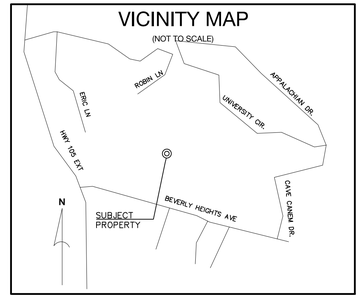
WALK AT BOONE

TOWN OF BOONE, NORTH CAROLINA

PREPARED FOR:

LCD ACQUISITIONS, LLC
315 OCONEE STREET
ATHENS, GA 30601
CHASE POWELL
(706) 543-1910

INDEX OF SHEETS	
SHEET NO	TITLE
C000	COVER
C001	SURVEY
C100	EXISTING CONDITIONS MASTER PLAN
C200	MASTER SITE PLAN
C400	MASTER STORM DRAINAGE PLAN
C600	MASTER SEWER PLAN
C700	MASTER WATER PLAN



Know what's **below.**
Call before you dig.

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

DEVELOPMENT DATA

OWNER/DEVELOPER:	LCD ACQUISITIONS, LLC 315 OCONEE STREET ATHENS, GA 30601
CONTACT:	CHASE POWELL (706) 543-1910
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVENUE – SUITE 260 ASHEVILLE, NC 28801
CONTACT:	GREGORY R. HOFFMAN, P.E. (828) 252-5388

84 COXE AVENUE - SUITE 260
ASHEVILLE, NC 28801
PHONE (828) 252-5388

110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
PHONE (864) 242-6072

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4410

CDC Civil Design Concepts, PA
www.cdcpa.com

NCBELS #: C-2184 SCLLR #: 4736

NO.	DATE	DESCRIPTION	BY
1	8/24/2026	PLANNING COMMISSION REVISIONS	PMA

NORTH CAROLINA REGISTERED ENGINEER
GREGORY R. HOFFMAN
030134
PROFESSIONAL ENGINEER

PROGRESS DRAWING, DO NOT USE FOR CONSTRUCTION

COVER FOR: WALK AT BOONE

LCD ACQUISITIONS, LLC – TOWN OF BOONE, NORTH CAROLINA

DRAWN BY: MP
CDC PROJECT NO.: 26036
XXX PERMIT NO. XXXX

SHEET
C000

LEGEND

- PROPERTY LINE
- ADJOINER'S BOUNDARY PER DEED
- ADJOINER'S SURVEYED LINE
- R/W — RIGHT-OF-WAY
- EASEMENT (AS NOTED)
- SETBACK LINE AS NOTED
- BUILDING
- PAVEMENT
- CONCRETE
- EDGE OF GRAVEL
- FENCE (AS NOTED)
- SANITARY SEWER LINE
- STM — STORMWATER PIPE (AS NOTED)
- OE — OE — OVERHEAD UTILITY LINE (AS NOTED)
- CENTERLINE OF CREEK
- BE — BE — BURIED ELECTRIC
- BTC — BTC — BURIED TELEPHONE
- SEWER LINE
- GAS LINE
- MONUMENT FOUND
- REBAR FOUND
- REBAR SET
- IRON PIPE FOUND
- IRON PIPE SET
- NAIL FOUND
- NAIL SET
- CALCULATED POINT
- WM — WATER METER
- HYD — FIRE HYDRANT
- WV — WATER VALVE
- S — SEWER MANHOLE
- C.O. — SEWER CLEANOUT
- T — TRAFFIC SIGN (AS NOTED)
- U — UTILITY PEDESTAL AS NOTED
- E — ELECTRICAL TRANSFORMER
- PP — POWER POLE
- GUY WIRE

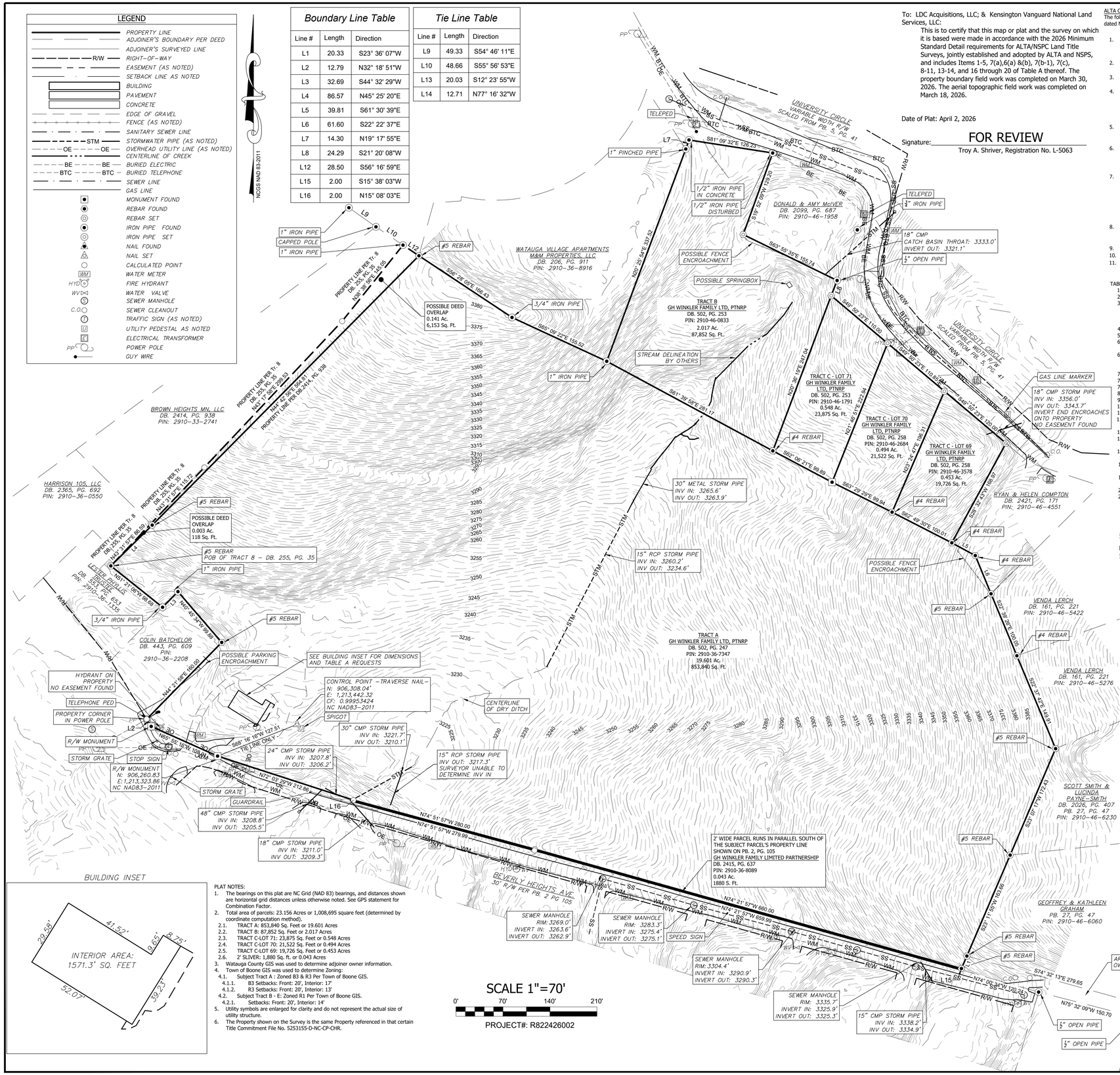
NCGS NAD 83-2011

Boundary Line Table

Line #	Length	Direction
L1	20.33	S23° 36' 07"W
L2	12.79	N32° 18' 51"W
L3	32.69	S44° 32' 29"W
L4	86.57	N45° 25' 20"E
L5	39.81	S61° 30' 39"E
L6	61.60	S22° 22' 37"E
L7	14.30	N19° 17' 55"E
L8	24.29	S21° 20' 08"W
L12	28.50	S56° 16' 59"E
L15	2.00	S15° 38' 03"W
L16	2.00	N15° 08' 03"E

Tie Line Table

Line #	Length	Direction
L9	49.33	S54° 46' 11"E
L10	48.66	S55° 56' 53"E
L13	20.03	S12° 23' 55"W
L14	12.71	N77° 16' 32"W



BUILDING INSET

PLAT NOTES:
1. The bearings on this plat are NC Grid (NAD 83) bearings, and distances shown are horizontal grid distances unless otherwise noted. See GPS statement for Combination Factor.
2. Total area of parcels: 23.156 Acres or 1,008,695 square feet (determined by coordinate computation method).
   - 2.1. TRACT A: 853,840 Sq. Feet or 19.601 Acres
   - 2.2. TRACT B: 87,852 Sq. Feet or 2.017 Acres
   - 2.3. TRACT C-LOT 71: 23,875 Sq. Feet or 0.548 Acres
   - 2.4. TRACT C-LOT 70: 21,522 Sq. Feet or 0.494 Acres
   - 2.5. TRACT C-LOT 69: 19,726 Sq. Feet or 0.453 Acres
   - 2.6. 2' SLIVER: 1,880 Sq. ft. or 0.043 Acres
3. Watauga County GIS was used to determine adjoiner owner information.
4. Town of Boone GIS was used to determine Zoning:
   - 4.1. Subject Tract A : Zoned B3 & R3 Per Town of Boone GIS.
     - 4.1.1. B3 Setbacks: Front: 20', Interior: 17'
     - 4.1.2. R3 Setbacks: Front: 20', Interior: 13'
   - 4.2. Subject Tract B – E: Zoned R1 Per Town of Boone GIS.
     - 4.2.1. Setbacks: Front: 20', Interior: 14'
5. Utility symbols are enlarged for clarity and do not represent the actual size of utility structure.
6. The Property shown on the Survey is the same Property referenced in that certain Title Commitment File No. 5253155-D-NC-CP-CHR.

SCALE 1"=70'

0' 70' 140' 210'

PROJECT#: R822426002

To: LDC Acquisitions, LLC; & Kensington Vanguard National Land Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail requirements for ALTA/NSPC Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 7(a),6(a) &(b), 7(b-1), 7(c), 8-11, 13-14, and 16 through 20 of Table A thereof. The property boundary field work was completed on March 30, 2026. The aerial topographic field work was completed on March 18, 2026.

Date of Plat: April 2, 2026

Signature: FOR REVIEW

Troy A. Shriver, Registration No. L-5063

ALTA COMMITMENT - SCHEDULE B - PART II - Exceptions

The following matters set forth on Kensington Vanguard National Land Services, LLC File No. 5220526-F-NC-CP-CHR dated March 10, 2026. Surveyor's comments are in BOLD after each exception.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. All taxes for the year 2026, liens not yet due and payable, and any additional taxes which result from a rebilling or reassessment of the subject premises. NOT A SURVEY MATTER
3. Easements, or claims of easements, now shown by the public records. NOT ADDITIONAL EASEMENTS WHERE RECOVERED BY THEY SURVEYOR OTHER THAN THOSE LIST WITHIN TITLE COMMITMENT.
4. Drainage Easement recorded in Book 322, Page 239 , Watauga County Registry. IT IS THE SURVEYOR'S OPINION THAT THIS EASEMENT DOES NOT EFFECT THE SUBJECT PARCEL AS DESCRIBED. EASEMENT DESCRIBED AS BEING ON THE WESTERN RIGHT OF WAY OF NC HWY 105/221. EASEMENT IS LOCATED ON PROPERTY CURRENTLY OWNED BY FIRST-CITIZENS BANK & TRUST COMPANY AND IS SHOWN ON PLAT BOOK 15, PAGE 51. REFER TO SAID PLAT FOR GRAPHIC REPRESENTATION.
5. Temporary Deed of Easement recorded in Book 333, Page 576 , Watauga County Registry. IT IS THE SURVEYOR'S OPINION THAT THIS EASEMENT DOES NOT EFFECT THE SUBJECT PARCEL AS DESCRIBED, AND IS ASSOCIATED WITH COMMITMENT #4 ABOVE.
6. Easements, setback lines and any other matters shown on plat recorded in Plat Book 5, Page 41 ; Plat Book 4, Page 203 ; and Plat Book 4, Page 204, Watauga County Registry. NO EASEMENT LINES OR SETBACK SHOWN ON REFERENCED PLATS. PROPERTY LINES AS SHOWN FOR TRACT C REFERENCED FROM SAID PLATS. RIGHT OF WAY OF UNIVERSITY CIRCLE AS SCALED FROM SAID PLATS.
7. Covenants, conditions, restrictions and easements contained in instrument recorded in Book 110, Page 195, Watauga County Registry, and any amendments thereto, if any, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. COVENANTS ONLY APPLY TO TRACT C. SETBACKS LISTED IN ITEM #5 OF REFERENCED DEEDS. ALL OTHER COVENANTS ARE NOT SURVEY MATTERS.
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (Can Be Deleted Upon Satisfaction of Item 9 of Schedule B-Part I) NOT A SURVEY MATTER.
9. Rights or claims of parties in possession not shown by the public records. NONE KNOWN TO SURVEYOR.
10. Rights of tenants in possession and/or under unrecorded lease agreements. NOT A SURVEY MATTER.
11. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record which would be disclosed by an accurate survey and inspection of the Land. AS SHOWN ON PLAT.

TABLE "A" NOTES:

1: Monuments as shown.
2: Address: 115 Beverly Heights Avenue, Boone, NC, 28607
3: Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 3710291000J with a date of identification of 12/3/2009, in Watauga County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said property is situated.
4: Gross Land Area: 1,006,815 Sq ft. or 23.113 Acres
5: Vertical relief as shown. See Surveyor Certifications for details.
6(a): No zoning report was provided to the surveyor. See plat notes in the bottom left side of the plat. All zoning notes and setbacks are per Watauga County GIS.
6(b): No zoning report was provided to the surveyor. See plat notes in the bottom left side of the plat for setback information. All setback information provided is based off Watauga County GIS and City of Boone Ordinances.
7(a): See Plat (Building Inset) for dimensions of existing structure.
7(b)(1): See Plat (Building Inset) for square footage of exterior footprint.
7(c): See Plat (Building Inset) for height of existing structures.
8: Features as shown.
9: Gravel parking lot is not delineated with parking stripes.
10: Existing structures do not utilize party walls.
11(a): No Under ground Utility plans were provided to the surveyor.
11(b): NC 811 was utilized under following ticket numbers 2606403182, 2606403182, 2606403159, 1606403109, 2606403093 and 2606403093.
13. Adjoiners as shown and based on Watauga County GIS Database information.
14. Property has direct vehicular and pedestrian access to Beverly Heights Avenue, a public right of way as shown.
16. There is no evidence of earthwork onsite.
17. The surveyor does not know of any proposed changes to any street right of way lines.
18. No plattable offsite easements given in commitment. It is assumed all utility access via Public R/Ws.
19. Three Notch Group, Inc has Professional Liability Insurance to the minimum of $1,000,000.
20. See above note 11(b) for specifics concerning private underground utility locations.
21. See aboe note 11(b) for specifics concerning private underground utility locations.

ALTA COMMITMENT - LEGAL DESCRIPTION

The following Legal Descriptions are set forth as Schedule "C" - Legal Description on Kensington Vanguard National Land Services, LLC File No. 5220526-F-NC-CP-CHR.

The Land is described as follows:

TRACT A

Being 14 acres more or less and being all of the property North and East of Highway 105 Extension; and being bounded by University Village, Quail Meadows, James Graham and Beverly Heights Drive, and being a portion of the property designated as Tract Eight in that certain deed recorded in Deed Book 255, Page 35.

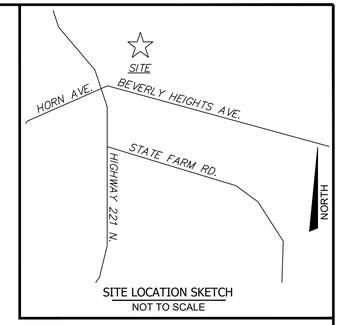
SAVE AND EXCEPT any portion thereof described in Deed Book 322, Page 236 Being a portion of that certain land conveyed to GH Winkler Family Limited Partnership, a North Carolina limited partnership, by virtue of General Warranty Deed from Iva Dean Winkler, sole Trustee, or her successors in trust, under the IVA Dean Winkler Living Trust, dated September 3, 1998, and any amendments thereto, dated January 25, 1999 and recorded in Book 502 Page 247, Watauga County Registry, North Carolina.

TRACT B

A 2.003 acre tract being located on the South side of University Circle (a 60' street) approximately 300 feet East of the Intersection of Appalachian Drive with said street being bounded by said street, a 0.485 acre tract, Lot 71 of University Village, Inc., and a 4.500 acre tract and being more particularly described as : Beginning on an iron set in the Southern margin of University Circle; said iron being the north west corner of the 0.485 acre tract and being located North 70° 03' West 129.54 feet from an iron set, said iron being the Northeast corner of said tract; thence from the beginning and with the lines of the 0.485 acre tract, South 19° 19' West 129.10 feet, South 64° 14' East 117.59 feet and South 64° 14' East 38.14 feet to a calculated point; thence with a new line through the University Village property South 21° 38' West 23.59 feet to a point, the Northwest corner of Lot 71; thence with the West line of Lot 71, South 20° 53' West 247.04 feet to an iron found in the Gordon Winkler line; thence with the Winkler line North 63° 24' West 270.00 feet to an iron set, the Southeast corner of the 9.500 acre tract; thence with the line of said tract, North 18° 45' East 345.63 feet to an iron set; thence North 18° 45' East 20.00 feet to a calculated point in the Southern margin on University Circle; thence with the Southern margin of said street South 81° 07' East 126.41 feet to the beginning, containing 2.003 acres and being Survey No. 73496, prepared July 29, 1973 under the supervision of David K. Stem, RLS No. L-1301.

TRACT C

Being all of Lots Nos. Sixty-Nine (69), Seventy (70) and Seventy-One (71) in Section Two (2) of University Village as shown on a plat recorded in Plat Book 5 at Page 41, Watauga County Registry, to which recorded map reference is hereby made for a more complete description of said lots.



SITE LOCATION SKETCH
NOT TO SCALE

GLOBAL POSITIONING SYSTEM CERTIFICATION (NC VRS-RTK)

I, Troy A. Shriver, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: Class A Survey
2. Positional Accuracy (95% Confidence): 0.03' Horizontal
   0.06' Vertical
3. Type of GPS Field Procedure: NC VRS-RTK Network Solutions
   Using Trimble R12I Systems
4. Date of Observations: 3/2/2026
5. Datum/Epoch: NAD83/Epoch 2011
6. Published/fixed control: None within 2000'
7. Geoid Model: Geoid18 (Conus)
8. Combined grid factor: 0.99953424
9. Units: US Surveyor Feet

I, Troy A. Shriver , Professional Land Surveyor certify to one or more of the following as indicated (G.S. 47-30(f)(11)):

C. Any one of the following:

1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

I, Troy A. Shriver, certify that this plat was drawn by me from an actual survey made under my supervision (deed description recorded in Deed Book 502, Page 247; Deed Book 502, Page 253; Deed Book 502, Page 258); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this date of _____.

Signature FOR REVIEW

Professional Land Surveyor
Certificate Number L-5063

THREE NOTCH GROUP INC. NORTH CAROLINA CERT # C-497.3

NORTH CAROLINA PROFESSIONAL NO L-5063 LAND SURVEYOR TROY A. SHRIVER

ALTA/NSPS Survey for:
LCD Acquisitions, LLC;
Lender; &
Kensington Vanguard National Land Services, LLC

GH Winkler Family LTD, PTNRP (Owner of Record)
Deed Book 502, Page 247; Deed Book 502, Page 253; Deed Book 502, Page 258; & Deed Book 2415, Page 637
Plat Book 5, Page 41
Tax PINs: 2910-36-7347, 2910-46-0833, 2910-46-1791, 2910-46-2684, 2910-46-3578, & 2910-36-8089
Boone Township, Watauga County, NC
March 20, 2026 Scale: 1" = 70'

Rev No.	Description	Date
1	Initial submittal for review	3-20-26

THREE NOTCH GROUP

THREE NOTCH GROUP, INC.
122 LYMAN STREET
ASHEVILLE, N.C. 28801
Phone: (828) 232-4700
Website: www.3notch.com

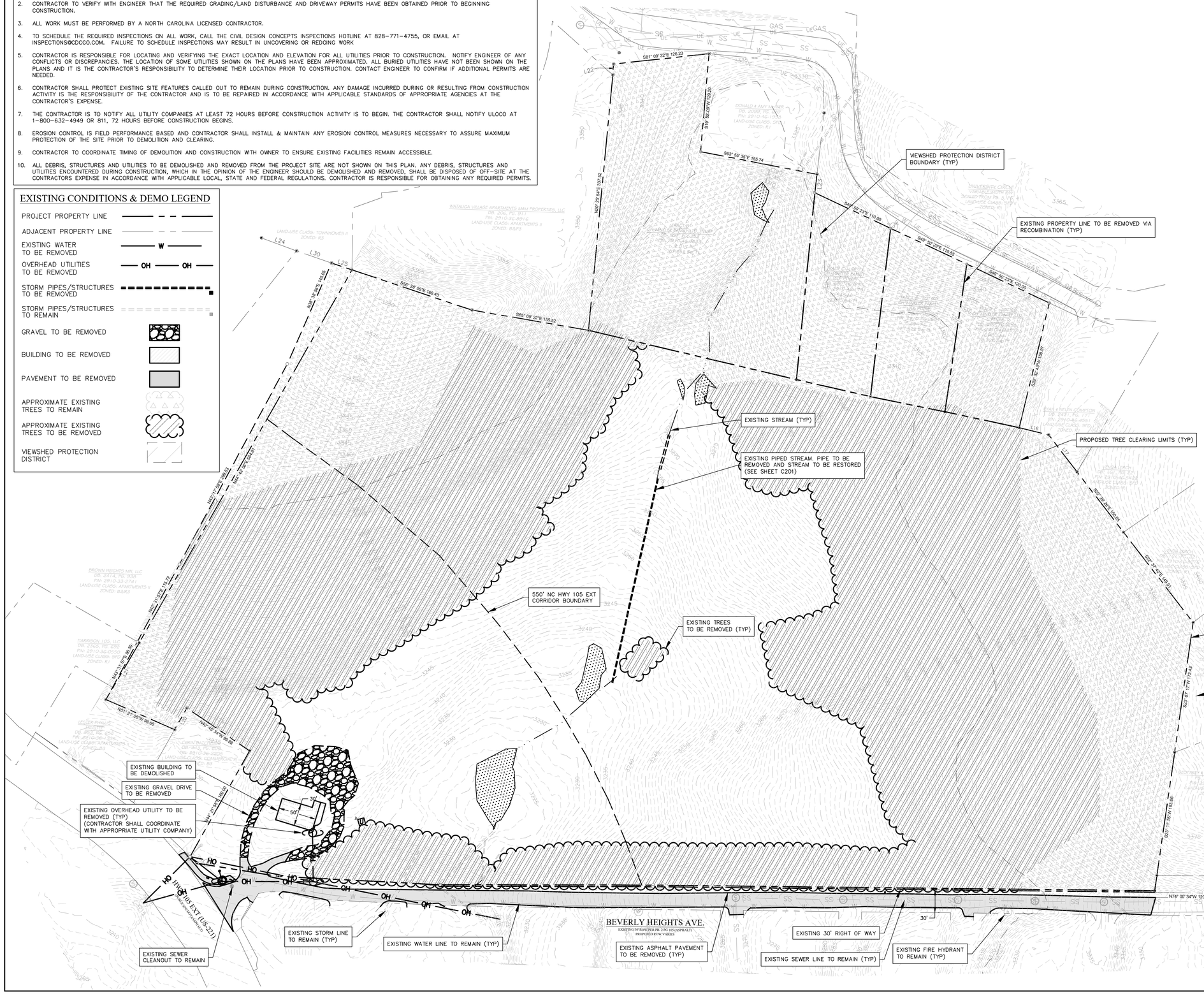
DRAWN BY: TAS CHECKED BY: BLG

DEMO NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING/LAND DISTURBANCE AND DRIVEWAY PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME 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. CONTACT ENGINEER TO CONFIRM IF ADDITIONAL PERMITS ARE NEEDED.
6. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES CALLED OUT TO REMAIN 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL & MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE PRIOR TO DEMOLITION AND CLEARING.
9. CONTRACTOR TO COORDINATE TIMING OF DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
10. ALL DEBRIS, STRUCTURES AND UTILITIES TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE ARE NOT SHOWN ON THIS PLAN. ANY DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.

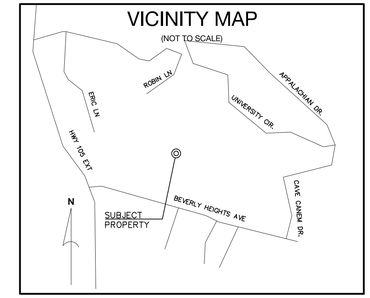
EXISTING CONDITIONS & DEMO LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER TO BE REMOVED — W —
- OVERHEAD UTILITIES TO BE REMOVED — OH — OH —
- STORM PIPES/STRUCTURES TO BE REMOVED
- STORM PIPES/STRUCTURES TO REMAIN
- GRAVEL TO BE REMOVED
- BUILDING TO BE REMOVED
- PAVEMENT TO BE REMOVED
- APPROXIMATE EXISTING TREES TO REMAIN
- APPROXIMATE EXISTING TREES TO BE REMOVED
- VIEWSHED PROTECTION DISTRICT



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LCD ACQUISITIONS, LLC 315 OCONEE STREET ATHENS, GA 30601
CONTACT:	CHASE POWELL (706) 543-1910
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVENUE – SUITE 260 ASHEVILLE, NC 28801
CONTACT:	GREGORY R. HOFFMAN, P.E. (828) 252-5388
SURVEYOR:	THREE NOTCH GROUP 122 LYMAN STREET ASHEVILLE, NC 28801
CONTACT:	TREY A. SHRIVER (828) 232-4700
ARCHITECT:	NILES BOLTON ASSOCIATES 3060 PEACHTREE RD NW, SUITE 600 ATLANTA, GA 30305
CONTACT:	CHRISTOPHER R. FORTNER (404) 365-7600

PROJECT DATA

PIN:	2910-36-7347; 2910-46-0833; 2910-46-1791; 2910-46-26; 2910-46-3578
ADDRESS:	115 BEVERLY HEIGHTS AVE
DEED BOOK/PAGE:	502/247; 502/253; 502/538
PROJECT ACREAGE:	23.11± ACRES
CURRENT ZONING:	R3/R3
PROPOSED ZONING:	B-3 CZD
SETBACKS:	
ROAD:	20'
INTERIOR:	17'
DISTURBED AREA:	15.95 AC
LIVABILITY AREA REQUIRED:	1.13 AC
LIVABILITY AREA PROVIDED:	1.18 AC
MAX BUILDING HEIGHT:	45'
PROPOSED UNIT COUNT:	179 UNITS
PROPOSED BEDROOMS:	618 BEDS
PARKING PROPOSED:	567 SPACES
RECREATION SPACE:	REQUIRED = 1.15 AC (5%) PROVIDED = 5% OF SITE MIN.

	PRE	POST
IMPERVIOUS AREA:	0.24 ACRES (1%)	6.81 ACRES (30%)
PERVIOUS AREA:	22.87 ACRES (99%)	16.30 ACRES (70%)
SOLID WASTE:	DUMPSTER/COMPACTOR	
PCCO:	PER ORDINANCE	

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

811 Know what's below. Call before you dig.

NORTH

EXISTING CONDITIONS MASTER PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

84 COXE AVENUE - SUITE 260
ASHEVILLE, NC 28801
PHONE (828) 252-5388

110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
PHONE (864) 292-0072

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4410

CDC Civil Design Concepts, PA
www.cdcgo.com
NCBELS #: C-2194 SCLLR #: 4736

NO.	DATE	DESCRIPTION	BY
1	8/24/2026	PLANNING COMMISSION REVISIONS	PMA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT GREGORY R. HOFFMAN, P.E.

PROGRESS DRAWING, DO NOT USE FOR CONSTRUCTION

EXISTING CONDITIONS MASTER PLAN FOR:

WALK AT BOONE

LCD ACQUISITIONS, LLC – TOWN OF BOONE, NORTH CAROLINA

DRAWN BY: MP
CDC PROJECT NO.: 26036
XXX PERMIT NO. XXXX

SHEET

C100

SITE NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. SINGLE-PHASE CONSTRUCTION.
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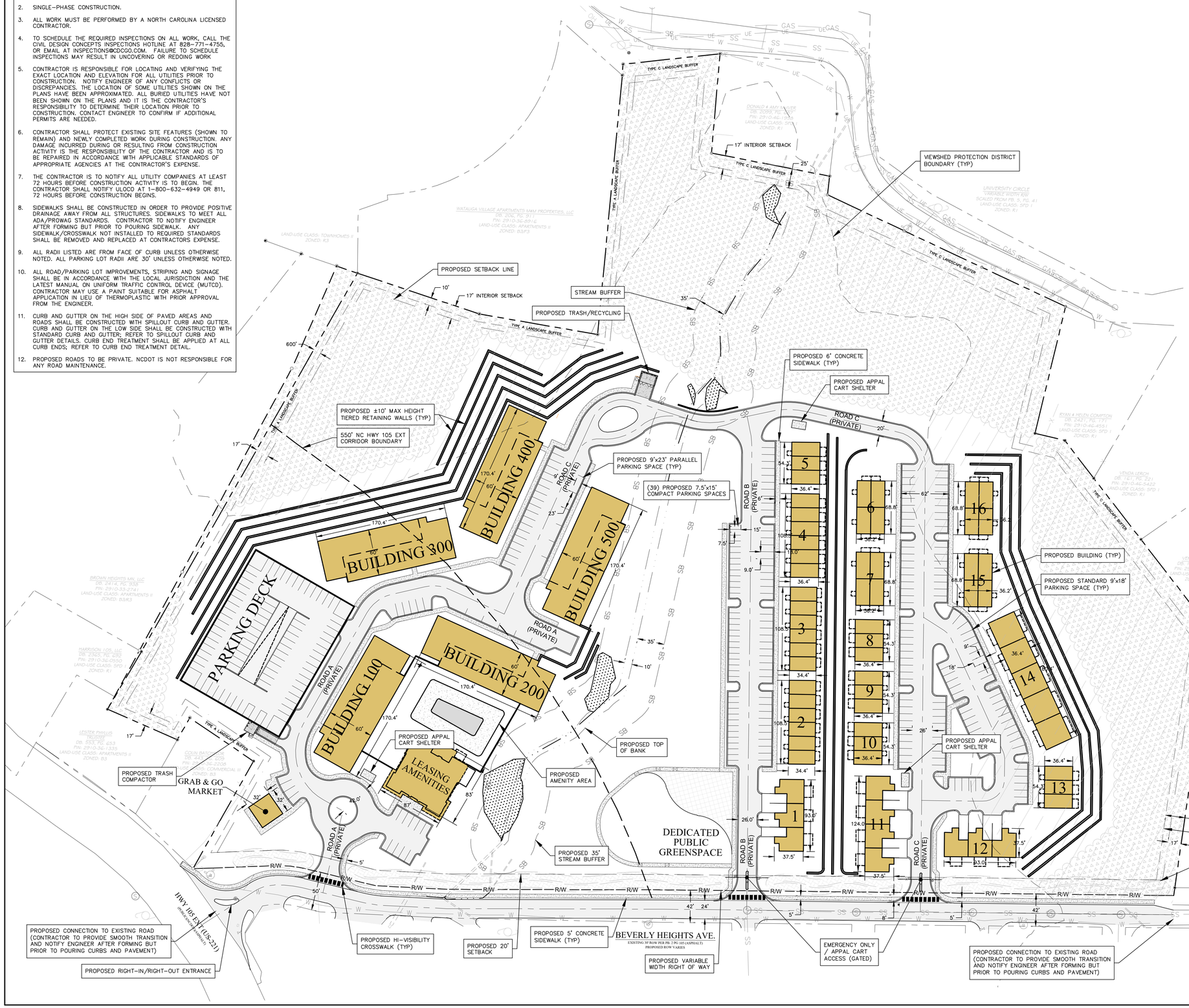
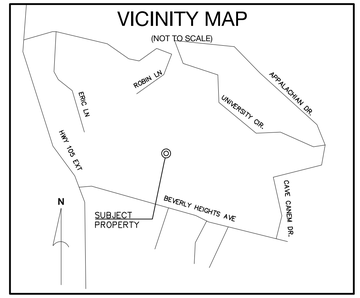
6. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. SIDEWALKS TO MEET ALL ADA/PROWAG STANDARDS. CONTRACTOR TO NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING SIDEWALK. ANY SIDEWALK/CROSSWALK NOT INSTALLED TO REQUIRED STANDARDS SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
9. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 30' UNLESS OTHERWISE NOTED.
10. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
11. CURB AND GUTTER ON THE HIGH SIDE OF PAVED AREAS AND ROADS SHALL BE CONSTRUCTED WITH SPILLOUT CURB AND GUTTER. CURB AND GUTTER ON THE LOW SIDE SHALL BE CONSTRUCTED WITH STANDARD CURB AND GUTTER; REFER TO SPILLOUT CURB AND GUTTER DETAILS. CURB END TREATMENT SHALL BE APPLIED AT ALL CURB ENDS; REFER TO CURB END TREATMENT DETAIL.
12. PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

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CONTACT:	CHASE POWELL (706) 543-1910
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PROJECT DATA

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PROPOSED ZONING:	B-3 CZD
SETBACKS:	
ROAD:	20'
INTERIOR:	17'
DISTURBED AREA:	15.95 AC
LIVABILITY AREA REQUIRED:	1.13 AC
LIVABILITY AREA PROVIDED:	1.18 AC
MAX BUILDING HEIGHT:	45'
PROPOSED UNIT COUNT:	179 UNITS
PROPOSED BEDROOMS:	618 BEDS
PARKING PROPOSED:	567 SPACES
RECREATION SPACE:	REQUIRED = 1.15 AC (5%) PROVIDED = 5% OF SITE MIN.

	PRE	POST
IMPERVIOUS AREA:	0.24 ACRES (1%)	6.81 ACRES (30%)
PERVIOUS AREA:	22.87 ACRES (99%)	16.30 ACRES (70%)

SOLID WASTE:	DUMPSTER/COMPACTOR
PCCO:	PER ORDINANCE

SITE LEGEND

- SETBACK LINE
- ROAD CENTER LINE
- LANDSCAPE BUFFER
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED EARTHEN BERM

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

811 Know what's below. Call before you dig.

NORTH

MASTER SITE PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

84 COXE AVENUE - SUITE 260
ASHEVILLE, NC 28801
PHONE (828) 252-5388

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PHONE (828) 452-2410

Civil Design Concepts, PA
www.cdcgo.com
NCBELS #: C-2184 SCLLR #: 4736

NO.	DESCRIPTION	BY	DATE
1	PLANNING COMMISSION REVISIONS	PMA	8/24/2026

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049161 GREGORY R. HOFFMAN

PRELIMINARY PLAT PROGRESS DRAWING, DO NOT USE FOR CONSTRUCTION

MASTER SITE PLAN FOR:

WALK AT BOONE

LCD ACQUISITIONS, LLC - TOWN OF BOONE, NORTH CAROLINA

DRAWN BY: MP
CDC PROJECT NO.: 26036
XXX PERMIT NO. XXXX

SHEET

C200

GR-EC-SW NOTES

1. SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
2. NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
3. SOIL TYPE: SnC, CkE, EdD
   SOIL GROUP: B
4. STREAM INFORMATION:

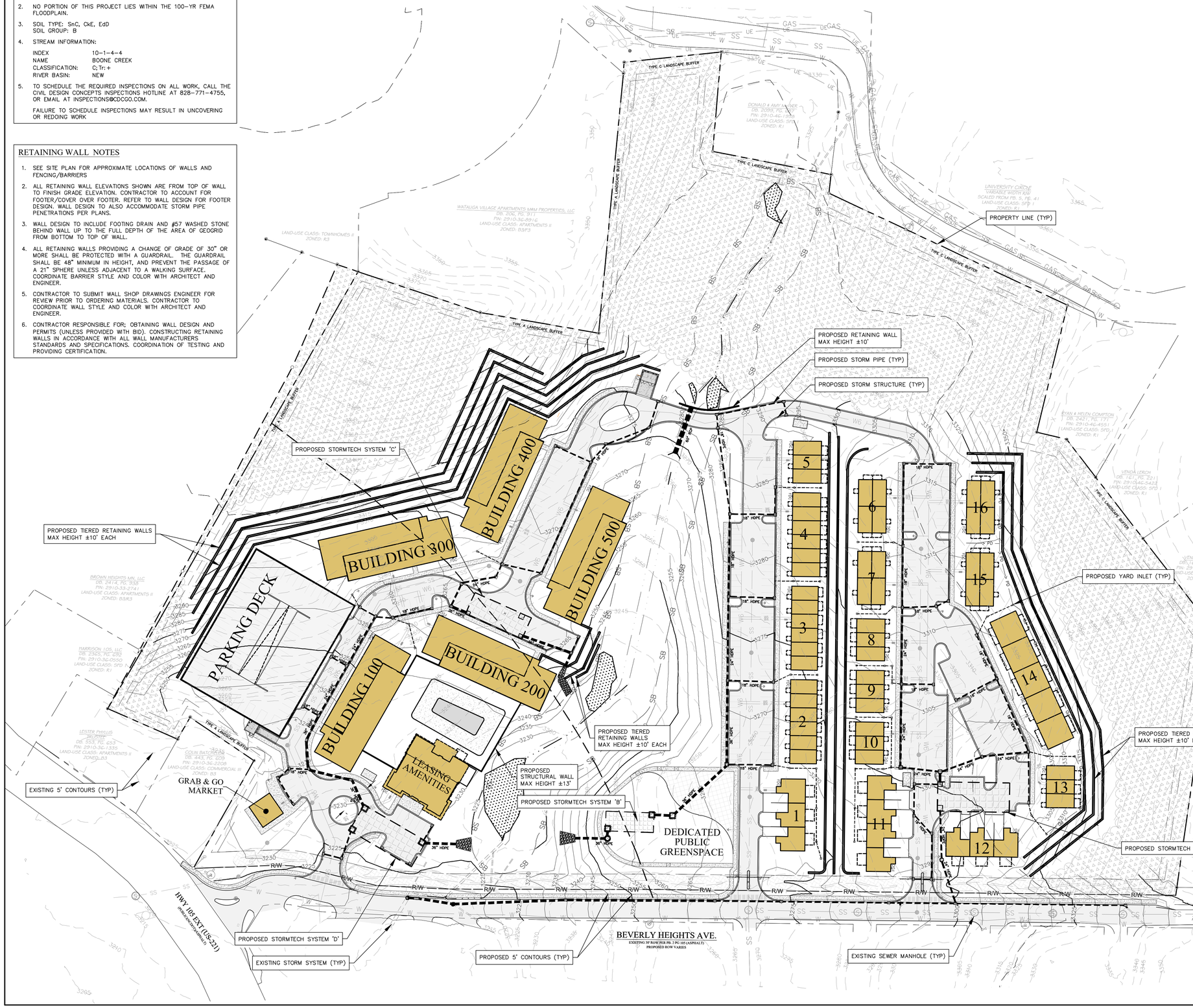
INDEX	10-1-4-4
NAME	BOONE CREEK
CLASSIFICATION:	C; Tr; +
RIVER BASIN:	NEW

5. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM.

   FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK

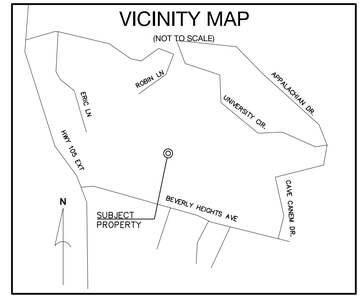
RETAINING WALL NOTES

1. SEE SITE PLAN FOR APPROXIMATE LOCATIONS OF WALLS AND FENCING/BARRIERS
2. ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN. WALL DESIGN TO ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.
3. WALL DESIGN TO INCLUDE FOOTING DRAIN AND #57 WASHED STONE BEHIND WALL UP TO THE FULL DEPTH OF THE AREA OF GEOGRID FROM BOTTOM TO TOP OF WALL.
4. ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30" OR MORE SHALL BE PROTECTED WITH A GUARDRAIL. THE GUARDRAIL SHALL BE 48" MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21" SPHERE UNLESS ADJACENT TO A WALKING SURFACE. COORDINATE BARRIER STYLE AND COLOR WITH ARCHITECT AND ENGINEER.
5. CONTRACTOR TO SUBMIT WALL SHOP DRAWINGS ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.
6. CONTRACTOR RESPONSIBLE FOR; OBTAINING WALL DESIGN AND PERMITS (UNLESS PROVIDED WITH BID). CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS. COORDINATION OF TESTING AND PROVIDING CERTIFICATION.



VICINITY MAP

(NOT TO SCALE)



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LIVABILITY AREA PROVIDED:	1.18 AC
MAX BUILDING HEIGHT:	45'
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PROPOSED BEDROOMS:	618 BEDS
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PERVIOUS AREA:	22.87 ACRES (99%)	16.30 ACRES (70%)

SOLID WASTE:	DUMPSTER/COMPACTOR
PCCO:	PER ORDINANCE

STORM LEGEND

- PROPOSED STORM PIPE
- PROPOSED ROOF LEADER COLLECTOR
- PROPOSED HEADWALL
- PROPOSED GRATE INLET STRUCTURE
- PROPOSED CURB INLET STRUCTURE
- PROPOSED JUNCTION BOX/ OPEN THROAT STRUCTURE
- PROPOSED FLARED END SECTION
- PROPOSED RIP-RAP APRON

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

811 Know what's below. Call before you dig.

NORTH

MASTER STORM DRAINAGE PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

84 COXE AVENUE - SUITE 260
ASHEVILLE, NC 28801
PHONE (828) 252-5388

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EASLEY, SC 29640
PHONE (864) 292-0072

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4410

CDC Civil Design Concepts, PA
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NCBELS #: C-2194 SCLLR #: 4736

NO.	DATE	DESCRIPTION	BY
1	8/24/2026	PLANNING COMMISSION REVISIONS	PMA

PROGRESS DRAWING, DO NOT USE FOR CONSTRUCTION

MASTER STORM DRAINAGE PLAN FOR:

WALK AT BOONE

LCD ACQUISITIONS, LLC - TOWN OF BOONE, NORTH CAROLINA

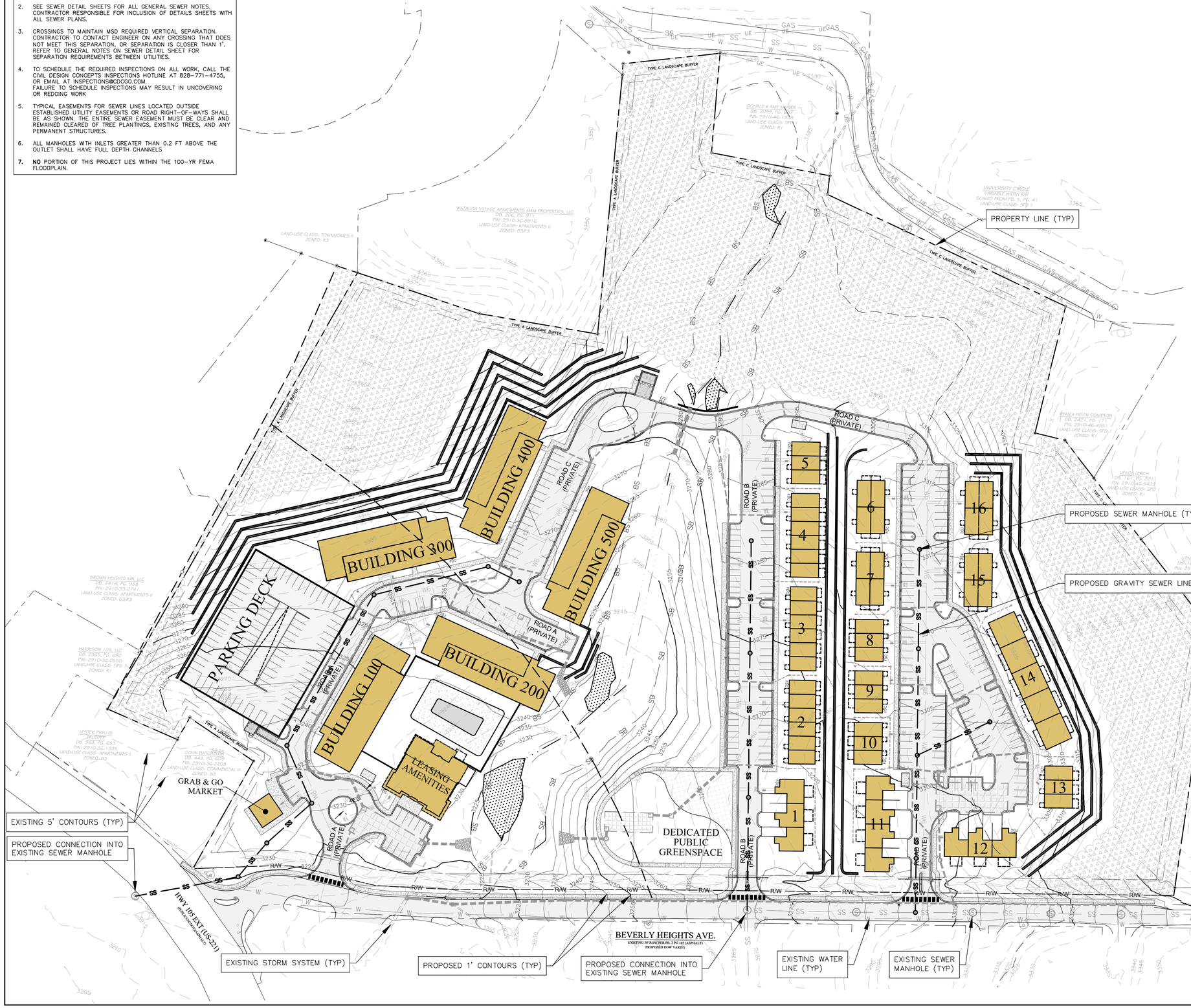
DRAWN BY: MP
CDC PROJECT NO.: 26036
XXX PERMIT NO. XXXX

SHEET

C400

SEWER NOTES

1. ALL PUBLIC SANITARY SEWER WORK ASSOCIATED WITH THIS PROJECT TO BE PERFORMED BY A NC LICENSED UTILITY CONTRACTOR.
2. SEE SEWER DETAIL SHEETS FOR ALL GENERAL SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL SEWER PLANS.
3. CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK
5. TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
6. ALL MANHOLES WITH INLETS GREATER THAN 0.2 FT ABOVE THE OUTLET SHALL HAVE FULL DEPTH CHANNELS
7. **NO** PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.



VICINITY MAP

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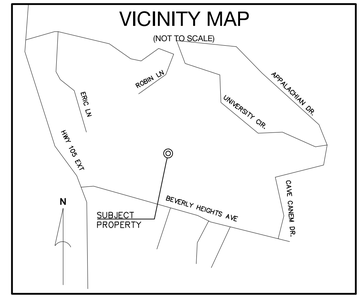

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PROJECT DATA

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SETBACKS:	
ROAD:	20'
INTERIOR:	17'
DISTURBED AREA:	15.95 AC
LIVABILITY AREA REQUIRED:	1.13 AC
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PROPOSED UNIT COUNT:	179 UNITS
PROPOSED BEDROOMS:	618 BEDS
PARKING PROPOSED:	567 SPACES
RECREATION SPACE:	REQUIRED = 1.15 AC (5%) PROVIDED = 5% OF SITE MIN.
	PRE / POST
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SOLID WASTE:	DUMPSTER/COMPACTOR
PCCO:	PER ORDINANCE

SEWER LEGEND

PROPOSED SEWER LINE	SS
PROPOSED SEWER SERVICE	SS
PROPOSED FLOW ARROW	
PROPOSED SEWER MANHOLE	

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NORTH

MASTER SEWER PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
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NCBELS #: C-2184 SCLLR #: 4736

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 GREGORY R. HOFFMAN

PROGRESS DRAWING, DO NOT USE FOR CONSTRUCTION

MASTER SEWER PLAN FOR:

WALK AT BOONE

LCD ACQUISITIONS, LLC – TOWN OF BOONE, NORTH CAROLINA

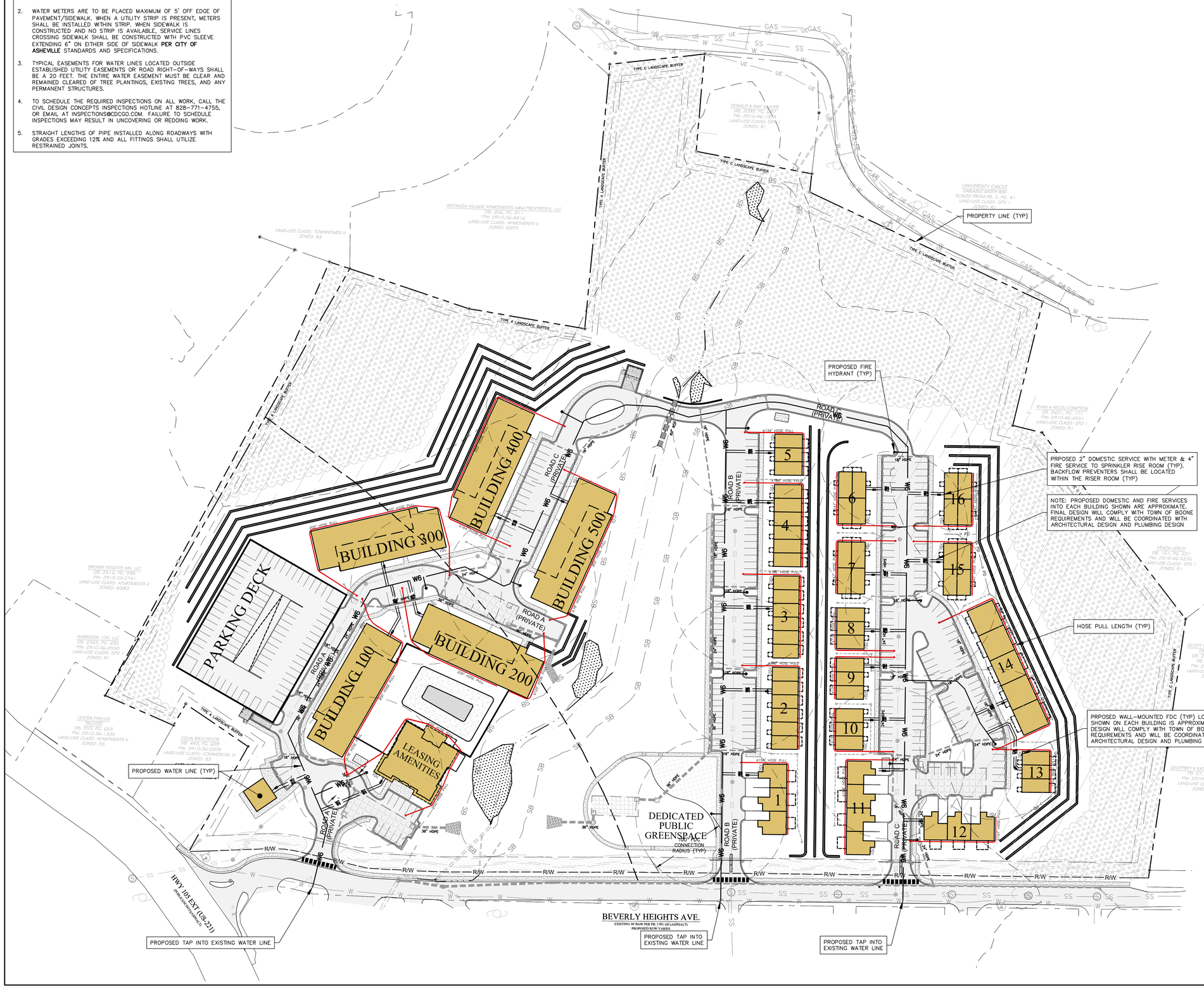
DRAWN BY: MP
CDC PROJECT NO.: 26036
XXX PERMIT NO. XXXX

SHEET

C600

WATER NOTES

1. SEE WATER DETAIL SHEETS FOR ALL GENERAL WATER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL WATER PLANS.
2. WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK **PER CITY OF ASHEVILLE** STANDARDS AND SPECIFICATIONS.
3. TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. STRAIGHT LENGTHS OF PIPE INSTALLED ALONG ROADWAYS WITH GRADES EXCEEDING 12% AND ALL FITTINGS SHALL UTILIZE RESTRAINED JOINTS.



VICINITY MAP

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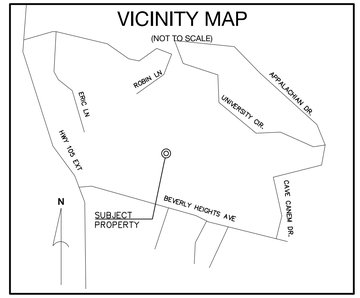

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PCCO:	PER ORDINANCE

WATER LEGEND

PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	W2 W4 W6 W8
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
PROPOSED AIR RELEASE VALVE	
PROPOSED WATER METER	

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I, CAROLINE M. HOFFMAN, NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT, 1133, DO HEREBY CERTIFY THAT THIS PLAN IS IN PROGRESS DRAWING, DO NOT USE FOR CONSTRUCTION

MASTER WATER PLAN FOR:

WALK AT BOONE

LCD ACQUISITIONS, LLC – TOWN OF BOONE, NORTH CAROLINA

DRAWN BY: MP
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XXX PERMIT NO. XXXX

SHEET

C700