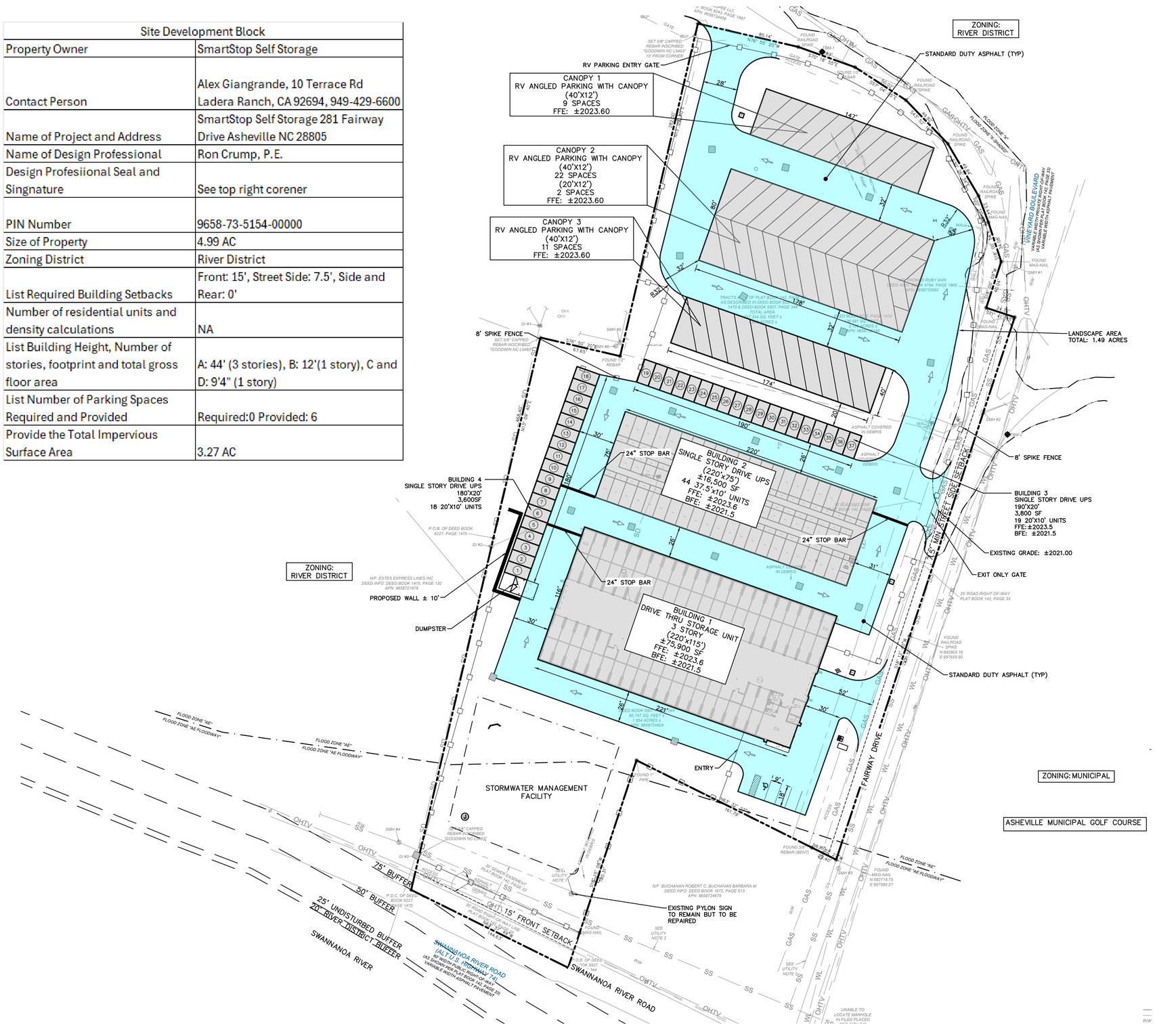
Site Development Block	
Property Owner	SmartStop Self Storage
Contact Person	Alex Giangrande, 10 Terrace Rd Ladera Ranch, CA 92694, 949-429-6600
Name of Project and Address	SmartStop Self Storage 281 Fairway Drive Asheville NC 28805
Name of Design Professional	Ron Crump, P.E.
Design Profesiional Seal and Singnature	See top right corener
PIN Number	9658-73-5154-00000
Size of Property	4.99 AC
Zoning District	River District
List Required Building Setbacks	Front: 15', Street Side: 7.5', Side and Rear: 0'
Number of residential units and density calculations	NA
List Building Height, Number of stories, footprint and total gross floor area	A: 44' (3 stories), B: 12'(1 story), C and D: 9'4" (1 story)
List Number of Parking Spaces Required and Provided	Required:0 Provided: 6
Provide the Total Impervious Surface Area	3.27 AC





SITE DATA

LOCAL JURISDICTION	BUNCOMBE COUNTY, NC
PARCEL NUMBER(S)	9658-73-5154-00000
ZONING DESIGNATION	RIVER DISTRICT
TOTAL PROPERTY ACREAGE	±4.99 ACRES
*REQUIRED OPEN SPACE	10%
PROPOSED OPEN SPACE	1.49 AC (30%)
MAX. IMPERVIOUS SURFACE AREA	80%
PROPOSED IMPERVIOUS SURFACE AREA	3.50 AC (70%)
PROPOSED USE	SELF-STORAGE, RV STORAGE, DRIVE-UP STORAGE
PARKING REQUIRED	NONE REQUIRED
PARKING PROPOSED	6 SPACES TOTAL INCLUDING 1 ADA
PARKING SPACE	9'X18'
FRONT SETBACK	15'
STREET SIDE SETBACK	7.5'
SIDE SETBACK	NONE REQUIRED
REAR SETBACK	NONE REQUIRED
MAXIMUM HEIGHT	60'

NOTE: PROPERTY IS WITHIN FEMA FLOOD ZONE AE AND HAS BEEN DESIGNATED AS HAVING A FLOODWAY.

*THIS CAN BE REDUCED TO 10% WITH STORMWATER MEASURE THAT MEETS 7-12-2(F)

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- ASPHALT PAVEMENT
- BUILDINGS AND CANOPIES
- DRIVE UP STORAGE UNIT COUNT
- HANDICAP ACCESSIBLE DESIGNATED STALL

SITE NOTES:

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE, BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
6. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
7. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
8. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
10. NO OUTSIDE STORAGE SHALL BE PERMITTED: HOWEVER THE STORAGE OF RV'S, CAMPERS, BOATS, AND VEHICLES SHALL BE ALLOWED IN AREAS DESIGNATED ON THE SITE PLAN. NO STORAGE SHALL BE ALLOWED OUTSIDE OF THE PROPOSED BUILDINGS
11. THE STORAGE OF HAZARDOUS, TOXIC, OR EXPLOSIVE SUBSTANCES, INCLUDING BUT NOT LIMITED TO; INDUSTRIAL SOLID WASTE, MEDICAL WASTE, MUNICIPAL SOLID WASTE, SEPTAGE, OR USED OIL AS DEFINED IN NCGS § 130A-290, IS PROHIBITED
12. NO BUSINESS ACTIVITY SHALL BE CONDUCTED IN THE INDIVIDUAL STORAGE UNITS.
13. ADDITION OF WASHDOWN AREAS OR SEWAGE DUMP LOCATION UTILIZING ONSITE WASTEWATER WOULD REQUIRE PERMITS WITH LEE COUNTY ENVIRONMENTAL HEALTH AND LIKELY ENGINEERED DESIGN STANDARDS

NORTH CAROLINA PROFESSIONAL SEAL 037674 ENGINEER RON T. CRUMP

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 700
DECATUR, GA 30030
404.556.7721
www.tcg.engineer

SMARTSTOP SELF STORAGE
10 TERRACE ROAD
LADERA RANCH, CA 92694
AGIANGRANDE@SMARTSTOP.COM
TEL: (949) 429 6600

#	DATE	REVISIONS

These drawings and the design represented herein, are the exclusive property of the Contineo Group. Reproduction or any use of these drawings other than for the specific project intended without written permission of Contineo Group is prohibited. Any unauthorized use will be subject to legal action.

DRAWN:	CHECK:
JRM	SBA
JOB NO:	DATE:
25-170	03/10/26

ASHEVILLE SMARTSTOP SELF STORAGE
ISSUED FOR: PERMIT
JURISDICTION: CITY OF ASHEVILLE
LOCATION: 281 FAIRWAY DRIVE ASHEVILLE, NC 28805

SITE PLAN

SHEET C200

C:\USERS\JAKE\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2025\25-170 -SSS - 477981 ASHEVILLE NC - SELF STORAGE\4 - CIVIL DESIGN\D-DWG\04_CONSTRUCTION DRAWINGS