

THE BROAD APARTMENTS

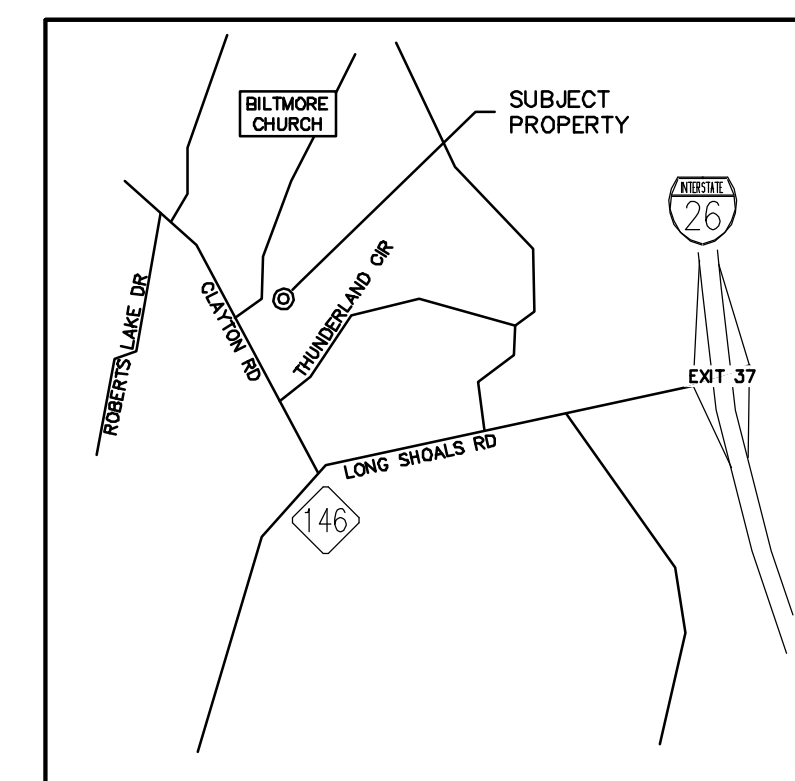
BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:

STERLING ASHEVILLE APARTMENTS, LLC
 3900 EDISON LAKES PKWY, SUITE 201
 MISHAWAKA, IN 46545
 JAMES RANDOLPH
 (574) 596-5555

Sheet List Table

Sheet Number	Sheet Title
C000	COVER
C001	SURVEY
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER SITE PLAN
C201	SITE PLAN
C301	ROUGH GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN
C601	UTILITY PLAN ELEVATIONS



VICINITY MAP

(NOT TO SCALE)



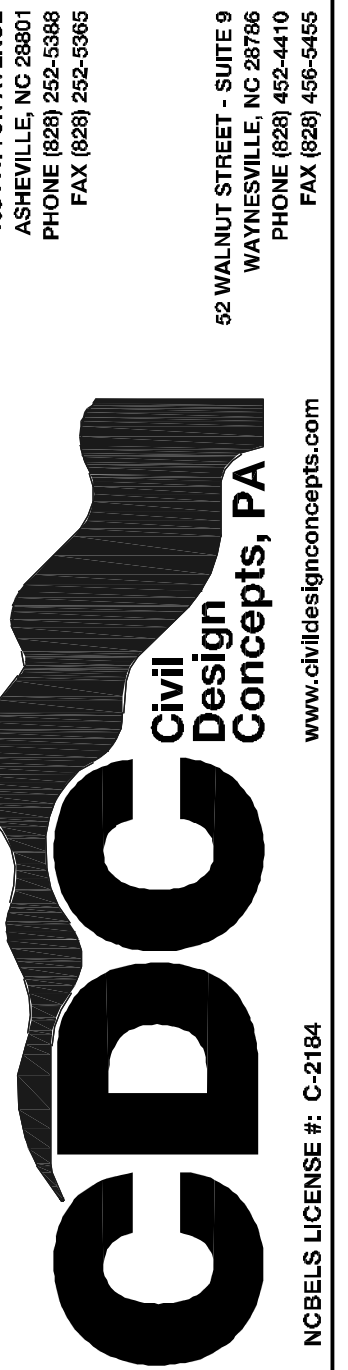
Know what's below.
Call before you dig.

DEVELOPMENT DATA

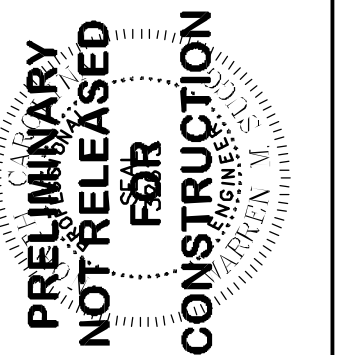
OWNER/DEVELOPER: STERLING ASHEVILLE APARTMENTS, LLC
 3900 EDISON LAKES PKWY, SUITE 201
 MISHAWAKA, IN 46545
 CONTACT: JAMES RANDOLPH
 (574) 596-5555

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

ARCHITECT: SGN + A, INC.
 315 W. PONCE DE LEON AVE, STE 755
 DECATUR, GA 30030
 CONTACT: JIM MORAN
 (404) 373-7370



NO.	DATE	DESCRIPTION	BY
1	08/09/21	BOA SUBMITTAL	



COVER FOR: **THE BROAD APARTMENTS**
 STERLING ASHEVILLE APARTMENTS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AMP
 CDC PROJECT NO.: 12129
 XXX PERMIT NO.: xxx

SHEET
C000

- NOTES
- THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS A SURVEY PER THE REQUIREMENTS OF NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION 1600: STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE COMBINED SCALE FACTOR UTILIZED IS 0.99978731. TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY BY THIS FACTOR. ACRES DETERMINED BY COORDINATE COMPUTATION METHOD.
 - THIS SURVEY ORIENTED TO N.C. GRID, NAD83(2011) AS SHOWN IN PLAT BOOK 134, PAGE 161, BY LEAST SQUARES ADJUSTMENT OF OBSERVED CONTROL POINTS AND PROPERTY CORNERS FROM THE EARLIEST SURVEY BY THIS SURVEYOR AND COMPANY.
 - PROPERTY SHOWN AND SUBJECT TO RIGHTS OF WAY AND EASEMENTS BOTH RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN IN ADDITION TO THOSE SHOWN HEREON.
 - NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN IN FLOOD INSURANCE RATE MAP PANELS BEARING MAP NUMBERS 37009R300D1 & 37009R340D1, EACH BEARING AN EFFECTIVE DATE OF JANUARY 6, 2010. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD RISK.
 - PER BUNCOMBE COUNTY GIS, TRACT 2, REVISION 2, AS SHOWN HEREON IS WITHIN THE PLANNING JURISDICTION OF BUNCOMBE COUNTY AND IS ZONED EMPLOYMENT DISTRICT (EMP). MINIMUM SETBACKS FOR EMP WITH PUBLIC SEWER ARE AS FOLLOWS: FRONT: 20 FEET; REAR: 20 FEET; SIDE: 10 FEET. MAXIMUM BUILDING HEIGHT IS 90 FEET. TRACT 5A, AS SHOWN HEREON, IS ZONED PUBLIC SERVICE (PS). MINIMUM SETBACKS FOR PS WITH PUBLIC SEWER ARE AS FOLLOWS: FRONT: 20 FEET; REAR: 20 FEET; SIDE: 10 FEET. MAXIMUM BUILDING HEIGHT IS 50 FEET. ADDITIONAL ZONING AND DEVELOPMENT REQUIREMENTS ARE AVAILABLE IN THE BUNCOMBE COUNTY MUNICIPAL CODE. NOTE THAT A FRONT SETBACK MUST BE MAINTAINED WHERE A STRUCTURE ABUTS A STREET, ZONING AND ANY SETBACKS SHOWN REPRESENT THE CURRENT CONDITIONS AND ARE SUBJECT TO CHANGE AND DIFFERENCES IN INTERPRETATION BY THE CONTROLLING JURISDICTION. THIS PROPERTY WAS FORMERLY WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF ASHEVILLE (DUE TO CHANGES IN STATE ANNEXATION LAW, THE CITY OF ASHEVILLE WAS RELEASSED TO THE JURISDICTION OF BUNCOMBE COUNTY AT THAT TIME). THE RECORD PLAT FOR THUNDERLAND REFLECTS ZONING INFORMATION FOR THE CITY OF ASHEVILLE AT THAT TIME, WHICH HAS CHANGED AS SHOWN HEREON.
 - FIELD WORK FOR SURVEY PERFORMED FEBRUARY 18 TO MARCH 30, 2021, USING TRADITIONAL SURVEY METHODS AND ADJUSTED USING A WEIGHTED, MINIMALLY CONSTRAINED LEAST SQUARES ADJUSTMENT TO EXISTING PROJECT CONTROL POINTS FROM THE SUBDIVISION SURVEY.
 - UNDERGROUND UTILITIES AS SHOWN HEREON ARE SHOWN FROM SURFACE INDICATIONS, RECORD DRAWINGS, AND REFERENCES AS INDICATED, AND ARE APPROXIMATE. WATER LINE LOCATIONS WITHIN CLAYTON ROAD SHOWN HEREON WERE NOT FIELD MARKED, BUT WERE PROVIDED TO THE SURVEYOR BY THE CITY OF ASHEVILLE WATER RESOURCES DEPARTMENT IN A CAD FILE OF IMPROVEMENTS ON LONG SHOALS AND CLAYTON ROAD. WATER LINES ON SITE TAKEN FROM PROJECT PLANS BY WGLA ENGINEERING. AT LEAST TWO DAYS PRIOR TO COMMENCING EXCAVATION ON THIS SITE, PLEASE CALL 811-CALL SERVICE AT 811 FOR MARKING OF UTILITY TYPES AND LOCATIONS BY PARTICIPATING MEMBER ORGANIZATIONS.
 - ALL CORNERS NOT LISTED AS ABOVE GRADE (AG) OR BELOW GRADE (BG) ARE FLUSH WITH THE ADJACENT GRADE.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD83(GEOID09) BY OBSERVATION OF EXISTING CONTROL POINTS ESTABLISHED DURING THE SURVEY OF THE THUNDERLAND SUBDIVISION. SAID ELEVATIONS WERE ESTABLISHED BY STATIC GNSS METHODS. CONTOUR INTERVALS SHOWN HEREON ARE 2 FEET AND 10 FEET FOR MINOR AND MAJOR CONTOURS, RESPECTIVELY.
 - SEE THOSE RESTRICTIONS RECORDED IN DEED BOOK 4990, PAGE 1840 AS AMENDED BY DEED BOOK 5084, PAGE 1768; DEED BOOK 4890, PAGE 1848 AS AMENDED BY DEED BOOK 5084, PAGE 1774; AND THAT DECLARATION OF EASEMENTS RECORDED IN DEED BOOK 5116, PAGE 911. ALL REFERENCES RECORDED IN THE BUNCOMBE COUNTY REGISTRY. NOTE THAT SOME EASEMENTS BENEFITTING THE SUBJECT PROPERTY DESCRIBED IN THE AGREEMENTMENT TO BE FROM CLAYTON ROAD OR THUNDERLAND CIRCLE. THE SUBJECT PROPERTY ARE NOT SHOWN IN THE ENTIRETY HEREON.
 - NOTE THAT THE EASEMENTS BENEFITTING TRACT 2, REVISION 2 BY THE TERMS OF THE EASEMENTS AND COVENANTS RECORDED IN DEED BOOK 5116, PAGE 911 DO NOT APPLY TO, OR BENEFIT THE AREA OF TRACT 5A AS SHOWN HEREON WITHOUT MODIFICATION TO THE AGREEMENT AND THE CONSENT OF OTHER PARTIES TO SAID AGREEMENT. SUCH USE WITHOUT CONSENT COULD RESULT IN OVERBURDENING OF THE EASEMENTS.
 - AS OF THE DATE OF SURVEY, TRACT 2, REVISION 2 IS ERRONEOUSLY SHOWN IN THE BUNCOMBE COUNTY GEOGRAPHIC INFORMATION SYSTEM IN THE CONFIGURATION SHOWN IN PLAT BOOK 132, PAGE 181, RATHER THAN THE REVERSED CONFIGURATION SHOWN IN PLAT BOOK 134, PAGE 161. THE SURVEYOR HAS MADE THE LAND RECORDS OFFICE AWARE OF THE ISSUE.
 - THIS SURVEY SHOWS A CONFIGURATION OF PROPERTY LINES AND SETBACKS FOR A PROPOSED RECOMBINATION OF PARCELS OF LAND. THIS CONFIGURATION IS SUBJECT TO CHANGE UNTIL APPROVED BY THE PARTIES TO THE CONVEYANCE, AND A PLAT IS APPROVED FOR RECORDATION BY THE PLANNING OFFICE OF BUNCOMBE COUNTY.
 - NO DEED WAS FOUND CONVEYING A WIDTH OF 60 FEET TO THE NCDOT FOR CLAYTON ROAD, HOWEVER, CONSTRUCTIVE NOTICE OF A 60 FOOT WIDTH IS FOUND IN A NUMBER OF RECORD DOCUMENTS, INCLUDING DEED BOOK 4628, PAGE 1626, PLAT BOOK 124, PAGE 29, PLAT BOOK 149, PAGE 34, AND PLAT BOOK 197, PAGE 163.
 - SEE THAT ELECTRICAL EASEMENT FOR OVERHEAD AND UNDERGROUND SERVICE RECORDED IN DEED BOOK 2242, PAGE 286, WHICH MAY AFFECT TRACT 5A AND/OR TRACT 3A-4A AS SHOWN HEREON.
 - PROPERTY MAY BE SUBJECT TO BUFFERS FOR CREEKS, WETLANDS, AND RIVERS WHICH LIE UPON OR ADJACENT TO THE PROPERTY.

MATCH LINE: SEE SHEET 2

MATCH LINE: SEE SHEET 2

SYMBOLS

- PROPERTY CORNER (DESCRIBED)
- RIGHT OF WAY MONUMENT
- CALCULATED POINT
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- AIR RELEASE VALVE
- FIRE HYDRANT
- POLE WITH GUYWIRE
- SIGN
- CURB INLET
- GAS VALVE
- WATER MANHOLE
- GAS MARKER
- BURIED FIBER OPTIC MARKER
- LIGHT POLE
- SEWER MANHOLE
- SEWER MANHOLE
- TREE
- TRUNCATED DOME PLATE
- IRRIGATION CONTROL BOX
- ELECTRIC JUNCTION BOX

LINE TYPES

- WATER LINE (MARKED)
- WATER FROM EXHIBIT
- OVERHEAD ELECTRIC & TELECOM
- OVERHEAD ELECTRIC
- OVERHEAD TELECOM
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOM
- UNDERGROUND GAS LINE (MARKED)
- MAJOR CONTOUR
- MINOR CONTOUR
- LIMITS OF TOPOGRAPHY
- FENCE
- STORM PIPE
- RIGHT-OF-WAY
- DEED/PLAT LINE (NOT SURVEYED)
- BOUNDARY LINE (SURVEYED)
- EASEMENT LINE
- TRAFFIC & PARKING STRIPING (VARIES)
- BUFFER LINE
- ZONING SETBACK LINE
- GUARDRAIL
- CENTERLINE (TRANSMISSION R/W)

ABBREVIATIONS

- AG - ABOVE GRADE
- BG - BELOW GRADE
- CAB - CABBINET
- CONC - CONCRETE
- CPP - CORRUGATED PLASTIC PIPE
- CRB - CREED BOOK
- DIP - DUCTILE IRON PIPE
- DTB - DEED OF TRUST BOOK
- E - EASTING
- ELEC - ELECTRIC
- EHA - ED HOLMES & ASSOCIATES SURVEYORS
- FE - FLOW LINE ELEVATION
- FZSB - FRONT ZONING SETBACK
- FEV - FRONT ELEVATION
- IFO - OPEN TOP IRON PIPE FOUND
- MB - NORTH AMERICAN DATUM
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAVD - NORTH AMERICAN DATUM
- NCCS - NORTH CAROLINA GEODETIC SURVEY
- NC - NC DEPARTMENT OF TRANSPORTATION
- N - NORTHING
- NCS - NATIONAL GEODETIC SURVEY
- PL - PLAT BOOK
- NPI - NATIONAL IDENTIFICATION NUMBER (NCS)
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- PLS - PROFESSIONAL LAND SURVEYOR
- RF - REBAR FOUND WITH ID CAP(S) DESCRIBED
- RFB - REBAR FOUND
- RFS - REBAR SET WITH "ED HOLMES & ASSOC." CAP
- RCP - REINFORCED CONCRETE PIPE
- RZSB - REAR ZONING SETBACK
- R/W - RIGHT-OF-WAY
- R/W - RIGHT-OF-WAY MONUMENT FOUND
- SZSB - SIDE ZONING SETBACK
- SZSB - SIDE ZONING SETBACK
- TE - TELEPHONE
- TE - TELEPHONE REFEESTAL
- TE - TELECOMMUNICATIONS
- TOP - TOP ELEVATION
- TR - TRAIL
- VA - VAUGHN & MELTON ENGINEERS
- W - WITH
- WFR - TRANSFORMER
- TY - TYPE
- GNDF - 600 GAL FOUND

TOTAL ACREAGE OF PROPOSED RECOMBINATION OF TRACTS: 18.497 ACRES

BOUNDARY & TOPOGRAPHIC SURVEY FOR STERLING DEVELOPMENT GROUP OF A PROPOSED RECOMBINATION OF TRACT 2 REVISION 2 OF THUNDERLAND SUBDIVISION

OWNER: BILTMORE FARMS, LLC
A PORTION OF PIN: 9634-89-8368-0000
A PORTION OF DEED BOOK 1443/151
PLAT BOOK 134, PAGE 161, AND TRACT 5A

OWNER: BILTMORE BAPTIST CHURCH
A PORTION OF PIN: 9634-89-2831-0000
A PORTION OF DEED BOOK 5050, PAGE 1785
A PORTION OF TRACT FIVE OF PLAT BOOK 72, PAGE 50

TRACT 3A-4A

OWNER: BILTMORE BAPTIST CHURCH
A PORTION OF PIN: 9635-81-3360-0000
A PORTION OF DEED BOOK 2383, PAGE 697 & DEED BOOK 3046, PAGE 29 & DEED BOOK 3510, PAGE 200
A PORTION OF TRACTS THREE & FOUR OF PLAT BOOK 72, PAGE 50

SHEET 1 OF 3
AVERY CREEK TOWNSHIP
BUNCOMBE COUNTY, NORTH CAROLINA
SCALE: 1" = 50' 3/30/2021
J. DANIEL HENRY, P.L.S. #4881

REVISIONS:
REVISED 1/9/2021: REVISED 5 SEWER INVERTS
REVISED 3/30/2021: ADDED ADDITIONAL TRACT & SHEET (EXTENSIVE ADDITIONS)

SURVEYOR'S CERTIFICATE: BOUNDARY & TOPOGRAPHIC

I, J. DANIEL HENRY CERTIFY:

- THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS NOTED IN THE TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK N/A, PAGE N/A OR OTHER REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION IS 1:75700, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600).
- THAT THIS TOPOGRAPHIC SURVEY PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED TO THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THE HORIZONTAL ACCURACY IS 0.010M; THAT THE VERTICAL ACCURACY IS 0.030M; THAT HORIZONTAL COORDINATES ARE BASED ON N.C. GRID NAD 83(2011) AND ELEVATIONS ARE BASED ON NAVD83 UTILIZING GEOID09.

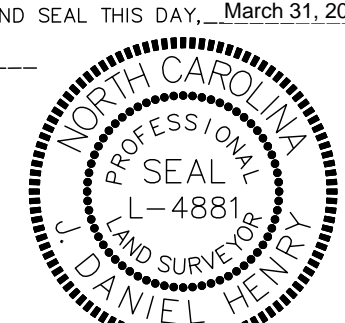
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY, March 31, 2021.

J. Daniel Henry
J. DANIEL HENRY, PLS - L-4881

CURVE TABLE

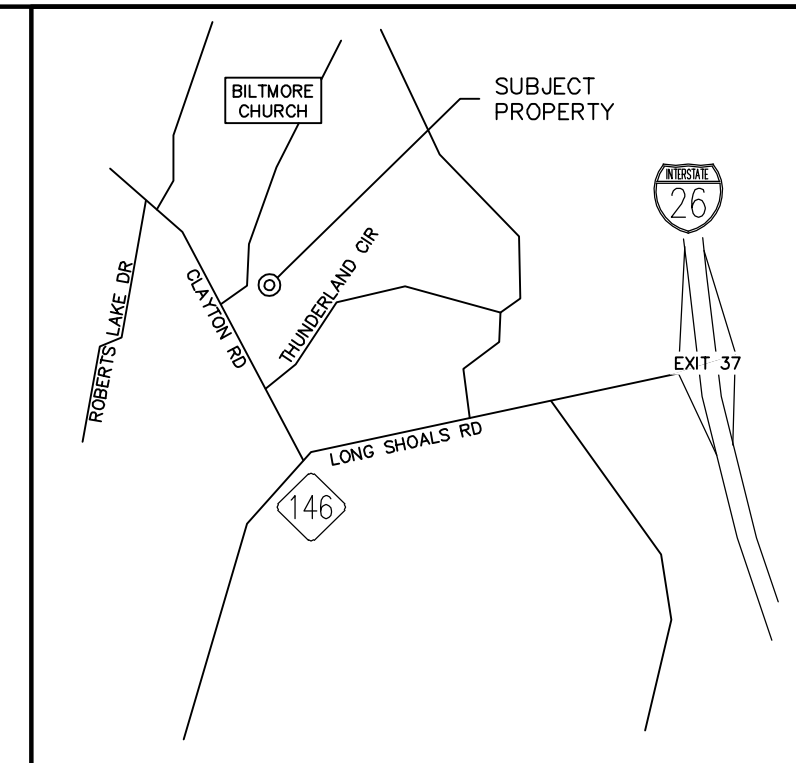
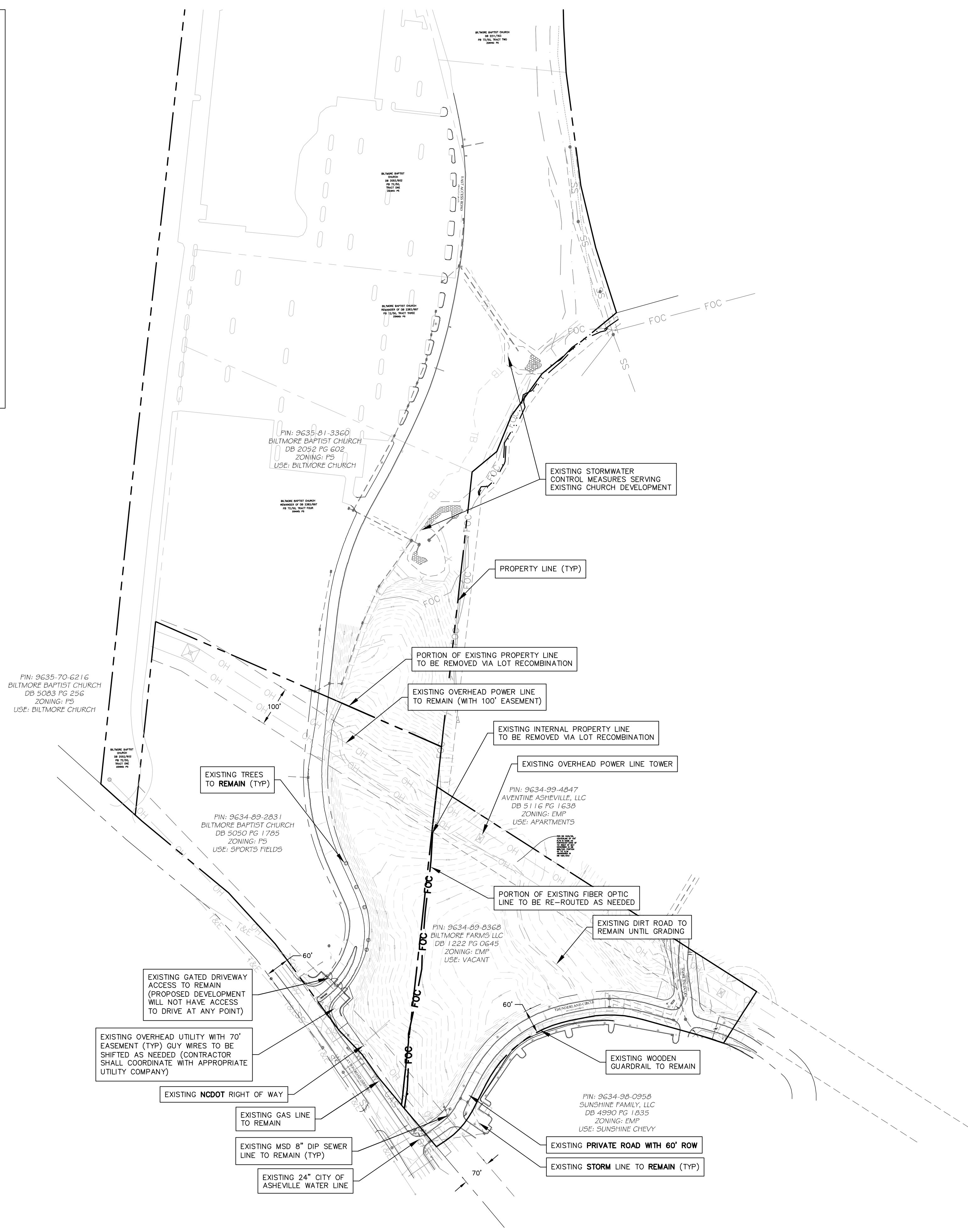
CURVE	DIRECTION	CHORD	RADIUS	ARC
C1	N87°45'42"W	139.84	300.00	141.14
C2	S82°53'58"W	291.72	300.00	270.82
C3	S40°53'48"W	95.82	200.00	96.76
C4	S55°20'27"W	4.08	200.00	4.08
C5	S08°58'07"E	261.57	490.00	264.47
C6	S07°49'06"E	108.97	190.57	110.51
C7	S23°07'44"W	124.47	251.35	125.77
C8	S35°18'59"E	67.23	1221.18	67.24
C9	N39°30'45"W	28.42	25.00	30.23
C10	S04°00'07"W	7.72	25.00	7.75
C11	S59°17'49"W	36.22	25.00	40.51
C12	N87°45'42"W	167.81	360.00	169.37
C13	S52°53'58"W	314.06	360.00	324.69
C14	S41°28'53"W	69.84	140.00	70.59
C15	N22°57'50"E	65.78	715.15	65.76
C16	N08°24'01"E	20.00	100.00	20.00
C17	N27°35'14"E	9.63	715.15	9.63
C18	N24°19'21"E	184.65	1450.12	184.78
C19	N17°01'19"E	184.65	1450.12	184.78
C20	N11°06'03"E	106.47	1450.12	106.50
C21	N08°51'01"E	29.24	1450.12	29.24
C22	N07°02'22"E	49.44	1450.12	49.44
C23	N02°25'13"E	184.65	1450.12	184.78
C24	N02°16'51"W	30.99	845.30	30.99

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N82°15'07"E	10.88	L46	N53°08'35"E	74.86	L80	N02°41'12"E	193.85
L2	N08°21'50"E	17.48	L47	N53°08'14"E	59.83	L81	N27°06'49"E	108.96
L3	N08°21'50"E	16.12	L48	S05°56'10"W	200.11	L82	N6°31'35"E	54.53
L4	N08°21'50"E	695.78	L49	S05°54'58"W	424.53	L83	S82°33'23"E	86.50
L5	N08°21'50"E	55.71	L50	N32°22'53"E	210.57	L84	N28°29'53"E	40.60
L6	S57°21'03"E	33.46	L51	S66°19'36"E	504.80	L85	N09°23'00"W	99.77
L7	S57°21'03"E	437.92	L52	S67°02'14"E	437.92	L86	N42°27'29"E	43.64
L8	S57°21'03"E	171.92	L53	N38°41'01"W	267.91	L87	N43°32'31"E	60.13
L9	S57°21'03"E	10.39	L54	N74°08'54"W	69.83	L88	S54°52'41"W	49.64
L10	S57°21'03"E	20.00	L55	N74°08'54"W	8.69	L89	S42°17'46"W	57.90
L11	S57°21'03"E	4.36	L56	N04°52'36"W	127.47	L90	S35°14'33"W	9.08
L12	S57°21'03"E	8.73	L57	S04°52'36"W	43.80	L91	S35°14'33"W	20.19
L13	S57°21'03"E	10.31	L58	S04°52'36"W	88.32	L92	S35°14'33"W	56.79
L14	S57°21'03"E	25.52	L59	N74°17'01"W	12.10	L93	N69°37'53"W	76.67
L15	S57°21'03"E	39.82	L60	N74°17'01"W	19.44	L94	N27°52'23"E	149.67
L16	S57°21'03"E	19.33	L61	S78°45'37"W	41.86	L95	N19°33'14"E	183.06
L17	S57°21'03"E	160.69	L62	S27°02'14"W	72.70	L96	S10°26'26"E	25.06
L18	S32°41'26"W	49.81	L63	S25°55'32"W	34.80	L97	S19°17'17"E	68.26
L19	S32°41'26"W	9.04	L64	N40°19'57"W	126.84	L98	S07°35'42"E	96.77
L20	S32°41'26"W	28.23	L65	N40°19'57"W	41.63	L99	S01°16'27"W	145.35
L21	S32°41'26"W	64.56	L66	N40°19'57"W	147.84	L100	S02°27'48"E	73.42
L22	N72°26'24"W	59.93	L67	N43°49'20"W	64.49	L101	S21°26'47"E	74.00
L23	N72°26'24"W	10.39	L68	N43°49'20"W	19.44	L102	N27°52'23"E	126.45
L24	S78°45'37"W	41.86	L69	N57°13'34"W	307.54	L103	S33°40'59"E	26.76
L25	S72°02'14"W	72.70	L70	N34°45'32"W	236.21	L104	S33°40'59"E	13.09
L26	S55°20'27"W	4.08	L71	S04°52'36"W	184.78	L105	S33°40'59"E	48.57
L27	S55°20'27"W	20.14	L72	N69°39'02"E	19.11	L106	S36°04'21"W	130.01
L28	N40°04'57"W	39.09	L73	S29°20'58"E	30.00	L107	S22°05'59"E	95.00
L29	N40°04'57"W	8.35	L74	S69°39'02"E	156.17	L108	S05°18'45"W	80.09
L30	N40°04'57"W	9.29	L75	S16°11'48"E	52.90	L109	S06°21'50"W	50.46
L31	N40°04'57"W	65.38	L76	N16°11'48"E	169.63	L110	S06°21'50"W	197.51
L32	N02°41'12"E	77.23	L77	N16°11'48"E	77.23	L111	S02°15'07"E	436.32
L33	N66°19'56"W	270.33	L78	N02°34'20"E	85.10	L112	S62°58'15"E	92.08
L34	S2°24'49"W	57.83	L79	S19°50'32"E	124.87	L113	N62°58'15"E	88.97
L35	S06°29'38"W	29.85	L80	S07°34'52"E	18.59	L114	N69°06'11"E	45.93
L36	S24°51'51"E	104.23	L81	S05°44'30"E	137.46	L115	N48°47'24"E	35.03
L37	S19°03'10"E	31.73	L82	N13°23'52"E	162.81	L116	N07°10'42"W	23.61
L38	S45°02'27"W	32.82	L83	S09°00'40"E	17.25	L117	S02°20'56"E	74.36
L39	S09°21'12"W	14.00	L84	S89°29'20"W	20.00	L118	N07°10'42"W	51.26
L40	S26°20'03"E	27.48	L85	N00°00'00"W	45.09	L119	S88°20'03"W	58.80
L41	S53°35'07"W	2.42	L86	S71°23'52"E	172.72	L120	N31°01'42"W	44.24
L42	S33°01'07"W	26.92	L87	N04°51'50"E	47.23	L121	N07°10'42"W	62.45
L43	S43°33'56"E	84.64	L88	N05°44'30"W	147.83	L122	N34°34'06"E	176.52
L44	S39°46'29"E	92.47	L89	N04°54'30"W	148.10	L123	S50°38'45"W	180.27
L45	N40°04'57"W	148.10						



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.
- PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. 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 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.
- PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE **PRIVATE INTERNAL DRIVES**. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
- TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
- THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF ASHEVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
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- NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.**
- CONSTRUCTION TO BEGIN IN THE **SUMMER OF 2022**, AND BE COMPLETE IN **23 MONTHS**.
- NO RETAINING WALLS GREATER THAN 15' TO BE PROPOSED FOR PROJECT.
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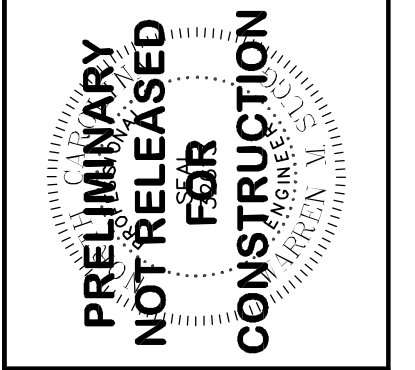


VICINITY MAP
(NOT TO SCALE)

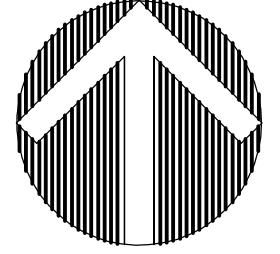
DEVELOPMENT DATA	
OWNER/DEVELOPER:	STERLING ASHEVILLE APARTMENTS, LLC 3900 EDISON LAKES PKWY, SUITE 201 MISHAWAKA, IN 46545 JAMES RANDOLPH (574) 596-5555
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGFIELD COURT #301 ASHEVILLE, NC 28806 J. DANIEL HENRY, P.L.S. (828) 225-6562
CONTACT:	
ARCHITECT:	SON + A, INC. 315 W. PONCE DE LEON AVE, STE 755 DECATUR, GA 30030 JIM MORAN (404) 373-7370
CONTACT:	
PROJECT DATA	
PIN:	9634-89-8368; 9634-89-2831; 9635-81-3360
ADDRESS:	25, 35, & 53 CLAYTON ROAD; THUNDERLAND CIRCLE
DEED BOOK/PAGE:	1222/645; 5050/1785; 2052/602
PROJECT ACREAGE:	18.5± ACRES
ZONING:	EMP/PS
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	20'
PROPOSED UNITS:	216 MULTI-FAMILY UNITS
DENSITY SUMMARY:	
ALLOWED PER ZONING:	12.0 UNITS/ACRE = 222 UNITS PROPOSED ALLOWED DENSITY: 216 UNITS
PROPOSED:	216
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
DISTURBED AREA:	7.0 AC
PARKING CALCULATIONS:	
VEHICULAR:	±1.6 SPACE/UNIT MIN. REQUESTED (MIN 8 HC SPACES)

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NCBELS LICENSE # C-2184

AMP	BOA SUBMITTAL	DATE	DESCRIPTION
1		08/09/21	



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Know what's below.
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NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

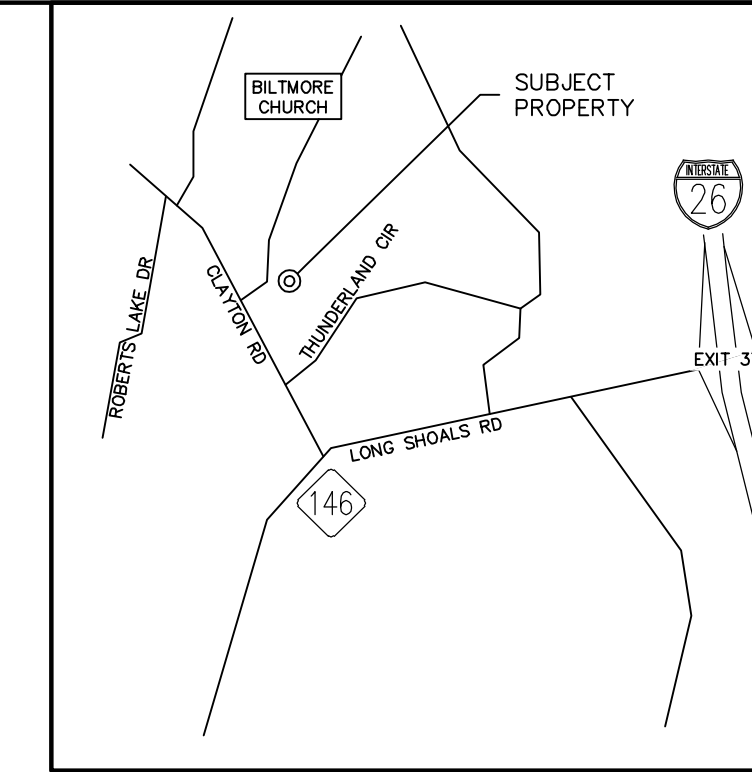
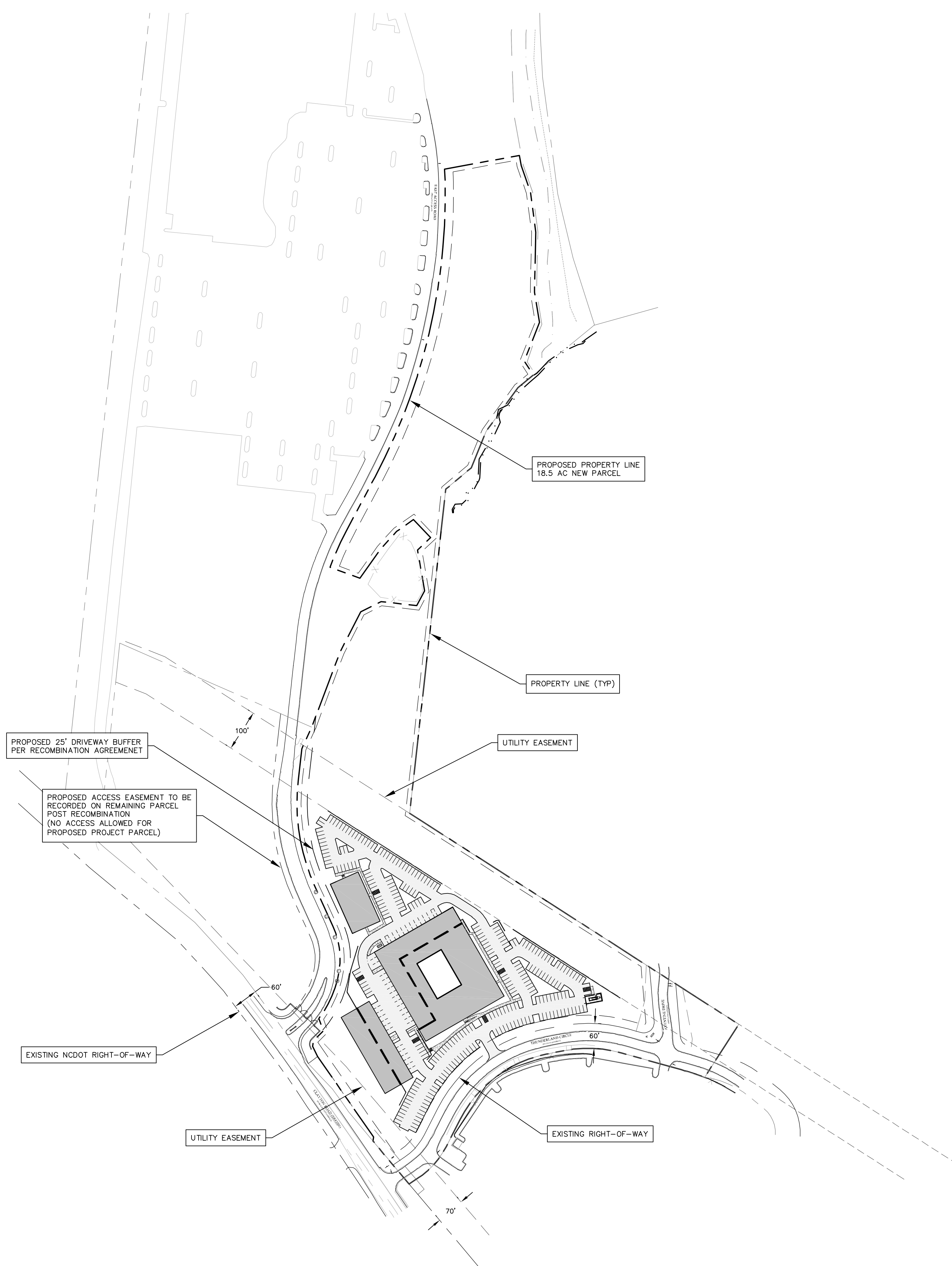
EXISTING CONDITIONS & DEMOLITION PLAN FOR:
THE BROAD APARTMENTS
STERLING ASHEVILLE APARTMENTS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AMP 12129
CDC PROJECT NO.: xxx PERMIT NO. xxx

SHEET
C101

NOTES

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- SINGLE-PHASE CONSTRUCTION.**
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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	JACKSON FAMILY DEVELOPERS, LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., STE. 301 ASHEVILLE, NC 28806 JOSHUA R. HODGES, PLS (828) 225-6562
CONTACT:	
ARCHITECT:	XXXXX XXXXX XXXXX, XX XXXXX XXXXX (XXX) XXX-XXXX
CONTACT:	
PROJECT DATA	
PIN:	9634-89-8368; 9634-89-2831; 9635-81-3360
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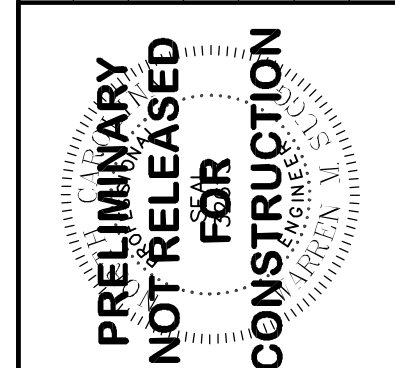
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5386

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4400
FAX (828) 452-4405

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NCBELS LICENSE # C-2184

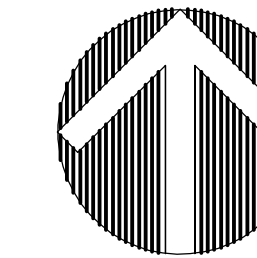
NO.	DATE	DESCRIPTION
1	08/09/21	BOA SUBMITTAL



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828-771-4755 OR INSPECTION@CDCGO.COM



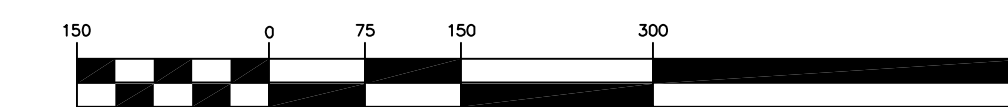
Know what's below.
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NORTH

MASTER SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

MASTER SITE PLAN FOR:

HERITAGE PARK

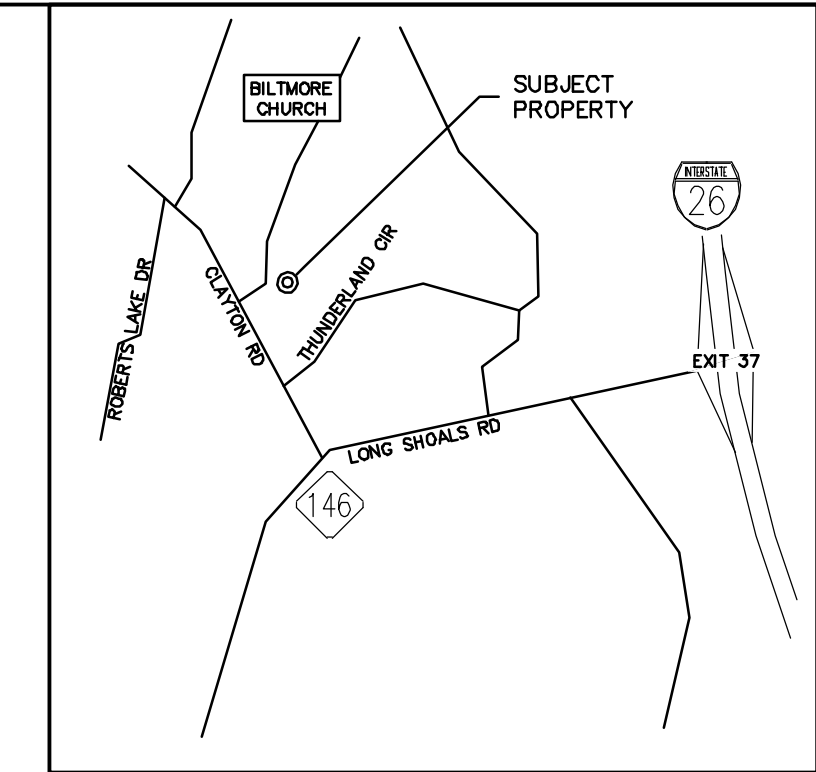
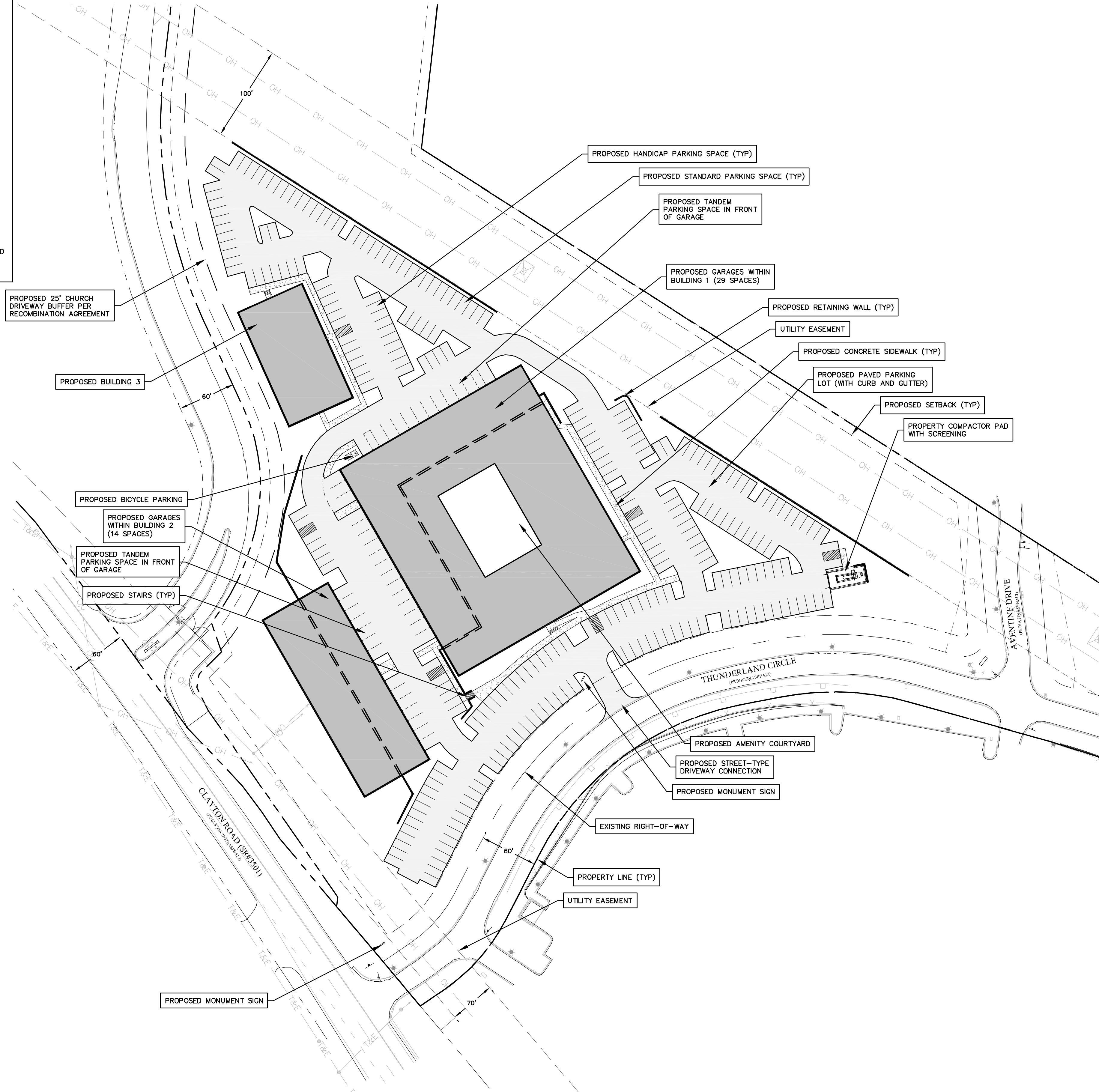
JACKSON FAMILY DEVELOPERS, LLC - FLETCHER, NORTH CAROLINA

DRAWN BY: MFK
CDC PROJECT NO.: 12121
XXX PERMIT NO.: xxx

SHEET
C200

NOTES

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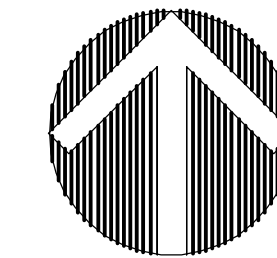


DEVELOPMENT DATA	
OWNER/DEVELOPER:	STERLING ASHEVILLE APARTMENTS, LLC 3900 EDISON LAKES PKWY, SUITE 201 MISHAWAKA, IN 46545 JAMES RANDOLPH (574) 596-5555
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD COURT #301 ASHEVILLE, NC 28806 J. DANIEL HENRY, P.L.S. (828) 225-6562
CONTACT:	
ARCHITECT:	SON + A, INC. 315 W. PONCE DE LEON AVE, STE 755 DECATUR, GA 30030 JIM MORAN (404) 373-7370
CONTACT:	
PROJECT DATA	
PIN:	9634-89-8368; 9634-89-2831; 9635-81-3360
ADDRESS:	25, 35, & 53 CLAYTON ROAD; THUNDERLAND CIRCLE
DEED BOOK/PAGE:	1222/645; 5050/1785; 2052/602
PROJECT ACREAGE:	18.5± ACRES
ZONING:	EMP/PS
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	20'
PROPOSED UNITS:	216 MULTI-FAMILY UNITS
DENSITY SUMMARY:	
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PROPOSED:	216
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
DISTURBED AREA:	7.0 AC
PARKING CALCULATIONS:	
VEHICULAR:	±1.6 SPACE/UNIT MIN. REQUESTED (MIN 8 HC SPACES)

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



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NORTH

SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

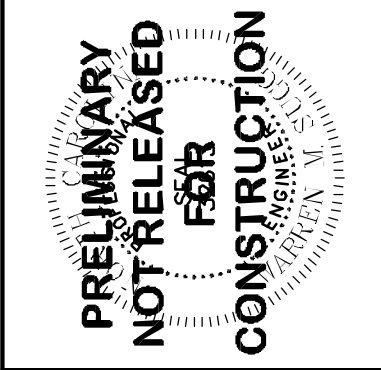
188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WALNUT STREET
ASHEVILLE, NC 28801
PHONE (828) 452-4410
FAX (828) 452-5455

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NCBELTS LICENSE # C-2184

AMP	BOA SUBMITTAL	DATE	DESCRIPTION
1	08/09/21		



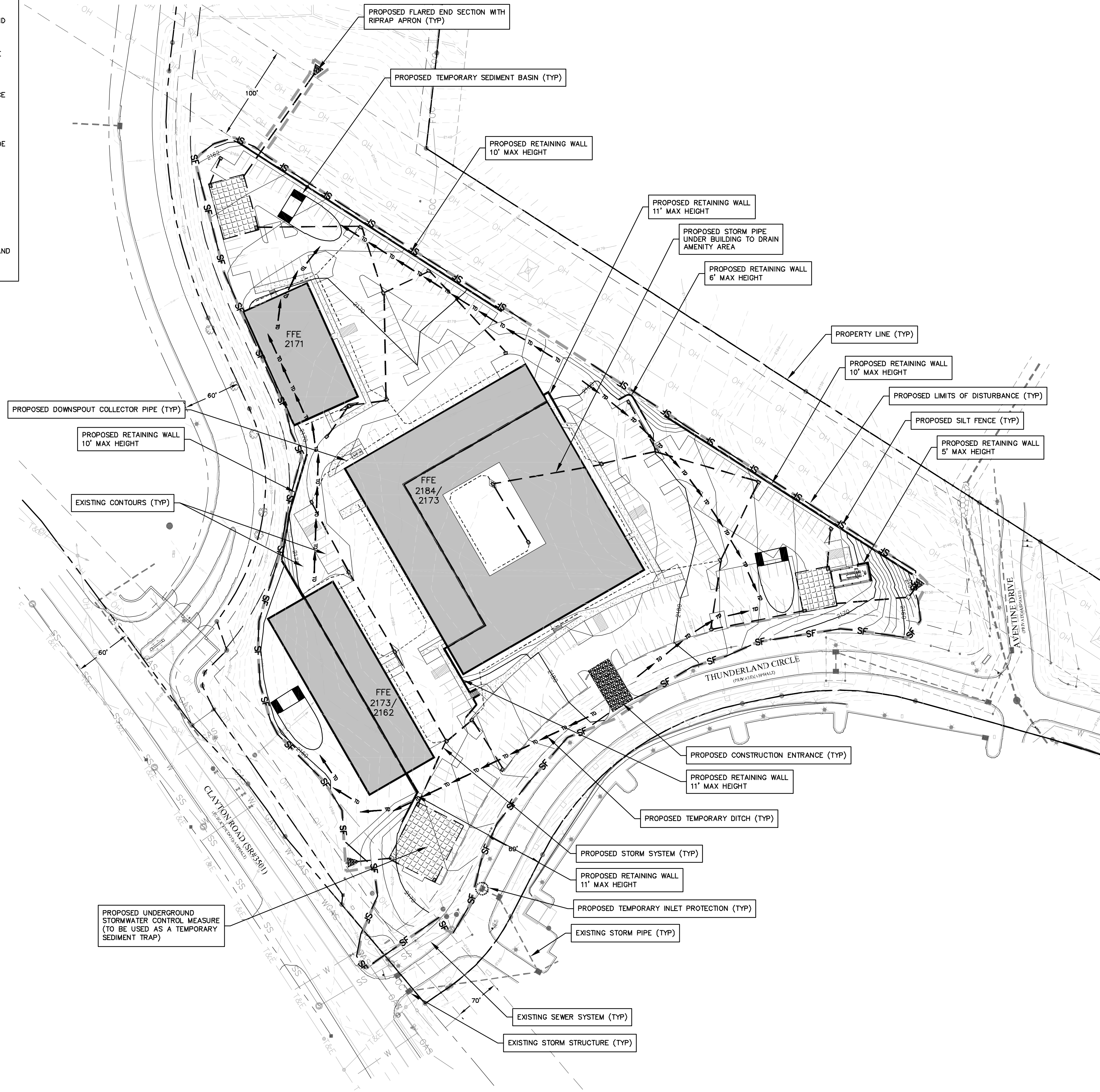
SITE PLAN FOR:
THE BROAD APARTMENTS
STERLING ASHEVILLE APARTMENTS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 12129
XXX PERMIT NO.: xxx

SHEET
C201

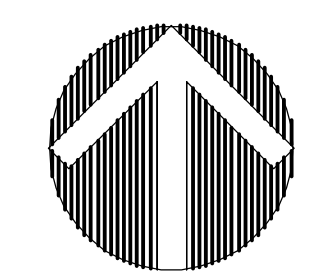
NOTES

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.
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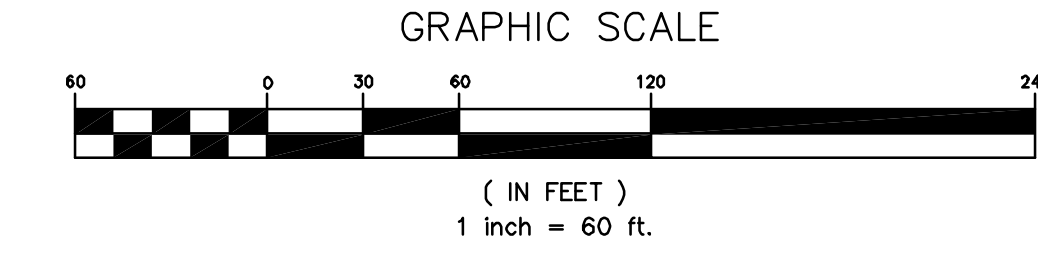
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Know what's below.
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NORTH

ROUGH GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN



188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WALNUT STREET
PHONE (828) 452-4410
FAX (828) 452-5405

NCBELS LICENSE # C-2184

AMP	BOA SUBMITTAL	BY	DESCRIPTION
08/09/21	1		

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

ROUGH GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN FOR:

THE BROAD APARTMENTS

STERLING ASHEVILLE APARTMENTS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

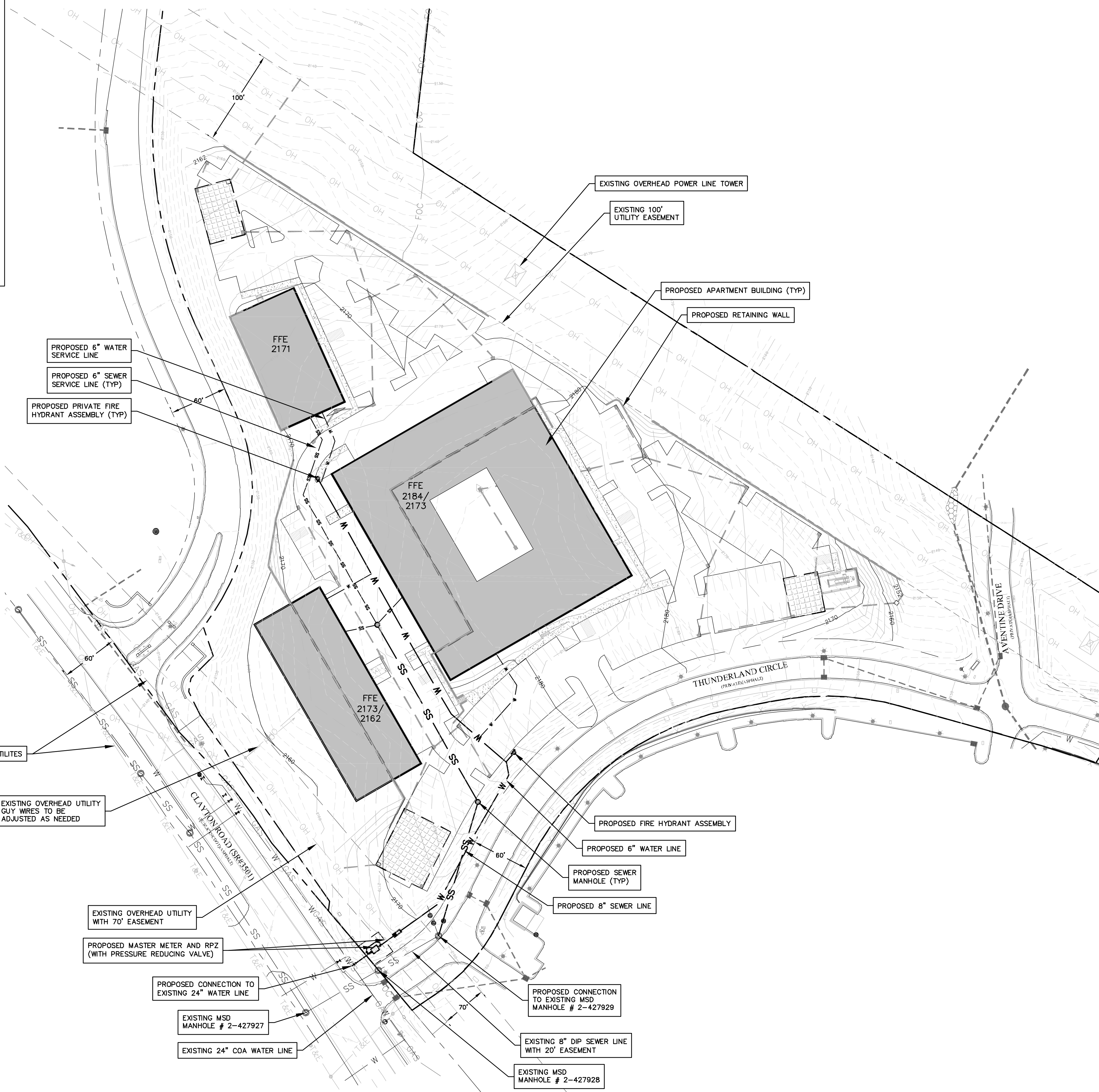
DRAWN BY: CDC PROJECT NO.: XXX PERMIT NO.

AMP 12129 xxx

SHEET

C301

- NOTES**
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DEVELOPMENT DATA

OWNER/DEVELOPER: STERLING ASHEVILLE APARTMENTS, LLC
3900 EDISON LAKES PKWY, SUITE 201
MISHAWAKA, IN 46545
JAMES RANDOLPH
(574) 596-5555

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
188 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES AND ASSOCIATES
300 RIDGFIELD COURT #301
ASHEVILLE, NC 28806
J. DANIEL HENRY, P.L.S.
(828) 225-6562

CONTACT:

ARCHITECT: SON + A, INC.
315 W. PONCE DE LEON AVE, STE 755
DECATUR, GA 30030
JIM MORAN
(404) 373-7370

PROJECT DATA

PIN: 9634-89-8368; 9634-89-2831;
9635-81-3360

ADDRESS: 25, 35, & 53 CLAYTON ROAD;
THUNDERLAND CIRCLE

DEED BOOK/PAGE: 1222/645; 5050/1785; 2052/602

PROJECT ACREAGE: 18.5± ACRES

ZONING: EMP/PS

SETBACKS:
FRONT: 20'
SIDES: 10'
REAR: 20'

PROPOSED UNITS: 216 MULTI-FAMILY UNITS

DENSITY SUMMARY:

ALLOWED PER ZONING: 12.0 UNITS/ACRE = 222 UNITS
PROPOSED ALLOWED DENSITY: 216 UNITS

PROPOSED: 216

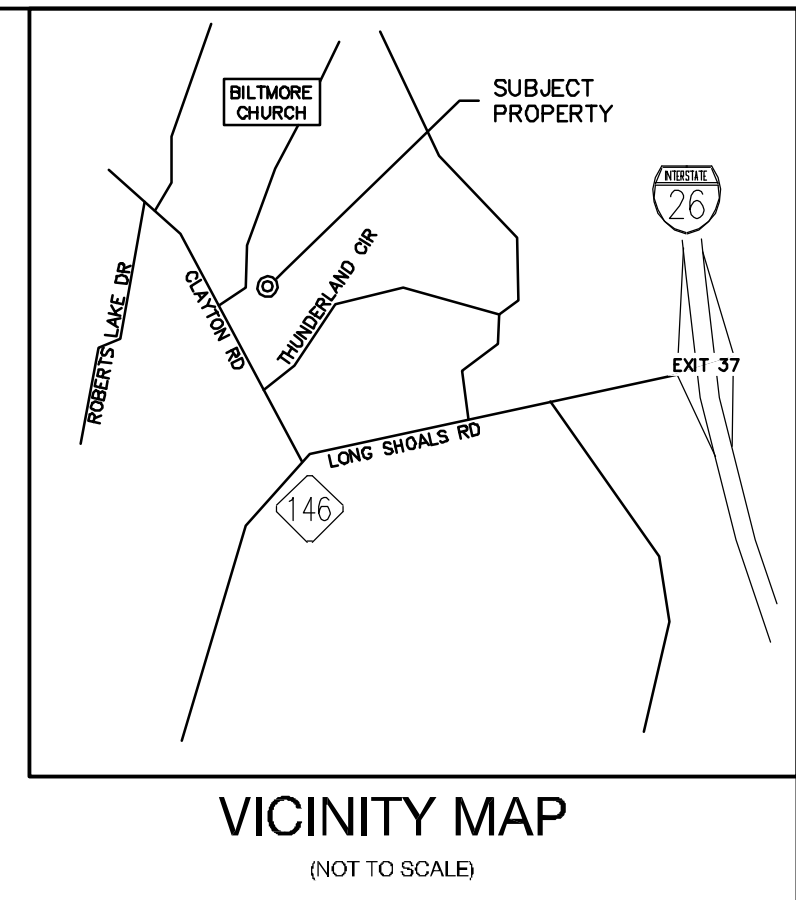
EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 7.0 AC

PARKING CALCULATIONS:

VEHICULAR: ±1.6 SPACE/UNIT MIN. REQUESTED
(MIN 8 HC SPACES)



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

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

NORTH

UTILITY PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WALNUT STREET
PHONE (828) 452-4410
FAX (828) 452-5465

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2184

AMP	BOA SUBMITTAL	DESCRIPTION	DATE	BY
1	08/09/21			

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

UTILITY PLAN FOR: **THE BROAD APARTMENTS**
STERLING ASHEVILLE APARTMENTS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: CDC PROJECT NO.: 12129
XXX PERMIT NO. xxx

SHEET **C601**



1 Type I, Building Elevation
SCALE: 1/8" = 1'-0" Front



2 Type I, Building Elevation
SCALE: 1/8" = 1'-0" Rear

Revisions:

Date:	Description:

Preliminary Design Concepts

The Broad Apartments

Arden, North Carolina

HUD Project No.: 053-36399

A Residential Development by:
Sterling Asheville Apartments, LLC

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Sheet Title:
Type I, Building Elevations

Date:
June 22, 2021

Sheet Number:

Revisions:

Date:	Description:

**Preliminary
Design Concepts**

**The Broad
Apartments**

Arden, North Carolina

HUD Project No.: 053-36399

A Residential Development by:
**Sterling Asheville
Apartments, LLC**

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Sheet Title:
Type I, Building Elevations

Date:
June 22, 2021

Sheet Number:

A10



1 Type I, Building Elevation
SCALE: 1/8" = 1'-0" End



2 Type I, Building Elevation
SCALE: 1/8" = 1'-0" End



1 Type II, Building Elevation
SCALE: 3/32" = 1'-0"

Revisions:

Date:	Description:

Preliminary
Design Concepts

**The Broad
Apartments**

Arden, North Carolina

HUD Project No.: 053-36399

A Residential Development by:
**Sterling Asheville
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Sheet Title:
Type II, Building
Elevations

Date:
June 22, 2021

Sheet Number:



2 Type II, Building Elevation
SCALE: 3/32" = 1'-0"



1 Type II, Building Elevation
SCALE: 3/32" = 1'-0"



2 Type II, Building Elevation
SCALE: 3/32" = 1'-0"

Revisions:

Date:	Description:

Preliminary
Design Concepts

**The Broad
Apartments**

Arden, North Carolina

HUD Project No.: 053-36399

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Sheet Title:
Type II, Building
Elevations

Date:
June 22, 2021

Sheet Number:

A12

Revisions:

Date:	Description:

**Preliminary
Design Concepts**

**The Broad
Apartments**

Arden, North Carolina

HUD Project No.: 053-36399

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Sheet Title:
Type III, Building Elevations

Date:
June 22, 2021

Sheet Number:

A14



1 Type III, Building Elevation
SCALE: 1/8" = 1'-0" Front



2 Type III, Building Elevation
SCALE: 1/8" = 1'-0" Rear



3 Type III, Building Elevation
SCALE: 1/8" = 1'-0" Front



4 Type III, Building Elevation
SCALE: 1/8" = 1'-0" End