

LAKWOOD ROAD DEVELOPMENT

CITY OF HENDERSONVILLE

NOTES

SITE NOTES:

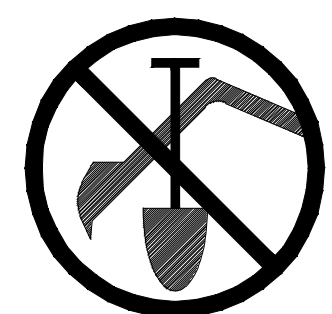
- PROJECT ADDRESS: LAKEWOOD ROAD, HENDERSONVILLE NC 28792
- TOTAL ACREAGE: 60.56 AC
- ZONING: ETJ
- PROJECT PIN NUMBER(S): 9579392060, 9579382595, 9579290718, 9579192770
- EXISTING TOPO INFO SHOWN WAS PROVIDED BY: GIS
- EXISTING BOUNDARY INFO PROVIDED BY: GIS
- FEMA FLOOD PANEL: ----
- RECEIVING STREAM: CLEAR CREEK
- SOIL TYPE(S): ----
- DEED BOOK / PAGE: 857/631
- LATITUDE / LONGITUDE: 35.346988, -82.447351
- DISTURBED ACREAGE: ----
- EROSION CONTROL REVIEW: CITY OF HENDERSONVILLE
- STORMWATER MANAGEMENT REVIEW: CITY OF HENDERSONVILLE

GENERAL NOTES:

- 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.
- 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.
- NO STREAM OR WETLAND DISTURBANCE SHALL OCCUR WITHOUT A ARMY CORPS OF ENGINEERS PERMIT.
- 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. 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.
- ANY ALTERATION TO THE PLANS MUST BE APPROVED BY THE PROJECT ENGINEER, OR APPROPRIATE AGENCY PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL OBTAIN, AND PAY FOR, PRIOR TO BEGINNING ANY WORK, ALL PERMITS AND LICENSES NECESSARY TO ACCOMPLISH THE WORK.
- 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.
- 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.

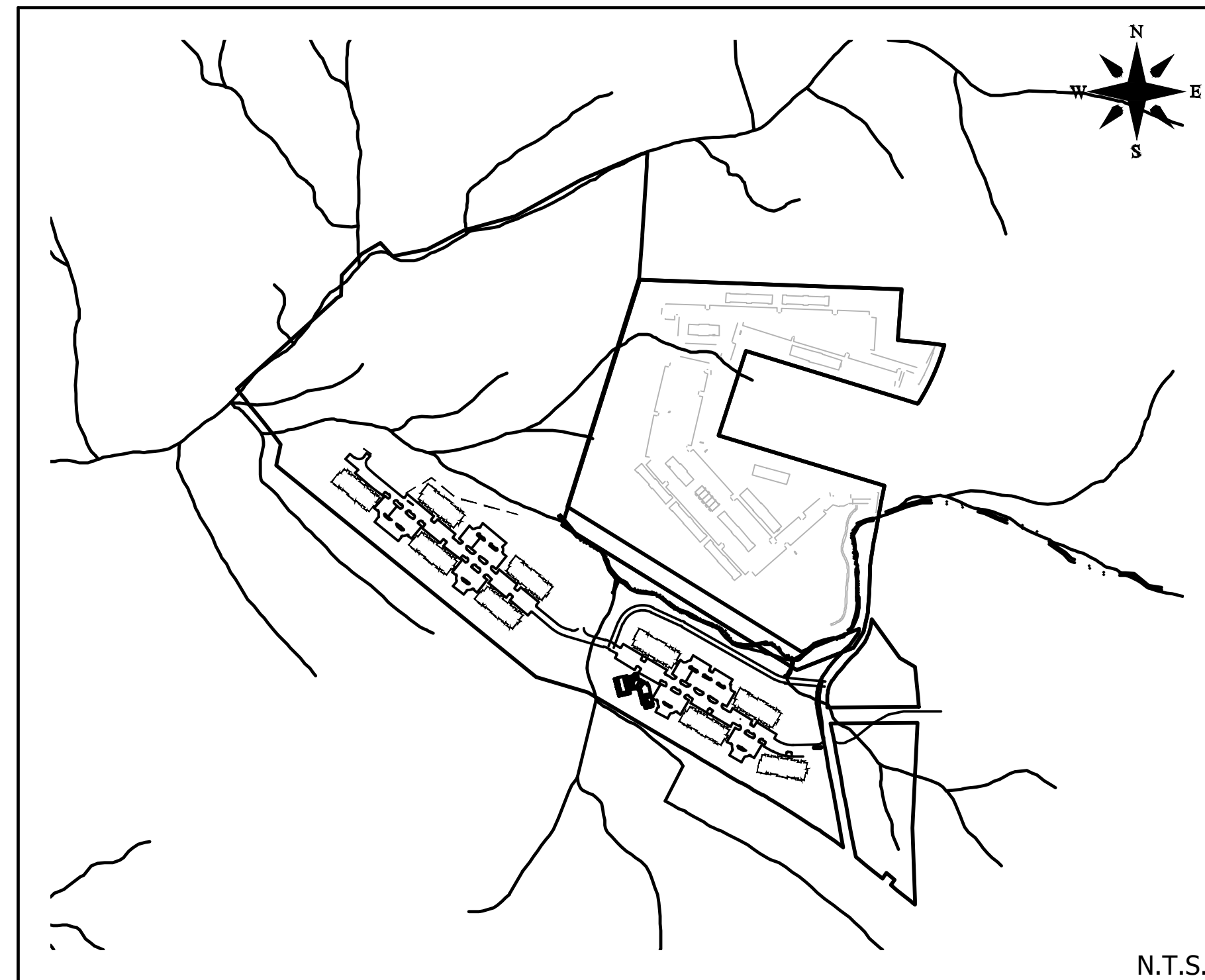
INSPECTION SCHEDULE:

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



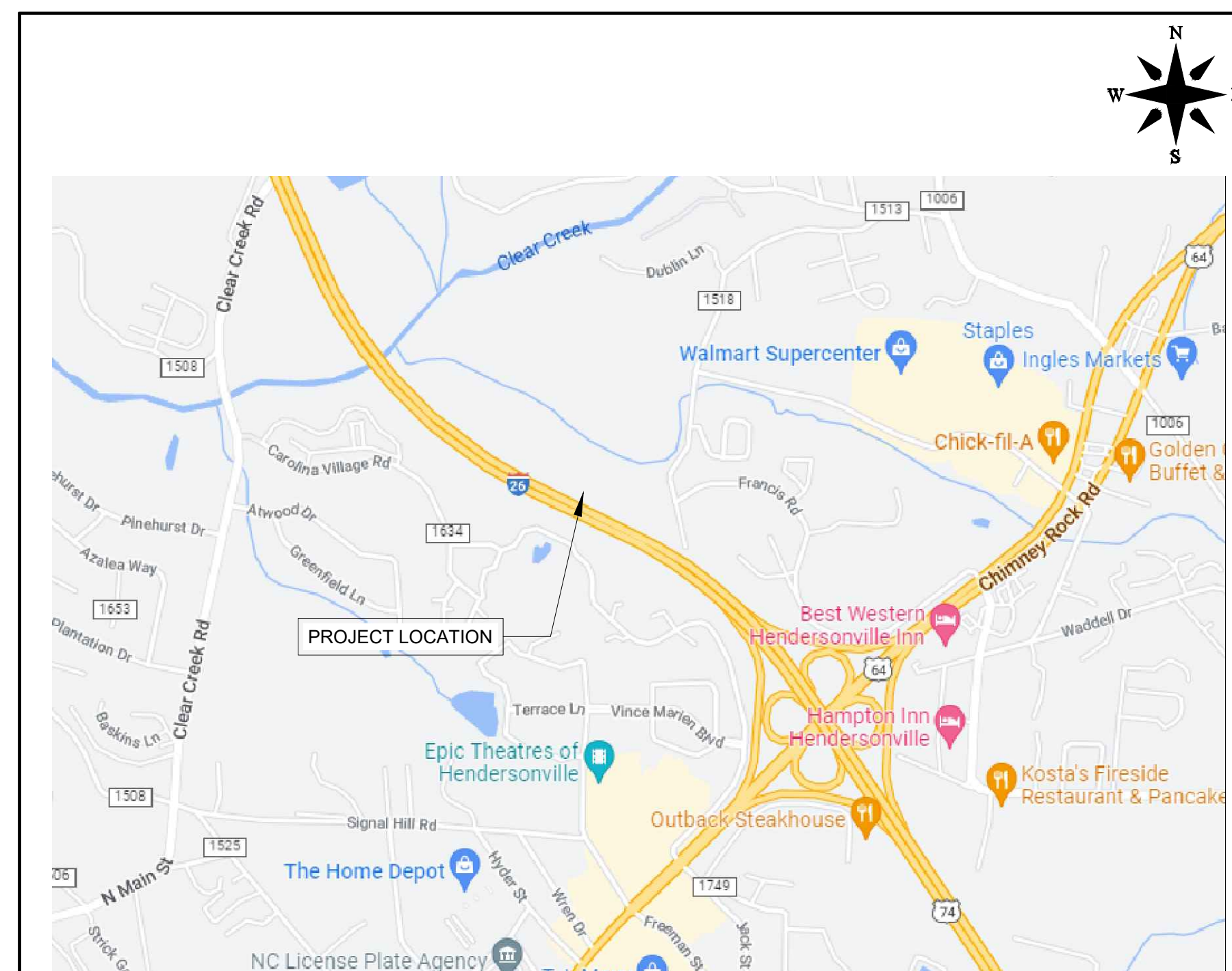
BEFORE YOU DIG !
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW !

PROJECT MAP



N.T.S.

VICINITY MAP

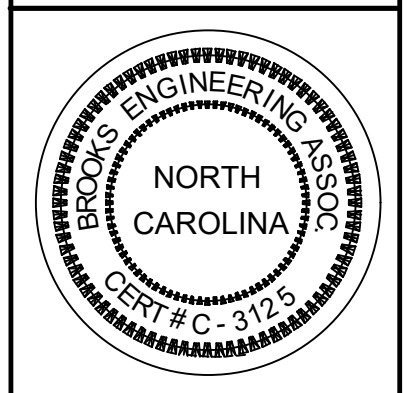
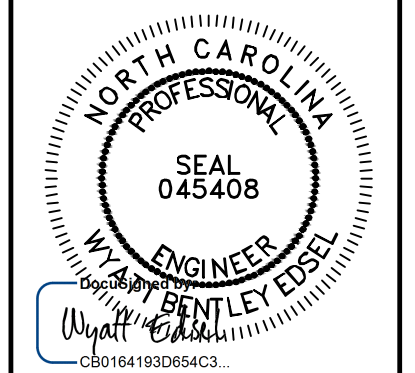


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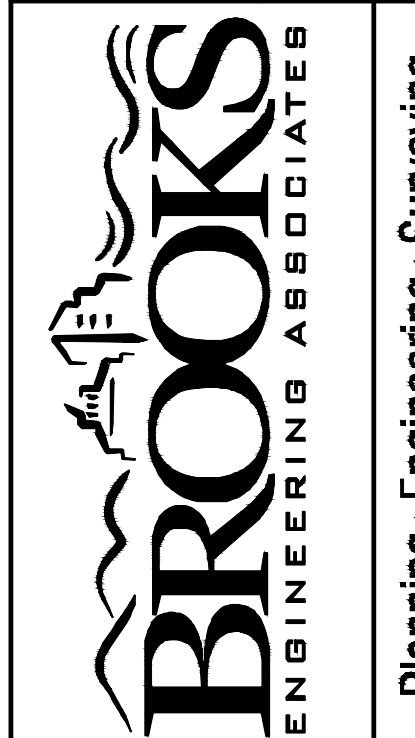
CONTACTS

DEVELOPER: FIRST VICTORY INC	CONTACT INFO: TRAVIS FOWLER TRAVIS@FIRSTVICTORY.COM 828 577 4201 542 SOUTH CALDWELL STREET BREVARD NC 28712
OWNER: GROUP VENTURES INC	CONTACT INFO: ---- ---- 1410 GREENVILLE HWY HENDERSONVILLE NC 28792
ENGINEER: BROOKS ENGINEERING ASSOCIATES, PA	CONTACT INFO: MARK BROOKS PE MBROOKS@BROOKSEA.COM 828-232-4700 17 ARLINGTON STREET ASHEVILLE, NC 28801
SURVEYOR: ----	CONTACT INFO: ---- ---- ----
LANDSCAPE ARCHITECT: SITEWORKS STUDIOS	CONTACT INFO: ROB DULL RDULL@SITEWORKSSTUDIOS.COM 82 PATTON AVE ASHEVILLE NC 28801

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19



Reviewed: WBE
Scale: AS NOTED
Date: 2022-05-19
Designed: WBE
Drawn: WBE
Checked: WBE
15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
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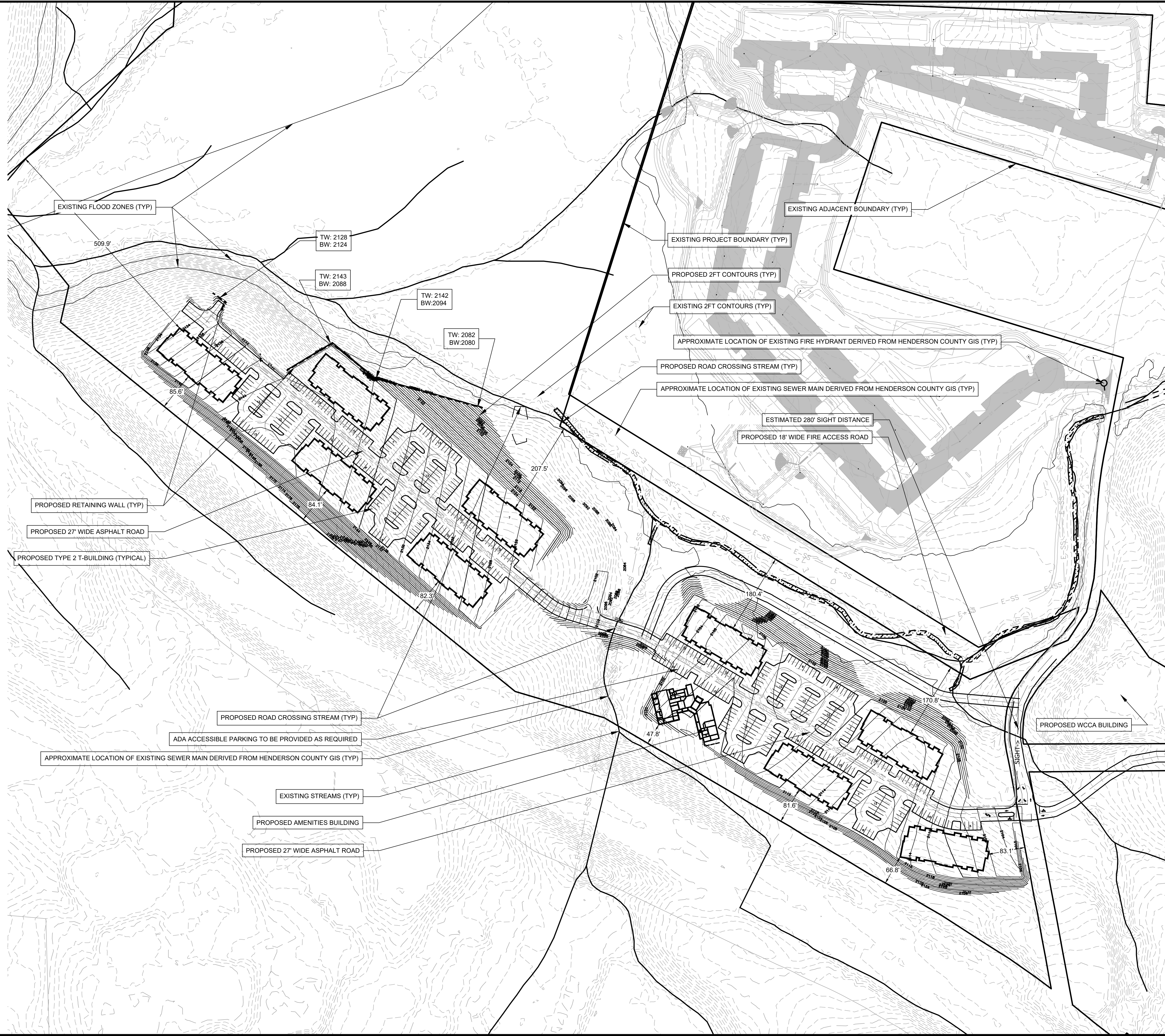
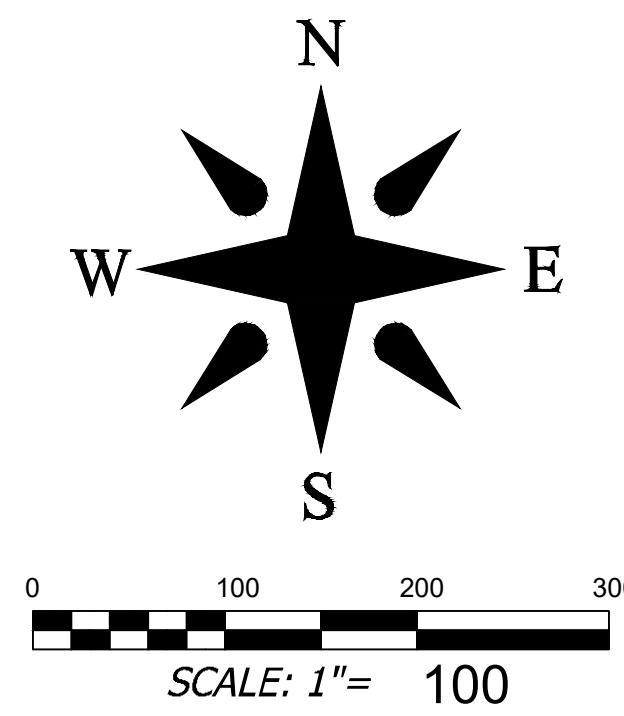
Project No:
557522

Drawing Title:
CIVIL BASE 557522 - C-0

LAKWOOD ROAD DEVELOPMENT
CITY OF HENDERSONVILLE
NORTH CAROLINA

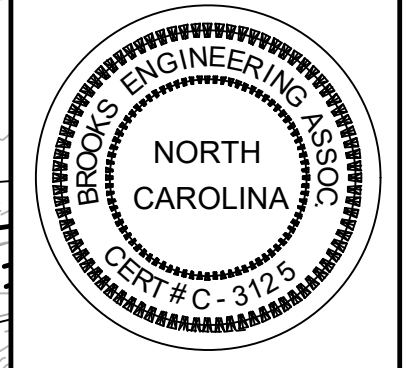
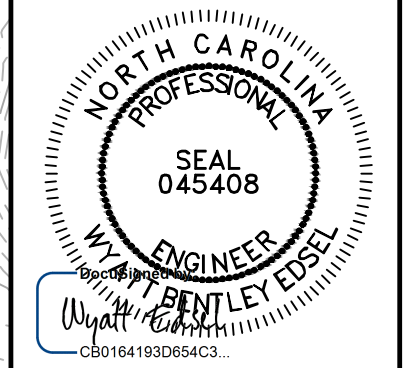
PRELIMINARY - NOT FOR CONSTRUCTION

Planning • Engineering • Surveying • Environmental Services •



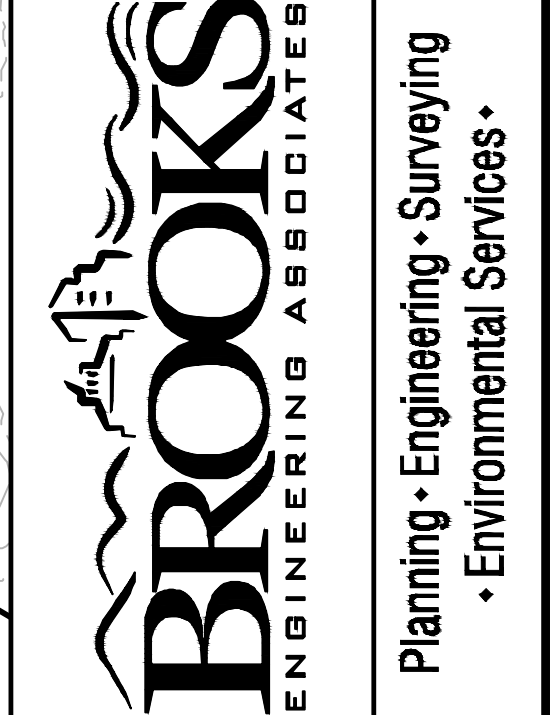
DEVELOPMENT DATA
PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: CITY OF HENDERSONVILLE
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: ETJ
PROPOSED NUMBER OF UNITS: 324
PROPOSED DENSITY: 324/60.56= 5.35 UNITS/AC
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ---
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ---
PHONE: ---
DEVELOPER: FIRST VICTORY INC
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PHONE: 828 674 5592

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19



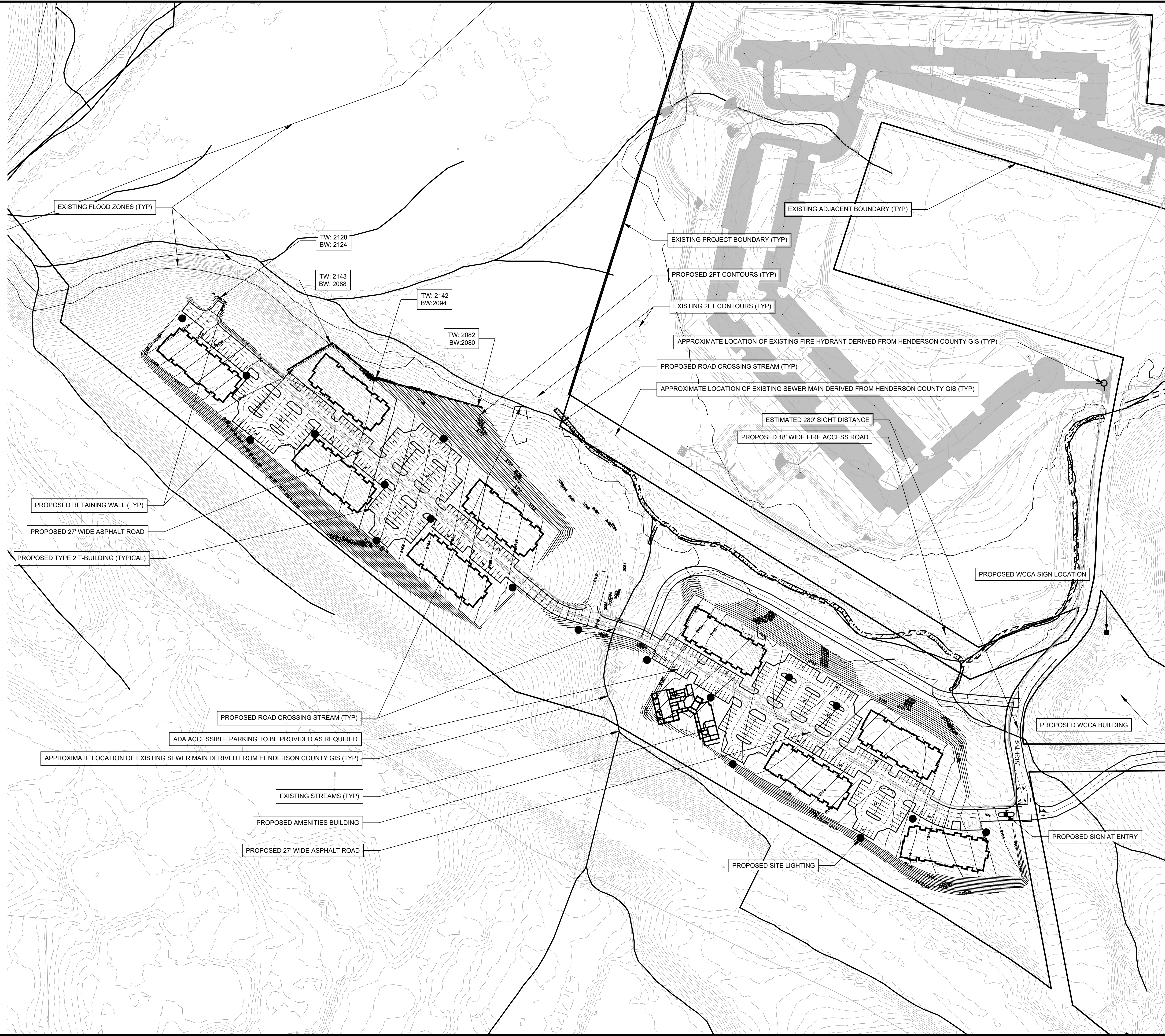
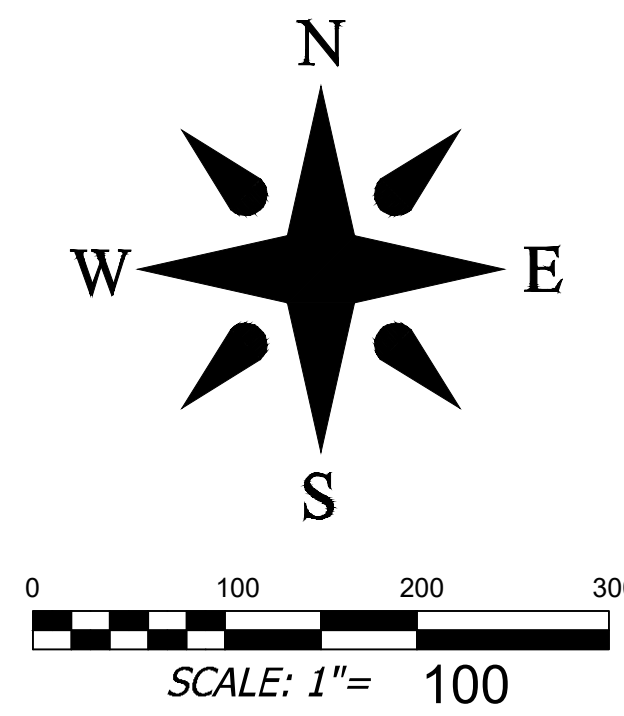
Reviewed:	WBE
Scale:	AS NOTED
Date:	2022-05-19

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Asheville, N.C. 28801
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LAKEWOOD ROAD DEVELOPMENT
NORTH CAROLINA
CITY OF HENDERSONVILLE

Project No: 557522
Drawing Title: C-1
CONCEPT PLAN



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

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LANDSCAPE ARCH.: SITEWORKS STUDIOS

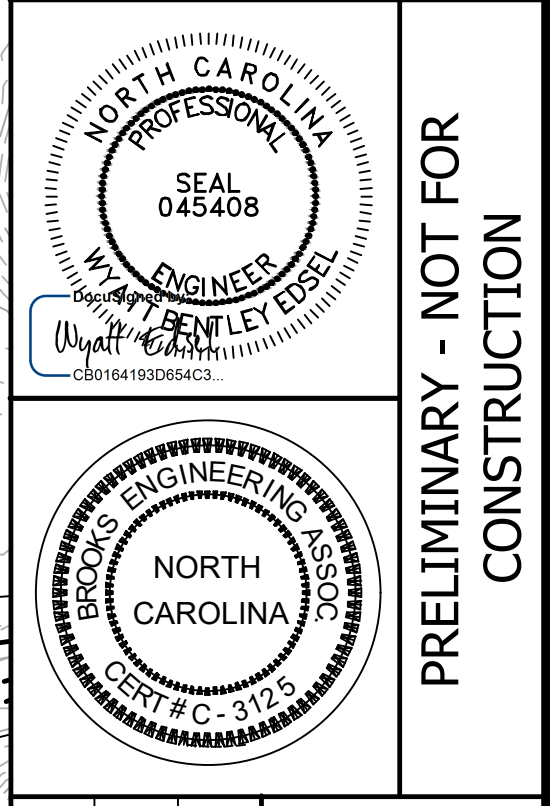
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EMAIL: RDULL@SITEWORKSSTUDIOS.COM

PHONE: 828 674 5592

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19



BROOKS ENGINEERING ASSOCIATES
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CERT. # C-3725

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BROOKS ENGINEERING ASSOCIATES

Planning • Engineering • Surveying
• Environmental Services •

Project No: 557522	LAKEWOOD ROAD DEVELOPMENT	NORTH CAROLINA
Drawing Title: PRELIM LIGHTING & SIGNAGE	CITY OF HENDERSONVILLE	---
		C-2