



# Buncombe Planning and Development

46 Valley Street  
Asheville, NC 28801

Telephone: (828) 250-4830

Fax: (828) 250-6086

[zoningquestions@buncombecounty.org](mailto:zoningquestions@buncombecounty.org)

## Board of Adjustment Agenda Item Summary

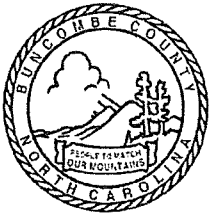
*Members of the Board of Adjustment may not discuss cases with the applicant, neighbors, or fellow board members outside of the hearing. The Board may only consider facts presented to the full Board at the hearing. The information contained herein is for informational purposes only. Any ex-parte communications must be disclosed prior to the commencement of a quasi-judicial public hearing.*

The Board of Adjustment is a voluntary board comprised of Buncombe County citizens appointed by the Buncombe County Board of Commissioners. This voluntary Board consists of seven (7) members and six (6) alternates who substitute in the case of absence so that the goal of maintaining a quorum is assured.

<b>Application Name:</b>	<b>Doan Road Conditional Use Permit</b>
<b>Case Number:</b>	<b>ZPH2018-00038</b>
<b>PIN:</b>	<b>9743-57-9499 (40 Doan Rd)</b>
<b>BOA Staff Summary:</b>	Brian Sineath of MS Properties of Weaverville, LLC has applied for a Conditional Use Permit for a Level I Planned Unit Development pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to develop 16 residential units. The applicant has further applied to extend the Conditional Use Permit through a statutory vested rights approval of five (5) years pursuant to §78-622.
<b>Nature of Request:</b>	<b>Conditional Use Permit for a Planned Unit Development</b>
<b>Project Description:</b>	The plan proposes to construct 16 residential units in 8 duplex buildings on 1.98 acres for a density of 8.08 units per acre. The stormwater and erosion control conceptual plans have been found to be adequate. A traffic study is not required and was not submitted.
<b>Zoning:</b>	<b>R-2 Residential</b>
<b>Driving Directions:</b>	From Asheville, take future I-26 West. Take the Flat Creek Exit (Exit 17). At the end of the off-ramp, cross N. Buncombe School Road onto Griffee Road. Turn right onto Doan Road. The subject property is on the left just past the entrance to North Windy Ridge Intermediate School.
<b>Access:</b>	Access is from Doan Road which is NCDOT maintained up to the subject property and privately maintained for a distance of approximately 1200 feet.
<b>Utilities:</b>	MSD sewer and Town of Weaverville water

**Additional Information:** *the Staff summary provides a basic overview of an application that has been submitted to the Board of Adjustment for consideration and is meant to provide the general public with basic information as it relates to the application. It is not meant to substitute or supplant a formal application or provide a recommendation regarding the merits of the application.*





## Buncombe County Planning & Development Application for a Conditional Use Permit (CUP)

### PLEASE NOTE:

A PRE-SUBMITTAL CONFERENCE WITH THE ZONING ADMINISTRATOR IS REQUIRED  
PRIOR TO SUBMITTING THIS APPLICATION FOR A CONDITIONAL USE PERMIT

*Please complete all sections of the application.*

### A. Property Information

PIN(s): 9743-57-9499 (1.98 AC)

Address(es): 40 Doan Road Weaverville, NC 28787

Project Name: 40 Doan Road

Acreage: 1.98

### B. Application for Conditional Use Permit

Application is hereby made to the Board of Adjustment to issue a Conditional Use Permit for use of the property described above as a *(please provide a brief description of the use)*:

The residential development consists of eight (8) duplex buildings for a total of 16 units including a loop drive access with two (2) parking spaces per unit on 1.98 acres within the R-2 Zoning District.

### C. Applicant Contact Information

MS Properties of Weaverville, LLC  
Company/Corporate Name (if applicable)

Brian Sineath  
Applicant's Name

PO Box 1603  
Mailing Address

Weaverville, NC 28787-1603  
City, State, and Zip Code

( 828 ) 645 - 8518  
Telephone

bsineath@sineathconstruction.com  
Email

### D. Owner Contact Information (If different)

\_\_\_\_\_  
Owner's Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, and Zip Code

( )  
Telephone

\_\_\_\_\_  
Email

### OFFICE USE ONLY:

Date received: 8/13/18  
Case number: ZPH 2018-00438  
Scheduled BOA Hearing: 9/12/18

Pre-Submittal Conference Date: 7/31/18  
[Signature]  
Buncombe Zoning Administrator/Designee Signature



## E. CONDITIONAL USE PERMIT APPLICATION CHECKLIST

**I, the petitioner, submit a site-specific development plan containing the following information** (Please mark 'NA' by any requirement that is not applicable and provide a brief statement as to why it is not applicable. Failure to submit a complete application will result in removal from the Board of Adjustment agenda):

### ☒ Development Plans:

- ☒ One full sized copy of the development plan to scale and dated.
- ☒ 11 copies of the development plan reduced to either 11"x 17" or 8.5"x 11".
- ☒ A digital version of the development plan in pdf format.
- ☒ A statement of present and proposed ownership.
- ☒ Development schedule indicating approximate beginning and completion dates of the development, including any proposed stages.
- ☒ Statement of the applicant's intentions regarding future sales and/or leasing of all or portions of the development.
- ☒ Quantitative data for the following: proposed total number and type of residential dwelling units, parcel size, gross residential densities, and the total amount of open space.
- ☒ Plan for maintenance of common areas, recreation areas, open spaces, streets and utilities.
- ☐ For commercial structures in PUDs, architectural renderings of all principal buildings, drawn to a known scale. Elevation renderings of the site, to scale, for any retaining wall system proposed to provide a cumulative vertical relief in excess of 10' in height showing landscaping, vegetative screening, and the top and bottom of the wall at grade.

### ☒ Site Conditions:

- ☒ Existing site conditions including the following if applicable: contours, watercourses, identified flood hazard areas, and any unique natural or manmade features.
- ☒ Boundary lines of the proposed development, lot lines, and plot design.
- ☒ Proposed location and use of all existing and proposed structures, including the location of any proposed retaining walls. The maximum height of any retaining wall shall be shown on the proposed site plan.
- ☒ Location and size of all areas to be conveyed, dedicated, or reserved as common open space, parks, recreational areas, school sites, and similar public and semipublic uses.
- ☒ Locations and/or notation of existing and proposed easements and rights-of-way.
- ☒ Zoning district in which the project is located.

### ☒ Infrastructure:

- ☒ Existing and proposed street system, including the location and number of off-street parking spaces, service areas, loading areas, and major points of access to the public right-of-way.
- ☒ Notation of the proposed ownership of the street system (*public or private*).
- ☒ Documentation from the Buncombe County Fire Marshal indicating the adequacy of the development's facilities for emergency medical and fire services.
- ☒ Approximate location of proposed utility systems, including documentation of water and sewer availability.
- ☒ Documentation of pre-application conferences with the Sedimentation and Erosion Control and Stormwater Management offices (*where required*).

### ☒ Perimeter and Adjacent Uses:

- ☐ Proposed treatment of the development's perimeter including materials/techniques (*ex: screens, fences, walls*).
- ☒ Information on adjacent lands: land use, zoning classifications, public facilities, and any unique natural features.



## F. CONDITIONAL USE PERMIT BURDEN OF PROOF

In the spaces provided below, indicate **the facts you intend to demonstrate** and **the arguments that you intend to make** to demonstrate to the Board that it can properly grant the Conditional Use Permit as provided for in §78-677(g) *Procedures for obtaining a Conditional Use Permit, Conditions for granting approval*. The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Conditional Use Permit.

*If necessary please provide the information on a separate sheet of paper. Where applicable, indicate if a requirement does not apply. If this is a revision to a previously approved Conditional Use Permit and the answers to the statements below have not changed, indicate 'no change from previous approval' in the space provided.*

1. Indicate how the proposed CUP will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed CUP:

The proposed development will provide a much needed residential rental option on Weaverville's north side, adjacent to North Windy Ridge intermediate school, part of the North Buncombe School District.

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2. Indicate how the proposed CUP will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood of the proposed CUP:

The proposed development improvements are designed and located to avoid extremely steep slopes and are consistent with purchased and rental properties adjacent.

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3. Indicate how the proposed CUP will not cause or have adverse effects on surrounding properties due to noise, vibration, odor, or glare effects:

There will be minimal noise, vibration and/or odor created by this residential community. Standard residential services, such as trash pick up, will be provided. Full cut-off lighting fixtures will be provided as required by the Buncombe County Zoning Ordinance.

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4. Indicate how satisfactory ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control have been provided or how the items listed are not applicable to the proposed CUP:

The property entrance shall meet Buncombe County access requirements and internal vehicular circulation shall provide adequate 1-way traffic flow and parking. The preliminary site plans and vehicular circulation has been reviewed and approved by Terry Gentry, Deputy Fire Marshall.

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5. Indicate how off-street parking and loading areas are proposed to be provided, with particular attention to the items in §78-658 of the Buncombe County Zoning Ordinance or how the items listed are not applicable to the proposed CUP:

The development provides off-street parking for residential duplex units at a ratio of 2 spaces per unit for a total of 32 spaces.

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6. Indicate how adequate and proper utilities, with reference to locations, availability, and compatibility are to be provided or how the items listed are not applicable to the proposed CUP:

The development has access to City of Weaverville public water via a 6" waterline extension from Doan Road. Access to MSD Sanitary Sewer is also available on Doan Road near the property entrance to the Northwest. Please reference the provided allocations for the project for both Public Water and Sanitary Sewer.

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7. Indicate how buffering, with reference to type, locations, and dimensions will be provided or how it is not applicable to the proposed CUP:

Not applicable.

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8. Indicate how signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic effect will be compatible and harmonious with properties in the area or how the items listed are not applicable to the proposed CUP:

A low monument sign may be placed near the intersection of Doan Road and the entrance to North Windy Ridge in a location not to obstruct view of traffic with low voltage lighting towards the sign. All interior development lighting provided shall be full cut-off fixtures as required by the Buncombe County Zoning Ordinance..

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9. Indicate what playgrounds, open spaces, yards, landscaping, access ways, and pedestrian ways are proposed, with reference to location, size, and suitability in relation to the proposed CUP or how the items listed are not applicable to the proposed CUP:

The development will be landscaped, at a minimum, per the Buncombe County Zoning Ordinance.

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10. Describe building(s) and structure(s) with reference to location, size, and use and how the proposed buildings would be compatible with the surrounding neighborhood or how the items listed are not applicable to the proposed CUP:

Duplex structures all have a similar footprint of  $\pm 2,100$  SF with main and upper living levels.

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11. Describe the hours of operation of the proposed use and how those hours will protect and maintain the character of the surrounding neighborhood or how the hours of operation are not applicable to the proposed CUP:

Not applicable.

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## G. ADDITIONAL CONDITIONAL USE STANDARDS

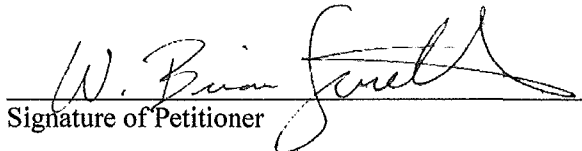
Before issuance of a conditional use permit for one of the specific uses listed in §78-678(b) *Conditional Use Standards* of the Buncombe County Zoning Ordinance, additional standards must be met.

**The petitioner shall be required to submit an additional form** specific to the use, in order to assure these conditions are met. An application for a use listed in §78-678(b) shall not be deemed complete without the additional form.

Failure to submit the complete additional form(s) required for specific conditional uses will result in removal from the Board of Adjustment agenda

## H. CERTIFICATION

- I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge and hereby make application for a conditional use permit. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

  
Signature of Petitioner

August 13 2018  
Month Day Year



**Buncombe County Planning & Development**  
**Application for Additional Conditional Use Standards:**  
**Level I Planned Unit Development (PUD)**

***Please complete all sections of the application.***

### A. Property Information

**PIN(s):** 9743-57-9499 (1.98 AC)

**Address(es):** 40 Doan Road Weaverville, NC 28787

**Project Name:** 40 Doan Road

**Acreage:** 1.98

### B. Application for a Level I Planned Unit Development

Application is hereby made to the Board of Adjustment to issue a Conditional Use Permit for a Level I Planned Unit Development (*please provide a brief description of the project*):

The residential development consists of eight (8) duplex buildings for a total of 16 units including a loop drive access with two (2) parking spaces per unit on 1.98 acres within the R-2 Zoning District.

### C. Applicant Contact Information

MS Properties of Weaverville, LLC  
**Company/Corporate Name (if applicable)**

Brian Sineath  
**Applicant's Name**

PO Box 1603  
**Mailing Address**

Weaverville, NC 28787-1603  
**City, State, and Zip Code**

( 828 ) 645 - 8518  
Telephone

bsineath@sineathconstruction.com  
**Email**

**D. Owner Contact Information (If different)**

Owner's Name \_\_\_\_\_

**Mailing Address**

City, State, and Zip Code

( )  
Telephone

## Email

**OFFICE USE ONLY:**

Date received: 8/13/18 Case number: 284-2018-00038

Scheduled BOA Hearing: 9/12/18



## E. LEVEL I PLANNED UNIT DEVELOPMENT BURDEN OF PROOF

Before issuance of a conditional use permit for one of the specific uses listed in §78-678(b) *Conditional Use Standards* of the Buncombe County Zoning Ordinance, additional standards must be met. In the spaces provided below, indicate **the facts you intend to demonstrate** and **the arguments that you intend to make** to demonstrate to the Board that it can properly grant the Conditional Use Permit as provided for in §78-678(b)(6) *Conditional Use Standards, Planned Unit Developments, Level I (PUDI)*. The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Conditional Use Permit for a PUDI.

*If necessary provide the information on a separate sheet of paper. Where applicable, indicate if a requirement does not apply. If this is a revision to a previously approved Conditional Use Permit for a PUDI and the answers to the statements below have not changed, indicate "no change from previous approval" in the space provided.*

1. Indicate ownership of the subject property. The land in a PUDI shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.

The property is owned by a single entity, MS Properties of Weaverville, LLC.

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2. Indicate the total number of residential dwelling units and dwelling units per acre. There are no density requirements for nonresidential uses as long as the proposed project does not violate the intent of the district in which it is located. The proposed residential density of the PUDI (dwelling units per acre as shown in Section 78-642) shall conform to that permitted in the district in which the development is located. If the PUDI lies in more than one district, the number of allowable dwelling units must be separately calculated for each portion of the PUDI that is in a separate district, and must then be combined to determine the number of dwelling units allowable in the entire PUDI. When the PUDI is a community oriented development, the allowed density shall be in accordance with Sec. 78-650.

The development proposes 16 dwelling units on 1.98 acres on Doan Road, two miles north of Weaverville off Exit 17 just East of I-26. The proposed density per acre is 8.08 units which is less than the allowable density in accordance with Section 78-650.

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3. Indicate all proposed uses. A mixture of land uses shall be allowed in any PUDI. However, within residential districts, nonresidential uses shall be carefully designed to complement the residential uses within the PUDI. All PUDIs must be compatible with and not violate the intent of the zoning district; however, said uses may include uses not permitted under Sec. 78-641 within the zoning district(s) within which the project is located, provided that the Board of Adjustment finds that nonresidential uses do not disrupt the character of the community.

The development comprises of 8 duplex units.

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4. Lot size and setbacks shall be shown on the submitted site plan. The normal minimum lot size and requirements for interior setbacks are hereby waived for the PUDI, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment.

All setbacks are per Buncombe County Zoning Ordinance as shown on the plans.

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5. Indicate the height of all structures. The normal maximum structure height may be waived for the PUDI, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, PUDIs in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment. PUDIs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.

The duplex structures have a main level & upper living level with a maximum height of 35' at the street / parking.

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6. Indicate distances between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the Board of Adjustment to ensure adequate air, light, privacy, and space for emergency vehicles.

All duplex units are a minimum 20' distance apart from one another. All openings for dwellings units are oriented from front to rear.

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7. Indicate how the development provides reasonable visual and acoustical privacy for all dwelling units. Fences, insulation, walls, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses, and reduction of noise. Multilevel buildings shall be located within a PUDI in such a way as to dissipate any adverse impact on adjoining low-rise buildings and shall not invade the privacy of the occupants of such low-rise buildings.

Each unit will have a two hour separation wall with a STC rating between 55-59. Each unit will have a privacy screen at their individual deck or patio.

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8. Indicate conformance with perimeter setbacks. Structures located on the perimeter of the development must be set back from property lines and rights-of-way of abutting streets in accordance with the provisions of the zoning ordinance controlling the district within which the property is situated.

All setbacks are per Buncombe County Zoning Ordinance as shown on the plans.

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9. Indicate the number of parking spaces proposed. Parking requirements may be waived for the PUDI, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment.

The development provides off-street parking for residential duplex units at a ratio of 2 spaces per unit, for a total of 32 spaces.

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10. Indicate proposed conveyance and maintenance mechanisms. Conveyance and maintenance of open space, recreational areas and communally owned facilities shall be in accordance with G.S. 47-1 et seq. the Unit Ownership Act and/or any other appropriate mechanisms acceptable to the Board of Adjustment.

The development grounds and landscaping will be maintained by MS Properties of Weaverville, LLC in accordance with all provisions of the ordinance.

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11. Building envelopes shall be shown on the submitted site plan. Where flexibility in design of residential units is desired, the building envelope shall indicate the maximum expanse of the proposed footprint of the structure.

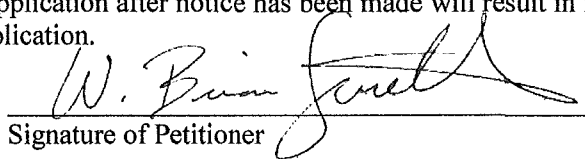
The building envelopes / footprints have been determined and indicated on the plans.

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#### F. CERTIFICATION

- I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge and hereby make application for a Conditional Use Permit for a PUDI. Any incorrect information will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

  
Signature of Petitioner

August  
Month

13  
Day

2018  
Year





**46 Valley Street  
Asheville, NC 28801  
Telephone (828) 250-4830  
Fax (828) 250-6086**



- (b) I, the petitioner, have labeled the site specific development plan submitted with my request for a Conditional Use Permit(s) and/or variance(s) with the following statement:

*Approval of this plan establishes a zoning vested right under G.S. 153A-344.1. Unless terminated at an earlier date, the zoning vested right shall be valid until (date which the vested right shall expires).*

- (c) The Board of Adjustment may provide that rights shall be vested for a period exceeding **two years** but not exceeding **five years** where warranted in light of all relevant circumstances, including, but not limited to, the size of the development, the level of investment, the need for or desirability of the development, economic cycles, and market conditions. *Please indicate why you require a vested right greater than 2 years on the lines below.*

To ensure all regulatory and permitting processes are completed in a timeframe which allows for the  
facilitation and construction of the development of the community.

### C. CERTIFICATION AND SIGNATURE

I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge. Any information given that is incorrect will cause this application to become null and void.

W. Brian French  
Signature of Petitioner

August  
Month

13  
Day

2018  
Year



## Jason Gilliland

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**To:** jason@sds-la.com  
**Subject:** FW: Water Commitment Approval for 8 units at Doan Road Duplexes

**From:** Dale Pennell [<mailto:dale.pennell@weavervillenc.org>]

**Sent:** Tuesday, June 19, 2018 1:00 PM

**To:** [jkinnaird@brooksea.com](mailto:jkinnaird@brooksea.com)

**Cc:** Dale Pennell <[dale.pennell@weavervillenc.org](mailto:dale.pennell@weavervillenc.org)>; Phillip Turbyfill <[pturbyfill@weavervillepublicworks.org](mailto:pturbyfill@weavervillepublicworks.org)>; James W. Eller <[JEller@weavervillenc.org](mailto:JEller@weavervillenc.org)>

**Subject:** Water Commitment Approval for 8 units at Doan Road Duplexes

John,

This email is to inform you that your request to increase your water commitment for the Doan Road Duplex project from 7 units to 8 units was approved at the June 18, 2018 Weaverville Town Council meeting.

Please inform Mark and then proceed with your design and permitting efforts for the site development and infrastructure.

Feel free to call or email if you have any questions.

Thanks, Dale

**Dale Pennell, PE, PLS**  
**Public Works Director**  
**Town of Weaverville**  
**15 Quarry Road**  
**Weaverville, NC 28787**  
**828-645-0606 Office**  
**828-231-7050 Cell**



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Dottie Sherrill  
Mayor

The Town of  
**Weaverville**  
NORTH CAROLINA

Doug Dearth  
Council Member

Patrick Fitzsimmons  
Council Member

Doug Jackson  
Council Member

Andrew Nagle  
Council Member

John Penley  
Council Member

November 8, 2017

Brian Sineath  
PO Box 1515  
Weaverville NC, 28787  
828-768-8893

Re: Request for Commitment Letter serving 7 Duplex Units, 40 Doan Road  
PIN: 9643-57-9499

Mr. Sineath

Your request to the Weaverville Water Department for water service to supply the proposed 7- duplex buildings, 40 Doan Road, Weaverville NC 28787, PIN NO: 9643-57-9499 has been approved by Weaverville Town Council at the October 16th, 2017 regular scheduled Council meeting.

1. The owner/developer shall be responsible for designing and constructing an extension of the Town's water distribution system to and through the proposed subdivision in accordance with Town specifications and Ordinances.
2. Your Engineer has submitted preliminary plans to the Public Works Director for preliminary compliance review. We will continue to work with him through this process.
3. The owner/developer is responsible for submitting Town approved water extension plans to North Carolina Department of Environmental Quality (NCDEQ) Public Water Supply Plan Review for compliance and approval by same.
4. The owner/developer shall be responsible for obtaining any and all right-of-ways, encroachment agreements and related documents necessary for the installation and conveyance of said waterline to the Town of Weaverville. Encroachment documents must be supplied to the Town of Weaverville prior to any waterline construction activity.
5. This commitment is activated only upon payment of the Commitment Fee of \$ 980.00 which is 14 total units at \$ 70.00 per each unit (outside town limit fee). This Commitment Letter is valid only for the project as submitted to Town Council for consideration. The number of units shall not be modified without Council approval.
6. Capacity Depletion Fees, applicable Service Charges and Deposits will be assessed for each individual unit's water supply prior to activation of service.
7. This commitment is valid for a period of one year and may be extended and approved in accordance with Weaverville Water Policies and Procedures Ordinance.

Sincerely,



Selena D. Coffey, MPA, ICMA-CM  
Town Manager

Cc: Tony Laughter, Public Works Director  
Marvin Mercer, P.E. for Brian Sineath





# Metropolitan Sewerage District

of Buncombe County, North Carolina

## Allocation Approval

This approval is not to be used to obtain a building permit  
and is for gravity sewer extension only.

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Applicant: JOHN KINNAIRD  
Company: BROOKS ENGINEERING  
Mailing Address: 17 ARLINGTON STREET, ASHEVILLE, NC 28801  
Phone: 828-232-4700 (Cell)  
Project #: 2018129  
Project Name: DOAN ROAD DUPLEXES  
Project Location: DOAN ROAD (40)  
PIN: 9743579499

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Date: 5/17/2018

MSD of Buncombe County has approved your request for 4,800 GPD

The connection point (manhole #) will be 63-56343

The project will consist of (16) UNITS IN 8 BUILDINGS

**Your final approval is contingent upon compliance of the items below:**

An NCDOT 3-party encroachment agreement will be required for sewer extension  
located in Doan Road (SR 2219) right of way.

A GRAVITY ONLY SEWER EXTENSION IS REQUIRED. Please consult the Sewer Extension  
Manual for Developers on our website [www.msdbc.org](http://www.msdbc.org). If you still have questions after  
consulting the website please contact Kevin Johnson at (828)-254-9646.

**Comments:**

If NCDOT does not claim a recorded right of way, it appears that an offsite easement will also  
be required per submitted site plan.

The North Carolina Department of Environmental Quality (NCDEQ) requires MSD to issue this  
approval based on line condition/capacity of the receiving sewer and remaining plant capacity.

This allocation approval will expire on **05/17/2019** if no construction has started.

If you have any questions, please contact MSD.

A handwritten signature in black ink, appearing to read "Kevin Johnson", is written over a horizontal line.

Kevin Johnson  
MSD Planning and Development



# DOAN ROAD

## CONDITIONAL USE PERMIT

AUGUST 13, 2018

### PROJECT REPRESENTATIVES

#### CLIENT

MS PROPERTIES OF WEAVERVILLE, LLC  
PO BOX 1603  
WEAVERVILLE, NC 28787-1603

CONTACT: BRIAN SINEATH  
828-645-8515 OFFICE  
828-450-2936 MOBILE  
BSINEATH@SINEATHCONSTRUCTION.COM

#### LANDSCAPE ARCHITECT

SITE DESIGN STUDIO, PLLC  
10-D SOUTH MAIN STREET  
WEAVERVILLE, NORTH CAROLINA 28787

CONTACT: JASON GILLILAND, RLA  
828-545-5989  
JASON@SDS-LA.COM

#### CIVIL ENGINEER

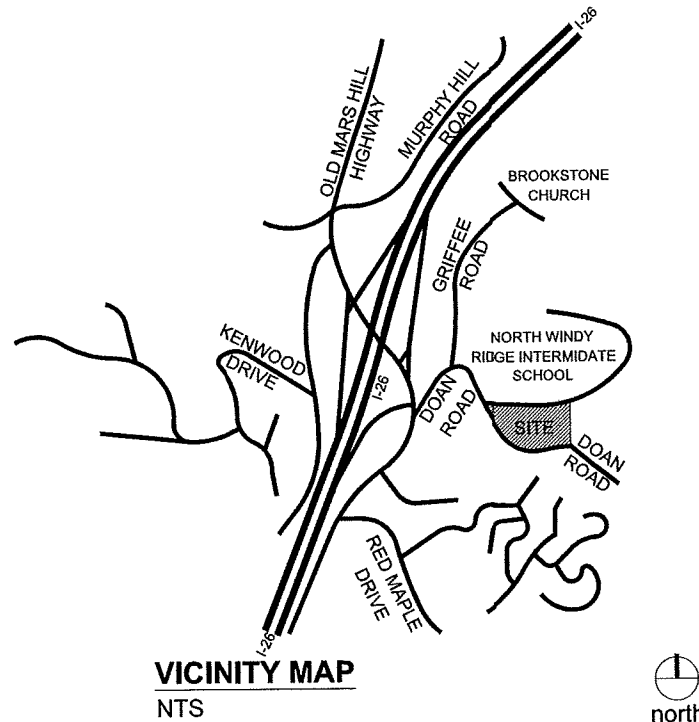
BROOKS ENGINEERING ASSOCIATES  
17 ARLINGTON STREET  
ASHEVILLE, NORTH CAROLINA 28801

CONTACT: JOHN KINNAIRD, PE  
828-545-9569  
JKINNAIRD@BROOKSEA.COM

#### ARCHITECT

ARMIN L. ARCHITECT, INC  
7 SOUTH MAIN STREET, SITE 2A  
BURNSVILLE, NC 28714

CONTACT: ARMIN WESSEL  
828-682-0300  
ARMIN@WESSELARCHITECT.COM



### DEVELOPMENT DATA

CLIENT:	MS PROPERTIES OF WEAVERVILLE, LLC PO BOX 1603 WEAVERVILLE, NC 28787-1603
PROPERTY LOCATION:	40 DOAN ROAD WEAVERVILLE, NC 28787
CONTACT:	BRIAN SINEATH BSINEATH@SINEATHCONSTRUCTION.COM 828-654-8515 OFFICE 828-450-2936 MOBILE
PARCEL PIN NUMBERS:	9743-57-9499-00000
PARCEL ACREAGE:	1.98 ACRES
ZONING DISTRICT:	R-2
SETBACKS:	FRONT = 10' SIDE = 7' REAR = 15'
DENSITY:	8 - 2 UNIT APARTMENT STRUCTURES
TOTAL:	16 UNITS
PARKING:	2 SPACES PER UNIT DUPLEX UNITS = 32 SPACES
	TOTAL PARKING = 32 SPACES
VEHICUALR USE AREA:	13,650 SF
LANDSCAPING (10% MIN):	6,122 SF

### SHEET INDEX

	EXISTING CONDITIONS SURVEY
	MASTER PLAN ILLUSTRATIVE
L100	DEVELOPMENT SITE PLAN
L101	SLOPE ANALYSIS
L102	PRELIMINARY GRADING PLAN
C100	PRELIMINARY PUBLIC WATER PLAN
C101	PRELIMINARY SANITARY SEWER PLAN
C102	PRELIMINARY CLEARING & GRUBBING PLAN
C103	PRELIMINARY EROSION CONTROL / BYPASS PLAN
C104	PRELIMINARY STORMWATER MANAGEMENT PLAN



NORTH - GRID NORTH AS PER MSD  
ALL DISTANCES ARE HORIZONTAL DISTANCES

LEGEND

- 5/8" REBAR (FOUND)
- UNMARKED POINT
- UTILITY POLE WITH OVERHEAD LINES
- FENCE
- GAS VALVE/METER
- SANITARY SEWER COVER
- FIRE HYDRANT

C AND B OIL COMPANY  
D.B. 5171/1432  
P.B. 74/10

LEROY ROGERS  
D.B. 2370/301  
P.B. 74/10  
ZONING = R-2  
USE = SINGLE-FAMILY

BUNCOMBE COUNTY  
BOARD OF EDUCATION  
D.B. 2092/124  
P.B. 74/10  
ZONING = OU  
USE = EDUCATION

BUNCOMBE COUNTY  
BOARD OF EDUCATION  
D.B. 2092/124  
P.B. 74/10  
ZONING = OU  
USE = EDUCATION

LUCILLE D. ROGERS  
D.B. 1040/423  
P.B. 177/143  
ZONING = R-2  
USE = SINGLE-FAMILY

FOR PRIVATE R/W SEE  
D.B. 1214/14/ & 2626/183

ROY D. ROGERS  
D.B. 5256/612  
P.B. 177/143  
ZONING = R-2  
USE = SINGLE-FAMILY

GERALD D. CARSWELL  
D.B. 1834/639  
ZONING = R-2  
USE = SINGLE-FAMILY

ROY E. LEDFORD  
D.B. 4752/478  
ZONING = OU  
USE = SINGLE-FAMILY

REBECCA A. SUMMEY  
D.B. 2811/381  
ZONING = OU  
USE = SINGLE-FAMILY

NAME OF OWNER: MS PROPERTIES OF WEAVERVILLE, LLC  
P.L.N.: 9745478499  
ZONING = OU  
USE = SINGLE-FAMILY

MS PROPERTIES  
OF WEAVERVILLE, LLC

FLAT CREEK TOWNSHIP  
BUNCOMBE COUNTY  
NORTH CAROLINA

SCALE: 1" = 20'  
DATE: DECEMBER 7, 2017  
REVISED:

McMAHAN & ASSOCIATES, P.A. (C-319)  
P.O. BOX 1296  
WEAVERVILLE, N.C. 28787  
828-645-5554



DEVELOPMENT DATA

CLIENT: MS PROPERTIES OF WEAVERVILLE, LLC  
PO BOX 1603  
WEAVERVILLE, NC 28787-1603

PROPERTY LOCATION: 40 DOAN ROAD  
WEAVERVILLE, NC 28787

CONTACT: BRIAN SINEATH  
BSINEATH@SINEATHCONSTRUCTION.COM  
828-654-8515 OFFICE  
828-450-2936 MOBILE

PARCEL PIN NUMBERS: 9743-57-9499-00000  
PARCEL ACREAGE: 1.98 ACRES  
ZONING DISTRICT: R-2

SETBACKS: FRONT = 10'  
SIDE = 7'  
REAR = 15'

DENSITY: 8 - 2 UNIT APARTMENT STRUCTURES #

TOTAL: 16 UNITS

PARKING: (2 SPACES PER UNIT)  
DUPLEX UNITS = 32 SPACES

TOTAL PARKING = 32 SPACES

VEHICULAR USE AREA: 13,650 SF  
LANDSCAPING (10% MIN): 6,122 SF



Doan Road  
Illustrative Master Plan





DEVELOPMENT DATA

CLIENT: MS PROPERTIES OF WEAVERVILLE, LLC  
PO BOX 1603  
WEAVERVILLE, NC 28787-1603

PROPERTY LOCATION: 40 DOAN ROAD  
WEAVERVILLE, NC 28787

CONTACT: BRIAN SINEATH  
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828-654-8515 OFFICE  
828-450-2936 MOBILE

PARCEL PIN NUMBERS: 9743-57-9499-00000  
PARCEL ACREAGE: 1.98 ACRES  
ZONING DISTRICT: R-2

SETBACKS: FRONT = 10'  
SIDE = 7'  
REAR = 15'

DENSITY: 8 - 2 UNIT APARTMENT STRUCTURES

TOTAL: 16 UNITS

PARKING: (2 SPACES PER UNIT)  
DUPLX UNITS = 32 SPACES

VEHICULAR USE AREA: 13,650 SF  
LANDSCAPING (10% MIN): 6,122 SF

TOTAL PARKING = 32 SPACES



DOAN ROAD  
WEAVERVILLE, NC  
40 DOAN ROAD

DATE: AUGUST 13, 2018  
DESIGNED BY: JTG  
CHECKED BY: JNG  
SCALE: 1" = 20'-0"  
PROJECT #: 18-007

REVISIONS:

SHEET TITLE

DEVELOPMENT  
SITE PLAN

SHEET NUMBER

L100



**CLIENT:** M3 PROPERTIES OF WEAVERVILLE, LLC  
PG BOX 1603  
WEAVERVILLE, NC 28787-1603

**PROPERTY LOCATION:** 40 DOAN ROAD  
WEAVERVILLE, NC 28787

**CONTACT:** BRIAN SINEATH  
BSINEATH@SINEATHCONSTRUCTION.COM  
828-654-8515 OFFICE  
828-450-2936 MOBLIE

	TOTAL PARKING = 32 SPACES
VEHICUALR USE AREA:	13,650 SF
LANDSCAPING (10% MIN):	6,122 SF

	0 - 15%
	15 - 25%
	25 - 30%
	30 - 35%
	35 - 50%
	50% +



DOAD ROAD  
WEAVERVILLE, NC  
40 DOAN ROAD

DATE: AUGUST 13, 2018  
DESIGNED BY: JTG  
CHECKED BY: JNG  
SCALE: 1" = 20'-0"  
PROJECT #: 18-007

REVISIONS:

SHEET TITLE

## SLOPE ANALYSIS

SHEET NUMBER

**L101**





## DEVELOPMENT DATA

CLIENT: MS PROPERTIES OF WEAVERVILLE, LLC  
PO BOX 1603  
WEAVERVILLE, NC 28787-1603

PROPERTY LOCATION: 40 DOAN ROAD  
WEAVERVILLE, NC 28787

CONTACT: BRIAN SINEATH  
BSINEATH@SINEATHCONSTRUCTION.COM  
828-654-8515 OFFICE  
828-450-2936 MOBILE

PARCEL PIN NUMBERS: 9743-57-9499-00000  
PARCEL ACREAGE: 1.98 ACRES  
ZONING DISTRICT: R-2

SETBACKS: FRONT = 10'  
SIDE = 7'  
REAR = 15'

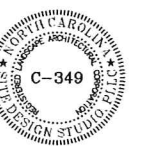
DENSITY: 8 - 2 UNIT APARTMENT STRUCTURES

TOTAL: 16 UNITS

PARKING: (2 SPACES PER UNIT)  
DUPLEX UNITS = 32 SPACES

VEHICULAR USE AREA: 13,650 SF  
LANDSCAPING (10% MIN): 6,122 SF

TOTAL PARKING = 32 SPACES



DOAN ROAD  
WEAVERVILLE, NC  
40 DOAN ROAD

DATE: AUGUST 13, 2018  
DESIGNED BY: JTG  
CHECKED BY: JNG  
SCALE: 1" = 20'-0"  
PROJECT #: 18-007

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET TITLE

PRELIMINARY  
GRADING PLAN

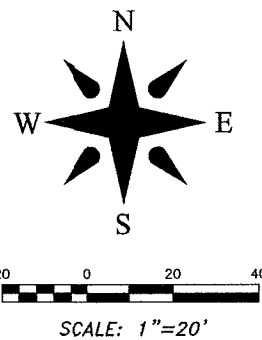
SHEET NUMBER  
**L102**


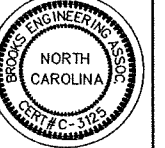


**UTILITY PLAN LEGEND**

EXIST. BOUNDARY  
EXIST. STREAM  
EXIST. WETLAND  
EXIST. MANHOLE  
EXIST. SANITARY SEWER  
EXIST. SEWER SERVICE  
EXIST. SEWER EASEMENT  
EXIST. PUBLIC WATER  
EXIST. FIRE HYDRANT  
EXIST. VALVE  
EXIST. WATER EASEMENT  
EXIST. METER BOX  
EXIST. OVERHEAD UTILITIES  
EXIST. POWER POLE  
EXIST. UNDERGRD UTILITIES  
EXIST. STORM DRAIN

NEW SIDEWALK  
NEW MANHOLE  
NEW SEWER LINE  
NEW SEWER EASEMENT  
NEW SEWER SERVICE  
NEW WATER LINE  
NEW FIRE HYDRANT  
NEW VALVE  
NEW AIR/VAC RLS VALVE  
NEW BLOWOFF  
NEW WATER EASEMENT  
NEW DOMESTIC METER  
NEW STORM PIPE



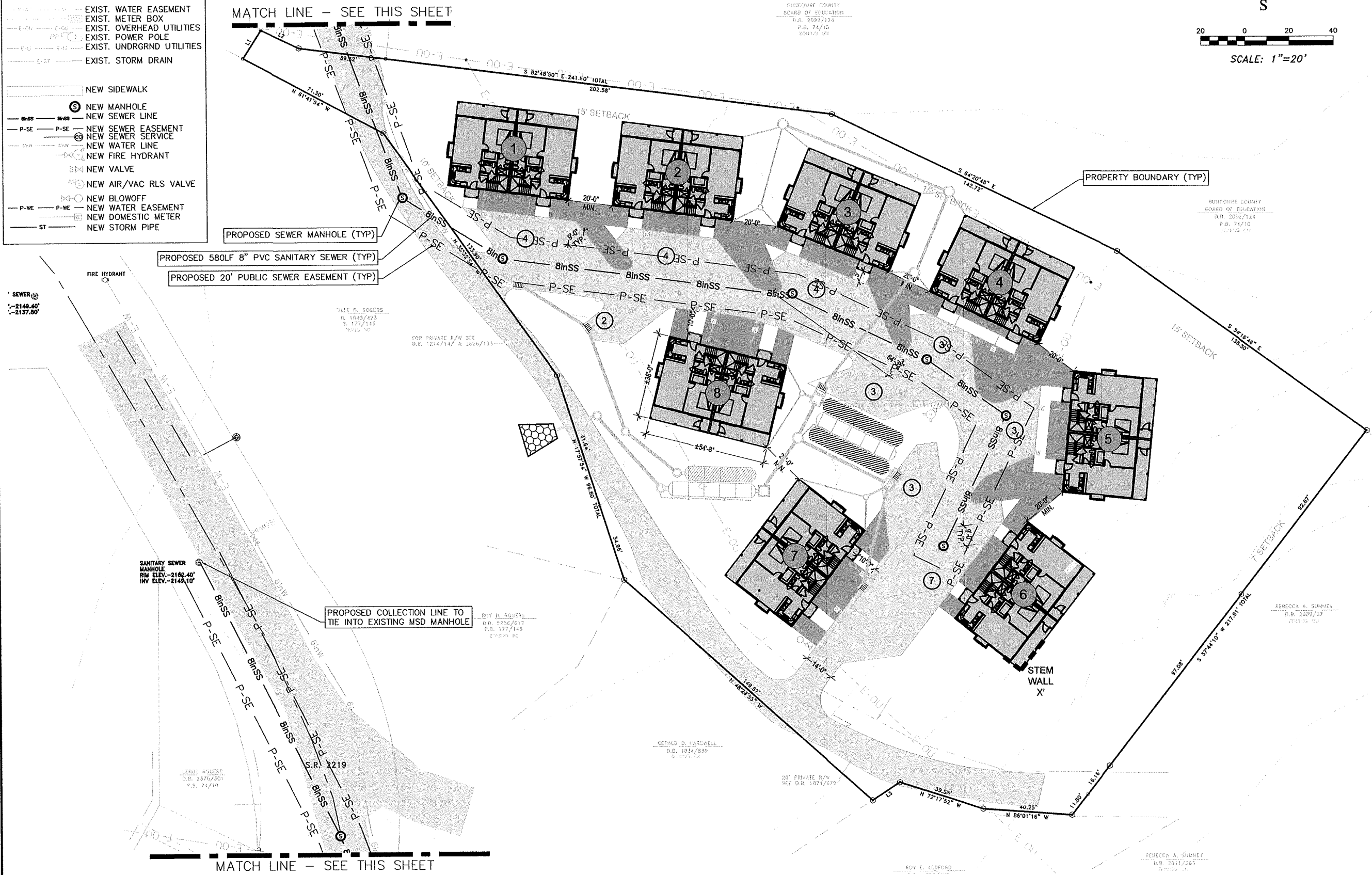
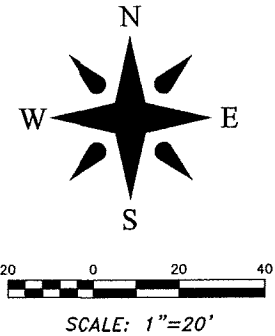
Project No: <b>471618</b>	C100	Drawing Title: <b>PRELIMINARY PUBLIC WATER PLAN</b>	TOWN OF WEAVERVILLE - BUNCOMBE COUNTY, NORTH CAROLINA	 <b>BROOKS</b> ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Designed: JHK Drawn: EJH Checked: JHK	Reviewed: JHK Scale: AS NOTED Date: 8-13-18	 <b>PRELIMINARY DRAWINGS</b>	REVISIONS/SUBMISSIONS	Date	
								1	WATER ALLOCATION	6/1/18
								2	CONCEPT SUBMISSION TO COUNTY	8/9/18
3	BOARD OF ADJUSTMENTS	8/13/18								
File Location: L:\2018 Projects\471618 MS Properties_Doon Rd Duplexes\Doon Rd Duplexes.dwg 471618 Doon Rd CIVIL BASE at.dwg										



**UTILITY PLAN LEGEND**

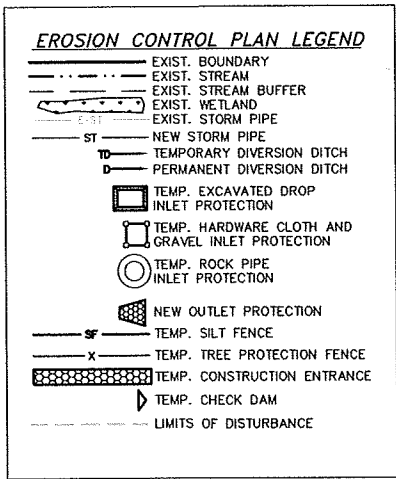
--- EXIST. BOUNDARY  
--- EXIST. STREAM  
--- EXIST. WETLAND  
--- EXIST. MANHOLE  
--- EXIST. SANITARY SEWER  
--- EXIST. SEWER SERVICE  
--- EXIST. SEWER EASEMENT  
--- EXIST. PUBLIC WATER  
--- EXIST. FIRE HYDRANT  
--- EXIST. VALVE  
--- EXIST. WATER EASEMENT  
--- EXIST. METER BOX  
--- EXIST. OVERHEAD UTILITIES  
--- EXIST. POWER POLE  
--- EXIST. UNDERGROUND UTILITIES  
--- EXIST. STORM DRAIN

--- NEW SIDEWALK  
--- NEW MANHOLE  
--- NEW SEWER LINE  
--- NEW SEWER EASEMENT  
--- NEW SEWER SERVICE  
--- NEW WATER LINE  
--- NEW FIRE HYDRANT  
--- NEW VALVE  
--- NEW AIR/VAC RLS VALVE  
--- NEW BLOWOFF  
--- NEW WATER EASEMENT  
--- NEW DOMESTIC METER  
--- NEW STORM PIPE

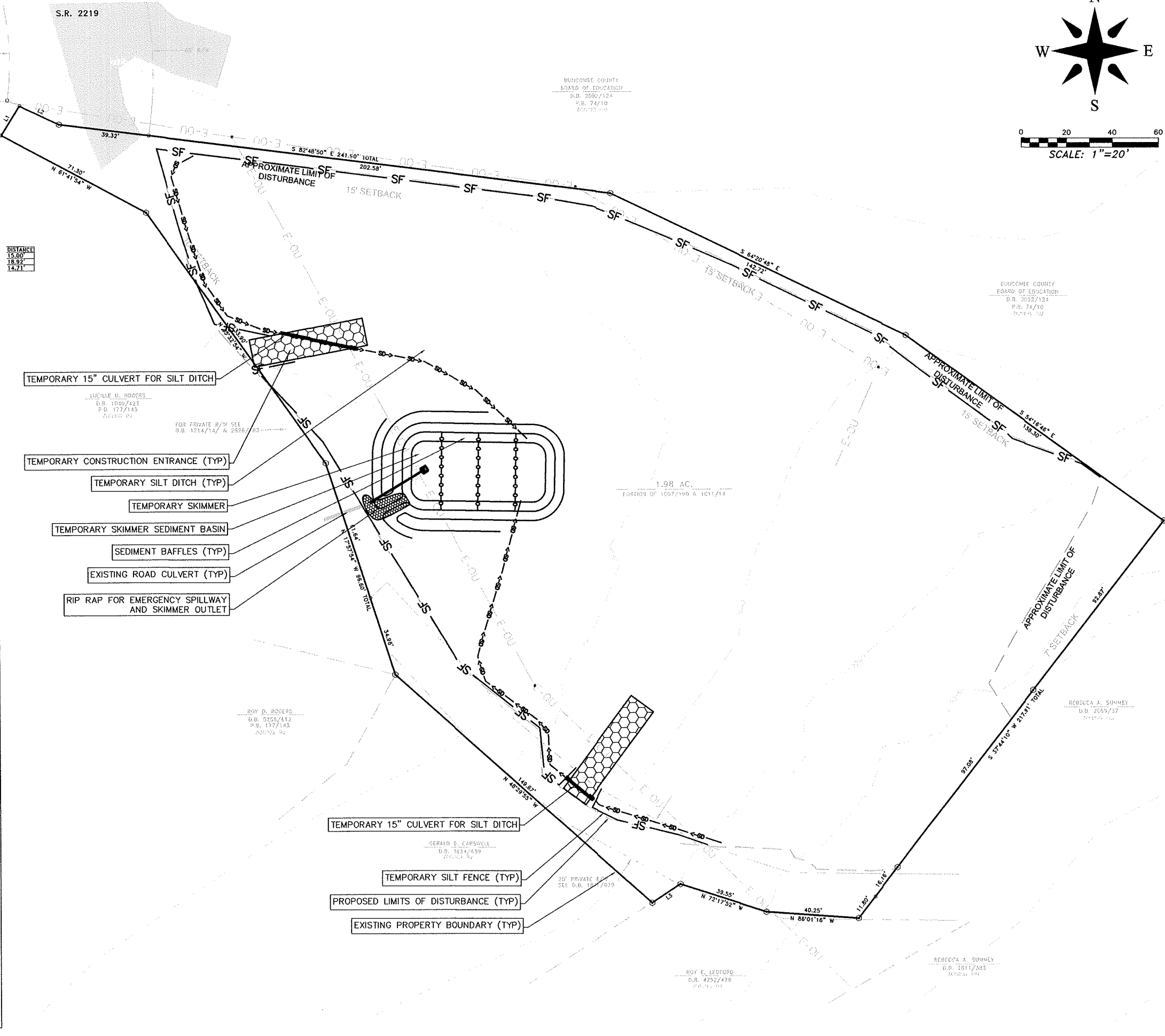




Project No: <b>471618</b>	C101	Drawing Title: <b>PRELIMINARY SANITARY SEWER PLAN</b>	DOAN ROAD DUPLEXES RESIDENTIAL TOWN OF WEAVERVILLE - BUNCOMBE COUNTY, NORTH CAROLINA	 <b>BROOKS</b> ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Reviewed: JHK Date: 8-13-18	AS NOTED DATE: 8-13-18	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		PRELIMINARY DRAWINGS	REVISIONS/SUBMISSIONS	Date
										No.	
										1	WATER ALLOCATION
2	CONCEPT SUBMISSION TO COUNTY	8/9/18									
3	BOARD OF ADJUSTMENTS	8/13/18									
Revision/Submission number with a triangle indicates changes made on this sheet.											





- EROSION CONTROL NOTES**
- ALL EROSION MEASURES AND PRACTICES SHALL BE IN ACCORDANCE WITH BUNCOMBE COUNTY'S DETAILS AND SPECIFICATIONS.
  - IN ACCORDANCE WITH THE NPDES GENERAL STORMWATER PERMIT, THE FOLLOWING CONDITIONS MUST BE MET:
    - THE EROSION CONTROL PLAN MUST BE IMPLEMENTED - DEVIATIONS ARE A VIOLATION OF THE PERMIT.
    - A COPY OF ALL PLANS MUST BE RETAINED BY THE PERMIT DEPOSITION OF SEDIMENT OFFSITE OR IN A STREAM OR WETLAND ARE CONSIDERED A VIOLATION OF THE PERMIT.
    - VISIBLE DEPOSITION OF SEDIMENT SHALL BE REPORTED TO NCDEQ WITHIN 24 HOURS OF INSPECTION.
    - A RAIN GAUGE SHALL BE MAINTAINED ON SITE.
    - A WRITTEN RECORD OF THE DAILY RAINFALL AMOUNTS SHALL BE RETAINED.
    - AT LEAST ONCE PER WEEK, EACH EROSION CONTROL MEASURE SHALL BE INSPECTED TO ENSURE THAT IT IS OPERATING CORRECTLY AND RECORDS MAINTAINED.
    - INSPECTIONS SHALL ALSO BE MADE WITHIN 24 HOURS OF RAIN EVENTS OVER 1/2 INCH.
    - THE QUALITY OF ALL STORMWATER DISCHARGES SHALL BE OBSERVED AND RECORDED.
    - IF ANY VISIBLE SEDIMENTATION IS LEAVING THE SITE OR ENTERING WATERS OF THE STATE, CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO CONTROL THE DISCHARGE OF SEDIMENTS.
  - AN APPROVED COPY OF THE E&S PLAN WITH PLACARD AND APPROVAL LETTER AND A COPY OF THE NPDES PERMIT, WITH A MINIMUM OF 30 DAYS OF SELF-INSPECTION REPORTS, ARE TO BE KEPT ON SITE UNTIL PROJECT CLOSURE BY NCDEQ. THEY MUST BE MADE AVAILABLE TO THE EROSION CONTROL INSPECTOR UPON REQUEST.
  - THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE THE INSPECTION AND MONITORING RECORDS FOR ACTIVITIES UNDER STORMWATER GENERAL PERMIT NC0010000 AND SELF-INSPECTION RECORDS FOR LAND DISTURBING ACTIVITIES PER G.S. 113A-54.1. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - ALL DRAINAGE EASEMENTS MUST BE GRASSED AND/OR RIP-RAPPED PER THE PLANS TO CONTROL EROSION.
  - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
  - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AND AN AMENDED PLAN BE SUBMITTED AND APPROVED SHOWING MODIFIED EROSION CONTROL DEVICES.
  - A RAIN GAUGE WILL BE INSTALLED ON THE SITE.
  - THE SITE SHALL RECEIVE TEMPORARY/PERMANENT SEEDING WHEN CONSTRUCTION IS COMPLETE OR DELAYED FOR ANY REASON. SEE SHEET C-3.1 FOR A DETAILED TIME FRAME.
  - CONTRACTOR TO PROVIDE INLET PROTECTION AT EACH STRUCTURE AS STORM SYSTEM IS CONSTRUCTED.
  - INSTALL AND MAINTAIN TEMPORARY SEDIMENT BASINS DURING ROUGH GRADING.
  - PROVIDE WATERTIGHT JOINTS ON ANY STORM DRAINS WHERE VELOCITIES EXCEED 15 FT/SEC (SEE PIPE CHART).
  - STOCKPILE STAGING AND LAYDOWN AREAS ARE TO BE WITHIN THE LIMITS OF DISTURBANCE AND SHOULD BE LOCATED AT LEAST 50 FEET AWAY FROM STORM DRAIN OUTLETS AND SURFACE WATERS.



Project No: 471618	DOAN ROAD DUPLEXES  RESIDENTIAL  TOWN OF WEAVERVILLE - BUNCOMBE COUNTY, NORTH CAROLINA		Designed: JHK Drawn: EJH Checked: JHK	Reviewed: JHK Scale: AS NOTED Date: 8-13-18	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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# **EROSION CONTROL PLAN LEGEND**

- EXIST. BOUNDARY
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. STORM PIPE
- NEW STORM PIPE
- TEMPORARY DIVERSION DITCH
- PERMANENT DIVERSION DITCH
- TEMP. EXCAVATED DROP
- TEMP. HARDWARE CLOTH AND GRAVEL INLET PROTECTION
- TEMP. ROCK PIPE INLET PROTECTION
- NEW OUTLET PROTECTION
- TEMP. SILT FENCE
- TEMP. TREE PROTECTION FENCE
- TEMP. CONSTRUCTION ENTRANCE
- TEMP. CHECK DAM
- LIMITS OF DISTURBANCE

## **EROSION CONTROL NOTES**

- THE ONLY SITE WORK TO BE ALLOWED TO TAKE PLACE PRIOR TO THE FULL INSTALLATION OF EROSION CONTROL MEASURES WILL BE THE CUTTING OF TREES. CLEARING, TREE REMOVAL OPERATIONS CANNOT BEGIN UNTIL PERMITS ARE SECURED AND EROSION CONTROL MEASURES ARE IN PLACE.
- IN ACCORDANCE WITH THE NPDES GENERAL STORMWATER PERMIT, THE FOLLOWING CONDITIONS MUST BE MET:
  - THE EROSION CONTROL PLAN MUST BE IMPLEMENTED - DEVIATIONS ARE A VIOLATION OF THE PERMIT
  - A COPY OF ALL PLANS MUST BE RETAINED BY THE PERMIT
  - DEPOSITION OF SEDIMENT OFFSITE OR IN A STREAM OR WETLAND ARE CONSIDERED A VIOLATION OF THE PERMIT. VISIBLE DEPOSITION OF SEDIMENT SHALL BE REPORTED TO THE CITY OF ASHEVILLE WITHIN 24 HOURS OF INSPECTION.
  - A RAIN GAUGE SHALL BE MAINTAINED ON SITE.
  - A WRITTEN RECORD OF THE DAILY RAINFALL AMOUNTS SHALL BE RETAINED.
  - AT LEAST ONCE PER WEEK, EACH EROSION CONTROL MEASURE SHALL BE INSPECTED TO ENSURE THAT IT IS OPERATING CORRECTLY AND RECORDS MAINTAINED.
  - INSPECTIONS SHALL ALSO BE MADE WITHIN 24 HOURS OF RAIN EVENTS OVER 1/2 INCH.
  - THE QUALITY OF ALL STORMWATER DISCHARGES SHALL BE OBSERVED AND RECORDED.
  - IF ANY VISIBLE SEDIMENTATION IS LEAVING THE SITE OR ENTERING WATERS OF THE STATE, CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO CONTROL THE DISCHARGE OF SEDIMENTS.
- SELF-INSPECTION RECORDS SHALL BE KEPT ON SITE AND MADE AVAILABLE TO THE EROSION CONTROL INSPECTOR UPON REQUEST.
- ALL DRAINAGE EASEMENTS MUST BE GRASSED AND/OR RIP-RAPPED PER THE PLANS TO CONTROL EROSION.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AND AN AMENDED PLAN BE SUBMITTED AND APPROVED SHOWING MODIFIED EROSION CONTROL DEVICES.
- THE SITE SHALL RECEIVE TEMPORARY/PERMANENT SEEDING WITHIN 7 DAYS OF COMPLETION OF GRADING OPERATIONS.
- ALL WORK IN THE NC DOT RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH NC DOT SPECIFICATIONS AND STANDARDS.
- CONTRACTOR TO PROVIDE INLET PROTECTION AT EACH STRUCTURE AS STORM SYSTEM IS CONSTRUCTED.
- ALL GRADING AND EROSION CONTROL OPERATIONS AND INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE CITY OF ASHEVILLE'S ENGINEERING STANDARD SPECIFICATIONS AND DETAILS.
- INSTALL AND MAINTAIN TEMPORARY SEDIMENT BASINS DURING ROUGH GRADING.
- PROVIDE WATERTIGHT JOINTS ON ANY STORM DRAINS WHERE VELOCITIES EXCEED 15 FT/SEC (SEE PIPE CHART).
- ALL PERIMETER DINES, SWALES, SLOPES, AND DITCHES, AND ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IN 7 DAYS. ALL OTHER SLOPES MUST BE STABILIZED IN 14 DAYS.

PROPOSED WATER EXTENSION (TYP)  
PROPOSED GRAVITY SEWER EXTENSION (TYP)

TEMPORARY INLET PROTECTION (TYP)  
PROPOSED CATCH BASIN (TYP)

TEMPORARY DETENTION SYSTEM BYPASS FOR PRE-STABILIZATION

PROPOSED RIP RAP OUTLET PROTECTION (TYP)

EXISTING 18" HDPE ROAD CULVERT

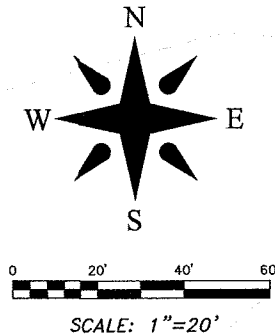
SKIMMER BASIN TO REMAIN OPERATIONAL UNTIL SITE STABILIZATION IS ACHIEVED

PROPOSED STORMTECH UNDERGROUND DETENTION SYSTEM (TYP)

TEMPORARY DETENTION SYSTEM BYPASS FOR PRE-STABILIZATION

PROPOSED CONCRETE CURB

PROPOSED SLOPE STABILIZATION MATTING (TYP)



**BROOKS**  
ENGINEERING ASSOCIATES

Planning • Engineering • Surveying  
• Environmental Services •

DOAN ROAD DUPLEXES  
RESIDENTIAL

TOWN OF WEAVERVILLE - BUNCOMBE COUNTY, NORTH CAROLINA

Project No:  
**471618**

**C103**

Drawing Title:  
**PRELIMINARY EROSION CONTROL/BYPASS PLAN**

No.	REVISIONS/SUBMISSIONS	Date
1	WATER ALLOCATION	6/1/18
2	CONCEPT SUBMISSION TO COUNTY	8/9/18
3	BOARD OF ADJUSTMENTS	8/13/18

17 Arlington Street  
Asheville, N.C. 28801  
Phone: 1-828-232-4700  
Fax: 1-828-232-1331  
www.brookssea.com

File Location: L:\2018 Projects\471618 MS Properties\Doan Rd Duplexes\Draw\471618 Doan Rd CIVL BASE.dwg

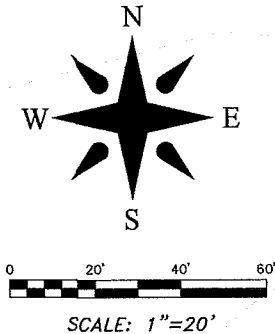
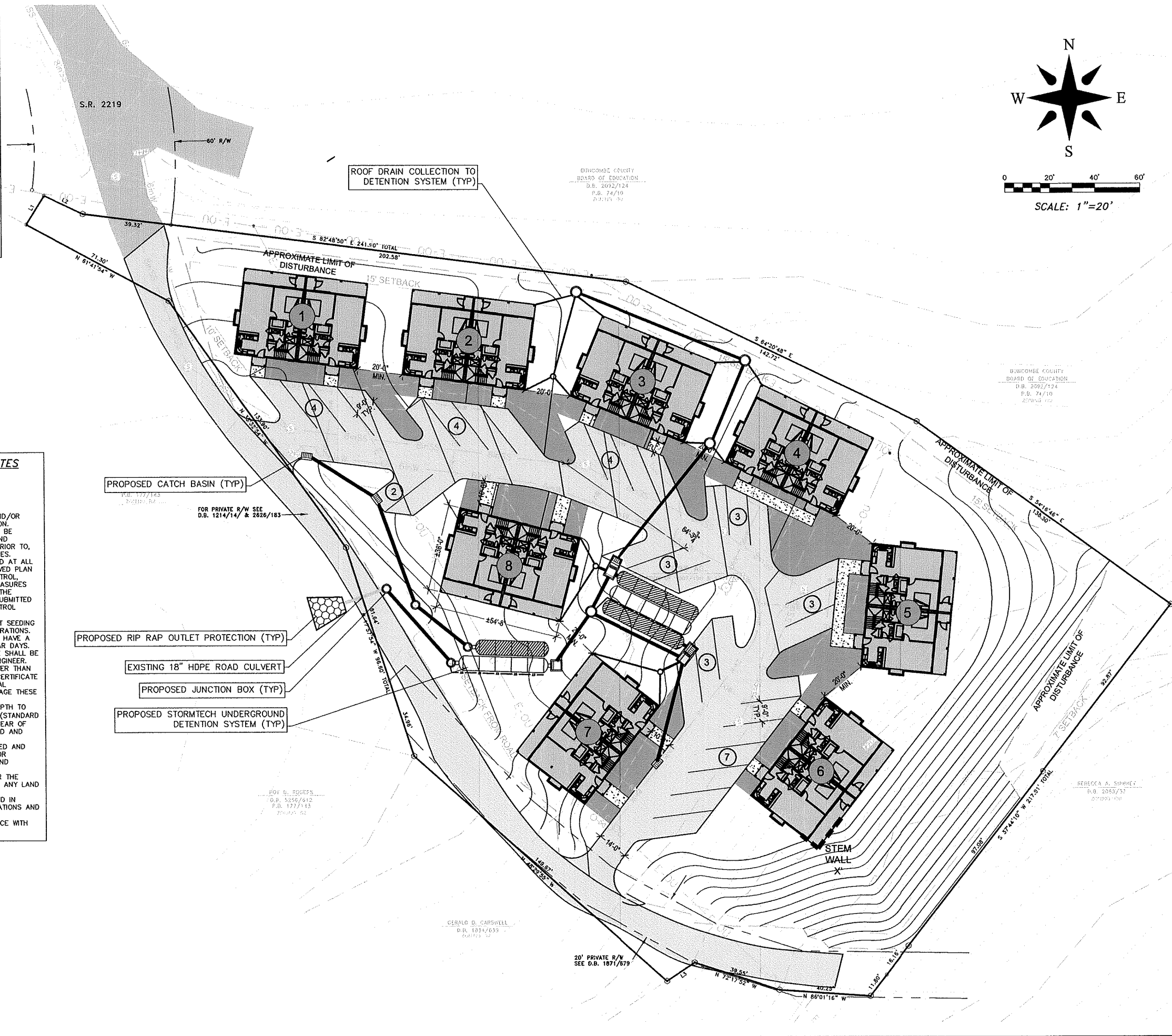



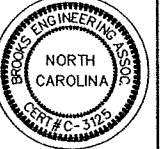
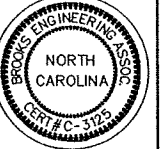
**STORMWATER LEGEND**

- EXIST. BOUNDARY
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. MANHOLE
- EXIST. SANITARY SEWER
- EXIST. OVERHEAD UTILITIES
- EXIST. STORM DRAIN
- EXIST. RETAINING WALL
- NEW MANHOLE
- NEW SEWER LINE
- NEW WATER LINE
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW CATCH BASIN
- NEW DROP INLET
- NEW JUNCTION BOX
- NEW STORM PIPE
- NEW OUTLET PROTECTION
- 43.5' NEW SPOT GRADE
- NEW RETAINING WALL

**GRADING AND STORMWATER NOTES**

- EARTHWORK:
  - CUT: X.CY
  - FILL: X.CY
- BUNCOMBE COUNTY PERMIT NUMBER: \_\_\_\_\_
- SOILS ON SITE ARE:
- ALL DRAINAGE EASEMENTS MUST BE GRASSED AND/OR RIP-RAPPED PER THE PLANS TO CONTROL EROSION.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AND AN AMENDED PLAN BE SUBMITTED AND APPROVED SHOWING MODIFIED EROSION CONTROL DEVICES.
- THE SITE SHALL RECEIVE TEMPORARY/PERMANENT SEEDING WITHIN 7 DAYS OF COMPLETION OF GRADING OPERATIONS. ALL GRADED SLOPES INCLUDING TOPSOIL ARE TO HAVE A GROUND COVER ESTABLISHED WITHIN 21 CALENDAR DAYS.
- FOR ALL SLOPES GREATER THAN 2:1, THE SLOPE SHALL BE DESIGNED BY A NORTH CAROLINA REGISTERED ENGINEER. FOR ALL SLOPES GREATER THAN 2:1 AND GREATER THAN 5' IN HEIGHT, AN INSPECTION AND A STABILITY CERTIFICATE BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER IS REQUIRED. THE OWNER SHALL ENGAGE THESE SERVICES.
- ALL FILL SLOPES SHALL BE COMPACTED FULL DEPTH TO NOT LESS THAN 95 PERCENT MAXIMUM DENSITY (STANDARD PROCTOR), SHALL BE PLACED ON A SURFACE CLEAR OF GROWTH AND DEBRIS AND BE PROPERLY BENCHED AND DRAINED.
- ALL SLOPES GREATER THAN 4:1 SHALL BE SEEDDED AND COVERED WITH NORTH AMERICAN GREEN SO150 OR APPROVED EQUAL EROSION CONTROL BLANKET AND SECURED TO MANUFACTURERS SPECIFICATIONS.
- AN APPROVED GRADING PERMIT IS REQUIRED FOR THE BORROW OR WASTE SITE PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITY.
- ALL STORMWATER MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH BUNCOMBE COUNTY SPECIFICATIONS AND DETAILS.
- ALL STRUCTURAL BMP'S SHALL BE IN ACCORDANCE WITH NCEQ SPECIFICATIONS AND DETAILS.



Project No: 471618		DOAN ROAD DUPLEXES  RESIDENTIAL		TOWN OF WEAVERVILLE - BUNCOMBE COUNTY, NORTH CAROLINA		 Planning • Engineering • Surveying • Environmental Services •		Designated: JHK Drawn: EJH Checked: JHK		Reviewed: JHK Scale: AS NOTED Date: 8-13-18		 17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		 NORTH CAROLINA EST. # C-3725		PRELIMINARY DRAWINGS	
C104																	
Drawing Title:		PRELIMINARY STORMWATER MANAGEMENT PLAN															
REVISIONS/SUBMISSIONS																Date	
1																WATER ALLOCATION	6/1/18
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0 0.05 0.1 0.2 Miles

— Roads  
— Property Boundaries

## Doan Road Conditional Use Permit/PUDI

Case Number: ZPH2018-00038

PIN Number: 9743-57-9499

Approximate Property Size: 1.98 acres

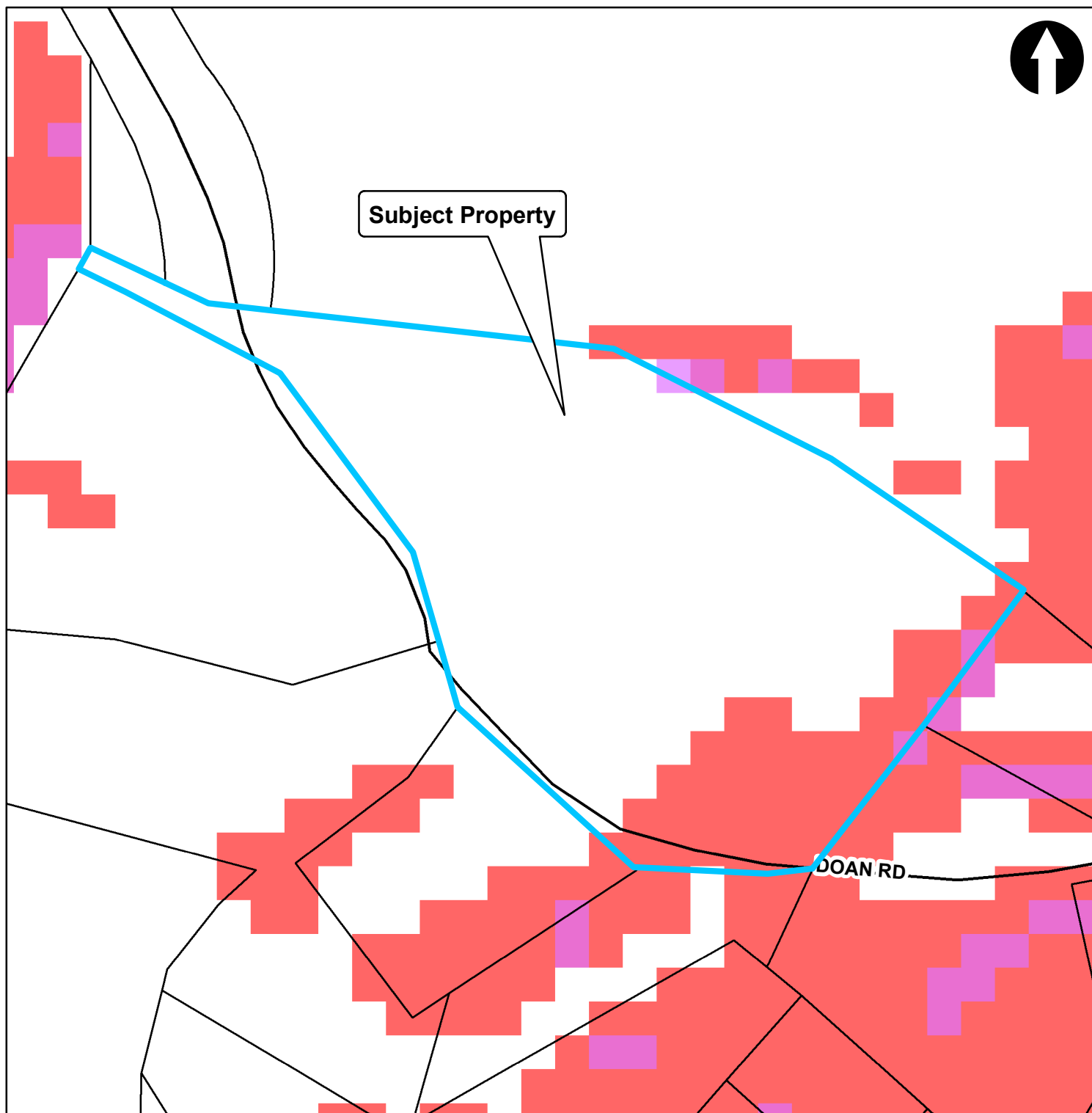
Application Date: August 13, 2018

Hearing Date: September 12, 2018

Created By: Buncombe Co. Planning

Date: 8/15/2018





0 100 200 400 Feet

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500 yr



A - 100yr



AE - 100 yr



High Hazard



Moderate Hazard



Low Hazard



0 - 25 % Slope



Greater than 25% Slope



Greater than 2500'

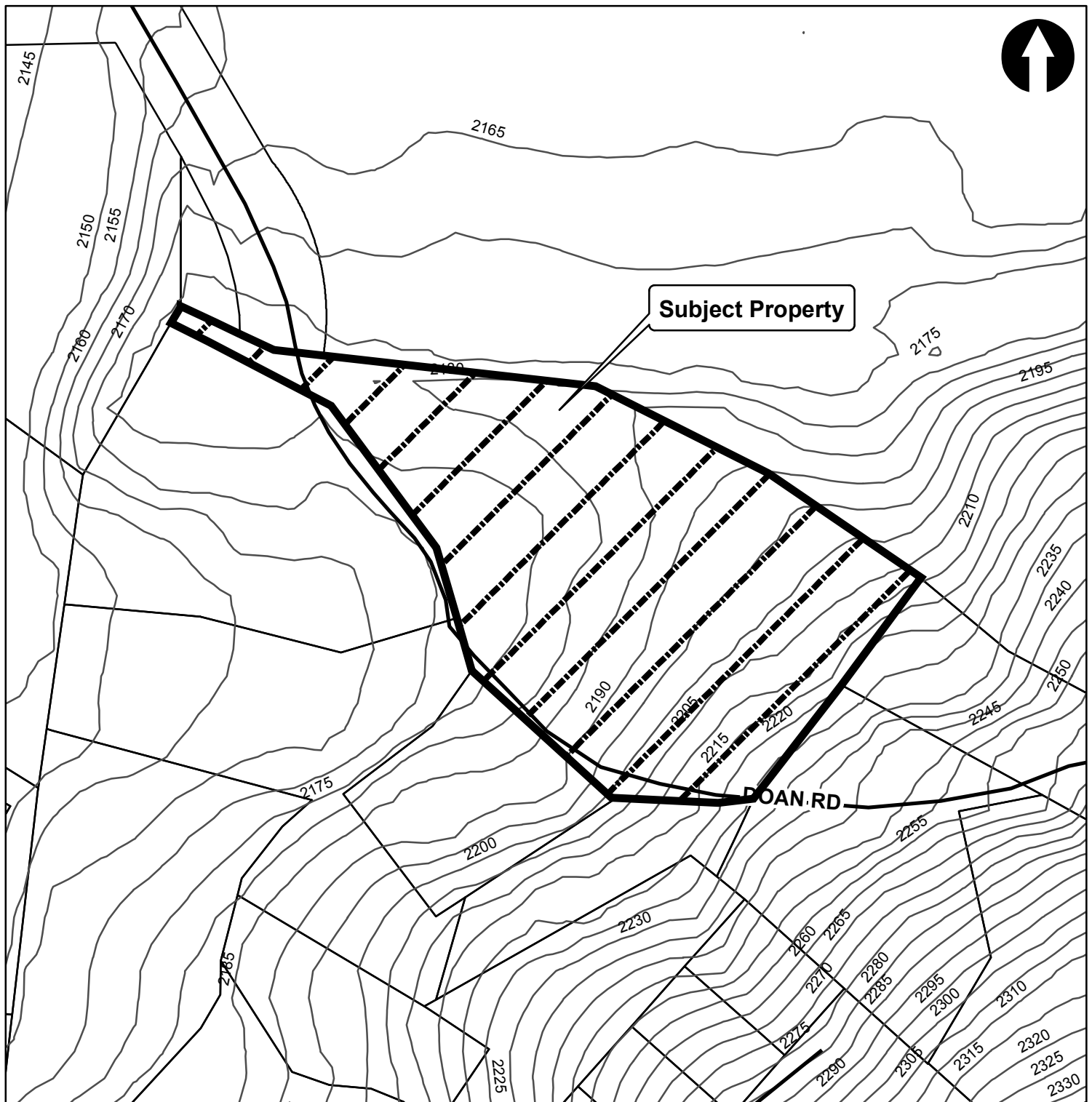


Proximity to Public Utilities



Transportation Corridors





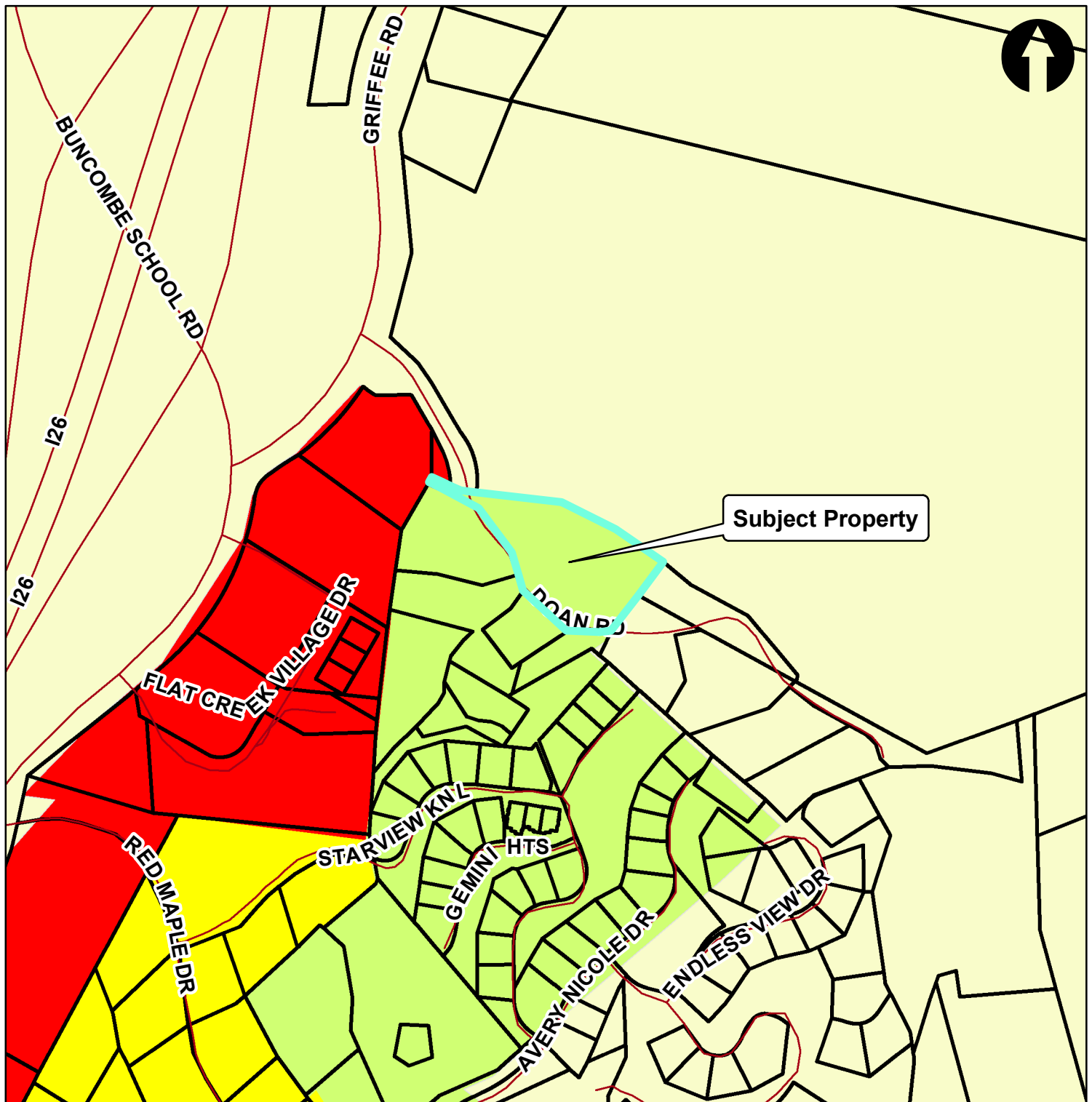
0 125 250 500 Feet

- Roads
- 5 Foot Contours
- Property Boundaries

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0 0.05 0.1 0.2 Miles

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AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD

Blue Ridge Parkway Overlay
Protected Ridge Overlay
Protected Ridge & Parkway
Steep Slope/High Elevation
Steep Slope/High Elev. & Pkwy