

# 9 PLEASANT GROVE

BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:  
**PLEASANT GROVE OF WNC, LLC**  
 1335 CANE CREEK ROAD  
 FLETCHER, NC 28732  
**DAVID LUCK**  
 (847) 323-7638

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C601	UTILITY PLAN ELEVATIONS

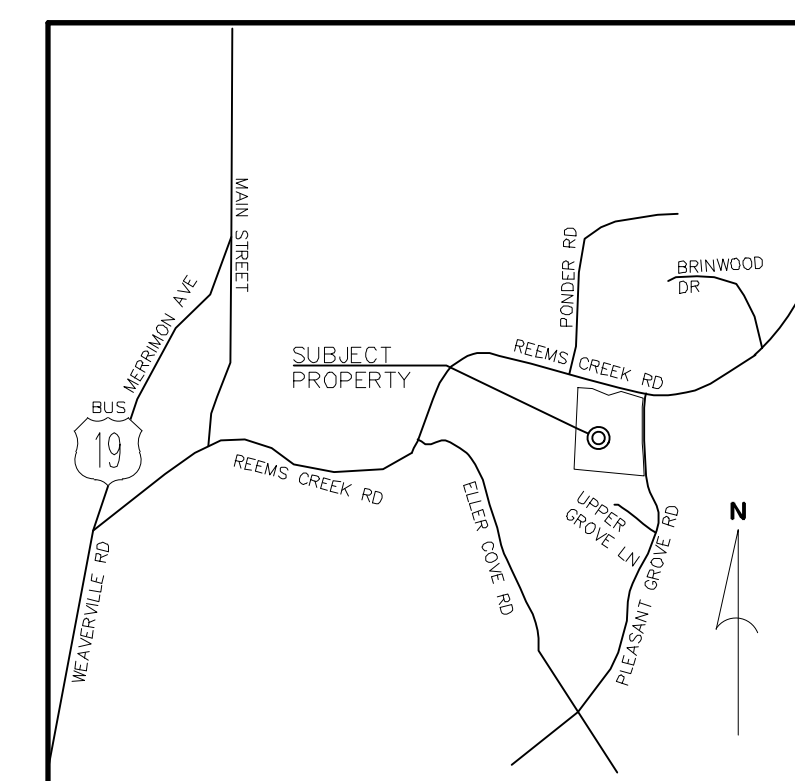
#### DEVELOPMENT DATA

OWNER/DEVELOPER: PLEASANT GROVE OF WNC, LLC  
 1335 CANE CREEK ROAD  
 FLETCHER, NC 28732

CONTACT: DAVID LUCK  
 (847) 323-7638

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
 168 PATTON AVENUE  
 ASHEVILLE, NC 28801

CONTACT: WARREN SUGG, P.E.  
 (828) 252-5388

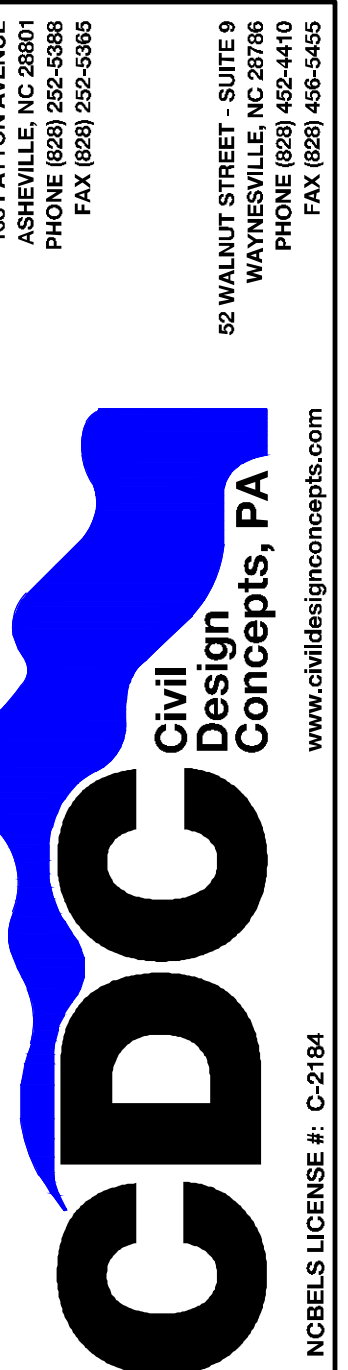


VICINITY MAP

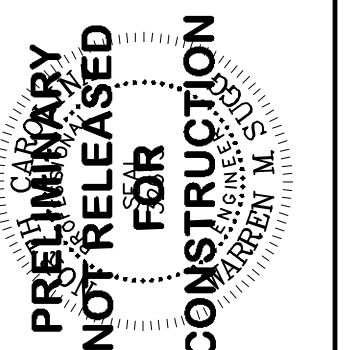
(NOT TO SCALE)



Know what's below.  
 Call before you dig.



NO.	DATE	DESCRIPTION	BY
1	07/01/2022	BUNCOMBE COUNTY BOA SUBMITTAL	MAD
2	07/22/2022	NCDDOT DRIVEWAY PERMIT SUBMITTAL	MAD
3	08/12/2022	REVISED PER BOA/NCDDOT COMMENTS	MAD
4	09/20/2022	REVISED PER BOA COMMENTS	MAD



COVER FOR:  
**9 PLEASANT GROVE**  
 PLEASANT GROVE OF WNC, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AMP  
 CDC PROJECT NO.: 12206  
 XXX PERMIT NO. xxx

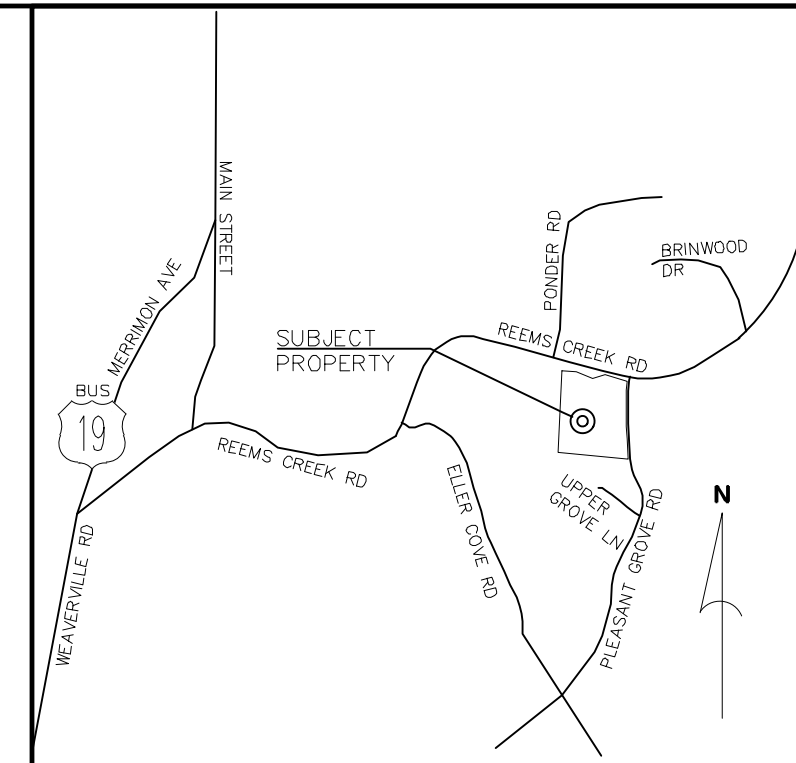
SHEET  
**C000**

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

52 WALNUT STREET - SUITE 9  
 WAYNEVILLE, NC 28786  
 PHONE (828) 452-5455  
 FAX (828) 452-5455  
 www.childdesignconcepts.com

NCELS LICENSE # C-2184

- 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. **SINLGE-PHASE CONSTRUCTION.**
  3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  4. 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.
  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.
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  7. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
  8. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND TOWN OF WEAVERVILLE 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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 168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 CONTACT: WARREN SUGG, P.E. (828) 252-5388

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PIN: 9752-24-0297; 9752-24-0579  
 ADDRESS: 9 PLEASANT GROVE ROAD  
 DEED BOOK/PAGE: 4683/269; 6037/499  
 PROJECT ACREAGE: 6.70± ACRES - TRACT 1  
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**TRACT SETBACKS:**  
 FRONT: 10'  
 SIDES: 7'  
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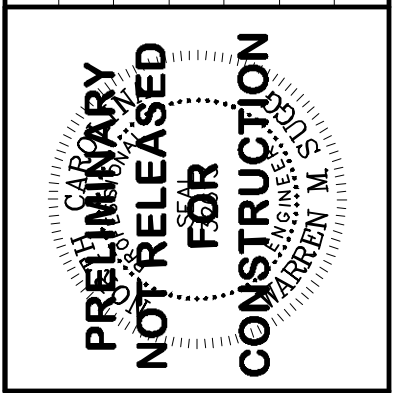
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168 PATTON AVENUE  
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**CDC** Civil Design Concepts, PA  
 www.civildesignconcepts.com  
 NCELS LICENSE # C-2184

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**CDC INSPECTIONS HOTLINE:**  
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**811**  
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**NORTH**

**EXISTING CONDITIONS & DEMOLITION PLAN**  
 GRAPHIC SCALE

( IN FEET )  
 1 inch = 50 ft.

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

**9 PLEASANT GROVE**

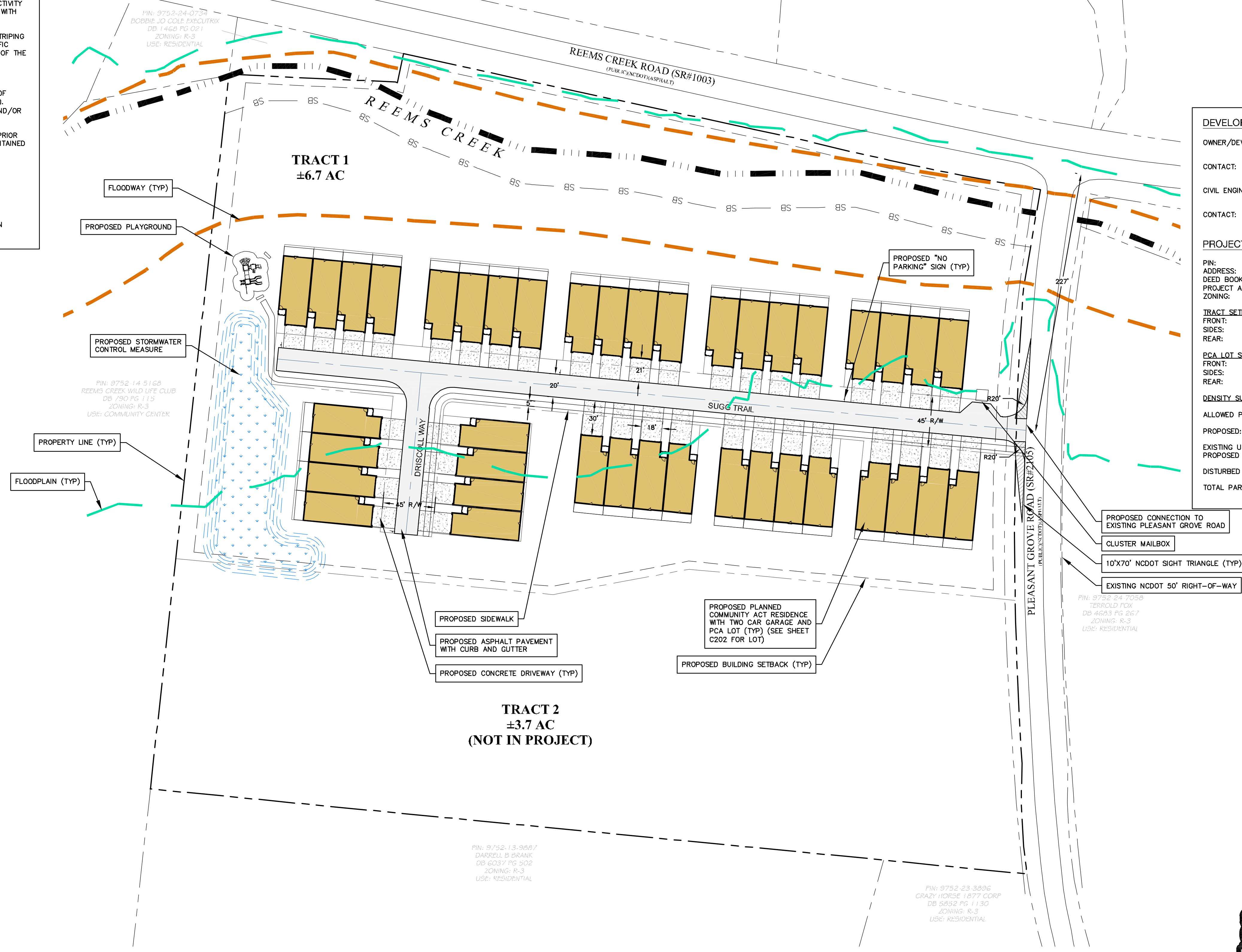
PLEASANT GROVE OF WNC, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AHP  
 CDC PROJECT NO.: 12206  
 XXX PERMIT NO. xxx

SHEET  
**C101**

**NOTES**

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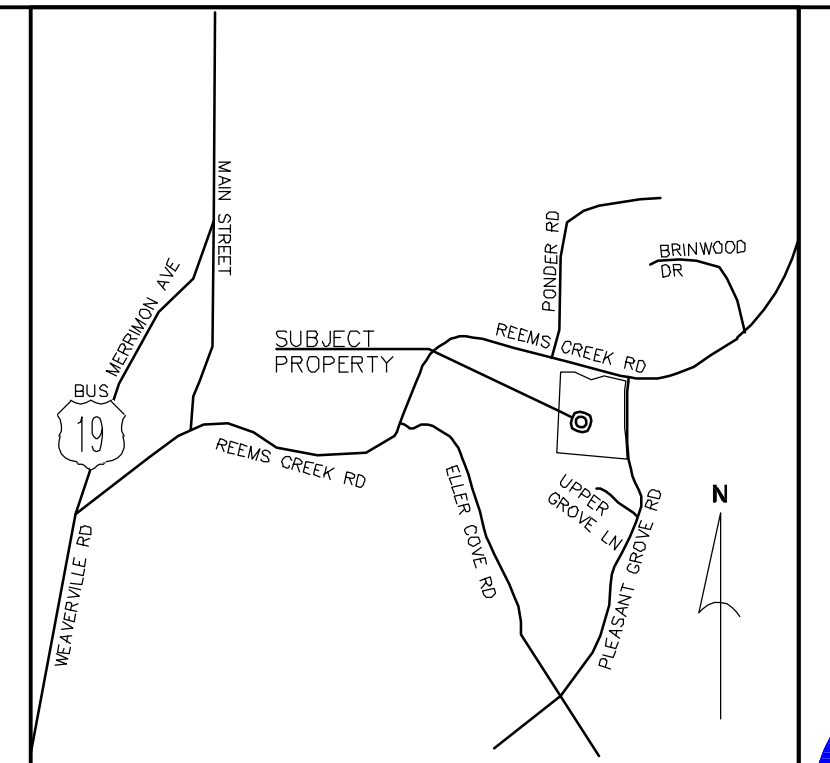
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**811**

Know what's below.  
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**NORTH**

**SITE PLAN**

GRAPHIC SCALE

( IN FEET )  
 1 inch = 50 ft.

**CDC** Civil Design Concepts, PA  
 188 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 252-5388  
 FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
 WEAVERVILLE, NC 28787  
 PHONE (828) 452-4410  
 FAX (828) 452-5455

NCBELS LICENSE # C-2184

MAD	DESCRIPTION	DATE	BY
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**PRELIMINARY**  
 NOT RELEASED FOR CONSTRUCTION

SITE PLAN FOR:  
**9 PLEASANT GROVE**

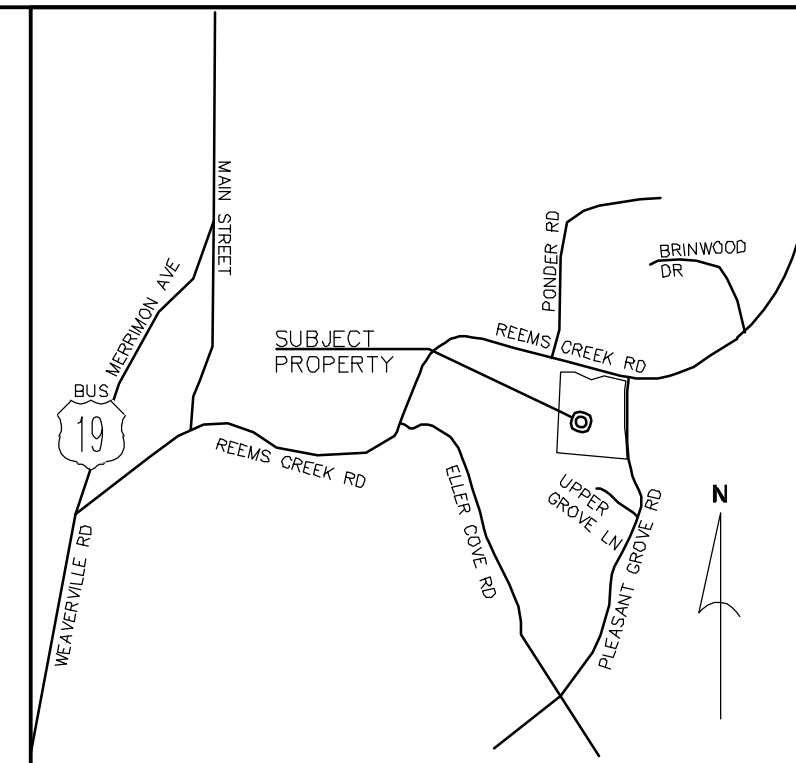
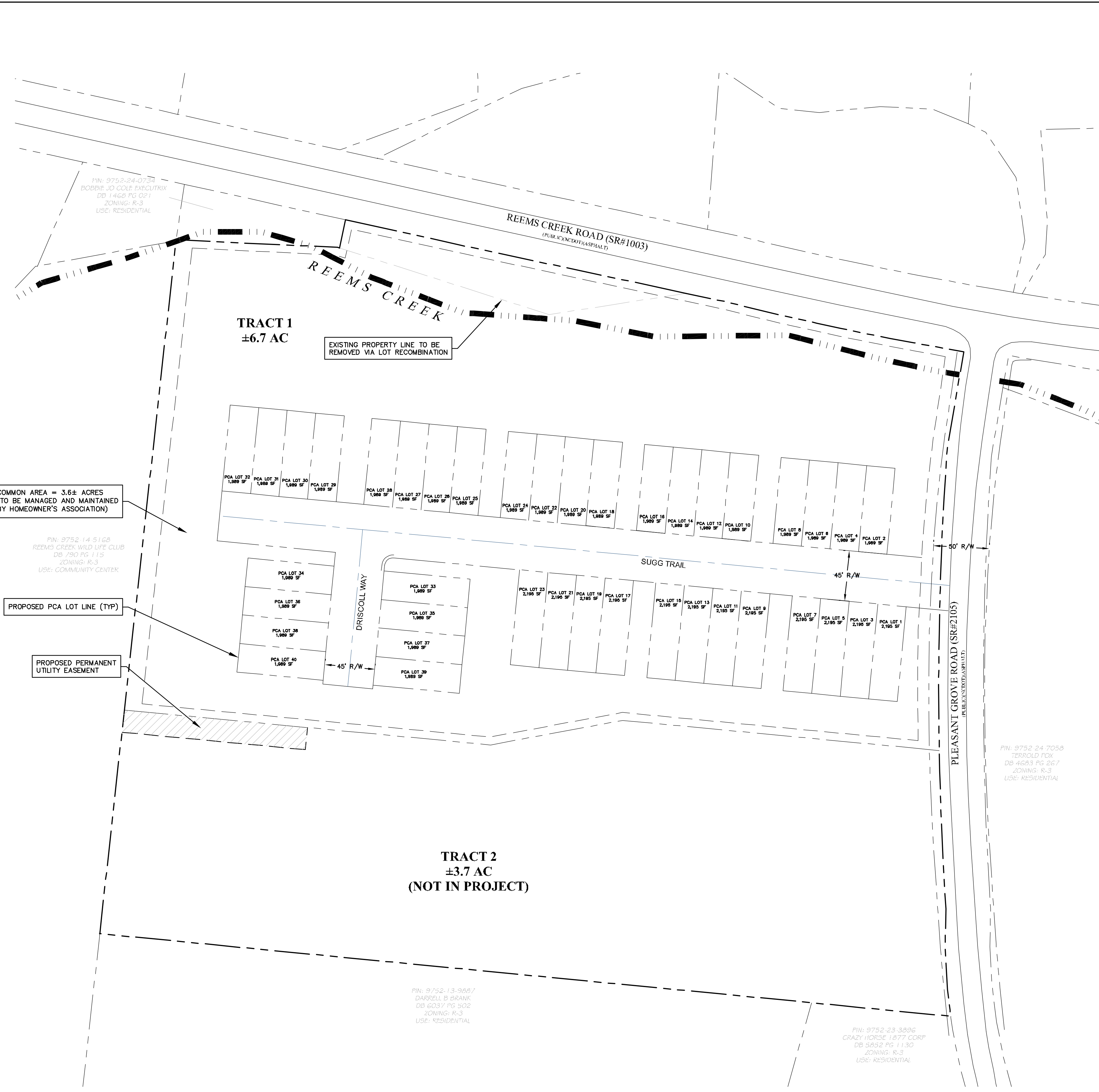
PLEASANT GROVE OF WNC, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AMP  
 CDC PROJECT NO.: 12206  
 XXX PERMIT NO.: xxx

SHEET  
**C201**

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DEVELOPMENT DATA	
OWNER/DEVELOPER:	COHEN-ESREY DEVELOPMENT GROUP 8500 SHAWNEE MISSION PKWY # 150 MERRIAM, KS 66202
CONTACT:	CLARK MILLS (843) 813-0889
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
PROJECT DATA	
PIN:	9752-24-0297; 9752-24-0579
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DEED BOOK/PAGE:	4683/269; 6037/499
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NCBELS LICENSE # C-2184

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PRELIMINARY PLAT PLAN FOR:  
**157 NEW LEICESTER HWY**  
COHEN-ESREY DEVELOPMENT GROUP - ASHEVILLE, NORTH CAROLINA

**CDC INSPECTIONS HOTLINE:**  
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**NORTH**

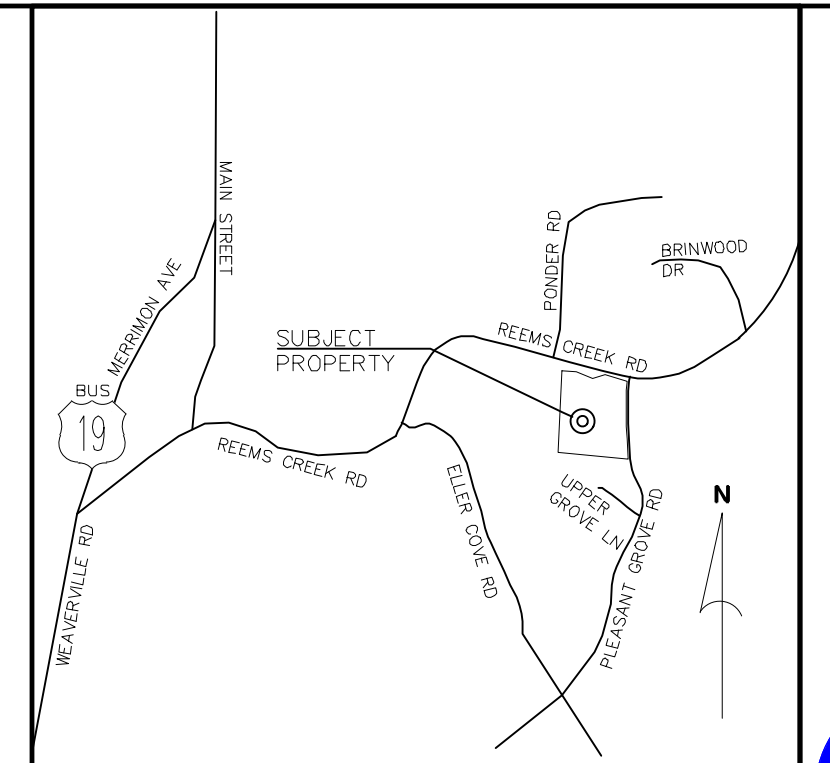
**PRELIMINARY PLAT PLAN**

GRAPHIC SCALE  
0 25 50 100 200  
( IN FEET )  
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DRAWN BY: AMP  
CDC PROJECT NO.: 12219  
XXX PERMIT NO.: xxx

SHEET  
**C202**

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**VICINITY MAP**  
(NOT TO SCALE)

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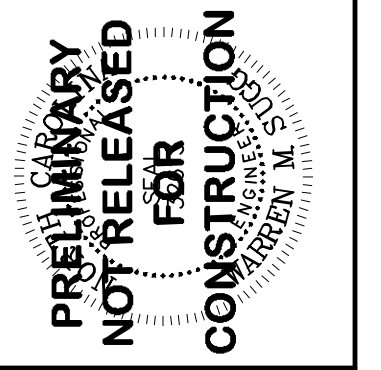
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**NORTH**

**GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN**

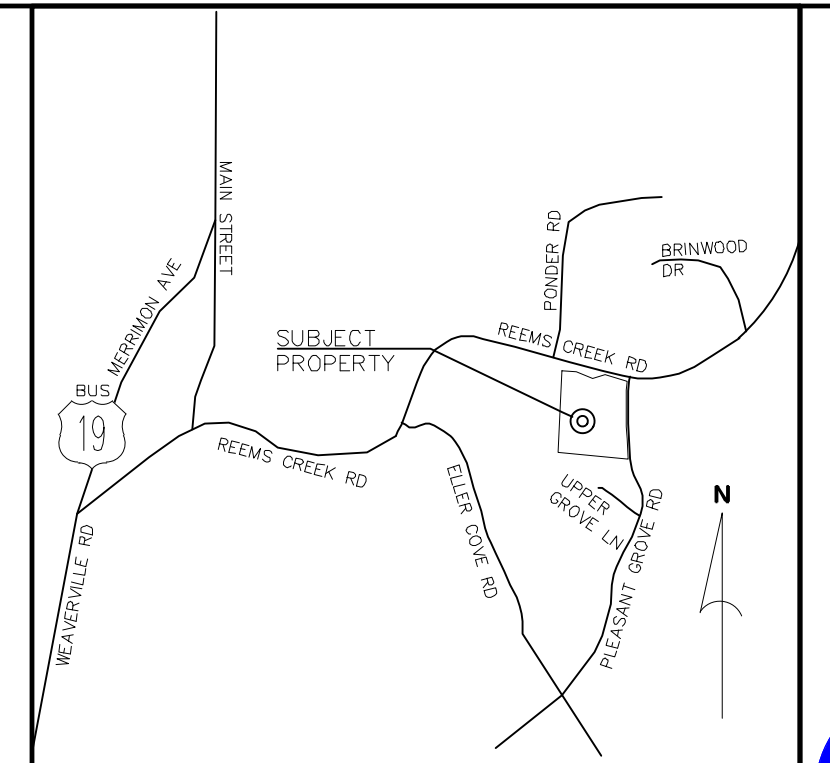
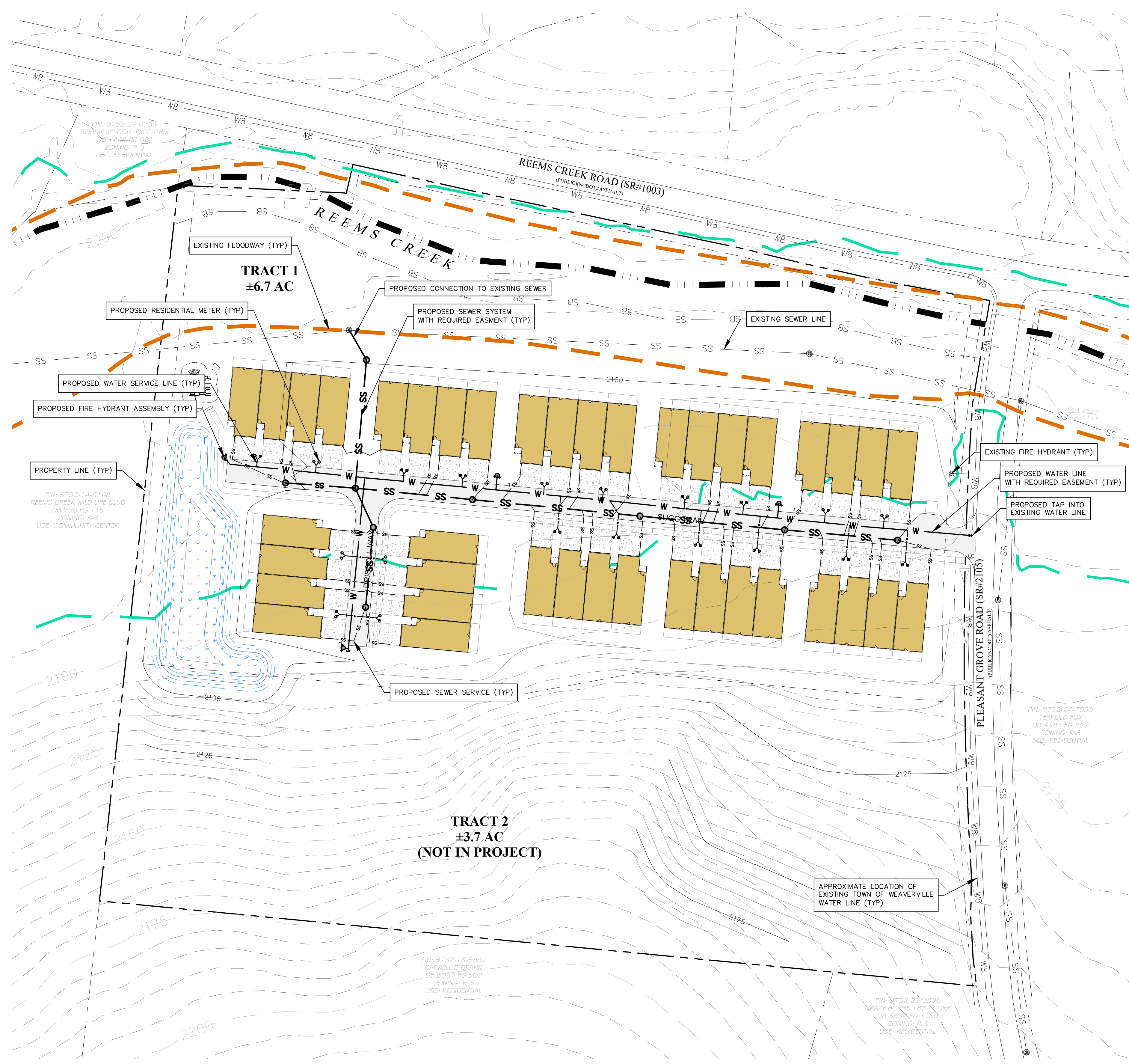
GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

DRAWN BY: AHP  
CDC PROJECT NO.: 12206  
XXX PERMIT NO. xxx

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**C301**

- 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. **SINLGE-PHASE CONSTRUCTION.**
  3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  4. 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.
  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 TOWN OF WEAVERVILLE 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 PERIOD BY THE RESPONSIBLE PARTY.
  10. A PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
  11. CONSTRUCTION LIKELY TO BEGIN IN THE **SUMMER OF 2023**; AND BE COMPLETED IN APPROXIMATELY **12 MONTHS**.
  12. NO RETAINING WALLS GREATER THAN 15' TO BE PROPOSED FOR PROJECT.
  13. PROPOSED UNITS TO BE SOLD BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE HOA.



**DEVELOPMENT DATA**

OWNER/DEVELOPER: PLEASANT GROVE OF WNC, LLC  
 1335 CANE CREEK ROAD  
 FLETCHER, NC 28732  
 CONTACT: DAVID LUCK  
 (847) 323-7638

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

**PROJECT DATA**

PIN: 9752-24-0297; 9752-24-0579  
 ADDRESS: 9 PLEASANT GROVE ROAD  
 DEED BOOK/PAGE: 4683/269; 6037/499  
 PROJECT ACREAGE: 6.70± ACRES - TRACT 1  
 ZONING: R-3

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

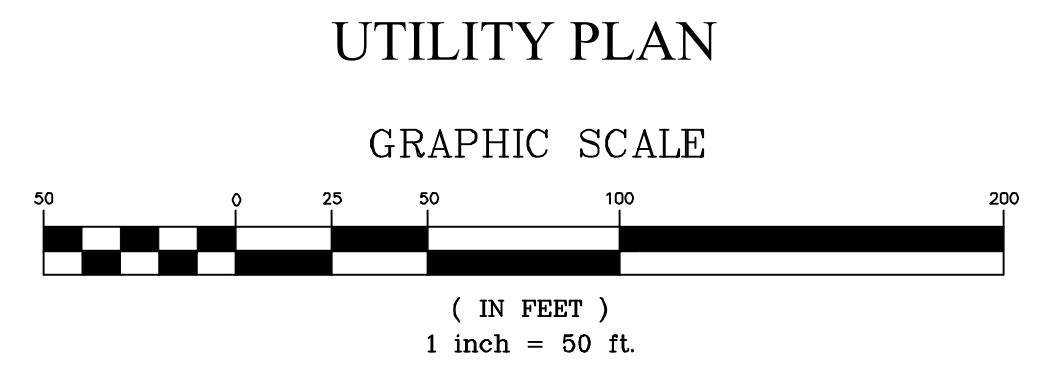
**PCA LOT SETBACKS:**  
 FRONT: 0'  
 SIDES: 0'  
 REAR: 0'

**DENSITY SUMMARY:**  
 ALLOWED PER ZONING: 12.0 UNITS/ACRE = 80 UNITS  
 PROPOSED: 40 PLANNED COMMUNITY ACT UNITS  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL - PLANNED COMMUNITY ACT  
 DISTURBED AREA: 6.0± AC  
 TOTAL PARKING: 2 GARAGE SPACES PER UNIT  
 2 GUEST PARKING SPACES PER UNIT

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

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

**NORTH**

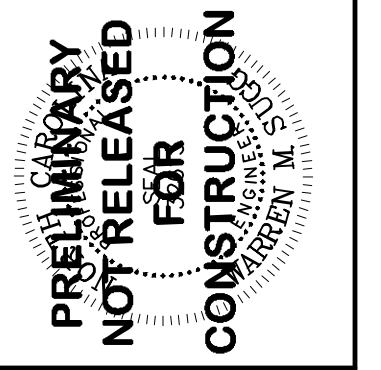


168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 252-5388  
 FAX (828) 252-5485

52 WALNUT STREET - SUITE 9  
 WAYNESVILLE, NC 28786  
 PHONE (828) 252-5388  
 FAX (828) 452-5455

**CDC** Civil Design Concepts, PA  
 NCELS LICENSE # C-2184

MAD	NO.	DESCRIPTION	DATE
BUNCOMBE COUNTY BOA SUBMITTAL	1		07/01/2022
NCDDOT DRIVEWAY PERMIT SUBMITTAL	2		07/22/2022
REVISED PER BOA/NCDDOT COMMENTS	3		08/12/2022
REVISED PER BOA COMMENTS	4		09/20/2022



UTILITY PLAN FOR:  
**9 PLEASANT GROVE**  
 PLEASANT GROVE OF WNC, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: AHP  
 CDC PROJECT NO.: 12206  
 XXX PERMIT NO.: xxx

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**C601**