

Site Development Plan For

Audubon Place

Apartments, Phase III

BUNCOMBE COUNTY, NORTH CAROLINA

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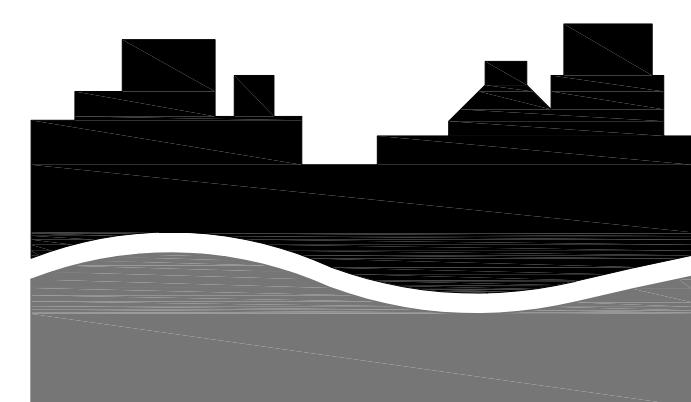
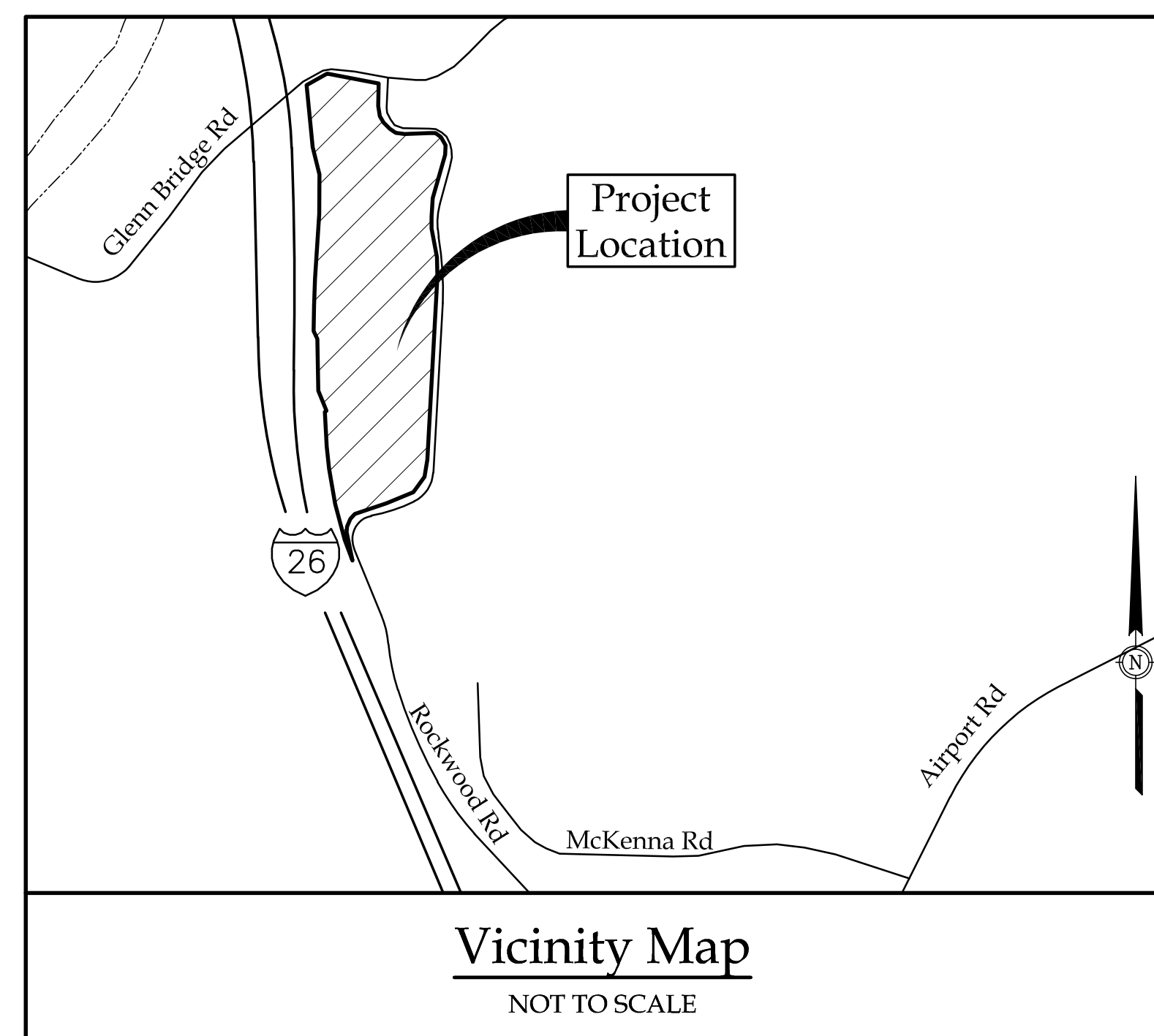
Owner/Developer: Kassinger Development Group

Contact: Payne Kassinger
 843.303.7645
 PO Box 15534
 Asheville, NC 28813

PIN: 9643-59-7231
 9643-58-7828

COA WPFY#: 20-21-077

MSD Project#: 2021116



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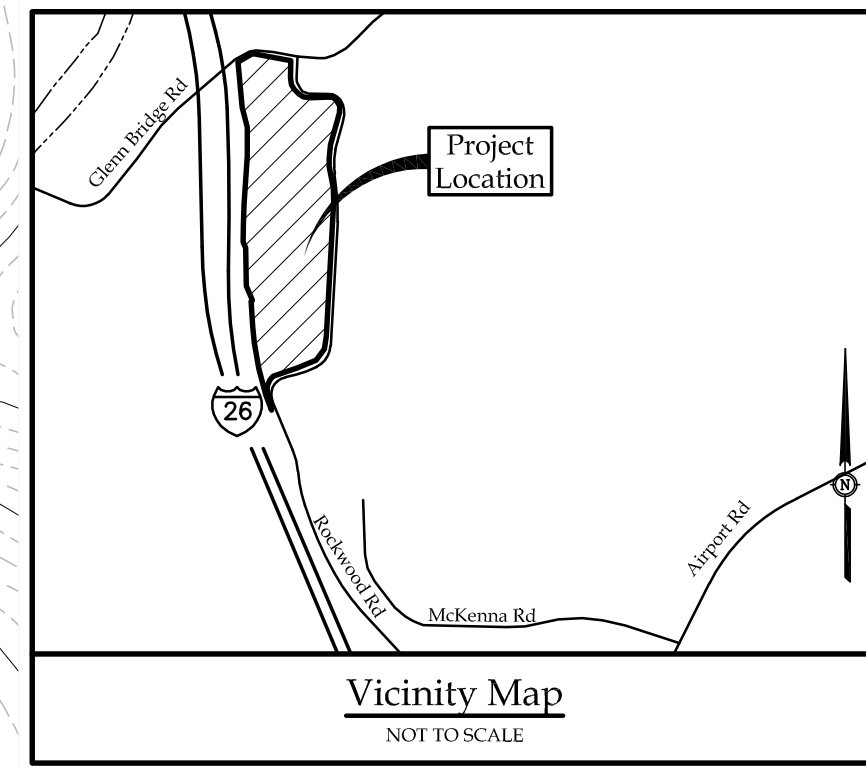
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July 8, 2021

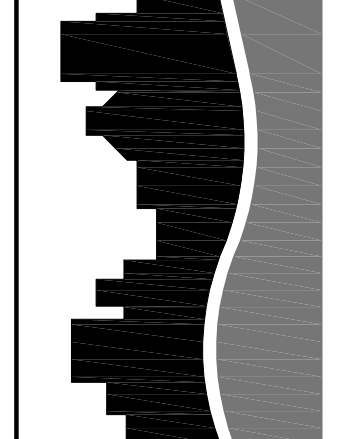
Revision	Date	Description

LINE	LENGTH	BEARING
L1	59.87'	N60°10'22"E
L2	38.20'	N74°30'53"E
L3	41.50'	N88°34'20"E
L4	34.14'	S83°53'03"E
L5	44.86'	S79°08'40"E
L6	63.92'	S77°19'06"E
L7	64.59'	S76°53'56"E
L8	10.50'	S77°17'48"E



DEVELOPMENT DATA BLOCK	
OWNER/DEVELOPER:	KASSINGER DEVELOPMENT GROUP
CONTACT:	PAYNE KASSINGER
PHONE:	843.303.7645
ADDRESS:	PO BOX 15534 ASHEVILLE, NC 28813
PIN:	9613587828, 9613597231
PHYSICAL ADDRESS:	ADJACENT TO: 1000 FLYCATCHER WAY ARDEN, NC 28704
PROPERTY SIZE:	24.09 AC. (TOTAL)
ZONING DISTRICT:	R-3, EMP

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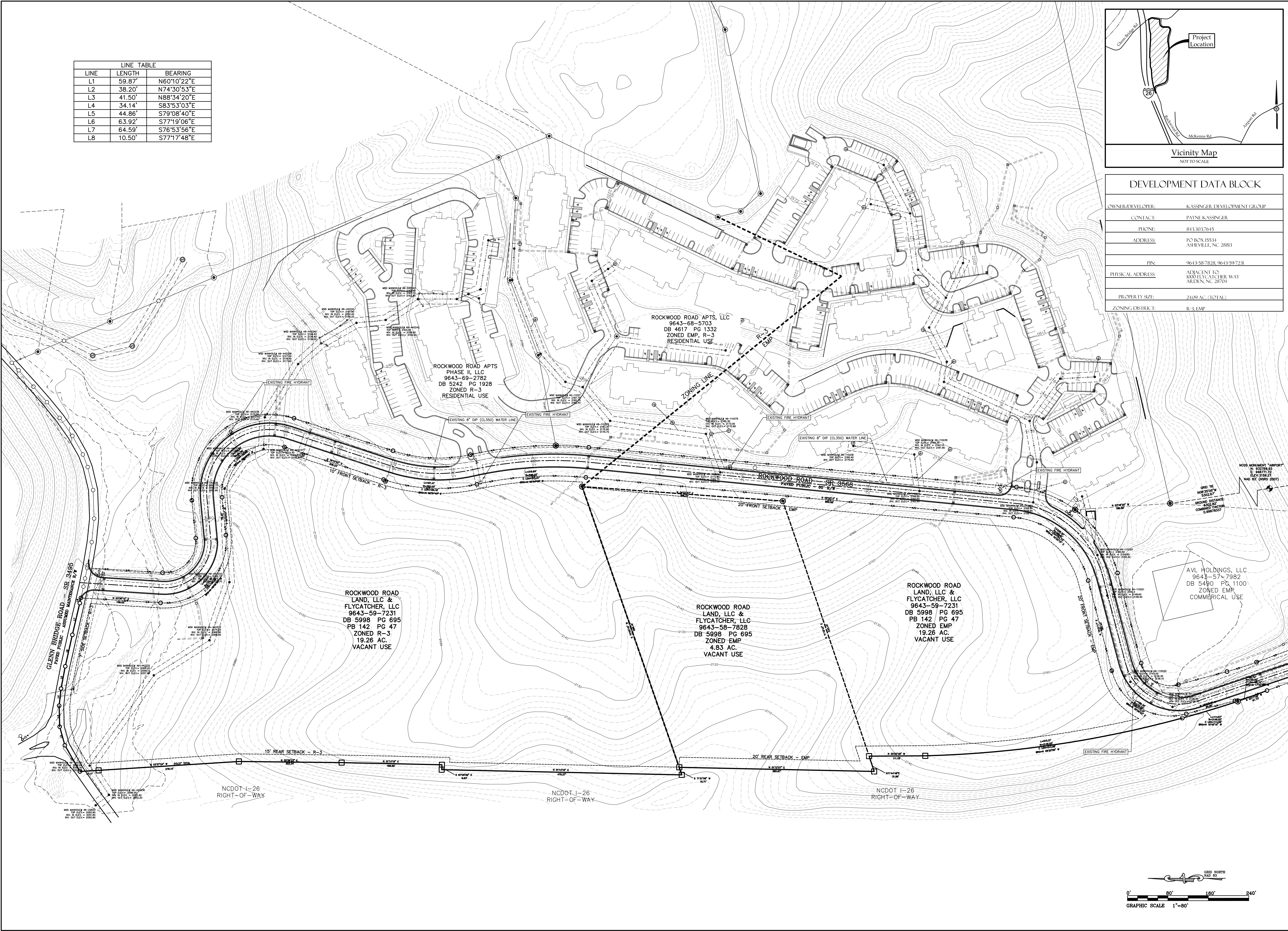


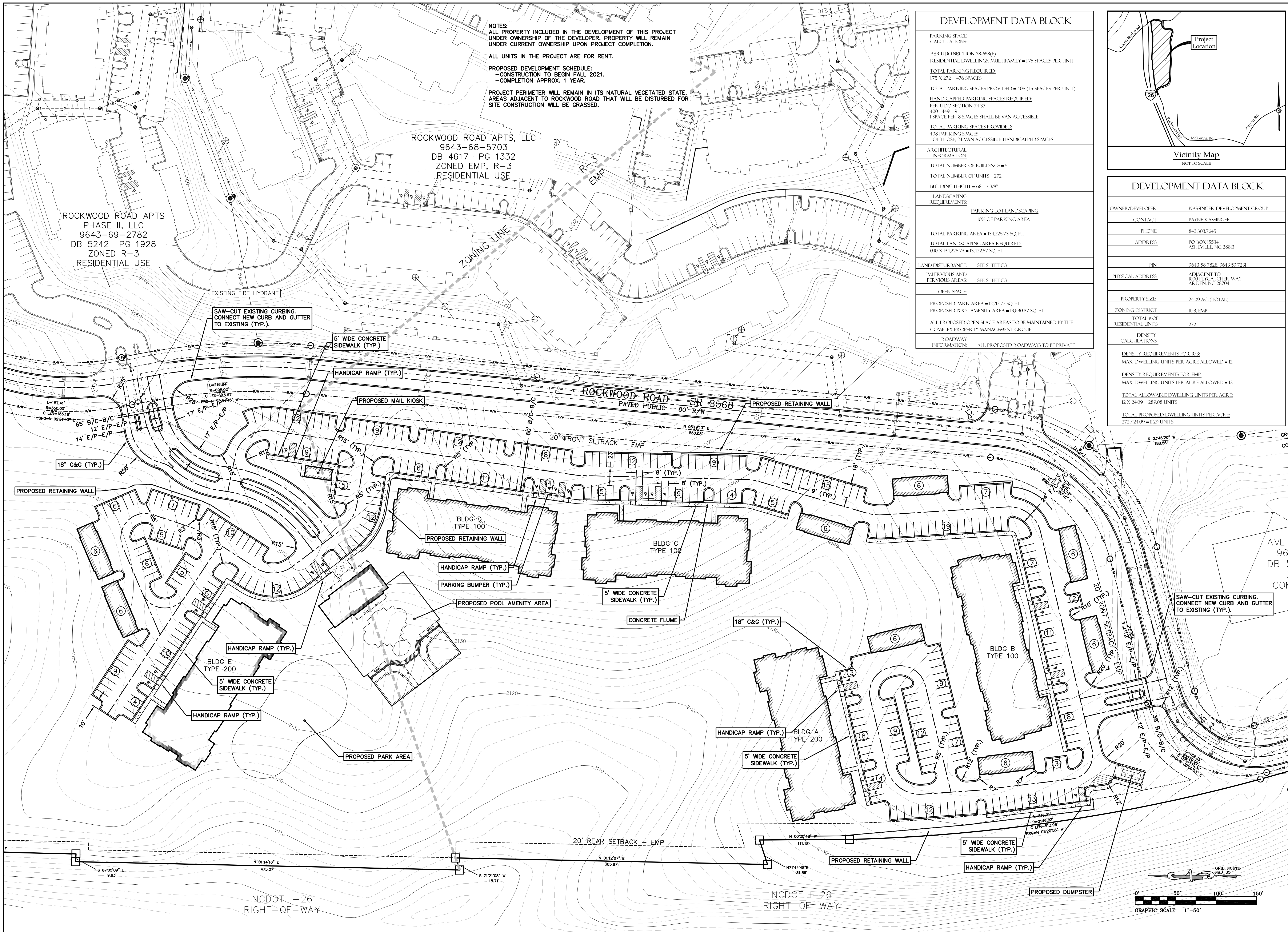
Site Development Plan For
Audubon Place Apartments - Phase III
 BUNCOMBE COUNTY, NORTH CAROLINA

Job No.: 21121
 Date: July 8, 2021
 Scale: 1"=80'
 Revision:

Existing Conditions

Sheet
C1



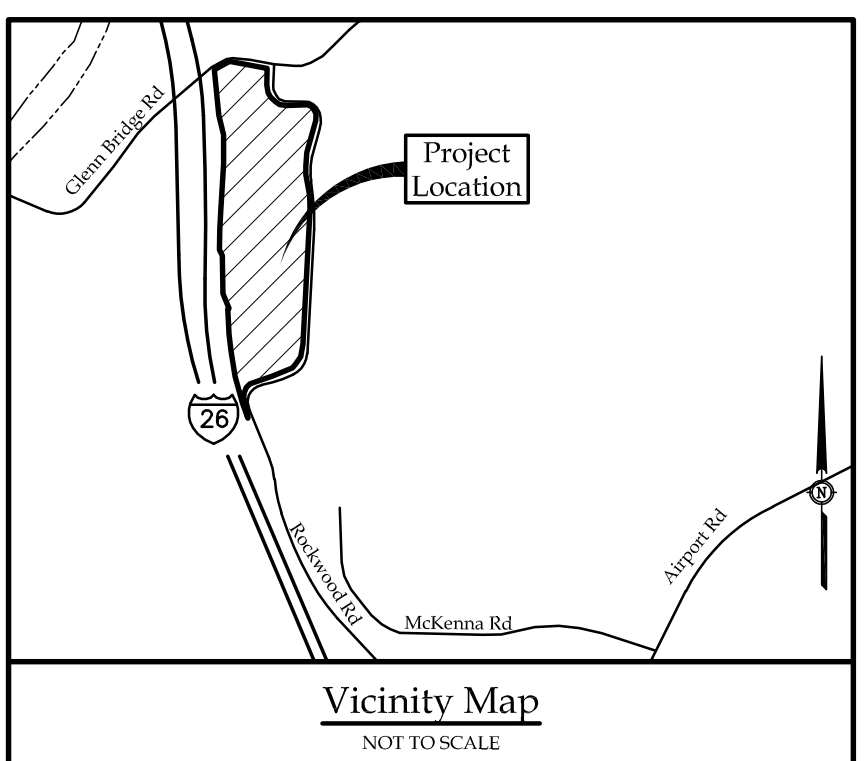


NOTES:
 ALL PROPERTY INCLUDED IN THE DEVELOPMENT OF THIS PROJECT UNDER OWNERSHIP OF THE DEVELOPER. PROPERTY WILL REMAIN UNDER CURRENT OWNERSHIP UPON PROJECT COMPLETION.
 ALL UNITS IN THE PROJECT ARE FOR RENT.
 PROPOSED DEVELOPMENT SCHEDULE:
 -CONSTRUCTION TO BEGIN FALL 2021.
 -COMPLETION APPROX. 1 YEAR.
 PROJECT PERIMETER WILL REMAIN IN ITS NATURAL VEGETATED STATE. AREAS ADJACENT TO ROCKWOOD ROAD THAT WILL BE DISTURBED FOR SITE CONSTRUCTION WILL BE GRASSED.

ROCKWOOD ROAD APTS
 PHASE II, LLC
 9643-69-2782
 DB 5242 PG 1928
 ZONED R-3
 RESIDENTIAL USE

ROCKWOOD ROAD APTS, LLC
 9643-68-5703
 DB 4617 PG 1332
 ZONED EMP, R-3
 RESIDENTIAL USE

DEVELOPMENT DATA BLOCK	
PARKING SPACE CALCULATIONS	
PER UDO SECTION 78-658(b)	RESIDENTIAL DWELLINGS, MULTIFAMILY = 175 SPACES PER UNIT
TOTAL PARKING REQUIRED	175 X 272 = 476 SPACES
TOTAL PARKING SPACES PROVIDED	= 408 (15 SPACES PER UNIT)
HANDICAPPED PARKING SPACES REQUIRED	PER UDO SECTION 74-37
MIN. 4:19 = 9	1 SPACE PER 8 SPACES SHALL BE VAN ACCESSIBLE
TOTAL PARKING SPACES PROVIDED	408 PARKING SPACES
OF THESE, 24 VAN ACCESSIBLE HANDICAPPED SPACES	
ARCHITECTURAL INFORMATION	
TOTAL NUMBER OF BUILDINGS	= 5
TOTAL NUMBER OF UNITS	= 272
BUILDING HEIGHT	= 68' - 7.38"
LANDSCAPING REQUIREMENTS	
PARKING LOT LANDSCAPING	10% OF PARKING AREA
TOTAL PARKING AREA	= 134,225.73 SQ. FT.
TOTAL LANDSCAPING AREA REQUIRED	0.10 X 134,225.73 = 13,422.57 SQ. FT.
LAND DISTURBANCE	SEE SHEET C3
IMPERVIOUS AND PERVIOUS AREAS	SEE SHEET C3
OPEN SPACE	
PROPOSED PARK AREA	= 12,217.77 SQ. FT.
PROPOSED PAVEMENT AREA	= 136,308.77 SQ. FT.
ALL PROPOSED OPEN SPACE AREAS TO BE MAINTAINED BY THE COMPLEX PROPERTY MANAGEMENT GROUP.	
ROADWAY INFORMATION	ALL PROPOSED ROADWAYS TO BE PRIVATE



DEVELOPMENT DATA BLOCK	
OWNER/DEVELOPER:	KASSINGER DEVELOPMENT GROUP
CONTACT:	PAYNE KASSINGER
PHONE:	843.303.7645
ADDRESS:	PO BOX 15534 ASHVILLE, NC 28883
FAX:	864.558.7828, 864.559.7211
PHYSICAL ADDRESS:	ADJACENT TO HUNTER CATCHER WAY ARDEN, NC 28704
PROPERTY SIZE:	24.09 AC. (TOTAL)
ZONING DISTRICT:	R-3, EMP
TOTAL # OF RESIDENTIAL UNITS:	272
DENSITY CALCULATIONS:	
DENSITY REQUIREMENTS FOR R-3:	MAX. DWELLING UNITS PER ACRE ALLOWED = 12
DENSITY REQUIREMENTS FOR EMP:	MAX. DWELLING UNITS PER ACRE ALLOWED = 12
TOTAL ALLOWABLE DWELLING UNITS PER ACRE:	12 X 24.09 = 289.08 UNITS
TOTAL PROPOSED DWELLING UNITS PER ACRE:	272 / 24.09 = 11.29 UNITS

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 Site Infrastructure Engineering/Planning
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Site Development Plan For
**Audubon Place
 Apartments - Phase III**
 BUNCOMBE COUNTY, NORTH CAROLINA

1616 No. 21121
 Date: July 20, 2021
 Scale: 1"=50'
 Revision:

Layout

Sheet
C2

STORM DRAINAGE STRUCTURE SCHEDULE

DRAINAGE STRUCTURE	TYPE	TOP ELEVATION	INV. ELEV.
A1	DROP INLET	2153.5	X
A2	CURB INLET	2153.7	X
A3	CURB INLET	2152.5	X
A4	CURB INLET	2149.0	2148.0
A5	JUNCTION BOX	2148.2	2139.0
A6	CURB INLET	2151.5	X
A7	CURB INLET	2152.7	X
B1	CURB INLET	2145.7	X
B2	CURB INLET	2145.8	X
B3	DROP INLET	2143.4	X
B4	DROP INLET	2143.4	X
B5	JUNCTION BOX	2143.1	X
B6	CURB INLET	2142.8	X
B7	CURB INLET	X	X
B8	JUNCTION BOX	2142.5	X
B9	JUNCTION BOX	2141.2	X
B10	JUNCTION BOX	2148.0	X
B11	DIVERSION BOX	2138.0	X
B12	DETENTION CONTROL BOX	2136.0	X
B13	OUTLET	---	2128.0
B14	CURB INLET	2143.0	X
B15	CURB INLET	2142.2	X
B16	CURB INLET	2139.5	X
B17	JUNCTION BOX	2139.1	X
B18	CURB INLET	2138.5	X
B19	CURB INLET	2139.8	X
B20	CURB INLET	2140.4	X
C1	JUNCTION BOX	2157.0	2147.0*
C2	JUNCTION BOX	2145.0	2138.0
C3	JUNCTION BOX	2143.0	2135.0
C4	OUTLET	---	2130.0
D1	DROP INLET	X	X

*NOTE: MATCH EXISTING ELEVATION.

STORM DRAINAGE STRUCTURE SCHEDULE

DRAINAGE STRUCTURE	TYPE	TOP ELEVATION	INV. ELEV.
D2	DROP INLET	X	X
D3	CURB INLET	X	X
D4	CURB INLET	X	X
D5	JUNCTION BOX	X	X
D6	JUNCTION BOX	X	X
D7	CURB INLET	X	X
D8	CURB INLET	X	X
D9	JUNCTION BOX	X	X
D10	JUNCTION BOX	X	X
D11	JUNCTION BOX	X	X
D12	DIVERSION BOX	X	X
D13	DETENTION CONTROL BOX	X	X
D14	OUTLET	---	X
D15	CURB INLET	X	X
D16	CURB INLET	X	X
D17	CURB INLET	X	X
E1	CURB INLET	X	X
E2	CURB INLET	X	X
E3	CURB INLET	X	X
E4	CURB INLET	X	X
E5	CURB INLET	X	X
F1	CURB INLET	X	X
F2	CURB INLET	X	X
F3	CURB INLET	X	X
F4	CURB INLET	X	X
F5	CURB INLET	X	X
G1	JUNCTION BOX	X	X
G2	JUNCTION BOX	X	X
G3	JUNCTION BOX	X	X
G4	JUNCTION BOX	X	X
G5	OUTLET	---	X

*NOTE: MATCH EXISTING ELEVATION.

STORM DRAINAGE PIPE SCHEDULE

PIPE	MATERIAL	LENGTH (FT)	SIZE (IN)	SLOPE
A1-A2	HDPP	X LF	18"	X
A2-A3	HDPP	X LF	18"	X
A3-A4	HDPP	X LF	18"	X
A4-A5	HDPP	50 LF	18"	0.0200
A5-B10	HDPP	X LF	18"	X
A6-A7	HDPP	X LF	18"	X
A7-A8	HDPP	X LF	18"	X
B1-B2	HDPP	X LF	18"	X
B2-B3	HDPP	X LF	18"	X
B3-B4	HDPP	X LF	18"	X
B4-B5	HDPP	X LF	18"	X
B5-B6	HDPP	X LF	18"	X
B6-B7	HDPP	X LF	18"	X
B7-B8	HDPP	X LF	18"	X
B8-B9	HDPP	X LF	18"	X
B9-B10	HDPP	X LF	18"	X
B10-B11	HDPP	X LF	18"	X
B12-B13	HDPP	X LF	18"	X
B14-B15	HDPP	X LF	18"	X
B15-B5	HDPP	X LF	18"	X
B16-B17	HDPP	X LF	18"	X
B17-B18	HDPP	X LF	18"	X
B18-B9	HDPP	X LF	18"	X
B19-B17	HDPP	X LF	18"	X
C1-C2	HDPP	121 LF	24"	0.0744
C2-C3	HDPP	120 LF	24"	0.0250
C3-C4	HDPP	70 LF	24"	0.0714
D1-D2	HDPP	X LF	18"	X
D2-D3	HDPP	X LF	18"	X
D3-D4	HDPP	X LF	18"	X
D4-D5	HDPP	X LF	18"	X

*INDICATED RUNS OF PIPE SHALL BE SECURED PER DETAIL SWTR-10.

STORM DRAINAGE PIPE SCHEDULE

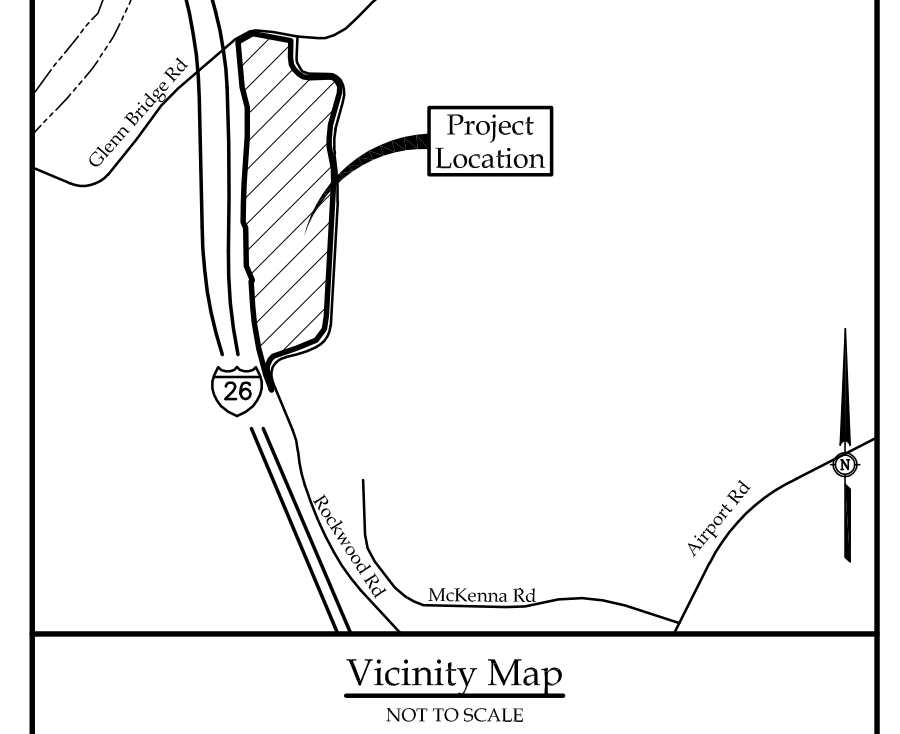
PIPE	MATERIAL	LENGTH (FT)	SIZE (IN)	SLOPE
D5-D6	HDPP	X LF	18"	X
D6-D7	HDPP	X LF	18"	X
D7-D8	HDPP	X LF	18"	X
D8-D9	HDPP	X LF	18"	X
D9-D10	HDPP	X LF	18"	X
D10-D11	HDPP	X LF	18"	X
D11-D12	HDPP	X LF	18"	X
D13-D14	HDPP	X LF	18"	X
D15-D5	HDPP	X LF	18"	X
D16-D5	HDPP	X LF	18"	X
D17-D10	HDPP	X LF	18"	X
E1-E2	HDPP	X LF	18"	X
E2-E3	HDPP	X LF	18"	X
E3-E4	HDPP	X LF	18"	X
E4-E2	HDPP	X LF	18"	X
E5-E3	HDPP	X LF	18"	X
F1-F2	HDPP	X LF	18"	X
F2-F3	HDPP	X LF	18"	X
F3-F4	HDPP	X LF	18"	X
F4-D9	HDPP	X LF	18"	X
F5-F4	HDPP	X LF	18"	X
G1-G2	HDPP	X LF	18"	X
G2-G3	HDPP	X LF	18"	X
G3-G4	HDPP	X LF	18"	X
G4-G5	HDPP	X LF	18"	X

*INDICATED RUNS OF PIPE SHALL BE SECURED PER DETAIL SWTR-10.

OAD APTS, LLC
68-5703
PG 1332
EMP, R-3
UTIL USE

DEVELOPMENT DATA BLOCK

PERVICIOUS AREAS	PRE DEVELOPMENT: IMPERVICIOUS AREA = X SQ. FT. (X AC) % SITE IMPERVICIOUS = X%
	POST DEVELOPMENT: IMPERVICIOUS AREA = X SQ. FT. (X AC) % SITE IMPERVICIOUS = X%
LAND DISTURBANCE	X SQ. FT. (X AC)
	SOIL TYPES: X% X, X% X, X% X, X% X
VOLUMES	FILL: X CU. YD.
	CUT: X CU. YD.
THESE NUMBERS ARE RAW NUMBERS AND ARE PROVIDED ONLY FOR THE GENERAL ESTIMATION OF THE MAGNITUDE OF THE PROJECT. THEY DO NOT TAKE INTO ACCOUNT REMOVAL OF TOPSOIL, UNSUITABLE SOILS, ROCK, DEBRIS, ETC. NOR DO THEY TAKE INTO ACCOUNT PROPER COMPACTION OF FILL MATERIAL. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED. THE VOLUMES LISTED SHALL NOT BE CONSIDERED ACTUAL ESTIMATED FOR THE WORK OF THE PROJECT.	

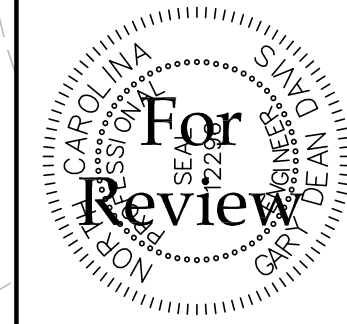


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CONTACT:	PAVNE KASSINGER
PHONE:	843.303.7645
ADDRESS:	PO BOX 15534 ASHVILLE, NC 28813
PIN:	9613587828, 9613597231
PHYSICAL ADDRESS:	ADJACENT TO 1000 FLYCATCHER WAY ARNDEN, NC 28704
PROPERTY SIZE:	24.09 AC. (TOTAL)
ZONING DISTRICT:	R-3, EMP

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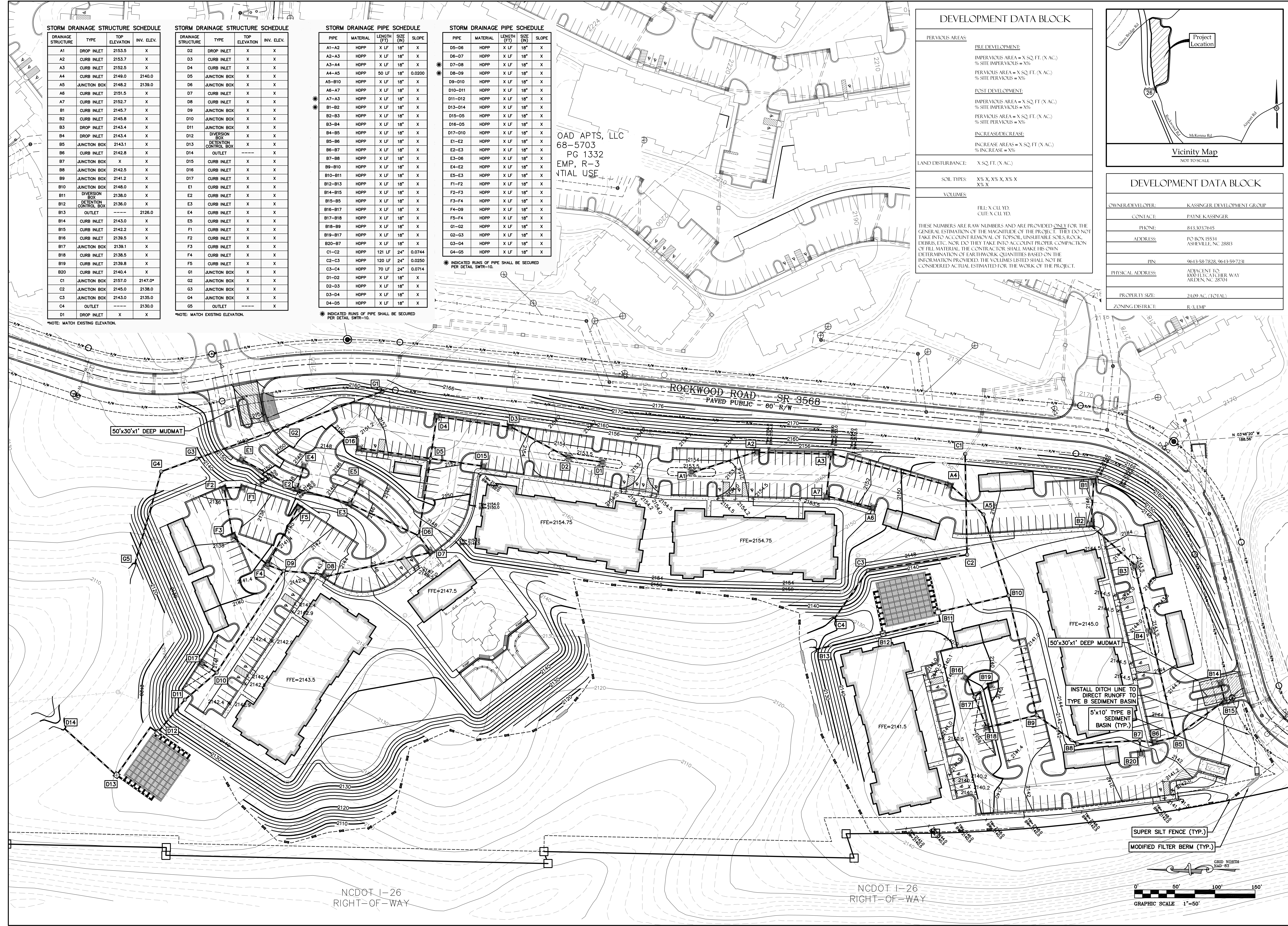


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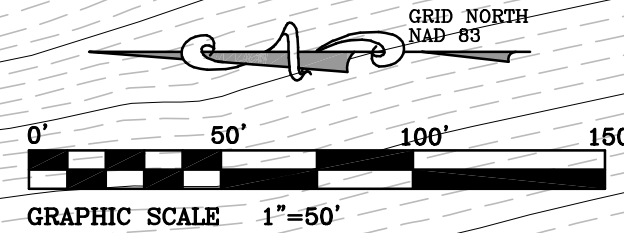
Grading, Stormwater, and Erosion Control

Sheet
C3



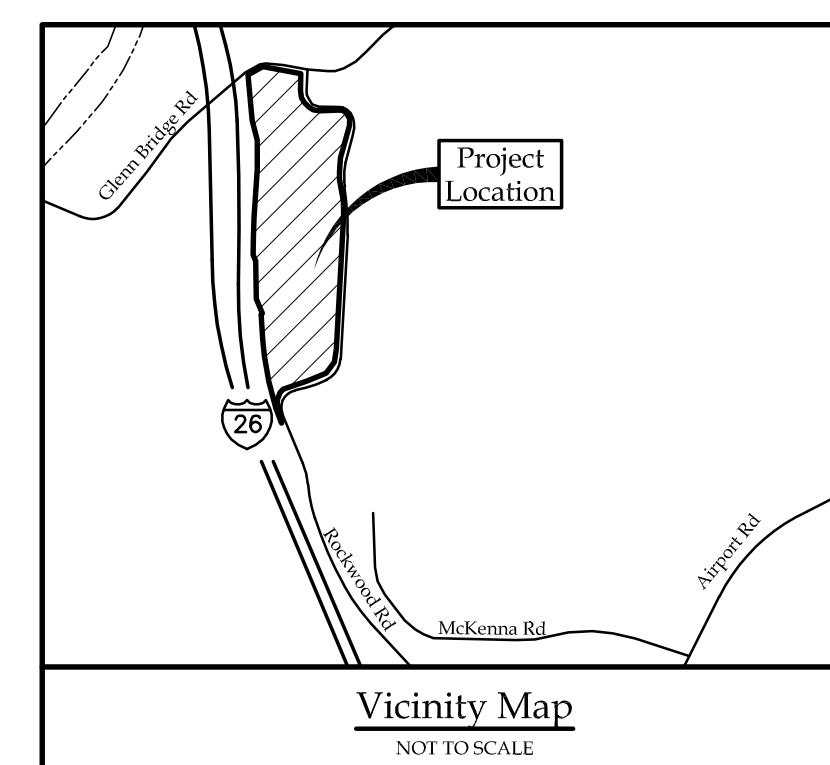
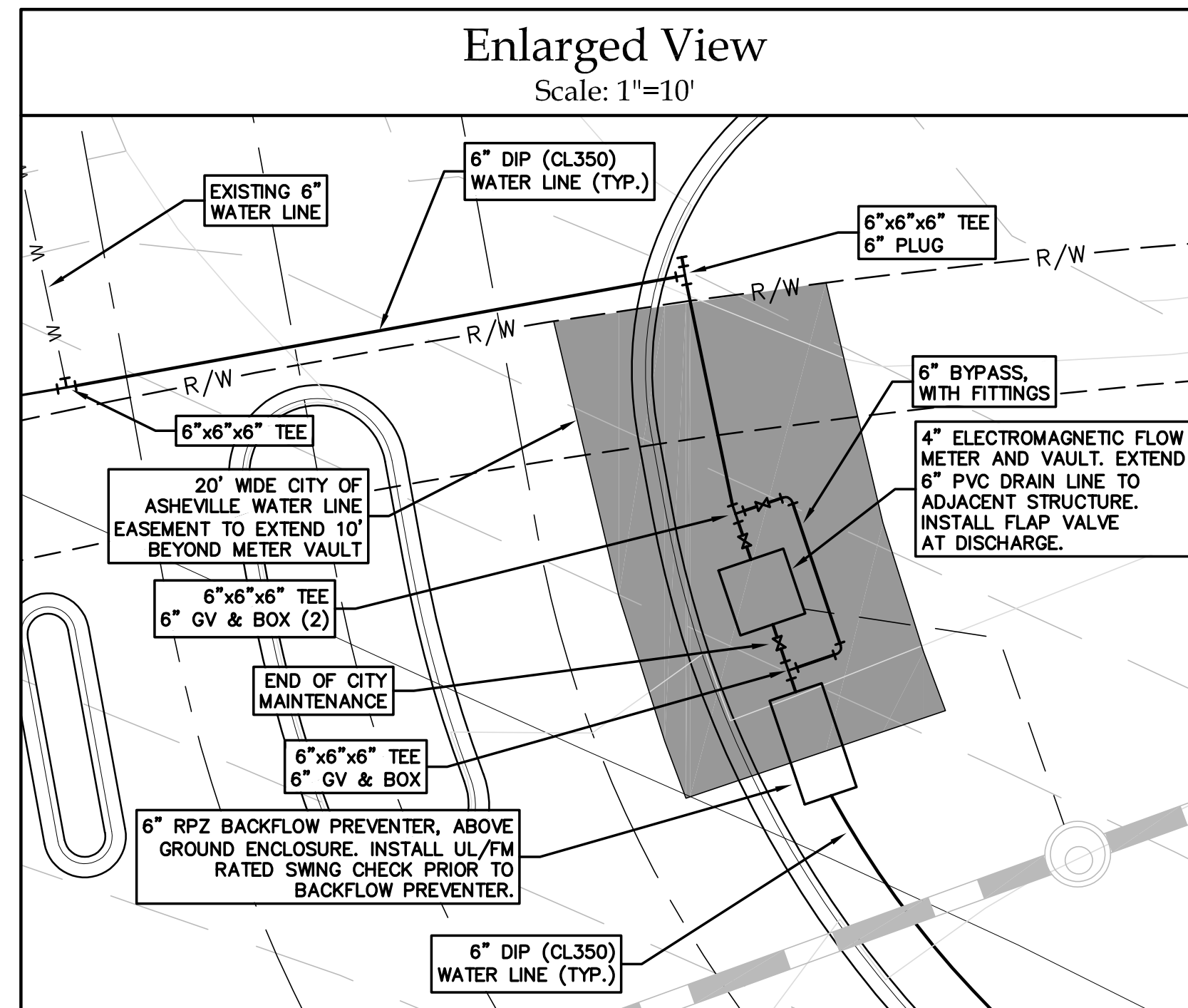
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RIGHT-OF-WAY

NCDOT I-26
RIGHT-OF-WAY



MSD Project# 2021116

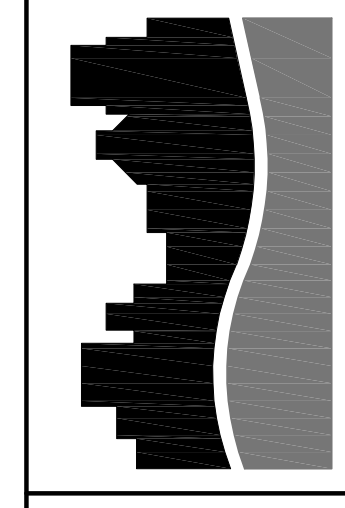
CITY OF ASHEVILLE PROJECT NO. WPFY 20-21-077
 WATERLINE EASEMENT PLAT PB PG
 ESTOPPEL CERTIFICATE REQUIRED YES X NO



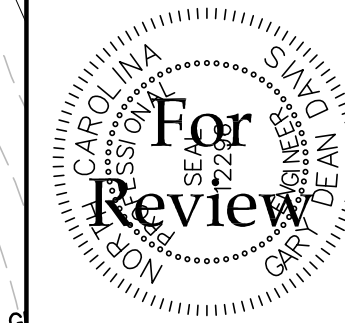
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PHYSICAL ADDRESS:	ADJACENT TO RUMBLE CATCHER WAY ARLDEN, NC 28704
PROPERTY SIZE:	24.09 AC (TOTAL)
ZONING DISTRICT:	R-3 EMP

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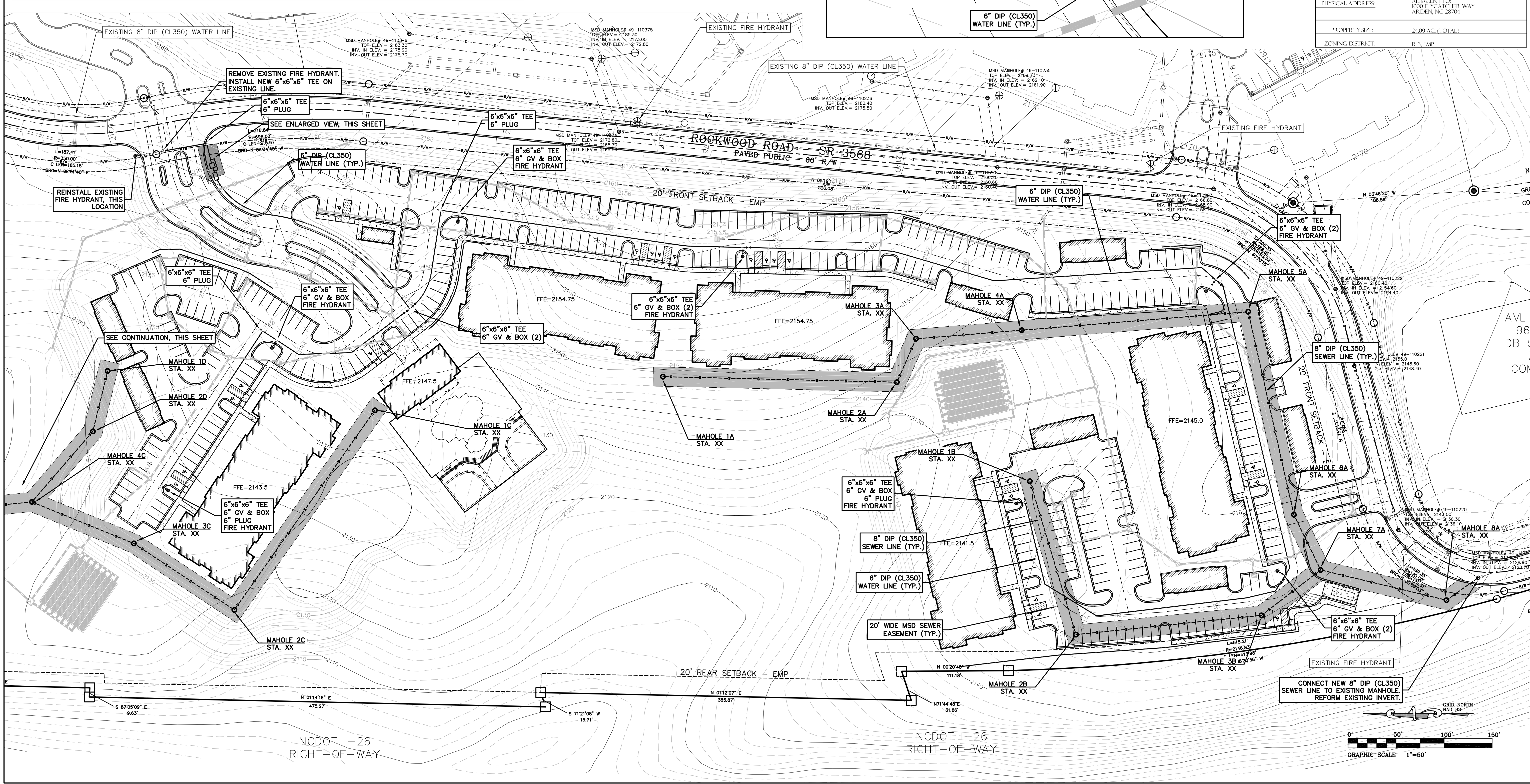
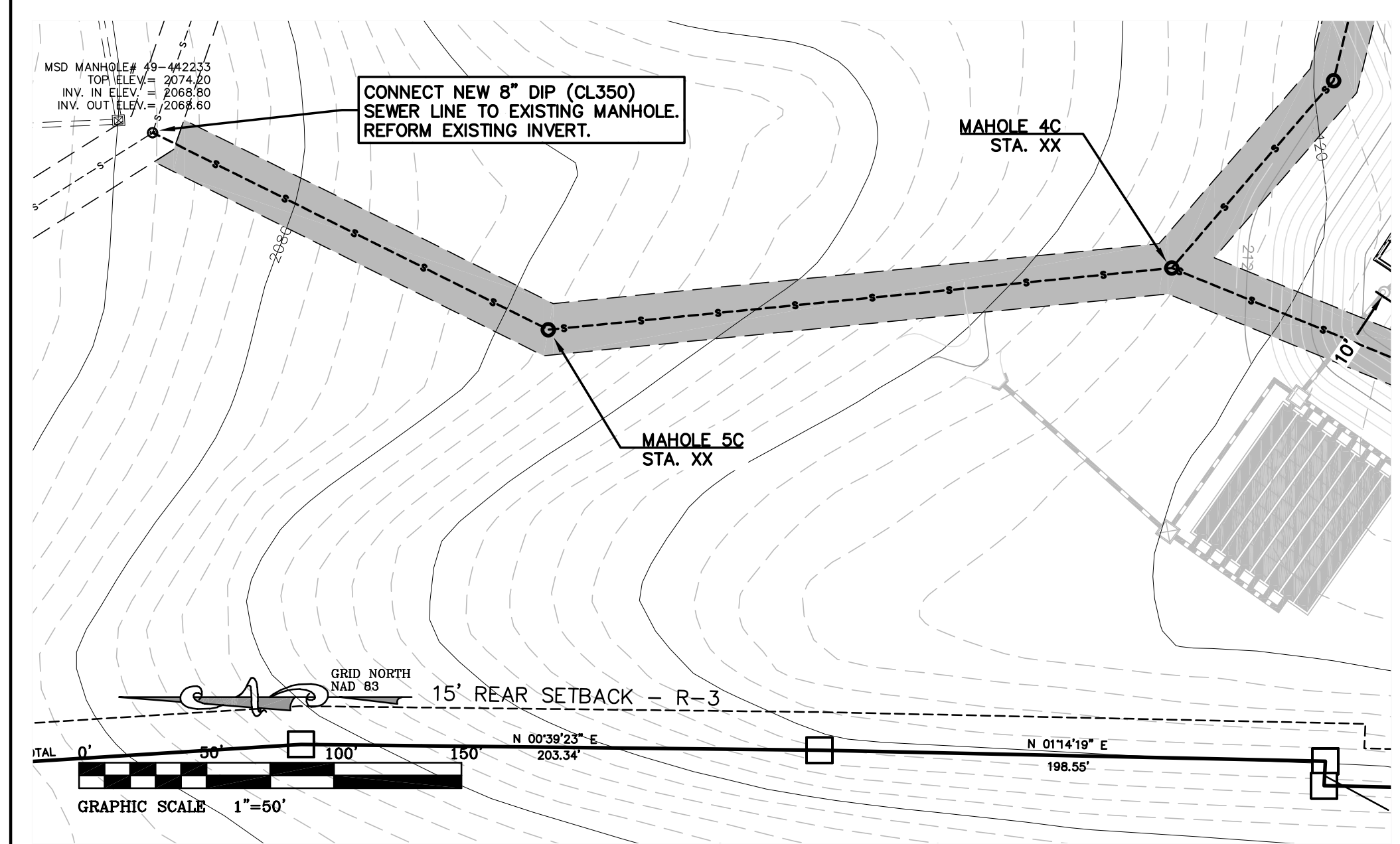
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Audubon Place
 Apartments - Phase III
 BUNCOMBE COUNTY, NORTH CAROLINA

Utilities

Sheet
C4



NCDOT I-26
 RIGHT-OF-WAY

NCDOT I-26
 RIGHT-OF-WAY

