

- LEGEND**
- RIPARIAN BUFFER
 - FLOODWAY
 - 100 YEAR SFHA
 - 500 YEAR FLOODPLAIN
 - STREAM
 - TOP OF STREAM BANK

- GENERAL NOTES:**
- THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE ROAD, RETAINING WALLS, STORM WATER SYSTEM, COMMON AREAS, AMENITIES & OPEN SPACE.
 - PROPOSED TOWNHOUSE STRUCTURES DO NOT LIE WITHIN FLOOD HAZARD ZONE & ARE ABOVE THE BASE FLOOD ELEVATIONS AS SHOWN ON SHEET C-5.
 - ALL UTILITIES SHALL HAVE A MINIMUM EASEMENT OF 20'. MAXIMUM WIDTH OF SEWER EASEMENT SHALL BE DICTATED BY DEPTH OF SEWER.
 - STREET WILL BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
 - THE AREA WITHIN THE SITE VISIBILITY TRIANGLES SHALL CONSTRUCTED & MAINTAINED BY THE OWNER AND/OR HOMEOWNERS ASSOCIATION SUCH THAT THE CROSS-VISIBILITY AT A LEVEL BETWEEN 8' & 10' ABOVE THE STREET ELEVATION IS NOT OBSTRUCTED.
 - SUBDIVISION SPEED LIMIT SHALL BE 20 MPH.

- LEGEND**
- A TOWNHOUSE UNIT (TYP.)
 - B CONCRETE DRIVEWAY (TYP.)
 - C CONCRETE WALK (TYP.)
 - D ASPHALT ROAD
 - E VERTI-BLOCK RETAINING WALL (4' HT., MAX.)
 - F OPAQUE WOOD FENCE (6' HT.)
 - G 'T' TURN-AROUND
 - H NO PARKING SIGN
 - I MAIL KIOSK
 - J STREET LIGHT (TYP.)
 - K EXISTING BRIDGE
 - L UNNAMED TRIBUTARY

- LEGEND**
- WM WATER METER
 - ▽ WV WATER VALVE
 - FH FIRE HYDRANT
 - UP UTILITY POLE
 - SM SEWER MANHOLE
 - IRS IRON REBAR SET
 - IRF IRON REBAR FOUND
 - CMF CONC. MON. FOUND
 - OP OVERHEAD POWER
 - CF CHAINLINK FENCELINE
 - 30' TROUT BUFFER
 - 100-YR FLOODWAY
 - 100-YR FLOOD FRINGE
 - 500-YR FLOOD FRINGE
 - SS SANITARY SEWERLINE
 - W WATERLINE
 - SD STORM DRAINAGE LINE
 - OHP OVERHEAD POWERLINE
 - W WATERLINE

- NOTES:**
- Areas are by coordinate computation.
 - Distances are horizontal ground distances.
 - North arrow is referenced to recorded document shown above unless otherwise noted.
 - Building/house tie(s) are perpendicular to property lines unless otherwise noted.
 - Bearings and distances of title lines shown are from record plat(s) and/or deed(s), converted to NC Grid based bearings.
 - Field measurements are shown in parentheses where significant differences exist from record lot, or where record lot does not close mathematically.
 - Any boundary errors discovered on previously recorded plats are noted and corrected.
 - Subject to all Easements and rights of way of record.
 - Property is zoned RM-6 by the City of Asheville.
 - Only utilities with visible evidence located. Underground utility lines shown are approximate other underground utilities may exist. Call ONE CALL CENTER at 1-800-632-4949 before digging.

FLOOD CERTIFICATION:
Subject property is not shown in a Special

DATA BLOCK

OWNER/APPLICANT: NC SYNERGY, INC.
19 MAYFAIR DRIVE
CANDLER, NORTH CAROLINA 28715
PHONE: (828) 231-1616
EMAIL: info@buckinghambuildersnc.com
CONTACT: KENNETH CRYDERMAN

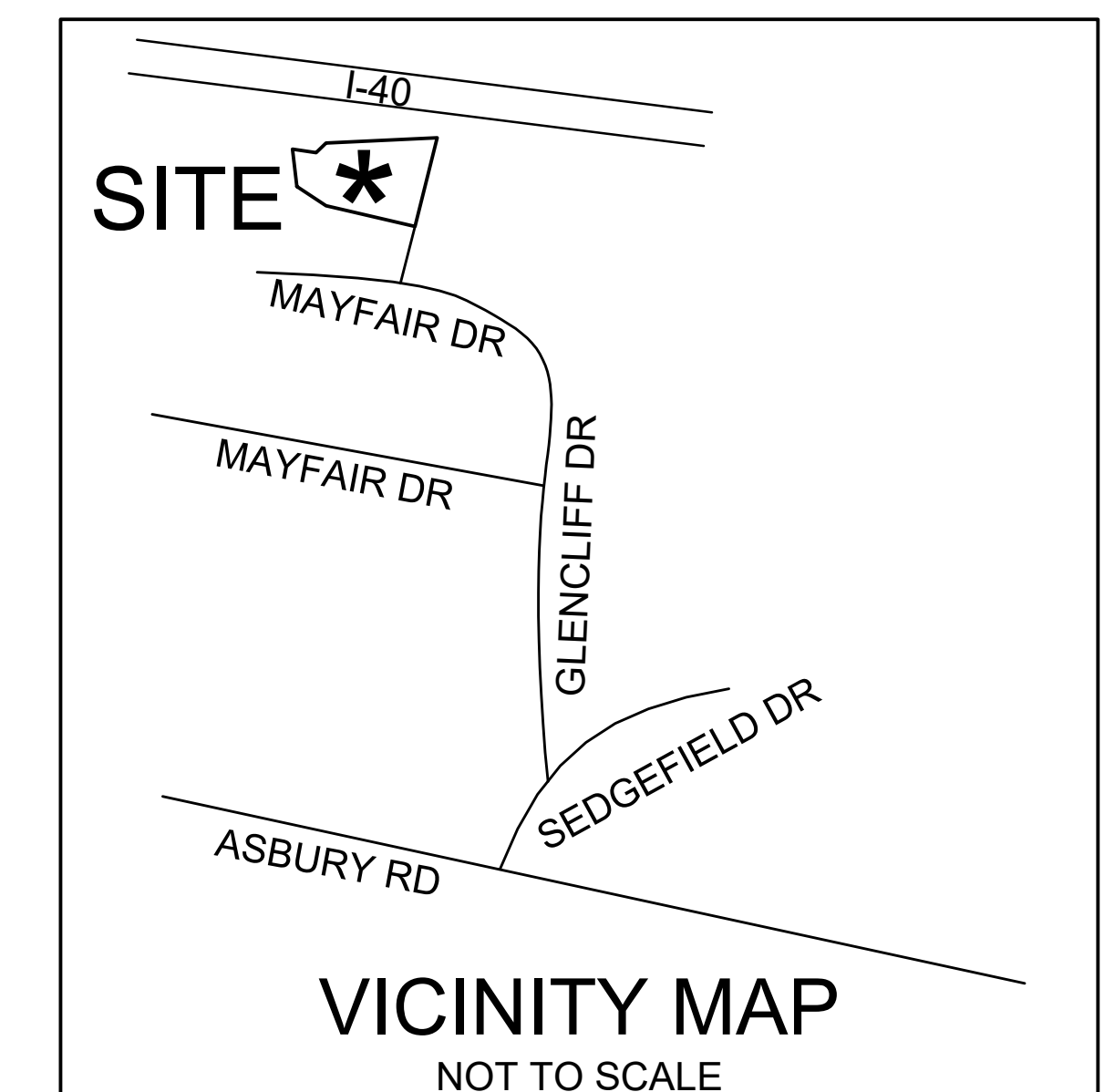
LAND PLANNER: LAND PLANNING COLLABORATIVE
P.O. BOX 2200
ASHEVILLE, NORTH CAROLINA 28802
PHONE: (828) 242-0111
EMAIL: bgrasso@landplanningcollab.com
CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER: DAVIS CIVIL SOLUTIONS
135-A CHARLOTTE HIGHWAY
ASHEVILLE, NORTH CAROLINA 28803
PHONE: (828) 299-9449
EMAIL: gary@cvisol.com
CONTACT: GARY D. DAVIS, P.E.

SURVEYOR: MICHAEL MALACHI, P.L.S. LAND SURVEYING
3301 STARMOUNT DRIVE
RALEIGH, NORTH CAROLINA 27604
PHONE: (828) 275-7831
EMAIL: michaelmalachi1@yahoo.com
CONTACT: MICHAEL MALACHI, P.L.S.
9617-07-4883

PIN: 5327/0935
DEED BOOK/PAGE: 1 CHANCE COURT
ADDRESS: RM-6
ZONING DISTRICT: RESIDENTIAL TOWNHOUSES
PROPOSED USE: 2.730 AC.
TOTAL ACREAGE: 23.835% (A=2.73, L=14,145.61', I=2)
AVERAGE SLOPE: 2148
MAXIMUM ELEVATION:
BUILDING SETBACKS:
FRONT: 15'
SIDE: 6'
REAR: 15'
PERMITTED BUILDING HEIGHT: 40'
PROPOSED BUILDING HEIGHT: 36'
BUILDING SEPARATION: N.C. FIRE CODE
NUMBER OF UNITS PERMITTED: 16 UNITS
NUMBER OF UNITS PROPOSED: 16 UNITS
DENSITY PERMITTED: 1 UNIT/7,000 SF
DENSITY PROPOSED: 1 UNIT/7,432.4 SF
TOWNHOUSE UNITS: (4) 3-STORY BUILDINGS (2,816 SF FOOTPRINT)
NUMBER OF UNITS/BLDG.: 4 UNITS
NUMBER OF BEDROOMS/UNIT: 2 BEDROOMS
REQUIRED OPEN SPACE: 0.55 AC. (20% OF 2.73 AC.)
PROPOSED OPEN SPACE: 1.20 AC.
OPEN SPACE <25% SLOPE: 0.65 AC.
OPEN SPACE >25% & FLOOD PLAIN: 0.55 AC. (46% OF 1.20 AC.)
TOTAL AREA (60' RW INCLUDED): 130,215 SF
TOTAL IMPERVIOUS AREA (PRE): 6.9% (9,033 SF)
TOTAL PERVIOUS AREA (PRE): 93.1% (121,182 SF)
TOTAL IMPERVIOUS AREA (POST): 23.8% (30,938 SF)
TOTAL PERVIOUS AREA (POST): 76.2% (99,277 SF)
TREE CANOPY AREA (PRE): 84,474 SF
TREE CANOPY AREA (POST): 46,098 SF
PROPOSED DISTURBED ACREAGE: 2.14 AC. (0.17 AC. R.O.W.) (72.3%)
PROPOSED PARKING SPACES: 32 SPACES
MIN. PERMITTED PARKING SPACES: 16 SPACES (1 SP/UNIT)
MAX. PERMITTED PARKING SPACES: 32 SPACES (2 SP/UNIT)
CARPORT PARKING SPACES (PROVIDED): 32 SPACES (2 SP/UNIT)
BICYCLE PARKING SPACES (REQUIRED): N/A
BICYCLE PARKING SPACES (PROVIDED): 0 SPACES
LENGTH OF ROAD: 625.52 LF
ROAD MAINTENANCE: DUKE ENERGY FIXTURE:
STREET LIGHTS: FIXTURE: SHOEBOX LED, 220 WATTS,
9,500 LUMENS, IESNA TYPE IV LIGHT PATTERN
PRIVATELY MAINTAINED
POLE: 25' HT., BLACK
150' O.C., MAX. SPACING
ASHEVILLE WATER SYSTEM
METROPOLITAN SEWER DISTRICT
UNDERGROUND POWER,
TELEPHONE & CATV

STREET LIGHT SPACING:
WATER:
SANITARY SEWER:
UTILITIES:



LAND PLANNING COLLABORATIVE
Landscape Architects • Land Planners
96 HORIZON HILL ROAD
ASHEVILLE, N.C. 28804
(828) 242-0111
EMAIL: bgrasso@landplanningcollab.com

MASTER PLAN

MAYFAIR TOWNHOUSES
ASHEVILLE, NORTH CAROLINA

JOB NO.: 2016300
DWG. NAME: may-town-site.dwg
DATE: December 4, 2023

REVISIONS:

REV.	DATE	BY
1		
2		
3		
4		
5		

SHEET
L-3

CITY OF ASHEVILLE PROJECT NO. 22-09687PZ.
CITY OF ASHEVILLE WATER SYSTEM NO. WPFY 20-21-012.
GRADING/STORMWATER PERMIT NO. 22-00.
WATER LINE EASEMENT PLAT PB PG
ESTOPPEL CERTIFICATE REQUIRED YES X NO
MSD PROJECT NO. 2022-061