

RESIDENTIAL DEVELOPMENT

TOWN OF BURNSVILLE

NOTES

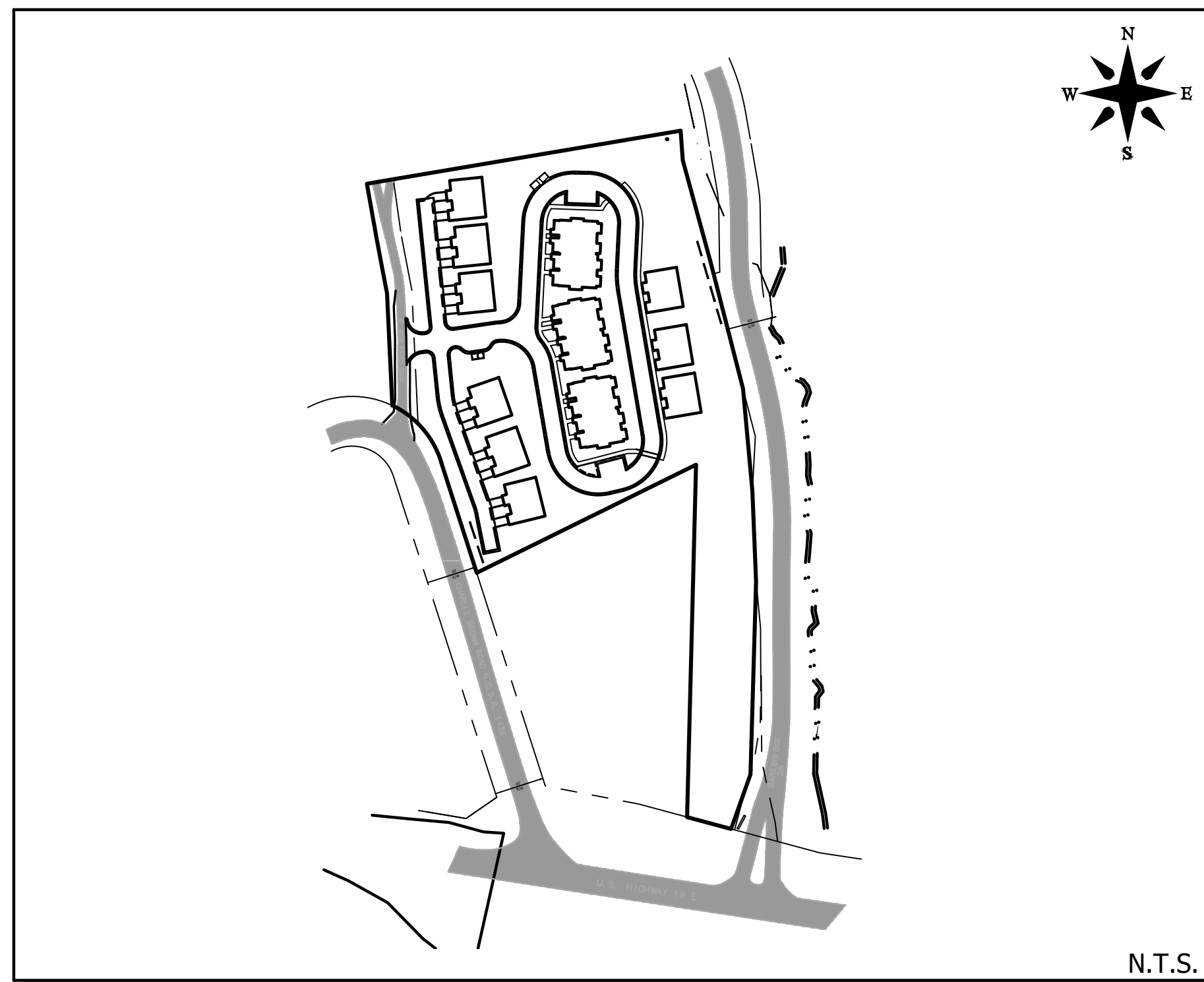
1. PROJECT ADDRESS: 108 CHARLIE BROWN ROAD, BURNSVILLE NC 28714
2. TOTAL ACREAGE: 4.59 AC
3. ZONING: C-2
4. PROJECT PIN NUMBER(S): 081004646207000
5. EXISTING TOPO INFO SHOWN WAS PROVIDED BY: JIM HUGHES & ASSOCIATES, PA
6. EXISTING BOUNDARY INFO PROVIDED BY: JIM HUGHES & ASSOCIATES, PA
7. FEMA FLOOD PANEL: 3710081000J
8. RECEIVING STREAM: PINE SWAMP BRANCH (CLASS C;TR, INDEX NO. 7-3-15)
9. SOIL TYPE(S): CnD2, CnE2, BdA, Usc, Ud
10. DEED BOOK / PAGE: 858 / 612
11. LATITUDE / LONGITUDE: 35.913965, -82.322337
12. DISTURBED ACREAGE: 3.49 ACRES
13. EROSION CONTROL REVIEW: NCDEQ
14. STORMWATER MANAGEMENT REVIEW: TOWN OF BURNSVILLE

1. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADEQUATE SUPERVISION TO PREVENT DAMAGE AND/OR MOVEMENT OF ANY SURVEY-LOCATED CONSTRUCTION STAKES. CONSTRUCTION STAKING SHALL REMAIN IN PLACE AND BE PROTECTED UNTIL THE OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD TO SUPERVISE CONSTRUCTION. IT IS SPECIFICALLY UNDERSTOOD THAT THE ENGINEERING FIRM DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION MEANS AND METHODS AND/OR SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION.
3. THE ENGINEERING FIRM IS NOT RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND/OR ALL APPLICABLE REGULATORY RULES. THE ENGINEERING FIRM MAY BE CONTRACTED TO OBSERVE CONSTRUCTION AND ADVISE WITH REGARD TO ADHERENCE TO THE CONSTRUCTION DOCUMENTS AND REGULATORY COMPLIANCE, BUT NO RESPONSIBILITY WITH REGARD TO THE CONTRACTOR'S PERFORMANCE IS PROVIDED OR IMPLIED.
4. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW IMPROVEMENTS ON THE SUBJECT SITE AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGES WHICH OCCUR DURING CONSTRUCTION.
5. LOCATION OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE PROVIDED BY THE PROJECT SURVEYOR. THE LOCATION AND ANY INCLUSION OR OMISSION OF UNDERGROUND OR OVERHEAD UTILITIES IS THE SOLE RESPONSIBILITY OF THE PROJECT SURVEYOR AND NO WARRANTY IS PROVIDED 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. CONTRACTOR SHALL NOTIFY DESIGNER PRIOR TO CONSTRUCTION IF EXISTING CONDITIONS DIFFER FROM THOSE INDICATED IN THE PLANS.
6. NO STREAM OR WETLAND DISTURBANCE SHALL OCCUR WITHOUT THE APPLICABLE PERMITTING FROM THE ARMY CORPS OF ENGINEERS OR NCDEQ.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, ANY LAND DISTURBING ACTIVITIES. EROSION CONTROL IS A REQUIREMENT REGARDLESS OF PERMIT REQUIREMENTS AND MEASURES SHOWN OR NOT SHOWN IN THESE PLANS.
8. ANY EXCESS CUT/SPILL MATERIAL DEVELOPED IN THE CONSTRUCTION OF THIS SITE SHALL BE DISPOSED OF AT AN APPROPRIATELY PERMITTED SPOIL SITE. CONTRACTOR TO PROVIDE PROOF OF PERMITS PRIOR TO PLACEMENT AT AN OFF-SITE LOCATION.
9. ANY ALTERATION TO THE PLANS MUST BE APPROVED BY THE PROJECT ENGINEER AND/OR APPROPRIATE REGULATORY AGENCY PRIOR TO THE COMMENCEMENT OF WORK.

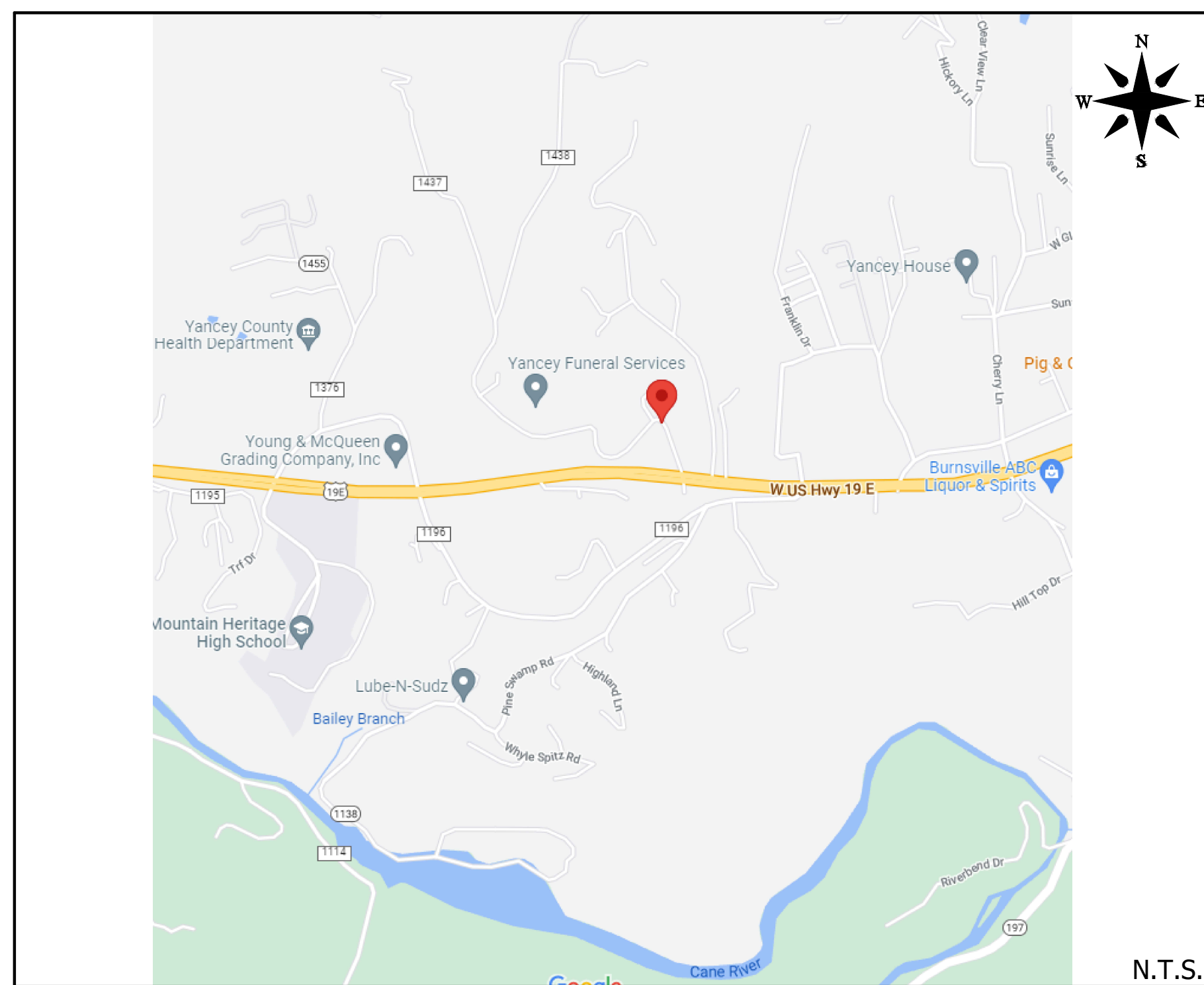
1. NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE OWNER, THE CONTRACTOR, THE ENGINEER, AND A REPRESENTATIVE OF THE APPROVING JURISDICTION.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED AT OR PRIOR TO THE PRECONSTRUCTION MEETING.
3. ENGINEER TO BE CALLED FOR PERIODIC INSPECTIONS.
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.



PROJECT MAP



VICINITY MAP



CONTACTS

DEVELOPER:
CROWDER, BANKS & ASSOCIATES

CONTACT INFO:
 SAM YOUNG
 SYOUNG@YOUNGMCQUEEN.COM
 828-284-0645
 PO BOX 1648
 BURNSVILLE NC 28714

OWNER:
CROWDER, BANKS & ASSOCIATES

CONTACT INFO:
SAM YOUNG
SYOUNG@YOUNGMCQUEEN.COM
828-284-0645
PO BOX 1648
BURNSVILLE NC 28714

ENGINEER:
BROOKS ENGINEERING ASSOCIATES, PA

CONTACT INFO:
MARK BROOKS, PE
MBROOKS@BROOKSEA.COM
828-232-4700
15 ARLINGTON STREET
ASHEVILLE, NC 28801

SURVEYOR:
JIM HUGHES & ASSOCIATES, PA

CONTACT INFO:
 JAMES HUGHES, PLS
 INFO@JIMHUGHESLANDSURVEYING.COM
 PO BOX 1452
 BURNSVILLE, NC 28714

SHEET INDEX

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A-5.0	BURNSVILLE TOWNHOUSES ELEVATIONS

[illegible]

MASTER PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. RIGHT OF WAY
- EXIST. PAVEMENT
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW WALL (BY OTHERS)

North Arrow

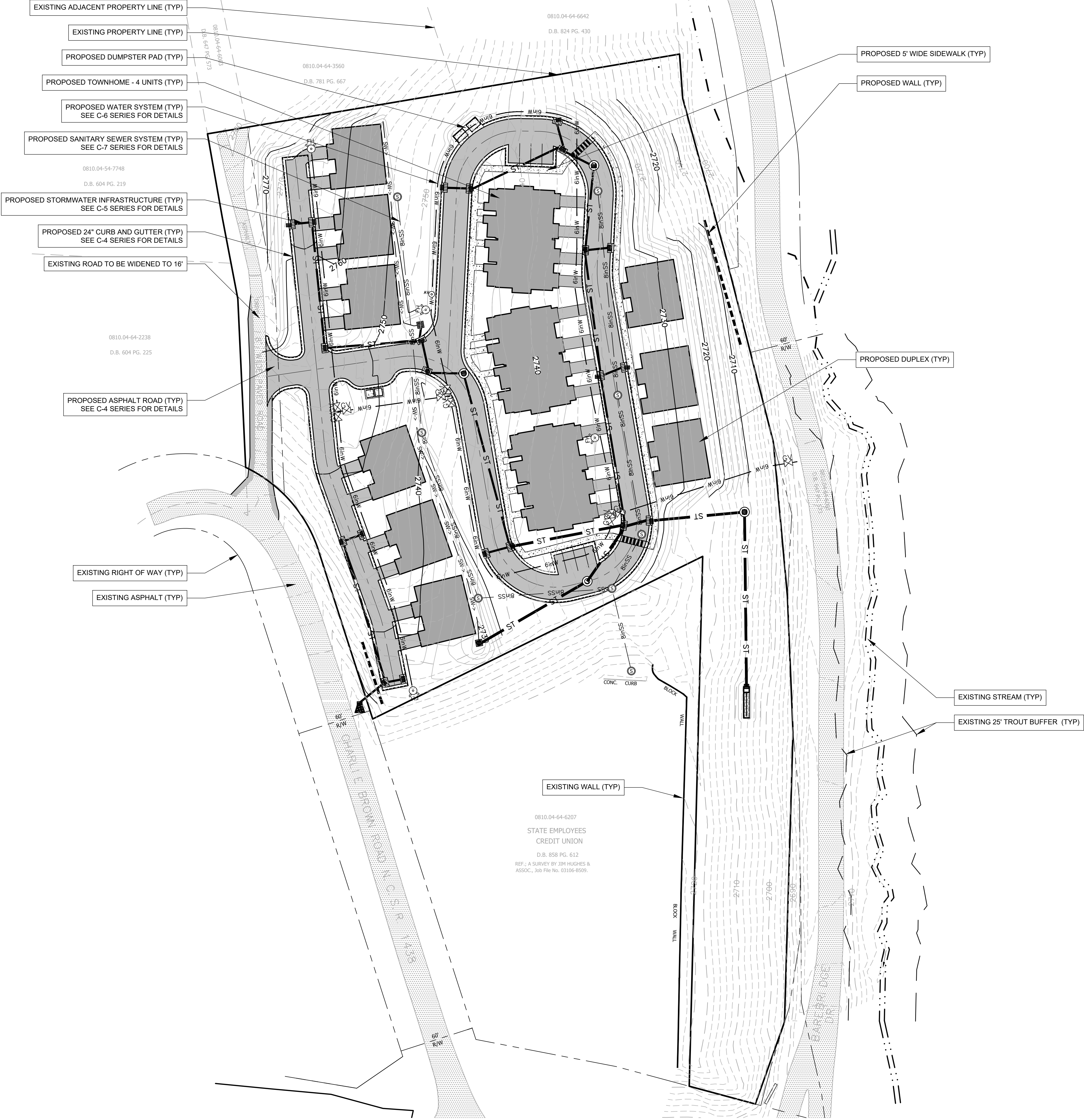
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DEVELOPMENT DATA

PROPERTY ADDRESS: 108 CHARLIE BROWN ROAD
BURNSVILLE NC 28714
PIN NUMBER: 081004646207000
PROPERTY SIZE: 4.59 AC
ZONING REVIEW: TOWN OF BURNSVILLE
EROSION CONTROL REVIEW: NCDEQ
STORMWATER REVIEW: TOWN OF BURNSVILLE
ZONING CLASSIFICATION: C-2
PROPOSED NUMBER OF UNITS: 30
PROPOSED DENSITY: 6.53 UNITS/AC.
PROPERTY OWNER: CROWDER, BANKS & ASSOCIATES
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PHONE: 828-284-0645
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS, PE
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700

SITE AND ZONING NOTES

PROPERTY ZONING: C-2
MINIMUM LOT SIZE: N/A
MAXIMUM BUILDING HEIGHT: 50'
SETBACKS:
FRONT: 20'
REAR: 10'
SIDE: 10'
MAXIMUM DENSITY ALLOWED: 10 UNITS PER ACRE
MAXIMUM UNITS ALLOWED: 46
PROPOSED NUMBER OF UNITS: 30
PROPOSED DENSITY: 6.53 UNITS/AC.
PARKING:
SPACES REQUIRED 1.50 PER UNIT
SPACES PROVIDED 2.47 PER UNIT
MIN. REQUIRED: 45
PROVIDED: 74 (42 GARAGE SPACES)
*ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
*ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF TOWN OF BURNSVILLE.

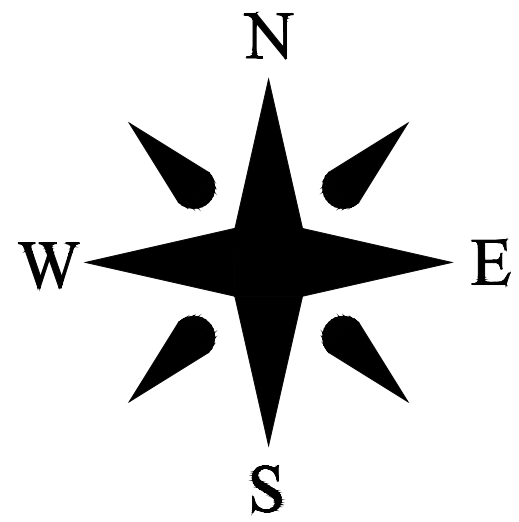


Project No: 562322	C-1.0	Drawing Title: MASTER PLAN	CHARLIE BROWN ROAD RESIDENTIAL DEVELOPMENT TOWN OF BURNSVILLE NORTH CAROLINA	 Planning • Engineering • Surveying • Environmental Services •	Designed: ZAW, CAM	Reviewed: MCB	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	NORTH CAROLINA ENGINEERING ASSOCIATES CERT. # C-3725	NORTH CAROLINA PROFESSIONAL SEAL 028539 Mark D. Brooks ARCHITECT MARK C. BROOKS 3/10/2023	No. 1 2	REVISIONS / SUBMISSIONS 1 NCDEQ/BURNSVILLE SUBMITTAL 2 NCDEQ WATER/SEWER SUBMITTAL	Date 02-27-2023 03-10-2023
					Drawn: ZAW, CAM	Scale: AS NOTED						

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

EXIST. CONDITIONS LEGEND

- EXIST. BOUNDARY
— EXIST. ADJOINER
— EXIST. STREAM
— EXIST. STREAM BUFFER
— EXIST. RIGHT OF WAY
— EXIST. PAVEMENT
⊙ EXIST. MANHOLE
— E-SS EXIST. SANITARY SEWER
— E-W EXIST. WATER LINE
HYD ⦿ EXIST. FIRE HYDRANT
— E-OU EXIST. OVERHEAD UTILITIES
PP ⦿ EXIST. POWER POLE
— E-ST EXIST. STORM DRAIN
— EXIST. MINOR CONTOUR
— EXIST. MAJOR CONTOUR
— EXIST. TREE LINE



0 40' 80' 120'
SCALE: 1"= 40'

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LINE	CHORD	CHORD BEARING	ARC	RADIUS
C1	54.59'	N30°53'35"W	55.14'	112.60'
C2	38.07'	N54°39'49"W	38.25'	112.60'

LINE	DISTANCE	BEARING
L1	35.64'	S04°06'06"E
L2	54.92'	N74°56'23"W
L3	29.10'	N10°50'51"W
L4	37.62'	N10°50'51"W
L5	67.87'	N10°02'21"W
L6	32.31'	N80°24'23"E
L7	15.37'	S80°28'40"W
L8	70.74'	S04°06'06"E
L9	71.55'	S18°35'38"E

EXISTING ADJACENT PROPERTY LINE (TYP)

0810.04-64-2238
D.B. 604 PG. 225

EXISTING RIGHT OF WAY (TYP)

EXISTING ASPHALT (TYP)

EXISTING SANITARY MANHOLE
INV. OUT: 2710.79'
RIM: 2717.04'

EXISTING 8" PVC SANITARY SEWER LINE

EXISTING WALL (TYP)

0810.04-64-6207
STATE EMPLOYEES
CREDIT UNION
D.B. 858 PG. 612
REF.: A SURVEY BY JIM HUGHES &
ASSOC., Job File No. 03106-8509.

EXISTING FIRE HYDRANT

EXISTING 6" WATER LINE

EXISTING STORM PIPE (TYP)

EXISTING PROPERTY LINE (TYP)

EXISTING STREAM (TYP)

EXISTING 25' TROUT STREAM BUFFER (TYP)

Project No:
562322

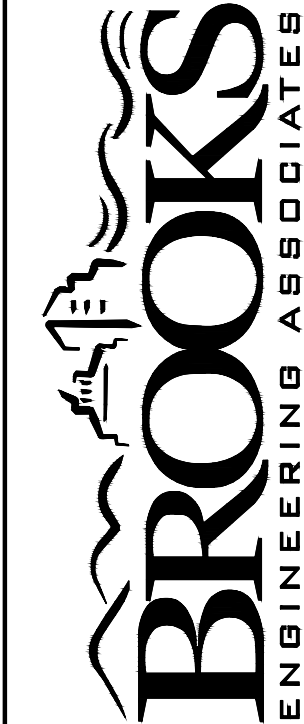
C-2.0

Drawing Title:
EXISTING CONDITIONS

CHARLIE BROWN ROAD
RESIDENTIAL DEVELOPMENT

TOWN OF BURNSVILLE

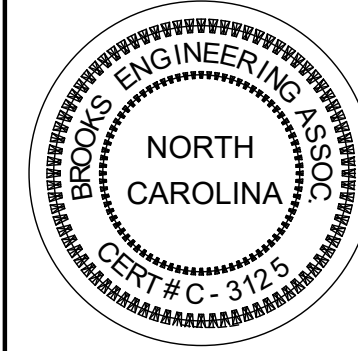
NORTH CAROLINA



Planning • Engineering • Surveying
• Environmental Services •

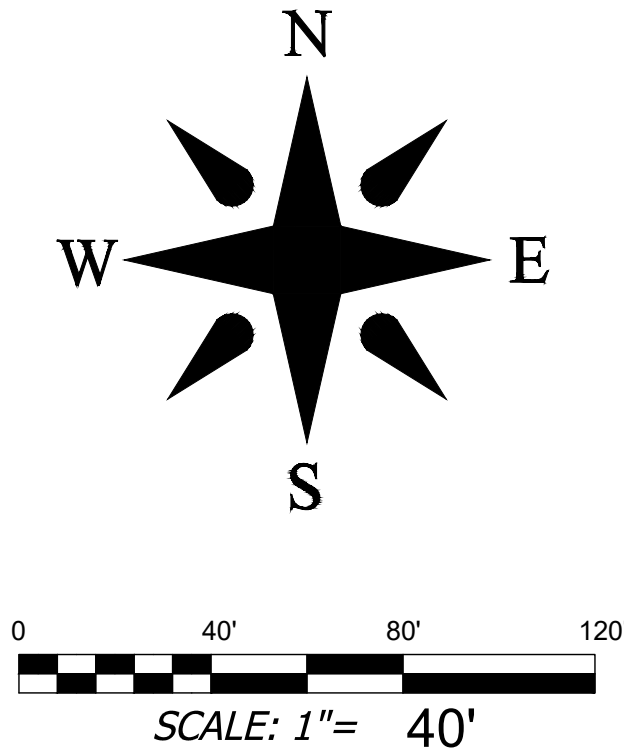
Designed: ZAW, CAM
Drawn: ZAW, CAM
Checked: MCB
Reviewed: MCB
Scale: AS NOTED
Date: 03-10-2023

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



FINAL DRAWING - FOR REVIEW
PURPOSES ONLY

No.	REVISIONS / SUBMISSIONS	Date
1	NCDEQ/BURNSVILLE SUBMITTAL	02-27-2023
2	NCDEQ WATER/SEWER SUBMITTAL	03-10-2023



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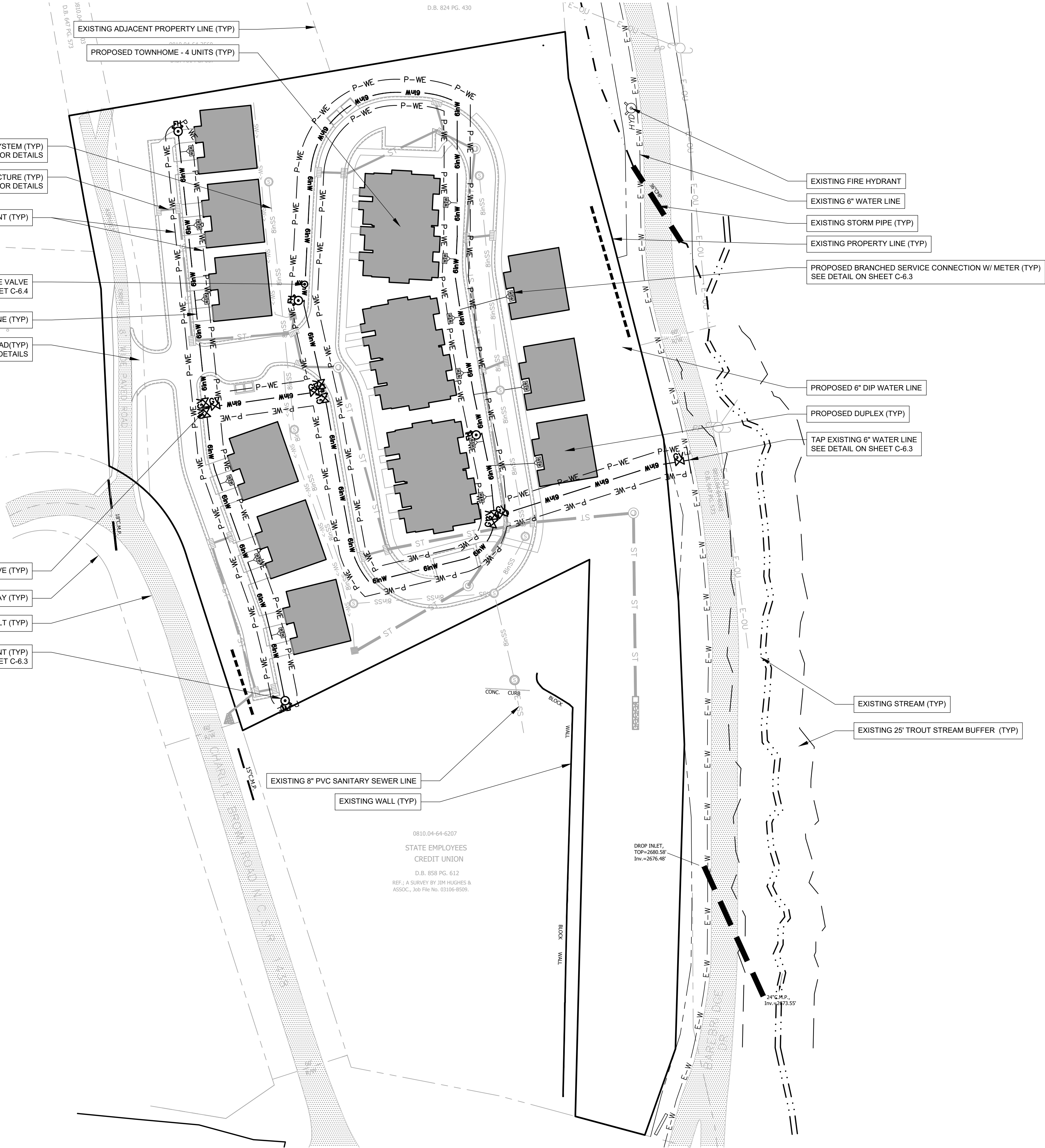
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UTILITIES LEGEND

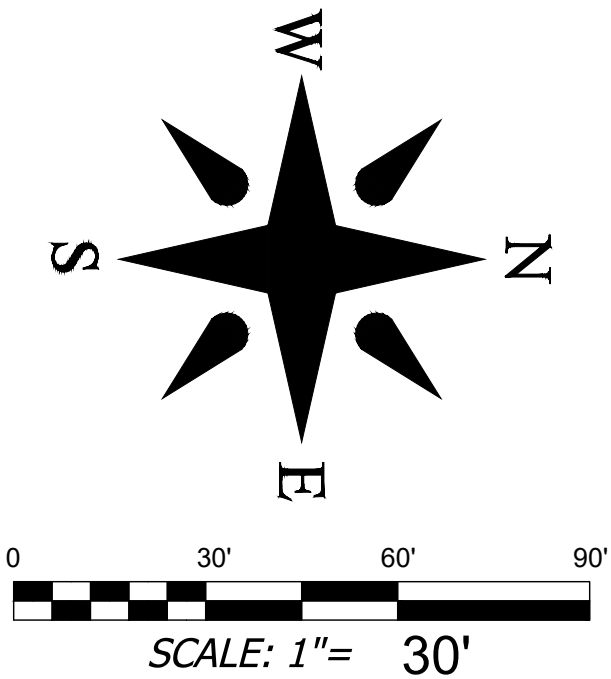
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- EXIST. PAVEMENT
- EXIST. MANHOLE
- EXIST. SANITARY SEWER
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT
- EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- EXIST. STORM DRAIN
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- EXIST. WATER METER
- EXIST. WATER VALVE
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR
- NEW SEWER EASEMENT
- NEW WATER EASEMENT
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW SEWER MANHOLE
- NEW FIRE HYDRANT
- NEW WALL (BY OTHERS)
- NEW STORM PIPE
- LIMITS OF DISTURBANCE
- NEW SEWER LINE
- NEW WATER DISTRIBUTION MAIN
- NEW SPOT GRADE
- NEW WATER VALVE

- PROPOSED SANITARY SEWER SYSTEM (TYP)
SEE C-7 SERIES FOR DETAILS
- PROPOSED STORMWATER INFRASTRUCTURE (TYP)
SEE C-5 SERIES FOR DETAILS
- PROPOSED 20' WATER EASEMENT (TYP)
- PROPOSED AIR RELEASE VALVE
SEE DETAIL ON SHEET C-6.4
- PROPOSED 6" PVC WATER LINE (TYP)
- PROPOSED ASPHALT ROAD(TYP)
SEE C-4 SERIES FOR DETAILS

- PROPOSED GATE VALVE (TYP)
- EXISTING RIGHT OF WAY (TYP)
- EXISTING ASPHALT (TYP)
- PROPOSED FIRE HYDRANT (TYP)
SEE DETAIL ON SHEET C-6.3



Project No: 562322		CHARLIE BROWN ROAD		NORTH CAROLINA			Designed: ZAW, CAM Scale: MCB		Reviewed: MCB				No.	REVISIONS / SUBMISSIONS	Date		
C-6.0		RESIDENTIAL DEVELOPMENT		TOWN OF BURNSVILLE			Drawn: ZAW, CAM Checked: MCB		AS NOTED Date: 03-10-2023							1	
												2		NCDEQ WATER/SEWER SUBMITTAL		03-10-2023	
										</							

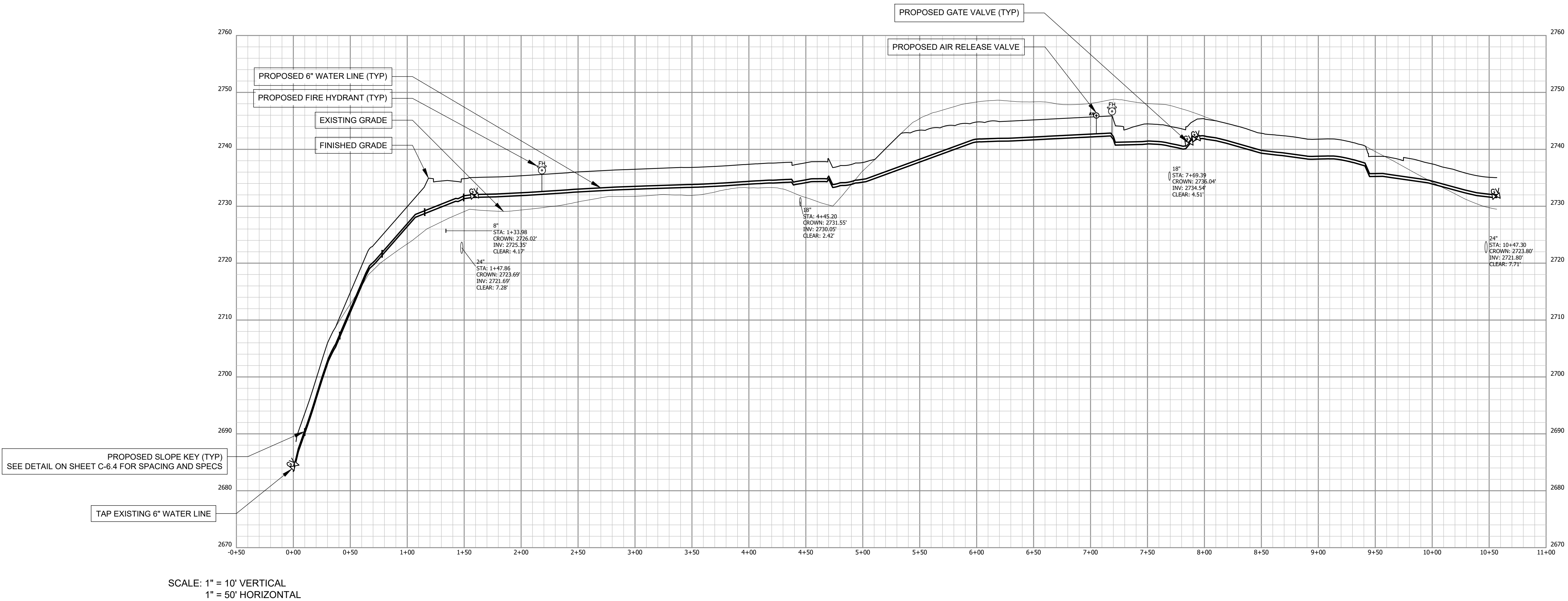


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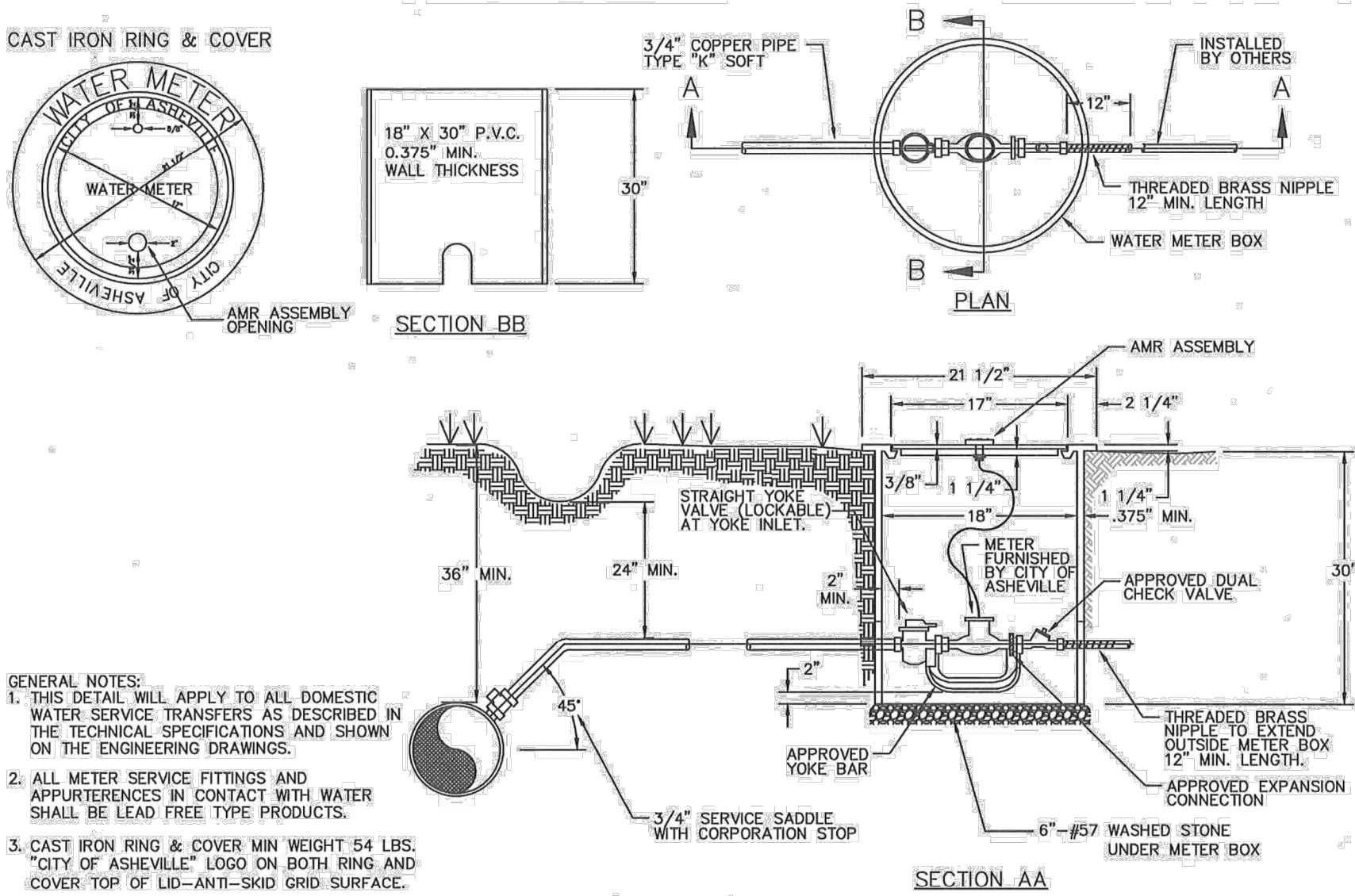
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 - NEW WATER VALVE



SCALE: 1" = 10' VERTICAL
1" = 50' HORIZONTAL

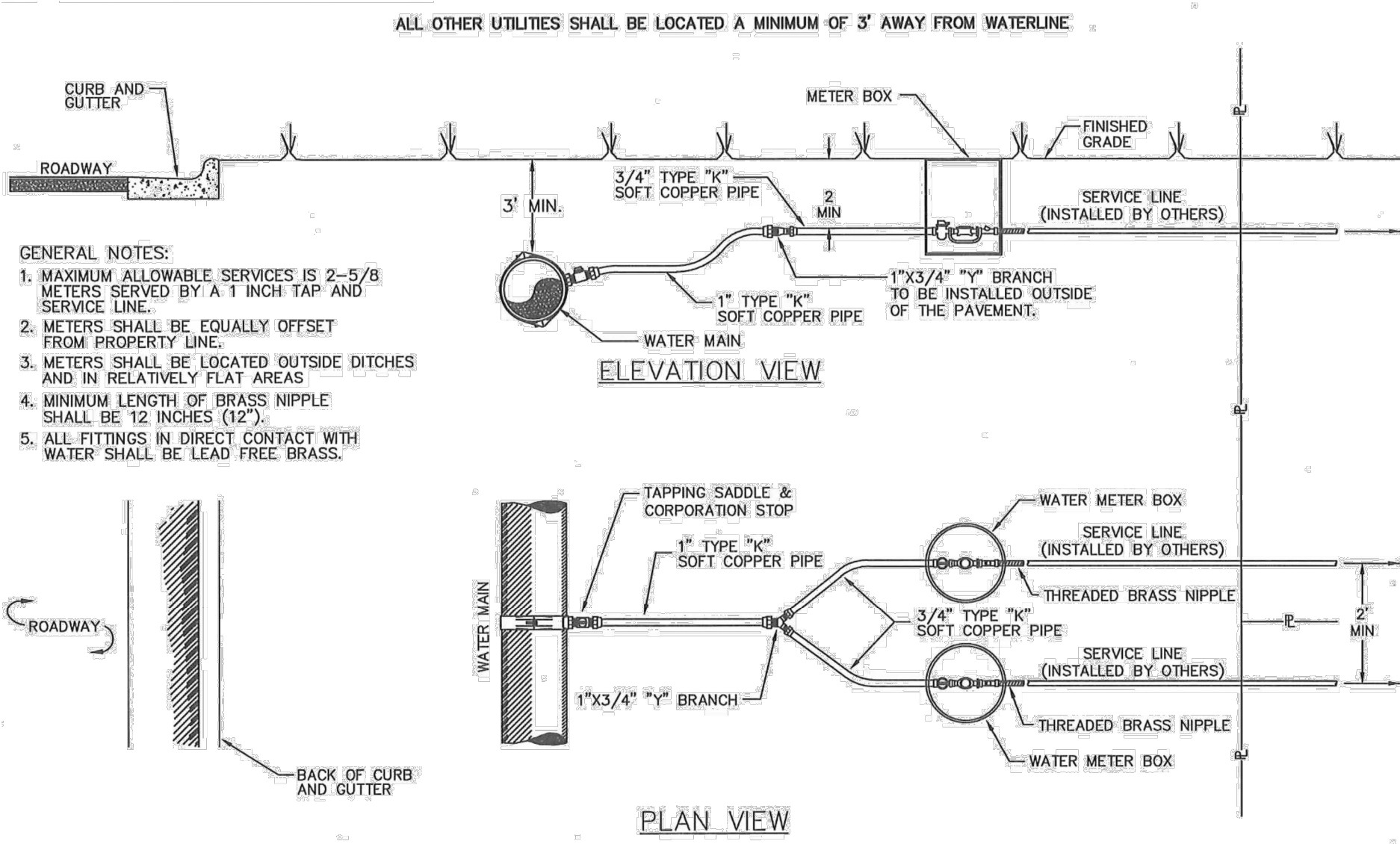
Project No: 562322	No. 1 NCDEQ/BURNSVILLE SUBMITTAL 2 NCDEQ WATER/SEWER SUBMITTAL	REVISIONS / SUBMISSIONS	Date 02-27-2023 03-10-2023			FINAL DRAWING - FOR REVIEW PURPOSES ONLY
Drawing Title: WATER PLAN & PROFILE 1	C-6.1	CHARLIE BROWN ROAD RESIDENTIAL DEVELOPMENT TOWN OF BURNSVILLE NORTH CAROLINA	Reviewed: MCB Scale: AS NOTED Date: 03-10-2023	Designed: ZAW, CAM Drawn: ZAW, CAM Checked: MCB	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	

File Location: L:\2022 Projects\562322 Crowder Banks, Charlie Brown Road Dev\DWG\CIVIL BASE 562322.dwg



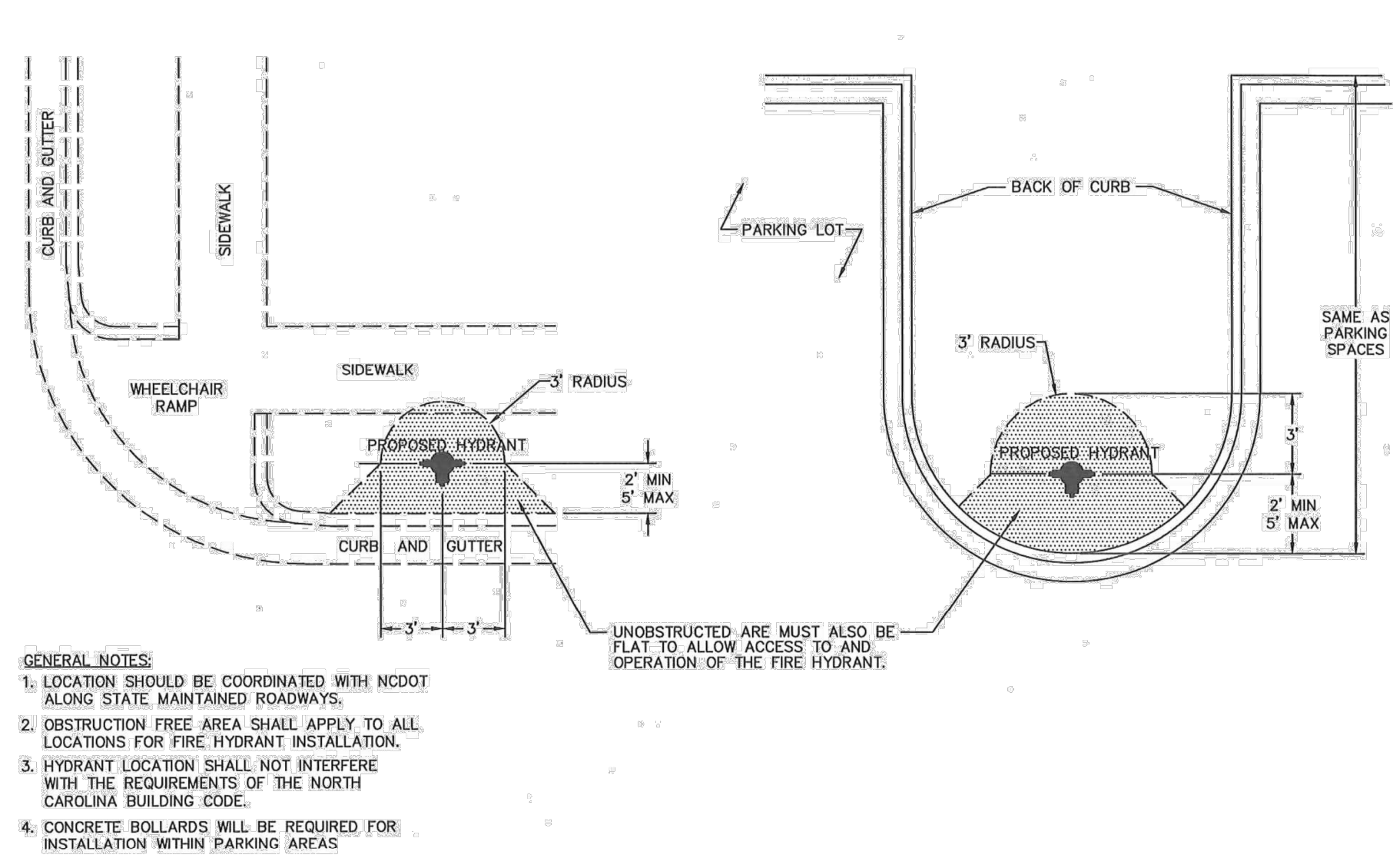
5/8"-3/4" WATER METER BOX

SCALE= NTS



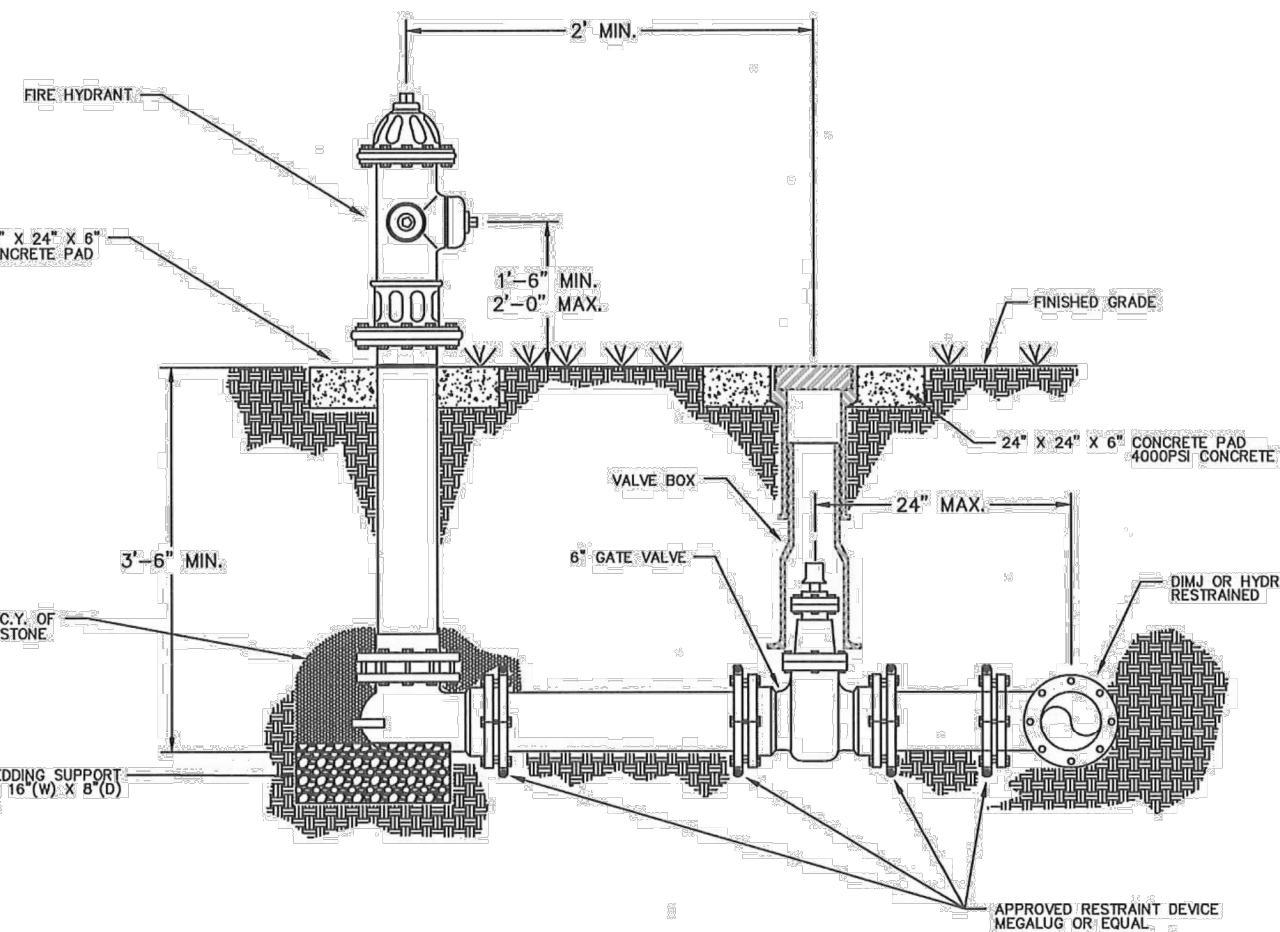
STANDARD MULTIPLE BRANCH SERVICES

SCALE= NTS



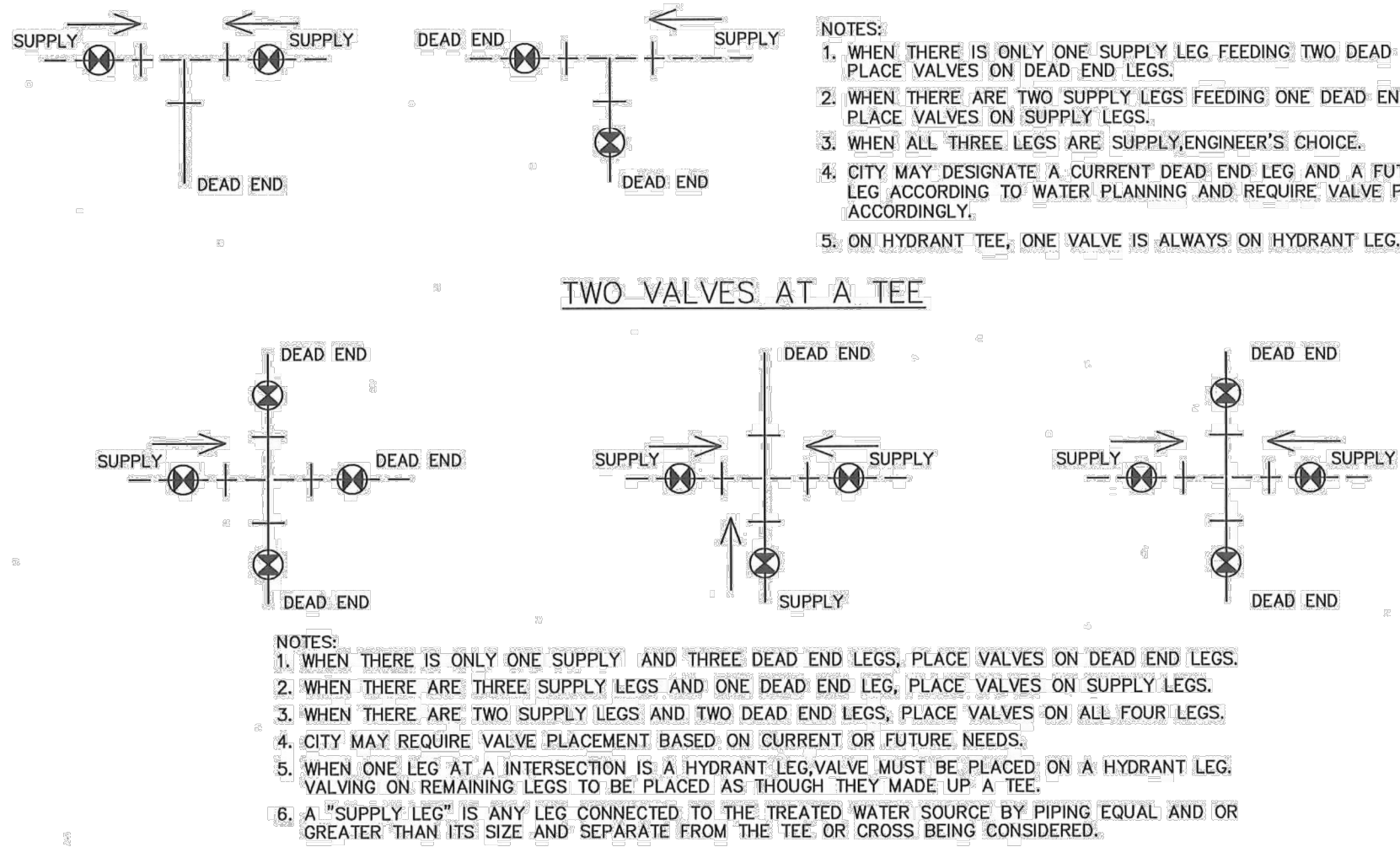
STANDARD HYDRANT LOCATION

SCALE= NTS



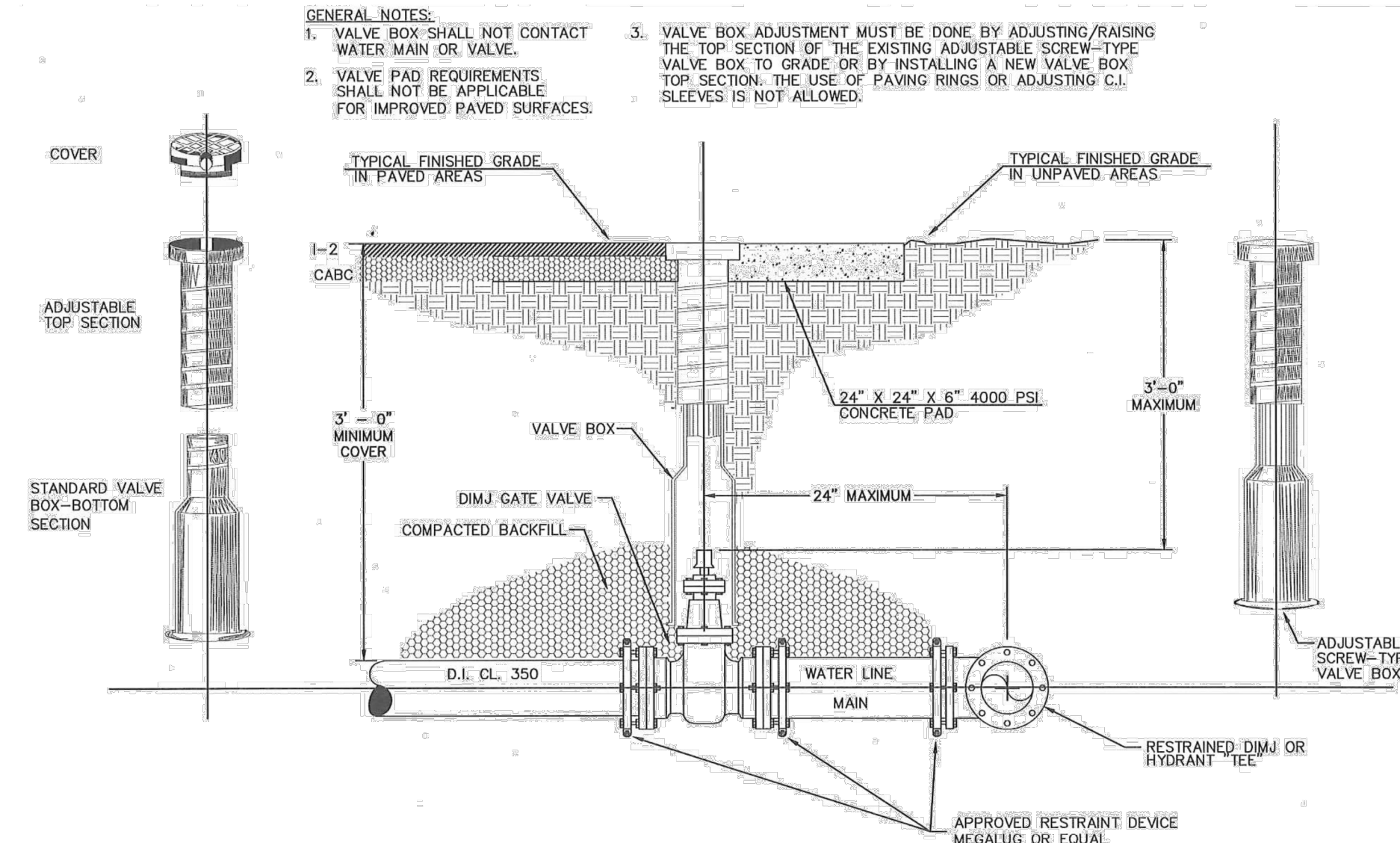
FIRE HYDRANT INSTALLATION

SCALE= NTS



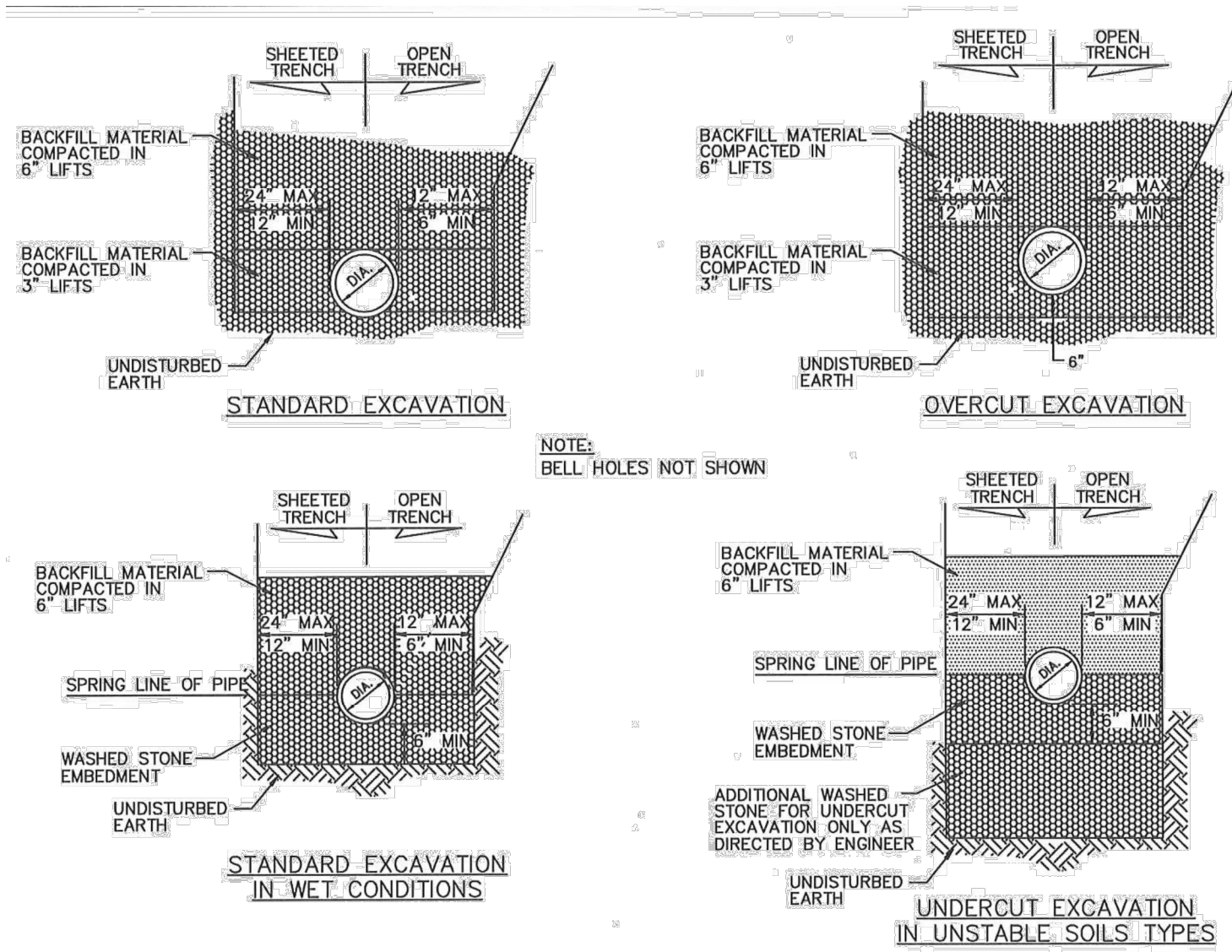
TYPICAL VALVING CONFIGURATION

SCALE= NTS



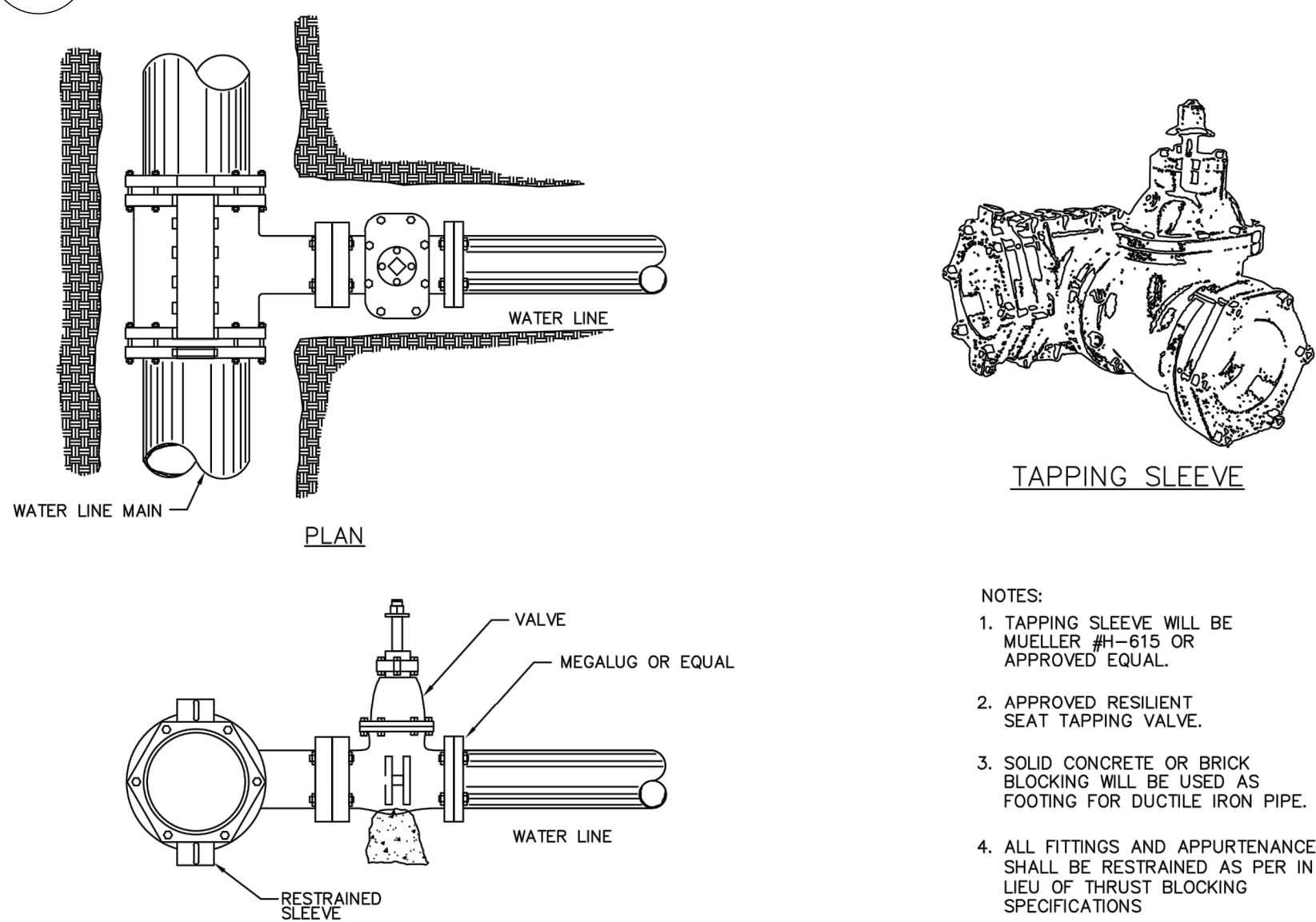
TYPICAL VALVE & VALVE BOX INSTALLATION /ADJUSTMENT

SCALE= NTS



TYPICAL TRENCH DETAIL

SCALE= NTS

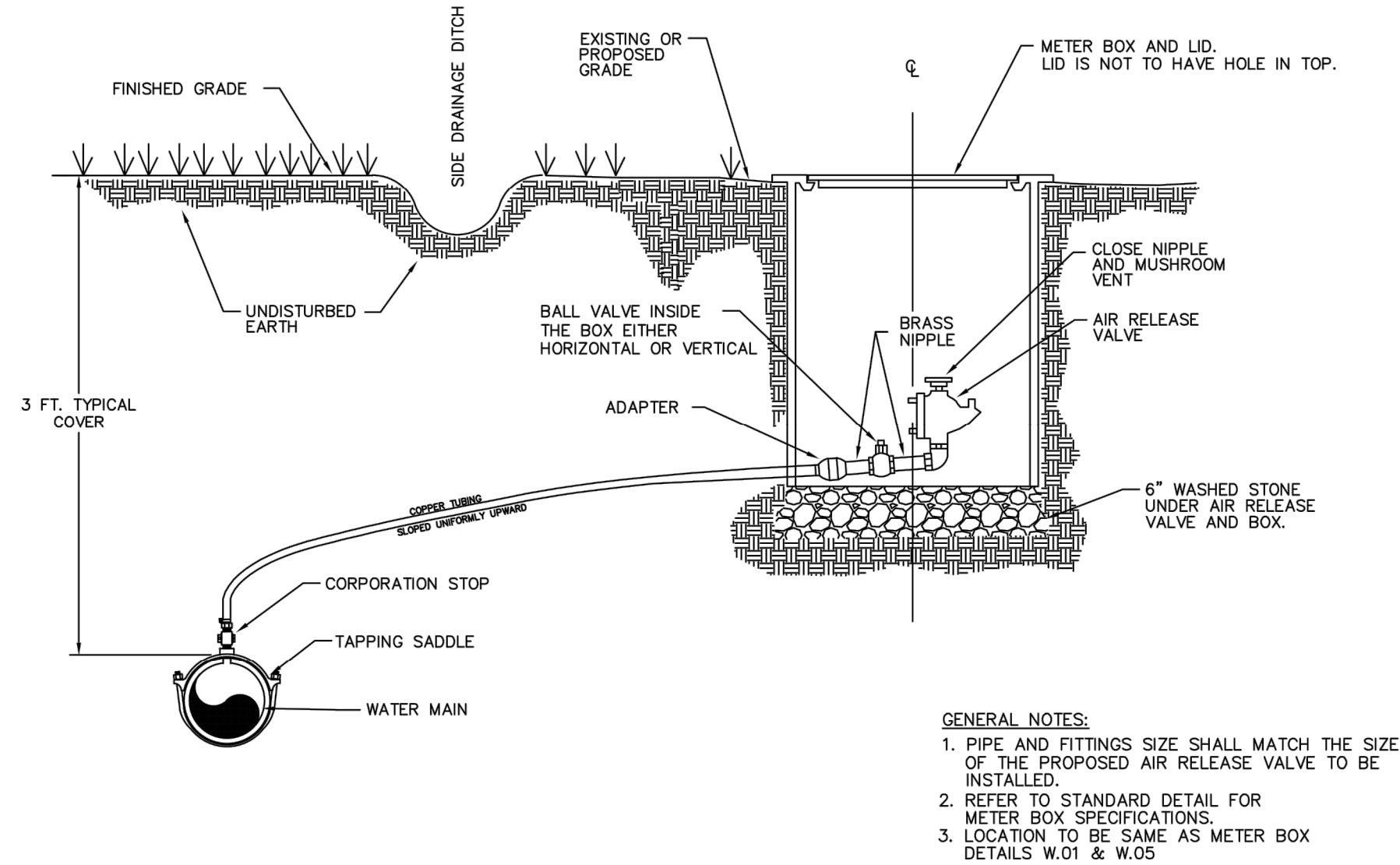
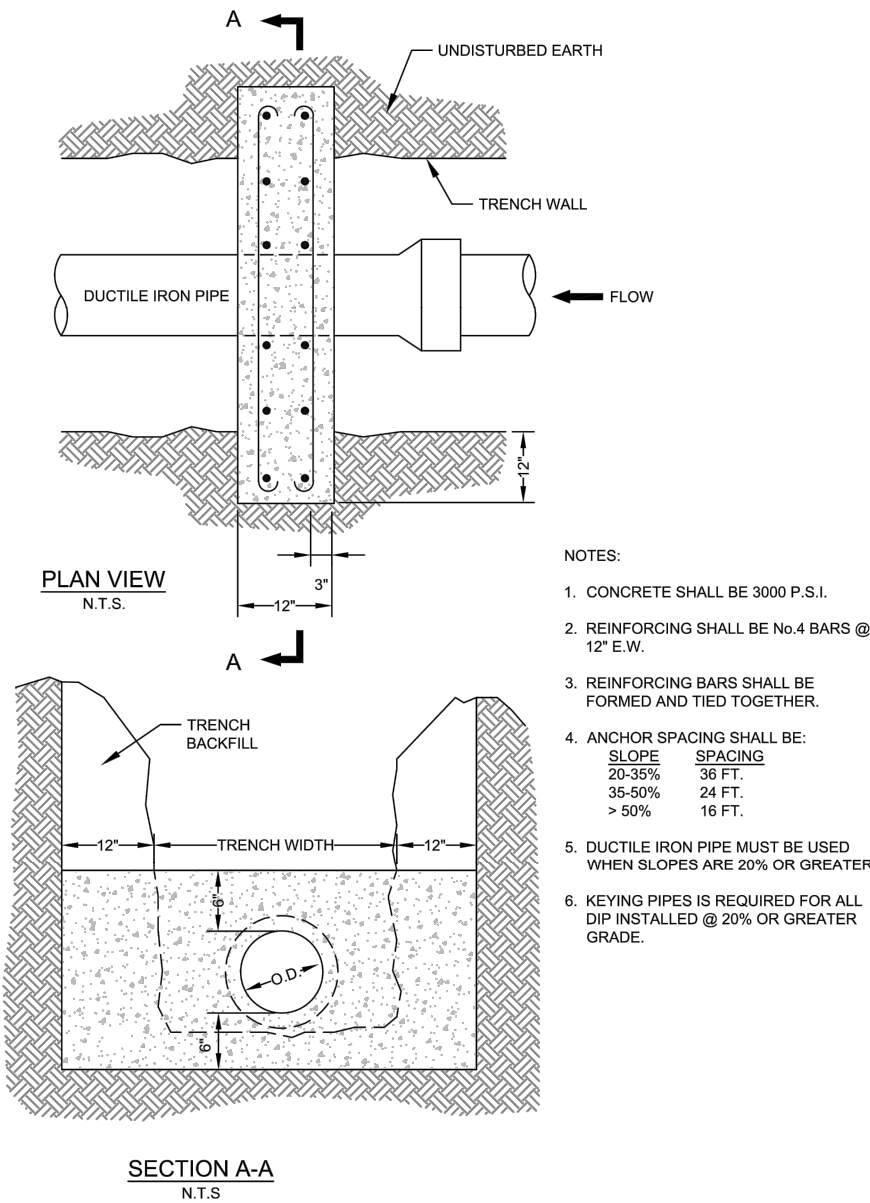
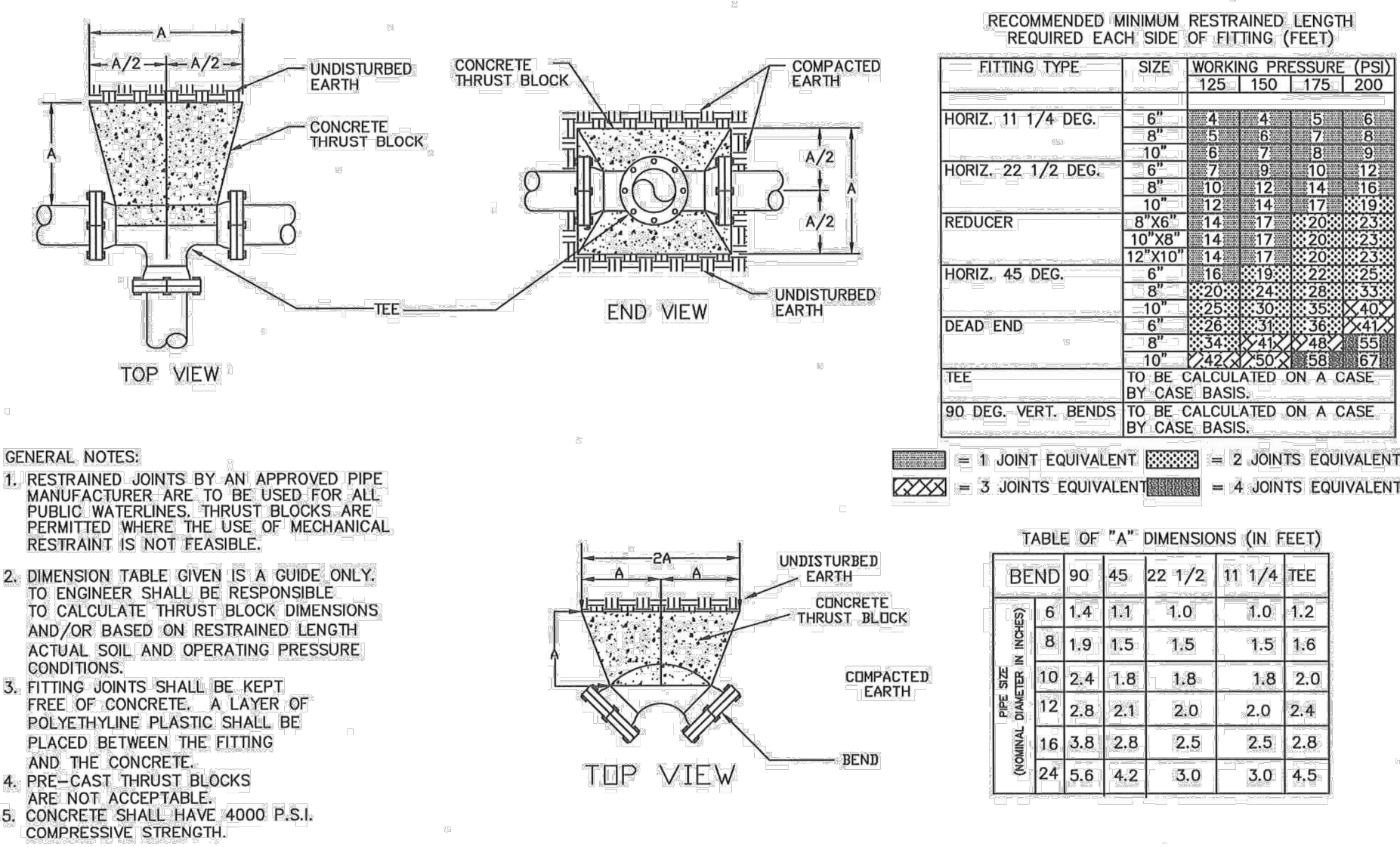


TAPPING SLEEVE AND VALVE ASSEMBLY

SCALE= NTS

Project No: 562322	C-6.3	Drawing Title: WATER DETAILS 1	Project Location: L:\2022 Projects\562322 Crowder Banks, Charlie Brown Road Dev\DWG\DWG DETAILS 562322.dwg	Town of Burnsville NORTH CAROLINA	Residential Development CHARLIE BROWN ROAD	Reviewed: MCB Scale: AS NOTED Date: 03-10-2023	Designed: ZAW, CAM Drawn: ZAW, CAM Checked: MCB	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	North Carolina Professional Engineer Mark C. Brooks 0285399 3/10/2023	Revisions/Submissions 1 NCDOT WATER/SEWER SUBMITTAL 2 NCDOT WATER/SEWER SUBMITTAL	Date 02-27-2023 03-10-2023

FINAL DRAWING - FOR REVIEW PURPOSES ONLY



THRUST BLOCK FOR FITTINGS & RESTRAINING REQUIREMENTS

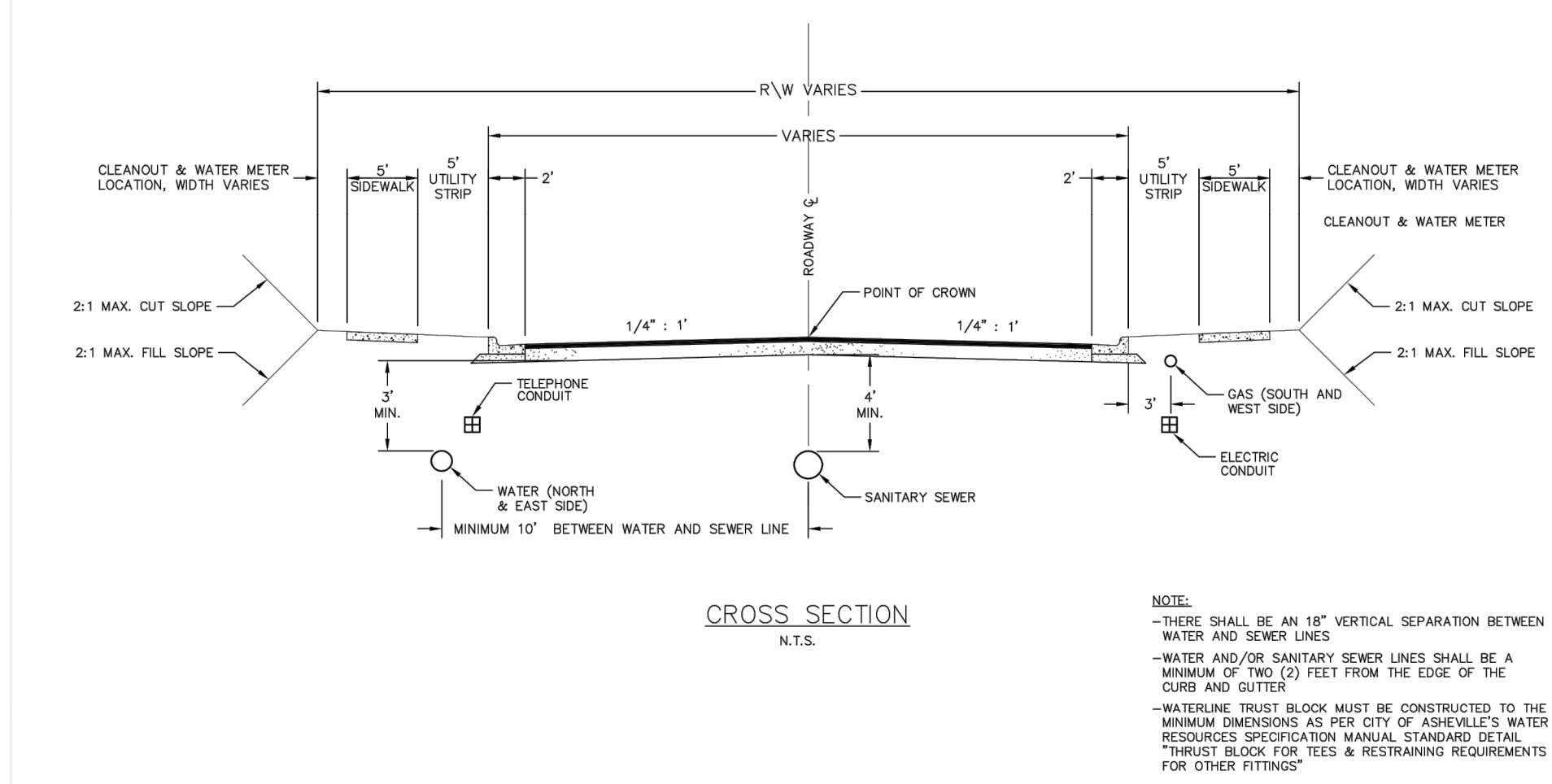
SCALE= NTS

KEYING PIPES ON SLOPES

SCALE= NTS

AIR RELEASE VALVE

SCALE= NTS



STANDARD STREET CROSS SECTIONS SHOWING UTILITY LOCATIONS

SCALE= NTS

* DETAIL TO DEPICT RELATIVE LOCATIONS OF UTILITIES ONLY

Project No: 562322	C-6.4	CHARLIE BROWN ROAD RESIDENTIAL DEVELOPMENT TOWN OF BURNSVILLE NORTH CAROLINA	Date 02-27-2023 03-10-2023	REVISIONS/SUBMISSIONS 1 NCDCEQ BURNSVILLE SUBMITTAL 2 NCDCEQ WATER/SEWER SUBMITTAL	Revision/Submission number with a triangle indicates changes made on this sheet	NORTH CAROLINA PROFESSIONAL SEAL Mark C. Brooks ENGINEER 3/10/2023	NORTH CAROLINA PROFESSIONAL SEAL Mark C. Brooks ENGINEER 3/10/2023	Reviewed: MCB Scale: AS NOTED Date: 03-10-2023	Designed: ZAW, CAM Drawn: ZAW, CAM Checked: MCB	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookseaa.com	BROOKS ENGINEERING ASSOCIATES ENGINEERING ASSOCIATES	Planning • Engineering • Surveying • Environmental Services •	Drawing Title: WATER DETAILS 2