

CCAD STANDARD NOTES

- GENERAL:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES, REGULATIONS, SPECIFICATIONS AND PERMITS.
2. THE OWNER WILL PROVIDE COPIES OF PERMITS THAT HAVE BEEN OBTAINED.
3. THE CONTRACTOR SHALL ASCERTAIN WHAT ADDITIONAL PERMITTING AND LICENSING IS REQUIRED AND IS RESPONSIBLE FOR ACQUIRING RELEVANT LICENSES AND PERMITS NOT PROVIDED.

- DEMOLITION, CLEARING AND GRUBBING:
1. CONTRACTOR SHALL OBTAIN DEMOLITION PERMITS. THE CONTRACTOR SHALL FOLLOW THE INSTRUCTIONS IN THE INSPECTION REPORT AND ALL RELEVANT HEALTH, SAFETY, AND ENVIRONMENTAL REGULATIONS.
2. THE CONTRACTOR CAN ASSUME THAT THE SITE CONTAINS NO UNDERGROUND TANKS OR CONTAMINATED SOILS.

- EARTHWORK:
1. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. ALL PROPOSED ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
2. ENGINEERED FILL REQUIREMENTS:
A) ALL FILL USED FOR REPLACEMENT OF UNSUITABLE SOILS MATERIALS WITHIN THE PROPOSED BUILDING FOOTPRINT AND PROPOSED PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 98% OF THEIR STANDARD PROCTOR MAXIMUM DRY DENSITY.

- EXCAVATION SHALL BE CLASSIFIED AS FOLLOWS:
1. MASS ROCK: ANY MATERIAL WHICH CANNOT BE EXCAVATED WITH A SINGLE TOOTH RIPPER DRAWN BY A CRAWLER TRACTOR HAVING A MINIMUM DRAW PULL RATED AT NOT LESS THAN 56,000 LBS.
2. TRENCH ROCK: ANY MATERIAL WHICH CANNOT BE EXCAVATED WITH A TRACK MOUNTED BACKHOE WITH A BUCKET CURVING FORCE OF NOT LESS THAN 20,760 LBS.

- UTILITIES:
1. UTILITY LINE LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES MAINS & SERVICES DURING CONSTRUCTION.

- STORM DRAINAGE:
1. UNLESS OTHERWISE NOTED, ALL STORM DRAINAGE SHALL BE CLASS III REINFORCED CONCRETE PIPE CONFORMING TO ASTM SPECIFICATION C-76.
2. GRASS SWALES SHALL HAVE A MINIMUM SLOPE OF 1%.

- SEDIMENT AND EROSION CONTROL:
1. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING BEFORE BEGINNING ANY PROJECT EARTH DISTURBING ACTIVITIES.
2. GRADING CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES UNTIL GRASS IS ESTABLISHED.

- TEMPORARY STOCKPILES OF USABLE OR RECYCLABLE WASTE MATERIALS FOR MORE THAN FOURTEEN (14) DAYS SHALL HAVE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED.
1. TEMPORARY STOCKPILES SHALL BE PLACED AWAY FROM STORM WATER INLET STRUCTURES, ADJACENT PERMITS AND PUBLIC ROADWAYS.

- SEED AND MULCH DENUDATED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS, WHICHEVER PERIOD IS SHORTER.
1. SEED AND MULCH DENUDATED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS, WHICHEVER PERIOD IS SHORTER.

- CONTRACTOR SHALL COORDINATE ALL WORK ON STATE AND/OR COUNTY RIGHT OF WAY WITH THE APPROPRIATE AGENCY.
1. UNLESS OTHERWISE NOTED, ALL STORM DRAINAGE SHALL BE CLASS III REINFORCED CONCRETE PIPE CONFORMING TO ASTM SPECIFICATION C-76.

CITY OF ASHEVILLE GENERAL NOTES

- 1. ALL GRADING, STORM INSTALLATION, AND SOIL EROSION CONTROL MEASURES ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE CITY OF ASHEVILLE.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING, EROSION CONTROL, STORM WATER, LAND DISTURBANCE, AND ASSOCIATED NON-GRADING PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.

- 3. ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, AND CITY OF ASHEVILLE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.

- 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION.
6. PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION.

- 7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN.
8. EROSION CONTROL IS A FIELD PERFORMANCE BASED ACTIVITY; AND ADDITIONAL SILT FENCES, TEMPORARY SEDIMENT BASINS, AND ALL OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN.

- 9. CONCRETE AND MASONRY SHALL MEET THE REQUIREMENTS OF APPROPRIATE SECTION OF NCDOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES (LATEST EDITION).
10. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.

- 11. ALL AREAS WHERE THERE IS EXPOSED DIRT SHALL BE SEED, FERTILIZED AND MULCHED ACCORDING TO THE SPECIFICATIONS NOTES IN THE PLANS.
12. CURB INLET FRAME, GRATE AND HOOD SHALL CONFORM TO NCDOT 840.03. DROP INLET FRAME AND GRATE SHALL CONFORM TO NCDOT 840.16.

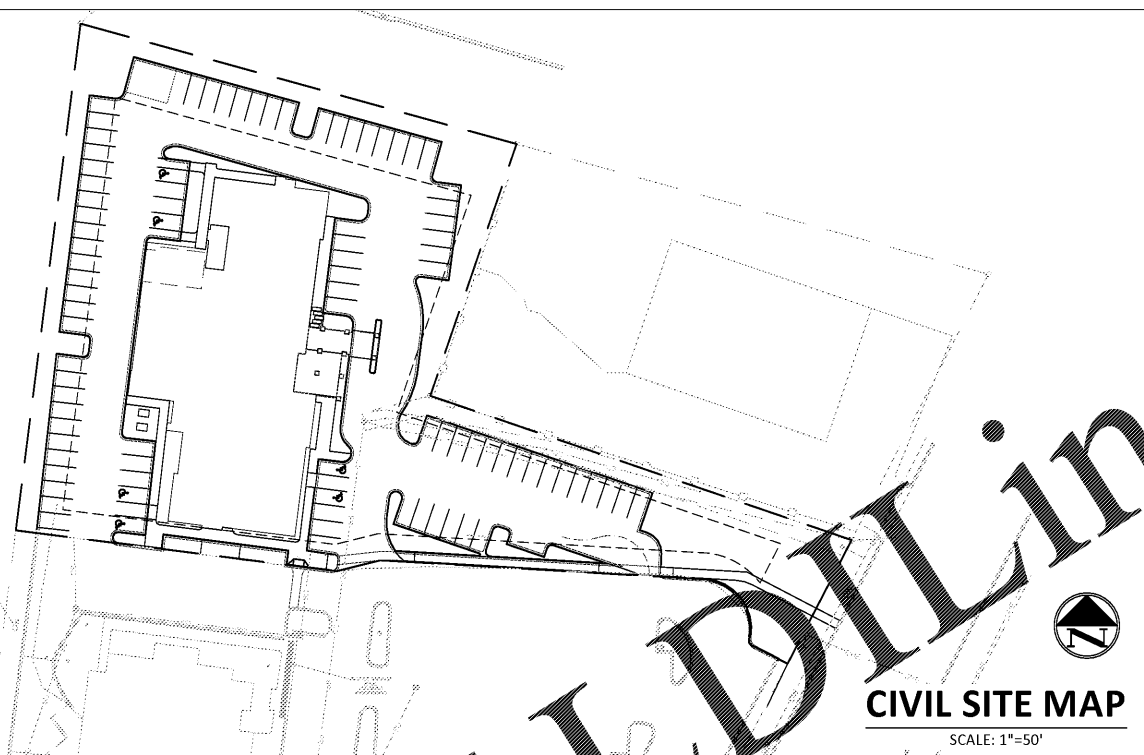
NCDENR EROSION CONTROL NOTES

GENERAL: ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF NCDENR. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

- 1. OBTAIN PROVISIONAL PERMIT.
2. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED.
3. OBTAIN GRADING PERMIT THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE OF NCDENR.

Table with 2 columns: Item, Weight. Includes LIME FERTILIZER (10-10-10) 1,000 LBS, STRAW MULCH 4,000 LBS, etc.

- 6. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREA.



SITE ACCESSIBILITY/ADA COMPLIANCE NOTES

- 1. CLEAR WALK ALONG ACCESSIBLE ROUTES SHALL BE A MINIMUM OF 36 INCHES WHERE GRADING AND HANDRAILS ARE REQUIRED AT DOORS, TURNS, AND PASSING SPACES.
2. ACCESSIBLE ROUTES SHALL MAINTAIN A RUNNING SLOPE NO GREATER THAN 1:48 (2.1%) EXCEPT FOR CURB RAMPS PROVIDED.

- 3. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF CURB RAMP SECTIONS THAT EXCEED 6 INCHES IN RISE.
4. CURB RAMP SHALL MAINTAIN A RUNNING SLOPE NO GREATER THAN 1:12 (8.33%).
5. CURB RAMP SHALL HAVE AN AREA WITHIN FOURTEEN (14) DAYS AFTER FINISHED GRADES ARE ESTABLISHED.

- 6. MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL.
7. ACCESSIBLE PARKING SPACES SHALL BE A MINIMUM OF 96 INCHES WIDE, AND SERVED BY AN ADJACENT 60 INCH WIDE ACCESS AISLE CONNECTED TO AN ACCESSIBLE ROUTE.

CITY OF ASHEVILLE CONSTRUCTION SEQUENCE

- 1. SUBMIT PLAN FOR REVIEW;
2. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN;
3. OBTAIN GRADING PERMIT;
4. OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTION BY THE INSPECTOR;

MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL. ALL REPAIRS NECESSARY SHOULD BE MADE IMMEDIATELY AND IN STRICT ACCORDANCE WITH CITY OF ASHEVILLE STANDARDS AND NPDES PERMIT.

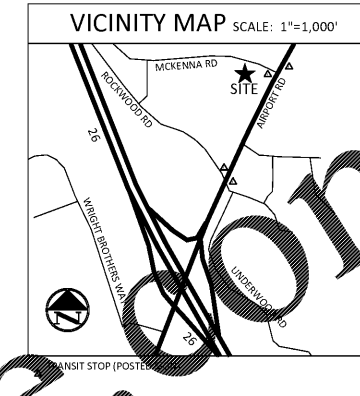
NCDENR CONSTRUCTION SEQUENCE

- 1. INSTALL SITE CONSTRUCTION ENTRANCE, STONE STAGING, AND MOBILIZATION AREA.
2. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED BY NCDENR, INCLUDING SEDIMENT TRAPS, SILT FENCES, BARRIERS AND DIVERSION DITCHES AS NEEDED.

MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL. ALL REPAIRS NECESSARY SHOULD BE MADE IMMEDIATELY AND IN STRICT ACCORDANCE WITH NCDENR STANDARDS AND NPDES PERMIT.

CONSTRUCTION SEQUENCE (SCHEDULE APPROXIMATE WITH EACH BLOCK REPRESENTING 1 WEEK)

Construction sequence Gantt chart with columns for weeks and rows for activities like RECEIVE COA PERMIT, MAINTAIN SEDIMENT & EROSION CONTROL, INSTALL CONSTRUCTION ENTRANCE, etc.



DEVELOPMENT DATA

LOCATION: ARDEN, NC 28704
TAX MAP SERVICE No.: 9643-76-7154
ADDRESS: 390 AIRPORT ROAD
OWNER: ASHEVILLE HOSPITALITY, LLC

ACREAGE: TOTAL = 1.84 AC, DISTURBED = 1.84 AC, IMPERVIOUS = 1.35 AC (73.6%) - 58,880 SQ. FT.

PROJECT CONTACT: ALEX CAMPBELL, AIA, MCMILLAN PAZDAN SMITH ARCHITECTURE

LOCAL OFFICE: 34 COMMERCER STREET, ASHEVILLE, NC 28801

ZONING: HIGHWAY BUSINESS DISTRICT (HB), LODGING EXPANSION DISTRICT (LODG EXP)

FACILITY: BUILDING GROSS FLOOR AREA = 70,820 SF, BUILDING FOOTPRINT = 15460 SF, UNITS = 112 ROOMS

STAIRS: FRONT = 35 FT., SIDE = 15 FT., REAR = 25 FT.

HEIGHT: MAXIMUM AVERAGE HEIGHT = 80 FT.

ROAD FRONTAGE & ACCESS: AIRPORT ROAD FRONTAGE = 80.35'

CROSS ACCESS AGREEMENT WITH ADJACENT PARCEL (OLIVE GARDEN). NO ADDITIONAL REQUIRED DRIVE ACCESSES.

BUFFERS: STREET TREES ALONG AIRPORT ROAD (80' PARALLEL LENGTH)

FEMA FIRM PANEL NO. 45045C0404E, ZONE X

OFF-STREET PARKING & LOADING: MIN. REQ'D PARKING @ 1 SPACE PER 2 ROOMS = 56 SPACES

ACCESSIBLE PARKING REQ'D = 5 SPACES, ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQ'D (5% TOT. VEH. PARKING) = 6 SPACES, BICYCLE PARKING PROVIDED = 9 SPACES

OPEN SPACE: REQUIRED OPEN SPACE = 15%, PROVIDED OPEN SPACE = 17.4% (14,079 SQ.FT.)

LIGHTING & SIGNAGE: ANY/ALL LIGHTING OR SIGNAGE TO BE APPROVED BY CITY OF ASHEVILLE PRIOR TO INSTALLATION

STEEP SLOPE & RIDGE TOP DEVELOPMENT COMPLIANCE: EXISTING LAND SLOPE AVERAGE EQUAL TO 11.1 (%). STEEP SLOPE AND RIDGE TOP COMPLIANCE PLAN SHEET NOT REQUIRED.

Revision table with columns: NO., DATE, REVISION. Includes entries for CITY COUNCIL, SITE DESIGN, etc.

CITY OF ASHEVILLE, NORTH CAROLINA. CCAD ENGINEERING, INC. CERTIFIED PROFESSIONAL ENGINEER.

GREENVILLE, NORTH CAROLINA. CCAD ENGINEERING, INC. ENGINEER SEAL.

CCAD ENGINEERING. Greenville, Charleston, 803 Poplar Creek Drive, 864-251-9998. www.ccadengineering.com

Airport Road Hotel Site Development Plans. Arden, North Carolina.

NOTES & SITE PLAN. DATE: 01/08/2018. SCALE: AS NOTED. DRAWN: CCAD. CHECKED: CCAD. PROJECT #: