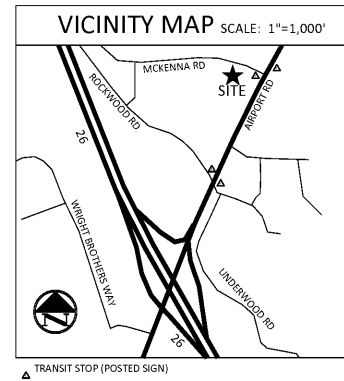


# Order Plans

770 924-78-97  
8677208704  
100 1474 2008 827  
107 18 13011 17-15  
CITY OF ASHEVILLE 2018

PROPOSED HOTEL  
16,310 ± SQ.FT.  
FOOTPRINT  
FFE = 2255'

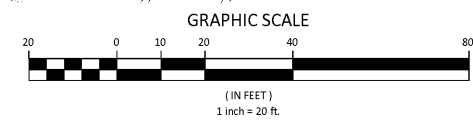


DEVELOPMENT DATA	
LOCATION ARDEN, NC 28704	HEIGHT MAXIMUM AVERAGE HEIGHT = 80 FT.
TAX MAP SERVICE No. 9643-76-7154	ROAD FRONTAGE & ACCESS AIRPORT ROAD FRONTAGE = 80.35'
ADDRESS 390 AIRPORT ROAD	CROSS ACCESS AGREEMENT WITH ADJACENT PARCEL (OR GARDEN). NO ADDITIONAL REQUIRED DRIVE ACCESS
OWNER ASHEVILLE HOSPITALITY, LLC 40 W. BROAD STREET, SUITE 500 GREENVILLE, SC 29601	BUFFERS STREET TREES ALONG AIRPORT ROAD (MIN. TREE LENGTH)
ACREAGE TOTAL = 1.84 AC DISTURBED = 1.84 AC IMPERVIOUS = 1.35 AC (73.6%) - 58,880 SQ.FT.	FEMA FIRM PANEL No. 45045C ZONE X
PROJECT CONTACT ALEX CAMPBELL, AIA MCMILLAN PAZDAN SMITH ARCHITECTURE 678.619.5312	OFF-STREET PARKING & LOADING MIN. REQ'D PARKING: 1 SPACE PER 2 ROOMS = 56 SPACES MAX. REQ'D PARKING: 1 SPACE PER 1 ROOM = 112 SPACES PROVIDED = 9
LOCAL OFFICE 34 COMMERCE STREET ASHEVILLE, NC 28801	ACCESSIBLE PARKING REQ'D = 5 SPACES ACCESSIBLE PARKING PROVIDED = 6 SPACES BIKE PARKING REQ'D (5% TOT. VEH. PARKING) = 6 SPACES BIKE PARKING PROVIDED = 9 SPACES
ZONING HIGHWAY BUSINESS DISTRICT (HB) PLANNING EXPANSION DISTRICT (LODG/EXP)	OPEN SPACE REQUIRED OPEN SPACE = 15% PROVIDED OPEN SPACE = 17.4% (14,079 SQ.FT.)
FACTORY GROSS FLOOR AREA = 30,000 ± SF BUILDING FOOTPRINT AREA = 16,310 ± SF BUILDINGS = 2 ROOMS BUILDING HEIGHT = 64' - 8" (5-STORIES)	LIGHTING & SIGNAGE ANY/ALL LIGHTING OR SIGNAGE TO BE APPROVED BY CITY OF ASHEVILLE PRIOR TO INSTALLATION
BACKS HEIGHT = 35 FT. DEPTH = 15 FT. CLEAR = 25 FT.	STEEP SLOPE & RIDGE TOP DEVELOPMENT COMPLIANCE EXISTING LAND SLOPE AVERAGE EQUAL TO 11.1 (%). STEEP SLOPE AND RIDGE TOP COMPLIANCE PLAN SHEET NOT REQUIRED.

- ### GENERAL NOTES
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  - SINGLE-PHASE CONSTRUCTION.
  - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) FROM NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
  - 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 1-800-332-4949, 48 HOURS BEFORE CONSTRUCTION BEGINS.
  - SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT CURB SLOPE IS PERMITTED. ANY SIDEWALK INSTALLED WITH A STEEP SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
  - ALL RADI LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
  - ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND PAINT SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR SHALL USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
  - ALL CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.

### SHEET NOTES

1 ADA COMPLIANT STREET ACCESS SIDEWALK (5')	11 FRONT ENTRANCE ACCESS RAMP
2 STRIPED BICYCLE LANE (4')	12 OPEN SPACE (0.32 AC)
3 EXISTING FENCE	13 18" CURB & GUTTER (SEE DETAIL)
4 RADIUS = 3' UNLESS NOTED ON PLANS	14 9 EXISTING STREET TREES TO BE PROTECTED.
5 SETBACK	15 REFUSE & RECYCLING AREA (DESIGNED BY SUTERA)
6 TRAFFIC FLOW ARROW (TYP.)	16 ADA ACCESSIBLE SIDEWALK ACCESS RAMP (SEE DETAIL)
7 BICYCLE PARKING RACK (UP TO 9 SPACES - 110"x31"x31")	17 PARKING STRIPPING
8 SIDEWALK (SEE DETAIL)	18 ASPHALT PAVEMENT
9 PERVIOUS PAVERS (TOTAL AREA = 1054.19 SQ.FT.)	19 HEAVY DUTY ASPHALT (ALL DRIVE AISLES SEE DETAILS)
10 3" CONCRETE SIDEWALK (SEE DETAIL)	20 LIGHT DUTY ASPHALT (ALL PARKING SPACES SEE DETAILS)



NO.	DATE	DIVISION	REVISION
A	01/08/18	CITY COUNCIL	INITIAL
B	08/09/18	SITE DESIGN	OWNER REQUEST
C	08/22/18	REV PER HILTON AD	SUTERA WASTE SYSTEM
D	08/30/18	REV PER COMMENTS FROM ARCHITECT	
E	09/04/18	REV PER COMMENTS FROM ARCHITECT	
F	09/27/18	FINAL TRC SUBMITTAL	ADDENDUM C

**CCAD ENGINEERING**  
Greenville | Charleston  
803 Poplar Creek Drive  
864-250-9999 | F: 864-256-5056  
www.ccadengineering.com

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

**SITE, MATERIALS & ZONING PLAN**  
DATE: 01/08/2018  
SCALE: 1" = 20'  
DRAWN: CCAD  
CHECKED: WBC  
PROJECT #: C03082E

C4.01