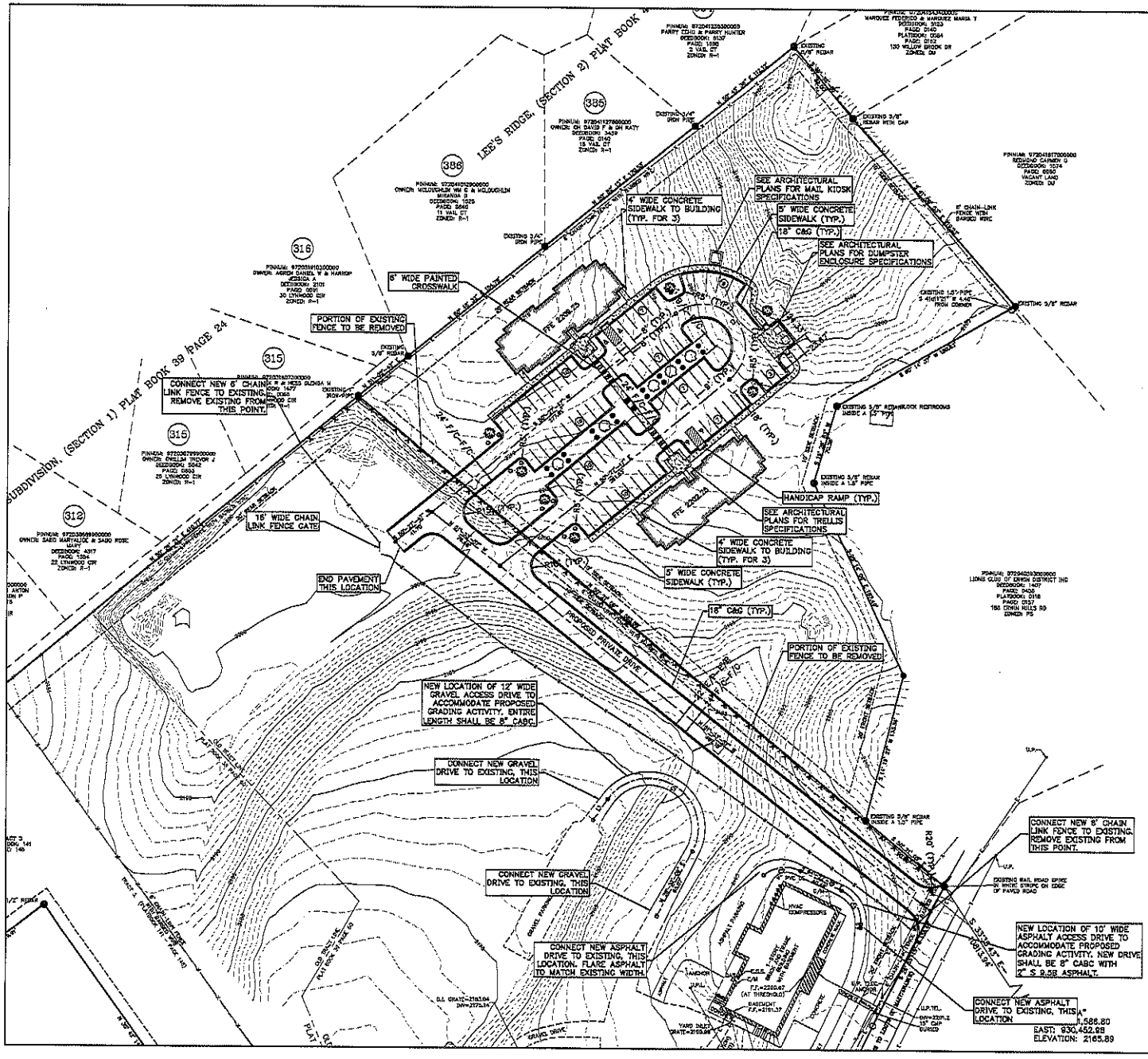

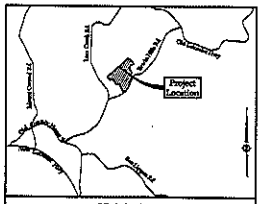

Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	ASHEVILLE BUNCOMBE EDUCATIONAL HOUSING, LLC
CONTACT:	TIDWELL ANDREW
PHONE:	9782343198
ADDRESS:	175 PENNINGTON CORNER, FAIRVIEW, NC 28730
PIN:	9730-93042-400117
PHYSICAL ADDRESS:	180 BROWN HILLS ROAD ASHEVILLE, NC 28806
PROPERTY SIZE:	7.93 AC NON AC. (6.21 AC TOTAL)
ZONING DISTRICT:	RS
SETBACKS:	50' FRONT, 15' SIDE, 25' REAR
DENSITY CALCULATIONS	
# OF UNITS	24
MAXIMUM ALLOWED	8 DWELLING UNITS/AC
PROVIDED	6 DWELLING UNITS/ACRE (24 UNITS/3.99 ACRE)
PARKING/SPACE CALCULATIONS	
RESIDENTIAL DWELLINGS: SINGLE/FAMILY, MULTI/FAMILY	
TWO SPACES FOR EACH DWELLING UNIT	
TOTAL NUMBER OF UNITS = 24	
PARKING SPACES REQUIRED	
2 X 24 = 48 SPACES	
TOTAL REQUIRED = 48	
TOTAL PARKING SPACES PROVIDED	
75 PARKING SPACES	
HANDICAPPED PARKING SPACES REQUIRED	
PER ADC 74-37 3049 = 2	
TOTAL HANDICAPPED PARKING SPACES PROVIDED	
4 VAN ACCESSIBLE PARKING SPACES	
LANDSCAPING	
PARKING AREA: 14,700 SF	
REQUIRED LANDSCAPE AREA: 1,470 SF	
PROVIDED LANDSCAPE AREA: 4,600 SF.	
ARCHITECTURAL INFORMATION	
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT: 50 FT.	
PROPOSED BUILDING HEIGHT: 35 FT.	
LIGHTING	
LIGHTING WILL COMPLY WITH SECTION 78-486 OF THE ZONING ORDINANCE. LIGHTING WILL BE PROVIDED BY DUKE PROGRESS ENERGY.	

ROADWAY CENTERLINE DATA

CURVE	RADIUS	CHORD BEARING AND DISTANCE	ARC LENGTH
C1	37.00'	N 38°-32'-12" W 75.00'	117.81'

ACCESS DRIVES CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 34°-54'-07" W	22.54'
L2	N 3°-31'-45" W	3.31'

CURVE	RADIUS	CHORD BEARING AND DISTANCE	ARC LENGTH
C2	44.00'	N 59°-15'-33" W 87.99'	133.34'
C3	30.00'	N 50°-03'-45" E 51.83'	57.79'
C4	30.00'	N 50°-03'-45" W 51.83'	57.79'
C5	44.00'	N 59°-15'-33" E 87.99'	133.34'

NOTES:
ANTICIPATED START DATE – NOVEMBER 2015
ANTICIPATED BUILDING CONSTRUCTION – FEBRUARY 2016
ANTICIPATED COMPLETION – JULY 2016

THE LAND IS TO BE LEASED FROM BUNCOMBE COUNTY FOR A 99 YEAR LEASE. THERE WILL BE NO SELLING OF NAY PARTS OF THE DEVELOPMENT.

Davis CivilSolutions, PA
Site/Infrastructure • Engineering/Planning
Final Drawing For Review

Site Development Plan For Williams-Baldwin Teacher Campus

BUNCOMBE COUNTY, NORTH CAROLINA

Job No: 15117
Date: Sept. 11, 2015
Scale: 1"=40'
Rev Date:

Layout

Sheet C2