



**Town of Weaverville  
Planning and Zoning Board  
Fire Department Training Room  
Tuesday, May 1, 2018, 6:00pm**

**Agenda**

1. Call to Order – Chairman Doug Theroux.
2. Discussion Related to a Proposed Subdivision of Land Located at 6 Garrison Road.
3. Consideration of a Motion Establishing a Recommendation to the Planning Director Related to the Aforementioned Subdivision.
4. Discussion Related to a Proposed Conditional Zoning District Application for the Project Commonly Known as Weaverville Townhomes.
5. Direction to Staff and Applicant Related to the Advancement of the Review Process for the Aforementioned Conditional Zoning District Application.
6. Any Other Business to Come Before the Board.
7. Adjournment.



**Agenda Items 2&3**

**6 Garrison Road Subdivision**

**MAJOR SUBDIVISION APPLICATION**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002— fax (828) 645-4776 — jeller@weavervillenc.org

Fee: \$300.00 + \$25.00 per lot

APPLICATION DATE: 11/22/17 OWNER NAME: CAROLYN RICE  
SUBDIVISION NAME: CAROLYN RICE PROPERTY ADDRESS: 6 GARRISON ROAD  
PIN: 9732900999 DEED BOOK/PAGE: 5590/1275  
ORIGINAL TRACT SIZE (acres): 2.39 ACRES PROPOSED NUMBER OF LOTS: 3  
SUBDIVISION TYPE:  RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
OWNER/AGENT NAME: CAROLYN RICE/GARY RICE PHONE NUMBER: (828) 575-4284  
ADDRESS:  
REGISTERED SURVEYOR: BOBBY McMAHAN PHONE NUMBER: (828) 645-5554  
ADDRESS: P.O. BOX 1296 WEAVERVILLE N.C.  
REGISTERED ENGINEER: N/A PHONE NUMBER:  
ADDRESS:

Which utilities will serve the proposed development?:

PUBLIC SANITARY SEWER  COMMUNITY SEWER  SEPTIC TANKS ON EACH LOT  
 PUBLIC WATER  COMMUNITY WATER  WELLS ON EACH LOT

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Subdivision Ordinance and Zoning Ordinance and to be fully aware of the regulations detailed therein.

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner. I understand that a copy of the recorded plat must be submitted to the Zoning Department prior to the issuance of any permits associated with this subdivision.

Carlene  
SIGNATURE OF APPLICANT

11/22/17  
DATE

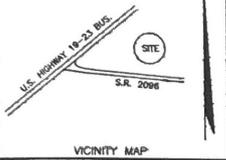
**OFFICE USE ONLY**

FEE: 375 CE DATE PAID: 11.22.17  CHECK  CASH  
PRELIMINARY PLAT APPROVAL DATE: FINAL PLAT APPROVAL DATE:

APPROVED WITH CONDITIONS:

NORTH - GRID NORTH (NAD 83)

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS WILL BE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF WEAVERVILLE'S SPECIFICATIONS AND STANDARDS IN THE CAROLYN RICE SUBDIVISION AND THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEAVERVILLE HAVE BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$375 HAS BEEN PAID.



LEGEND

- ⊙..... 5/8" REBAR (FOUND)
- △..... MAG NAIL (FOUND)
- ⊙..... 3/4" IRON PIPE (FOUND)
- ⊙..... WATER METER
- ⊙..... 5/8" REBAR WITH I.D. CAP (SET)
- △..... MAG NAIL (SET)
- ⊙..... SEWER CLEAN OUT
- ..... UNMARKED POINT
- ..... UTILITY POLE WITH OVERHEAD LINES
- \*—\*—\* FENCE

DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR \_\_\_\_\_

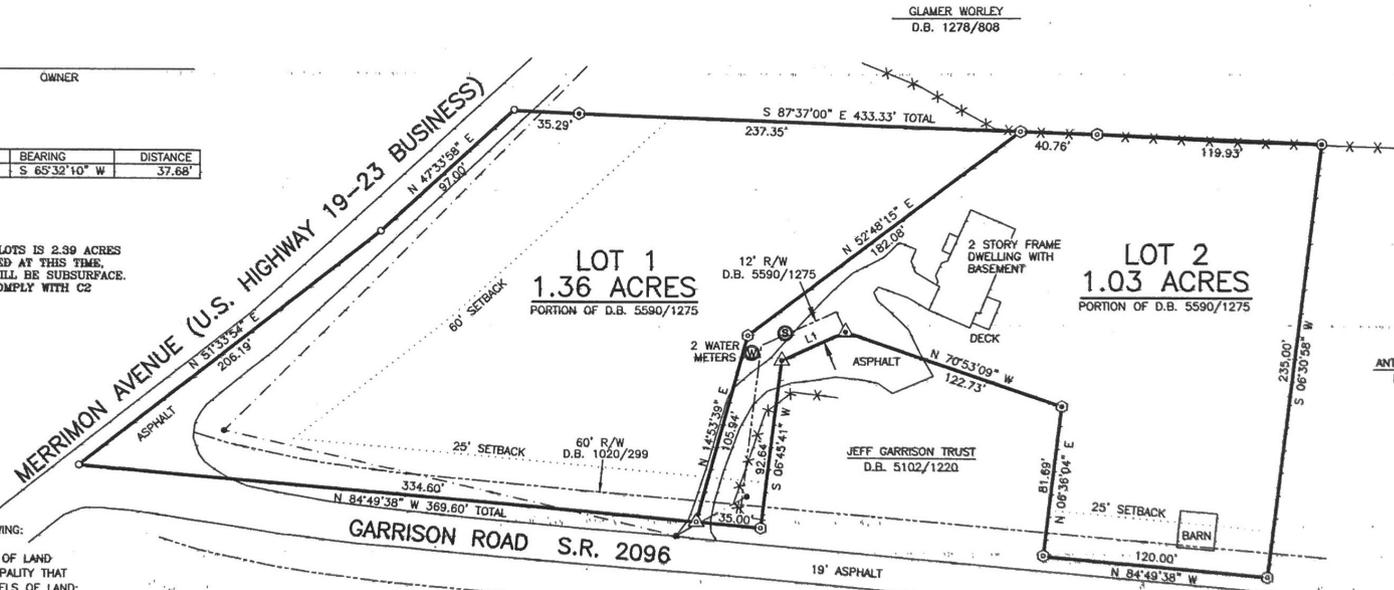
CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEAVERVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITHIN MY FREE CONSENT. I FURTHER CERTIFY THAT THE SUBDIVISION COMPLIES WITH ALL PROVISIONS OF THE ORDINANCE OF THE TOWN OF WEAVERVILLE.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S 65°32'10" W	37.68'

- NOTES:
- TOTAL ACREAGE TO BE SUBDIVIDED INTO TWO LOTS IS 2.39 ACRES
  - NO ADDITIONAL AMENITIES ARE TO BE INSTALLED AT THIS TIME. ANY ADDITIONAL AMENITIES ADDED IN FUTURE WILL BE SUBSURFACE.
  - ANY FUTURE USE OF THE PROPERTY SHALL COMPLY WITH C2 DISTRICT CODES.



ANTHONY L. GUIDONE  
D.B. 5208/983  
P.B. 63/108

- I HEREBY CERTIFY TO ONE OF THE FOLLOWING:
- THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;



I, BOBBY C. McMAHAN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 5590 PAGE 1275, PLAT BOOK 6, PAGE 150; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF NOVEMBER, A.D., 2017.

SURVEYOR:  
REGISTRATION NUMBER: 2475

FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN \_\_\_\_\_

REGISTER OF DEEDS BUNCOMBE COUNTY

BY \_\_\_\_\_ DEPUTY

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN COUNCIL OF WEAVERVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY.

DATE \_\_\_\_\_ TOWN MANAGER  
WEAVERVILLE, N.C.

I, \_\_\_\_\_, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE \_\_\_\_\_ REVIEW OFFICER

THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA FIRM MAPS AND INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD).

MAP NUMBER: 37029732001  
EFFECTIVE DATE: APRIL 3, 2012

NAME OF OWNER: CAROLYN L. RICE  
P.I.N.: 9738900999  
ZONED: C2

SURVEY FOR

**CAROLYN LOUISE RICE**

TOWN OF WEAVERVILLE  
REEMS CREEK TOWNSHIP  
BUNCOMBE COUNTY  
NORTH CAROLINA



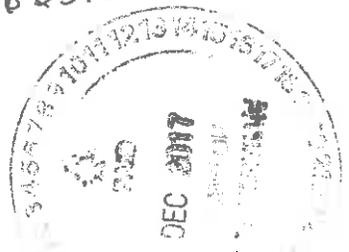
SCALE: 1" = 60' DATE: NOVEMBER 1, 2017  
REVISED: DECEMBER 6, 2017

McMAHAN & ASSOCIATES, P.A. (C-319)  
P.O. BOX 1296  
WEAVERVILLE, N.C. 28787

888-645-6564

copy TL  
12-5-17

\$35.00



TOWN OF WEAVERVILLE  
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: Carolyn Rice

PROJECT NAME: \_\_\_\_\_

ADDRESS: 60 Garrison Rd.  
Weaverdale, NC 28787

LOCATION: 60 Garrison Rd.  
Weaverdale, NC 28787

PHONE NUMBER: 828-515-4284

PIN NUMBER: \_\_\_\_\_

ELEVATION: \_\_\_\_\_

TYPE OF SERVICE:

- RESIDENTIAL  SINGLE FAMILY HOME
- TWO FAMILY \_\_\_\_\_ NUMBER OF BUILDINGS
- MULTI-FAMILY \_\_\_\_\_ NO. OF BUILDINGS \_\_\_\_\_ UNITS PER BUILDING
- RESIDENTIAL SUBDIVISION \_\_\_\_\_ NO. OF LOTS
- COMMERCIAL  SINGLE COMMERCIAL BUILDING
- UNIFIED BUSINESS DEVELOPMENT \_\_\_\_\_ NO. OF BUILDINGS  
\_\_\_\_\_ NO. OF UNITS
- INDUSTRIAL  SANITARY FACILITIES ONLY
- SANITARY & INDUSTRIAL PROCESS WATER
- OTHER  FIRE SPRINKLER SYSTEM
- IRRIGATION SYSTEM
- \_\_\_\_\_

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE \_\_\_\_\_  
MAXIMUM GALLONS PER DAY 2,000  
ANTICIPATED DATE OF SERVICE \_\_\_\_\_

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach A copy of the County Tax Map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot Elevation.

ACKNOWLEDGEMENT:

I Carolyn Rice understand that the processing fee of \$35.00, paid herewith is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

Signature Carolyn Rice

Date 12/05/2017



# Metropolitan Sewerage District

of Buncombe County, North Carolina

## Sewer Service Application

Application #: WE-180123

Applied: 1/29/2018

Reviewed & Approved by: Cecelia Cardascio on 1/29/2018

### DOMESTIC WASTEWATER SEWER SERVICE APPLICATION

MSD must approve all new connections to the District Sewerage System in accordance with North Carolina Law. "New sewer connections" includes any new construction to be connected to the District Sewerage system, mobile homes to be connected to the District Sewerage System and additions or alterations to existing residences already connected to the District Sewerage System if, in the opinion of the MSD, the addition or alteration will result in additional wastewater flow. The applicant for wastewater service is responsible for obtaining any necessary rights of way for sewer service between the applicant's property and the connection to the District Sewerage System. If there are sewer lines located on the property, it is the owner's responsibility to identify and locate the sewer lines to ensure that no structures or other improvements are located in violation of North Carolina Law. Contact MSD for assistance in locating the sewer lines. MSD reserves the right to rescind any approval of this application and any allocation of wastewater flow if any information on this application is incorrect or if MSD is prohibited by the State of North Carolina or EPA from accepting additional flows.

<u>Name</u>	<u>Mailing Address</u>	<u>Phone</u>
Gary & Carolyn Rice	6 Garrison Road, Weaverville, NC 28787	(828) 575-4284 (C)

PIN: 9732900999

Project Name:

Service Address: GARRISON ROAD (6) Weaverville, NC 28787

Connect To: MSD Sewer Line

Connection Status:

Number of Taps Required: 0

Tap Size Required:

Allocation #: 2017149

Water Source: Weaverville

New Users: 1

Units: 1

Resp. for Maintenance:

<u>Fee Type</u>	<u>Cost Per</u>	<u>Qty.</u>	<u>Ext. Cost</u>	<u>Paid</u>
Water Meter - 5/8" - \$2500	\$2,500.00	1	\$2,500.00	<input checked="" type="checkbox"/>
Future commercial building	Receipt ID: 2622	2/1/18	Check	Ref. #: 1229
Subtotal:			<b>\$2,500.00</b>	
Amount of Total Fees Received:			<b>\$2,500.00</b>	
Amount Owed:			<b>\$0.00</b>	

(No County permit number provided.)



**Agenda Items 4&5**

**Weaverville Townhomes Conditional Zoning District Application**



**Weaverville Townhomes Conditional Zoning District  
Application and Supporting Documents**

**Application**



# **CONDITIONAL ZONING DISTRICT APPLICATION**

Planning and Zoning Department  
30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org  
**\$350.00 Application Fee**



**Conditional Zoning Districts address situations in which a particular use, properly planned, may be appropriate for a specific site but, the existing zoning district of the site has insufficient standards to mitigate the site-specific impact on the surrounding area.**

**Uses which may be considered for a Conditional Zoning District shall be established on a case-by-case basis at the request of the property owner. Conditional Zoning Districts are not intended for securing early or speculative reclassification of a property.**

**A Conditional Zoning District shall be defined as a zoning district in which the development and use of the property included in the district are subject to predetermined ordinance standards, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. If the use of an approved Conditional Zoning District ever changes, a new proposed use and plan must be submitted for review by the Town Council.**

**A fee of \$350.00 shall be paid to the Town of Weaverville for each Conditional Zoning District or rezoning request. During review of the request, all additional costs incurred by the Town above the initial fee of \$350.00 shall be the responsibility of the applicant.**

**OWNER/APPLICANT NAME:**  
Northridge Commons Investors, LLC  
P.O. Box 1157  
Arden, NC 28704

**APPLICATION DATE:** April 2, 2018

**BRIEFLY DESCRIBE THE PROJECT:**

The project consists of 53 townhome units with two streets. The units will be served by public water and sewer.

**PHONE NUMBER:** (828) 684-8800

**PROPERTY ADDRESS:**

152 Monticello Road  
4 & 20 Gill Branch Road

**PIN:** 9732-79-2660; 9733-70-0050;  
9733-70-1422

**DEED BOOK/PAGE:**  
55/160; 108/145; 126/173

**LOT AREA (acres):** 8.42 acres

**ZONING DISTRICT:** R-12

  
SIGNATURE OF APPLICANT



DATE

# CONDITIONAL ZONING DISTRICT APPLICATION

Planning and Zoning Department  
 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
 (828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org  
**\$350.00 Application Fee**



**A petition for a Conditional Zoning District must include a site plan and supporting information that specifies the intended uses for property. A complete site plan will include the following:**

	Title block containing:
✓	Name of owner & applicant
✓	Property address
✓	Buncombe County PIN
✓	Date or dates survey was conducted or plan prepared
✓	Scale of the drawing in feet per inch
✓	Deed book and page reference of the deed
✓	Zoning designation of property
✓	Sketch vicinity map depicting the relationship between the proposed subdivision and the surrounding area
✓	North Arrow and orientation
✓	Lot area in acres and square feet
✓	Existing topography of the site and within 300 feet of the site boundary in five (5) foot contours
N/A	Delineation of areas within the floodplain.
✓	Names of owners of adjoining properties, Buncombe County PIN, and zoning designation
✓	Minimum building setback lines applicable to the lot, including drainage or utility easements
✓	Proposed number and location of signs
✓	Exact dimensions, location, height, and exterior features of proposed buildings and structures
✓	Scale of all buildings relative to adjoining properties, including sight lines
✓	Utility easements
✓	Existing and proposed sanitary sewer system layout and a letter of commitment
✓	Existing and proposed water distribution system layout and a letter of commitment
✓	Existing and proposed stormwater system layout. Include copy of application for Buncombe County stormwater permit
N/A	Plans for individual water supply and sewerage/septic disposal system, if any
✓	A statement as to whether or not natural gas, telephone, electric, and cable lines are to be installed, and whether they will be above or below ground
✓	Exact dimension and location of all traffic, parking, and circulation plans showing the proposed location and arrangement of parking spaces.
✓	Existing and proposed roads, driveways, ingress/egress, easements, and rights-of-way both private and public. Include NCDOT driveway permit, if required.
N/A	Existing and proposed encroachments into setbacks, rights-of-way, and/or easements, if any
N/A	Location of significant trees on the property
N/A	Proposed phasing, if any, and expected completion date of the project.

**Upon reviewing the application, site plan, and supporting documents, the Planning and Zoning Board will issue statement of reasonableness of the proposed Conditional Zoning District.**

**Before a public hearing may be held by the Town Council, the petitioner must file in the Office of the Town Clerk, a written report of at least one community meeting held by the petitioner. The report shall include a list of those persons and organization notified of the meeting detailing the method and date of contact' the date, time, and location of the meeting; a roster of persons in attendance, a summary of issues discussed, and a description of any changes to the petition as a result of the meeting. In the event the petitioner has not held at least one meeting, the petitioner shall file a report documenting efforts that were made and the reasons such a meeting was not held.**

## **CONDITIONAL ZONING DISTRICT APPLICATION**

Planning and Zoning Department

30 South Main Street, P.O. Box 338, Weaverville, NC 28787

(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

**\$350.00 Application Fee**



**At the discretion of the Town Council, it may be required of the property owner to guarantee performance or completion of conditions included in the Conditional Zoning Plan. Such guarantee may take the form of: (1) a surety performance bond made by a company licensed and authorized in North Carolina, (2) a bond of a developer with an assignment to the Town of a certificate of deposit, (3) a bond of developer secured by an official bank check drawn in favor of the Town and deposited with the Town Clerk, (4) cash or an irrevocable letter of credit, (5) a bank escrow account whereby the developer deposits cash, a note, or a bond with a federally insured financial institution into an account payable to the Town. The amount of the guarantee shall be determined by Town Council.**



**Weaverville Townhomes Conditional Zoning District  
Application and Supporting Documents**

**Site Plans**

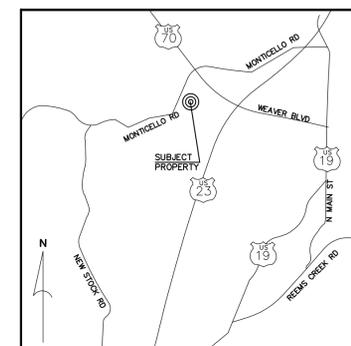
# WEAVERVILLE TOWNHOMES

TOWN OF WEAVERVILLE, BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:  
 NORTHRIDGE COMMONS DEVELOPERS, LLC  
 P.O. BOX 1157  
 ARDEN, NORTH CAROLINA 28704  
 KEN JACKSON  
 (828)684-8800

### INDEX OF SHEETS

Sheet No.	Title
C000	COVER SHEET
C101	SURVEY (BY OTHERS)
C201	EXISTING CONDITIONS AND DEMOLITION PLAN
C300	SITE PLAN
C301	OVERALL GRADING PLAN
C301	ROUGH GRADING PLAN
C501	STORM DRAINAGE PLAN
C601	WATER PLAN
C701	SEWER PLAN
L101	LANDSCAPE COMPLIANCE PLAN



VICINITY MAP  
(NOT TO SCALE)



Know what's below.  
Call before you dig.

DEVELOPMENT DATA	
OWNER/DEVELOPER:	NORTHRIDGE COMMONS DEVELOPERS, LLC P.O. BOX 1157 ARDEN, NORTH CAROLINA 28704
CONTACT:	KEN JACKSON (828)684-8800
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801
CONTACT:	WARREN SUCC, P.E. (828) 252-5388



NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	C2D APPLICATION SUBMITTAL	LWR



COVER FOR:

## WEAVERVILLE TOWNHOMES

NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11664

SHEET  
**C000**

THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID, NAD 83 (2011) ORIENTATION, VIA GNSS EQUIPMENT.

HORIZONTAL POSITIONAL ACCURACY: 0.021 METERS  
 VERTICAL POSITIONAL ACCURACY: 0.031 METERS  
 TYPE OF GNSS FIELD PROCEDURE: STATIC AND RTK (POST-PROCESSED)  
 USING TOPCON TOOLS SOFTWARE AND ONLINE POSITIONING USER  
 DATE OF SURVEY: 7-18-13  
 HORIZONTAL DATUM/EPOCH: NAD 83 (2011) EPOCH DATE: 2010.00  
 GEOID DA UNAD: NAD 83  
 COMBINED GRID FACTOR: 0.9998060  
 UNITS: U.S. SURVEY FEET

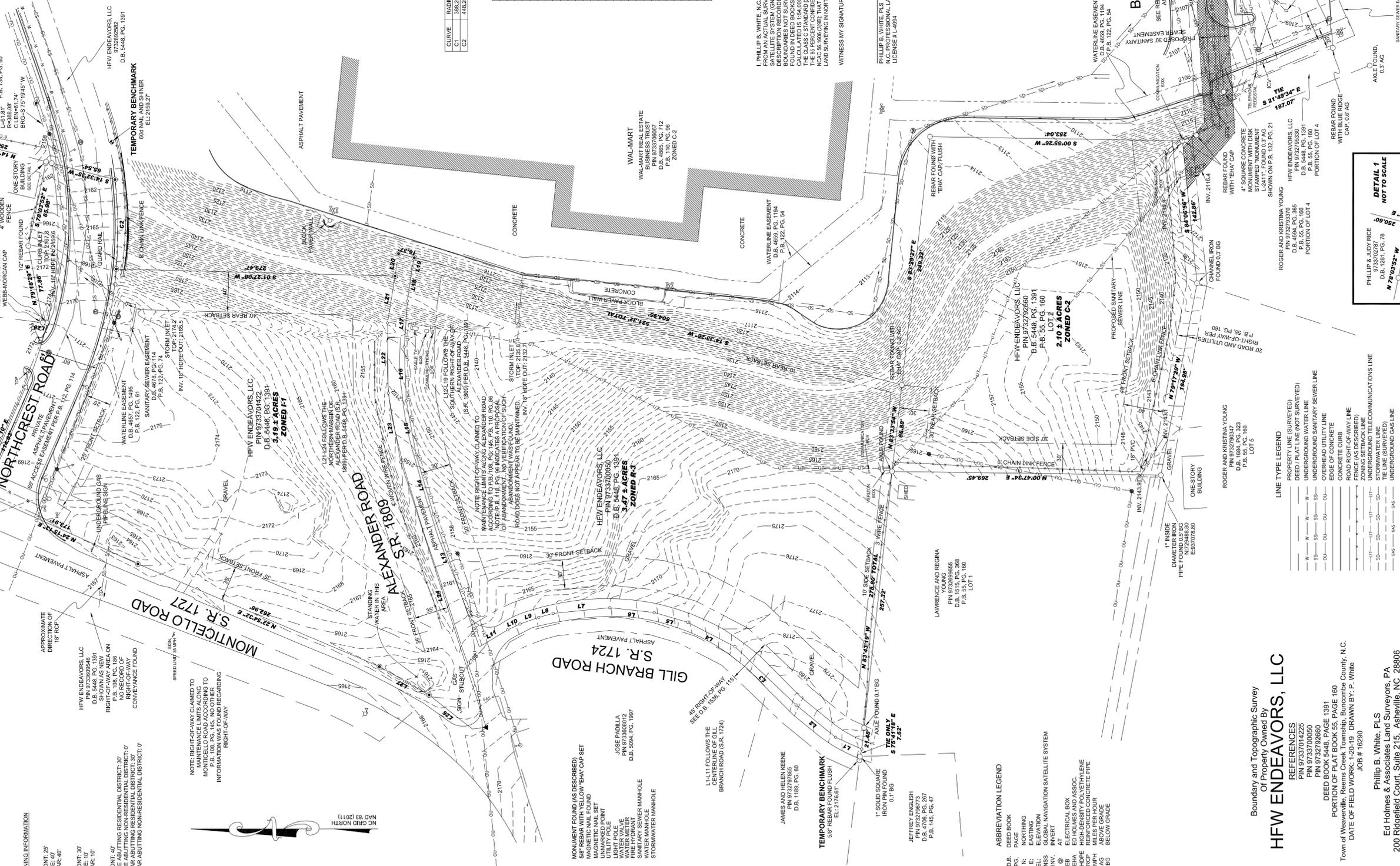
**ZONING INFORMATION**

- L-1 FRONT: 29'  
SIDE: 10'  
REAR: 40'
- R-3 FRONT: 30'  
SIDE: 10'  
REAR: 10'
- C-2 FRONT: 40'  
SIDE ABUTTING RESIDENTIAL DISTRICT: 30'  
SIDE ABUTTING COMMERCIAL DISTRICT: 30'  
REAR ABUTTING NON-RESIDENTIAL DISTRICT: 0'

NOTE: RIGHT-OF-WAY CLAIMED TO MAINTENANCE LIMITS ALONG TO MONTICELLO ROAD ACCORDING TO INFORMATION WAS FOUND REGARDING RIGHT-OF-WAY



NC GRID NORTH  
 NAD 83 (2011)



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	300.20	67.65	67.47	S 71.20° 01' E
C-2	448.20	89.38	89.24	S 89.06° 33' W

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N 24° 17' 55" E	28.70
L-2	N 39° 12' 05" E	51.69
L-3	N 42° 26' 25" E	84.43
L-4	N 27° 18' 55" E	53.29
L-5	N 50° 59' 17" E	53.29
L-6	N 05° 03' 41" E	44.97
L-7	N 05° 41' 59" W	56.98
L-8	N 15° 09' 24" W	15.01
L-9	N 12° 27' 30" W	19.89
L-10	N 30° 52' 24" W	13.99
L-11	N 30° 52' 24" W	50.29
L-12	N 70° 43' 37" E	50.29
L-13	N 70° 57' 04" E	90.04
L-14	N 73° 41' 01" E	61.88
L-15	N 73° 41' 01" E	61.88
L-16	N 87° 44' 12" E	53.97
L-17	S 85° 57' 46" E	45.84
L-18	S 91° 45' 17" E	33.69
L-19	S 77° 44' 31" E	10.26
L-20	S 85° 57' 46" E	22.53
L-21	S 85° 57' 46" E	22.53
L-22	S 89° 24' 05" W	70.02
L-23	S 79° 44' 05" W	70.02
L-24	S 72° 04' 05" W	278.23
L-25	S 72° 04' 05" W	14.03
L-26	N 05° 03' 41" E	14.03
L-27	N 28° 39' 32" E	57.20
L-28	N 28° 39' 32" E	57.20
L-29	N 05° 58' 15" E	4.42

I, PHILIP B. WHITE, P.L.S., CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) PROCEDURES AND TRADITIONAL FIELD PROCEDURES. PROPERTY BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN DEED BOOKS AND PLAT BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS FOUND IN DEED BOOKS AND PLAT BOOKS IS SHOWN; THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED AT THE CLASS STANDARD 2 MACAD (BIRM) THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS (71 NACG 56.1686 (088)). THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NACG 1608).

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 23RD DAY OF JANUARY, A.D., 2017.

THIS DOCUMENT  
 ORIGINALLY ISSUED  
 AND SEALED BY  
 PHILIP B. WHITE  
 NC. NO. L-4994 ON  
 2017-1-23.  
 THIS MEDIA SHALL  
 NOT BE  
 CONSIDERED A  
 CERTIFIED  
 DOCUMENT.

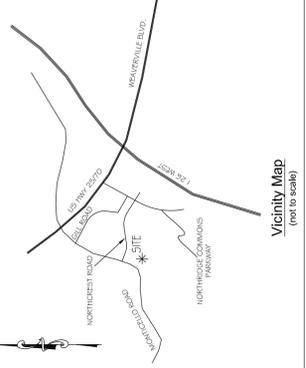
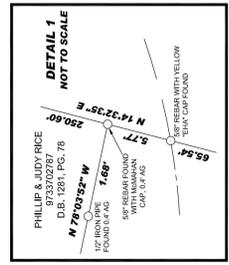
PHILIP B. WHITE, P.L.S.  
 N.C. PROFESSIONAL LAND SURVEYOR  
 LICENSE # L-4994

- ABBREVIATION LEGEND**
- D.B. DEED BOOK
  - P.C. PLAT BOOK
  - P.A. PLATTING
  - E. EASTING
  - EL. ELEVATION
  - GNSS GLOBAL NAVIGATION SATELLITE SYSTEM
  - RTK REAL TIME KINEMATIC
  - AT ANTENNA
  - EB ELECTRICAL BOX
  - EHA ED HOLMES AND ASSOC.
  - RECEIVER
  - RCP REINFORCED CONCRETE PIPE
  - MPH MILES PER HOUR
  - BS BELOW GRADE

**Boundary and Topographic Survey of Property Owned by HFW ENDEAVORS, LLC**

REFERENCES  
 PIN 97337014225  
 PIN 9733700050  
 DEED BOOK 5448, PAGE 1391  
 PORTION OF PLAT BOOK 55, PAGE 160  
 DATE OF FIELD WORK: 1-20-19 DRAWN BY: P. White  
 JOB # 16290

Phillip B. White, P.L.S.  
 Ed Holmes & Associates Land Surveyors, PA  
 200 Rigelield Court, Suite 215, Asheville, NC 28806  
 Company License # C-2806  
 828.225.6562

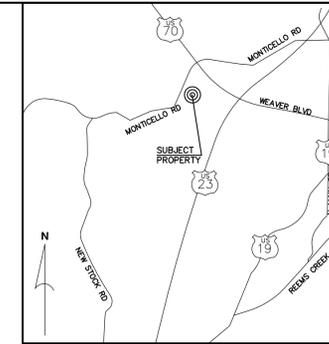


**NOTES**

- \* All areas calculated by coordinate computation method.
- \* This survey was prepared without benefit of abstract title and matters of this should be referred to an attorney-at-law.
- \* This property may be subject to rights-of-way, easements, encroachments and restrictions, without and without, recorded and unrecorded, not discovered during the course of this survey.
- \* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
- \* Adjoining property owner information obtained from the Buncombe County GIS website and deeds and plats of record.
- \* No underground utilities were located. All underground utilities shown hereon are based upon above ground evidence and other information furnished during the survey and are approximate. Call 1-800-652-4949 before digging.
- \* The subject property does not lie in a special flood hazard area according to the North Carolina Floodplain Mapping Program, Flood Insurance Rate Map 3708735001, effective date, January 6, 2010.
- \* All distances shown hereon are horizontal ground distances unless otherwise noted.
- \* All coordinates are N.C. Grid NAD 83 (2011) coordinates.
- \* Orientation is based upon the North American Datum of 1983 and elevations are referred to the North American Vertical Datum of 1988, via GNSS observations and adjusted using Online Positioning User Service (OPUS-RS observations and adjusted using Online Positioning User Service).
- \* Zoning and setback information was obtained from the Town of Weaverville Zoning Map and Zoning Ordinance.
- \* Property is subject to Town of Weaverville Ordinance, Chapter 36, Article IX, Sec. 36-240 which states "Minimum pavement width for two-way streets: 24 feet, or 18 feet, provided usable, all weather shoulders are provided on each side of the 18-foot pavement to effect an overall minimum width of 24 feet.
- \* Property may be subject to agreement recorded in Deed Book 4371, Page 1945.
- \* Proposed 30' sanitary sewer easement shown herein has not been surveyed, reviewed, or approved and is shown hereon for planning purposes only.

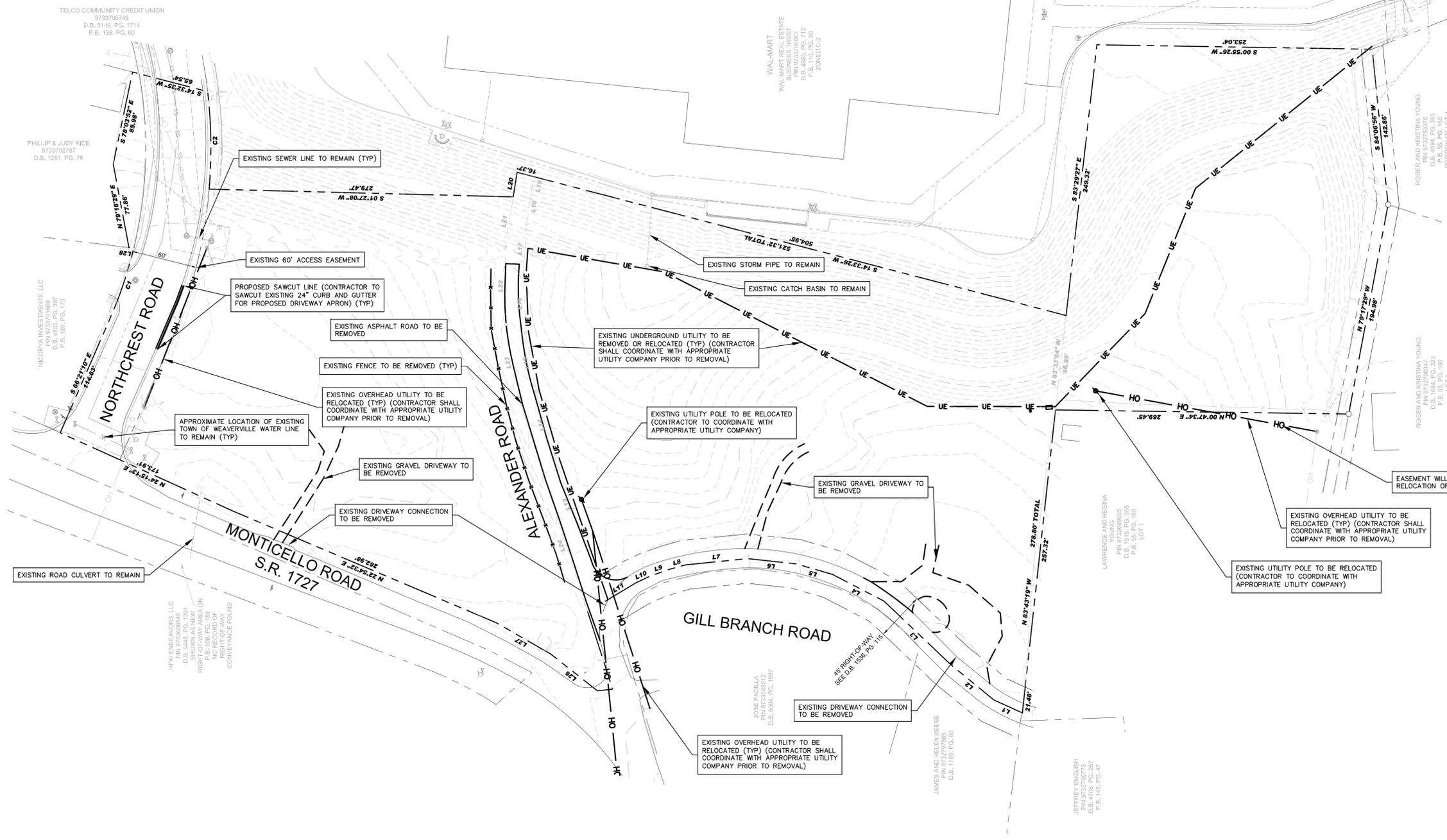
**NOTES**

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9. CONSTRUCTION LIKELY TO BEGIN IN THE SUMMER OF 2018; AND BE COMPLETED IN APPROXIMATELY 24 MONTHS. THE RESIDENTIAL UNITS ARE TO BE SOLD.



**VICINITY MAP**  
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	NORTHTRIDGE COMMONS DEVELOPERS, LLC P.O. BOX 1157 ARDEN, NORTH CAROLINA 28704
CONTACT:	KEN JACKSON (828)684-8800
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ED HOMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 215 ASHEVILLE, NC 28806
CONTACT:	PHILLIP B. WHITE, PLS (828)225-6562
PROJECT DATA	
PIN:	9732-79-2660; 9733-70-0050; 9733-70-1422
ADDRESS:	152 MONTICELLO ROAD, 4 & 20 GILL BRANCH ROAD
DEED BOOK/PAGE:	55/160; 108/145; 126/173
SITE ACREAGE:	8.42 ACRES
ZONING:	R-12
SETBACKS:	
FRONT:	40'
SIDES:	25'
REAR:	25'
DISTURBED AREA:	5.35 AC
VEHICULAR:	
REQUIRED SPACES:	2 SPACES PER DWELLING UNIT
SPACES REQUIRED:	106
SPACES PROVIDED:	143
BUILDING DATA:	
NUMBER OF LOTS:	53
DENSITY:	6.29 UNITS/ACRE
BUILDING DESCRIPTION	
A	2 STORY WOOD ±30' 2,451 SF 3
B	2 STORY WOOD ±30' 3,268 SF 4
C	2 STORY WOOD ±30' 4,087 SF 5
LANDSCAPE REQUIREMENTS:	SEE SHEET L101 LANDSCAPE PLAN



**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com

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

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28786  
PHONE (828) 252-5388  
FAX (828) 452-5455

NO.	DATE	DESCRIPTION	BY	LWR
1.	04/02/2018	C2D APPLICATION SUBMITTAL		



EXISTING CONDITIONS AND DEMOLITION PLAN FOR:

**WEAVERVILLE TOWNHOMES**

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11664

EXISTING CONDITIONS AND DEMOLITION PLAN FOR:  
WEAVERVILLE TOWNHOMES  
NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

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

**EXISTING CONDITIONS AND DEMOLITION PLAN**  
GRAPHIC SCALE

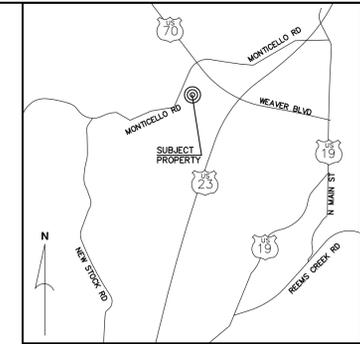
0 25 50 100 200  
( IN FEET )  
1 inch = 50 ft.

SHEET  
**C101**

**NOTES**

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Lot #	Lot Sq.Ft.	Acres	Lot #	Lot Sq.Ft.	Acres	Lot #	Lot Sq.Ft.	Acres
1	1,457	0.033	20	1,587	0.036	39	1,764	0.040
2	1,460	0.034	21	1,584	0.036	40	1,622	0.037
3	1,460	0.034	22	1,584	0.036	41	1,587	0.036
4	1,460	0.034	23	1,587	0.036	42	1,587	0.036
5	1,458	0.033	24	1,587	0.036	43	1,584	0.036
6	1,458	0.033	25	1,584	0.036	44	1,481	0.034
7	1,460	0.034	26	1,668	0.038	45	1,500	0.034
8	1,460	0.034	27	1,615	0.037	46	1,500	0.034
9	1,458	0.033	28	1,673	0.038	47	1,498	0.034
10	1,512	0.035	29	1,850	0.042	48	1,609	0.037
11	1,467	0.034	30	1,554	0.036	49	1,587	0.036
12	1,470	0.034	31	1,653	0.038	50	1,585	0.036
13	1,522	0.035	32	1,691	0.039	51	1,584	0.036
14	1,458	0.033	33	1,667	0.038	52	1,587	0.036
15	1,460	0.034	34	1,584	0.036	53	1,584	0.036
16	1,460	0.034	35	1,587	0.036	OPEN SPACE	213,457	4.900
17	1,458	0.033	36	1,587	0.036			
18	1,584	0.036	37	1,587	0.036			
19	1,587	0.036	38	1,585	0.036			



**VICINITY MAP**  
(NOT TO SCALE)

**DEVELOPMENT DATA**

**OWNER/DEVELOPER:** NORTHTRIDGE COMMONS DEVELOPERS, LLC  
P.O. BOX 1157  
ARDEN, NORTH CAROLINA 28704  
KEN JACKSON  
(828)684-8800

**CIVIL ENGINEER:** CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NORTH CAROLINA 28801  
WARREN SUGG, P.E.  
(828) 252-5388

**SURVEYOR:** ED HOMES & ASSOCIATES  
200 RIDGEFIELD COURT, SUITE 215  
ASHEVILLE, NC 28806  
PHILLIP B. WHITE, PLS  
(828)225-6562

**CONTACT:**

**PROJECT DATA**

**PIN:** 9732-79-2660; 9733-70-0050; 9733-70-1422  
**ADDRESS:** 152 MONTECELLO ROAD,  
4 & 20 GILL BRANCH ROAD

**DEED BOOK/PAGE:** 55/160; 108/145; 126/173  
**SITE ACREAGE:** 8.42 ACRES  
**ZONING:** R-12

**SETBACKS:**  
FRONT: 40'  
SIDES: 25'  
REAR: 25'

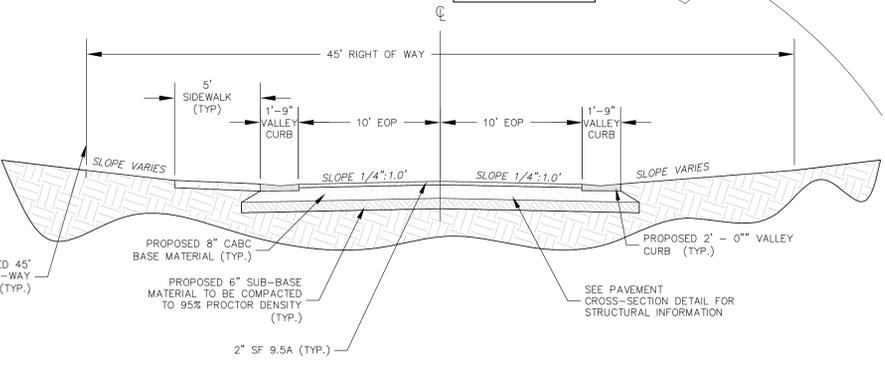
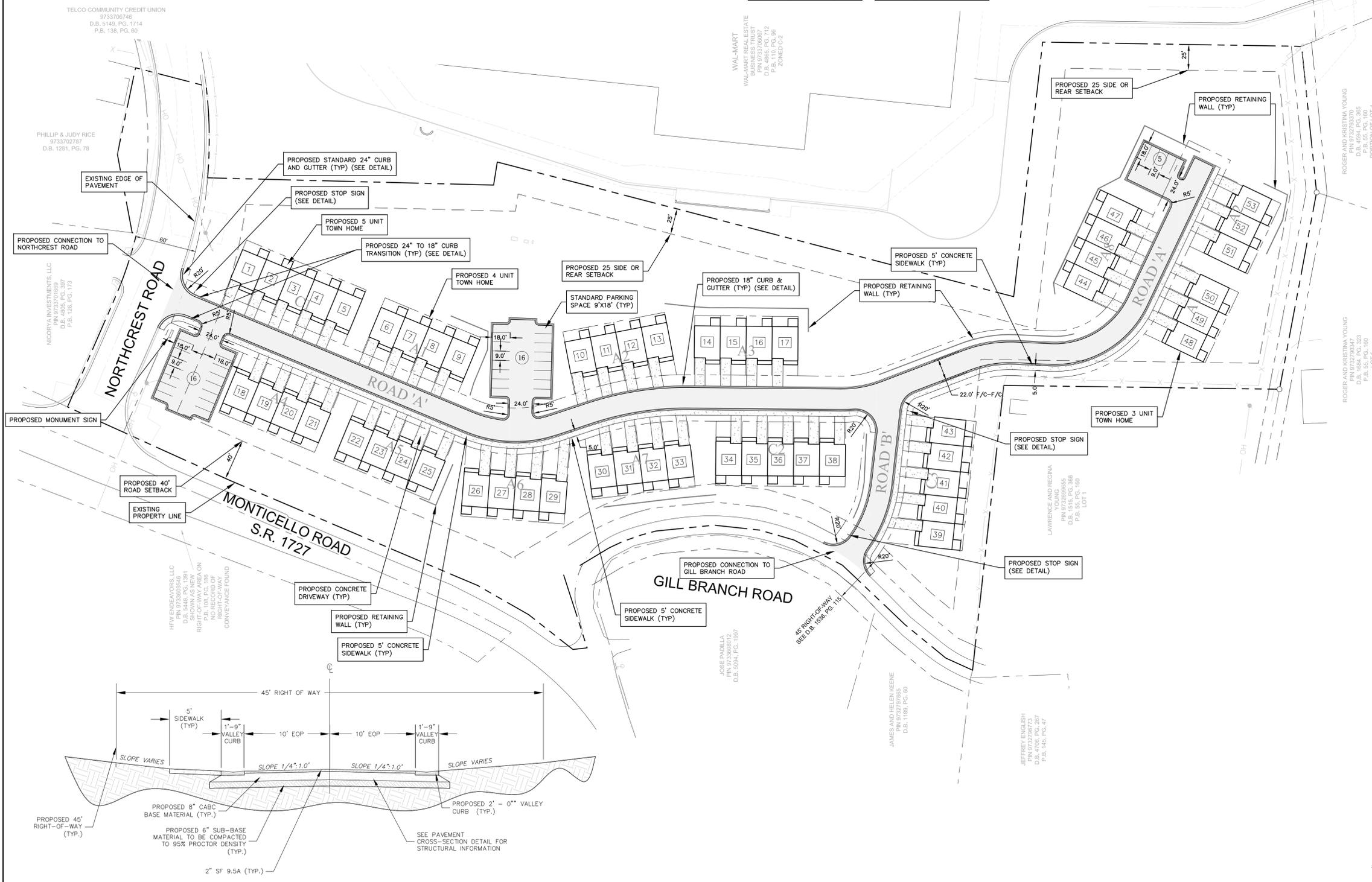
**DISTURBED AREA:** 5.35 AC

**VEHICULAR:**  
REQUIRED SPACES: 2 SPACES PER DWELLING UNIT  
SPACES REQUIRED: 106  
SPACES PROVIDED: 143

**BUILDING DATA:**  
NUMBER OF LOTS: 53  
DENSITY: 6.29 UNITS/ACRE

BUILDING	DESCRIPTION	HEIGHT	GEA	UNITS
A	2 STORY WOOD	±30'	2,451 SF	3
B	2 STORY WOOD	±30'	3,268 SF	4
C	2 STORY WOOD	±30'	4,087 SF	5

**LANDSCAPE REQUIREMENTS:** SEE SHEET L101 LANDSCAPE PLAN



**TYPICAL ROADWAY CROSS-SECTION**  
NOT TO SCALE

**811**  
Know what's below.  
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**NORTH**

**SITE PLAN**  
GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

**CDC** Civil Design Concepts, PA  
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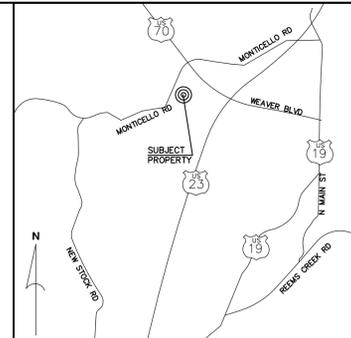
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**WEAVERVILLE TOWNHOMES**  
NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

**C201**

NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	C2D APPLICATION SUBMITTAL	LWR



VICINITY MAP  
(NOT TO SCALE)

DEVELOPMENT DATA				
OWNER/DEVELOPER:	NORTHTRIDGE COMMONS DEVELOPERS, LLC P.O. BOX 1157 ARDEN, NORTH CAROLINA 28704 KEN JACKSON (828)684-8800			
CONTACT:				
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 158 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801 WARREN SUGG, P.E. (828) 252-5388			
CONTACT:				
SURVEYOR:	ED HOMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 215 ASHEVILLE, NC 28806 PHILLIP B. WHITE, PLS (828)225-6562			
CONTACT:				
PROJECT DATA				
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ZONING:	R-12			
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NORTH

**OVERALL GRADING PLAN**

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

158 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28786  
PHONE (828) 252-5400  
FAX (828) 455-5455



**Civil Design Concepts, PA**  
NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	LWR	BY
1.	04/02/2018	C2D APPLICATION SUBMITTAL		



OVERALL GRADING PLAN FOR:

**WEAVERVILLE TOWNHOMES**

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RFW

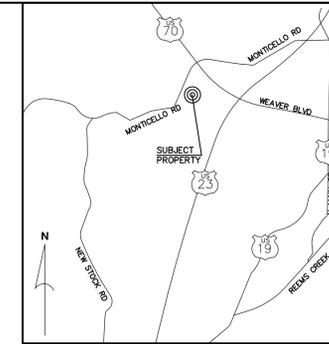
CDC PROJECT NO.: 11684

SHEET

**C300**

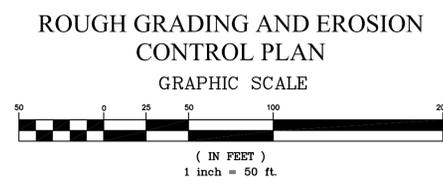
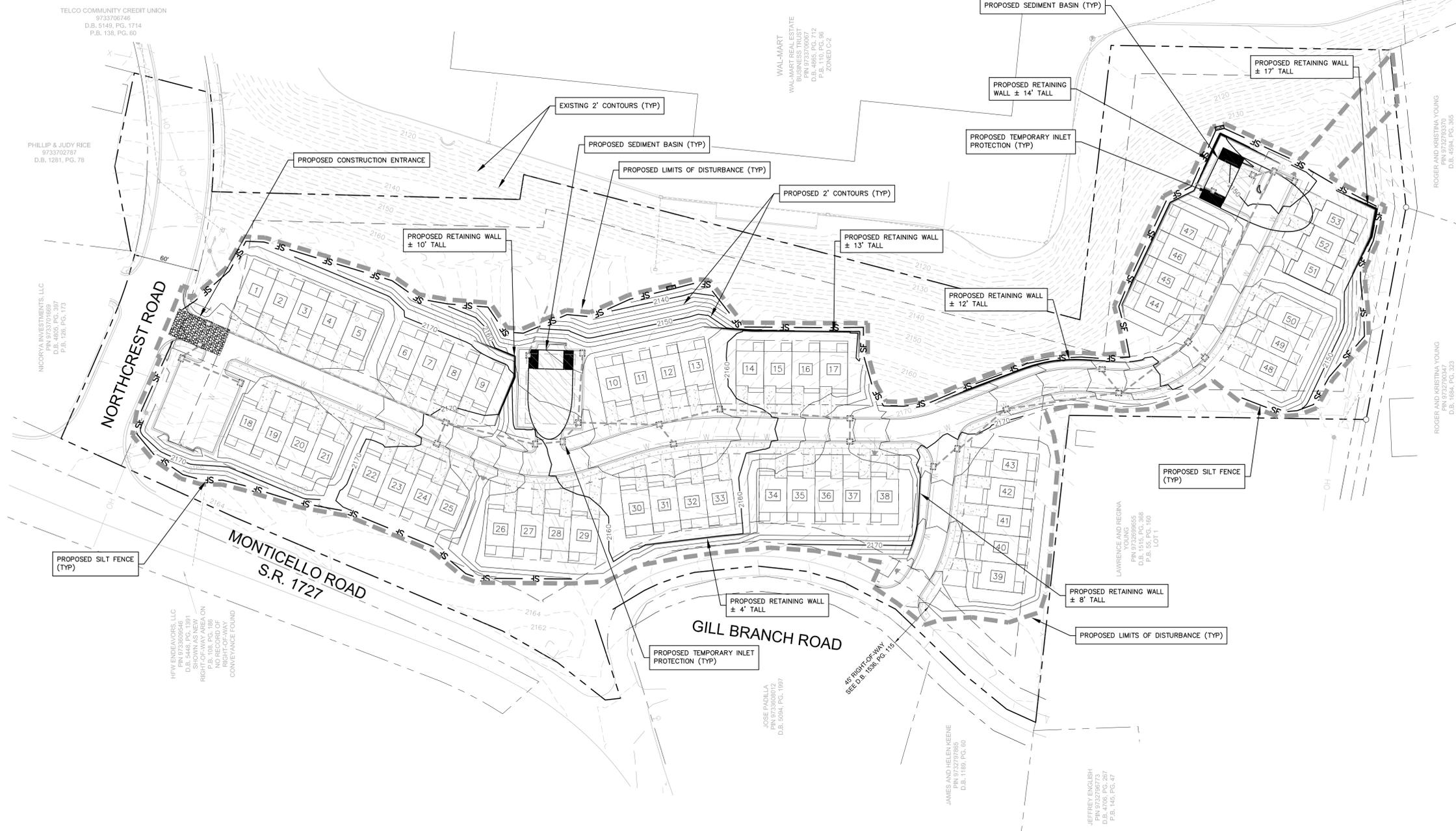
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www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY	LWR
1.	04/02/2018	C2D APPLICATION SUBMITTAL		

**WEAVERVILLE TOWNHOMES**

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

ROUGH GRADING AND EROSION CONTROL PLAN FOR:  
CDC PROJECT NO.:

RWV  
11684

DRAWN BY:

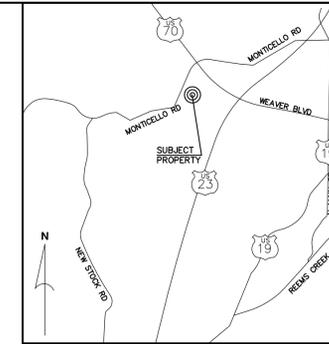
RWV

SHEET

C301

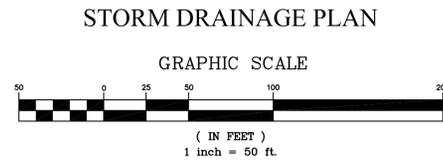
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**VICINITY MAP**  
(NOT TO SCALE)

DEVELOPMENT DATA				
OWNER/DEVELOPER:	NORTHTRIDGE COMMONS DEVELOPERS, LLC P.O. BOX 1157 ARDEN, NORTH CAROLINA 28704 KEN JACKSON (828)684-8800			
CONTACT:				
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801 WARREN SUGG, P.E. (828) 252-5388			
CONTACT:				
SURVEYOR:	ED HOMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 215 ASHEVILLE, NC 28806 PHILLIP B. WHITE, PLS (828)225-6562			
CONTACT:				
PROJECT DATA				
PIN:	9732-79-2660; 9733-70-0050; 9733-70-1422			
ADDRESS:	152 MONTICELLO ROAD, 4 & 20 GILL BRANCH ROAD			
DEED BOOK/PAGE:	55/160; 108/145; 126/173			
SITE ACREAGE:	8.42 ACRES			
ZONING:	R-12			
SETBACKS:				
FRONT:	40'			
SIDES:	25'			
REAR:	25'			
DISTURBED AREA:	5.35 AC			
VEHICULAR:				
REQUIRED SPACES:	2 SPACES PER DWELLING UNIT			
SPACES REQUIRED:	106			
SPACES PROVIDED:	143			
BUILDING DATA:				
NUMBER OF LOTS:	53			
DENSITY:	6.29 UNITS/ACRE			
BUILDING	DESCRIPTION	HEIGHT	GEA	UNITS
A	2 STORY WOOD	±30'	2,451 SF	3
B	2 STORY WOOD	±30'	3,268 SF	4
C	2 STORY WOOD	±30'	4,087 SF	5
LANDSCAPE REQUIREMENTS:	SEE SHEET L101 LANDSCAPE PLAN			



168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 27884  
PHONE (828) 252-5388  
FAX (828) 452-5455

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NO.	DATE	CD	APPLICATION	SUBMITTAL	DESCRIPTION
1.	04/02/2018				

WARREN SUGG, P.E.  
LICENSE NO. 4426  
STATE OF NORTH CAROLINA

STORM DRAINAGE PLAN FOR:

**WEAVERVILLE TOWNHOMES**

DRAWN BY: RWW  
CDC PROJECT NO.: 11684

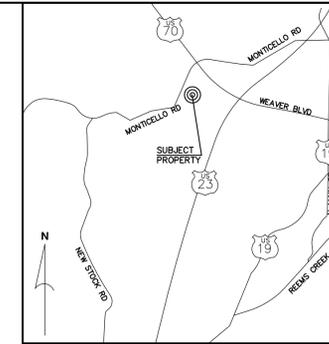
NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

SHEET

**C501**

**NOTES**

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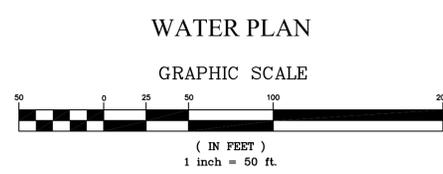


**VICINITY MAP**  
(NOT TO SCALE)

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NO.	DATE	CD	APPLICATION	SUBMITTAL	DESCRIPTION
1.	04/02/2018				



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WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

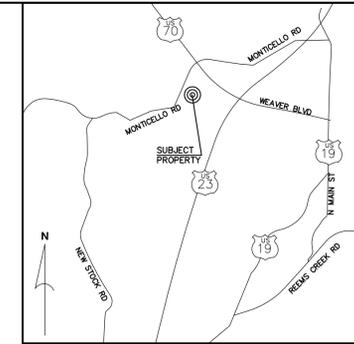
SEWER DRAINAGE PLAN FOR:

DRAWN BY: RWW  
CDC PROJECT NO.: 11684

SHEET  
**C601**

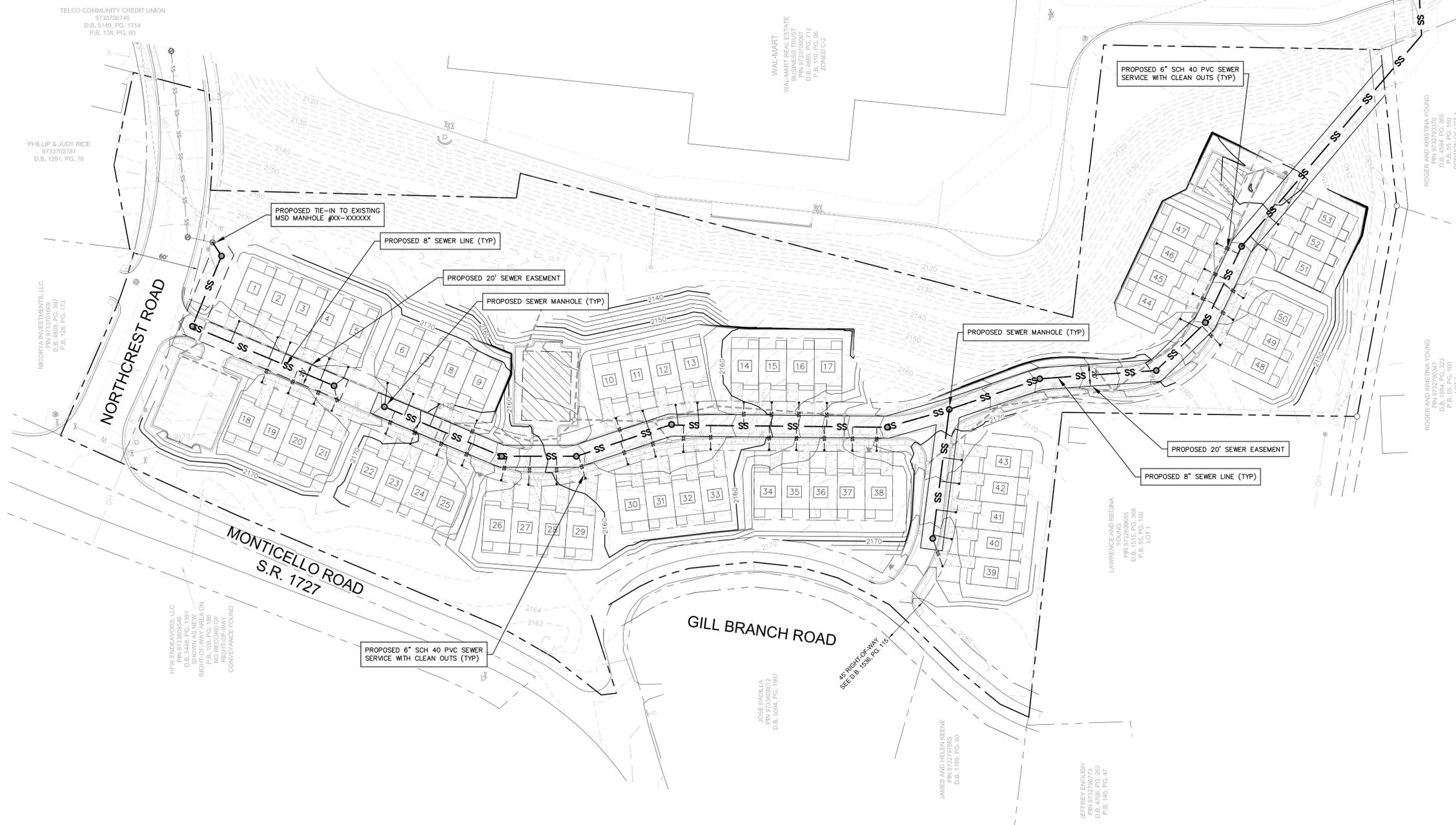
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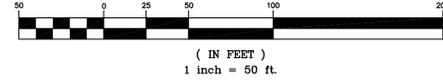
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**SEWER PLAN**

**GRAPHIC SCALE**



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PHONE (828) 252-5388  
FAX (828) 452-5455

NO.	DATE	BY	DESCRIPTION
1.	04/02/2018	LWR	C2D APPLICATION SUBMITTAL



SEWER DRAINAGE PLAN FOR:

**WEAVERVILLE TOWNHOMES**

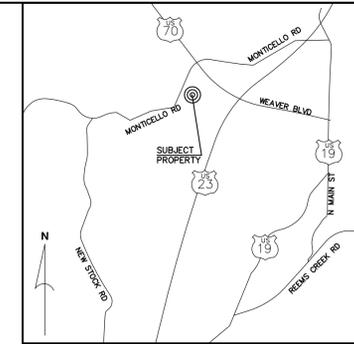
NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11664

SHEET  
**C701**

**NOTES**

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**VICINITY MAP**  
(NOT TO SCALE)

**DEVELOPMENT DATA**

**OWNER/DEVELOPER:** NORTHTRIDGE COMMONS DEVELOPERS, LLC  
P.O. BOX 1157  
ARDEN, NORTH CAROLINA 28704  
KEN JACKSON  
(828)684-8800

**CIVIL ENGINEER:** CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NORTH CAROLINA 28801  
WARREN SUGG, P.E.  
(828) 252-5388

**SURVEYOR:** ED HOMES & ASSOCIATES  
200 RIDGEFIELD COURT, SUITE 215  
ASHEVILLE, NC 28806  
PHILLIP B. WHITE, PLS  
(828)225-6562

**CONTACT:**

**PROJECT DATA**

**PIN:** 9732-79-2660; 9733-70-0050; 9733-70-1422  
**ADDRESS:** 152 MONTICELLO ROAD,  
4 & 20 GILL BRANCH ROAD

**DEED BOOK/PAGE:** 55/160; 108/145; 126/173  
**SITE ACREAGE:** 8.42 ACRES  
**ZONING:** R-12

**SETBACKS:**  
FRONT: 40'  
SIDES: 25'  
REAR: 25'

**DISTURBED AREA:** 5.35 AC

**VEHICULAR:**  
**REQUIRED SPACES:** 2 SPACES PER DWELLING UNIT  
**SPACES REQUIRED:** 106  
**SPACES PROVIDED:** 143

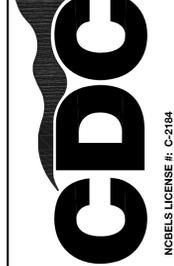
**BUILDING DATA:**  
**NUMBER OF LOTS:** 53  
**DENSITY:** 6.29 UNITS/ACRE

BUILDING	DESCRIPTION	HEIGHT	GFA	UNITS
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**LANDSCAPE REQUIREMENTS:** SEE SHEET L101 LANDSCAPE PLAN

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ASHEVILLE, NC 28801  
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FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28786  
PHONE (828) 252-5400  
FAX (828) 252-5405



NO.	DATE	DESCRIPTION
1.	04/02/2018	C2D APPLICATION SUBMITTAL



LANDSCAPE COMPLIANCE PLAN FOR:  
**WEAVERVILLE TOWNHOMES**  
NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11684

SHEET  
**L101**



**PLANT SCHEDULE \***

Key	Quantity	Botanical Name	Common Name	Caliper	Height
SWOO	65	Oxydendrum arboreum	Sourwood	2" min.	30'

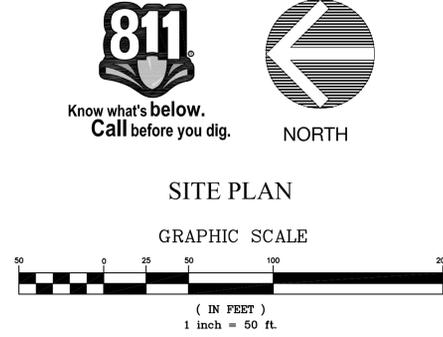
**PLANTING SUMMARY:**

**STREET TREES (ST)**

REQUIREMENT: 1 LARGE MATURING TREE/40 LF OF FRONTAGE

COMBINED TOTAL FRONTAGE: 2,577 LF

STREET TREES REQUIRED: 64 TREES  
STREET TREES PROVIDED: 65 TREES



**SITE PLAN**

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.



**Weaverville Townhomes Conditional Zoning District  
Application and Supporting Documents**

**Floor Plans and Elevations**

REVISIONS




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Fisher Architects, PA  
351 Marianne Avenue  
Asheville, NC 28801  
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(828) 253-8265

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**Baldwin Commons**  
Owner

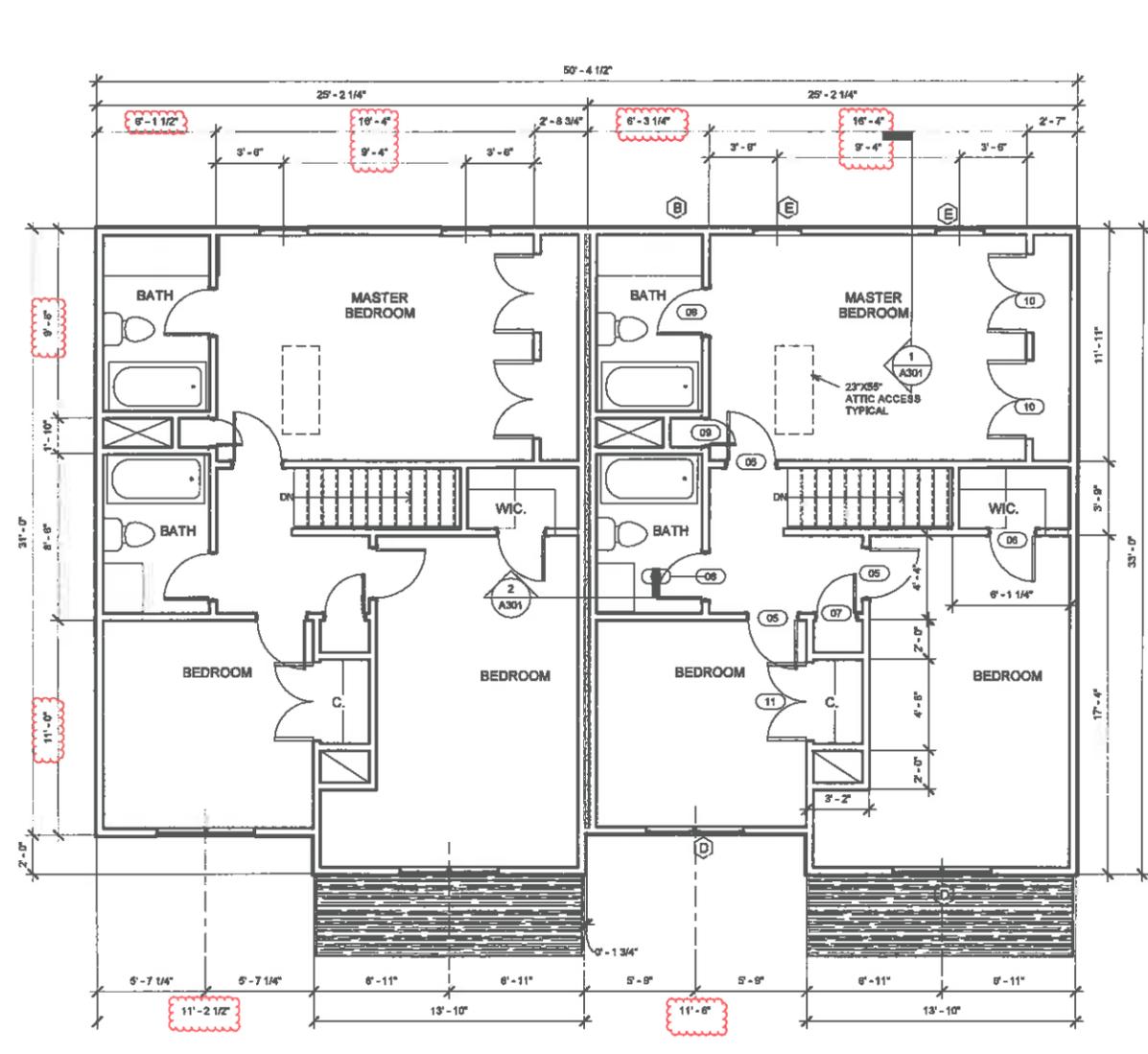
SHEET TITLE  
**Floor Plans - Two Unit**

SHEET  
**A101**

DATE

ISSUE DATE

JOB NO.  
170500



② Level 2 - Two Unit  
1/4" = 1'-0"



① Level 1 - Two Unit  
1/4" = 1'-0"

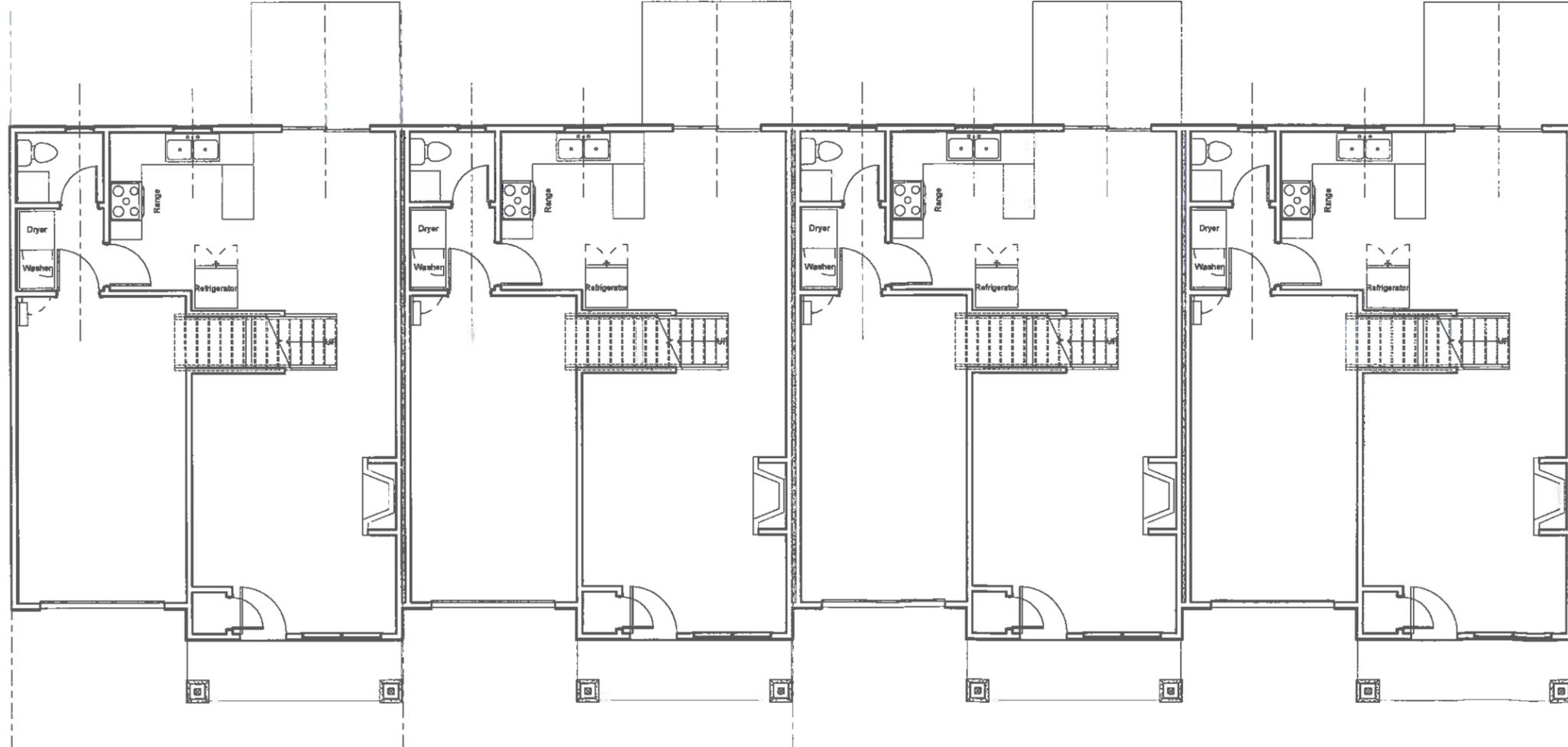
Window Schedule		
Type	Rough Opening	Description
A	2'-8" x 5'-2" Twin	Single Hung, Tempered
B	2'-0" x 3'-4"	Single Hung
C	2'-8" x 3'-4"	Single Hung
D	2'-8" x 5'-2" Twin	Single Hung
E	2'-8" x 5'-2"	Single Hung

Door Schedule		
Mark	Size	
01	3'-0" x 6'-8"	Exterior Front Entrance
02	5'-0" x 6'-8" sldg gls	Exterior
03	8'-0" x 7'-0"	Exterior Single Garage Door
04	2'-8" x 6'-8"	Interior
05	2'-6" x 6'-8"	Interior
06	2'-4" x 6'-8"	Interior
07	2'-0" x 6'-8" LOUVER	Interior
08	2'-0" x 6'-8"	Interior
10	4'-0" X 6'-8" PAIR	Interior
11	3'-0" X 6'-8" PAIR	Interior

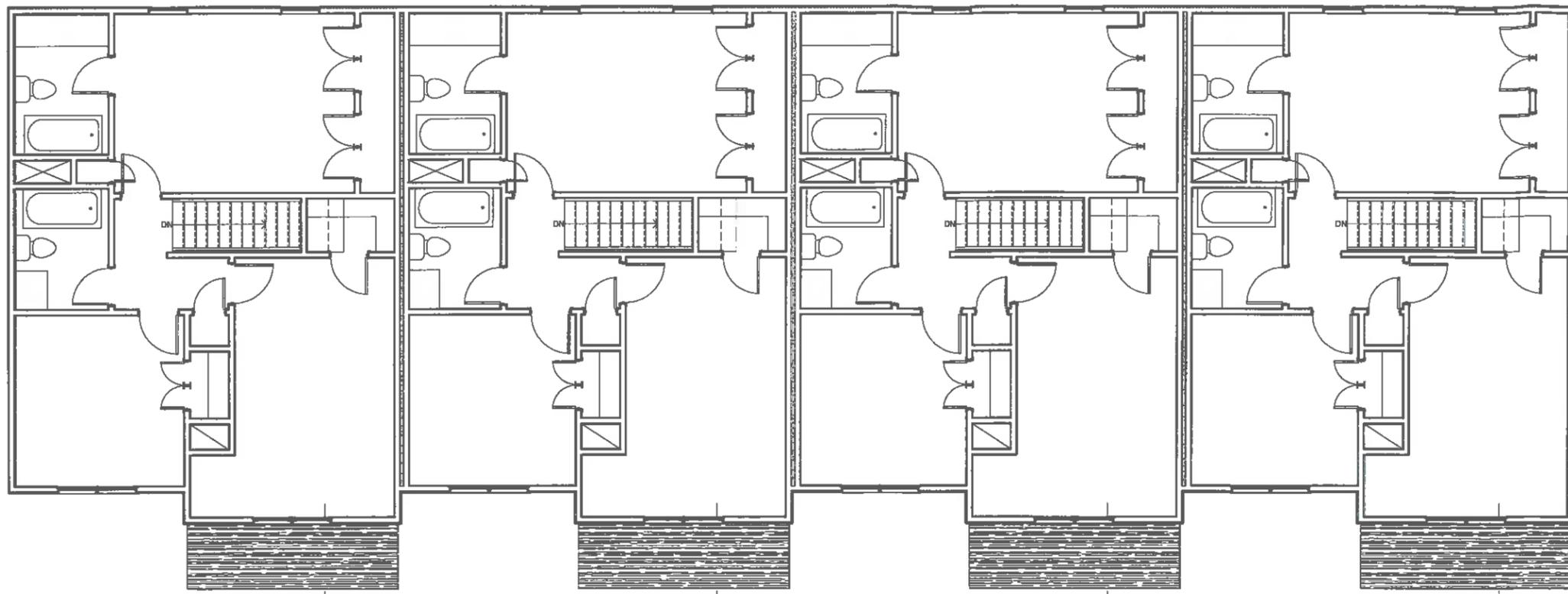
SINGLE UNIT SQ FT AREA	
FIRST FLOOR FINISHED	588 SQ. FT.
SECOND FLOOR FINISHED	817 SQ. FT.
GARAGE	223 SQ. FT.

- Floor Plan Notes:**
- All walls are 2x4 studs unless otherwise noted
  - All ceiling heights shall be 8'-1 1/2" unless noted otherwise
  - kitchen layout is not exact. refer to layout from owner
  - Garage ceiling shall be fire rated gyp. board, UL #L501
  - See General Contractor for specific location of circuit breaker panel box
  - Verify Depth of second floor trusses with truss engineer. If depth differs from 1' 6" as shown in wall section, adjust stair risers accordingly.





① Level 1 - Four Unit  
1/4" = 1'-0"



② Level 2 - four unit  
1/4" = 1'-0"

SHEET TITLE  
Floor Plan - Four Unit

SHEET	DATE	Issue Date	JOB NO.
	A103		

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Owner

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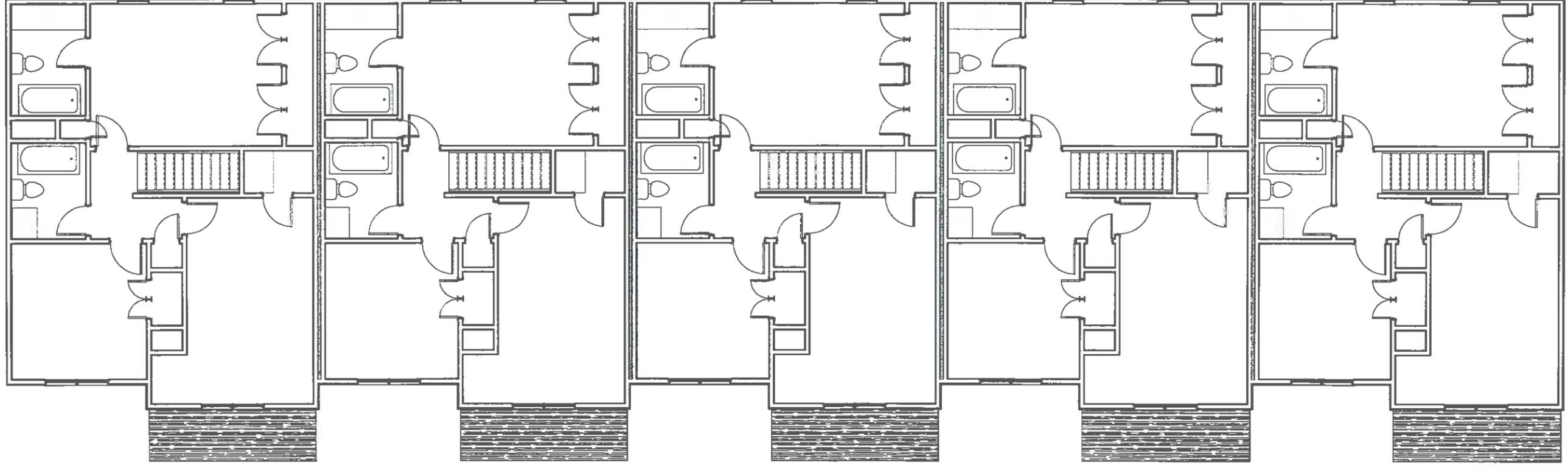
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351 Mainline Avenue  
Asheville, NC 28801  
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① Level 2 - five unit  
1/4" = 1'-0"

SHEET TITLE  
Second Floor - Five Unit

SHEET  
A104A

DATE  
JOB NO.

Issue Date  
170500

Baldwin Commons  
Owner

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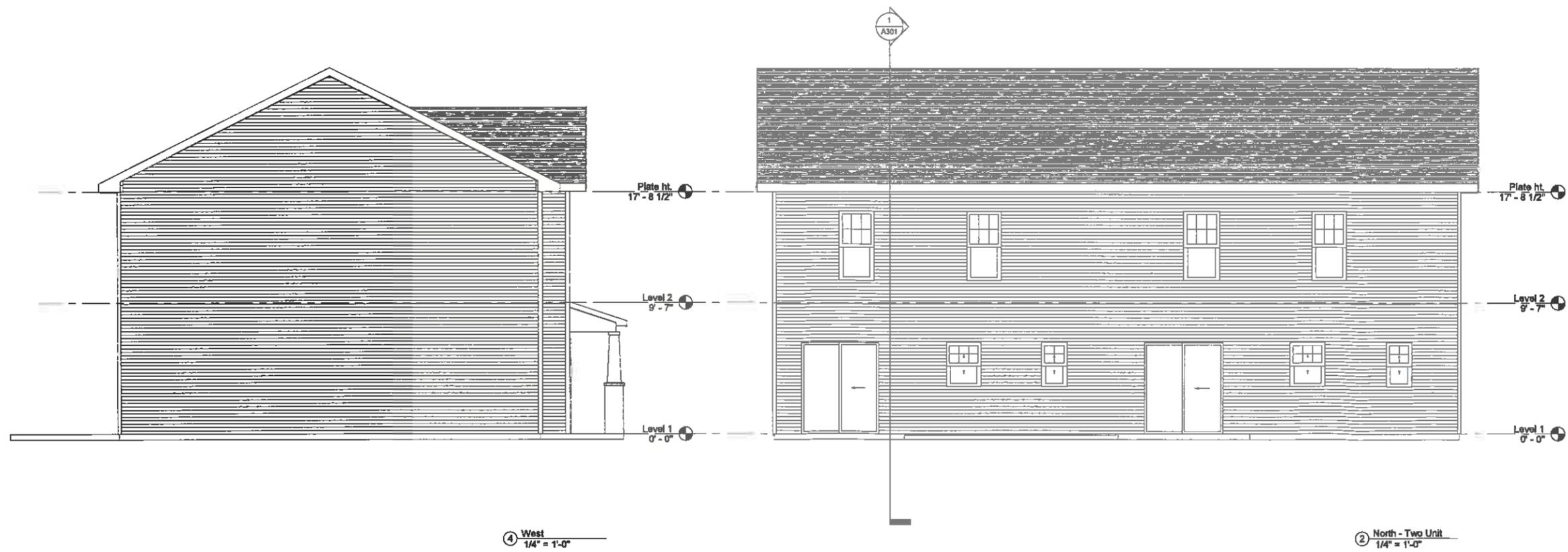
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NO.	DATE	DESCRIPTION



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 Owner

SHEET TITLE  
**Elevations**

SHEET <b>A201</b>	DATE	Issue Date
	JOB NO.	170500



② North - Three Unit  
1/4" = 1'-0"



① South - Three Unit  
1/4" = 1'-0"

REVISIONS	

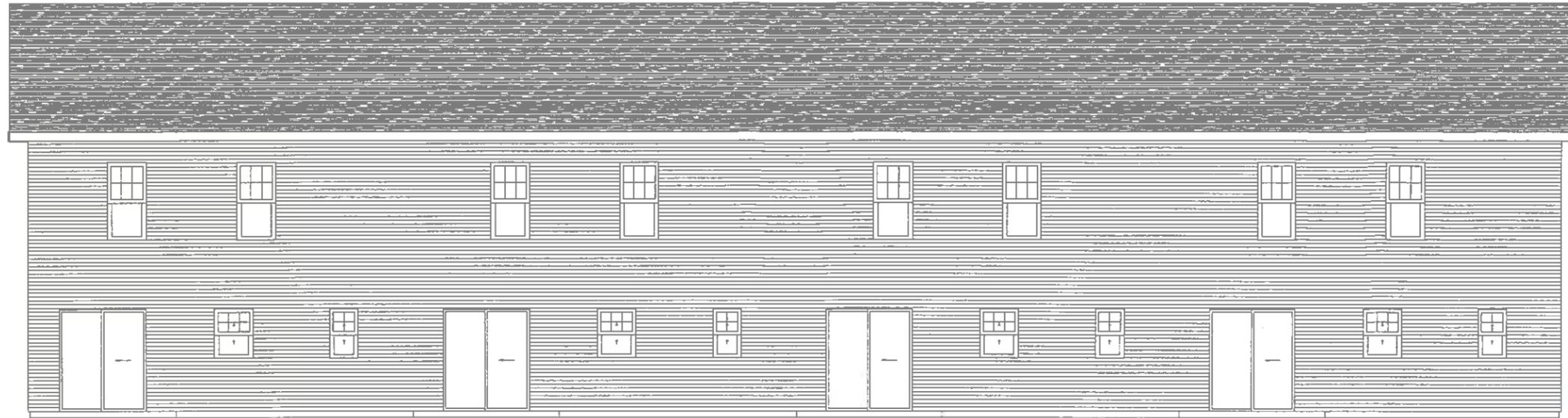


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Asheville, NC 28801  
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Enter address here

**Baldwin Commons**  
Owner

SHEET TITLE <b>Three Unit Elevations</b>	DATE	Issue Date
	<b>A202</b>	170500
JOB NO.		170500



② North - Four Unit  
1/4" = 1'-0"



① South - Four Unit  
1/4" = 1'-0"

REVISIONS



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**Baldwin Commons**  
Owner

SHEET TITLE <b>Four Unit Elevations</b>	DATE	Issue Date
	JOB NO.	170500
SHEET <b>A203</b>		

Enter address here



① North - Five Unit  
1/4" = 1'-0"



② South - Five Unit  
1/4" = 1'-0"

REVISIONS	

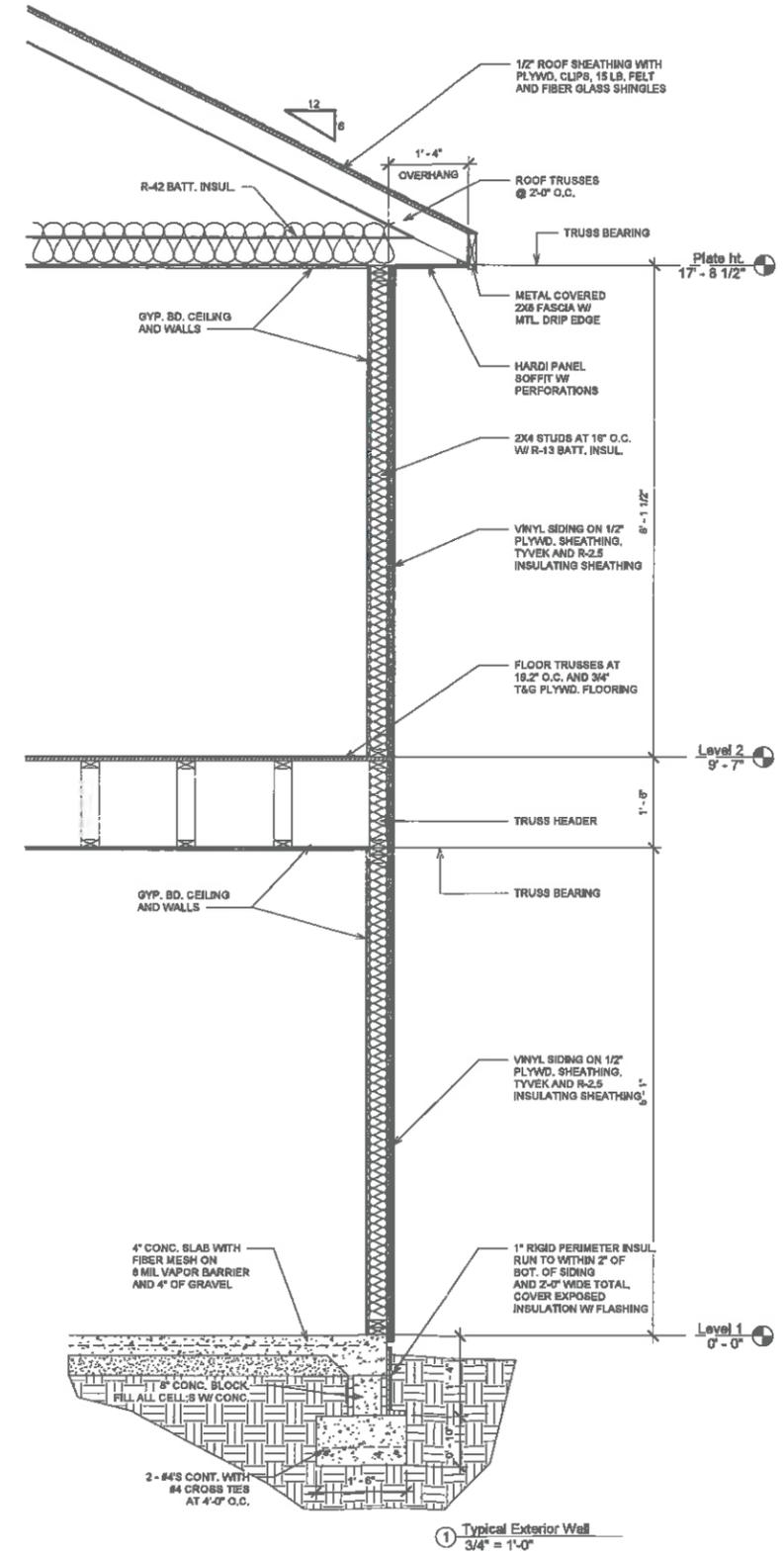
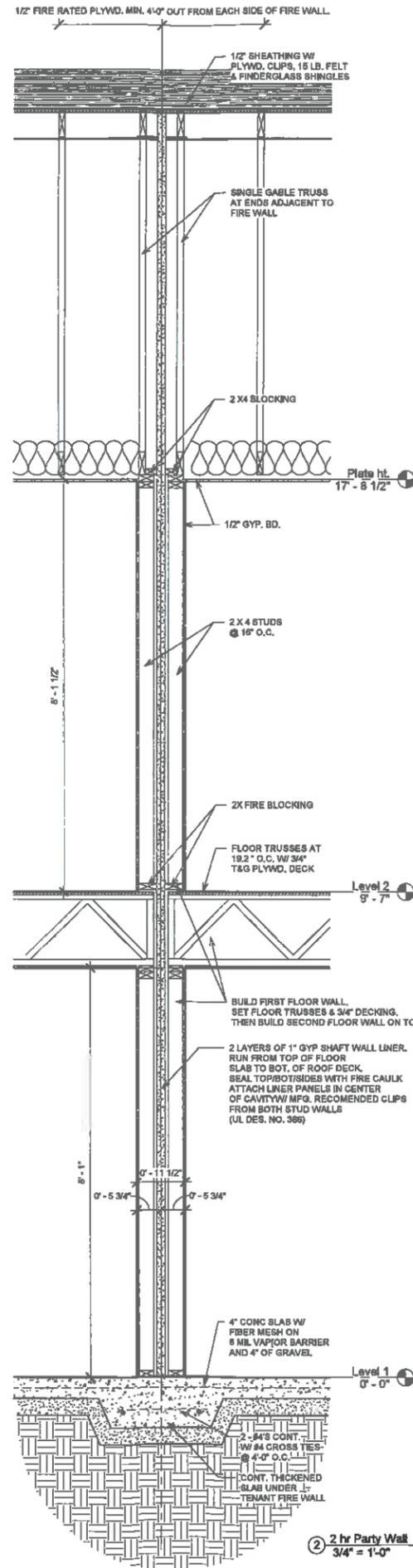


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**Baldwin Commons**  
Owner

SHEET TITLE <b>Five Unit Elevations</b>	DATE	Issue Date
	JOB NO. <b>A204</b>	170500

Enter address here



REVISIONS




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Baldwin Commons  
Owner

Wall Sections

SHEET	DATE	Issue Date	JOB NO.	170500
	A301			

Enter address here



**Weaverville Townhomes Conditional Zoning District  
Application and Supporting Documents**

**Water and Sewer Allocations**



# Metropolitan Sewerage District

of Buncombe County, North Carolina

## Allocation Approval

**This approval is not to be used to obtain a building permit  
and is for gravity sewer extension only.**

---

Applicant:	Warren Sugg	Date: 3/20/2018
Company:		
Mailing Address:	168 Patton Avenue, Asheville, NC 28801	
Phone:	828-252-5388 (Home)	
Project #:	2018082	
Project Name:	WEAVERVILLE TOWNHOMES-RENEWAL	
Project Location:	NORTHCREST ROAD (185)	
PIN:	9732-79-2660, 9733-70-0050, 9733-70-1422	

---

MSD of Buncombe County has approved your request for 15,900 GPD

The connection point (manhole #) will be 63-110157, 63-110146

The project will consist of (53) Townhomes

Your final approval is contingent upon compliance of the items below:

**A GRAVITY ONLY SEWER EXTENSION IS REQUIRED.** Please consult the Sewer Extension Manual for Developers on our website [www.msdbc.org](http://www.msdbc.org). If you still have questions after consulting the website please contact Kevin Johnson at (828)-254-9646.  
May require off-site easement/permission.

### Comments:

**Easement must be reviewed by MSD prior to recording. Easement, along with new sewer system will be conveyed to MSD at project closeout, prior to release of C.O.**

The North Carolina Department of Environmental Quality (NCDEQ) requires MSD to issue this approval based on line condition/capacity of the receiving sewer and remaining plant capacity.

This allocation approval will expire on **03/20/2019** if no construction has started.

If you have any questions, please contact MSD.

A blue ink signature of Kevin Johnson, written over a horizontal line.

Kevin Johnson  
MSD Planning and Development

TOWN OF WEAVERVILLE  
WATER DEPARTMENT

**APPLICATION FOR A COMMITMENT LETTER**

NAME OF APPLICANT Warren Sugg, P.E. PROJECT NAME: Weaverville Condo Project  
ADDRESS: 168 Patton Avenue LOCATION: 152 Monticello Road  
Asheville, NC 28801 Weaverville, NC 28787  
PHONE NO: 828-252-5388 PIN NO: 9733-70-0398; 9733-70-0050; 9732-79-2660  
ELEVATION: 2158

TYPE OF SERVICE:

- RESIDENTIAL  SINGLE FAMILY HOME  
 TWO FAMILY \_\_\_\_\_ NO. OF BUILDINGS  
 MULTI-FAMILY \_\_\_\_\_ NO. OF BUILDINGS  
 RESIDENTIAL SUBDIVISION 53 NO. OF LOTS
- COMMERCIAL  SINGLE COMMERCIAL BUILDING  
 UNIFIED BUSINESS DEVELOPMENT \_\_\_\_\_ NO. OF BUILDINGS \_\_\_\_\_ NO. OF UNITS
- INDUSTRIAL  SANITARY FACILITIES ONLY  
 SANITARY & INDUSTRIAL PROCESS WATER
- OTHER  FIRE SPRINKLER SYSTEM  
 IRRIGATION SYSTEM  
 \_\_\_\_\_

CAPACITY REQUESTED:

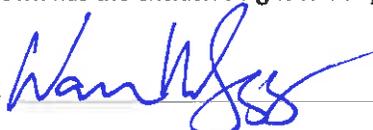
MAXIMUM GALLONS PER MINUTE 106 GPM  
MAXIMUM GALLONS PER DAY 21,200 GPD  
ANTICIPATED DATE OF SERVICE July 2018

PROJECT DESCRIPTION:

By way of attachment(s) provide as much information as possible about this project. At minimum, attach a copy of the county tax map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot elevation.

ACKNOWLEDGMENT:

I Warren Sugg, P.E. understand that the processing fee of \$35.00 paid herewith, is non-refundable and is to cover the costs of processing and investigating this request and that an additional commitment fee based on the size and number of connections is due upon approval. It is further understood that the town has the exclusive right to deny the request for any reason whatsoever.

SIGNATURE  DATE 3/26/18



**Weaverville Townhomes Conditional Zoning District  
Application and Supporting Documents**

**List of Surrounding Property Owners &  
Photos of Surrounding Structures**



**Adjoining Property Owners**

PIN	Owner Name	Address			
973269661100000	YOUNG ROGER E;YOUNG KRISTINA	24 GILL BRANCH RD	WEAVERVILLE	NC	28787
973269786500000	KEENE JAMES H;KEENE HELEN P	9 GILL BRANCH RD	WEAVERVILLE	NC	28787
973269965500000	YOUNG LAWRENCE R;YOUNG REGINA D	16 GILL BRANCH RD	WEAVERVILLE	NC	28787
973279034700000	YOUNG ROGER E;YOUNG KRIS TINA	24 GILL BRANCH RD	WEAVERVILLE	NC	28787
973279337000000	YOUNG ROGER E;YOUNG KRISTINA	24 GILL BRANCH RD	WEAVERVILLE	NC	28787
973279635800000	DT RETAIL PROPERTIES LLC	500 VOLVO PKWY DEPT 300	CHESAPEAKE	VA	23320
973279807000000	HFW ENDEAVORS LLC	1600 Camden RD	Charlotte	NC	28203
973360350300000	ORVA LEE ROBERTS ET AL	900 Patton AVE	Asheville	NC	28806
973360490900000	ROBERTS DON L;ROBERTS ORVA L	900 Patton AVE	Asheville	NC	28806
973360801200000	PADILLA JOSE A	150 ALEXANDER RD	WEAVERVILLE	NC	28787
973360954600000	HFW ENDEAVORS LLC	1600 Camden RD	Charlotte	NC	28203
973370166900000	NICORYA INVESTMENTS LLC	PO BOX 605	WEAVERVILLE	NC	28787
973370278700000	RICE PHILLIP W;RICE JUDY A	87 OLD BURNSVILLE RD	WEAVERVILLE	NC	28787
973370606700000	WAL-MART REAL ESTATE BUSINESS TRUST	702 SW 8TH ST	BENTONVILLE	AR	72716

4 Northcrest Road



9 Gill Branch Road



13 Gill Branch Road



16 Gill Branch Road



22 Weaver View Circle - Hawthorne at Weaverville



24 Gill Branch Road



25 Northridge Commons Parkway - Walmart



31 Northridge Commons Parkway - Dollar Tree



34 Northcrest Road - Telco Community Credit Union



145 Monticello Road



148 Monticello Road





150 Alexander Road



**Weaverville Townhomes Conditional Zoning District  
Application and Supporting Documents**

**Staff Reports**



**Background:**

On November 13, 2017 the applicant appeared before the Zoning Board of Adjustment to amend an existing special use permit related to Northridge Commons. This action was necessary as one of the three subject parcels was subject to the aforementioned SUP. The amendment was achieved as the ZBA found that removing the parcel from the SUP would not create conflict with the further development of parcels found within Northridge Commons.

On January 2, 2018 an application appeared before the Planning and Zoning Board in an effort to consolidate the parcels into the R-12 zoning district where formally the parcels were zoned I-1, C-2, and R-3. Through a majority vote of the Board, a favorable recommendation was ultimately passed along to Town Council related to the rezoning.

On January 22, 2018 a public hearing was conducted before Town Council related to the rezoning application. I, along with Warren Sugg of Civil Design Concepts and owner Ken Jackson, appeared before Town Council to discuss the proposal. No member of the public offered comment. The rezoning passed via a unanimous vote of Town Council.

Also on January 22, 2018 the applicant achieved a waterline extension and allocation request for a multifamily residential complex consisting of fifty units via a unanimous vote of Town Council.

On April 16, 2018 the project appeared again before Town Council for their initial consideration of the conditional zoning district application and plans. Special note was made related to the increase of units from 50 to 53 and an amendment was achieved to the aforementioned waterline extension and allocation request reflective of this change. The conversation before Town Council related to the application and plans largely revolved around the sidewalks to be constructed in conjunction with the project as staff reported the applicants desire to appear before the Zoning Board of Adjustment in an attempt to achieve a waiver from sidewalk requirements as allowed by section 36-24. In short, this section requires that sidewalks shall be constructed along all street frontages of the lot(s) for which the development is proposed. A strict implementation of this requirement would mean that sidewalks are to be required along Gill Branch Road and Monticello Road as well as new roads constructed on the interior of the project. Town Council opinion was divided on this issue and staff and the applicant have agreed that the sidewalks will be dealt with legislatively during this conditional zoning district rezoning process.

**Application, Plans and Supporting Documents:**

During its review of the application, plans and supporting documents staff has found some corrective items related to same and are listed as follows. It is the opinion of staff that despite the referenced proposed revisions, the information before you for your consideration made requisite by municipal ordinance constitutes a complete and actionable application.

- Staff is proposing an update to the survey page to properly reflect the underlying zoning district in which the parcels are found as R-12. As the Board is aware, the parcels were formally zoned I-1, C-2 and R-3 and a rezoning was achieved in January to consolidate the parcels into the R-12 Zoning District, explaining why the survey as presented was showing the previous zoning districts.
- Staff is proposing a revision to the Site Plan shown on sheet 201 related to the building data shown under development data. Said revision should better couple the building types listed under development data and building types shown on the plan.
- Staff is proposing a revision to the Site Plan shown on sheet 201 adding the zoning of surrounding properties under Buncombe County jurisdiction. Zoning of parcels within the Town of Weaverville immediately to the east is shown.
- Staff is proposing a revision to the Site Plan shown on sheet 201 related to the five overflow parking places found on the south of the property. Said revision calls for showing the area immediately behind the parking places as striped for no parking due to a concern related to emergency vehicle access and turnaround. This may be achieved via no parking signs as the project comes to fruition but striping is preferred to be shown on plans.
- Staff may be proposing a revision to the Water Plan shown on sheet 601 related to the creation of a looped water system for the project. It is my understanding that the applicant has been in contact with our Public Works Director related to this revision of the system shown and more content related to this conversation may be found in an additional staff report provided by the Public Works Department.
- There are two documents called for by the application for a conditional zoning district which are not included in this packet of information. Those being an application for a Buncombe County stormwater permit and an NCDOT driveway permit. Though the application calls for these documents they are not required by ordinance and the applicant will acquire these documents through other authorities if required.

**Table of Dimensional Requirements Compliance:**

As the Board is aware, the creation of a conditional zoning district is effectively the creation of a new zoning district. However, it has been my experience that the underlying zoning district and dimensional requirements found therein serve as a good foundation for beginning a review of a proposed project and plans. On May 16, 2016 Town Council, following a positive recommendation from the Planning and Zoning Board, implemented the new R-12 Zoning District to accommodate multifamily residential uses up to a density of 12 units per acre. With the creation of the R-12 Zoning District the Table of Dimensional Requirements was also amended to include the spatial requirements established for those parcels found within the new district. The following is a comparative table listing the spatial requirements found for the R-12 Zoning District and those proposed by the Weaverville Townhomes project.

<u>Established by R-12</u>	<u>Proposed by CZD</u>
Units permitted based upon acreage: 101	Units Proposed: 53
Front setback: 30'	Front setback: 40'
Side setback: 25'	Side setback: 25'
Rear setback: 25'	Rear setback: 25'
Height: 45' and no more than 3 stories	Height: 30'
Buffering: N/A	Buffering: N/A

Based upon these listed criteria, it is the opinion of staff that the project is in compliance with the dimensional requirements established just shy of two years ago for the R-12 Zoning District.

**Proposed Items for the Board’s Consideration Related to the Creation of a Conditional Zoning District for the Weaverville Townhomes Project:**

Site Visit:

Should the Board deem it useful, staff is willing to organize and advertise a special called meeting for the purpose of a site visit to the subject properties.

Sidewalks:

As previously mentioned, sidewalks are traditionally required for all new multifamily residential development. In this particular instance there exists no connectivity to the proposed project and neighboring commercial development. Could the applicant in conjunction with Walmart create such a connection along Northcrest Road? Could pedestrian access be achieved by exiting overflow parking areas bordering Walmart and navigating the slope down to the side parking lots present for existing commercial development? A councilman did note during the aforementioned initial review that there will be pedestrian traffic to existing commercial development whether sidewalks are present or not. Internal sidewalks are shown on the site plan.

Fencing:

Language specific to the conditional zoning district which created Weaver Village prohibited bare metal fencing and required a fence, four feet in height to be installed along the top of a retaining wall shown on the plans. Areas which may benefit from fencing can be considered.

Buffering:

Buffering within the underlying zoning districts would not be required as the onus is placed on new commercial and industrial uses to buffer themselves from residential development. Here we have the order reversed but there may be some desire or need for buffering to be installed.

Restricting Pedestrian Access:

As it related to the Fairfield Inn special use permit, there was a strong desire to segregate via fencing the hotel parcel from neighboring residential parcels along Alexander Road.

Restricting Vehicular Access:

A concern has been raised at a previous meeting of the Planning and Zoning Board about the vehicular connectivity of the subject parcels and Walmart. Language specific to the conditional zoning district which created Weaver Village established a non-development easement around the portions of the project which bordered neighboring residential uses. The purpose of this easement was two fold in that it ensured the project would not expand beyond the scope of the development shown and prohibiting interconnectivity with any future development.

Construction and Finishing Materials:

Language specific to the conditional zoning district which created Weaver Village establishes specific construction finishing materials to be used in order to achieve a certain look and style. Said materials include stone, wood timbers, brick, stucco, cement siding and cedar shake shingles. It should be noted that these very same materials were the subject of an appeal of an administrative decision before the Zoning Board of Adjustment. It should also be noted, especially in quick succession from the conversation related to accessory structures, that State statute will not allow a jurisdiction to legislate the appearance of residential structures in most instances. Conditional zoning districts are one of the occasions where it is permissible to legislate design standards.

Overflow Parking:

Parking has been provided in excess of what the ordinance requires which is two spaces per dwelling. 37 additional spaces are shown as provided overflow parking. This number is subject to change should the Board find it necessary.

Curb Design:

The curb design shown in detail on the site plan calls for a valley curb. For reference, Creekside Village is another development which has installed this particular type of curb. While there are some positives to this design, one drawback that I have encountered within the aforementioned development is people parking on the sidewalks. Perhaps this will subside as the development comes to completion and the ratio of overflow parking provided by this project vastly exceeds that provided by Creekside Village. Plus, the sidewalk in the proposed development will be private as the roads are shown to be private.

Procedures for Plat Approval and Recordation:

Completion of infrastructure?

Who approves?

Some combination of the Town Attorney and myself will be sharing with you our experience related to some difficulties encountered in approving and recording plats which have been exempted from the subdivision review process for your consideration.

Completion of Construction:

Ordinance calls for the completion of construction within 730 days upon obtainment of the necessary permits based upon the size of the project and the ability for Town Council to grant an additional 180 days for good cause shown. Given that the project is shown as single phase construction with an anticipated completion in 24 months, does there need to be some additional time built in?

Outdoor Lighting:

A specific reference to the outdoor lighting standards has been made in a couple special use permits established by the Zoning Board of Adjustment. I think it would be practical to include the same language related to this project.

---

Sec. 36-84. - Conditional zoning district.

- (a) *Intent.* The CZD-conditional zoning districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the general district has insufficient standards to mitigate the site-specific impact on surrounding area.
- (b) *Use permitted.* The uses which may be considered for a conditional zoning district shall be established on an individual basis, at the request of the property owner, according to the procedures of section 36-83(d). Zoning of a conditional zoning district is not intended for the securing of early or speculative reclassification of property. It is expected that, in most cases, a general district will appropriately regulate site-specific impact of permitted use and structures on surrounding areas.
- (c) *Definition of conditional zoning district.* For purpose of this section, a "conditional zoning district" shall be defined as a zoning district in which the development and use of the property included in the district is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. If the property use is ever proposed to be changed from the original approved plan, then the new proposed use and plan must be resubmitted for approved by the town council.
- (d) *Petition of request.* Property may be rezoned to a conditional zoning district only in response to and consistent with a petition of the owners, or agents of the owners of all of the property to be included in the district and shall be accompanied by an official petition, a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:

- (1) A petition for a conditional zoning district must include a site plan and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;
  - (2) A boundary survey and vicinity map showing the property's total acreage, current zoning classification(s) general location in relation to major streets, date and north arrow;
  - (3) Existing topography on the site and within 300 feet of the boundary of the site, and the general nature of the proposed topography contours shown at a maximum of five feet;
  - (4) All existing easements, reservations, rights-of-way, and any other valid restrictions on the use of the land;
  - (5) The number and general location of all proposed structures;
  - (6) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;
  - (7) All yards, buffers, screening, and landscaping required by the town code;
  - (8) All existing and proposed points of access to public streets and the locations of proposed new streets;
  - (9) Delineation of areas within the floodplain;
  - (10) Proposed number and location of the signs;
  - (11) Proposed phasing, if any, and the approximate completion time for the project;
  - (12) The location of existing and proposed storm drainage patterns and facilities intended to serve the development;
  - (13) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;
  - (14) A list of adjoining properties including county tax parcel numbers and the name and address of each owner, provided in digital form;
  - (15) The location of significant trees on the petitioned property;
  - (16) The scale of buildings relative to adjoining properties, including sight lines;
  - (17) Information on the height of all proposed structures;
  - (18) Exterior features of all of the proposed development;
  - (19) Any supporting text shall constitute part of the petition.
- (e) *Time limits.* A time limit of 240 calendar days for securing applicable permits in order to construct the project and 365 calendar days thereafter for completion of the project; provided, however, the town council may approve up to an additional 365 calendar days for completion of the project, for good cause shown. In the event that the project involves more than three acres and/or more than 15,000 thousand square feet, the time period for securing applicable permits for the project shall be 365 calendar days and the time period for completion of the project shall be 730 calendar days thereafter; provided, however, the town council may approve up to an additional 180 calendar days for completion of the project, for good cause shown. Conditional zoning district projects that have approved detailed plans and have secured applicable permits for start of construction as of May 1, 2009, but on which there has not been a start of construction, will have an additional 12 months to be added to the construction time limits in this subsection from the date of approval of the detailed plans for the completion of the project.
- (f) *Minor modifications.* Minor modifications to a project shall be submitted to the zoning administrator for review. No building permit for the proposed development or any part thereof shall be issued until

the zoning administrator has determined that the pertinent detailed plans are in accordance with the application and general plans as approved by the town council.

- (g) *Future variance request.* Property zoned CZD will not be able to apply for a variance on the approved project.
- (h) *Maintaining the zoning district.* CZD is a change in the zoning district and therefore is maintained after the sale of the property. If the property owner wishes to change the approved CZD plan, the property owner must reapply with the town council for a zoning change.
- (i) *Guarantee of conditions.* At the discretion of the town council, the council may require the property owner to guarantee the performance or completion of conditions included in the approved conditional zoning plan. Such guarantee may be in the form of:
  - (1) A surety performance bond made by a surety bonding company licensed and authorized to do business in the state;
  - (2) A bond of the developer with an assignment to the town of a certificate of deposit as security for the bond;
  - (3) A bond of the developer secured by an official bank check drawn in favor of the town and deposited with the town clerk;
  - (4) Cash or an irrevocable letter of credit; or
  - (5) A bank escrow account whereby the developer deposits cash, a note, a bond or some other instrument readily convertible into cash for a specific face value, with a federally insured financial institution in an account payable to the town. The amount of the guarantee shall be determined by the town council.
- (j) *District approval.* If a petition for a conditional zoning is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district. Each conditional zoning district will be given a special number, distinguishing such district from another zoning district.
- (k) *Planning and zoning review.* All conditional zoning shall require that the request be submitted to the town planning and zoning board to determine if approvals of such plans are made in consideration of identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents. A statement analyzing the reasonableness of the proposed rezoning shall be prepared by the town planning and zoning board for each petition for a rezoning to a conditional zoning district and submitted to the town council for final action on the request.
- (l) *Public involvement.* Before a public hearing may be held by the town council on a petition for a conditional zoning the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review.

Notice of such a public hearing shall be given to all the property owners within 200 feet of the property boundaries and in accordance with the provisions of G.S. 160A-364.
- (m) *Judicial review.* Conditional zoning district decisions under this section are a legislative process and not subject to judicial review.

In the event of noncompliance by a property owner or any subsequent resale or lease of a property for use other than that stipulated in the original CZD approval, the property owner would be in violation of the town zoning ordinance.

- (n) *Approval procedures.* Except as specifically modified by this section, the procedures to be followed by the town council in reviewing, granting, or denying any petition for conditional zoning shall be the same as those established for general use district zoning petitions under G.S. Ch. 160A, Art. 19. Each ordinance adopted by town council which establishes a conditional zoning district within the Town of Weaverville is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.

Warren,

Phillip Turbyfill, Water Maintenance Supervisor, and I have completed our review of your water line plans for Weaverville Townhomes dated 4/2/18. Our comments are described below.

1. The point of connection should be revised to begin at the southern valve near Northcrest Road along Monticello Road. You have shown your line connecting at the valve for the existing fire hydrant.
2. Please show any air-release valves and blow-off valves, if needed.
3. Due to the number of paired Siamese connections for the townhomes (shown as a single 1" line to a pair of 5/8" meters), we will require an 8" line in lieu of the 6" line shown to ensure adequate pressure and flow.
4. Where possible within our water system, we recommend a looped system to serve developments. In your case, this would normally mean a loop that would extend from behind Unit #38 to and along Gill Branch Road to Monticello Road, then crossing Monticello to the 12" line on the west side. However, this would not provide a true loop in the event that the 12" line in Northcrest Road is out of service and cannot provide service to the Monticello Road 12" line. Therefore, we will require that you extend the 8" line that currently is shown as ending near Unit #53, running down the slope parallel to the proposed sewer line, and connect to the existing 8" line behind Wal-Mart and Dollar Tree. This existing 8" line is served independent of the 12" line in Northcrest Road through multiple loops around Lowes, Steak & Shake, and both in front of and behind Wal-Mart; thus a break in service on the 12" Northcrest Road line could be isolated and flow passed thru the 8" line to your development as well as to Monticello Road until service on the 12" line is restored.
5. Provide a stub out (approximately 20') from the end of your line behind Unit #38 to the right-of-way of Gill Branch Road.
6. We need detail sheets, profiles and stationing, general water notes (see attached), material lists, etc. in order to complete our review.

Please review these comments and feel free to call or email with any questions.

Thanks, and have a good weekend.

**Dale Pennell, PE, PLS**  
**Public Works Director**  
**Town of Weaverville**  
**15 Quarry Road**  
**Weaverville, NC 28787**  
**828-645-0606 Office**  
**828-231-7050 Cell**

## TOWN OF WEAVERVILLE WATER NOTES

1. A PRECONSTRUCTION MEETING IS REQUIRED NO EARLIER THAN 4 WEEKS AND NO LATER THAN 2 WEEKS PRIOR TO BEGINNING CONSTRUCTION. AN ON SITE MEETING IS ALSO REQUIRED PRIOR TO BREAKING GROUND. REPRESENTITIVES FROM ALL PARTIES MUST ATTEND EACH MEETING. ATTENDEES SHALL INCLUDE OWNER/DEVELOPER, UTILITY CONTRACTOR AND UTILITY CONTRACTOR FORMAN ASSIGNED TO SAID LINE INSTALLATION, DESIGN ENGINEER/FIELD INSPECTOR FOR THE DEVELOPER AND WEAVERVILLE WATER DISTRIBUTION SUPERINTENDENT OR ENGINEER/INSPECTOR ASSIGNED TO THIS PROJECT BY THE TOWN OF WEAVERVILLE.
2. MATERIALS AND INSTALLATION OF WATER LINES SHALL CONFORM TO THE TOWN OF WEAVERVILLE "STANDARD DETAILS FOR CONSTRUCTION", THE PROVISIONS OF WEAVERVILLE TOWN CODE AND CURRENT DESIGN GUIDELINES UNDER THE INSPECTION OF THE TOWN OF WEAVERVILLE AND SHALL BE INSTALLED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
3. A TWENTY (20) FOOT PERMANENT EASEMENT IS REQUIRED FOR ALL WATERLINES NOT LOCATED WITHIN NCDOT RIGHT-OF-WAYS. WATERLINES SHALL BE LOCATED IN THE CENTER OF SAID EASEMENT. SAID RIGHT-OF-WAY AND THE WATERLINES CONSTRUCTED THEREIN SHALL BE CONVEYED TO THE TOWN OF WEAVERVILLE. EASEMENT SHALL EXTEND 10' BEYOND END OF LINE.
4. MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER LINE AND SANITARY SEWER LINES. IN THE CASE THESE SEPARATIONS CANNOT BE MAINTAINED, SEWER LINES SHALL BE DUCTILE IRON. SEWER LINES SHALL BE DUCTILE IRON FOR A LENGTH OF 10' FROM THE POINT OF INTERSECTION WITH WATER LINE.
5. MAINTAIN MINIMUM 18" CLEARANCE BETWEEN WATER LINE AND STORM DRAINAGE FOR 90 DEGREE (APPROX.) CROSSINGS AND A MINIMUM OF 24" WHERE WATER LINE PARALLELS STORM DRAINAGE PIPES, CATCH BASINS OR MANHOLES. WATERLINE BURY DEPTH IS 3' (36 inches).
6. ALL INLINE VALVES, VALVES AT TEES, REDUCERS AND BLOWOFF SHALL BE INSTALLED WITH DEADMAN RESTRAINT IN ACCORDANCE WITH STANDARD DETAIL W-5 and W14.
7. ALL MECHANICAL JOINT FITTINGS SHALL BE EQUIPPED WITH MECHANICAL JOINT RESTRAINTS IN ADDITION TO THRUST BLOCKING AND RODDING SHOWN ON THE DETAILS.
8. ALL BRASS FITTINGS MUST BE CERTIFIED LEAD FREE
9. MAINTAIN 5' SEPERATION BETWEEN WATER LINES AND OTHER UTILITIES/POLES.
10. WATER METERS SHALL BE LOCATED WITHIN 5' (five feet) OF EDGE OF PAVEMENT.

11. WATER FOR TESTING, FLUSHING AND DISINFECTION WILL BE PROVIDED AT THE "POINT OF CONNECTION" ONLY THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND UNDER THE DIRECT SUPERVISION OF THE TOWN. NO PERMANENT TIE-IN CONNECTION WITH THE TOWN'S EXISTING SYSTEM WILL BE PERMITTED UNTIL THE NEW WATER LINES HAVE BEEN FLUSHED, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED HEREIN.
12. PRIOR TO DISINFECTION (CHLORINATION), ALL NEW WATER LINES SHALL BE FILLED TO ELIMINATE ALL AIR POCKETS AND THEN FLUSHED AT A MINIMUM VELOCITY OF 2.5 Ft/Sec TO REMOVE ALL CONTAMINANTS. THE REQUIRED BACKFLOW PREVENTION DEVICE AT THE "POINT OF CONNECTION" SHALL BE OF SUFFICIENT SIZE TO ALLOW ADEQUATE FLOW FOR FLUSHING.
13. AFTER FILLING AND FLUSHING AS OUTLINED IN 7 ABOVE THE NEW WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE TESTING PROCEDURES OUTLINED IN THE TOWN OF WEAVERVILLE STANDARD DETAILS FOR CONSTRUCTION.
14. AFTER FLUSHING AND PRESSURE TESTING, THE NEW WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 BY THE "CONTINUOUS-FEED METHOD" OUTLINED IN C651 SECTION 4.4.3. CHLORINE GRANULES OR TABLETS PLACED IN THE LINE DURING CONSTRUCTION WILL NOT BE CONSIDERED AS ADEQUATE DISINFECTION UNDER THIS METHOD.
15. AFTER DISINFECTION, FINAL FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH AWWA C651 SECTION 4.5. AFTER FINAL FLUSHING BACTERIOLOGICAL SAMPLES MUST BE COLLECTED AND SUBMITTED TO A NC CERTIFIED LABORATORY FOR ANALYSIS. THE FINAL TIE- IN AT THE POINT OF CONNECTION AND ANY ADDITIONAL TIE-INS TO THE TOWN'S EXISTING WATER SYSTEM, WILL BE ALLOWED ONLY AFTER COMPLETION OF ALL TESTING, DISINFECTION, AND SAMPLING AND WILL BE MADE ONLY UNDER THE DIRECT SUPERVISION OF THE TOWN.
16. TREES SHALL NOT BE PLANTED WITHIN THE DESIGNATED EASEMENT AREA.

Good Afternoon Mr. Eller,

This is in reference to our initial discussion about the townhomes planned for the corner of Northcrest Road and Gill Branch Road. There are three areas where I will need additional information.

- The dead end road near unit 53 will need to have an approved fire apparatus turnaround. The examples of these turnarounds can be found in the NC Fire Prevention Code. 2012 Edition. Appendix D. Figure D103.1
- Will this be a gated access community ? If so, I will need information on access gates with dimensions and details on operation.
- Relocate the fire hydrant at the end near unit 53 to the outer radius of curve near unit 48. Aprox. 35 feet from building.

If you have any other questions, please feel free to contact my office.

***Kile R. Davis***

***Fire Marshal***

***Weaverville Fire Department***

PO Box 338/3 Monticello Rd.

Weaverville, NC 28787

(828)484-7033 Office

(828)231-4209 Cell

(828)658-9868 Fax

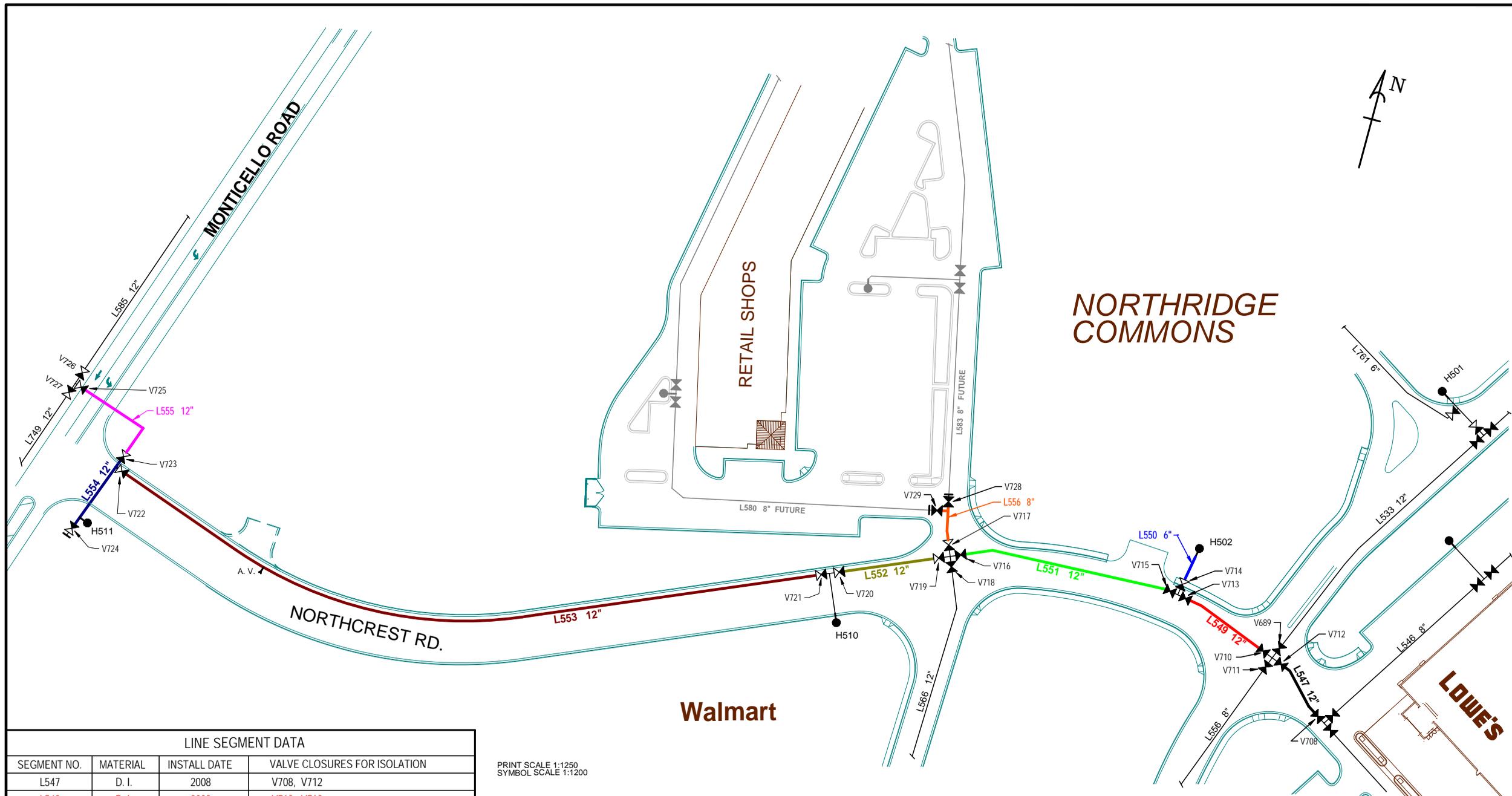
[kdavis@weavervillefd.org](mailto:kdavis@weavervillefd.org)





**Weaverville Townhomes Conditional Zoning District  
Application and Supporting Documents**

**Waterline Segment Drawings**



LINE SEGMENT DATA			
SEGMENT NO.	MATERIAL	INSTALL DATE	VALVE CLOSURES FOR ISOLATION
L547	D. I.	2008	V708, V712
L548	D. I.	2008	V710, V713
L549	D. I.	2008	V714
L550	D. I.	2008	V715, V716
L551	D. I.	2008	V719, V720
L552	D. I.	2008	V721, V722
L553	D. I.	2008	V722, V723
L554	D. I.	2009	V723, V725
L555	D. I.	2008	V717

PRINT SCALE 1:1250  
SYMBOL SCALE 1:1200

- LEGEND**
- VALVE - FLOW IN BOTH DIRECTIONS
  - VALVE - FLOW IN DIRECTION OF ARROW
  - REDUCER
  - FIRE HYDRANT - AUXILIARY VALVE NOT SHOWN

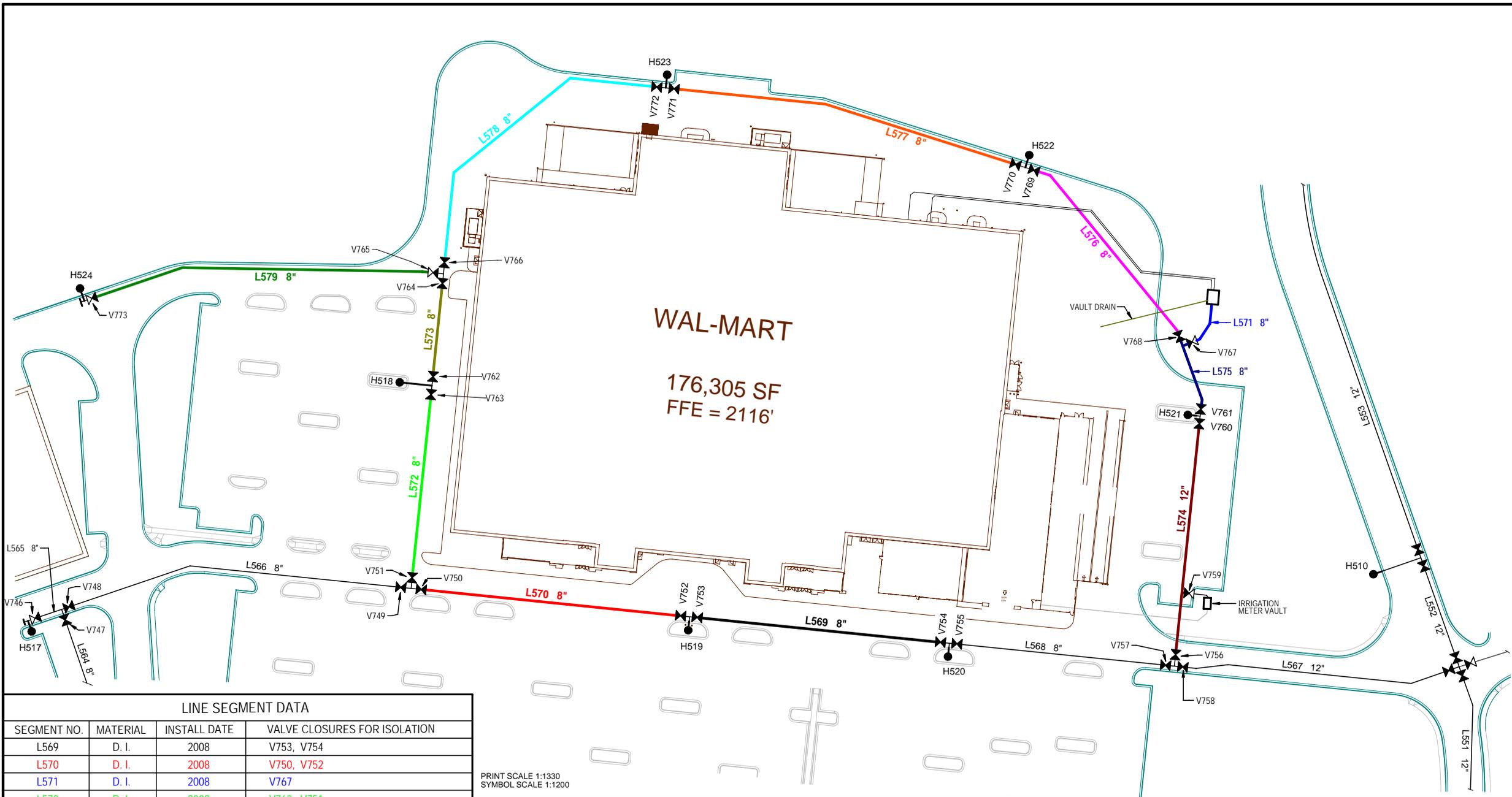
**WEAVERVILLE WATER DEPARTMENT**

**WATERLINE SEGMENT MAP**

DATE: 11/12/2013      SCALE: NONE

DRAWN BY: L. T. SPRINKLE

SEGMENT NO.  
**L547 - L555**



LINE SEGMENT DATA

SEGMENT NO.	MATERIAL	INSTALL DATE	VALVE CLOSURES FOR ISOLATION
L569	D. I.	2008	V753, V754
L570	D. I.	2008	V750, V752
L571	D. I.	2008	V767
L572	D. I.	2008	V763, V751
L573	D. I.	2008	V764, V762
L574	D. I.	2008	V760, V756
L575	D. I.	2008	V768, V761
L576	D. I.	2008	V769, V768
L577	D. I.	2008	V771, V770
L578	D. I.	2008	V772, V766
L579	D. I.	2008	V765

PRINT SCALE 1:1330  
SYMBOL SCALE 1:1200

LEGEND

- VALVE - FLOW IN BOTH DIRECTIONS
- VALVE - FLOW IN DIRECTION OF ARROW
- REDUCER
- FIRE HYDRANT - AUXILIARY VALVE NOT SHOWN

WEAVERVILLE WATER DEPARTMENT

WATERLINE SEGMENT MAP

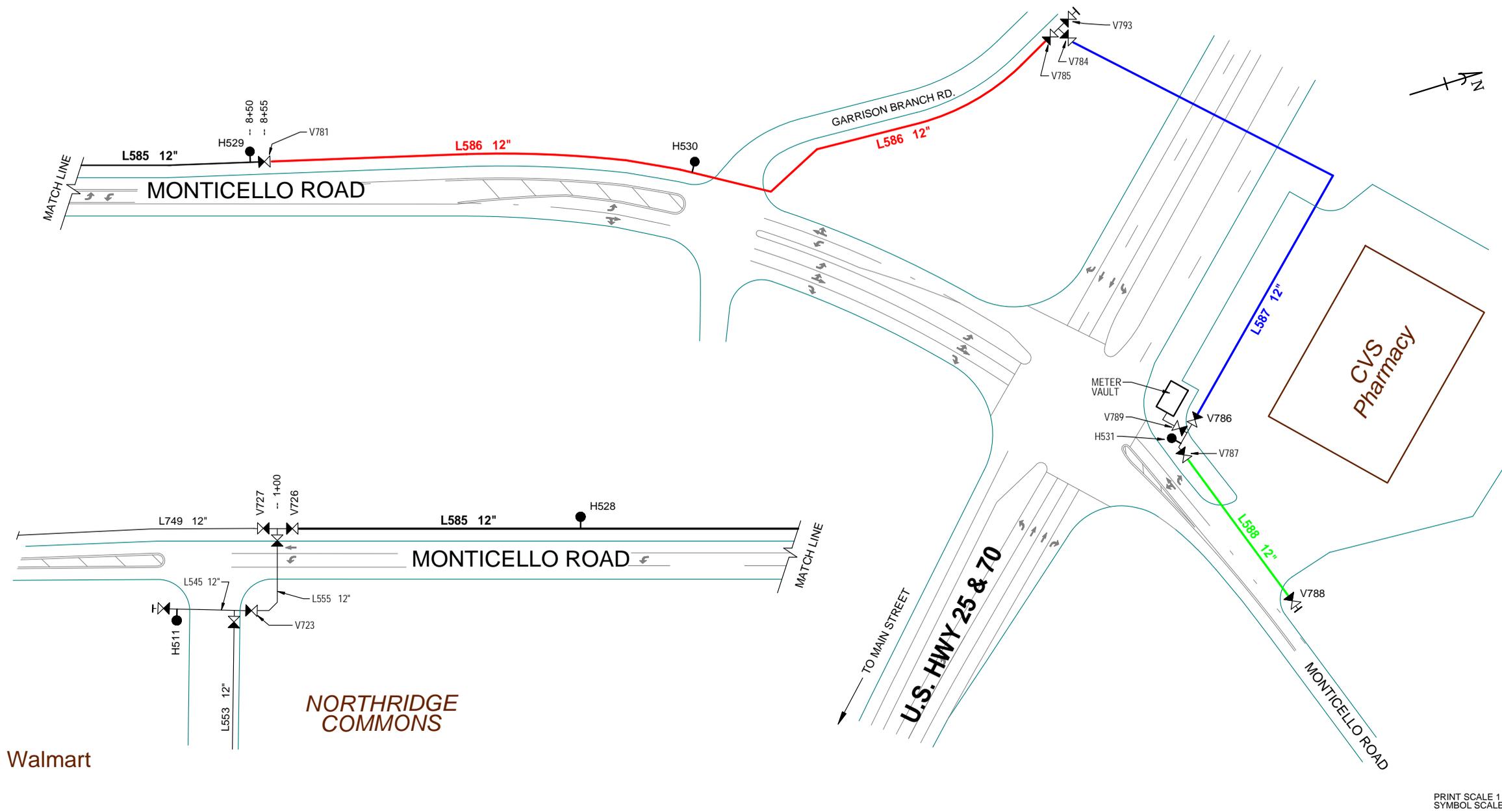
DATE: 01/30/2009

SCALE: NONE

DRAWN BY: L. T. SPRINKLE

SEGMENT NO.

L569 - L579

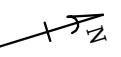


Walmart

NORTHRIDGE COMMONS

CVS Pharmacy

TO MAIN STREET  
U.S. HWY 25 & 70



PRINT SCALE 1 : 1400  
SYMBOL SCALE 1 : 1400

LINE SEGMENT DATA			
SEGMENT NO.	MATERIAL	INSTALL DATE	VALVE CLOSURES FOR ISOLATION
L585	D. I.	2009	V726, V781
L586	D. I.	2009	V781, V785
L517	D. I.	2009	V784, V786
L588	D. I.	2009	V787
L589			LINE NO. RESERVED

- LEGEND
- VALVE - FLOW IN BOTH DIRECTIONS
  - VALVE - FLOW IN DIRECTION OF ARROW
  - REDUCER
  - FIRE HYDRANT - AUXILIARY VALVE NOT SHOWN

WEAVERVILLE WATER DEPARTMENT

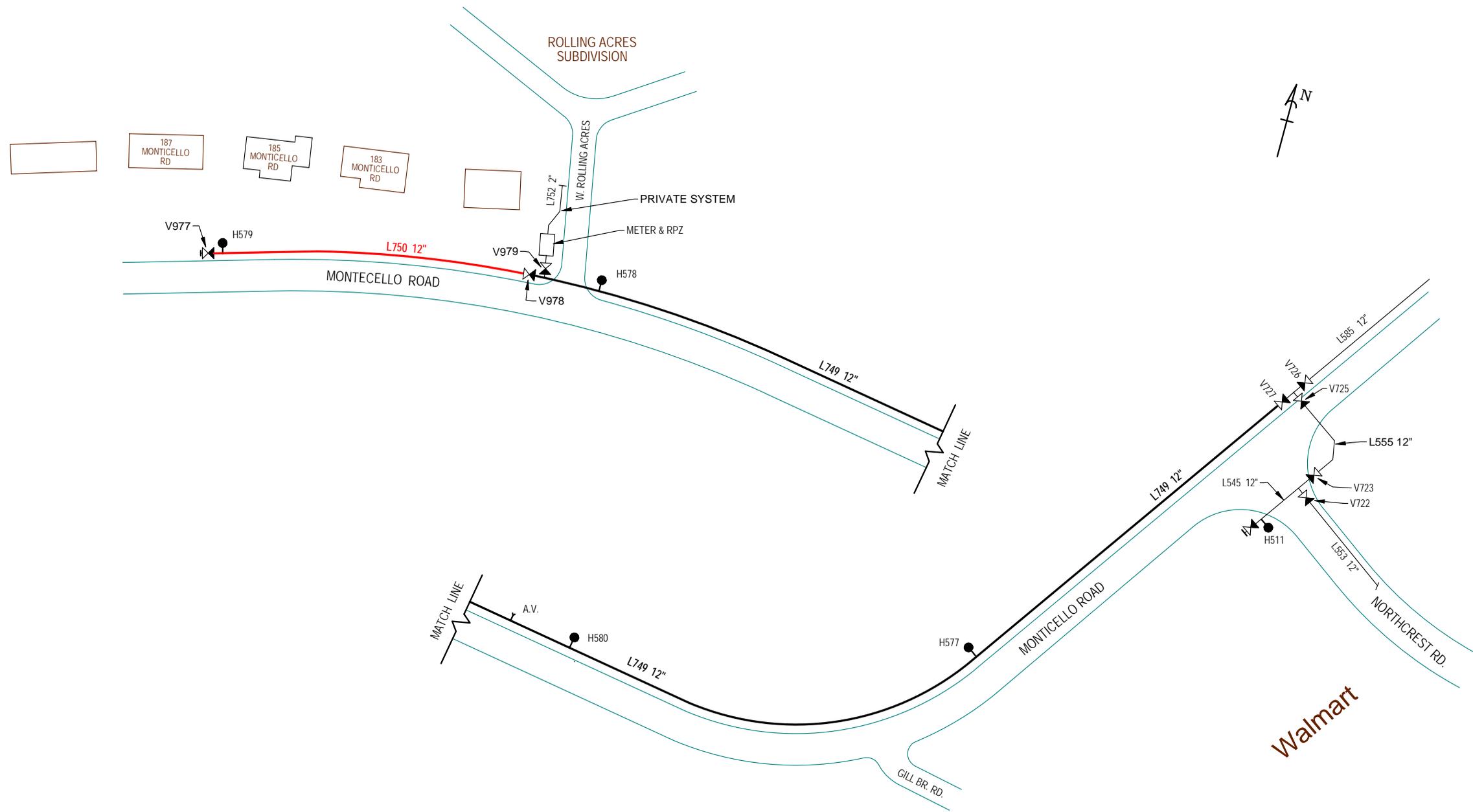
WATERLINE SEGMENT MAP

DATE: 11/12/2013      SCALE: NONE

DRAWN BY: L. T. SPRINKLE

SEGMENT NO.

L585 - L589



LINE SEGMENT DATA

SEGMENT NO.	MATERIAL	INSTALL DATE	VALVE CLOSURES FOR ISOLATION
L749	D. I.	2013	V727
L750	D. I.	2013	V978
L751			LINE NO. RESERVED

LEGEND

- VALVE - FLOW IN BOTH DIRECTIONS
- VALVE - FLOW IN DIRECTION OF ARROW
- REDUCER
- FIRE HYDRANT - AUXILIARY VALVE NOT SHOWN

WEAVERVILLE WATER DEPARTMENT

WATERLINE SEGMENT MAP

DATE: 11/12/2013

SCALE: NONE

DRAWN BY: L. T. SPRINKLE

SEGMENT NO.

L749 - L751