## DEVELOPMENT DATA

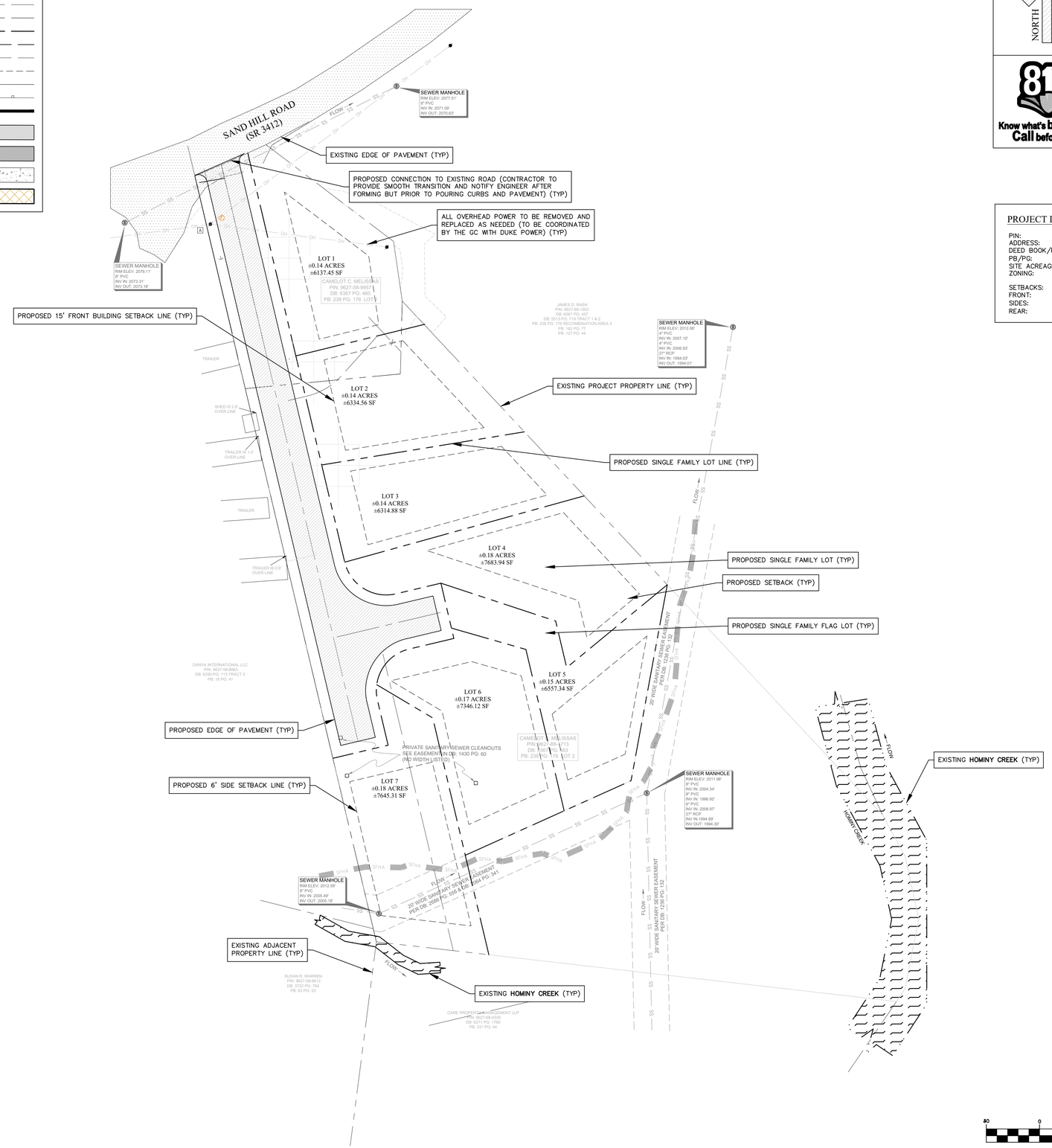
| | |
|---|---|
| OWNER/DEVELOPER: | CAMELOT MELISSAS. |
| CONTACT: | |
| CIVIL ENGINEER: | ADVANTAGE CIVIL ENGINEERING, P.A.<br>346 MERRIMON AVENUE<br>ASHEVILLE, NORTH CAROLINA 28801 |
| CONTACT: | MIKE LOVOY, P.E.<br>(828) 412-3923 |
| SURVEYOR: | KEE MAPPING AND SURVEYING.<br>PO BOX 2566<br>ASHEVILLE, NORTH CAROLINA 28802 |
| CONTACT: | KEVIN JONES.<br>(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.

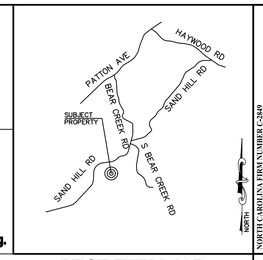
## LEGEND

- 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




NORTH
N.C. GRID (NAD 83)

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




VICINITY MAP
(NOT TO SCALE)

## PROJECT DATA

| | |
|---|---|
| PIN: | 9627-58-9957 AND 68-1713 |
| ADDRESS: | 648 SAND HILL RD |
| DEED BOOK/PAGE: | 6367/0460 |
| PB/PG: | 0238/0176 |
| SITE ACREAGE: | ±0.19 & ±1.92 ACRES |
| ZONING: | RM6 |
| SETBACKS: | |
| FRONT: | 15' |
| SIDES: | 6' |
| REAR: | 15' |

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.


NORTH CAROLINA FIRM NUMBER C-2849
ADVANTAGE
CIVIL ENGINEERING, PA
RESIDENTIAL · COMMERCIAL · INDUSTRIAL
LAND PLANNING · SITE DESIGN · PERMITTING
346 MERRIMON AVENUE, ASHEVILLE, NC 28801
www.aceasheville.com


PRELIMINARY NOT RELEASED FOR CONSTRUCTION
CARL D. LOVOY
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036887

# 648 SAND HILL RD CONDOS
## SITE & ZONING COMPLIANCE PLAN

648 SAND HILL RD
ASHEVILLE, NORTH CAROLINA 28806

BUNCOMBE COUNTY

| # | REVISION | DATE | INT |
|---|---|---|---|
| REV# | DESCRIPTION | 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