

VICINITY MAP  
 (NOT TO SCALE)

**SITE LEGEND**

- PROPERTY LINE: - - - - -
- SETBACK LINE: - · - · - · -
- RIGHT OF WAY LINE: - - - - -
- PROPOSED SIGHT TRIANGLE: [Symbol]
- PROPOSED LIGHT DUTY PAVEMENT: [Symbol]
- STREAM CENTERLINE: - - - - -
- STREAM BUFFER: [Symbol]

**DEVELOPMENT DATA**

OWNER/DEVELOPER: CCSVI, LLC  
 95 DEPOT STREET  
 WAYNESVILLE, NC 28786  
 BLAKE BAIRD

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
 168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 BEN MUNN P.E.  
 (828) 252-5388

CONTACT:

SURVEYOR: ASSOCIATED LAND SURVEYORS  
 P.O. BOX 578  
 HORSE SHOE, NC 28742  
 (828) 890-3507

CONTACT:

**PROJECT DATA**

PIN: 9538-74-8821  
 ADDRESS: 20 CUMMINGS COVE PARKWAY  
 HENDERSONVILLE, NC 28739  
 1211/158  
 DEED BOOK/PAGE: 10.71 ACRES  
 SITE ACREAGE: R2R  
 ZONING: R2R

SETBACKS:  
 FRONT: 15'  
 SIDES: 10'  
 REAR: 10'

DISTURBED AREA:  
 SLOPES > 60%: 5.25 ACRES  
 0.27 ACRES

PROPOSED LOTS: 34 RESIDENTIAL UNITS  
 MINIMUM LOTS SIZE: N/A

DENSITY SUMMARY: PROPOSED: 3 UNITS/ACRE

EXISTING USE: UNDEVELOPED  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED PRIVATE ROADS: 2,250 LF  
 PROPOSED PUBLIC ROADS: 0 LF

WATER SYSTEM: PUBLIC  
 SEWER SYSTEM: PUBLIC

NEAREST WATER SYSTEM: ALONG FRONTAGE  
 NEAREST SEWER SYSTEM: 40'

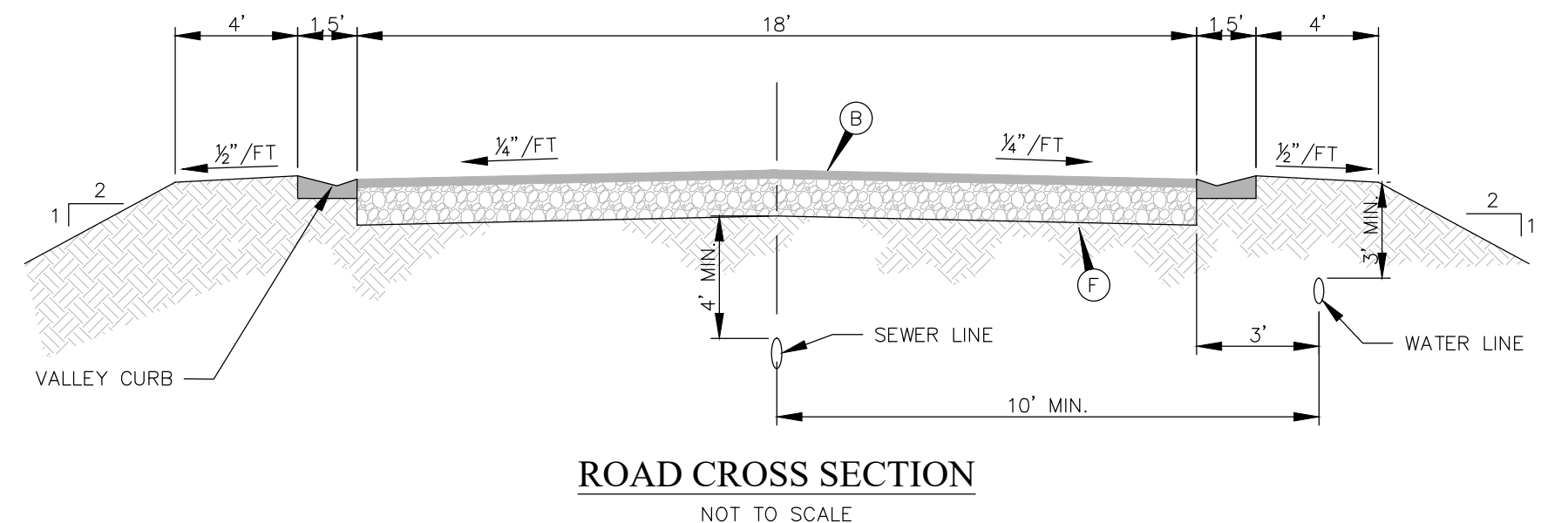
**FOR REVIEW ONLY**

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	06/07/16	DEVELOPMENT PLAN SUBMITTAL



- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  - SINGLE-PHASE CONSTRUCTION.
  - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  - 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.
  - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) 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.
  - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
  - 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 A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
  - ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
  - CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
  - PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



ROAD CROSS SECTION  
 NOT TO SCALE

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

**NORTH**

**SITE DEVELOPMENT PLAN**

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 50 ft.