

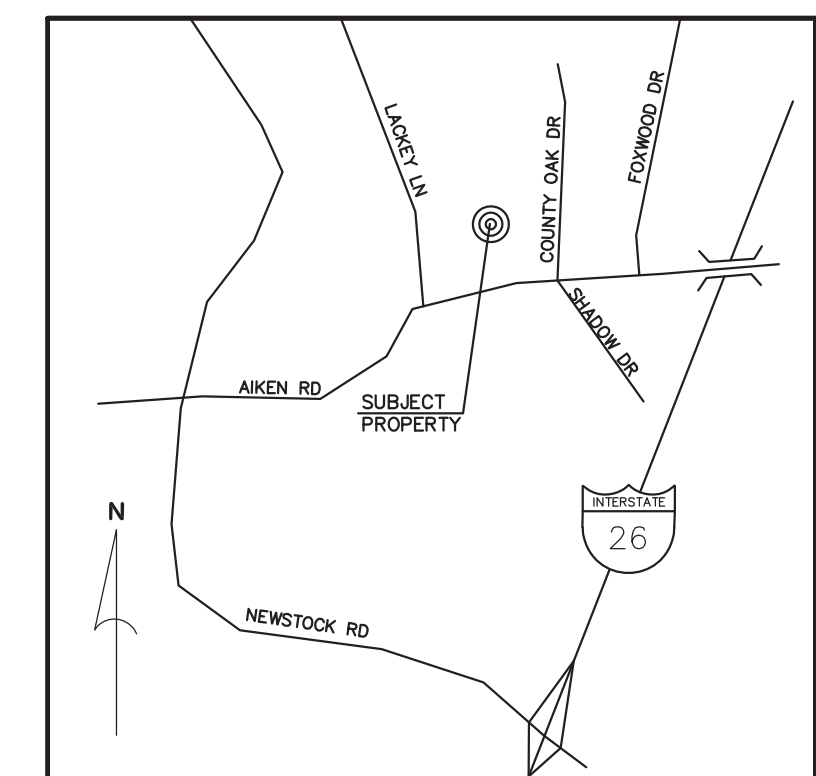
# AIKEN ROAD MULTI-FAMILY

# BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:

HATHAWAY DEVELOPMENT, LLC  
5901-C PEACHTREE DUNWOODY ROAD STE 510  
ATLANTA, GEORGIA 30328  
NICK HATHAWAY  
(770) 448-7047

INDEX OF SHEETS	
Sheet No.	Title
C000	COVER SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING, EROSION CONTROL AND STORM DRAINAGE PLAN
C601	UTILITY PLAN
C602	OFFSITE UTILITY PLAN ELEVATIONS



VICINITY MAP  
(NOT TO SCALE)



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

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WYNESBORO, NC 27586  
PHONE (919) 456-5445  
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NCBLS LICENSE #: C-2184

1.	10/09/17	BOA SUBMITTAL	MAD
NO.	DATE	DESCRIPTION	BY

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

# AIKEN ROAD MULTI-FAMILY

HATHAWAY DEVELOPMENT, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

COVER FOR:

DRAWN BY:	SDB
CDC PROJECT NO.:	11706

SHEET

C000

## DEVELOPMENT DATA

OWNER/DEVELOPER: HATHAWAY DEVELOPMENT, LLC  
5901-C PEACHTREE DUNWOODY ROAD STE 510  
ATLANTA, GEORGIA 30328  
CONTACT: NICK HATHAWAY  
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CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
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FAX (828) 456-5455







NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. MULTI-PHASE CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK 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 RECONSTRUCTION OF COUNTRY OAK DRIVE IS TO BECOME A FUTURE NCDOT ROAD. PROPOSED DRIVES WITHIN THE MULTI-FAMILY DEVELOPMENT TO BE PRIVATE INTERNAL DRIVES. NCDOT ROAD APPROVAL PERMITS TO BE OBTAINED FOR TURNING OVER COUNTRY OAK DRIVE TO THE DOT AFTER RECONSTRUCTION. ALL ROAD STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
7. SUBDIVISION IS NOT A HILLSIDE DEVELOPMENT AS DEFINED BY SECTION 70-68. SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.
8. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
9. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF ASHEVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
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11. NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
12. CONSTRUCTION LIKELY TO BEGIN IN THE SPRING OF 2018; AND BE COMPLETED IN APPROXIMATELY 24 MONTHS. THE RESIDENTIAL UNITS ARE TO BE RENTED. THE FUTURE RESIDENTIAL PHASES OF THIS PROJECT ARE INTENDED TO BE STATED IN SPRING OF 2020.

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING  
(TYP)

PROPOSED PERMANENT DITCH  
@ 1.0% MIN. SLOPE (TYP)

PROPOSED LIMITS OF DISTURBANCE (TYP)  
(18.0 AC TOTAL DISTURBANCE)

PROPOSED SILT FENCE (TYP)

PROPOSED WET DETENTION POND  
(TO BE USED AS A SEDIMENT BASIN  
DURING CONSTRUCTION WITH A  
DRAINAGE AREA < 4 AC) (TYP)

PROPOSED RIP-RAP APRON (TYP)

EXISTING PROPERTY LINE (TYP)

PROPOSED CLUBHOUSE AND POOL AREA

PROPOSED SEDIMENT TRAP  
(DRAINAGE AREA < 2 AC) (TYP)

EXISTING 5' MINOR CONTOUR (TYP)

EXISTING 5' MAJOR CONTOUR (TYP)

PROPOSED LOT LINE FOR  
FUTURE RESIDENTIAL DEVELOPMENT

PROPOSED STORM SYSTEM  
(TYP)

PROPOSED PAVED PARKING LOT (TYP)

PROPOSED DRIVEWAY CULVERT (TYP)

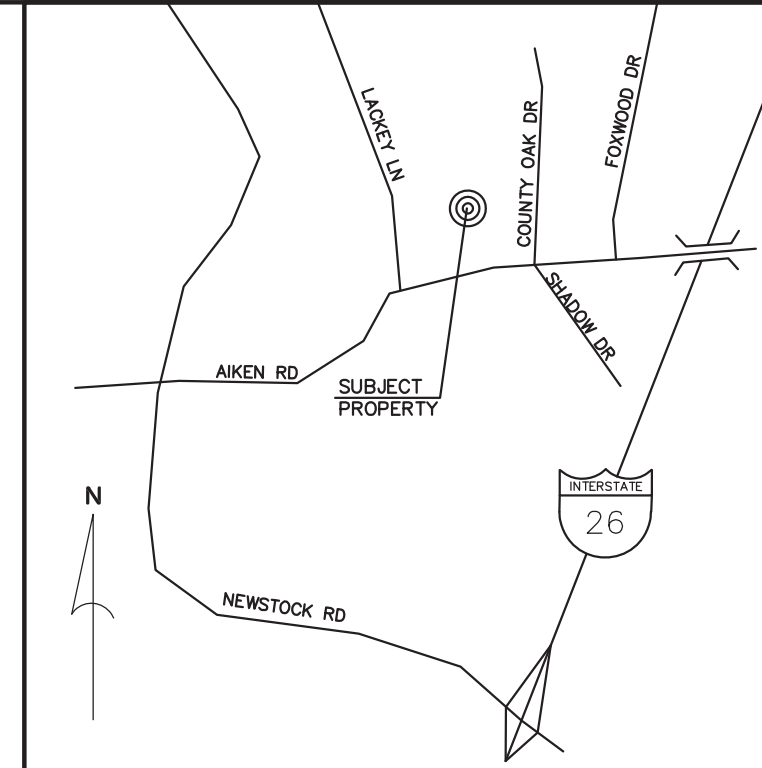
PROPOSED 20' WIDE PAVED ROAD WITHIN  
PROPOSED 45' NCDOT RIGHT-OF-WAY  
(RECONSTRUCTING EXISTING COUNTRY OAK DRIVE)  
(CONTRACTOR TO COORDINATE OFFSITE  
DISTURBANCE WITH PROPERTY OWNERS)

EXISTING PERMANENT ROADSIDE DITCH  
@ 1% MINIMUM SLOPE (TYP)

PROPOSED LOT LINE FOR  
FUTURE RESIDENTIAL DEVELOPMENT

AREA OF DISTURBANCE FOR REMOVAL OF  
EXISTING COUNTRY OAK DRIVE INTERSECTION  
(EXISTING ROAD TO REMAIN OPEN/ACCESSIBLE  
DURING CONSTRUCTION TO ACCESS EXISTING DRIVEWAYS)

PROPOSED CONSTRUCTION  
ENTRANCE



VICINITY MAP  
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: HATHAWAY DEVELOPMENT, LLC  
5901-C PEACHTREE DUNWOODY ROAD STE. 510  
ATLANTA, GEORGIA 30328  
NICK HATHAWAY  
(770) 448-7047

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NORTH CAROLINA 28801  
CHRIS DAY, P.E.  
(828) 252-5388

SURVEYOR: MCABEE AND ASSOCIATES PLS  
3 MCABEE TRAIL  
FAIRVIEW, NORTH CAROLINA 28730  
BARRY WEST, PLS  
(828) 628-1295

ARCHITECT: PUCCIANO & ENGLISH, LLC  
3804 MERCER UNIVERSITY DRIVE, STE 110  
ATLANTA, GEORGIA 30341  
FRED PUCCIANO  
770-457-0623

PROJECT DATA

PIN: 9732-54-4054  
ADDRESS: AIKEN RD/COUNTRY OAK DR  
DEED BOOK/PAGE: 4764/1165  
PROJECT ACREAGE: 29.51 ACRES  
ZONING: R-3

SETBACKS:  
FRONT: 20'  
SIDES: 10'  
REAR: 20'

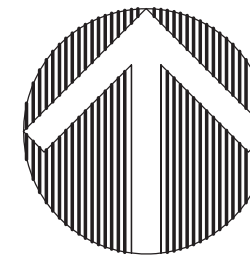
PROPOSED UNITS: 296 MULTI-FAMILY RESIDENTIAL UNITS

DENSITY SUMMARY:  
ALLOWED: 12 UNITS/ACRE= 353 UNITS  
PROPOSED: 10.1 UNITS/ACRE

EXISTING USE: RESIDENTIAL/VACANT  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 18.0 AC

PARKING: 529 SPACES  
(MIN. 11 HC SPACES)  
1.79 SPACES/UNIT



NORTH

GRADING, EROSION CONTROL AND  
STORM DRAINAGE PLAN

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

FOR REVIEW ONLY

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GRADING, EROSION CONTROL AND STORM DRAINAGE PLAN FOR:

AIKEN ROAD MULTI-FAMILY

HATHAWAY DEVELOPMENT, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: SDB  
CDC PROJECT NO.: 11706

SHEET

C301

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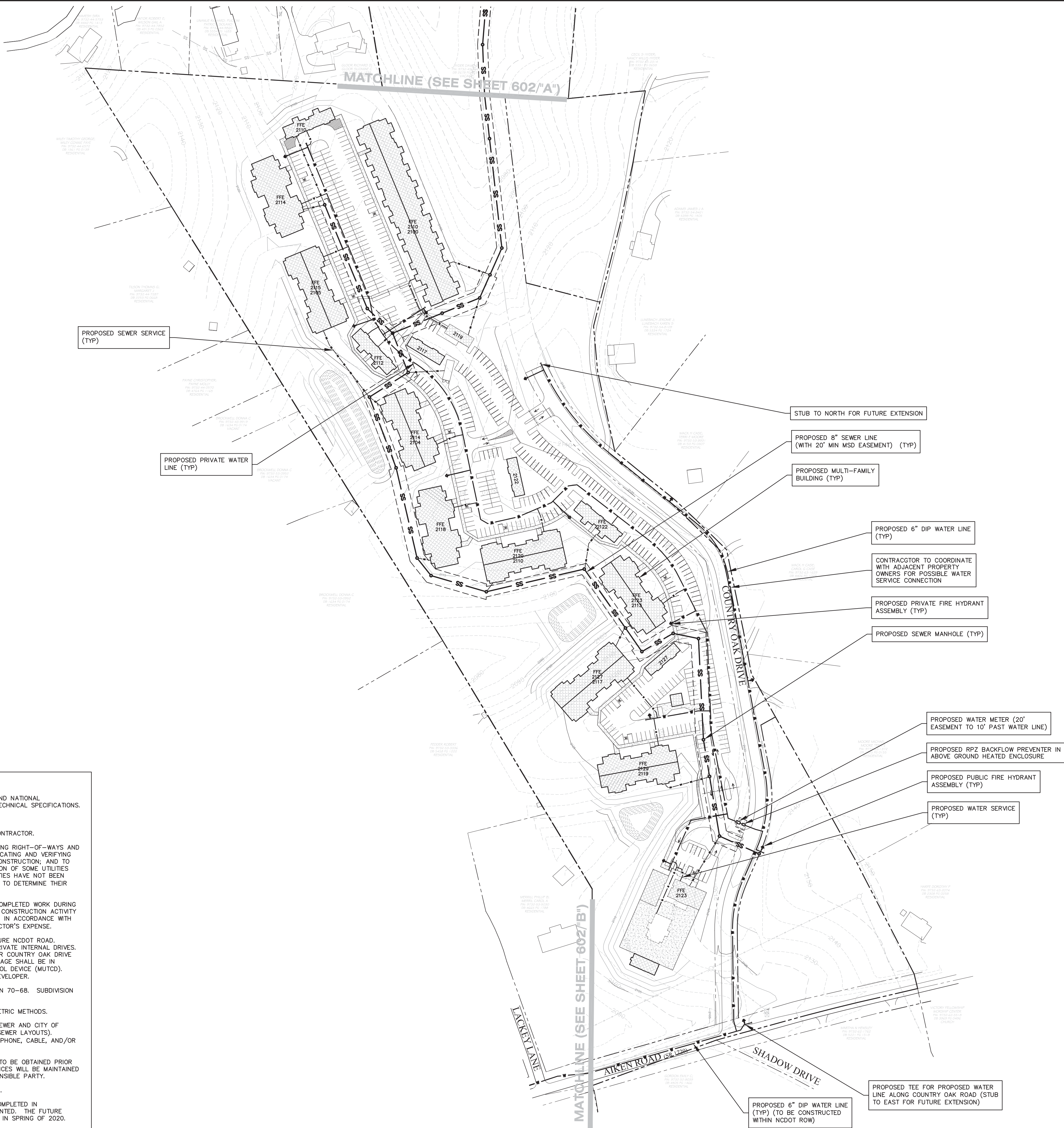
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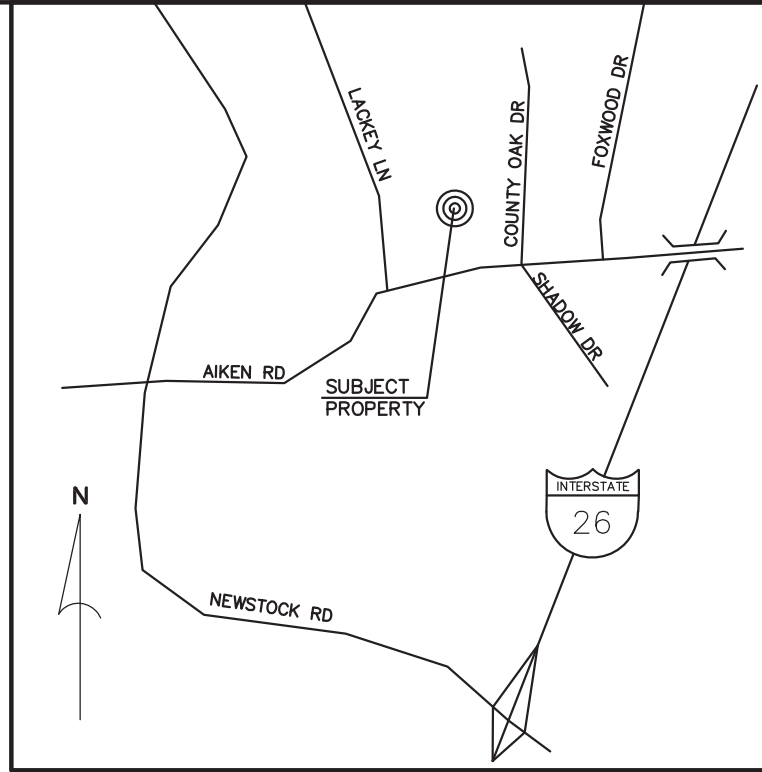
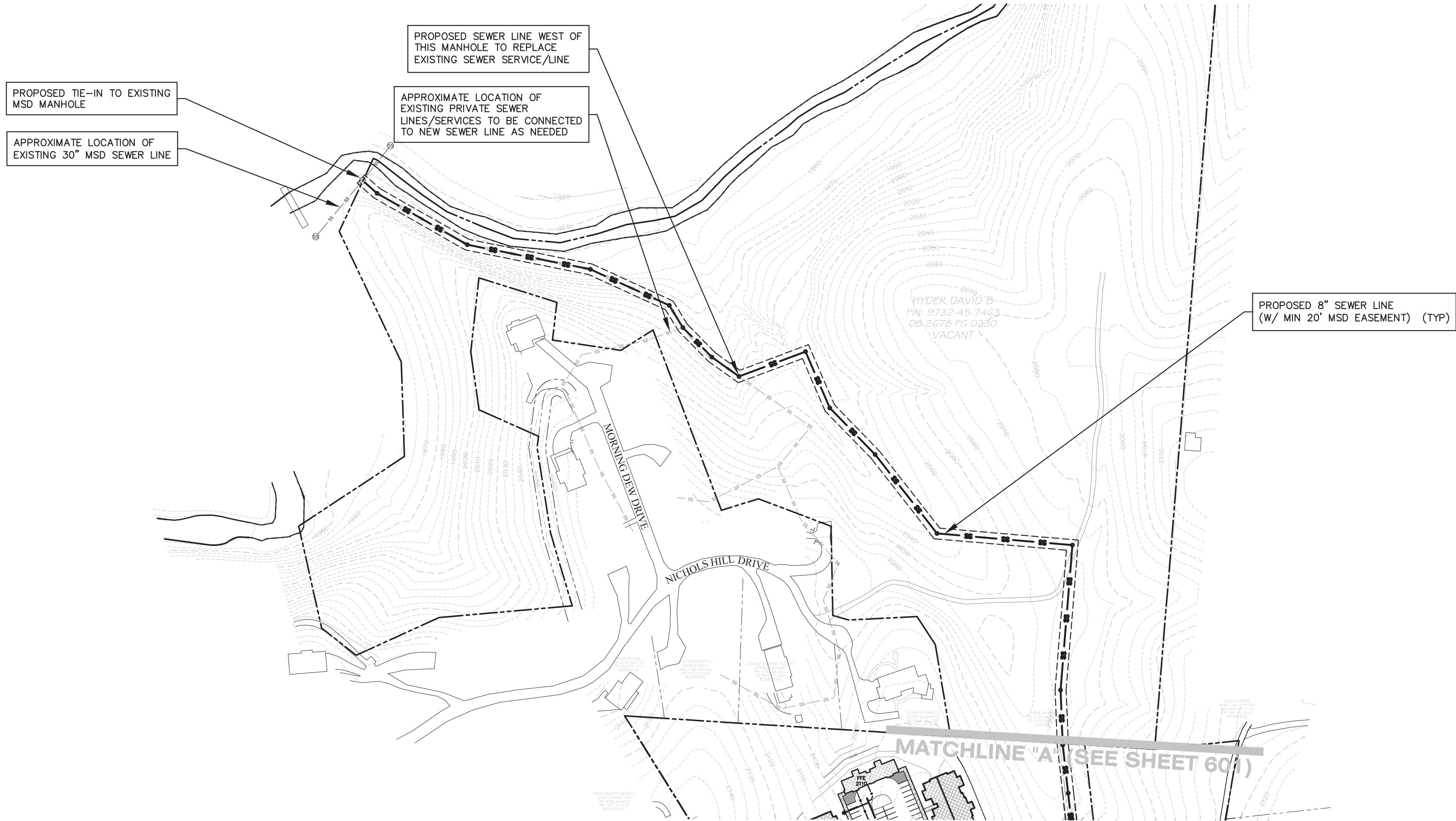


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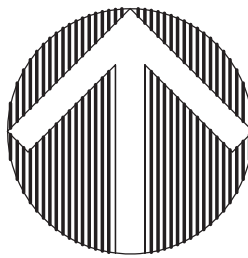
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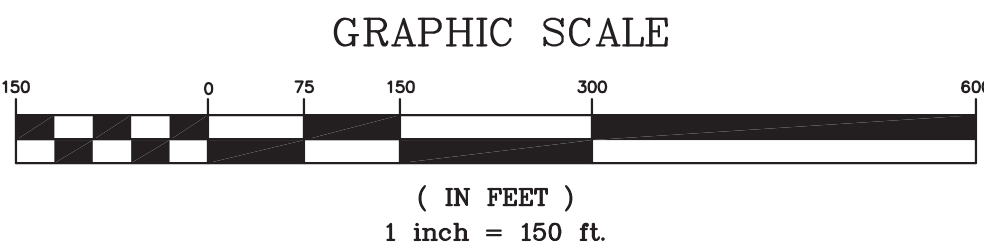
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NORTH

OFFSITE UTILITY PLAN



FOR REVIEW ONLY

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CONSTRUCTION

AIKEN ROAD MULTI-FAMILY

OFFSITE UTILITY PLAN FOR:

DRAWN BY: SDB  
CDC PROJECT NO.: 11706

SHEET

C602

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