

BUNCOMBE COUNTY

CONTACTS

File Location: L:\2023 Projects\591523 Bel Air_Sundance Ridge DD & Entitlements\Drawings\Civil\Base-591523.dwg

	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. STREAM
	EXIST. STREAM BUFFER
	EXIST. WETLAND
	EXIST. FEMA NON-ENCROACHMENT FEMA FLOOD HAZARD AREA (1%) FEMA FLOOD HAZARD AREA (0.2%)
	EXIST. RIGHT OF WAY
	EXIST. BUILDING SETBACK
	EXIST. BUILDING
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXIST. CURB
	NEW PROPERTY LINES
	NEW RIGHT OF WAY
	NEW EASEMENT
	BUILDING SETBACK LINE
	NEW LANDSCAPE BUFFER
	NEW COMMON OPEN SPACE
	NEW BUILDING
	NEW PAVEMENT
	NEW HD PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW GRAVEL
	NEW CURB & GUTTER
	NEW WALL (BY OTHERS)

PROPERTY ZONING: OPEN USE
MINIMUM LOT SIZE: N/A
MAXIMUM BUILDING HEIGHT: N/A
SETBACKS:
FRONT: N/A
REAR: N/A
SIDE: N/A
MAXIMUM DENSITY ALLOWED: N/A
MAXIMUM UNITS ALLOWED: N/A
PROPOSED NUMBER OF UNITS: 73 (PHASE 1)
PROPOSED DENSITY: 0.75 UNITS/AC (PHASE 1)
UNIT AND BUILDING SUMMARY:
GLAMPING UNITS: 65
EMPLOYEE HOUSES: 8
NUMBER OF SPA BUILDINGS: 16
TOTAL SQUARE FOOTAGE OF SPA BLDGS: 11,000

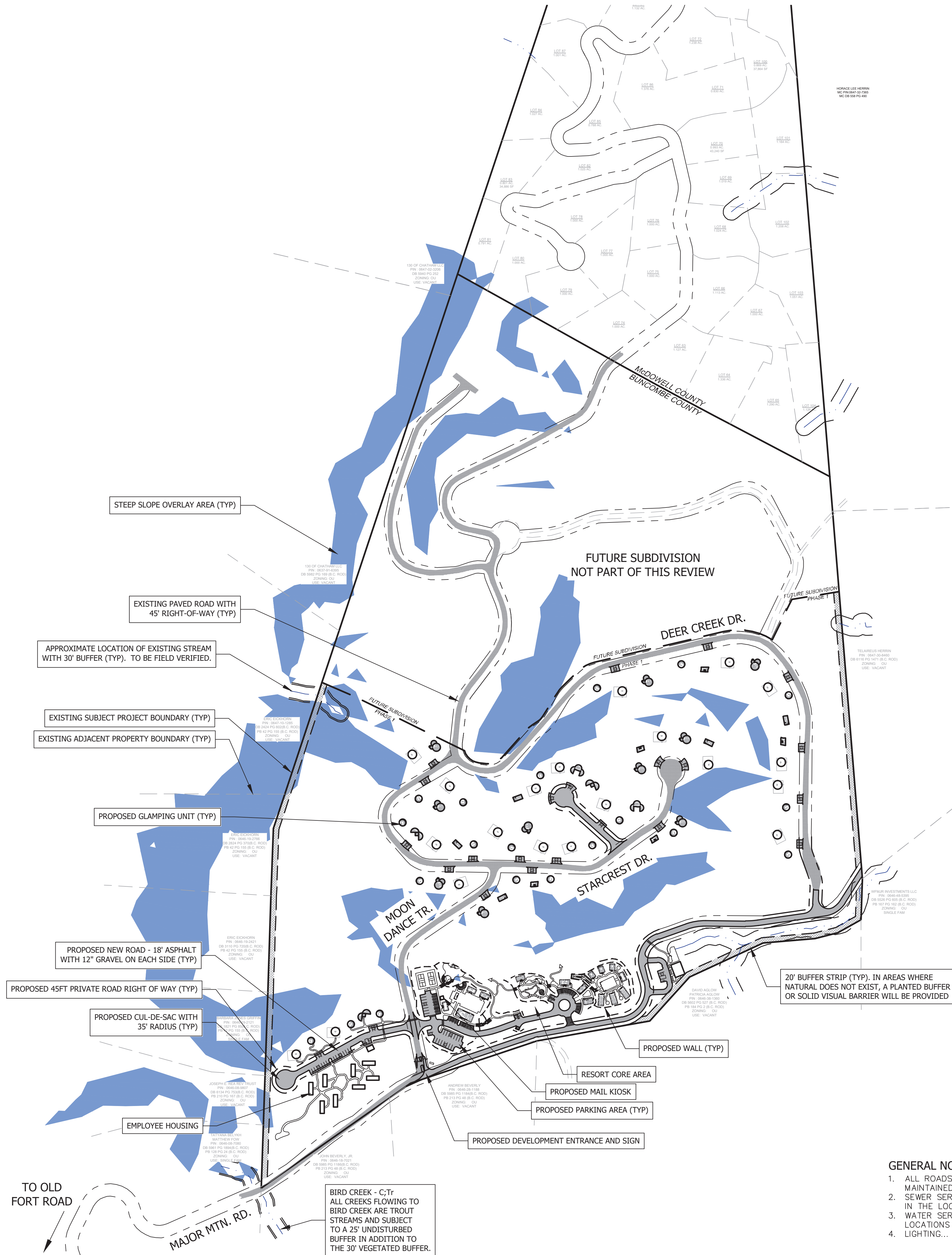
PARKING:
SPACES REQUIRED
HOUSING (2 SP / UNIT): 16 SPACES
GLAMPING (1 SP / UNIT): 65 SPACES
SPA: (1 SP / 2 EMPLOYEES): 10 SPACES
DELT: (1SP / 3 EMP + 1SP / 3 SEATS): 9 SPACES
TOTAL: 97 SPACES
PROVIDED: 143
ADA SPACES REQUIRED: 5
ADA SPACES PROVIDED: 6

PROPERTY ADDRESS: 99999 MAJOR MTN. RD.

PIN NUMBER: 0646-29-3329, 0647-20-6750
PROPERTY SIZE: 104.19 (TOTAL); 62.06 (PHASE 1)
ZONING REVIEW: BUNCOMBE COUNTY
EROSION CONTROL REVIEW: BUNCOMBE COUNTY
STORMWATER REVIEW: BUNCOMBE COUNTY
ZONING CLASSIFICATION: OPEN USE
PROPOSED NUMBER OF UNITS: 73 (PHASE 1)
PROPOSED DENSITY: 0.75 UNITS/AC (PHASE 1)
PROPERTY OWNER: CHATEAU PARTNERS, LLC

CONTACT: 3023 LEANNE CT
ADDRESS: CLEARWATER, FL 33759

EMAIL: -----
PHONE: -----
DEVELOPER: BEL AIR RESORT GROUP
CONTACT: ERIC HARARI
ADDRESS: 11900 BISCAVANE BLVD, SUITE 620
NORTH MIAMI, FL 33181
EMAIL: ERICHARARI@GMAIL.COM
PHONE: DEVELOPER PHONE
ENGINEER: BROOKS ENGINEERING ASSOCIATES
CONTACT: JOHN KINNNAIRD
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: RVI
CONTACT: DAVID COSSLETT
ADDRESS: 22 S. PACK SQUARE; SUITE 900
ASHEVILLE, NC 28801
EMAIL: DCOSSLETT@RVIPLANNING.COM
PHONE: 828-683-8500

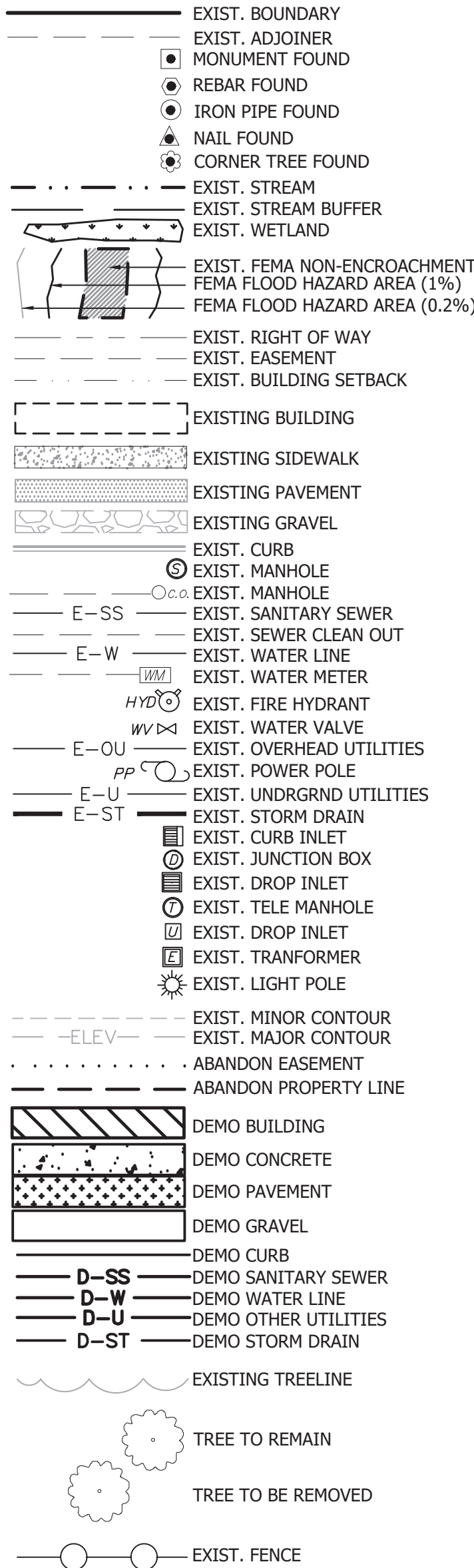


1. ALL ROADS IN THIS DEVELOPMENT WILL BE PRIVATE AND MAINTAINED BY A P.O.A.
2. SEWER SERVICE WILL BE PROVIDED BY A COMMON SEPTIC SYSTEM IN THE LOCATIONS SHOWN ON THE PLANS.
3. WATER SERVICE WILL BE PROVIDED BY PRIVATE WELLS IN THE LOCATIONS SHOWN ON THE PLANS.
4. LIGHTING...

Project No: 591523		BEL AIR ASHEVILLE SPECIAL USE PERMIT		NORTH CAROLINA BUNCOMBE COUNTY				Designed: JHK Drawn: JHK Checked: JHK Reviewed: JHK Scale: AS NOTED Date: 9/7/2023		 PRELIMINARY - NOT FOR CONSTRUCTION	
C-1											
Drawing Title: ZONING COMPLIANCE PLAN											
Revision/Submission new with a triangle indicates changes made on this sheet											

File Location: L:\2023 Projects\591523 Bel Air_Sundance Ridge DD & Entitlements\Drawg\Civil\Base-591523.dwg

EXIST. CONDITIONS LEGEND

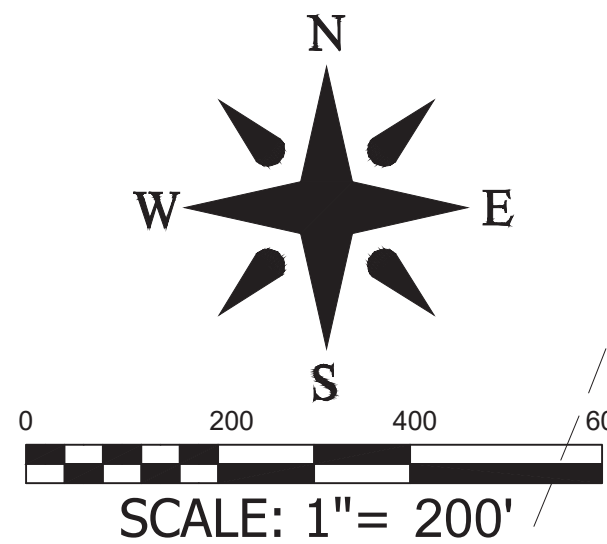
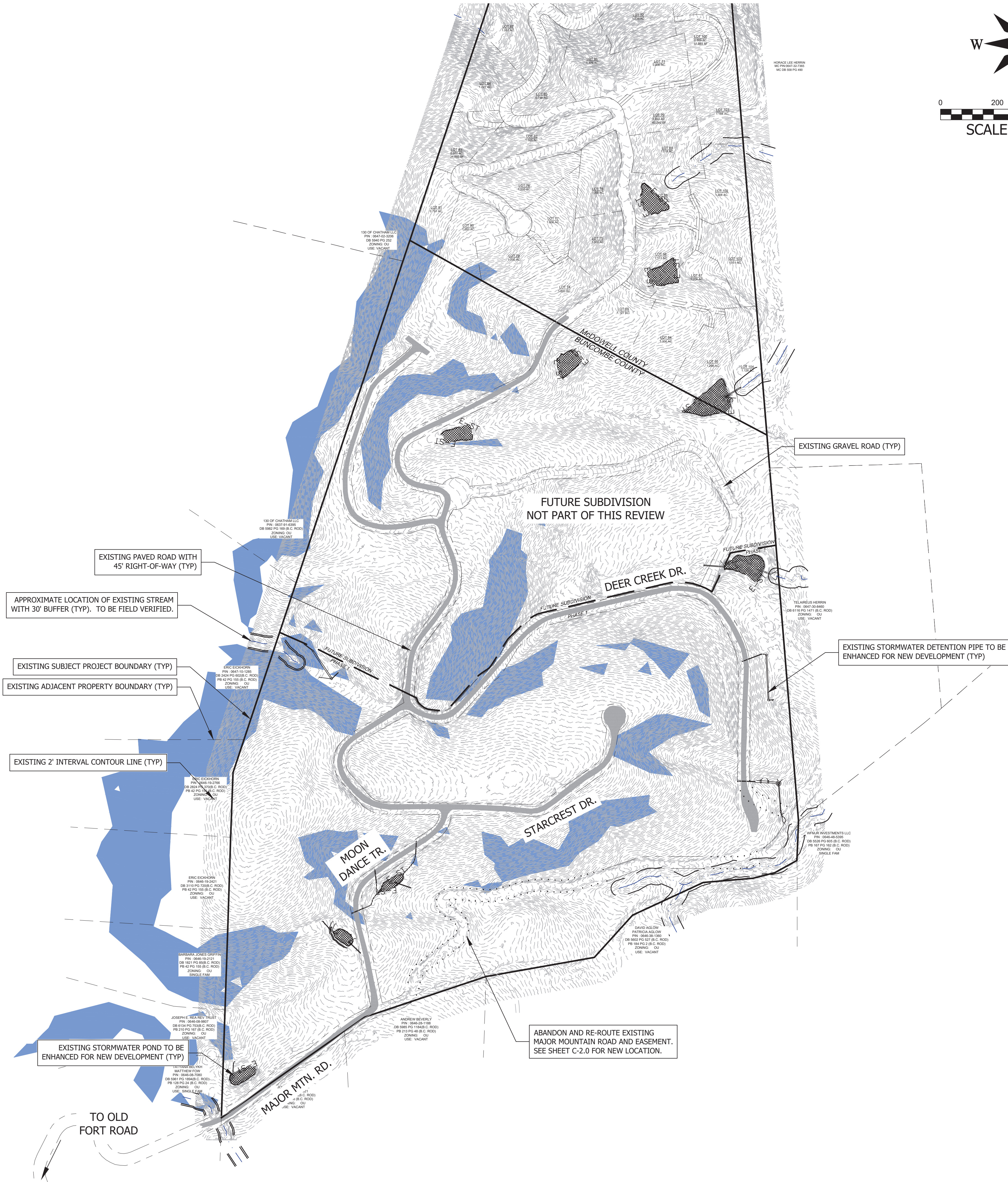


DEVELOPMENT DATA

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PROPOSED DENSITY: 0.75 UNITS/AC (PHASE 1)
PROPERTY OWNER: CHATEAUX PARTNERS, LLC
CONTACT: 3023 LEANNE CT
CLEARWATER, FL 33759
EMAIL: 828-232-4700
DEVELOPER: BEL AIR RESORT GROUP
CONTACT: ERIC HARRI
ADDRESS: 1900 BISCAYNE BLVD, SUITE 620
NORTH MIAMI, FL 33181
EMAIL: ERICHARRI@GMAIL.COM
PHONE: DEVELOPER PHONE
ENGINEER: BROOKS ENGINEERING ASSOCIATES
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ADDRESS: 15 ARLINGTON ST
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EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: RVI
CONTACT: DAVID COSSLETT
ADDRESS: 22 S. PACK SQUARE, SUITE 900
ASHEVILLE, NC 28801
EMAIL: DCOSSETT@RVIPLANNING.COM
PHONE: 828-683-8500

SITE AND ZONING NOTES

PROPERTY ZONING: OPEN USE
MINIMUM LOT SIZE: N/A
MAXIMUM BUILDING HEIGHT: N/A
SETBACKS:
FRONT: N/A
REAR: N/A
SIDE: N/A
MAXIMUM DENSITY ALLOWED: N/A
MAXIMUM UNITS ALLOWED: N/A
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TOTAL: 97 SPACES
PROVIDED: 143
ADA SPACES REQUIRED: 5
ADA SPACES PROVIDED: 6
*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 BUNCOMBE COUNTY.

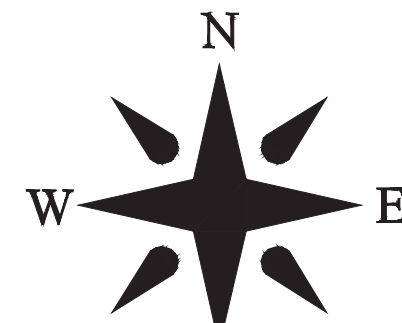


Project No: 591523		BEL AIR ASHEVILLE		NORTH CAROLINA				Designed: JHK		Reviewed: JHK				PRELIMINARY - NOT FOR CONSTRUCTION		REVISIONS/SUBMISSIONS		Date			
C-1.1		SPECIAL USE PERMIT		BUNCOMBE COUNTY				Drawn: JHK		Scale: AS NOTED										1	
								Checked: JHK		Date: 9/7/2023											
Drawing Title: EXISTING CONDITIONS										15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com											
																				Revision/Submitter with a triangle indicates changes made on this sheet	

	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. STREAM
	EXIST. STREAM BUFFER
	EXIST. WETLAND
	EXIST. FEMA NON-ENCROACHMENT FEMA FLOOD HAZARD AREA (1%) FEMA FLOOD HAZARD AREA (0.2%)
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	NEW PAVEMENT
	NEW HD PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW GRAVEL
	NEW CURB & GUTTER
	NEW WALL (BY OTHERS)



PROPERTY ADDRESS: 9999 MAJOR MTN. RD.
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EROSION CONTROL REVIEW: BUNCOMBE
STORMWATER REVIEW: BUNCOMBE COUNTY
ZONING CLASSIFICATION: OPEN USE
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PROPOSED DENSITY: 0.75 UNITS/AC (PHASE 1)
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EMAIL: _____
PHONE: _____
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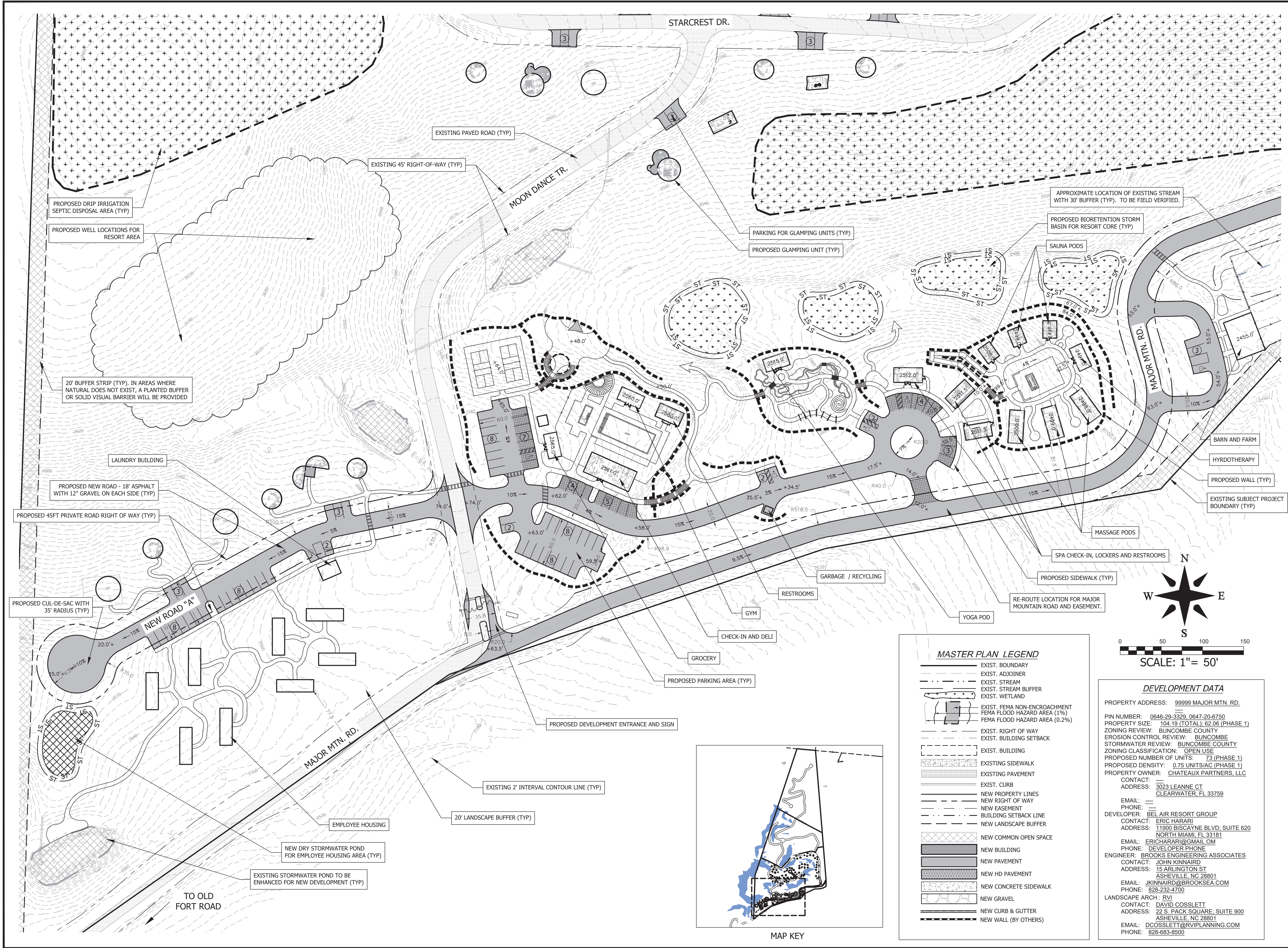


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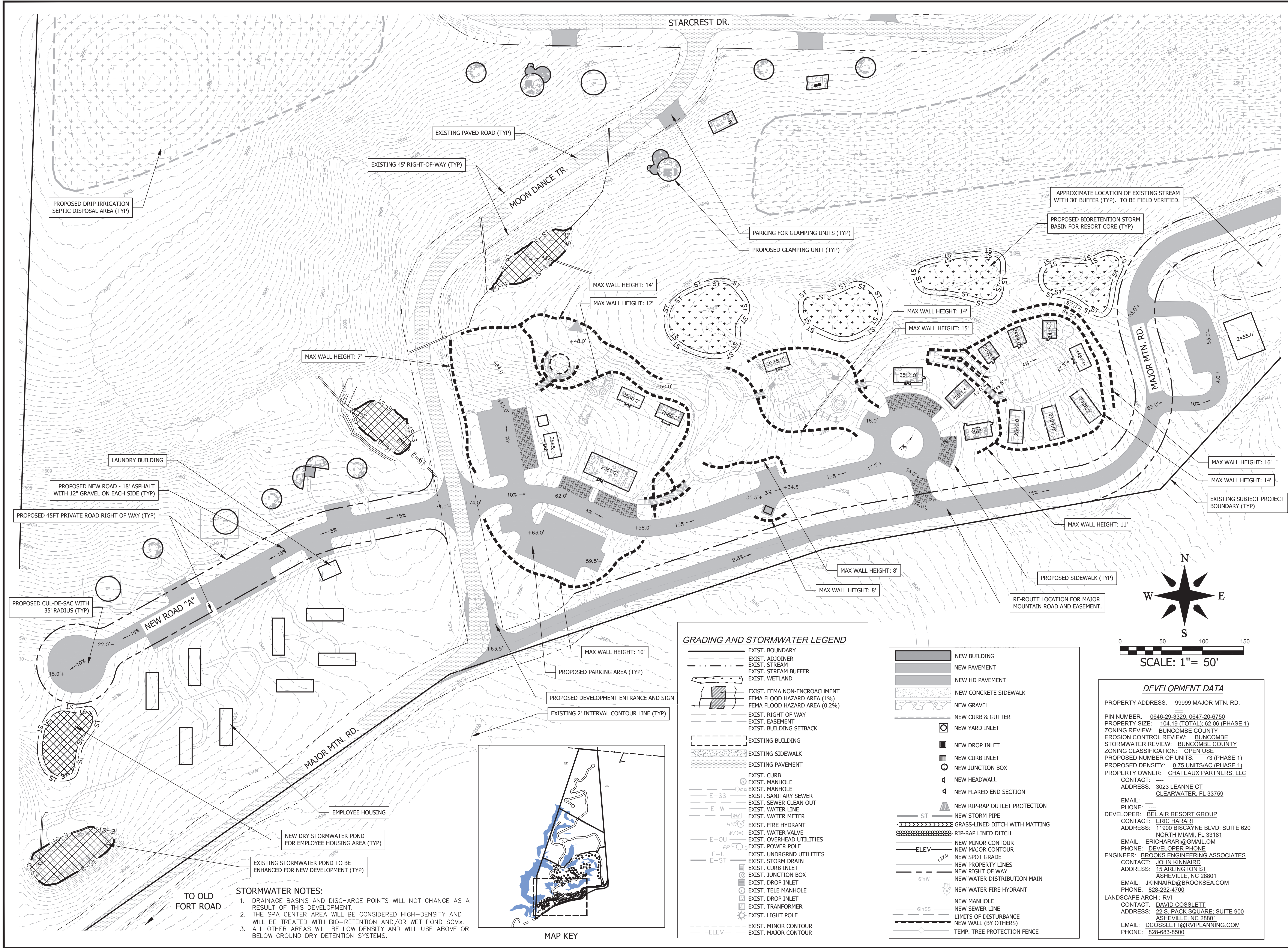
SCALE: 1"= 100'

Project No: 591523		BEL AIR ASHEVILLE SPECIAL USE PERMIT		NORTH CAROLINA				Designed: JHK Drawn: JHK Checked: JHK Date: 9/7/2023		Reviewed: JHK Scale: AS NOTED Date: 9/7/2023		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com				PRELIMINARY - NOT FOR CONSTRUCTION		No.		REVISIONS/SUBMISSIONS		Date	
C-2.0		BUNCOMBE COUNTY																1		TRC SUBMITTAL		9/7/2023	
																		2		BOA SUBMITTAL		10/9/2023	

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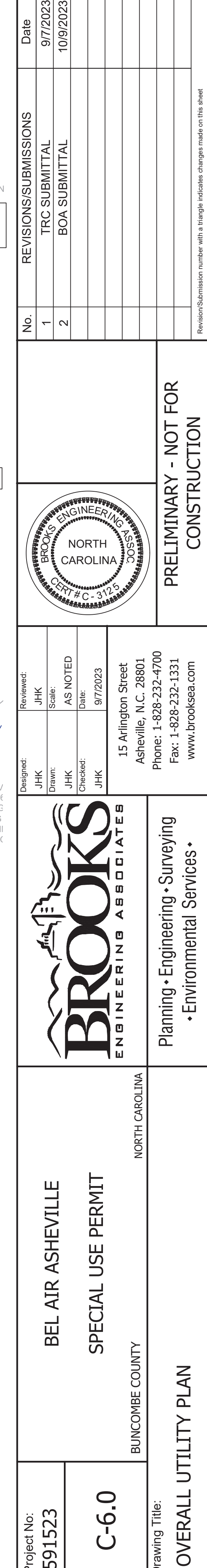
REVISIONS/SUBMISSIONS		Date	
No.	1	TRC SUBMITTAL	9/7/2023
	2	BOA SUBMITTAL	10/9/2023
Brooks Engineering Associates NORTH CAROLINA CERT # C-3725			
PRELIMINARY - NOT FOR CONSTRUCTION			
Designed: JHK		Reviewed: JHK	
Drawn: JHK		Scale: AS NOTED	
Checked: JHK		Date: 9/7/2023	
15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookseaa.com		Project No: 591523	
NORTH CAROLINA		Drawing Title: DETAILED MASTER PLAN OF RESORT AREA	
BUNCOMBE COUNTY		C-2.1	
BEL AIR ASHEVILLE		SPECIAL USE PERMIT	
99999 MAJOR MTN. RD.		C-2.1	



REVISIONS/SUBMISSIONS		Date
No.	1	9/7/2023
	2	10/9/2023
TRC SUBMITTAL		
BOA SUBMITTAL		
PRELIMINARY - NOT FOR CONSTRUCTION		
BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3725		
Designed: JHK	Reviewed: JHK	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com
Drawn: JHK	Scale: AS NOTED	
Checked: JHK	Date: 9/7/2023	
Project No: 591523		BEL AIR ASHEVILLE
C-4.0		SPECIAL USE PERMIT
Drawing Title: GRADING AND STORMWATER FOR RESORT AREA		NORTH CAROLINA BUNCOMBE COUNTY

	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. STREAM
	EXIST. STREAM BUFFER
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	EXIST. FEMA NON-ENCROACHMENT
	FEMA FLOOD HAZARD AREA (1%)
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	EXIST. EASEMENT
	EXIST. BUILDING SETBACK
	EXISTING BUILDING
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXIST. CURB
	EXIST. MANHOLE
	EXIST. MANHOLE
	EXIST. SANITARY SEWER
	EXIST. SEWER CLEAN OUT
	EXIST. WATER LINE
	EXIST. WATER METER
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. OVERHEAD UTILITIES
	EXIST. POWER POLE
	EXIST. UNDERGRD UTILITIES
	EXIST. STORM DRAIN
	EXIST. CURB INLET
	EXIST. JUNCTION BOX
	EXIST. DROP INLET
	EXIST. TELE MANHOLE
	EXIST. DROP INLET
	EXIST. TRANSFORMER
	EXIST. LIGHT POLE
	EXIST. SEWER EASEMENT
	EXIST. WATER EASEMENT
	EXIST. MINOR CONTOUR
	EXIST. MAJOR CONTOUR
	NEW PAVEMENT
	NEW PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW GRAVEL
	NEW CURB & GUTTER
	NEW YARD INLET
	NEW DROP INLET
	NEW CURB INLET
	NEW JUNCTION BOX
	NEW HEADWALL
	NEW FLARED END SECTION
	NEW STORM PIPE
	RIP RAP LINED DITCH
	NEW MINOR CONTOUR
	NEW MAJOR CONTOUR
	NEW PROPERTY LINES
	NEW RIGHT OF WAY
	NEW WATER DISTRIBUTION MAIN
	NEW WATER FIRE HYDRANT
	NEW WATER VALVE
	NEW AIR/VAC RLS VALVE
	NEW WATER BLOW-OFF VALVE
	NEW WATER DOMESTIC METER
	NEW WATER EASEMENT
	NEW MANHOLE
	NEW SEWER LINE
	NEW SANITARY CO / SERVICE
	NEW SEWER EASEMENT
	NEW WALL (BY OTHERS)

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