IMPERVIOUS SURFACE

EXISTING IMPERVIOUS SURFACE
PRIOR TO DEVELOPMENT = 1,338 SF

AS-BUILT DRIVEWAY = 1,055 SF

NET IMPERVIOUS DRIVE = [-283 SF]

S88° 50' 54"E
200.000

10' SIDE SETBACK

199.528
N72° 30' 34"W

131'-0"±

PROPOSED SEPTIC SYSTEM, REFER TO PERMIT FILED WITH BUNCOMBE CO DEH.

15' REAR SETBACK

83.930
S1° 23' 42"W

31 HILLCREST ROAD
PIN 0609-76-6774-00000

ADDED IMPERVIOUS SURFACE
+148 SF PROPOSED
+ 284 SF AS-BUILT
432 SF

9X18 PARKING

COVERED DECK

PROPOSED 3 BR
SINGLE FAMILY RESIDENCE

COVERED PORCH

20' FRONT SETBACK

26'-0"

85.070
S1° 23' 43"W

119'-11"

10' SIDE SETBACK

S88° 31' 20"E
199.996

EXISTING OHE LINE TO BE REROUTED TO UNDERGROUND WITH NEW 20'-0" WIDE EASEMENT. FINAL LOCATION OF NEW POWER POLES PER DUKE.

20'-0" UG ELECTRIC EASEMENT, 5'-0"

13'-11"

11'-0"

10' SIDE SETBACK

120'-2½"

83.930
S1° 23' 42"W

15' REAR SETBACK

PROPOSED SEPTIC SYSTEM, REFER TO PERMIT FILED WITH BUNCOMBE CO DEH.

COVERED DECK

PROPOSED 3 BR
SINGLE FAMILY RESIDENCE

COVERED PORCH

20' FRONT SETBACK

26'-0"

85.070
S1° 23' 43"W

9X18 PARKING

9X18 PARKING

12'-0"
20'-0" MAX

27 HILLCREST ROAD
PIN 0609-76-6665-00000

24'-0" UG ELECTRIC EASEMENT

31'-4⅝"

31'-0" ±

83'-0" ±

10' SIDE SETBACK

S88° 11' 44"E
200.000

PROPOSED NEW POWER POLE
FINAL LOCATION PER DUKE

NEW UNDERGROUND
ELECTRICAL, FINAL LOCATION
TBD IN FIELD. RECORD AS REQUIRED.

NEW POWER POLE
FINAL LOCATION PER DUKE

5'-0" RADIUS
AT DRIVE

LINE OF EXISTING
GRAVEL
DRIVE.

623 SF OF IMPERVIOUS
SURFACE TO BE REUSED

715 SF OF IMPERVIOUS
SURFACE TO BE REMOVED

PROPOSED WELL LOCATION
ROUTING TO HOUSE NOT
MORE THAN 36" BELOW GRADE
ACROSS UG ELECTRICAL EASEMENT

NEW UNDERGROUND
ELECTRICAL WITH 20'W
EASEMENT

RW

5'-0" RADIUS
AT DRIVE

FINAL WELL LOCATION TO BE
REVIEWED IN CONJUNCTION WITH
SPECTRUM OH LINE AND REVISED PLACEMENT
OF DUKE UNDERGROUND EASEMENT.

REF. NORTH

31 HILLCREST ROAD IMPERVIOUS SURFACE AREA

AS-BUILT	
ADDED IMPERVIOUS AREA DRIVE	432 GSF
TOTAL BUILDING FOOTPRINT	1,304 GSF
GARAGE ROOF	349 GSF
COVERED PORCH ROOF	192 GSF
COVERED DECK ROOF	250 GSF
AS-BUILT IMPERVIOUS SERVICE	2,527 GSF

27 HILLCREST ROAD IMPERVIOUS SURFACE AREA

DRIVEWAY	496 GSF
TOTAL BUILDING FOOTPRINT	1,297 GSF
GARAGE ROOF	349 GSF
COVERED PORCH ROOF	192 GSF
COVERED DECK ROOF	250 GSF
TOTAL IMPERVIOUS SERVICE	2,584 GSF

1 / C1.0 SITE PLAN
Scale: 1/16"=1'-0"

SITE LAYOUT BASED ON SURVEY AS PROVIDED BY MATTERN & CRAIG

ecokulture

REQUEST FOR VARIANCE
SITE LAYOUT + WELL LOCATIONS

27 HILLCREST ROAD
BLACK MOUNTAIN, NC 28711

Proj. #: 2303B
Date: 20240710
Drawn: DRSH
Checked: WNCPS
Revised: 20240924

C1.0