LAKEWOOD APARTMENTS

PROJECT DESCRIPTION

ZONING JURISDICTION

NOTES

SITE NOTES:

1. PROJECT ADDRESS: PROJECT ADDRESS, PROJECT ADDRESS 2
2. TOTAL ACREAGE: PROJECT SIZE (AC.)
3. ZONING: ZONNING CLASSIFICATION
4. PROJECT PIN NUMBER(S): PARCEL ID NUMBER
5. EXISTING TOPO INFO SHOWN WAS PROVIDED BY: SURVEYOR - TOPO
6. EXISTING BOUNDARY INFO PROVIDED BY: SURVEYOR - BOUNDARY
7. FEMA FLOOD PANEL: FEMA FLOOD PANEL
8. RECEIVING STREAM: RECEIVING STREAM
9. SOIL TYPE(S): SOIL TYPES
10. DEED BOOK / PAGE: DEED BK / PG
11. LATITUDE / LONGITUDE: LAT / LONG
12. DISTURBED ACREAGE: DISTURBED AREA
13. EROSION CONTROL REVIEW: EC JURISDICTION
14. STORMWATER MANAGEMENT REVIEW: STORM JURISDICTION

GENERAL NOTES:

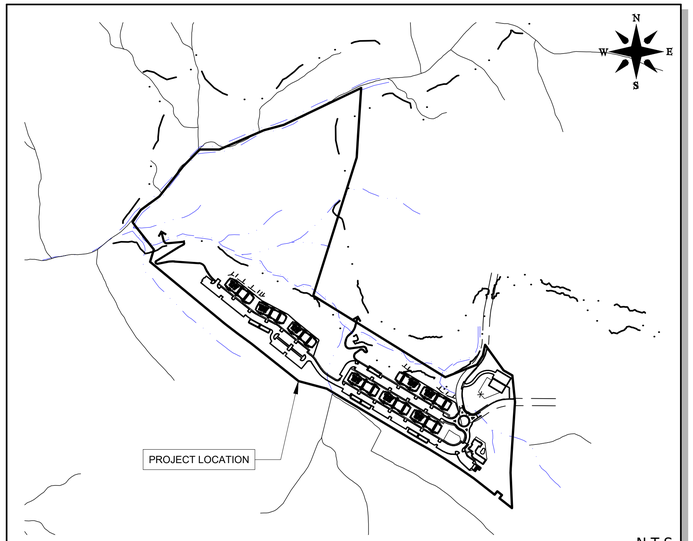
1. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGES WHICH OCCUR DURING CONSTRUCTION.
2. LOCATION OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS MADE OR IMPLIED BY THE LOCATION REFLECTED IN THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE, SIZE AND LOCATION OF ALL UTILITIES AND OTHER FEATURES WHICH MAY AFFECT CONSTRUCTION OR THE INTENDED FUNCTION OF THE DESIGN. CONTRACTOR SHALL NOTIFY DESIGNER PRIOR TO CONSTRUCTION IF EXISTING CONDITIONS DIFFER FROM THAT INDICATED IN THE PLANS.
3. NO STREAM OR WETLAND DISTURBANCE SHALL OCCUR WITHOUT A ARMY CORPS OF ENGINEERS PERMIT.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
5. ANY EXCESS CUT MATERIAL DEVELOPED IN THE CONSTRUCTION OF THIS SITE SHALL BE DISPOSED OF IN AN APPROPRIATELY PERMITTED SPOIL SITE. CONTRACTOR TO PROVIDE PROOF OF PERMITS PRIOR TO CONSTRUCTION.
6. ANY ALTERATION TO THE PLANS MUST BE APPROVED BY THE PROJECT ENGINEER, OR APPROPRIATE AGENCY PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL OBTAIN, AND PAY FOR, PRIOR TO BEGINNING ANY WORK, ALL PERMITS AND LICENSES NECESSARY TO ACCOMPLISH THE WORK.
8. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADEQUATE SUPERVISION TO PREVENT DAMAGE AND MOVEMENT FROM EQUIPMENT WORKING AROUND CONSTRUCTION STAKES. THESE CONSTRUCTION STAKES SHALL REMAIN IN PLACE AND BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD, IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION, SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND/OR ALL CODE REQUIREMENTS, RULES AND REGULATION OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.

INSPECTION SCHEDULE:

1. NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE OWNER, THE CONTRACTOR, THE ENGINEER, AND A REPRESENTATIVE OF THE APPROVING JURISDICTION.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED AT OR PRIOR TO THE PRECONSTRUCTION MEETING.
3. ENGINEER TO BE CALLED FOR PERIODIC INSPECTIONS.
4. CALL ENGINEERING PRIOR TO COVERING UNDERGROUND STRUCTURES FOR FINAL INSPECTIONS.
5. REFER TO MANUFACTURER'S SPECIFICATION MANUAL AND STATE AND LOCAL STANDARDS FOR ADDITIONAL REQUIREMENTS AND STANDARDS.

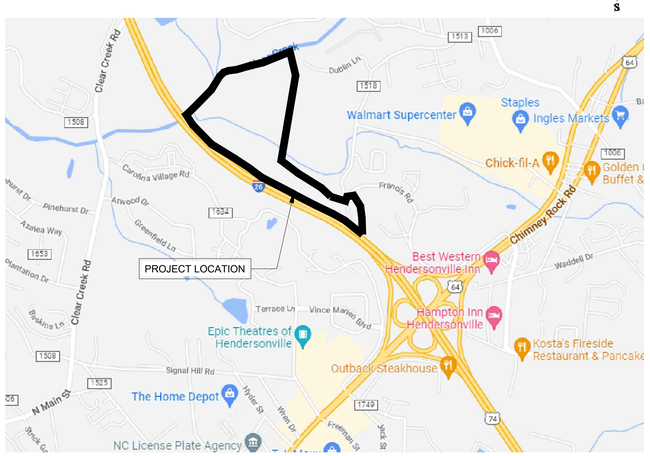
BEFORE YOU DIG !
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW !

PROJECT MAP



N.T.S.

VICINITY MAP



N.T.S.

CONTACTS

DEVELOPER:	CONTACT INFO:
DEVELOPER COMPANY	DEVELOPER NAME DEVELOPER EMAIL DEVELOPER PHONE DEVELOPER ADDRESS DEVELOPER ADDRESS 2
OWNER:	**CONTACT INFO:**
OWNER COMPANY	OWNER NAME OWNER EMAIL OWNER PHONE OWNER ADDRESS OWNER ADDRESS 2
ENGINEER:	**CONTACT INFO:**
BROOKS ENGINEERING ASSOCIATES, PA	ENGINEER NAME ENGINEER EMAIL 828-232-4700 17 ARLINGTON STREET ASHEVILLE, NC 28801
SURVEYOR:	**CONTACT INFO:**
SURVEYOR COMPANY	SURVEYOR NAME SURVEYOR EMAIL SURVEYOR ADDRESS SURVEYOR ADDRESS 2
LANDSCAPE ARCHITECT:	**CONTACT INFO:**
LANDSCAPE ARCH COMPANY	LANDSCAPE ARCH NAME LANDSCAPE ARCH EMAIL LANDSCAPE ARCH ADDRESS LANDSCAPE ARCH ADDRESS 2

SHEET INDEX

NO.:	TITLE:
C-0	COVER SHEET
C-1.0	MASTER PLAN
C-2.0	EXISTING CONDITIONS PLAN
C-4.0	OVERALL SITE PLAN
C-4.1	SITE PLAN
C-4.2	SITE PLAN
C-5.0	OVERALL STORMWATER AND GRADING PLAN
C-5.1	STORMWATER AND GRADING PLAN
C-5.2	STORMWATER AND GRADING PLAN
C-6.0	OVERALL UTILITY PLAN
C-6.1	UTILITY PLAN
C-6.2	UTILITY PLAN
L-200	OVERALL PLANTING PLAN
L-201	PLANTING PLAN
L-202	PLANTING PLAN
L-203	PLANTING PLAN
L-204	PLANTING SCHEDULE AND NOTES
L-205	OVERALL TREE REMOVAL PLAN
L-206	TREE SAVE & DEMO LIST
	ARCHITECTURAL ELEVATIONS

NO.:	TITLE:

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-12-23
5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2023-02-21

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

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PROJ NAME
DEVELOPMENT PLAN
ZONING JURISDICTION
NORTH CAROLINA

Project No: 23

C-0

Drawing Title: COVER SHEET

File Location: L:\2022 Projects\068122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

MASTER PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N / W / E / S

0 100 200 300

SCALE: 1"= 100

BUILDING SUMMARY				
Building Type	Footprint	Gross SF	# of Buildings	Height
XBT3	11,700	40,950	1	49'-3"
XBT5	14,650	51,275	4	49'-3"
XBT6	15,100	52,850	3	47'-1 1/4"
Clubhouse	7,000	7,000	1	25'-8 5/8"
Maint. Garage	2,575	2,575	1	20'
Daycare	6,000	6,000	1	25'
TOTALS	**131,175**	**420,175**	**11**	**N/A**

CALMAT CO.
DB. 3780, PG. 540
PIN: 9670-01-1007
ZONING: I-1

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J M JR
DB. 3665, PG. 510
PIN: 9579-29-7940
ZONING: PRD

CAROLINA VILLAGE INC
DB. 1341, PG. 582
PIN: 9579-18-3554
ZONING: PRD

GREENWAY SPUR WILL CONNECT TO THE CLEAR CREEK GREENWAY WEST OF CONFLUENCE WITH ALLEN BRANCH PER NCDOT APPROVAL.

EXISTING TREE TO REMAIN (TYP)

PROPOSED GREENWAY TRAIL (TYP)
LOCATION TO BE DETERMINED

PROPOSED COMMON OPEN SPACE (TYP)

PROPERTY BOUNDARY

PROPOSED RETAINING WALL (TYP)

PROPOSED TYPE XBT5 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 14,650 SQ.FT.

ADJOINING PROPERTY BOUNDARY (TYP)

20' TRANSITION ZONE (TYP)

30' STREAM BUFFER (TYP)

PROPOSED GREENWAY TRAIL (TYP)
LOCATION TO BE DETERMINED

100-YR FLOODPLAIN (TYP)

PROPOSED DAYCARE CENTER
BUILDING AREA: 5,900 SQ.FT.

EXISTING STREAM (TYP)

PROPOSED TYPE XBT3 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 11,700 SQ.FT.

WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 1,840 SQ.FT.

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED ASPHALT PAVING (TYP)

WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP)

INTERSTATE 26

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 2,180 SQ.FT.

PROPOSED TYPE XBT6 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 15,100 SQ.FT.

PROPOSED PLAYGROUND

PROPOSED FENCED DOG PARK

NEW ROUNDABOUT PER NCDOT SPECIFICATIONS

PROPOSED CLUBHOUSE (TYP)
BUILDING AREA: 7,690 SQ.FT.

PROPOSED DUMPSTER PAD (TYP)
TO INCLUDE GARBAGE AND RECYCLING

LAKEWOOD RD

FRANCIS RD

DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
PROPERTY SIZE: PROJECT SIZE (AC.)
ZONING REVIEW: ZONING JURISDICTION
EROSION CONTROL REVIEW: EC JURISDICTION
STORMWATER REVIEW: STORM JURISDICTION
ZONING CLASSIFICATION: ZONNING CLASSIFICATION
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: NUMBER OF UNITS
PROPOSED DENSITY: PROPOSED DENSITY
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.66 SPACES/UNIT * 322 UNITS = 535
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: OWNER COMPANY
CONTACT: OWNER NAME
ADDRESS: OWNER ADDRESS
OWNER ADDRESS 2
EMAIL: OWNER EMAIL
PHONE: OWNER PHONE
DEVELOPER: DEVELOPER COMPANY
CONTACT: DEVELOPER NAME
ADDRESS: DEVELOPER ADDRESS
DEVELOPER ADDRESS 2
EMAIL: DEVELOPER EMAIL
PHONE: DEVELOPER PHONE
ENGINEER: BROOKS ENGINEERING
CONTACT: ENGINEER NAME
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: ENGINEER EMAIL
PHONE: 828-232-4700
LANDSCAPE ARCH.: LANDSCAPE ARCH COMPANY
CONTACT: LANDSCAPE ARCH NAME
ADDRESS: LANDSCAPE ARCH ADDRESS
LANDSCAPE ARCH ADDRESS 2
EMAIL: LANDSCAPE ARCH EMAIL
PHONE: LANDSCAPE ARCH PHONE
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

LAKEWOOD APARTMENTS CONDITIONS	
CITY INITIATED CONDITIONS	Developer agrees to remove Bradford Pears and cut and the stump killed to prevent regrowth.
	Developer agrees all preserved trees shall be protected from construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits.
	Developer agrees that developed slopes of greater than 10% will be planted with appropriate native vegetation (trees, shrubs, and perennial herbaceous plants to stabilize the slopes, no turf grasses can be used). However, on areas that are steeper than 3:1, native grasses may be used to achieve stabilization. A landscape architect (with wildlife habitat management expertise) will provide and implement a vegetative planting and management plan for this proposed development condition. The Tree Board will be given the opportunity to review this plan.
	Developer agrees to hire a landscape architect (with wildlife habitat management expertise) to provide and implement a native vegetative planting and management plan for the common open space shown on the site plans with special emphasis on the stream corridor along Clear Creek and maintaining the rest of the area in early successional wildlife habitat. It appears that wetlands could be developed in this area. The Tree Board will be given the opportunity to review this plan.
	Developer agrees to abide by the newly adopted Lighting Ordinance.
DEVELOPER PROPOSED CONDITIONS	Developer request that relief be granted from Section 5-25-2 of the Zoning Code as it relates to Future Land Use Designation of Natural Resource/Agricultural not being listed as a permitted designation for Urban Residential zoning
	Developer requests approval of alternative access design to provide fire access to the development.
	Developer requests to be allowed a greater parking ratio than the maximum of 1 space per 1 unit as encouraged by code in this zoning district.
DEVELOPER PROPOSED CONCESSIONS	The developer will donate the floodway area of Clear Creek as shown on the site plan. The area will be donated to either the City of Hendersonville for the purposes of constructing a greenway, to a non-profit organization or some combination of the two.
	Developer to provide 100' wide easement for Clear Creek Greenway – easement shall run from property line to property line along riparian corridor and 100' width shall be measured from top of southern bank of Clear Creek
	Developer to provide 100' wide easement for Allen Branch Spur Trail – easement shall run from property line to property line along riparian corridor and 100' width shall be measured from top of northern bank of Allen Branch
	Developer to plant min. 140 trees as part of stream & floodplain restoration

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PROJ NAME

DEVELOPMENT PLAN

ZONING JURISDICTION NORTH CAROLINA

Project No: 23

C-1.0

Drawing Title: MASTER PLAN

File Location: L:\2022 Projects\668122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

1:1

EXIST. CONDITIONS LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- MONUMENT FOUND
- REBAR FOUND
- IRON PIPE FOUND
- NAIL FOUND
- CORNER TREE FOUND
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. EASEMENT
- EXIST. BUILDING SETBACK
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXIST. CURB
- EXIST. MANHOLE
- EXIST. MANHOLE
- EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- EXIST. UNDRGRND UTILITIES
- EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- ABANDON EASEMENT
- DEMO BUILDING
- DEMO CONCRETE
- DEMO PAVEMENT
- DEMO GRAVEL
- DEMO CURB
- D-SS DEMO SANITARY SEWER
- D-W DEMO WATER LINE
- D-U DEMO OTHER UTILITIES
- D-ST DEMO STORM DRAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE BE REMOVED

N W E S

0 150 300 450

SCALE: 1"= 150

EXISTING FLOODWAY (TYP)

EXISTING 2FT CONTOURS (TYP)

EXISTING STREAM (TYP)

100-YR FLOODPLAIN (TYP)

ADJOINING PROPERTY BOUNDARY (TYP)

CITY OF HENDERSONVILLE

20' TRANSITION ZONE (TYP)

30' STREAM BUFFER (TYP)

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT (TYP)

COMBINE EXISTING PARCELS (TYP)

EXISTING TREE TO BE REMOVED (TYP)

EXISTING TREE TO REMAIN (TYP)

EXISTING PAVEMENT(TYP)

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MAIN (TYP)

DEMO EXISTING PAVEMENT(TYP)

ABANDON EXISTING ROW (TYP)

EXISTING RIGHT-OF-WAY (TYP)

PROPERTY BOUNDARY (TYP)

INTERSTATE 26

LAKEWOOD RD

FRANCIS RD

JOHN AND CARROLL DENBEY
DB. 964, PG. 158
PIN:9670-21-1197
ZONING:R-15

CALMAT CO.
DB. 3780, PG. 804
PIN:9670-01-
ZONING: I-1

RITCHIE AND ALICE HARRISON
DB. 2102, PG. 120
PIN:9670-20-4932
ZONING: R-15

LEONARD AND PENNY SELF
DB. 1142, PG. 734
PIN:9670-20-3940
ZONING: R-15

MARK AND DONNA QUEEN
DB. 3336, PG. 279
PIN:9670-20-3663
ZONING: R-15

CHRISTOPHER AND JENNIFER STATON
DB. 1259, PG. 540
PIN:9670-20-4577
ZONING: R-15

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J M JR
DB. 3665, PG. 510
PIN:9579-29-7940
ZONING: PRD

CEDAR TERRACE NC LLC
DB. 1660, PG. 625
PIN:9579-39-6301
ZONING: PRD

CAROLINA VILLAGE INC
DB. 1341, PG. 582
PIN:9579-18-3554
ZONING: PRD

MICHAEL AND CHRISTINA LAUGHLIER
DB. 3262, PG. 619
PIN:9579-38-4273
ZONING: C-2

ALBEA WILLIAMS JR.
DB. 1376, PG. 455
PIN: 9579-38-7209
ZONING: C-2

DEVELOPMENT DATA

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PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
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ASHEVILLE, NC 28801
EMAIL: ENGINEER EMAIL
PHONE: 828-232-4700
LANDSCAPE ARCH.: LANDSCAPE ARCH COMPANY
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VICINITY MAP

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PROJ NAME

DEVELOPMENT PLAN

NORTH CAROLINA

ZONING JURISDICTION

Project No: 23

C-2.0

Drawing Title: EXISTING CONDITIONS PLAN

File Location: L:\2022 Projects\58122 First Victory, Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

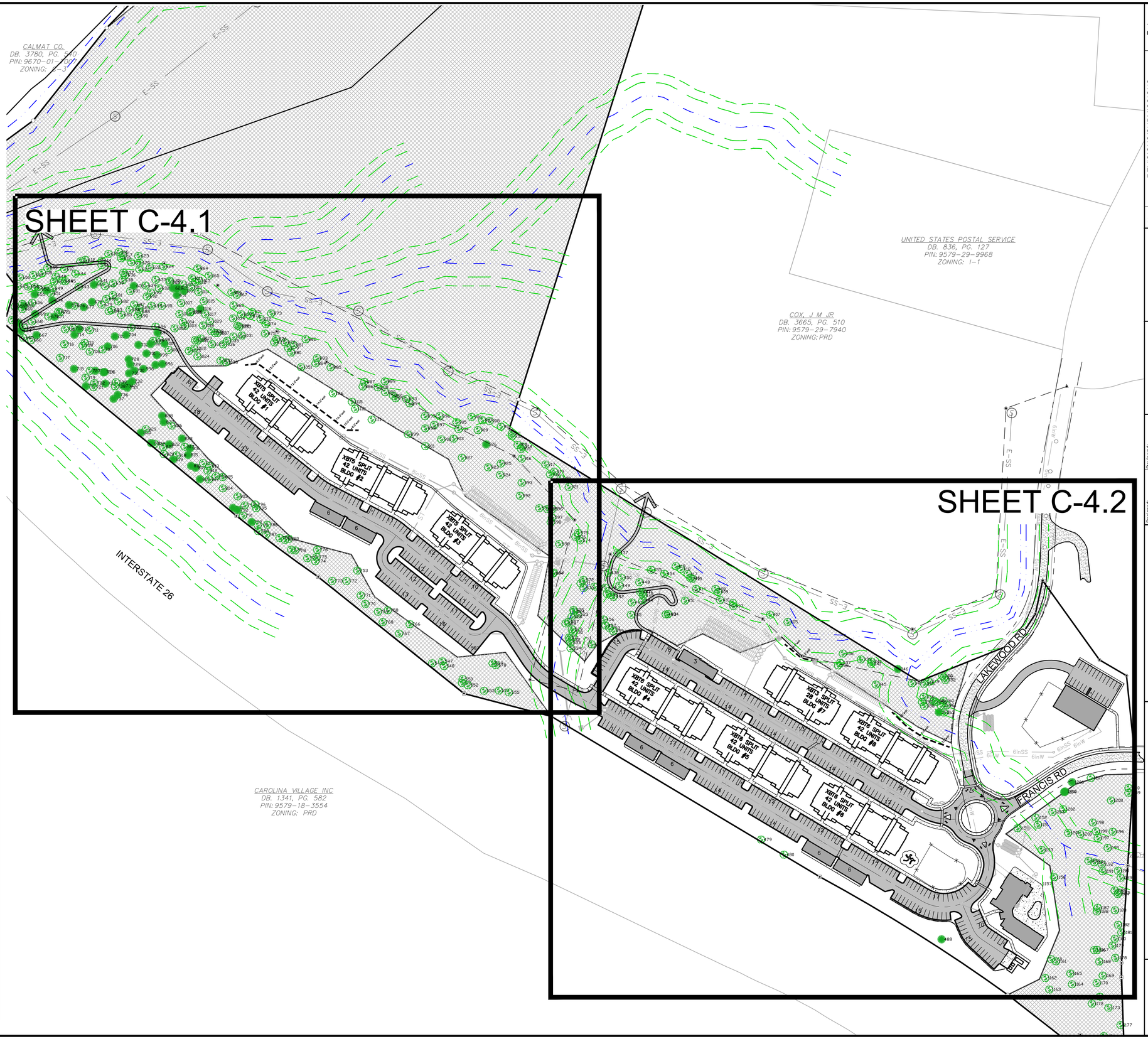
SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- ST — NEW STORM PIPE
- 6inW — NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW MANHOLE
- 8inSS — NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N W E S

0 100 200 300

SCALE: 1"= 100



DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
PROPERTY SIZE: PROJECT SIZE (AC.)
ZONING REVIEW: ZONING JURISDICTION
EROSION CONTROL REVIEW: EC JURISDICTION
STORMWATER REVIEW: STORM JURISDICTION
ZONING CLASSIFICATION: ZONNING CLASSIFICATION
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: NUMBER OF UNITS
PROPOSED DENSITY: PROPOSED DENSITY
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.66 SPACES/UNIT * 322 UNITS = 535
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES:43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: OWNER COMPANY
CONTACT: OWNER NAME
ADDRESS: OWNER ADDRESS
OWNER ADDRESS 2
EMAIL: OWNER EMAIL
PHONE: OWNER PHONE
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LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)

PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

No.	REVISIONS/SUBMISSIONS	Date
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3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-12-23
5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOC. NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2023-02-21

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PROJ NAME

DEVELOPMENT PLAN

ZONING JURISDICTION NORTH CAROLINA

Project No: 23

C-4.0

Drawing Title: OVERALL SITE PLAN

File Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
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- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N W E S

0 50 100 150

SCALE: 1"= 50

GREENWAY SPUR WILL CONNECT TO THE CLEAR CREEK GREENWAY WEST OF CONFLUENCE WITH ALLEN BRANCH PER NCDOT APPROVAL. (4)

100-YR FLOODPLAIN (TYP)

PROPOSED RETAINING WALL (TYP)

PROPOSED TYPE XBT5 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 14,650 SQ.FT.

XBT5 SPLIT 42 UNITS BLDG #1

XBT5 SPLIT 42 UNITS BLDG #2

XBT5 SPLIT 42 UNITS BLDG #3

30' STREAM BUFFER (TYP)

20' TRANSITION ZONE (TYP) (4)

EXISTING STREAM (TYP)

PROPOSED STORMWATER SYSTEM
SEE DETAILS ON SHEETS C-5.0 TO 5.2

PROPOSED GREENWAY TRAIL (TYP)
LOCATION TO BE DETERMINED

PROPERTY BOUNDARY (TYP)

EXISTING TREE TO REMAIN (TYP)

WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP) (5)

INTERSTATE 26

PROPOSED 7' SIDEWALK (TYP)

PROPOSED SANITARY SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED WATER SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED ADA PARKING (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 1,840 SQ.FT.

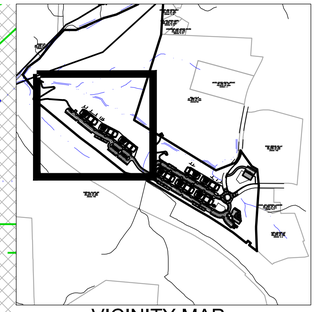
PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED ASPHALT PAVING (TYP)

WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP) (5)

CONTINUATION ON SHEET C-4.2

VICINITY MAP



DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
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PARKING PROVIDED (WCCA): 24
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5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-325

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Reviewed: JHK
Scale: AS NOTED
Date: 2023-02-21

Designed: JHK
Drawn: ZAW
Checked: JHK

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PROJ NAME

DEVELOPMENT PLAN

NORTH CAROLINA

ZONING JURISDICTION

Project No: 23

C-4.1

Drawing Title: SITE PLAN

File Location: L:\2022 Projects\58122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
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- NEW MANHOLE
- 8inSS — NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N W E S

0 50 100 150

SCALE: 1"= 50

CONTINUATION ON SHEET C-4.1

EXISTING TREE TO REMAIN (TYP)

PROPOSED GREENWAY TRAIL (TYP)

30' STREAM BUFFER (TYP)

20' TRANSITION ZONE (TYP)

EXISTING STREAM (TYP)

100-YR FLOODPLAIN (TYP)

CONNECT TO EXISTING SIDEWALK

PROPOSED STORMWATER SYSTEM
SEE DETAILS ON SHEETS C-5.0 TO 5.2

PROPOSED TYPE XBT3 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 11,700 SQ.FT.

PROPOSED RETAINING WALL (TYP)

PROPOSED SANITARY SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED WATER SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED WCCA SIGN

PROPOSED 18' WIDE ASPHALT ROAD

PROPOSED 5' WIDE SIDEWALK

PROPOSED DAYCARE CENTER
BUILDING AREA: 5,900 SQ.FT.

XBT6 SPLIT
42 UNITS
BLDG #4

XBT3 SPLIT
28 UNITS
BLDG #7

XBT6 SPLIT
42 UNITS
BLDG #8

XBT6 SPLIT
42 UNITS
BLDG #5

XBT6 SPLIT
42 UNITS
BLDG #6

PROPOSED COVERED PARKING
BUILDING AREA: 2,180 SQ.FT.

PROPOSED 7' SIDEWALK (TYP)

PROPERTY BOUNDARY (TYP)

INTERSTATE 26

PROPOSED ADA PARKING (TYP)

PROPOSED ASPHALT PAVING (TYP)

PROPOSED TYPE XBT6 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 15,100 SQ.FT.

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 1,840 SQ.FT.

PROPOSED ENTRY SIGN

PROPOSED 12X40 LOADING ZONE

PROPOSED PLAYGROUND

PROPOSED FENCED DOG PARK

NEW ROUNDABOUT PER
NCDOT SPECIFICATIONS

PROPOSED CLUBHOUSE (TYP)
BUILDING AREA: 7,690 SQ.FT.

PROPOSED DUMPSTER PAD (TYP)
TO INCLUDE GARBAGE AND RECYCLING

LAKEWOOD RD

FRANCIS RD

CONNECT TO EXISTING SIDEWALK

PROPOSED FENCED PLAY AREA

PROPOSED 5' SIDEWALK (TYP)

VICINITY MAP

DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
PROPERTY SIZE: PROJECT SIZE (AC.)
ZONING REVIEW: ZONING JURISDICTION
EROSION CONTROL REVIEW: EC JURISDICTION
STORMWATER REVIEW: STORM JURISDICTION
ZONING CLASSIFICATION: ZONNING CLASSIFICATION
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: NUMBER OF UNITS
PROPOSED DENSITY: PROPOSED DENSITY
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
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PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.66 SPACES/UNIT * 322 UNITS = 535
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PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: OWNER COMPANY
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OWNER ADDRESS 2
EMAIL: OWNER EMAIL
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DEVELOPER: DEVELOPER COMPANY
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4	PLANNING BOARD SUBMITTAL	2022-12-23
5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

BROOKS ENGINEERING ASSOCIATES
NORTH CAROLINA
CERT # C-3125

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2023-02-21

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PROJ NAME

DEVELOPMENT PLAN

NORTH CAROLINA

ZONING JURISDICTION

Project No: 23

C-4.2

Drawing Title: SITE PLAN

File Location: L:\2022 Projects\068122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 537522.dwg

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. MINOR CONTOUR
- ELEV EXIST. MAJOR CONTOUR
- NEW BUILDING
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- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- ST NEW STORM PIPE
- NEW MINOR CONTOUR
- ELEV NEW MAJOR CONTOUR
- +137.0 NEW SPOT GRADE
- LIMITS OF DISTURBANCE
- NEW WALL (BY OTHERS)

N W E S

0 100 200 300

SCALE: 1"= 100

DEVELOPMENT DATA

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PROJECT ADDRESS 2
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PROJ NAME

DEVELOPMENT PLAN

ZONING JURISDICTION NORTH CAROLINA

Project No: 23

C-5.0

Drawing Title: OVERALL STORMWATER AND GRADING PLAN

File Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 597522.dwg

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N W E S

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ASHEVILLE, NC 28801
EMAIL: ENGINEER EMAIL
PHONE: 828-232-4700
LANDSCAPE ARCH.: LANDSCAPE ARCH COMPANY
CONTACT: LANDSCAPE ARCH NAME
ADDRESS: LANDSCAPE ARCH ADDRESS
LANDSCAPE ARCH ADDRESS 2
EMAIL: LANDSCAPE ARCH EMAIL
PHONE: LANDSCAPE ARCH PHONE
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

EXISTING STREAM (TYP)
100-YR FLOODPLAIN (TYP)
PROPOSED RETAINING WALL (TYP)
30' STREAM BUFFER (TYP)
20' TRANSITION ZONE (TYP)
PROPERTY BOUNDARY (TYP)
PROPOSED DROP INLET (TYP)
PROPOSED HDPE STORMWATER PIPE (TYP)
PROPOSED STORMTECH SYSTEM (TYP)
PROPOSED SANITARY SEWER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPOSED BUILDING FOOTPRINT (TYP)
PROPOSED RIPRAP OUTLET (TYP)
PROPOSED WATER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPOSED 18" CURB AND GUTTER (TYP)
PROPOSED ASPHALT PAVING (TYP)
PROPOSED LIMITS OF DISTURBANCE (TYP)
PROPOSED CURB INLET (TYP)
PROPOSED JUNCTION BOX (TYP)
INTERSTATE 26
XBT5 SPLIT 42 UNITS BLDG #1
XBT5 SPLIT 42 UNITS BLDG #2
XBT5 SPLIT 42 UNITS BLDG #3
CONTINUATION ON SHEET C-5.2

VICINITY MAP

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-12-23
5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2023-02-21

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

BROOKS ENGINEERING ASSOCIATES

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PROJ NAME

DEVELOPMENT PLAN

ZONING JURISDICTION NORTH CAROLINA

Project No: 23

C-5.1

Drawing Title: SITE, STORMWATER AND UTILITY PLAN

File Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR (ELEV)
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- NEW STORM PIPE (ST)
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR (ELEV)
- NEW SPOT GRADE (+17.0)
- LIMITS OF DISTURBANCE
- NEW WALL (BY OTHERS)

N W E S

0 50 100 150

SCALE: 1"= 50

CONTINUATION ON SHEET C-5.1

EXISTING SANITARY SEWER (TYP)
EXISTING STREAM (TYP)
100-YR FLOODPLAIN (TYP)
20' TRANSITION ZONE (TYP)
30' STREAM BUFFER (TYP)
PROPOSED RIPRAP OUTLET (TYP)
PROPOSED JUNCTION BOX (TYP)
PROPOSED CURB INLET (TYP)
PROPOSED HDPE STORMWATER PIPE (TYP)
PROPOSED STORMTECH SYSTEM (TYP)
PROPOSED RETAINING WALL (TYP)
PROPOSED BUILDING FOOTPRINT (TYP)
PROPOSED SANITARY SEWER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPERTY BOUNDARY (TYP)
PROPOSED WATER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPOSED DROP INLET (TYP)
PROPOSED LIMITS OF DISTURBANCE (TYP)
PROPOSED 18" CURB AND GUTTER (TYP)
PROPOSED ASPHALT PAVING (TYP)

XBT6 SPLIT 42 UNITS BLDG #4
XBT13 SPLIT 28 UNITS BLDG #7
XBT6 SPLIT 42 UNITS BLDG #5
XBT6 SPLIT 42 UNITS BLDG #8
XBT6 SPLIT 42 UNITS BLDG #6

LAKEWOOD RD
FRANCIS RD
INTERSTATE 26

VICINITY MAP

DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
PROPERTY SIZE: PROJECT SIZE (AC.)
ZONING REVIEW: ZONING JURISDICTION
EROSION CONTROL REVIEW: EC JURISDICTION
STORMWATER REVIEW: STORM JURISDICTION
ZONING CLASSIFICATION: ZONNING CLASSIFICATION
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: NUMBER OF UNITS
PROPOSED DENSITY: PROPOSED DENSITY
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.66 SPACES/UNIT * 322 UNITS = 535
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: OWNER COMPANY
CONTACT: OWNER NAME
ADDRESS: OWNER ADDRESS
OWNER ADDRESS 2
EMAIL: OWNER EMAIL
PHONE: OWNER PHONE
DEVELOPER: DEVELOPER COMPANY
CONTACT: DEVELOPER NAME
ADDRESS: DEVELOPER ADDRESS
DEVELOPER ADDRESS 2
EMAIL: DEVELOPER EMAIL
PHONE: DEVELOPER PHONE
ENGINEER: BROOKS ENGINEERING
CONTACT: ENGINEER NAME
ADDRESS: 17 ARLINGTON ST
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PHONE: 828-232-4700
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5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
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Date: 2023-02-21

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PROJ NAME
DEVELOPMENT PLAN
NORTH CAROLINA
ZONING JURISDICTION

Project No: 23
C-5.2
Drawing Title: STORMWATER AND GRADING PLAN

File Location: L:\2022 Projects\068122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

UTILITIES LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING PAVEMENT
- EXIST. MANHOLE
- EXIST. MANHOLE
- E-SS — EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- E-W — EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- E-OU — EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- E-U — EXIST. UNDRGRND UTILITIES
- E-ST — EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- E-SE — EXIST. SEWER EASEMENT
- E-WE — EXIST. WATER EASEMENT
- 6inW — NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW WATER VALVE
- NEW AIR/VAC RLS VALVE
- NEW WATER BLOW-OFF VALVE
- NEW WATER DOMESTIC METER
- P-WE — NEW WATER EASEMENT
- NEW MANHOLE
- 8inSS — NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- P-SE — NEW SEWER EASEMENT

N W E S

0 100 200 300

SCALE: 1"= 100

DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
PROPERTY SIZE: PROJECT SIZE (AC.)
ZONING REVIEW: ZONING JURISDICTION
EROSION CONTROL REVIEW: EC JURISDICTION
STORMWATER REVIEW: STORM JURISDICTION
ZONING CLASSIFICATION: ZONNING CLASSIFICATION
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: NUMBER OF UNITS
PROPOSED DENSITY: PROPOSED DENSITY
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.66 SPACES/UNIT * 322 UNITS = 535
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
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ADDRESS: OWNER ADDRESS
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EMAIL: OWNER EMAIL
PHONE: OWNER PHONE
DEVELOPER: DEVELOPER COMPANY
CONTACT: DEVELOPER NAME
ADDRESS: DEVELOPER ADDRESS
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EMAIL: DEVELOPER EMAIL
PHONE: DEVELOPER PHONE
ENGINEER: BROOKS ENGINEERING
CONTACT: ENGINEER NAME
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: ENGINEER EMAIL
PHONE: 828-232-4700
LANDSCAPE ARCH.: LANDSCAPE ARCH COMPANY
CONTACT: LANDSCAPE ARCH NAME
ADDRESS: LANDSCAPE ARCH ADDRESS
LANDSCAPE ARCH ADDRESS 2
EMAIL: LANDSCAPE ARCH EMAIL
PHONE: LANDSCAPE ARCH PHONE
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PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

CALMAT CO.
DB. 3780, PG. 540
PIN: 9670-01-0077
ZONING: I-3

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J M JR
DB. 3665, PG. 510
PIN: 9579-29-7940
ZONING: PRD

CAROLINA VILLAGE INC
DB. 1341, PG. 552
PIN: 9579-18-3554
ZONING: PRD

INTERSTATE 26

LAKEWOOD RD

FRANCIS RD

SHEET C-6.1

SHEET C-6.2

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-12-23
5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT# C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

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Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2023-02-21

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Asheville, N. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brooksea.com

BROOKS ENGINEERING ASSOCIATES

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PROJ NAME

DEVELOPMENT PLAN

NORTH CAROLINA

ZONING JURISDICTION

Project No: 23

C-6.0

Drawing Title: OVERALL UTILITY PLAN

File Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

UTILITIES LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING PAVEMENT
- EXIST. MANHOLE
- EXIST. MANHOLE
- E-SS — EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- E-W — EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- E-OU — EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- E-U — EXIST. UNDRGRND UTILITIES
- E-ST — EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- E-SE — EXIST. SEWER EASEMENT
- E-WE — EXIST. WATER EASEMENT
- 6inW — NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW WATER VALVE
- NEW AIR/VAC RLS VALVE
- NEW WATER BLOW-OFF VALVE
- NEW WATER DOMESTIC METER
- P-WE — NEW WATER EASEMENT
- NEW MANHOLE
- 8inSS — NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- P-SE — NEW SEWER EASEMENT

N W E S

0 50 100 150

SCALE: 1"= 50

DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
PROPERTY SIZE: PROJECT SIZE (AC.)
ZONING REVIEW: ZONING JURISDICTION
EROSION CONTROL REVIEW: EC JURISDICTION
STORMWATER REVIEW: STORM JURISDICTION
ZONING CLASSIFICATION: ZONNING CLASSIFICATION
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: NUMBER OF UNITS
PROPOSED DENSITY: PROPOSED DENSITY
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.66 SPACES/UNIT * 322 UNITS = 535
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
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SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: OWNER COMPANY
CONTACT: OWNER NAME
ADDRESS: OWNER ADDRESS
OWNER ADDRESS 2
EMAIL: OWNER EMAIL
PHONE: OWNER PHONE
DEVELOPER: DEVELOPER COMPANY
CONTACT: DEVELOPER NAME
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EMAIL: DEVELOPER EMAIL
PHONE: DEVELOPER PHONE
ENGINEER: BROOKS ENGINEERING
CONTACT: ENGINEER NAME
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
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LANDSCAPE ARCH.: LANDSCAPE ARCH COMPANY
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EXISTING STREAM (TYP)
PROPERTY BOUNDARY (TYP)
INTERSTATE 26
PROPOSED RETAINING WALL (TYP)
30' STREAM BUFFER (TYP)
PROPOSED STORMWATER SYSTEM SEE DETAILS ON SHEET C-5.0 TO 5.2
PROPOSED SANITARY MANHOLE (TYP)
PROPOSED 6" SANITARY SEWER (TYP)
PROPOSED 8" SANITARY SEWER (TYP)
PROPOSED BUILDING FOOTPRINT (TYP)
PROPOSED 6" WATERLINE (TYP)
PROPOSED 18" CURB AND GUTTER (TYP)
PROPOSED EDGE OF PAVEMENT (TYP)
PROPOSED FIRE HYDRANT (TYP)
XBT5 SPLIT 42 UNITS BLDG #1
XBT5 SPLIT 42 UNITS BLDG #2
XBT5 SPLIT 42 UNITS BLDG #3
12.0' wall
13.0' wall
14.0' wall
15.0' wall
10.0' wall
6.0' wall
6inW
8inSS

CONTINUATION ON SHEET C-6.2

VICINITY MAP

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
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5	CITY COUNCIL SUBMITTAL	2023-02-21

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PROJ NAME
DEVELOPMENT PLAN
NORTH CAROLINA
ZONING JURISDICTION

Project No: 23
C-6.1
Drawing Title: UTILITY PLAN

File Location: L:\2022 Projects\583122 First Victory, Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

CONTINUATION ON SHEET C-6.1

CONTINUATION BELOW

UTILITIES LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
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- NEW SANITARY CO / SERVICE
- P-SE — NEW SEWER EASEMENT

N W E S

0 50 100 150

SCALE: 1"= 50

DEVELOPMENT DATA

PROPERTY ADDRESS: PROJECT ADDRESS
PROJECT ADDRESS 2
PIN NUMBER: PARCEL ID NUMBER
PROPERTY SIZE: PROJECT SIZE (AC.)
ZONING REVIEW: ZONING JURISDICTION
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SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
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PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

EXISTING SANITARY SEWER (TYP)
APPROXIMATE SANITARY TIE-IN LOCATION (TYP)
30' STREAM BUFFER (TYP)
EXISTING STREAM (TYP)
100-YR FLOODPLAIN (TYP)
PROPOSED FIRE HYDRANT (TYP)
PROPOSED STORMTECH SYSTEM (TYP)
PROPOSED RETAINING WALL (TYP)
PROPOSED BUILDING FOOTPRINT (TYP)
PROPERTY BOUNDARY (TYP)
EXISTING FIRE HYDRANT (TYP)
APPROXIMATE WATER TIE-IN LOCATION
PROPOSED 18' CURB AND GUTTER (TYP)
PROPOSED EDGE OF PAVEMENT (TYP)
PROPOSED 6" SANITARY SEWER (TYP)
PROPOSED SANITARY CLEANOUT (TYP)
PROPOSED SANITARY MANHOLE (TYP)
PROPOSED 8" SANITARY SEWER (TYP)
PROPOSED 4" MASTER METER ASSEMBLY AND 6" RPZ BACKFLOW ASSEMBLY
PROPOSED 6" WATERLINE (TYP)

XBT6 SPLIT 42 UNITS BLDG #4
XBT6 SPLIT 42 UNITS BLDG #5
XBT6 SPLIT 42 UNITS BLDG #6
XBT3 SPLIT 28 UNITS BLDG #7
XBT6 SPLIT 42 UNITS BLDG #8

LAKEWOOD RD
FRANCIS RD
INTERSTATE 26

VICINITY MAP

CONTINUATION ABOVE

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-12-23
5	CITY COUNCIL SUBMITTAL	2023-02-21

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOC. NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2023-02-21

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

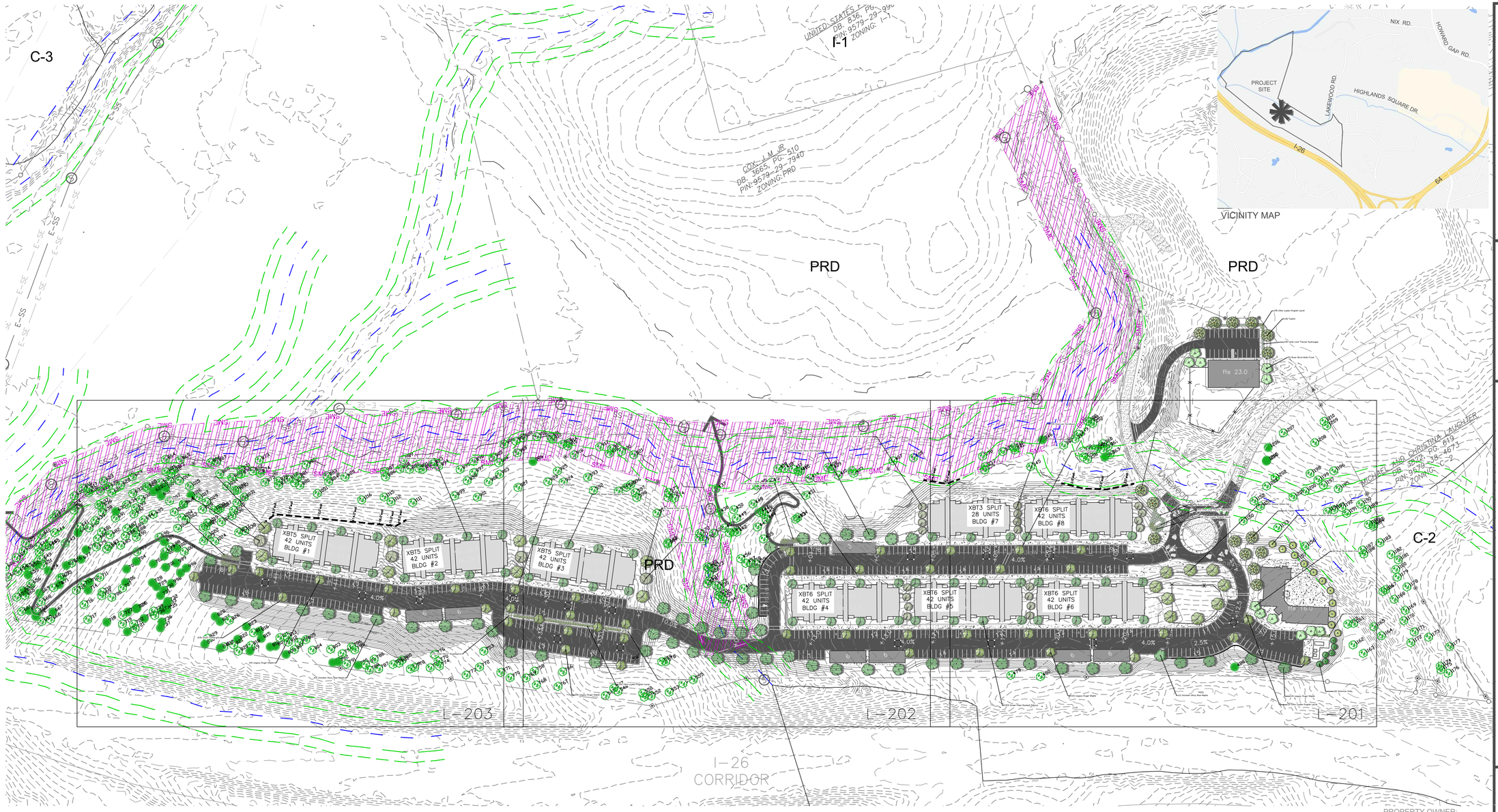
BROOKS ENGINEERING ASSOCIATES

Planning • Engineering • Surveying • Environmental Services •

PROJ NAME
DEVELOPMENT PLAN
NORTH CAROLINA
ZONING JURISDICTION

Project No: 23
C-6.2
Drawing Title: UTILITY PLAN

File Location: L:\2022 Projects\368122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 537522.dwg



VICINITY MAP

EXISTING TREES NOTES:

TOTAL EXISTING TREES (SURVEYED): 911

TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528

*TREES REPLACED IN LANDSCAPE: 244

*TREES TO BE PLANTED AS PART OF STREAM & FLOODPLAIN RESTORATION: 140 MIN.

VEHICLE USE AREA: 1 TREE / 2 SHRUBS PER 4,000 SF
TOTAL VUA: 169,600 SF
TREES REQUIRED: 43
TREES PROVIDED: 160
SHRUBS REQUIRED: 85
SHRUBS PROVIDED: 234

PLANTING STRIPS: PROPOSED DAYCARE
1 TREE & 5 SHRUBS PER 40LF
TOTAL LF: 185
TREES REQUIRED: 5
TREES PROVIDED: 6
SHRUBS REQUIRED: 23
SHRUBS PROVIDED: 38

STREET TREES: N/A

PROPERTY BUFFERS: N/A

PROPERTY OWNER:
GROUP VENTURES INC.
1410 GREENVILLE HWY
HENDERSONVILLE, NC 28792

DEVELOPER CONTACT:
FIRST VICTORY INC.
TRAVIS FOWLER
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

LANDSCAPE ARCHITECT:
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
ASHEVILLE, NC
828.674.5592

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

SURVEYOR:
TROY SHRIVER, PLS
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

0 50' 100' 200' 300' 400'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1585 ROBERT J DULL

DATE:
2.1.23

SHEET TITLE:

OVERALL PLANTING PLAN

SHEET NO.
L-200

XBT3 SPLIT
28 UNITS
BLDG #7

XBT6 SPLIT
42 UNITS
BLDG #8

XBT6 SPLIT
42 UNITS
BLDG #6

XBT6 SPLIT
2 UNITS
LDG #5

ffe 23.0

ffe 16.0

(12) American Hornbeam

(3) Tupelo

(77) Dwart Fothergilla

(19) Otto Luyken English Laurel

(6) Tupelo

(19) Little Lime® Panicle Hydrangea

(5) River Birch Multi-Trunk

(20) Rose Creek Abelia

(20) Little Lime® Panicle Hydrangea

(9) Otto Luyken English Laurel

(9) Swamp White Oak

(12) Eastern Redbud Multi-trunk

(6) River Birch Multi-Trunk

(7) Otto Luyken English Laurel

(6) American Holly

(4) Legacy Sugar Maple

(5) Otto Luyken English Laurel

(12) Legacy Sugar Maple

(11) October Glory Red Maple

(20) Green Vase Sawleaf Zelkova

4.0% 4.0% 2.5%

4.0' wall 5.0' wall 3.0' wall 5.0' wall 3.0' wall

MATCHLINE L-202

MATCHLINE L-201

0 15' 30' 60' 90' 120'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:

FIRST VICTORY INC.

542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1585 ROBERT J DILL

DATE:
2.1.23

SHEET TITLE:

PLANTING PLAN

SHEET NO.

L-201

(7) Dwarf Fothergilla

(19) Green Vase Sawleaf Zelkova

(4) Swamp White Oak

(2) American Sycamore

(8) American Hornbeam

(31) October Glory Red Maple

(96) Dwarf Fothergilla

(18) Otto Luyken English Laurel

XBT5 SPLIT
42 UNITS
BLDG #3

XBT6 SPLIT
42 UNITS
BLDG #4

XBT6 SP
42 UNIT
BLDG #

(42) Otto Luyken English Laurel

(12) Little Henry' Sweetspire

(19) Legacy Sugar Maple

4.0% 10.0% 4.0%

MATCHLINE L-203
MATCHLINE L-202
MATCHLINE L-202
MATCHLINE L-201

0 15' 30' 60' 90' 120'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

DATE:
2.1.23

SHEET TITLE:

PLANTING PLAN

SHEET NO.
L-202

(4) Swamp White Oak

(2) American Sycamore(s)

(18) Otto Luyken English Laurel

(16) Green Vase Sawleaf Zelkova

(59) Dwarf Fothergilla

(12) Legacy Sugar Maple

(13) October Glory Red Maple

(12) Little Henry® Sweetspire

8.0' wall

13.0' wall

12.0' wall

14.0' wall

16.0' wall

10.0' wall

6.0' wall

XBT5 SPLIT
42 UNITS
BLDG #1

XBT5 SPLIT
42 UNITS
BLDG #2

4.0%

4.0%

0 15' 30' 60' 90' 120'

MATCHLINE L-204

MATCHLINE L-202

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:

FIRST VICTORY INC.

542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

DATE:
2.1.23

SHEET TITLE:

PLANTING PLAN

SHEET NO.

L-203

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	B&B	53	
	ACE LEG	Acer saccharum 'Legacy' / Legacy Sugar Maple	2" Cal.	B&B	49	
	BET NIG	Betula nigra / River Birch Multi-Trunk	2" Cal.	B&B	12	
	CAR AME	Carpinus caroliniana / American Hornbeam	2" Cal.	B&B	20	
	CER EAS	Cercis canadensis / Eastern Redbud Multi-trunk	8` Ht.	B&B	12	
	ILE AME	Ilex opaca 'Satyr Hill' / American Holly	6` Ht.	B&B	6	
	NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	B&B	16	
	PLA OCC	Platanus occidentalis / American Sycamore	2" Cal.	B&B	4	
	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	17	
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal.	B&B	55	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ABE RCR	Abelia x 'Rose Creek' / Rose Creek Abelia	3 gal, 18-24" ht.		21	
	FOT GAR	Fothergilla gardenii / Dwarf Fothergilla	3 gal, 18-24" ht.		241	
	HYD J23	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal, 18-24" ht.		39	
	ITE SPR	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal, 18-24" ht.		24	
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal, 24" min. ht.		118	

LANDSCAPE NOTES:

1. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

2. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.

3. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND IRRIGATION OR DRAINAGE PIPING AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S COST.

4. PROVIDE TREES, SHRUBS AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULE FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE . LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, INCLUDING POOR BRANCHING STRUCTURE OR DAMAGED TRUNKS.

5. REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS.

6. BED PREPARATION:
REMOVE ALL DEBRIS, BRUSH, STUMPS, ROCKS, AND CONSTRUCTION TRASH.
SPRAY WEEDS WITH GLYPHOSATE TWO WEEKS BEFORE PLANTING. WHEN SOIL IS DRY, TILL EXISTING CLAY TO A DEPTH OF 8" AND RAKE OUT ALL CLODS AND DEBRIS. SPREAD TRIPLE SUPER PHOSPHATE AT RATE OF 5 LBS/1000 SF OR 1LB/100SF. SPREAD 3" OF SOIL MIX (SEE #7 BELOW). TILL MIX THOROUGHLY INTO NATIVE SOIL AND RAKE SMOOTH. WHERE SLOPES ARE TOO STEEP TO TILL, PLANT HOLE BY HOLE, DIGGING SOIL AMENDMENTS THOROUGHLY INTO NATIVE SOIL, AND DIGGING HOLES A MINIMUM OF 2 X THE SIZE OF ROOTBALL.

SOIL MIX IS A 60/40 BLEND OF WHICH 60% IS COMPOST AND 40% IS BLACK SCREENED TOPSOIL. ASHEVILLE MULCH YARD'S AEB MIX IS AN ACCEPTABLE SUBSTITUTE FOR COMPOST. LA TO APPROVE ANY SUBS. MUST BE CERTIFIED WEED FREE AND BLACK, WELL-ROTTED WITH NO CLUMPS OF PARTIALLY DECOMPOSED LEAVES.

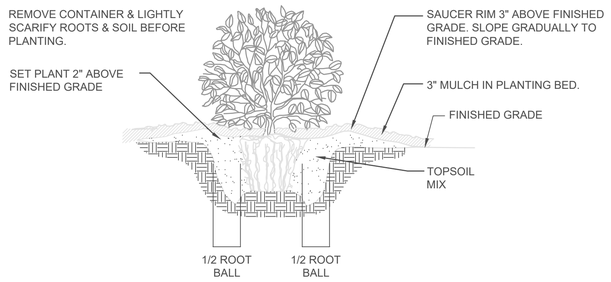
7. PLANT AND WATER THOROUGHLY. CONFIRM THAT PERENNIAL AND GROUNDCOVER ROOT BALLS WILL BE COVERED WHEN SOIL HAS SETTLED AFTER WATERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO THE SITE AND COVER WITH COMPOST ANY ROOT BALLS THAT ARE EXPOSED 1" OR MORE ABOVE GRADE DUE TO SETTLING OR FREEZE/THAW.

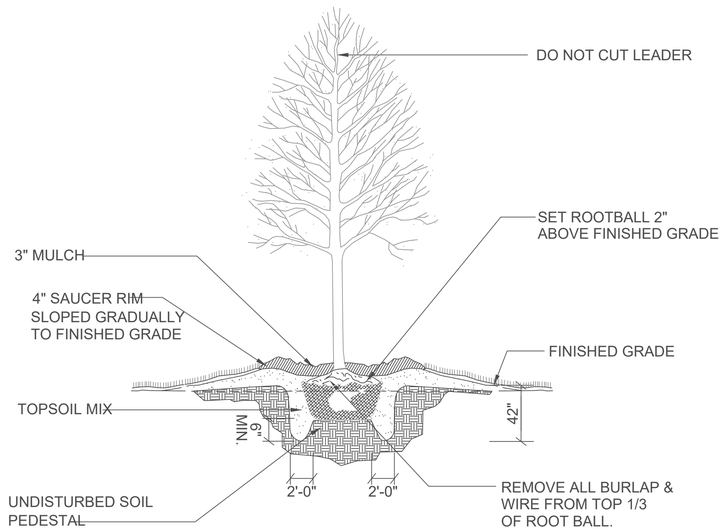
8. B&B TREES CAN BE PLANTED IN NATIVE SOIL, UNLESS THAT SOIL IS COMPACTED CONSTRUCTION CLAY(IF SO, USE40% NATIVE SOIL AND 60% SOIL MIX AS BACKFILL). DO NOT USE MUDDY SOIL FOR BACKFILLING.

9. INSTALLATION OF PLANT MATERIAL BELOW EXISTING TREES SHALL BE DONE WITHOUT TILLING TO PROTECT THE EXISTING ROOT STRUCTURES. HOLES FOR PLANT MATERIAL IN THESE AREAS SHALL BE DUG BY HAND. HAND DUG HOLES FOR SHRUBS AND CONTAINER TREES SHALL RECEIVE 60% SOIL MIX AS BACKFILL.

10.INSTALLATION OF PERENNIALS AND GROUND COVERS UNDER EXISTING TREES - BUILD UP SOIL (MAX HEIGHT 3") USING SOIL MIX AND SPREAD PLANT ROOTS OUT FOR SHALLOWER PLANTING.

11. MULCH: FOR TREES AND SHRUBS, MULCH SHALL BE 2" DOUBLE GROUND PINE, FREE FROM DELETERIOUS MATERIALS. PERENNIALS, GRASSES AND GROUND COVERS SHALL BE MULCHED WITH 2" ASHEVILLE MULCH YARDS AEB OR SIMILAR COMPOST.





FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

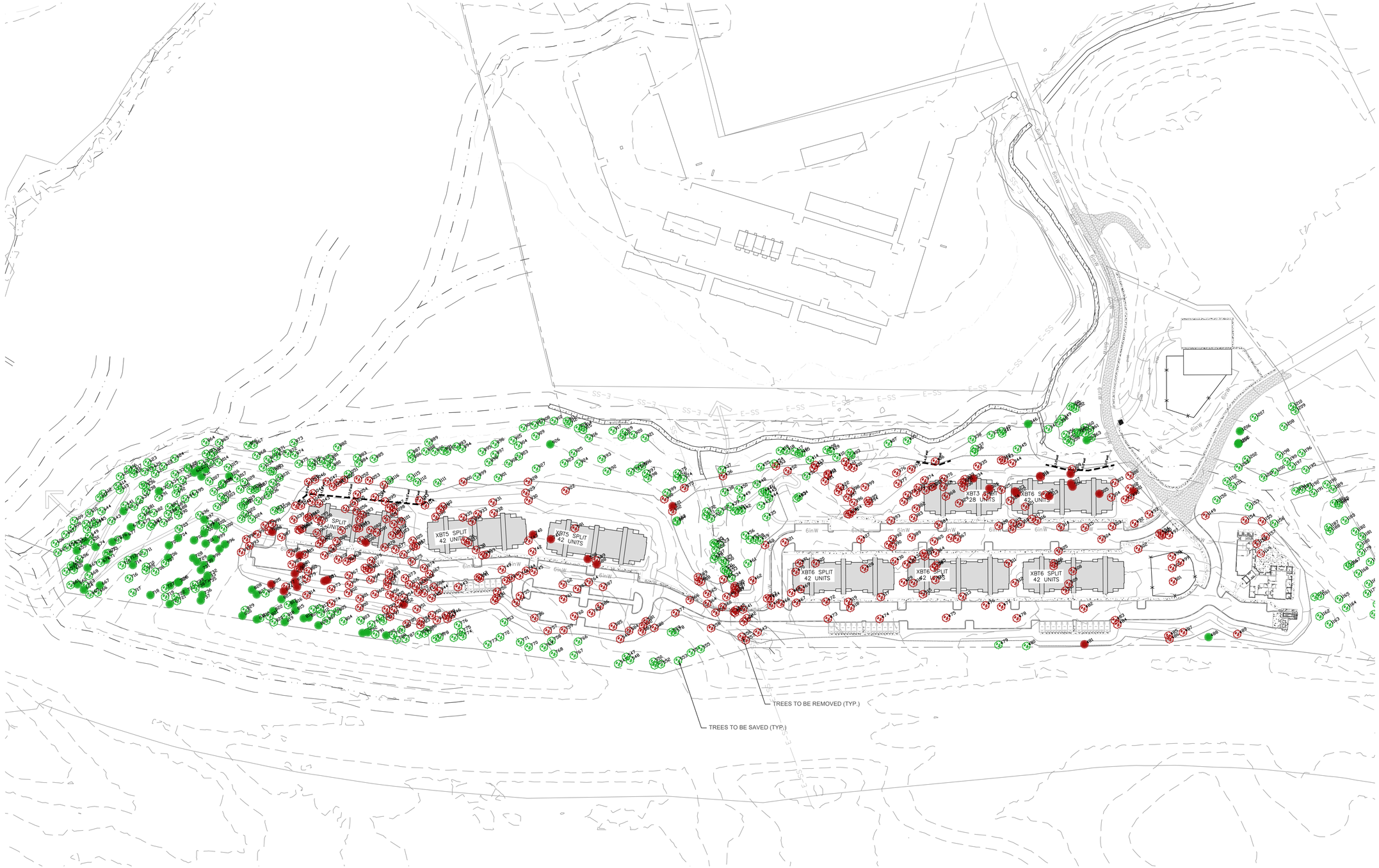
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

DATE:
2.1.23

SHEET TITLE:

PLANTING SCHEDULE AND NOTES

SHEET NO.
L-204



EXISTING TREES NOTES:

TOTAL EXISTING TREES (SURVEYED): 911

TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528

*TREES REPLACED IN LANDSCAPE: 244

*TREES TO BE PLANTED AS PART OF STREAM & FLOODPLAIN RESTORATION: 140 MIN.

0 50' 100' 200' 300' 400'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

NOT FOR CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:
OVERALL TREE REMOVAL PLAN

SHEET NO.
L-205

Point #	Diameter & Species
300	30" Poplar
301	26" Pine
302	20" Ash
303	31" Poplar
304	30" Cherry Cluster
305	20" Pine
306	25" Pine
307	19" Pine
308	19" Pine
309	16" X 18" Cherry
310	30" Oak
311	18" Pine
312	20" Chestnut Oak
313	26" Pine
314	12" Poplar
315	12" Poplar
316	15" Cherry
317	12" Cherry
318	12" Cherry
319	12" X 12" Cherry
320	24" Poplar
321	16" Cherry
322	18" Pine
323	15" Pine
324	14" White Oak
325	14" Cherry
326	14" Pine
327	15" Walnut
328	15" Hardwood*
329	14" Poplar
330	12" Cherry
331	15" Cherry
332	23" Red Oak
333	13" Red Oak
334	12" Pine
335	35" Red Oak
336	16" Cherry
337	18" Cherry
338	15" Maple
339	12" Maple
340	13" Maple
341	12" X 14" Cherry
342	18" White Oak
343	13" Hickory
344	17" Cherry
345	13" Cherry
346	14" Pine
347	15" Maple
348	24" Maple
349	21" Maple
350	12" Cherry
351	20" Cherry
352	20" Cherry
353	14" X 8" Maple
354	35" Cherry
355	23" Cherry
356	14" Maple
357	15" Cherry
358	18" Maple
359	13" Maple
360	20" Poplar
361	22" Poplar
362	20" Pine
363	17" Maple
364	12" Cherry
365	12" X 10" Poplar
366	20" X 10" Poplar
367	12" Poplar
368	17" Cherry
369	16" Cherry
370	28" Poplar
371	35" Cherry
372	12" Maple
373	12" Beech
374	32" White Oak
375	34" Maple
376	19" Maple
377	15" X 8" Maple
378	12" Poplar
379	19" White Oak
380	12" Cherry
381	14" Poplar
382	12" Poplar
383	12" Poplar
384	11" X 10" Poplar
385	12" Poplar
386	12" Cherry
387	15" Poplar
388	12" Poplar
389	14" Poplar
390	12" Poplar
391	12" Poplar
392	17" Poplar
393	26" Poplar
394	35" Poplar
395	17" Poplar
396	32" Poplar
397	20" Poplar
398	15" Poplar
399	21" Poplar
400	21" Maple
401	12" Maple
402	19" Maple
403	28" Maple
404	36" Maple
405	28" Poplar
406	14" Maple
407	25" Maple
408	20" Maple
409	20" Maple
410	21" Maple
411	15" Black Gum
412	17" Black Gum
413	26" Poplar
414	17" Hickory
415	20" Maple
416	14" Maple
417	14" Maple
418	13" Maple
419	19" Maple
420	14" White Oak
421	20" Maple
422	19" Poplar
423	12" Sourwood
424	27" Poplar
425	15" Hickory
426	12" Poplar
427	28" Cherry
428	13" Poplar
429	12" Walnut
430	14" X 12" Poplar
431	13"X 5" Poplar
432	11" X 7" Poplar
433	15" Poplar
434	12" Poplar
435	12" Poplar
436	15" Maple
437	16" X 13" X 11" Maple
438	15" Sycamore
439	16" Chestnut Oak
440	14" Poplar
441	15" Poplar
442	16" Poplar
443	12" X 12" Cherry
444	21" White Oak
445	13" Cherry
446	12" Cherry
447	14" X 13" Cherry
448	16" Maple
449	13" Poplar
450	17" Cherry
451	21" Red Oak
452	20" Maple
453	22" Maple
454	15" X 8" Maple
455	15" X 12" Maple
456	14" Poplar
457	13" Poplar
458	11" X 6" Poplar
459	9" X 6" Poplar
460	15" X 6" Poplar
461	23" Red Oak
462	15" X 10" X 9" Cherry
463	14" Cherry
464	12" Cherry
465	12" Cherry
466	17" Maple
467	26" Poplar
468	14" Cherry
469	13" Cherry
470	15" X 10" Cherry
471	13" Poplar
472	18" X 8" X 4" Poplar
473	14" Poplar
474	19" Bradford Pear
475	13" X 11" Poplar
476	12" Poplar
477	9" X 8" x 2" Poplar
478	20" X 9" X 4" Poplar
479	16" Cherry
480	12" Poplar
481	14" Pine
482	15" X 13" Walnut
483	10" X 8" Walnut
484	11" X 7" Maple
485	12" X 9" Poplar
486	11" X 9" Maple
487	13" X 10" Cherry
488	13" Pine
489	14" Poplar
490	13" Cherry
491	13" Poplar
492	16" Walnut
493	30" Cherry
494	30" Cherry
495	17" Cherry
496	12" Cherry
497	16" Cherry
498	13" Poplar
499	13" Poplar
500	11" Poplar
501	10" X 8" Poplar
502	12" Poplar
503	Pear Cluster
504	13" Poplar
505	10" X 8" Poplar
506	12" Poplar
507	12" Poplar
508	15" Walnut
509	14" Walnut
510	12" X 10" Walnut
511	14" Poplar
512	10" X 8" Pear
513	12" Poplar
514	14" Poplar
515	18" Pear
516	20" X 8" X 6" Pear
517	12" X 6" Poplar
518	13" Poplar
519	11" X 8" Poplar
520	12" Poplar
521	13" Poplar
522	13" Poplar
523	12" Maple
524	16" X 12" Maple
525	13" Maple
526	13" Maple
527	16" Maple
528	16" Maple
529	18" X 17" Poplar
530	14" Maple
531	24" Poplar
532	14" Poplar
533	12" Poplar
534	14" X 12" Poplar
535	13" Maple
536	24" Poplar
537	12" Maple
538	14" X 13" Poplar
539	16" Maple
540	20" Poplar
541	22" Poplar
542	18" Poplar
543	26" Poplar
544	14" Poplar
545	14" Maple
546	12" Poplar
547	14" X 4" Poplar
548	9" X 6" Poplar
549	12" Poplar
550	15" Poplar
551	13" Pear
552	13" Poplar
553	10" X 10" Pear
554	10" X 8" X 3" Pear
555	12" Poplar
556	16" Poplar
557	18" Poplar
558	11" X 9" Cherry
559	14" Birch
560	20" Hickory
561	16" Poplar
562	21" X 14" Poplar
563	20" Poplar
564	22" Oak
565	12" Birch
566	14" Poplar
567	16" X 11" Poplar
568	20" Poplar
569	13" X 13" Birch
570	18" Maple
571	16" Maple
572	20" X 12" Maple
573	30" Poplar
574	22" Chestnut Oak
575	12" White Oak
576	13" Cherry
577	12" Poplar
578	Pear Cluster
579	Pear Cluster
580	12" Poplar
581	19" Poplar
582	12" Poplar
583	14" Poplar
584	13" Poplar
585	14" Sycamore
586	12" Cherry
587	Pear Cluster
588	12" Pine
589	13" Poplar
590	15" Pine
591	Pear Cluster
592	17" Cherry
593	14" Cherry
594	20" Cherry
595	20" Poplar
596	15" Cherry
597	15" Cherry
598	20" White Oak
599	16" Poplar
600	17" Poplar
601	18" Pine
602	10" X 6" Pear
603	13" Poplar
604	16" Poplar
605	18" Poplar
606	24" Maple
607	20" Maple
608	17" White Oak
609	31" Maple
610	17" Poplar
611	22" Maple
612	15" Poplar
613	12" Chestnut Oak
614	18" Chestnut Oak
615	13" Hickory
616	30" Maple Cluster
617	12" Maple
618	15" Beech
619	20" Chestnut Oak
620	24" Chestnut Oak
621	13" Beech
622	17" White Oak
623	15" X 10" Maple
624	16" Chestnut Oak
625	17" Chestnut Oak
626	15" Maple
627	18" Pine
628	12" Pine
629	15" Pine
630	17" Chestnut Oak
631	12" Pine
632	18" Red Oak
633	12" Chestnut Oak
634	14" Chestnut Oak
635	15" Pine
636	15"Red Oak
637	15" Chestnut Oak
638	11" X 7" Maple
639	23" Red Oak
640	13" Chestnut Oak
641	21" Maple
642	17" Pine
643	16" X 15" Chestnut Oak
644	25" Chestnut Oak
645	12" Sourwood
646	16" Poplar
647	12" Poplar
648	15" White Oak
649	13" Chestnut Oak
650	22" Pine
651	11" X 6" Chestnut Oak
652	13" Red Oak
653	17" Chestnut Oak
654	20" Poplar
655	12" Pine
656	28" White Oak
657	16" Chestnut Oak
658	22" Pine
659	16" White Oak
660	15" Poplar
661	15" Red Oak
662	22" Pine
663	16" White Oak
664	14" Pine
665	15" Poplar
666	12" Chestnut Oak
667	34" Pine
668	14" Poplar
669	20" Pine
670	16" Chestnut Oak
671	20" Pine
672	15" Chestnut Oak
673	13" Chestnut Oak
674	30" Pine
675	16" Pine
676	13" Chestnut Oak
677	21" Pine
678	13" Pine
679	18" Red Oak
680	12" Chestnut Oak
681	12" Chestnut Oak
682	18" Chestnut Oak
683	17" Red Oak
684	15" Red Oak
685	12" X 7" Poplar
686	16" Red Oak
687	14" White Oak
688	12" X 6" Maple
689	13" Chestnut Oak
690	12" Poplar
691	13" Chestnut Oak
692	15" White Oak
693	12" White Oak
694	16" Red Oak
695	13" X 11" Red Oak
696	12" Red Oak
697	13" Pine
698	11" X 10" Chestnut Oak
699	12" White Oak
700	20" Pine
701	20" Pine
702	18" Pine
703	16" Red Oak
704	13" Pine
705	12" Pine
706	12" Pine
707	17" Red Oak
708	12" Chestnut Oak
709	13" White Oak
710	12" White Oak
711	11" X 10" Maple
712	14" Pine
713	12" Red Oak
714	24" Pine
715	24" Chestnut Oak
716	12" Red Oak
717	14" White Oak
718	12" X 11" Pine
719	12" White Oak
720	14" Pine
721	12" White Oak
722	15" White Oak
723	19" Pine
724	25" Pine
725	13" Pine
726	17" Pine
727	13" White Oak
728	19" Pine
729	15" Pine
730	16" Pine
731	20" Pine
732	18" Pine
733	12" Pine
734	15" Pine
735	14" X 13" Pine
736	18" Pine
737	13" Pine
738	15" White Oak
739	18" White Oak
740	14" Hemlock
741	9" X 9" Pine
742	14" Poplar
743	12" Poplar
744	10" X 7" Poplar
745	Pear Cluster
746	12" Poplar
747	12" Poplar
748	12" Poplar
749	10" Poplar
750	10" X 12" Poplar
751	17" Poplar
752	14" Poplar
753	12" Poplar
754	12" Poplar
755	14" Poplar
756	12" Poplar
757	12" Poplar
758	10" X 7" Poplar
759	12" X 10" X 7" Pear
760	14" Poplar
761	12" Poplar
762	14" Poplar
763	13" Poplar
764	14" Poplar
765	Cherry Cluster
766	12" Poplar
767	12" Cherry
768	12" Poplar
769	14" X 8" X 6" Pear
770	12" Poplar
771	12" Poplar
772	Pear Cluster
773	12" Pear
774	31" White Oak
775	13" White Oak
776	17" White Oak
777	12" White Oak
778	14" White Oak
779	13" White Oak
780	12" White Oak
781	15" Red Oak
782	15" White Oak
783	14" White Oak
784	14" Poplar
785	12" White Oak
786	17" White Oak
787	14" White Oak
788	18" White Oak
789	12" White Oak
790	15" Pine
791	15" White Oak
792	20" Pine
793	18" Pine
794	12" White Oak
795	12" White Oak
796	12" White Oak
797	17" White Oak
798	12" White Oak
799	16" White Oak
800	13" White Oak
801	13" White Oak
802	15" White Oak
803	14" Red Oak
804	12" X 10" White Oak
805	12" White Oak
806	12" White Oak
807	15" White Oak
808	17" Pine
809	15" Pine
810	19" Pine
811	12" White Oak
812	14" White Oak
813	15" White Oak
814	16" Red Oak
815	16" Pine
816	17" Pine
817	12" White Oak
818	12" White Oak
819	21" Pine
820	14" White Oak
821	12" White Oak
822	19" Pine
823	19" Pine
824	15" Pine
825	20" Pine
826	19" Red Oak
827	20" Pine
828	16" Pine
829	14" White Oak
830	14" Pine
831	14" Pine
832	15" White Oak
833	12" White Oak
834	18" Pine
835	12" Red Oak
836	15" White Oak
837	12" Red Oak
838	15" Red Oak
839	19" Pine
840	16" Pine
841	15" Red Oak
842	14" Pine
843	16" Pine
844	16" Pine
845	14" Pine
846	17" Pine
847	17" Pine
848	13" Pine
849	15" Pine
850	13" Pine
851	13" Pine
852	13" Pine
853	12" Pine
854	12" Pine
855	13" White Oak
856	15" Red Oak
857	18" Pine
858	11" X 10" Red Oak
859	13" Pine
860	15" Pine
861	14" Pine
862	14" White Oak
863	14" Red Oak
864	16" Poplar
865	15" Hickory
866	22" Poplar
867	16" Maple
868	18" Chestnut Oak
869	21" Maple
870	21" Maple
871	16" Hickory
872	17" Silver Bell
873	16" Silverbell
874	16" Chestnut Oak
875	24" Maple
876	12" Poplar
877	16" Chestnut Oak
878	12" Chestnut Oak
879	19" Maple
880	13" Sourwood
881	19" White Oak
882	29" White Oak
883	14" X 9" Silver Bell
884	16" Hickory
885	28" White Oak
886	18" Silver Bell
887	12" Chestnut Oak
888	29" Maple
889	16" Hickory
890	13" Red Oak
891	16" Hickory
892	12" Cherry
893	16" Hickory
894	15" Cherry
895	14" Cherry
896	22" X 14" Maple
897	12" Maple
898	34" Sycamore
899	17" Poplar
900	22" X 16" Poplar
901	14" Cherry
902	18" Cherry
903	14" X 12" X 12" Cherry
904	17" Maple
905	15" Maple
906	16" Cherry
907	23" Maple
908	19" Maple
909	22" Red Oak
910	13" Red Oak
911	15" Sycamore
912	13" X 10" Maple
913	18" X 18" Maple
914	11" X 7" Maple
915	18" Maple
916	16" Maple
917	24" X 18" Maple
918	14" Cherry
919	19" Maple
920	13" X 12" X 10" Silver Bell
921	16" Maple
922	9" X 7" Poplar
923	16" Cherry
924	18" Poplar
925	16" Cherry
926	19" Pine
927	30" White Oak
928	15" X 9" Hickory
929	15" X 12" Cherry
930	Cherry Cluster
931	12" X 11" Poplar
932	19" Poplar
933	10" X 11" Poplar
934	12" Poplar
935	13" Poplar
936	13" Poplar
937	13" Poplar
938	12" Cherry
939	12" Poplar
940	12" Poplar
941	12" Poplar
942	12" Poplar
943	22" Poplar
944	14" White Oak
945	14" White Oak
946	19" White Oak
947	17" Poplar
948	12" Poplar
949	12" White Oak
950	12" X 10" White Oak
951	12" Poplar
952	12" Pine
953	12" White Oak
954	12" White Oak
955	17" Red Oak
956	15" Red Oak
957	14" Red Oak
958	19" Poplar
959	17" Red Oak
960	17" Red Oak
961	12" White Oak
962	12" White Oak
963	20" Red Oak
964	15" White Oak
965	12" White Oak
966	12" Red Oak
967	12" Chestnut Oak
968	12" White Oak
969	17" Poplar
970	16" Red Oak
971	17" Pine
972	16" Pine
973	15" Red Oak
974	11" Red Oak
975	18" Pine
976	16" Pine
977	12" White Oak
978	19" Pine
979	15" White Oak
980	12" White Oak
981	18" Pine
982	16" White Oak
983	12" White Oak
984	20" Pine
985	13" White Oak
986	16" Red Oak
987	15" Poplar
988	12" Pine
989	14" Red Oak
990	14" Red Oak
991	14" Red Oak
992	14" Red Oak
993	24" Red Oak
994	12" Red Oak
995	12" Red Oak
996	18" Pine
997	16" Pine
998	16" Pine
999	12" Pine
1000	11" X 9" Chestnut Oak
1001	13" Pine
1002	14" X 10" Red Oak
1003	11" X 10" Chestnut Oak
1004	12" Red Oak
1005	14" Chestnut Oak
1006	13" White Oak
1007	25" Red Oak
1008	12" White Oak
1009	14" Pine
1010	18" Maple
1011	26" Chestnut Oak
1012	12" Chestnut Oak
1013	18" Chestnut Oak
1014	20" Chestnut Oak
1015	28" Chestnut Oak
1016	13" Pine
1017	19" Red Oak
1018	26" Chestnut Oak
1019	18" Red Oak
1020	14" White Oak
1021	12" Chestnut Oak
1022	12" Red Oak
1023	12" Red Oak
1024	12" Red Oak
1025	12" Chestnut Oak
1026	12" Sourwood
1027	14" Oak
1028	15" Poplar
1029	12" White Oak
1030	16" Poplar
1031	20" White Oak
1032	15" Maple
1033	17" Red Oak
1034	21" Chestnut Oak
1035	14" Chestnut Oak
1036	13" Chestnut Oak
1037	17" Chestnut Oak
1038	12" Red Oak
1039	36" Red Oak
1040	14" White Oak
1041	14" White Oak
1042	15" Chestnut Oak
1043	12" Poplar
1044	13" Red Oak
1045	23" Hickory
1046	15" Maple
1047	12" Chestnut Oak
1048	28" Chestnut Oak
1049	15" Chestnut Oak
1050	15" Chestnut Oak
1051	12" Chestnut Oak
1052	32" Hickory
1053	22" White Oak
1054	18" Poplar
1055	15" Poplar
1056	30" Poplar
1057	12" White Oak
1058	19" X 8" Maple
1059	13" Red Oak
1060	13" Maple
1061	13" Maple
1062	14" Red Oak
1063	12" Red Oak
1064	12" Red Oak
1065	19" White Oak
1066	16" Poplar
1067	13" Poplar
1068	28" Red Oak
1069	13" White Oak
1070	15" White Oak
1071	15" Poplar
1072	13" White Oak
1073	14" White Oak
1074	13" X 10" X 8" Maple
1075	14" Poplar
1076	18" Poplar
1077	13" Hickory
1078	19" Poplar
1079	12" Chestnut Oak
1080	24" Pine
1081	12" Chestnut Oak
1082	15" X 14" X 6" Chestnut Oak
1083	15" X 10" Red Oak
1084	15" Red Oak
1085	14" Poplar
1086	13" Red Oak
1087	15" Red Oak
1088	12" White Oak
1089	12" Red Oak
1090	15" White Oak
1091	16" Red Oak
1092	12" Poplar
1093	18" Hickory
1094	12" X 11" Chestnut Oak
1095	15" Hickory
1096	12" Maple
1097	12" White Oak
1098	12" Hickory
1099	20" Poplar
1100	12" Poplar
1101	14" White Oak
1102	12" Poplar
1103	22" X 10" Red Oak
1104	12" Poplar
1105	18" Poplar
1106	16" Red Oak
1107	14" White Oak
1108	12" Poplar
1109	12" Poplar
1110	15" Poplar
1111	16" Poplar
1112	13" Poplar
1113	15" Poplar
1114	14" Poplar
1115	12" Poplar
1116	26" Hickory
1117	14" Hickory
1118	16" Red Oak
1119	18" Poplar
1120	12" Poplar
1121	15" Maple
1122	15" Red Oak
1123	16" Poplar
1124	16" Poplar
1125	17" Poplar
1126	13" Poplar
1127	13" Maple
1128	16" Poplar
1129	13" Maple
1130	22" Pine
1131	12" Birch
1132	17" Birch
1133	15" Birch
1134	16" Birch
1135	17" Cherry
1136	15" Cherry
1137	13" Birch
1138	14" Birch
1139	14" Birch
1140	18" Maple
1141	18" White Oak
1142	25" X 17" White Oak
1143	Birch Cluster
1144	19" White Oak
1145	16" Red Oak
1146	12" Poplar
1147	12" Pine
1148	14" Pine
1149	12" X 10" Poplar
1150	12" X 10" Poplar
1151	13" Poplar
1152	17" Poplar
1153	12" X 10" Poplar
1154	12" Poplar
1155	15" Cherry
1156	12" Walnut
1157	17" Walnut
1158	12" Walnut
1159	12" Bradford Pear
1160	21" Cherry
1161	13" Bradford Pear
1162	12" Bradford Pear
1163	12" X 8" Cherry
1164	12" Walnut
1165	12" Walnut
1166	20" Poplar
1167	18" White Oak
1168	13" Maple
1169	26" X 19" Poplar
1170	19" Poplar
1171	22" White Oak
1172	18" Walnut
1173	13" Poplar
1174	15" Poplar
1175	30" Poplar
1176	23" Poplar
1177	13" Red Oak
1178	13" Birch
1179	12" X 8" Birch
1180	12" Cherry
1181	20" Poplar
1182	15" Poplar
1183	15" X 15" Poplar
1192	16" Poplar
1193	16" Red Oak
1194	17" Poplar
1195	18" Poplar
1196	15" Poplar
1197	12" Poplar
1198	12" Poplar
1199	12" Poplar
1200	14" Poplar
1201	16" X 8" Poplar
1202	14" Bradford Pear
1203	29" Poplar
1204	14" Pine
1205	12" Pine
1206	13" Pine
1207	22" White Oak
1208	24" Poplar
1209	18" X 12" Maple
1210	13" Maple

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:

FIRST VICTORY INC.

542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1565
ROBERT J DILL

CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:

TREE SAVE
&
TREE DEMO
LIST

SHEET NO.

L-206



BUILDING TYPE 3 - SIDE ELEVATION 2

SCALE: 1/8" = 1'-0"



BUILDING TYPE 3 - FRONT ELEVATION 1

SCALE: 1/8" = 1'-0"

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Hendersonville, NC

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a D.R. Horton Company

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		DATE
PROJECT:	22009	
ISSUE:	Concept Plan Submittal	09.02.2022
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 3	

A3.01.01

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BUILDING TYPE 3 - SIDE ELEVATION

SCALE: 1/8" = 1'-0" | 2



BUILDING TYPE 3 - REAR ELEVATION

SCALE: 1/8" = 1'-0" | 1

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	BUILDING TYPE 3	

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BUILDING TYPE 5 - SIDE ELEVATION 2

SCALE: 1/8" = 1'-0"



BUILDING TYPE 5 - FRONT ELEVATION 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 5	

A3.02.01

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BUILDING TYPE 5 - SIDE ELEVATION 2

SCALE: 1/8" = 1'-0"



BUILDING TYPE 5 - REAR ELEVATION 1

SCALE: 1/8" = 1'-0"

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CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 5	

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BUILDING TYPE 6 - SIDE ELEVATION | 2
SCALE: 1/8" = 1'-0"



BUILDING TYPE 6 - FRONT ELEVATION | 1
SCALE: 1/8" = 1'-0"

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CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 6	

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BUILDING TYPE 6- SIDE ELEVATION | 2

SCALE: 1/8" = 1'-0"



BUILDING TYPE 6 - REAR ELEVATION | 1

SCALE: 1/8" = 1'-0"

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CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 6	

A3.03.02

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