DEVELOPMENT DATA

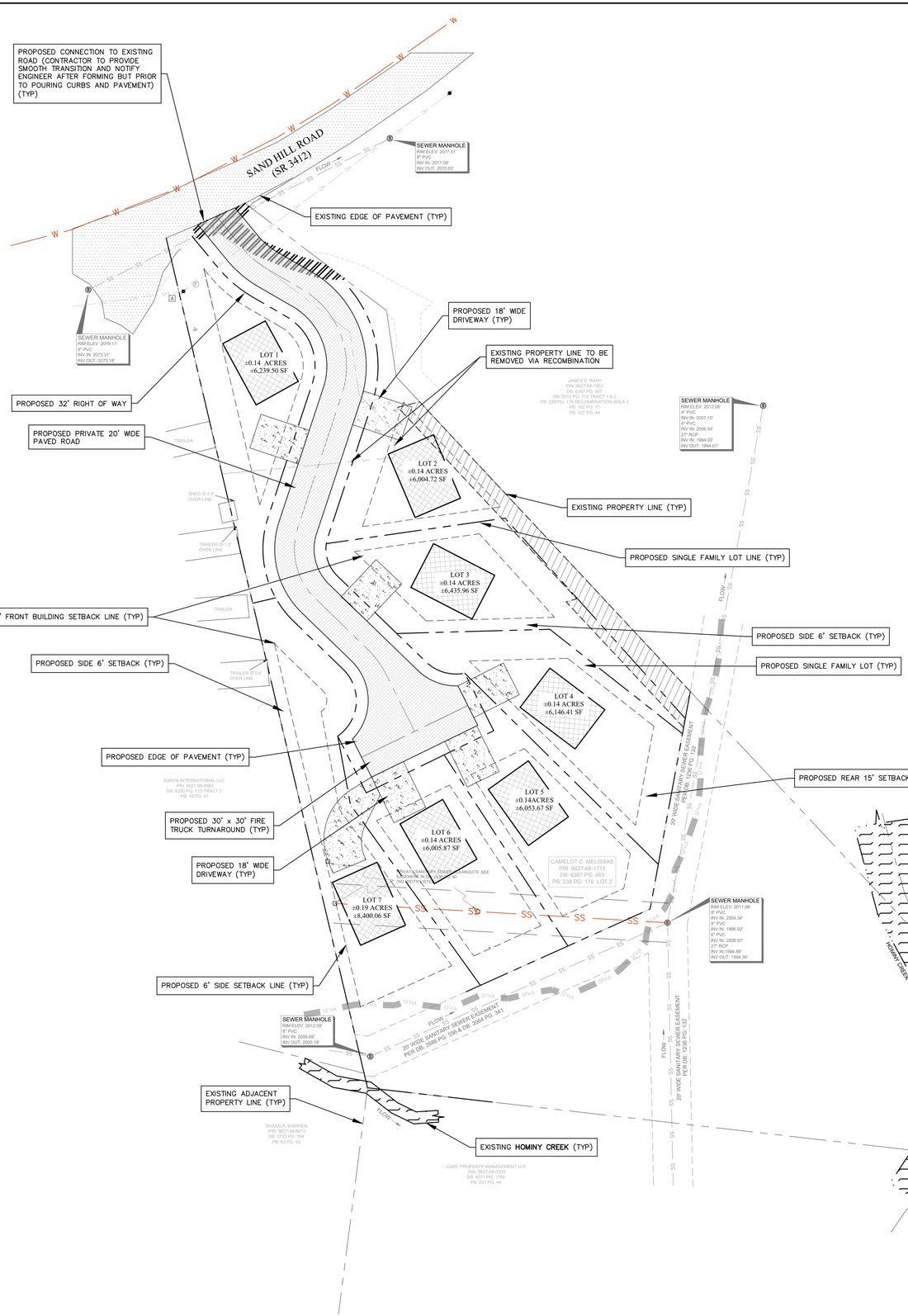
OWNER/DEVELOPER:	CAMELOT MELISSAS 7 ARABIAN DRIVE CHARLESTON, SOUTH CAROLINA 29407
CONTACT:	
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, P.A. 346 MERRIMON AVENUE ASHEVILLE, NORTH CAROLINA 28801
CONTACT:	MIKE LOVOY, P.E. (828) 412-3923
SURVEYOR:	KEE MAPPING AND SURVEYING. PO BOX 2566 ASHEVILLE, NORTH CAROLINA 28802
CONTACT:	KEVIN JONES. (828) 575-9021

NOTES:

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. **SINGLE-PHASE** CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. **THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED.** IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND NEWLY COMPLETED IMPROVEMENTS DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS PRIOR TO CONSTRUCTION.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). THE CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
9. CURB END TREATMENTS SHALL BE APPLIED TO ALL CURB ENDS (REFER TO CURB END TREATMENT DETAIL).
10. PROPOSED ROADS SHALL BE **PRIVATE. NCDOT IS NOT** RESPONSIBLE FOR ANY ROAD MAINTENANCE.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED BUFFER
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED FENCE
- PROPOSED GUARD RAIL
- PROPOSED RETAINING WALL
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT



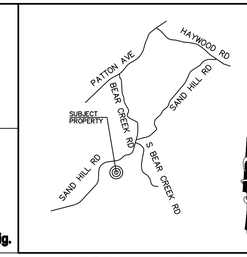
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH
N.C. GRID (NAD 83)

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



NORTH CAROLINA FIRM NUMBER C-3849

VICINITY MAP
(NOT TO SCALE)

PROJECT DATA

PIN:	9627-58-9957 & 9627-68-1713
ADDRESS:	648 SAND HILL RD
DEED BOOK/PAGE:	6367/0460 & 6367/0463
PB/PG:	0238/0176
SITE ACREAGE:	±0.20 & ±1.92 ACRES
ZONING:	COA RM6

SETBACKS:

FRONT:	15'
SIDES:	6'
REAR:	15'

DISTURBED AREA: 0.77 AC

PARKING CALCULATIONS:

VEHICULAR: MIN. 2 – MAX. 3 PER UNIT WITH 3 BEDROOMS OR MORE.

PROPOSED 3 BEDROOM SINGLE FAMILY HOMES: 7

	MINIMUM	MAXIMUM
SPACES REQUIRED:	14	21
SPACES PROVIDED:	14	

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
7 STRUCTURES	2 STORY STICK BUILT	±35'	±1,600 SF EA

PROPOSED 3 BEDROOM SINGLE FAMILY HOMES: 7
TOTAL UNITS: 7

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.12 ACRES (6%)	2.00 ACRES (94%)
POST-DEVELOPMENT:	0.51 ACRES (24%)	1.61 ACRES (76%)

OPEN SPACE CALCULATIONS: N/A

LANDSCAPING REQUIREMENTS:
SEE L1.0

SOILS (SOIL GROUP): CkC2 (B), CkD2 (B), IoA (A/D), StB (B)

ADVANTAGE
CIVIL ENGINEERING, PA
RESIDENTIAL · COMMERCIAL · INDUSTRIAL
LAND PLANNING · SITE DESIGN · PERMITTING
346 MERRIMON AVENUE, ASHEVILLE, NC 28801
www.aceashville.com

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
CAROLINA
SEAL 036281
ENGINEER
MICHAEL D. LOVOY

BUNCOMBE COUNTY

648 sand hill rd subdivision
SITE & ZONING COMPLIANCE PLAN

648 SAND HILL RD
ASHEVILLE, NORTH CAROLINA 28806

REV#	TBL	REVISION	DESCRIPTION	DATE	INT
				XX/XX/XX	XXX

ACE PROJECT NO:	25025
ZONING PERMIT NO.:	TBD
GR&EC PERMIT NO.:	TBD
STORM PERMIT NO.:	TBD
WATER PERMIT NO.:	TBD
SEWER PERMIT NO.:	TBD

C2.1
SHEET

C:\ACE Dropbox\ACAD JOBS\25025 Sand Hill Rd MF_dwg\25025-C2.1-Site & Zoning Compliance Plan.dwg