

**PROJECT DATA BLOCK**

OWNER: WELLS GIP ASSOCIATES LLC  
1844 HENDERSONVILLE ROAD SUITE E1  
ASHEVILLE, NORTH CAROLINA

DEVELOPER: TRILGY RESIDENCES  
6260 AVALON BLVD.  
ALPHARETTA, GEORGIA

PROJECT NAME: OLDM BRIDGE TOWNHOMES

PERMIT NUMBER: ZP02022-00019

PROJECT LOCATION: 626 AVALON BLVD. RD, ASHEVILLE, NORTH CAROLINA

CIVIL ENGINEER: WADE TRIM, INC.  
DERRICK D. BUTLER, P.E.  
63 NORTH MARKET STREET SUITE 200  
ASHEVILLE, NC 28801

LANDSCAPE ARCHITECT: WADE TRIM, INC.  
B. JAMES TRIST, P.L.A.  
63 NORTH MARKET STREET SUITE 200  
ASHEVILLE, NC 28801

PROPERTY ID: 9533-66-0510-00000 10.48 ACRES

EXISTING ZONING: EMPLOYMENT - EMP

AVG. NATURAL SLOPE: 8.02%

ALLOWABLE PROJECT DENSITY: 12 UNITS PER ACRE = 125 UNITS

PROPOSED DENSITY: 110 UNITS OR 10.52 UNITS PER ACRE

PROPOSED DISTURBED AREA: 8.87 ACRES (EXIST)  
0.88 ACRES (NEW)

BUILDING SETBACKS: 20' FRONT  
10' SIDE  
20' BACK

REQUIRED PARKING: 2 SPACE / UNIT MIN.  
3 SPACES / UNIT MAX.  
1 GARAGE PER UNIT  
50 SPACES GUEST SPACES  
200 SPACES PROVIDED

LIGHTING REQUIREMENTS: LIGHTING PLAN PROVIDED

PROPOSED BUILT-UPON AREA: 4.83 AC.

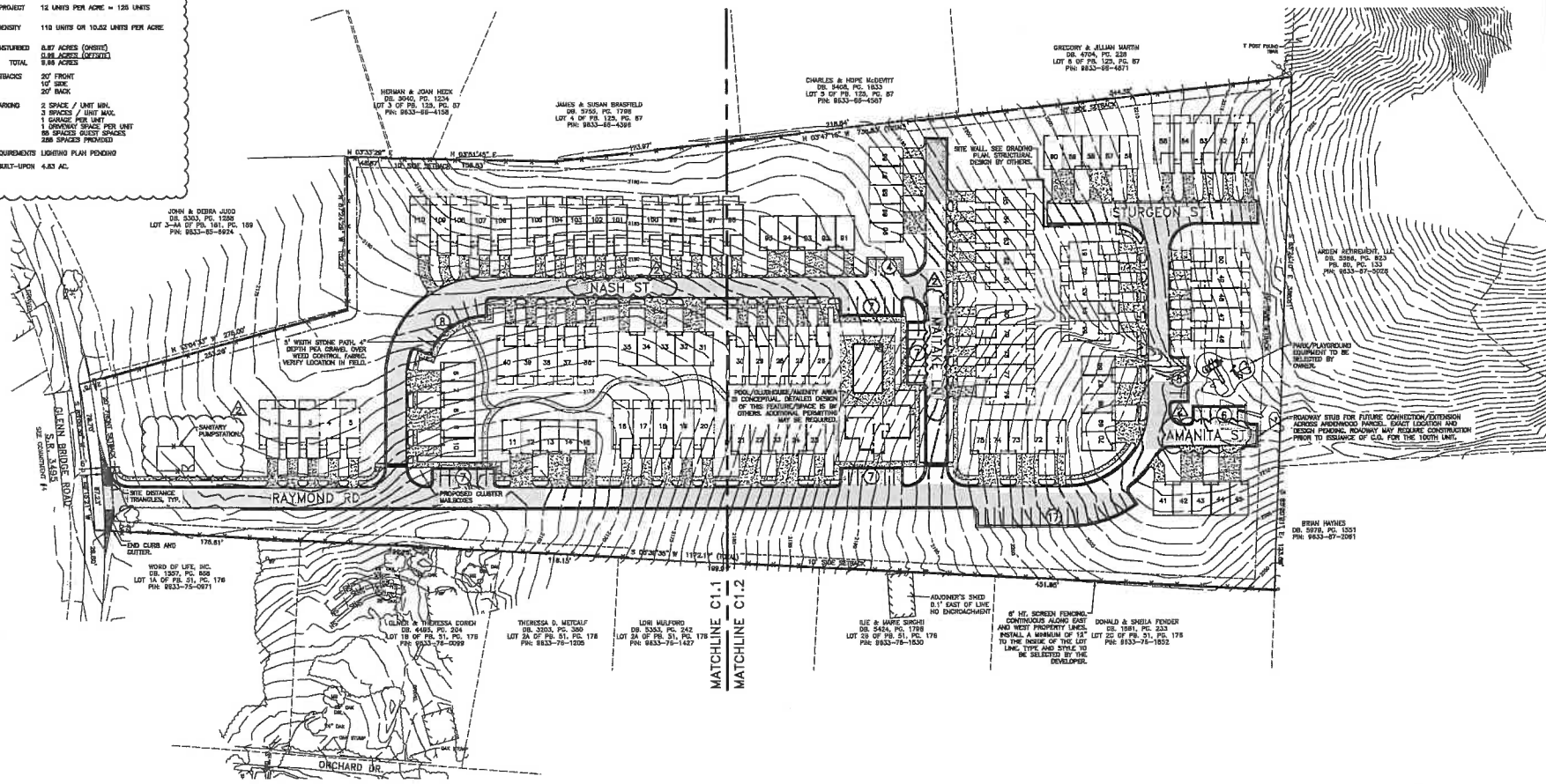
**NOTE:**

1. ALL UNITS ON THE PROPERTY TO BE DEVELOPED WILL BE RENTAL UNITS UNDER SINGLE OWNERSHIP.
2. COMMON OPEN SPACES WILL BE MAINTAINED BY THE PROPERTY OWNER.
3. ALL ROADS INSIDE THE DEVELOPMENT WILL BE PRIVATELY MAINTAINED.
4. DO NOT SCALE FROM PLAN.
5. DIMENSIONS ARE TO THE FACE OF CURB UNLESS INDICATED OTHERWISE.
6. ALL DIMENSIONS SHALL BE IN FEET.
7. ALL CONCRETE FINISHES SHALL BE 4,000 PSI CONCRETE.
8. THE PARKING SPACES SHALL BE PLACED ALONG THE SIDE OF THE ROAD WHERE WATER BURN AND FIRE HYDRANTS ARE LOCATED ACCORDING TO NC FIRE CODE.

**PAVEMENT SCHEDULE**

- A 1/2/8 — 1" 55.0-A "SUPERPAVE" OVER 2" 1-180 BINDER COURSE, OVER 4" OF COMPACTED DEPTH, UNSTALLED AND COMPACTED TO MOIST SPECIFICATIONS
- C 4/6 — 4" 4,000 PSI CONCRETE OVER 4" 6" COMPACTED DEPTH, SIDEWALK ONLY, REINFORCE WITH #4 X 6" / #14 X #14 W/M
- C 6/6 — 4" 4,000 PSI CONCRETE OVER 4" 6" COMPACTED DEPTH, REINFORCE WITH #4 X 6" / #14 X #14 W/M

REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SYSTEM SPECIFICATIONS.



Know what's below.  
Call before you dig.



NO.	DATE	REVISION	DESCRIPTION
1	02/26/23	ISSUED FOR PERMIT	ISSUED FOR PERMIT
2	02/26/23	REVISION	REVISION
3	02/26/23	REVISION	REVISION

WADE TRIM  
6260 AVALON BLVD.  
ALPHARETTA, GEORGIA 30201  
404.875.1111  
WWW.WADETRIM.COM

TRILGY RESIDENCE  
6260 AVALON BLVD.  
ALPHARETTA, GEORGIA  
MASTER SITE PLAN  
for  
GLENN BRIDGE TOWNHOMES

ISSUED FOR PERMIT	DATE	BY
REVISION	DATE	BY
APPROVAL	DATE	BY

SHEET  
C1.0