

Site Development Plan For The Preserve at Avery's Creek

BUNCOMBE COUNTY, NORTH CAROLINA

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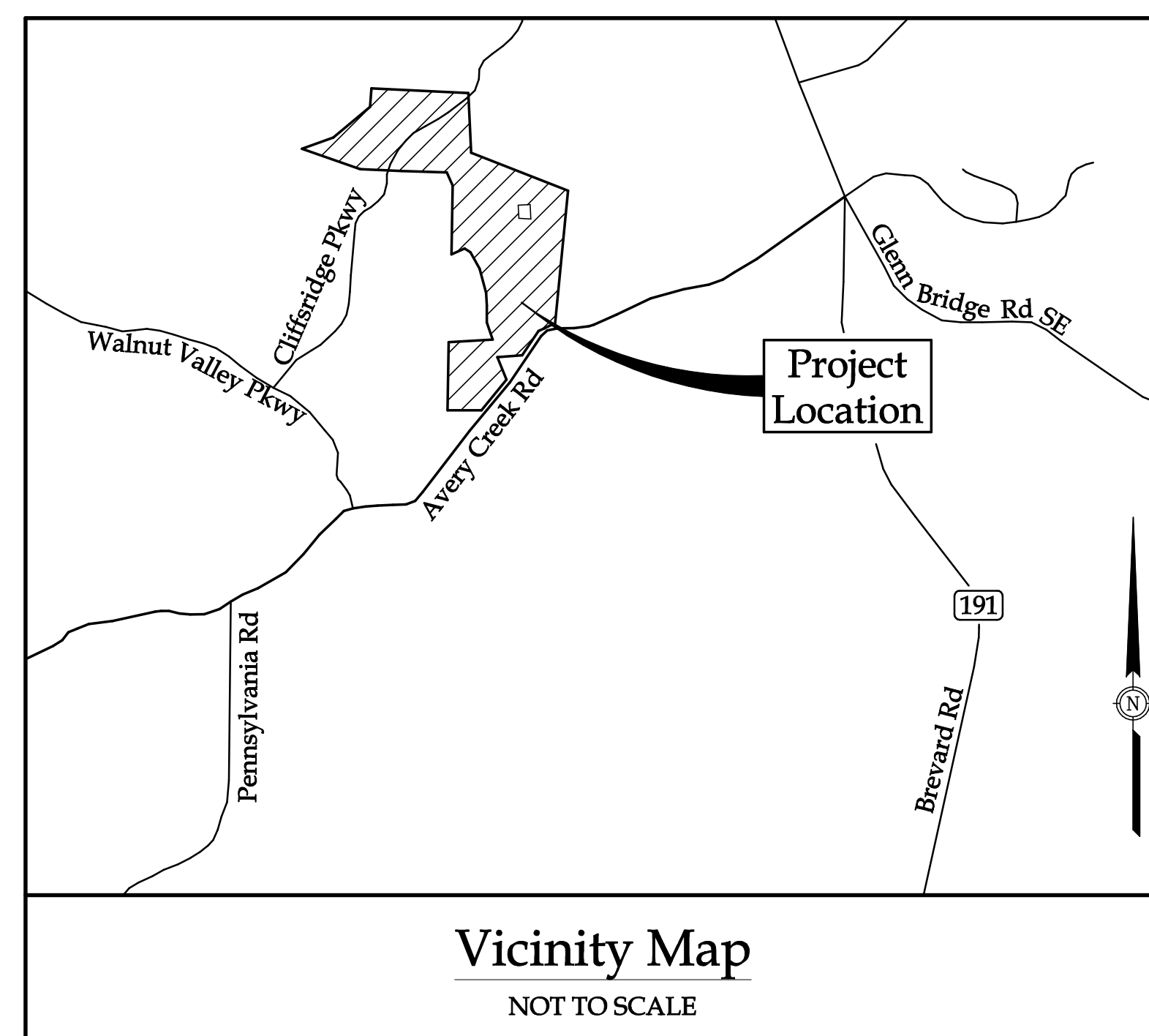
Owner/Developer: Avery's Creek LLC

Contact: Frederick Spiegel
828.258.1762
21 Palm Ave.
Miami Beach, FL 33139

PIN: 9634-23-2258
9634-23-4768
9634-14-4530

COA WPFY#: 15-16-036

MSD Project#: 2016089



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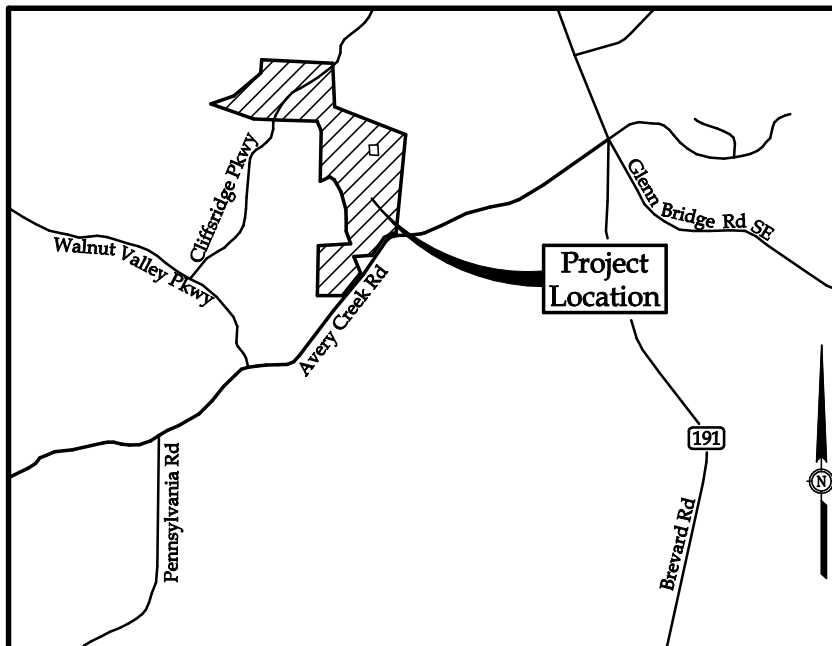
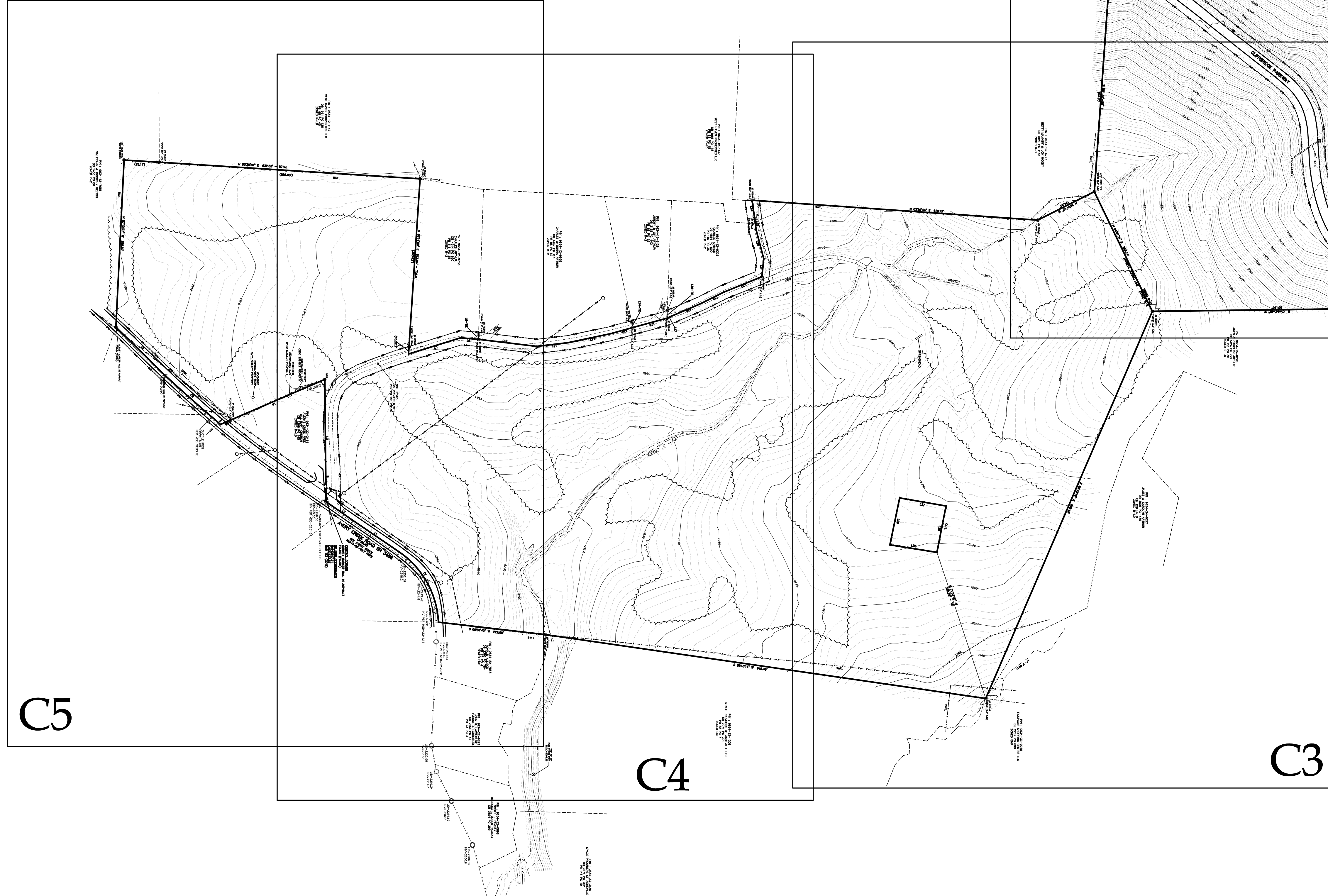


October 17, 2017
Buncombe County Planning Approval - June 20, 2016
Buncombe County BOA Approval - June 8, 2016

Revision	Date	Description

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Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

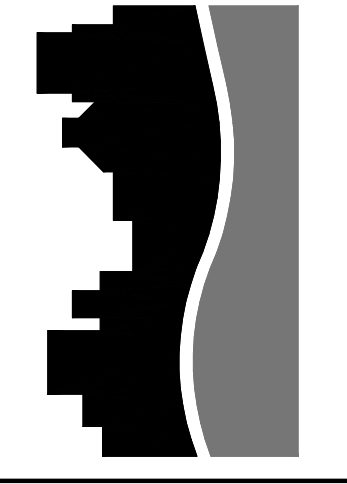
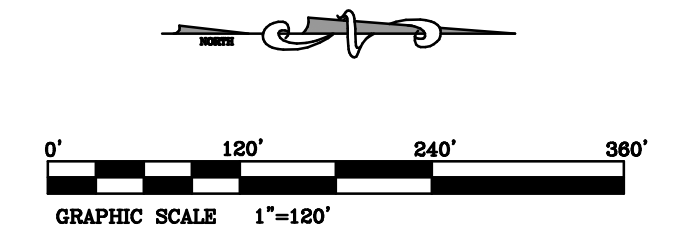
OWNER/DEVELOPER:	AVERY'S CREEK, LLC
CONTACT:	FREDERICK SPIEGEL
PHONE:	828.258.7762
ADDRESS:	21 PALM AVE, MIAMI BEACH, FL 33139
PIN:	9634-23-2258, 23-4768, H-4530
PHYSICAL ADDRESS:	AVERY CREEK ROAD ARDEN, NC 28704
PROPERTY SIZE:	52.29 (TOTAL)
ZONING DISTRICT:	R-2, R-LD
SETBACKS:	10' FRONT, 15' REAR, 7' SIDES (R-2) 10' FRONT, 20' REAR, 10' SIDES (R-LD)

C2

C5

C4

C3



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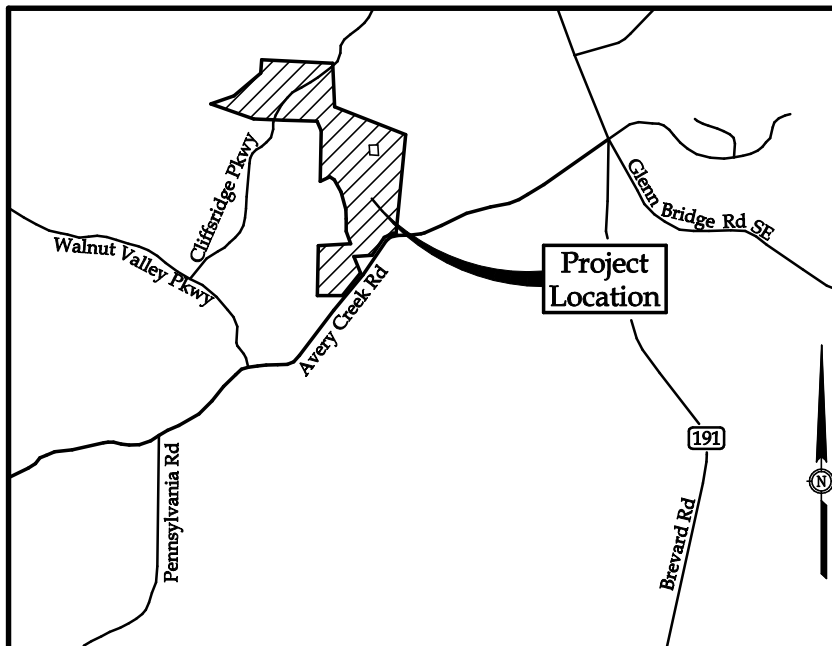
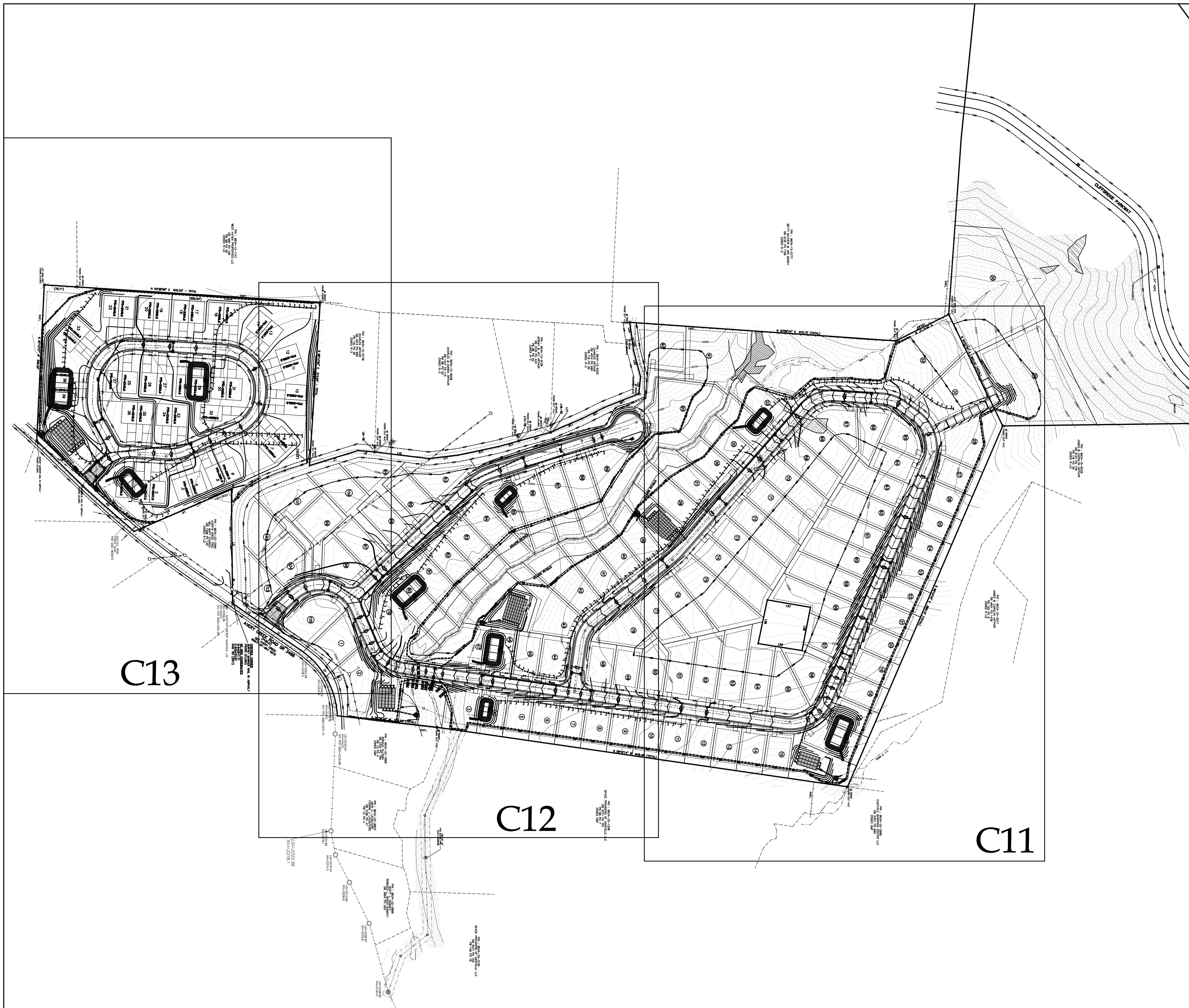


Site Development Plan For
**The Preserve at
Avery's Creek**
BUNCOMBE COUNTY, NORTH CAROLINA

Job No.: 15178
Date: October 17, 2017
Scale: 1"=100'
Revision:

Overall
Existing Conditions

Sheet
C1

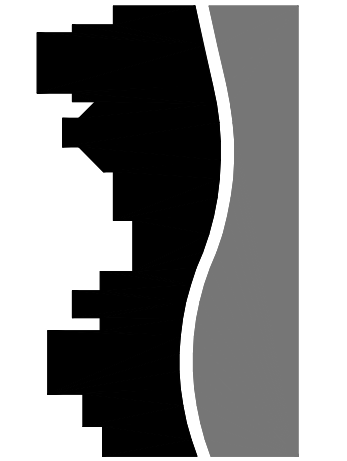
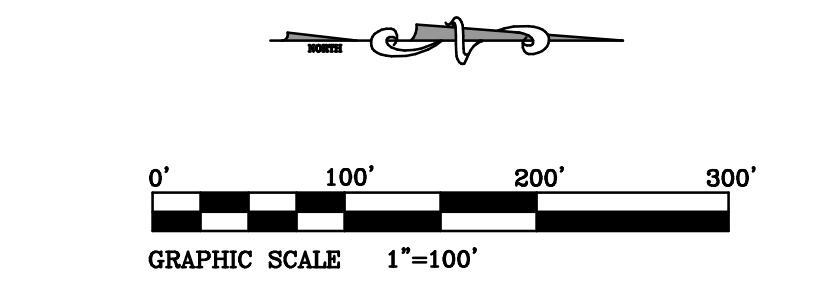


Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

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CONTACT:	FREDERICK SPIEGEL												
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PIN:	9634-23-2258, 23-4768, H-4530												
PHYSICAL ADDRESS:	AVERY CREEK ROAD ARLEN, NC 28704												
PROPERTY SIZE:	52.06 AC, 0.23 AC - 52.29 (TOTAL)												
ZONING DISTRICT:	R-2, R-LD												
SETBACKS:	10' FRONT, 15' REAR, 7' SIDES (R-2) 10' FRONT, 20' REAR, 10' SIDES (R-LD)												
# OF LOTS/UNITS:	SINGLE-FAMILY DETACHED = 105 SINGLE-FAMILY ATTACHED = 36 TOTAL = 141												
IMPERVIOUS AND PERVIOUS AREAS:	<p>PRE DEVELOPMENT:</p> <p>IMPERVIOUS AREA = 14,941.05 SQ. FT. (0.34 AC.) % SITE IMPERVIOUS = 0.66%</p> <p>PERVIOUS AREA = 2,262,818.35 SQ. FT. (51.95 AC.) % SITE PERVIOUS = 99.34%</p> <p>POST DEVELOPMENT:</p> <p>IMPERVIOUS AREA = 434,438.77 SQ. FT. (9.90 AC.) % SITE IMPERVIOUS = 18.94%</p> <p>PERVIOUS AREA = 18,463,633.63 SQ. FT. (42.38 AC.) % SITE PERVIOUS = 80.06%</p> <p>INCREASE/DECREASE:</p> <p>INCREASE AREAS = 416,497.72 SQ. FT. (9.56 AC.) % INCREASE = 18.28%</p>												
LAND DISTURBANCE:	1,026,155.26 SQ. FT. (23.55 AC.)												
SOIL TYPES:	3.0% CkB2, 9.5% ChC2, 1.1% ChD2, 7.7% CkB, 2.6% CcC, 23.2% CcD, 0.2% Ede, 7.7% EwD, 23.2% EwE												
VOLUMES:	<table border="0"> <tr> <td>SUBDIVISION SECTION:</td> <td>TOWNHOME SECTION:</td> </tr> <tr> <td>FILL: 15,839.73 CU. YD.</td> <td>FILL: 13,069.82 CU. YD.</td> </tr> <tr> <td>CUT: 13,226.87 CU. YD.</td> <td>CUT: 28,075.39 CU. YD.</td> </tr> <tr> <td colspan="2">TOTAL:</td> </tr> <tr> <td colspan="2">FILL: 28,909.55 CU. YD.</td> </tr> <tr> <td colspan="2">CUT: 41,302.26 CU. YD.</td> </tr> </table>	SUBDIVISION SECTION:	TOWNHOME SECTION:	FILL: 15,839.73 CU. YD.	FILL: 13,069.82 CU. YD.	CUT: 13,226.87 CU. YD.	CUT: 28,075.39 CU. YD.	TOTAL:		FILL: 28,909.55 CU. YD.		CUT: 41,302.26 CU. YD.	
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TOTAL:													
FILL: 28,909.55 CU. YD.													
CUT: 41,302.26 CU. YD.													
<p>THESE NUMBERS ARE RAW NUMBERS AND ARE PROVIDED ONLY FOR THE GENERAL ESTIMATION OF THE MAGNITUDE OF THE PROJECT. THEY DO NOT TAKE INTO ACCOUNT REMOVAL OF TOPSOIL, UNSUITABLE SOILS, ROCK, DEBRIS, ETC. NOR DO THEY TAKE INTO ACCOUNT PROPER COMPACTION OF FILL MATERIAL. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED. THE VOLUMES LISTED SHALL NOT BE CONSIDERED ACTUAL ESTIMATED FOR THE WORK OF THE PROJECT.</p>													

NOTES:
 SURROUNDING PROPERTIES ZONED R-2, R-LD, EMP.
 PROPOSED SUBDIVISION IS NOT A DRASTIC HILLSIDE VARIATION DEVELOPMENT.
 ROAD CONSTRUCTION IN AREAS OF SLOPE EXCEEDING 30% DO NOT EXIST. AREAS DESIGNATED AS HIGH AND MODERATE HAZARD EXIST ON SITE. LOCATED ON NORTHERN PARCEL (TRACT 1).
 SUBDIVISION ROADS ARE CONTAINED WITHIN CORRIDORS THAT ARE LESS THAN 90 FEET IN WIDTH FOR THE ENTIRE LENGTH OF ALL PROPOSED ROADWAYS. MAXIMUM CORRIDOR LENGTH IS APPROX. 68'. NO AREAS WITHIN CORRIDORS EXCEED 60 FEET IN HEIGHT. MAXIMUM CORRIDOR HEIGHT IS APPROX. 10'.
 NO LOT SLOPES PERPENDICULAR TO THE PROPOSED ROADWAY WITHIN THE PROPOSED SUBDIVISION EXCEED 18%.
 NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER UNSUITABLE MATTER.
 PROPOSED SUBDIVISION IS LOCATED IN THE AVERY CREEK TOWNSHIP.



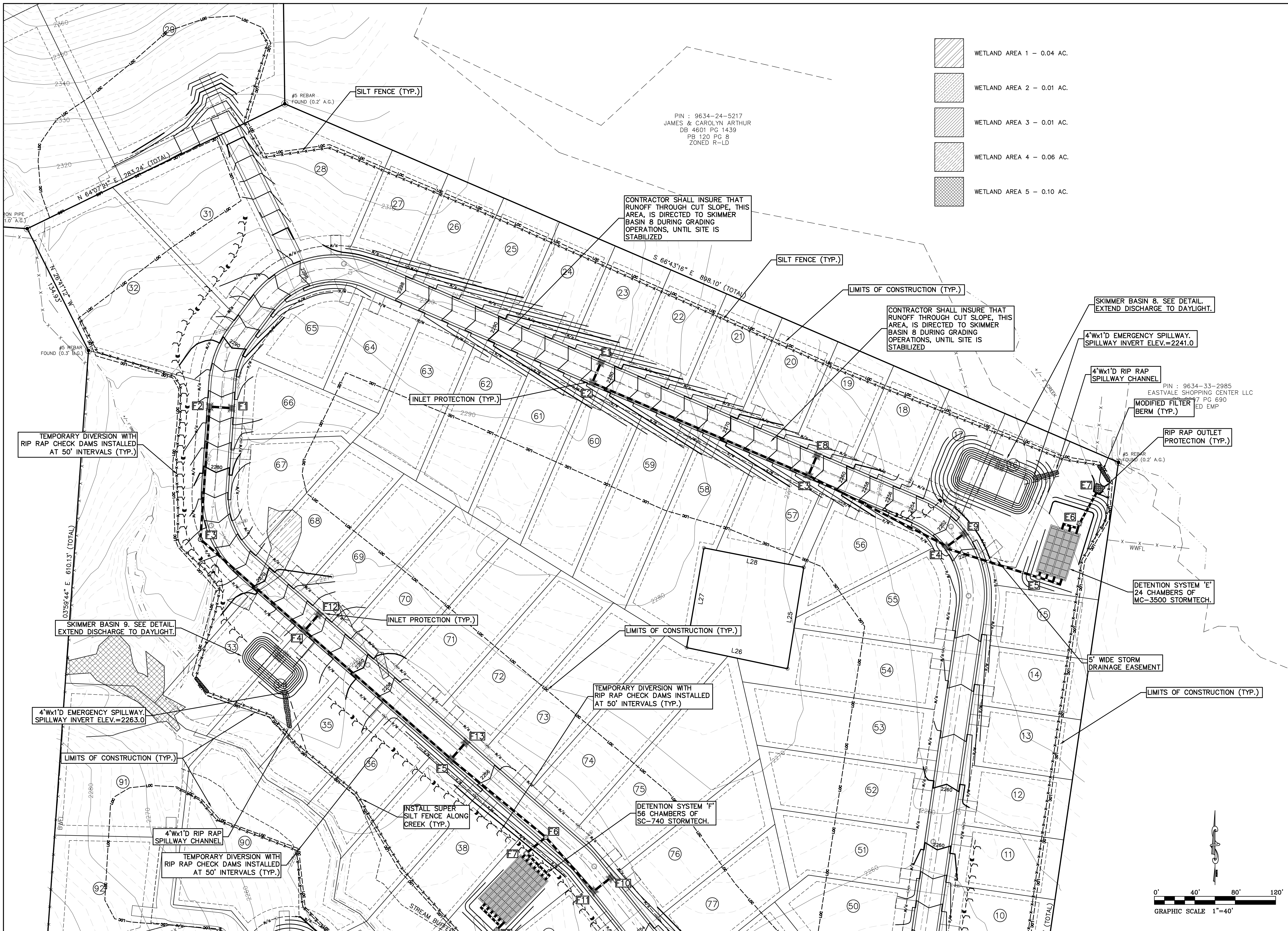
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Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

Job No.: 15778
 Date: October 17, 2017
 Scale: 1"=100'
 Revision:

Overall Grading,
 Storm Water, and
 Erosion Control



- WETLAND AREA 1 - 0.04 AC.
- WETLAND AREA 2 - 0.01 AC.
- WETLAND AREA 3 - 0.01 AC.
- WETLAND AREA 4 - 0.06 AC.
- WETLAND AREA 5 - 0.10 AC.

PIN : 9634-24-5217
 JAMES & CAROLYN ARTHUR
 DB 4601 PG 1439
 PB 120 PG 8
 ZONED R-LD

CONTRACTOR SHALL INSURE THAT
 RUNOFF THROUGH CUT SLOPE, THIS
 AREA, IS DIRECTED TO SKIMMER
 BASIN 8 DURING GRADING
 OPERATIONS, UNTIL SITE IS
 STABILIZED

CONTRACTOR SHALL INSURE THAT
 RUNOFF THROUGH CUT SLOPE, THIS
 AREA, IS DIRECTED TO SKIMMER
 BASIN 8 DURING GRADING
 OPERATIONS, UNTIL SITE IS
 STABILIZED

SKIMMER BASIN 8. SEE DETAIL.
 EXTEND DISCHARGE TO DAYLIGHT.

4'Wx1'D EMERGENCY SPILLWAY.
 SPILLWAY INVERT ELEV.=2241.0

4'Wx1'D RIP RAP
 SPILLWAY CHANNEL

MODIFIED FILTER
 BERM (TYP.)

RIP RAP OUTLET
 PROTECTION (TYP.)

DETENTION SYSTEM 'E'
 24 CHAMBERS OF
 MC-3500 STORMTECH.

5' WIDE STORM
 DRAINAGE EASEMENT

LIMITS OF CONSTRUCTION (TYP.)

TEMPORARY DIVERSION WITH
 RIP RAP CHECK DAMS INSTALLED
 AT 50' INTERVALS (TYP.)

DETENTION SYSTEM 'F'
 56 CHAMBERS OF
 SC-740 STORMTECH.

INSTALL SUPER
 SILT FENCE ALONG
 CREEK (TYP.)

TEMPORARY DIVERSION WITH
 RIP RAP CHECK DAMS INSTALLED
 AT 50' INTERVALS (TYP.)

SKIMMER BASIN 9. SEE DETAIL.
 EXTEND DISCHARGE TO DAYLIGHT.

4'Wx1'D EMERGENCY SPILLWAY.
 SPILLWAY INVERT ELEV.=2263.0

LIMITS OF CONSTRUCTION (TYP.)

4'Wx1'D RIP RAP
 SPILLWAY CHANNEL

TEMPORARY DIVERSION WITH
 RIP RAP CHECK DAMS INSTALLED
 AT 50' INTERVALS (TYP.)

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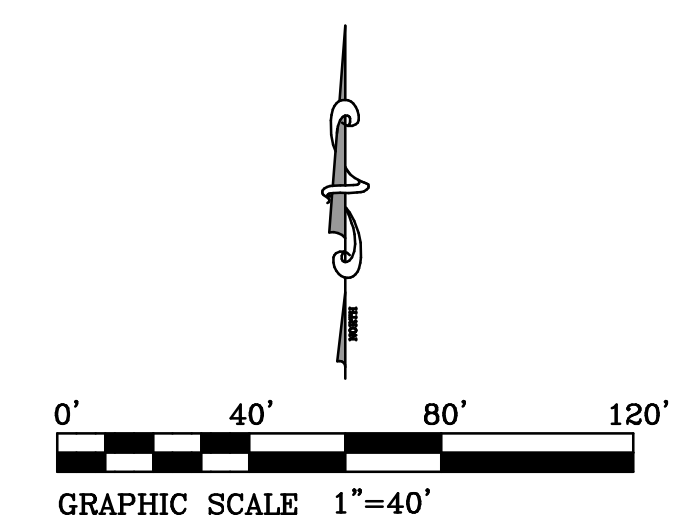


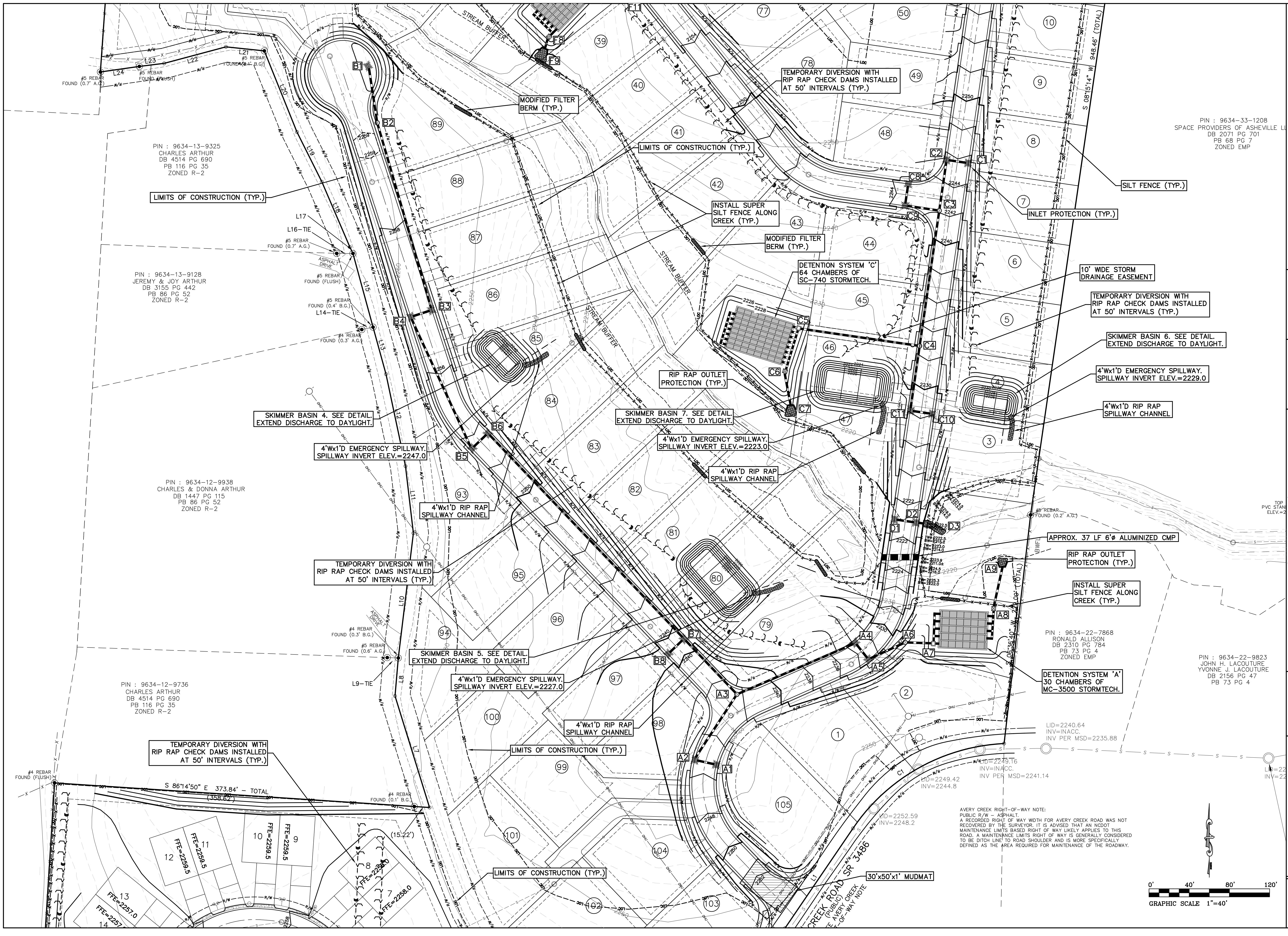
PIN : 9634-33-2985
 EASTVALE SHOPPING CENTER LLC
 17 PG 690
 ED EMP

Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

168 No. 15178
 Date: October 17, 2017
 Scale: 1"=40'
 Revision:

Grading, Storm Water
 and
 Erosion Control





PIN : 9634-13-9325
 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

PIN : 9634-13-9128
 JEREMY & JOY ARTHUR
 DB 3155 PG 442
 PB 86 PG 52
 ZONED R-2

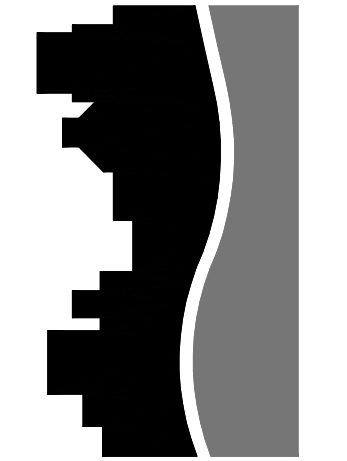
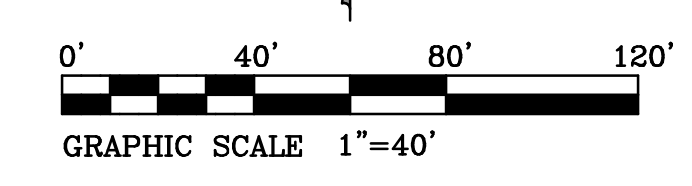
PIN : 9634-12-9938
 CHARLES & DONNA ARTHUR
 DB 1447 PG 115
 PB 86 PG 52
 ZONED R-2

PIN : 9634-12-9736
 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

PIN : 9634-22-7868
 RONALD ALLISON
 DB 2310 PG 784
 PB 73 PG 4
 ZONED EMP

PIN : 9634-22-9823
 JOHN H. LACOUTURE
 YVONNE J. LACOUTURE
 DB 2156 PG 47
 PB 73 PG 4

AVERY CREEK RIGHT-OF-WAY NOTE:
 PUBLIC R/W = ASPHALT.
 A RECORDED RIGHT OF WAY WIDTH FOR AVERY CREEK ROAD WAS NOT
 RECOVERED BY THE SURVEYOR. IT IS ADVISED THAT AN NCDOT
 MAINTENANCE LIMITS BASED RIGHT OF WAY LIKELY APPLIES TO THIS
 ROAD. A MAINTENANCE LIMITS RIGHT OF WAY IS GENERALLY CONSIDERED
 TO BE DITCH LINE TO ROAD SHOULDER AND IS MORE SPECIFICALLY
 DEFINED AS THE AREA REQUIRED FOR MAINTENANCE OF THE ROADWAY.



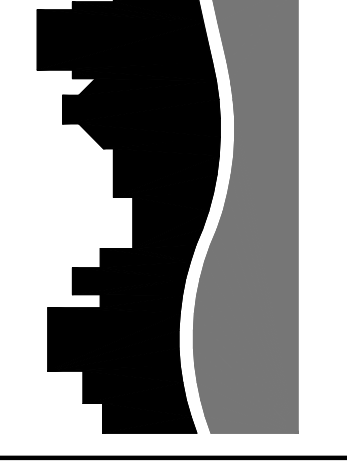
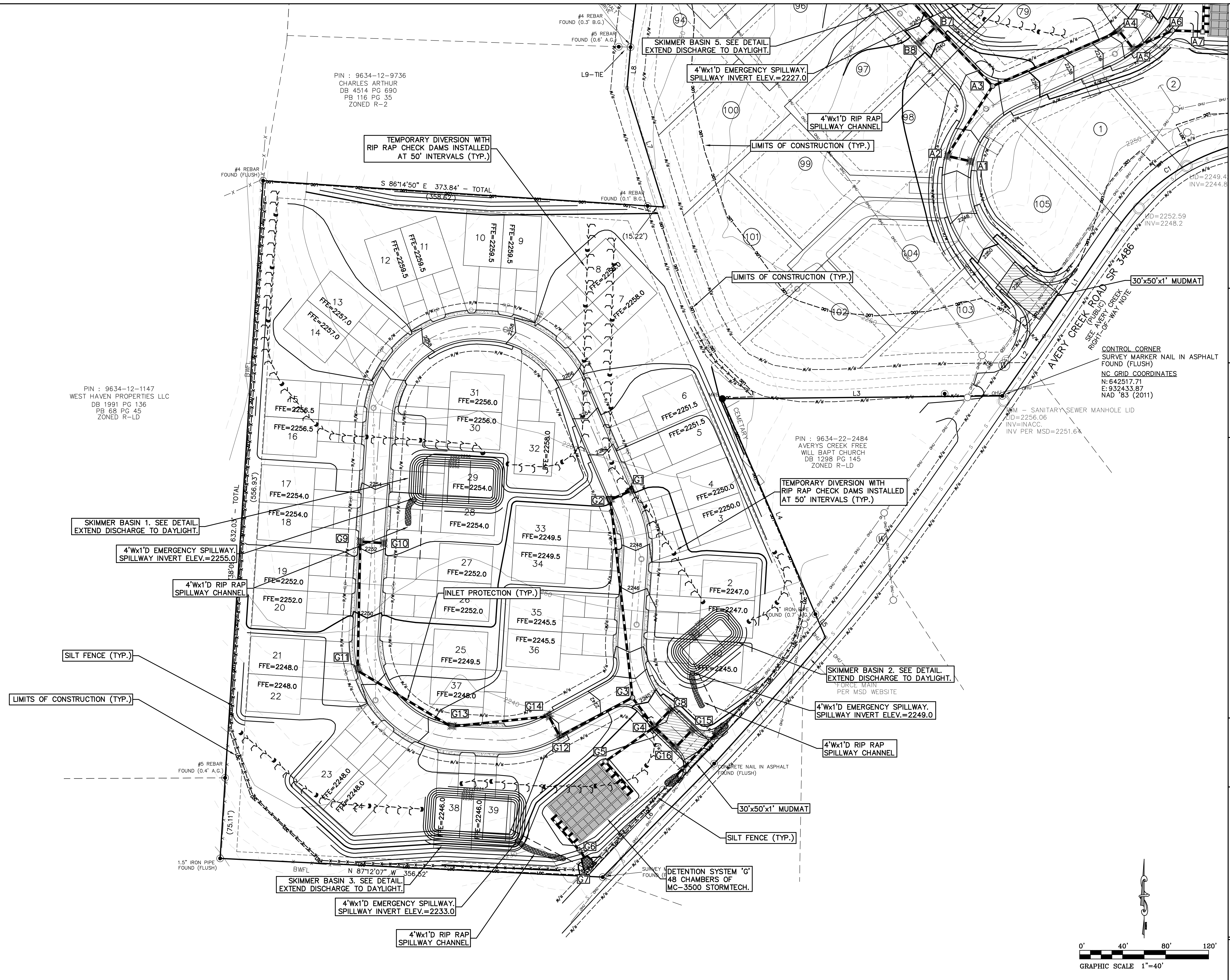
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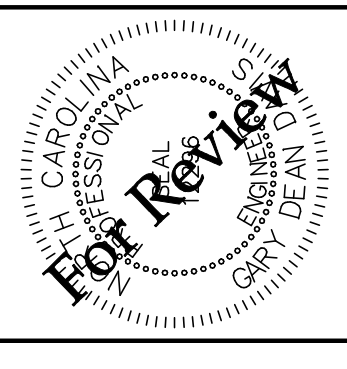
166 No. 15178
 Date: October 17, 2017
 Scale: 1"=40'
 Revision:

Grading, Storm Water
 and
 Erosion Control



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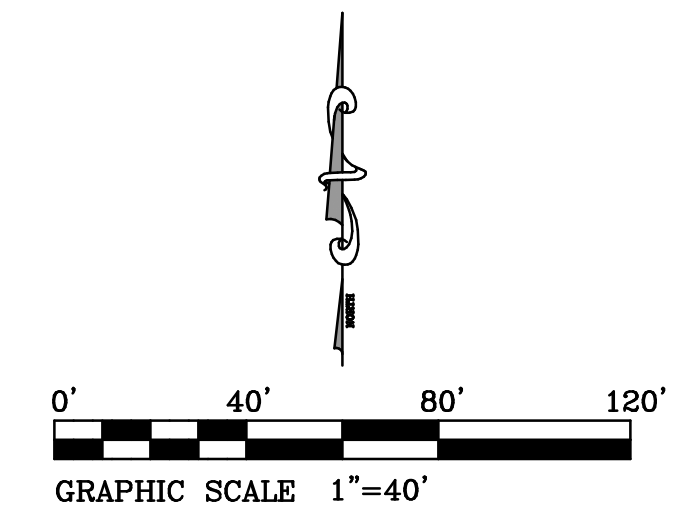


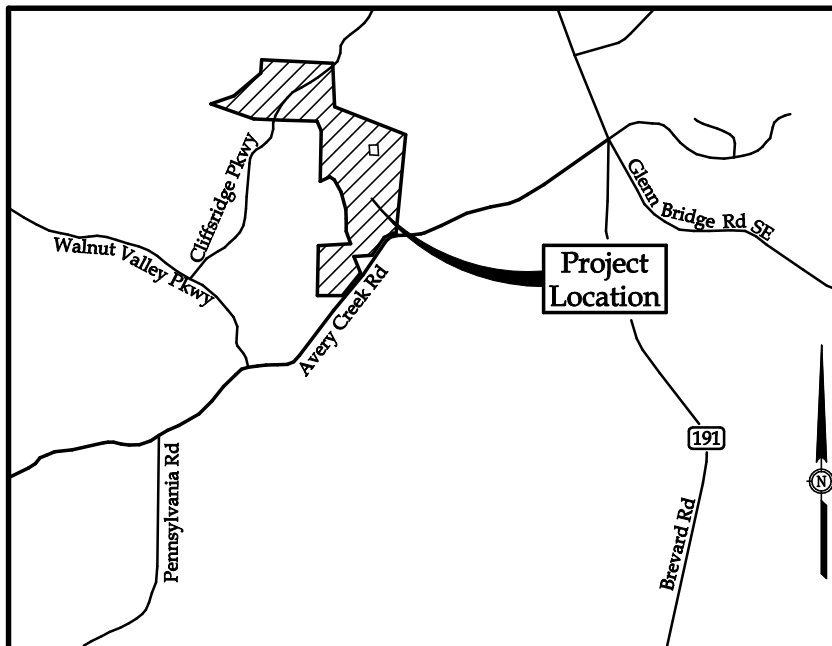
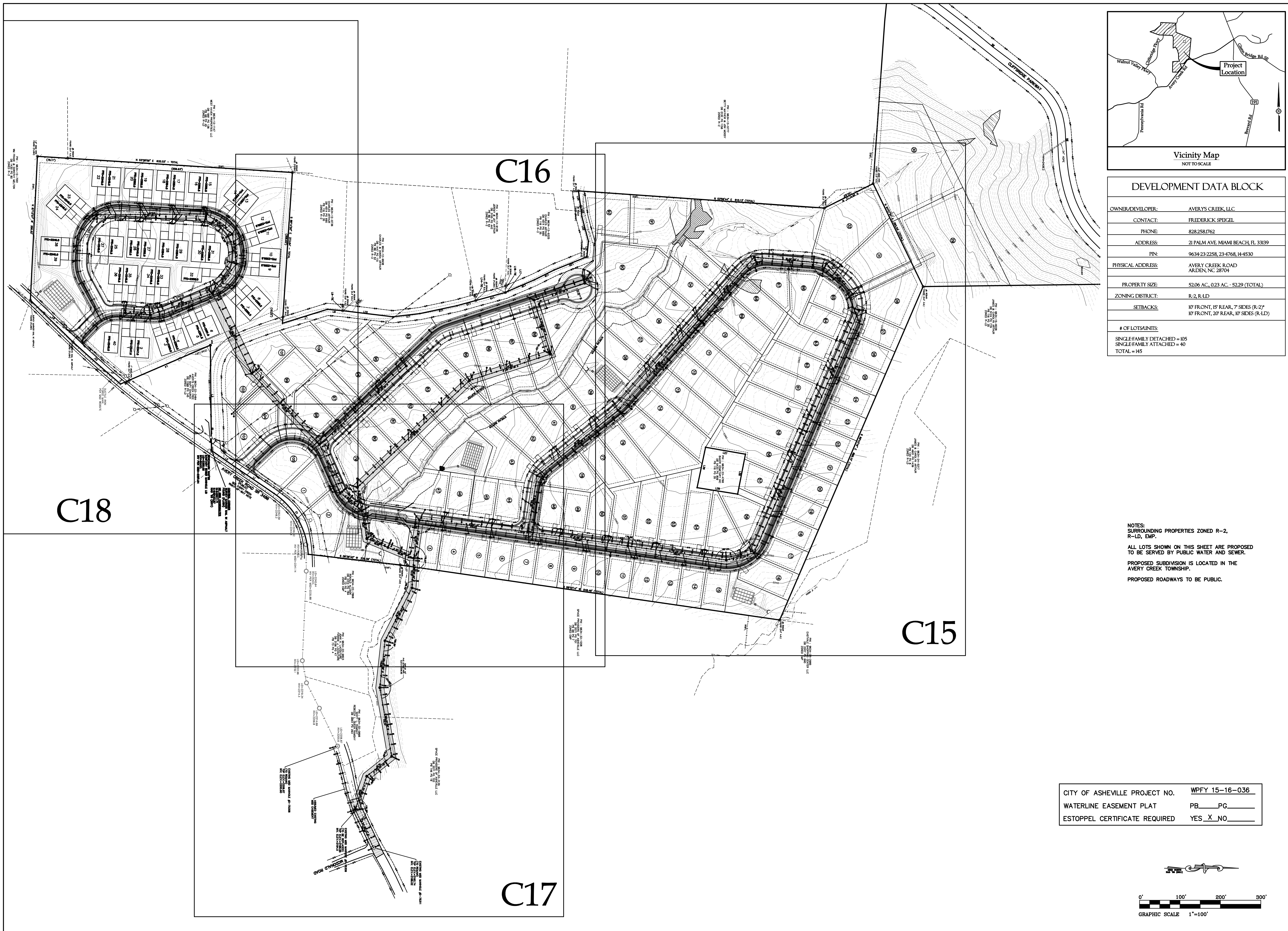
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Sheet **C13**



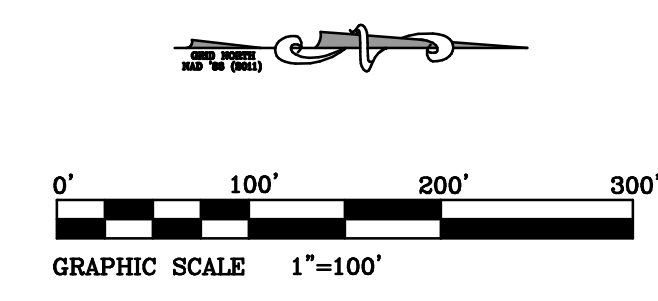


Vicinity Map
NOT TO SCALE

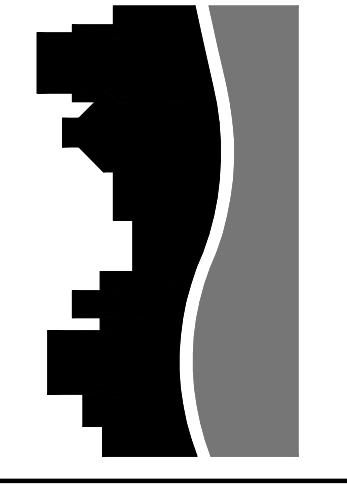
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CONTACT:	FREDERICK SPEIGEL
PHONE:	828.258.1762
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PIN:	9634-23-2258, 23-4768, H-4530
PHYSICAL ADDRESS:	AVERY CREEK ROAD ARDEN, NC 28704
PROPERTY SIZE:	52.06 AC, 0.23 AC - 52.29 (TOTAL)
ZONING DISTRICT:	R-2, R-LD
SETBACKS:	10' FRONT, 15' REAR, 7' SIDES (R-2) 10' FRONT, 20' REAR, 10' SIDES (R-LD)
# OF LOTS/UNITS:	SINGLE-FAMILY DETACHED = 105 SINGLE-FAMILY ATTACHED = 40 TOTAL = 145

NOTES:
SURROUNDING PROPERTIES ZONED R-2,
R-LD, EMP.
ALL LOTS SHOWN ON THIS SHEET ARE PROPOSED
TO BE SERVED BY PUBLIC WATER AND SEWER.
PROPOSED SUBDIVISION IS LOCATED IN THE
AVERY CREEK TOWNSHIP.
PROPOSED ROADWAYS TO BE PUBLIC.

CITY OF ASHEVILLE PROJECT NO.	WPFY 15-16-036
WATERLINE EASEMENT PLAT	PB ___ PG ___
ESTOPPEL CERTIFICATE REQUIRED	YES <input checked="" type="checkbox"/> NO ___



Davis CivilSolutions, PA
Site/Infrastructure • Engineering/Planning
134-A Charlotte Highway, Asheville, North Carolina 28803
828.259.9449 FH • www.daviscivilsolutions.com



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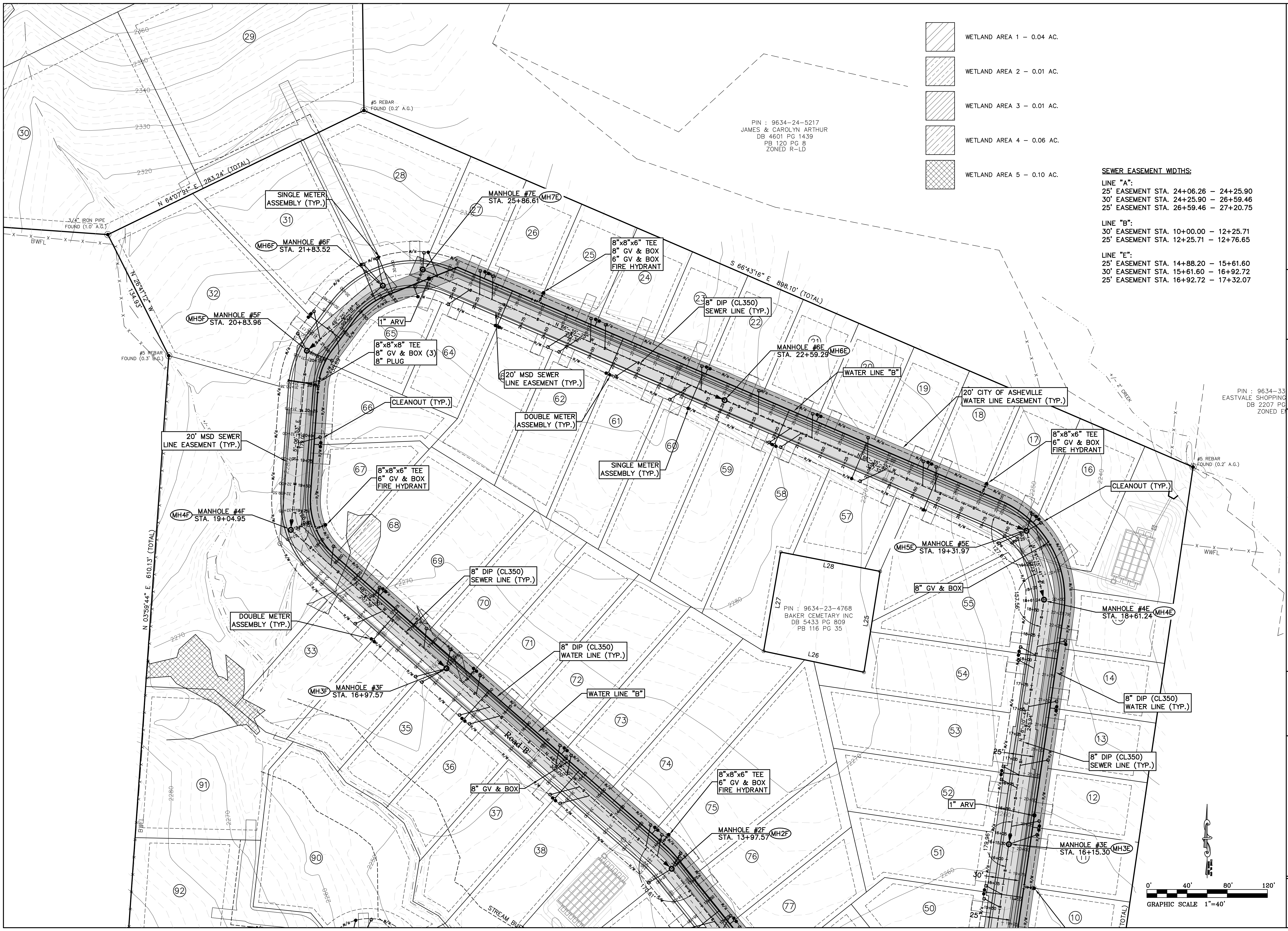


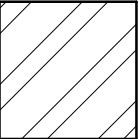
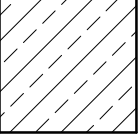
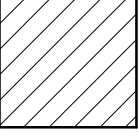
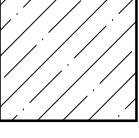
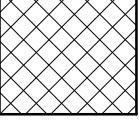
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The Preserve at Avery's Creek
BUNCOMBE COUNTY, NORTH CAROLINA

Job No. 15178
Date October 17, 2017
Scale 1"=100'
Revision:

Overall Utilities

Sheet
C14



-  WETLAND AREA 1 - 0.04 AC.
-  WETLAND AREA 2 - 0.01 AC.
-  WETLAND AREA 3 - 0.01 AC.
-  WETLAND AREA 4 - 0.06 AC.
-  WETLAND AREA 5 - 0.10 AC.

SEWER EASEMENT WIDTHS:
 LINE "A":
 25' EASEMENT STA. 24+06.26 - 24+25.90
 30' EASEMENT STA. 24+25.90 - 26+59.46
 25' EASEMENT STA. 26+59.46 - 27+20.75

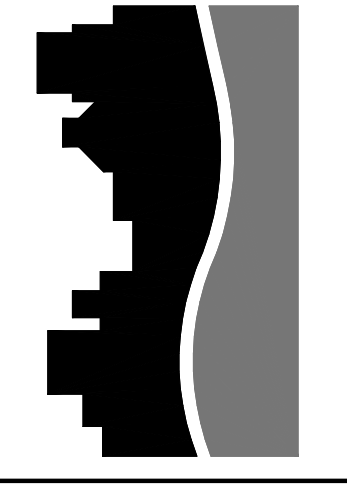
LINE "B":
 30' EASEMENT STA. 10+00.00 - 12+25.71
 25' EASEMENT STA. 12+25.71 - 12+76.65

LINE "E":
 25' EASEMENT STA. 14+88.20 - 15+61.60
 30' EASEMENT STA. 15+61.60 - 16+92.72
 25' EASEMENT STA. 16+92.72 - 17+32.07

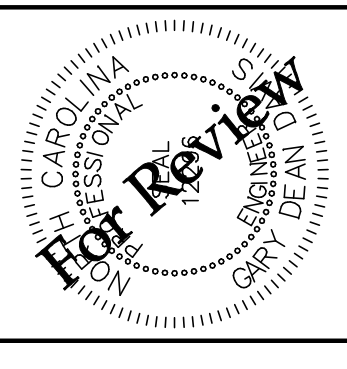
PIN : 9634-24-5217
 JAMES & CAROLYN ARTHUR
 DB 4601 PG 1439
 PB 120 PG 8
 ZONED R-LD

PIN : 9634-33
 EASTVALE SHOPPING
 DB 2207 PG
 ZONED E

L27
 L28
 L26
 L25
 PIN : 9634-23-4768
 BAKER CEMETARY INC
 DB 5433 PG 809
 PB 116 PG 35



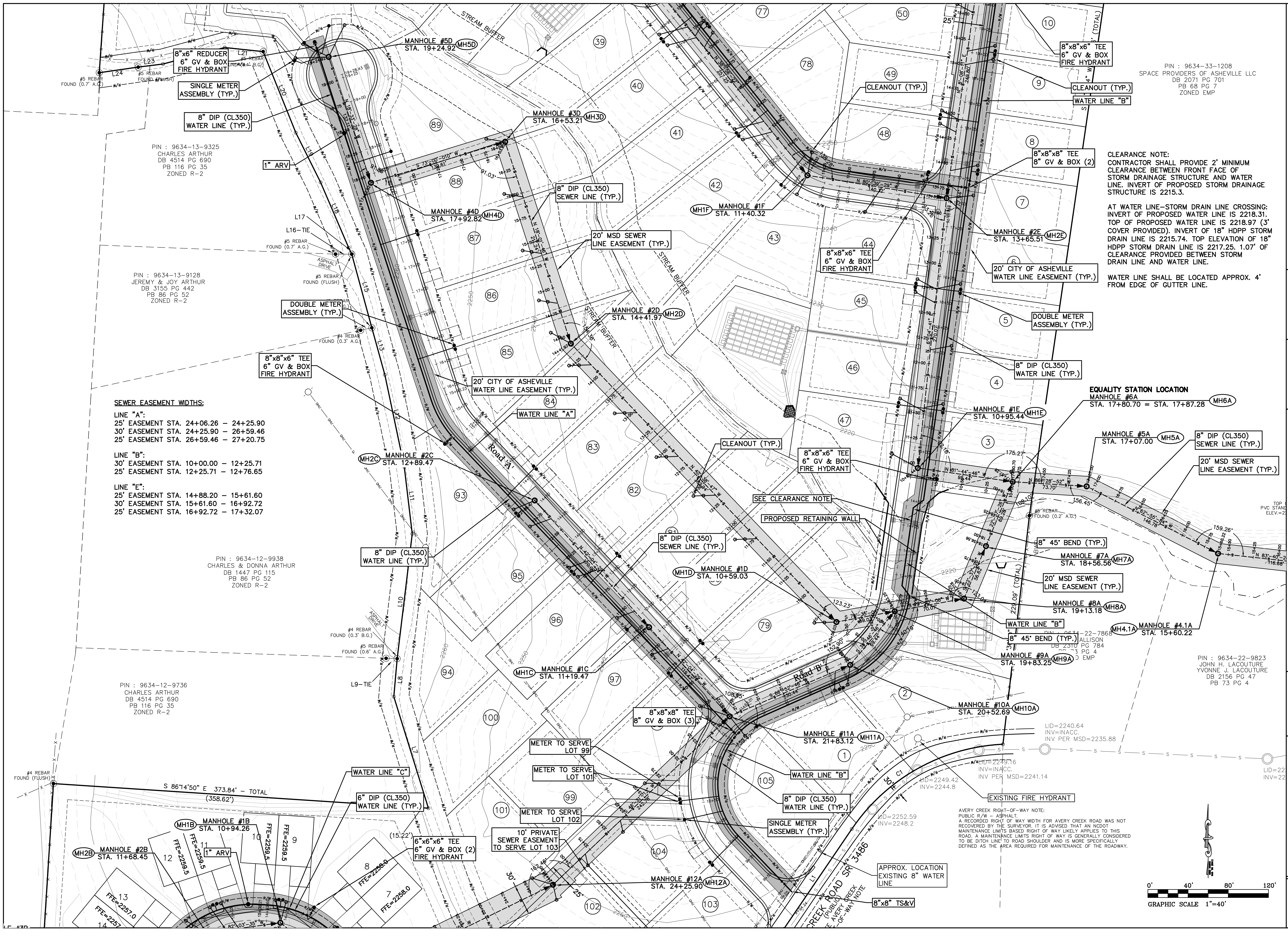
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Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

Job No. 15778
 Date: October 17, 2017
 Scale: 1"=40'
 Revision:

Utilities



PIN : 9634-13-9325
CHARLES ARTHUR
DB 4514 PG 690
PB 116 PG 35
ZONED R-2

PIN : 9634-13-9128
JEREMY & JOY ARTHUR
DB 3155 PG 442
PB 86 PG 52
ZONED R-2

PIN : 9634-12-9938
CHARLES & DONNA ARTHUR
DB 1447 PG 115
PB 86 PG 52
ZONED R-2

PIN : 9634-12-9736
CHARLES ARTHUR
DB 4514 PG 690
PB 116 PG 35
ZONED R-2

PIN : 9634-33-1208
SPACE PROVIDERS OF ASHEVILLE LLC
DB 2071 PG 701
PB 68 PG 7
ZONED EMP

CLEARANCE NOTE:
CONTRACTOR SHALL PROVIDE 2' MINIMUM
CLEARANCE BETWEEN FRONT FACE OF
STORM DRAINAGE STRUCTURE AND WATER
LINE. INVERT OF PROPOSED STORM DRAINAGE
STRUCTURE IS 2215.3.

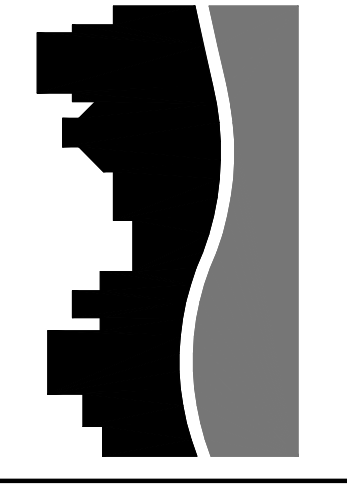
AT WATER LINE-STORM DRAIN LINE CROSSING:
INVERT OF PROPOSED WATER LINE IS 2218.31.
TOP OF PROPOSED WATER LINE IS 2218.97 (3'
COVER PROVIDED). INVERT OF 18" HDPP STORM
DRAIN LINE IS 2215.74. TOP ELEVATION OF 18"
HDPP STORM DRAIN LINE IS 2217.25. 1.07' OF
CLEARANCE PROVIDED BETWEEN STORM
DRAIN LINE AND WATER LINE.

WATER LINE SHALL BE LOCATED APPROX. 4'
FROM EDGE OF GUTTER LINE.

SEWER EASEMENT WIDTHS:
LINE "A":
25' EASEMENT STA. 24+06.26 - 24+25.90
30' EASEMENT STA. 24+25.90 - 26+59.46
25' EASEMENT STA. 26+59.46 - 27+20.75

LINE "B":
30' EASEMENT STA. 10+00.00 - 12+25.71
25' EASEMENT STA. 12+25.71 - 12+76.65

LINE "E":
25' EASEMENT STA. 14+88.20 - 15+61.60
30' EASEMENT STA. 15+61.60 - 16+92.72
25' EASEMENT STA. 16+92.72 - 17+32.07



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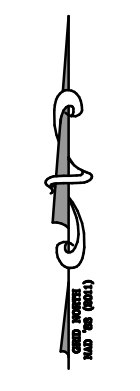
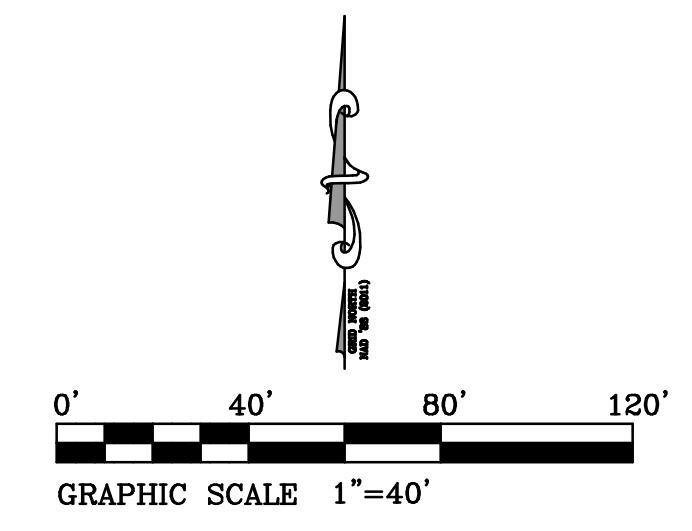


Site Development Plan For
The Preserve at Avery's Creek
BUNCOMBE COUNTY, NORTH CAROLINA

15778
Date: October 17, 2017
Scale: 1"=40'
Revision:

Utilities

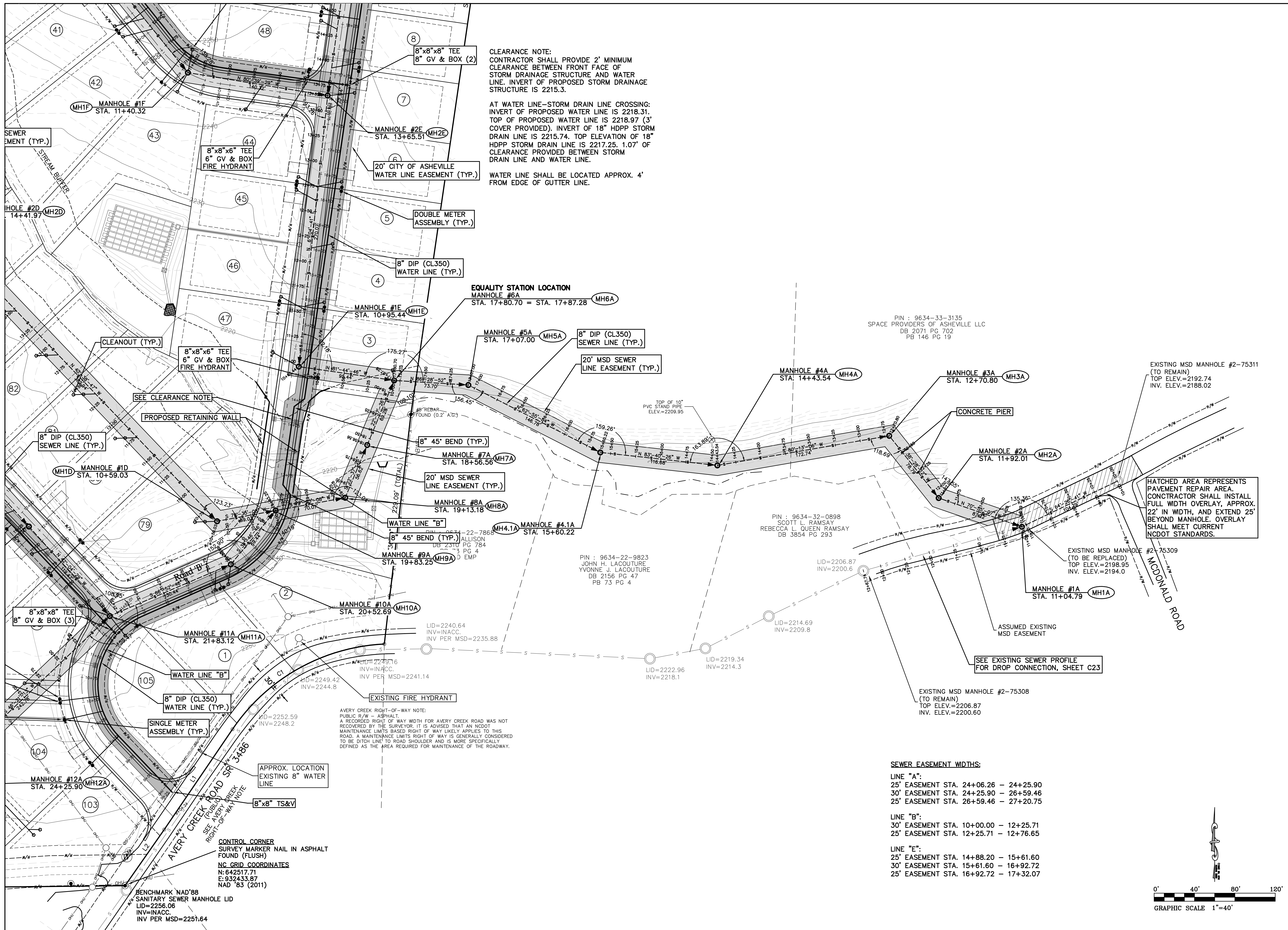
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AVERY CREEK RIGHT-OF-WAY NOTE:
PUBLIC R/W - ASPHALT
A RECORDED RIGHT OF WAY WIDTH FOR AVERY CREEK ROAD WAS NOT RECOVERED BY THE SURVEYOR. IT IS ADVISED THAT AN NCDOT MAINTENANCE LIMITS BASED RIGHT OF WAY LIKELY APPLIES TO THIS ROAD. A MAINTENANCE LIMITS RIGHT OF WAY IS GENERALLY CONSIDERED TO BE DITCH LINE TO ROAD SHOULDER AND IS MORE SPECIFICALLY DEFINED AS THE AREA REQUIRED FOR MAINTENANCE OF THE ROADWAY.

APPROX. LOCATION EXISTING 8" WATER LINE

8"x8" TS&V



CLEARANCE NOTE:
 CONTRACTOR SHALL PROVIDE 2' MINIMUM CLEARANCE BETWEEN FRONT FACE OF STORM DRAINAGE STRUCTURE AND WATER LINE. INVERT OF PROPOSED STORM DRAINAGE STRUCTURE IS 2215.3.

AT WATER LINE-STORM DRAIN LINE CROSSING:
 INVERT OF PROPOSED WATER LINE IS 2218.31. TOP OF PROPOSED WATER LINE IS 2218.97 (3' COVER PROVIDED). INVERT OF 18" HDPP STORM DRAIN LINE IS 2215.74. TOP ELEVATION OF 18" HDPP STORM DRAIN LINE IS 2217.25. 1.07' OF CLEARANCE PROVIDED BETWEEN STORM DRAIN LINE AND WATER LINE.

WATER LINE SHALL BE LOCATED APPROX. 4' FROM EDGE OF GUTTER LINE.

PIN : 9634-33-3135
 SPACE PROVIDERS OF ASHEVILLE LLC
 DB 2071 PG 702
 PB 146 PG 19

PIN : 9634-32-0898
 SCOTT L. RAMSAY
 REBECCA L. QUEEN RAMSAY
 DB 3854 PG 293

PIN : 9634-22-9823
 JOHN H. LACOUTURE
 YVONNE J. LACOUTURE
 DB 2156 PG 47
 PB 73 PG 4

EXISTING MSD MANHOLE #2-75311
 (TO REMAIN)
 TOP ELEV.=2192.74
 INV. ELEV.=2188.02

EXISTING MSD MANHOLE #2-75309
 (TO BE REPLACED)
 TOP ELEV.=2198.95
 INV. ELEV.=2194.0

EXISTING MSD MANHOLE #2-75308
 (TO REMAIN)
 TOP ELEV.=2206.87
 INV. ELEV.=2200.60

HATCHED AREA REPRESENTS PAVEMENT REPAIR AREA. CONTRACTOR SHALL INSTALL FULL WIDTH OVERLAY, APPROX. 22' IN WIDTH, AND EXTEND 25' BEYOND MANHOLE. OVERLAY SHALL MEET CURRENT NCDOT STANDARDS.

SEWER EASEMENT WIDTHS:

LINE "A":
 25' EASEMENT STA. 24+06.26 - 24+25.90
 30' EASEMENT STA. 24+25.90 - 26+59.46
 25' EASEMENT STA. 26+59.46 - 27+20.75

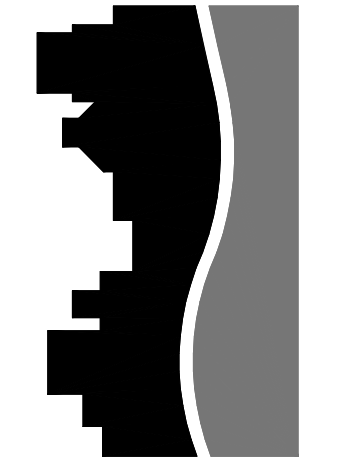
LINE "B":
 30' EASEMENT STA. 10+00.00 - 12+25.71
 25' EASEMENT STA. 12+25.71 - 12+76.65

LINE "E":
 25' EASEMENT STA. 14+88.20 - 15+61.60
 30' EASEMENT STA. 15+61.60 - 16+92.72
 25' EASEMENT STA. 16+92.72 - 17+32.07

AVERY CREEK RIGHT-OF-WAY NOTE:
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CONTROL CORNER
 SURVEY MARKER NAIL IN ASPHALT
 FOUND (FLUSH)
 NC GRID COORDINATES
 N: 642517.71
 E: 934333.87
 NAD '83 (2011)

BENCHMARK NAD'88
 SANITARY SEWER MANHOLE LID
 LID=2256.06
 INV=INACC.
 INV PER MSD=2251.64



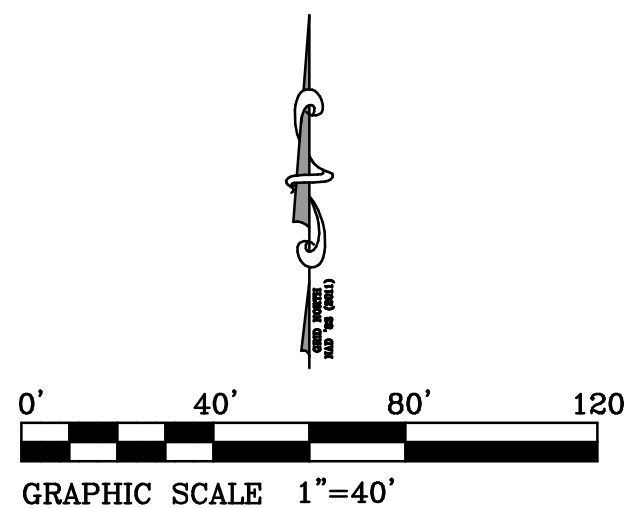
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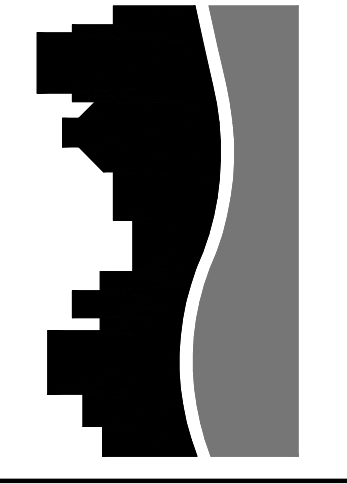
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Site Development Plan For
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 BUNCOMBE COUNTY, NORTH CAROLINA

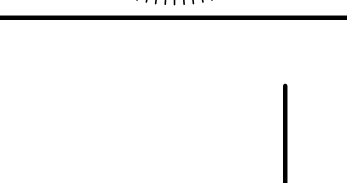
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 Revision:





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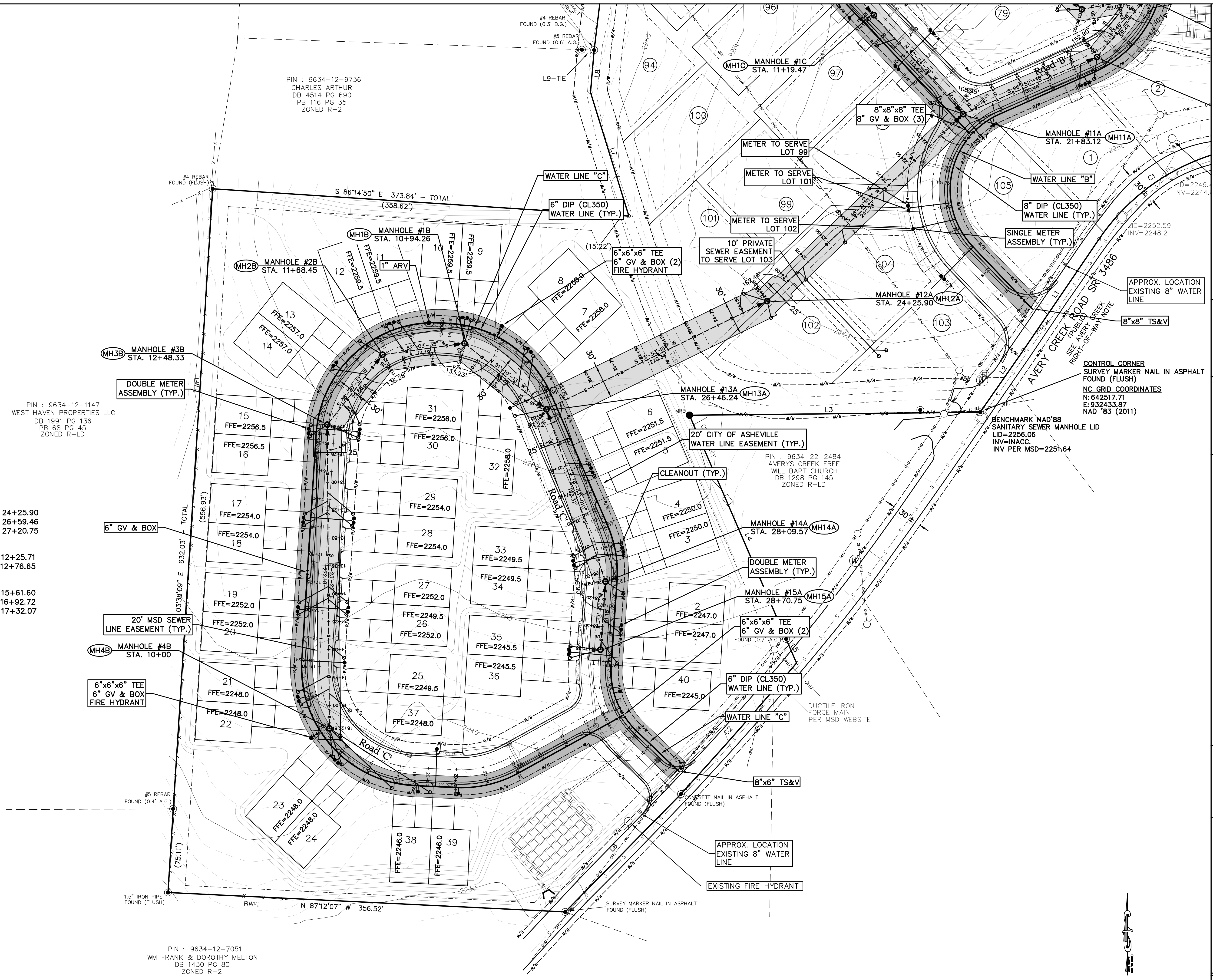


Site Development Plan For
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 BUNCOMBE COUNTY, NORTH CAROLINA

Job No.: 15178
 Date: October 17, 2017
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 Revision:

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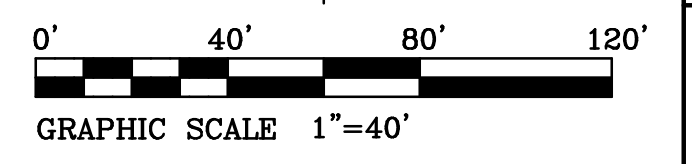
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 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

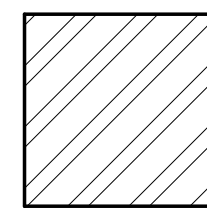
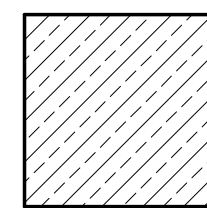
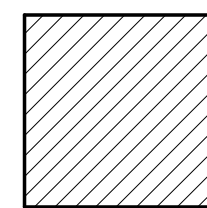
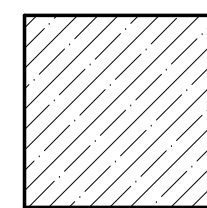
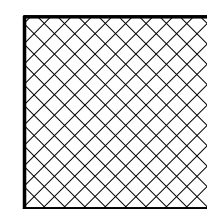
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 DB 1991 PG 136
 PB 68 PG 45
 ZONED R-LD

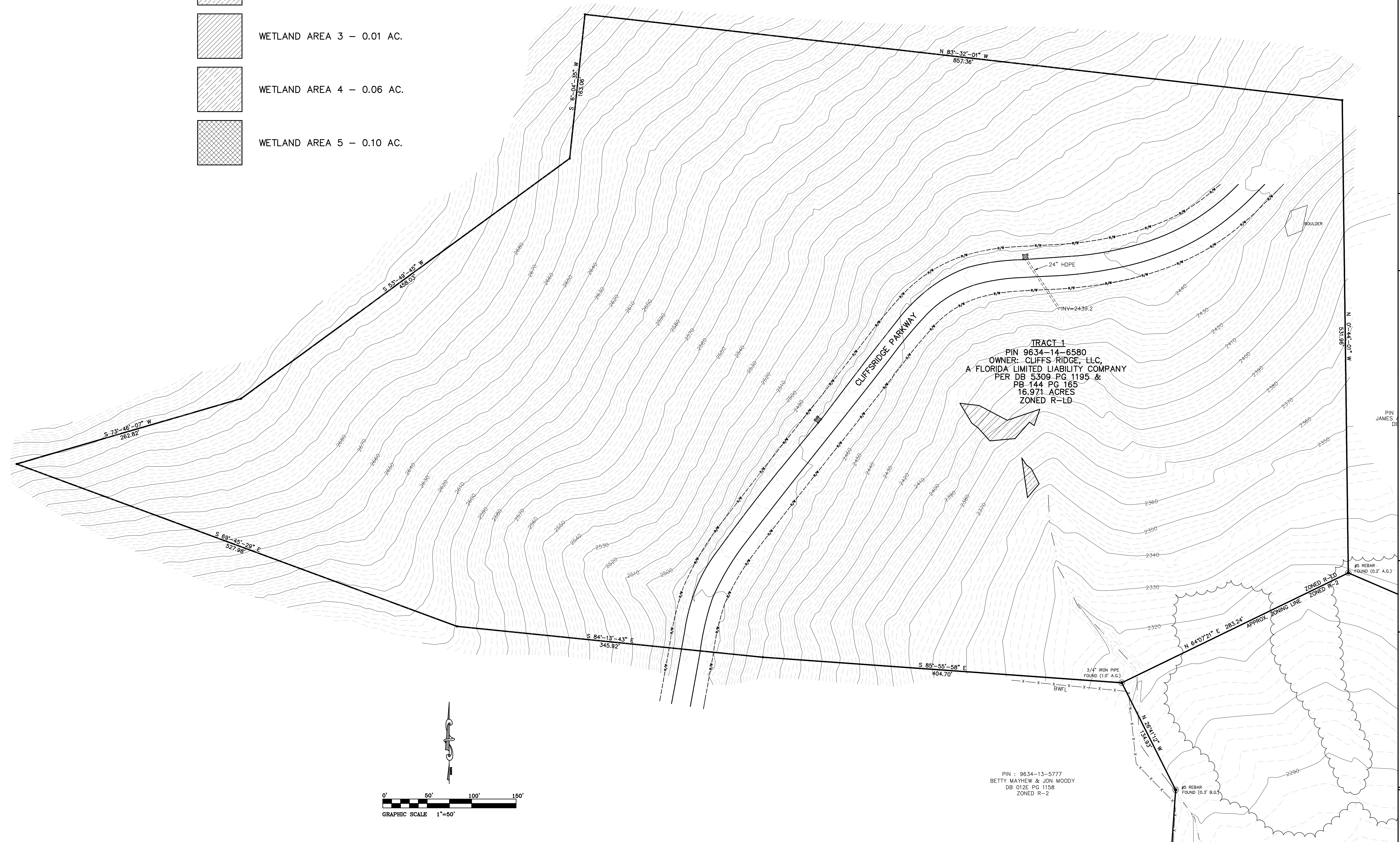
PIN : 9634-22-2484
 AVERYS CREEK FREE
 WILL BAPT CHURCH
 DB 1298 PG 145
 ZONED R-LD

PIN : 9634-12-7051
 WM FRANK & DOROTHY MELTON
 DB 1430 PG 80
 ZONED R-2

SEWER EASEMENT WIDTHS:
 LINE "A":
 25' EASEMENT STA. 24+06.26 - 24+25.90
 30' EASEMENT STA. 24+25.90 - 26+59.46
 25' EASEMENT STA. 26+59.46 - 27+20.75
 LINE "B":
 30' EASEMENT STA. 10+00.00 - 12+25.71
 25' EASEMENT STA. 12+25.71 - 12+76.65
 LINE "E":
 25' EASEMENT STA. 14+88.20 - 15+61.60
 30' EASEMENT STA. 15+61.60 - 16+92.72
 25' EASEMENT STA. 16+92.72 - 17+32.07



-  WETLAND AREA 1 – 0.04 AC.
-  WETLAND AREA 2 – 0.01 AC.
-  WETLAND AREA 3 – 0.01 AC.
-  WETLAND AREA 4 – 0.06 AC.
-  WETLAND AREA 5 – 0.10 AC.



TRACT 1
 PIN 9634-14-6580
 OWNER: CLIFFS RIDGE, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 PER DB 5309 PG 1195 &
 PB 144 PG 165
 16.971 ACRES
 ZONED R-LD

PIN : 9634-13-5777
 BETTY MAYHEW & JON MOODY
 DB 012E PG 1158
 ZONED R-2

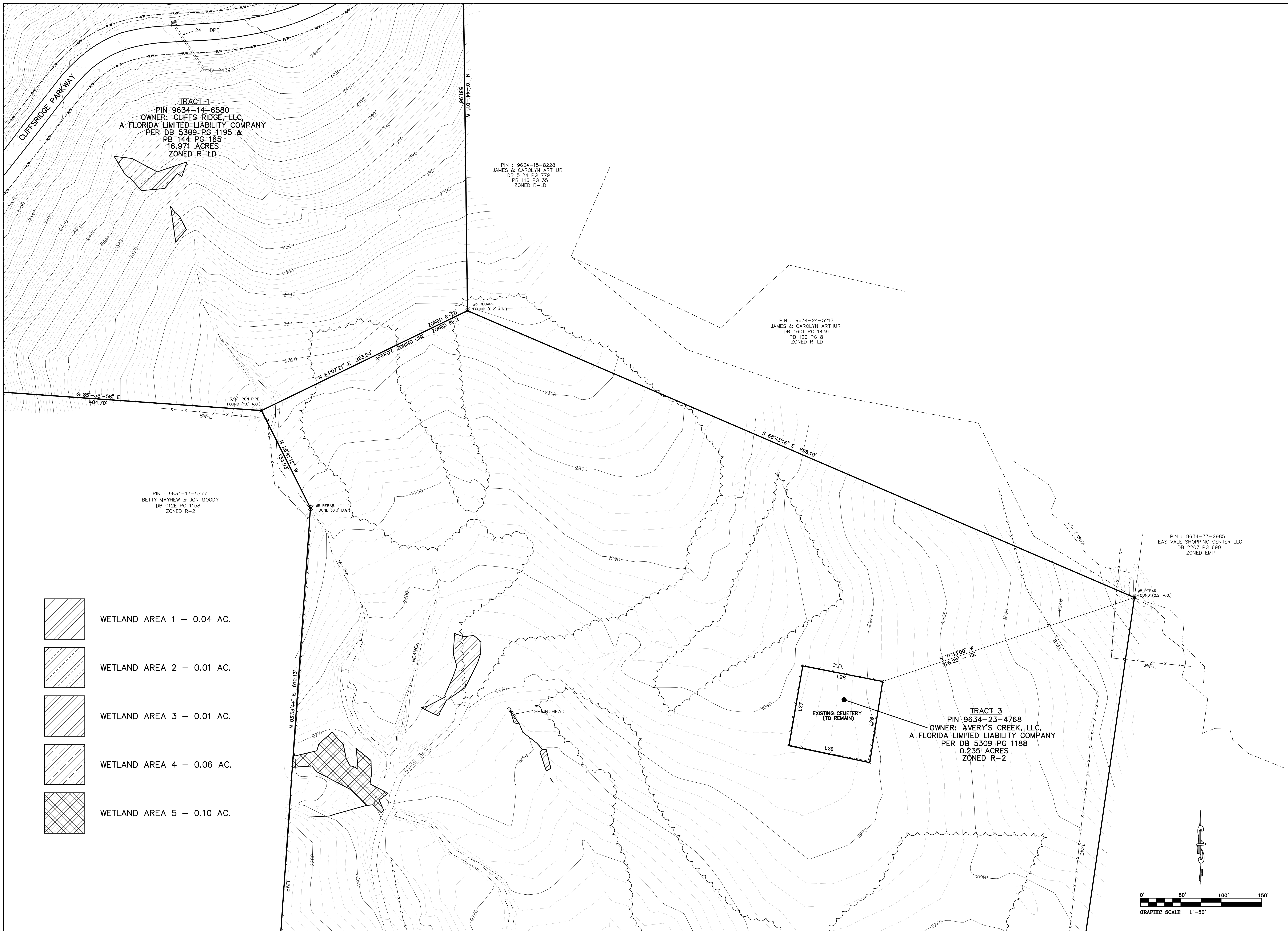
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Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

Job No. 15778
 Date: October 17, 2017
 Scale: 1"=50'
 Revision:

Existing Conditions



TRACT 1
 PIN 9634-14-6580
 OWNER: CLIFFS RIDGE, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 PER DB 5309 PG 1195 &
 PB 144 PG 165
 16.971 ACRES
 ZONED R-LD

PIN : 9634-15-8228
 JAMES & CAROLYN ARTHUR
 DB 5124 PG 779
 PB 116 PG 35
 ZONED R-LD

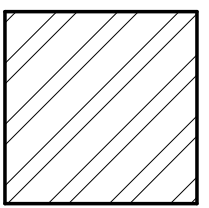
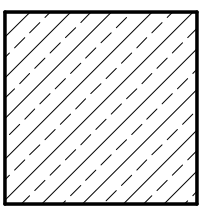
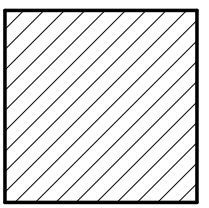
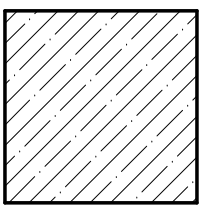
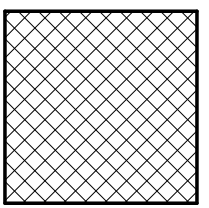
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 JAMES & CAROLYN ARTHUR
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 PB 120 PG 8
 ZONED R-LD

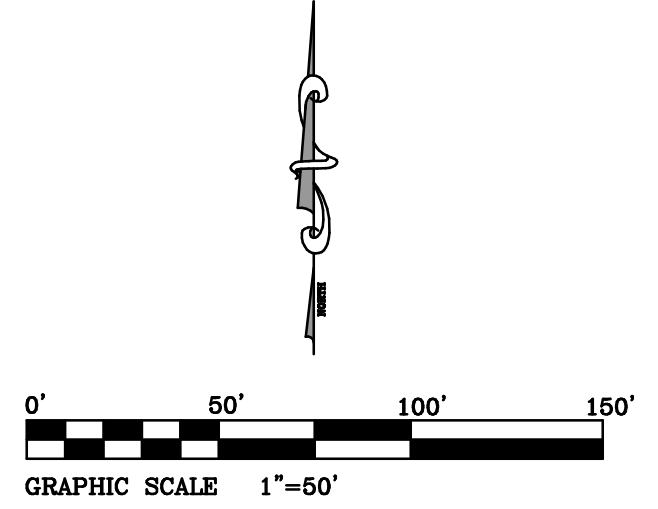
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 DB 012E PG 1158
 ZONED R-2

PIN : 9634-33-2985
 EASTVALE SHOPPING CENTER LLC
 DB 2207 PG 690
 ZONED EMP

TRACT 3
 PIN 9634-23-4768
 OWNER: AVERY'S CREEK, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 PER DB 5309 PG 1188
 0.235 ACRES
 ZONED R-2

EXISTING CEMETERY
 (TO REMAIN)

-  WETLAND AREA 1 - 0.04 AC.
-  WETLAND AREA 2 - 0.01 AC.
-  WETLAND AREA 3 - 0.01 AC.
-  WETLAND AREA 4 - 0.06 AC.
-  WETLAND AREA 5 - 0.10 AC.



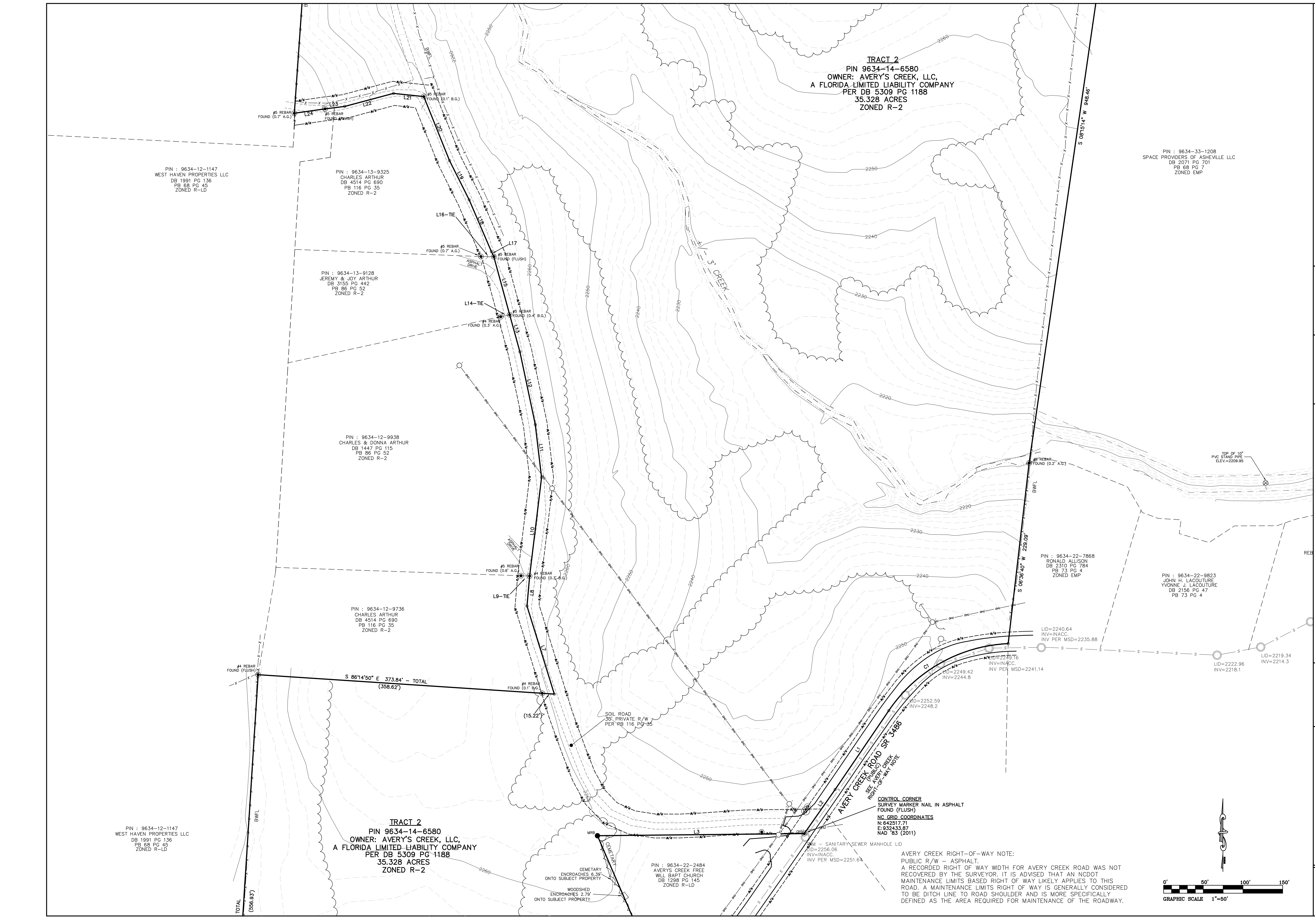
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 BUNCOMBE COUNTY, NORTH CAROLINA

Job No. 15178
 Date: October 17, 2017
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TRACT 2
 PIN 9634-14-6580
 OWNER: AVERY'S CREEK, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 PER DB 5309 PG 1188
 35.328 ACRES
 ZONED R-2

PIN : 9634-12-1147
 WEST HAVEN PROPERTIES LLC
 DB 1991 PG 136
 PB 68 PG 45
 ZONED R-LD

PIN : 9634-13-9325
 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

PIN : 9634-13-9128
 JEREMY & JOY ARTHUR
 DB 3155 PG 442
 PB 86 PG 52
 ZONED R-2

PIN : 9634-12-9938
 CHARLES & DONNA ARTHUR
 DB 1447 PG 115
 PB 86 PG 52
 ZONED R-2

PIN : 9634-12-9736
 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

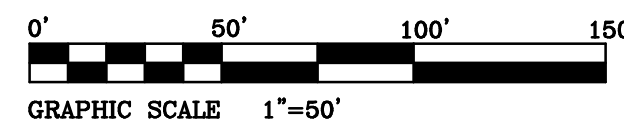
PIN : 9634-22-7868
 RONALD ALLISON
 DB 2310 PG 784
 PB 73 PG 4
 ZONED EMP

PIN : 9634-22-9823
 JOHN H. LACOUTURE
 YVONNE J. LACOUTURE
 DB 2156 PG 47
 PB 73 PG 4

TRACT 2
 PIN 9634-14-6580
 OWNER: AVERY'S CREEK, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 PER DB 5309 PG 1188
 35.328 ACRES
 ZONED R-2

PIN : 9634-22-2484
 AVERY'S CREEK TREE
 WILL BAPT CHURCH
 DB 1298 PG 145
 ZONED R-LD

AVERY CREEK RIGHT-OF-WAY NOTE:
 PUBLIC R/W - ASPHALT.
 A RECORDED RIGHT OF WAY WIDTH FOR AVERY CREEK ROAD WAS NOT
 RECOVERED BY THE SURVEYOR. IT IS ADVISED THAT AN NCDOT
 MAINTENANCE LIMITS BASED RIGHT OF WAY LIKELY APPLIES TO THIS
 ROAD. A MAINTENANCE LIMITS RIGHT OF WAY IS GENERALLY CONSIDERED
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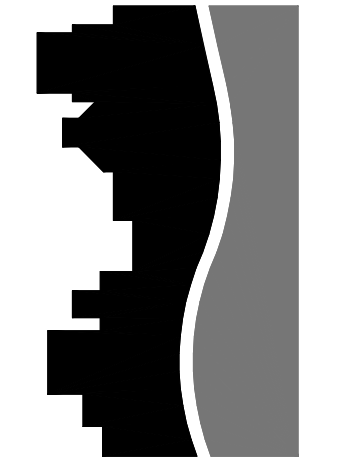
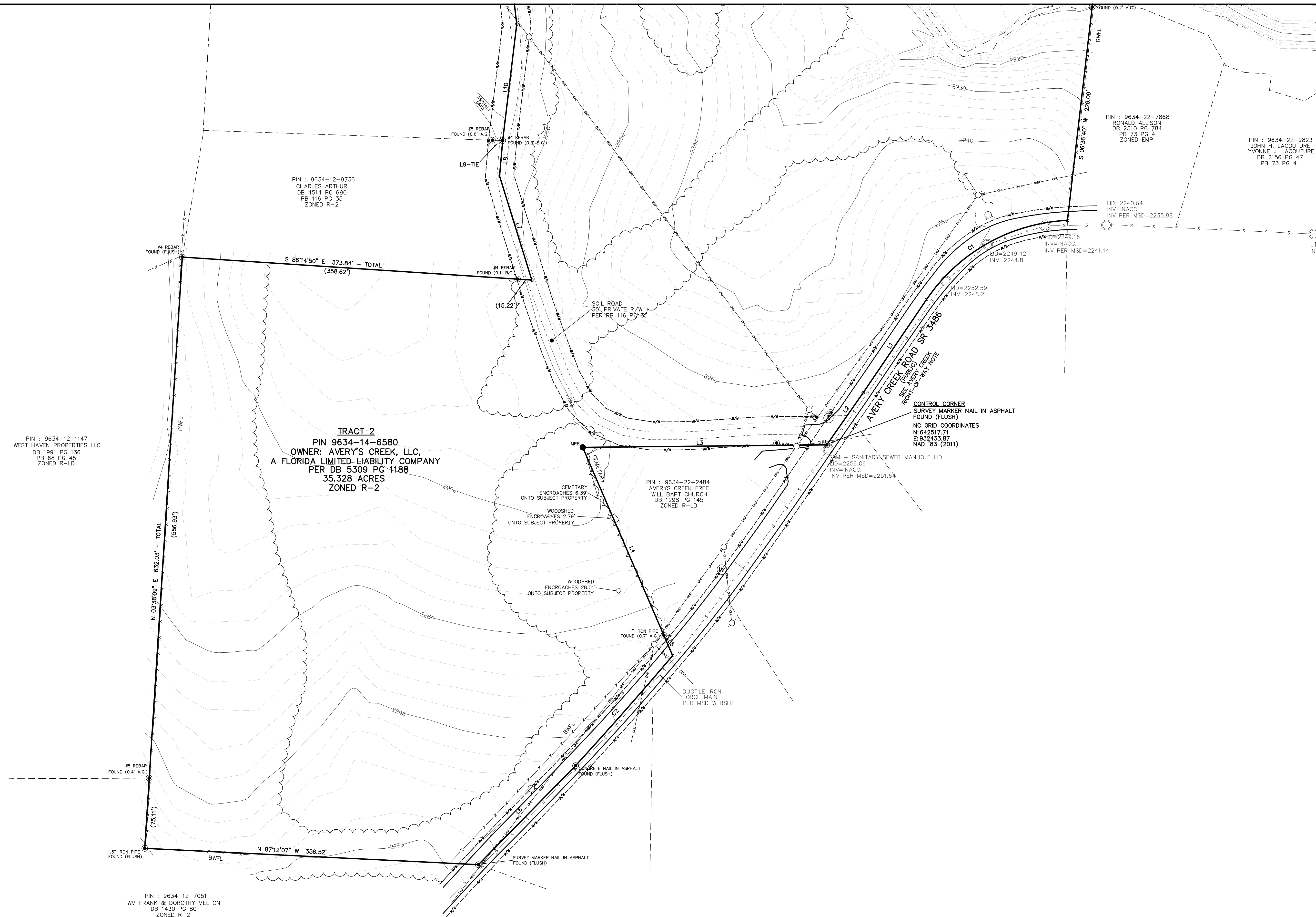
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 Avery's Creek**
 BUNCOMBE COUNTY, NORTH CAROLINA

Job No.: 15178
 Date: October 17, 2017
 Scale: 1"=50'
 Revision:

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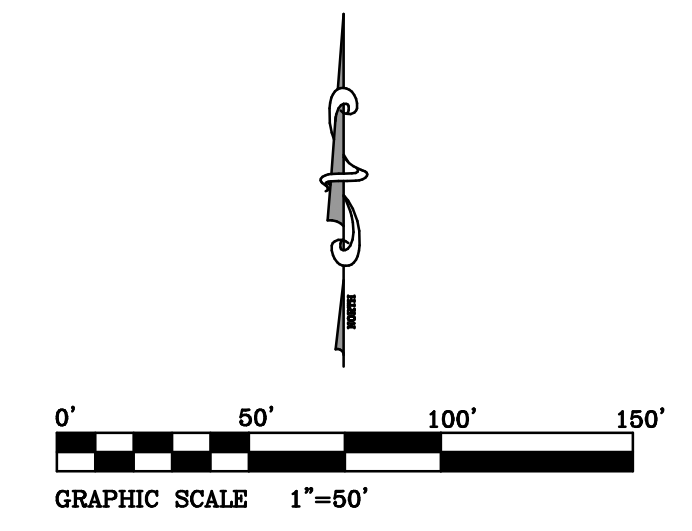


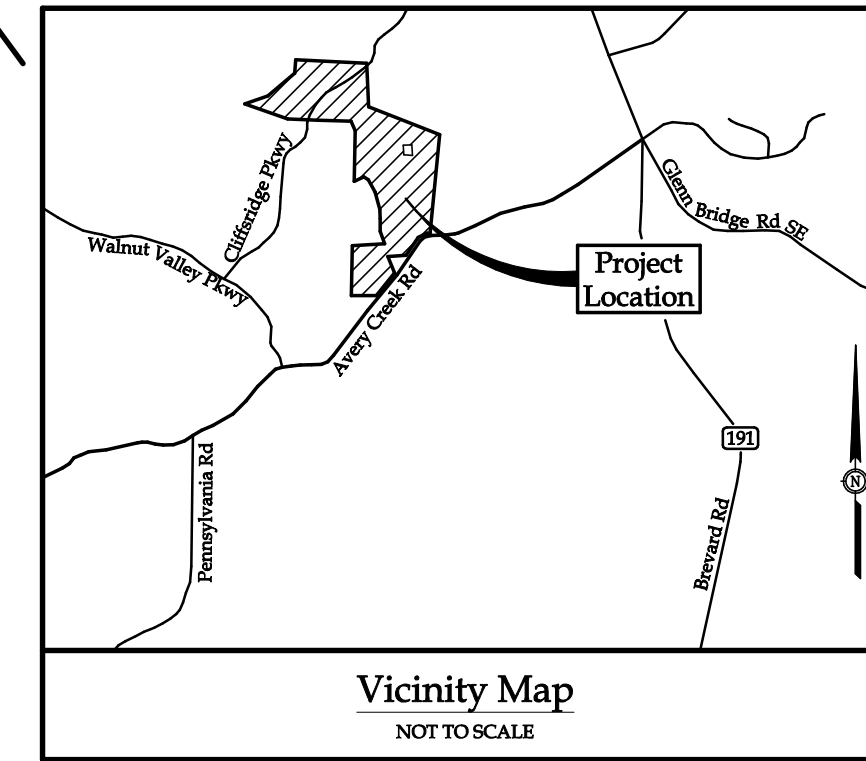
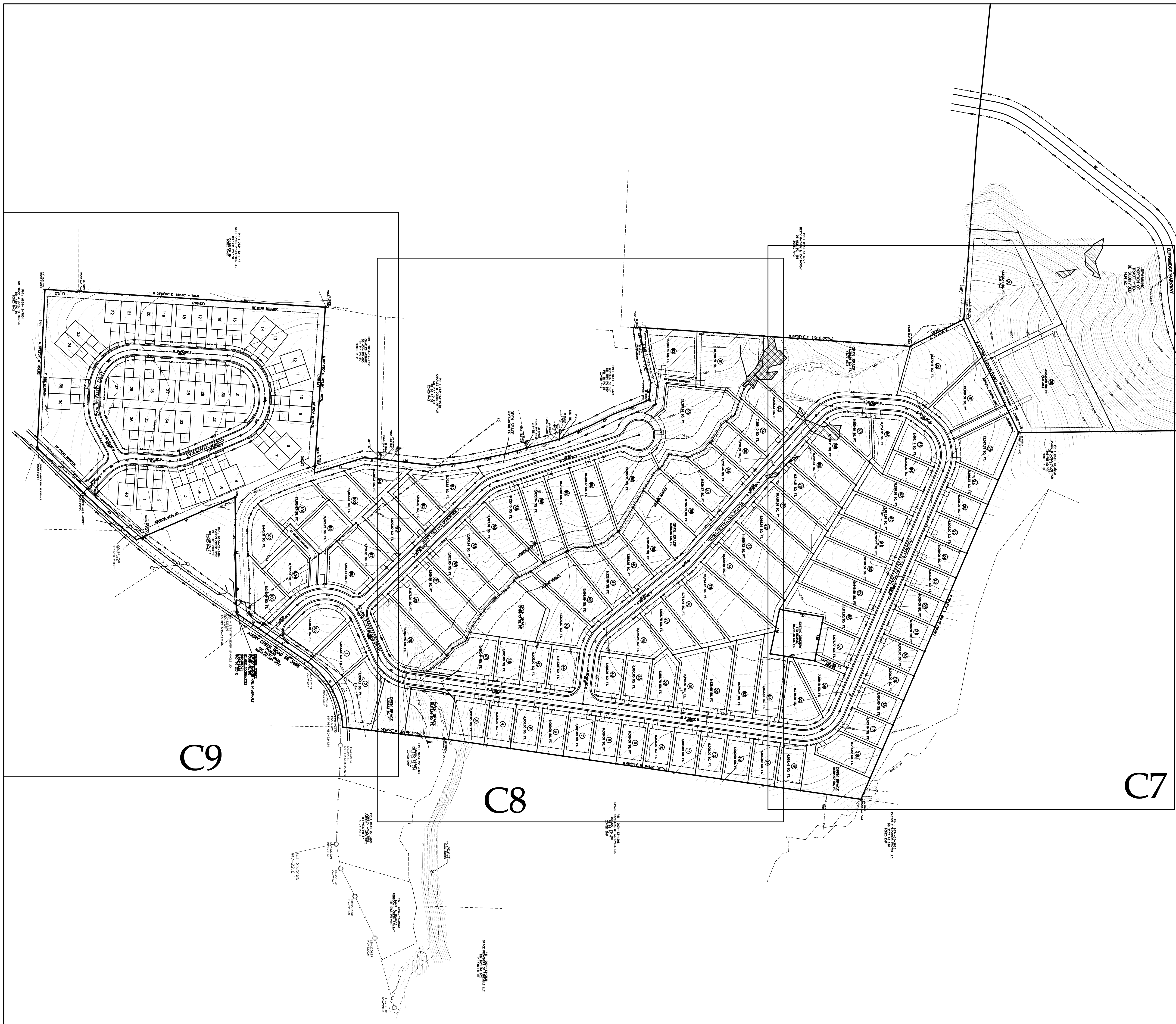
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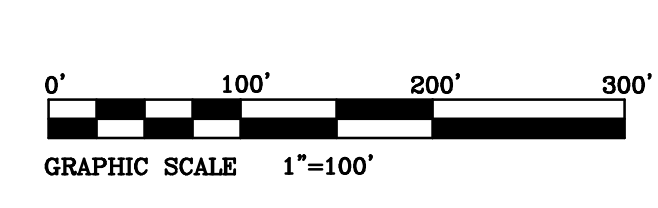
Sheet
C5



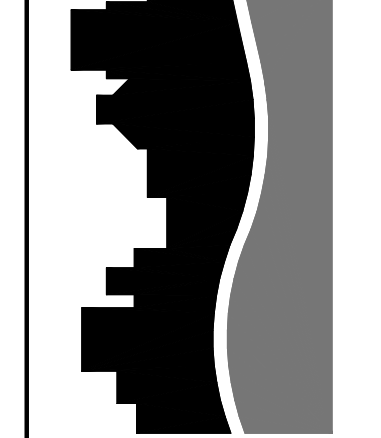


DEVELOPMENT DATA BLOCK	
OWNER/DEVELOPER:	AVERY'S CREEK, LLC
CONTACT:	FREDERICK SPIEGEL
PHONE:	828.258.762
ADDRESS:	21 PALM AVE, MIAMI BEACH, FL 33139
PIN:	9634-23-2258, 23-4768, H-4530
PHYSICAL ADDRESS:	AVERY CREEK ROAD ARDEN, NC 28704
PROPERTY SIZE:	52.06 AC, 0.23 AC - 52.29 (TOTAL)
ZONING DISTRICT:	R-2, R-LD
SETBACKS:	10' FRONT, 15' REAR, 7' SIDES (R-2) 10' FRONT, 20' REAR, 10' SIDES (R-LD)
# OF LOTS/UNITS:	
SINGLE-FAMILY DETACHED =	105
SINGLE-FAMILY ATTACHED =	40
TOTAL =	145
DENSITY CALCULATIONS:	
DENSITY REQUIREMENTS FOR R-2:	
MAX DWELLING UNITS PER ACRE ALLOWED =	12
TOTAL ALLOWABLE DWELLING UNITS PER ACRE:	12 X 52.29 = 627.48 UNITS
TOTAL PROPOSED DWELLING UNITS PER ACRE:	145 / 52.29 = 2.77 UNITS
MINIMUM LAND AREA PER DWELLING UNIT:	6,000 SQ. FT. WITH WATER & SEWER
DENSITY REQUIREMENTS FOR R-LD:	
NO ACREAGE BASED DENSITY REQUIREMENT.	
MIN. LOT AREA =	43,560 SQ. FT.
ROADWAY INFORMATION:	
PROPOSED ROADWAYS TO BE PUBLIC:	
PROPOSED WIDTH 22' PAVEMENT:	
PROPOSED BACK-OF-CURB DIMENSION: 26' AND 27'	
PROPOSED CURB AND GUTTER: 24" AND 30"	
PROPOSED RIGHT-OF-WAY WIDTH: 45'	
PROPOSED SURFACE: ASPHALT	
PROPOSED GRADE: 10% (MAXIMUM)	
PROPOSED LENGTH: 928.43 LF, CREEKSIDE VALLEY LANE	
920.75 LF, STARWOOD VALLEY TRAIL	
167.24 LF, COZY COTTAGE WAY	
* PROPOSED PUD, SETBACKS INDICATED ON PLANS ARE 10' FRONT, 5' SIDES AND 10' REAR, WITH THE EXCEPTION OF THE SOUTHERN PORTION OF THE PARCEL. REAR, SETBACKS FOR LOTS 3-28 SHALL CONFORM TO REQUIRED REAR, SETBACKS ON PERIMETER LOTS, REAR, SETBACKS FOR LOTS 3-28 SHALL BE 15'.	

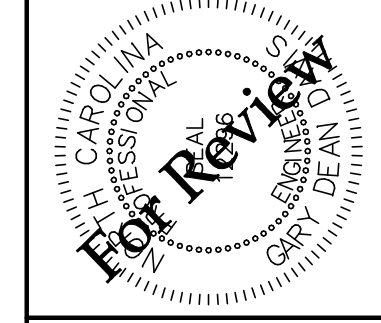
NOTES:
 SURROUNDING PROPERTIES ZONED R-2, R-LD, EMP.
 PROPOSED SUBDIVISION IS NOT A DRASTIC HILLSIDE VARIATION DEVELOPMENT.
 ROAD CONSTRUCTION IN AREAS OF SLOPE EXCEEDING 30% DO NOT EXIST. AREAS DESIGNATED AS HIGH AND MODERATE HAZARD EXIST ON SITE, LOCATED ON NORTHERN PARCEL (TRACT 1).
 SUBDIVISION ROADS ARE CONTAINED WITHIN CORRIDORS THAT ARE LESS THAN 80 FEET IN WIDTH FOR THE ENTIRE LENGTH OF ALL PROPOSED ROADWAYS. MAXIMUM CORRIDOR LENGTH IS APPROX. 68'. NO AREAS WITHIN CORRIDORS EXCEED 60 FEET IN HEIGHT. MAXIMUM CORRIDOR HEIGHT IS APPROX. 10'.
 NO LOT SLOPES PERPENDICULAR TO THE PROPOSED ROADWAY WITHIN THE PROPOSED SUBDIVISION EXCEED 18%.
 NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER UNSUITABLE MATTER.
 ELECTRICAL, TELEPHONE, CABLE, AND GAS TO BE PROVIDED BY DIRECT CONTRACT WITH APPROPRIATE SERVICE PROVIDER.
 ALL LOTS SHOWN ON THIS SHEET ARE PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER.
 PROPOSED SUBDIVISION IS LOCATED IN THE AVERY CREEK TOWNSHIP.
 SEE STORM DRAIN AND UTILITY PLAN FOR RESPECTIVE EASEMENT CLARIFICATION.
 ALL LOTS AND TOWNHOME UNITS SHOWN HEREON PROPOSED TO BE SOLD.
 ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY A HOA.
 CURRENTLY THERE ARE NO PLANS FOR TREATMENT OF PERIMETER, EXCEPT TO MEET REQUIRED SETBACKS, NO VARIANCES SOUGHT.
 THE DEVELOPER INTENDS TO BEGIN HOME CONSTRUCTION ON THE SOUTHERN END OF THE PARCEL. ALL 40 TOWNHOMES AND APPROX. 27 OF THE 105 SINGLE-FAMILY LOTS. SITE CONSTRUCTION HAS BEGUN. HOMES WILL BE CONSTRUCTED AND SOLD ONCE SITE WORK HAS BEEN COMPLETED, THE COMPLETION DATE IS NOT CURRENTLY KNOWN.



Davis CivilSolutions, PA
 Site/Infrastructure • Engineering/Planning
 134-A Charlotte Highway, Asheville, North Carolina 28803
 828.259.9449 FH • www.daviscivilsolutions.com



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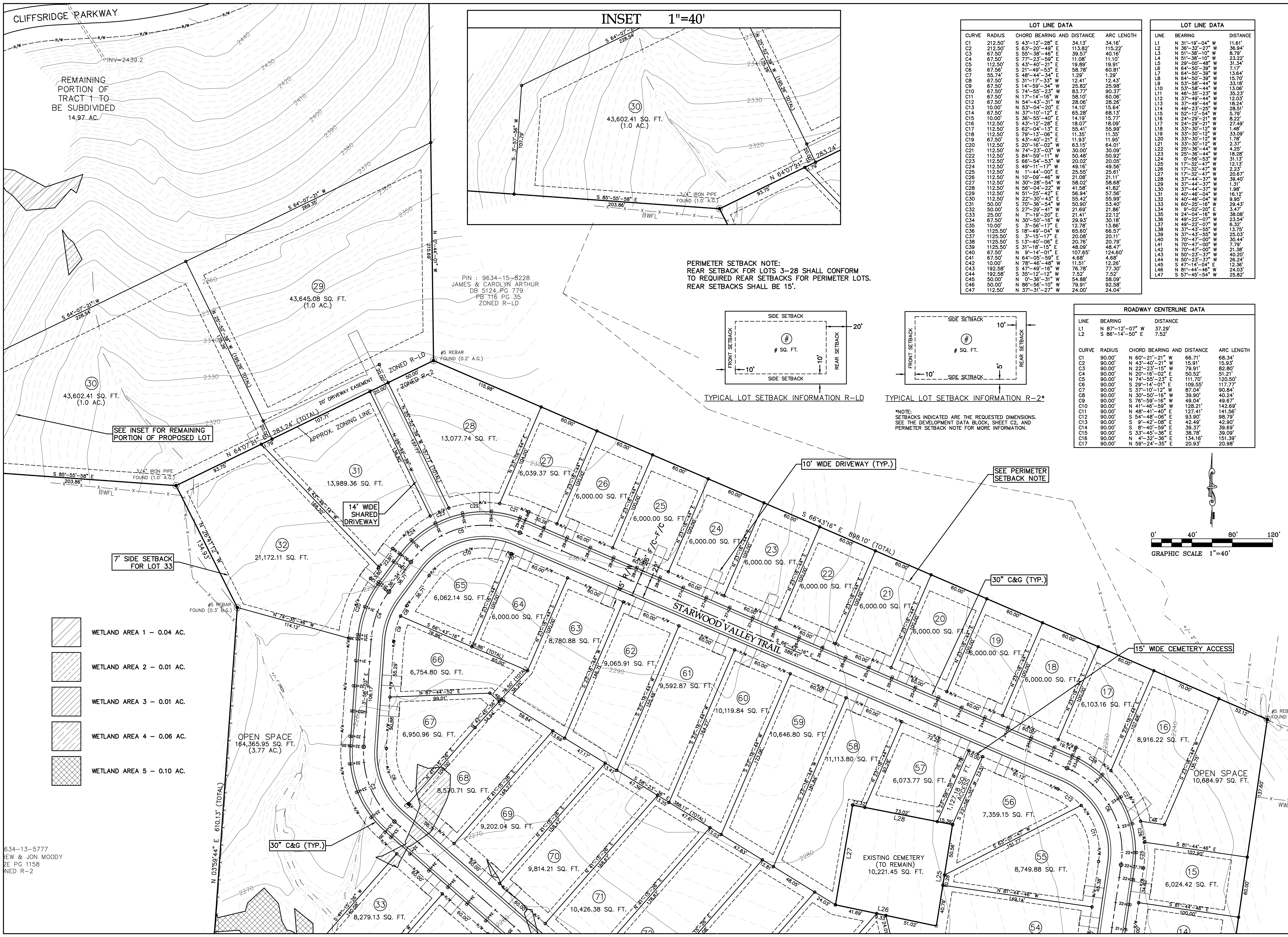


Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

Job No. 15778
 Date: October 17, 2017
 Scale: 1"=100'
 Revision:

Overall Layout

Sheet
C6



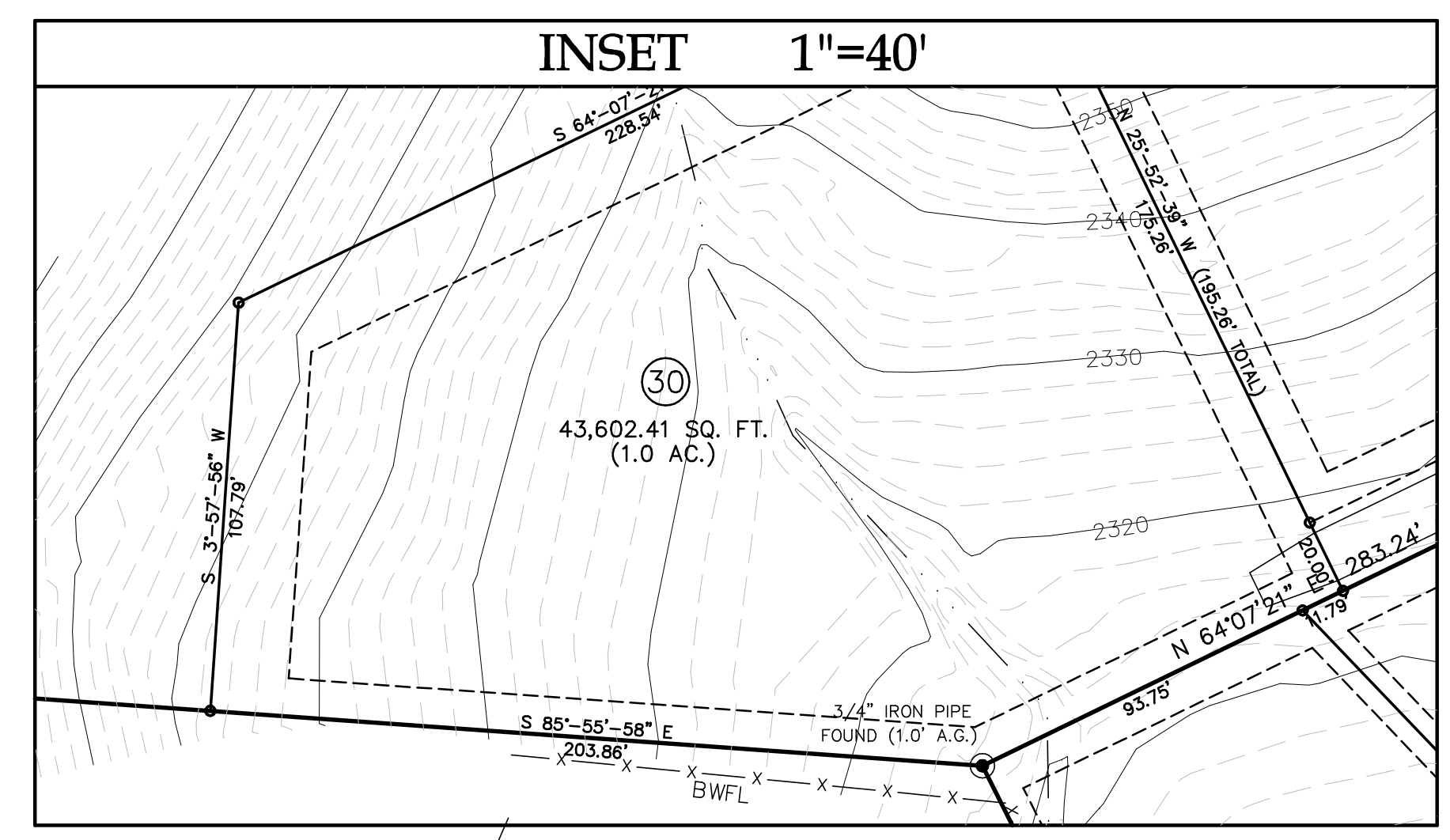
634-13-5777
 EW & JON MOODY
 PE PG 1158
 NED R-2

- WETLAND AREA 1 - 0.04 AC.
- WETLAND AREA 2 - 0.01 AC.
- WETLAND AREA 3 - 0.01 AC.
- WETLAND AREA 4 - 0.06 AC.
- WETLAND AREA 5 - 0.10 AC.

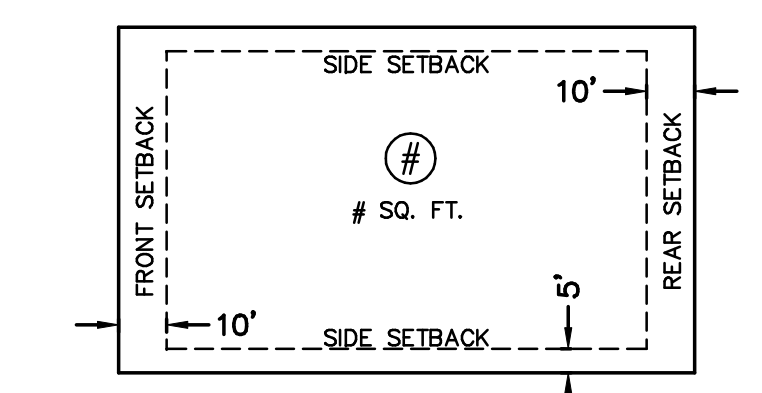
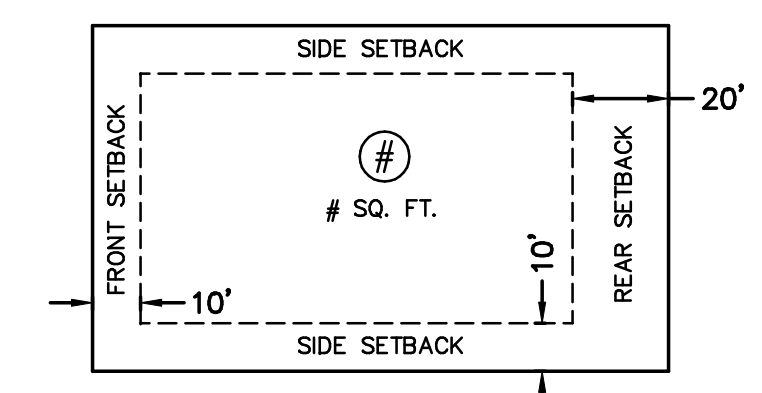
OPEN SPACE
 164,365.95 SQ. FT.
 (3.77 AC.)

EXISTING CEMETERY
 (TO REMAIN)
 10,221.45 SQ. FT.

OPEN SPACE
 10,684.97 SQ. FT.



PERIMETER SETBACK NOTE:
 REAR SETBACK FOR LOTS 3-28 SHALL CONFORM TO REQUIRED REAR SETBACKS FOR PERIMETER LOTS.
 REAR SETBACKS SHALL BE 15'.



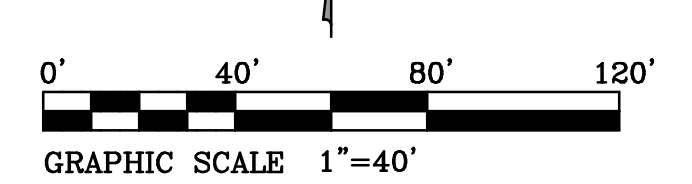
*NOTE:
 SETBACKS INDICATED ARE THE REQUESTED DIMENSIONS. SEE THE DEVELOPMENT DATA BLOCK, SHEET C2, AND PERIMETER SETBACK NOTE FOR MORE INFORMATION.

LOT LINE DATA				
CURVE	RADIUS	CHORD BEARING AND DISTANCE	ARC LENGTH	
C1	212.50'	S 43°-12'-28" E 34.13'	34.16'	
C2	212.50'	S 63°-20'-49" E 113.82'	115.22'	
C3	67.50'	S 35°-38'-45" E 39.57'	40.16'	
C4	67.50'	S 77°-23'-59" E 11.08'	11.10'	
C5	112.50'	S 43°-40'-21" E 19.89'	19.91'	
C6	67.50'	S 21°-49'-33" E 35.78'	36.01'	
C7	67.50'	S 48°-44'-34" E 1.29'	1.29'	
C8	67.50'	S 31°-17'-33" W 12.41'	12.43'	
C9	67.50'	S 14°-59'-34" W 25.82'	25.98'	
C10	100.00'	S 74°-55'-23" W 65.47'	65.47'	
C11	67.50'	N 17°-14'-16" W 58.10'	60.06'	
C12	67.50'	N 54°-43'-31" W 28.06'	28.26'	
C13	100.00'	S 03°-04'-13" E 14.10'	14.10'	
C14	67.50'	N 37°-10'-12" E 65.28'	68.13'	
C15	10.00'	S 36°-55'-40" E 14.19'	15.77'	
C16	112.50'	S 43°-12'-28" E 18.07'	18.09'	
C17	112.50'	S 82°-04'-13" E 65.47'	65.47'	
C18	112.50'	S 79°-13'-06" E 11.35'	11.35'	
C19	67.50'	S 43°-40'-21" E 11.93'	11.95'	
C20	112.50'	S 20°-16'-02" W 63.13'	64.01'	
C21	112.50'	N 74°-23'-03" W 30.00'	30.09'	
C22	112.50'	S 84°-59'-11" W 50.48'	50.92'	
C23	112.50'	S 66°-54'-53" W 20.02'	20.05'	
C24	112.50'	S 49°-11'-17" W 49.16'	49.96'	
C25	112.50'	N 1°-44'-00" E 25.55'	25.61'	
C26	112.50'	N 10°-09'-46" W 21.08'	21.11'	
C27	112.50'	N 30°-28'-54" W 58.02'	58.68'	
C28	112.50'	N 56°-04'-22" W 41.58'	41.82'	
C29	112.50'	N 51°-25'-42" E 56.94'	57.56'	
C30	112.50'	N 22°-30'-43" E 35.42'	35.99'	
C31	50.00'	S 70°-36'-54" W 50.60'	50.60'	
C32	50.00'	S 27°-29'-41" W 21.69'	21.86'	
C33	25.00'	N 7°-19'-20" E 21.41'	22.12'	
C34	67.50'	N 30°-50'-16" W 29.93'	30.18'	
C35	10.00'	S 3°-56'-17" E 12.78'	13.86'	
C36	112.50'	S 18°-49'-04" W 65.60'	66.57'	
C37	112.50'	S 3°-15'-17" E 20.08'	20.11'	
C38	112.50'	S 13°-40'-06" E 20.76'	20.79'	
C39	112.50'	S 31°-18'-15" E 48.09'	48.47'	
C40	67.50'	N 9°-14'-01" E 107.65'	124.60'	
C41	67.50'	N 64°-05'-59" E 4.68'	4.68'	
C42	10.00'	N 78°-46'-48" W 11.51'	12.26'	
C43	192.58'	S 47°-49'-16" W 76.78'	77.30'	
C44	192.58'	S 35°-12'-12" W 7.52'	7.52'	
C45	50.00'	N 0°-36'-31" W 54.88'	58.09'	
C46	50.00'	N 86°-56'-10" W 79.91'	92.58'	
C47	112.50'	N 37°-31'-27" W 24.00'	24.04'	

LOT LINE DATA	
LINE	BEARING DISTANCE
L1	N 31°-19'-04" W 11.61'
L2	N 36°-32'-27" W 36.94'
L3	N 61°-38'-10" W 8.79'
L4	N 51°-38'-10" W 23.22'
L5	N 29°-00'-48" W 31.34'
L6	N 64°-50'-39" W 15.70'
L7	N 64°-50'-39" W 13.64'
L8	N 64°-50'-39" W 15.70'
L9	N 53°-58'-44" W 13.06'
L10	N 46°-35'-25" W 35.23'
L11	N 37°-49'-44" W 15.64'
L12	N 48°-23'-25" W 18.24'
L13	N 37°-49'-44" W 15.64'
L14	N 48°-23'-25" W 18.24'
L15	N 33°-30'-12" W 33.09'
L16	N 24°-29'-21" W 8.22'
L17	N 24°-29'-21" W 27.49'
L18	N 33°-30'-12" W 1.48'
L19	N 33°-30'-12" W 33.09'
L20	N 33°-30'-12" W 1.78'
L21	N 33°-30'-12" W 2.37'
L22	N 25°-36'-44" W 4.25'
L23	N 25°-36'-44" W 18.28'
L24	N 0°-56'-53" W 31.13'
L25	N 17°-32'-47" W 12.13'
L26	N 17°-32'-47" W 2.22'
L27	N 37°-44'-37" W 1.98'
L28	N 37°-44'-37" W 39.40'
L29	N 37°-44'-37" W 1.98'
L30	N 40°-46'-04" W 16.12'
L31	N 40°-46'-04" W 9.95'
L32	N 40°-46'-04" W 9.95'
L33	N 60°-16'-16" W 28.43'
L34	N 9°-02'-20" E 3.47'
L35	N 24°-04'-16" W 36.08'
L36	N 49°-22'-07" W 23.54'
L37	N 37°-43'-55" W 13.75'
L38	N 37°-43'-55" W 26.03'
L39	N 70°-47'-00" W 30.44'
L40	N 70°-47'-00" W 7.79'
L41	N 70°-47'-00" W 40.20'
L42	N 70°-47'-00" W 21.38'
L43	N 50°-23'-37" W 26.24'
L44	N 50°-23'-37" W 12.36'
L45	S 47°-14'-04" E 24.03'
L46	N 81°-44'-46" W 24.03'
L47	S 57°-45'-54" W 25.82'

ROADWAY CENTERLINE DATA			
LINE	BEARING	DISTANCE	
L1	N 87°-12'-07" W	37.29'	
L2	S 86°-14'-50" E	7.52'	

CURVE	RADIUS	CHORD BEARING AND DISTANCE	ARC LENGTH
C1	90.00'	N 60°-21'-21" W 66.71'	68.34'
C2	90.00'	N 43°-40'-21" W 15.91'	15.93'
C3	90.00'	N 22°-23'-15" W 79.91'	82.80'
C4	90.00'	N 20°-16'-02" E 50.52'	51.21'
C5	90.00'	N 74°-55'-23" E 111.70'	120.50'
C6	90.00'	S 29°-14'-01" E 109.55'	117.77'
C7	90.00'	S 37°-10'-12" W 87.04'	90.84'
C8	90.00'	N 30°-50'-16" W 39.90'	40.24'
C9	90.00'	S 76°-59'-16" W 49.04'	49.67'
C10	90.00'	N 41°-46'-59" W 128.21'	142.69'
C11	90.00'	N 48°-41'-40" E 127.41'	141.56'
C12	90.00'	S 44°-48'-06" E 93.90'	98.79'
C13	90.00'	S 9°-42'-08" E 42.49'	42.90'
C14	90.00'	S 8°-40'-59" E 39.37'	39.69'
C15	90.00'	S 33°-45'-36" E 38.78'	39.09'
C16	90.00'	N 4°-32'-36" E 134.16'	151.39'
C17	90.00'	N 59°-24'-35" E 20.93'	20.98'



Davis Civil Solutions, PA
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 134-A Christie Highway - Asheville, North Carolina 28803
 828.259.9449 FH - www.daviscivilsolutions.com

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Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

Layout

Sheet
C7

134 No. 15178
 Date: October 17, 2017
 Scale: 1"=40'
 Revision:



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PIN : 9634-13-9325
 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

104 No. 15787
 Date: October 17, 2017
 Scale: 1"=40'
 Revision:



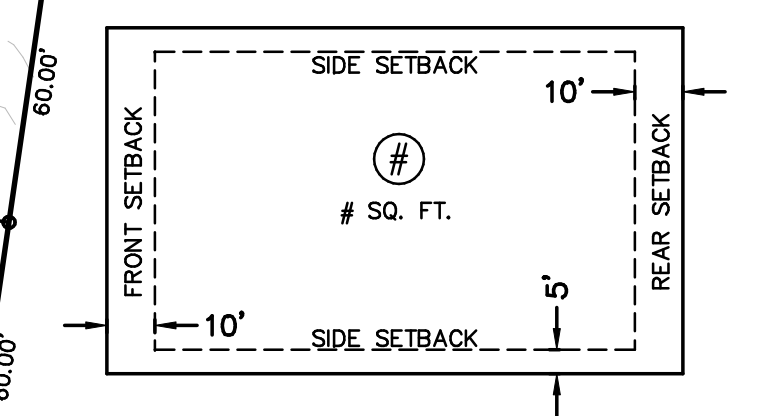
SEE PERIMETER SETBACK NOTE

SEE PERIMETER SETBACK NOTE

SEE PERIMETER SETBACK NOTE

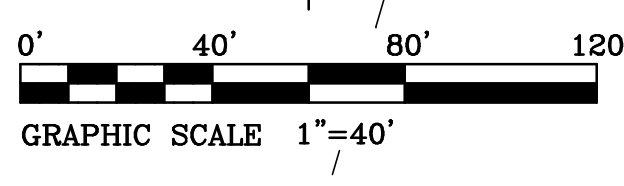
10' WIDE DRIVEWAY (TYP.)

30" C&G (TYP.)



*NOTE: SETBACKS INDICATED ARE THE REQUESTED DIMENSIONS. SEE THE DEVELOPMENT DATA BLOCK, SHEET C2, AND PERIMETER SETBACK NOTE FOR MORE INFORMATION.

PIN : 9634-22-7868
 RONALD ALLISON
 DB 2310 PG 784
 PB 73 PG 4
 ZONED EMP



PIN : 9634-13-9325
 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

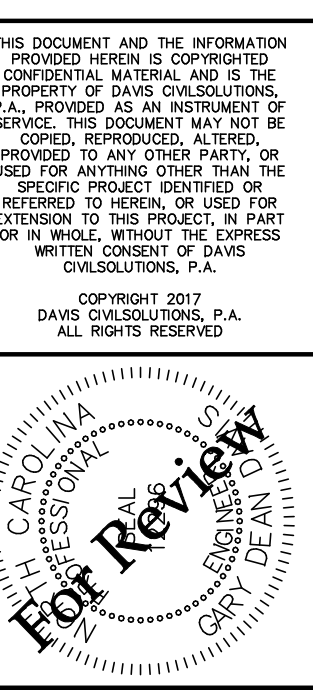
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 CHARLES & DONNA ARTHUR
 DB 1447 PG 115
 PB 86 PG 52
 ZONED R-2

PERIMETER SETBACK NOTE:
 REAR SETBACK FOR LOTS 3-28 SHALL CONFORM TO REQUIRED REAR SETBACKS FOR PERIMETER LOTS.
 REAR SETBACKS SHALL BE 15'.

LOT LINE DATA			
CURVE	RADIUS	CHORD BEARING AND DISTANCE	ARC LENGTH
C1	212.50'	S 43°-12'-28" E 34.13'	34.16'
C2	212.50'	S 63°-20'-49" E 113.82'	115.22'
C3	67.50'	S 55°-38'-46" E 39.57'	40.16'
C4	67.50'	S 77°-23'-59" E 11.08'	11.10'
C5	112.50'	S 43°-44'-21" E 18.89'	19.91'
C6	67.56'	S 21°-49'-53" E 58.78'	60.81'
C7	67.50'	S 48°-44'-34" E 1.29'	1.29'
C8	67.50'	S 31°-17'-33" E 12.41'	12.43'
C9	67.50'	S 14°-59'-34" W 25.22'	25.98'
C10	67.50'	S 74°-55'-23" W 83.77'	90.37'
C11	67.50'	N 17°-14'-16" W 58.10'	60.06'
C12	67.50'	N 64°-43'-31" W 28.96'	29.28'
C13	10.00'	N 53°-04'-20" E 14.10'	15.64'
C14	67.50'	N 37°-10'-12" E 65.28'	68.13'
C15	10.00'	S 36°-55'-40" W 14.19'	15.77'
C16	112.50'	S 43°-12'-28" E 18.07'	18.09'
C17	112.50'	S 62°-04'-13" E 55.41'	55.99'
C18	67.50'	S 43°-40'-21" E 11.35'	11.35'
C19	67.50'	S 43°-40'-21" E 11.35'	11.35'
C20	112.50'	S 20°-16'-02" W 63.15'	64.01'
C21	112.50'	N 74°-23'-03" W 30.09'	30.09'
C22	112.50'	S 84°-59'-11" W 50.48'	50.92'
C23	112.50'	S 66°-54'-53" W 20.02'	20.05'
C24	112.50'	S 49°-11'-17" W 49.56'	49.56'
C25	112.50'	S 11°-44'-00" E 25.55'	25.55'
C26	112.50'	N 10°-09'-46" W 21.08'	21.11'
C27	112.50'	N 30°-28'-54" W 58.02'	58.68'
C28	112.50'	N 56°-04'-22" W 41.58'	41.82'
C29	112.50'	N 51°-25'-42" E 56.94'	57.56'
C30	112.50'	N 22°-30'-43" E 55.42'	55.99'
C31	50.00'	S 70°-36'-54" W 50.90'	53.40'
C32	25.00'	S 71°-19'-20" E 21.41'	22.12'
C33	67.50'	N 30°-50'-16" W 29.93'	30.18'
C34	67.50'	N 30°-50'-16" W 29.93'	30.18'
C35	10.00'	S 3°-56'-17" E 12.78'	13.86'
C36	1125.50'	S 18°-49'-04" W 65.80'	66.57'
C37	1125.50'	S 3°-15'-17" E 20.08'	20.11'
C38	1125.50'	S 13°-40'-06" E 20.79'	20.79'
C39	1125.50'	S 31°-18'-15" E 48.09'	48.47'
C40	67.50'	N 9°-14'-01" E 107.65'	124.60'
C41	67.50'	N 64°-05'-59" E 4.68'	4.68'
C42	10.00'	N 78°-46'-48" W 11.51'	12.26'
C43	192.58'	S 47°-49'-16" W 76.78'	77.30'
C44	192.58'	S 35°-12'-12" W 7.52'	7.52'
C45	50.00'	N 0°-36'-31" W 54.88'	58.09'
C46	50.00'	N 86°-56'-10" W 76.91'	92.58'
C47	112.50'	N 37°-31'-27" W 24.00'	24.04'

ROADWAY CENTERLINE DATA			
LINE	BEARING	DISTANCE	
L1	N 87°-12'-07" W	37.29'	
L2	S 86°-14'-50" E	7.52'	

CURVE	RADIUS	CHORD BEARING AND DISTANCE	ARC LENGTH
C1	90.00'	N 60°-21'-21" W 66.71'	68.34'
C2	90.00'	N 43°-40'-21" W 15.91'	15.93'
C3	90.00'	N 72°-23'-15" W 82.80'	82.80'
C4	90.00'	N 20°-16'-02" E 50.52'	51.21'
C5	90.00'	N 74°-55'-23" E 111.70'	120.50'
C6	90.00'	S 109°-53'-01" E 117.70'	117.70'
C7	90.00'	S 37°-10'-12" W 87.04'	90.84'
C8	90.00'	N 30°-50'-16" W 39.90'	40.24'
C9	90.00'	S 76°-59'-16" W 49.04'	49.67'
C10	90.00'	N 41°-46'-59" W 128.21'	142.69'
C11	90.00'	N 48°-41'-40" E 127.41'	141.56'
C12	90.00'	S 54°-48'-06" E 93.90'	98.79'
C13	90.00'	S 0°-42'-08" E 42.90'	42.90'
C14	90.00'	S 8°-40'-59" E 39.37'	39.69'
C15	90.00'	S 33°-45'-36" E 38.78'	39.09'
C16	90.00'	N 4°-32'-36" E 134.16'	151.39'
C17	90.00'	N 59°-24'-35" E 20.93'	20.98'

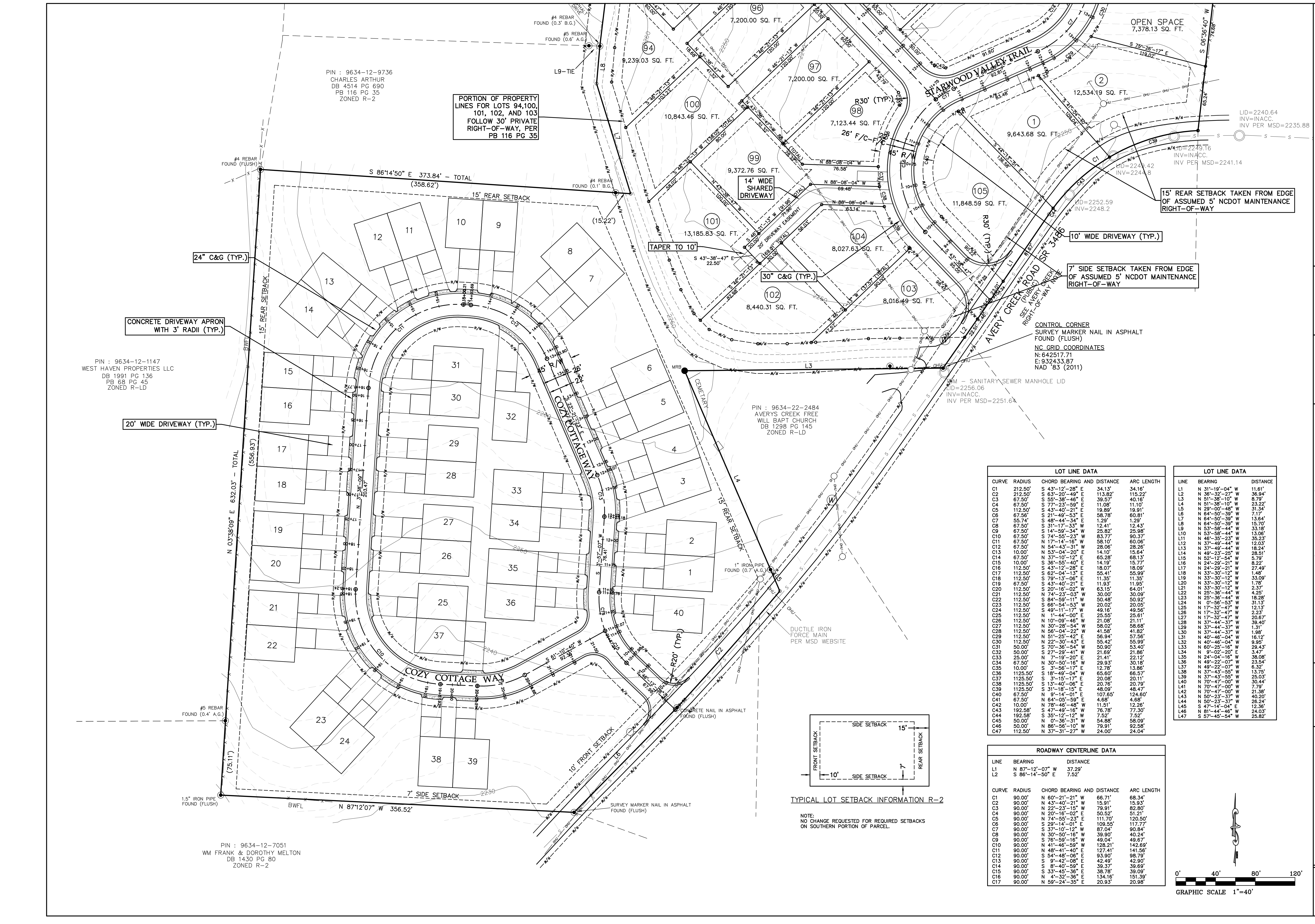


Site Development Plan For
The Preserve at Avery's Creek
 BUNCOMBE COUNTY, NORTH CAROLINA

Job No. 15783
 Date: October 17, 2017
 Scale: 1"=40'
 Revision:

Layout

Sheet
C9



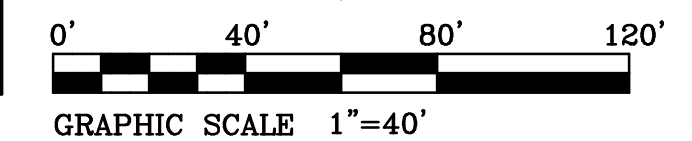
PIN : 9634-12-9736
 CHARLES ARTHUR
 DB 4514 PG 690
 PB 116 PG 35
 ZONED R-2

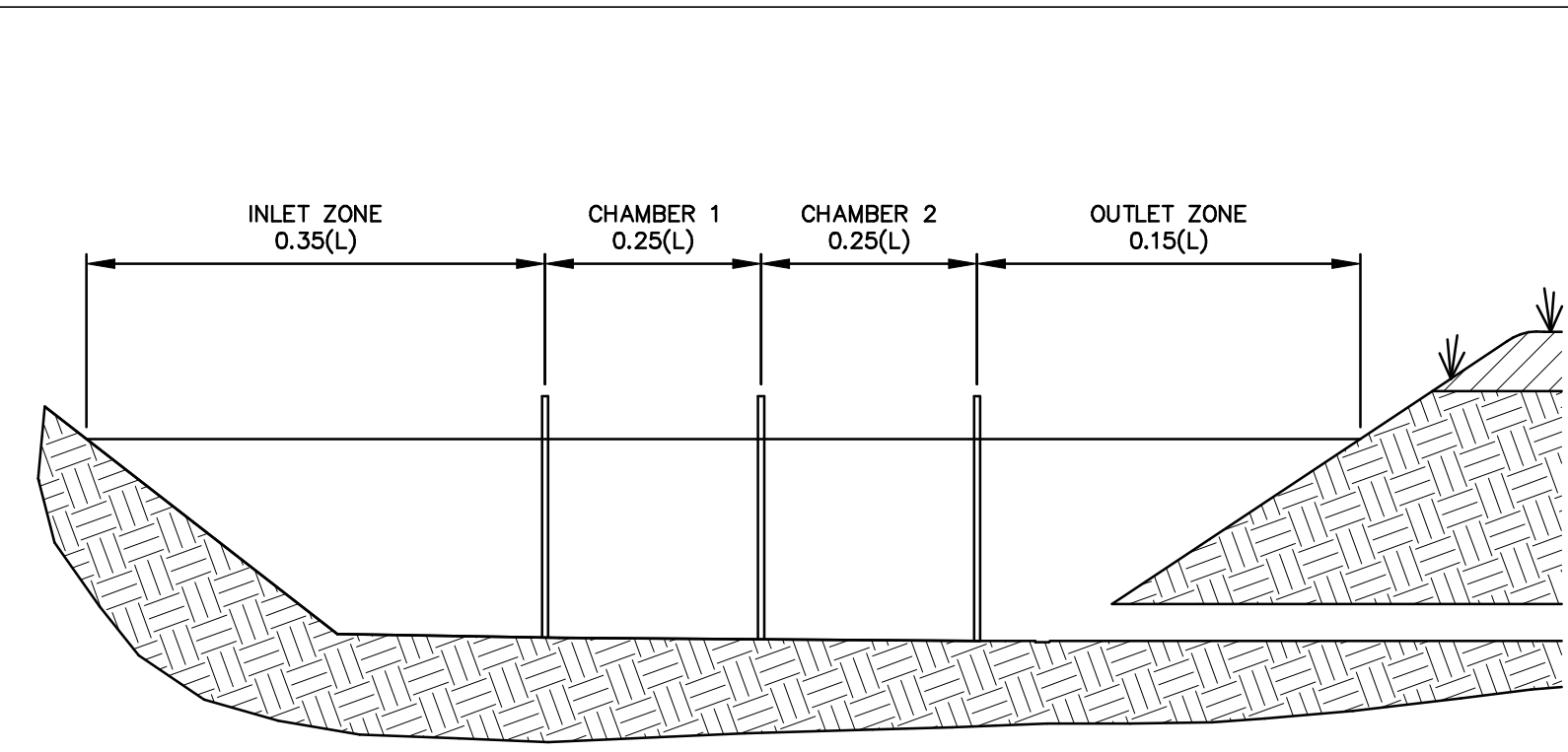
PORTION OF PROPERTY LINES FOR LOTS 94, 100, 101, 102, AND 103 FOLLOW 30' PRIVATE RIGHT-OF-WAY, PER PB 116 PG 35

PIN : 9634-12-1147
 WEST HAVEN PROPERTIES LLC
 DB 1991 PG 136
 PB 68 PG 45
 ZONED R-LD

PIN : 9634-22-2484
 AVERYS CREEK FREE
 WILL BAPT CHURCH
 DB 1298 PG 145
 ZONED R-LD

PIN : 9634-12-7051
 WM FRANK & DOROTHY MELTON
 DB 1430 PG 80
 ZONED R-2





TEMPORARY SEDIMENT BASIN SCHEDULE

BASIN NUMBER	DISTURBED AREA (ACRES)	MIN. VOLUME (CU. FT.)	LENGTH (FT.)	WIDTH (FT.)	DEPTH (FT.)	MIN. SURF. AREA (SF.)	INLET ZONE (FT.)	CHAMBER 1 (FT.)	CHAMBER 2 (FT.)	OUTLET ZONE (FT.)	SKIMMER SIZE (IN. DIA.)	ORIFICE SIZE (IN.)
1	2.13	3834	60	40	3	3084	28	20	20	12	2	1.25
2	1.10	1980	60	30	3	1583	21	15	15	9	2	1.25
3	2.52	4536	86	43	3	3630	30.1	21.5	21.5	12.9	3	1.5
4	0.84	1512	34	11	3	1014	11.9	8.5	8.5	5.1	2	0.75
5	1.73	3114	72	36	3	2503	25.2	18	18	10.8	2	1.25
6	0.71	1278	46	23	3	1027	16.1	11.5	11.5	6.9	2	0.75
7	1.45	2610	54	21	3	2100	18.9	13.5	13.5	8.1	2	1.25
8	1.87	3366	74	37	3	2707	25.9	18.5	18.5	11.1	2	1.25
9	0.95	1710	54	27	3	1375	18.9	13.5	13.5	8.1	2	1.25

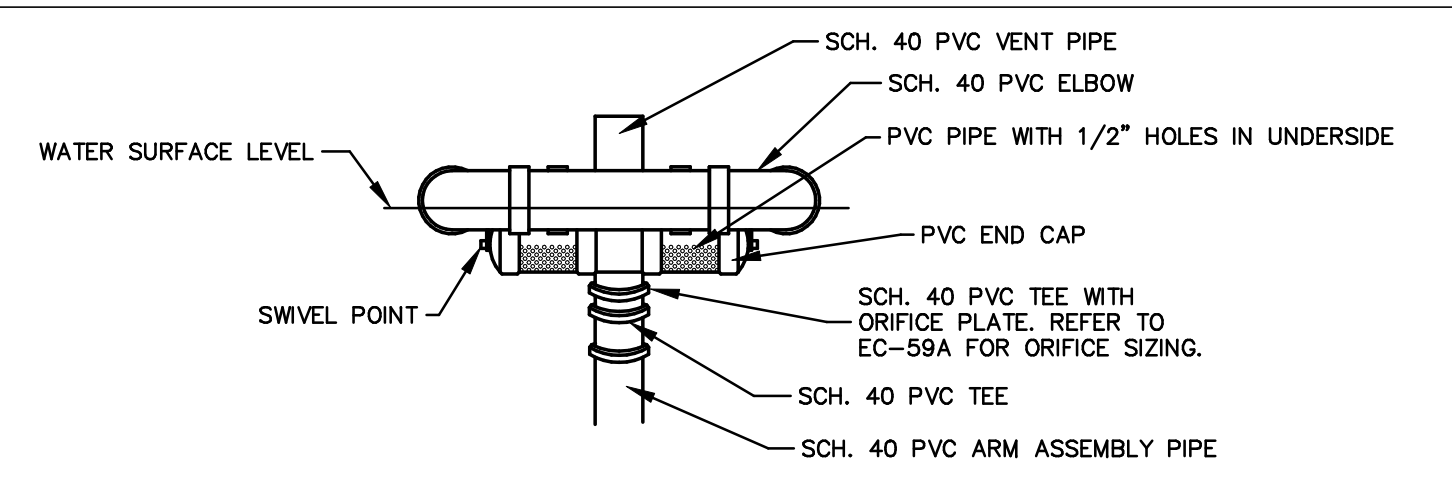
SPILLWAY DIMENSIONS

BASIN NUMBER	WIDTH (FT.)	DEPTH (FT.)
1	4	1
2	4	1
3	4	1
4	4	1
5	4	1
6	4	1
7	4	1
8	4	1
9	4	1

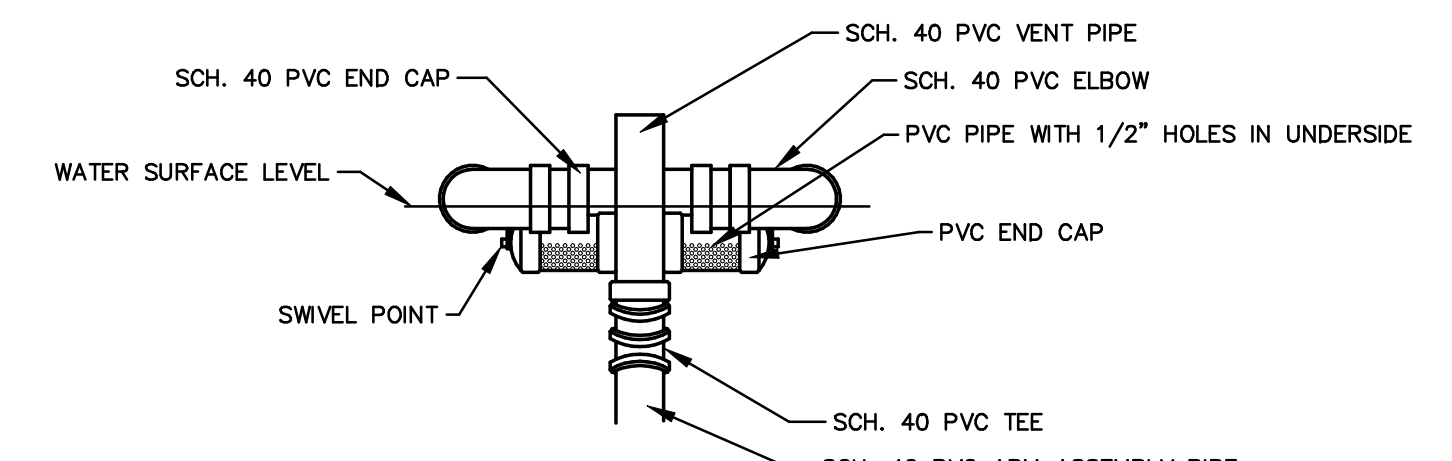
TEMPORARY SKIMMER SEDIMENT BASIN 2A

NOT TO SCALE

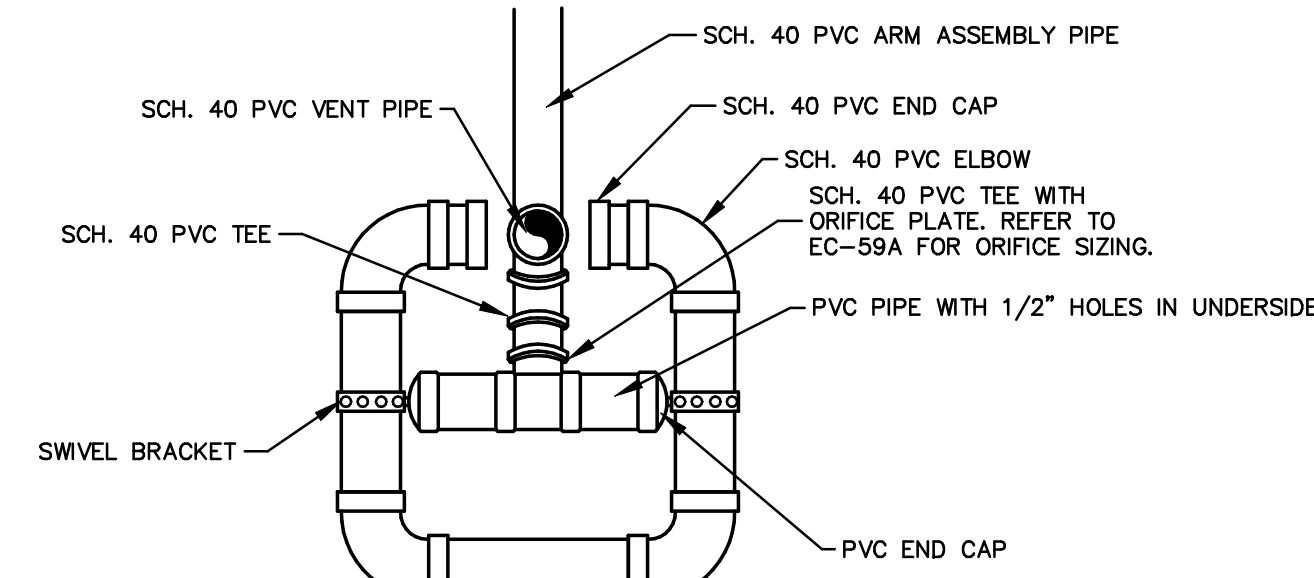
EC-59A



SKIMMER FRONT ELEVATION



SKIMMER REAR ELEVATION

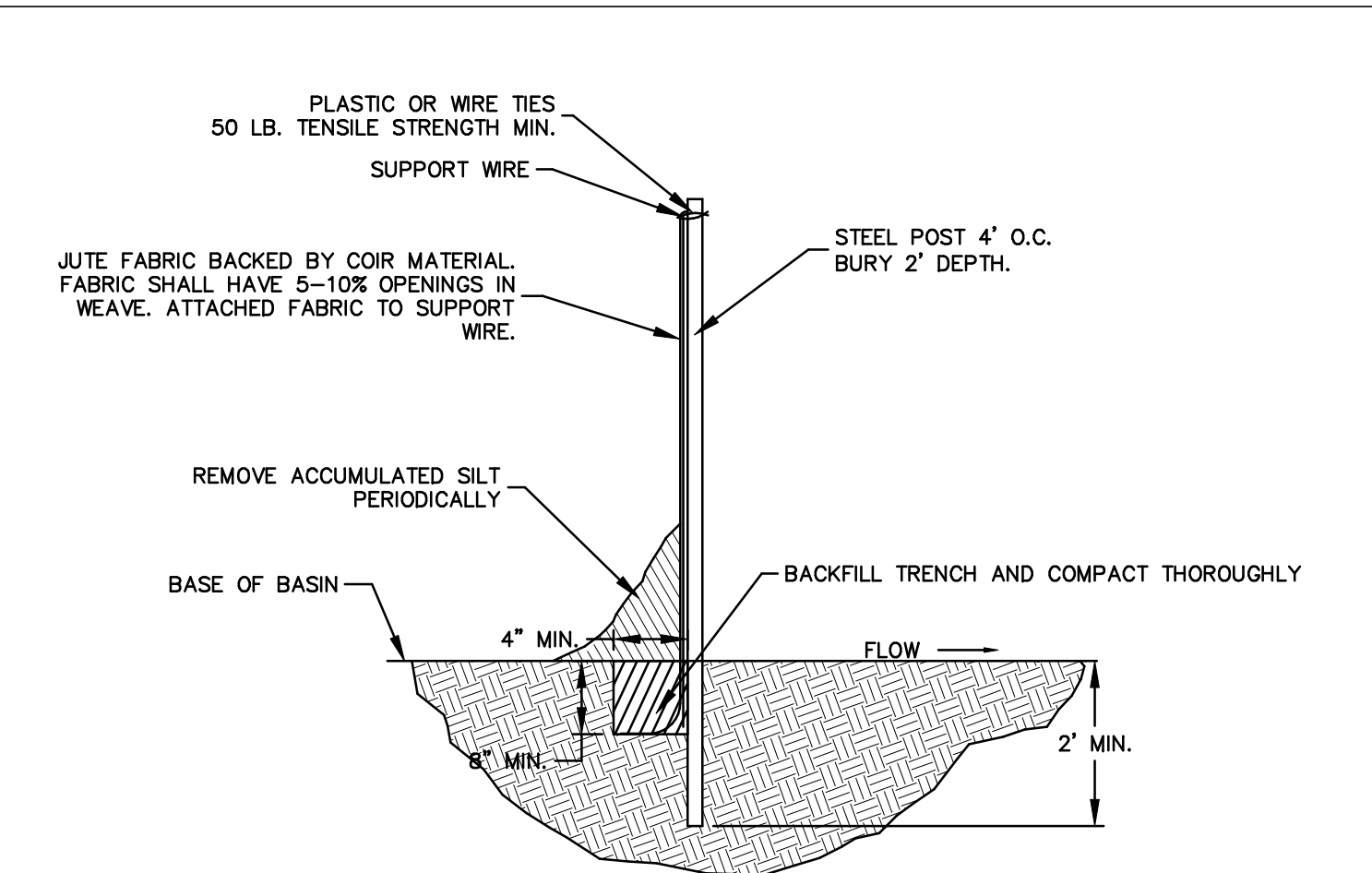


SKIMMER PLAN VIEW

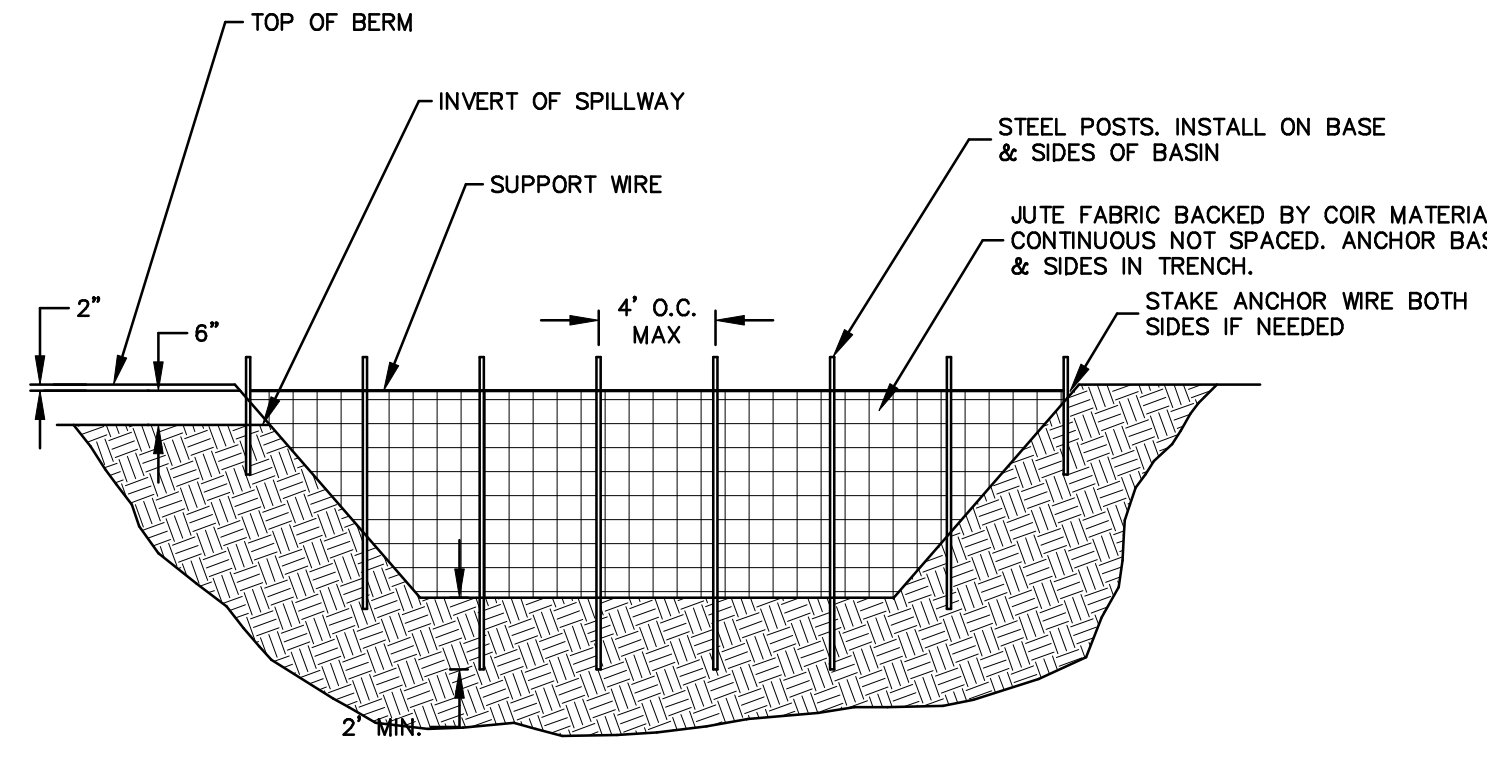
TEMPORARY SKIMMER SEDIMENT BASIN 1B

NOT TO SCALE

EC-60



BAFFLE SECTION

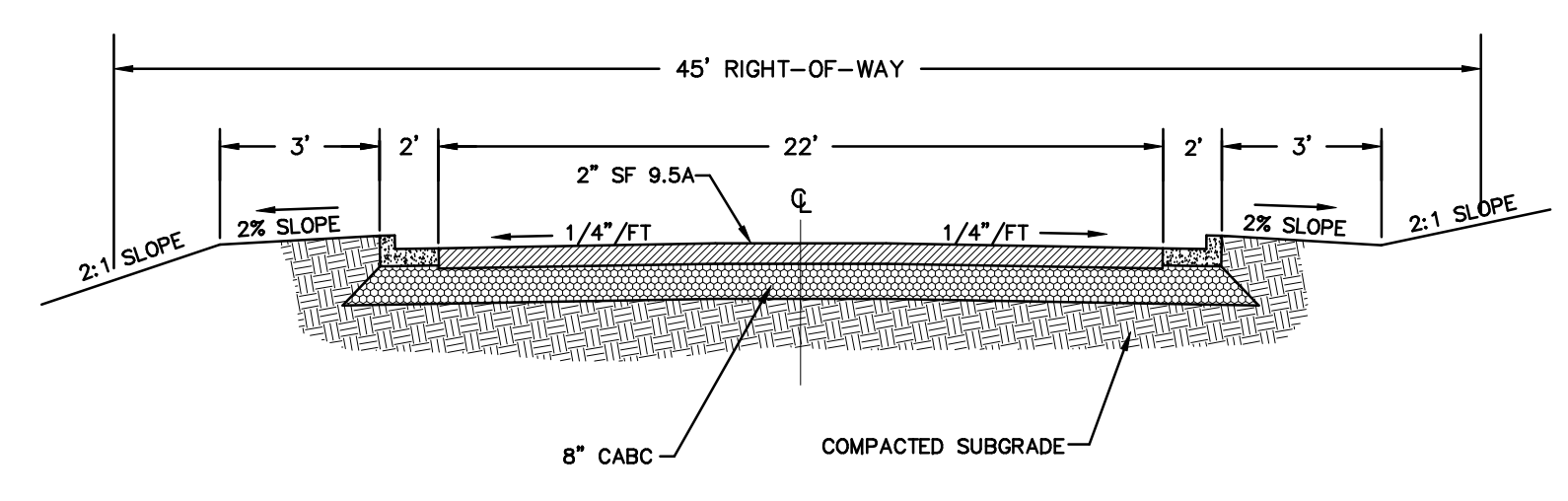


BASIN SECTION

TEMPORARY BAFFLES

NOT TO SCALE

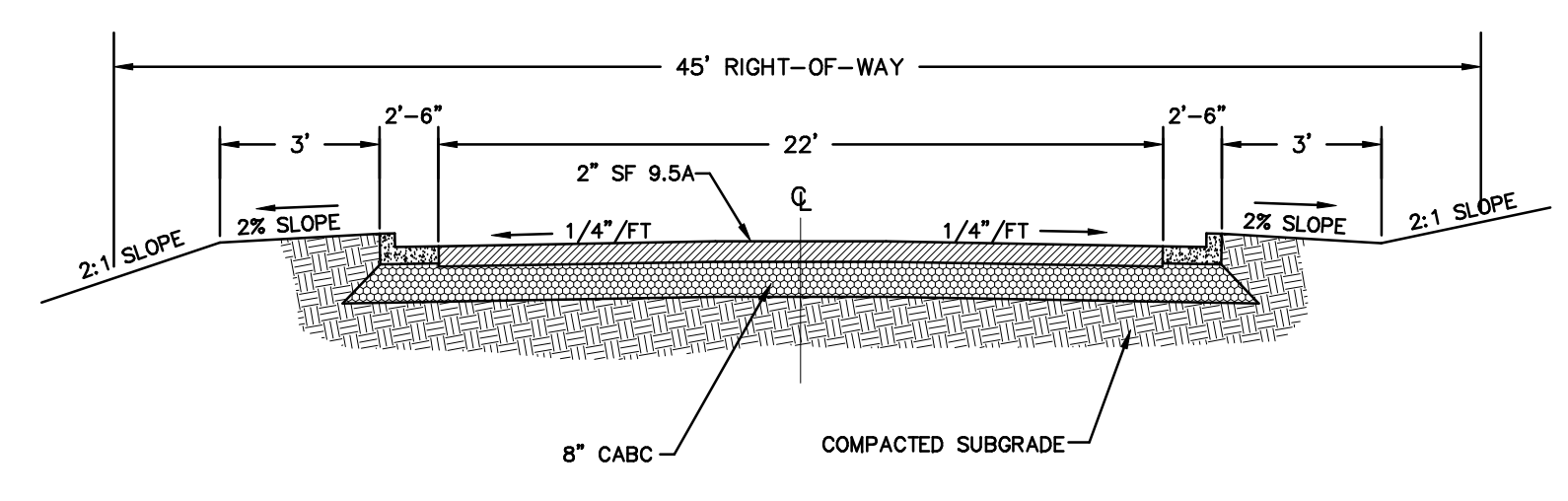
EC-61



TYPICAL ROAD CROSS-SECTION WITH CURB AND GUTTER

NOT TO SCALE

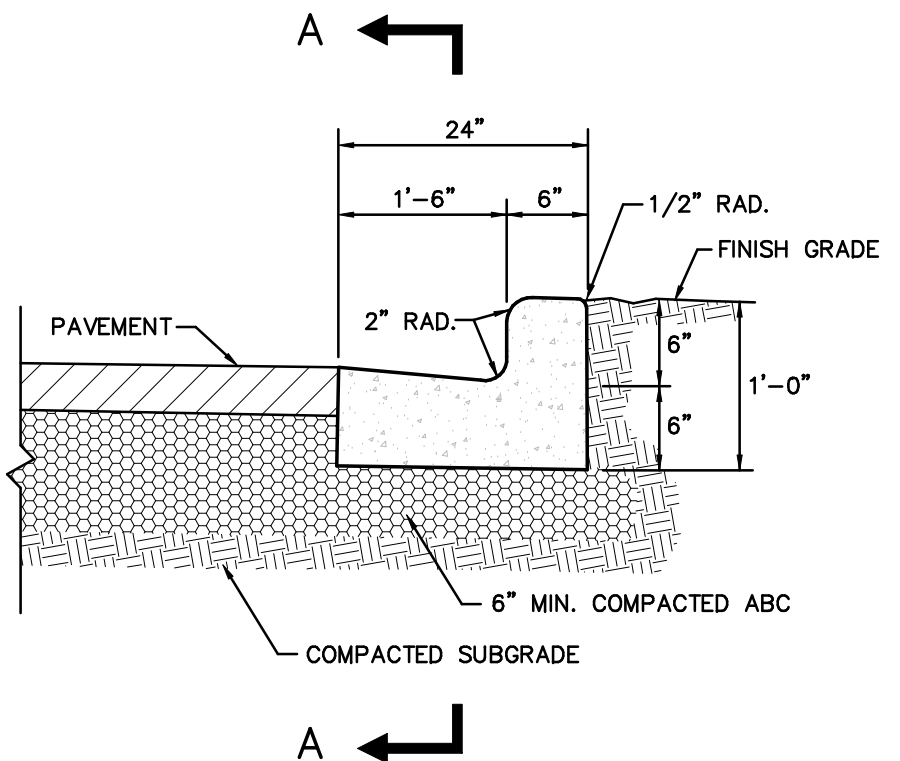
ST-1



TYPICAL ROAD CROSS-SECTION WITH CURB AND GUTTER

NOT TO SCALE

ST-1



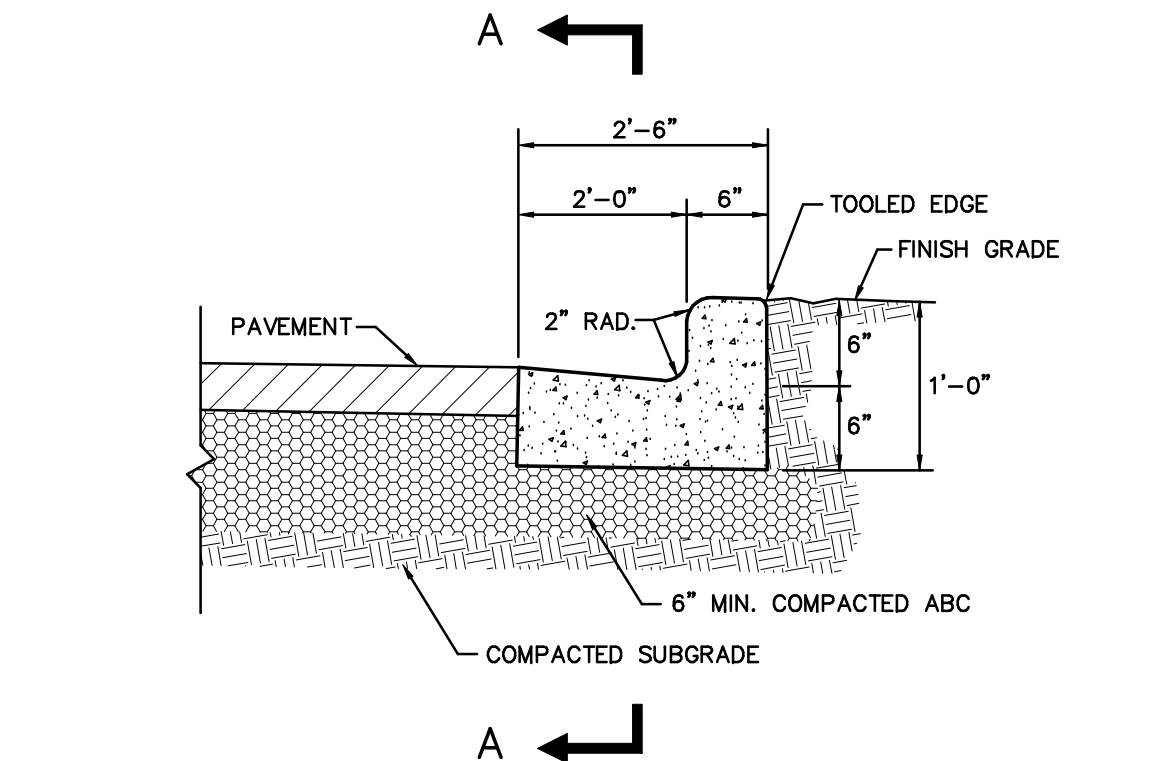
SECTION AA

- CONSTRUCTION NOTES**
- CURB SHALL BE CONSTRUCTED WITH CLASS B 4000 PSI CONCRETE
 - SURFACE SHALL BE GIVEN A LIGHT BROOM FINISH WITH THE BRUSH MARKS PARALLEL TO THE CURB.

CONCRETE CURB & GUTTER (2'-0")

NOT TO SCALE

ST-6



SECTION AA

- CONSTRUCTION NOTES**
- CURB SHALL BE CONSTRUCTED WITH CLASS B 4000 PSI CONCRETE
 - SURFACE SHALL BE GIVEN A LIGHT BROOM FINISH WITH THE BRUSH MARKS PARALLEL TO THE CURB.

CONCRETE CURB & GUTTER (2'-6")

NOT TO SCALE

ST-7

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 Scale: NTS
 Revision:

Details