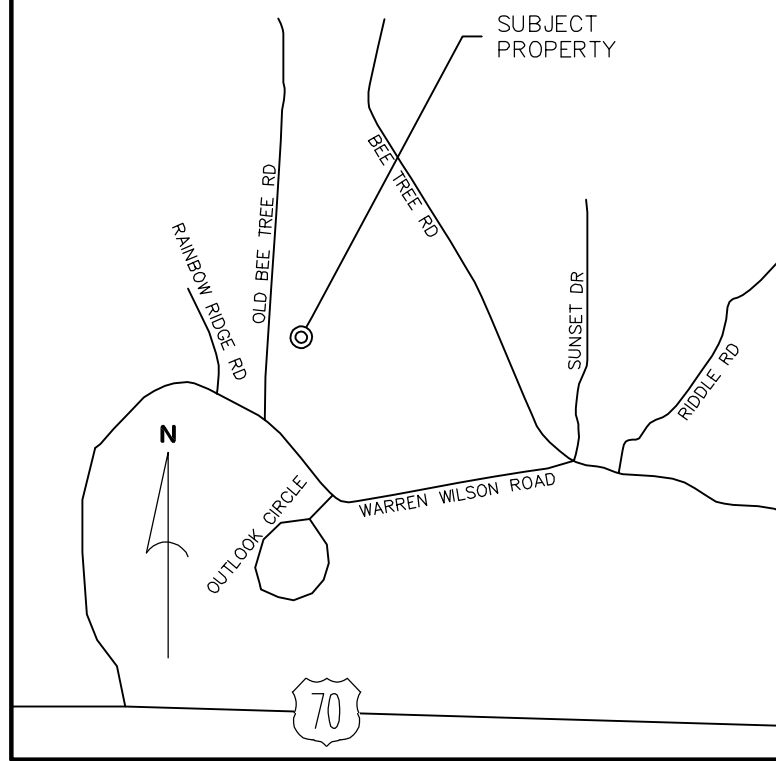


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(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: MANNA FOOD BANK
627 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
HANNAH RANDALL
(828) 299-3663

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

SURVEYOR: FEI CIVIL ENGINEERS AND LAND SURVEYORS
7 GLENN BRIDGE ROAD, SUITE H
ARDEN, NC 28704
MATTHEW BATTLE, PLS
(828) 424-9447

ARCHITECT: AITON ANDERSON ARCHITECTURE
117 CHERRY STREET
BLACK MOUNTAIN, NC 28711
TRIPP ANDERSON
(828) 989-5154

CONTACT:

PROJECT DATA

PIN: 9689-06-4185
ADDRESS: OLD BEE TREE RD / 850 WARREN WILSON RD
DEED BOOK/PAGE: 4502/1139
SITE ACREAGE: 224.67 ACRES
ZONING: EMP

SETBACKS:
FRONT: 10'
SIDES: 7'
REAR: 15'

EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE

DISTURBED AREA: 12.0 AC

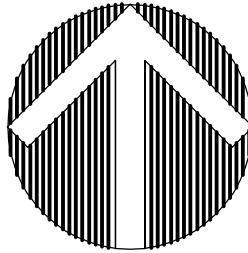
PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: 2 SPACES PER 3 EMPLOYEES
PLUS 1 PER FLEET VEHICLE

MAX EMPLOYEES PER SHIFT: 150
TOTAL SPACES REQUIRED: 170
TOTAL SPACES PROVIDED: ±220

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

CDC INSPECTIONS HOTLINE:
828-771-4735 OR INSPECTION@CDCGO.COM



NORTH

EXISTING CONDITIONS AND DEMOLITION PLAN

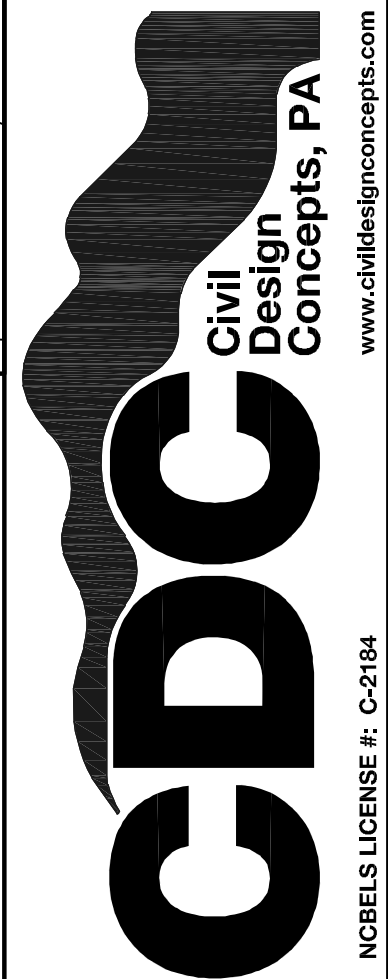
GRAPHIC SCALE



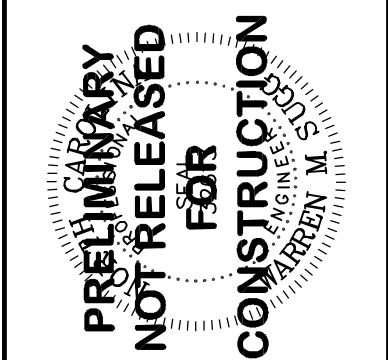
(IN FEET)
1 inch = 50 ft.

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

52 WALNUT STREET - SUITE 9
WAYNE, NC 28385
PHONE (828) 455-2400
FAX (828) 455-5455



NO.	DATE	DESCRIPTION
2	10/06/2021	BUNCOMBE COUNTY BOA SUBMITTAL



EXISTING CONDITIONS AND DEMOLITION PLAN FOR:

MANNA FOOD BANK

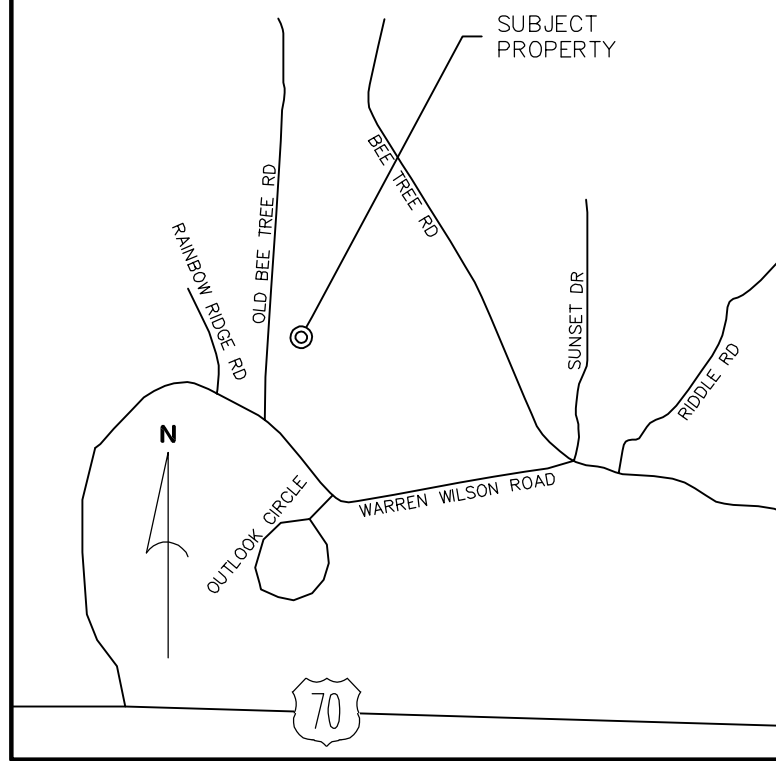
MANNA FOOD BANK - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: XXX
CDC PROJECT NO.: 12124
XXX PERMIT NO. xxx

SHEET

C101

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PROPOSED USE: WAREHOUSE

DISTURBED AREA: 12.0 AC

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SPACES REQUIRED: 7 SPACES PROVIDED: 7

EXISTING NCDOT RIGHT OF WAY

PROPOSED DISTRIBUTION AND
WAREHOUSE FACILITY (TYP)

PIN TO BE SPLIT PER
BUNCOMBE COUNTY GIS
ONCE NEW OWNERSHIP OF
LOT C IS ESTABLISHED

LOT C
24.67± ACRES

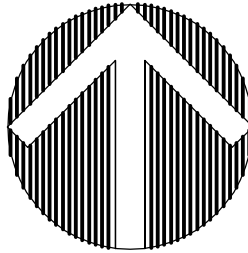
PROPOSED STORMWATER CONTROL MEASURE
(TYP) (SEE STORM PLAN)

LOT B
8.22± ACRES

LOT A
32.17± ACRES

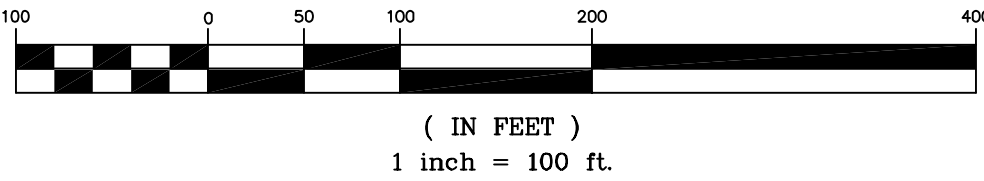
EXISTING PROPERTY LINE (TYP)

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



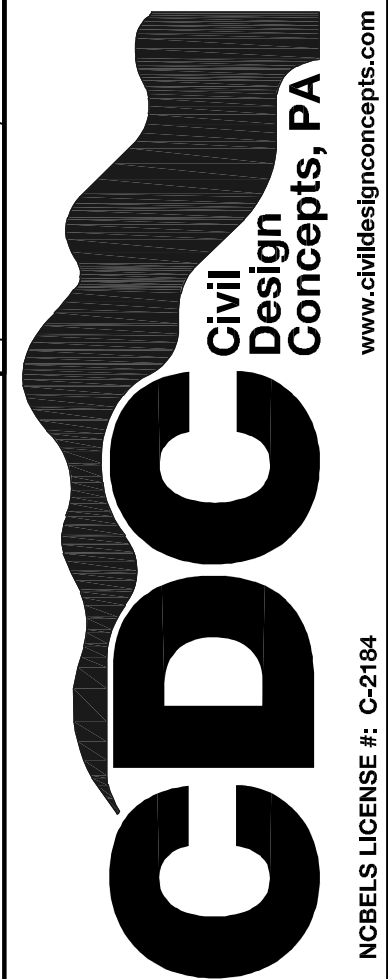
MASTER SITE PLAN

GRAPHIC SCALE

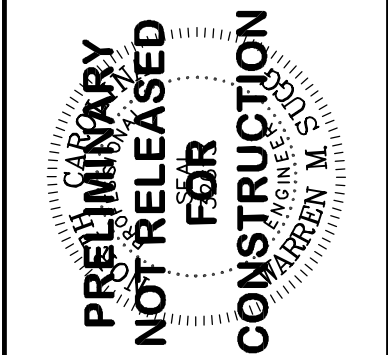


168 PATTON AVENUE
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FAX (828) 252-5386

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 455-2400
FAX (828) 455-5455



NO.	DATE	DESCRIPTION	BY
1	10/05/2021	NCDOT DRIVEWAY SUBMITTAL	SOB
2	10/06/2021	BUNCOMBE COUNTY BOA SUBMITTAL	SOB



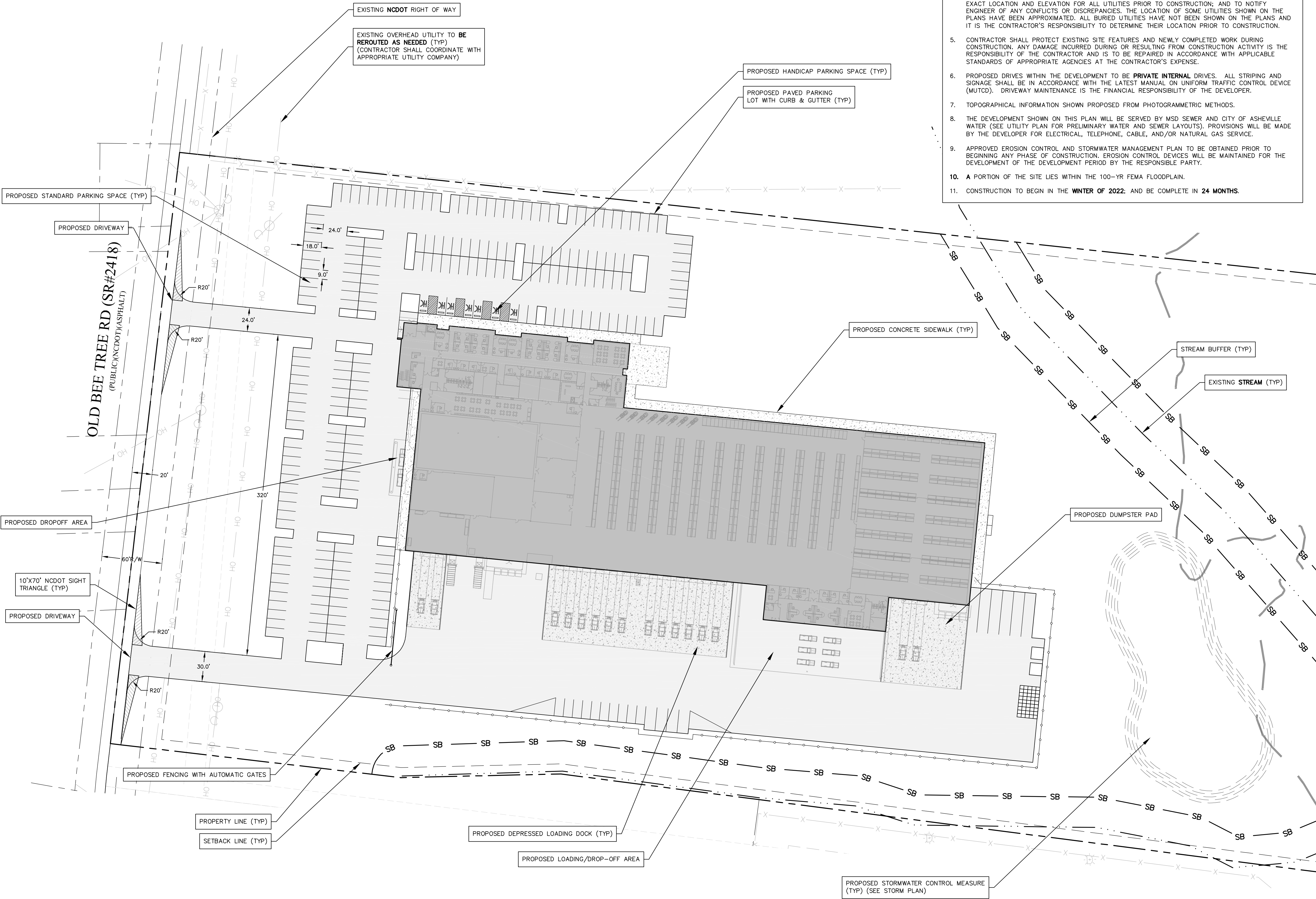
MASTER SITE PLAN FOR:

MANNA FOOD BANK

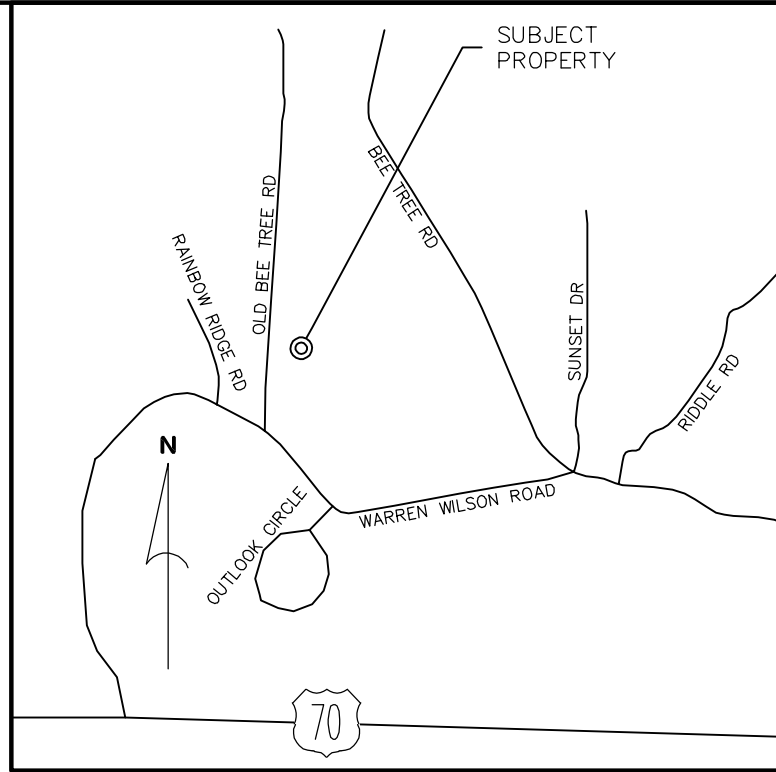
MANNA FOOD BANK - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: XXX
CDC PROJECT NO.: 12124
XXX PERMIT NO. xxx

SHEET
C200



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7 GLENN BRIDGE ROAD, SUITE H
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MATTHEW BATTLEY, PLS
(828) 424-9447

CONTACT:

ARCHITECT: AITON ANDERSON ARCHITECTURE
117 CHERRY STREET
BLACK MOUNTAIN, NC 28711
TRIPP ANDERSON
(828) 989-5154

CONTACT:

PROJECT DATA

PIN: 9689-06-4185
ADDRESS: OLD BEE TREE RD / 850 WARREN WILSON RD
DEED BOOK/PAGE: 4502/1139
SITE ACREAGE: 224.67 ACRES
ZONING: EMP

SETBACKS:
FRONT: 10'
SIDES: 7'
REAR: 15'

EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE

DISTURBED AREA: 12.0 AC

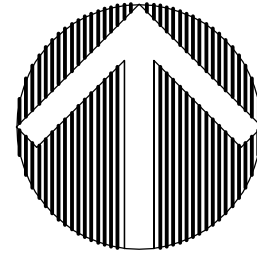
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VEHICULAR:
REQUIRED SPACES: 2 SPACES PER 3 EMPLOYEES
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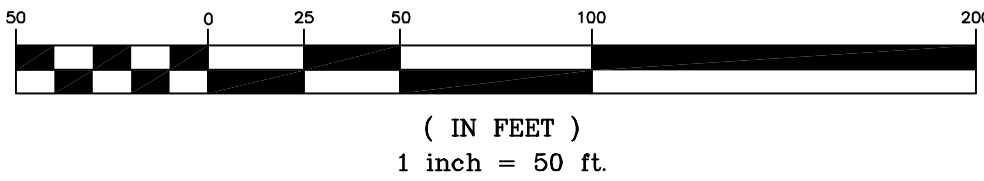
HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

CDC INSPECTIONS HOTLINE:
828-771-4735 OR INSPECTION@CDCGO.COM



SITE PLAN

GRAPHIC SCALE



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5386

52 WALNUT STREET - SUITE 9
WAYNE, NC 28540
PHONE (828) 462-4400
FAX (828) 462-5455

CDC Civil Design Concepts, PA

NCBLS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1	10/05/2021	NCDOT DRIVEWAY SUBMITTAL	SOB
2	10/06/2021	BUNCOMBE COUNTY BOA SUBMITTAL	SOB

**PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION**

DATE: 10/06/2021
BY: SOB

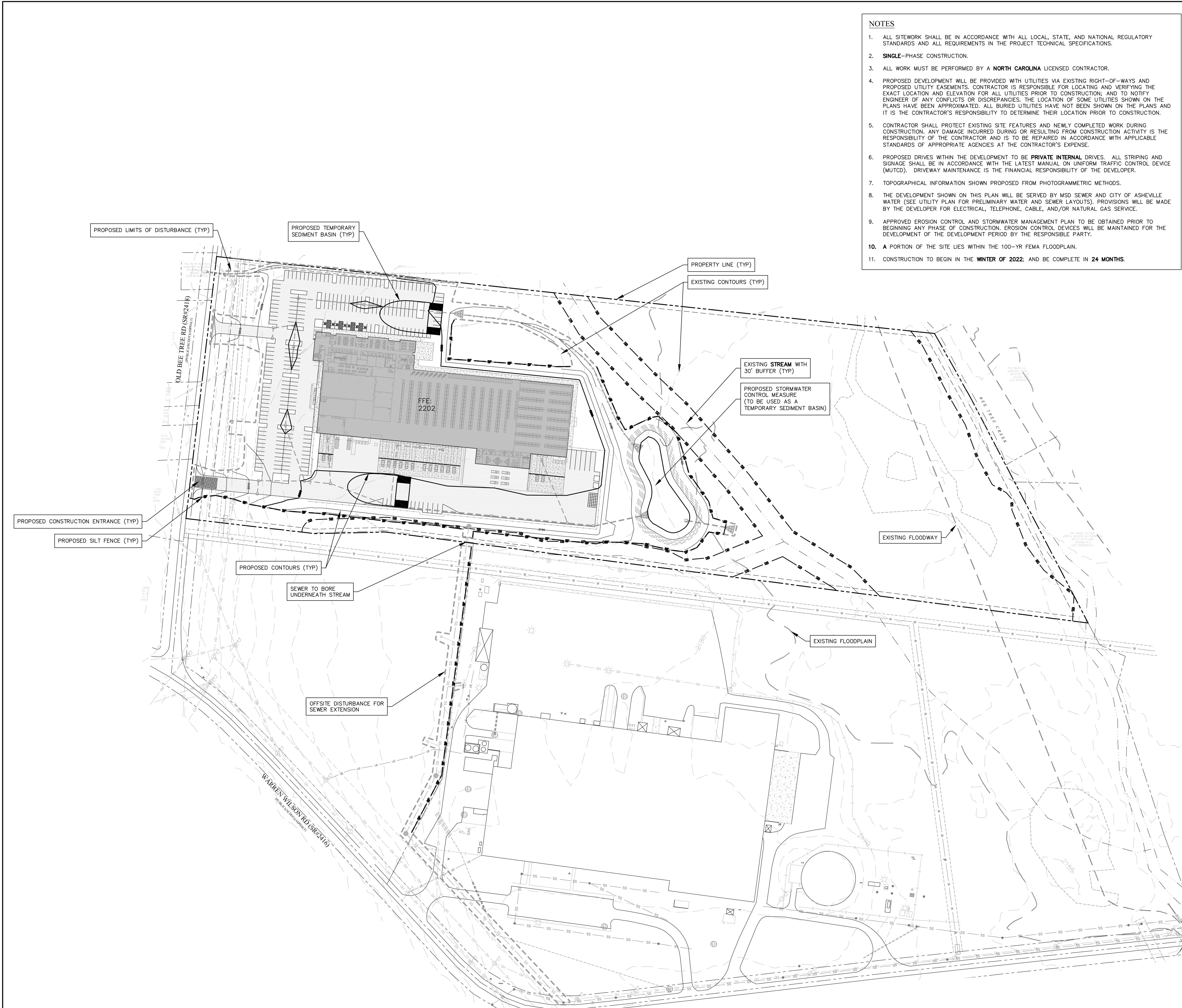
MANNA FOOD BANK

SITE PLAN FOR: MANNA FOOD BANK - BUNCOMBE COUNTY, NORTH CAROLINA

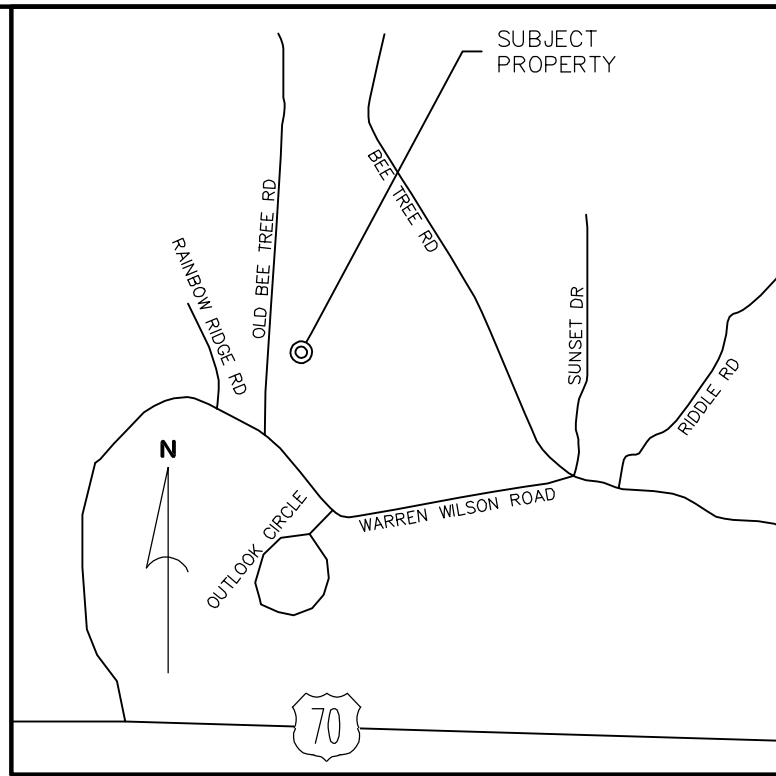
DRAWN BY: XXX
CDC PROJECT NO.: 12124
XXX PERMIT NO. xxx

C201

SHEET



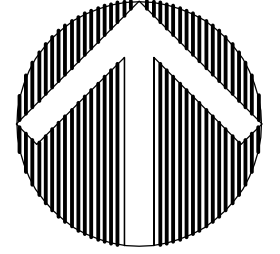

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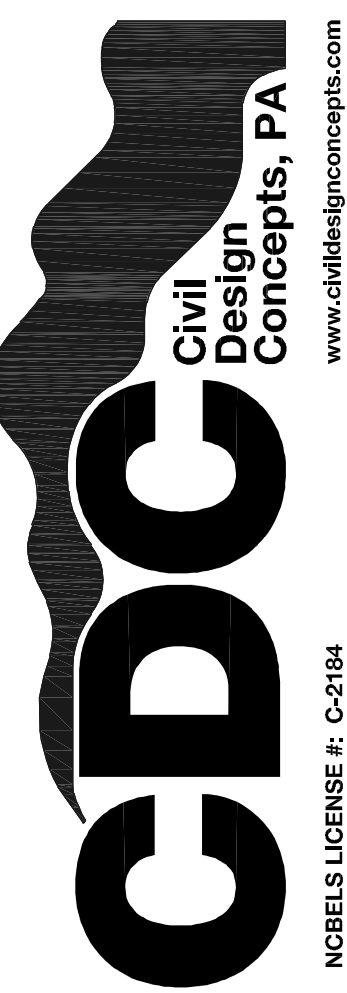
Know what's below.
Call before you dig.

NORTH

ROUGH GRADING & EROSION CONTROL PLAN
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

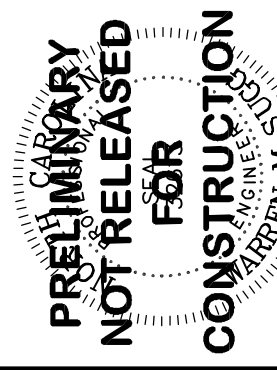


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www.civildesignconcepts.com

NO.	DATE	DESCRIPTION
2	10/06/2021	BUNCOMBE COUNTY BOA SUBMITTAL



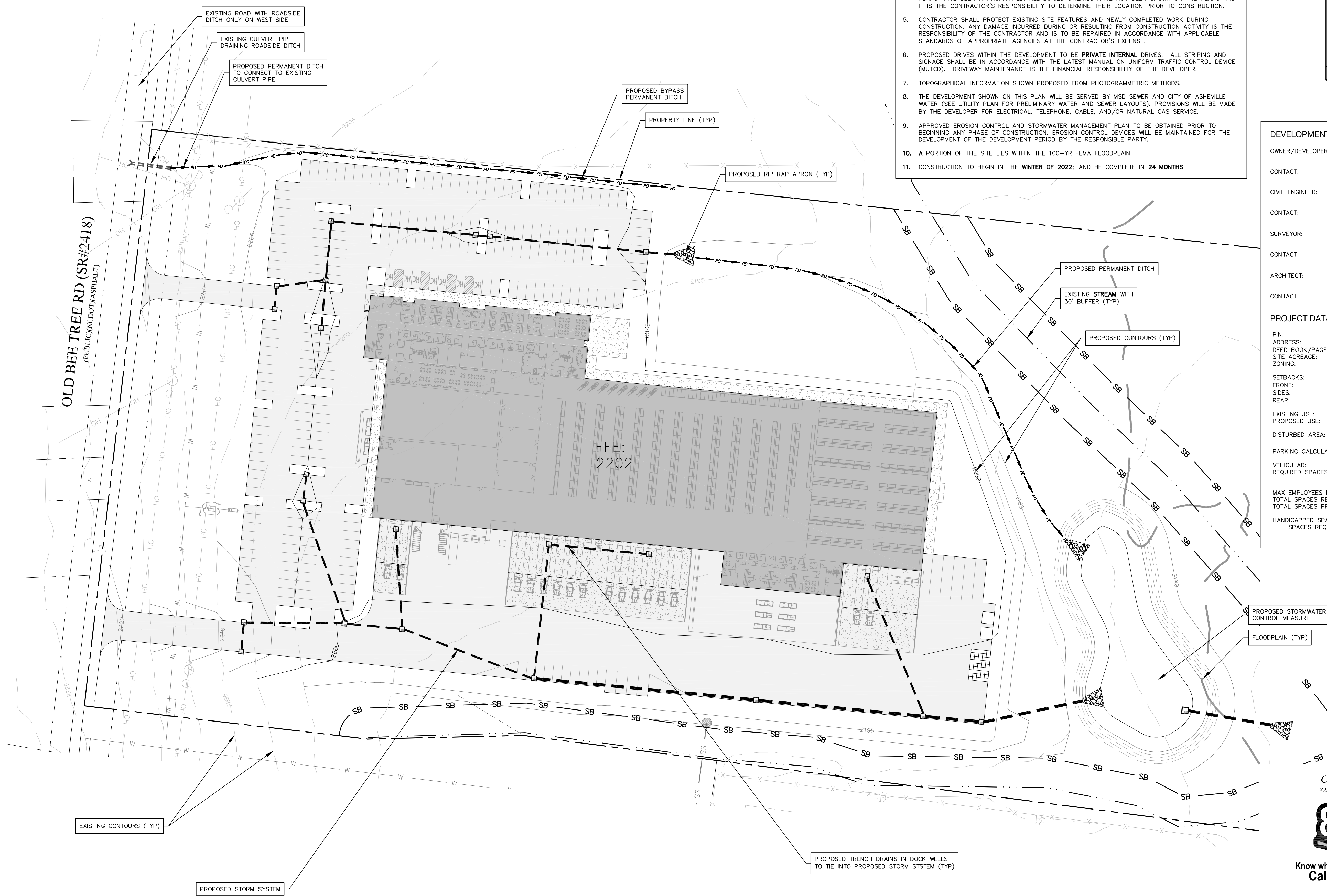
ROUGH GRADING & EROSION CONTROL PLAN FOR:

MANNA FOOD BANK

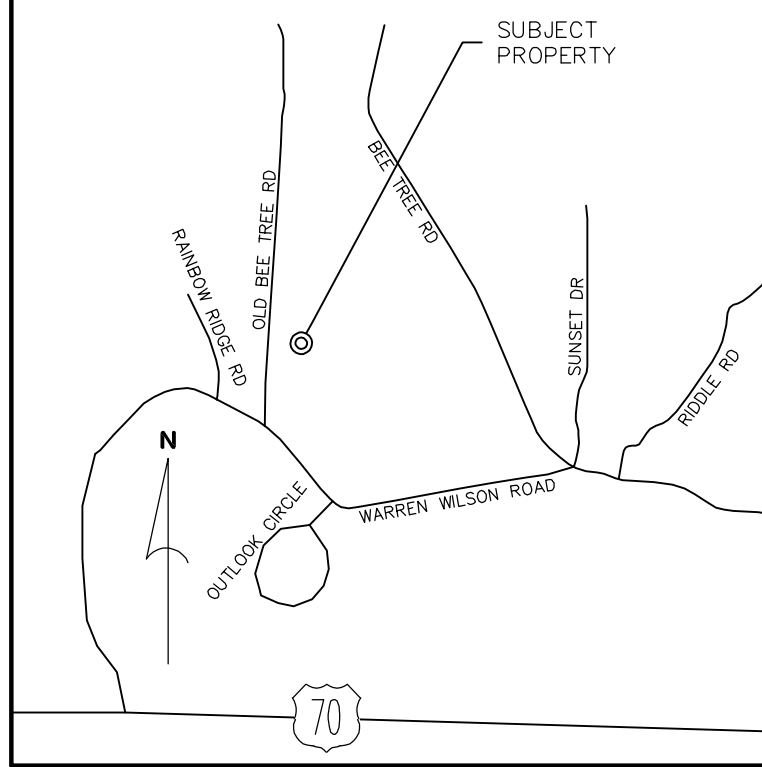
MANNA FOOD BANK - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: XXX
CDC PROJECT NO.: 12124
XXX PERMIT NO. xxx

SHEET
C301



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 5. 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.
 6. 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.
 7. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 8. 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.
 9. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
 10. **A PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.**
 11. CONSTRUCTION TO BEGIN IN THE **WINTER OF 2022**; AND BE COMPLETE IN **24 MONTHS**.

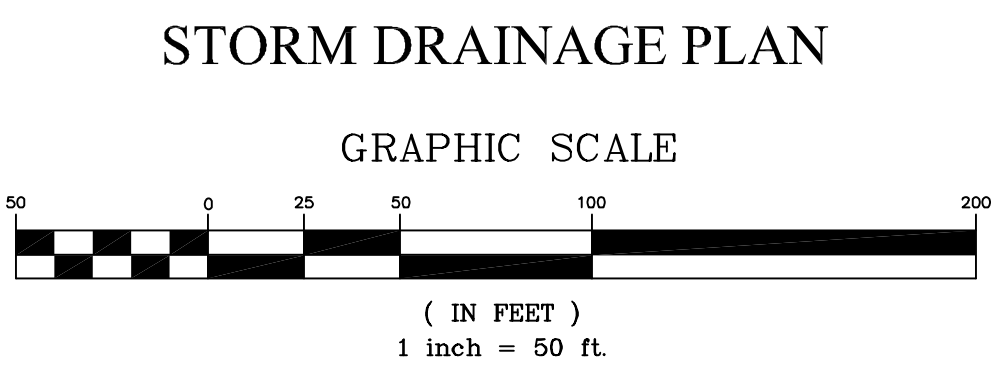


DEVELOPMENT DATA	
OWNER/DEVELOPER:	MANNA FOOD BANK 627 SWANNANOA RIVER ROAD ASHEVILLE, NC 28805 HANNAH RANDALL (828) 299-3663
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	FEI CIVIL ENGINEERS AND LAND SURVEYORS 7 GLENN BRIDGE ROAD, SUITE H ARDEN, NC 28704 MATTHEW BATTERY, PLS (828) 424-9447
CONTACT:	
ARCHITECT:	AITON ANDERSON ARCHITECTURE 117 CHERRY STREET BLACK MOUNTAIN, NC 28711 TRIPP ANDERSON (828) 989-5154
CONTACT:	
PROJECT DATA	
PIN:	9689-06-4185
ADDRESS:	OLD BEE TREE RD/ 850 WARREN WILSON RD
DEED BOOK/PAGE:	4502/1139
SITE ACREAGE:	224.67 ACRES
ZONING:	EMP
SETBACKS:	
FRONT:	10'
SIDES:	7'
REAR:	15'
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE
DISTURBED AREA:	12.0 AC
PARKING CALCULATIONS:	
VEHICULAR:	
REQUIRED SPACES:	2 SPACES PER 3 EMPLOYEES PLUS 1 PER FLEET VEHICLE
MAX EMPLOYEES PER SHIFT:	150
TOTAL SPACES REQUIRED:	170
TOTAL SPACES PROVIDED:	220
HANDICAPPED SPACES:	
SPACES REQUIRED:	7
SPACES PROVIDED:	7

CDC INSPECTIONS HOTLINE:
828-771-4735 OR INSPECTION@CDCGO.COM

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


NORTH

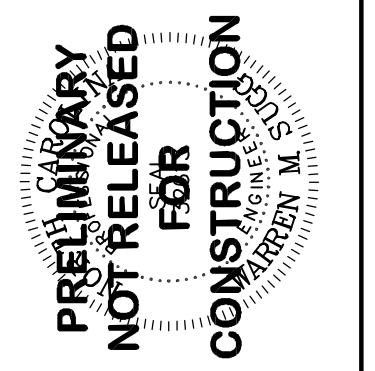


168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5386

52 WALNUT STREET - SUITE 9
WAYNE, NC 28786
PHONE (828) 455-4400
FAX (828) 455-4405

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBLS LICENSE # C-2184

SOB	BY	DESCRIPTION
NCBOT DRIVEWAY SUBMITTAL		
BUNCOMBE COUNTY BOA SUBMITTAL		
10/05/2021		
10/06/2021		
1	2	
NO.	DATE	



STORM DRAINAGE PLAN FOR:

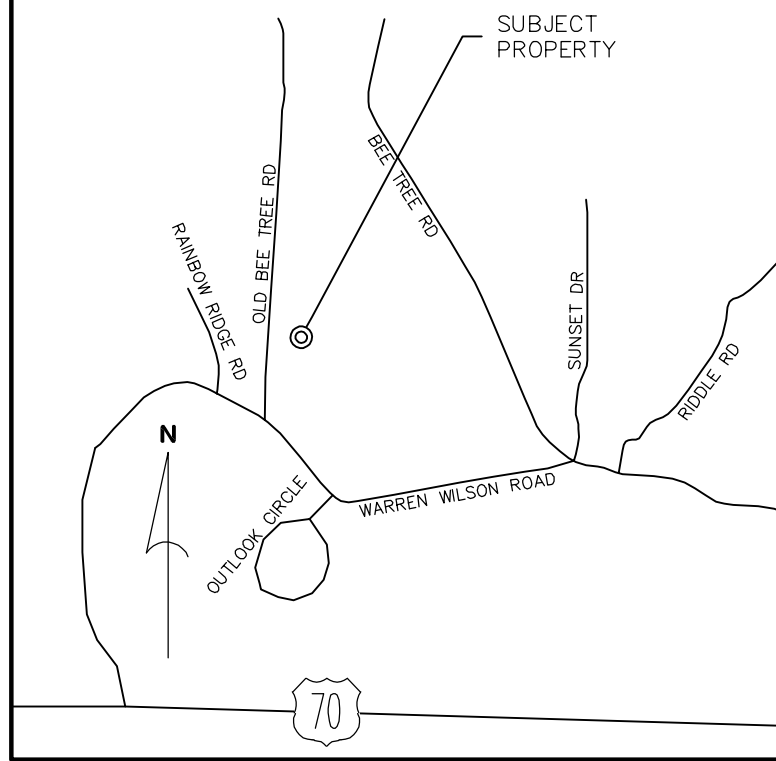
MANNA FOOD BANK

MANNA FOOD BANK - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: XXX
CDC PROJECT NO.: 12124
XXX PERMIT NO.: xxx

SHEET C501

- 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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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

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627 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
HANNAH RANDALL
(828) 299-3663

CONTACT:

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

CONTACT:

SURVEYOR: FEI CIVIL ENGINEERS AND LAND SURVEYORS
7 GLENN BRIDGE ROAD, SUITE H
ARDEN, NC 28704
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ARCHITECT: AITON ANDERSON ARCHITECTURE
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BLACK MOUNTAIN, NC 28711
TRIPP ANDERSON
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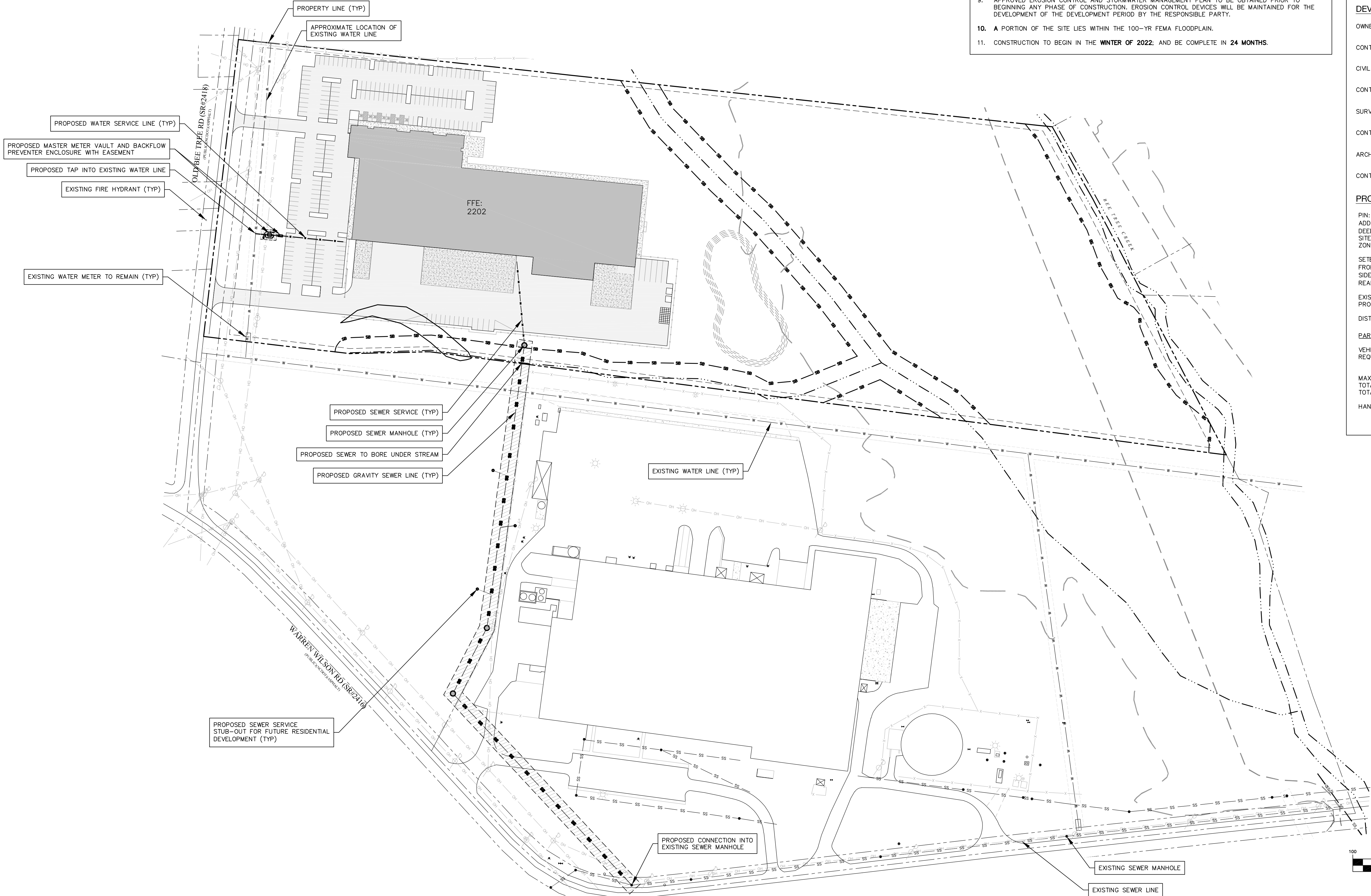
DISTURBED AREA: 12.0 AC

PARKING CALCULATIONS:

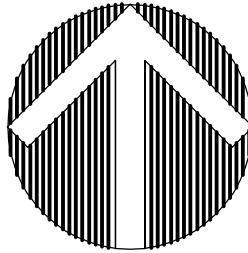
VEHICULAR:
REQUIRED SPACES: 2 SPACES PER 3 EMPLOYEES
PLUS 1 PER FLEET VEHICLE

MAX EMPLOYEES PER SHIFT: 150
TOTAL SPACES REQUIRED: 170
TOTAL SPACES PROVIDED: ±220

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7



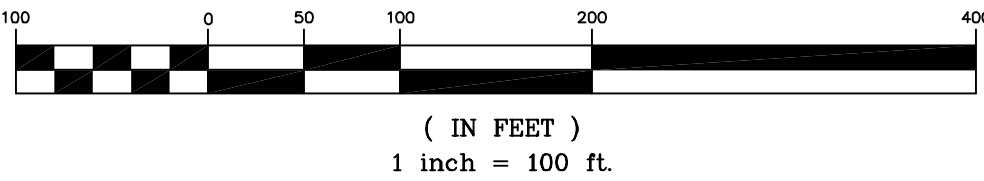
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NORTH

UTILITY PLAN

GRAPHIC SCALE



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ASHEVILLE, NC 28801
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PHONE (828) 455-4400
FAX (828) 455-5455

CDC Civil Design Concepts, PA

www.civildesignconcepts.com

NCBELS LICENSE # C-2184

SOB	DATE	DESCRIPTION	BY
BUNCOMBE COUNTY BOA SUBMITTAL	10/06/2021		
2			

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

ENGINEER: WARREN SUGG, P.E.

UTILITY PLAN FOR:

MANNA FOOD BANK

MANNA FOOD BANK - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: XXX
CDC PROJECT NO.: 12124
XXX PERMIT NO. xxx

SHEET

C601



BUILDING MASSING MODELS



PROGRAMMING SUMMARY FOR:
MANNA FOOD BANK
OLD BEE TREE ROAD
SWANNANOA, NORTH CAROLINA

Date: 4 OCT 2021

Job #: 21140