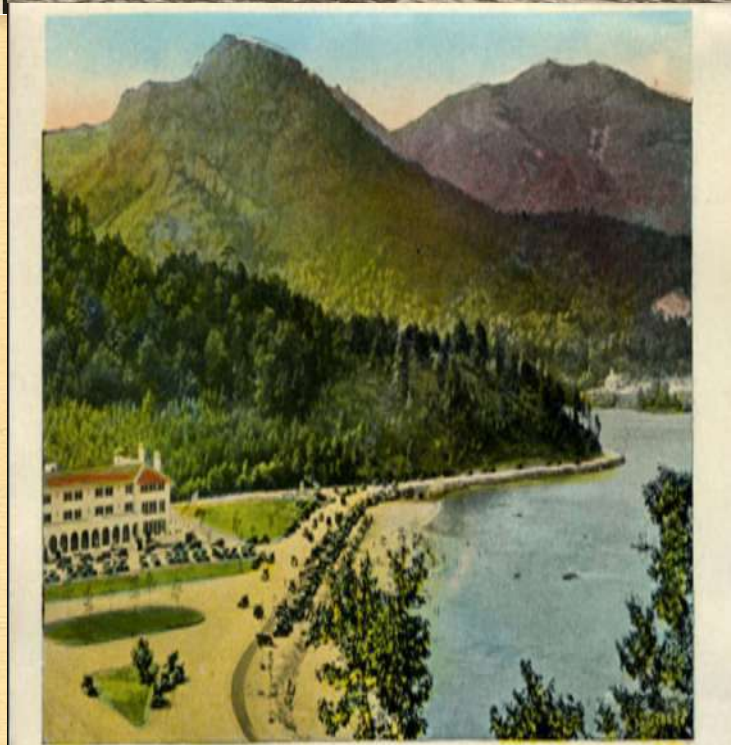
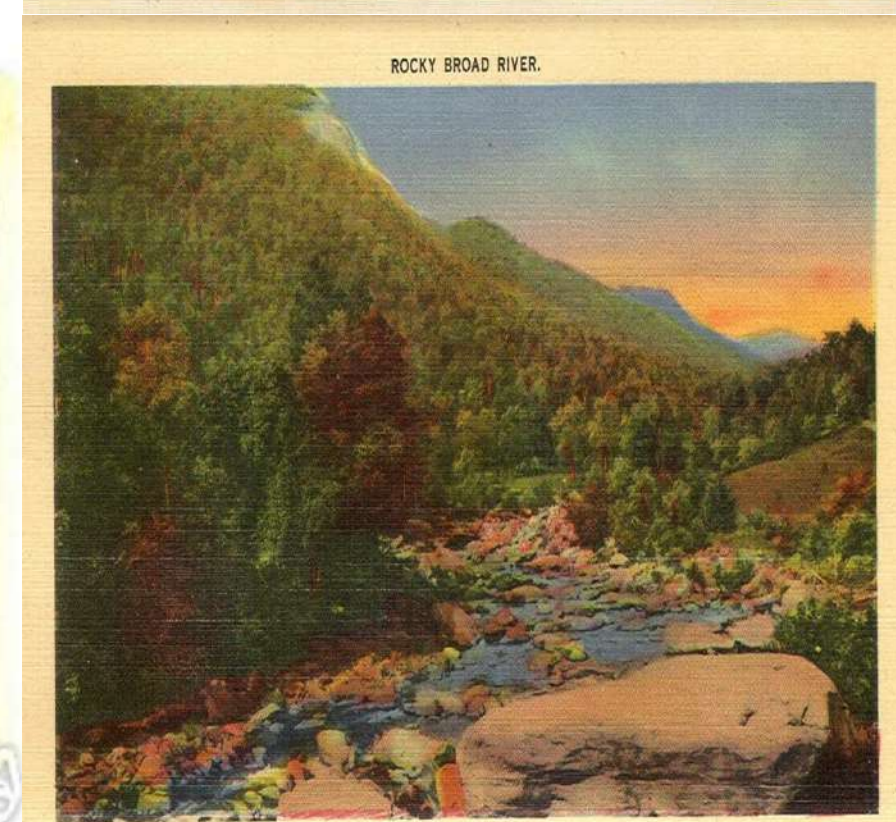
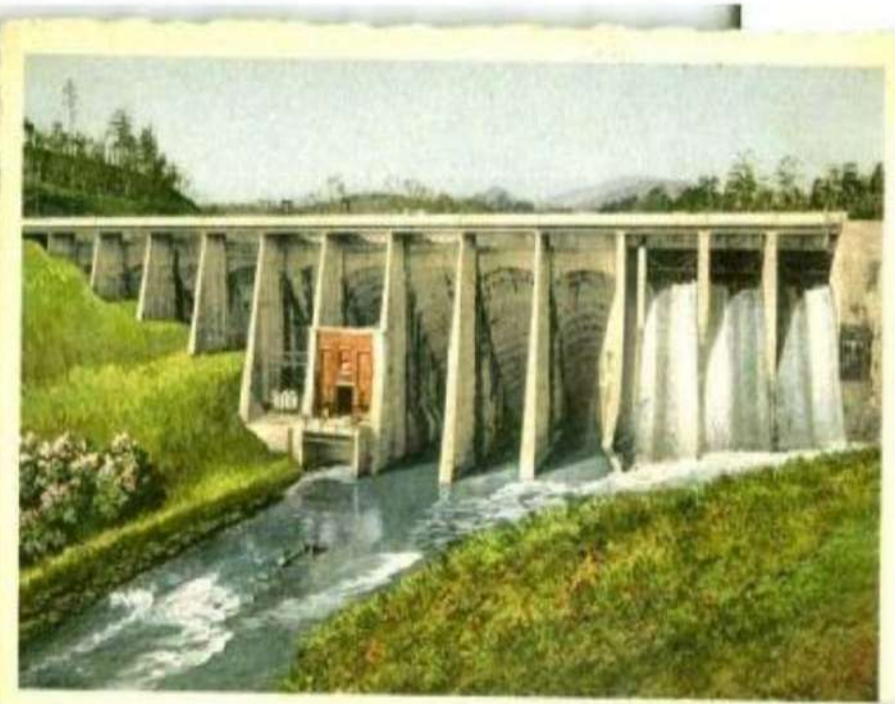
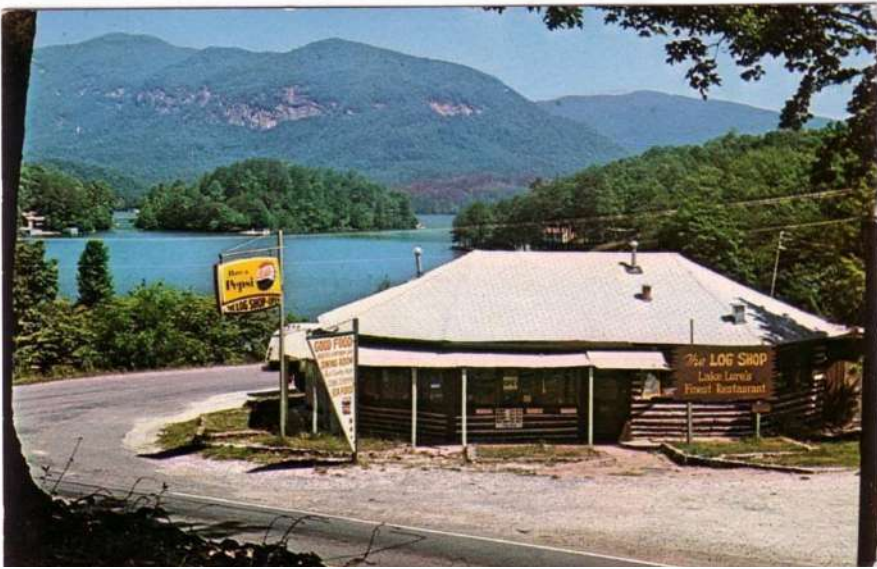
LAKE LURE, WESTERN NORTH CAROLINA.

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



Shumont Mountain in Background, Alt. 4,000 Ft.

6B-H1253



CHIMNEY ROCK CAMP FOR BOYS.



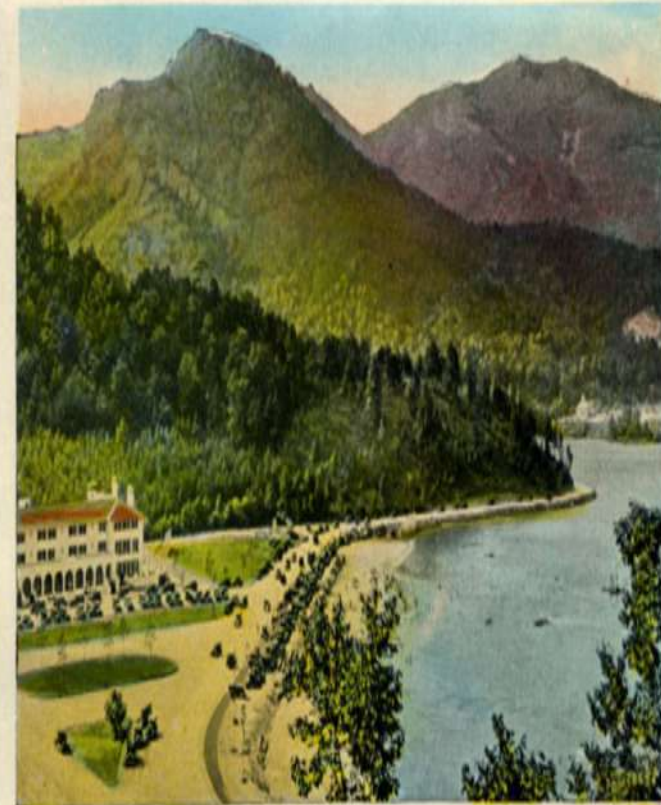
BM-13 - BATHING AT LAKE TOMAHAWK, BLACK MOUNTAIN, N. C.



NATURAL SCENES, 1938, GOLDSTON'S BEACH, WHITE LAKE, N. C.



CANOEING ON LAKE LURE.







# LAKE LURE

2023



A stone wall with a sign that reads "Welcome to LAKE LURE". The sign is made of gold-colored letters. The wall is made of grey stones. Behind the wall is a large bush of green leaves with many red flowers. In the background, there is a body of water (Lake Lure) and a building. The foreground has some green grass and small black lights.

Welcome to LAKE LURE

A wooden sign with a dark green border and a dark green background. The sign is mounted on two dark green posts with decorative finials. The text is in a light-colored, serif font. The background shows a lush green landscape with trees and a hillside.

LAKE LURE

INCORPORATED 1927

RUTHERFORDTON 17

MORGANTON 48

CHARLOTTE 85













# RESORTS





# Bald Mountain Golf Course

---

The Gardens • Bear's Den





WYNDHAM

Fairfield Mountains

Levery-Hanks  
REALTORS





19027  
LAKE LURE INN & SPA

DOWNTOWN







A photograph of a United Bank building. The building is a two-story structure with a light-colored stucco finish and a series of arches along the ground floor. The arches are supported by square columns. The windows have dark green shutters. The bank's name is prominently displayed in large, dark letters above the first arch. A green logo is visible to the left of the name. The sky is overcast, and there are trees in the background.

**UNITED BANK**







*the Historic*

*1927 Lake Lure Inn & Spa*



*HOT ON!*

*Trolley*







## Rules & Regulations for Use of Tennis Courts:

TENNIS SHOES ONLY  
NO BICYCLES  
NO SKATEBOARDS  
NO SKATES OR ROLLERBLADES  
NO PETS  
NO FOOD OR DRINKS





Lake Lure  
GATEWAY  
CENTRE

2375

LakeLure.com  
Footwear  
Spa  
Therapeutic  
Massage





UNITED BANK

LAKE LURE

ONE WAY  
→

THE ACADEMY  
COMMUNITY BUILDINGS



# HOTELS





NOW OPEN NOW OPEN NOW OPEN

STAGE COACH

Cheerful Handmade & Open faced Sandwiches

**B**  
Broad River Inn  
Stagecoach Saloon  
Restaurant & Bar

CHIMNEY ROCK  
ALL-STATE  
GOLF



19027  
LAKE LURE INN & SPA

HISTORIC  
HOTELS *of*  
AMERICA



National Trust  
for Historic Preservation

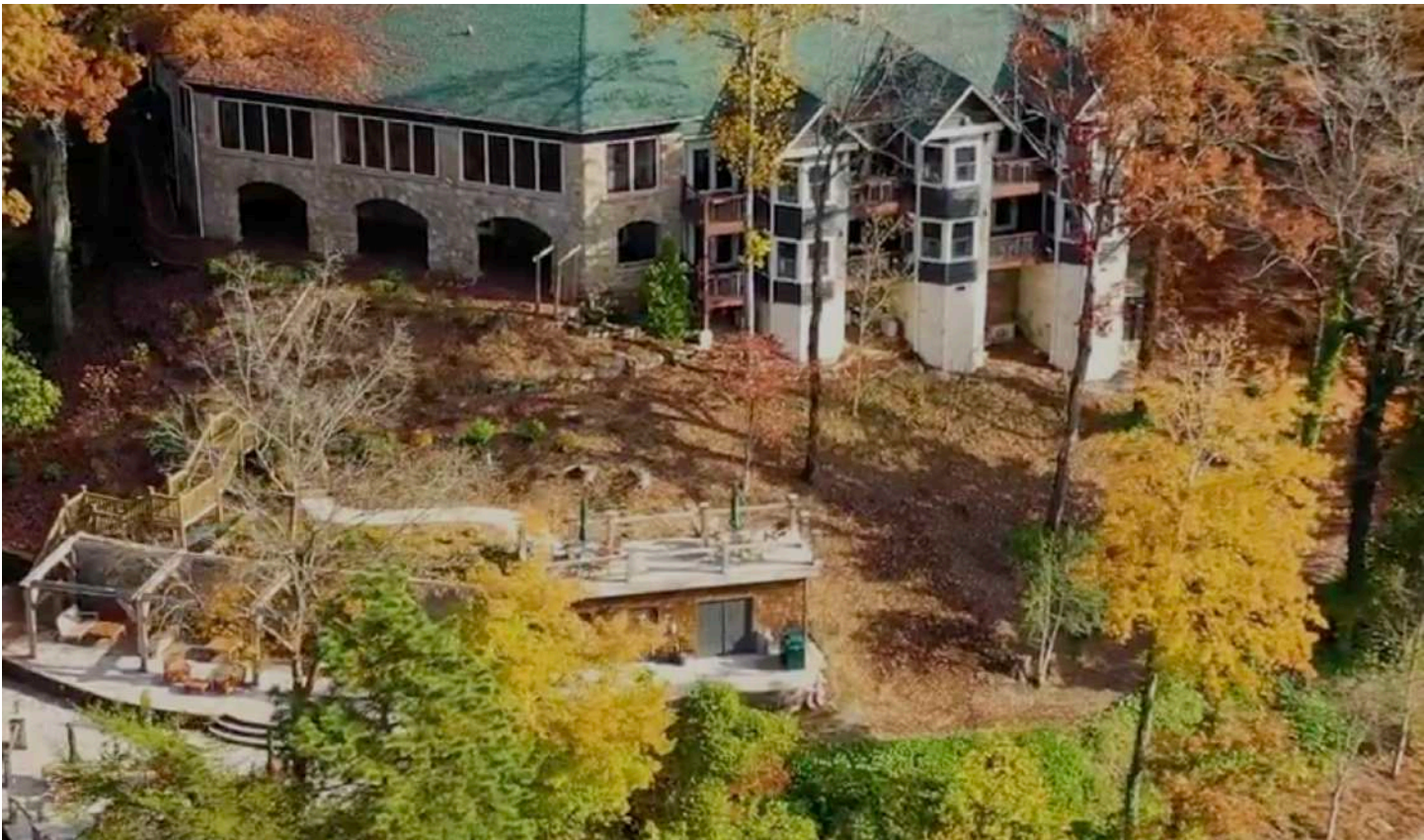
1927  
LAKE LURE INN & SPA











# RESTAURANTS







# JAPAN HOUSE

JAPANESE GRILL & SUSHI

FOOD

Japanese ROLL

Japan House  
NOW OPEN  
Call 494-5555

2795

Japanese STEAK  
Prime Beef  
ASK FOR LESS

Boat SPECIAL

Always Fresh

TOW ZONE / TOW ZONE  
JAPAN HOUSE PARKING ONLY

TOW ZONE / TOW ZONE  
JAPAN HOUSE PARKING ONLY

TOW ZONE / TOW ZONE  
JAPAN HOUSE PARKING ONLY



savor.

shop.

LOCAL GOODS  
FRESH PRODUCE  
BREADS  
COFFEE  
BUTTER & EGGS  
ICE CREAM  
SALE TACKLE  
LIVE BAIT

Live Bait

Handwritten menu on a chalkboard sign.

A wooden sign for Medina's Village Bistro. The sign features a red horizontal band across the middle. The word "Medina's" is written in a large, white, cursive font with a black outline, spanning across the red band. Below "Medina's", the words "VILLAGE BISTRO" are written in a smaller, white, sans-serif font. To the right of the text is a graphic of a white fork with two green leaves on its tines. Below the red band, the text "Casual Gourmet • Full Service Restaurant & Carry Out" is written in a white, sans-serif font on a black background.

Medina's

VILLAGE BISTRO

Casual Gourmet • Full Service Restaurant & Carry Out





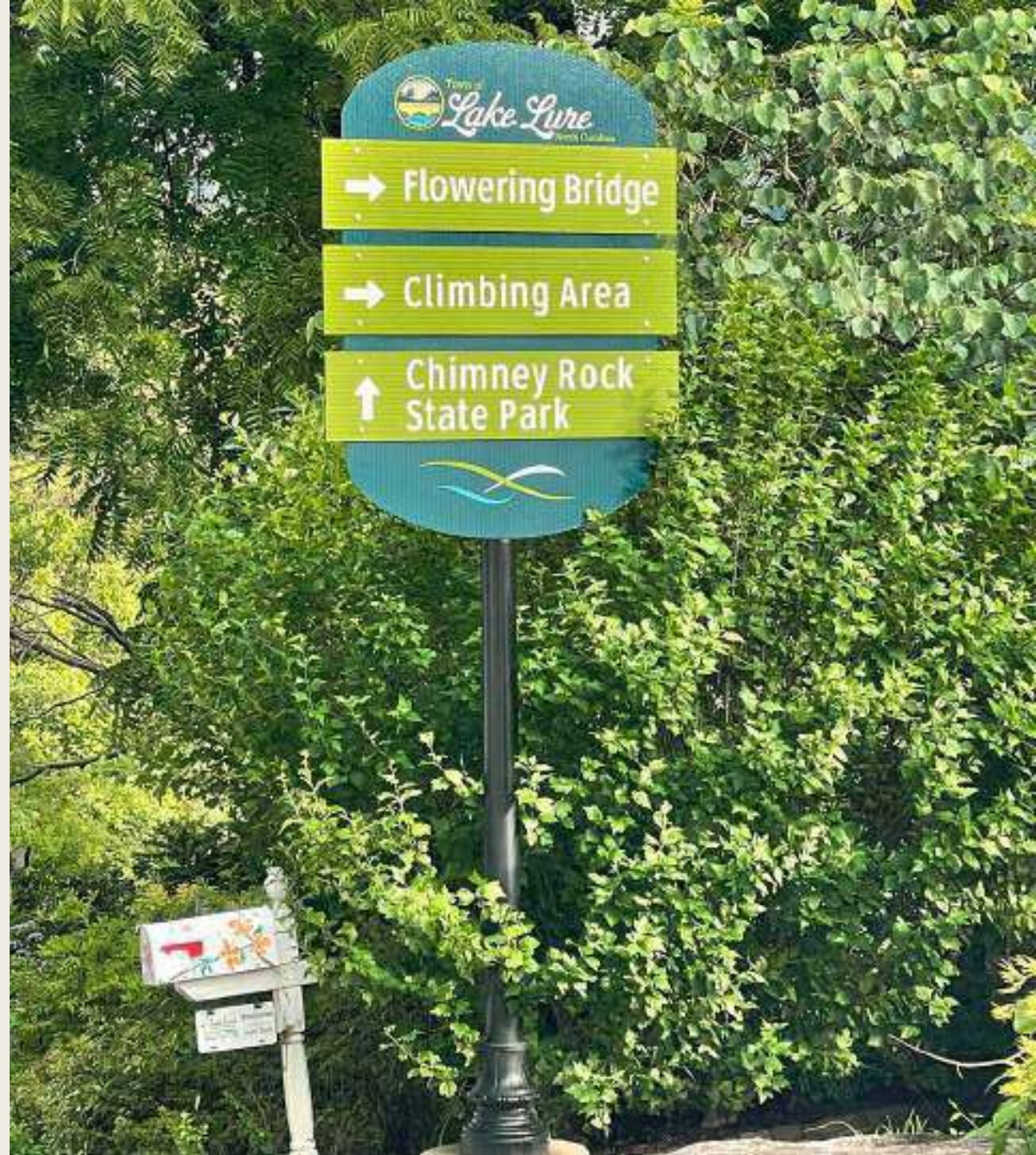
  
*Barnshirk*  
VINEYARDS

TASTING ROOM &  
**RESTAURANT**  
2018 NC WINERY OF THE YEAR  
Local Craft Beer & Cider  
Serving Lunch and Dinner Daily





# CHIMNEY ROCK VILLAGE





**CHIMNEY ROCK**  
AT CHIMNEY ROCK STATE PARK

PARK CLOSED

STOP

WELCOME TO CHIMNEY ROCK  
AT CHIMNEY ROCK STATE PARK  
All State Park facilities are open to the public.  
All other facilities are open to the public.

WELCOME TO CHIMNEY ROCK  
AT CHIMNEY ROCK STATE PARK













# LOCAL AMENITIES







# Apple Valley

---

Apple Valley Golf Course  
Pinnacle Southern Kitchen • Apple Valley Pool







# Bald Mountain Golf Course

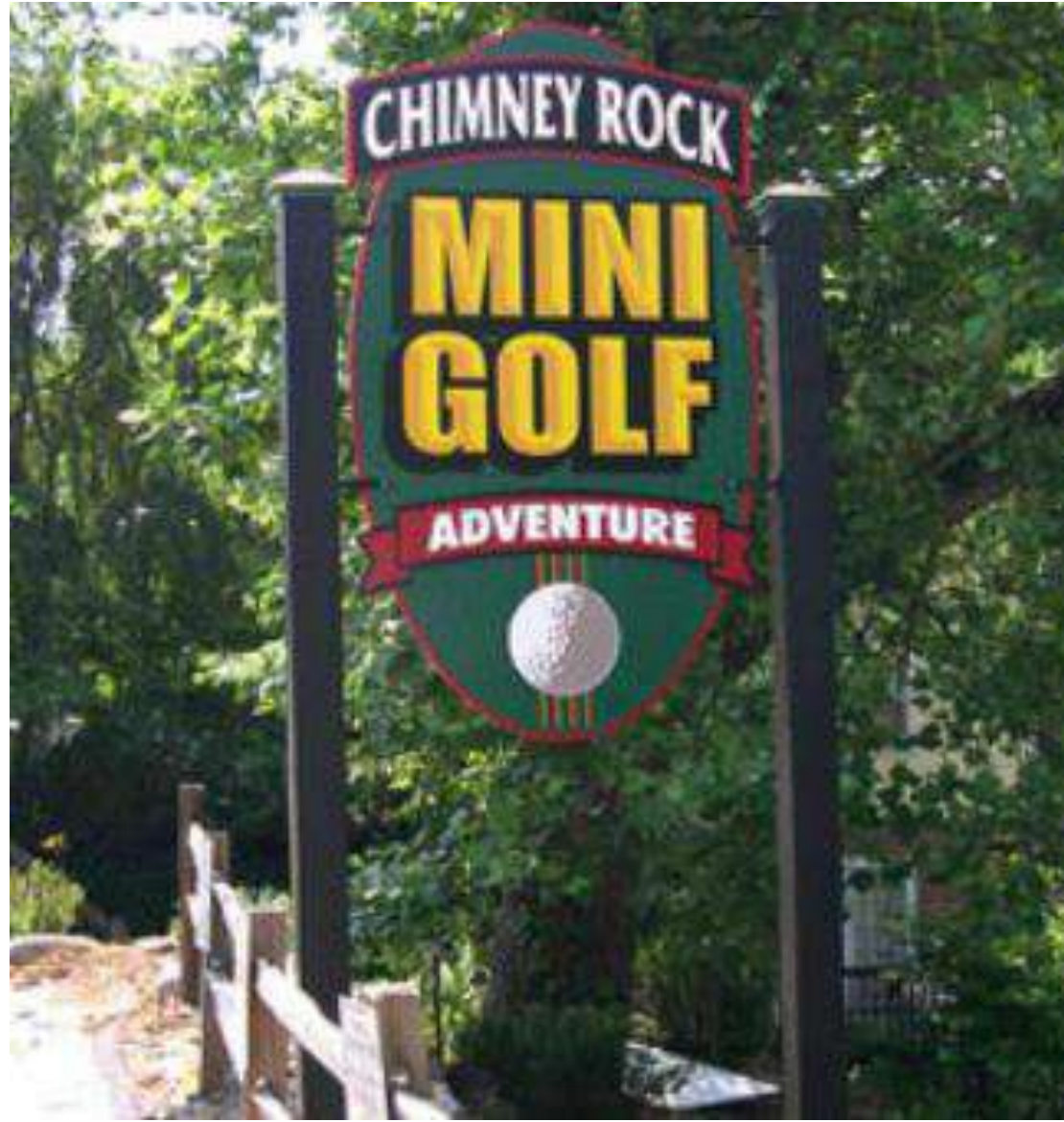
The Gardens • Bear's Den

























CEDAR CREEK  
EQUESTRIAN CENTER



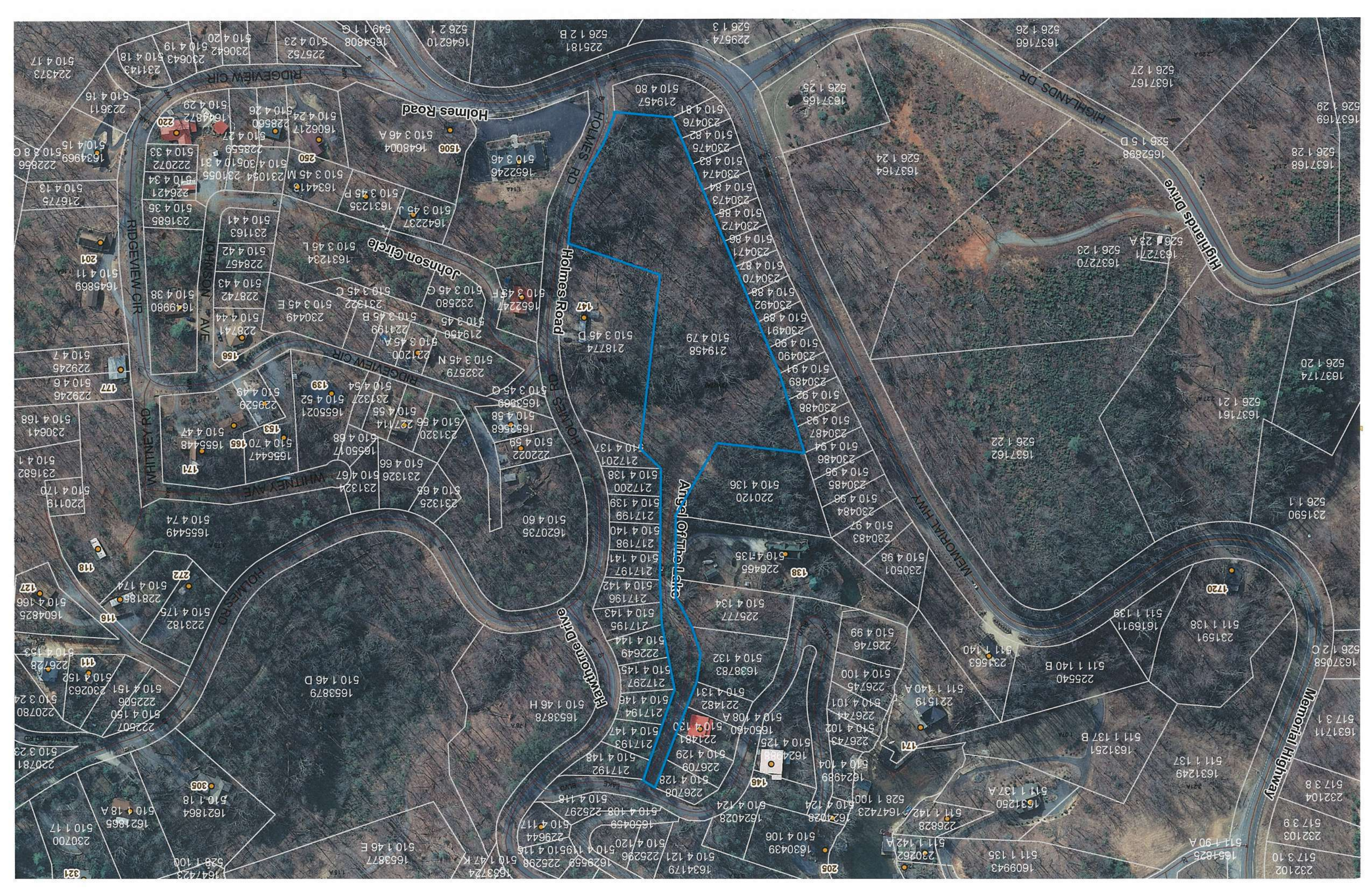
Strongate Spa  
at The 1927 Lake Lure Inn & Spa

**JULY 4 TH BUFFET**  
**4 PM 9 PM RSVP 625 2525**



*Veranda*  
RESTAURANT

# Property Aerials





# Property Photos

# Buffalo Ridge West Angel of the Lake Road









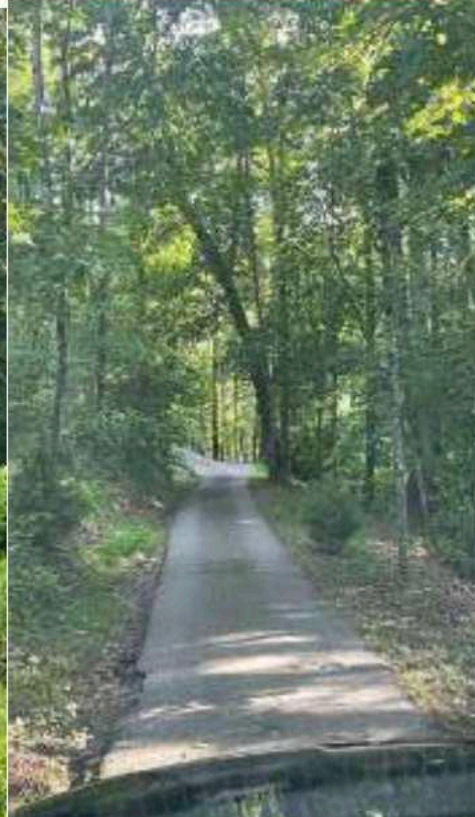


# Buffalo Ridge East Buffalo Shoals Road





# Buffalo Ridge Buffalo Shoals Road









## Pictures of adjacent neighborhood





**Buffalo Ridge**

**Development Plans**

**Lake Lure NC**

**Buffalo Ridge West**

**Development Plans**

# Table of Content

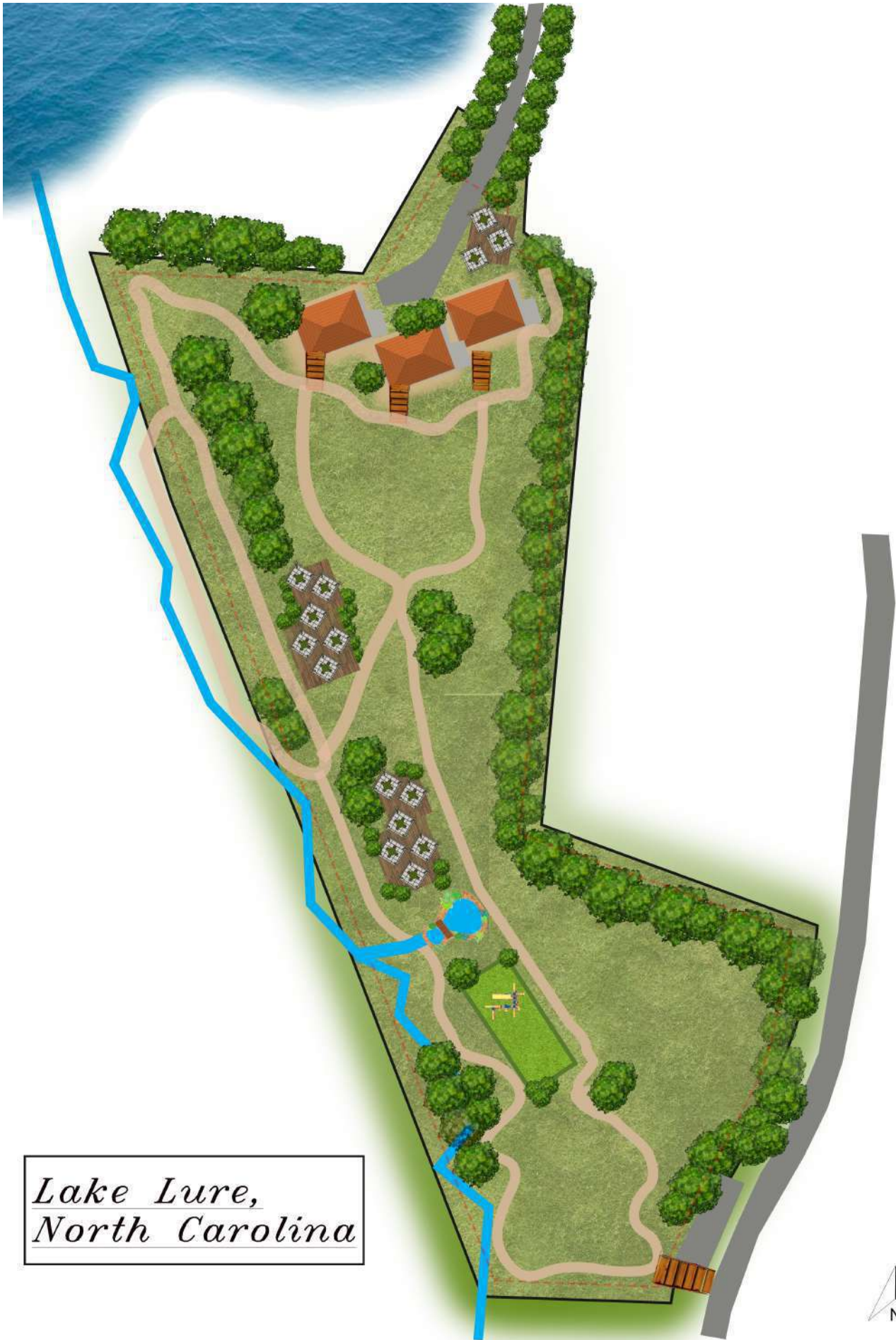
1. Aerial Parcel Map
2. Conceptual Site Plan
3. Boundary Survey
4. Topo Survey
5. Tree Survey
6. Recorded Parcel Plat
7. Approved Septic Plan
8. Site Plan with Topo
9. House Layout/Staked Four  
Corners
10. Elevation and Floor Plans
11. Subdivision Plat

# **Aerial Parcel Map**



# **Conceptual Site Plan**

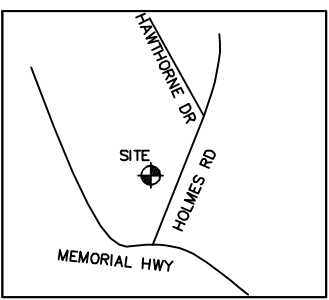




*Lake Lure,  
North Carolina*



# **Boundary Survey**

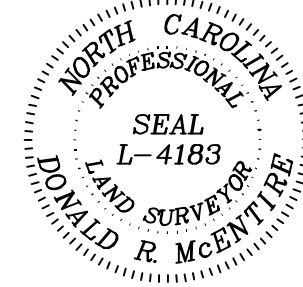


VICINITY MAP  
(not to scale)

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

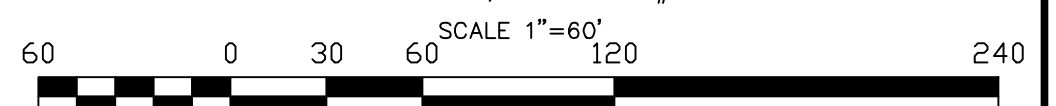
**LEGEND**

- 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

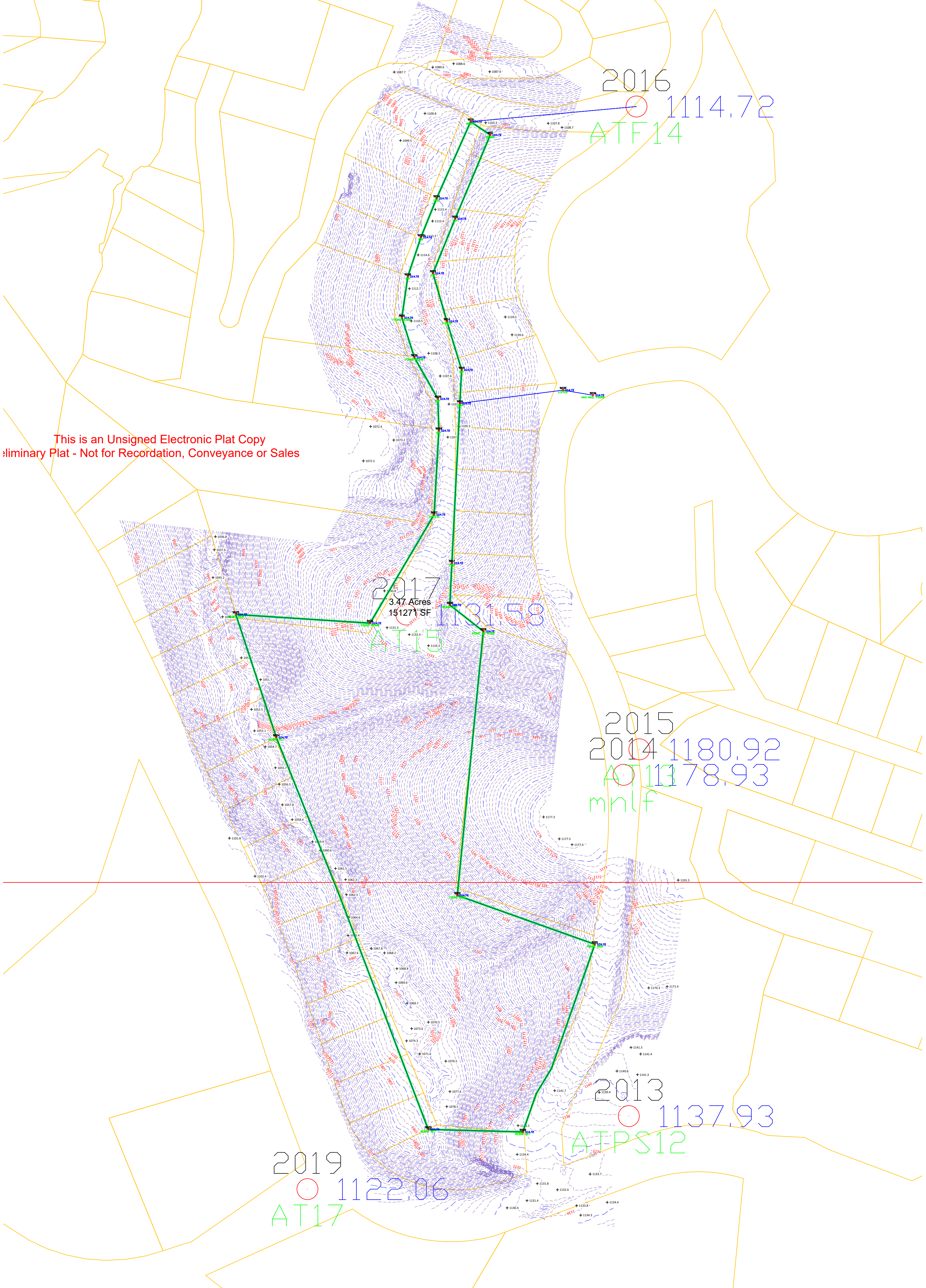
2017

3.47 Acres  
151271 SF  
AT15

2015  
2014 1180.92  
11378.93  
mnlf

2013  
1137.93  
ATPS12

2019  
1122.06  
AT17

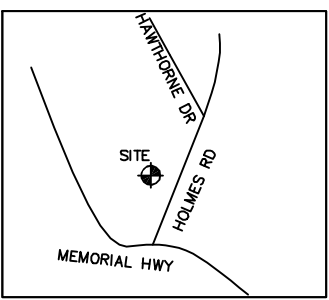


# **Tree Survey**



# **Recorded Parcel Plat**



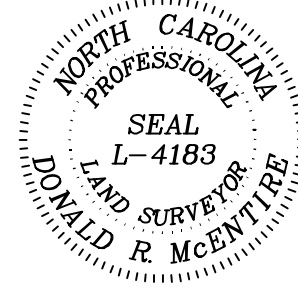


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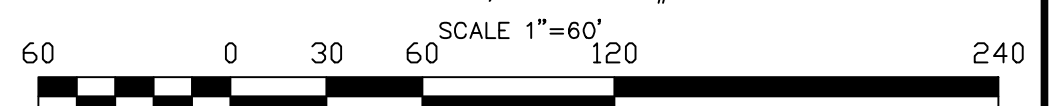
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DONALD McENTIRE SURVEYING  
108 ISHAM DRIVE  
RUTHERFORDTON, NC 28139  
PHONE: (828) 287-0439  
EMAIL: dmcentire@bellsouth.net

# **Septic Approved Plan**

COUNTY PIN#: 1655920

APPLICATION#: 10013

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

**FOOTHILLS HEALTH DISTRICT  
AUTHORIZATION TO CONSTRUCT**

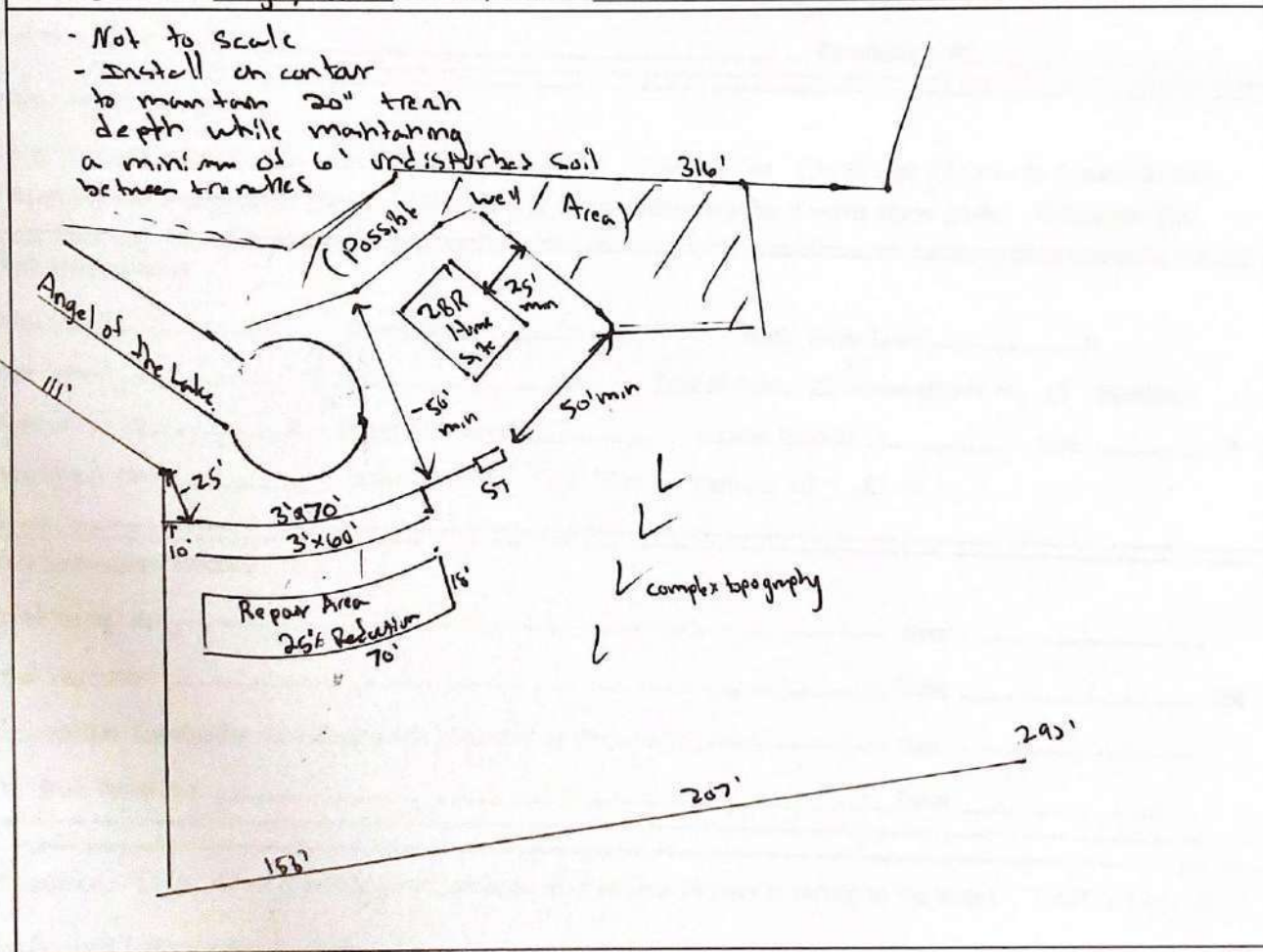
- Septic and Well
- Septic only
- Well Only
- Tank Only

Valid for 5 Years from Date of Issue.

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

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/ft<sup>2</sup> 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: 2.99 acres Repair System Type: 25% Reduction L.T.A.R.: 0.45 gpd/ft<sup>2</sup>  
 Design Flow Basis: 120gal/bedroom Comments/Conditions: \_\_\_\_\_



Permit Issued by: [Signature]

IP Date of Issuance: \_\_\_\_\_

Date: 7-27-21  
(VOID AFTER 5 YEARS)

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

Construction of the wastewater 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 135A of the General Statutes of N.C. and rules adopted pursuant to this article. Any alteration of the site or soil conditions, changes to the proposed facility to be served, or submission of false information may subject the permit and authorization to suspension or revocation.

Rutherford County Environmental Health: (828) 287-6317 McDowell County Environmental Health (828) 652-2921

# **Site Plan with Topo**

Melanie J. Conforti  
 and husband  
 Craig J. Conforti  
 1055/489  
 Lot 20, PB 7/72  
 Lake View Estates

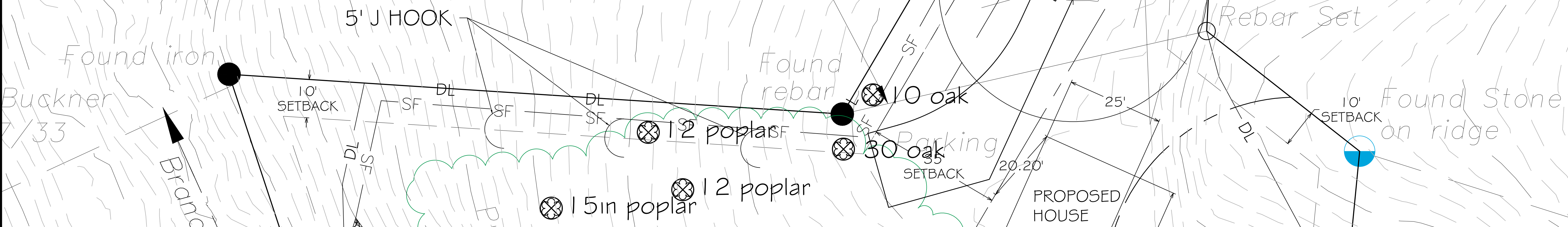
ANGEL OF  
 THE LAKE

Scott Clary  
 and wife  
 Finis Clary  
 904/60

Proposed 20' right of way  
 to Craig J. Conforti Property

Craig J. Conforti  
 1127/144  
 Lot 21, Block F, PB 7/72  
 Lake View Estates

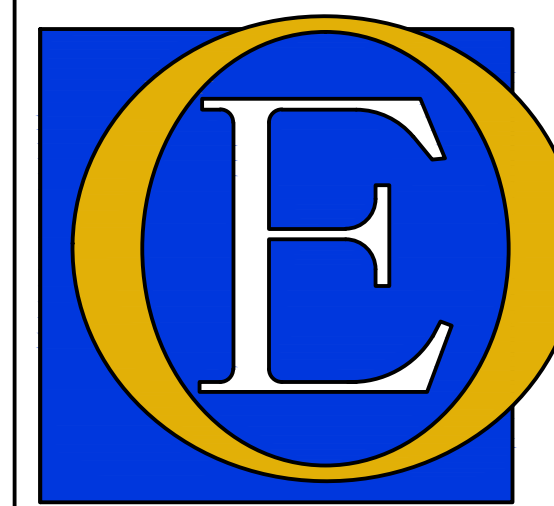
N 77°09'50" E  
 97.32' Tie



Paved  
 HOLMES ROAD  
 Paved

THIS PLAN IS A **PRELIMINARY DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED**

APPROVED: \_\_\_\_\_ / \_\_\_\_\_  
 INITIALS DATE



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

JOB NAME: DCI - ANGEL OF THE LAKE RD  
 LOCATION: LAKE LURE

DESCRIPTION:

|                  |                  |
|------------------|------------------|
| SCALE: 1" = 30'  | DRAWN BY: EHM    |
| DATE: 10/21/2022 | CHECKED BY: DWO  |
|                  | PROJECT MGR: DWO |
| PROJECT NUMBER   | SHEET            |
| 22080            | 1 OF 1           |

# **House Layout/Staked Four Corners**

11311

11335

+ 1131.5

1132

1131.3

2137  
PT275  
1131.78

2136  
PT274  
1132.34

2134  
PT272  
1132.54

1132.4

2138  
PT276  
1133.19

+ 1133.3

2133  
PT271  
1133.24

1133

7.00'

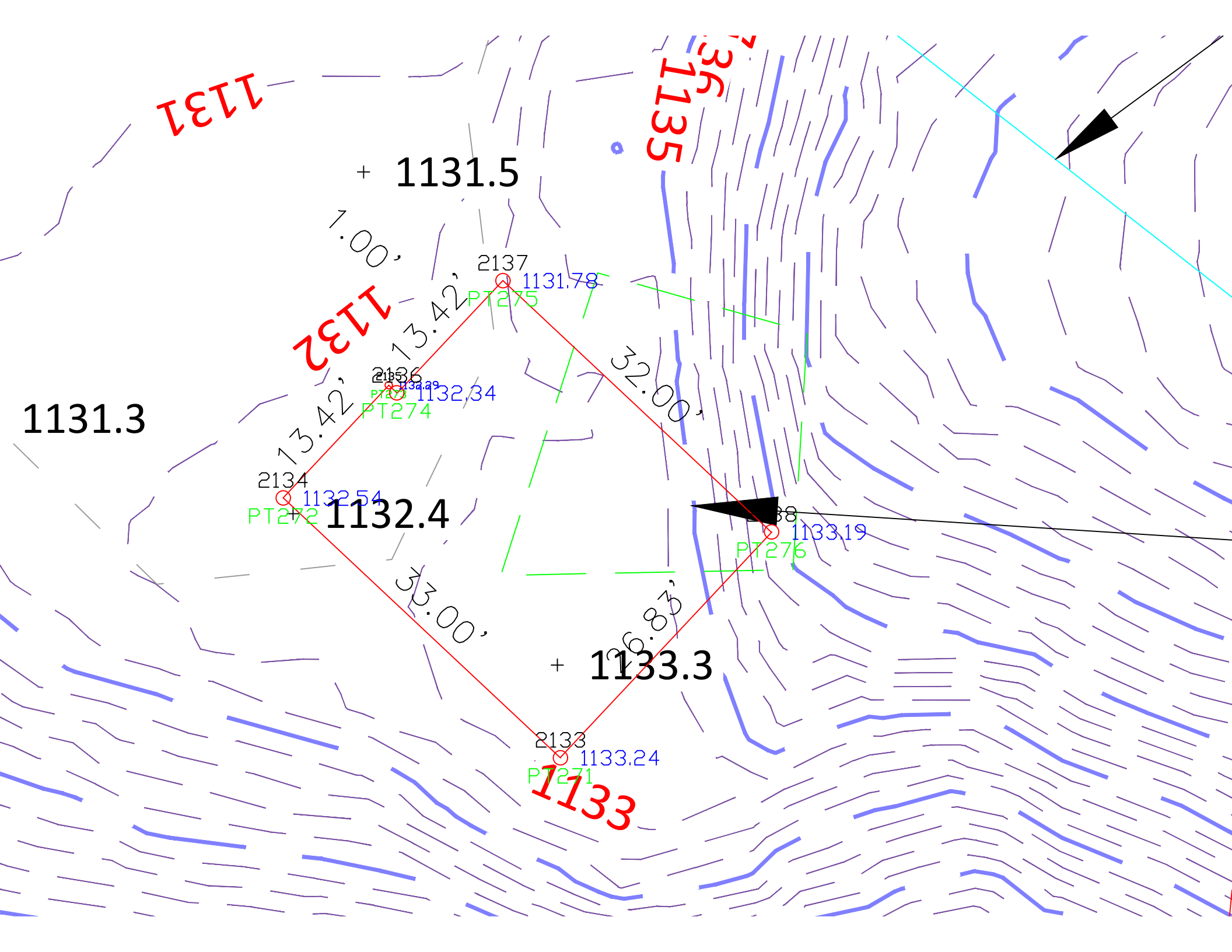
13.42'

13.42'

32.00'

33.00'

36.83'







# **Elevation and Floor Plan**





# FOUNDATION

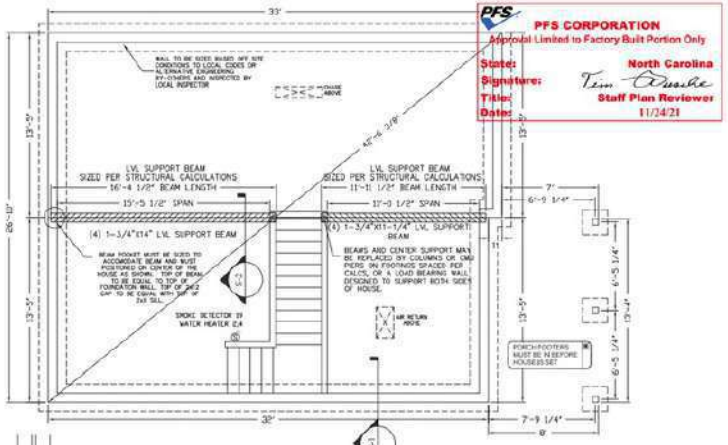
FOR DIMENSIONAL PURPOSES ONLY AND MUST BE DESIGNED FOR SPECIFIC SITE CONDITIONS BY OTHERS.

## NOTES:

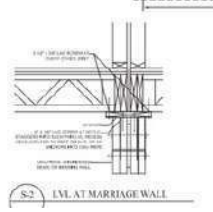
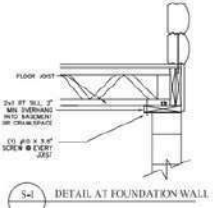
- FOUNDATION REINFORCING ELEMENTS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER FOR ALL STRUCTURAL USE. SEAL AND STAMP/STAMP LOCATION SHALL BE AS SHOWN ON THIS DRAWING OR AS APPROVED BY THE LOCAL INSPECTOR.
- CONCRETE SHALL BE PROVIDED WITH REINFORCING AND SHALL BE DESIGNED TO BE CASTED IN PLACE. WATER CURE AND PROTECTION SHALL BE PROVIDED TO THE CONCRETE.
- CONCRETE SHALL BE PROVIDED WITH REINFORCING AND SHALL BE DESIGNED TO BE CASTED IN PLACE. WATER CURE AND PROTECTION SHALL BE PROVIDED TO THE CONCRETE.
- ALL EXTERIOR WALLS, INTERIOR WALLS, COLUMNS, AND PIERCE SHALL BE SUPPORTED ON CONCRETE FOUNDATION. CONCRETE SHALL BE DESIGNED TO SUPPORT ALL LOADS INCLUDING, BUT NOT LIMITED TO, THE WEIGHT OF THE HOUSE AND ALL OTHER LOADS. THE FOUNDATION SHALL BE DESIGNED TO BE CASTED IN PLACE. WATER CURE AND PROTECTION SHALL BE PROVIDED TO THE CONCRETE.
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- FOUNDATION SHALL BE DESIGNED TO BE CASTED IN PLACE. WATER CURE AND PROTECTION SHALL BE PROVIDED TO THE CONCRETE.

SEE: FOUNDATION CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND MUST MEET ALL STATE AND LOCAL CODES. NOTES: FOOTINGS TO BE SIZED TO CODE BY G.C. TO SITE AND LOADING CONDITIONS AND INSPECTED ON-SITE BY THE LOCAL INSPECTOR. FOUNDATION FINISHED ON-SITE. FOUNDATION ELECTRICAL FINISHED ON-SITE. FOUNDATION PLUMBING FINISHED ON-SITE.

FOR BASEMENT, OWNER TO PROVIDE ONE 3/4" WIDE BY 8" HIGH DOOR MINIMUM OR EGRESS WINDOW TO EXTERIOR. PLACEMENT IS DETERMINED BY OWNER AND GRADE CONDITIONS. DOOR AND WINDOW OPENINGS TO BE VERIFIED BY CONTRACTOR TO BE PROPER SIZE AND PLACEMENT. WATER HEATER TO BE INSTALLED IN BASEMENT ON-SITE BY OTHERS. INSPECTED BY LOCAL OFFICIALS.



**PFS CORPORATION**  
 PFS is a Division of PFS  
 Attached Linked to Factory Built Portion Only  
 State: North Carolina  
 Signature: *Tim Curshaw*  
 Title: Staff Plan Reviewer  
 Date: 11/24/21



# BASEMENT

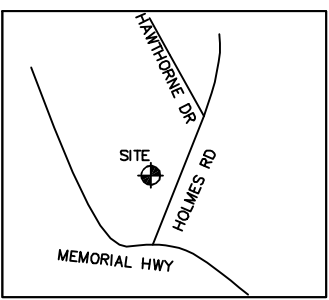
ANY LOCATION WITH A WINDSPEED ABOVE 120 MPH AND SEISMIC D OR GREATER THE FOUNDATION WALLS, PIERS, GRADE BEAMS AND ALL OTHER FOUNDATION ELEMENTS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL, HAVING KNOWLEDGE OF THE LOCAL SOIL CONDITIONS. IN ADDITION TO ALL CODE REQUIREMENTS, FOUNDATION DESIGN SHALL INCORPORATE ALL HOLD-DOWNS, POINT LOADS EQUAL TO THE HOLD-DOWN CAPACITY AT ALL HOLD-DOWN LOCATIONS, UPLIFT LOADS, LATERAL LOADS, AND GRAVITY LOADS INDUCED BY THE MODULAR STRUCTURE. LOW WIND SPEEDS AND SEISMIC ZONES LESS THAN SEISMIC D, THE FOUNDATION CAN BE

**BOONE II**  
**BLUE RIDGE LOG CABINS**  
 457 EAST FORT WORTH ROAD, CAMPBELL, NC 28702  
 PHONE: (813) 475-5101 FAX: (813) 475-5102

| NO. | DESCRIPTION                          | DATE     | BY   | CHKD BY |
|-----|--------------------------------------|----------|------|---------|
| 1   | ISSUED FOR PERMIT                    | 11/24/21 | T.C. | T.C.    |
| 2   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 3   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 4   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 5   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 6   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 7   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 8   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 9   | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |
| 10  | REVISED PER LOCAL INSPECTOR COMMENTS | 11/24/21 | T.C. | T.C.    |

PROJECT: **C1142**  
 SHEET: **221026**  
 SCALE: **3/16" = 1'**

# **Subdivision Plat**

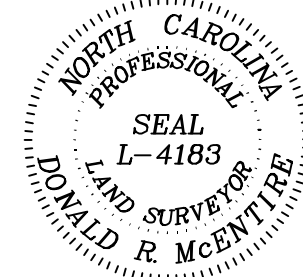


VICINITY MAP  
(not to scale)

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

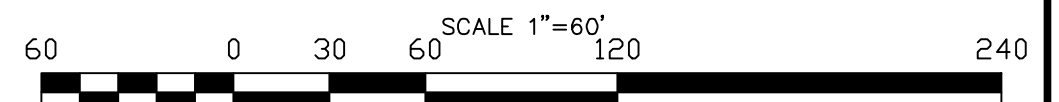
| LEGEND |                          |
|--------|--------------------------|
| ●      | FOUND IRON PIN (EIP)     |
| ○      | SET IRON PIN (NIP)       |
| •      | POINT                    |
| ▲      | NAIL OR RAILROAD SPIKE   |
| ⊕      | HYDRANT                  |
| □      | TELEPHONE PEDESTAL (PED) |
| ☆      | 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

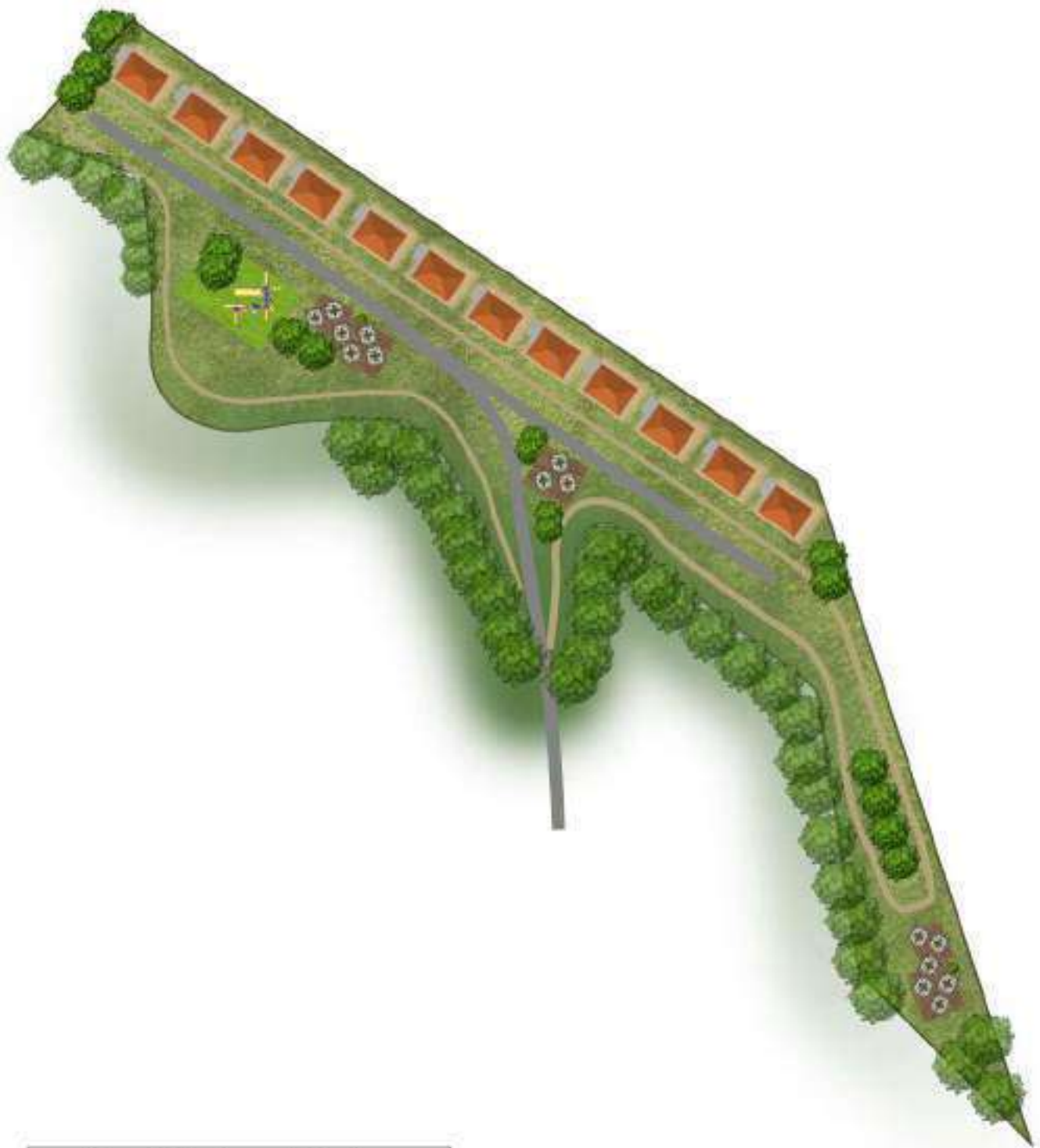
1. Aerial Parcel Map
2. Conceptual Site Plan
3. Boundary Survey
4. Topo Survey
5. Tree Survey
6. Recorded Parcel Plat
7. Approved Septic Plan
8. Site Plan with Topo
9. House Layout/Staked Four  
Corners
10. Elevation and Floor Plans
11. Subdivision Plat



# **Aerial Parcel Map**



# **Conceptual Site Plan**



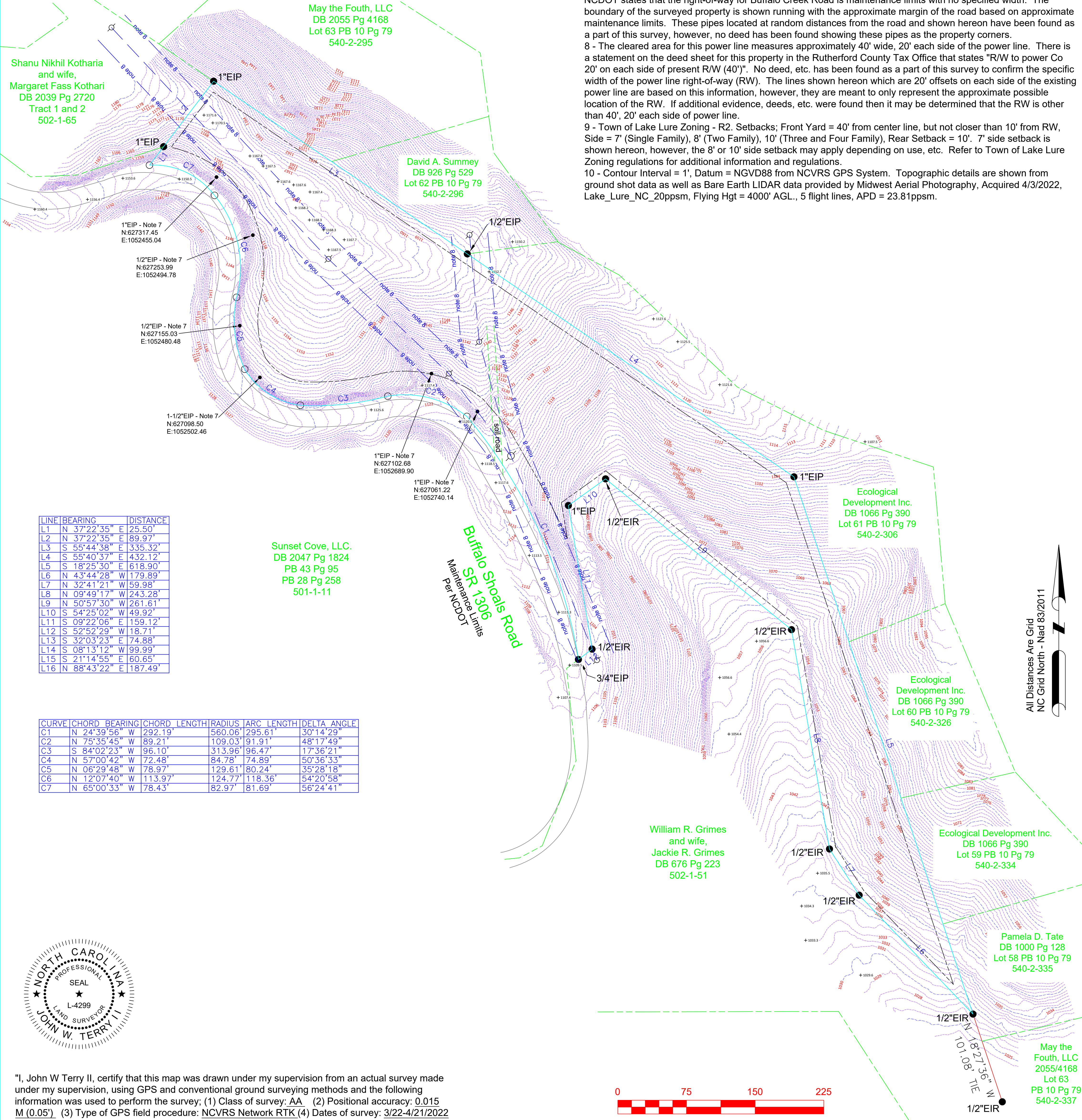
*Buffalo Ridge  
East  
Lake Lure, North Carolina  
6 Acres - 12 residences*



# **Boundary Survey**

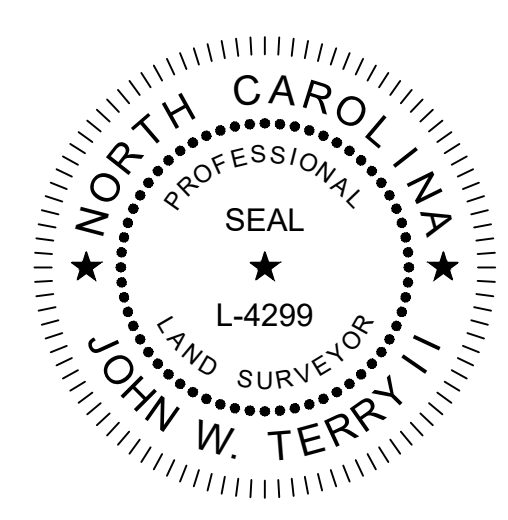
- Legend**
- DB - Deed Book
  - EIP - Existing Iron Pipe
  - EIR - Existing Iron Rod/Rebar
  - IPS - Iron Pipe Set
  - IRS - Iron Rod Set
  - PB - Plat Book
  - RW - Right of Way
  - SR - State Road
  - TL - Total Length
  - - Unmarked Point
  - ⊕ - Utility Pole

- 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.
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  - 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'   |
| L8   | N 09°49'17" W | 243.28'  |
| L9   | N 50°57'30" W | 261.61'  |
| L10  | S 54°25'02" W | 49.92'   |
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| L12  | S 52°52'29" W | 18.71'   |
| L13  | S 32°03'23" E | 74.88'   |
| 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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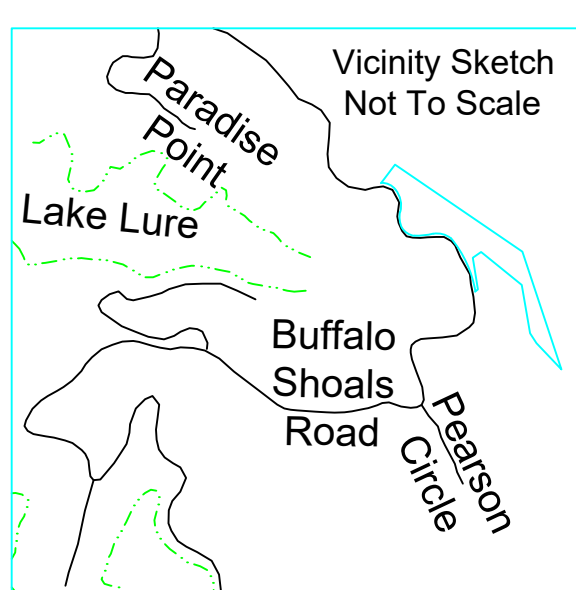


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey; (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (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



|   |                        |                      |
|---|------------------------|----------------------|
| Survey For: <b>Buffalo Ridge Phase 1</b>          |                        |                      |
| 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       |

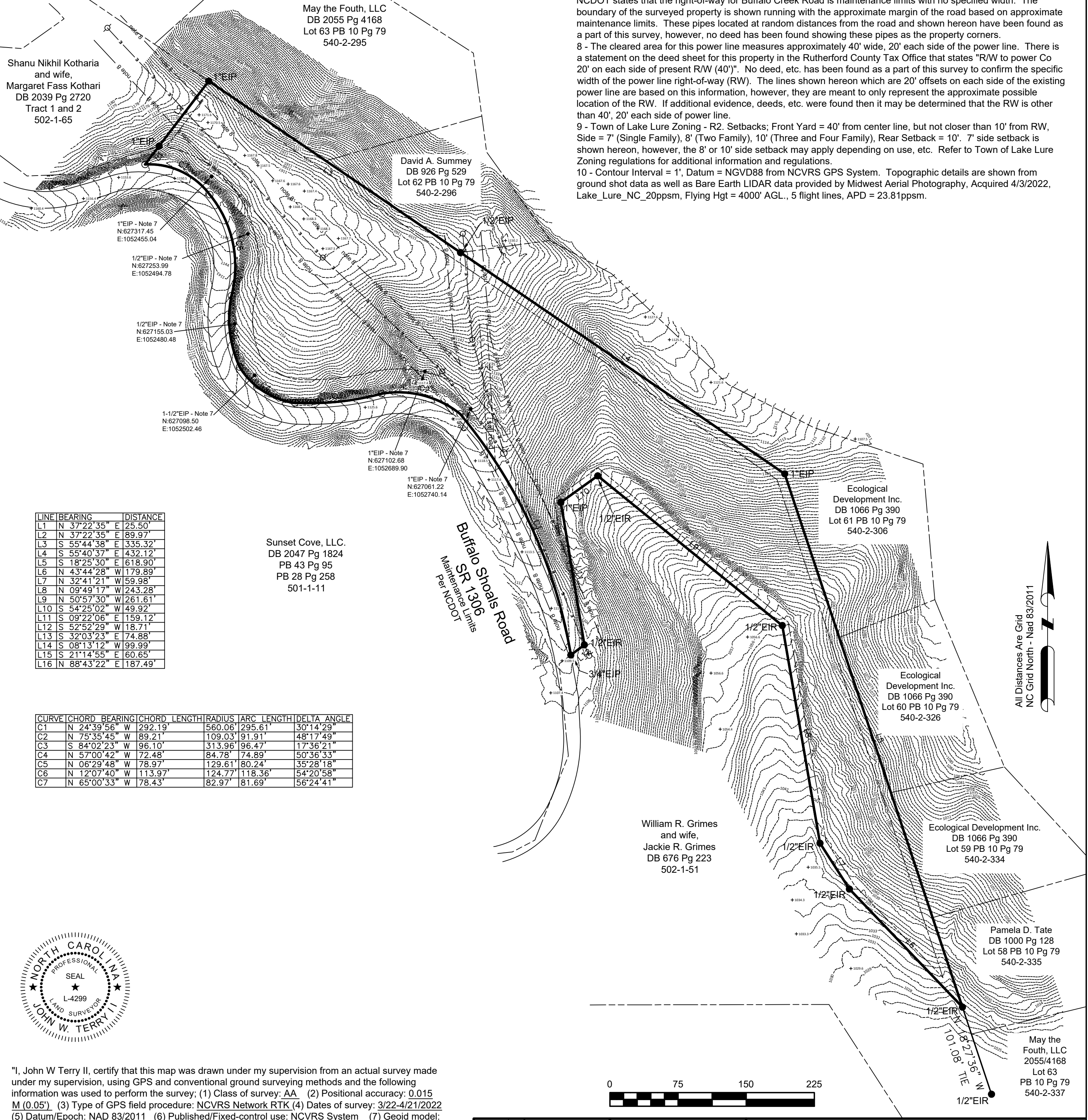
All Distances Are Grid  
NC Grid North - Nad 83/2011



# Topo Survey

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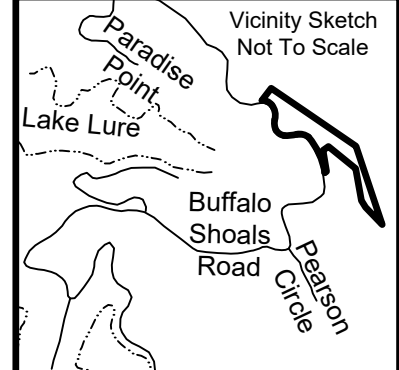


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Witness my original signature, registration number and seal this 26th day of April 2022

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  
Rutherfordton, NC 28139  
828 288 0008

|   |                        |                      |
|---|------------------------|----------------------|
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| Survey Of: 3.85 Acre Parcel on Buffalo Ridge Road |                        |                      |
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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

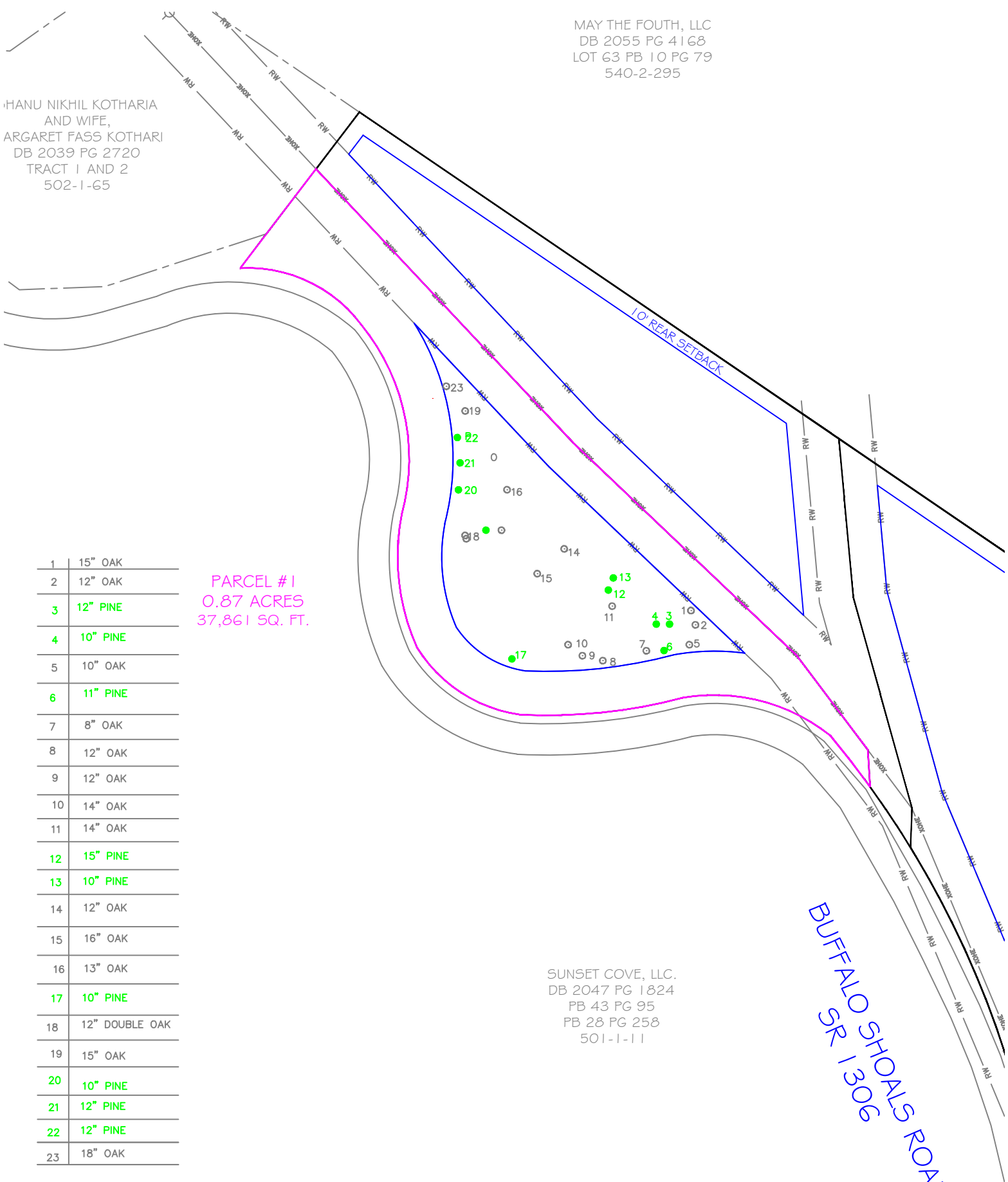
PARCEL #1  
 0.87 ACRES  
 37,861 SQ. FT.

|    |                |
|----|----------------|
| 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

10' REAR SETBACK



# **Recorded Parcel Plat**

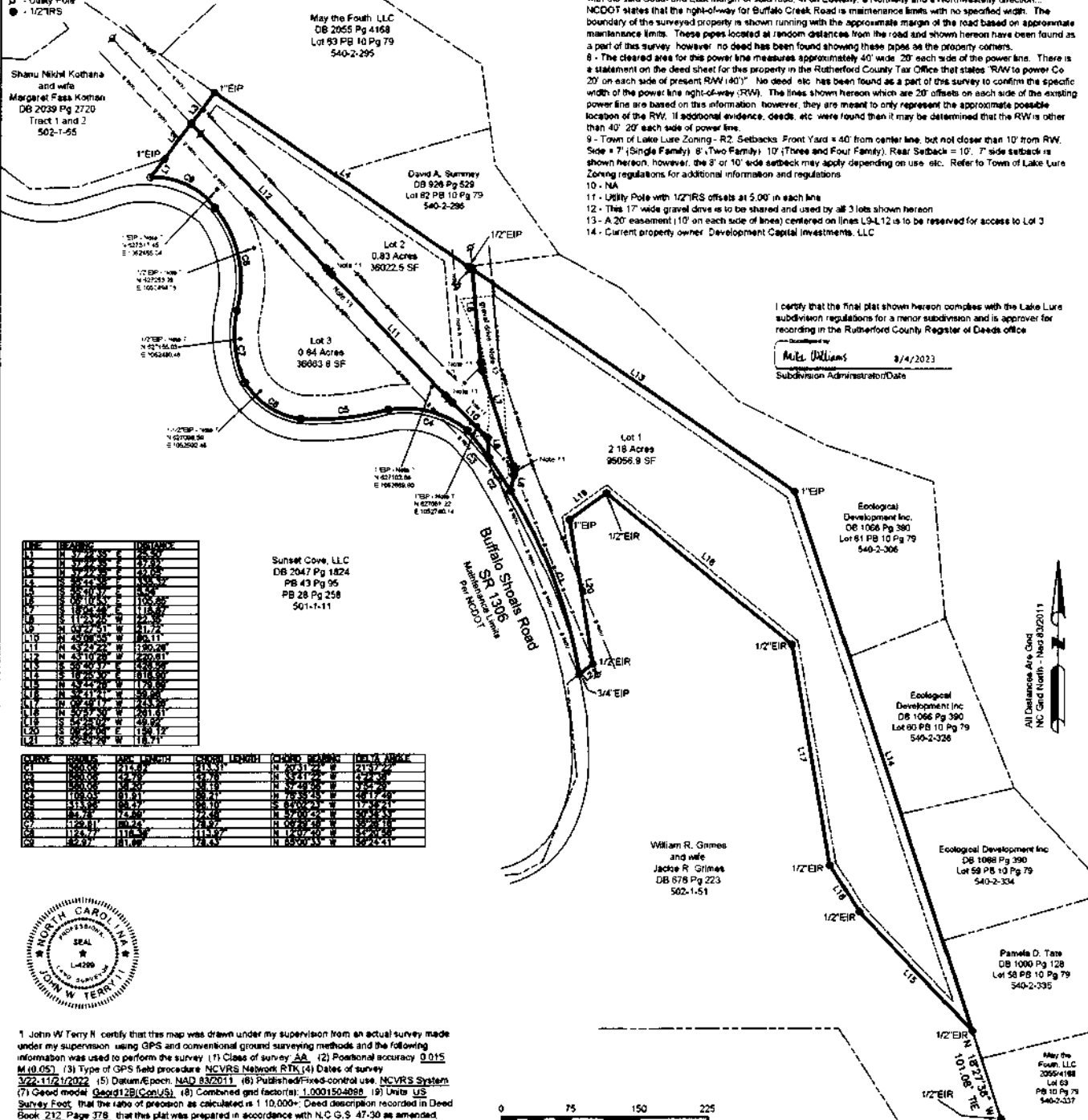
- Legend**
- DB - Deed Book
  - EIP - Existing Iron Pipe
  - EIR - Existing Iron Rod/Rebar
  - IPS - Iron Pipe Set
  - IRS - Iron Rod Set
  - PB - Plat Book
  - RW - Right of Way
  - SR - State Road
  - TL - Total Length
  - - Unmarked Point
  - - Utility Pole
  - - 1/2" IRS

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

Mike Williams  
 Review Officer of Rutherford County  
 certifies that the map or plat to which this certification is affixed meets all statutory requirements for recording

Subdivision Administrator/Date  
 Mike Williams 8/4/2023

- 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 3 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..." The 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 the property in the Rutherford County Tax Office that states "RW to power Co 20' on each side of present RW (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 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 17' wide gravel drive is to be shared and used by all 3 lots shown hereon
  - 13 - A 20' easement (10' on each side of lines L9-L12) is to be reserved for access to Lot 3
  - 14 - 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  
 Mike Williams 8/4/2023

| LINE | BEARING         | DISTANCE | AREA |
|------|-----------------|----------|------|
| L1   | N 89° 55' 15" W | 125.1145 |      |
| L1   | S 12° 25' 14" E | 162.6524 |      |
| L1   | N 89° 55' 15" W | 125.1145 |      |
| L1   | S 12° 25' 14" E | 162.6524 |      |
| L2   | N 89° 55' 15" W | 125.1145 |      |
| L2   | S 12° 25' 14" E | 162.6524 |      |
| L2   | N 89° 55' 15" W | 125.1145 |      |
| L2   | S 12° 25' 14" E | 162.6524 |      |
| L3   | N 89° 55' 15" W | 125.1145 |      |
| L3   | S 12° 25' 14" E | 162.6524 |      |
| L3   | N 89° 55' 15" W | 125.1145 |      |
| L3   | S 12° 25' 14" E | 162.6524 |      |

| LINE | BEARING         | DISTANCE | AREA |
|------|-----------------|----------|------|
| L4   | N 89° 55' 15" W | 125.1145 |      |
| L4   | S 12° 25' 14" E | 162.6524 |      |
| L4   | N 89° 55' 15" W | 125.1145 |      |
| L4   | S 12° 25' 14" E | 162.6524 |      |
| L5   | N 89° 55' 15" W | 125.1145 |      |
| L5   | S 12° 25' 14" E | 162.6524 |      |
| L5   | N 89° 55' 15" W | 125.1145 |      |
| L5   | S 12° 25' 14" E | 162.6524 |      |
| L6   | N 89° 55' 15" W | 125.1145 |      |
| L6   | S 12° 25' 14" E | 162.6524 |      |
| L6   | N 89° 55' 15" W | 125.1145 |      |
| L6   | S 12° 25' 14" E | 162.6524 |      |



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: GEGOID28(CONUS), (8) Combined grid factor(s): 1.0001504898, (9) Units: US Survey Feet, that the ratio of precision as calculated is 1:10,000+. 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 the survey creates a subdivision of land in the Town of Lake Lure that has an ordinance that regulates parcels of land. (011) 4.

Witness my original signature, registration number and seal this 4th day of August 2023

Signature: John W. Terry II  
 Registration Number: PLS # 4299



TRIPOD LAND SURVEYING P.A.  
 C-2183  
 148 South Main Street  
 Rutherfordton, NC 28139  
 928 288 0006

| 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     |                       |
| DB 300 Pg. 132, 99E/288    | Tax Map#                                       | 502-1-47     |                       |
| Survey For/Property Owners | Development Capital Investments, LLC           |              |                       |
| Drawing #                  | 1900 C   |              |                       |

# **Septic Approved Plan**



# **Site Plan with Topo**

SHANU NIKHIL KOTHARJA  
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

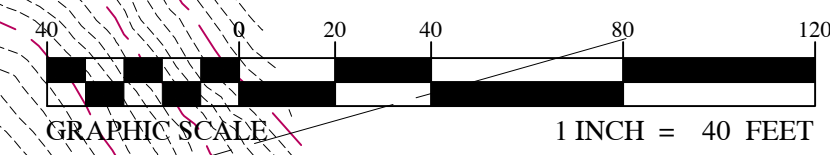
BUFFALO SHOALS ROAD  
SR 1306

WILLIAM R. GRIMES  
AND WIFE,  
JACKIE R. GRIMES  
DB 676 PG 223  
502-1-51

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

ECOLOGICAL  
DEVELOPMENT INC.  
DB 1066 PG 390  
LOT 60 PB 10 PG 79  
540-2-326

ECOLOGICAL DEVELOPMENT INC.  
DB 1066 PG 390  
LOT 59 PB 10 PG 79  
540-2-334



JOB NUMBER:  
22112

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |

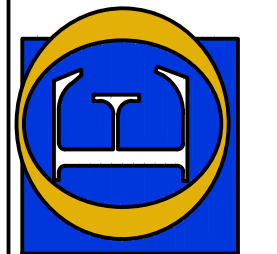
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

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

**Odom**  
Engineering  
PLLC  
100 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4496 fax: 828.247.4498  
NC License # 4008



SCALE: N.T.S.  
DATE: 06/17/2022  
DRAWN BY: MJG  
CHECKED BY: DWO  
PROJECT MGR: DWO  
SHEET:

1 OF X



# **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

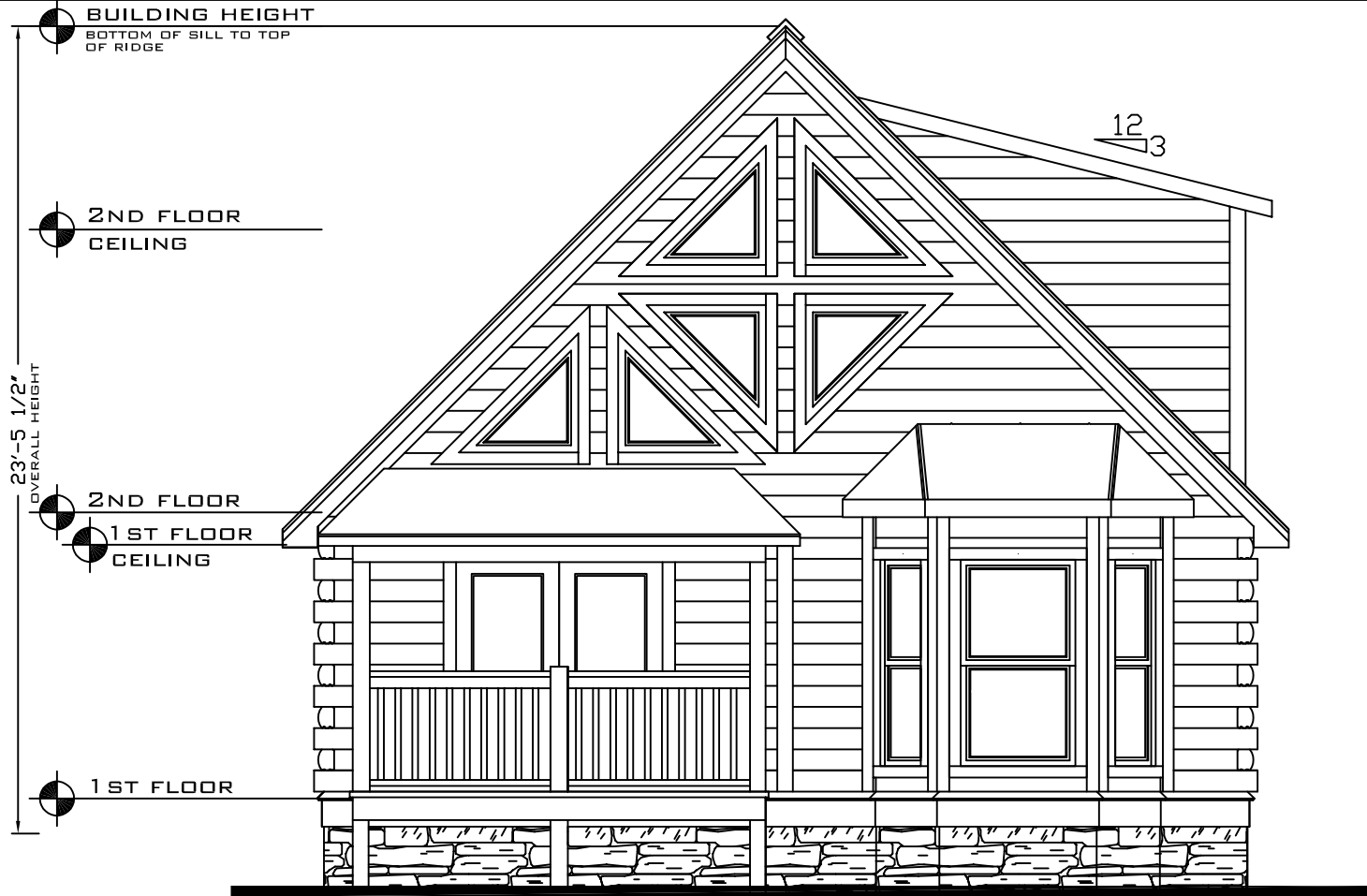
DEGREE OF RESISTANCE TO EXTERNAL FIRE AND FLAMMABILITY LIMITS IN ACCORDANCE WITH UL STANDARD 790 WIND RESISTANCE ALSO CLASSIFIED IN ACCORDANCE WITH ASTM D3161, CLASS F WHEN APPLIED IN ACCORDANCE WITH INSTRUCTIONS INCLUDED WITH THIS ROOFING

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"



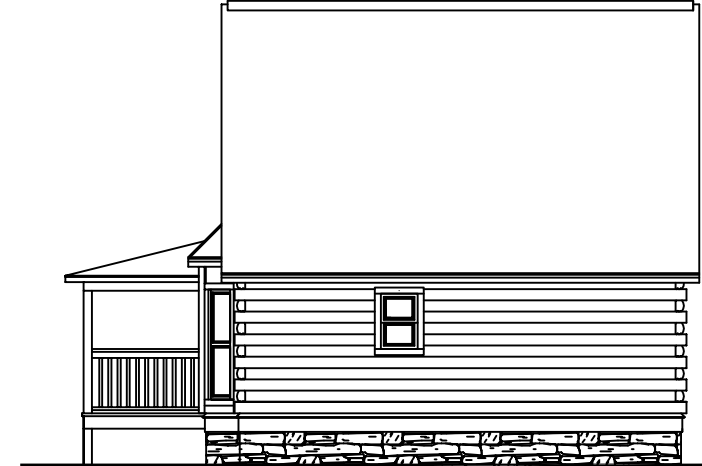
**FRONT ELEVATION**  
SCALE: 3/16" = 1'  
NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



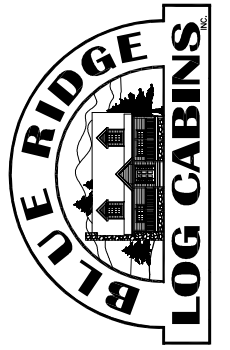
**LEFT SIDE ELEVATION**  
SCALE: 3/32" = 1'



**REAR ELEVATION**  
SCALE: 3/32" = 1'



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



**RIVER ROCK 2**  
© COPYRIGHT BLUE RIDGE LOG CABINS - 2002

**BLUE RIDGE LOG CABINS**  
625 EAST FRONTAGE ROAD CAMPOBELLO, SC 29322  
PHONE: (864) 457-7343 FAX: (864) 457-3422  
www.BlueRidgeLogCabins.com

| REVISIONS         | DATE:    | NAME: | SDS | SDS | X | X | X | X | X | X |
|-------------------|----------|-------|-----|-----|---|---|---|---|---|---|
| PRELIMINARY       | 12-12-18 |       |     |     | X | X | X | X | X | X |
| APPRAISAL PACKAGE | 12-21-18 |       |     |     | X | X | X | X | X | X |

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**ELEVATION**

PRELIMINARY #  
**18-103**  
PLAN #  
**XXXX**  
SERIAL #  
**218075**  
SCALE  
3/16" = 1'  
1'-0" 5'-0"

**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**

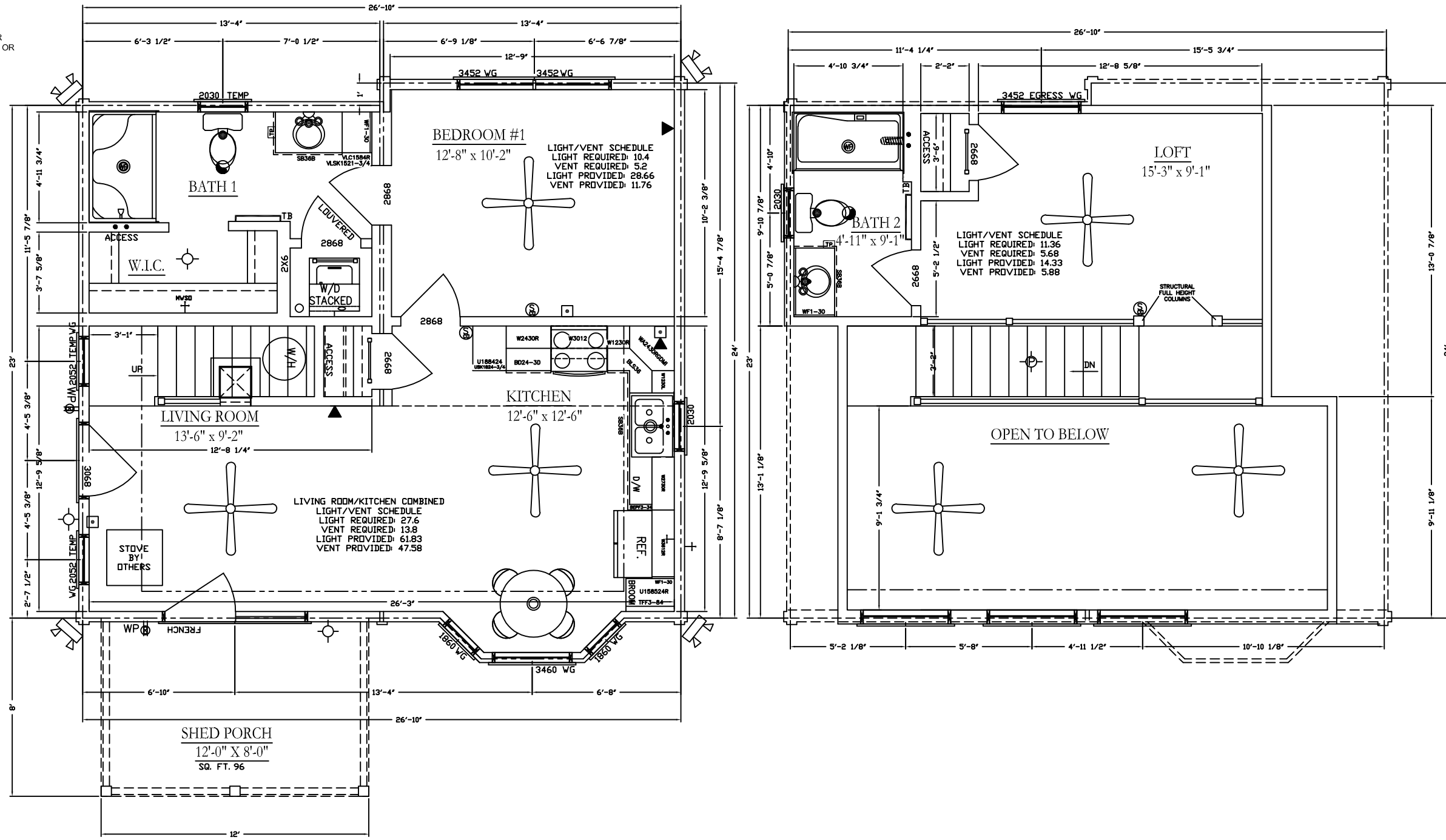
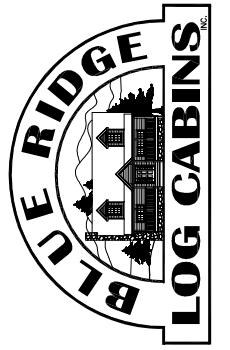
| DESCRIPTION | ROUGH OPENING     | LIGHT 9-LITE | LIGHT 15-LITE | VENT  |
|-------------|-------------------|--------------|---------------|-------|
| 3068        | 38 3/8" x 81 1/4" | 4.31         | 8.02          | 19.55 |
| FRENCH      | 75 1/4" x 81 3/4" | 16.04        |               | 38.76 |
| 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 2**

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625 EAST FRONTAGE ROAD CAMPOBELLO, SC 29322  
PHONE: (864) 457-7343 FAX: (864) 457-3422  
www.BlueRidgeLogCabins.com

| REVISIONS         | DATE     | NAME | SDS | SDS | X | X | X | X | X |
|-------------------|----------|------|-----|-----|---|---|---|---|---|
| PRELIMINARY       | 12-12-18 |      | X   | X   | X | X | X | X | X |
| APPRAISAL PACKAGE | 12-21-18 |      | X   | X   | X | X | X | X | X |

**FLOOR PLAN**

PRELIMINARY # **18-103**

PLAN # **XXXX**

SERIAL # **218075**

SCALE  
3/16" = 1'

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# **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

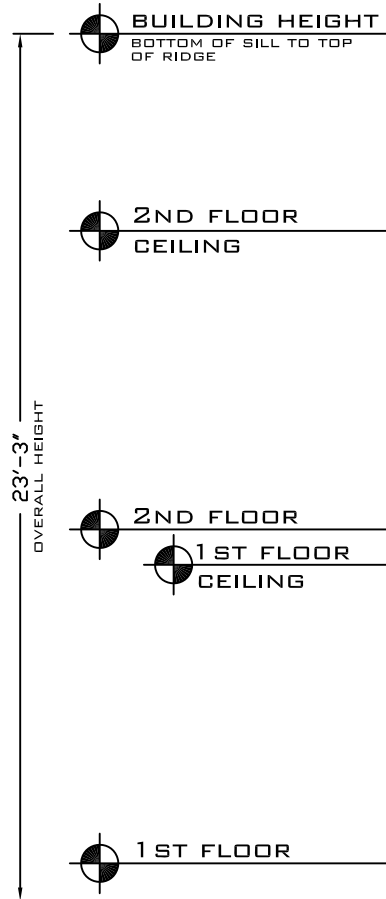
**ROOF VENTILATION:**

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

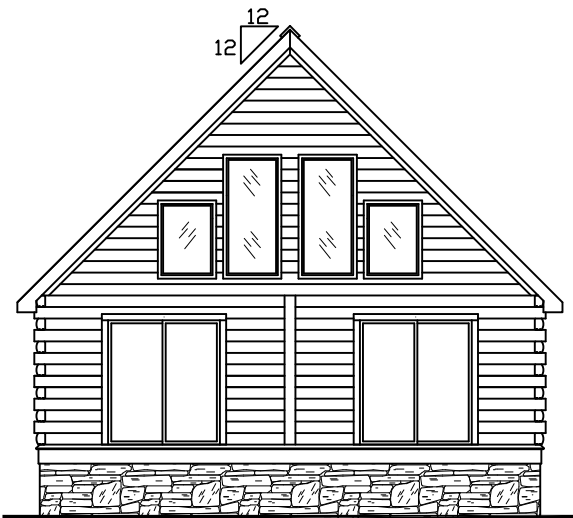
|       |         |
|-------|---------|
| REV 1 | 5-23-22 |
| REV 2 |         |
| REV 3 |         |
| FINAL |         |

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

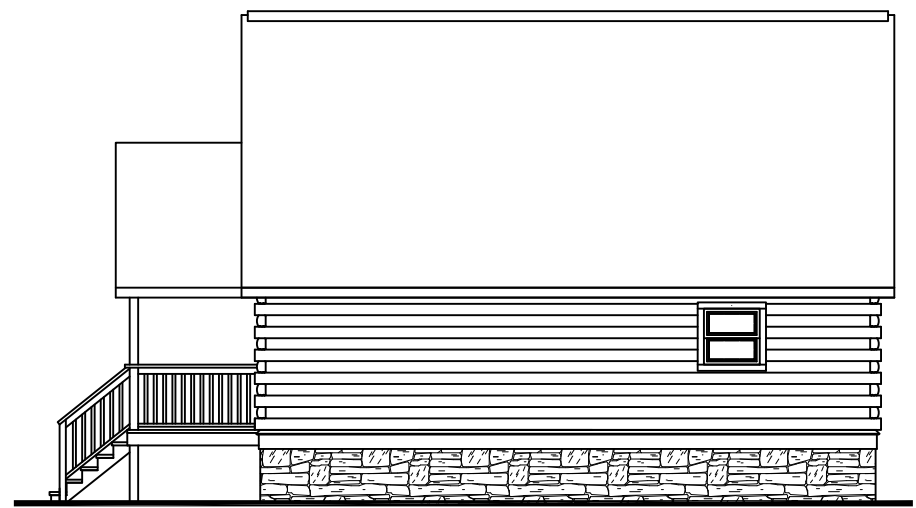
NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



**LEFT SIDE ELEVATION**  
SCALE: 3/32" = 1'  
1'-0" 5'-0"

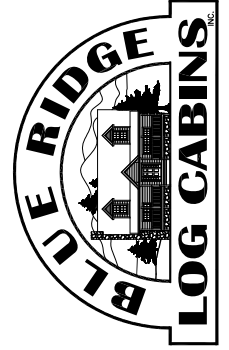


**REAR ELEVATION**  
SCALE: 3/32" = 1'  
1'-0" 5'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 3/32" = 1'  
1'-0" 5'-0"

**SOUTHEAST**



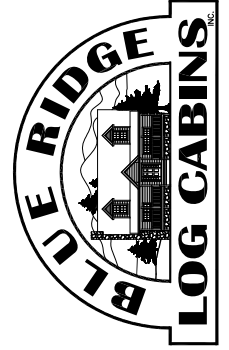
**BOONE II**  
COPYRIGHT BLUE RIDGE LOG CABINS - 2002  
**BLUE RIDGE LOG CABINS**  
625 EAST FRONTAGE ROAD CAMPOBELLO, SC 29322  
PHONE: (864) 457-7343 FAX: (864) 457-3422  
www.BlueRidgeLogCabins.com

| REVISIONS   | DATE:   | NAME: | IPS | X | X | X | X | X | X | X |
|-------------|---------|-------|-----|---|---|---|---|---|---|---|
| PRELIMINARY | 5-23-22 |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |

PRELIMINARY #  
**22-069**  
PLAN #  
**BXXX**  
SERIAL #  
**222039**  
SCALE  
3/16" = 1'  
1'-0" 5'-0"

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



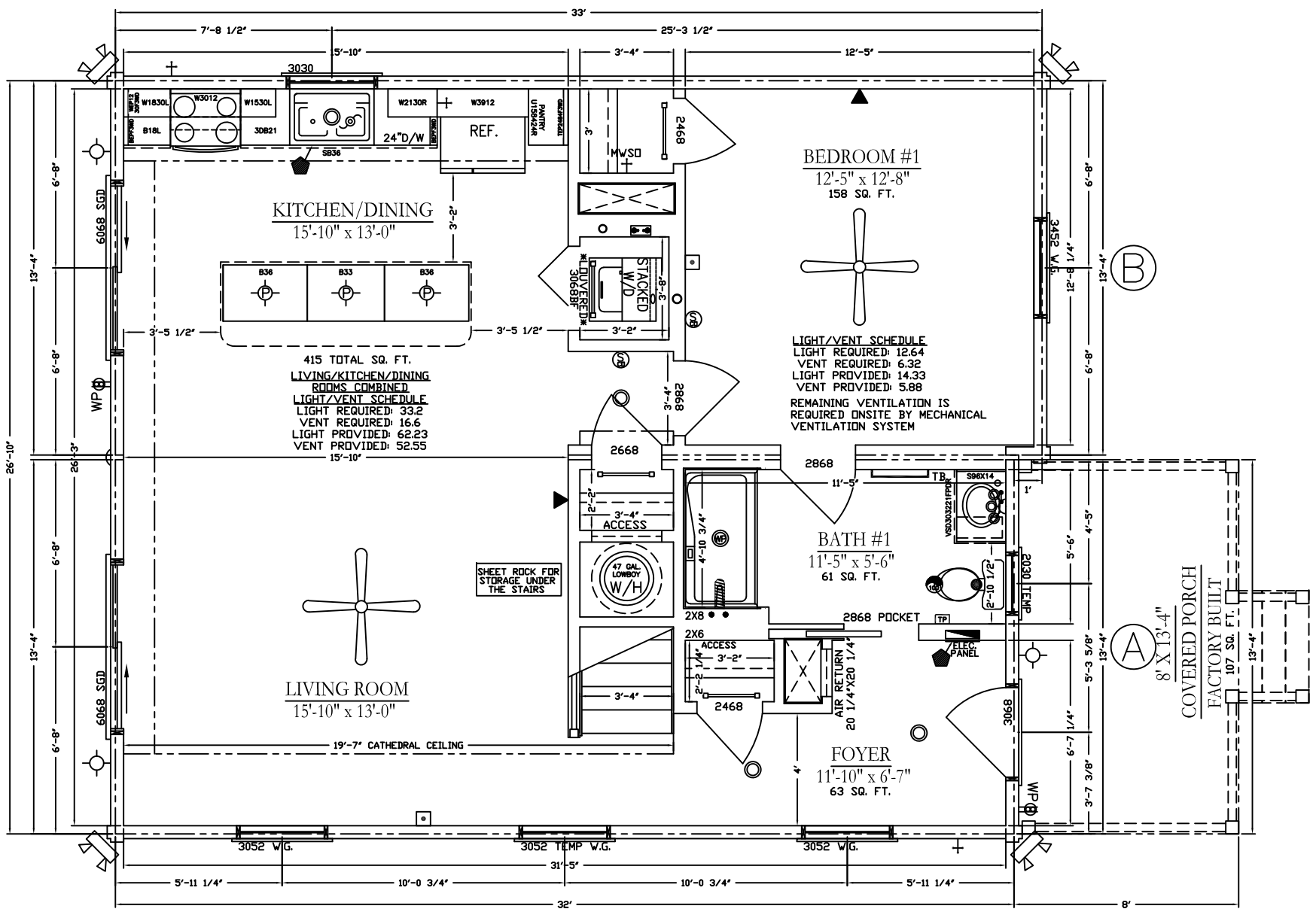
VINYL WINDOW SCHEDULE  
 DP-50 LOW-E DOUBLE HUNG

| 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.

DRAWN WITH  
 DIAMOND  
 DISTINCTION  
 CABINETS



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

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 COPYRIGHT BLUE RIDGE LOG CABINS - 2002  
**BLUE RIDGE LOG CABINS**  
 625 EAST FRONTAGE ROAD CAMPOBELLO, SC 29322  
 PHONE: (864) 457-7343 FAX: (864) 457-3422  
 www.BlueRidgeLogCabins.com

| REVISIONS   | DATE:   | NAME: | IFS | X | X | X | X | X | X |
|-------------|---------|-------|-----|---|---|---|---|---|---|
| PRELIMINARY | 5-23-22 |       | X   | X | X | X | X | X | X |

PRELIMINARY #  
**22-069**  
 PLAN #  
**BXXX**  
 SERIAL #  
**222039**  
 SCALE  
 3/16" = 1'  
 1'-0" 5'-0"

**SOUTHEAST**

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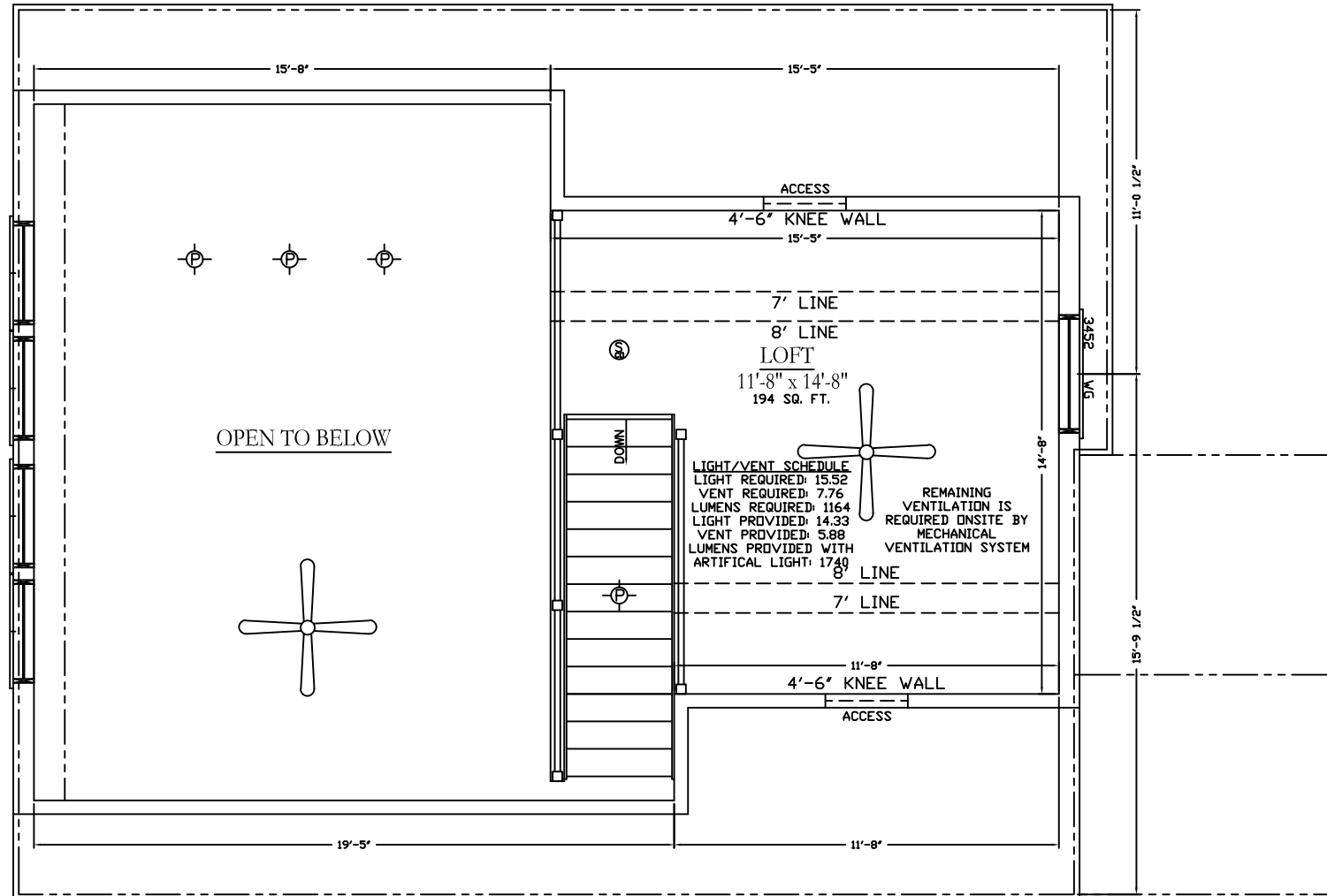


VINYL WINDOW SCHEDULE  
DP-50 LOW-E DOUBLE HUNG

| 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  |

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.



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

CLEAR OPENING OF 3452 WINDOW MEETS EGRESS REQUIREMENTS

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:  
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NOTE:  
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PRELIMINARY

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

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www.BlueRidgeLogCabins.com

| REVISIONS   | DATE    | NAME | DESCRIPTION |
|-------------|---------|------|-------------|
| PRELIMINARY | 5-23-22 | IPS  | X           |
|             |         |      | X           |
|             |         |      | X           |
|             |         |      | X           |
|             |         |      | X           |
|             |         |      | X           |
|             |         |      | X           |
|             |         |      | X           |
|             |         |      | X           |
|             |         |      | X           |

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2ND FLOOR  
**FLOOR PLAN**

PRELIMINARY #  
**22-069**  
PLAN #  
**BXXX**  
SERIAL #  
**222039**  
SCALE  
3/16" = 1'  
1'-0" 5'-0"

**SOUTHEAST**

# **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

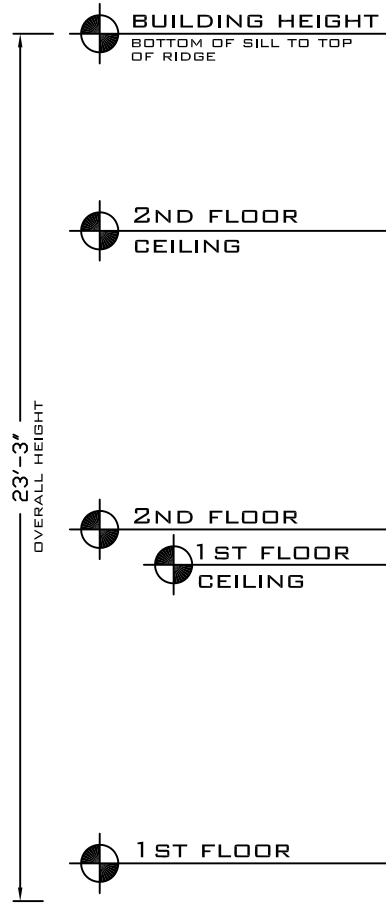
**ROOF VENTILATION:**

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

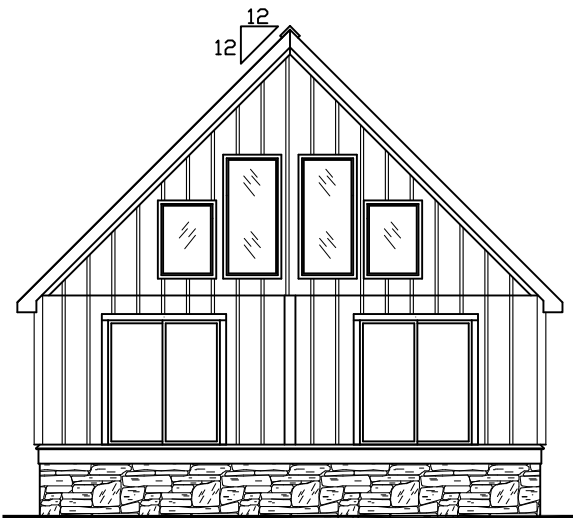
|             |         |
|-------------|---------|
| PRELIMINARY |         |
| REV 1       | 5-24-22 |
| REV 2       |         |
| REV 3       |         |
| FINAL       |         |

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

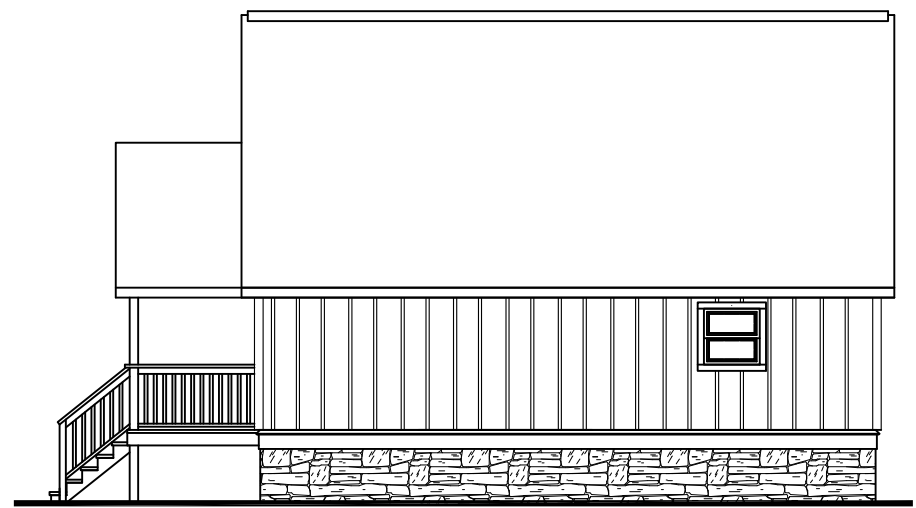
NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



**LEFT SIDE ELEVATION**  
SCALE: 3/32" = 1'  
1'-0" 5'-0"

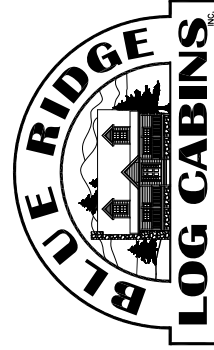


**REAR ELEVATION**  
SCALE: 3/32" = 1'  
1'-0" 5'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 3/32" = 1'  
1'-0" 5'-0"

**SOUTHEAST**



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www.BlueRidgeLogCabins.com

| REVISIONS   | DATE:   | NAME: | IPS | X | X | X | X | X | X | X |
|-------------|---------|-------|-----|---|---|---|---|---|---|---|
| PRELIMINARY | 5-24-22 |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |
|             |         |       |     | X | X | X | X | X | X | X |

PRELIMINARY #  
**22-070**  
PLAN #  
**BXXX**  
SERIAL #  
**222040**  
SCALE  
3/16" = 1'  
1'-0" 5'-0"

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VINYL WINDOW SCHEDULE  
DP-50 LOW-E DOUBLE HUNG

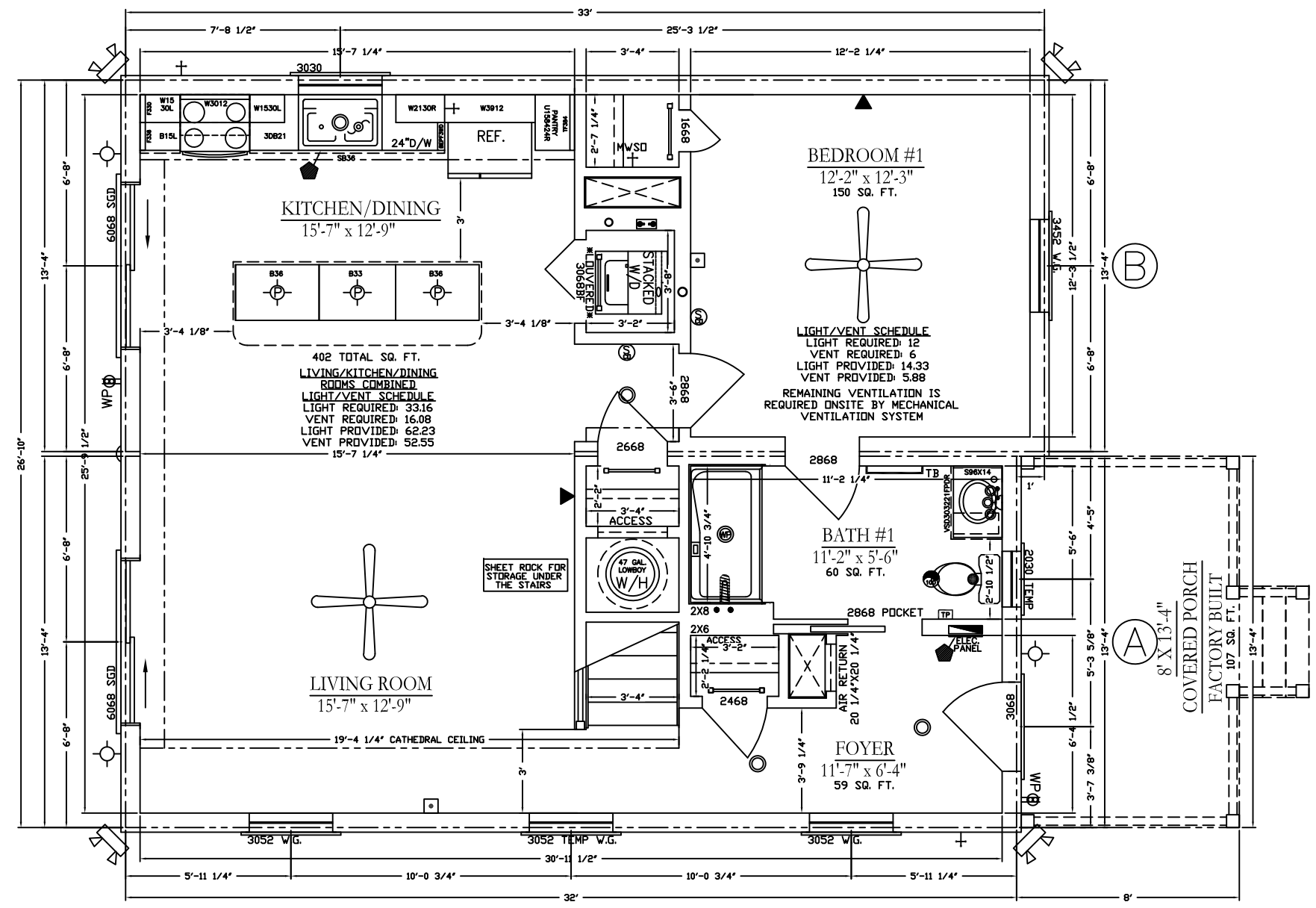
| EGRESS | DESCRIPTION   | ROUGH OPENING   | LIGHT | VENT  |
|--------|---------------|-----------------|-------|-------|
| NO     | 1852          | 20"x62"         | 3.12  | 2.30  |
| NO     | 2030          | 24"x36"         | 3.09  | 1.26  |
| NO     | 2030-2        | 48"x36"         | 7.09  | 2.25  |
| 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  |

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

DRAWN WITH  
DIAMOND  
DISTINCTION  
CABINETS

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

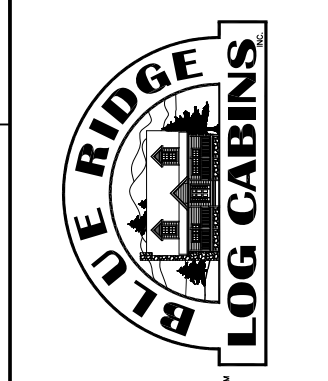
| DESCRIPTION      | ROUGH OPENING       | LIGHT  |         | VENT  | THERMATRU OR WEST |
|------------------|---------------------|--------|---------|-------|-------------------|
|                  |                     | 9-LITE | 15-LITE |       |                   |
| 2868             | 34 3/8" x 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   | 19.36 | 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 5-24-22  
REV 2 \_\_\_\_\_  
REV 3 \_\_\_\_\_  
FINAL \_\_\_\_\_



**BOONE II**  
COPYRIGHT BLUE RIDGE LOG CABINS - 2002  
**BLUE RIDGE LOG CABINS**  
625 EAST FRONTAGE ROAD CAMPOBELLO, SC 29322  
PHONE: (864) 457-7343 FAX: (864) 457-3422  
www.BlueRidgeLogCabins.com

| REVISIONS   | DATE    | NAME | IPS | X | X | X | X | X | X |
|-------------|---------|------|-----|---|---|---|---|---|---|
| PRELIMINARY | 5-24-22 |      |     | X | X | X | X | X | X |

1ST FLOOR  
**FLOOR PLAN**  
PRELIMINARY #  
**22-070**  
PLAN #  
**BXXX**  
SERIAL #  
**222040**  
SCALE  
3/16" = 1'  
1'-0" 5'-0"

DISCLAIMER: ALL PLANS AND DETAILS PROVIDED ARE PROPERTY OF BLUE RIDGE LOG CABINS, LLC AND ARE COPYRIGHT PROTECTED. THESE PLANS CAN NOT BE COPIED AND/OR MODIFIED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF BLUE RIDGE LOG CABINS, LLC. ANY MISUSE OF THESE PLANS AND/OR DETAILS IS PUNISHABLE UNDER THE INTERNATIONAL COPYRIGHT INFRINGEMENT LAW.

**SOUTHEAST**



# **Subdivision Plat**

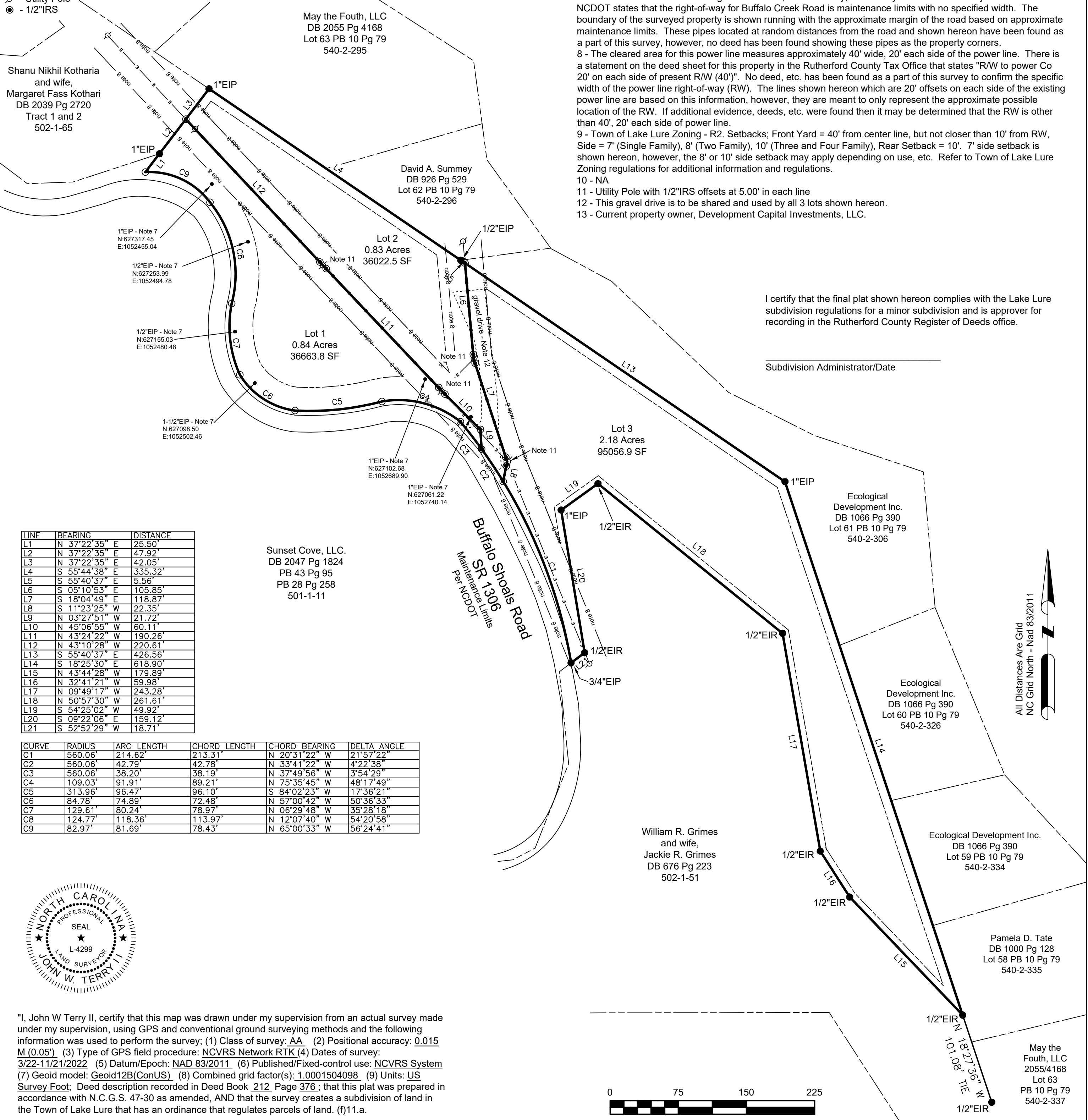
- Legend**
- DB - Deed Book
  - EIP - Existing Iron Pipe
  - EIR - Existing Iron Rod/Rebar
  - IPS - Iron Pipe Set
  - IRS - Iron Rod Set
  - PB - Plat Book
  - RW - Right of Way
  - SR - State Road
  - TL - Total Length
  - - Unmarked Point
  - ⊙ - Utility Pole
  - ⊙ - 1/2"IRS

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"   |

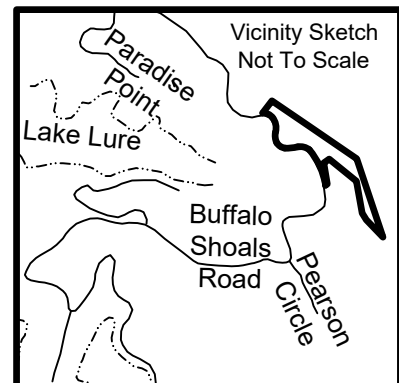


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey; (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (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: <b>Buffalo Ridge East</b>                     |                        |                       |
| 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 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. Site Plan with Topo
9. House Layout/Staked Four  
Corners
10. Elevation and Floor Plans
11. Subdivision Plat

# **Aerial Parcel Map**



1611024  
502 1 65

1611723  
540 2 295

1611813  
540 2 297

1600267  
540 2 301

1602861  
540 2 310

540 2 313

1603338  
540 2 296

1606059  
540 2 298

1600267  
540 2 302

1602896  
540 2 304

1602870  
540 2 311

1611817  
540 2 314

1611864  
540 2 303

1611816  
540 2 305

1611643  
540 2 308

1604967  
540 2 316

1630759  
502 1 47

1611726  
540 2 306

1611727  
540 2 307

1611821  
540 2 324

1611820  
540 2 323

1637766  
501 1 11

1602898  
540 2 325

1611822  
540 2 326

1611731  
540 2 329

1611822  
540 2 326

1604991  
540 2 327

1611732  
540 2 331

1611733  
540 2 334

1604989  
540 2 333

1603348  
540 2 332

221853  
502 1 51

1608994  
540 2 335

1611825  
540 2 336

1602316  
540 4 16

1611734  
540 2 337

1611734  
540 2 337

1612343  
540 4 17

230463  
502 1 47 A

1611535  
502 1 63

230464  
502 1 47 B

229285  
502 1 47 C

1624984  
502 1 48 E

232422  
502 1 47 D

1624211  
502 1 60

222318  
502 1 47 E

219475  
502 1 47 F

1600183  
502 1 58

1646183  
502 1 47 G

1646183  
502 1 47 H

160078  
502 1 47 I

1637450  
502 1 50 A

231820  
502 1 64 A

230075  
502 1 59

1630759  
502 1 47

1602447  
540 4 17

1602447  
540 4 17

1602447  
540 4 17

1612442  
540 4 147

231821  
502 1 64

1612392  
540 4 148

1600243  
540 4 150

1652200  
502 1 80

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540 4 154

1602449  
540 4 165

1612397  
540 4 158

1630759  
502 1 47

1609113  
540 4 167

1612333  
540 4 169

229207  
540 4 168

1602338  
540 4 170

1616955  
502 1 123

1609048  
540 4 171

# **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

Grimes  
DB 676 Pg 223  
540-1-51  
PB 30 Pg 97

1/2"EIP, 33.08'  
N 89°41'42" E from  
Mag Nail Found

Clayton and Linda Durkin  
DB 1085 Pg 91  
502-1-63

Kevin Dorsey  
DB 732 Pg 21  
502-1-60

Faulk  
DB 1073 Pg 05  
502-1-58

Christopoulos Oasis, LLC  
DB 1166 Pg 698  
502-1-57

Christopoulos Oasis, LLC  
DB 1166 Pg 698  
502-1-56

Dana Jo Mills  
DB 1100 Pg 654  
502-1-64

Sean and Elizabeth Kalooky  
DB 1060 Pg 27  
PB 33 Pg 128  
502-1-50

May The Fourth Properties, LLC  
DB 2055 Pg 4168  
Lot 57 PB 10 Pg 79  
540-2-337

May The Fourth Properties, LLC  
DB 2055 Pg 4168  
Lot 54 PB 10 Pg 79  
540-2-342

Grimes  
DB 676 Pg 223  
540-1-51  
PB 30 Pg 97

Aaron Hoff  
DB 1102 Pg 470  
Lot 150 PB 10 Pg 77  
540-4-135

Aaron Fister  
DB 1112 Pg 875  
Lot 149 PB 10 Pg 77  
540-4-146

Trueba  
DB 592 Pg 666  
Lot 148 PB 10 Pg 77  
540-4-147

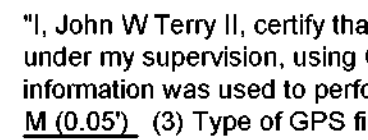
Kevin Frankel  
DB 955 Pg 505  
Lot 147 PB 10 Pg 77  
540-4-148

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 4168 and/or Vista NC Ltd Partnership, DB 561 Pg 463.  
8 - 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.  
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 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.  
12 - Buffalo Shoals Road - SR 1306, 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: 5/27/2022 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 | 289.24   |
| L3   | S 32°14'44" E | 105.33   |
| L4   | N 88°46'40" W | 84.40    |
| L5   | S 42°30'30" E | 227.25   |
| L6   | S 45°17'16" E | 137.09   |
| L7   | S 32°26'04" E | 37.88    |
| L8   | S 30°02'03" E | 187.11   |
| L9   | S 47°39'12" E | 116.13   |
| L10  | S 71°46'12" E | 118.55   |
| L11  | S 22°28'32" W | 129.90   |
| L12  | S 22°34'20" W | 235.86   |
| L13  | S 22°31'02" W | 100.10   |
| L14  | N 83°52'57" W | 523.13   |
| L15  | N 85°37'19" W | 76.29    |
| L16  | N 42°29'44" E | 94.43    |
| L17  | N 18°34'29" E | 26.46    |
| L18  | S 61°04'58" E | 29.58    |
| L19  | N 79°27'00" E | 33.45    |
| L20  | N 55°45'46" E | 56.45    |
| L21  | N 24°33'30" E | 30.00    |
| L22  | N 12°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 | 19.98    |
| L27  | N 48°53'03" W | 50.25    |
| L28  | N 43°54'48" W | 99.59    |
| 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 82°36'01" W | 134.44   |
| L33  | S 37°16'43" W | 94.44    |
| L34  | S 31°16'34" W | 10.83    |
| L35  | N 66°56'17" W | 26.57    |
| L36  | N 88°56'24" W | 103.96   |
| L37  | S 31°16'19" E | 26.11    |
| L38  | S 37°49'36" E | 5.40     |
| L39  | S 18°24'10" E | 68.27    |
| L40  | S 18°34'43" E | 32.81    |
| L41  | N 25°49'23" W | 114.22   |
| L42  | N 34°33'38" W | 99.91    |
| L43  | N 61°01'46" E | 86.24    |
| L44  | N 09°16'52" E | 72.71    |
| L45  | S 27°41'11" E | 15.10    |

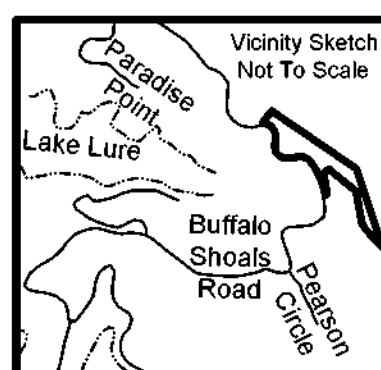


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey; (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (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 376; 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. (f)11.c.1.

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

DocuSigned by:  
*John Terry*  
D73E8A1F6AA2452

John W. Terry II - PLS # 4299



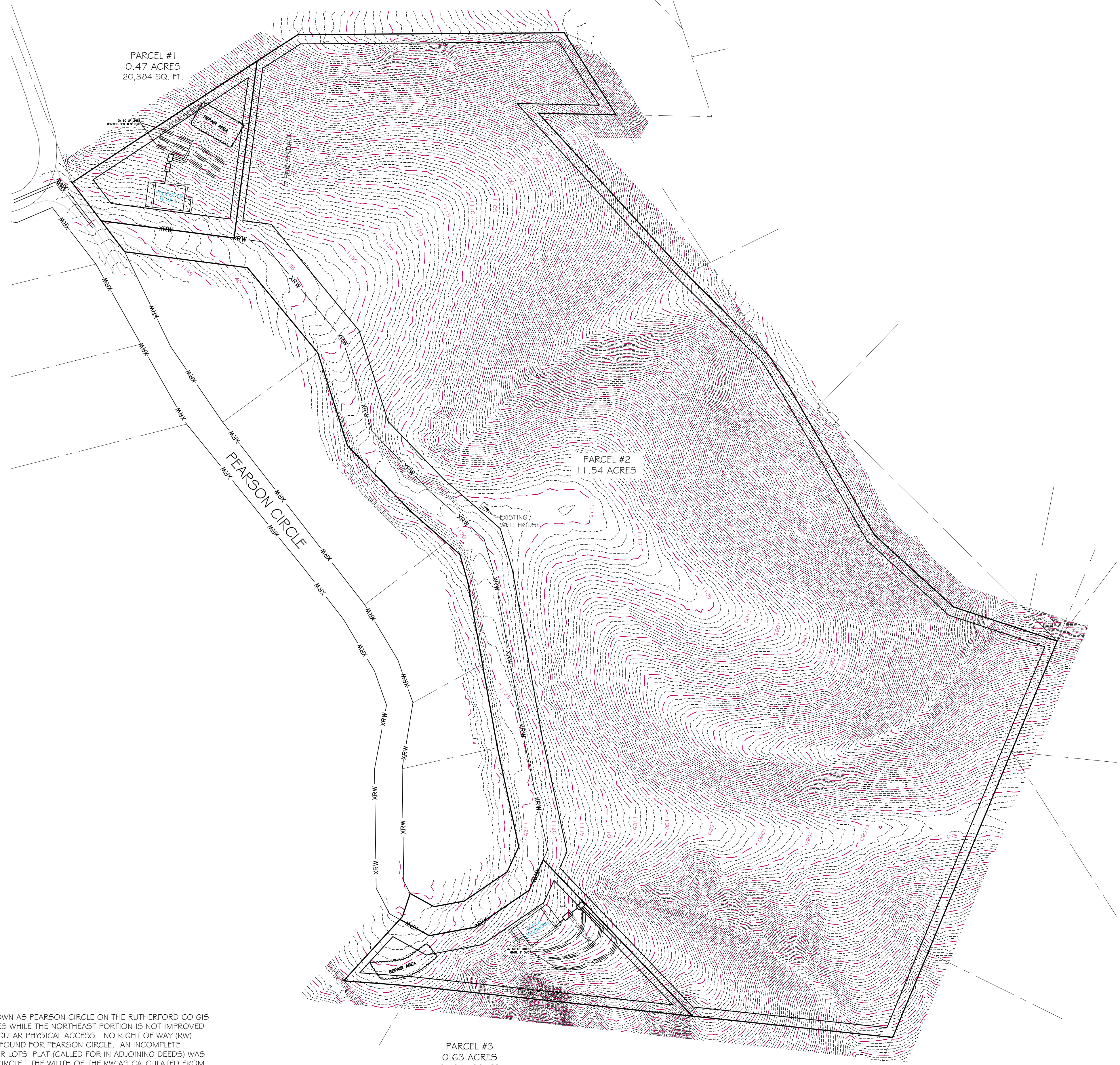
**TRIPOD LAND SURVEYING, P.A.**  
C-2183  
149 South Main Street  
Rutherfordton, NC 28139  
828 288 0008

|  |                        |                      |
|--|------------------------|----------------------|
| Survey For: <b>Frankie Pearson</b>                 |                        |                      |
| Survey Of: 12.63 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: 3/22-5/10/2022 |
| DB 300 Pg 132, 99E/288                             | Tax Map# 502-1-47      | Drawing # 1900A      |

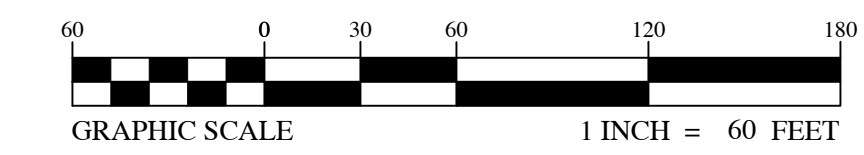
# **Topo Survey**



Drawing name: Z:\2022\22112 - BUFFALO RIDGE and BUFFALO RIDGE EAST\DWG - BUFFALO RIDGE\DWG\22112 - BUFFALO RIDGE\_17AUG22\_MJG.dwg Plotted on: Sep 21, 2022 - 4:25pm

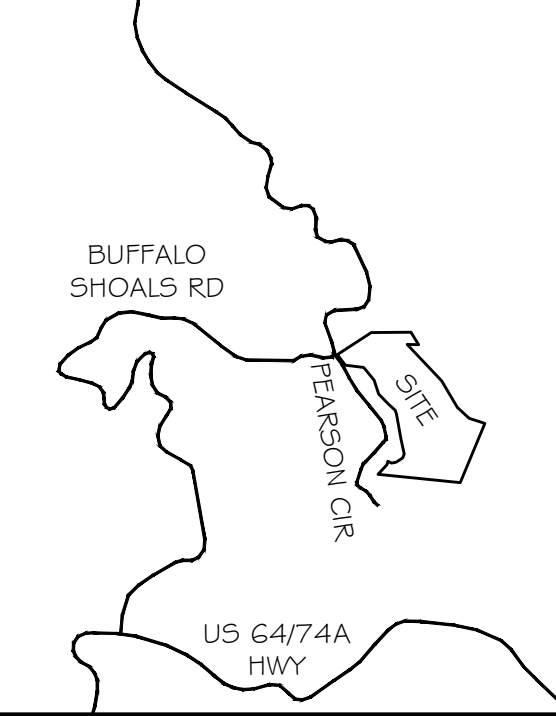


NOTE: (PER PLAT BOOK 43, PAGE 181)  
THE SOUTHWEST PORTION OF WHAT IS SHOWN AS PEARSON CIRCLE ON THE RUTHERFORD CO GIS IS PAVED AND USED FOR ACCESS TO HOMES WHILE THE NORTHEAST PORTION IS NOT IMPROVED AND DOES NOT APPEAR TO BE USED AS REGULAR PHYSICAL ACCESS. NO RIGHT OF WAY (RW) WIDTH, ROAD DEDICATION, 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   |      |             |

NOT FOR CONSTRUCTION

PARCEL INFORMATION:

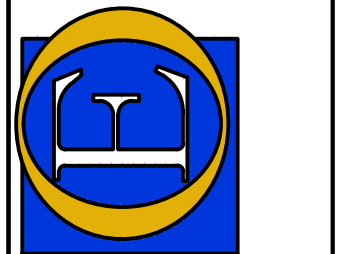
OWNER: DEVELOPMENT CAPITAL INVESTMENTS, LLC  
PROPERTY ADDRESS: 4023 KENNETT PIKE, SUITE 644 WILMINGTON, DE 19807  
PARCEL NO.: 1655968  
MAP: 502 BLOCK: 1 LOT: 47  
DEED BOOK: 2062 PAGE: 2397 (TRACT ONE)  
PLAT BOOK: 43 PAGE: 181  
TOWNSHIP: CHIMNEY ROCK  
ACREAGE: 12.63 AC.  
ZONING: R-2 GENERAL RESIDENTIAL 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: 828.274.4986 FAX: 828.274.4988  
N.C. LICENSE # 4808



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

# **Tree Survey**

# **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

Grimes  
DB 676 Pg 223  
540-1-51  
PB 30 Pg 97

1/2"EIP, 33.08'  
N 89°41'42" E from  
Mag Nail Found

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 56°47'55" E | 293.12   |
| L2   | N 89°34'50" E | 289.24   |
| L3   | S 32°14'44" E | 105.33   |
| L4   | N 88°48'40" W | 84.40    |
| L5   | S 42°30'30" E | 227.25   |
| L6   | S 45°17'16" E | 137.09   |
| L7   | S 32°28'04" E | 37.88    |
| L8   | S 30°02'03" E | 187.11   |
| L9   | S 47°39'12" E | 116.13   |
| L10  | S 71°46'12" E | 118.55   |
| L11  | S 22°28'32" W | 129.90   |
| L12  | S 22°34'20" W | 235.86   |
| L13  | S 22°31'02" W | 100.10   |
| L14  | N 83°52'57" W | 523.13   |
| L15  | N 85°37'19" W | 76.29    |
| L16  | N 42°29'44" E | 94.43    |
| L17  | N 18°34'29" E | 26.46    |
| L18  | S 61°04'58" E | 29.58    |
| L19  | N 79°27'00" E | 33.45    |
| L20  | N 55°45'46" E | 56.45    |
| L21  | N 24°33'30" E | 30.00    |
| L22  | N 12°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 | 19.98    |
| L27  | N 48°53'03" W | 50.25    |
| L28  | N 43°54'48" W | 99.59    |
| 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 82°36'01" W | 134.44   |
| L33  | N 37°16'43" W | 94.44    |
| L34  | S 31°16'34" W | 10.83    |
| L35  | N 66°56'17" W | 26.57    |
| L36  | N 88°56'24" W | 103.96   |
| L37  | S 31°16'19" E | 26.11    |
| L38  | S 37°49'36" E | 5.40     |
| L39  | S 18°24'10" E | 68.27    |
| L40  | S 18°34'43" E | 32.81    |
| L41  | N 25°49'23" W | 114.22   |
| L42  | N 34°33'38" W | 99.91    |
| L43  | N 61°01'46" E | 86.24    |
| L44  | N 09°16'52" 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. (f)11.c.1.

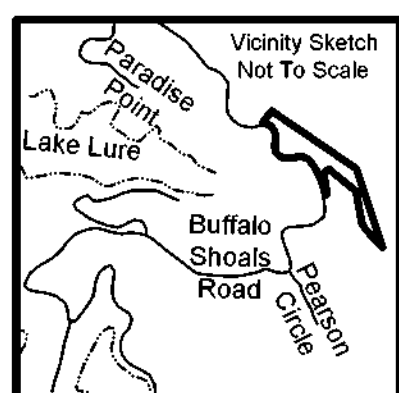
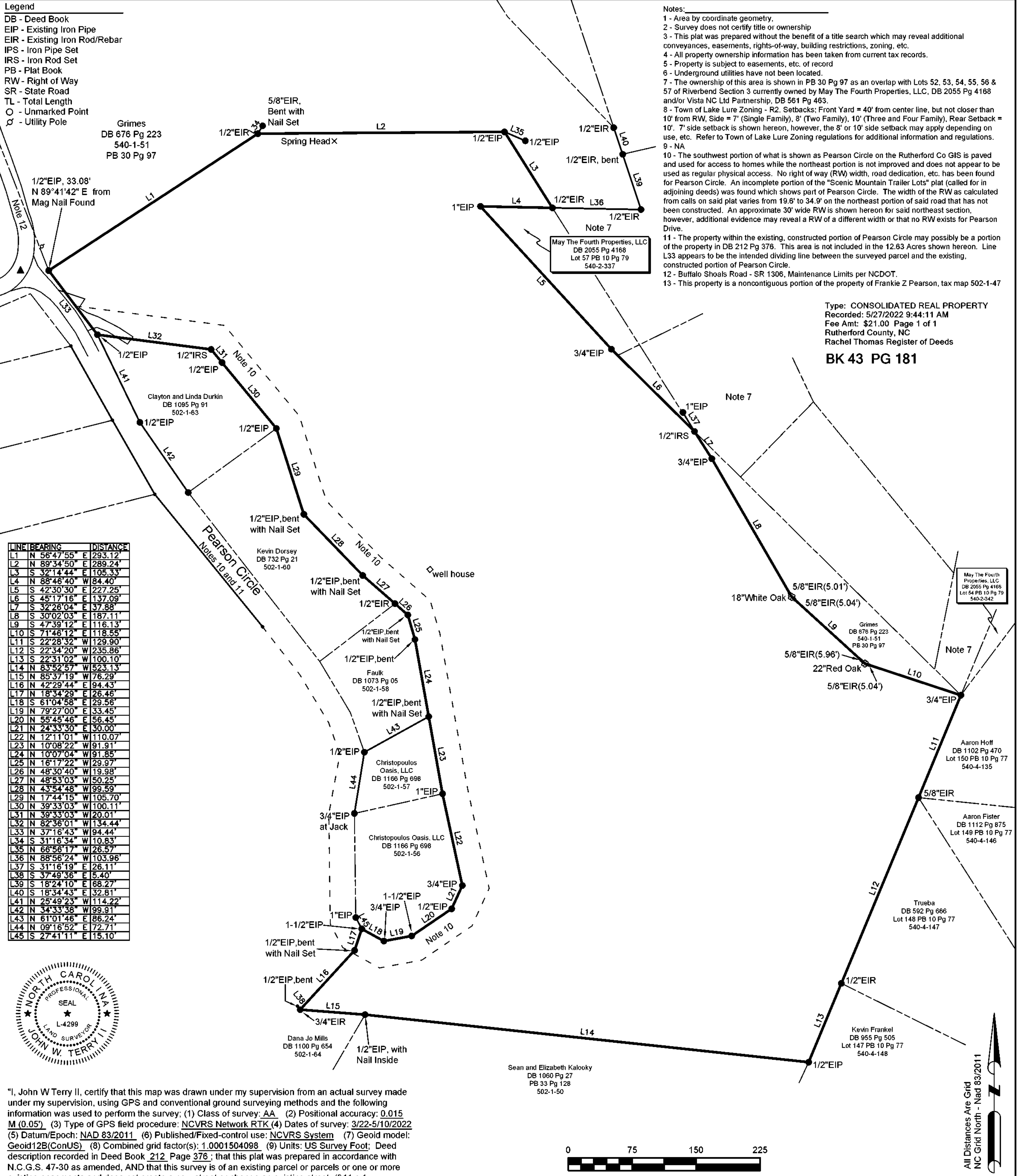
Witness my original signature, registration number and seal this 25th day of May 2022

DocuSigned by:  
*John Terry*  
D73E8A1F6AA2452

John W. Terry II - PLS # 4299

- 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 4168 and/or Vista NC Ltd Partnership, DB 561 Pg 463.
  - 8 - 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.
  - 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 1306, 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: 5/27/2022 9:44:11 AM  
Fee Amt: \$21.00 Page 1 of 1  
Rutherford County, NC  
Rachel Thomas Register of Deeds  
**BK 43 PG 181**



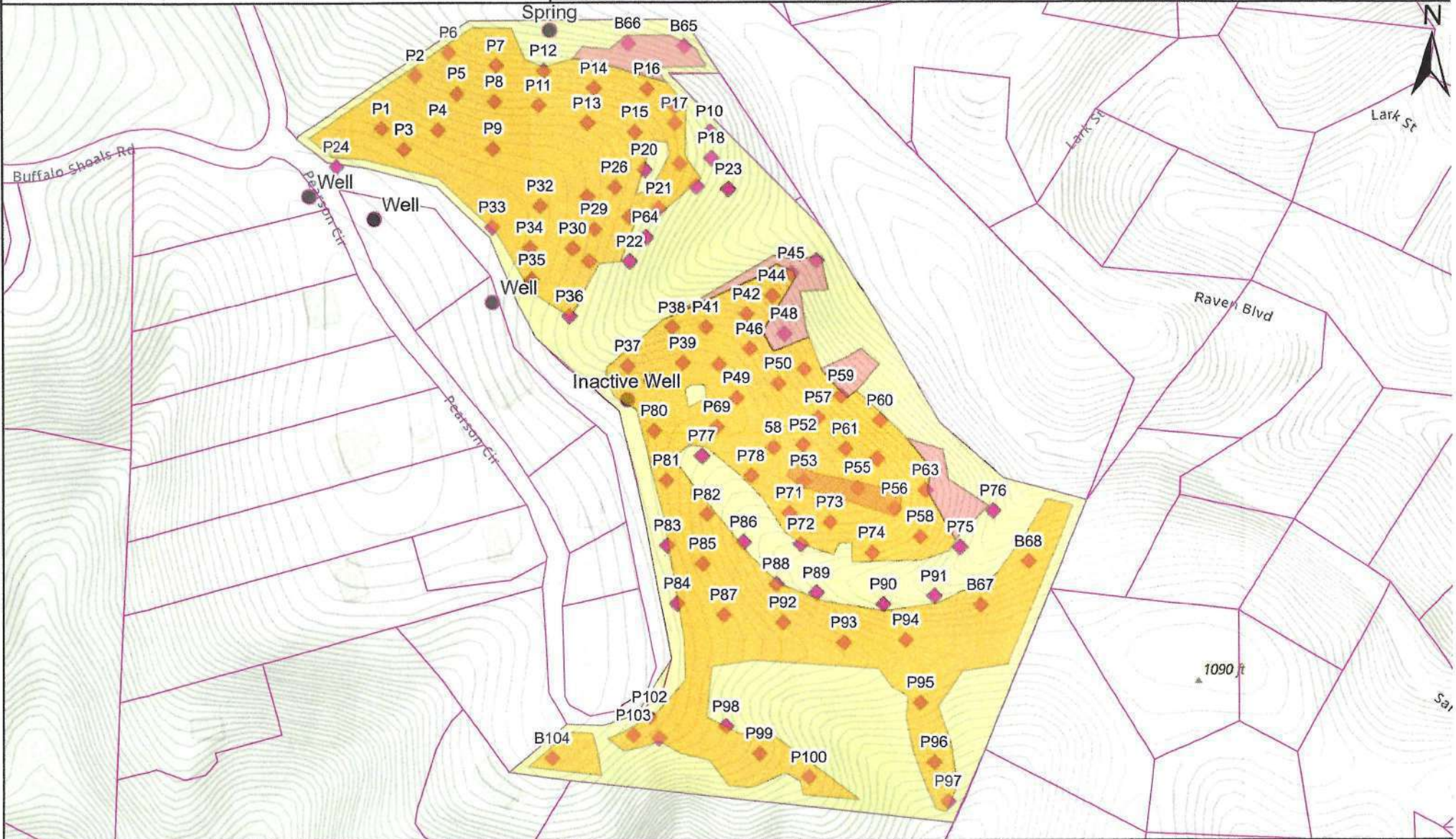
TRIPOD LAND SURVEYING, P.A.  
C-2183  
149 South Main Street  
Rutherfordton, NC 28139  
828 288 0008

|  |                        |                      |
|--|------------------------|----------------------|
| Survey For: <b>Frankie Pearson</b>                 |                        |                      |
| Survey Of: 12.63 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: 3/22-5/10/2022 |
| DB 300 Pg 132, 99E/288                             | Tax Map# 502-1-47      | Drawing # 1900A      |

# **Septic Approved Plan**

# Soils Map with Pit Locations

# Buffalo Ridge

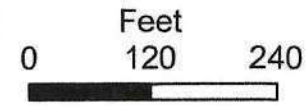


- ◆ Soil Pit or Borings
- Suitable for Anaerobic Drip Irrigation
- Suitable for Typical Septic Systems

## **Earthwise Designs** **Soils & Land Evaluation**

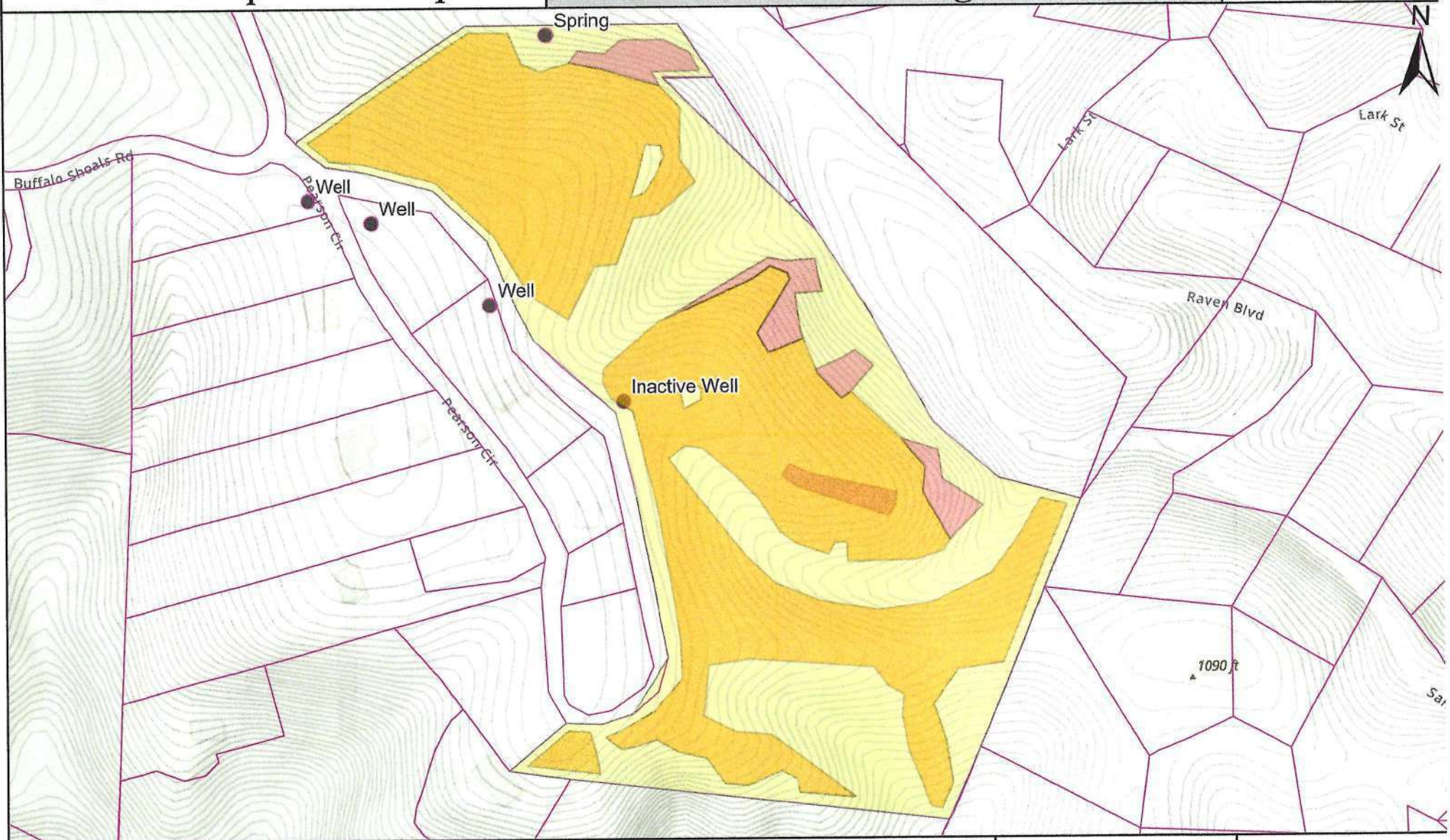
Esri, HERE, Garmin, Foursquare, FAO, METI/NASA, USGS, Esri, CGIAR, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Buncombe County, NC, State of North Carolina DOI,



OCT  
2022



# On-Site Septic Soils Map

# Buffalo Ridge



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



**Earthwise Designs**  
**Soils & Land Evaluation**

Esri, HERE, Garmin, Foursquare, FAO, METI/NASA, USGS, Esri, CGIAR, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyresen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Buncombe County, NC, State of North Carolina DOI,

OCT  
2022



# **Site Plan with Topo**





Odom  
Engineering  
PLLC

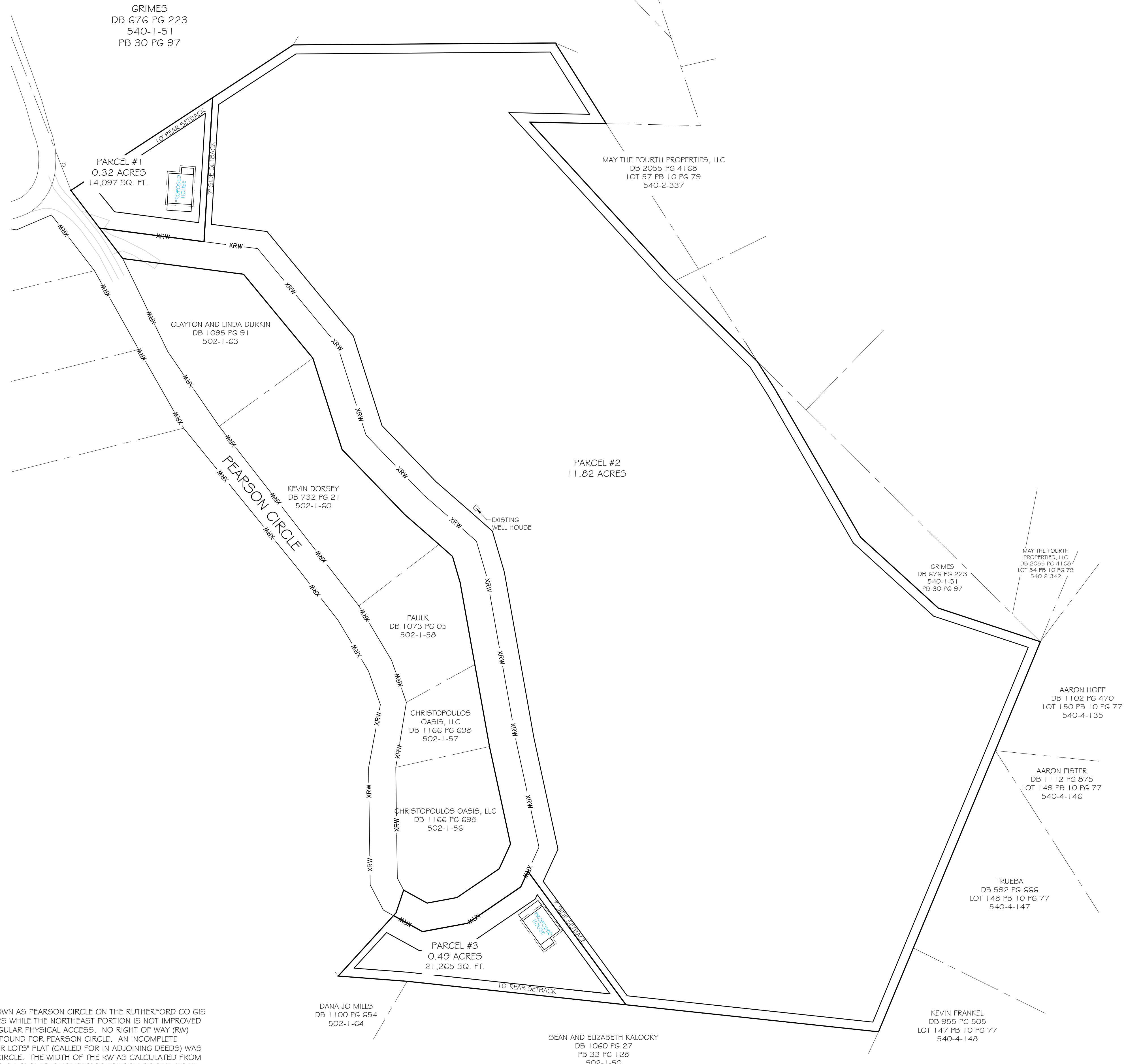
169 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4495 fax: 828.247.4498  
NC Firm#: P-0880

BUFFALO RIDGE

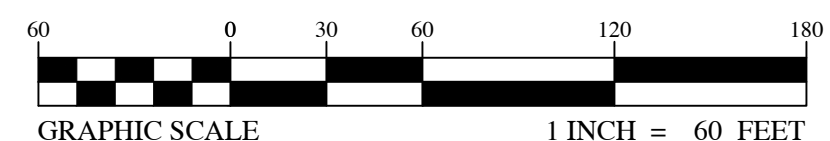
7/5/22

SCALE: 1"=150'

# **Site Plan Phase 1**



NOTE: (PER PLAT BOOK 43, PAGE 181)  
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**VICINITY MAP**  
 NTS

**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             | — XF0 —         |
| EXISTING CULVERT      | =====           |
| PROP. CULVERT         | =====           |
| FIRE HYDRANT          |                 |
| GATE VALVE            |                 |
| SEWER MANHOLE         |                 |
| POWER POLE            |                 |
| PROPERTY LINE         | —               |
| MAJOR CONTOURS        | -----           |
| MINOR CONTOURS        | ----- 750 ----- |
| PROP. MINOR CONTOUR   | ----- 750 ----- |
| PROP. MAJOR CONTOUR   | ----- 750 ----- |
| SILT FENCE            | — SF — SF —     |
| LIMITS OF DISTURBANCE | — DL —          |

**CERTIFICATION**

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

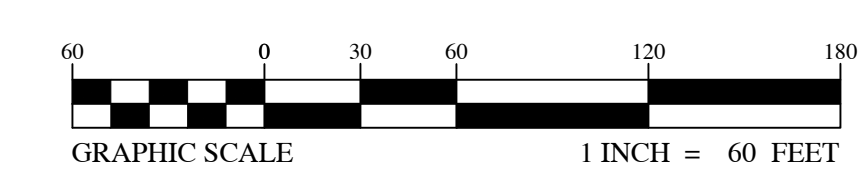
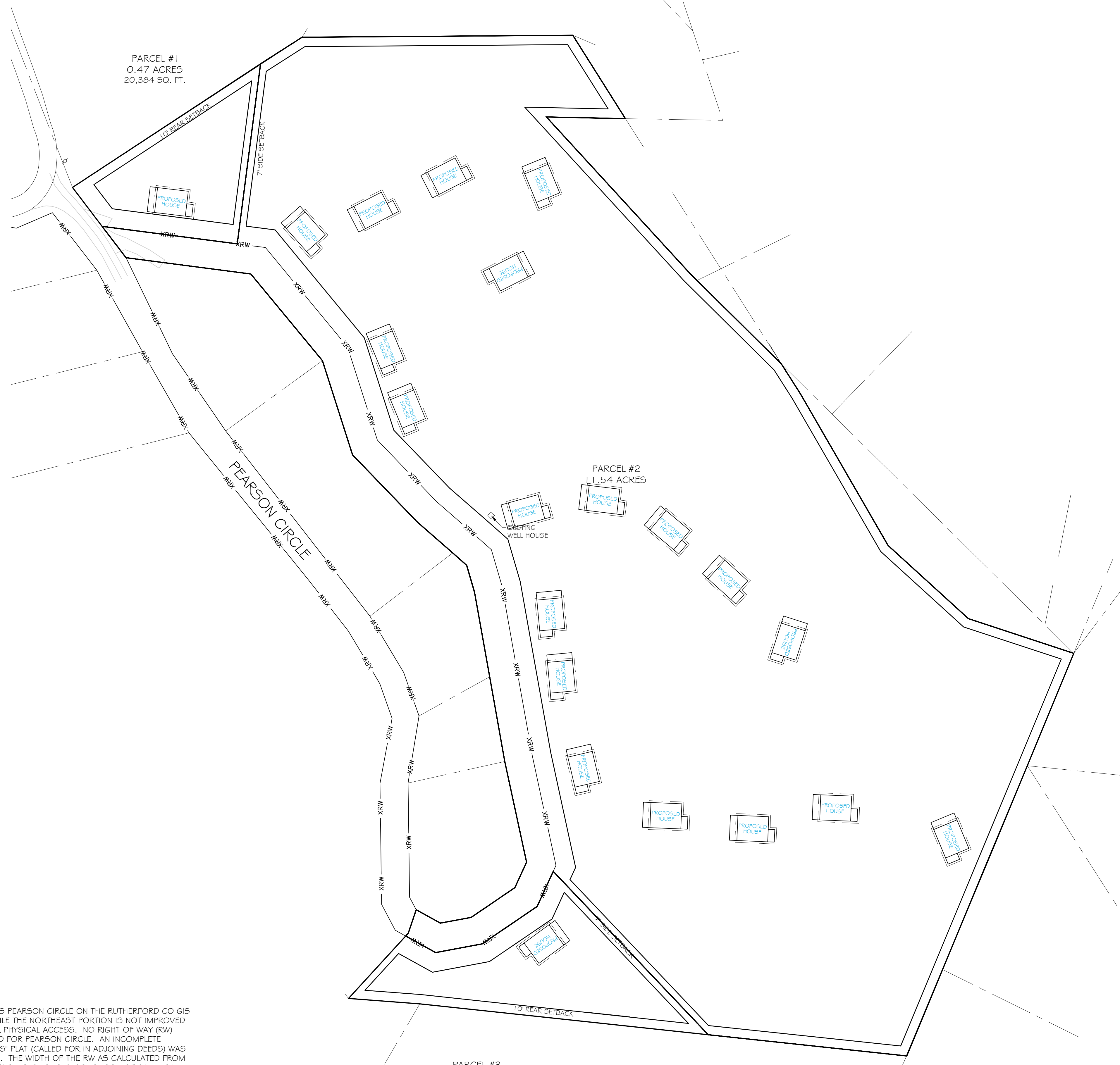
**Odom Engineering PLLC**  
 100 Oak Street, Forest City, N.C. 28043  
 PH: 828.247.4496 FAX: 828.247.4498  
 NC License # 4886

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

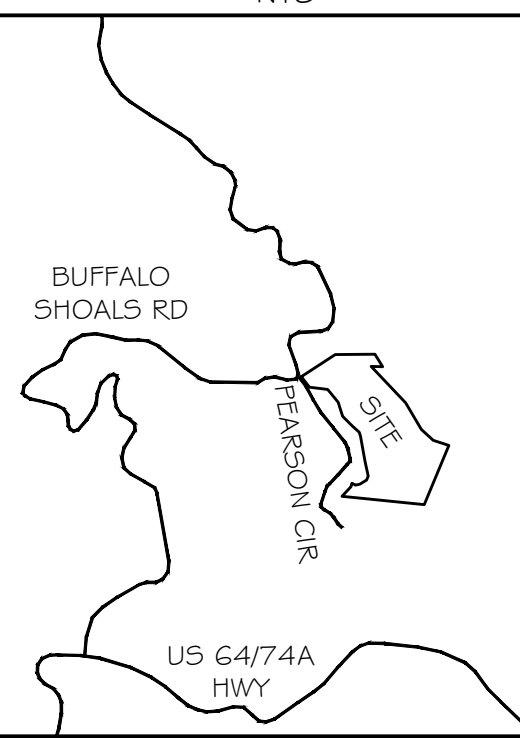
# **Site Plan Phase 2**

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)  
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VICINITY MAP



FLOOD INFORMATION

PER NC FLOOD MAPS (<https://flood.nc.gov/hctflood/>)  
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 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   |      |             |

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NOT FOR CONSTRUCTION

PARCEL INFORMATION:

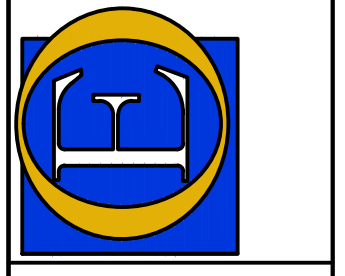
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 REAR YARD - 10 FT

LEGEND

|                       |              |
|-----------------------|--------------|
| UTILITY/STRUCTURE     |              |
| OVERHEAD ELECTRICAL   | — XHE —      |
| 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 —      |
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| 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

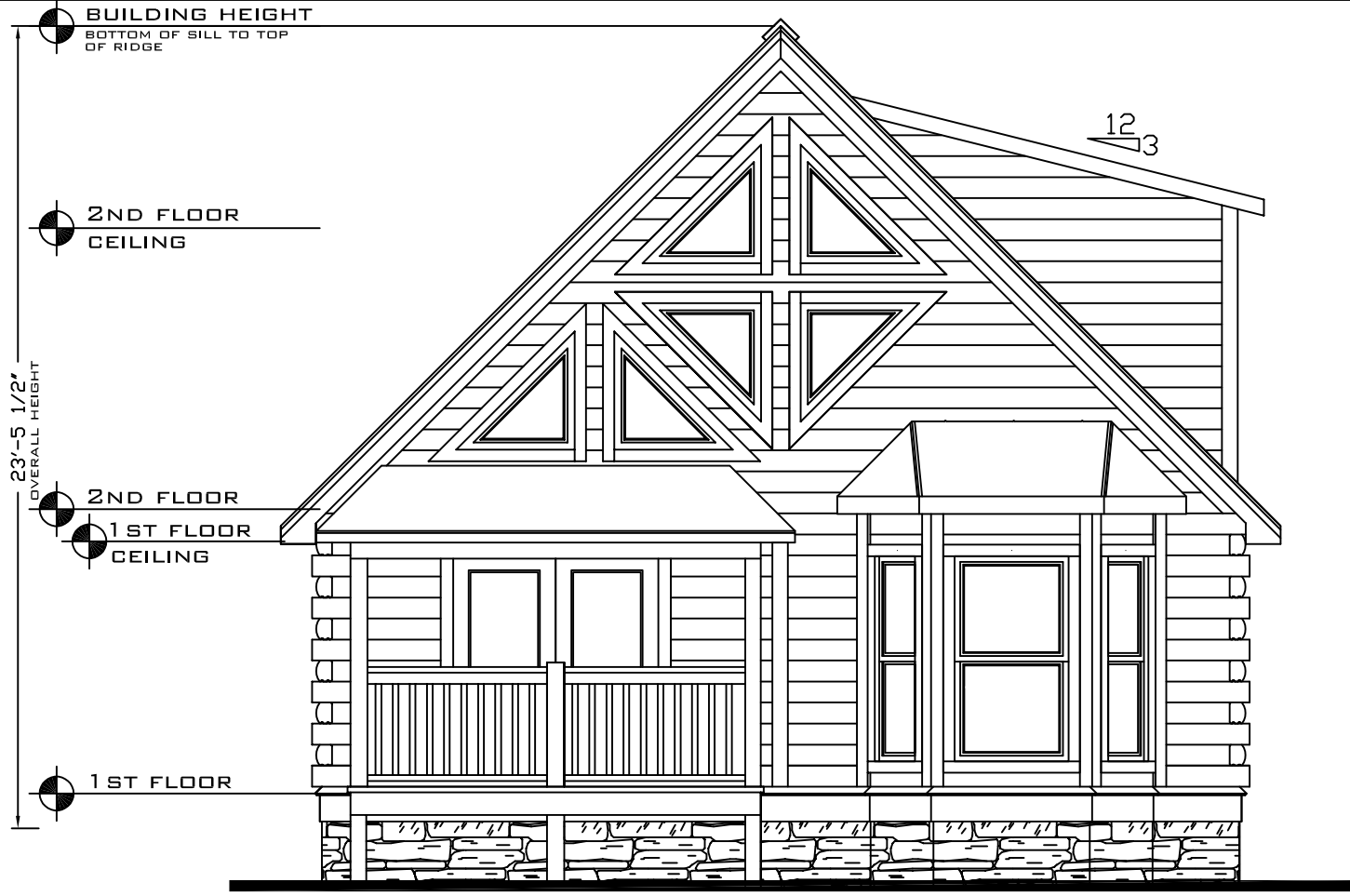
**SHINGLE LABEL**

**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'  
 1'-0" 5'-0" 6"

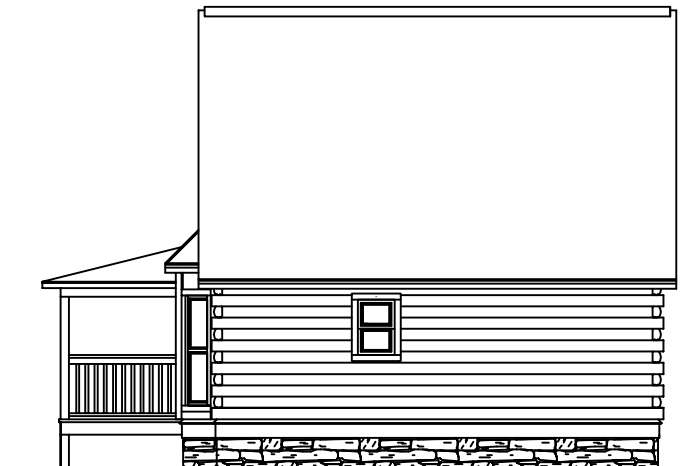
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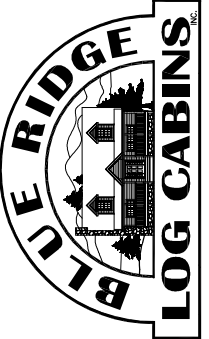
**LEFT SIDE ELEVATION**  
 SCALE: 3/32" = 1'  
 1'-0" 5'-0" 6"



**REAR ELEVATION**  
 SCALE: 3/32" = 1'  
 1'-0" 5'-0" 6"



**RIGHT SIDE ELEVATION**  
 SCALE: 3/32" = 1'  
 1'-0" 5'-0" 6"



**RIVER ROCK 2**  
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 www.BlueRidgeLogCabins.com

| REVISIONS         | DATE:    | NAME: | SDS | SDS | X | X | X | X | X | X |
|-------------------|----------|-------|-----|-----|---|---|---|---|---|---|
| PRELIMINARY       | 12-12-18 |       |     |     | X | X | X | X | X | X |
| APPRAISAL PACKAGE | 12-21-18 |       |     |     | X | X | X | X | X | X |

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**ELEVATION**

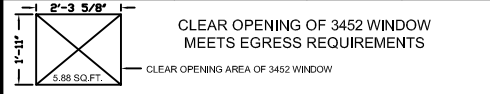
PRELIMINARY #  
**18-103**  
 PLAN #  
**XXXX**  
 SERIAL #  
**218075**

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

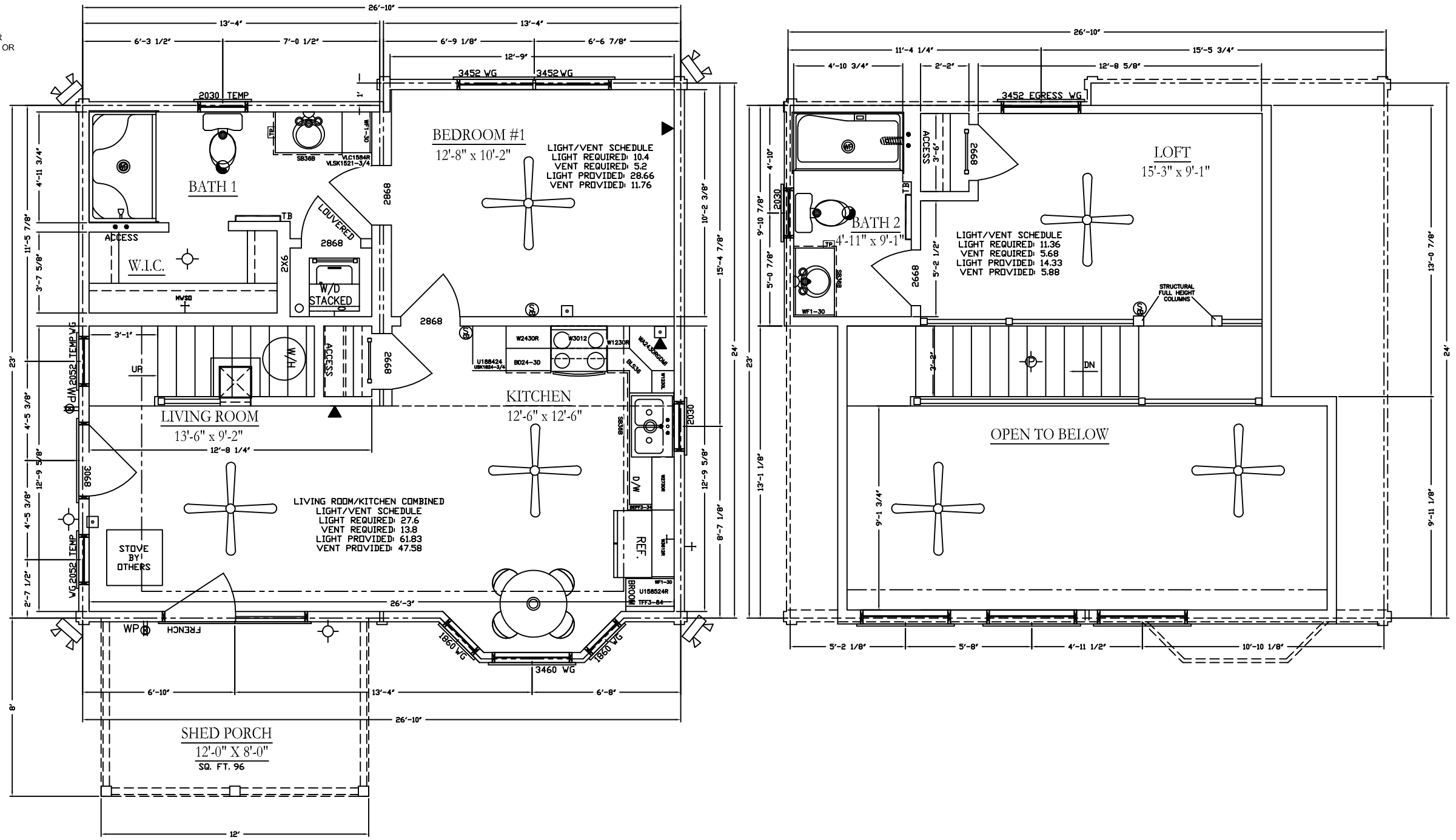
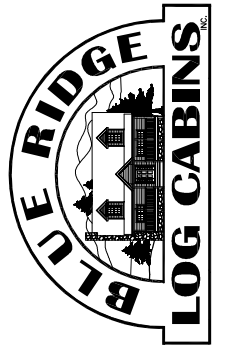
| DESCRIPTION | ROUGH OPENING     | LIGHT 9-LITE | LIGHT 15-LITE | VENT  |
|-------------|-------------------|--------------|---------------|-------|
| 3068        | 38 3/8" x 81 1/4" | 4.31         | 8.02          | 19.55 |
| FRENCH      | 75 1/4" x 81 3/4" | 16.04        |               | 38.76 |
| 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 2**

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| REVISIONS         | DATE     | NAME | SDS | SDS | X | X | X | X | X |
|-------------------|----------|------|-----|-----|---|---|---|---|---|
| PRELIMINARY       | 12-12-18 |      | X   | X   | X | X | X | X | X |
| APPRAISAL PACKAGE | 12-21-18 |      | X   | X   | X | X | X | X | X |

**FLOOR PLAN**

PRELIMINARY # **18-103**

PLAN # **XXXX**

SERIAL # **218075**

SCALE  
3/16" = 1'

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**River Rock II Mountain  
Architecture  
Option I**

ELEVATION DRAWINGS ARE FOR ILLUSTRATION ONLY.  
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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.

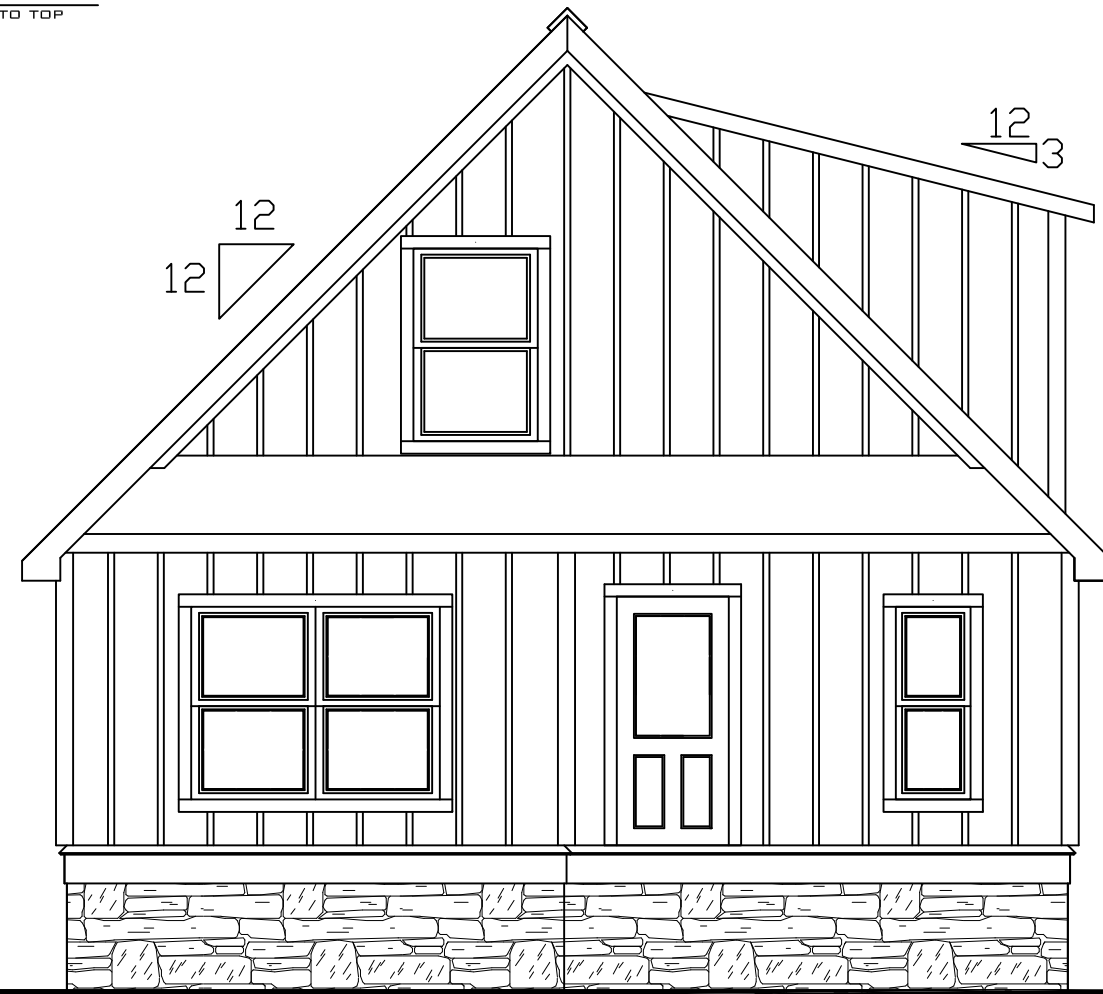
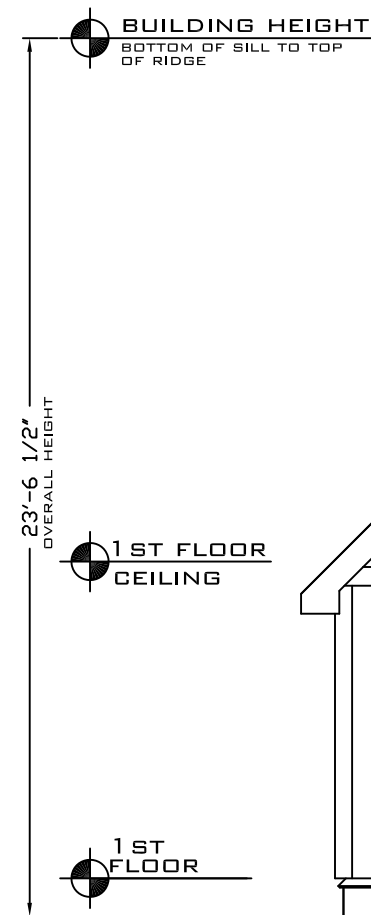
$\frac{642}{300} = 2.14$  SQ. FT. (308 SQ. IN.)  
154 SOFFIT  
154 ROOF

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

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

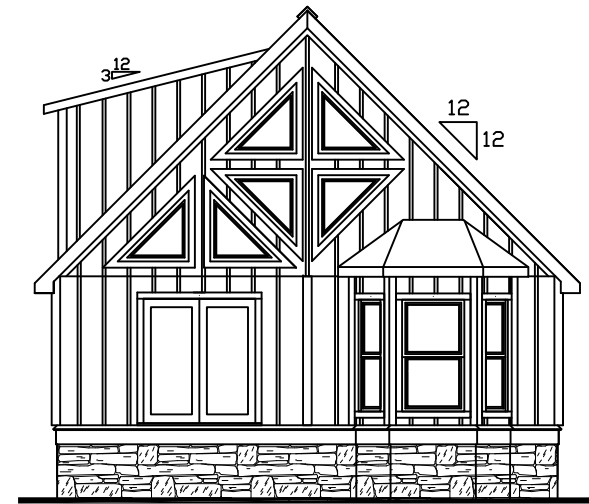
### PRELIMINARY

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

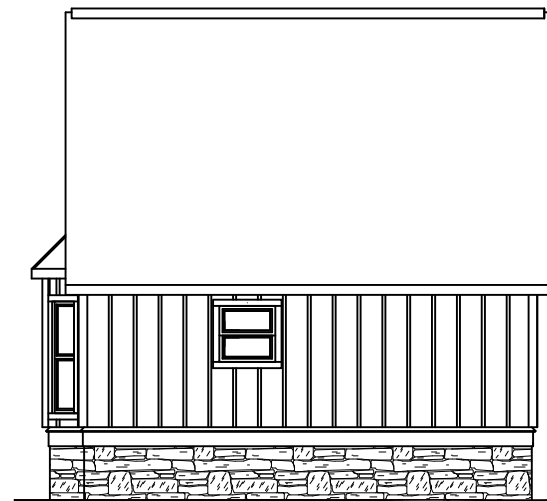


**FRONT ELEVATION**  
SCALE: 3/16" = 1'

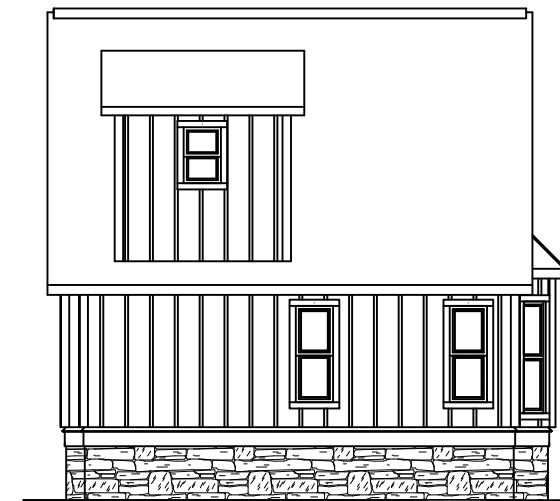
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**REAR SIDE ELEVATION**  
SCALE: 3/32" = 1'



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



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

**SOUTHEAST**



**RIVER ROCK II**  
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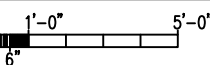
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| REVISIONS   | DATE:   | NAME: | DESCRIPTION |
|-------------|---------|-------|-------------|
| PRELIMINARY | 5-31-22 | IPS   |             |
|             |         | X     | X           |
|             |         | X     | X           |
|             |         | X     | X           |
|             |         | X     | X           |
|             |         | X     | X           |
|             |         | X     | X           |
|             |         | X     | X           |
|             |         | X     | X           |
|             |         | X     | X           |

PRELIMINARY #  
**22-076**  
PLAN #  
**BXXX**  
SERIAL #  
**222055**

SCALE  
3/16" = 1'



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

VINYL WINDOW SCHEDULE  
 DP-50 LOW-E DOUBLE HUNG

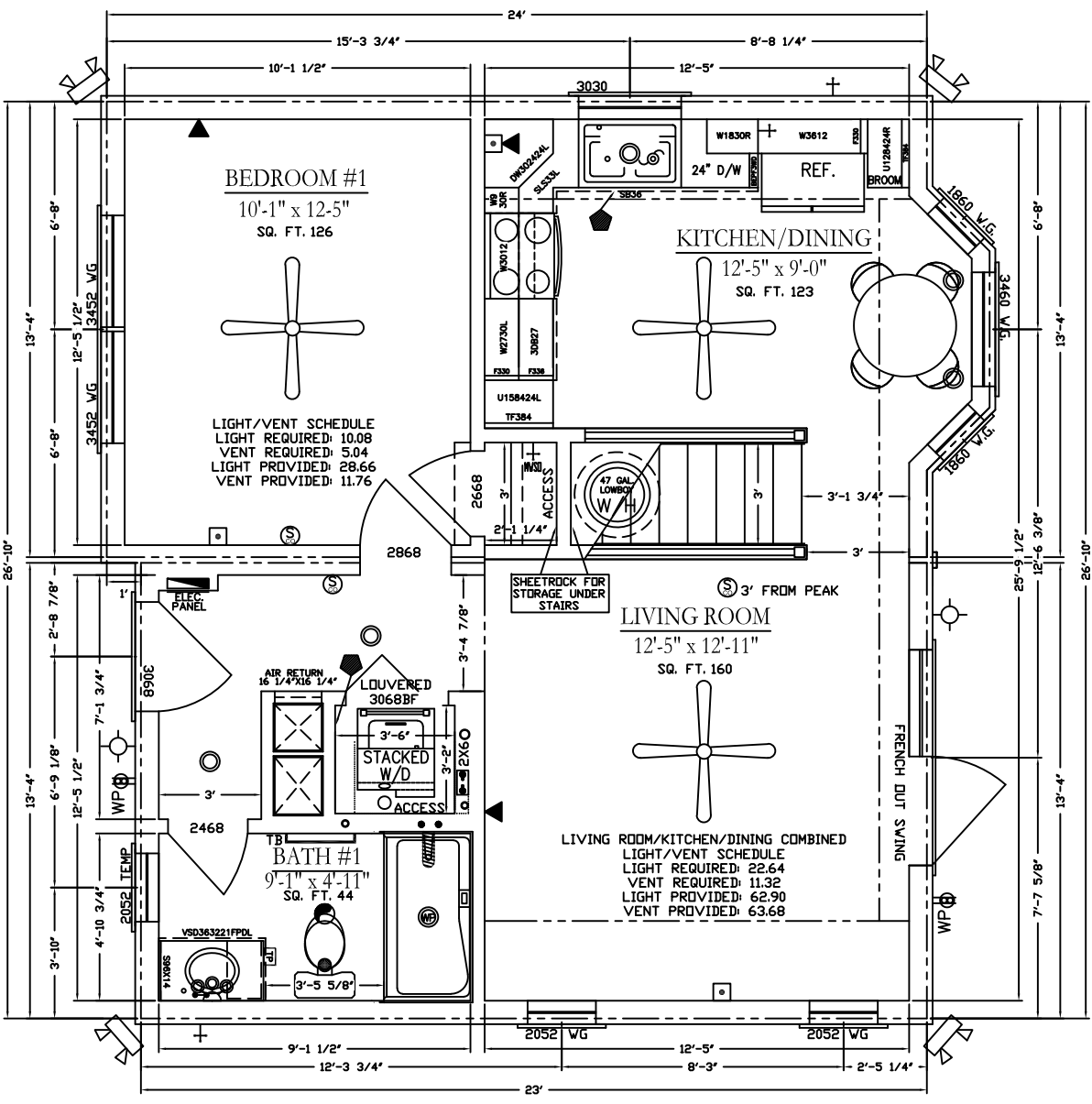
| EGRESS | DESCRIPTION   | ROUGH OPENING   | LIGHT | VENT  |
|--------|---------------|-----------------|-------|-------|
| NO     | 1860          | 20"x72"         | 5.67  | 4.14  |
| NO     | 2030          | 24"x36"         | 3.09  | 1.26  |
| NO     | 2030-2        | 48"x36"         | 7.09  | 2.25  |
| 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  |

CLEAR OPENING OF 3452 WINDOW MEETS EGRESS REQUIREMENTS

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.

DRAWN WITH  
 DIAMOND  
 DISTINCTION  
 CABINETS

\*MTN. ARCH\*  
 \*2X6 FRAMED WALLS\*



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

(B)

(A)

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| NAME:       | DATE:   | REVISIONS | IFS | X | X | X | X | X | X |
|-------------|---------|-----------|-----|---|---|---|---|---|---|
| PRELIMINARY | 5-31-22 |           | X   | X | X | X | X | X | X |

PRELIMINARY #  
**22-076**

PLAN #  
**BXXX**

SERIAL #  
**222055**

SCALE  
 3/16" = 1'

1'-0" 5'-0"

**SOUTHEAST**

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# **Subdivision Plat**

# Horizontal Construction Progress Photos

# Buffalo Ridge West Progress





















# Buffalo Ridge East Progress









# Vertical Construction Progress Photos

















Renderings,  
Elevations and Floor Plans





COVERED  
PORCH

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

BATH #1

ENTRY

STACKED  
W/D

PANTRY  
REF.  
240/76

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

OPEN TO ABOVE

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

DECK





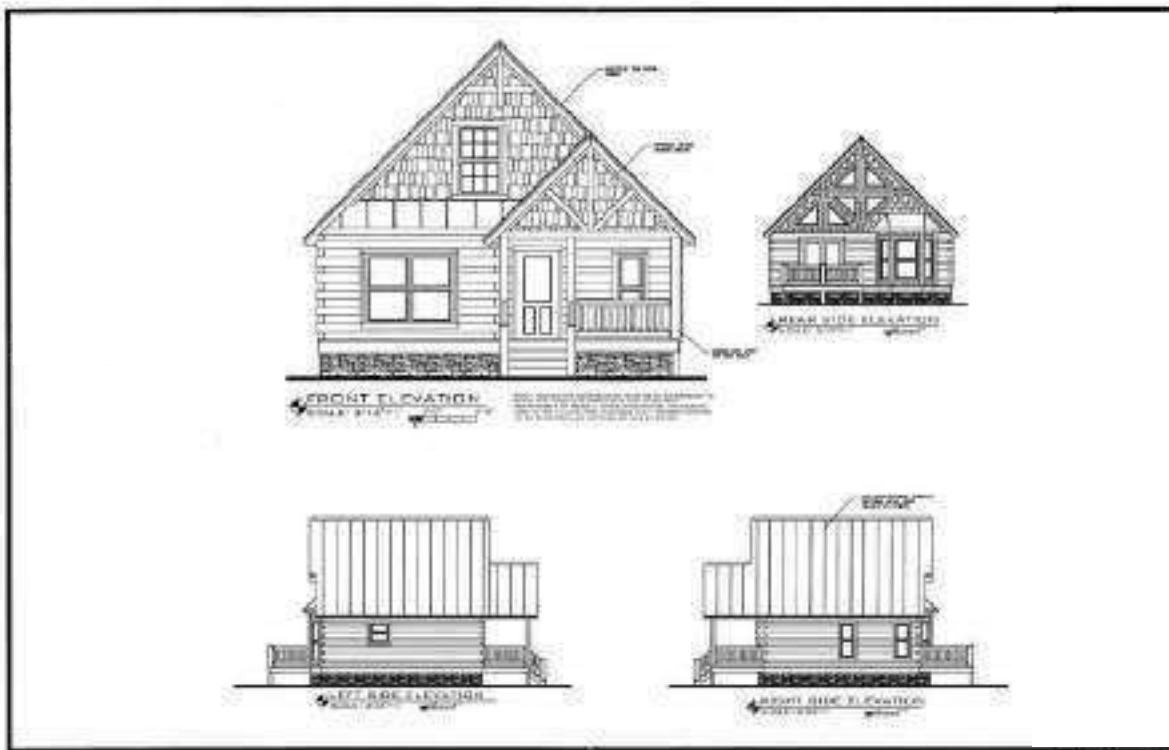
LOFT  
15'-5" X 14'-11"

OPEN TO BELOW

DOWN

28

# Proposed building (River Rock II)







# Specifications



## Included Features

### Floor System

- ① 2 X 10 Open Joist Floor Truss
- ② R19 Floor Insulation
- ③ 2 x 10 Double Perimeter Band
- ④ 5/8" OSB Sub Floor
- ⑤ 1 X 6 Tongue & Groove Pine Flooring

### Exterior Wall Construction

- ⑥ Double Hung All Vinyl Low E Windows
- ⑦ 6 X 8 White Pine D-Shaped Solid Logs
- ⑧ 5/8" OSB Gable End-Wall Sheathing
- ⑨ Vapor Barrier
- ⑩ D-Shaped Log Siding

### Roof System

- ⑪ Engineered Roof Trusses
- ⑫ 30 Year Architectural Shingles
- ⑬ 30 Pound Felt
- ⑭ 5/8" OSB Decking
- ⑮ R-38 Roof Insulation
- ⑯ 1 X 8 Tongue and Groove Ceiling Board

### Interior Features

- ⑰ Knotty Pine Wood Interior Doors
- ⑱ 1" X 12" Tongue and Groove Wall Board
- ⑲ 2 X 4 Interior Walls at 16" On Center
- ⑳ Merillat Cabinetry
- ㉑ Whirlpool Appliances
- ㉒ Granite Countertops

## Floor System

2" X 10" Double Perimeter Band  
2" X 10" Engineered Floor Trusses on 16" Centers  
5/8" OSB Sub Floor Glued then Nailed to Trusses  
1" X 6" Tongue & Groove Pine Flooring

## Exterior Wall Construction

6" X 8" Eastern White Pine D-Shaped Air & Kiln Dried Logs – Butt and Pass System  
6" X 12" Eastern White Pine Air & Kiln Dried Logs – Dove Tail  
8" X 8" Eastern White Pine D-Shaped Air & Kiln Dried Logs – Butt and Pass System

### Log Profiles

Blue Ridge Log Cabins offer log profile options to give your log cabin a personal touch. We have a log shape that will best fit the vision of your dream home, whether traditional or modern.

Blue Ridge Log Cabins offer log profile options to give your log cabin a personal touch. We have a log shape that will best fit the vision of your dream home, whether traditional or modern.

#### **“D” Shape (6” X 8”):**

This log profile, the most popular in the log home industry, is rounded on the exterior and flat on the interior of your home. The rounded look of the exterior gives you the authentic look of a log cabin, while still providing practicality of the flat walls on the inside to conveniently hang pictures and shelves.



#### **Flat Dovetail (6” X 12”):**

The interior and exterior of this log profile is flat. The large log needed for this profile and Dovetail connection offers a distinctive look for the home owner that demands something special. Your home will have a more contemporary appeal with the Flat Dovetail due to the smaller seams that give your home a clean, flawless finish. This profile is slightly more expensive than our standard, due to the large log and extra labor needed to produce it.



#### **“D” Shape (8” X 8”):**

This log profile, offers added thermal mass for improved energy efficiency and it's wider profile adds a substantial feel. The 8" x 8" log is preferred in colder climates, where the benefits of the increased thermal mass is appreciated. The rounded look of the exterior gives you the authentic look of a log cabin, while still providing practicality of the flat walls on the inside to conveniently hang pictures and shelves.



# Interior Furnishings



Buffalo Ridge West / East and  
Buffalo Ridge Phases I A / II A











# Buffalo Ridge II B Interior Furnishings











# 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



# Offsite Amenities

# Offsite Amenities

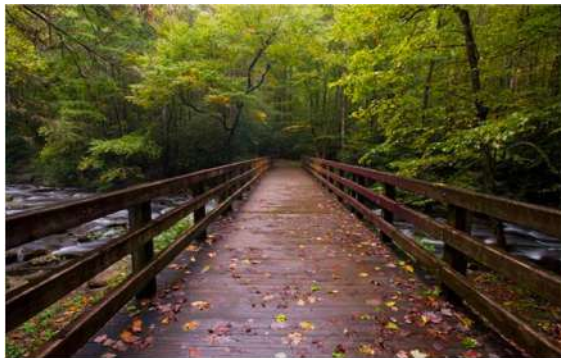


# Offsite Amenities





# Local Area Amenities



# Local Area Amenities



**Lake Lure amenities within a five-minute drive of  
Buffalo Ridge**



## Amenities within a ten-minute drive

1. Rumbling bald <https://rumblingbald.com/>
2. Point of view restaurant [https://www.facebook.com/pg/thepointofviewonlakelure/posts/?ref=page\\_internal](https://www.facebook.com/pg/thepointofviewonlakelure/posts/?ref=page_internal)
3. Lake House <https://www.lakehouselakelure.com/>
4. La Strada <https://lastradaatlakelure.com/>
5. Japan house <https://www.japanhouseinc.com/>
6. Legends on the lake <https://rumblingbald.com/restaurant/legends-on-the-lake/>
7. Pinnacle Southern Kitchen <https://rumblingbald.com/restaurant/pinnacle-southern-kitchen/>
8. Apple valley farm <https://applevalleyfarm.com/>
9. Cider Creek riding stables <https://www.cedarcreekstables.com/>
10. Canopy Ridge farm (zip lining) <https://canopyridgefarm.com/>
11. Chimney Rock state park <https://www.chimneyrockpark.com/>
12. Lake Lure marina <http://www.townoflakelure.com/washburn-marina.php>
13. River side riding stables <http://www.riversideridingstables.com/>
14. Train museum <https://www.facebook.com/The-Right-Track-Toy-Train-Museum-141291999274246/>
15. Chimney Rock adventure golf <https://broedriverinn.com/mini-golf.html>
16. Lake Lure beach <https://www.lakeluretours.com/>
17. Great woodland adventure trail [https://www.chimneyrockpark.com/view\\_trail/great-woodland-adventure-trail/](https://www.chimneyrockpark.com/view_trail/great-woodland-adventure-trail/)
18. Chimney Rock gemstone mine <https://www.chimneyrockgemmine.com/>
19. Flowering bridge <https://lakelurefloweringbridge.org/>
20. Lake Lure adventure company <https://lakelureadventurecompany.com/>
21. Village scoop <https://www.facebook.com/villagescoopnc>
22. Rumbling bald stat park <https://www.ncparks.gov/chimney-rock-state-park/home>
23. River walk <https://www.chimneyrock.org/>
24. Morse Park <http://www.townoflakelure.com/morse-park.php>
25. Lake Lure golf club <https://lakeluregolfclub.com/>
26. Boat tours <https://www.lakeluretours.com/>

A little further out (30 mins):

27. Cleghorn Gun Club <https://cleghorngolf.com/cleghorn-gun-club/>
28. Pavilion on park square <https://www.townofforestcity.com/>
29. Autumn Lanes bowling center <https://www.facebook.com/Autumn-Lanes-Bowling-Center-407345532646773/>
30. Burnt shirt vineyards <https://burntshirtvineyards.com/>
31. Tryon International Equestrian Center <https://tryon.com/>

Within an hour drive:

1. Biltmore <https://www.biltmore.com/>
2. Asheville Airport <https://flyavl.com/>

# 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  
River Rock II Model  
River Rock II A Model  
Community Park

*Buffalo Ridge*

Phase 1- Two Units

River Rock II Models

Phase 2- Eighteen Units

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

# Development Schedule

# Development Schedule

*Buffalo Ridge*  
*Buffalo Ridge East*  
*Buffalo Ridge West*  
*(24 homesites)*  
**Summer 2022 / Winter 2023**

*Government Approvals*

*Horizontal Construction*

*Buffalo Ridge East*  
*Buffalo Ridge West*  
*(6 residences)*  
**Fall 2023 / Spring 2024**

*Vertical Construction*

*Horizontal Construction*

*Buffalo Ridge*  
*(18 residences)*  
**Winter 2024 / Summer 2024**

*Vertical Construction*