

**Town of Weaverville**  
**Planning Board**  
**Regular Monthly Meeting**  
**Monday, January 5, 2026, 4:00pm**  
**Town Hall Council Chambers**  
**Agenda**

	Pg#	
1. Call to Order .....		Chair Kelley
2. Election of Officers – Vice-Chair.....	2	Chair Kelley
3. Adoption of Agenda .....		Chair Kelley
4. Approval of Minutes – 11/3/2025 Regular Meeting .....	3	Chair Kelley
5. 6 Pleasant Grove Major Subdivision Preliminary Plans.....	6	Planning Director Eller
6. Session Law 2025-94 Text Amendments..... Waiting Period on Minor Subdivisions	39	Planning Director Eller
7. Adjournment		Chair Kelley

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, January 5, 2026

**Subject:** Election of Officers

**Presenter:** Planning Director

**Attachments:** None

**Description:**

**Sec. 2-153. Officers.**

The planning board shall elect a chair and a vice-chair from its membership, who shall each serve for one year or until reelected or until their successors are elected. The planning board shall appoint a secretary, who may be a municipal officer, an employee of the town, or a member of the board.

The membership of the Board is determined by Town Council while the leadership of the Board is determined by the Board Members which have been appointed.

**Action Requested:**

Action to elect a Vice Chair of the Board is appropriate at this time.

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, January 5, 2026

**Subject:** Minutes

**Presenter:** Board Clerk

**Attachments:** Minutes from the November 3, 2025 Meeting of the Board

**Description:**

Attached you will find proposed minutes from the November 3, 2025 meeting of the Board

**Action Requested:**

Staff is requesting that the Planning Board adopt the aforementioned minutes as presented or amended by motion of the Board.

# Planning Board Meeting Minutes

## November 3, 2025

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, November 3, 2025, within the Fire Department Training Room at the Weaverville Fire Department, 3 Monticello Rd., Weaverville, NC.

### 1. Call to Order

Planning Board members present: Vice Chair Mark Endries, Donna Mann Belt, Jonathan Brown, Michael Sollazzo, Jennifer Young, Alternate Tom Flourney

Planning Board members Absent: Chair Jane Kelley

Staff present: Planning Director James Eller, Assistant Town Manager Jennifer Jackson, Planner Graham Crawford

Vice Chair Endries called the meeting to order at 4:00 pm and recognized alternate member Jennifer Young as a voting member of the Board due to the absence of a regular member.

### 2. Adoption of Agenda

The motion to adopt the agenda was made by Sollazzo. All voted in favor and the motion carried 5-0.

### 3. Approval of Minutes – 10/6/2025 Regular Minutes

Young moved to approve the October 6, 2025, meeting minutes as presented. All voted in favor and the motion carried 5-0.

### 4. 10 Silverwood Farm Road Zoning Map Amendment Revision and Recommendation

Director Eller presented the board with the packet materials related to the proposed zoning map amendment revision. Director Eller noted the revised map shows an increase in R-12 zoning by about 3.5 acres and a reduction in the same amount from R-3.

The board noted that the changes were minor in nature and will have minimal impacts and in straw polls voted to keep their positive recommendations for reasonableness and plan consistency. The representative for the property owner(s), present at this meeting, stated that the reason for the change was mainly related to topographical challenges present on the property.

Mann Belt moved to send a favorable recommendation for the R-12, R-3, and C-2 shown on the revised map with findings that these zoning districts are consistent with the

Comprehensive Land Use Plan and reasonable for the reasons stated in the Board's previous recommendation on the matter dated 8 October 2025. Without further discussion, the motion carried 5-0.

5. Session Law 2025-94 Text Amendments

Director Eller presented the board with a draft of text amendments related to:

- (1) Vested rights and permit choice (Sec. 20-1116),
- (2) Waiting periods for subsequent requests (Sec. 20-1508),
- (3) Streets (Sec. 20-2403),
- (4) Quasi-Judicial zoning decisions (Sec. 20-3108), and
- (5) Authorized signs (Sec. 20-4102).

Jackson suggested some minor revisions to the proposed text amendments for clarity. Sollazzo motioned to approve the text amendments with the changes that were discussed in the meeting. Without further discussion the motion carried 5-0.

6. Other Business Comprehensive Land Use Plan Update

Director Eller explained to the board that Town Council has decided to pause any work on the CLUP update for 90 days due to the ongoing municipal election within the Town.

Vice Chair Endries asked for updates on a shared working drive for the board and the property commonly known as 21 Parker Cove Rd and the conditional zoning district that carries with the property.

7. Adjournment

Without objection Vice Chair Endries declared the meeting adjourned at approximately 4:39pm.

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, January 5, 2026  
**Subject:** Fox Property, 6 Pleasant Grove Road Major Subdivision  
**Presenter:** Planning Director  
**Attachments:** Sec. 20-2203 Process for Review of Major Subdivisions, Preliminary Plans, Technical Review Committee Report and Recommendation

**Description:**

The Board previously reviewed and approved a major subdivision for 43 lots on the property commonly known as 6 Pleasant Grove Road. This property was annexed into municipal limits on March 24, 2024 and ascribed the R-3 zoning district upon annexation.

The applicant has changed the project to involve 51 lots. In short, the same footprint is being used as the previous development review but one unit has been added to each structure.

The technical review committee has reviewed the proposal and offered comments to the engineering firm who prepared the plans. The town's technical review committee (Planning, Public Works, Fire) has found the preliminary plans fully compliant with various sections of municipal ordinance and relevant federal and state laws, rules and regulations.

**Action Requested:**

A motion establishing the approval of the preliminary plans for the 6 Pleasant Grove Road major subdivision as per Sec.20-2203 Process for Review of Major Subdivisions.

---

**Sec. 20-2203. Process of review of major subdivisions and conservation subdivisions.**

- (a) *Submission of application and preliminary plan.* All applications for development of a major subdivision and/or conservation subdivision shall be submitted to the subdivision administrator at Weaverville Town Hall. The subdivision administrator shall determine if the application is complete and notify the subdivider of any deficiencies. Once the application is deemed complete, the subdivision administrator will schedule review of the application by the technical review committee. The application should include a water commitment application if the subdivider intends to extend the public water system of the town. The application should include a public street commitment application if the subdivider intends for the streets to be included within the town's public street system.
- (b) *Review of preliminary plan (and town public water/street commitment applications) by technical review committee and others.* The technical review committee shall review all major subdivisions and conservation subdivisions and preliminary plans, and plan revisions if necessary, for compliance with planning and development regulations applicable to major subdivisions. If town public water and/or street commitment application are part of the subdivision application, the technical review committee shall review them and provide a report and recommendation to town council on those requests. If state streets or highways are proposed the request must be submitted to the NCDOT district highway engineer for review and recommendation. If private water wells or septic systems are proposed, the request must be submitted to the Buncombe County Health Director for review and recommendation. If public sewer is proposed, the request must be submitted to MSD for review and recommendation.
- (c) *Review and action on town water commitment and/or public street commitment.* Any public water commitment or public street commitment applications shall be forwarded to town council for review and action. Depending on the action taken by town council, plan revisions may be necessary.
- (d) *Report and recommendation of technical review committee.* Based on its findings during its review and actions taken by the town concerning public water commitment and/or public street commitment, the technical review committee shall prepare and submit to the planning board a report and recommendation concerning the major subdivision and/or conservation subdivision application and the preliminary plan.
- (e) *Review of preliminary plan by the planning board.* The planning board shall review all major subdivisions and conservation subdivisions and preliminary plans for compliance with planning and development regulations applicable to major subdivisions.
- (f) *Approval of preliminary plan.* The planning board shall approve the preliminary plan once it is found compliant with the planning and development regulations of the town for major subdivisions and/or conservation subdivisions. The planning board has 90 days from first consideration to approve or deny a preliminary plat. If the planning board has failed to act within that time period the preliminary plat shall be deemed approved.
- (g) *Submission of certain construction drawings and supporting documentation.* The subdivider shall submit engineer-sealed construction drawings and supporting documentation for required improvements related to the major subdivision as a whole, or for each phase which has achieved preliminary plan approval. The public works director or their designee, in conjunction with the technical review committee or their designees, shall review and approve or recommend approval of the construction drawings for all water system improvements intended to be conveyed to the town and all roads intended to be dedicated to the town as public streets. Construction drawings for sanitary sewer improvements must be provided to MSD.
- (h) *Installation of required improvements.* Upon approval of the preliminary plan, and not before, the subdivider may proceed with the installation for required infrastructure in accordance with the approved preliminary plan and construction plans submitted. Prior to the approval of a final plat, the subdivider shall have installed the required infrastructure improvements. Required infrastructure shall be installed within 18 months of

---

approval of the preliminary plan or phase of a preliminary plan. Otherwise, the planning board shall have the authority to grant up to an additional 12 months for completion of the infrastructure for good cause shown.

- (i) *Submission of final plat and supporting documentation.* Upon completion of the required improvements, the subdivider shall prepare and submit a final plat and supporting documentation to the subdivision administrator. The subdivision administrator shall determine if the final plat is complete and the supporting documentation evidences the completion of the required improvements, and notify the subdivider of any deficiencies. Once the final plat and supporting documentation is deemed complete, the subdivision administrator will schedule review of the final plat by the technical review committee.
- (j) *Review of final plat by technical review committee.* The technical review committee shall review the final plat and supporting documentation, and plat revisions as necessary, for substantial compliance with the approved preliminary plan and with planning and development regulations for major subdivisions and/or conservation subdivisions.
- (k) *Approval of final plat.* The planning director, or their designee, shall approve the major subdivision final plat once it is found compliant by the technical review committee. The planning director, or their designee, shall have 30 days from a fully complete final plat submission within which to approve or deny the final plat. Failure to take such action within this time period will be deemed an approval of the plat.
- (l) *Recordation of final plat.* The final plat of the major subdivision must be recorded, at the subdivider's expense, in the Buncombe County Register of Deeds within 60 days of final plat approval otherwise said approval shall be null and void. A copy of the recorded final plat must be provided to the subdivision administrator or zoning administrator prior to the issuance of any zoning permits. Access easements and road maintenance agreements must be recorded prior to or contemporaneously with the final plat.
- (m) *Issuance of zoning permits.* No zoning permits authorizing work on the property can be issued by the zoning administrator prior to a copy of the recorded final plat being submitted to the subdivision administrator or zoning administrator.
- (n) *Town action on acceptance of town public water and/or public streets dedication.* Improvements installed within rights-of-way or easements including but not limited to utility lines, streets, drainage facilities or sidewalks pursuant to public commitments approved by town council, may be accepted for maintenance by the town upon approval by town council.

(Ord. of 5-24-2021(1), § 5; Ord. of 1-22-2024(1), § 7)

# FOX PROPERTY

## WEAVERVILLE, NORTH CAROLINA

PREPARED FOR:  
**PLEASANT GROVE OF WNC, LLC**  
**1335 CANE CREEK ROAD**  
**FLETCHER, NC, 28732**  
**DAVID LUCK**  
**(847) 323-7638**

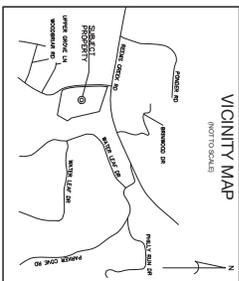
NO.	DATE	DESCRIPTION	BY
1	06/09/2024	STORM & EC SUBMITTALS	MK
2	09/27/2024	AGENCY SUBMITTALS	SPR
3	12/23/2024	INITIAL MSO NON-CONFORMANCE SUBMITTALS	MK
4	12/23/2024	INITIAL TOW WATER SUBMITTALS	MK
5	02/19/2025	STORM & EC REVISIONS	MK
6	02/19/2025	STORM/EC REVISIONS	MK
7	02/25/2025	TRC REVISIONS	EC
8	04/15/2025	RESPONSE TO MSO COMMENTS	EC
9	04/23/2025	RESPONSE TO EC COMMENTS	MK
10	06/10/2025	UPDATED STORM AND TOW	MK
11	06/27/2025	RESPONSE TO MSO COMMENTS	MK
12	07/17/2025	RESPONSE TO MSO COMMENTS/ GENERAL LAYOUT/STORM COMMENTS	MK
13	07/28/2025	STORM REVISIONS	MK

**DEVELOPER DATA**  
 PLEASANT GROVE OF WNC, LLC  
 1335 CANE CREEK ROAD  
 FLETCHER, NC, 28732  
 (847) 323-7638

**OWNER/DEVELOPER**  
 PLEASANT GROVE OF WNC, LLC  
 1335 CANE CREEK ROAD  
 FLETCHER, NC, 28732  
 (847) 323-7638

**CIVIL ENGINEER**  
 DAVID LUCK  
 CIVIL DESIGN CONCEPTS, P.A.  
 52 WALNUT STREET, SUITE B  
 WAYNESVILLE, NC 27706  
 (828) 292-5388

PROJECT NO.	TITLE	INDEX OF SHEETS	REV.
C000	COVER		
C001	SURVEY		
C011	EXISTING CONDITIONS & REDUCTION PLAN		
C201	SITE PLAN		
C210	ROAD PROFILES		
C211	ROAD PROFILES & EROSION CONTROL PLAN - PHASE I		
C212	ROAD PROFILES & EROSION CONTROL PLAN - PHASE II		
C213	STORM DRAINAGE PLAN		
C402	STORM PROFILES		
C403	MASTER SWAMP PLAN (SCALE 1:2400 - 1:4800)		
C404	SWAMP PROFILES		
C405	SWAMP PROFILES & EROSION CONTROL PLAN - PHASE I		
C406	SWAMP PROFILES & EROSION CONTROL PLAN - PHASE II		
C407	EXISTING SWAMP PROFILE		
C701	WATER PLAN		
C921	SITE DETAILS		
C922	EROSION CONTROL DETAILS		
C923	FOUNDATION DETAILS		
C924	FOUNDATION DETAILS		
C925	FOUNDATION DETAILS		
C926	FOUNDATION DETAILS		
C927	FOUNDATION DETAILS		
C928	FOUNDATION DETAILS		
C929	FOUNDATION DETAILS		
C930	FOUNDATION DETAILS		
C931	FOUNDATION DETAILS		
C932	FOUNDATION DETAILS		
C933	FOUNDATION DETAILS		
C934	FOUNDATION DETAILS		
C935	FOUNDATION DETAILS		
C936	FOUNDATION DETAILS		
C937	FOUNDATION DETAILS		
C938	FOUNDATION DETAILS		
C939	FOUNDATION DETAILS		
C940	FOUNDATION DETAILS		
C941	FOUNDATION DETAILS		
C942	FOUNDATION DETAILS		
C943	FOUNDATION DETAILS		
C944	FOUNDATION DETAILS		
C945	FOUNDATION DETAILS		
C946	FOUNDATION DETAILS		
C947	FOUNDATION DETAILS		
C948	FOUNDATION DETAILS		
C949	FOUNDATION DETAILS		
C950	FOUNDATION DETAILS		
C951	FOUNDATION DETAILS		
C952	FOUNDATION DETAILS		
C953	FOUNDATION DETAILS		
C954	FOUNDATION DETAILS		
C955	FOUNDATION DETAILS		
C956	FOUNDATION DETAILS		
C957	FOUNDATION DETAILS		
C958	FOUNDATION DETAILS		
C959	FOUNDATION DETAILS		
C960	FOUNDATION DETAILS		
C961	FOUNDATION DETAILS		
C962	FOUNDATION DETAILS		
C963	FOUNDATION DETAILS		
C964	FOUNDATION DETAILS		
C965	FOUNDATION DETAILS		
C966	FOUNDATION DETAILS		
C967	FOUNDATION DETAILS		
C968	FOUNDATION DETAILS		
C969	FOUNDATION DETAILS		
C970	FOUNDATION DETAILS		
C971	FOUNDATION DETAILS		
C972	FOUNDATION DETAILS		



COVER FOR:  
**FOX PROPERTY**  
 PLEASANT GROVE OF WNC, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 12/26/2024  
 DRAWN BY: MK  
 CHECKED BY: MK  
 APPROVED BY: MK

**C000**

NO.	DATE	DESCRIPTION	BY
14	08/03/2025	RESPONSE TO MSD COMMENTS	MK
15	08/20/2025	RESPONSE TO TOW WATER COMMENTS	MK
16	09/08/2025	RESPONSE TO BC STW COMMENTS	MK
17	10/09/2025	UPDATED EC PLANS	MK
18	11/3/2025	FOOTPRINT/LOT ADJUSTMENTS	AGG
19	11/12/2025	FOOTPRINT/LOT ADJUSTMENTS/TRC REVISIONS	AGG
		RESPONSE TO MSO COMMENTS	BY

**CDC** Civil Design Concepts, PA

Page 9 of 40

168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 292-5388  
 FAX (828) 292-5385

52 WALNUT STREET, SUITE B  
 WAYNESVILLE, NC 27706  
 PHONE (828) 452-4410  
 FAX (828) 456-5455

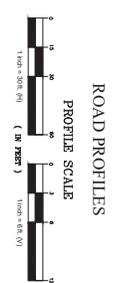
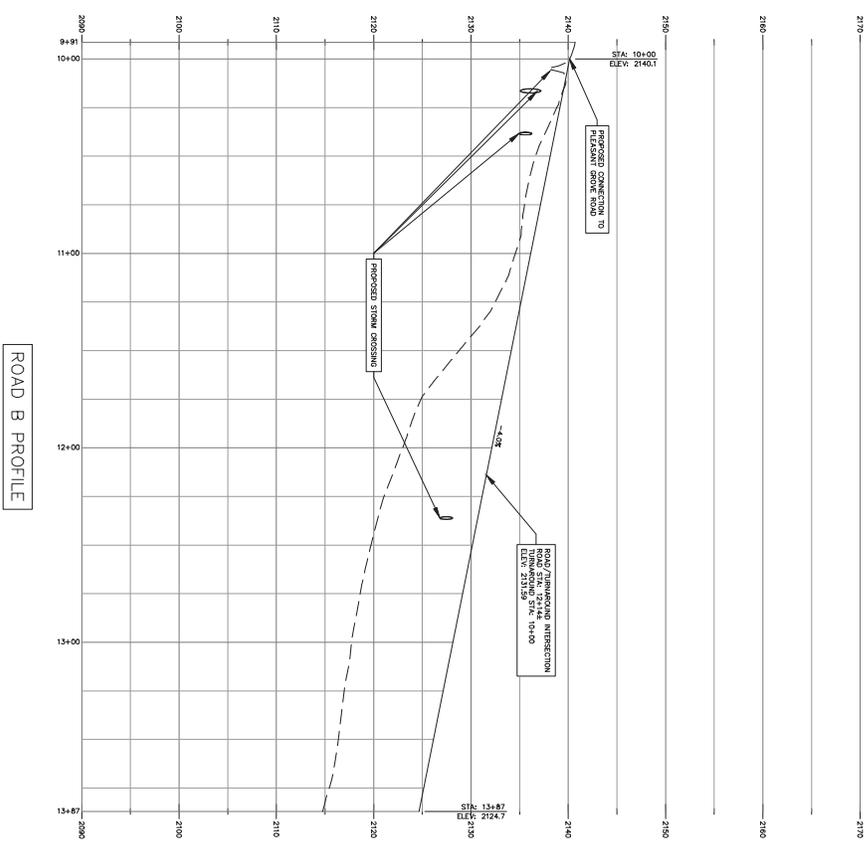
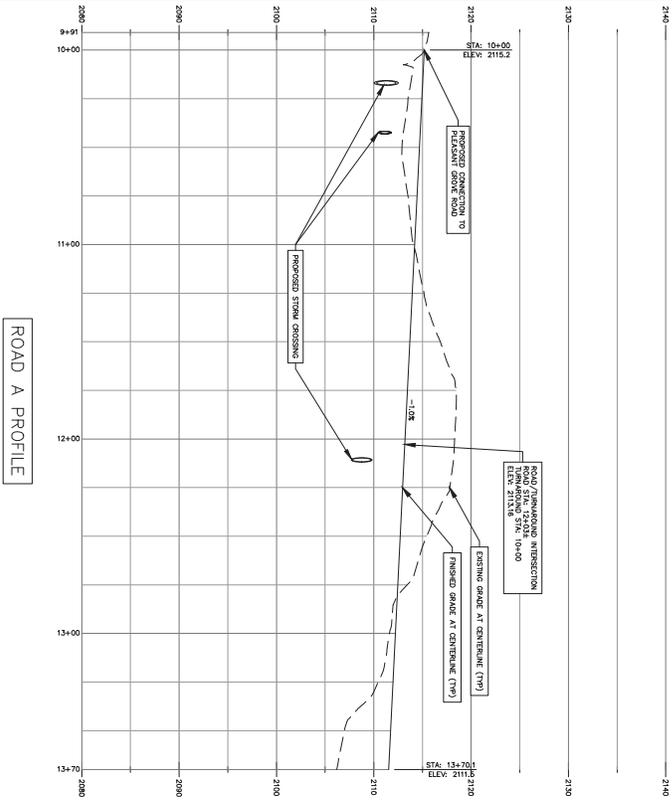
NCBELS LICENSE #: C-2184  
 www.civildesignconcepts.com







- PROFILE NOTES**
1. THE ELEVATIONS SHOWN AND VERTICES SHOWN IN THE PROFILES TO INSURE WALL OF STRUCTURES.
  2. CONTRACTOR SHALL VERIFY ALL VERTICES AND LINE LENGTHS FROM CONSTRUCTION.



**ROAD PROFILES FOR:**  
**FOX PROPERTY**  
 PLEASANT GROVE OF INC, LLC - WEAVERVILLE, NORTH CAROLINA

DATE: 02/19/2025  
 DRAWN BY: MKP  
 CHECKED BY: MKP  
 PROJECT NO.: 1246  
 SHEET NO.: 20240181

NO.	DATE	DESCRIPTION	BY
5	02/19/2025	STORM & EC RESUBMITTALS	MKP
6	03/04/2025	STORM/TRC RESUBMITTALS	MKP
7	03/25/2025	TRC REVISIONS	EAC
8	04/16/2025	RESPONSE TO MSD COMMENTS	EAC
11	06/27/2025	RESPONSE TO MSD COMMENTS	MKP
18	11/3/2025	FOOTPRINT/LDT ADJUSTMENTS	AGG



NO.	DATE	DESCRIPTION	BY
5	02/19/2025	STORM & EC RESUBMITTALS	MKP
6	03/04/2025	STORM/TRC RESUBMITTALS	MKP
7	03/25/2025	TRC REVISIONS	EAC
8	04/16/2025	RESPONSE TO MSD COMMENTS	EAC
11	06/27/2025	RESPONSE TO MSD COMMENTS	MKP
18	11/3/2025	FOOTPRINT/LDT ADJUSTMENTS	AGG

**CDC** Civil Design Concepts, PA

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

Page 13 of 40

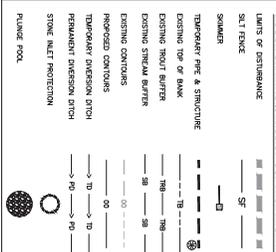
52 WALNUT STREET, SUITE B  
 WAYNESVILLE, NC 27798  
 PHONE (828) 452-8410  
 FAX (828) 696-5455

NCBELS LICENSE #: C-2184  
 www.civildesignconcepts.com

**REVISIONS**

1. SEE DRAWING, EROSION CONTROL, AND STORM DRAINAGE DETAIL, INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
2. REMOVE PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FLOOD ZONE. N. B. C.
3. SOI TYPE: ECL, 5/4, 5/4, 5/4, 5/4.
4. STORM INFILTRATION:
  - NAME: (SEE DETAIL D.1.1)
  - REAR CHECK
  - REAR CHECK
  - REAR CHECK
  - REAR CHECK
5. TO SPECIFY THE REQUIRED PROTECTION FOR ALL WORK, CALL THE CONSULTANT FOR INTERFERENCES WITHIN AT 80'-7" - 87'-0" FROM THE PROPERTY LINE TO BE INSTALLED TO PROTECT THE EXISTING STORM DRAINAGE FROM COLLAPSE.
6. RETAINMENT WALLS:
  - 1. EXISTING STORM DRAINAGE FROM THE TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTORS TO ACCOUNT FOR PROTECTIVE MEASURES TO PREVENT COLLAPSE OF EXISTING STORM DRAINAGE FROM COLLAPSE.
  - 2. EXISTING STORM DRAINAGE FROM THE TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTORS TO ACCOUNT FOR PROTECTIVE MEASURES TO PREVENT COLLAPSE OF EXISTING STORM DRAINAGE FROM COLLAPSE.
7. EXISTING STORM DRAINAGE FROM THE TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTORS TO ACCOUNT FOR PROTECTIVE MEASURES TO PREVENT COLLAPSE OF EXISTING STORM DRAINAGE FROM COLLAPSE.

**ROUGH GRADING & EROSION CONTROL LEGEND**



**STRUCTURE TABLE**  
(NUMBERS BASED ON 20' LENGTH TO INSURE EDGE)

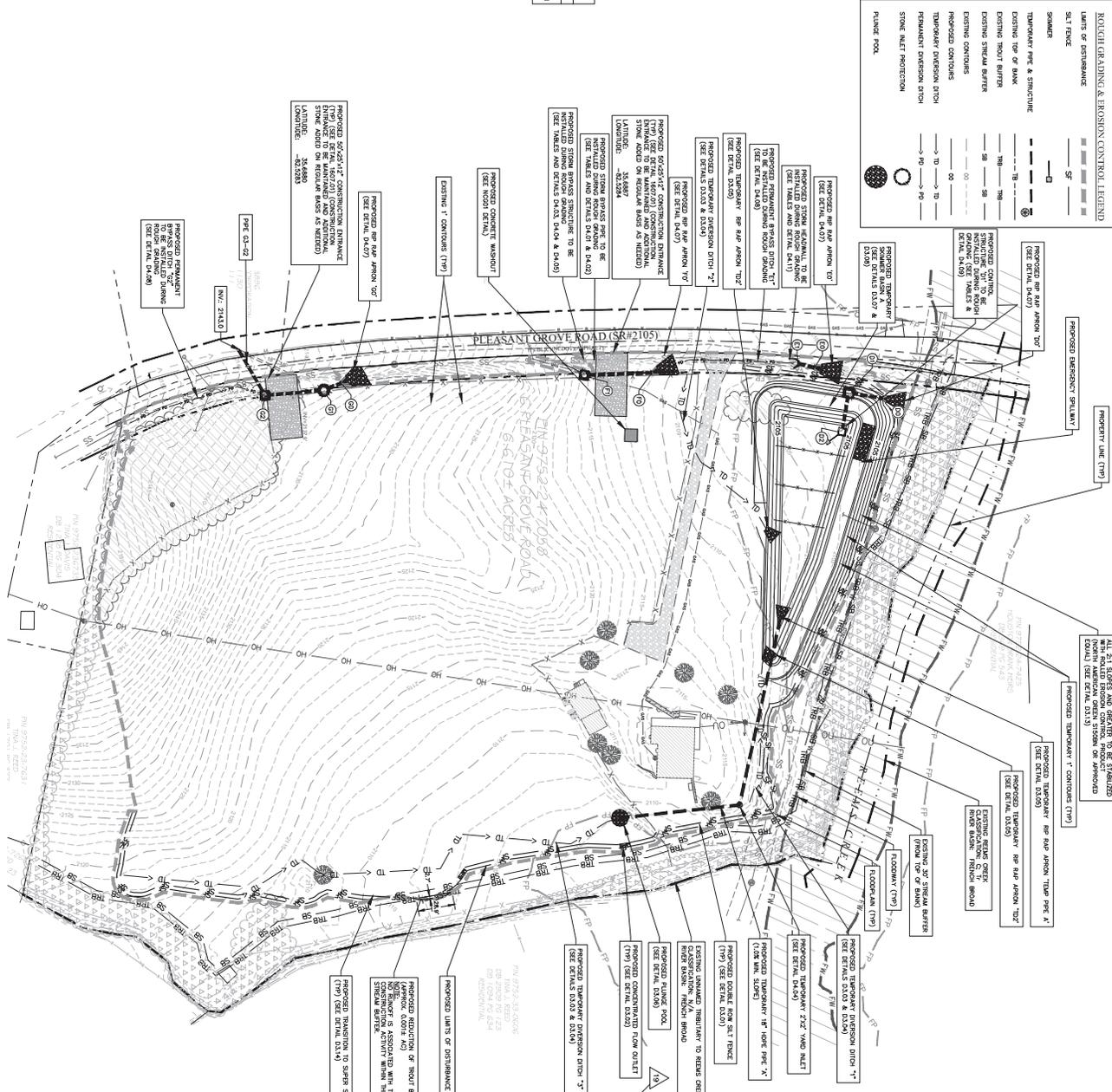
STRUCTURE STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
G1	10+11	N.W. IN 214.2 (G1-20)	3.5' ROUND JUNCTION

**STRUCTURE TABLE**  
(NUMBERS BASED ON 20' LENGTH TO INSURE EDGE)

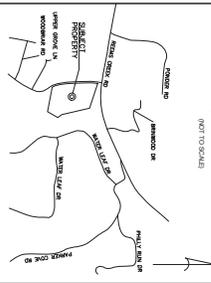
STRUCTURE STATION	STRUCTURE DETAILS	DESCRIPTION
D0	10+00	N.W. IN 210.4 (G1-20)
D1	10+20	N.W. IN 210.4 (G1-20)
D2	10+40	N.W. IN 210.4 (G1-20)
D3	10+60	N.W. IN 210.4 (G1-20)
D4	10+80	N.W. IN 210.4 (G1-20)
D5	11+00	N.W. IN 210.4 (G1-20)
D6	11+20	N.W. IN 210.4 (G1-20)
D7	11+40	N.W. IN 210.4 (G1-20)
D8	11+60	N.W. IN 210.4 (G1-20)
D9	11+80	N.W. IN 210.4 (G1-20)
D10	12+00	N.W. IN 210.4 (G1-20)
D11	12+20	N.W. IN 210.4 (G1-20)
D12	12+40	N.W. IN 210.4 (G1-20)
D13	12+60	N.W. IN 210.4 (G1-20)
D14	12+80	N.W. IN 210.4 (G1-20)
D15	13+00	N.W. IN 210.4 (G1-20)

**PIPE TABLE**  
(SIZES BASED ON 20' LENGTH TO INSURE EDGE)

PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1-00	24"	26.1'	0.8%	HDPE
P2-01	24"	26.4'	0.8%	HDPE
P3-02	24"	13.0'	3.5%	HDPE
P4-03	24"	51.7'	4.3%	HDPE
P5-04	24"	17.6'	4.7%	HDPE
P6-05	24"	41.6'	2.5%	HDPE
P7-06	18"	38.7'	3.8%	HDPE



**VICINITY MAP**



**DEVELOPER DATA**

OWNER/DEVELOPER: PLEASANT GROVE OF INC. LLC  
 CONTACT: [Name], [Address], [Phone]  
 CIVIL ENGINEER: [Name], [Address], [Phone]  
 CONTRACTOR: [Name], [Address], [Phone]

**PROJECT DATA**

PROJECT NO.: 8752-24-7028  
 PROJECT NAME: PLEASANT GROVE OF INC. LLC  
 PROJECT ADDRESS: 8752-24-7028  
 PROJECT CITY: WEAVERVILLE, NC  
 PROJECT STATE: NC  
 PROJECT ZIP: 28787  
 PROJECT DATE: 04/15/2025

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

**FOX PROPERTY**

**ROUGH GRADING & EROSION CONTROL PLAN - PHASE 1**

GRAPHIC SCALE: 1 inch = 40 ft.



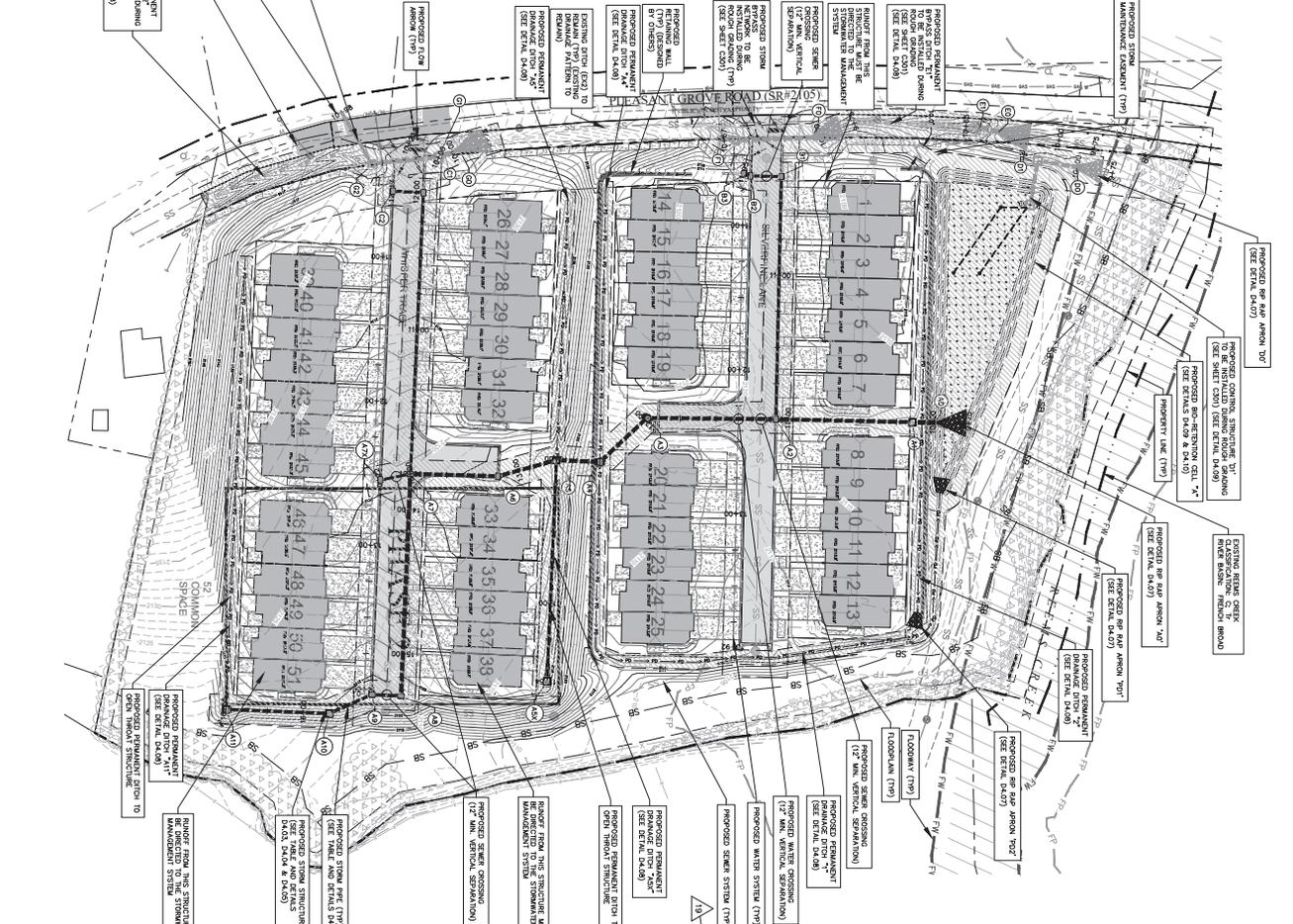
**STORM DRAINAGE DETAIL**

1. SEE DRAWING, PROPOSED CONTROL, AND STORM DRAINAGE DETAIL FOR PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS.
2. SEE DRAWING, PROPOSED CONTROL, AND STORM DRAINAGE DETAIL FOR PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS.
3. SEE DRAWING, PROPOSED CONTROL, AND STORM DRAINAGE DETAIL FOR PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS.
4. SEE DRAWING, PROPOSED CONTROL, AND STORM DRAINAGE DETAIL FOR PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS.
5. SEE DRAWING, PROPOSED CONTROL, AND STORM DRAINAGE DETAIL FOR PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS, PROPOSED DETAIL SHEETS WITH ALL PLANS.

PROPOSED STORM PREL. (INVERTS BASED ON PROPOSED DETAIL SHEETS)	STRUCTURAL DETAILS	DEPTH	DESCRIPTION
A1	RM 2113.3 INV. OUT 2113.3 (0'-0")	7.24	JUNCTION
A2	RM 2113.3 INV. OUT 2113.3 (0'-0")	5.32	VALLEY CURB INLET
A3	RM 2113.3 INV. OUT 2113.3 (0'-0")	5.32	ROUND JUNCTION
A4	RM 2113.3 INV. OUT 2113.3 (0'-0")	5.32	ROUND DRAIN INLET
A5	RM 2113.3 INV. OUT 2113.3 (0'-0")	7.24	OPEN THROAT
A6	RM 2113.3 INV. OUT 2113.3 (0'-0")	3.12	OPEN THROAT
A7	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A8	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A9	RM 2113.3 INV. OUT 2113.3 (0'-0")	7.24	VALLEY CURB INLET
A10	RM 2113.3 INV. OUT 2113.3 (0'-0")	3.12	JUNCTION
A11	RM 2113.3 INV. OUT 2113.3 (0'-0")	4.82	OPEN THROAT
B1	RM 2113.3 INV. OUT 2113.3 (0'-0")	4.82	VALLEY CURB INLET
B2	RM 2113.3 INV. OUT 2113.3 (0'-0")	4.82	VALLEY CURB INLET
B3	RM 2113.3 INV. OUT 2113.3 (0'-0")	3.12	GRAPE INLET
C1	RM 2113.3 INV. OUT 2113.3 (0'-0")	3.88	VALLEY CURB INLET
C2	RM 2113.3 INV. OUT 2113.3 (0'-0")	3.88	VALLEY CURB INLET
D1	RM 2113.3 INV. OUT 2113.3 (0'-0")	4.32	JUNCTION BOX
F1	RM 2113.3 INV. OUT 2113.3 (0'-0")	5.32	OPEN THROAT
G1	RM 2113.3 INV. OUT 2113.3 (0'-0")	3.88	ROUND JUNCTION
G2	RM 2113.3 INV. OUT 2113.3 (0'-0")	6.72	OPEN THROAT

PROPOSED STORM PREL. (INVERTS BASED ON PROPOSED DETAIL SHEETS)	STRUCTURAL DETAILS	DEPTH	DESCRIPTION
A0	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A1	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A2	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A3	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A4	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A5	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A6	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A7	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A8	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A9	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A10	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A11	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A12	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A13	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A14	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A15	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A16	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A17	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A18	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A19	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A20	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET

PROPOSED STORM PREL. (INVERTS BASED ON PROPOSED DETAIL SHEETS)	STRUCTURAL DETAILS	DEPTH	DESCRIPTION
A0	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A1	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A2	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A3	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A4	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A5	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A6	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A7	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A8	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A9	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A10	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A11	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A12	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A13	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A14	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A15	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A16	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A17	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A18	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A19	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET
A20	RM 2113.3 INV. OUT 2113.3 (0'-0")	1.68	GRAPE INLET



**PROJECT DATA**

PROJECT: 811  
OWNER: CDC INSPECTIONS  
DESIGNER: CIVIL DESIGN CONCEPTS, P.A.  
DATE: 06/27/2025

**DEVELOPMENT DATA**

PROJECT: 811  
OWNER: CDC INSPECTIONS  
DESIGNER: CIVIL DESIGN CONCEPTS, P.A.  
DATE: 06/27/2025

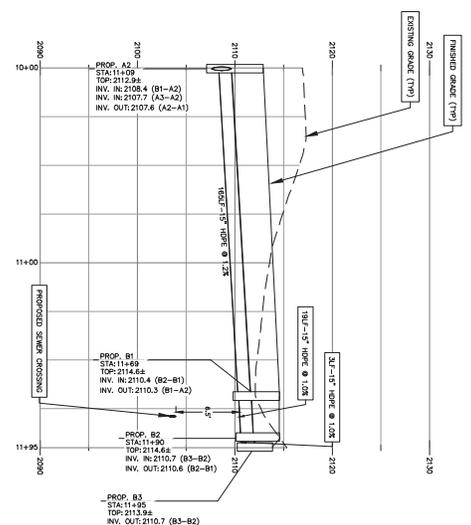
**STORM DRAINAGE PLAN**

GRAPHIC SCALE

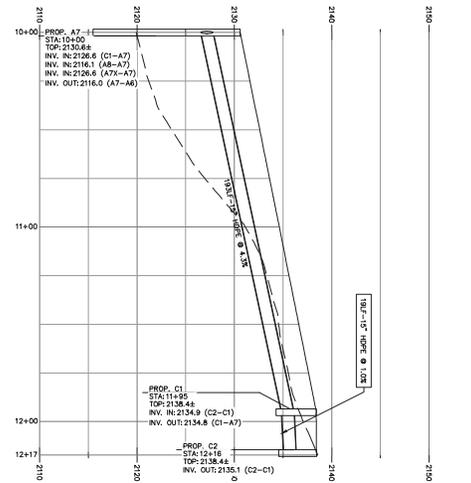
1 inch = 40 ft.



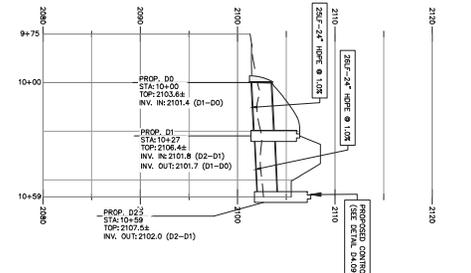
- PROFILE NOTES**
1. ALL ELEVATIONS, DIMENSIONS, AND NOTES SHOWN IN THE PROFILES TO INSURE WALL OF STRUCTURES.
  2. CONSTRUCTION SHALL VERIFY ALL INVERTS AND LINE LENGTHS PRIOR TO CONSTRUCTION.



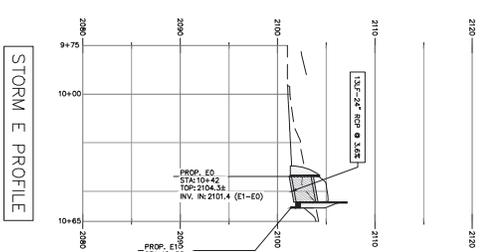
**STORM B PROFILE**



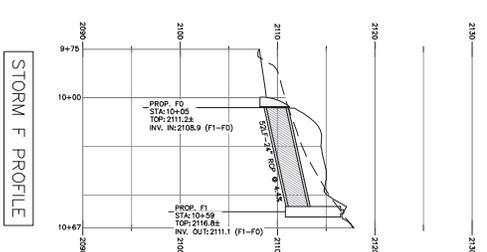
**STORM C PROFILE**



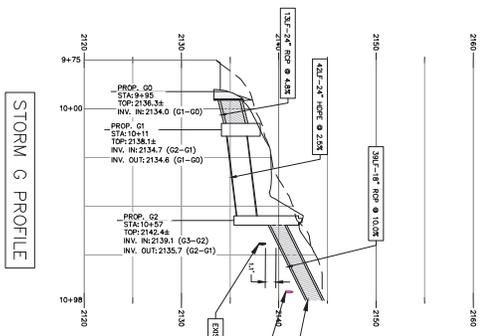
**STORM D PROFILE**



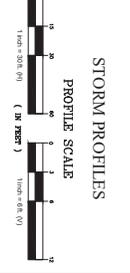
**STORM E PROFILE**



**STORM F PROFILE**



**STORM G PROFILE**



**STORM PROFILES SCALE**

**STORM PROFILES FOR:**  
**FOX PROPERTY**  
 PLEASANT GROVE OF WNC, LLC - WEAVERVILLE, NORTH CAROLINA

DATE: 06/10/2025  
 DRAWN BY: MKP  
 CHECKED BY: MKP  
 PROJECT NO.: 12345  
 SHEET NO.: C403

NO.	DATE	DESCRIPTION	BY
10	06/10/2025	UPDATED STORM PER NCDOT	MKP
11	06/27/2025	RESPONSE TO MSD COMMENTS	MKP
12	07/17/2025	RESPONSE TO NCDOT STORM COMMENTS/ DRAWING REVISIONS AND COMMENTS	MKP
13	07/28/2025	STORM RESUBMITTAL	MKP
16	09/08/2025	RESPONSE TO BC STW COMMENTS	MKP
18	11/3/2025	FOOTPRINT/LOT ADJUSTMENTS	AGG

**Civil Design Concepts, PA**  
 168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 252-5388  
 FAX (828) 252-5385

Page 18 of 40

52 WALNUT STREET, SUITE B  
 WAYNESVILLE, NC 27788  
 PHONE (828) 452-4410  
 FAX (828) 456-2465

NCBELS LICENSE #: C-2184  
 www.civildesignconcepts.com

**CDC** Civil Design Concepts, PA

Professional Engineer Seal: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047788



**SEWER NOTES**

1. ALL SEWER SERVICE SHALL BE ASSOCIATED WITH THIS CONNECTION.
2. SEE GENERAL NOTES FOR ALL SEWER SERVICE SHEETS WITH ALL SEWER PIPES TO BE INSTALLED PER THE SEWER CONNECTION TO THE MAIN SEWER LINE.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**SEWER LEGEND**

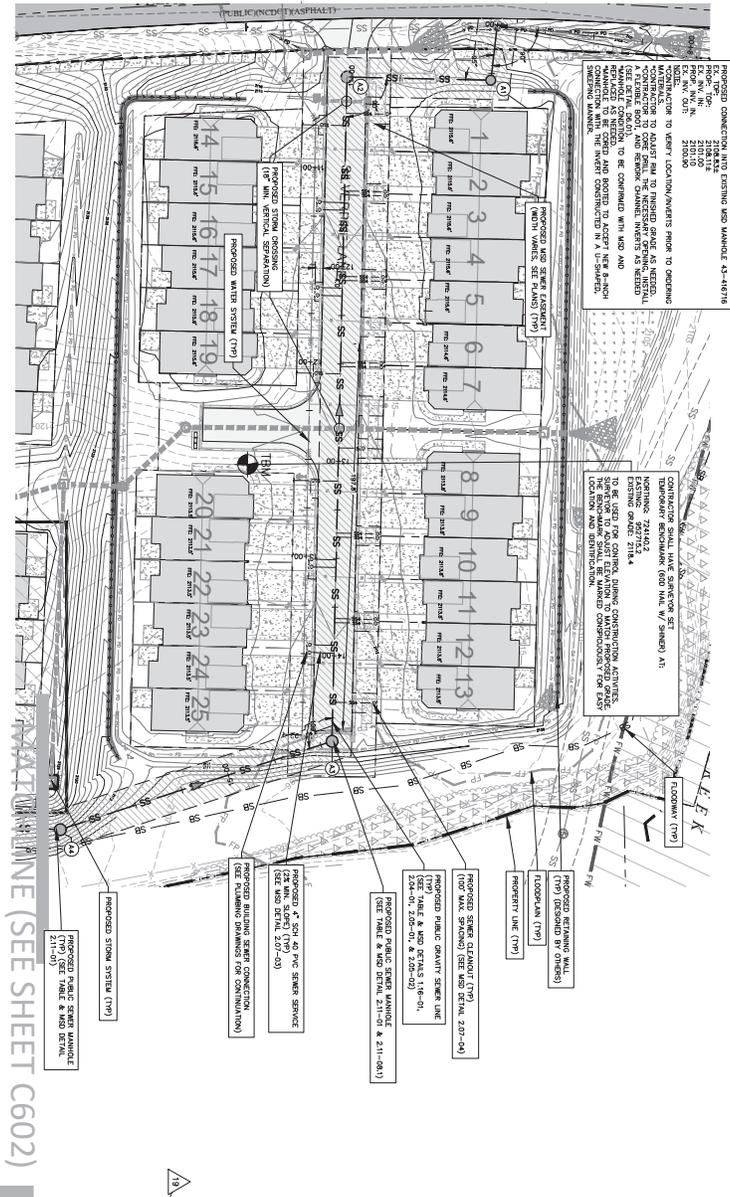
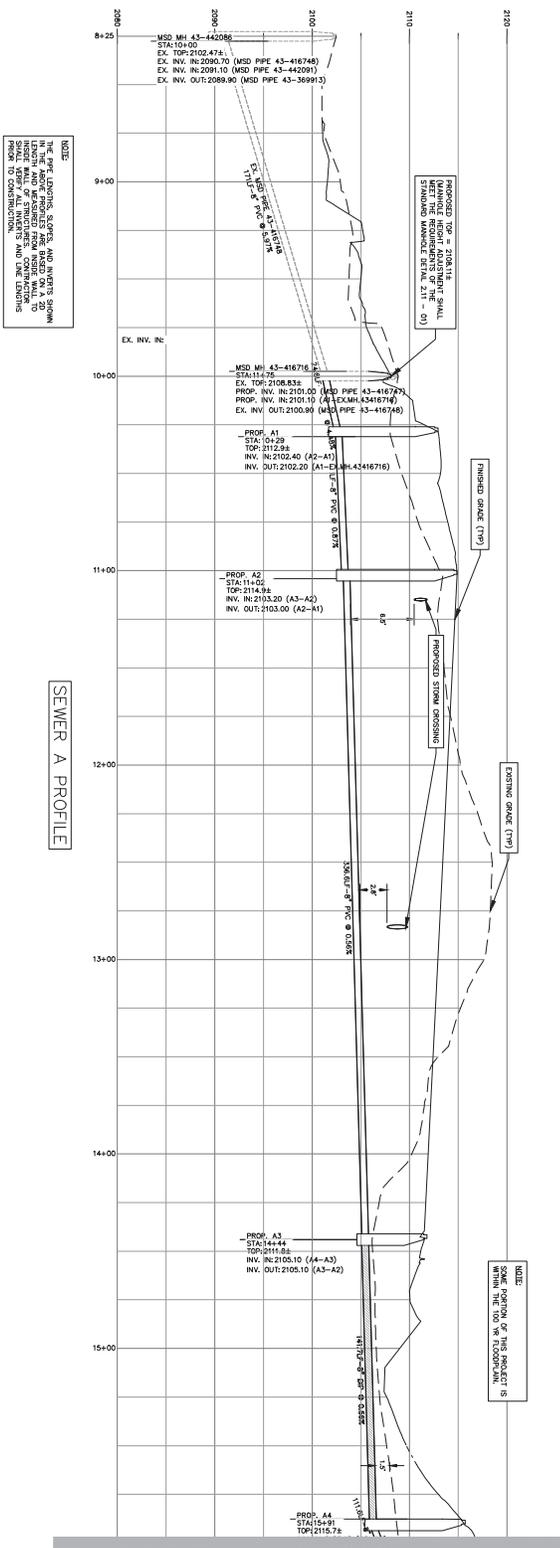
PROPOSED SEWER LINE	SS
PROPOSED SEWER SERVICE	SS
PROPOSED SEWER MANHOLE	○
PROPOSED SEWER CLEANOUT	○
EXISTING TOP OF BANK	— TB —
EXISTING ROOF BUFFER	— TRB —
EXISTING STREAM BUFFER	— SB —

**STRUCTURE STATION**

STRUCTURE STATION	CONNECTION POINT	DEPTH DESCRIPTION
A1	10+20	MANHOLE
A2	11+02	MANHOLE
A3	14+44	MANHOLE
A4	15+91	MANHOLE

**PIPE TABLE**

PIPE NAME	SIZE	LENGTH	SCORE	MATERIAL
A1-A2	8"	82.2'	0.875	PVC
A2-A3	8"	336.2'	0.925	PVC
A3-A4	8"	147.7'	0.925	PVC



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

**CDC INSPECTIONS HOTLINE:** 800-771-4739 OR INSPECT@CDCGOV.COM

**SEWERLINE A PROFILE (STA. 10+00 - 16+00)**

**PROFILE SCALE**

**NORTH**

**FOX PROPERTY**

**PLEASANT GROVE OF INC, LLC - WEAVERVILLE, NORTH CAROLINA**

**VICINITY MAP**

**PROJECT DATA**

**DEVELOPER DATA**

**OWNER/DEVELOPER:** PLEASANT GROVE OF INC, LLC

**CONTACT:** JIMMY L. KIRK, 604-438-1234

**DATE:** 07/17/2025

**PROJECT NO.:** 2025-001

**CONTRACT NO.:** 2025-001

**CONTRACTOR:** CDC DESIGN CONCEPTS, P.A.

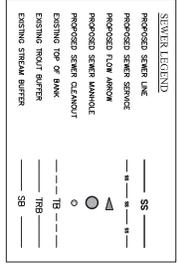
**CONTRACT VALUE:** \$2,500,000

**CONTRACT DATE:** 07/17/2025

**CONTRACT ADDRESS:** 168 PATTON AVENUE, ASHEVILLE, NC 28807

**SEWER NOTES**

1. ALL NEW SEWER SERVICE SHALL BE ASSOCIATED WITH THIS CONSTRUCTION.
2. ALL EXISTING SEWER SERVICE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
3. ALL SEWER PIPES SHALL BE 15' MINIMUM COVER UNLESS OTHERWISE NOTED.
4. CONSTRUCTION SHALL BE RESPONSIBLE FOR ALL EXISTING SEWER SERVICE WITHIN THE PROJECT BOUNDARY.
5. SEWER SERVICE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
6. SEWER SERVICE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
7. THE PROPORTION AND REPAIRS OF THE SEWER SERVICE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



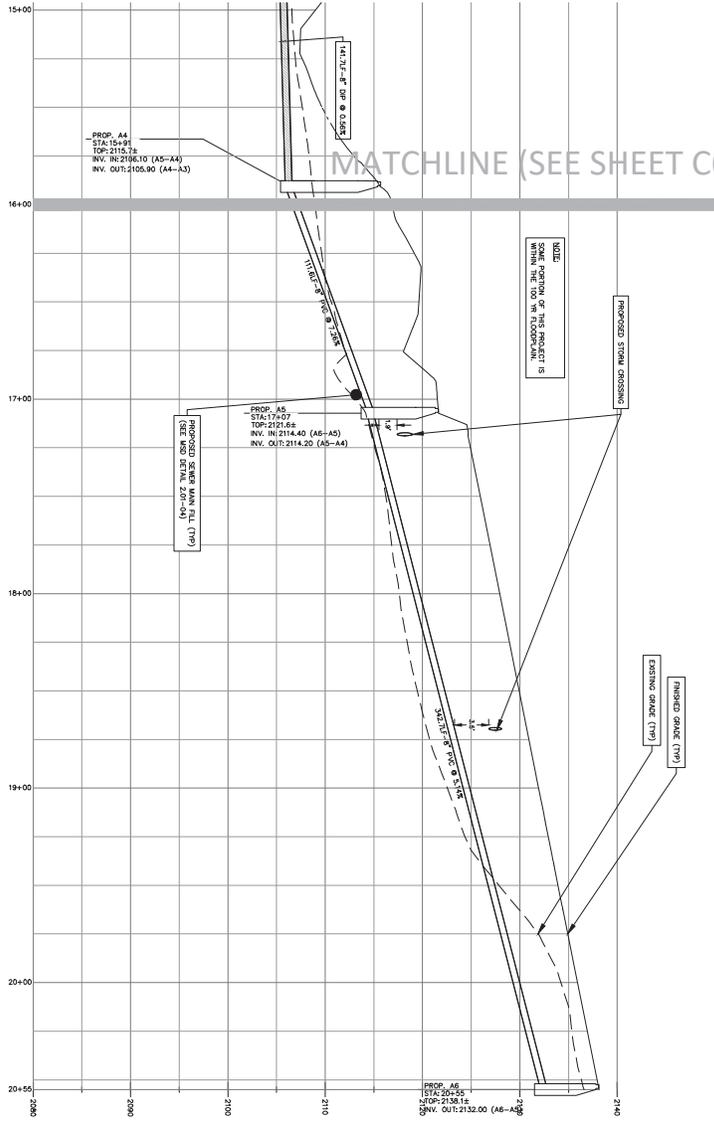
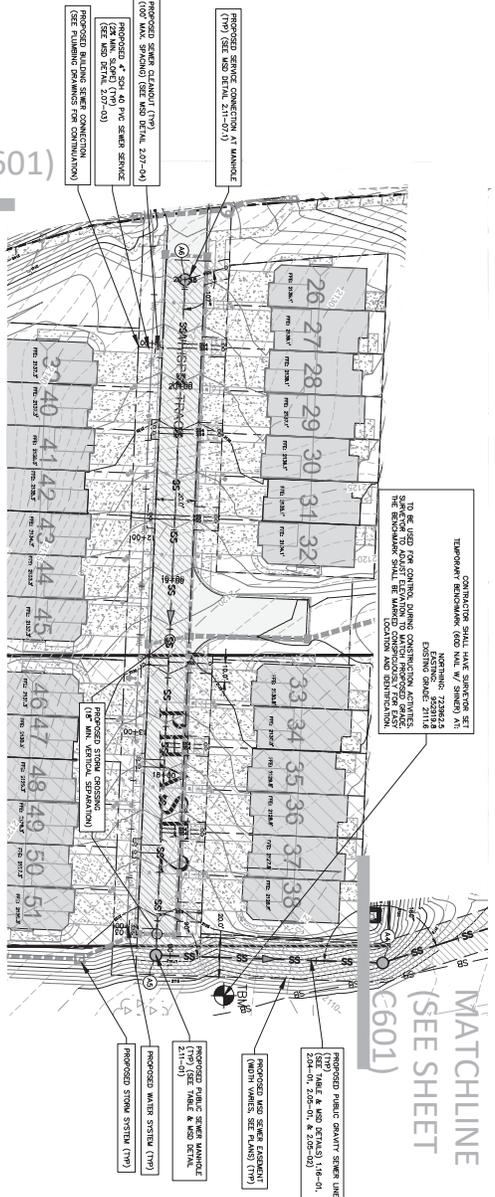
(NOTES BASED ON 20' LENGTH TO NODE DIMS)

STRUCTURE STATION	STRUCTURE DETAILS	DEPTH DESCRIPTION
A4	15+99 INV. BM 2115.78 INV. OUT 2105.00 (A4-A3)	9.98' MANHOLE
A5	17+07 INV. BM 2124.44 INV. OUT 2114.20 (A5-A4)	7.24' MANHOLE
A6	20+45 INV. BM 2132.12 INV. OUT 2122.00 (A6-A5)	6.12' MANHOLE

(SIZES BASED ON 20' LENGTH TO NODE DIMS)

PROP. NAME	SIZE	LENGTH	SCALE	MATERIAL	DP
A4-A5	6"	14.07'	0.50%	DP	
A5-A6	6"	11.17'	0.28%	DP	
A6-A7	6"	3.627'	0.14%	DP	

**NOTE:**  
IF THE EXISTING SEWER AND SERVICE SYSTEM IS FOUND TO BE INADEQUATE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SEWER SERVICE SYSTEM TO MEET THE REQUIREMENTS OF THE PROJECT.



**811**  
Know what's below,  
Call before you dig.  
NORTH

**CDC INSPECTIONS HOTLINE:**  
800-371-4759 OR INSPECTIONS@CDCGOV.GOV

**SEWERLINE A PROFILE (STA. 16+00 - 20+55)**  
PROFILE SCALE

1" = 100' (H) 1" = 10' (V)

**PROJECT DATA**

PROJECT NO: 16+00-20+55  
PROJECT NAME: SEWERLINE A PROFILE  
PROJECT LOCATION: PLEASANT GROVE OF WNC, LLC  
PROJECT DATE: 04/15/2025

**OWNER/DEVELOPER:** PLEASANT GROVE OF WNC, LLC  
**CONTACT:** DAVE LEE, 704-255-1234

**ENGINEER:** CIVIL ENGINEER  
**CONTACT:** JOHN DOE, 704-255-1234

**DATE:** 04/15/2025

**VICINITY MAP**  
(NOT TO SCALE)

**PROJECT DATA**

PROJECT NO: 16+00-20+55  
PROJECT NAME: SEWERLINE A PROFILE  
PROJECT LOCATION: PLEASANT GROVE OF WNC, LLC  
PROJECT DATE: 04/15/2025

**OWNER/DEVELOPER:** PLEASANT GROVE OF WNC, LLC  
**CONTACT:** DAVE LEE, 704-255-1234

**ENGINEER:** CIVIL ENGINEER  
**CONTACT:** JOHN DOE, 704-255-1234

**DATE:** 04/15/2025

**FOX PROPERTY**

PLEASANT GROVE OF WNC, LLC - WEAVERVILLE, NORTH CAROLINA

**811**  
Know what's below,  
Call before you dig.  
NORTH

**CDC INSPECTIONS HOTLINE:**  
800-371-4759 OR INSPECTIONS@CDCGOV.GOV

**SEWERLINE A PROFILE (STA. 16+00 - 20+55)**  
PROFILE SCALE

1" = 100' (H) 1" = 10' (V)

NO.	DATE	DESCRIPTION	BY
8	04/15/2025	RESPONSE TO MSD COMMENTS	EAC
11	06/27/2025	RESPONSE TO MSD COMMENTS	MPK
12	07/17/2025	RESPONSE TO WCDOT STORM COMMENTS/	MPK
14	08/03/2025	RESPONSE TO MSD COMMENTS	MPK
18	11/3/2025	FOOTPRINT/LOT ADJUSTMENTS	AGG
18	11/3/2025	FOOTPRINT/LOT ADJUSTMENTS/TRC REVISIONS	AGG

**CDC** Civil Design Concepts, PA

Page 21 of 40

168 PATTON AVENUE  
ASHEVILLE, NC 28807  
PHONE (828) 252-2880  
FAX (828) 252-2885

52 WALTON STREET, SUITE 8  
WAYNESVILLE, NC 27676  
PHONE (828) 426-4140  
FAX (828) 426-4165

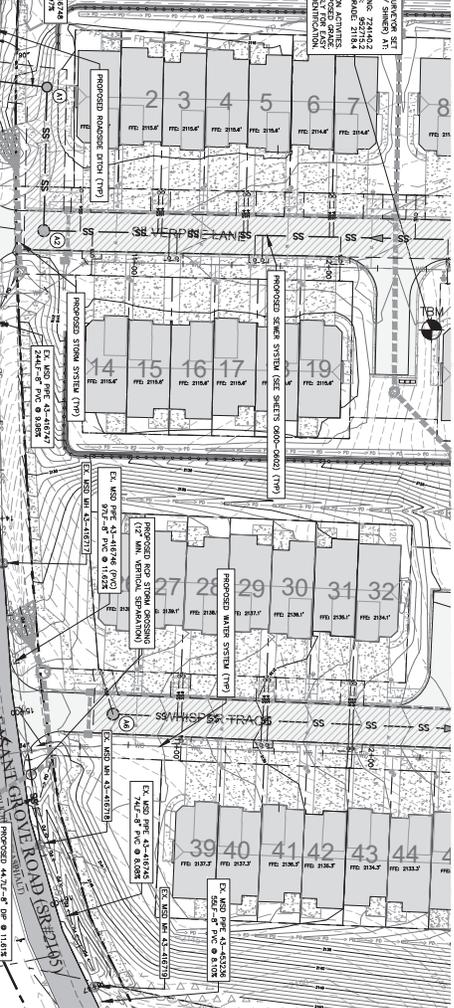
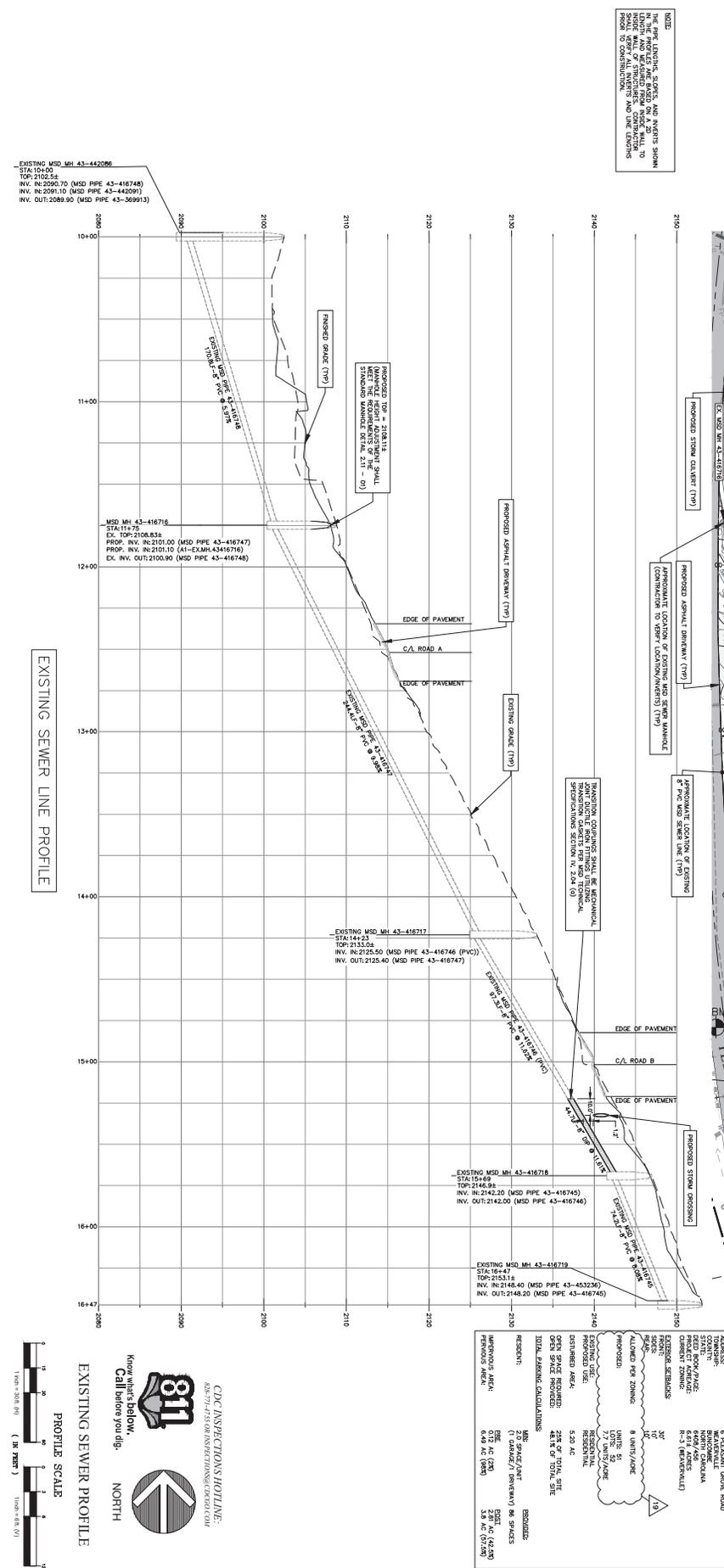
NCBELS LICENSE #: C-2184  
www.civildesignconcepts.com

- SEWER NOTES**
1. ALL PERMITS, EROSION, AND EMENTS SHOWN ON THIS SHEET ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  2. SEE SHEET 22444.2 FOR ALL SEWER SERVICE SHEETS WITH ALL SEWER PIPES.
  3. CONSTRUCTION OF THIS SEWER SYSTEM IS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS FOR SEWER SERVICE SHEETS FOR SEWERAGE AND SANITATION SERVICES UTILITIES.
  4. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS FOR SEWERAGE AND SANITATION SERVICES UTILITIES.
  5. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS FOR SEWERAGE AND SANITATION SERVICES UTILITIES.
  6. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS FOR SEWERAGE AND SANITATION SERVICES UTILITIES.
  7. ALL OTHERS IN INDICATION OF THE PROPOSED EXTENSION.

- SEWER LEGEND**
- PROPOSED SEWER LINE
  - PROPOSED SEWER SERVICE
  - PROPOSED LOW VOLUME
  - PROPOSED SEWER MANHOLE
  - EXISTING TOP OF BANK
  - EXISTING TPOF BANK
  - EXISTING STREAM BUFFER

**NOTES**

THE PIPE, LENGTH, E, S, AND POINTS SHOWN IN THIS SHEET ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED BY THE CONTRACTOR. ALL POINTS SHALL BE VERIFIED BY THE CONTRACTOR. ALL POINTS SHALL BE VERIFIED BY THE CONTRACTOR.



**PROJECT DATA**

PROJECT NO: 8195-24-7098  
 OWNER: PLEASANT GROVE OF WNC, LLC  
 CONTRACTOR: CDC INSPECTIONS HOTLINE, LLC  
 DATE: 04/15/2025  
 CONTACT: JEFFREY B. BROWN, P.E.  
 PHONE: (828) 252-5288  
 FAX: (828) 252-5288

**DEVELOPER DATA**

OWNER: PLEASANT GROVE OF WNC, LLC  
 CONTRACTOR: CDC INSPECTIONS HOTLINE, LLC  
 DATE: 04/15/2025  
 CONTACT: JEFFREY B. BROWN, P.E.  
 PHONE: (828) 252-5288  
 FAX: (828) 252-5288

**EXISTING SEWER PROFILE**

Know what's below. Call before you dig.

**811**

CDC INSPECTIONS HOTLINE  
 828.771.4753 OR INSPECTIONS@CDCI.COM

**Profile Scale**

1 inch = 20 feet (H)  
 1 inch = 8 feet (V)











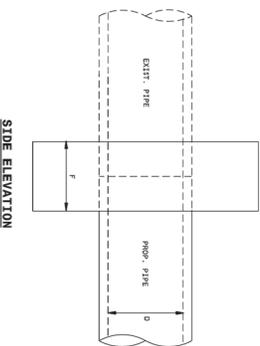
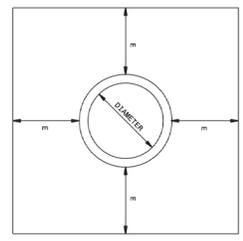




STATE OF NORTH CAROLINA  
DEPT. OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
RALEIGH, N.C.

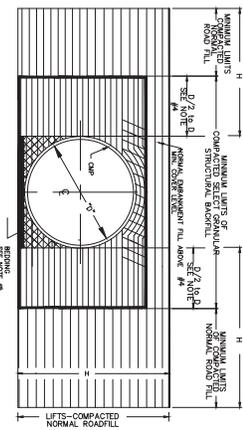
ROADWAY STANDARD DRAWING FOR  
**PIPE COLLAR**

840-72



D	E	F	CD. NO.
12"	12"	12"	0.2028
18"	12"	12"	0.4465
24"	12"	12"	0.5528
30"	12"	12"	0.7260
42"	12"	12"	0.8828
48"	12"	12"	1.0128
60"	18"	18"	2.5028
60"	18"	18"	3.1027
72"	18"	18"	3.4128

GENERAL NOTES:  
1. SEE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS  
LESS THAN 12 INCH.  
2. USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS  
LESS THAN 12 INCH.  
3. USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS  
LESS THAN 12 INCH.  
4. USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS  
LESS THAN 12 INCH.  
5. USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS  
LESS THAN 12 INCH.  
6. USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS  
LESS THAN 12 INCH.



- NOTES:
1. ALL STRUCTURAL MATERIAL SHALL BE PLACED IN A BALANCED MANNER IN THE LIFTS OF "A" TYPE CONCRETE.
  2. CONCRETE SHALL BE PLACED IN LIFTS OF 12" TO 18" MAXIMUM.
  3. CONCRETE SHALL BE PLACED IN LIFTS OF 12" TO 18" MAXIMUM.
  4. THE WEIGHT SHOULD BE EQUAL TO 1/2 DIA. TO ONE DIA. WITH PROPORTIONATELY GREATER OR LESSER WEIGHTS FOR EACH SPHERE SIZE.
  5. EQUAL TO THREE THE COMBINATION OF ALL SPHERE SIZES.
  6. EQUIPMENT WITHIN TO BE SUCH THAT A SINGLE EQUIPMENT COMPLETES ALL REPAIRS AND INSTALLATION. THIS MEANS TO BE DETERMINED BY THE PROJECT ENGINEER.

DA 12

**CONTECH**  
CONSTRUCTION PRODUCTS INC.  
CORPORATE

CORRUGATED METAL PIPE  
TYPICAL BACKFILL SECTION

DATE	BY	DESCRIPTION
06/09/2024	MPK	STORM & EC SUBMITTAL
09/27/2024	SRP	AGENCY SUBMITTALS
02/19/2025	MPK	STORM & EC RESUBMITTALS
03/04/2025	MPK	STORM/TRC RESUBMITTALS
03/25/2025	EAC	TRC REVISIONS

STORM DETAILS

STORM DETAILS FOR:  
**FOX PROPERTY**  
PLEASANT GROVE OF WNC, LLC - WEAVERVILLE, NORTH CAROLINA

DATE: 06/09/2024  
DRAWN BY: SRP  
CHECKED BY: MPK  
SCALE: AS SHOWN  
SHEET NO: 04788



**CDC** Civil Design Concepts, PA  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

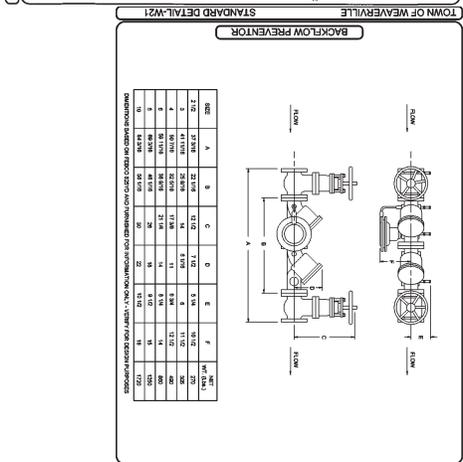
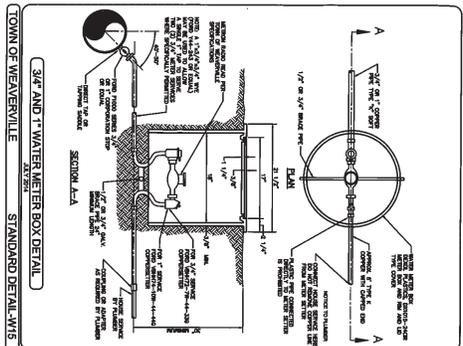
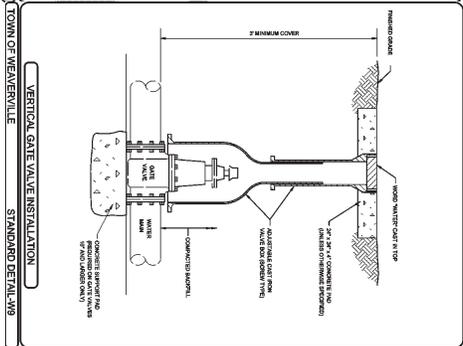
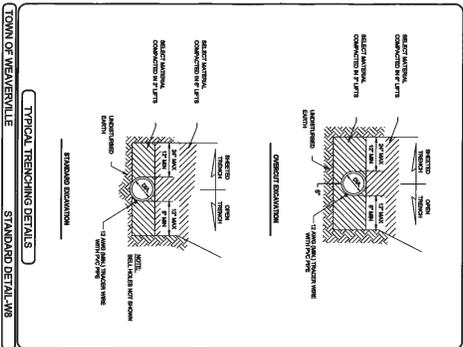
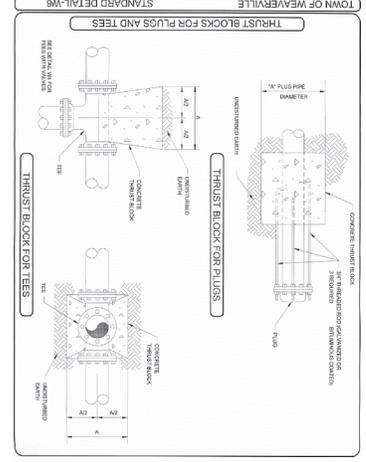
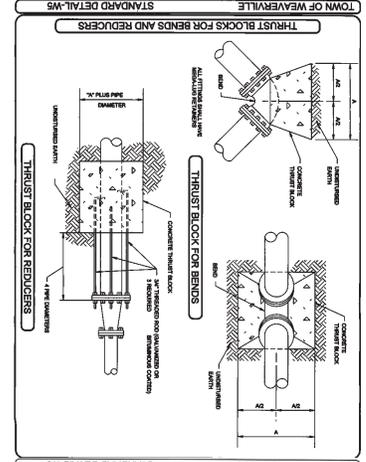
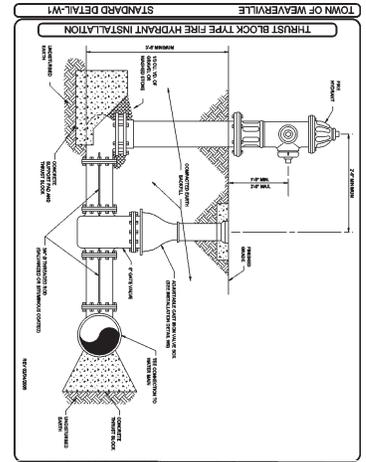
Page 30 of 40  
52 WALNUT STREET, SUITE B  
WAYNESVILLE, NC 27706  
PHONE (828) 452-4410  
FAX (828) 696-2465

NCBELS LICENSE #: C-2184  
www.civildesignconcepts.com

SHEET  
**C943**







WATER DETAILS

SHEET  
C971

WATER DETAILS FOR:  
**FOX PROPERTY**  
PLEASANT GROVE OF WNC, LLC - WEAVERVILLE, NORTH CAROLINA



NO.	DATE	DESCRIPTION	BY
4	12/25/2024	INITIAL TOW WATER SUBMITTAL	MPK
6	03/04/2025	STORM/TRC RESUBMITTALS	MPK
7	03/25/2025	TRC REVISIONS	EAC

**CDC** Civil Design Concepts, PA  
Page 33 of 40  
52 WALNUT STREET, SUITE B  
WAYNESVILLE, NC 27796  
PHONE (828) 452-8410  
FAX (828) 452-8410  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-8388  
FAX (828) 252-8385  
NCBELS LICENSE #: C-2184  
www.civildesignconcepts.com





# TOWN OF WEAVERVILLE TECHNICAL REVIEW COMMITTEE REPORT I

Project: 6 Pleasant Grove Road – Major Subdivision Version II  
 Date: Monday, November 10, 2025; 10:00am  
 Location: Public Works Conference Room  
 Staff: Planning Director, James Eller; Town Planner Graham Crawford; Public Works Director, Angela Reece; Asistant Public Works Director, Eric Cutshall; Water Maintenance Superintendent, Casey Robinson Fire Marshal Kile Davis.

Dept:	Comment:	Footnote	Sheet #:
PLN	In project data block change allowed units per acre from 12 to 8.		C201
PLN	In project data block change proposed units per acre to reflect additional dwelling units.		C201
PLN	Confirm no outdoor lighting is proposed, therefore no outdoor lighting plan needed.		
PW	Water allocation needs to be increased from 43 units to 51 units.		
PW	At the T's located at the intersections of Pleasant Grove and Silver Pine and Whisper Trace, add a valve at each intersection		C701
FD	None		

PLN: Planning  
 PW: Public Works  
 FD: Fire Department



December 29, 2025

Mr. James Eller  
Planning Director, Town of Weaverville  
30 South Main Street  
Weaverville, NC 28787

Re: Fox Property – 6 Pleasant Grove Road  
TRC Report I/Major Subdivision II  
CDC Project No.: 12346

Dear Mr. Eller,

On behalf of the Pleasant Grove of WNC, LLC, we are pleased to submit the requested additional information for your review and approval. The comments identified in the letter from your office dated November 10, 2025, and the associated responses (in blue) are listed below.

1. In project data block change allowed units per acre from 12 to 8.  
CDC – Done.
2. In project data block change proposed units per acre to reflect additional dwelling units.  
CDC – Done.
3. Confirm no outdoor lighting is proposed, there no outdoor lighting plan needed.  
CDC – Correct. The project does not propose outdoor lighting.
4. Water allocation need to be increased from 43 to 51 units.  
CDC – We understand from Angela Reece that the water request was approved by council on 12/15, but we have not received an updated allocation letter to date.
5. At the T's located at the intersections of Pleasant Grove and Silver Pine and Whisper Trace, add a valve at each intersection.  
CDC – Done.
6. FD None.

If you should have any questions or comments regarding this submittal, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MJC', with a long horizontal flourish extending to the right.

Michael J. Cain, P.E.

Civil Design Concepts, P.A.

[mcain@cdcgo.com](mailto:mcain@cdcgo.com)



# TOWN OF WEAVERVILLE TECHNICAL REVIEW COMMITTEE REPORT II

Project: 6 Pleasant Grove Road – Major Subdivision Version II  
Staff: Planning Director, James Eller; Town Planner Graham Crawford; Public Works Director, Angela Reece; Assistant Public Works Director, Eric Cutshall; Water Maintenance Superintendent, Casey Robinson; Fire Marshal Kile Davis.

Following a review of the application and preliminary plans for a proposed major subdivision to be located on the property commonly known as 6 Pleasant Grove Road, the Town of Weaverville Technical Review Committee submits these conclusions to the Planning Board for review at their regularly scheduled meeting on Monday, January 5, 2026.

As per section 20-2203 Process of Review of Major Subdivisions, the technical review committee is offering a favorable recommendation to the Planning Board for approval of the preliminary plans for the Fox Property based upon the finding of compliance with various sections of municipal ordinance and relevant federal and state laws, rules and regulations.

Submitted on behalf of the Technical Review Committee,

James Eller  
Planning Director, Town of Weaverville

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, January 5, 2026  
**Subject:** Text Amendments Related to Session Law 2025-94  
**Presenter:** Planning Director, Assistant Town Manager  
**Attachments:** Proposed Text Amendments, Session Law 2025-94, Section 20-2110. – Limitations on Minor Subdivisions.

**Description:**

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations to ensure statutory compliance and consistency with stated goals. Rather than having a rank, as many other priorities do, this goal can be found within the portion of the table reserved for legal compliance and accountability.

The NC General Assembly recently passed what is now Session Law 2025-94 (formerly HB926). These new laws went into effect on October 6 and will require some Code amendments to bring the Town's land use development regulations into compliance. Of note is that municipalities no longer have the authority to establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by NCDOT.

The Board previously reviewed and offer a recommendation to Town Council a set of text amendments related to this Session Law. However, staff missed one section of ordinance which should have also been considered for legal compliance. Sec. 2110. – limitations on minor subdivisions creates a waiting period on a development review and is now noncompliant with state law.

**Action Requested:**

Staff is seeking a recommendation from the Board to Town Council on the proposed text amendment related to session law 2025-94 to ensure legal compliance with newly enacted state statute.

**Sec. 20-2110. Limitations on minor subdivisions.**

The expedited review procedure for minor subdivisions as set out in this article shall not be used a second time within three years from the date of a recordation of a final plat for a minor subdivision on any property which is less than 1,500 feet from the original property boundaries by anyone who owned, had an option on, or any legal or equitable interest in the original minor subdivision at the time of final plat approval. Should the same lot, plot or parcel be sold within the aforementioned timeframe the new owner of the property shall observe the remaining time afforded to the original minor subdivision approval as it relates to any additional minor subdivisions of the property. The minor subdivision process shall be used only where the subdivision includes all contiguous land under the ownership of the subdivider.

(Ord. of 5-24-2021(1), § 5)

~~**Sec. 20-2110. Limitations on minor subdivisions.**~~

~~The expedited review procedure for minor subdivisions as set out in this article shall not be used a second time within three years from the date of a recordation of a final plat for a minor subdivision on any property which is less than 1,500 feet from the original property boundaries by anyone who owned, had an option on, or any legal or equitable interest in the original minor subdivision at the time of final plat approval. Should the same lot, plot or parcel be sold within the aforementioned timeframe the new owner of the property shall observe the remaining time afforded to the original minor subdivision approval as it relates to any additional minor subdivisions of the property. The minor subdivision process shall be used only where the subdivision includes all contiguous land under the ownership of the subdivider.~~

~~(Ord. of 5-24-2021(1), § 5)~~