



**Town of Weaverville
Planning and Zoning Board
Council Chambers, Town Hall
Tuesday, May 22, 2018, 6:00pm**

Agenda

1. Call to Order – Chairman Doug Theroux.
2. Discussion Related to a Proposed Conditional Zoning District Application for the Project Commonly Known as Weaverville Townhomes.
3. Direction to Staff and Applicant Related to the Advancement of the Review Process for the Aforementioned Conditional Zoning District Application.
4. Adjournment.



**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

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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.

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\$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

Site plans have been updated reflective of the conversations on May 1, 2018. Highlights include accurate zoning language for the property survey, accurate building data and labels, showing of all surrounding zoning distinctions both county and municipal, striping an area as no parking for the purpose of emergency vehicle access and turnaround, the creation of a "looped" water system as per public works and the expansion of the sidewalk and trail system to provide access to adjoining properties.

Further details related to these revisions may be found in the staff report within this document.

The site plan containing a majority of the information for this consideration may be found on page 10 of 71.

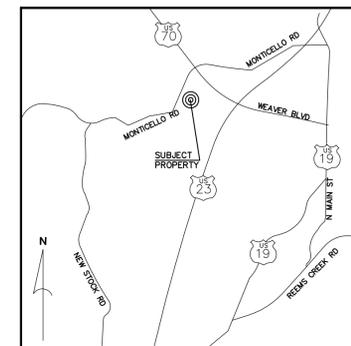
WEAVERVILLE TOWNHOMES

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
C301	SITE PLAN
C300	OVERALL GRADING PLAN
C301	ROUGH GRADING PLAN
C302	ROAD PROFILES
C501	STORM DRAINAGE PLAN
C601	WATER PLAN
C602	WATER PROFILES
C701	SEWER PLAN
C702	SEWER PROFILES
C921	SITE DETAILS
C931	EROSION CONTROL DETAILS
C951	STORM WATER DETAILS
C952	STORM BMP DETAILS
C953	STORM BMP DETAILS
C961	WATER DETAILS
C971	SEWER DETAILS
C972	SEWER DETAILS
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



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

52 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 28786
PHONE (828) 452-4400
FAX (828) 452-5455

NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	CZD APPLICATION SUBMITTAL	
2.	05/01/2018	BC SW SUBMITTAL	
3.	05/02/2018	MSD SUBMITTAL	



COVER FOR:

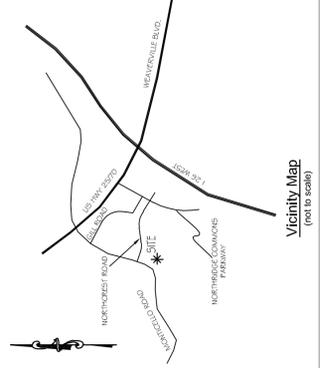
WEAVERVILLE TOWNHOMES

NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW
 CDC PROJECT NO.: 11664
 MSD PROJECT NO.: 2018082

SHEET

C000



NOTES

- * All areas calculated by coordinate computation method.
- * This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
- * This plat may be subject to right-of-way, easements, encroachments and restrictions, within 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 1-800-632-4949 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 370073300J, effective date January 6, 2010.
- * All distances shown hereon are horizontal ground distances unless otherwise noted. Major Contour Interval: 5'; Minor Contour Interval: 1'.
- * 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).
- * 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 15 feet, provided visible, all weather shoulders are provided on each side of the 15-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 hereon has not been surveyed, reviewed, or approved and is shown hereon for planning purposes only.

ZONING INFORMATION

R-12
FRONT: 30'
REAR: 10'

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

NOTE: RIGHT-OF-WAY CLAIMED TO MAINTENANCE LIMITS ALONG TO ALEXANDER ROAD (S.R. 1808) FIELD D.B. 5448, PG. 1381

NOTE: RIGHT-OF-WAY CLAIMED TO MAINTENANCE LIMITS ALONG ALEXANDER ROAD (S.R. 1808) FIELD D.B. 5448, PG. 1381 ACCORDING TO P.B. 108, PG. 186. P.B. 108, PG. 186. NO RECORD OF CONVEYANCE FOUND

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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	388.20'	67.55'	67.47'	S 71°20'0" E
C2	448.20'	89.38'	89.24'	S 89°05'3" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 24°17'45" E	29.75'
L2	N 39°27'06" E	51.09'
L3	N 43°26'58" E	84.53'
L4	N 16°05'30" E	34.58'
L5	N 05°04'41" E	44.77'
L6	N 05°41'59" W	56.98'
L7	N 15°09'24" W	15.00'
L8	N 25°05'53" W	13.63'
L9	N 30°52'24" W	33.19'
L10	N 70°43'37" E	50.29'
L11	N 70°57'04" E	80.00'
L12	N 70°43'37" E	50.29'
L13	N 70°57'04" E	80.00'
L14	N 70°43'37" E	50.29'
L15	N 67°44'12" E	53.87'
L16	N 85°57'46" E	45.84'
L17	N 85°57'46" E	45.84'
L18	N 81°55'17" E	33.90'
L19	N 81°55'17" E	33.90'
L20	N 80°55'55" E	42.72'
L21	N 80°55'55" E	42.72'
L22	N 89°24'05" W	47.33'
L23	N 79°44'05" W	70.02'
L24	N 79°44'05" W	70.02'
L25	N 08°17'46" W	14.62'
L26	N 38°04'32" E	55.00'
L27	N 29°39'32" E	57.20'
L28	N 05°58'18" E	4.22'
L29	N 05°58'18" E	4.22'
L30	N 85°26'42" E	14.43'
L31	N 85°26'42" E	14.43'
L32	N 03°34'58" W	30.11'
L33A	N 85°25'03" W	274.78'
L33B	N 85°25'03" W	274.78'
L34	N 49°27'01" W	20.02'
L35	N 21°49'24" W	15.95'
L36	N 21°49'24" W	15.95'
L37	S 21°49'24" W	106.43'
L38	N 86°27'22" E	124.22'
L39	N 86°27'22" E	124.22'
L40	N 86°27'22" E	124.22'
L41	S 85°27'22" W	194.31'
L42	S 85°27'22" W	194.31'
L43	S 85°25'03" W	402.79'

PHILIP B. WHITE, P.L.S. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACCURATE SURVEY AND UNDER MY SUPERVISION USING THE MOST ACCURATE AVAILABLE SURVEILLANCE SYSTEM (GNSS) PROCEDURES AND TRADITIONAL FIELD PROCEDURES. PROPERTY DESCRIPTIONS, DISTANCES, BEARINGS, AND PLAT BOOKS AS SHOWN; THAT THE PLAT IS ACCURATE AND CORRECTLY REPRESENTS THE ACTUAL SURVEY DATA. THE TOTAL AREA OF THE PLAT IS 164,000.00 SQUARE FEET. CALCULATED IS 164,000.00 SQUARE FEET. THAT THE VERTICAL CONTROL WAS COMPLETED TO MEET THE 50 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS (FGDC) NCAC 46.1006 (3/98). THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD PRACTICES FOR LAND SURVEYING IN NORTH CAROLINA (17 NCAC 160).

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 11th DAY OF MAY, A.D., 2018.



This survey was originally issued on 1-23-2017 and revised on 4-30-2018 to show additional info along the northeast corner of property owned by Roger and Kristina Young, described in Deed Book 4594, Page 365, PIN 9732793370 and to show a top and invert elevation on an existing manhole on the south side of property of HW Endeavors, LLC. No other information has been updated.

4" SQUARE CONCRETE MONUMENT WITH DISK L-2411" FOUND 0.97 AG SHOWN ON P.B. 132, PG. 21

WALMART REAL ESTATE BUSINESS TRUST
D.B. 4685, PG. 712
P.B. 110, PG. 96
ZONED C-2

WATERLINE EASEMENT
D.B. 4685, PG. 1194
P.B. 121, PG. 94

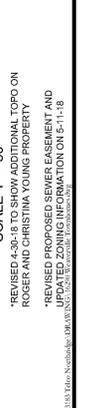
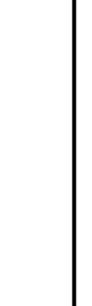
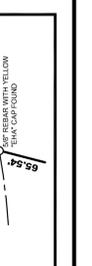
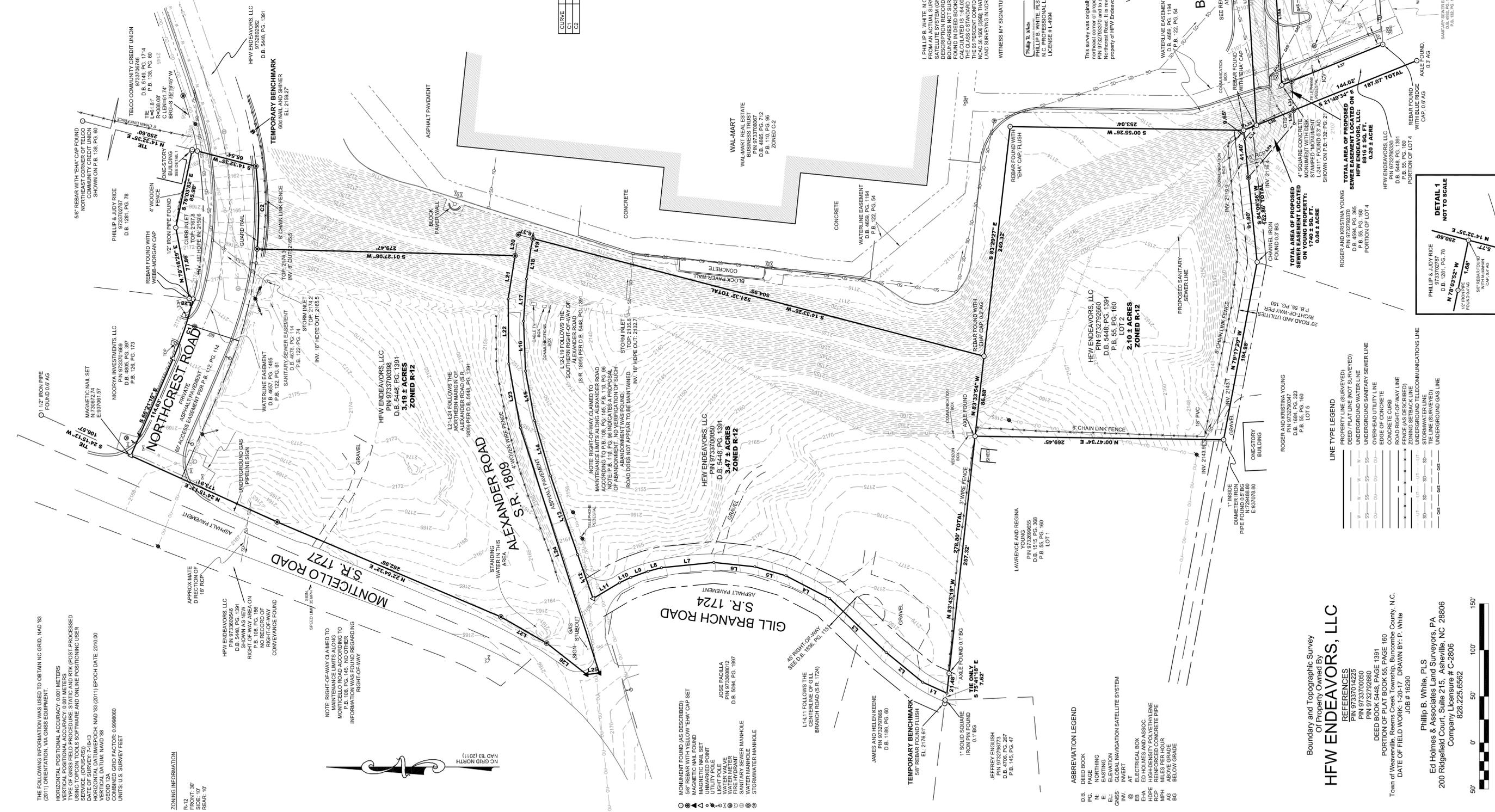
SANITARY SEWER EASEMENT
D.B. 4685, PG. 652
P.B. 122, PG. 72

PROPOSED NEW SEWER LINE LINE IN POINT

DT RETAIL PROPERTIES, LLC
TOP 2108, PG. 114
INV. 15' HOPE OUT: 21067
P.B. 132, PG. 21

SWANNANOVA CROSSING
P.B. 132, PG. 149
E 882432.69

ED HOLMES & ASSOCIATES
L.A.N.D. S.U.R.V.E.Y.O.R.S. P.A.



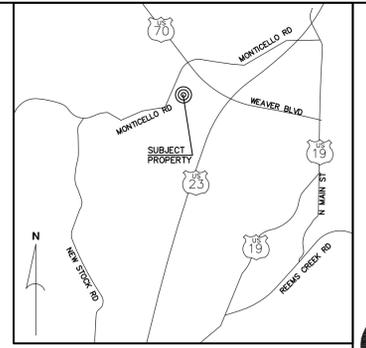
REFERENCES

DEED BOOK 5448, PAGE 1391
PORTION OF PLAT BOOK 55, PAGE 160
TOWN OF WEAVERVILLE, REEMS CREEK TOWNSHIP, BUNCOMBE COUNTY, N.C.
DATE OF FIELD WORK: 1-20-17 DRAWN BY: P. White
JOB # 16290

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

REVISIONS:
*REVISED 4-30-18 TO SHOW ADDITIONAL TOP ON ROGER AND KRISTINA YOUNG PROPERTY
*REVISED PROPOSED SEWER EASEMENT AND UNDERGROUND UTILITY
*UPDATED ZONING INFORMATION ON 5-11-18

- NOTES**
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING/LAND DISTURBANCE AND DRIVEWAY PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. 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.
 5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES CALLED OUT TO REMAIN 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.
 6. 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.
 7. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
 8. CONTRACTOR TO COORDINATE TIMING OF DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
 9. ALL DEBRIS, STRUCTURES AND UTILITIES TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE ARE NOT SHOWN ON THIS PLAN. ANY ADDITIONAL DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.



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; 9733-70-0398
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'

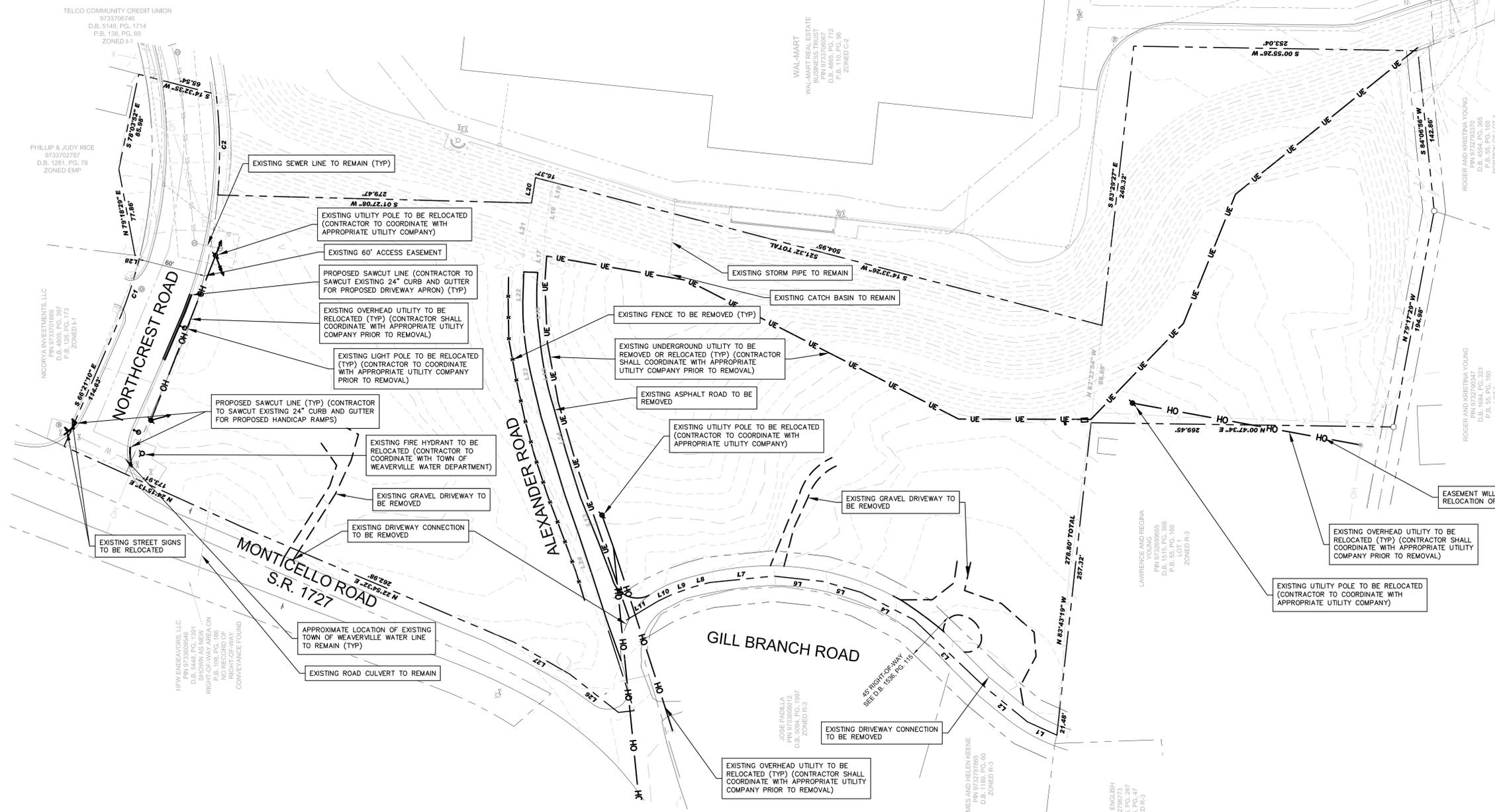
DISTURBED AREA: 5.7 AC

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
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



LWR	LUR	BY	DATE	DESCRIPTION
1.	04/02/2018			CZD APPLICATION SUBMITTAL
2.	05/01/2018			BC SW SUBMITTAL

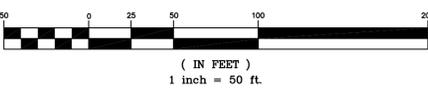


WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA



EXISTING CONDITIONS AND DEMOLITION PLAN



EXISTING CONDITIONS AND DEMOLITION PLAN FOR:

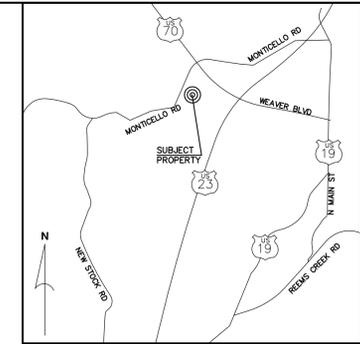
DRAWN BY: RWW
 CDC PROJECT NO.: 11664
 MSD PROJECT NO.: 2018082

SHEET
C101

NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. SINGLE PHASE CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. PROPOSED LOTS WILL BE PROVIDED WITH UTILITIES VIA THE PROPOSED AND EXISTING RIGHT-OF-WAYS. 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.
5. 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.
6. PROPOSED ROADS TO BE PRIVATE.
7. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
8. NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
9. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND TOWN OF WEAVERVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
9. CONSTRUCTION LIKELY TO BEGIN IN THE SUMMER OF 2018; AND BE COMPLETED IN APPROXIMATELY 24 MONTHS. THE RESIDENTIAL UNITS ARE TO BE SOLD.

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
CONTACT: KEN JACKSON
(828)684-8800

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
158 PATTON AVENUE
ASHEVILLE, NORTH CAROLINA 28801
CONTACT: PHILLIP B. WHITE, 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; 9733-70-0398
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: 5.7 AC

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

BUILDING DATA:

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

LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- REMOVE & REPLACE



NORTH

SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5388
FAX (828) 452-5455



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



WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

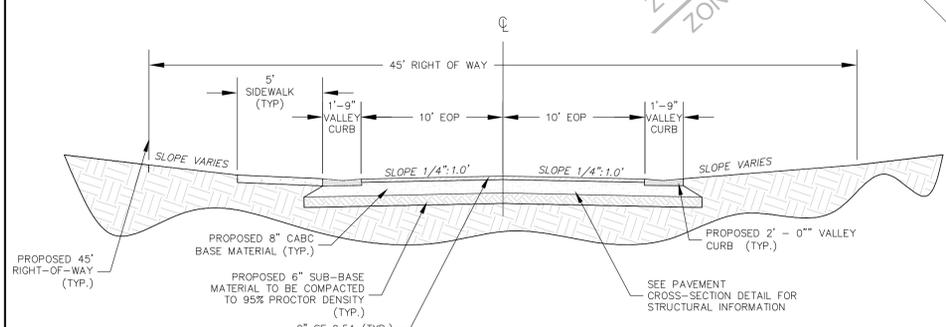
SITE PLAN FOR:

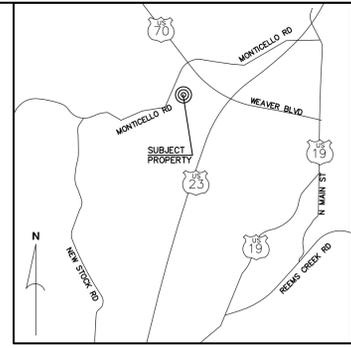
DRAWN BY: RWW
CDC PROJECT NO.: 11664
MSD PROJECT NO.: 2018082

SHEET
C201



TYPICAL ROADWAY CROSS-SECTION
NOT TO SCALE





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. 158 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; 9733-70-0398			
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:	5.7 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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C	2 STORY WOOD	±30'	4,087 SF	5
LANDSCAPE REQUIREMENTS:		SEE SHEET L101 LANDSCAPE PLAN		

LWR	LUR	BY

NO.	DATE	DESCRIPTION
1.	04/02/2018	CZD APPLICATION SUBMITTAL
2.	05/01/2018	BC SW SUBMITTAL



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

Know what's below.
Call before you dig.

NORTH

OVERALL GRADING PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

OVERALL GRADING PLAN FOR:

WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RFWW
CDC PROJECT NO.: 11664
MSD PROJECT NO.: 2018082

SHEET
C300

CDC
Civil Design Concepts, PA
www.civildesignconcepts.com

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

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5400
FAX (828) 452-5455

NCIELS LICENSE # C-2184

NOTES

- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
- SOIL TYPE B.
- RETAINING WALLS:

ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN. WALL DESIGN TO ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.

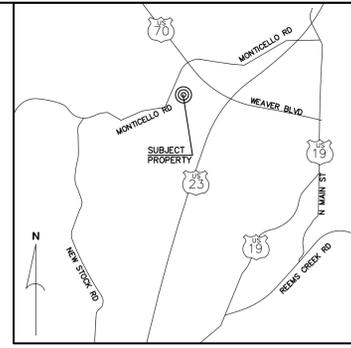
WALL DESIGN TO INCLUDE FOOTING DRAIN AND MINIMUM WIDTH OF 12" OF #57 WASHED STONE BEHIND WALL FROM BOTTOM TO TOP OF WALL.

ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30" OR MORE SHALL BE PROTECTED WITH A GUARDRAIL. THE GUARDRAIL SHALL BE 42" MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21" SPHERE UNLESS ADJACENT TO A WALKING SURFACE. COORDINATE BARRIER STYLE AND COLOR WITH ARCHITECT AND ENGINEER. SEE SITE PLAN FOR APPROXIMATE LOCATION OF FENCING/BARRIERS.

CONTRACTOR TO SUBMIT TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.

CONTRACTOR RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL RETAINING WALLS PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS.

ALL RETAINING WALLS 4' OR GREATER TO BE SUBMITTED TO TOWN OF WEAVERVILLE BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY THE WALL ENGINEER UPON COMPLETION. RETAINING WALLS SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.



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

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

www.civildesignconcepts.com

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

PROJECT DATA

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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: 5.7 AC

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

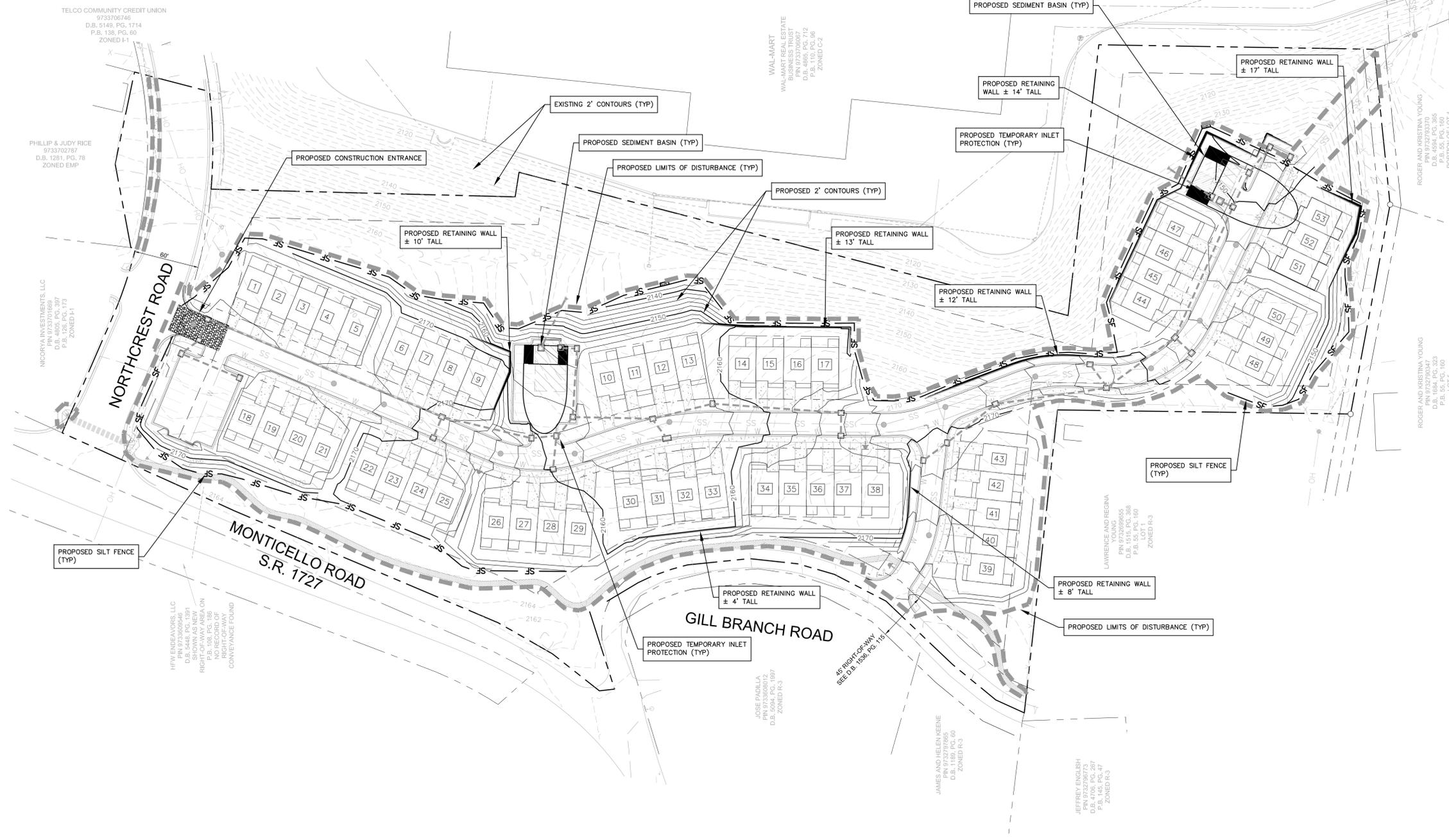
BUILDING DATA:

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

ROUGH GRADING LEGEND

LIMITS OF DISTURBANCE	---
SILT FENCE	SF
CONSTRUCTION FENCE	CF
EXISTING CONTOURS	OO
PROPOSED CONTOURS	oo
TEMPORARY DIVERSION DITCH	TD
PERMANENT DIVERSION DITCH	PD
CHECK DAM	⊙
STORM DRAINAGE PIPE	---
STONE INLET PROTECTION	⊙



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

NORTH

ROUGH GRADING AND EROSION CONTROL PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LWR	LUR	BY	DESCRIPTION	DATE
1.	04/02/2018		CZD APPLICATION SUBMITTAL	
2.	05/01/2018		BC SW SUBMITTAL	

WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW
CDC PROJECT NO.: 11664
MSD PROJECT NO.: 2018082

SHEET
C301

NOTES

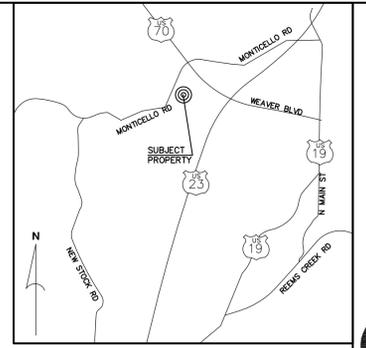
- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN PANEL 3700973200J & 3700973300J.
- SOIL TYPE B & C.
- RETAINING WALLS:
 - ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN. WALL DESIGN TO ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.
 - WALL DESIGN TO INCLUDE FOOTING DRAIN AND MINIMUM WIDTH OF 12" OF #57 WASHED STONE BEHIND WALL FROM BOTTOM TO TOP OF WALL.
 - ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30" OR MORE SHALL BE PROTECTED WITH A GUARDRAIL. THE GUARDRAIL SHALL BE 42" MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21" SPHERE UNLESS ADJACENT TO A WALKING SURFACE. COORDINATE BARRIER STYLE AND COLOR WITH ARCHITECT AND ENGINEER. SEE SITE PLAN FOR APPROXIMATE LOCATION OF FENCING/BARRIERS.
 - CONTRACTOR TO SUBMIT TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL RETAINING WALLS PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS.
 - ALL RETAINING WALLS 4' OR GREATER TO BE SUBMITTED TO BUNCOMBE COUNTY BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY THE WALL ENGINEER UPON COMPLETION. RETAINING WALLS SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
A2	10+15	RIM 2155.1 INV. IN 2147.0 (A3-A2) INV. OUT 2147.0 (A2-A1)	8.1'±	CATCH BASIN
A3	10+78	RIM 2158.3 INV. IN 2149.4 (A4-A3) INV. IN 2149.4 (C1-A3) INV. OUT 2149.4 (A3-A2)	8.9'±	CATCH BASIN
A4	11+00	RIM 2159.3 INV. IN 2152.5 (A5-A4) INV. IN 2152.5 (B1-A4) INV. OUT 2152.5 (A4-A3)	6.8'±	CATCH BASIN
A5	11+24	RIM 2160.4 INV. IN 2155.9 (A6-A5) INV. OUT 2155.9 (A5-A4)	4.5'±	CATCH BASIN
A6	12+08	RIM 2168.8 INV. IN 2162.1 (A7-A6) INV. IN 2162.1 (D1-A6) INV. OUT 2162.1 (A6-A5)	6.7'±	CATCH BASIN
A7	14+41	RIM 2172.3 INV. IN 2165.6 (A8-A7) INV. OUT 2165.6 (A7-A6)	6.7'±	CATCH BASIN
A8	14+62	RIM 2172.3 INV. IN 2166.0 (A8-A7) INV. OUT 2166.0 (A7-A6)	6.3'±	CATCH BASIN

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
A9	14+82	RIM 2172.3 INV. IN 2168.3 (A10-A9) INV. OUT 2168.3 (A9-A8)	4.0'±	CATCH BASIN
A10	15+40	RIM 2172.4 INV. OUT 2168.9 (A10-A9)	3.5'±	CATCH BASIN
B1	0+31	RIM 2159.5 INV. OUT 2153.2 (B1-A4)	6.3'±	CATCH BASIN
C1	10+74	RIM 2156.2 INV. IN 2149.8 (C2-C1) INV. IN 2149.8 (E1-C1) INV. OUT 2149.8 (C1-A5)	6.4'±	CATCH BASIN
C2	11+30	RIM 2157.8 INV. IN 2153.8 (C3-C2) INV. OUT 2153.8 (C2-C1)	4.0'±	DROP INLET
C3	12+49	RIM 2165.6 INV. IN 2159.0 (C4-C3) INV. OUT 2159.0 (C3-C2)	6.6'±	CATCH BASIN
C4	12+70	RIM 2165.6 INV. OUT 2159.3 (C4-C3)	6.3'±	CATCH BASIN

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
D1	10+21	RIM 2168.6 INV. OUT 2162.2 (D1-A6)	6.4'±	CATCH BASIN
E1	10+22	RIM 2156.3 INV. OUT 2150.0 (E1-C1)	6.3'±	DOUBLE CATCH BASIN
G2	10+13	RIM 2150.1 INV. IN 2142.1 (G3-G2) INV. IN 2142.1 (H1-G2) INV. OUT 2142.1 (G2-G1)	8.0'±	JUNCTION BOX
G3	11+44	RIM 2157.4 INV. IN 2152.8 (G4-G3) INV. IN 2152.8 (I1-G3) INV. OUT 2152.8 (G3-G2)	4.6'±	CATCH BASIN
G4	12+22	RIM 2162.2 INV. IN 2158.7 (G5-G4) INV. IN 2158.7 (J1-G4) INV. OUT 2158.7 (G4-G3)	3.5'±	CATCH BASIN
G5	13+25	RIM 2167.8 INV. IN 2163.8 (G6-G5) INV. OUT 2163.8 (G5-G4)	4.0'±	CATCH BASIN
G6	13+82	RIM 2170.4 INV. IN 2166.9 (G7-G6) INV. OUT 2166.9 (G6-G5)	3.5'±	CATCH BASIN

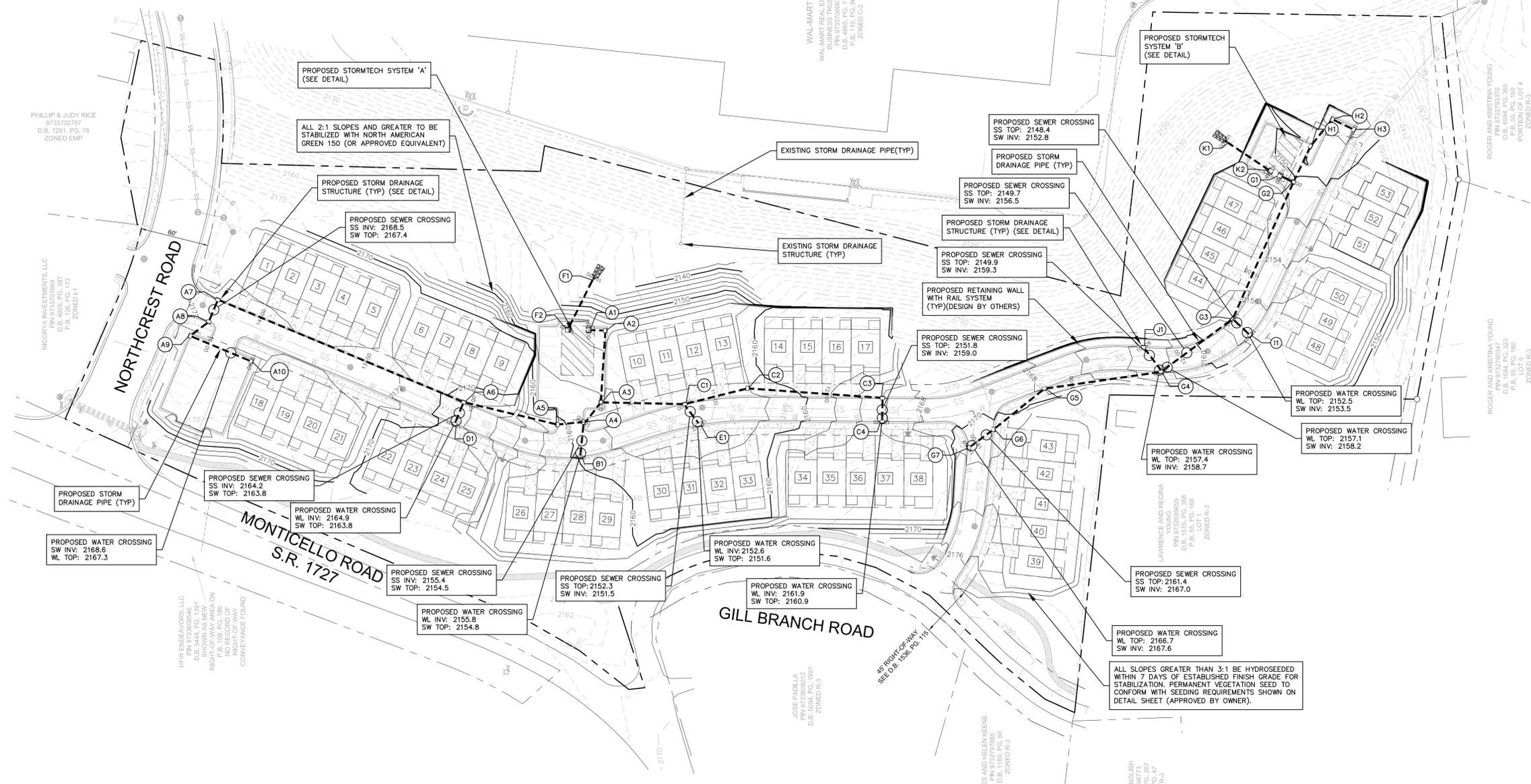
STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
G7	14+09	RIM 2171.3 INV. OUT 2167.8 (G7-G6)	3.5'±	CATCH BASIN
H1	10+35	RIM 2150.1 INV. IN 2143.2 (H2-H1) INV. OUT 2143.2 (H1-G2)	6.9'±	CATCH BASIN
H2	10+65	RIM 2147.2 INV. IN 2143.5 (H3-H2) INV. OUT 2143.5 (H2-H1)	3.7'±	CATCH BASIN
H3	10+86	RIM 2147.3 INV. OUT 2143.8 (H3-H2)	3.5'±	CATCH BASIN
I1	10+21	RIM 2157.2 INV. OUT 2153.7 (I1-G3)	3.5'±	CATCH BASIN
J1	10+26	RIM 2163.3 INV. OUT 2159.8 (J1-G4)	3.5'±	CATCH BASIN



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	
PIN:	9732-79-2660; 9733-70-0050; 9733-70-0398
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:	40'
FRONT:	25'
SIDES:	25'
REAR:	25'
DISTURBED AREA:	5.7 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	

LEGEND	
STORM DRAINAGE PIPE	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---



INLET/OUTLET TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)			
STRUCTURE	STATION	STRUCTURE DETAILS	DESCRIPTION
A1	10+00	INV. IN 2145.7 (A2-A1)	INLET CONTROL STRUCTURE
F1	10+03	INV. IN 2144.0 (F2-F1)	FES
F2	10+51	INV. OUT 2144.6 (F2-F1)	OUTLET CONTROL STRUCTURE
G1	10+00	INV. IN 2140.4 (G2-G1)	INLET CONTROL STRUCTURE
K1	10+03	INV. IN 2138.0 (K2-K1)	FES
K2	10+48	INV. OUT 2139.4 (K2-K1)	OUTLET CONTROL STRUCTURE

PIPE TABLE (SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)				
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
A2-A1	18"	12'	11.1%	HDPE
A3-A2	18"	59'	4.1%	HDPE
A4-A3	18"	20'	15.2%	HDPE
A5-A4	18"	20'	16.9%	HDPE
A6-A5	18"	82'	7.6%	HDPE
A7-A6	18"	231'	1.5%	HDPE
A8-A7	18"	18'	2.2%	HDPE
A9-A8	18"	17'	13.7%	HDPE
A10-A9	18"	55'	1.1%	HDPE
B1-A4	18"	28'	2.5%	HDPE

PIPE TABLE (SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)				
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
C1-A3	18"	71'	0.6%	HDPE
C2-C1	18"	54'	7.4%	HDPE
C3-C2	18"	116'	4.5%	HDPE
C4-C3	18"	18'	1.7%	HDPE
D1-A6	18"	18'	0.6%	HDPE
E1-C1	18"	18'	1.1%	HDPE
F2-F1	18"	47'	1.5%	HDPE
G2-G1	18"	10'	17.0%	HDPE
G3-G2	18"	128'	8.4%	HDPE
G4-G3	18"	76'	7.8%	HDPE

PIPE TABLE (SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)				
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
G5-G4	18"	101'	5.1%	HDPE
G6-G5	18"	54'	5.7%	HDPE
G7-G6	18"	24'	3.8%	HDPE
H1-G2	18"	32'	3.4%	HDPE
H2-H1	18"	28'	1.1%	HDPE
H3-H2	18"	18'	1.7%	HDPE
I1-G3	18"	18'	5.0%	HDPE
J1-G4	18"	23'	4.7%	HDPE
K2-K1	18"	43'	3.2%	HDPE

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

NORTH

STORM DRAINAGE PLAN

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

CDC Civil Design Concepts, PA
160 DARTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

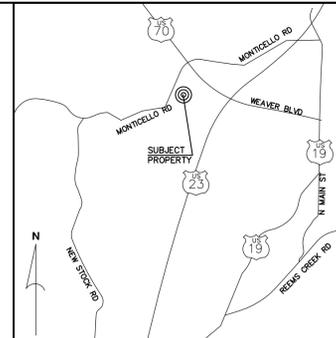
52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 252-5385

NCELES LICENSE # C-2184

WEAVERVILLE TOWNHOMES
NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

STORM DRAINAGE PLAN FOR:
DRAWN BY: RWW
CDC PROJECT NO.: 11664
MSD PROJECT NO.: 2018082

SHEET
C501



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

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 252-5385



LWR	CDZ APPLICATION SUBMITTAL	BY	DESCRIPTION	DATE
1.	04/02/2018			



WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

SEWER DRAINAGE PLAN FOR:
DRAWN BY: RWW
CDC PROJECT NO.: 11664
MSD PROJECT NO.: 2018082

SHEET
C601

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; 9733-70-0398
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: 5.7 AC

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

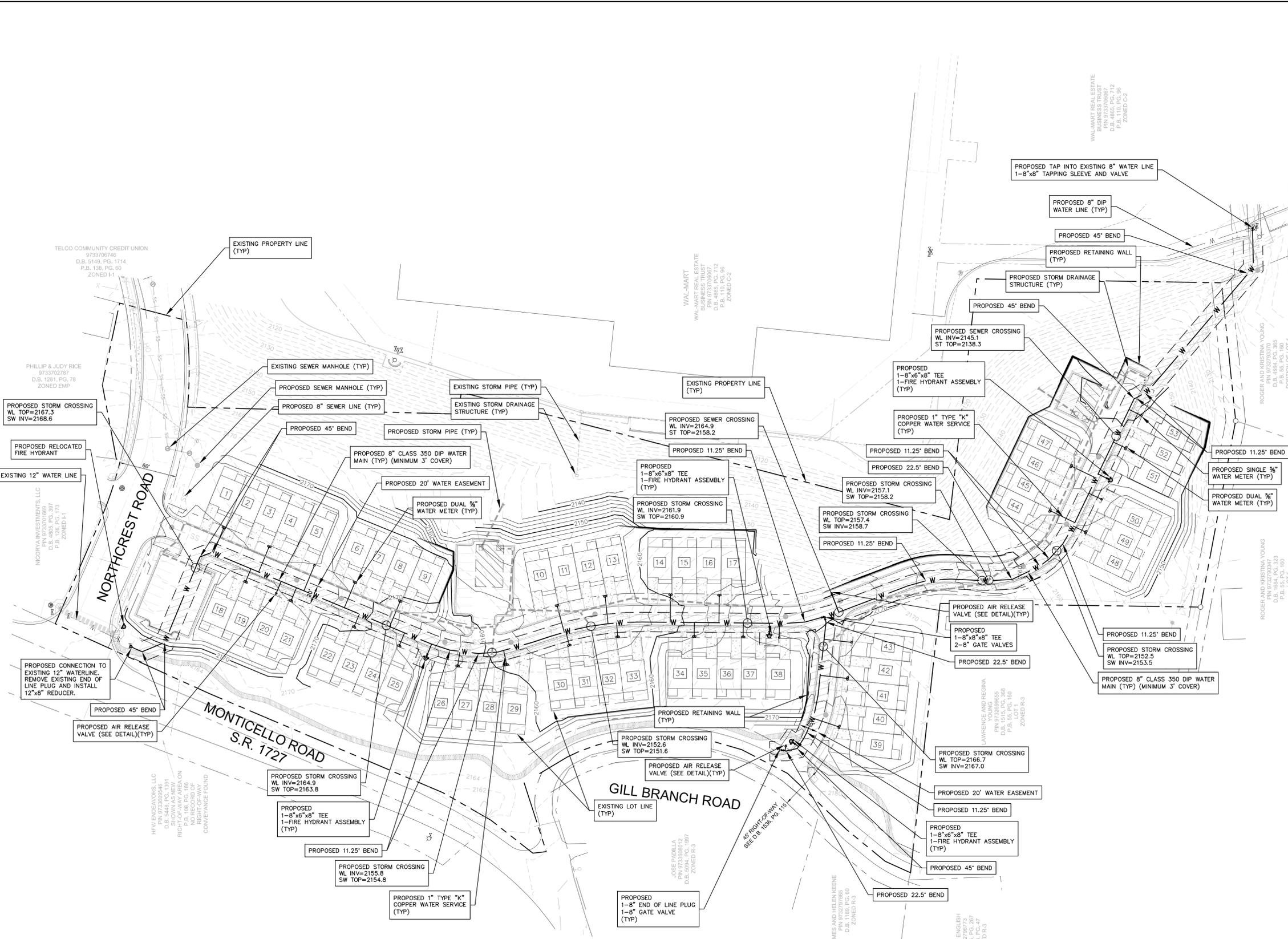
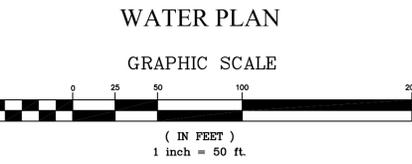
BUILDING DATA:

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

WATER LEGEND

EXISTING WATERLINE	— W —
EXISTING WATER METER	⊙
EXISTING FIRE HYDRANT	⊙
PROPOSED WATER LINE	— W —
PROPOSED WATER SERVICE	— W —
PROPOSED WATER METER	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED GATE VALVE	⊕
PROPOSED AIR RELEASE VALVE	⊙



- NOTES**
- SEE WATER DETAIL SHEETS FOR ALL GENERAL WATER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL WATER PLANS.
 - WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER TOWN OF WEAVERVILLE STANDARDS AND SPECIFICATIONS.
 - TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.

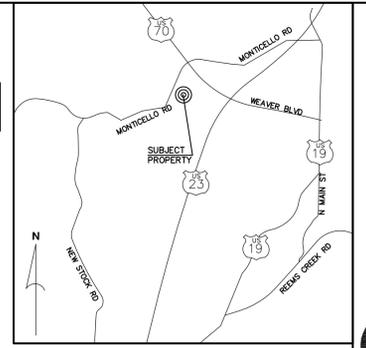
NOTES

- SEE SEWER DETAIL SHEETS FOR ALL GENERAL SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL SEWER PLANS.
- CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION. OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
- TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
MH1	10+15	RIM 2174.3 INV. IN 2167.5 (MH2-MH1) INV. OUT 2167.3 (MH1-EX. MH)	7.0'±	PROPOSED MANHOLE
MH2	10+84	RIM 2172.2 INV. IN 2168.4 (MH3-MH2) INV. OUT 2168.2 (MH2-MH1)	4.0'±	PROPOSED MANHOLE
MH3	12+24	RIM 2173.5 INV. OUT 2169.5 (MH3-MH2)	4.0'±	PROPOSED MANHOLE
MH4	10+00	RIM 2108.5 INV. IN 2100.0 (MH5-MH4) INV. OUT 2092.0 (EX. PIPE)	16.5'±	PROPOSED CUT IN DROP MANHOLE
MH5	12+38	RIM 2116.0 INV. IN 2104.6 (MH6-MH5) INV. OUT 2101.6 (MH6-MH4)	14.4'±	PROPOSED DROP MANHOLE
MH6	14+90	RIM 2152.2 INV. IN 2144.4 (MH7-MH6) INV. OUT 2141.4 (MH6-MH5)	10.8'±	PROPOSED DROP MANHOLE
MH7	15+67	RIM 2156.0 INV. IN 2147.0 (MH8-MH7) INV. OUT 2146.8 (MH8-MH6)	9.2'±	PROPOSED MANHOLE
MH8	16+30	RIM 2159.7 INV. IN 2149.9 (MH9-MH8) INV. OUT 2148.7 (MH9-MH7)	11.0'±	PROPOSED MANHOLE
MH9	17+36	RIM 2165.8 INV. IN 2149.7 (MH10-MH9) INV. OUT 2149.5 (MH9-MH8)	16.3'±	PROPOSED MANHOLE
MH10	18+24	RIM 2169.2 INV. IN 2150.4 (MH11-MH10) INV. IN 2150.0 (MH16-MH10) INV. OUT 2150.2 (MH10-MH9)	19.0'±	PROPOSED MANHOLE
MH11	18+82	RIM 2168.3 INV. IN 2150.9 (MH12-MH11) INV. OUT 2150.7 (MH11-MH10)	17.6'±	PROPOSED MANHOLE
MH12	20+80	RIM 2156.4 INV. IN 2152.1 (MH13-MH12) INV. OUT 2151.9 (MH12-MH11)	4.5'±	PROPOSED MANHOLE

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
MH13	21+71	RIM 2158.4 INV. IN 2154.1 (MH14-MH13) INV. OUT 2153.9 (MH13-MH12)	4.5'±	PROPOSED MANHOLE
MH14	22+39	RIM 2163.5 INV. IN 2159.7 (MH15-MH14) INV. OUT 2159.5 (MH14-MH13)	4.0'±	PROPOSED MANHOLE
MH15	23+56	RIM 2171.9 INV. OUT 2167.9 (MH15-MH14)	4.0'±	PROPOSED MANHOLE
MH16	11+18	RIM 2174.6 INV. OUT 2170.6 (MH16-MH10)	4.0'±	PROPOSED MANHOLE

PIPE TABLE (SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)					
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	
MH1-EX. MH	8"	11'	13.7%	PVC	
MH2-MH1	8"	65'	1.1%	PVC	
MH3-MH2	8"	136'	0.8%	DIP/PVC	
MH5-MH4	8"	234'	0.7%	DIP	
MH6-MH5	8"	249'	14.8%	PVC	
MH7-MH6	8"	73'	3.3%	PVC	
MH8-MH7	8"	58'	3.0%	PVC	
MH9-MH8	8"	103'	0.6%	PVC	
MH10-MH9	8"	83'	0.6%	PVC	
MH11-MH10	8"	55'	0.5%	PVC	
MH12-MH11	8"	193'	0.5%	PVC	
MH13-MH12	8"	88'	2.1%	DIP/PVC	
MH14-MH13	8"	64'	8.4%	PVC	
MH15-MH14	8"	112'	7.3%	DIP/PVC	
MH16-MH10	8"	114'	12.8%	PVC	



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.
 158 PATTON AVENUE
 ASHEVILLE, NORTH CAROLINA 28801
 CONTACT: WARREN SUGG, P.E. (828) 252-5388

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 200 RIDGEFIELD COURT, SUITE 215
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 CONTACT: PHILLIP B. WHITE, PLS (828)225-6562

PROJECT DATA

PIN: 9732-79-2660; 9733-70-0050; 9733-70-0398
 ADDRESS: 152 MONTECELLO ROAD,
 4 & 20 GILL BRANCH ROAD
 DEED BOOK/PAGE: 55/160; 108/145; 126/173
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SETBACKS: 40'
 FRONT: 25'
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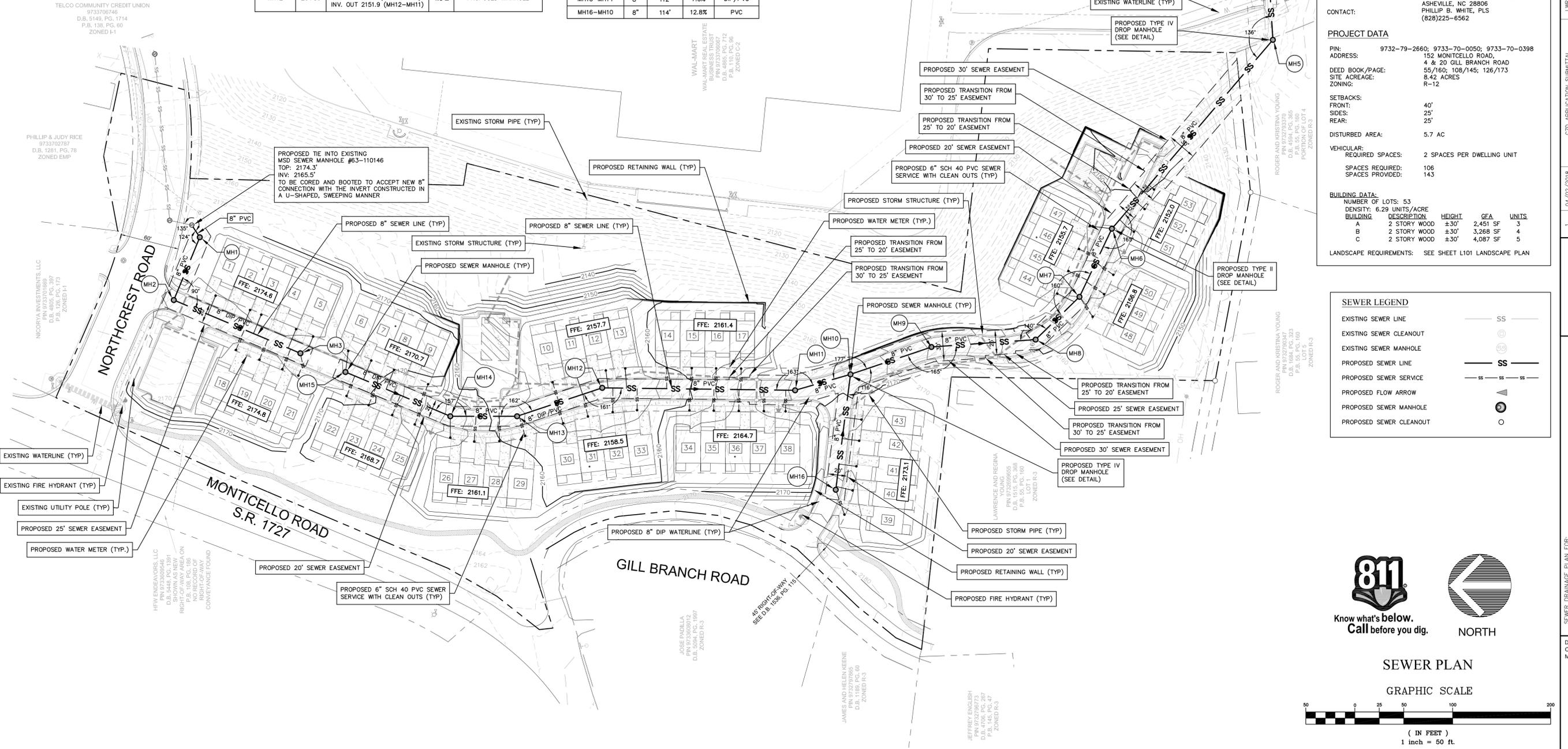
DISTURBED AREA: 5.7 AC

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
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



SEWER LEGEND

- EXISTING SEWER LINE: SS
- EXISTING SEWER CLEANOUT: (Symbol)
- EXISTING SEWER MANHOLE: (Symbol)
- PROPOSED SEWER LINE: SS
- PROPOSED SEWER SERVICE: SS
- PROPOSED FLOW ARROW: (Symbol)
- PROPOSED SEWER MANHOLE: (Symbol)
- PROPOSED SEWER CLEANOUT: (Symbol)

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 Know what's below.
 Call before you dig.

NORTH

SEWER PLAN

GRAPHIC SCALE

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

CDC
 Civil Design Concepts, PA
 www.civildesignconcepts.com

LWR	MSD SUBMITTAL	CZD APPLICATION SUBMITTAL	DATE	DESCRIPTION
1.			04/02/2018	
3.			05/02/2018	

WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

SEWER DRAINAGE PLAN FOR:

DRAWN BY: RWW
 CDC PROJECT NO.: 11664
 MSD PROJECT NO.: 2018082

SHEET
C701



LWR	CD	APPLICATION SUBMITTAL	MSD SUBMITTAL	DATE	DESCRIPTION	BY
1.	04/02/2018					
3.	05/02/2018					

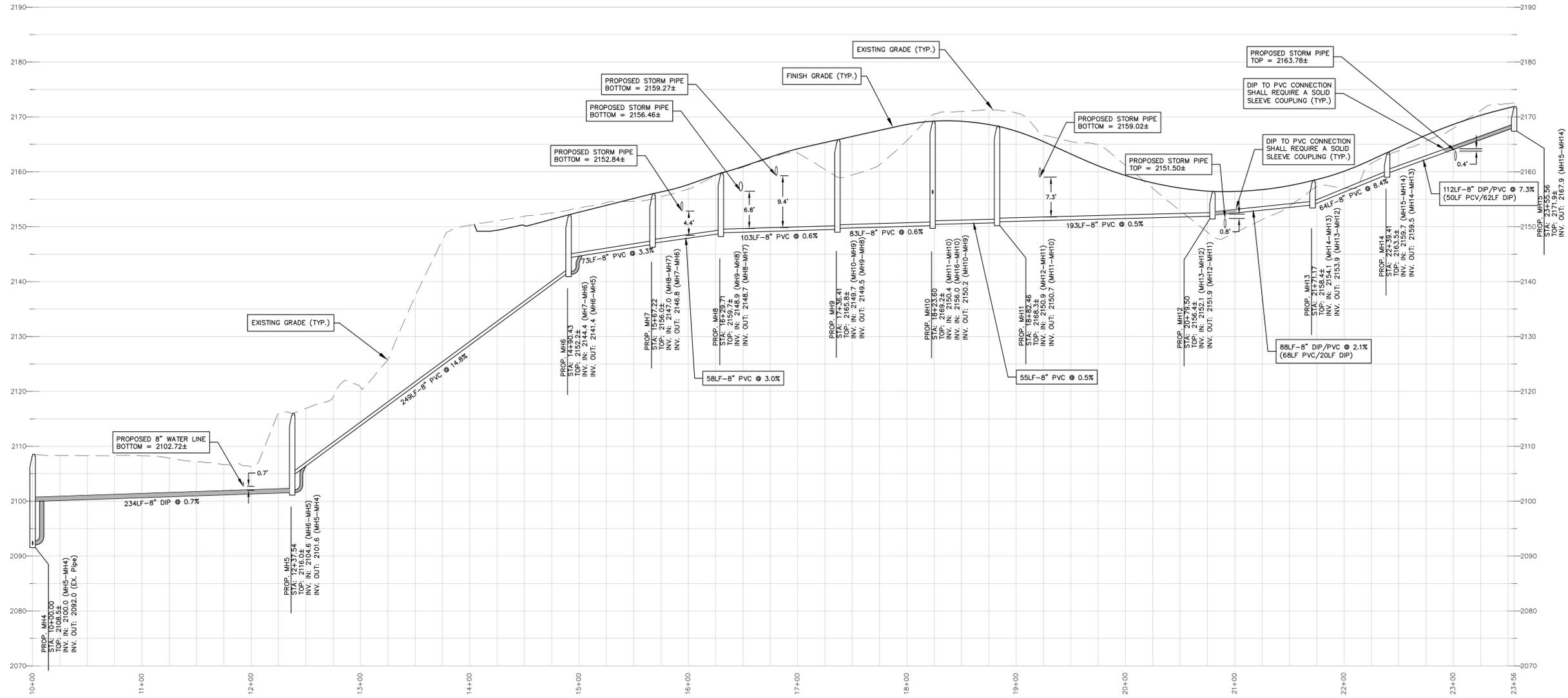


SEWER PROFILES FOR:
WEAVERVILLE TOWNHOMES
NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

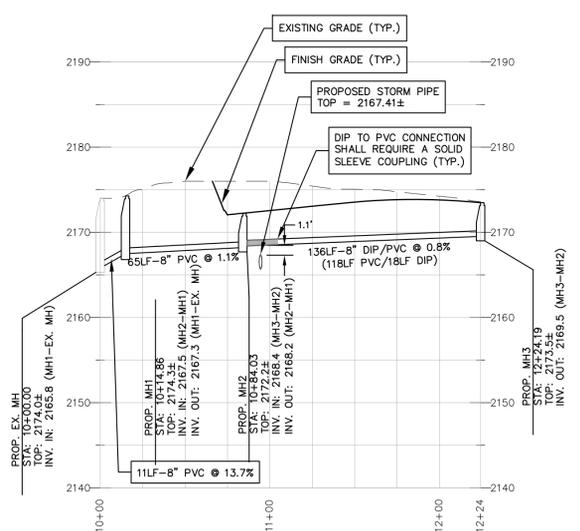
DRAWN BY: RWW
CDC PROJECT NO.: 11664
MSD PROJECT NO.: 2018082

SHEET

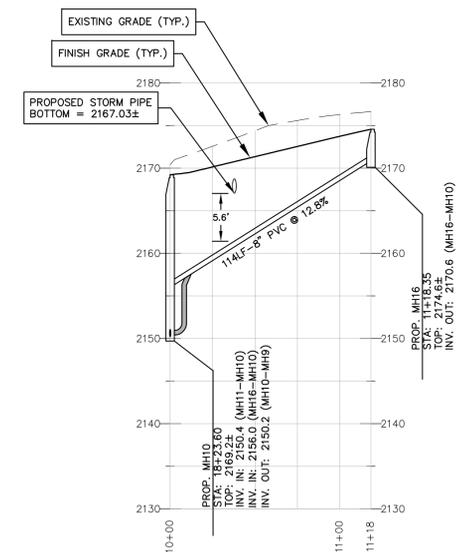
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LINE B



LINE A



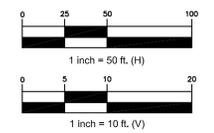
LINE C

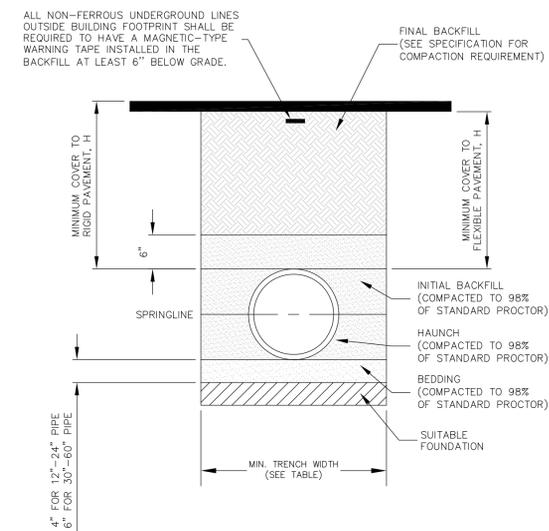
NOTE:
THE PIPE LENGTHS, SLOPES, AND INVERTS SHOWN IN THE ABOVE PROFILES ARE BASED ON A 2D LENGTH AND MEASURED FROM INSIDE WALL TO INSIDE WALL OF STRUCTURES. CONTRACTOR SHALL VERIFY ALL INVERTS AND LINE LENGTHS PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

SEWER PROFILES





MINIMUM TRENCH WIDTHS

PIPE DIAMETER	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

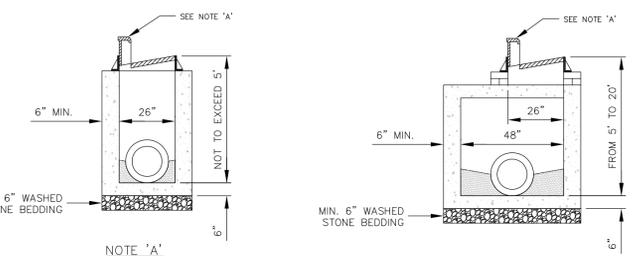
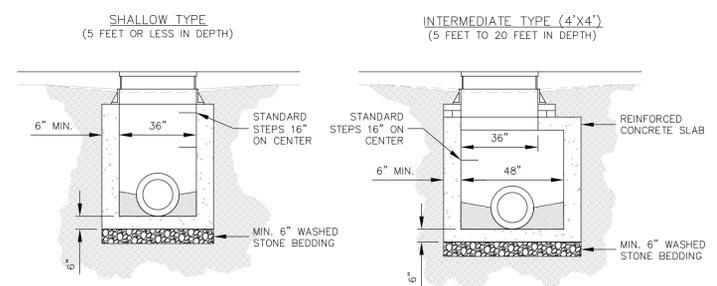
MAXIMUM COVER

PIPE DIAMETER	CLASS I	CLASS II	CLASS III
12"	43'	28'	20'
15"	43'	28'	20'
18"	43'	28'	20'
24"	34'	23'	17'
30"	34'	23'	17'
36"	34'	23'	16'
42"	34'	23'	16'
48"	31'	21'	15'
54"	31'	21'	15'
60"	31'	21'	15'

*ASSUMED PIPE BACKFILL IS PLACED AND COMPACTED TO THE REQUIRED 98% OF THE STANDARD PROCTOR

- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", AND THE PROJECT SPECIFICATIONS.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION:** WHERE THE TRENCH IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR, III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4"(100 mm) FOR 12"-24" (100 mm - 600 mm); 6"(150 mm) FOR 30"-60" (750 mm - 900 mm).
 - HAUNCHING/INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. HEAVY CONSTRUCTION LOADS MAY REQUIRE ADDITIONAL COVER TO PROTECT THE PIPE. CONTRACTOR TO VERIFY THAT CONSTRUCTION LOADS WILL NOT DAMAGE INSTALLED PIPES AND PROTECT INSTALLED PIPES IF REQUIRED.
 - MAXIMUM COVER:** MAXIMUM COVER SHALL BE MEASURED FROM THE FINISHED SURFACE OF THE GROUND TO THE TOP OF THE PIPE, AND SHALL BE LESS THAN THE MAXIMUM VALUES SHOWN IN THE CHART WITHIN THIS DETAIL.

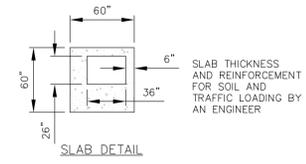
HDPE TRENCH INSTALLATION DETAIL
 NOT TO SCALE



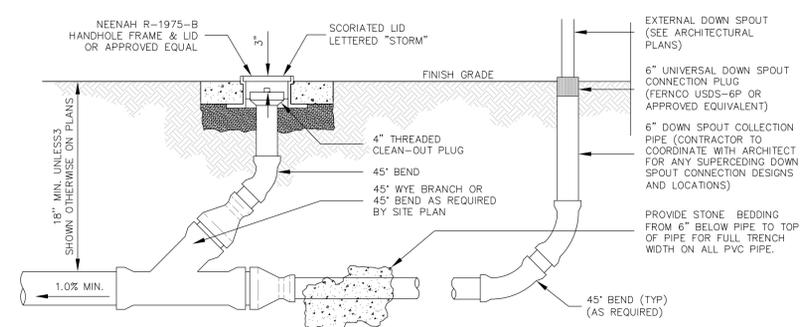
NOTE 'A'

FOR CURB INLET: FRAME, GRATE & HOOD PER D.O.T. STD. 840.03E
 FOR GRATE INLET: FRAME, GRATE & HOOD PER D.O.T. STD. 840.16
 FOR JUNCTION BOX: FRAME & COVER PER D.O.T. STD. 840.54
 FOR CONVEX INLET: FRAME, GRATE & HOOD PER NEENAH CONVEX INLET GRATE R-2577

- NOTES:**
- CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
 - PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
 - "WAFFLE" BOXES ARE ACCEPTABLE FOR SHALLOW TYPE CATCH BASINS.
 - PRECAST CONCRETE CATCH BASINS SHALL CONFORM TO NCDOT STD. 840.02.

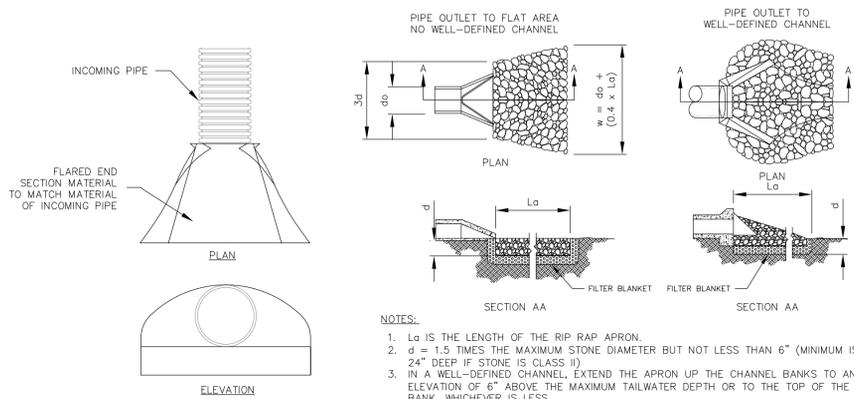


PRECAST CONCRETE CATCH BASIN DETAILS FOR GRATE INLETS, CURB INLETS, AND JUNCTION BOXES
 NOT TO SCALE



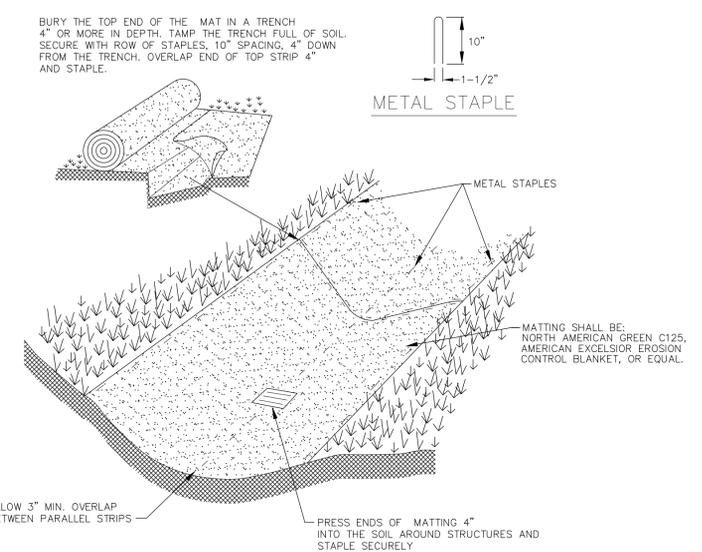
- NOTES:**
- CLEAN-OUT PIPE AND FITTINGS SHALL BE SAME MATERIAL AS THE DOWNSPOUT COLLECTION PIPE. SEE PLAN FOR PIPE SIZES. CLEAN-OUT WYE TO BE SAME DIAMETER AS LATERAL RISER, PIPE AND THREADED PLUG TO BE 4"
 - WHERE CLEAN-OUTS ARE LOCATED IN SIDEWALKS OR PAVEMENT, CAST HANDHOLE LID IN PLACE AND FLUSH WITH FINISH GRADE.
 - CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ANY SUPERCEDING EXTERNAL DOWN SPOUT COLLECTION SYSTEM CONNECTION DESIGNS AND LOCATIONS

DOWN SPOUT COLLECTION PIPE AND CLEANOUT
 NOT TO SCALE



- NOTES:**
- THE DIMENSION OF THE THE FLARED END SECTION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
 - THE SKIRT SECTION OF THE FLARED END SECTION SHOULD BE JOINED TO THE INCOMING PIPE PER MANUFACTURER'S SPECIFICATIONS.

FLARED END SECTION WITH RIP-RAP APRON
 NOT TO SCALE



- NOTES:**
- INSTALLATION OF MATTING SHALL CONFORM TO MANUFACTURER'S REQUIREMENTS.
 - SEE PLAN FOR CHANNEL DIMENSIONS.

CHANNEL STABILIZATION WITH MATTING
 NOT TO SCALE

LWR	LUR	CD	APPLICATION	SUBMITTAL	DATE	NO.	DESCRIPTION
			BC SW	SUBMITTAL	05/01/2018		
			CD	APPLICATION	04/02/2018		



WEAVERVILLE TOWNHOMES
 NORTHDRIVE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

STORM DRAINAGE DETAILS FOR:
 DRAWN BY: RWV
 CDC PROJECT NO.: 11684

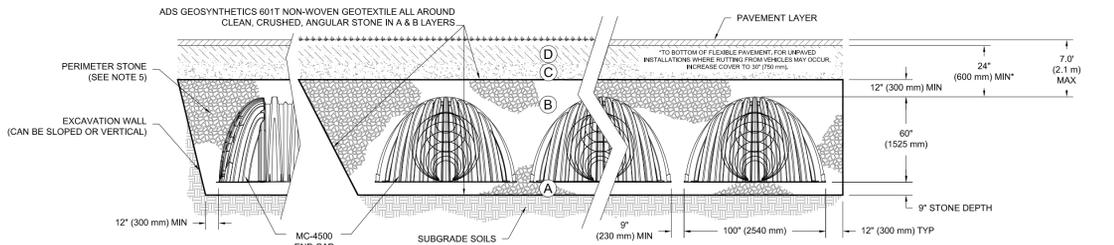
STORM DRAINAGE DETAILS

SHEET
C951

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

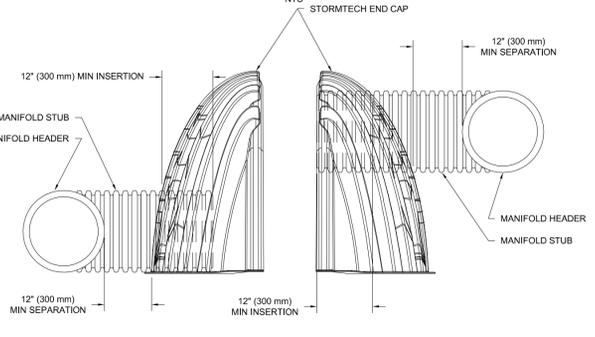
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE (UP TO THE FOOT (BOTTOM) OF THE CHAMBER).	AASHTO M43 ² 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

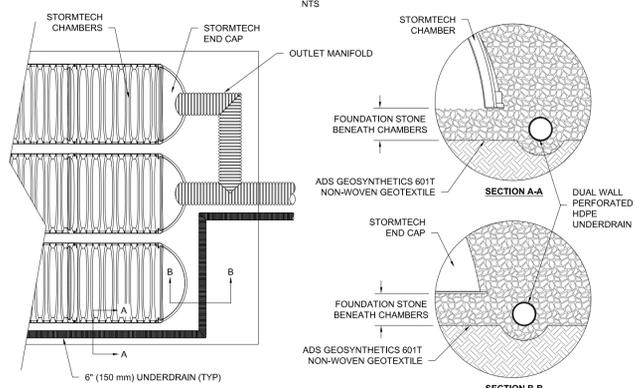


NOTES:
 1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
 4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 5. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D'.

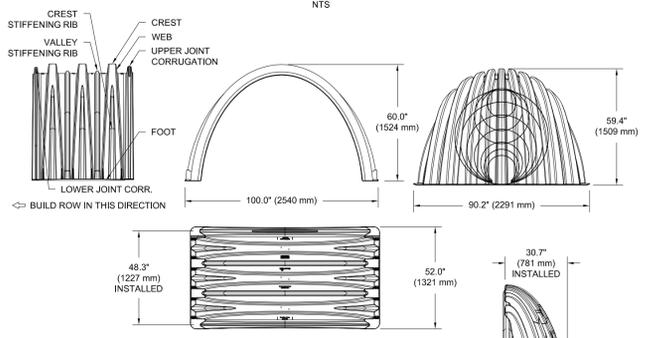
MC-SERIES END CAP INSERTION DETAIL



UNDERDRAIN DETAIL



MC-4500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS	
SIZE (W X H X INSTALLED LENGTH)	100.0' X 60.0' X 48.3' (2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET (3.01 m ³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET (4.60 m ³)
WEIGHT	130.0 lbs. (59.0 kg)

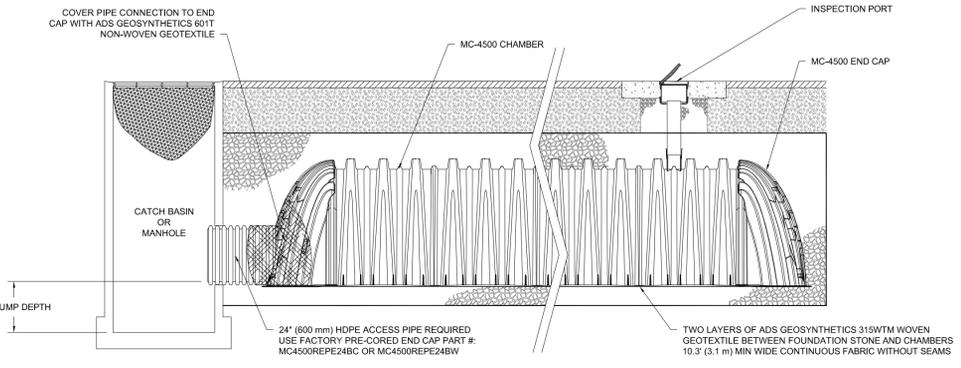
NOMINAL END CAP SPECIFICATIONS	
SIZE (W X H X INSTALLED LENGTH)	90.2' X 59.4' X 30.7' (2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET (1.01 m ³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET (3.08 m ³)
WEIGHT	135.0 lbs. (61.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A WELDED CROWN PLATE END WITH "C" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1,081 mm)	---
MC4500REPE06B	---	---	0.86" (22 mm)
MC4500REPE06T	8" (200 mm)	40.50" (1,029 mm)	---
MC4500REPE06B	---	---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B	---	---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B	---	---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B	---	---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18TW	---	---	1.97" (50 mm)
MC4500REPE18BC	---	---	---
MC4500REPE18BW	---	---	---
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24TW	---	---	---
MC4500REPE24BC	---	---	2.26" (57 mm)
MC4500REPE24BW	---	---	---
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



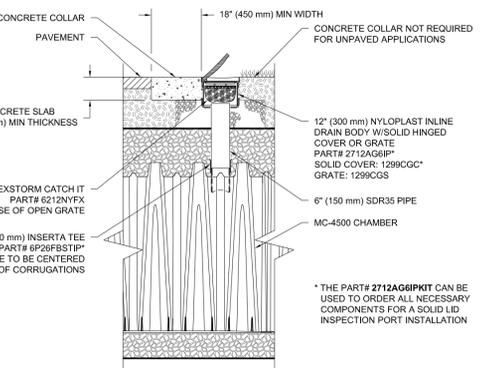
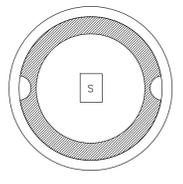
MC-4500 ISOLATOR ROW DETAIL

MINIMUM WEIGHT CHART

	MIN. WEIGHT-LBS.
COVER	25
BASE	40
TOTAL UNIT	65

NOTES:
 1. ALL CLEAN OUT BOXES AND COVERS SHALL BE MANUFACTURED FROM GRAY IRON (CAST IRON) MEETING THE REQUIREMENTS OF AWWA C110 AND ASTM A536.
 2. CLEAN OUT BOXES AND COVERS MANUFACTURED BY U.S. FOUNDRY (HAND HOLE RING & FC COVER, MODEL #7610), EAST JORDEN IRON WORKS (HEAVY DUTY MONUMENT BOX, MODEL #1574) OR APPROVED EQUAL, U.S. FOUNDRY (HAND HOLE RING & FC COVER, MODEL #7630) MAY BE USED WHERE CLEAN OUT IS WITHIN AN ASPHALT OR CONCRETE PAVED AREA.

CLEANOUT BOX



MC-4500 6" INSPECTION PORT DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN

A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED

A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG

A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW

B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE

i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED

B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN

C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

160 DARTON AVENUE
 ASPENHILL, NC 28801
 PHONE (828) 252-5585
 FAX (828) 252-5585

52 WALNUT STREET - SUITE 9
 WYOMINGVILLE, NC 24186
 PHONE (828) 252-5585
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CDC Civil Design Concepts, PA
 www.civildesignconcepts.com

NCBES LICENSE # C-2184

LWR	LUR	CZD APPLICATION	SUBMITTAL	BC SW	SUBMITTAL	DATE	DESCRIPTION
1.	04/02/2018						
2.	05/01/2018						

STORM DRAINAGE DETAILS FOR:

WEAVERVILLE TOWNHOMES

NORTHDRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

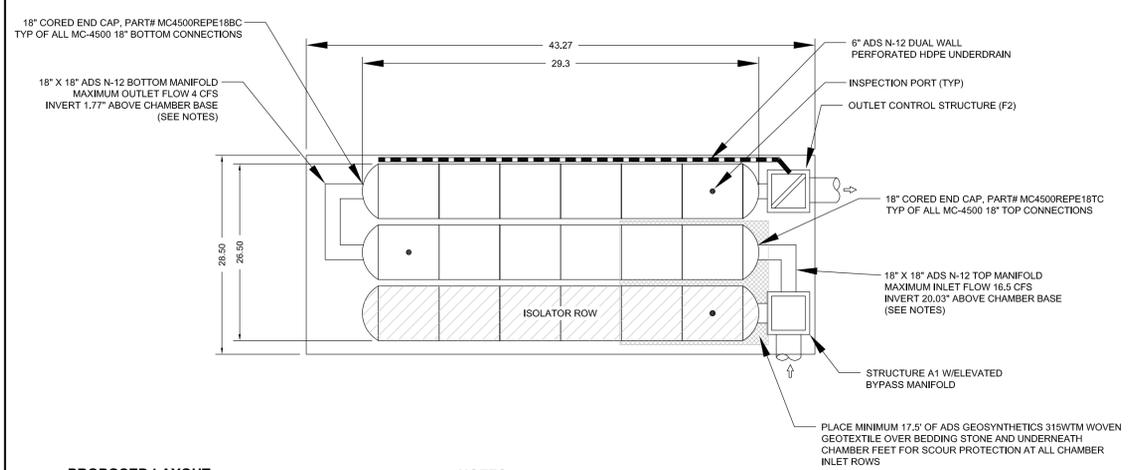
DRAWN BY: RWW
 CDC PROJECT NO.: 11684

StormTech
 Detention • Retention • Water Quality

70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
 860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

STORM DRAINAGE DETAILS

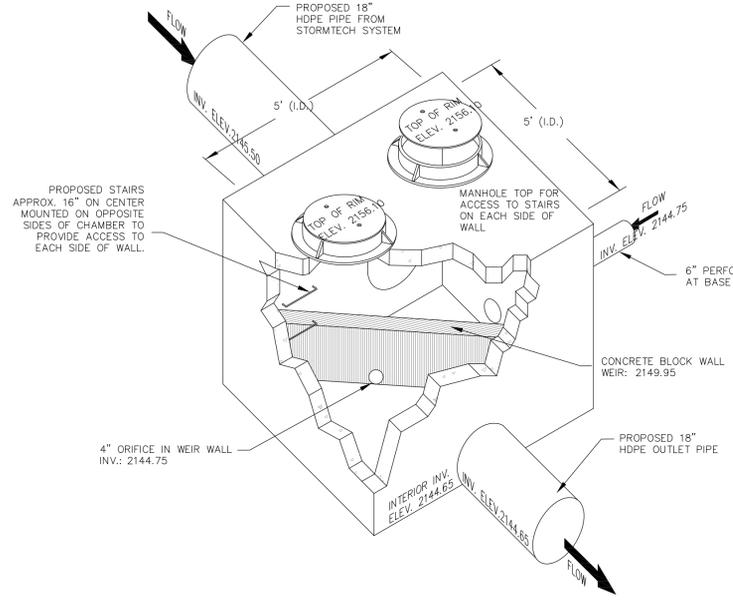
SHEET
C952



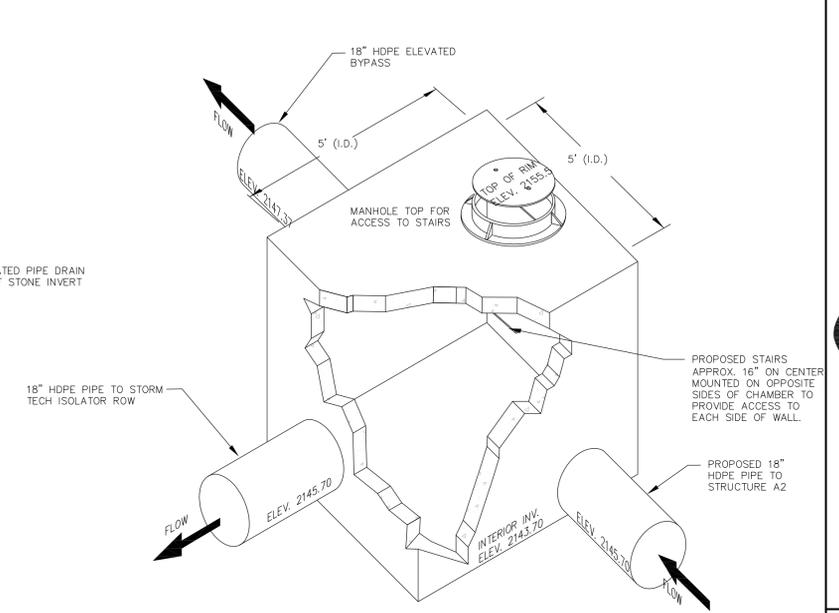
PROPOSED LAYOUT
 (18) STORMTECH MC-4500 CHAMBERS
 (6) STORMTECH MC-4500 END CAPS
 INSTALLED WITH 12\"/>

NOTES
 • DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.

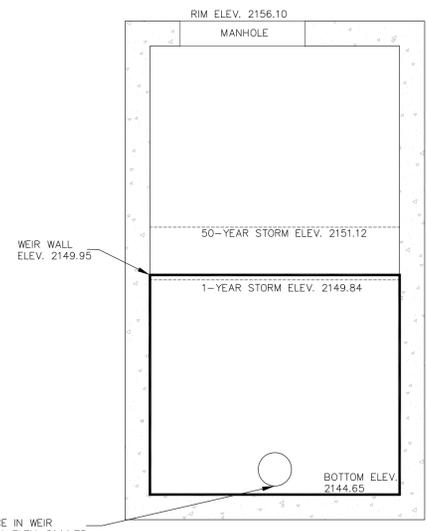
STORMTECH 'A' DETENTION
 NOT TO SCALE



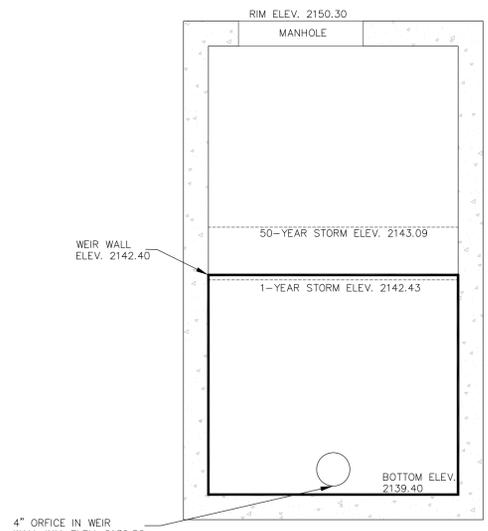
**STORMWATER DETENTION
 OUTLET CONTROL BOX (F2)**
 NOT TO SCALE



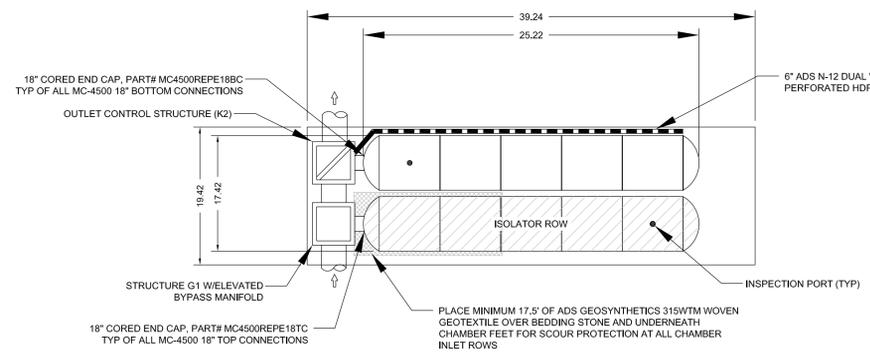
**STORM WATER INLET
 CONTROL BOX "A1"**
 NOT TO SCALE



**STORMWATER DETENTION (F2)
 OUTLET WEIR CROSS-SECTION**
 NOT TO SCALE



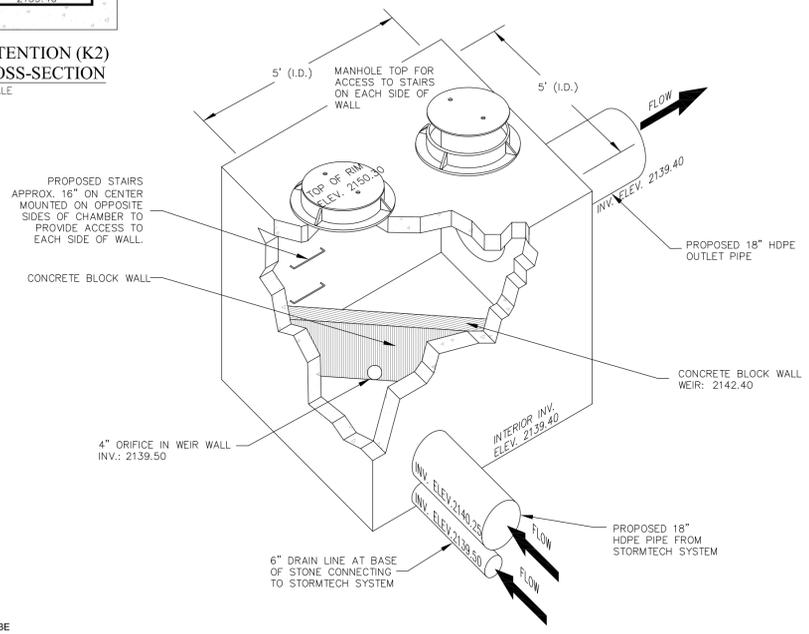
**STORMWATER DETENTION (K2)
 OUTLET WEIR CROSS-SECTION**
 NOT TO SCALE



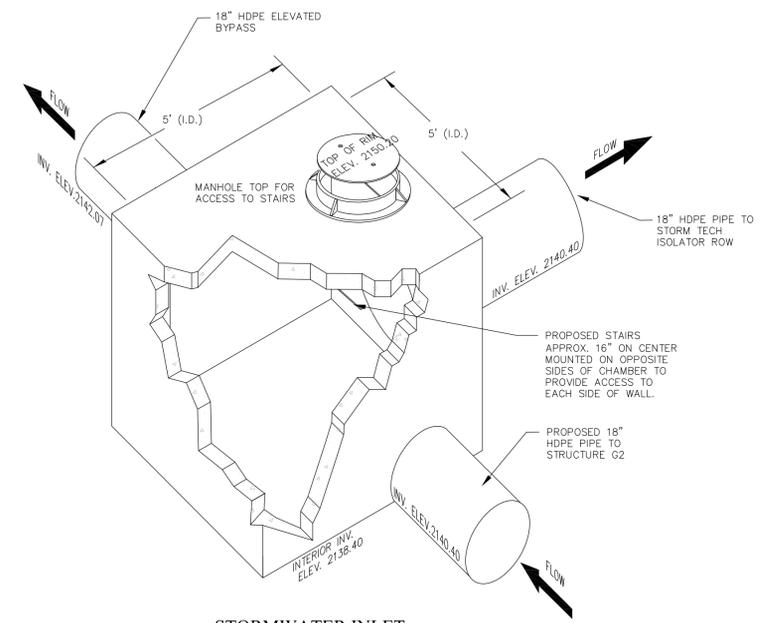
PROPOSED LAYOUT
 (10) STORMTECH MC-4500 CHAMBERS
 (4) STORMTECH MC-4500 END CAPS
 INSTALLED WITH 12\"/>

NOTES
 • DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.

STORMTECH 'B' DETENTION
 NOT TO SCALE



**STORMWATER DETENTION
 OUTLET CONTROL BOX "K2"**
 NOT TO SCALE



**STORMWATER INLET
 CONTROL BOX "G1" STORM DRAINAGE
 DETAILS**
 NOT TO SCALE

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NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	CZD APPLICATION SUBMITTAL	
2.	05/01/2018	BC SW SUBMITTAL	

STORM DRAINAGE DETAILS FOR:

WEAVERVILLE TOWNHOMES
 NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW
 CDC PROJECT NO.: 11664

SHEET
C953

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LWR	CDZ APPLICATION SUBMITTAL	MSD SUBMITTAL	BY



SEWER DETAILS FOR:
WEAVERVILLE TOWNHOMES
 NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW
 CDC PROJECT NO.: 11664
 MSD PROJECT NO.: 2018082

SHEET
C972

SECTIONAL PLAN
N.T.S.

SECTION A-A
N.T.S.

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
TYPE II DROP CONNECTION
DATE APPROVED: MARCH 2017 2-11-08.2

SECTIONAL PLAN
N.T.S.

SECTION A-A
N.T.S.

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
TYPE IV DROP CONNECTION
DATE APPROVED: MARCH 2017 2-11-06.4

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
CLEANOUT BOX
APPROVED: FEBRUARY 25, 2010 2-07-05

	MIN. WEIGHT - LBS.
COVER	25
BASE	40
TOTAL UNIT	65

STANDARD RING AND COVER
N.T.S.

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
STANDARD MANHOLE FRAME & COVER
DATE APPROVED: MARCH 2017 2-11-08.1

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
SERVICE CONNECTIONS AT MANHOLES
DATE APPROVED: MARCH 2017 2-11-07.1

SEWER DETAILS

GENERAL NOTES FOR SEWER

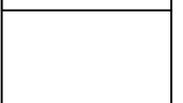
- SEWER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY (MSD). ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. REQUIREMENTS AND SPECIFICATIONS OF MSD STANDARDS SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED SEWER EXTENSION.
- CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED SEWER PERMITS AND ASSOCIATED NON-SEWER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PROVIDE COPY OF STREET CUT PERMIT TO MSD PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, THE SEWERAGE DISTRICT. THE ENGINEER SHALL PERIODICALLY INSPECT THE PROGRESS OF INSTALLATION AND SHALL COMPLETE A FINAL WATER AND SEWER INSPECTION. THE CONTRACTOR SHALL FURNISH, SECURE, AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEER'S FINAL CERTIFICATION OF COMPLETION. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
- 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 AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS TO BE 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. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
- EROSION CONTROL IS THE FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL SEWER PIPES AND APPURTENANCES.
- SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH TOW OF WEAVERVILLE AND IN STRICT ACCORDANCE WITH NCDOT GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
- ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC PLUMBING CODES AND ANY REQUIREMENTS PER LOCAL AUTHORITIES. COORDINATE EXACT LOCATIONS OF SERVICE LINES WITH THE ARCHITECTURAL, PLUMBING, AND LANDSCAPING PLANS. SEWER CLEANOUT ASSEMBLY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERIFICATION.
- ALL NON-FERROUS UNDERGROUND SERVICE LINES OUTSIDE BUILDING FOOTPRINT SHALL BE REQUIRED TO HAVE A MAGNETIC-TYPE WARNING TAPE INSTALLED IN THE BACKFILL AT LEAST 6" BELOW GRADE.
- CONTRACTOR TO INSTALL D.I.P. WHERE THE MINIMUM OF 3' COVER OR AT UTILITY CROSSINGS WHERE MINIMUM VERTICAL SEPARATION REQUIREMENTS CANNOT BE MET. PIPE MATERIAL MUST TRANSITION TO D.I.P. 10' PRIOR TO CROSSING VIA A SOLID SLEEVE COUPLING AND EXTEND TO THE NEXT MANHOLE.
- INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
 - SEWER LINE CROSSES OVER WATER, OR
 - VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18".
 MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
- MAINTAIN 24" VERTICAL SEPARATION BETWEEN STORM DRAIN AND SANITARY SEWER, OR INSTALL FERROUS MATERIAL ON THE SANITARY SEWER WITHIN 10' EACH SIDE OF THE CROSSING.
- CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
- TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
- THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
- THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE SEWER SYSTEMS PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY THE METROPOLITAN SEWERAGE DISTRICT. SECURE FINAL OPERATIONAL APPROVAL FROM MSD PRIOR TO ACTIVATION OF THE SYSTEM.

160 DARTON AVENUE
ASHVILLE, NC 28801
PHONE (828) 252-5986
FAX (828) 252-5985

52 WALNUT STREET - SUITE 9
WEAVERVILLE, NC 28786
PHONE (828) 252-5986
FAX (828) 252-5985



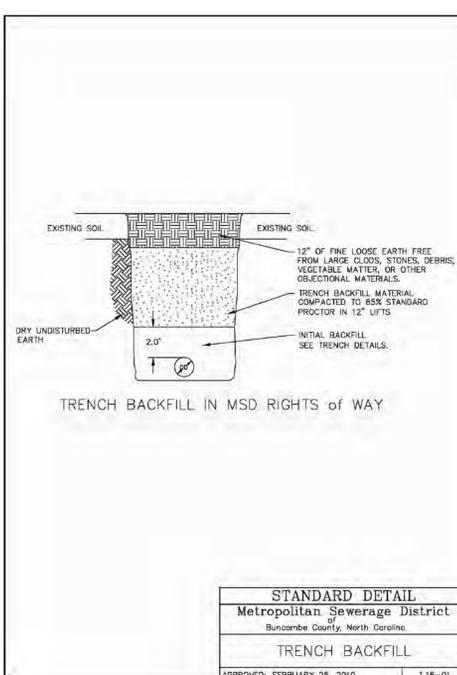
LWR	MSD SUBMITTAL	CDZ APPLICATION SUBMITTAL	DATE	DESCRIPTION
1.			04/02/2018	
3.			05/02/2018	



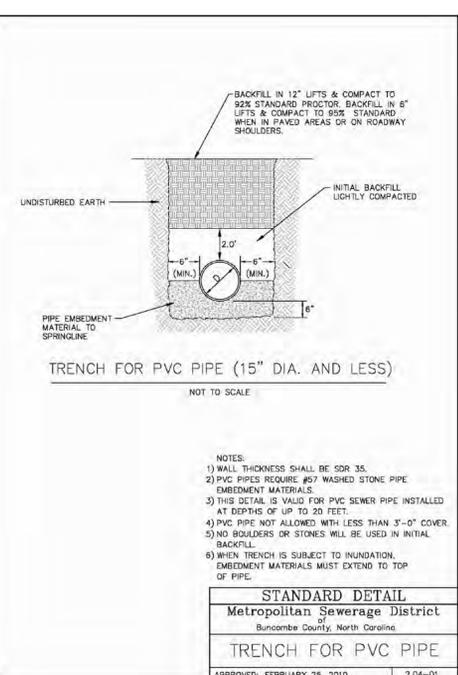
WEAVERVILLE TOWNHOMES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

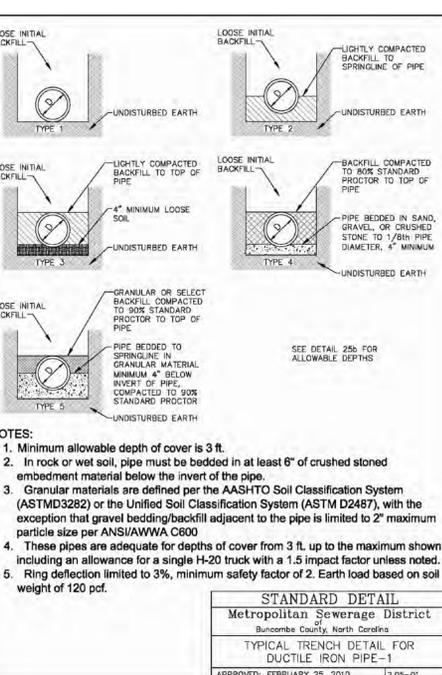
SEWER DETAILS FOR:
DRAWN BY: RWW
CDC PROJECT NO.: 11664
MSD PROJECT NO.: 2018082



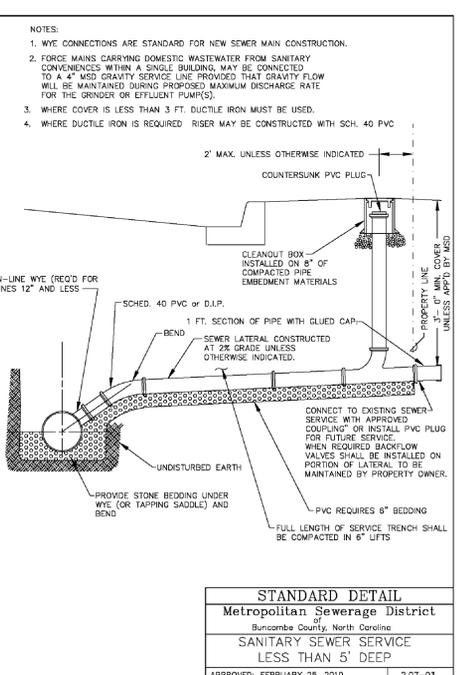
STANDARD DETAIL Metropolitan Sewerage District Buncombe County, North Carolina TRENCH BACKFILL APPROVED: FEBRUARY 25, 2010 1.16-01



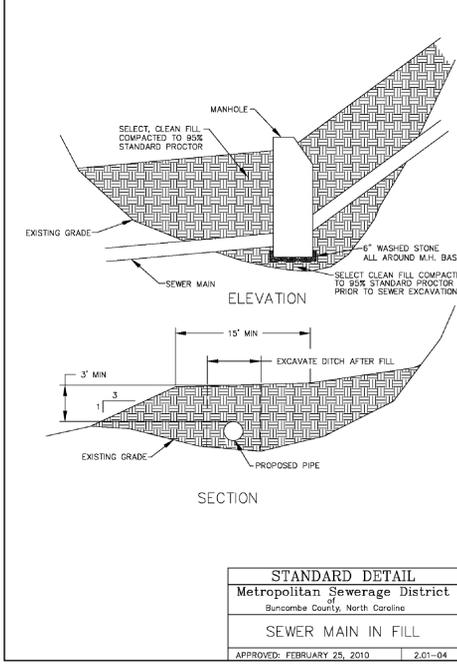
STANDARD DETAIL Metropolitan Sewerage District Buncombe County, North Carolina TRENCH FOR PVC PIPE APPROVED: FEBRUARY 25, 2010 2.04-01



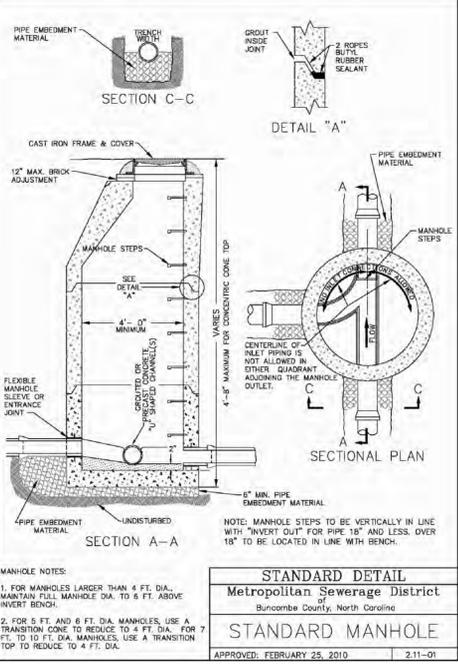
STANDARD DETAIL Metropolitan Sewerage District Buncombe County, North Carolina TYPICAL TRENCH DETAIL FOR DUCTILE IRON PIPE-1 APPROVED: FEBRUARY 25, 2010 2.05-01



STANDARD DETAIL Metropolitan Sewerage District Buncombe County, North Carolina SANITARY SEWER SERVICE LESS THAN 5' DEEP APPROVED: FEBRUARY 25, 2010 2.07-03
--



STANDARD DETAIL Metropolitan Sewerage District Buncombe County, North Carolina SEWER MAIN IN FILL APPROVED: FEBRUARY 25, 2010 2.01-04
--



STANDARD DETAIL Metropolitan Sewerage District Buncombe County, North Carolina STANDARD MANHOLE APPROVED: FEBRUARY 25, 2010 2.11-01
--

Pipe Size/Pressure Class	Laying Condition				
	Type 1	Type 2	Type 3	Type 4	Type 5
4 350	51	61	69	87	100
6 300	29	31	37	47	65
8 350	18	20	26	34	50
10 350	15	17	23	29	42
12 350	13	15	19	25	36
14 250	11	13	17	23	30
16 300	10	12	16	22	29
18 250	11	13	17	23	30
18 350	15	20	26	34	50
20 250	10	14	22	31	44
20 300	13	17	26	35	50
20 350	15	19	29	39	55
24 250	8	12	17	25	35
24 300	11	15	20	29	42
24 350	13	17	24	33	47
30 200	8	12	16	24	34
30 250	11	15	21	29	42
30 300	12	16	21	29	42
30 350	15	19	26	34	50
36 200	8	12	16	24	34
36 250	11	15	21	29	42
36 300	12	16	21	29	42
36 350	15	19	26	34	50
42 200	8	12	16	24	34
42 250	11	15	21	29	42
42 300	12	16	21	29	42
42 350	15	19	26	34	50
48 200	8	11	15	22	32
48 250	10	13	17	24	35
48 300	12	15	19	27	40
48 350	15	18	22	30	45
54 200	8	11	14	22	32
54 250	10	13	16	24	35
54 300	12	15	19	27	40
54 350	15	18	22	30	45
60 200	8	11	14	22	32
60 250	10	13	16	24	35
60 300	12	15	19	27	40
60 350	15	18	22	30	45
64 200	8	11	14	22	32
64 250	10	13	16	24	35
64 300	12	15	19	27	40
64 350	15	18	22	30	45

STANDARD DETAIL Metropolitan Sewerage District Buncombe County, North Carolina TYPICAL TRENCH DETAIL FOR DUCTILE IRON PIPE-2 APPROVED: FEBRUARY 25, 2010 2.05-02

SEWER DETAILS

SHEET
C971



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

Floor Plans and Elevations

REVISIONS



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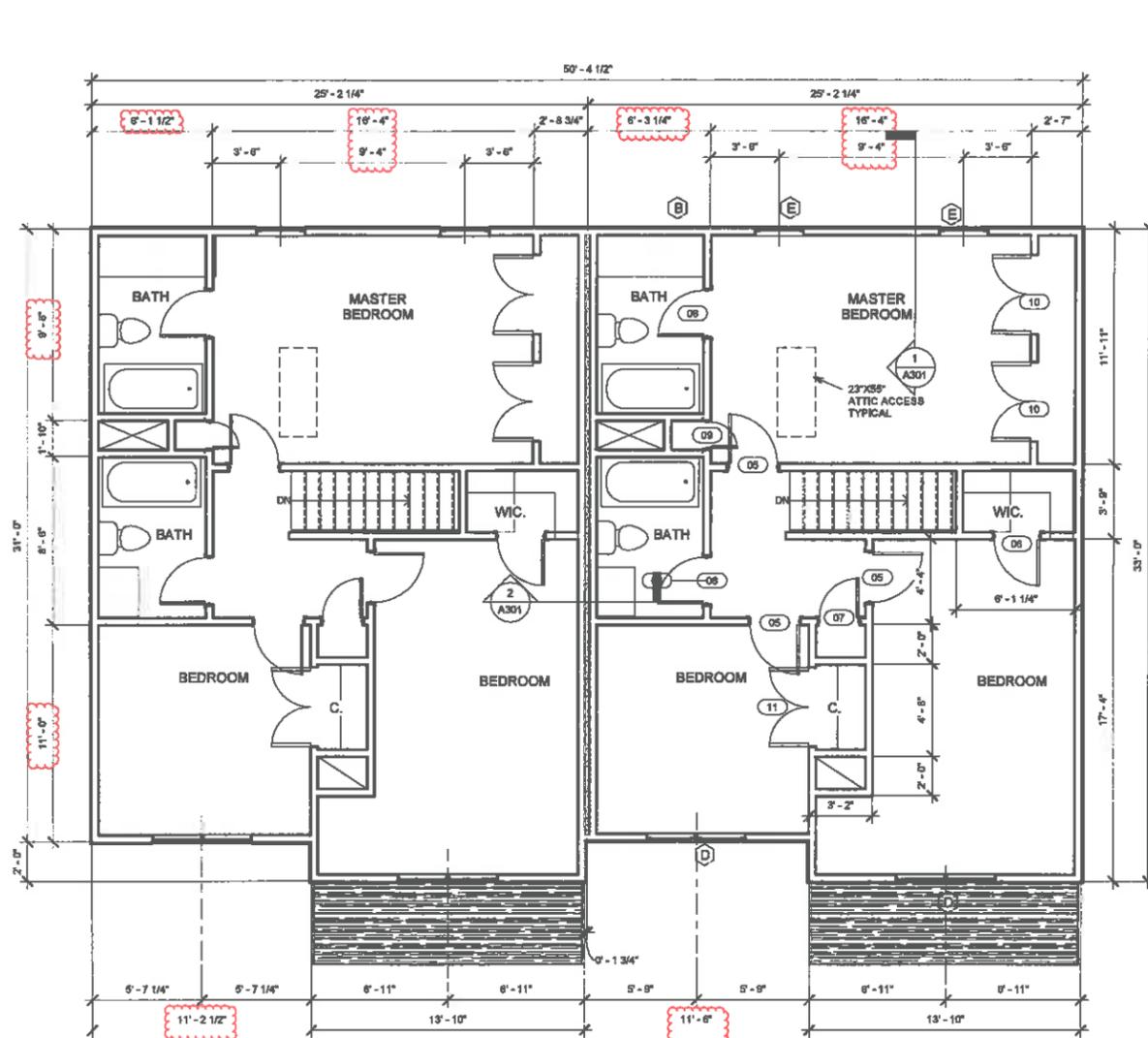
Enter address here

Baldwin Commons
Owner

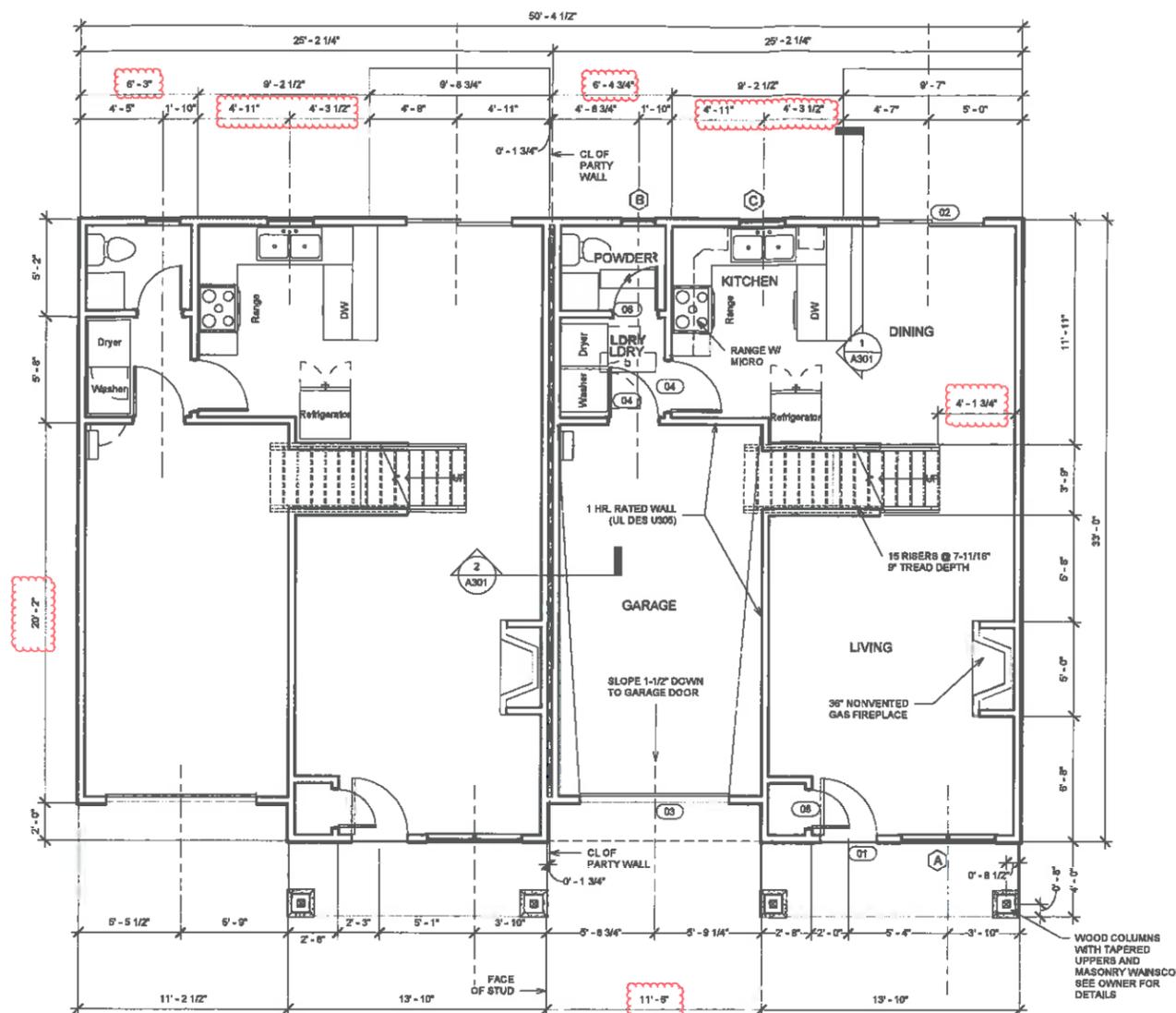
SHEET TITLE
Floor Plans - Two Unit

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.

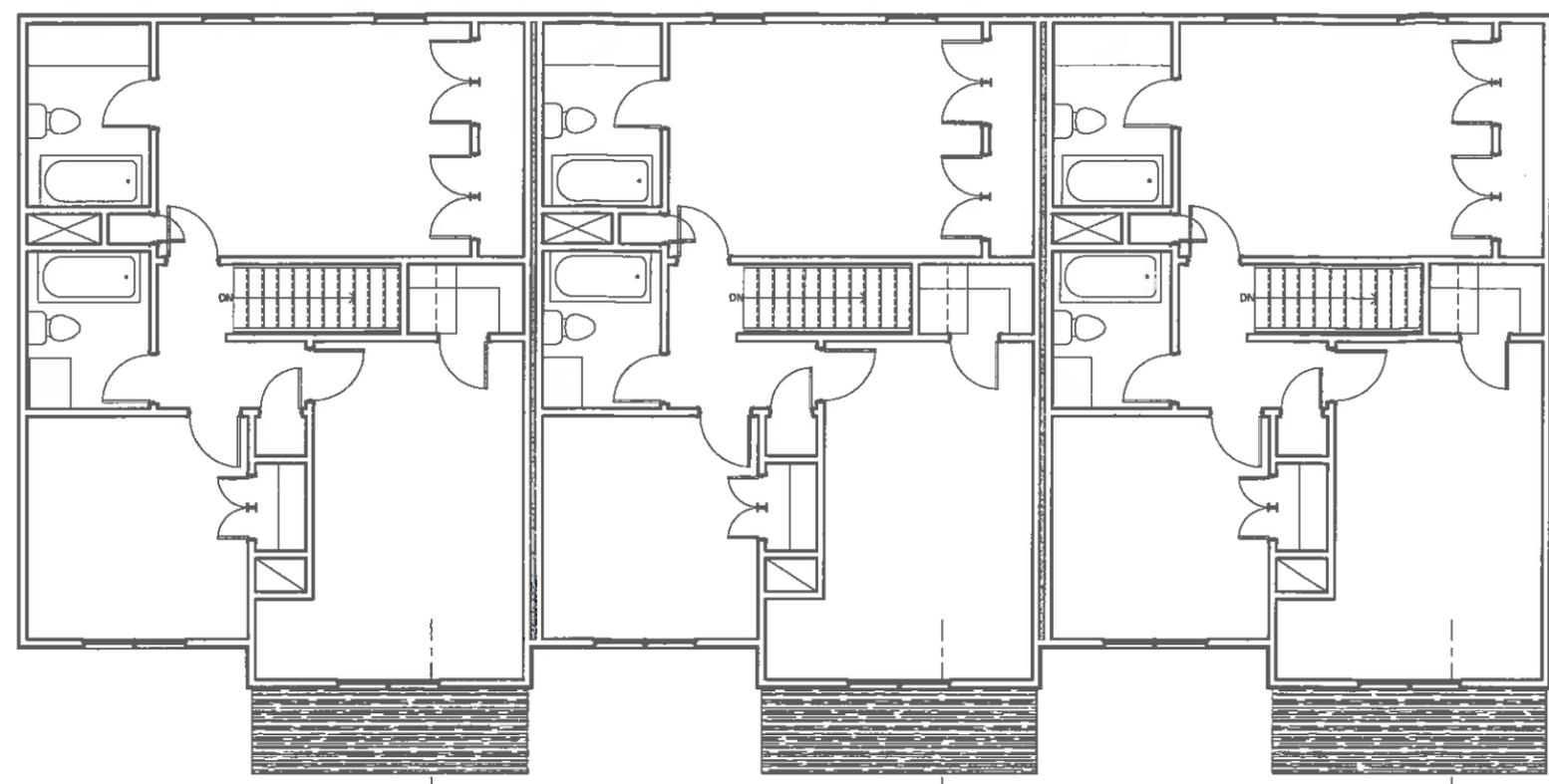


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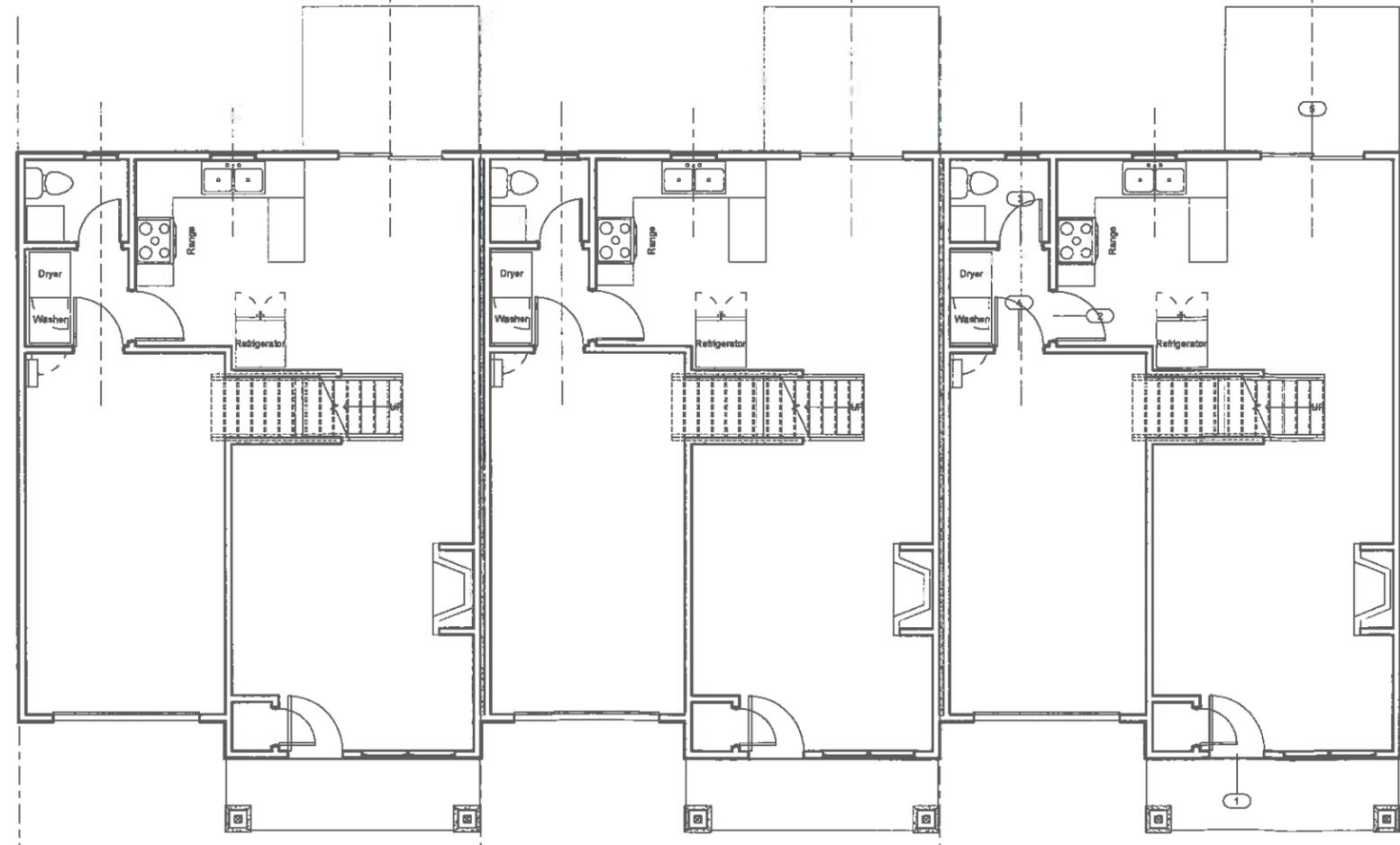
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 Owner

SHEET TITLE		DATE		ISSUE DATE	
Floor Plan - Three Unit		A102		170500	
JOB NO.		DATE		ISSUE DATE	
A102		A102		170500	

Enter address here



② Level 2 - Three unit
 1/4" = 1'-0"



① Level 1 - Three Unit
 1/4" = 1'-0"

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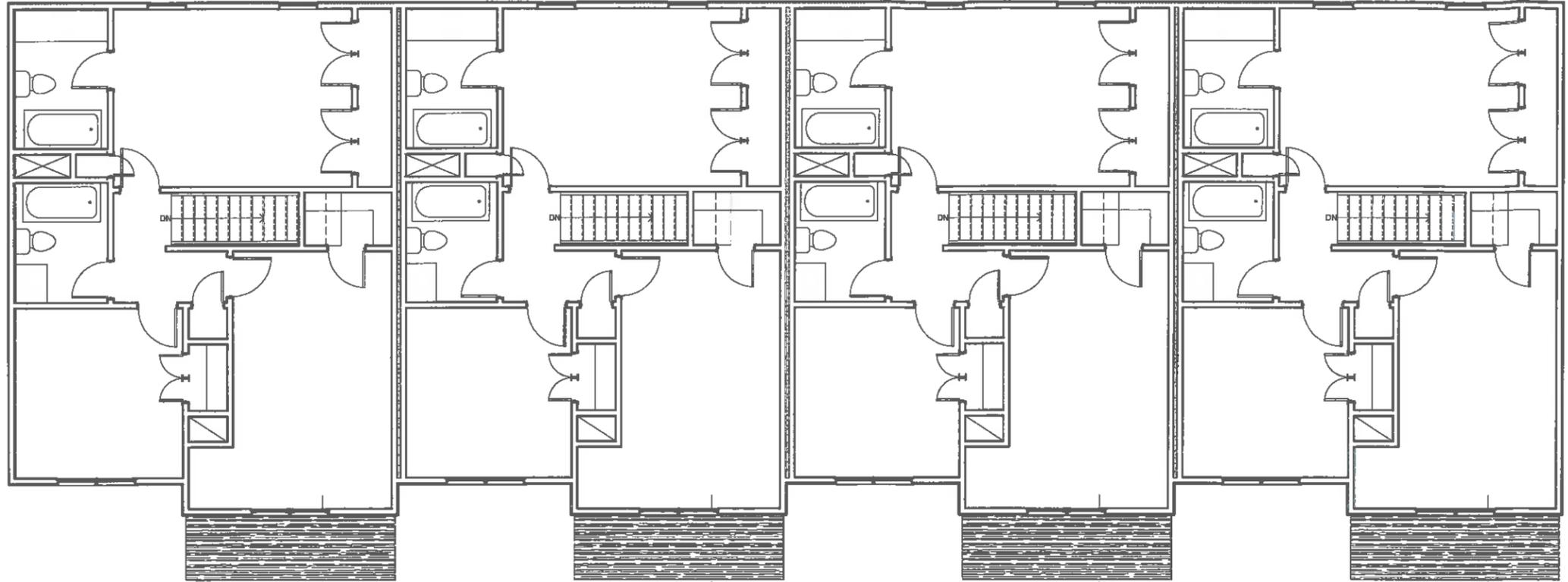
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Baldwin Commons
Owner

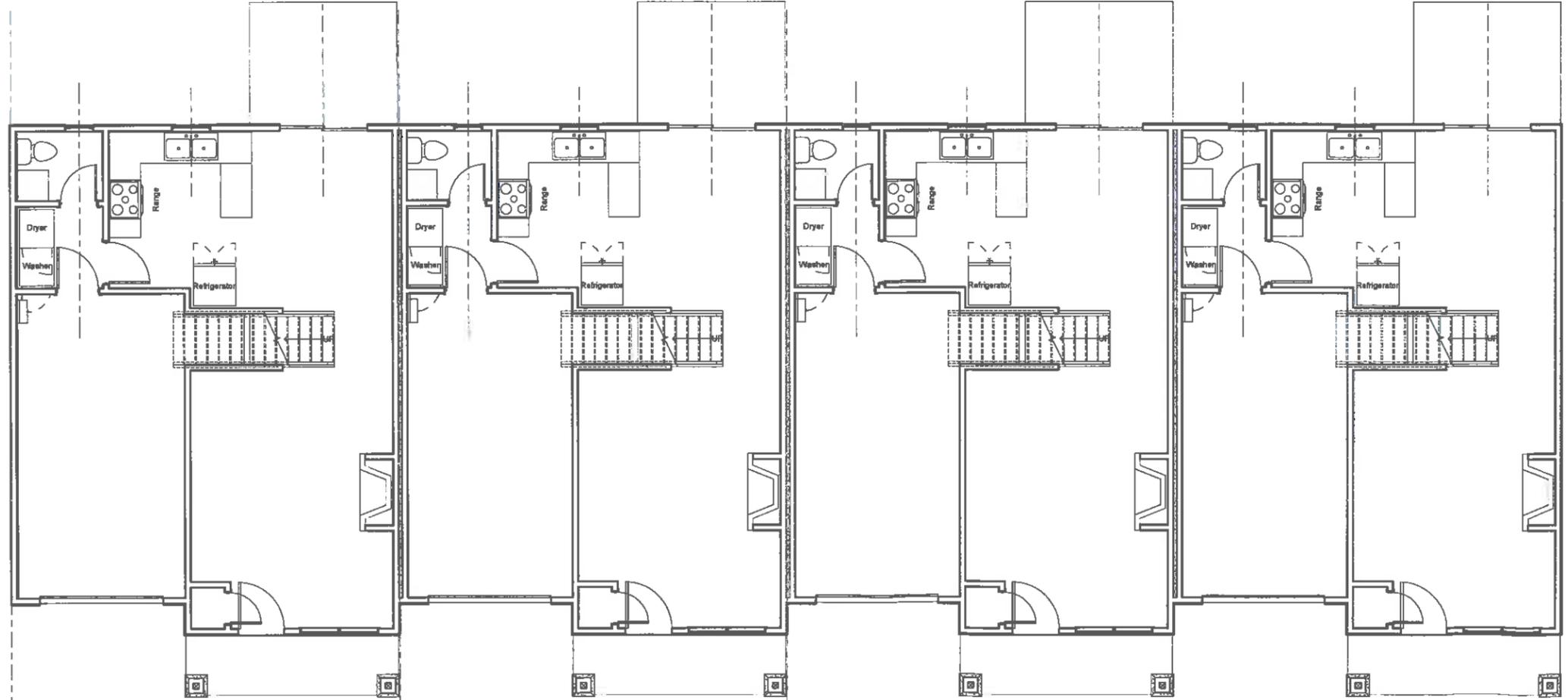
SHEET TITLE
Floor Plan - Four Unit

DATE
ISSUE DATE
JOB NO. 170500

SHEET
A103



② Level 2 - four unit
1/4" = 1'-0"



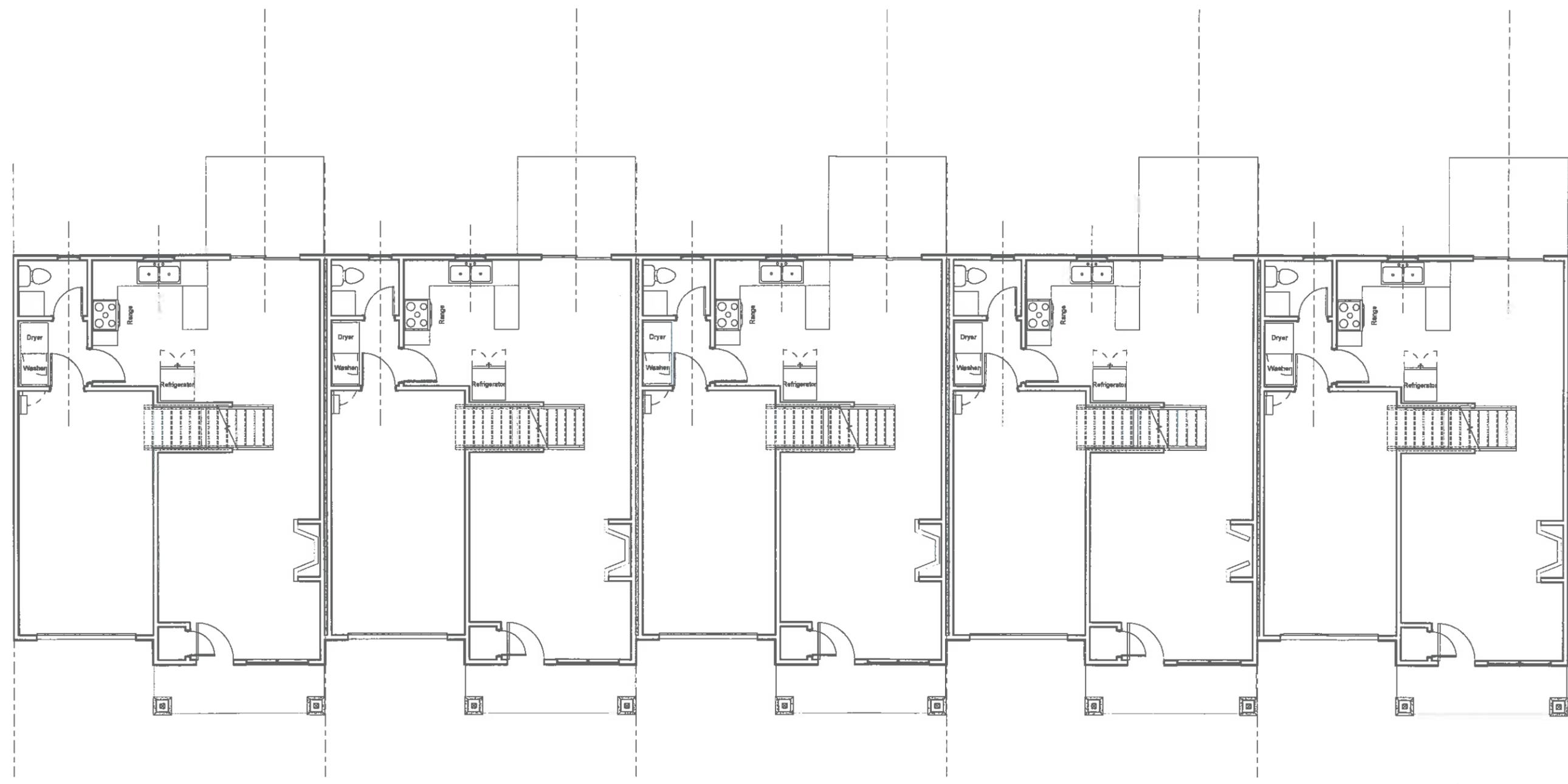
① Level 1 -Four Unit
1/4" = 1'-0"



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SHEET TITLE Floor Plan - Five Unit	DATE	Issue Date
	JOB NO.	170500
SHEET A104		



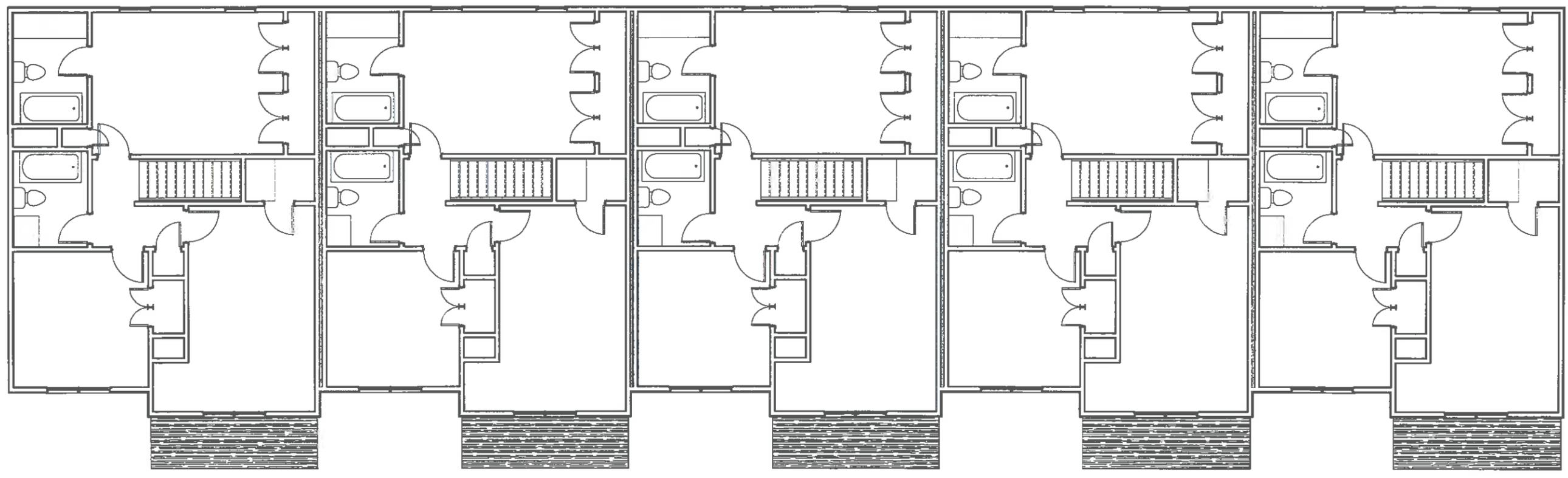
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 Owner

SHEET TITLE	Second Floor - Five Unit	
	DATE	Issue Date
SHEET	A104A	JOB NO. 170500



① Level 2 - five unit
 1/4" = 1'-0"

Enter address here

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Owner

SHEET TITLE
Elevations

SHEET A201	DATE	Issue Date
	JOB NO.	170500



1/2" FIRE RATED PLYWD. MIN. 4'-0"
OUT FROM EACH SIDE OF FIREWALL
4'-0" FIRE WALL 4'-0"

CONT. RIDGE
VENTS, TYPICAL

VINYL SHAKE SIDING

FIBERGLASS SHINGLES

2 - 2X10 HEADER ALL
3 SIDES OF PORCH,
TYPICAL

1
A301



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**Baldwin Commons
Owner**

SHEET TITLE
Three Unit Elevations

SHEET
A202

DATE

Issue Date

JOB NO.

170500



② North - Three Unit
1/4" = 1'-0"



① South - Three Unit
1/4" = 1'-0"

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② North - Four Unit
1/4" = 1'-0"



① South - Four Unit
1/4" = 1'-0"

SHEET TITLE
Four Unit Elevations

Baldwin Commons
Owner

DATE	Issue Date
JOB NO.	170500

SHEET
A203



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① North - Five Unit
1/4" = 1'-0"



② South - Five Unit
1/4" = 1'-0"

SHEET TITLE
Five Unit Elevations

SHEET
A204

DATE

Issue Date

JOB NO.
170500

Baldwin Commons
Owner



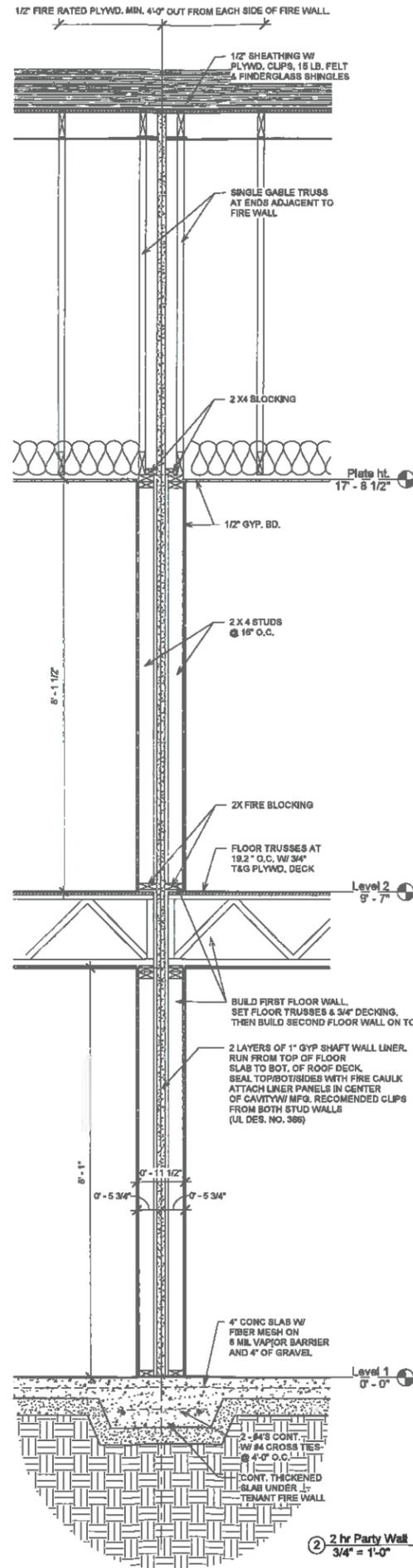
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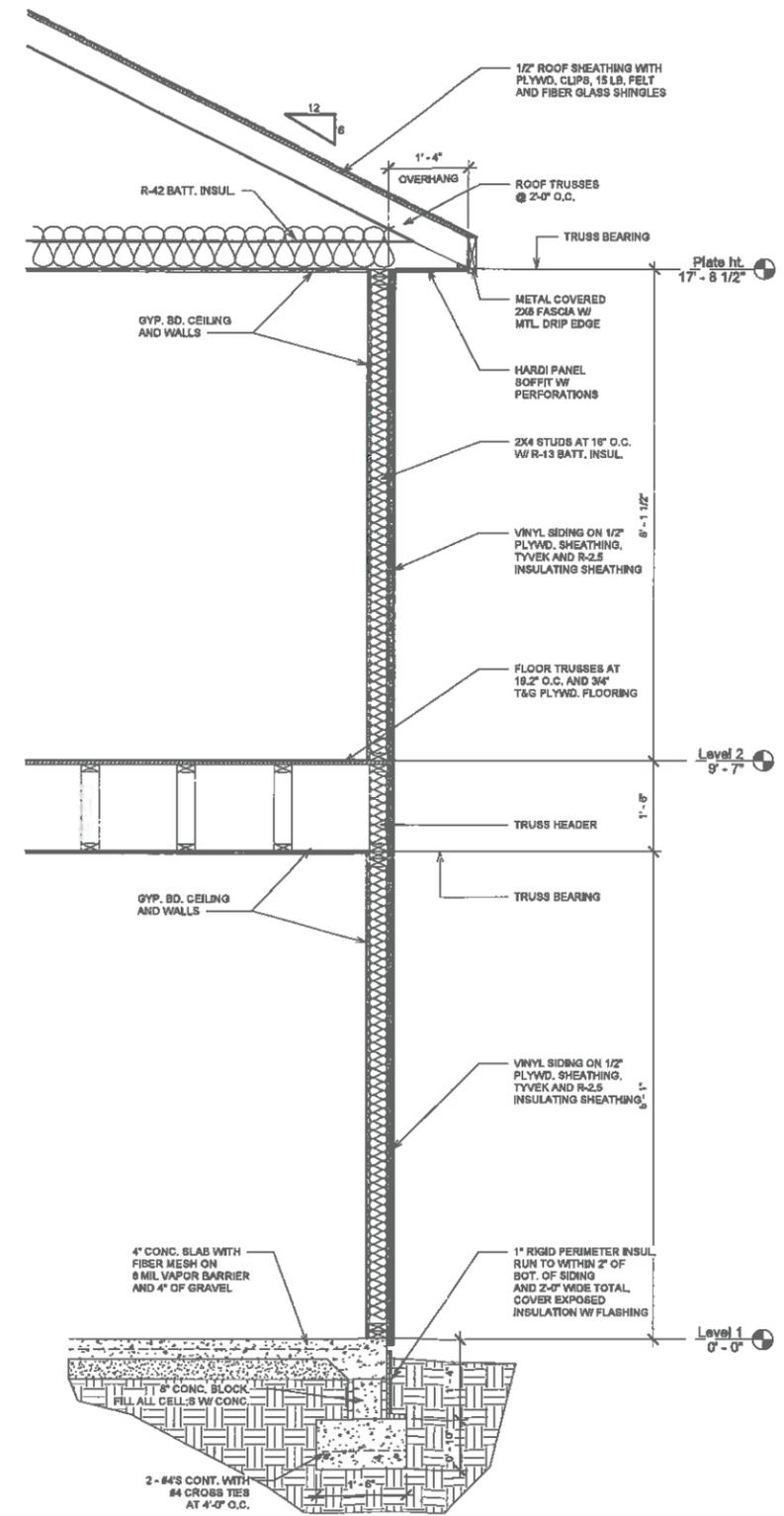
Baldwin Commons
 Owner

SHEET TITLE
Wall Sections

DATE	Issue Date
JOB NO.	170500
SHEET	A301



② 2 hr Party Wall
 3/4" = 1'-0"



① Typical Exterior Wall
 3/4" = 1'-0"



**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. 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.

Kevin Johnson
MSD Planning and Development

TOWN OF WEAVERVILLE
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

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

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







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:

(new language noted in red font)

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.

Mr. Sugg noted that the proposed revision could be made related to the zoning of the parcels and suggested that said revisions would be made by the surveyor at such time as they could reach the matter.

- 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.

Mr. Sugg noted the proposed revision would be made to properly label the building types shown on sheet 201.

- 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.

Mr. Sugg noted the proposed revision would be made to show the zoning of all surrounding properties.

- 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.

Mr. Sugg noted that the proposed revision would be made to show a specific area as striped for no parking to ensure adequate emergency vehicle access and turnaround. Mr. Eller noted that he would facilitate a conversation with Mr. Sugg and Fire Marshal Davis to ensure that the area noted will qualify as an approved fire apparatus turnaround.

- 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.

Mr. Sugg noted that he had spoken to Public Works Director Pennell regarding the proposed revision to the water plan to create a looped system for the project and that such conversations would continue to ensure that the water service provided to the properties would meet the qualifications of the Water Policy of the Town.

- 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.

Mr. Eller noted the absence of the aforementioned documents which are called for by the application but not by ordinance and mentioned that the procurement of said documents would be through other authorities outside the purview of the Town.

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 special requirements established for those parcels found within the new district. The following is a comparative table listing the special 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:

(new language noted in red font)

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.

Staff proposed a special called meeting of the Board for the purpose of conducting a site visit to the subject property. Consensus was gained that should members of the Board wish to visit the property they would do so individually or in pairs and that no special called meeting of the Board for this purpose is necessary. Consensus was also gained that the applicant would stake certain features on the property accommodate the review of the Board.

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.

Consensus was gained that a revision would be made to the sidewalk configuration shown inclusive of features which could ease connectivity with future development in the area. Said revision will be shown on subsequent versions of the 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.

Consensus was gained that fencing would be installed at the top of retaining walls shown to ensure the safety of the eventual inhabitants of the project.

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.

Consensus was gained that no buffering would be required where this project abuts existing commercial establishments due to the topography found on site.

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.

Consensus was gained that no restriction of pedestrian access would be desired between the project and existing commercial establishments.

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.

Consensus was gained that no restriction of vehicular access would be desired between the project and existing commercial establishments.

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.

Topic to be considered at the May 22 special called meeting of the Board.

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.

Consensus was gained that the proposed overflow parking provided was adequate to serve the project.

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.

Consensus was gained that the desired valley curb design would not be detrimental to the project due to the amount of overflow parking spaces provided.

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.

Topic to be considered at the May 22 special called meeting of the Board.

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?

Consensus was gained that ordinance calls for the completion of construction within two years and that due to the size of the project, this timeframe may not be reasonable.

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.

Consensus was gained that certain aspects of the outdoor lighting ordinance should be incorporated in the ordinance establishing the conditional zoning district.

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.

From: Warren Sugg
To: [James W. Eller](mailto:James.W.Eller)
Subject: FW: Weaverville Townhomes
Date: Monday, May 14, 2018 9:10:21 AM
Attachments: [image002.png](#)

Good morning James,
See below from Kile granting his approval of the plan revision that we have shown.

Thanks.

Warren M. Sugg, PE
(828) 252-5388
168 Patton Avenue Asheville, NC 28801
www.cdcgo.com



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From: Kile Davis <kdavis@weavervillefd.org>
Sent: Friday, May 11, 2018 5:02 PM
To: Warren Sugg <wsugg@cdcgo.com>
Subject: Weaverville Townhomes

Mr. Sugg,

I have reviewed your revisions for the Weaverville Townhomes and I am satisfied with the current proposal. Per our conversation. I think the low drivable curb will take care of the issue. Let me know if I can be of further assistance. Have a good evening.

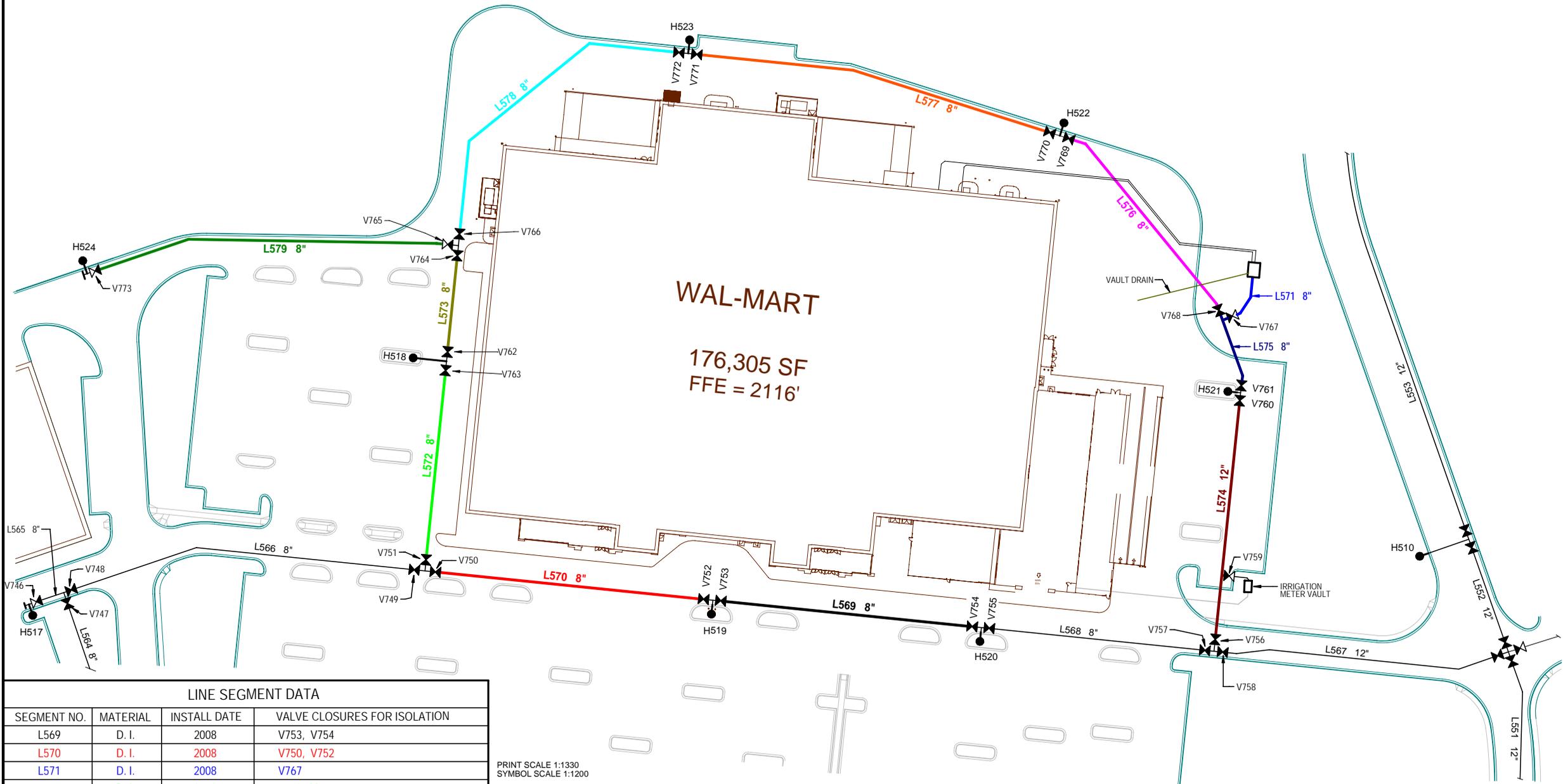
Kile R. Davis
Fire Marshal
Weaverville Fire Department
PO Box 338/3 Monticello Rd.
Weaverville, NC 28787
(828)484-7033 Office
(828)231-4209 Cell
(828)658-9868 Fax
kdavis@weavervillefd.org





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

Waterline Segment Drawings



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

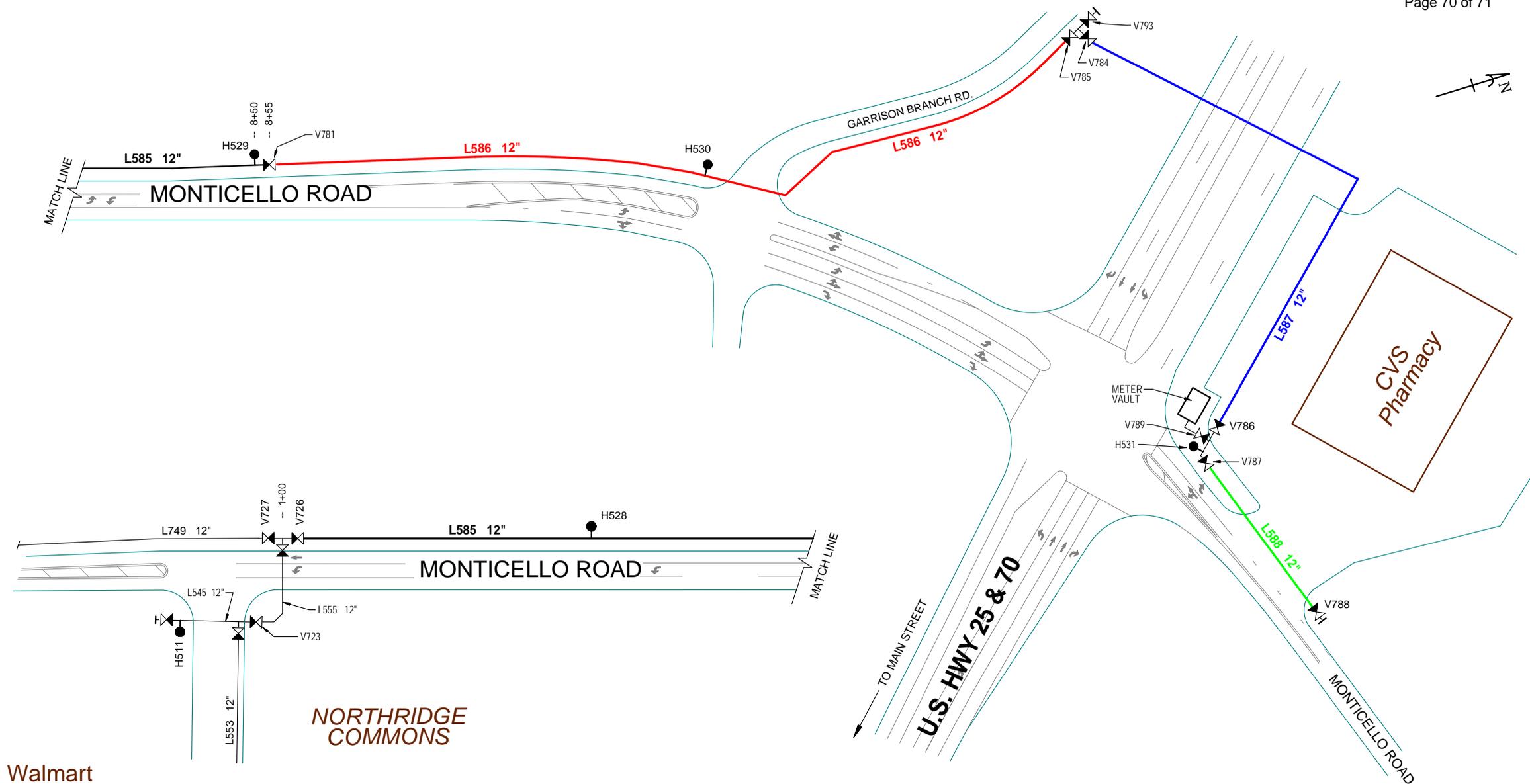
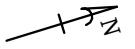
WATERLINE SEGMENT MAP

DATE: 01/30/2009 SCALE: NONE

DRAWN BY: L. T. SPRINKLE

SEGMENT NO.

L569 - L579



Walmart

NORTHRIDGE COMMONS

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

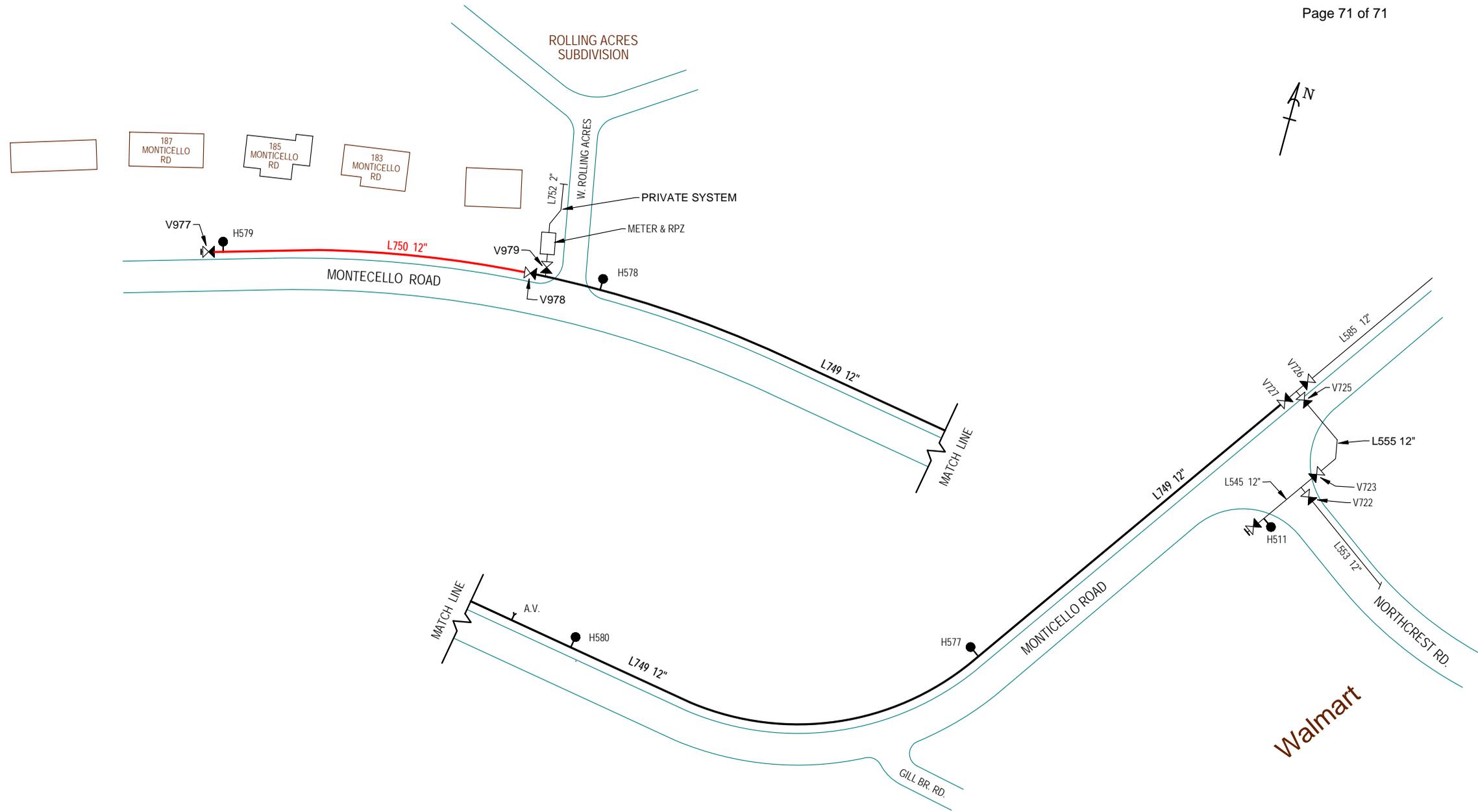
WATERLINE SEGMENT MAP

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