NOTES

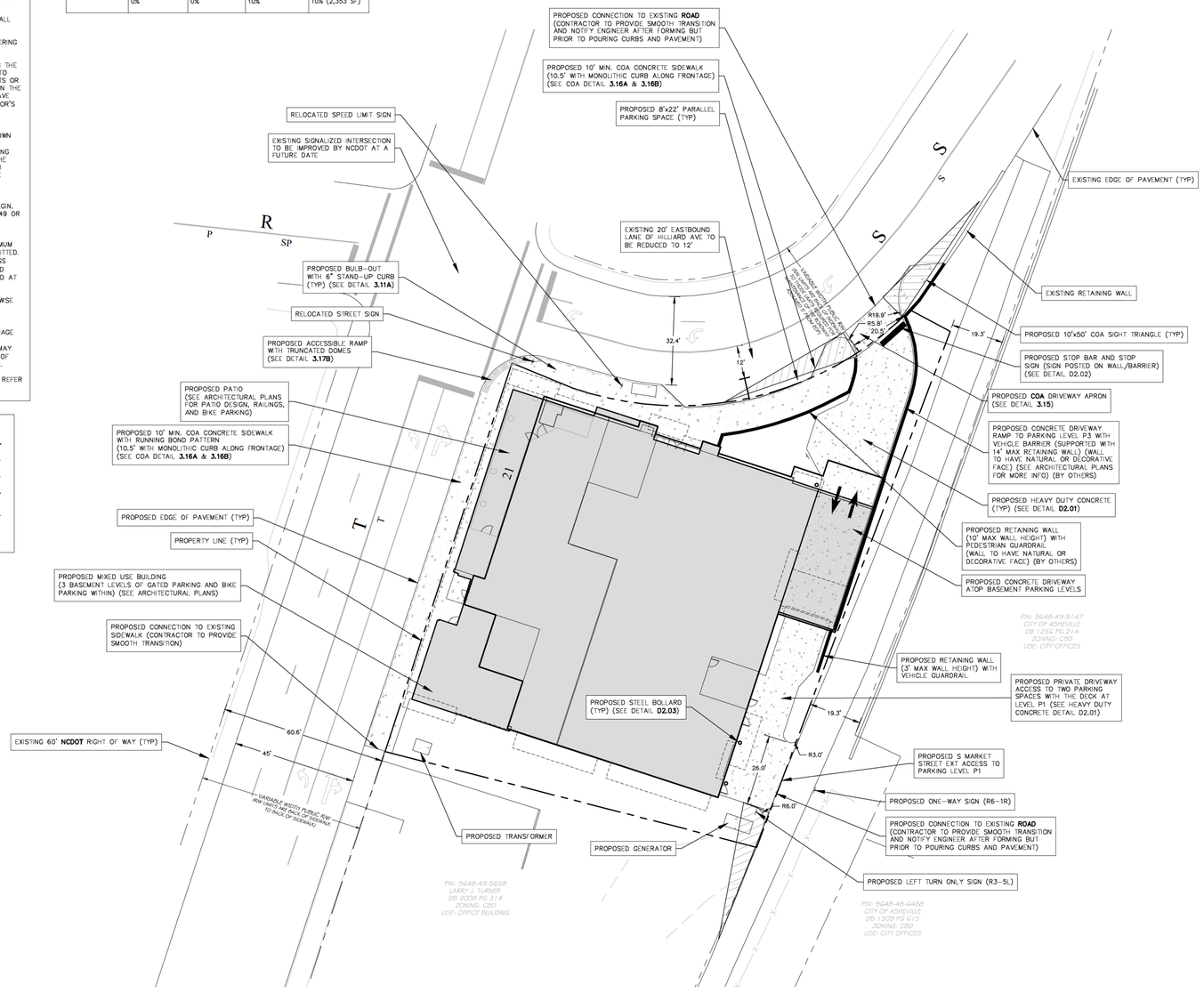
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. SINGLE-PHASE CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A **NORTH CAROLINA** LICENSED CONTRACTOR.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. 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.
6. 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. 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 SLOPES SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
9. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE **5'** UNLESS OTHERWISE NOTED.
10. 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.
11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.

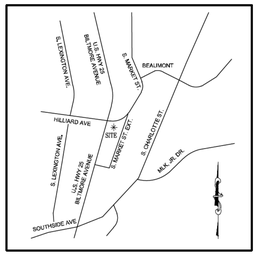
SITE LEGEND

PROPERTY LINE
SETBACK LINE
RIGHT OF WAY LINE
SAWCUT LINE
PROPOSED SIGHT TRIANGLE
PROPOSED CONCRETE

TREE CANOPY COVERAGE DATA				
RESOURCE MANAGEMENT DISTRICT	DOWNTOWN			
EXISTING TREE CANOPY	94%			
PROPOSED TREE CANOPY	PRESERVED	PLANTED	PAYMENT-IN-LIEU	TOTAL
	0%	0%	10%	10% (2,353 SF)

PUBLIC BENEFITS TABLE		
APPENDIX 7-A		
GROUP 2 : OPTION 1		
POINTS	ACTIONS	NOTES
100	AFFORDABLE HOUSING REPARATIONS	$3000/ROOM X 89 ROOMS = $267,000/ROOM TO HOUSING TRUST FUND OR REPARATIONS FUND
70	LIVING WAGES WITH INCLUSIVE HIRING	TO BE IN PLACE WITHIN 3 MONTHS OF CERTIFICATE OF OCCUPANCY
10	TRANSPORTATION BENEFIT	
40	SUPPORTING MWBE	$600/ROOM X 89 ROOMS = $53,400 TO CITY
TOTAL: 220		$320,400 PAYMENTS





VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	PRESERVE COMMUNITIES BILTMORE MARKET, LLC 145 BILTMORE #501 ASHEVILLE, NC 28801
CONTACT:	AL SNEEDEN (828) 215-8019
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	MICHAEL CAIN, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD COURT #301 ASHEVILLE, NC 28806
CONTACT:	MARTIN A. BARNES, P.L.S. (828) 225-6562
ARCHITECT:	MHAWORKS 12 S. LEXINGTON AVENUE, SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICO, A.I.A. (828) 251-5550

PROJECT DATA

PIN:	9648-48-6823
ADDRESS:	120 BILTMORE AVE
DEED BOOK/PAGE:	5963/1269
SITE ACREAGE:	0.54 ACRES
ZONING:	CENTRAL BUSINESS DISTRICT (CBD)
SETBACKS:	N/A (CBD)
DISTURBED AREA:	0.69 AC

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: N/A (CBD)
DECK SPACES: 65
ON-STREET SPACES: 2
TOTAL SPACES: 67

HANDICAPPED SPACES:
SPACES REQUIRED: 3 SPACES PROVIDED: 3

BICYCLE SPACES: 4

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	UNITS
CONDOS	9 STORY	67'-0"	43

COMMERCIAL GFA

RETAIL: 1,315 SF
RESTAURANT: 2958 SF + 800 SF OUTDOOR DINING

TOTAL GFA: 72,907 SF

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.01 ACRES (1%)	0.53 ACRES (99%)
POST-DEVELOPMENT:	0.46 ACRES (86%)	0.08 ACRES (14%)

OPEN SPACE CALCULATIONS: N/A

P

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MHA WORKS
Together, we create.

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CDC Civil Design Concepts, PA
NCBELS#: C-2194

[redacted]

SITE PLAN FOR:
120 BILTMORE AVENUE MIXED-USE
PRESERVE COMMUNITIES
120 BILTMORE AVE. ASHEVILLE, NC 28801

REVISIONS:

#	DESCRIPTION:	DATE

SHEET NAME:
SITE PLAN

PHASE:
CONSTRUCTION DOCUMENTS

ISSUE DATE:10/31/2023
PROJECT #: 12022
DRAWN BY: CDC

SHEET NUMBER
C20