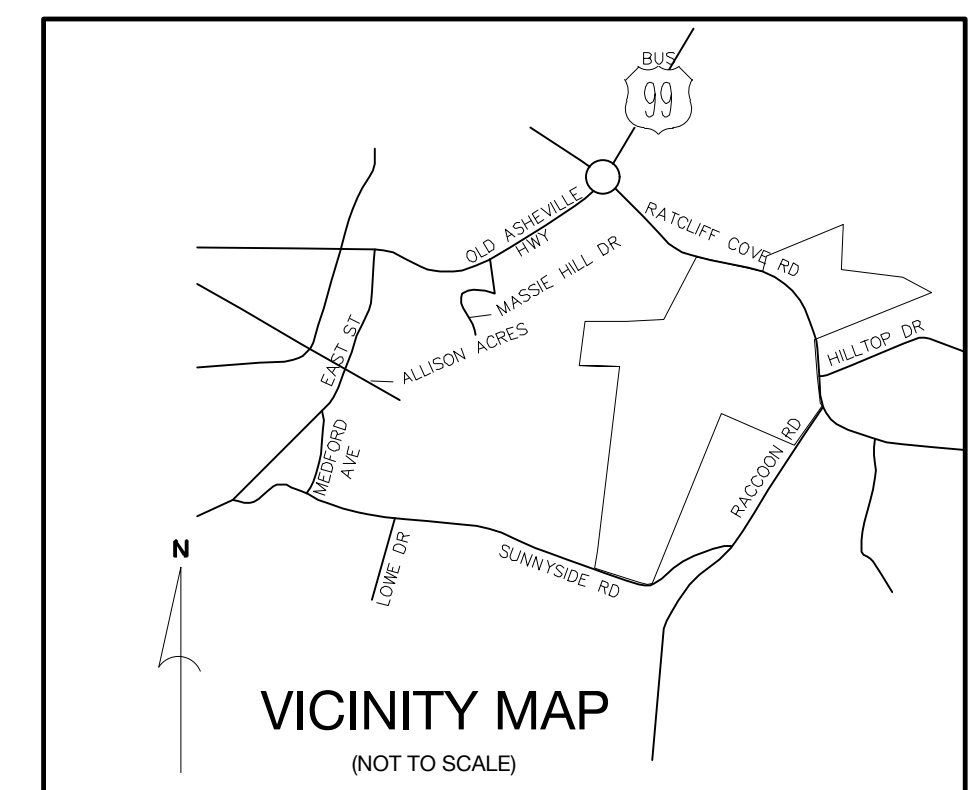


QUEEN SUBDIVISION PHASE 2

WAYNESVILLE, NORTH CAROLINA

PREPARED FOR:
 QUEEN DEVELOPMENT, LLC
 1335 CANE CREEK ROAD
 FLETCHER, NC 28732
 DAVID LUCK
 (847) 323-5388

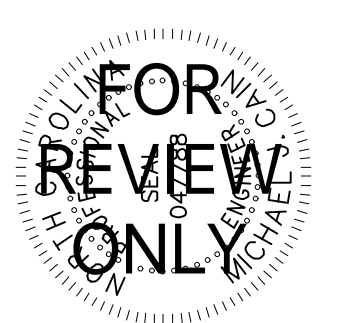
INDEX OF SHEETS	
SHEET NO	TITLE
C000	COVER SHEET
C001	SURVEY
C100	MASTER EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C204	SITE PLAN
C210	MASTER PLAT PLAN
C921	SITE DETAILS
L100	MASTER LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L104	LANDSCAPE PLAN



Know what's below.
Call before you dig.

DEVELOPMENT DATA	
OWNER/DEVELOPER:	QUEEN DEVELOPMENT, LLC 1335 CANE CREEK ROAD FLETCHER, NC 28732
CONTACT:	DAVID LUCK (847) 323-5388
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	MICHAEL GAIN, P.E. (828) 252-5388

FINAL DRAWING - FOR REVIEW ONLY

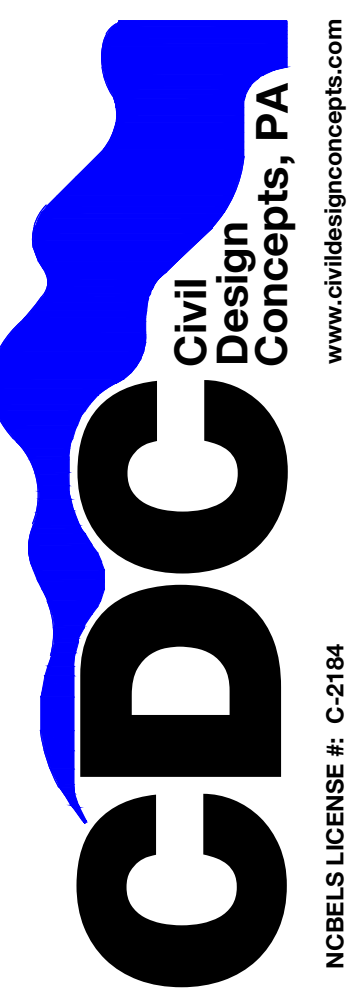


NO.	DATE	DESCRIPTION	BY
1	10/30/25	STORMWATER SUBMITTAL	SRP
2	01/28/26	PLAT SUBMITTAL	SRP
3	01/30/26	AGENCY SUBMITTALS	SRP
NO.	DATE	DESCRIPTION	BY

COVER SHEET FOR:
QUEEN SUBDIVISION PHASE 2
 QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

DRAWN BY: SRP
 CDC PROJECT NO.: 22139
 STW PERMIT NO.: TBD

SHEET
C000



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

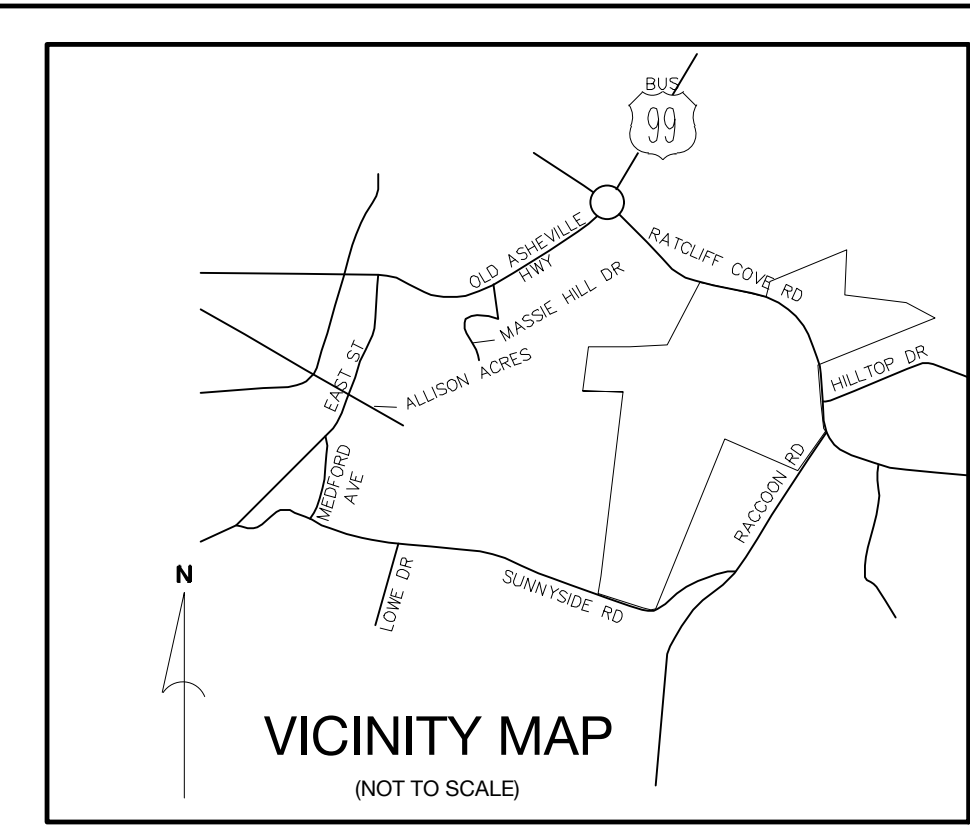
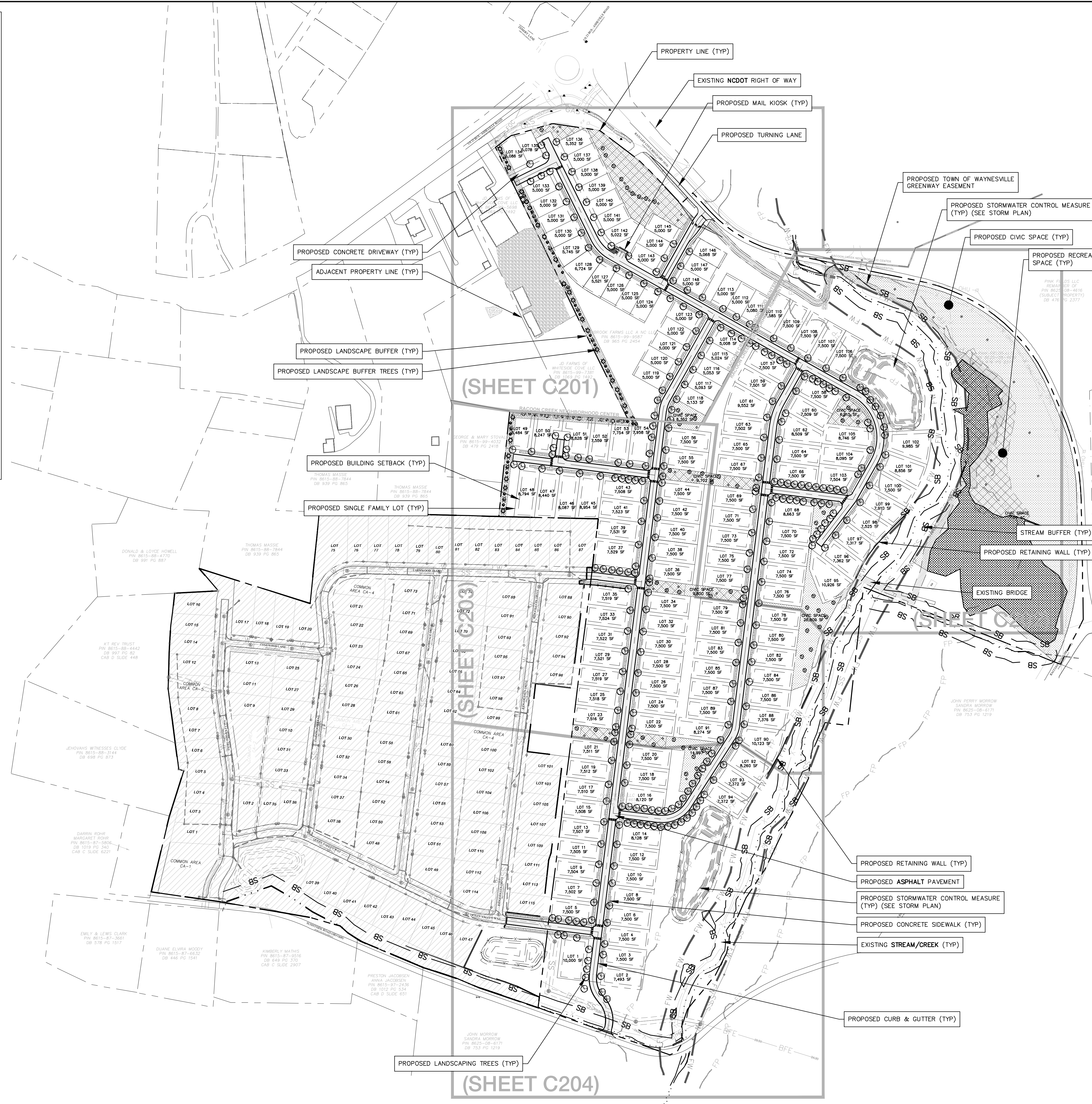
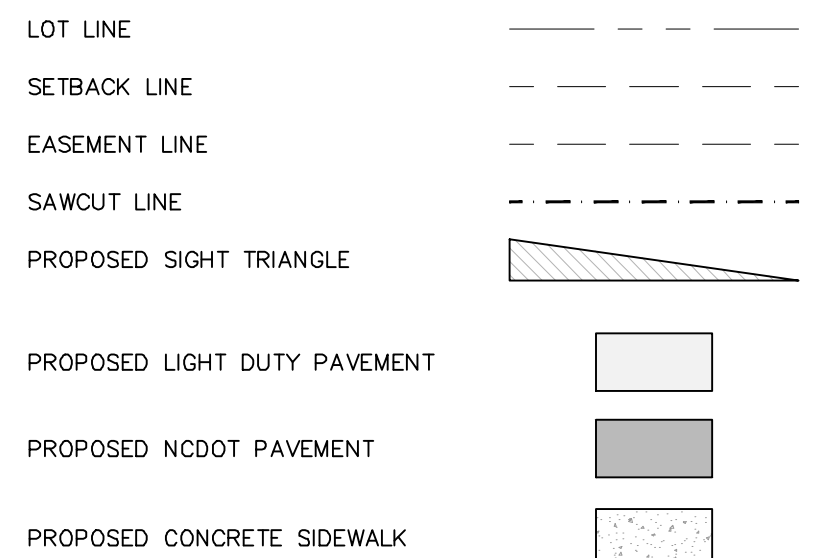
52 WALNUT STREET - SUITE 9
 WAYNESVILLE, NC 28798
 PHONE (828) 252-5388
 FAX (828) 455-5455

NCELS LICENSE # C-2184
 www.civildesignconcepts.com

NOTES

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SITE LEGEND



DEVELOPMENT DATA

OWNER/DEVELOPER: QUEEN DEVELOPMENT, LLC
1335 CANE CREEK ROAD
FLETCHER, NC 28732
DAVID LUCK
(847) 323-7638

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
MICHAEL CAIN, P.E.
(828) 252-5388

CONTACT:

PROJECT DATA

FIN: 8615-99-9587
8625-08-4616 (PORTION OF)
SUNNYSIDE ROAD

ADDRESS: 865/2454
476/2377

DEED BOOK/PAGE:

SITE ACREAGE: 58.02 ACRES
RACCOON CREEK
NEIGHBORHOOD RESIDENTIAL (RCNR)
RACCOON CREEK
NEIGHBORHOOD CENTER (RCNC)

ZONING:

SETBACKS:
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N/A (RCNC)

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N/A (RCNC)

MAXIMUM ALLOWED LOTS: 580
148
DISTURBED AREA: 43 ACRES
PROPOSED LENGTH OF ROAD: 6,924 LF

CIVIC SPACE:
REQUIRED: 8.70 ACRES (15%) PROVIDED: 10.37 ACRES

RECREATION SPACE:
REQUIRED: 2.59 ACRES (25% OF REQUIRED CIVIC SPACE)
PROVIDED: 2.97 ACRES

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POST-DEVELOPMENT:	24.27 ACRES (41%)	34.47 ACRES (59%)

FINAL DRAWING - FOR REVIEW ONLY

SRP	SRP	SRP	BY
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3	01/30/26	AGENCY SUBMITTALS	
			DESCRIPTION
			NO.
			DATE



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NORTH

MASTER SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

QUEEN SUBDIVISION PHASE 2

MASTER SITE PLAN FOR:

QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

DRAWN BY: SRP
CDC PROJECT NO.: 22139
STW PERMIT NO.: TBD

SHEET
C200

CDC Civil Design Concepts, PA

168 PATTON AVENUE
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PHONE (828) 252-5388
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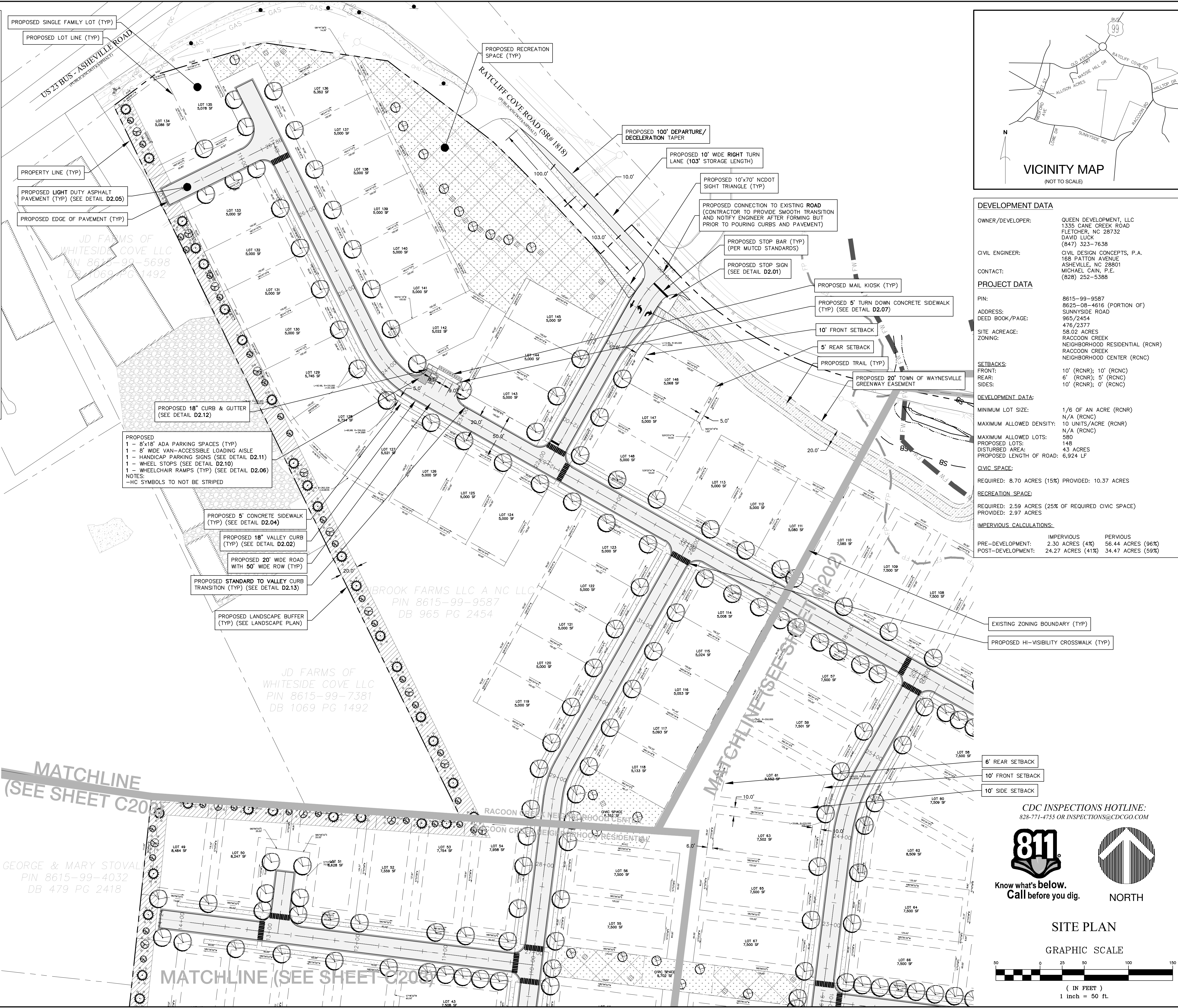
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- PROPOSED CONCRETE SIDEWALK



DEVELOPMENT DATA

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DAVID LUCK
(847) 323-7638

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ASHEVILLE, NC 28801
MICHAEL CAIN, P.E.
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8625-08-4616 (PORTION OF)
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965/2454
476/2377

ADDRESS:

DEED BOOK/PAGE:

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EXISTING ZONING BOUNDARY (TYP)

PROPOSED HI-VISIBILITY CROSSWALK (TYP)

6" REAR SETBACK

10' FRONT SETBACK

10' SIDE SETBACK

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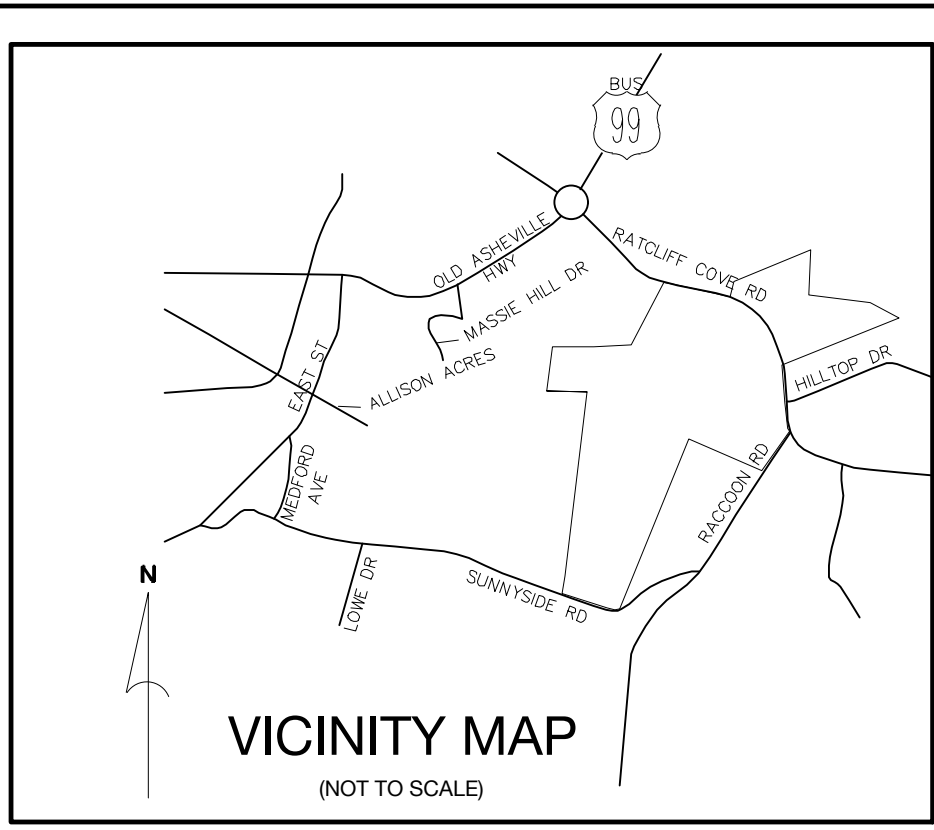
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NORTH

SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Civil Design Concepts, PA
www.civildesignconcepts.com

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ASHEVILLE, NC 28801
PHONE (828) 252-5388
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**52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 456-5455**

NCELS LICENSE # C-2184

SRP	BY	DESCRIPTION	DATE
1	10/30/25	STORMWATER SUBMITTAL	
2	07/28/26	PLAT SUBMITTAL	
3	01/30/26	AGENCY SUBMITTALS	

FOR REVIEW ONLY

FINAL DRAWING - FOR REVIEW ONLY

QUEEN SUBDIVISION PHASE 2

SHEET C201

DRAWN BY: CDC PROJECT NO.: 22139
STW PERMIT NO.: TBD

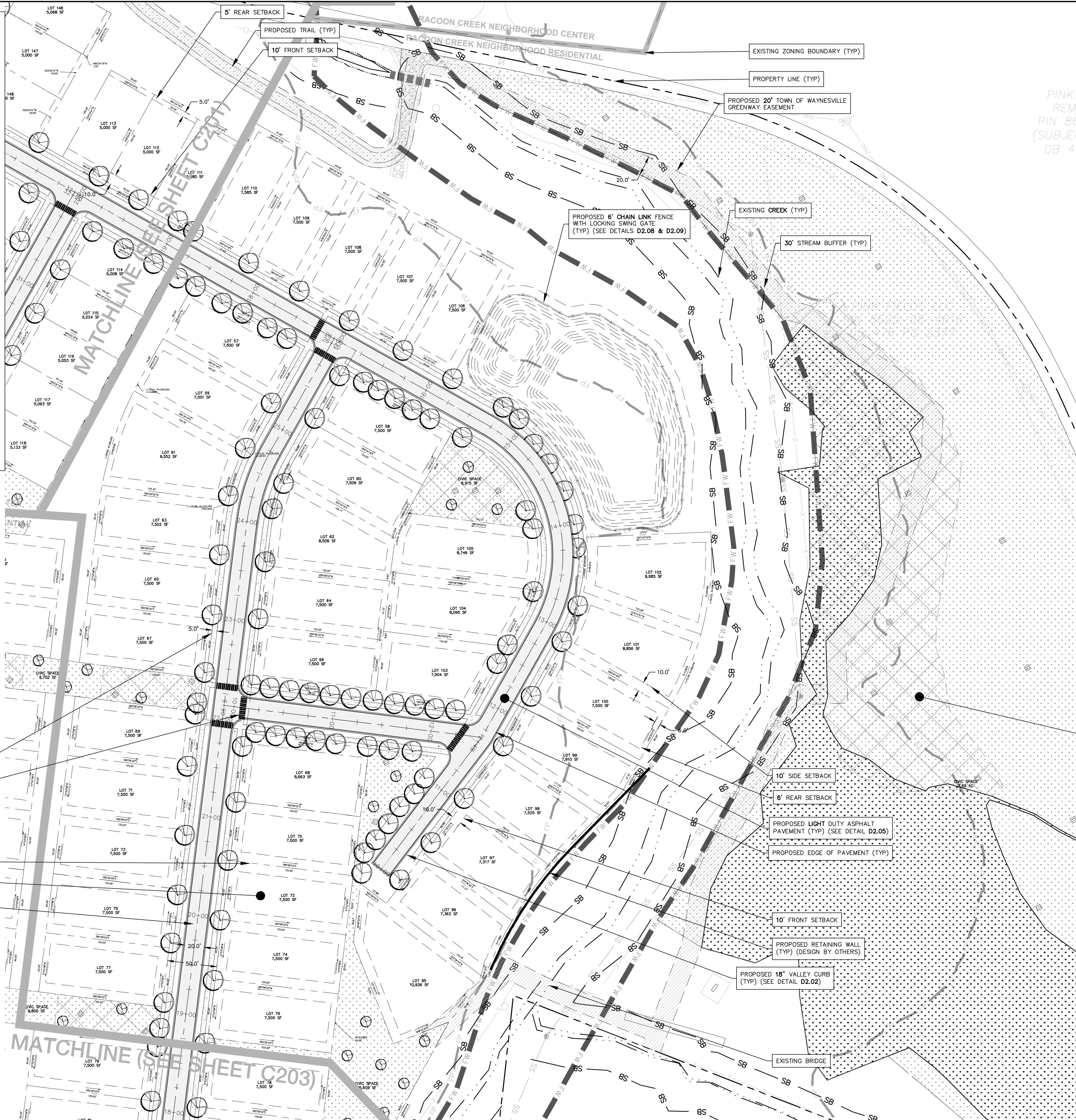
QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

NOTES

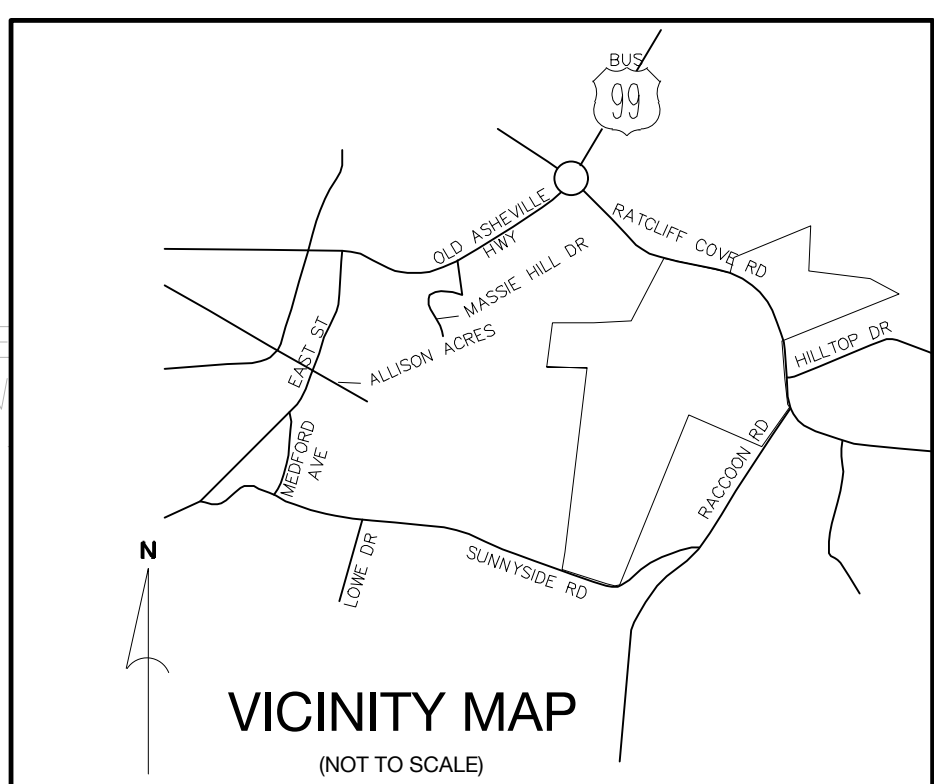
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PINK FILE
REMAIN
PIN 8625
(SUBJECT
DB 476



DEVELOPMENT DATA

OWNER/DEVELOPER: QUEEN DEVELOPMENT, LLC
1335 CANE CREEK ROAD
FLETCHER, NC 28732
DAVID LUCK
(847) 323-7638

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
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NORTH

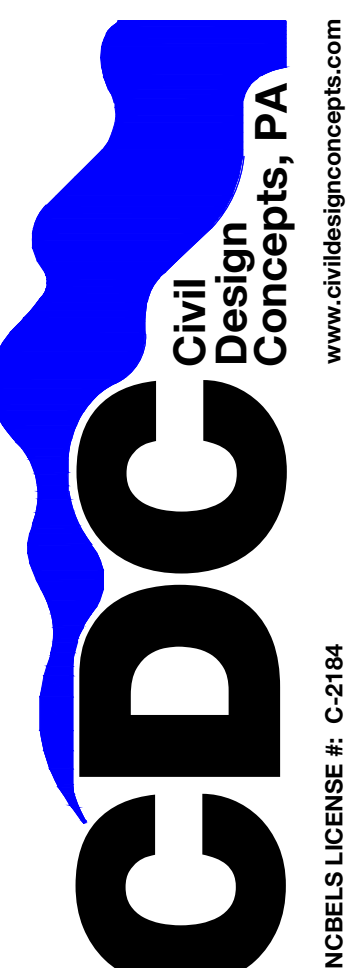
SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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ASHEVILLE, NC 28801
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SRP	SRP	SRP	BY
10/30/25	STORMWATER SUBMITTAL		
07/28/26	PLAT SUBMITTAL		
01/30/26	AGENCY SUBMITTALS		
NO.	DATE	DESCRIPTION	

QUEEN SUBDIVISION PHASE 2

QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

SITE PLAN FOR:

DRAWN BY: CDC PROJECT NO.: 22139
STW PERMIT NO. TBD

SRP

SHEET

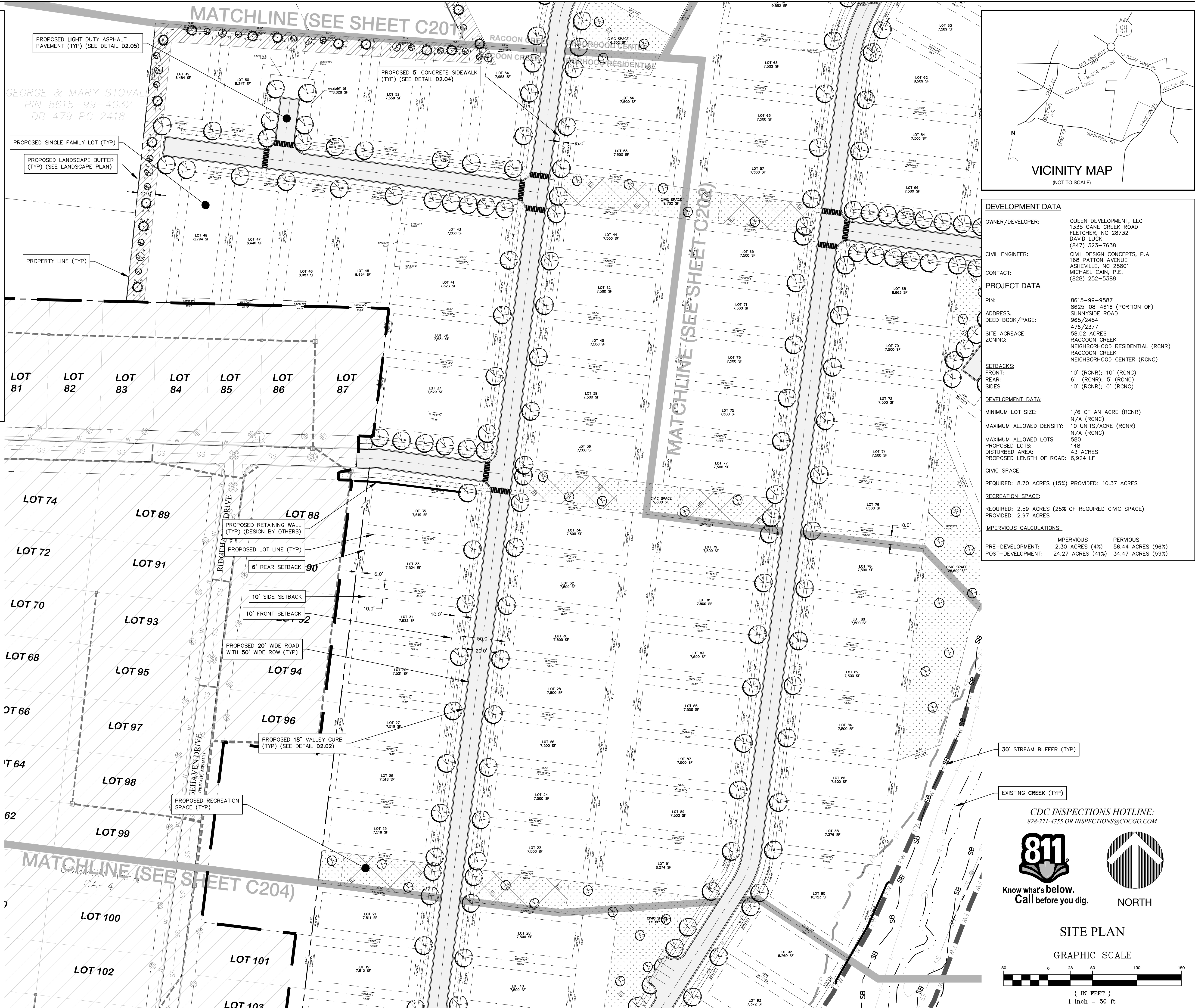
C202

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168 PATTON AVENUE
ASHEVILLE, NC 28801
MICHAEL CAIN, P.E.
(828) 252-5388

CONTACT:

PROJECT DATA

PIN: 8615-99-9587
8625-08-4616 (PORTION OF)
SUNNYSIDE ROAD
965/2454
476/2377

ADDRESS:

DEED BOOK/PAGE:

SITE ACREAGE: 58.02 ACRES
ZONING: RACCOON CREEK NEIGHBORHOOD RESIDENTIAL (RCNR)
RACCOON CREEK NEIGHBORHOOD CENTER (RCNC)

SETBACKS:
FRONT: 10' (RCNR); 10' (RCNC)
REAR: 6' (RCNR); 5' (RCNC)
SIDES: 10' (RCNR); 0' (RCNC)

DEVELOPMENT DATA:
MINIMUM LOT SIZE: 1/6 OF AN ACRE (RCNR)
N/A (RCNC)
MAXIMUM ALLOWED DENSITY: 10 UNITS/ACRE (RCNR)
N/A (RCNC)
MAXIMUM ALLOWED LOTS: 580
148
DISTURBED AREA: 43 ACRES
PROPOSED LENGTH OF ROAD: 6,924 LF

CIVIC SPACE:
REQUIRED: 8.70 ACRES (15%) PROVIDED: 10.37 ACRES

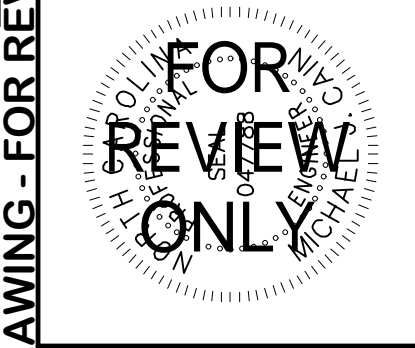
RECREATION SPACE:
REQUIRED: 2.59 ACRES (25% OF REQUIRED CIVIC SPACE)
PROVIDED: 2.97 ACRES

IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT:	IMPERVIOUS	PERVIOUS
	2.30 ACRES (4%)	56.44 ACRES (96%)
POST-DEVELOPMENT:	24.27 ACRES (41%)	34.47 ACRES (59%)

FINAL DRAWING - FOR REVIEW ONLY

SRP	DATE	DESCRIPTION
1	10/30/25	STORMWATER SUBMITTAL
2	01/28/26	PLAT SUBMITTAL
3	01/30/26	AGENCY SUBMITTALS



811
Know what's below.
Call before you dig.

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

NORTH

SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CDC Civil Design Concepts, PA

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

52 WALNUT STREET - SUITE 9
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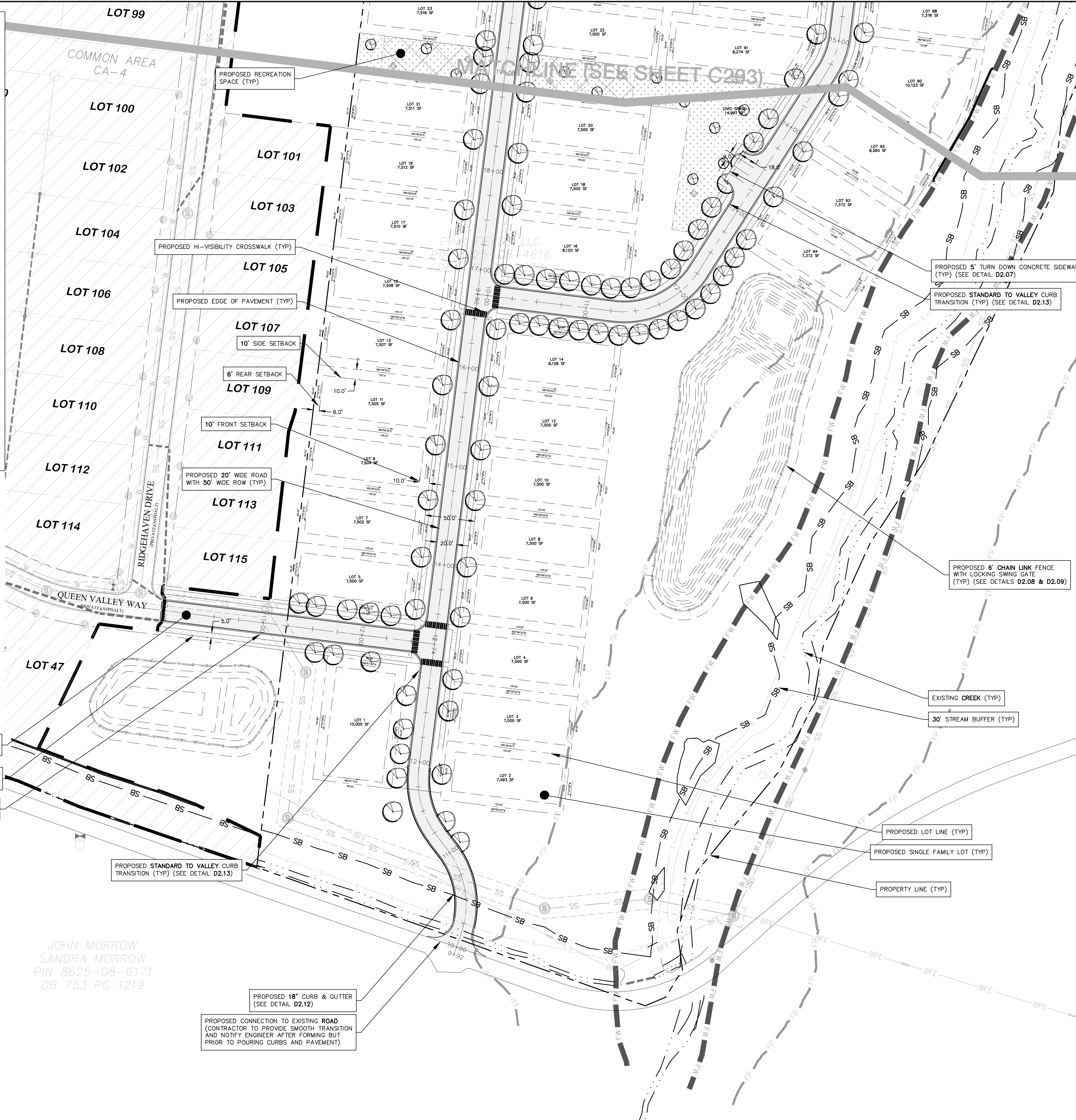
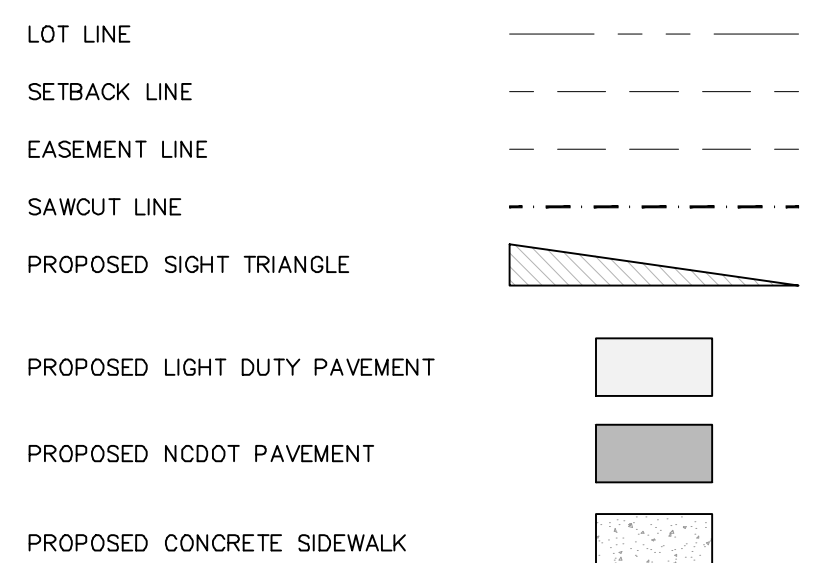
NCBELS LICENSE # C-2184

www.civildesignconcepts.com

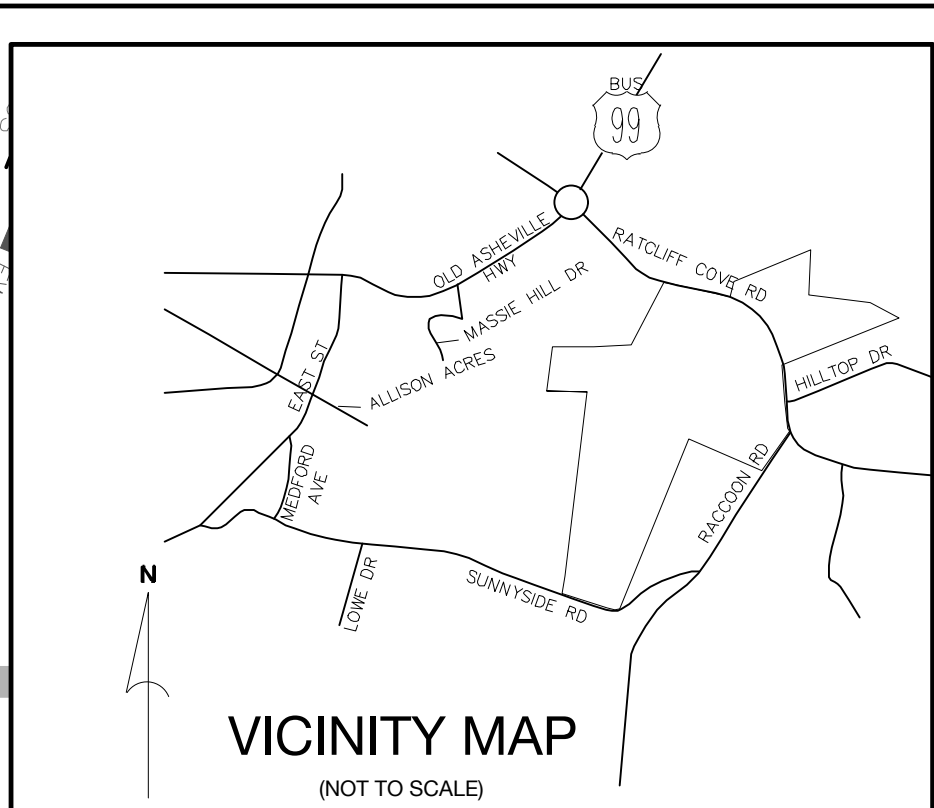
NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- SINGLE-PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
- SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII ARE 15' UNLESS OTHERWISE NOTED.
- ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
- CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
- PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.

SITE LEGEND



JOHN MORROW
SANDRA MORROW
PIN 8625-08-6171
DB 753 PG 1219



DEVELOPMENT DATA

OWNER/DEVELOPER: QUEEN DEVELOPMENT, LLC
1335 CANE CREEK ROAD
FLETCHER, NC 28732
DAVID LUCK
(847) 323-7638

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
MICHAEL CAIN, P.E.
(828) 252-5388

CONTACT:

PROJECT DATA

PIN: 8615-99-9587
8625-08-4616 (PORTION OF)
SUNNYSIDE ROAD
965/2454
476/2377

ADDRESS:

DEED BOOK/PAGE:

SITE ACREAGE: 58.02 ACRES
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NEIGHBORHOOD RESIDENTIAL (RCNR)
RACCOON CREEK
NEIGHBORHOOD CENTER (RCNC)

ZONING:

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FRONT: 10' (RCNR); 10' (RCNC)
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SIDES: 10' (RCNR); 0' (RCNC)

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N/A (RCNC)

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N/A (RCNC)

MAXIMUM ALLOWED LOTS: 580
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PROPOSED LOTS:

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PROPOSED LENGTH OF ROAD: 6,924 LF

CIVIC SPACE:

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RECREATION SPACE:

REQUIRED: 2.59 ACRES (25% OF REQUIRED CIVIC SPACE)
PROVIDED: 2.97 ACRES

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PRE-DEVELOPMENT:	IMPERVIOUS	PERVIOUS
	2.30 ACRES (4%)	56.44 ACRES (96%)
POST-DEVELOPMENT:	24.27 ACRES (41%)	34.47 ACRES (59%)

FINAL DRAWING - FOR REVIEW ONLY

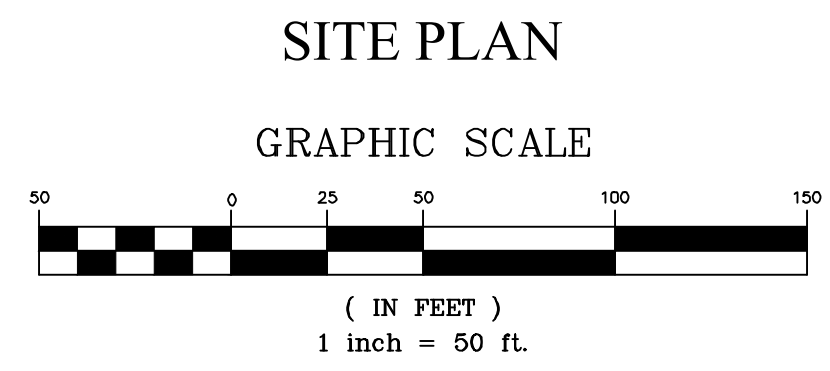
SRP	SRP	SRP	BY
1	10/30/25	STORMWATER SUBMITTAL	
2	01/28/26	PLAT SUBMITTAL	
3	01/30/26	AGENCY SUBMITTALS	
			DESCRIPTION
			NO.
			DATE



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

Know what's below.
Call before you dig.

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QUEEN SUBDIVISION PHASE 2

QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

DRAWN BY: CDC PROJECT NO.: 22139
STW PERMIT NO.: TBD

SHEET
C204

CDC Civil Design Concepts, PA

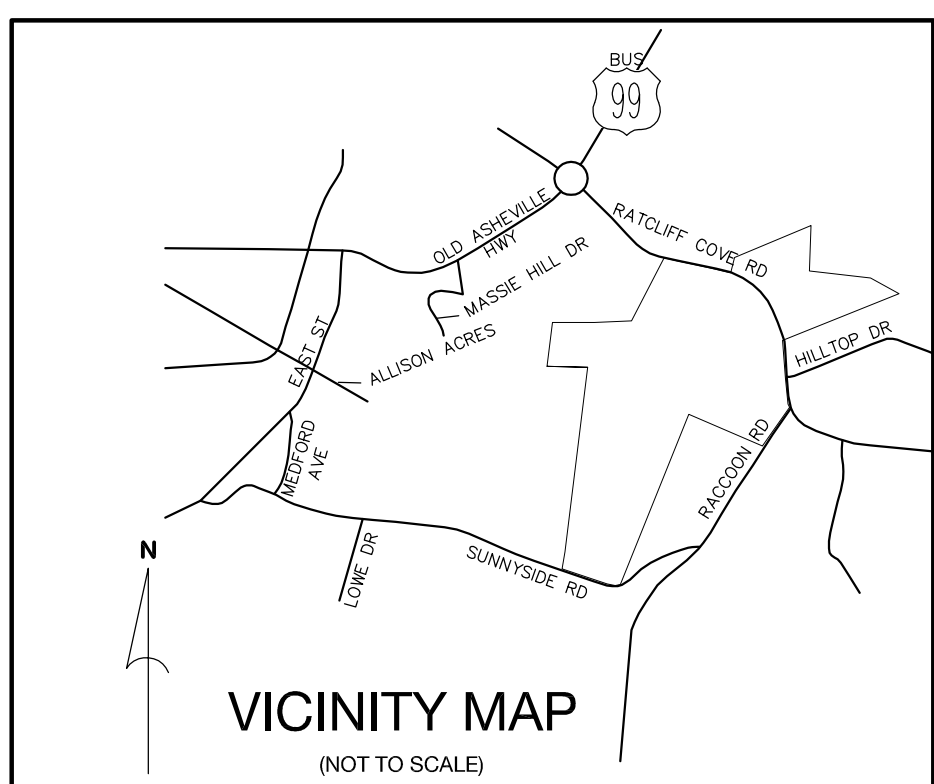
168 PATTON AVENUE
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PHONE (828) 252-5388
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52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5388
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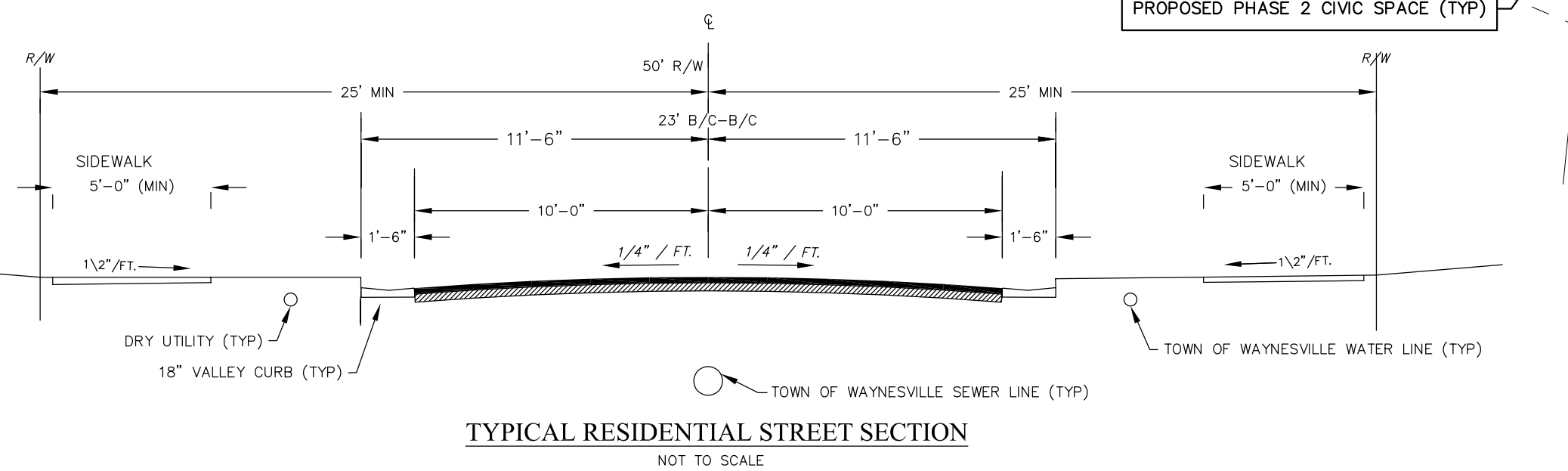
NCBLS LICENSE # C-2184

www.civildesignconcepts.com

PLAT LEGEND	
LOT LINE	---
SETBACK LINE	---
EASEMENT LINE	---
PHASE LINE	---
EXISTING CIVIC SPACE - PHASE 1	
PROPOSED CIVIC SPACE - PHASE 2	
PROPOSED RECREATION SPACE	
PROPOSED COMMON SPACE	



DEVELOPMENT DATA	
OWNER/DEVELOPER:	QUEEN DEVELOPMENT, LLC 1335 CANE CREEK ROAD FLETCHER, NC 28732 DAVID LUCK (847) 323-7638
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
PROJECT DATA	
PIN:	8615-99-9587
ADDRESS:	8625-08-4616 (PORTION OF)
DEED BOOK/PAGE:	SUNNYSIDE ROAD 965/2454
SITE ACREAGE:	476/2377
ZONING:	58.02 ACRES RACCOON CREEK NEIGHBORHOOD RESIDENTIAL (RCNR) RACCOON CREEK NEIGHBORHOOD CENTER (RCNC)
SETBACKS:	
FRONT:	10' (RCNR); 10' (RCNC)
REAR:	6' (RCNR); 5' (RCNC)
SIDES:	10' (RCNR); 0' (RCNC)
DEVELOPMENT DATA:	
MINIMUM LOT SIZE:	1/6 OF AN ACRE (RCNR)
MAXIMUM ALLOWED DENSITY:	N/A (RCNC)
MAXIMUM ALLOWED LOTS:	10 UNITS/ACRE (RCNR)
DISTURBED AREA:	N/A (RCNC)
PROPOSED LENGTH OF ROAD:	580
CIVIC SPACE:	43 ACRES
REQUIRED:	8.70 ACRES (15%) PROVIDED: 10.37 ACRES
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REQUIRED:	2.59 ACRES (25% OF REQUIRED CIVIC SPACE)
PROVIDED:	2.97 ACRES
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PRE-DEVELOPMENT:	IMPERVIOUS (4%) 2.30 ACRES (4%) PERVIOUS (96%) 56.44 ACRES (96%)
POST-DEVELOPMENT:	IMPERVIOUS (41%) 24.27 ACRES (41%) PERVIOUS (59%) 34.47 ACRES (59%)



Civil Design Concepts, PA
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CDC
NCBLS LICENSE # C-2184

SRP	SRP	SRP	BY
STORMWATER SUBMITTAL	PLAT SUBMITTAL	AGENCY SUBMITTALS	DESCRIPTION
1	2	3	DATE
10/30/25	01/28/26	01/30/26	

FINAL DRAWING - FOR REVIEW ONLY

FOR REVIEW ONLY

QUEEN SUBDIVISION PHASE 2

QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

PRELIMINARY PLAT PLAN FOR:

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NORTH

PRELIMINARY PLAT PLAN

GRAPHIC SCALE
1 inch = 150 ft.

DRAWN BY: SRP
CDC PROJECT NO.: 22139
STW PERMIT NO.: TBD

SHEET
C210

LANDSCAPING NOTES

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ALL TOWN OF WAYNESVILLE REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. CONSULT ENGINEER TO FIELD ADJUST LANDSCAPING AS NECESSARY.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
- STREET TREE SPECIES WITHIN RIGHT-OF-WAY TO BE COORDINATED WITH TOWN OF WAYNESVILLE.
- ALL GROUND COVER TO BE MULCH PER TOWN OF WAYNESVILLE PERMANENT SEEDING REQUIREMENTS.
- TREES AND SHRUBS TO COMPLY WITH TOWN OF WAYNESVILLE UDO AS FOLLOWS:
LARGE-MATURING DECIDUOUS TREE:
 GREATER THAN 35' AT MATURITY. MINIMUM PLANTING SIZE SHALL BE TWO INCHES CALIPER AND 12' TO 14' HEIGHT.
SMALL-MATURING DECIDUOUS TREE:
 SMALLER THAN 35' AT MATURITY. MINIMUM PLANTING SIZE SHALL BE AT LEAST 1 1/2 INCH CALIPER OR 8' TO 10' HEIGHT.
EVERGREEN TREE:
 MINIMUM HEIGHT OF 6' AT TIME OF PLANTING.
LARGE SHRUB:
 MINIMUM 5 GALLON CONTAINER OR TEN-INCH ROOT BALL WITH A HEIGHT OF 24 INCHES AT PLANTING TIME.
SMALL SHRUB:
 MINIMUM 3 GALLON CONTAINER OR EIGHT-INCH ROOT BALL WITH A HEIGHT OF 18 INCHES AT PLANTING TIME.
- DUE TO EXISTING TREES WITHIN THE REQUIRED LANDSCAPE BUFFER AREAS AND THROUGHOUT THE SITE, THE FINAL NUMBER OF TREES AND SHRUBS REQUIRED AND PROVIDED WILL BE BY AGREEMENT WITH THE TOWN OF WAYNESVILLE BASED UPON AN ON-SITE INVENTORY.
- LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWER/WATER LINES AND SEWER/WATER LINE EASEMENTS. NO TREES ARE ALLOWED TO BE PLANTED IN SUCH EASEMENTS.
- THE OWNER / CONTRACTOR SHALL SELECT ALL PROPOSED PLANTINGS FROM THE RECOMMENDED SPECIES LIST IN THE TOWN OF WAYNESVILLE ORDINANCE. IT IS RECOMMENDED THE OWNER / CONTRACTOR VERIFY SELECTIONS FOR SUITABILITY WITH A QUALIFIED LANDSCAPE ARCHITECT PRIOR TO PLANTING

PLANTING SUMMARY (TOW):

STREET TREES (ST)

REQUIREMENTS (NC ZONING): (PER 50 LF OF FRONTAGE)
 1 CANOPY (LARGE SHADE) TREE

STREETS FRONTAGE: 2,791 LF

TREES REQUIRED: 56
 TREES PROVIDED: 56

REQUIREMENTS (NR ZONING): (PER 40 LF OF FRONTAGE)
 1 CANOPY (LARGE SHADE) TREE

STREETS FRONTAGE: 9,617 LF

TREES REQUIRED: 241
 TREES PROVIDED: 241

PROPERTY LINE BUFFER (PBL)

REQUIREMENTS: (PER 100 LF)
 2 EVERGREEN TREES, 1 CANOPY (LARGE SHADE) TREE, 2 UNDERSTORY TREES, 12 SHRUBS

PROPERTY LINE: 1600 LF

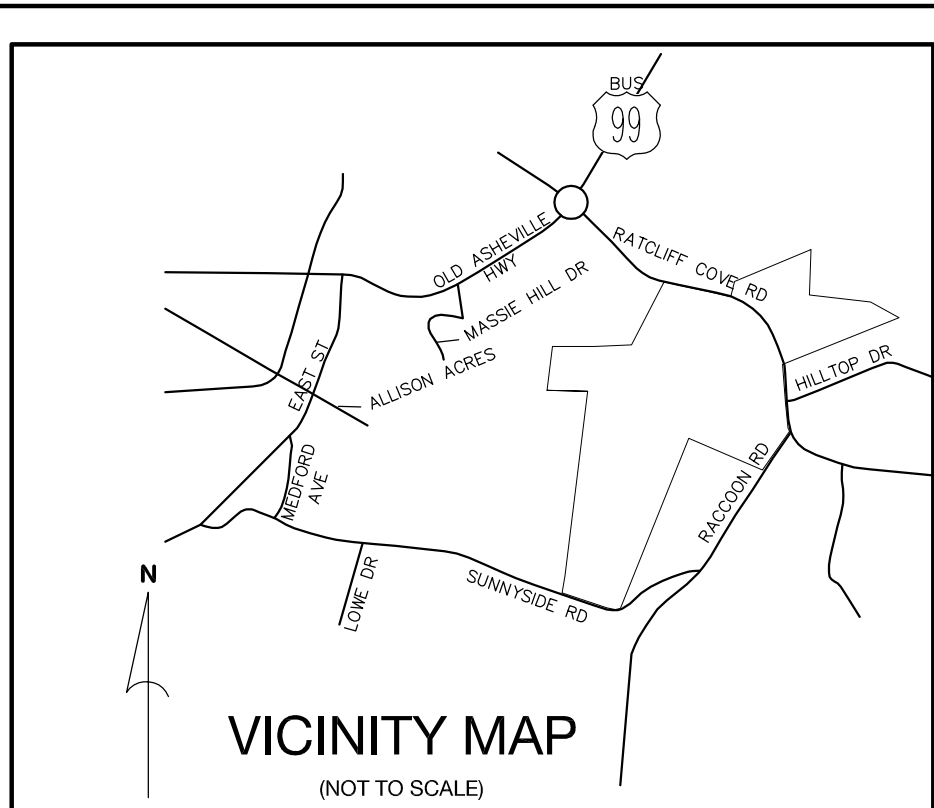
EVERGREEN TREES REQUIRED: 32
 EVERGREEN TREES PROVIDED: 32
 CANOPY TREES REQUIRED: 16
 CANOPY TREES PROVIDED: 16
 UNDERSTORY TREES REQUIRED: 32
 UNDERSTORY TREES PROVIDED: 32

SHRUBS REQUIRED: 192
 SHRUBS PROVIDED: 192

PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE
TREES					
AR	297	ACER RUBRUM	RED MAPLE	2" CAL.	8' HT.
AC	32	ILEX X ATTENUATA FOSTERI	FOSTER HOLLY	2" CAL.	8" HT.
AF	16	AESCULUS FLAVA	YELLOW BUCKEYE	2" CAL.	8' HT.
PA	32	CARPINUS CAROLINIANA	HORNBEAM / BLUEBEECH	1" CAL.	6' HT.
PP	51	PARROTIA PERSICA	PERSIAN PARROTIA	1" CAL.	6' HT.
SHRUBS					
CA	192	CORNUS AMOMUM	SILKY DOGWOOD		1.5' HT.

*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER.
 *A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.



DEVELOPMENT DATA

OWNER/DEVELOPER: QUEEN DEVELOPMENT, LLC
 1335 CANE CREEK ROAD
 FLETCHER, NC 28732
 DAVID LUCK
 (847) 323-7638

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 MICHAEL CAIN, P.E.
 (828) 252-5388

CONTACT: MICHAEL CAIN, P.E.
 (828) 252-5388

PROJECT DATA

PIN: 8615-99-9587
 8625-08-4616 (PORTION OF)
 SUNNYSIDE ROAD
 965/2454
 476/2377

ADDRESS: 8615-99-9587
 8625-08-4616 (PORTION OF)
 SUNNYSIDE ROAD
 965/2454
 476/2377

DEED BOOK/PAGE: 965/2454
 476/2377

SITE ACREAGE: 58.02 ACRES
 ZONING: RACCOON CREEK
 NEIGHBORHOOD RESIDENTIAL (RCNR)
 RACCOON CREEK
 NEIGHBORHOOD CENTER (RCNC)

SETBACKS:
 FRONT: 10' (RCNR); 10' (RCNC)
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 SIDES: 10' (RCNR); 0' (RCNC)

DEVELOPMENT DATA:

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 N/A (RCNC)
 MAXIMUM ALLOWED DENSITY: 10 UNITS/ACRE (RCNR)
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 MAXIMUM ALLOWED LOTS: 580
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 DISTURBED AREA: 43 ACRES
 PROPOSED LENGTH OF ROAD: 6,924 LF

CIVIC SPACE:
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RECREATION SPACE:
 REQUIRED: 2.59 ACRES (25% OF REQUIRED CIVIC SPACE)
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IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT:	IMPERVIOUS	PERVIOUS
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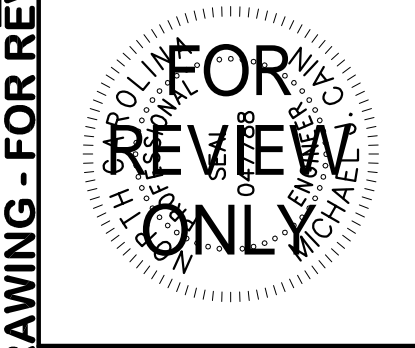
CDC Civil Design Concepts, PA
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-5388
 FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
 WAYNESVILLE, NC 28798
 PHONE (828) 252-5388
 FAX (828) 459-5455

NCBELS LICENSE # C-2184

FINAL DRAWING - FOR REVIEW ONLY

PLAT SUBMITTAL	AGENCY SUBMITTALS	DESCRIPTION
2	01/28/26	
3	01/30/26	



MASTER LANDSCAPE PLAN FOR: **QUEEN SUBDIVISION PHASE 2**

QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

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811 Know what's below. Call before you dig.

NORTH

MASTER LANDSCAPE PLAN

GRAPHIC SCALE
 150 0 75 150 300 450
 (IN FEET)
 1 inch = 150 ft.

DRAWN BY: CDC PROJECT NO.: 22139
 STW PERMIT NO.: TBD

SHEET **L100**

LANDSCAPING NOTES

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STREETS FRONTAGE: 2,791 LF

TREES REQUIRED: 56
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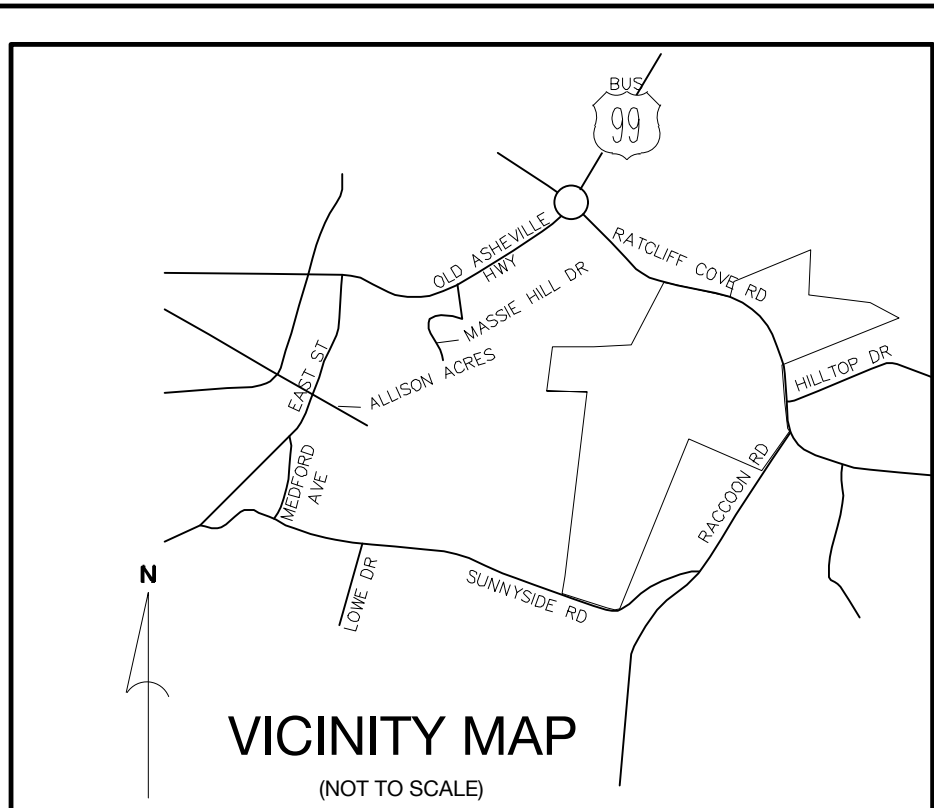
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 1335 CANE CREEK ROAD
 FLETCHER, NC 28732
 DAVID LUCK
 (847) 323-7638

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
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 MICHAEL CAIN, P.E.
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SITE ACREAGE: 58.02 ACRES
 ZONING: RACCOON CREEK
 NEIGHBORHOOD RESIDENTIAL (RCNR)
 RACCOON CREEK
 NEIGHBORHOOD CENTER (RCNC)

SETBACKS:
 FRONT: 10' (RCNR); 10' (RCNC)
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DEVELOPMENT DATA:
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 N/A (RCNC)
 MAXIMUM ALLOWED DENSITY: 10 UNITS/ACRE (RCNR)
 N/A (RCNC)
 MAXIMUM ALLOWED LOTS: 580
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 DISTURBED AREA: 43 ACRES
 PROPOSED LENGTH OF ROAD: 6,924 LF

CIVIC SPACE:
 REQUIRED: 8.70 ACRES (15%) PROVIDED: 10.37 ACRES

RECREATION SPACE:
 REQUIRED: 2.59 ACRES (25% OF REQUIRED CIVIC SPACE)
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IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT:	IMPERVIOUS	PERVIOUS
	2.30 ACRES (4%)	56.44 ACRES (96%)
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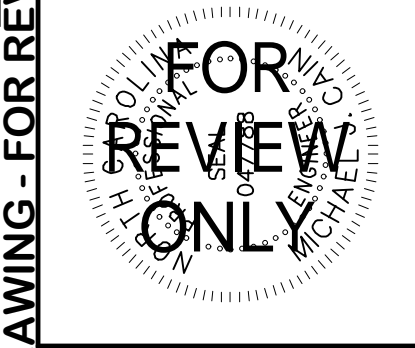
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NCBELS LICENSE # C-2184

PLAT SUBMITTAL	AGENCY SUBMITTALS	DESCRIPTION
2	01/28/26	
3	01/30/26	



FINAL DRAWING - FOR REVIEW ONLY

LANDSCAPE PLAN FOR: QUEEN SUBDIVISION PHASE 2

811 Know what's below. Call before you dig.

LANDSCAPE PLAN

GRAPHIC SCALE
 50 0 25 50 100 150
 (IN FEET)
 1 inch = 50 ft.

DRAWN BY: CDC PROJECT NO.: 22139
 STW PERMIT NO. TBD

SHEET L101

LANDSCAPING NOTES

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ALL TOWN OF WAYNESVILLE REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. CONSULT ENGINEER TO FIELD ADJUST LANDSCAPING AS NECESSARY.
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REQUIREMENTS (NR ZONING): (PER 40 LF OF FRONTAGE)
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REQUIREMENTS: (PER 100 LF)
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PROPERTY LINE: 1600 LF

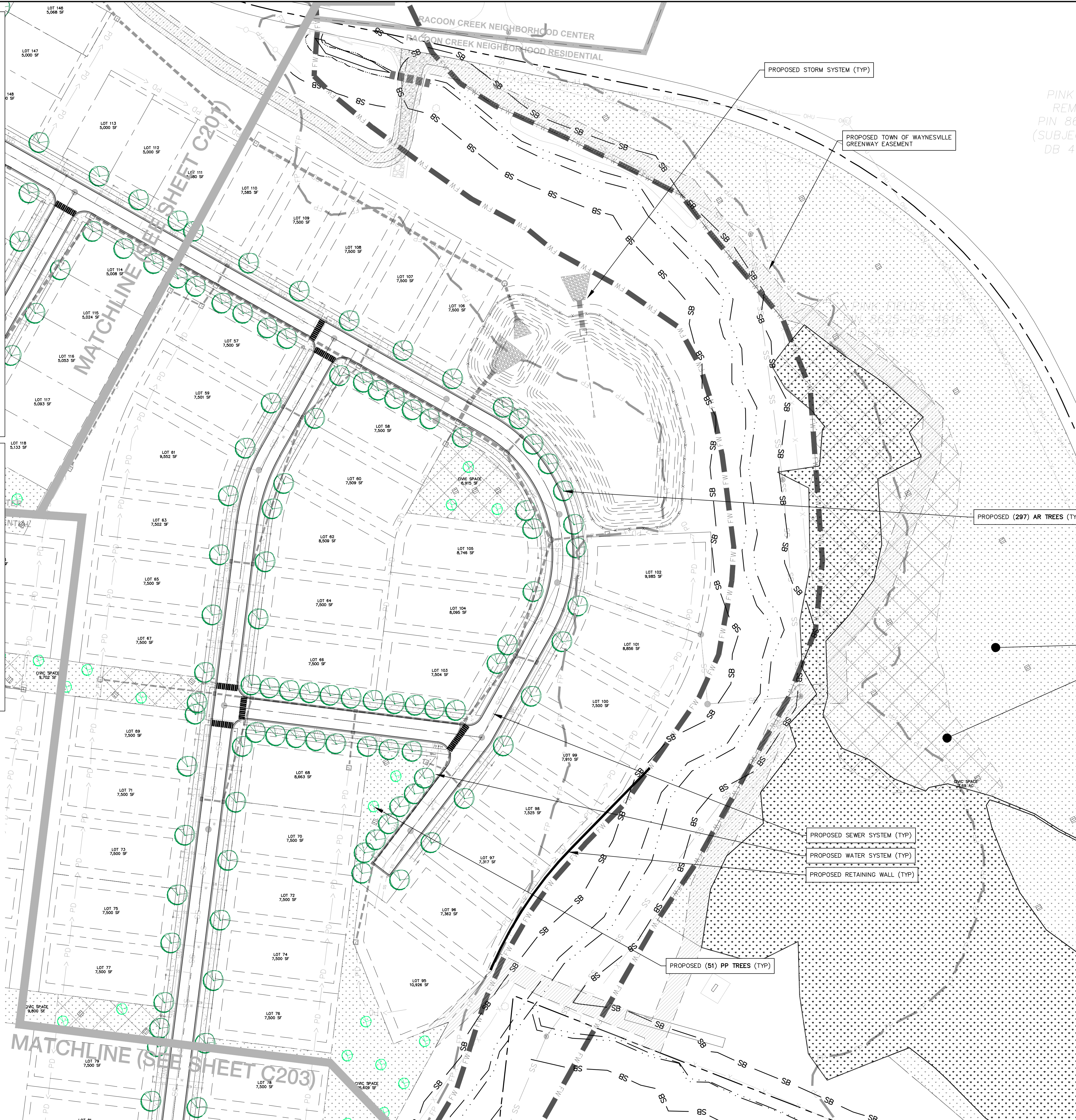
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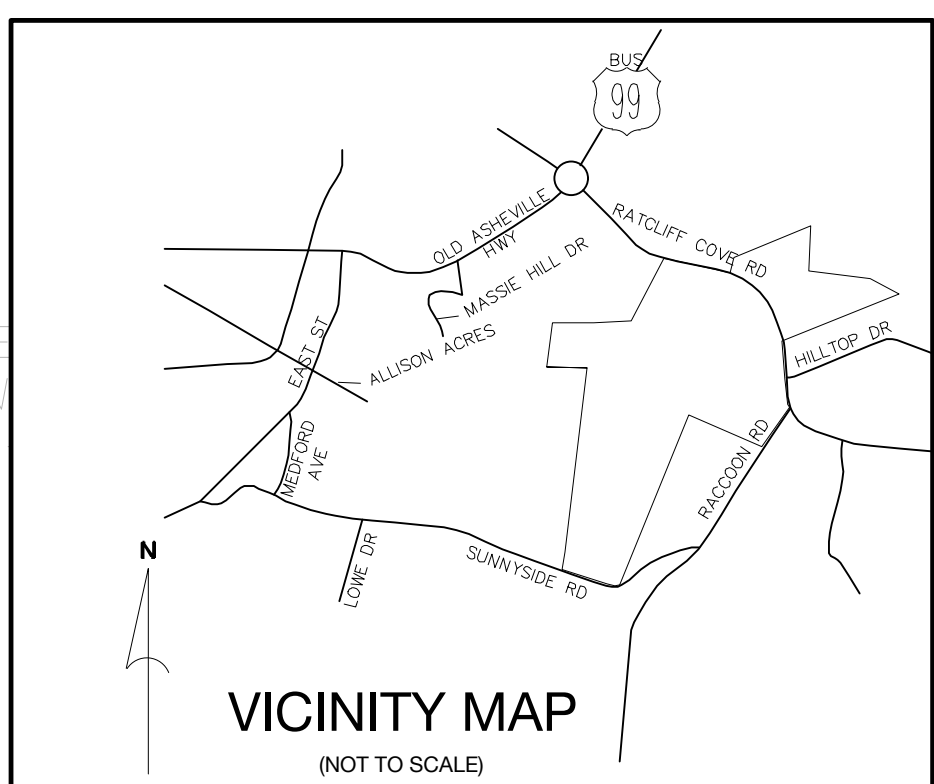
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PINK FILE
 REMAIN
 PIN 8625
 (SUBJECT
 DB 476



DEVELOPMENT DATA

OWNER/DEVELOPER: QUEEN DEVELOPMENT, LLC
 1335 CANE CREEK ROAD
 FLETCHER, NC 28732
 DAVID LUCK
 (847) 323-7638

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 MICHAEL CAIN, P.E.
 (828) 252-5388

CONTACT:

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 ADDRESS: SUNNYSIDE ROAD
 DEED BOOK/PAGE: 965/2454
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SRP	PLAT SUBMITTAL	AGENCY SUBMITTALS	BY
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 828-771-4755 OR INSPECTIONS@CDCGO.COM

NORTH

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 (IN FEET)
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QUEEN SUBDIVISION PHASE 2
 QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

DRAWN BY: CDC PROJECT NO.: 22139
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SRP
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SHEET
L102

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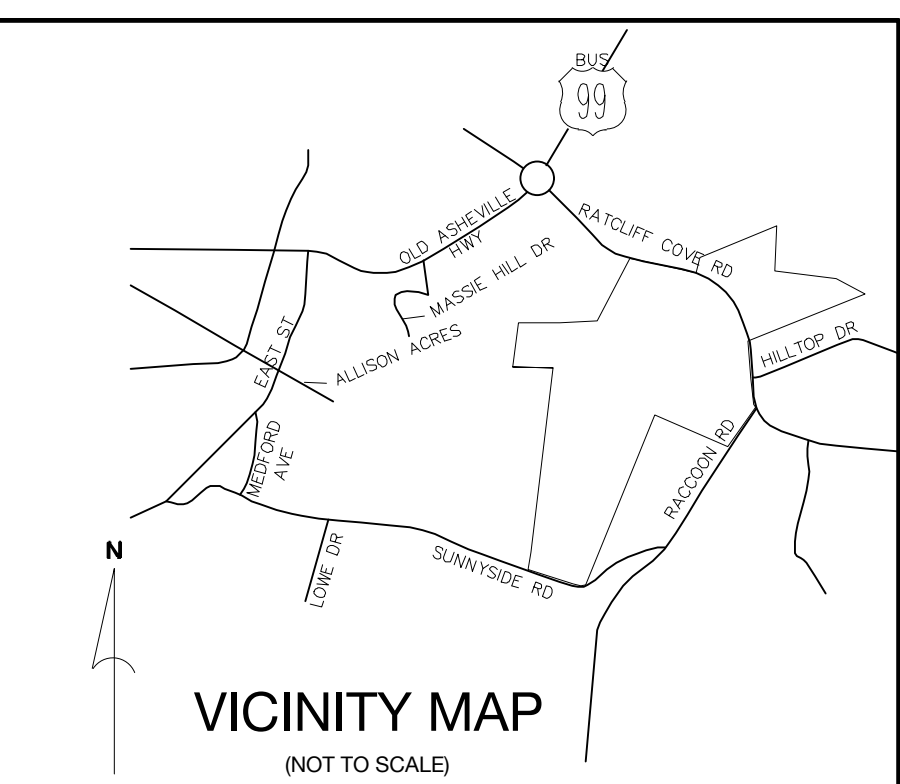
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 QUEEN DEVELOPMENT, LLC - WAYNESVILLE, NORTH CAROLINA

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SHEET **L103**

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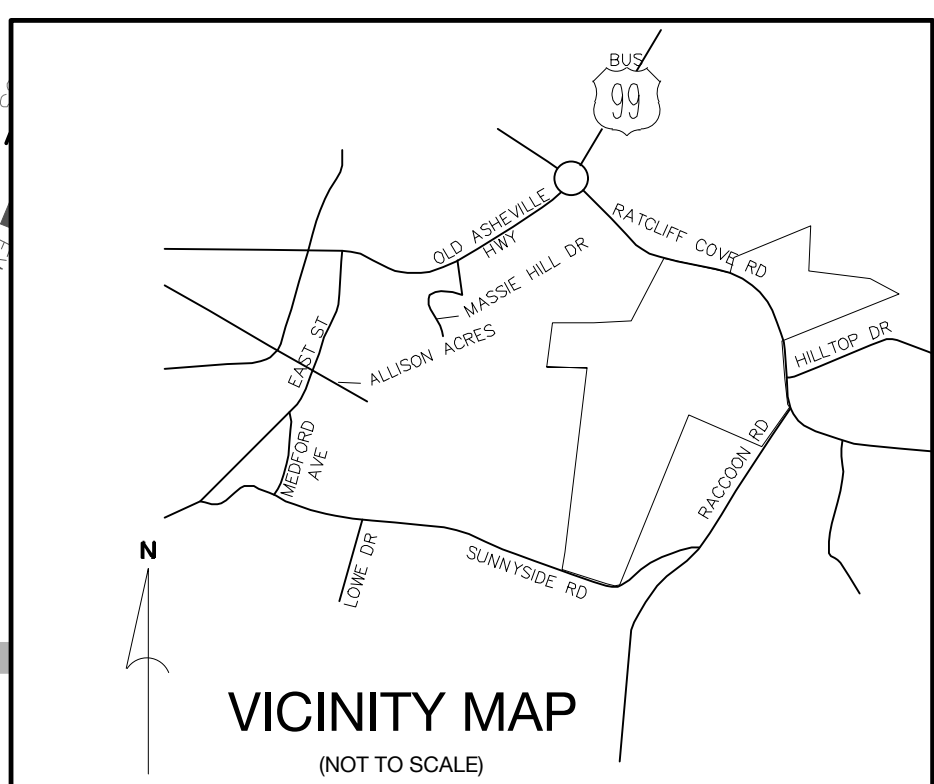
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JOHN MORROW
 SANDRA MORROW
 PIN 8625-08-6171
 DB 753 PG 1219



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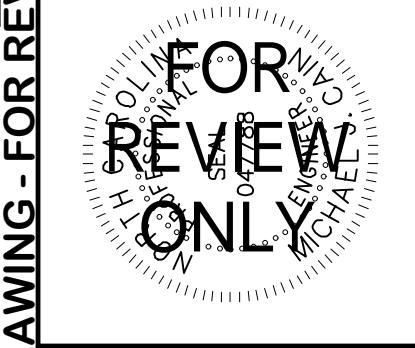
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