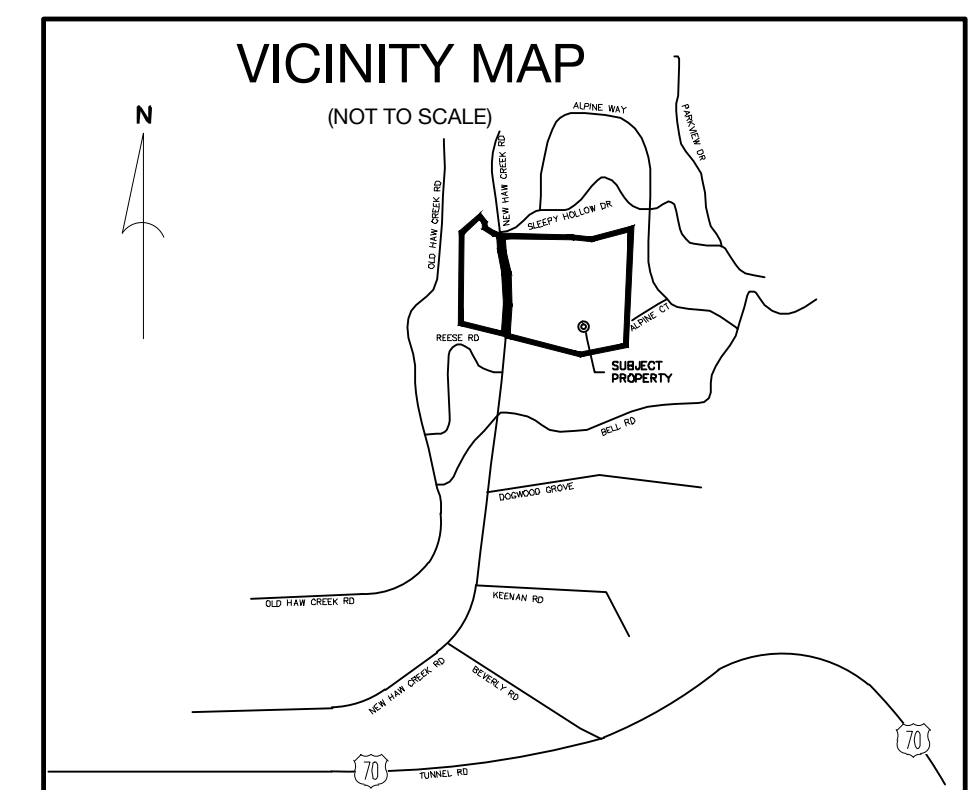


# THE MEADOWS AT HAW CREEK

ASHEVILLE, NORTH CAROLINA

PREPARED FOR:  
**LBJ AND CO.**  
 P.O. BOX 1157  
 ARDEN, NC 28704  
 KEVIN JACKSON  
 (828) 634-8800

INDEX OF SHEETS		
SHEET NO.	TITLE	REV.
C000	COVER	
---	SURVEY	
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DEVELOPMENT DATA	
OWNER/DEVELOPER:	LBJ AND CO. P.O. BOX 1157 ARDEN, NC 28704
CONTACT:	KEVIN JACKSON (828) 634-8800
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN M. SUGG, P.E. (828) 252-5389

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5389  
FAX (828) 252-5389

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28786  
PHONE (828) 252-5389  
FAX (828) 455-5455

NCELS LICENSE # C-2184  
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL

FOR REVIEW ONLY

COVER FOR:

THE MEADOWS AT HAW CREEK

LBJ AND CO. - ASHEVILLE, NORTH CAROLINA

DRAWN BY:

CDC PROJECT NO.:

COA PERMIT NO.:

E.I.M.

12325

xxx

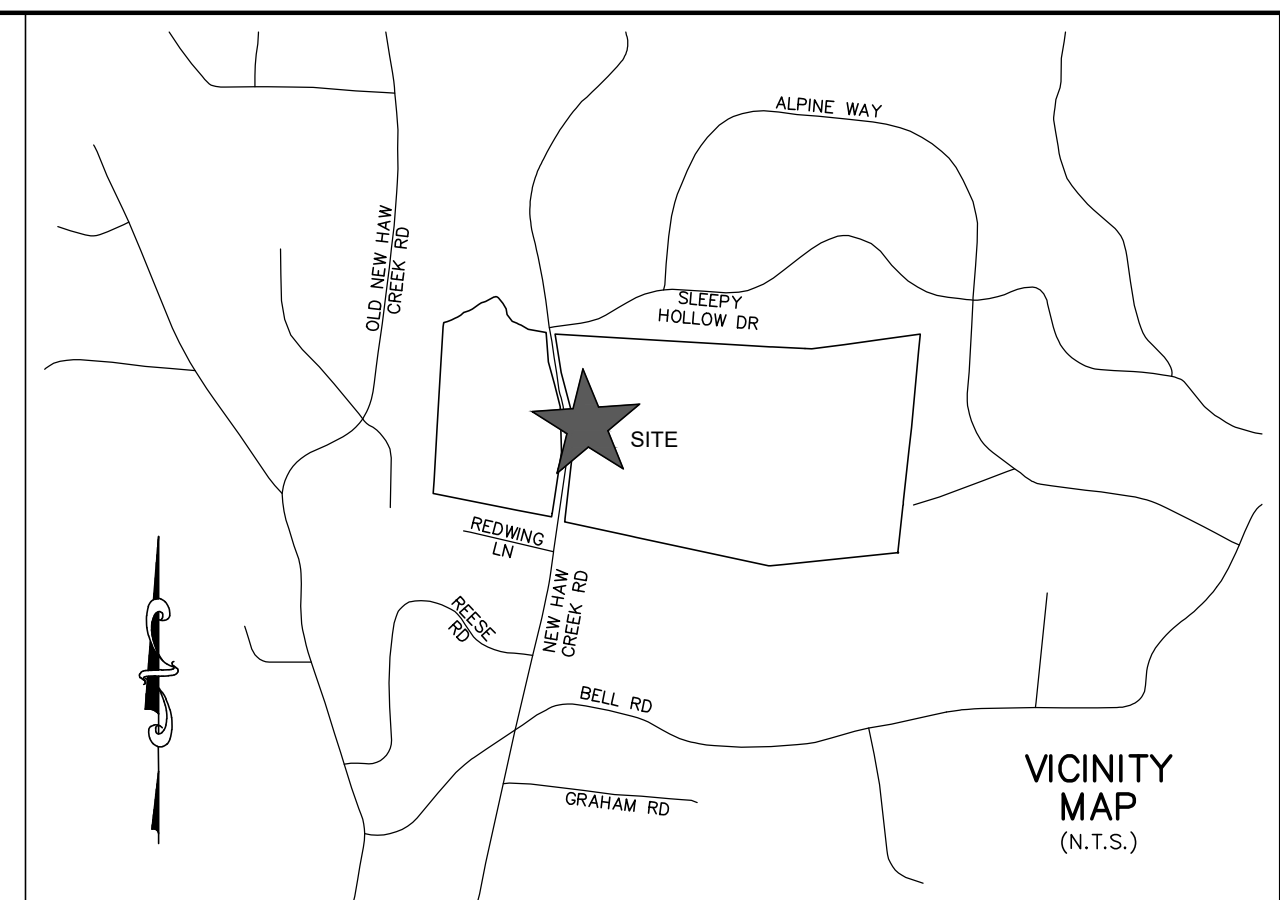
SHEET

C000



NOTES

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- THIS PROPERTY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
- THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
- ADJOINING PROPERTY OWNER INFORMATION OBTAINED FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DOCUMENTS OF RECORD.
- NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
- PORTIONS OF THIS PROPERTY LIES IN ZONE AE AND FLOODWAY SPECIAL FLOOD AREAS AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 37009859800, EFFECTIVE DATE JANUARY 6, 2010.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS ZONED "RS-4".  
LOT SIZE MINIMUM - 8,500 SQ. FT.  
LOT WIDTH MINIMUM - 60'  
SET BACKS FRONT 25', SIDE 10' AND REAR 25'.  
• TOTAL AREA - 27.07 AC

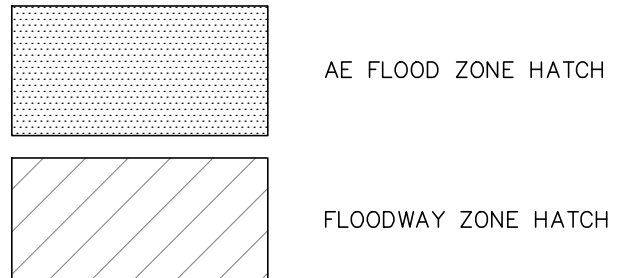


LINE	BEARING	DISTANCE
L1	N87°59'56"W	22.60
L2	N79°10'45"W	14.35
L3	N74°37'47"W	14.71
L4	S81°55'29"W	19.12
L5	N75°31'57"W	17.95
L6	N73°49'10"W	25.31
L7	N40°21'27"W	21.97
L8	N30°12'52"W	23.85
L9	N44°47'52"W	60.82
L10	S89°10'10"W	40.28
L11	S82°51'21"W	12.55
L12	S89°15'14"W	24.17
L13	S85°24'27"W	31.74
L14	S89°15'14"W	35.46
L15	S88°29'00"W	54.76
L16	S89°15'14"W	77.34
L17	S81°48'57"W	10.50



**LEGEND**

- NCSS CONCRETE MONUMENT
- CONCRETE MONUMENT
- IRON FOUND (AS DESCRIBED)
- #5 REBAR FOUND
- NAIL FOUND
- 5/8" REBAR W/ CAP (SET)
- NAIL (SET)
- UNMARKED POINT
- FENCE LINE (AS DESCRIBED)
- OVERHEAD UTILITIES
- STORM WATER DRAINAGE
- SANITARY SEWER
- SEWER EASEMENT
- 5% CHANCE FLOOD BOUNDARY
- FLOODWAY BOUNDARY
- ADDONNER
- CREEK
- GUARD RAIL
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- WATER METER
- WATER VALVE
- HYDRANT
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- GAS VALVE OR STUBOUT
- FIBER OPTIC MARKER
- UTILITY POLE
- LIGHT POLE



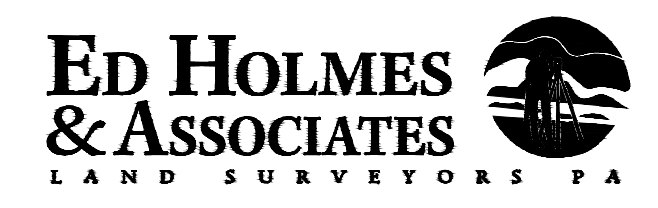
**SURVEY CERTIFICATION**  
 I, CHRISTOPHER F. JORDAN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS TO PRODUCE A DIGITAL TERRAIN MODEL SUITABLE FOR ONE FOOT CONTOUR MAPPING; THAT THE LOCAL HORIZONTAL ACCURACY FOR SURVEY CONTROL AND DISTINCT SURVEYED FEATURES IS 0.10 USFT; THAT THE LOCAL VERTICAL ACCURACY FOR SURVEY CONTROL AND DISTINCT SURVEYED FEATURES IS 0.17 USFT; THAT THE ORIGINAL DATA WAS OBTAINED ON 9/19/2023; THAT THE SURVEY WAS COMPLETED ON 12/11/2023; THAT CONTOURS IN THE AREAS LABELED AS OBSOBERED OR LOW CONFIDENCE, IF ANY, MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83(2011); AND ALL ELEVATIONS ARE BASED ON NAVD83 (GEOID12A).

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY: 12/14/2023  
 Christopher F. Jordan  
 N.C. PROFESSIONAL LAND SURVEYOR LICENSE #L-4956



"I, JOSEPH KANE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 248, PAGE 103, BOOK 498, PAGE 137 AND BOOK 500, PAGE 296); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 142, PAGE 5; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000:1; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY: 12/13/2023  
 Joe Kane  
 N.C. PROFESSIONAL LAND SURVEYOR LICENSE #L-5106



**BOUNDARY AND TOPOGRAPHIC SURVEY OF 767 NEW HAW CREEK RD FOR KEN JACKSON**

PIN: 9659-93-9458  
 DEED BOOK 14E PAGE 581  
 PLAT BOOK 142 PAGE 5

CITY OF ASHEVILLE  
 BUNCOMBE COUNTY, NORTH CAROLINA  
 SCALE: 1" = 80' 12/13/2023  
 JOSEPH KANE, P.L.S.  
 JOB# 23301  
 COMPANY LICENSE # C-2806  
 ED HOLMES AND ASSOCIATES LAND SURVEYORS, PA  
 200 RIDGEFIELD CT., STE. 208, 28806  
 P.O. BOX 17335, ASHEVILLE, NC 28816  
 PHONE: (828) 225-6562





**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBJ AND CO.  
 P.O. BOX 1157  
 ARDEN, NC 28704

CONTACT: KEVIN JACKSON  
 (828) 634-8800

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

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

SURVEYOR: ED HOLMES & ASSOCIATES  
 300 RIDGEFIELD COURT, SUITE 301  
 ASHEVILLE, NC 28806

CONTACT: JOE KANE, PLS  
 (828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
 ADDRESS: 787 NEW HAW CREEK RD  
 ALLOWED: 0142 / 005  
 PROJECT ACREAGE: 27.05± ACRES  
 CURRENT ZONING: RS-4  
 PROPOSED ZONING: RES EXP-CZ

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
 REQUIRED: 15'  
 PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
 FRONT: 15'  
 SIDES: 7'  
 REAR: 15'  
 CORNER: 7.5'

TOWNHOUSE LOT SETBACKS:  
 FRONT: 20'  
 SIDES: N/A  
 REAR: 15'  
 CORNER: N/A

MAX BUILDING HEIGHT: 40'  
 DISTURBED AREA: 20 AC

**ZONING DATA**

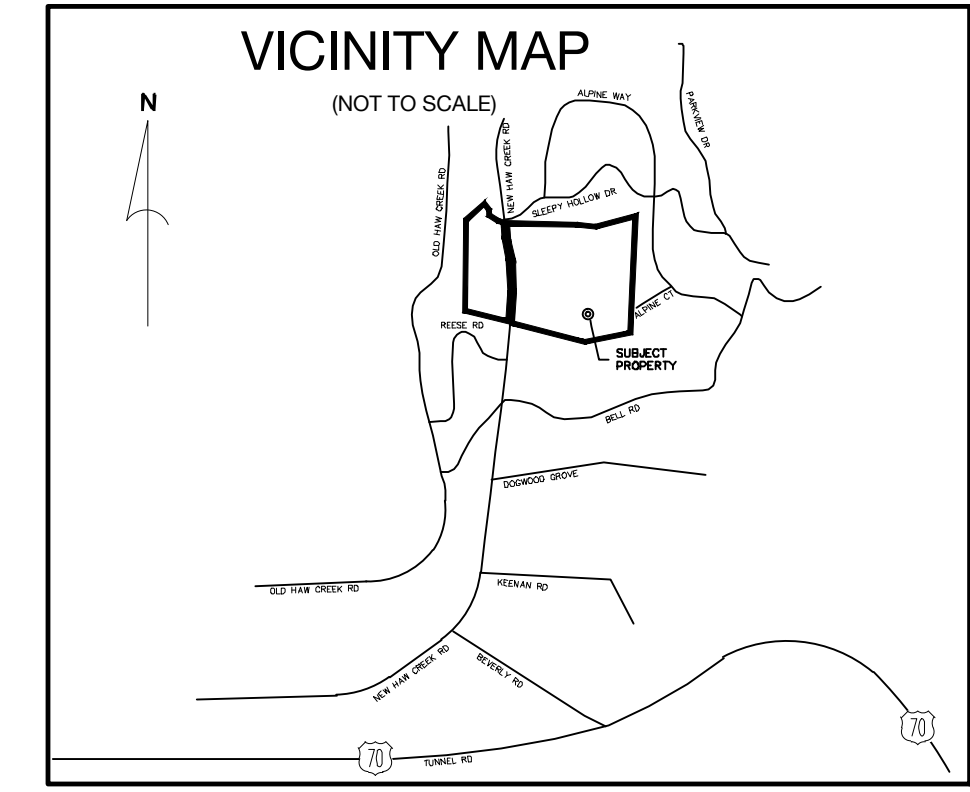
DENSITY CALCULATIONS:  
 ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
 PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

SINGLE FAMILY LOT SIZE: 54' X 90' (60 UNITS TOTAL)  
 TOWNHOUSE LOT SIZE: 22' X 95' (35 UNITS TOTAL)

OPEN SPACE CALCULATIONS:  
 REQUIRED: 4.06 AC (15%) PROVIDED: 4.06 AC

IMPERVIOUS AREA: 0.80 ACRES (3%) 8.40 ACRES (31%)  
 PERVIOUS AREA: 26.25 ACRES (97%) 18.65 ACRES (69%)

LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



3638 AH 0009  
 RACHAEL MONTOSH  
 5277 PG 1.00  
 ZONING RS-4  
 USE: RESIDENTIAL

EXISTING DRIVEWAY CONNECTIONS  
 TO BE REMOVED (TYP)

EXISTING 8" CURED-IN-PLACE MSD  
 SEWER LINE WITH 20' EASEMENT (TYP)

NCDOT MAINTENANCE ROW 5'  
 OFF EDGE OF PAVEMENT

EXISTING GAS LINE

EXISTING STREAM TO REMAIN (TYP)

EXISTING OVERHEAD LINES  
 TO BE REMOVED / RELOCATED  
 AS NEEDED (TYP)

EXISTING MSD SEWER LINE TO BE  
 REMOVED AND REROUTED

EXISTING 10" PVC MSD SEWER LINE  
 WITH 20' EASEMENT

EXISTING FLOODWAY (TYP)

EXISTING FLOODPLAIN (TYP)

EXISTING WETLANDS TO REMAIN (TYP)

EXISTING WETLANDS TO BE REMOVED (TYP)

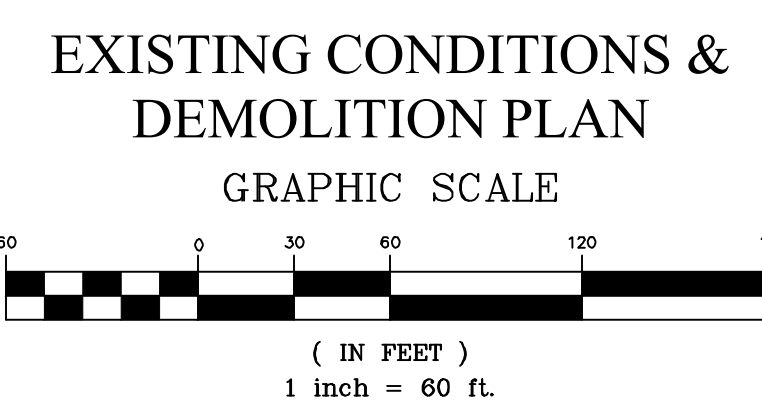
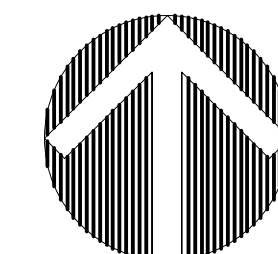
EXISTING 30' STREAM BUFFER  
 (FROM TOP OF BANK)(TYP)

EXISTING FENCE  
 TO BE REMOVED (TYP)

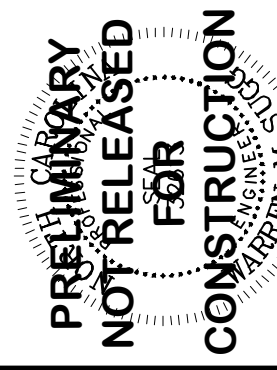
EXISTING 8" PVC MSD SEWER LINE  
 WITH 20' EASEMENT

EXISTING SEWER SERVICE LINE  
 TO BE REMOVED (TYP)

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



FOR REVIEW ONLY



EXISTING CONDITIONS & DEMOLITION PLAN FOR:

DRAWN BY: CDC PROJECT NO.: 12,341  
 COA PERMIT NO. xxx

SHEET

C101

NO.	DATE	DESCRIPTION	BY
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	EJM

**CDC** Civil Design Concepts, PA  
 www.civildesignconcepts.com

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

52 WALNUT STREET - SUITE 9  
 WAYNEVILLE, NC 28786  
 PHONE (828) 252-5388  
 FAX (828) 456-5455

NCBLS LICENSE # C-2184



**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBJ AND CO.  
 P.O. BOX 1157  
 ARDEN, NC 28704  
 CONTACT: KEVIN JACKSON  
 (828) 634-8800

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

SURVEYOR: ED HOLMES & ASSOCIATES  
 300 RIDGEFIELD COURT, SUITE 301  
 ASHEVILLE, NC 28806  
 CONTACT: JOE KANE, PLS  
 (828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
 ADDRESS: 767 NEW HAW CREEK RD  
 DEED BOOK/PAGE: 0142 / 005  
 PROJECT ACREAGE: 27.05± ACRES  
 CURRENT ZONING: RS4  
 PROPOSED ZONING: RES EXP-CZ

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
 REQUIRED: 15'  
 PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
 FRONT: 15'  
 SIDES: 7'  
 REAR: 15'  
 CORNER: 7.5'

TOWNHOME LOT SETBACKS:  
 FRONT: 20'  
 SIDES: N/A  
 REAR: 15'  
 CORNER: N/A

MAX BUILDING HEIGHT: 40'  
 DISTURBED AREA: 20 AC

**ZONING DATA**

**DENSITY CALCULATIONS:**  
 ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
 PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

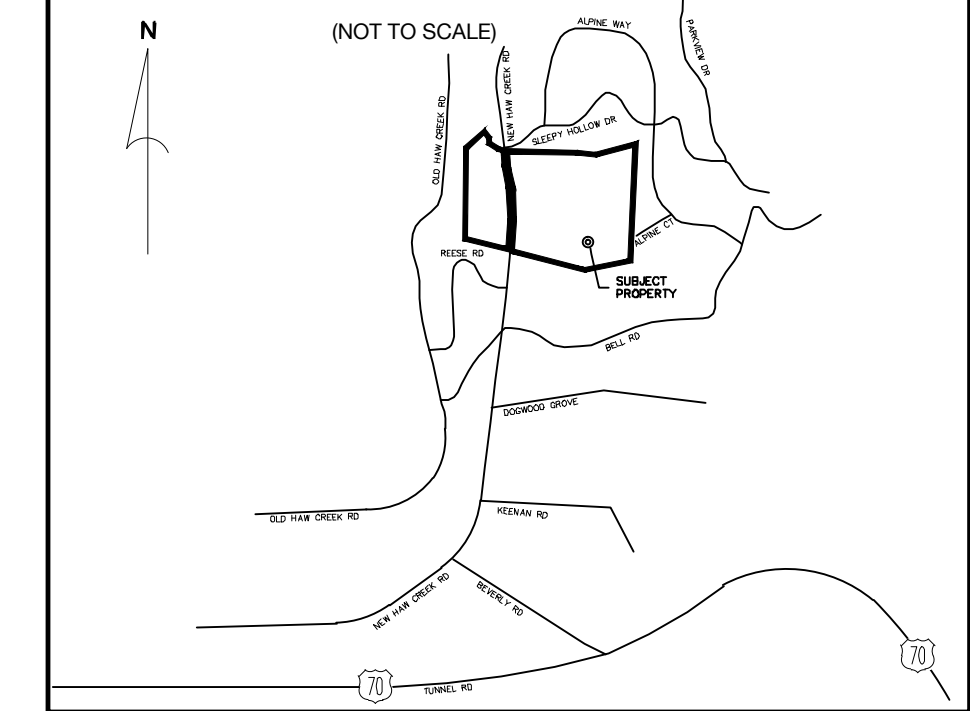
SINGLE FAMILY LOT SIZE: 54' X 90' (60 UNITS TOTAL)  
 TOWNHOUSE LOT SIZE: 22' X 95' (35 UNITS TOTAL)

**OPEN SPACE CALCULATIONS:**  
 REQUIRED: 4.06 AC (15%) PROVIDED: 4.06 AC

IMPERVIOUS AREA: 0.80 ACRES (3%) PAVED: 8.40 ACRES (31%)  
 PERVIOUS AREA: 26.25 ACRES (97%) UNPAVED: 18.65 ACRES (69%)

LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN

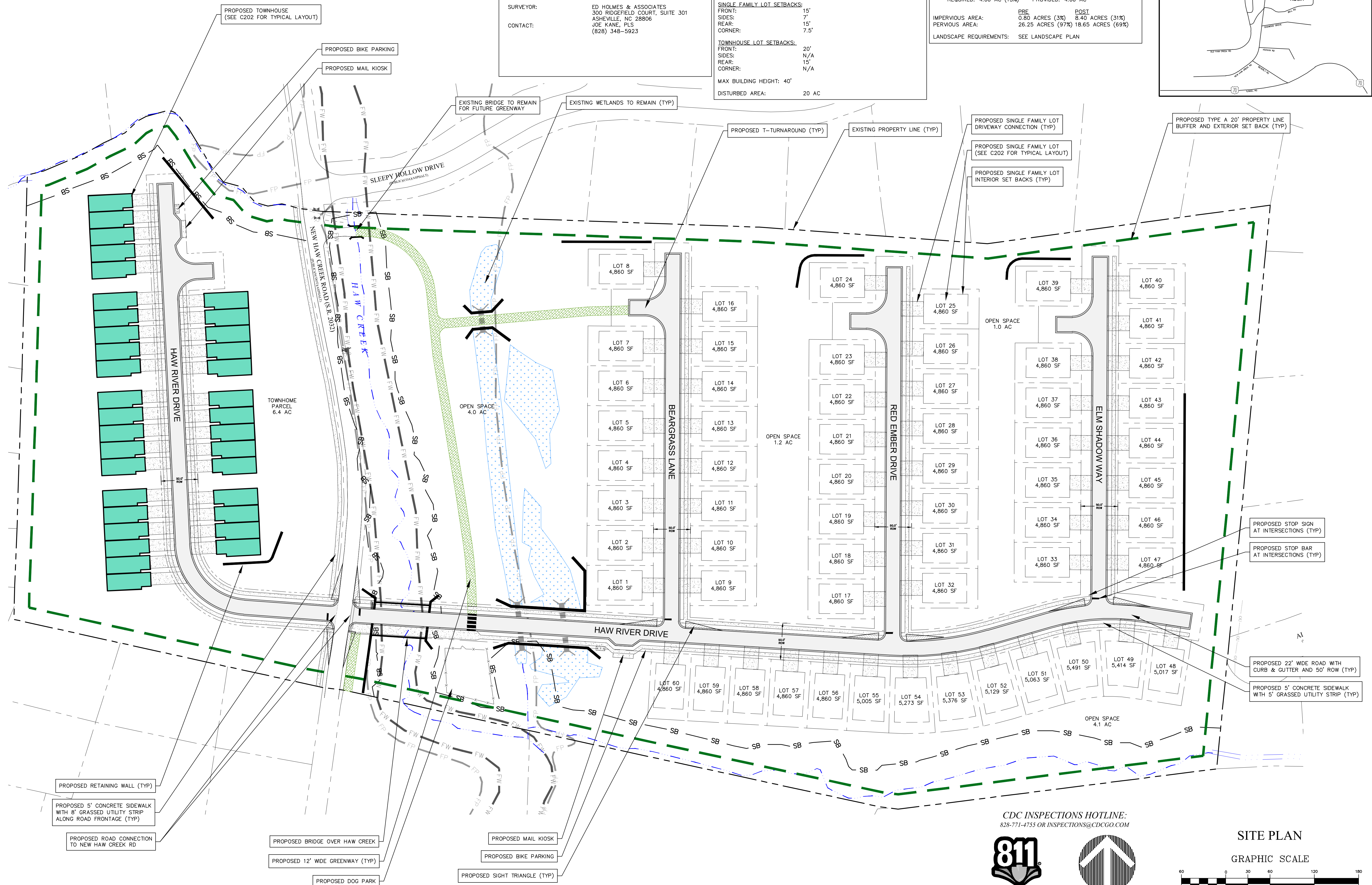
**VICINITY MAP**  
 (NOT TO SCALE)



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

52 WALNUT STREET - SUITE 9  
 ASHEVILLE, NC 28806  
 PHONE (828) 252-5388  
 FAX (828) 455-5455

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



FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	EJM

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

SITE PLAN FOR: **THE MEADOWS AT HAW CREEK**

LEBJ AND CO. - ASHEVILLE, NORTH CAROLINA

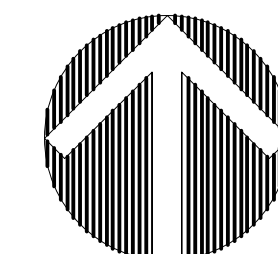
DRAWN BY: CDC PROJECT NO.: 12341  
 COA PERMIT NO. xxx

SHEET **C201**

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



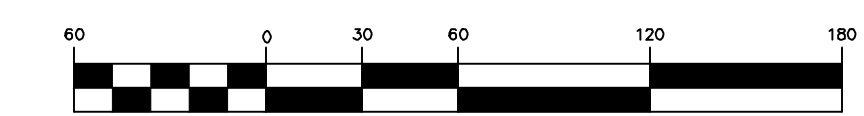
Know what's below.  
 Call before you dig.



NORTH

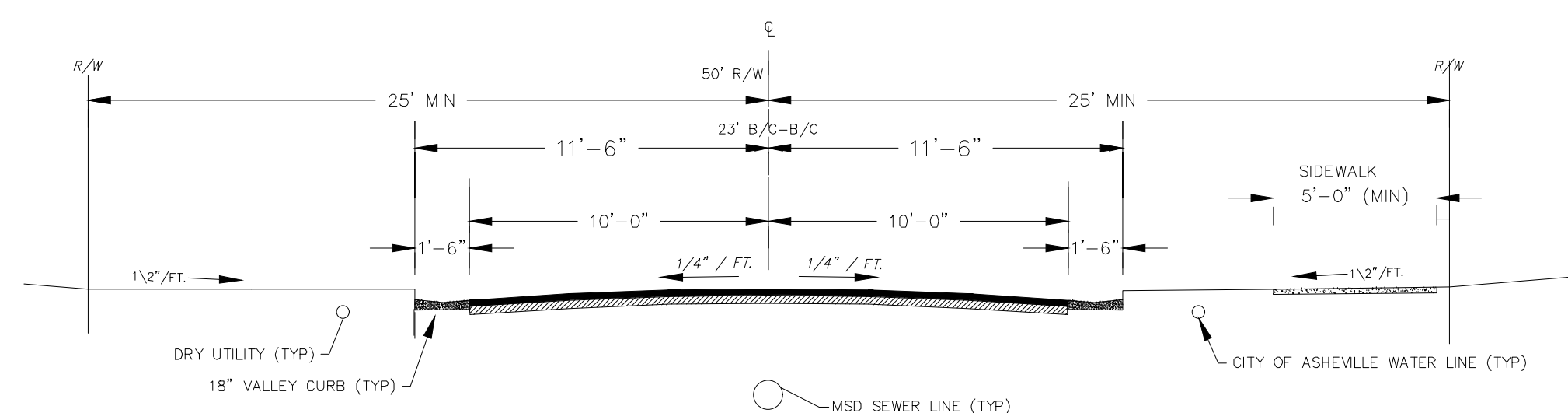
**SITE PLAN**

GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.





TYPICAL RESIDENTIAL STREET SECTION  
NOT TO SCALE

**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBJ AND CO.  
P.O. BOX 1157  
ARDEN, NC 28704  
CONTACT: KEVIN JACKSON  
(828) 634-8800

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

SURVEYOR: ED HOLMES & ASSOCIATES  
300 RIDGEFIELD COURT, SUITE 301  
ASHEVILLE, NC 28808  
CONTACT: JOE KANE, PLS  
(828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
ADDRESS: 787 NEW HAW CREEK RD.  
DEED BOOK/PAGE: 0142 / 005  
PROJECT ACREAGE: 27.05± ACRES  
CURRENT ZONING: RS4  
PROPOSED ZONING: RES EXP-CZ

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
REQUIRED: 15'  
PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
FRONT: 15'  
SIDES: 7'  
REAR: 15'  
CORNER: 7.5'

TOWNHOME LOT SETBACKS:  
FRONT: 20'  
SIDES: N/A  
REAR: 15'  
CORNER: N/A

MAX BUILDING HEIGHT: 40'  
DISTURBED AREA: 20 AC

**ZONING DATA**

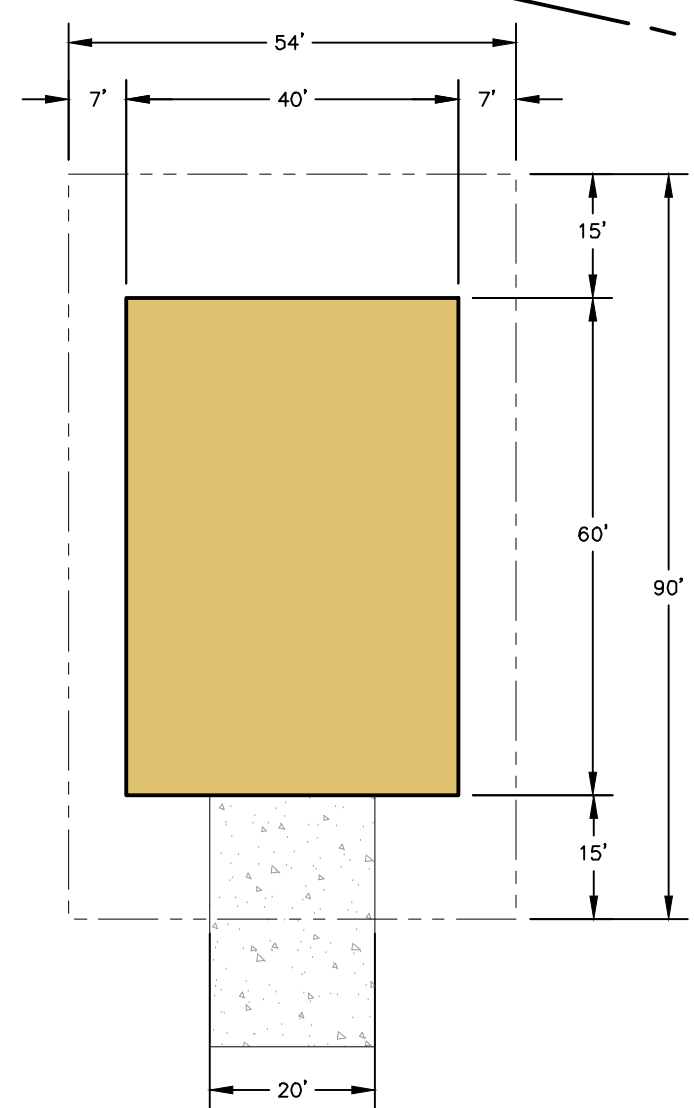
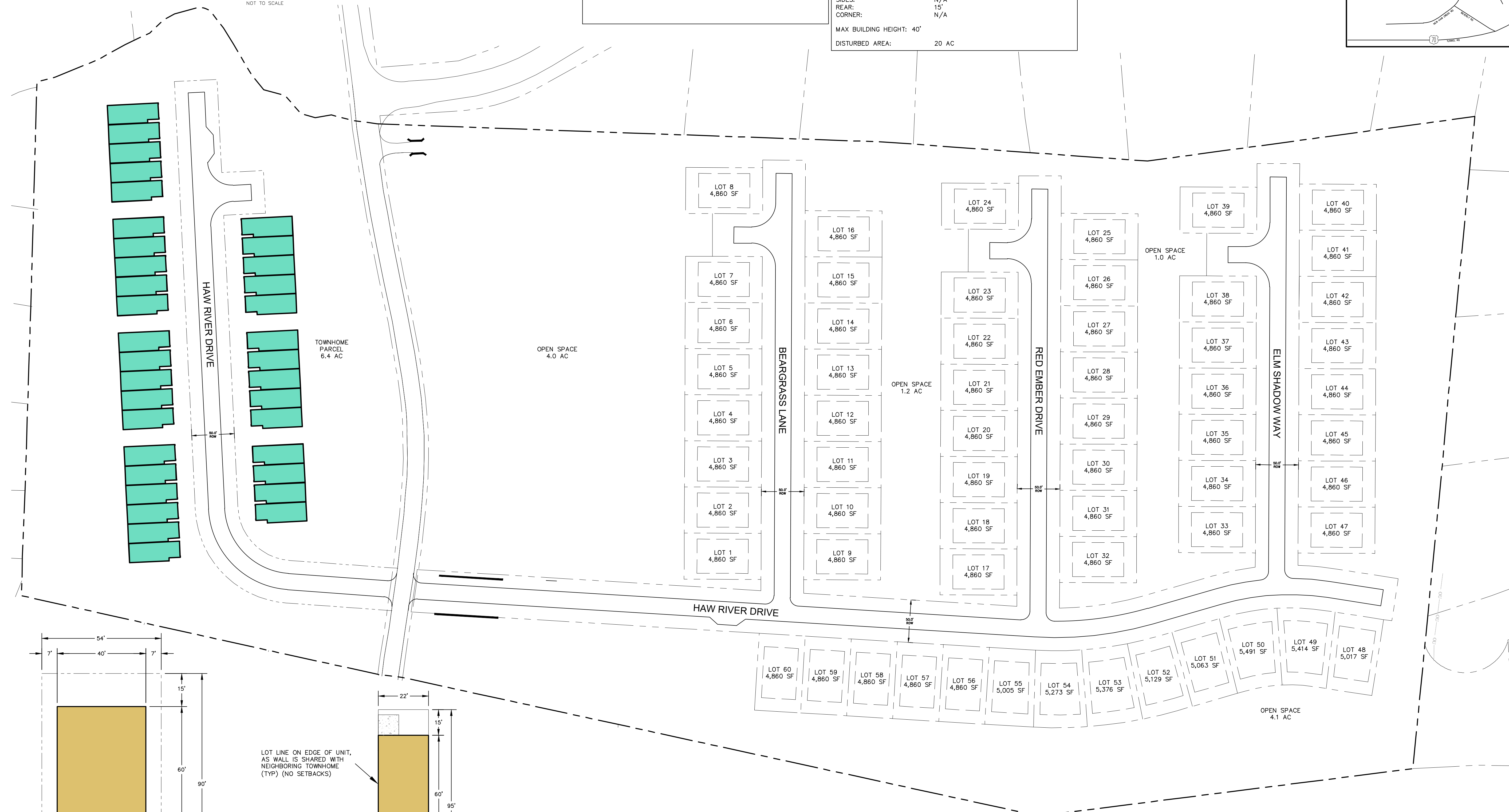
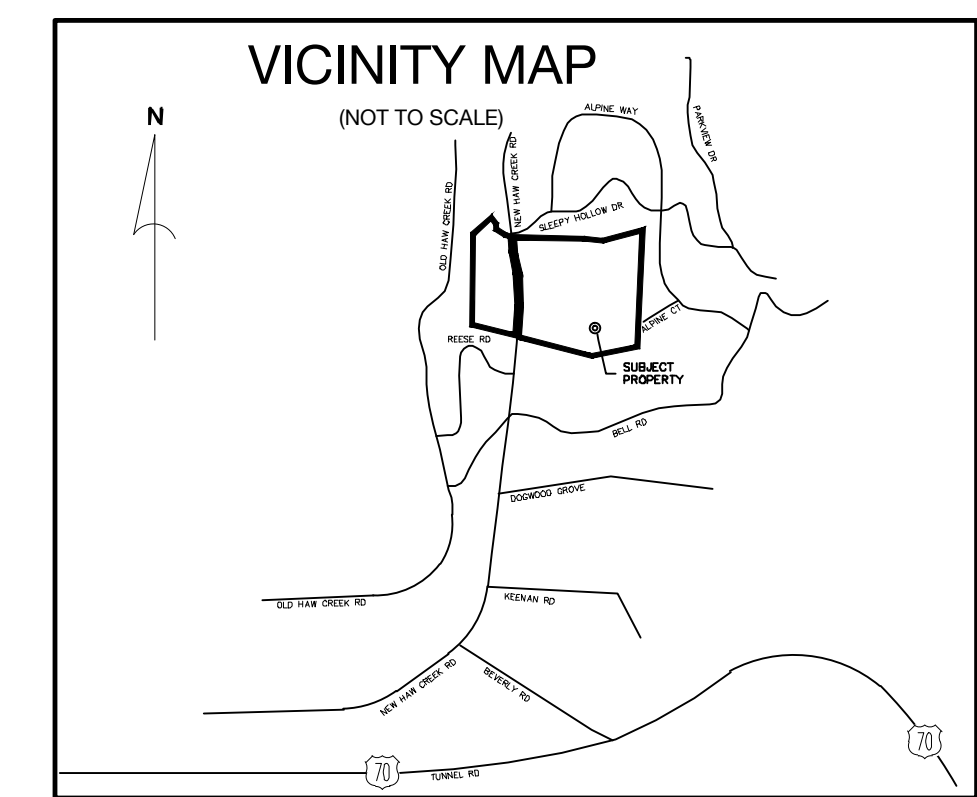
DENSITY CALCULATIONS:  
ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

SINGLE FAMILY LOT SIZE: 54' X 90' (60 UNITS TOTAL)  
TOWNHOUSE LOT SIZE: 22' X 95' (35 UNITS TOTAL)

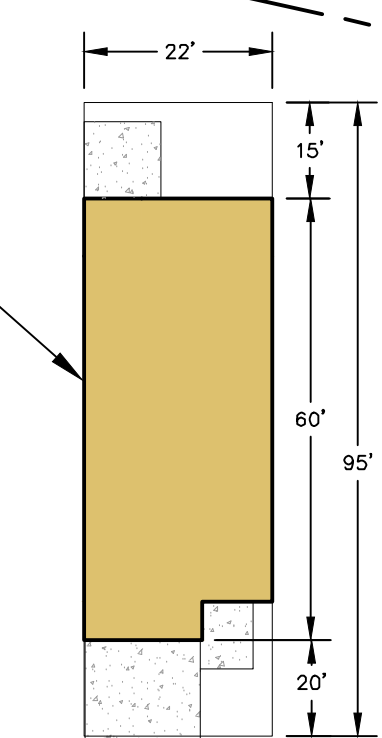
OPEN SPACE CALCULATIONS:  
REQUIRED: 4.06 AC (15%) PROVIDED: 4.06 AC

IMPERVIOUS AREA: PRE 0.80 ACRES (3%) POST 8.40 ACRES (31%)  
PERVIOUS AREA: 26.25 ACRES (97%) 18.65 ACRES (69%)

LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



TYPICAL SINGLE FAMILY LOT LAYOUT  
NOT TO SCALE



TYPICAL TOWNHOME LOT LAYOUT  
NOT TO SCALE

LOT LINE ON EDGE OF UNIT, AS WALL IS SHARED WITH NEIGHBORING TOWNHOME (TYP) (NO SETBACKS)

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

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28798  
PHONE (828) 252-5388  
FAX (828) 456-5455

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

NO.	DATE	DESCRIPTION	BY
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	EJM

FOR REVIEW ONLY

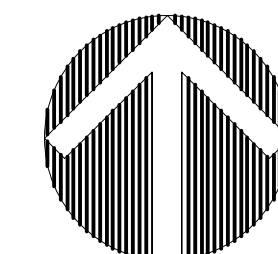
PRELIMINARY NOT RELEASED FOR CONSTRUCTION

PRELIMINARY PLAT PLAN FOR:

**THE MEADOWS AT HAW CREEK**

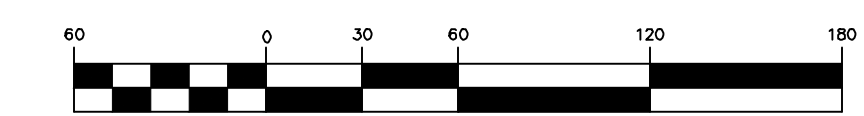
LBJ AND CO. - ASHEVILLE, NORTH CAROLINA

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



PRELIMINARY PLAT PLAN

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

DRAWN BY: CDC PROJECT NO.: 12325  
COA PERMIT NO. xxx

SHEET  
**C202**



**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBJ AND CO.  
P.O. BOX 1157  
ARDEN, NC 28704

CONTACT: KEVIN JACKSON  
(828) 634-8800

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

SURVEYOR: ED HOLMES & ASSOCIATES  
300 RIDGEFIELD COURT, SUITE 301  
ASHEVILLE, NC 28806  
JOE KANE, PLS  
(828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
ADDRESS: 767 NEW HAW CREEK RD  
DEED BOOK/PAGE: 0142 / 005  
PROJECT ACREAGE: 27.05± ACRES  
CURRENT ZONING: RS4  
PROPOSED ZONING: RES EXP-C2

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
REQUIRED: 15'  
PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
FRONT: 15'  
SIDES: 7'  
REAR: 15'  
CORNER: 7.5'

TOWNHOUSE LOT SETBACKS:  
FRONT: 20'  
SIDES: N/A  
REAR: 15'  
CORNER: N/A

MAX BUILDING HEIGHT: 40'  
DISTURBED AREA: 20 AC

**ZONING DATA**

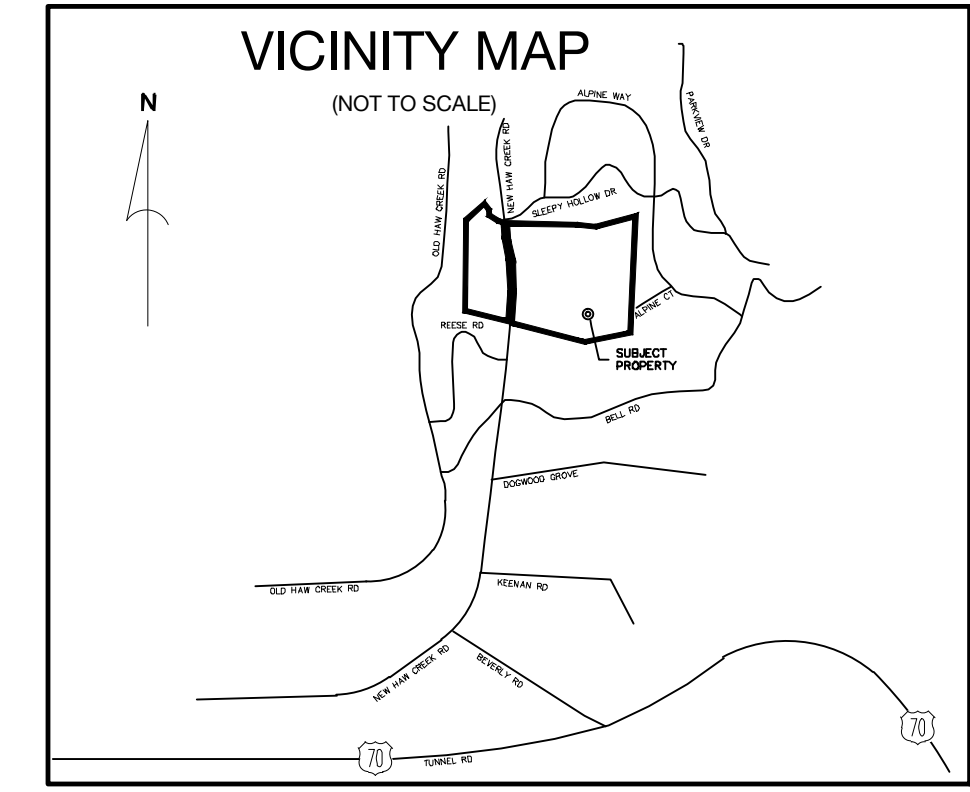
**DENSITY CALCULATIONS:**  
ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

SINGLE FAMILY LOT SIZE: 54' X 90' (60 UNITS TOTAL)  
TOWNHOUSE LOT SIZE: 22' X 95' (35 UNITS TOTAL)

**OPEN SPACE CALCULATIONS:**  
REQUIRED: 4.06 AC (15%) PROVIDED: 4.06 AC

IMPERVIOUS AREA: PRE 0.80 ACRES (3%) POST 8.40 ACRES (31%)  
PERVIOUS AREA: 26.25 ACRES (97%) 18.65 ACRES (69%)

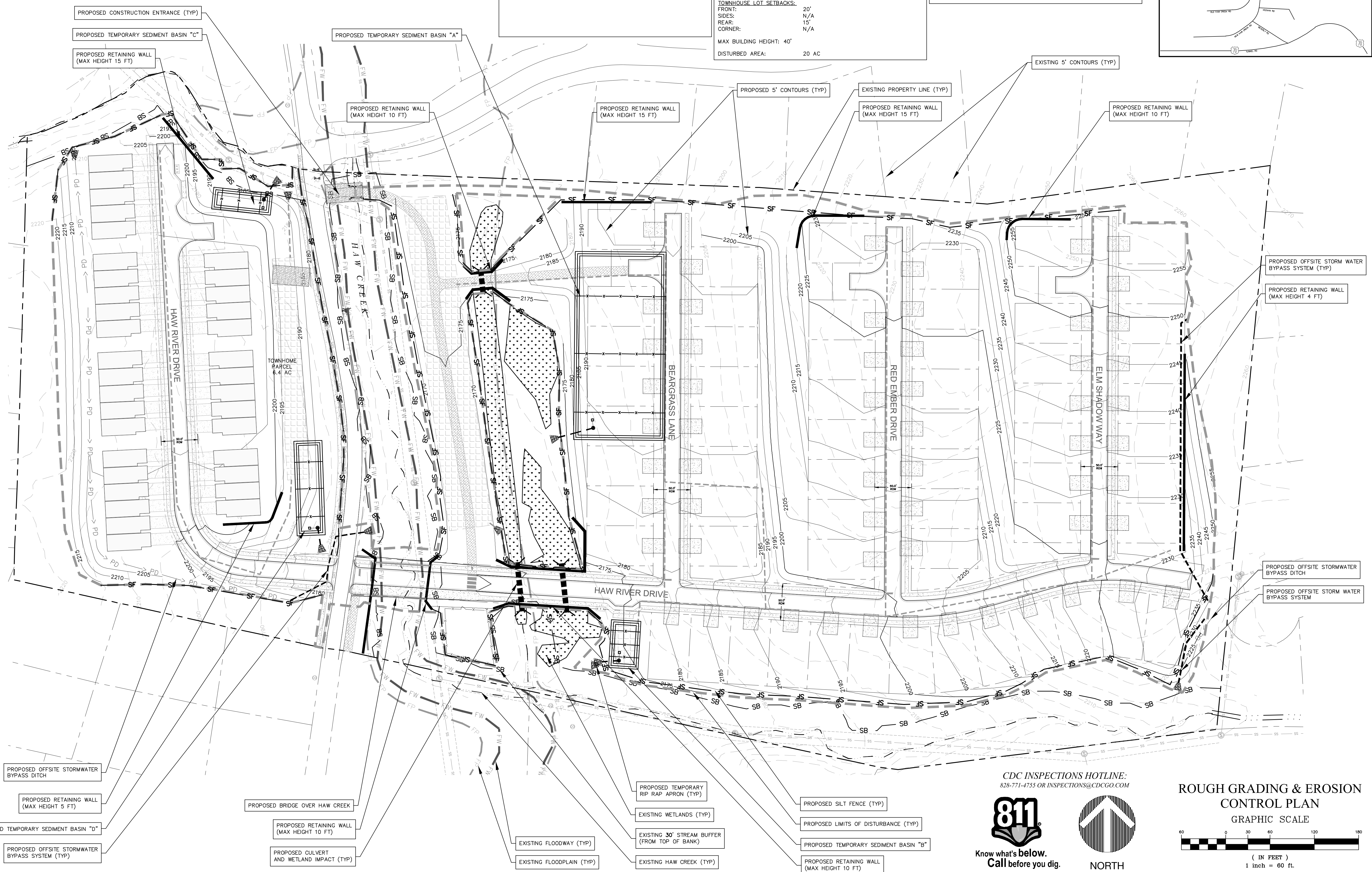
LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



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

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28798  
PHONE (828) 252-5968  
FAX (828) 456-5455

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



**FOR REVIEW ONLY**

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	E.A.M.

ROUGH GRADING & EROSION CONTROL PLAN FOR:

**THE MEADOWS AT HAW CREEK**

LEJ AND CO. - ASHEVILLE, NORTH CAROLINA

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

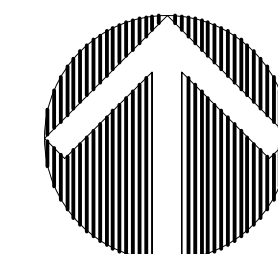
E.A.M. 12341 xxx

SHEET **C301**

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

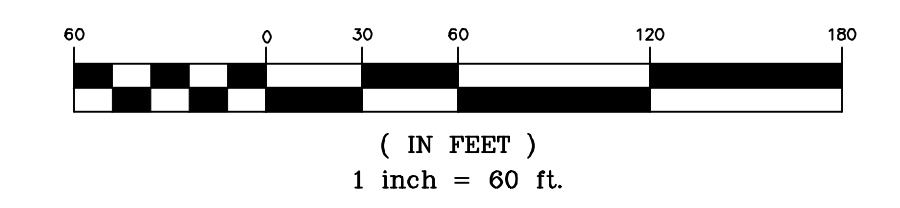


Know what's below.  
Call before you dig.



NORTH

**ROUGH GRADING & EROSION CONTROL PLAN**  
GRAPHIC SCALE





**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBJ AND CO.  
 P.O. BOX 1157  
 ARDEN, NC 28704  
 CONTACT: KEVIN JACKSON  
 (828) 634-8800

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

SURVEYOR: ED HOLMES & ASSOCIATES  
 300 RIDGEFIELD COURT, SUITE 301  
 ASHEVILLE, NC 28806  
 CONTACT: JOE KANE, PLS  
 (828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
 ADDRESS: 767 NEW HAW CREEK RD  
 DEED BOOK/PAGE: 0142 / 005  
 PROJECT ACREAGE: 27.05± ACRES  
 CURRENT ZONING: RS4  
 PROPOSED ZONING: RES EXP-CZ

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
 REQUIRED: 15'  
 PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
 FRONT: 15'  
 SIDES: 7'  
 REAR: 15'  
 CORNER: 7.5'

TOWNHOUSE LOT SETBACKS:  
 FRONT: 20'  
 SIDES: N/A  
 REAR: 15'  
 CORNER: N/A

MAX BUILDING HEIGHT: 40'  
 DISTURBED AREA: 20 AC

**ZONING DATA**

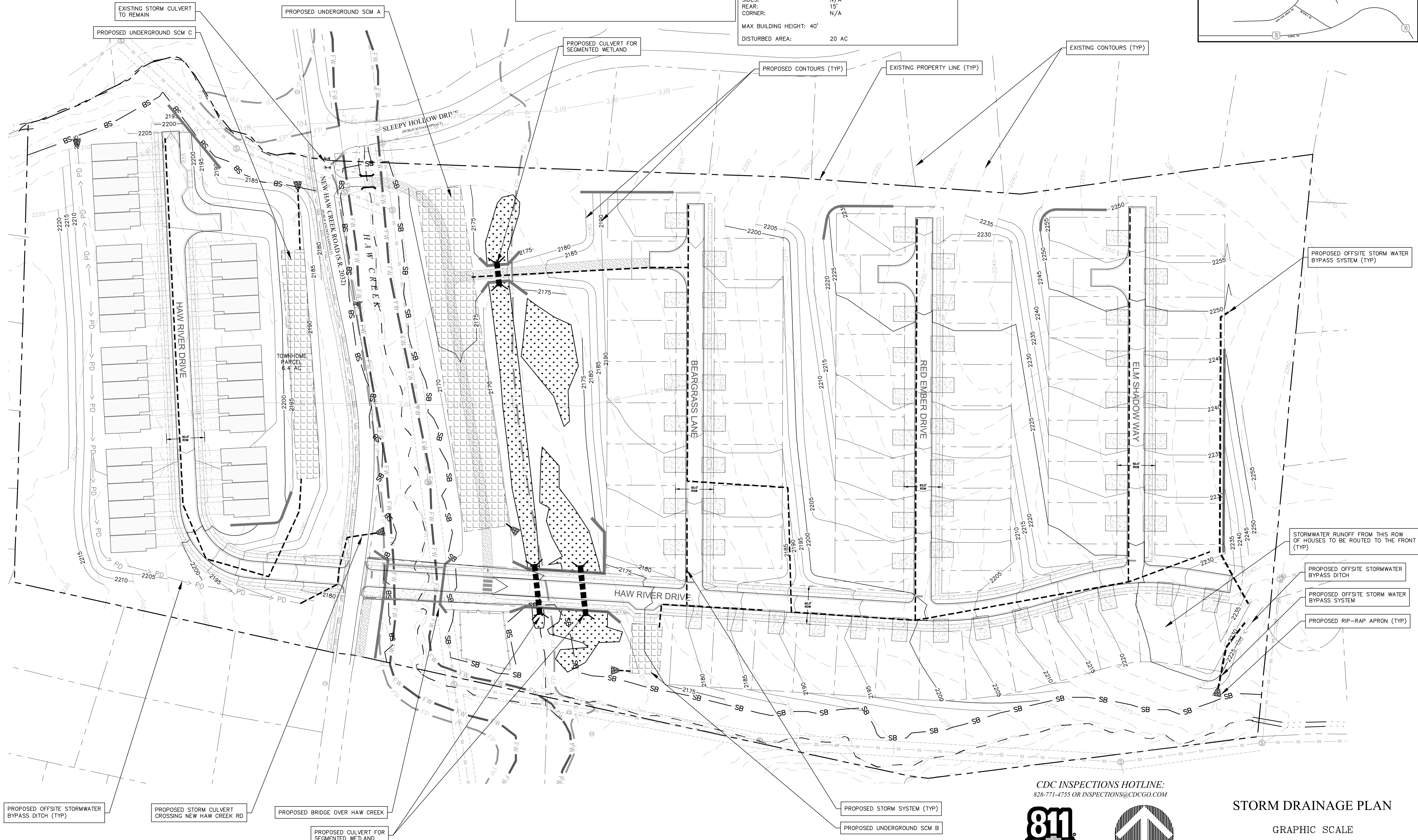
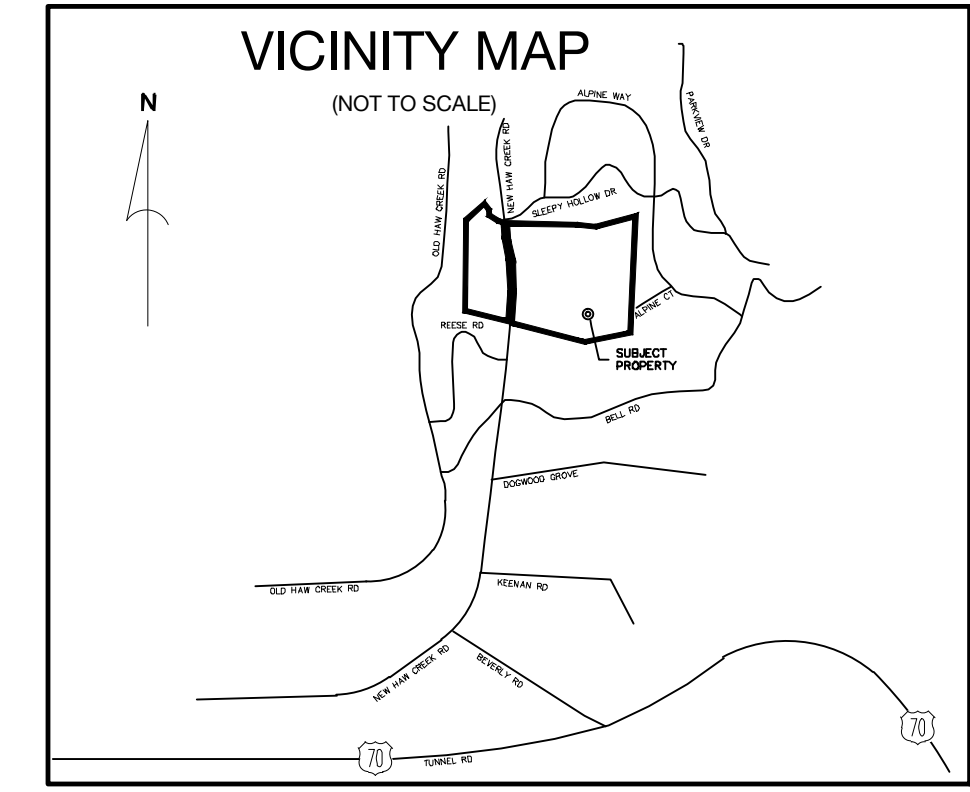
DENSITY CALCULATIONS:  
 ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
 PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

SINGLE FAMILY LOT SIZE: 54' X 90' (60 UNITS TOTAL)  
 TOWNHOUSE LOT SIZE: 22' X 95' (35 UNITS TOTAL)

OPEN SPACE CALCULATIONS:  
 REQUIRED: 4.06 AC (15%) PROVIDED: 4.06 AC

IMPERVIOUS AREA: PRE 0.80 ACRES (3%) POST 8.40 ACRES (31%)  
 PERVIOUS AREA: 26.25 ACRES (97%) 18.65 ACRES (69%)

LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 252-5388  
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**CDC** Civil Design Concepts, PA  
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 NCELS LICENSE # C-2184

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NO.	DATE	DESCRIPTION	BY
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	EAM

STORM DRAINAGE PLAN FOR:

**THE MEADOWS AT HAW CREEK**

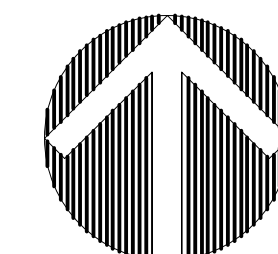
LEJU AND CO. - ASHEVILLE, NORTH CAROLINA

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

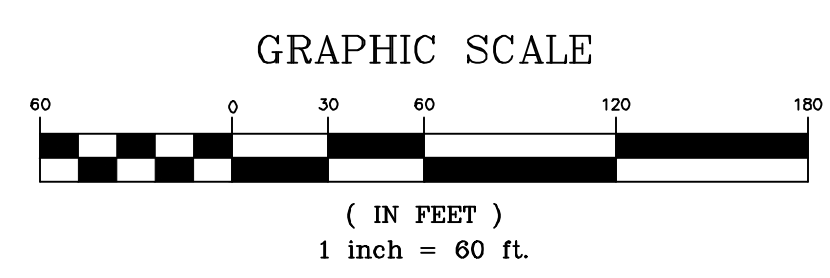
EAM 12341 xxx

SHEET **C501**

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



**STORM DRAINAGE PLAN**





**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBU AND CO.  
P.O. BOX 1157  
ARDEN, NC 28704

CONTACT: KEVIN JACKSON  
(828) 634-8800

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

SURVEYOR: ED HOLMES & ASSOCIATES  
300 RIDGEFIELD COURT, SUITE 301  
ASHEVILLE, NC 28806

CONTACT: JOE KANE, PLS  
(828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
ADDRESS: 787 NEW HAW CREEK RD  
DEED BOOK/PAGE: 0142 / 005  
PROJECT ACREAGE: 27.05± ACRES  
CURRENT ZONING: RS4  
PROPOSED ZONING: RES EXP-CZ

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
REQUIRED: 15'  
PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
FRONT: 15'  
SIDES: 7'  
REAR: 15'  
CORNER: 7.5'

TOWNHOUSE LOT SETBACKS:  
FRONT: 20'  
SIDES: N/A  
REAR: 15'  
CORNER: N/A

MAX BUILDING HEIGHT: 40'  
DISTURBED AREA: 20 AC

**ZONING DATA**

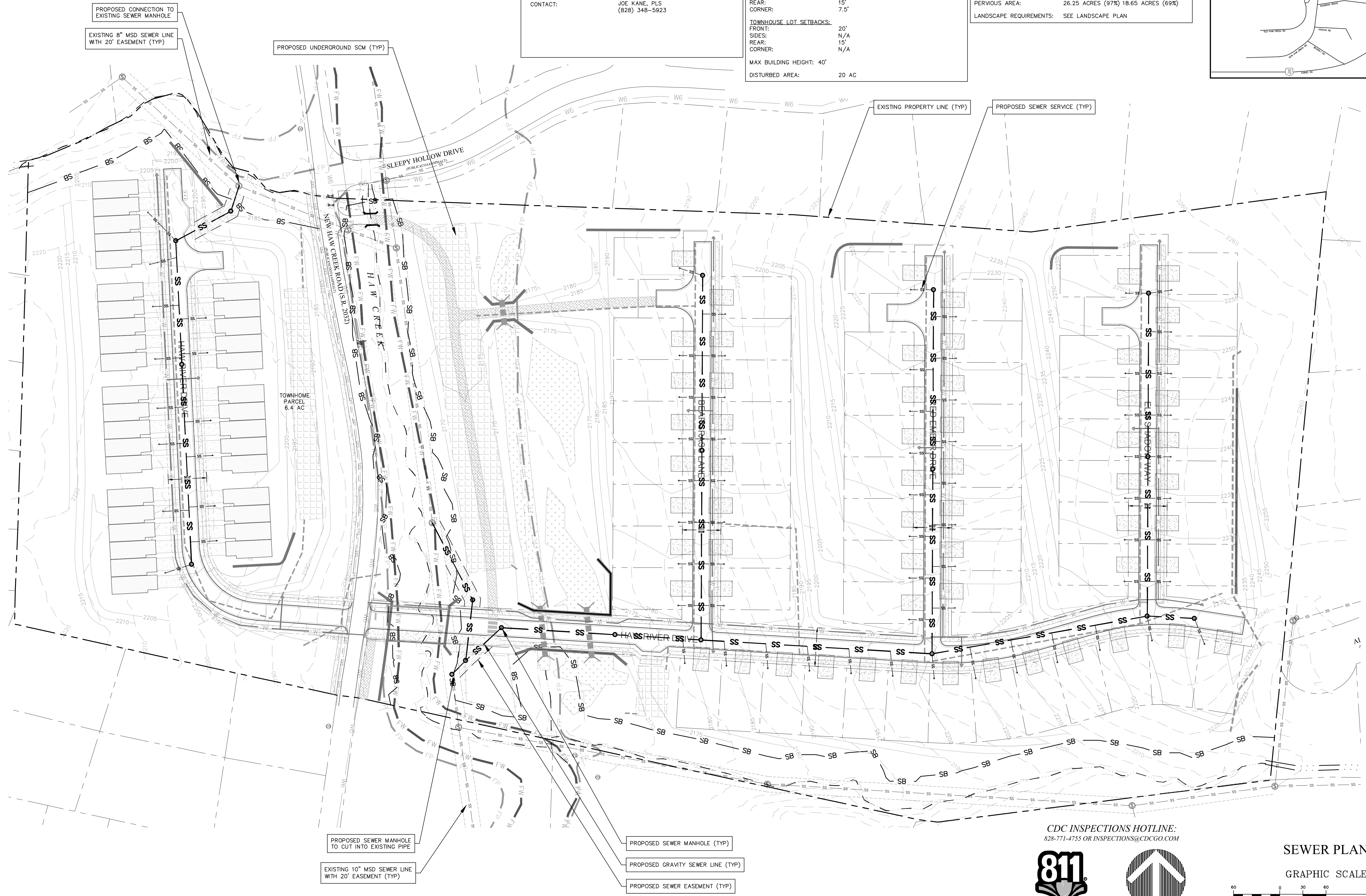
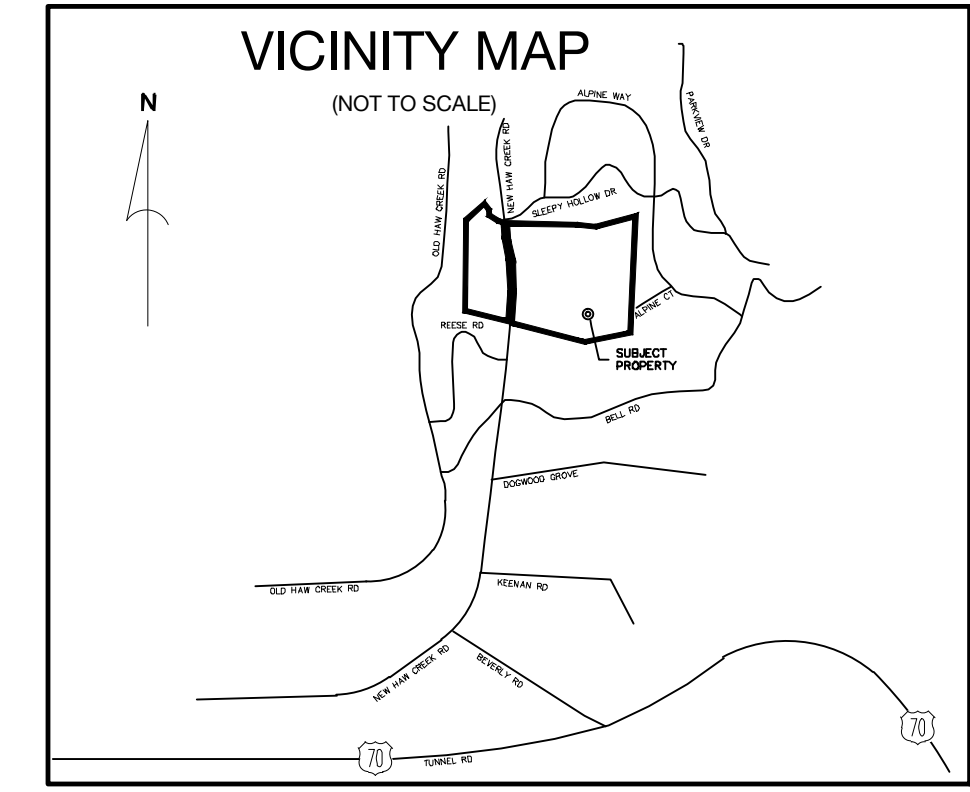
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ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

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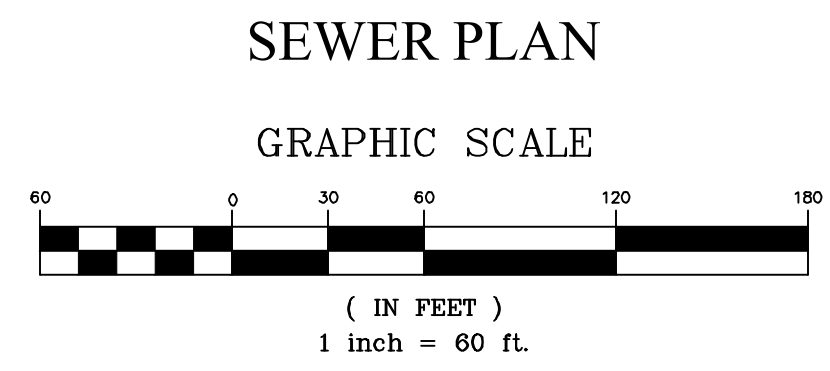
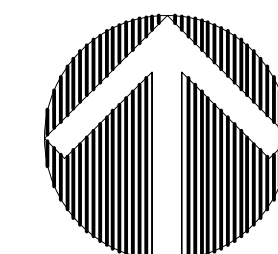
OPEN SPACE CALCULATIONS:  
REQUIRED: 4.06 AC (15%) PROVIDED: 4.06 AC

IMPERVIOUS AREA: PRE 0.80 ACRES (3%) POST 8.40 ACRES (31%)  
PERVIOUS AREA: 26.25 ACRES (97%) 18.65 ACRES (69%)

LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



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



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ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
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NCELS LICENSE # C-2184

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1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	EAM

SEWER PLAN FOR:

**THE MEADOWS AT HAW CREEK**

LEJU AND CO. - ASHEVILLE, NORTH CAROLINA

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

EAM 12,341 xxx

SHEET **C601**



**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBU AND CO.  
 P.O. BOX 1157  
 ARDEN, NC 28704  
 CONTACT: KEVIN JACKSON  
 (828) 634-8800

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

SURVEYOR: ED HOLMES & ASSOCIATES  
 300 RIDGEFIELD COURT, SUITE 301  
 ASHEVILLE, NC 28806  
 JOE KANE, PLS  
 (828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
 ADDRESS: 787 NEW HAW CREEK RD  
 DEED BOOK/PAGE: 0142 / 005  
 PROJECT ACREAGE: 27.05± ACRES  
 CURRENT ZONING: RS4  
 PROPOSED ZONING: RES EXP-CZ

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
 REQUIRED: 15'  
 PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
 FRONT: 15'  
 SIDES: 7'  
 REAR: 15'  
 CORNER: 7.5'

TOWNHOUSE LOT SETBACKS:  
 FRONT: 20'  
 SIDES: N/A  
 REAR: 15'  
 CORNER: N/A

MAX BUILDING HEIGHT: 40'  
 DISTURBED AREA: 20 AC

**ZONING DATA**

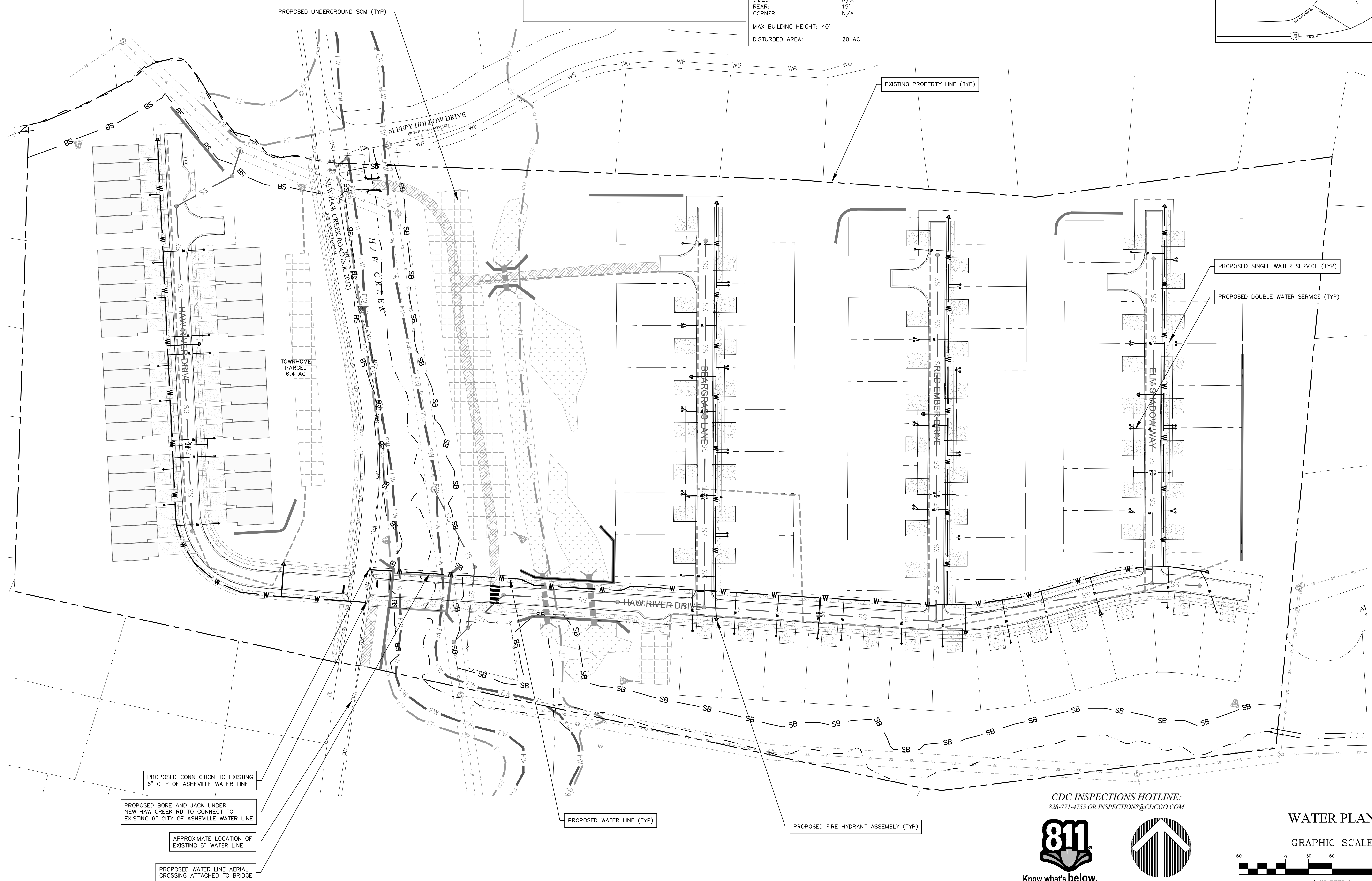
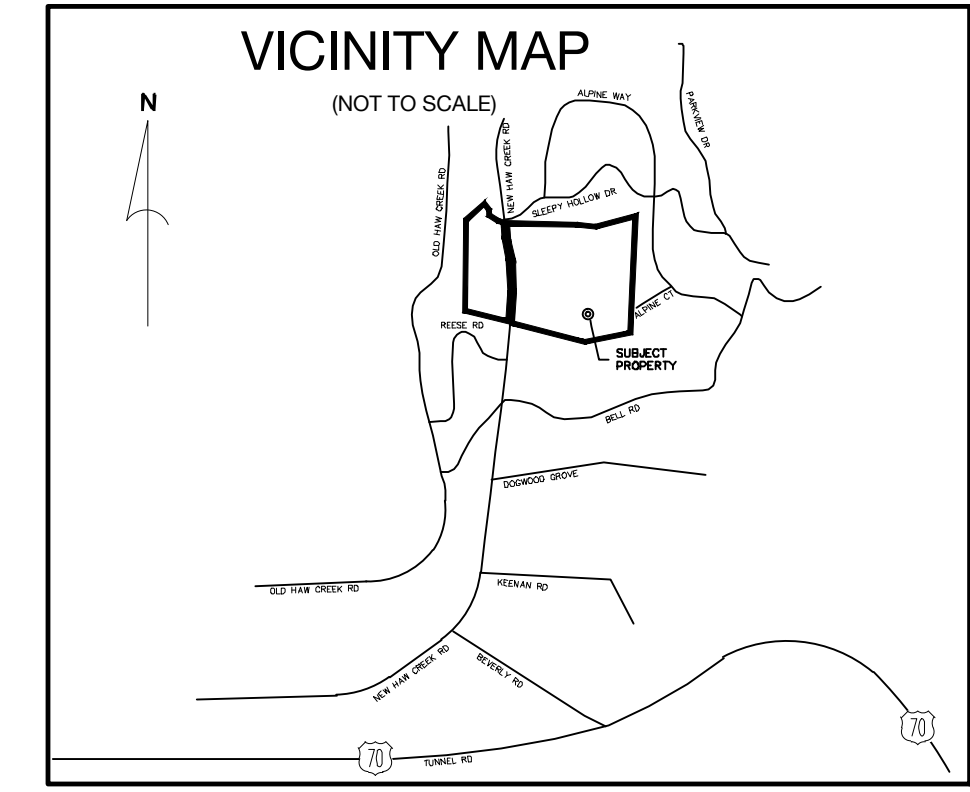
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LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



PROPOSED CONNECTION TO EXISTING 6" CITY OF ASHEVILLE WATER LINE

PROPOSED BORE AND JACK UNDER NEW HAW CREEK RD TO CONNECT TO EXISTING 6" CITY OF ASHEVILLE WATER LINE

APPROXIMATE LOCATION OF EXISTING 6" WATER LINE

PROPOSED WATER LINE AERIAL CROSSING ATTACHED TO BRIDGE

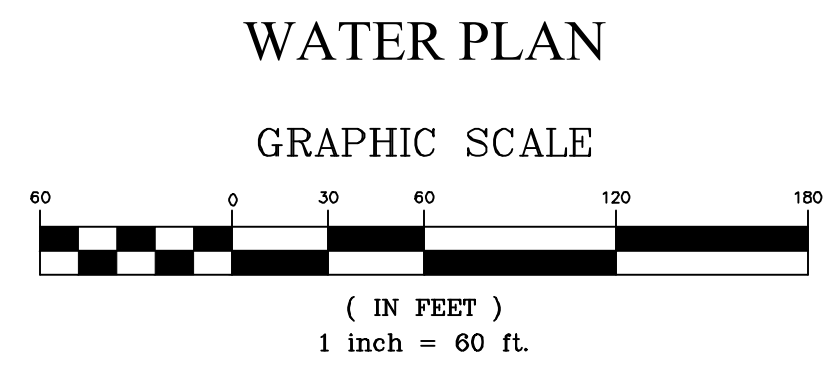
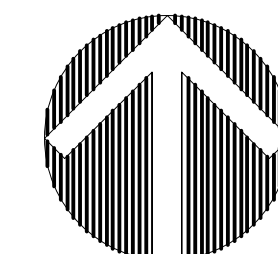
PROPOSED WATER LINE (TYP)

PROPOSED FIRE HYDRANT ASSEMBLY (TYP)

PROPOSED SINGLE WATER SERVICE (TYP)

PROPOSED DOUBLE WATER SERVICE (TYP)

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



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NO.	DATE	DESCRIPTION	BY
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	E.M.

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

52 WALNUT STREET - SUITE 9  
 WAYNEVILLE, NC 28786  
 PHONE (828) 456-5495  
 FAX (828) 456-5495

NCBELS LICENSE # C-2184

WATER PLAN FOR:

**THE MEADOWS AT HAW CREEK**

LEBU AND CO. - ASHEVILLE, NORTH CAROLINA

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

E.M.  
 12,341  
 xxx

SHEET

**C701**



**PROPOSED PLANT MATERIAL KEY:**

TREES		SHRUBS	
AS	SUGAR MAPLE	FGA	DWARF FOTHERGILLA
AA	SERVICEBERRY	HQU	OAKLEAF HYDRANGEA
CC	AMERICAN HORNBEEAM	IVE	RED SPRITE WINTERBERRY
CE	EASTERN REDBUD	LFO	SCARLETTA DROOPING LAUREL
CV	WHITE FRINGETREE		
CK	AMERICAN YELLOWWOOD		
IO	SATRY HILL AMERICAN HOLLY		
LT	TULIP POPLAR		
LS	FRUITLESS SWEETGUM		
PO	AMERICAN SYCAMORE		
QP	WILLOW OAK		
TC	CANADIAN HEMLOCK		
ZS	GREEN VASE JAPANESE ZELKOVA		

SEE L102 FOR PLANT SCHEDULE AND QUANTITIES

**DEVELOPMENT DATA**

**OWNER/DEVELOPER:** LBJ AND CO.  
P.O. BOX 1157  
ARLEN, NC 28704  
**CONTACT:** KEVIN JACKSON  
(828) 634-8800

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

**SURVEYOR:** ED HOLMES & ASSOCIATES  
300 RIDGEFIELD COURT, SUITE 301  
ASHEVILLE, NC 28806  
**CONTACT:** JOE KANE, PLS  
(828) 348-5923

**PROJECT DATA**

**PIN:** 9659-93-9458  
**ADDRESS:** 767 NEW HAW CREEK RD  
**DEED BOOK/PAGE:** 0142 / 005  
**PROJECT ACREAGE:** 27.05± ACRES  
**CURRENT ZONING:** RS4  
**PROPOSED ZONING:** RES EXP-CZ

**EXTERIOR RESIDENTIAL EXPANSION SETBACKS:**  
REQUIRED: 15'  
PROVIDED: 20'

**SINGLE FAMILY LOT SETBACKS:**  
FRONT: 15'  
SIDES: 7'  
REAR: 15'  
CORNER: N/A

**TOWNHOUSE LOT SETBACKS:**  
FRONT: 20'  
SIDES: N/A  
REAR: 15'  
CORNER: N/A

**MAX BUILDING HEIGHT:** 40'  
**DISTURBED AREA:** 20 AC

**ZONING DATA**

**DENSITY CALCULATIONS:**  
ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

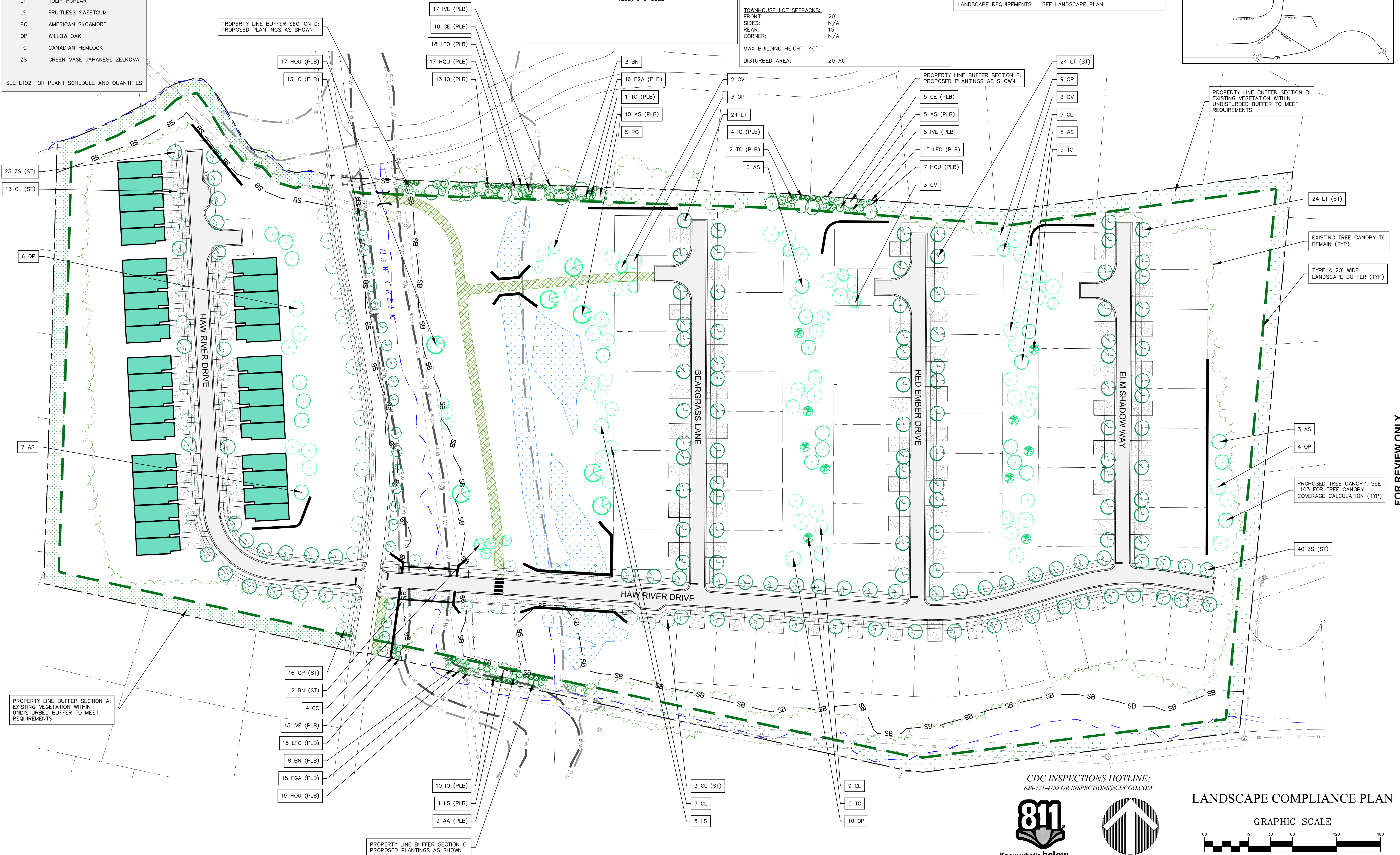
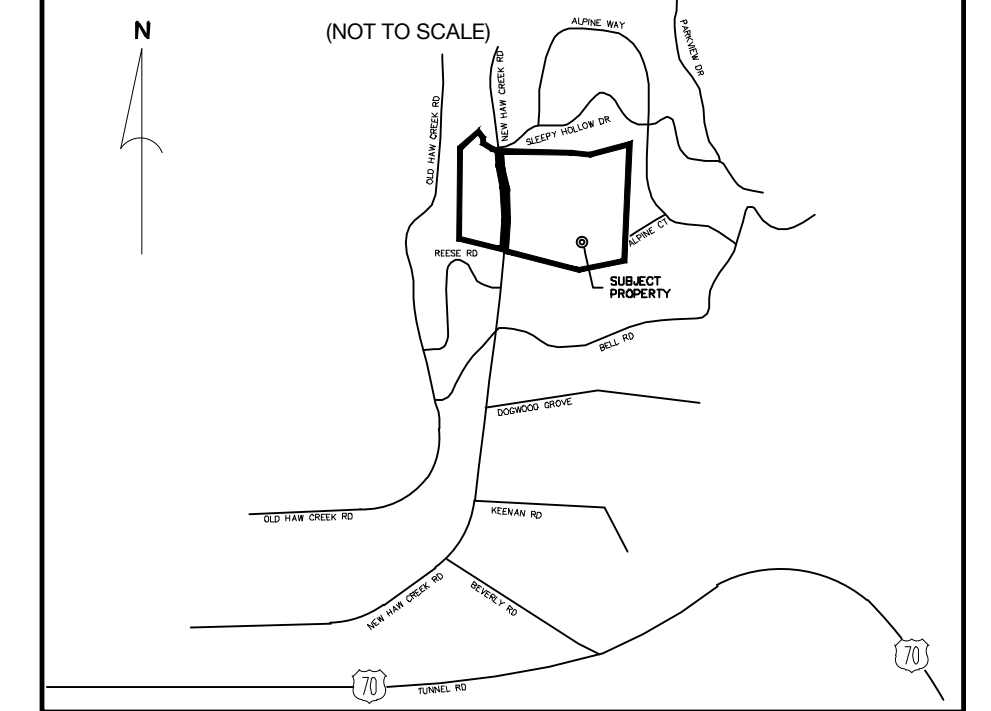
**SINGLE FAMILY LOT SIZE:** 54' X 90' (60 UNITS TOTAL)  
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**OPEN SPACE CALCULATIONS:**  
REQUIRED: 4.06 AC (15%)  
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**PERVIOUS AREA:** 26.25 ACRES (97%) 18.65 ACRES (69%)

**LANDSCAPE REQUIREMENTS:** SEE LANDSCAPE PLAN

**VICINITY MAP**  
(NOT TO SCALE)



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168 PATTON AVENUE  
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NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL

**FOR REVIEW ONLY**

PRELIMINARY  
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FOR  
CONSTRUCTION

**THE MEADOWS AT HAW CREEK**

LANDSCAPE COMPLIANCE PLAN FOR:

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

**LANDSCAPE COMPLIANCE PLAN**

GRAPHIC SCALE  
1 inch = 60 ft.

SHEET  
**L101**



LANDSCAPE NOTES

- 1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ALL CITY OF ASHEVILLE REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. CONSULT ENGINEER TO FIELD ADJUST LANDSCAPING AS NECESSARY.
2. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
3. STREET TREE SPECIES WITHIN RIGHT-OF-WAY TO BE COORDINATED WITH CITY OF ASHEVILLE ARBORIST.
4. ALL GROUND COVER TO BE MULCH PER CITY OF ASHEVILLE PERMANENT SEEDING REQUIREMENTS.
5. TREES AND SHRUBS TO COMPLY WITH COA UDO AS FOLLOWS:
LARGE-Maturing Deciduous Tree: GREATER THAN 35' AT MATURITY. MINIMUM PLANTING SIZE SHALL BE TWO INCHES CALIPER AND 12' TO 14' HEIGHT.
SMALL-Maturing Deciduous Tree: SMALLER THAN 35' AT MATURITY. MINIMUM PLANTING SIZE SHALL BE AT LEAST 1 1/2 INCH CALIPER OR 8' TO 10' HEIGHT.
EVERGREEN Tree: MINIMUM HEIGHT OF 6' AT TIME OF PLANTING.
Large Shrub: MINIMUM 5 GALLON CONTAINER OR TEN-INCH ROOT BALL WITH A HEIGHT OF 24 INCHES AT PLANTING TIME.
Small Shrub: MINIMUM 3 GALLON CONTAINER OR EIGHT-INCH ROOT BALL WITH A HEIGHT OF 18 INCHES AT PLANTING TIME.
6. DUE TO EXISTING TREES WITHIN THE REQUIRED LANDSCAPE BUFFER AREAS AND THROUGHOUT THE SITE, THE FINAL NUMBER OF TREES AND SHRUBS REQUIRED AND PROVIDED WILL BE BY AGREEMENT WITH THE CITY OF ASHEVILLE PLANNING DEPARTMENT BASED UPON AN ON-SITE INVENTORY.
7. LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWER/WATER LINES AND SEWER/WATER LINE EASEMENTS. NO TREES ARE ALLOWED TO BE PLANTED IN SUCH EASEMENTS.
8. THE OWNER / CONTRACTOR SHALL SELECT ALL PROPOSED PLANTINGS FROM THE RECOMMENDED SPECIES LIST IN THE CITY OF ASHEVILLE'S CURRENT UNIFIED DEVELOPMENT ORDINANCE (UDO). IT IS RECOMMENDED THE OWNER / CONTRACTOR VERIFY SELECTIONS FOR SUITABILITY WITH A QUALIFIED LANDSCAPE ARCHITECT PRIOR TO PLANTING

PLANTING SUMMARY (COA):

Table with columns for Requirement, Planting Type, and Quantity. Includes sections for Street Trees, Property Line Buffer, and various PLB sections (A-F).

DEVELOPMENT DATA

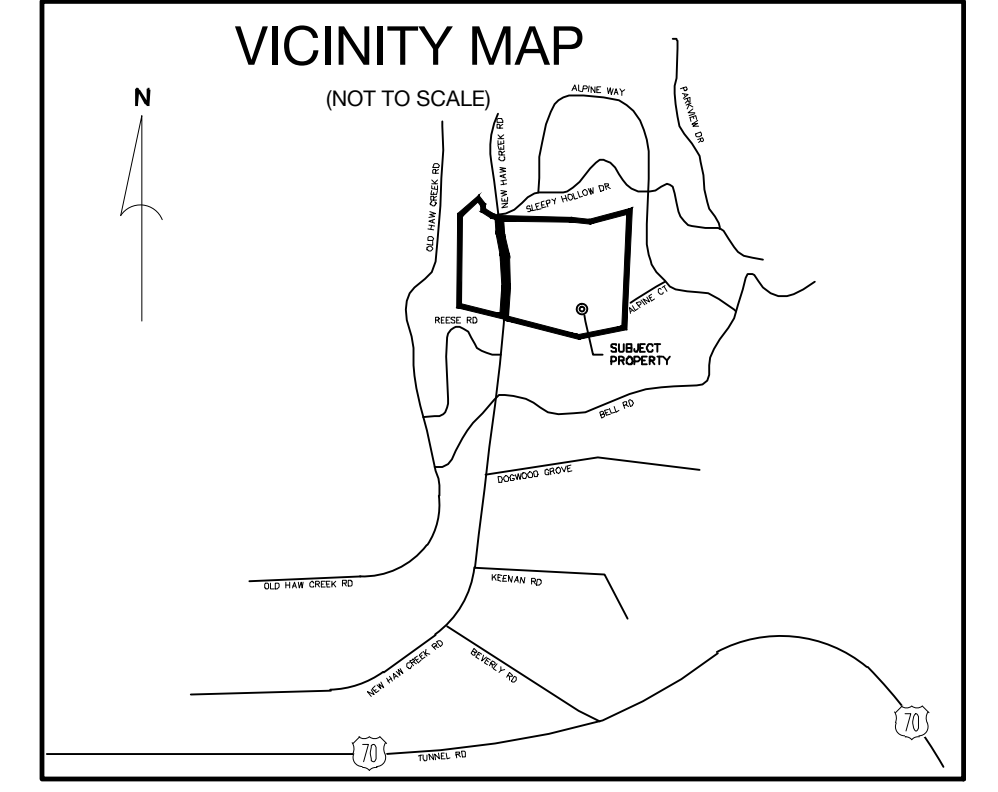
OWNER/DEVELOPER: LBJ AND CO. P.O. BOX 1157 ARDEN, NC 28704
CONTACT: KEVIN JACKSON (828) 634-8800
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E. (828) 252-5388
SURVEYOR: ED HOLMES & ASSOCIATES 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806
CONTACT: JOE KANE, PLS (828) 348-5923

PROJECT DATA

PIN: 9659-93-9458
ADDRESS: 767 NEW HAW CREEK RD
DEED BOOK/PAGE: 0142 / 005
PROJECT ACREAGE: 27.05± ACRES
CURRENT ZONING: RS4
PROPOSED ZONING: RES EXP-CZ
EXTERIOR RESIDENTIAL EXPANSION SETBACKS: REQUIRED: 15' PROVIDED: 20'
SINGLE FAMILY LOT SETBACKS: FRONT: 15' SIDES: 7' REAR: 15' CORNER: 7.5'
TOWNHOUSE LOT SETBACKS: FRONT: 20' SIDES: N/A REAR: 15' CORNER: N/A
MAX BUILDING HEIGHT: 40'
DISTURBED AREA: 20 AC

ZONING DATA

DENSITY CALCULATIONS: ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE
OPEN SPACE CALCULATIONS: REQUIRED: 4.06 AC (15%) PROVIDED: 4.06 AC
IMPERVIOUS AREA: PRE 0.80 ACRES (3%) POST 8.40 ACRES (31%)
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LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



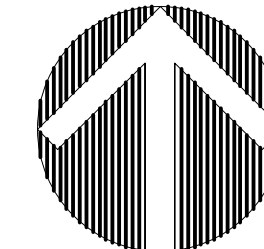
PLANT SCHEDULE table with columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, CONT, GALL, SIZE. Lists trees and shrubs with their quantities and specifications.

\*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER. \*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.

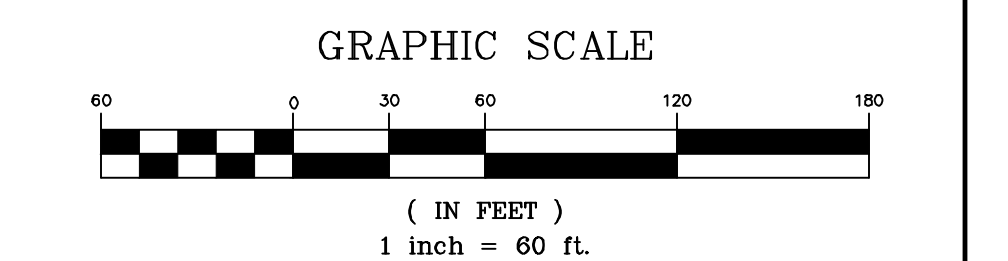
CDC INSPECTIONS HOTLINE: 828-771-4755 OR INSPECTIONS@CDCGO.COM



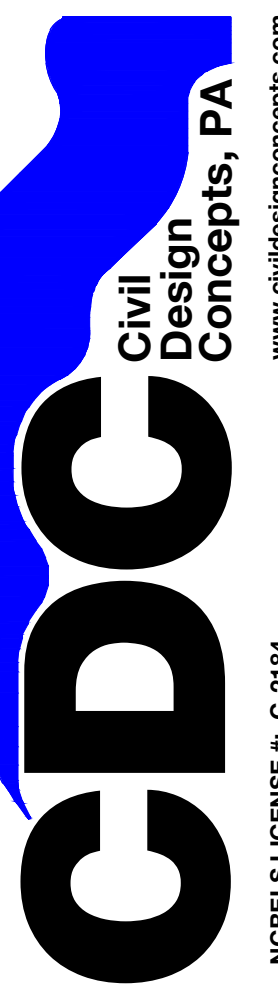
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LANDSCAPE COMPLIANCE PLAN

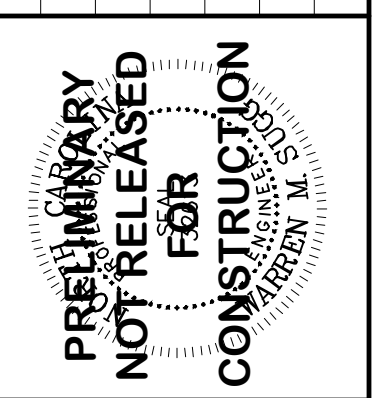


168 PATTON AVENUE ASHEVILLE, NC 28801 PHONE (828) 252-5388 FAX (828) 252-5385



NCIBLS LICENSE # C-2184

Table with columns: E.A.M, CONDITIONAL ZONING SUBMITTAL, 07/10/2024, NO., DATE, BY, DESCRIPTION.



THE MEADOWS AT HAW CREEK

LANDSCAPE COMPLIANCE PLAN FOR:

DRAWN BY: CDC PROJECT NO.: COA PERMIT NO. E.M 12341 xxx

SHEET

L102



TREE CANOPY COVERAGE DATA				
RESOURCE MANAGEMENT DISTRICT	SUBURBAN			
EXISTING TREE CANOPY	53%			
PROPOSED TREE CANOPY	PRESERVED	PLANTED	PAYMENT-IN-LIEU	TOTAL
	12.4% (150,375 SF)	5% (61,040 SF)	0%	17.4% (211,415 SF)

PROPOSED TREE CANOPY				
QTY	SPECIES	TREE CLASS	CANOPY CREDIT PER TREE	CANOPY CREDIT
6	BIRCH	LARGE	560 SF	3,360 SF
8	FRINGETREE	SMALL	140 SF	1,120 SF
10	HEMLOCK	LARGE	560 SF	5,600 SF
4	HORNBEAM	SMALL	140 SF	560 SF
22	MAPLE	LARGE	560 SF	12,320 SF
31	OAK	LARGE	560 SF	17,360 SF
5	SWEETGUM	LARGE	560 SF	2,800 SF
7	SYCAMORE	LARGE	560 SF	3,920 SF
25	YELLOWWOOD	LARGE	560 SF	560 SF
TOTAL PROPOSED TREE CANOPY				61,040 SF

**DEVELOPMENT DATA**

OWNER/DEVELOPER: LBJ AND CO.  
P.O. BOX 1157  
ARDEN, NC 28704  
CONTACT: KEVIN JACKSON  
(828) 634-8800

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

SURVEYOR: ED HOLMES & ASSOCIATES  
300 RIDGEFIELD COURT, SUITE 301  
ASHEVILLE, NC 28806  
CONTACT: JOE KANE, PLS  
(828) 348-5923

**PROJECT DATA**

PIN: 9659-93-9458  
ADDRESS: 767 NEW HAW CREEK RD  
DEED BOOK/PAGE: 0142 / 005  
PROJECT ACREAGE: 27.05± ACRES  
CURRENT ZONING: RS4  
PROPOSED ZONING: RES EXP-CZ

EXTERIOR RESIDENTIAL EXPANSION SETBACKS:  
REQUIRED: 15'  
PROVIDED: 20'

SINGLE FAMILY LOT SETBACKS:  
FRONT: 15'  
SIDES: 7'  
REAR: 15'  
CORNER: 7.5'

TOWNHOUSE LOT SETBACKS:  
FRONT: 20'  
SIDES: N/A  
REAR: 15'  
CORNER: N/A

MAX BUILDING HEIGHT: 40'  
DISTURBED AREA: 20 AC

**ZONING DATA**

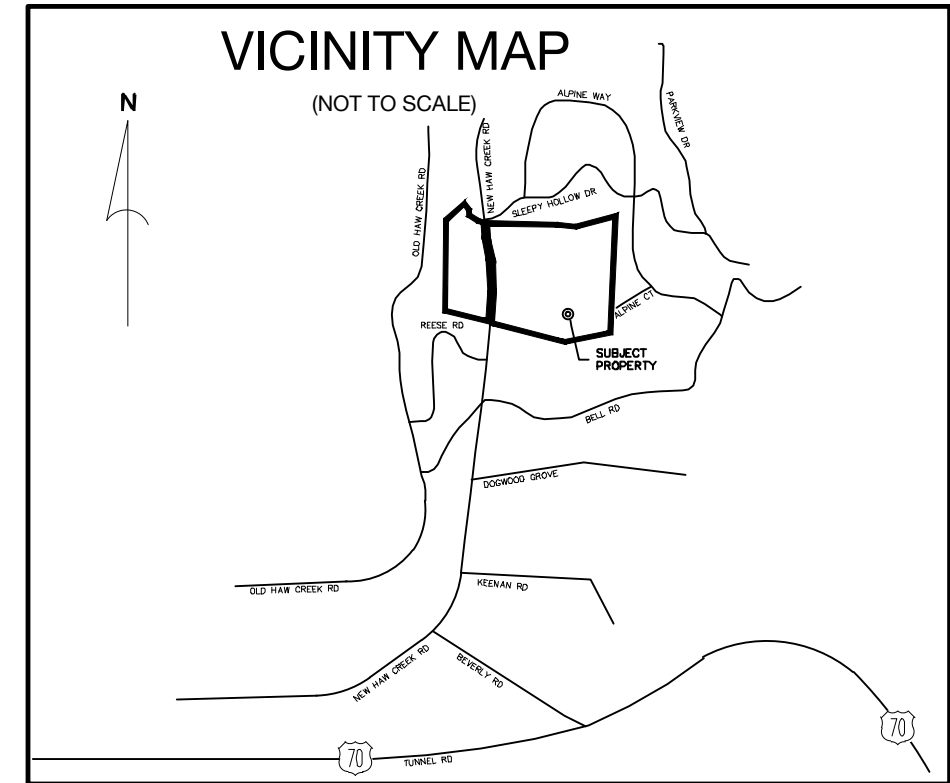
**DENSITY CALCULATIONS:**  
ALLOWED: 540 UNITS MAX - 20 UNITS/ACRE  
PROJECT UNITS: 95 UNITS - 3.51 UNITS/ACRE

SINGLE FAMILY LOT SIZE: 54' X 90' (60 UNITS TOTAL)  
TOWNHOUSE LOT SIZE: 22' X 95' (35 UNITS TOTAL)

**OPEN SPACE CALCULATIONS:**  
REQUIRED: 4.06 AC (15%)  
PROVIDED: 4.06 AC

IMPERVIOUS AREA: PRE 0.80 ACRES (3%) POST 8.40 ACRES (31%)  
PERVIOUS AREA: 26.25 ACRES (97%) 18.65 ACRES (69%)

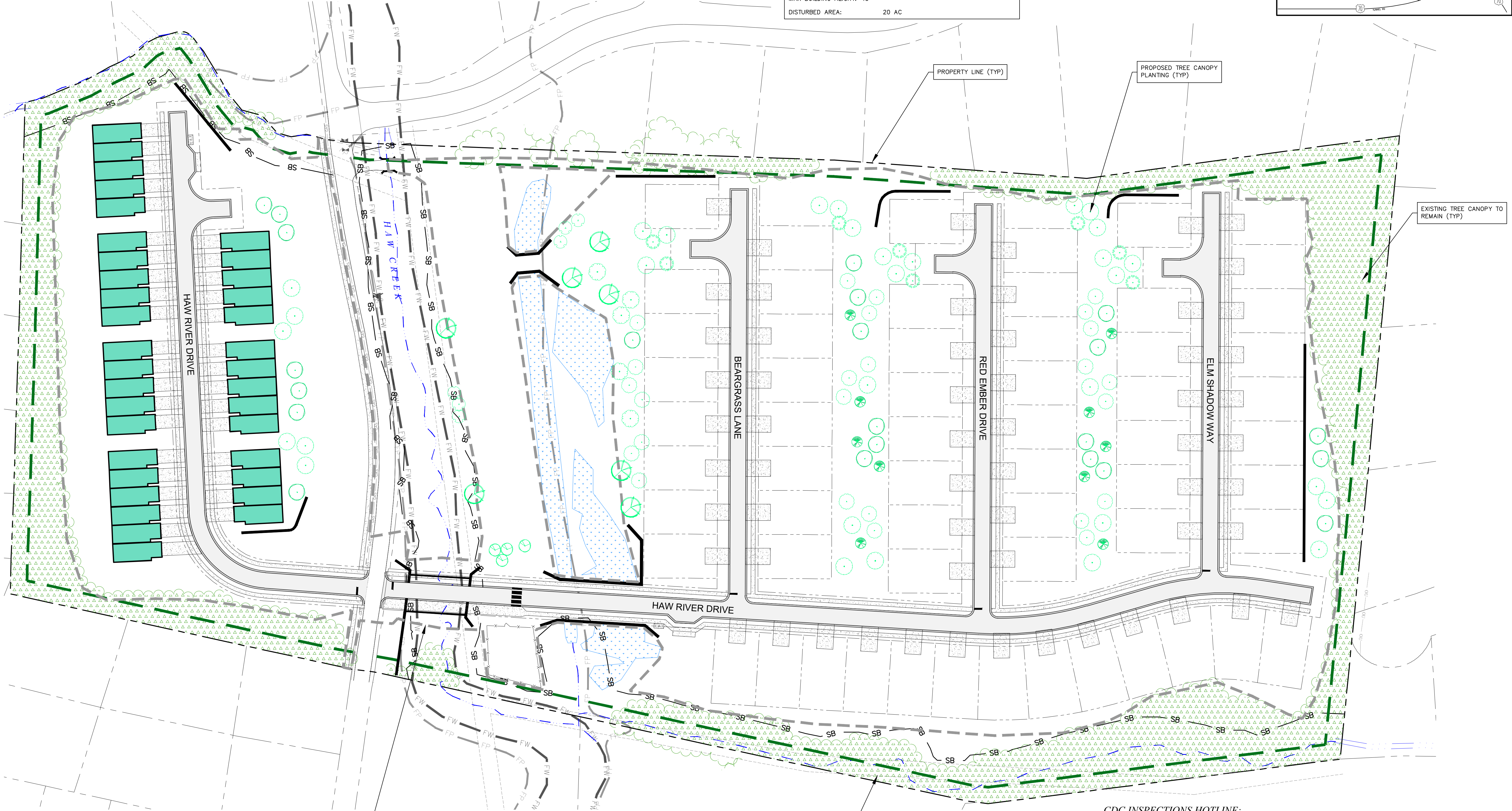
LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN



**NOTES:**

AREAS DESIGNATED AS TREE CANOPY PROTECTION SHALL REMAIN AS SUCH IN PERPETUITY. TREE REMOVAL SHALL BE PROHIBITED IN THESE AREAS UNLESS OTHERWISE PERMITTED.

SEE L101 AND L102 FOR PLANTING PLAN AND PLANT SCHEDULE OF PROPOSED TREE CANOPY.



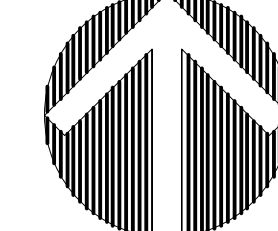
LIMITS OF DISTURBANCE (TYP)

EXISTING TREE CANOPY WITHIN SEWER EASEMENT EXCLUDED FROM TREE CANOPY CALCULATIONS (TYP)

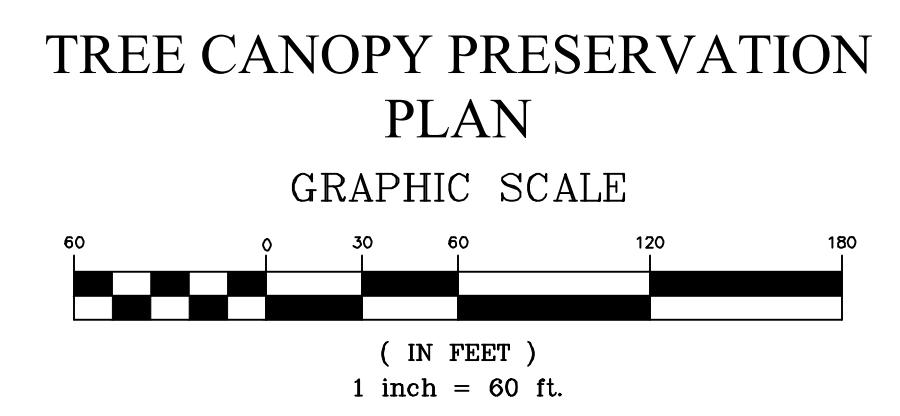
CDC INSPECTIONS HOTLINE:  
828-771-4755 OR INSPECTIONS@CDCGO.COM



Know what's below.  
Call before you dig.



NORTH



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

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28786  
PHONE (828) 252-5388  
FAX (828) 455-5455

NCELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1	07/10/2024	CONDITIONAL ZONING SUBMITTAL	

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

THE MEADOWS AT HAW CREEK

LBJ AND CO. - ASHEVILLE, NORTH CAROLINA

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

EJM 12,341 xxx

SHEET L103