LONDON ROAD APARTMENTS

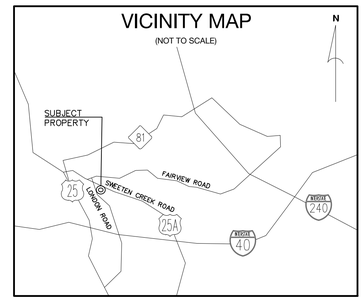
CITY OF ASHEVILLE, NORTH CAROLINA

PREPARED FOR:

LONDON ASHEVILLE, LLC
1330 ST. MARY'S ST. SUITE 350
RALEIGH, NC 27605
TODD ZAPOLSKI
(919) 956-2722

INDEX OF SHEETS		
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C203	SITE PLAN-RESIDENTIAL LEVEL	
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L102	TREE CANOPY PRESERVATION PLAN	1
A201	ARCHITECTURAL ELEVATIONS	

VICINITY MAP
(NOT TO SCALE)



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

DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVE SUITE 260 ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

84 COXE AVENUE - SUITE 260
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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	11/22/23	TRC C2 SUBMITTAL	AM
2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
WARREN M. SUGG

COVER FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
COA PERMIT NO. 23-08062PZ

SHEET

C000

NOTE:

SEE SHEET ONE FOR THE NOTES, REFERENCES, LEGEND, TIE CHART, ABBREVIATIONS AND CERTIFICATIONS ASSOCIATED WITH THIS SURVEY.

NORTH
NC GRID (NAD83-2011)

PARCEL ONE
PIN: 9647-89-0417.6
CLASSIC ACQUISITION, LLC
DB 5375 PG 1202
PB 87 PG 174
AREA:
0.345 ACRES / 15,009 FT²

PARCEL TWO
PIN: 9647-89-2135
CLASSIC ACQUISITION, LLC
DB 5375 PG 1202
PB 87 PG 174
AREA:
2.668 ACRES

PARCEL THREE
PIN: 9647-79-9213
BILTMORE LAND CORP.
DB 2663 PG 647
AREA:
1.260 ACRES

US HIGHWAY 25-A
SWEETEN CREEK RD.
(PUBLIC - ASPHALT)
MAINTENANCE LIMITS BASED
RIGHT OF WAY (SEE NOTE #9)

LONDON ROAD
(PUBLIC - ASPHALT)
SEE NOTE #10

WARREN AVENUE
(PUBLIC - ASPHALT)
VARIABLE WIDTH R/W
(SEE NOTE #12)

SWEETEN CREEK

63 BROOK STREET, LLC
PIN: 9647-79-5641
DB 5013 PG 450
BACK REFERENCE: DB 864 PG 201
PB 134 PG 164
PB 136 PG 184

JENNIFER MCHALEY
ELITTA C. COLLEDGE
PIN: 9647-79-8409
DB 1046 PG 105

HORIZON PROPERTIES OF ASHEVILLE, LLC
PIN: 9647-79-8475
DB 4316 PG 1761
PB 17 PG 24

CHRISTOPHER J. PETERSON
PIN: 9647-89-2375
DB 2190 PG 253
PB 156 PG 54

CITY OF ASHEVILLE ROAD MAINTENANCE LIMITS END AT END OF ASPHALT PAVING PER CITY OF ASHEVILLE STREET MAINTENANCE INVENTORY

ONE STORY MASONRY BUILDING

ONE STORY STEEL BUILDING

BROKEN ASPHALT PAVING / GRAVEL

ASPHALT PAVING / PARKING AREA

GRAVEL PARKING AREA

GRAVEL

CONC. PARKING

CONC. LOADING DOCK

CONC. JERSEY WALL

HVAC ON ELEVATED F.FORM

STEP CON. PORCH

PLANTER

RAILROAD SPIKE

Ø3/4" IRON PIPE, 0.6' B.G.

Ø3/4" IRON PIPE WITHIN Ø1-1/2" IRON PIPE, 0.3' B.G. (NOT HELD)

Ø1" IRON PIPE, 0.3' B.G.
- TERM. 5th CALL DB 5013 PG 450, TR. 1
- S.EAST COR., 1.27 ACRE TR. SHOWN ON UPD BY HMB ASSOC. (SEE REFS)
- S.EAST COR. PB 136 PAGE 184

Ø1/2" IRON PIPE, 0.5' B.G.
- N.EAST COR. PB 136 PAGE 184
SPC (NAD83-2011):
N= 679,660.46'
E= 947,706.89'

Ø1/2" IRON PIPE, 0.6' B.G. @ 30" RED OAK TREE

Ø1/2" IRON PIPE, 0.6' A.G. (NOT HELD, S 87°19'28" W, 0.73' FROM #4 REBAR W/ MCABEE CAP)

#5 REBAR, 0.1' A.G.

#4 REBAR, 0.3' B.G.

#5 REBAR, 0.5' B.G. (BENT)

#4 REBAR, 0.6' B.G.

#4 REBAR, 0.5' A.G.

"PK" NAIL - N.WEST COR. PB 87 PG 174 (LOCATED S 75°39'05" E 45.58' FROM THE SWNS AT THE N.EAST CORNER OF SUBJECT PROPERTY)

"PK" NAIL

CMON. 0.3' A.G. - COR. ON WEST LINE OF LOT 2, PB 17 PG 24

SURVEY CONTROL ("MAG" NAIL IN ASPHALT) EL.: 2063.36'

SURVEY CONTROL ("MAG" NAIL IN ASPHALT) EL.: 1999.16'

MSD #5-109086 RIM EL.: 1996.21' INV.: 1991.7'

MSD #5-12707 RIM EL.: 1997.23' INV.: 1991.0'

MSD #5-66762 RIM EL.: 1997.86' INV.: 1992.8

MSD #5-66763 RIM EL.: 2001.91' INV.: 1996.8

MSD #5-39502 RIM EL.: 1998.72' INV.: 1990.1'

MSD #5-53412 (LOCATION PER MSD DATA, NOT FOUND IN FIELD)

MSD #5-66733 RIM EL.: 2000.49' INV.: 1991.1'

MSD #34-12640 RIM EL.: 1997.35' INV.: 1988.7'

MSD #34-45150 RIM EL.: 1998.57' 90M SEALED, INV.: (INACC.)

MSD #5-12839 RIM EL.: 1998.62' INV.: 1988.3'

MSD #5-53411 RIM EL.: 1999.34' INV.: 1989.7'

CATCH BASIN GRATE EL.: 1996.57' IRON INV.: 1994.5' Ø18" PVC OUT INV.: 1994.7'

CATCH BASIN GRATE EL.: 2004.67' INV.: 2002.2' INV.: 2002.6'

GRATE EL.: 1995.50' Ø18" PVC IN INV.: 1992.7' Ø18" PVC OUT INV.: 1992.7'

GRATE EL.: 2000.45' 90° TYP. INV. IN: 2000.1' 90° HDPE INV. IN: 2000.1' Ø15" PVC INV. OUT: 1999.9'

Ø4" RCP INV.: 1997.0' FFE: 2003.55'

Ø4" VCP (APPX. DIR.)

Ø6" VCP (APPX. DIR.)

SEE NOTE #11 REGARDING SEWER EASE. OVER THIS LINE

SEWER EASE. AREA (PER DB 1808 PG 115)

POTENTIALLY A BURIED STORM JUNCTION BOX IN THIS AREA

U.T.C. PIPE TERM.

PIPE EXP. HERE

FLOOD HAZARD ZONE "AE" (REGULATORY FLOODWAY)

LIMITS OF FLOOD HAZARD ZONE "AE" 1% ANNUAL CHANCE

LIMITS OF FLOOD HAZARD ZONE "X" 0.2% ANNUAL CHANCE

MATCH LINE

SHEET THREE

SHEET FOUR

SCALE: 1" = 20'
20' 10' 0' 20' 40' 60'

BOUNDARY & TOPOGRAPHIC SURVEY OF THE PROPERTY OF :

CLASSIC ACQUISITION, LLC (OWNER) & BILTMORE LAND CORP. (OWNER)

PIN'S: 9647-89-0417.6 (3 LONDON RD.)
9647-89-2135 (7 LONDON RD.)
9647-79-9215 (10 LONDON RD.)

CITY OF ASHEVILLE
ASHEVILLE TOWNSHIP
BUNCOMBE COUNTY, N.C.

SURVEY REQUESTED BY:
CIVIL DESIGN CONCEPTS, PA

DATE: 2/14/2020
PROJECT #: 13083
DRAWING #: G-20-5093
DRAWN BY: JBW
SCALE: 1" = 20'

SHEET TWO

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry Wheeler, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
Telephone (828) 628-1294
Fax (828) 628-1295
www.mcabeesurvey.com Firm License Number: C-694



McAbee & Associates, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
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Firm License Number: C-694

REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY

BOUNDARY & TOPOGRAPHIC SURVEY OF THE PROPERTY OF :

CLASSIC ACQUISITION, LLC (OWNER) & BILTMORE LAND CORP. (OWNER)

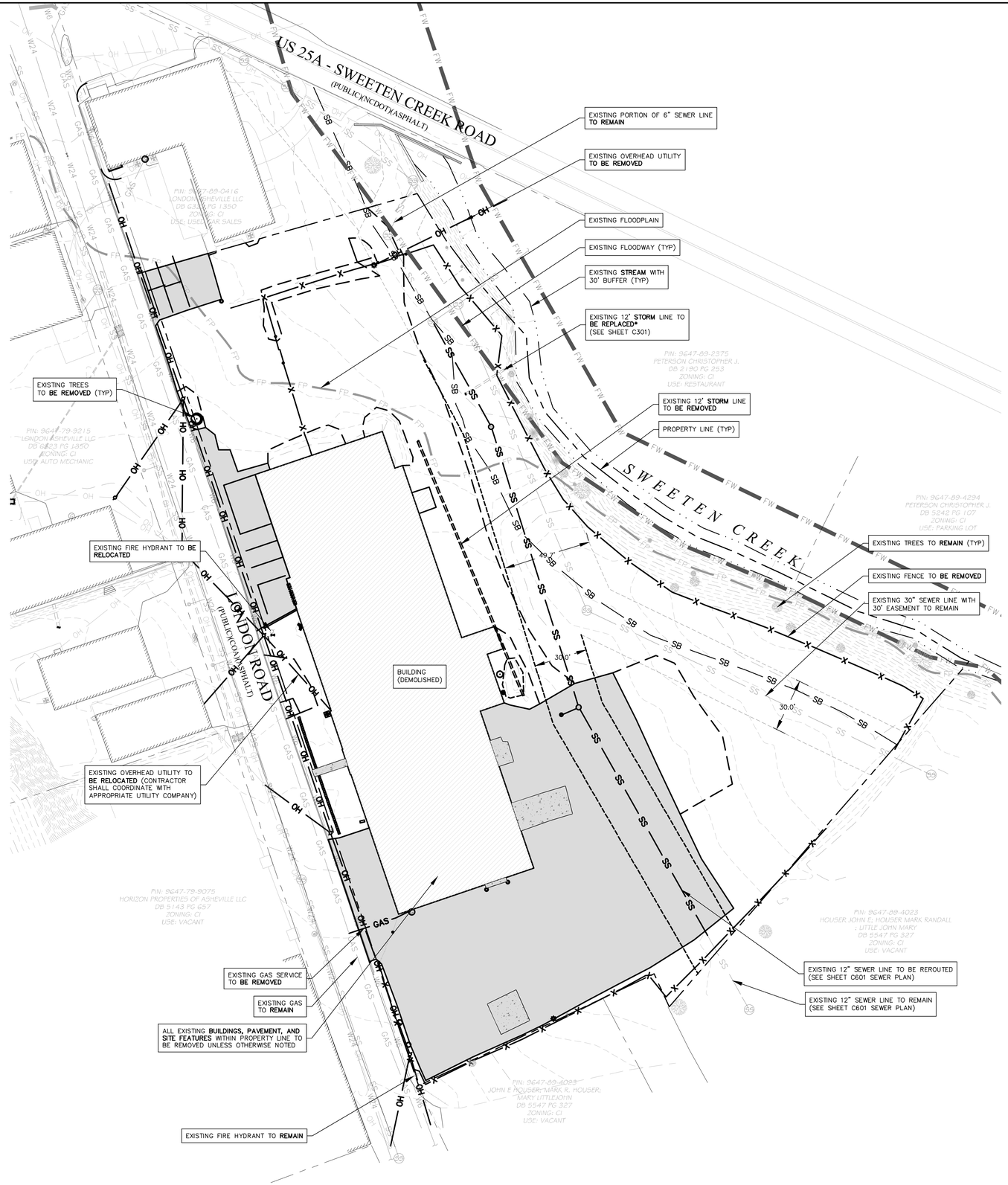
PINS: 9647-69-0416 (3 LONDON RD.)
9647-69-2135 (7 LONDON RD.)
9647-79-9215 (10 LONDON RD.)

CITY OF ASHEVILLE
ASHEVILLE TOWNSHIP
BUNCOMBE COUNTY, N.C.

SURVEY REQUESTED BY:
CIVIL DESIGN CONCEPTS, PA

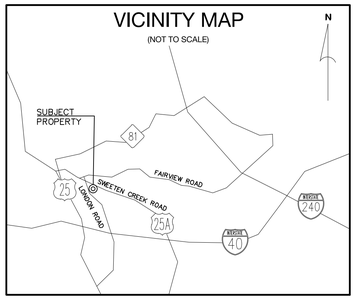
DATE:	2/14/2020
PROJECT #:	13083
DRAWING #:	G-20-5056
DRAWN BY:	JBW
SCALE:	1" = 20'

SHEET THREE



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVE SUITE 260 ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC, 28730
CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)

SETBACKS:

FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'

DISTURBED AREA:	±2.1 AC	
	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
PERVIOUS AREA:	1.0 ACRES (37%)	1.0 ACRES (37%)

* PER APPROVED CONDITIONS LIST

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
- REQUIRED SPACES: (MIN. 1/UNIT – MAX. 2/UNIT) UNITS: 252 MIN: 271 MAX: 522
- SPACES PROVIDED: 271

HANDICAPPED SPACES:
- SPACES REQUIRED: 7 SPACES PROVIDED: 7

BICYCLE:
- MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 89

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	7 STORIES	83'-8"	±340,000 SF

DENSITY CALCULATIONS:
- ALLOWED: 130 UNITS MAX – 50 UNITS/ACRE
- PROJECT UNITS: 252 UNITS – 97 UNITS/ACRE

OPEN SPACE CALCULATIONS:
- REQUIRED: *1.30 AC (50% OF SITE AC)
- PROVIDED: *1.30 AC (50% OF SITE AC)

* PER APPROVED CONDITIONS LIST

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

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

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

NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

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

110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
PHONE (864) 242-5972

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

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

NO.	DATE	DESCRIPTION	BY
1	11/22/23	PRC C2 SUBMITTAL	AM
2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
WARREN M. SUGG, JR. 036202 NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER

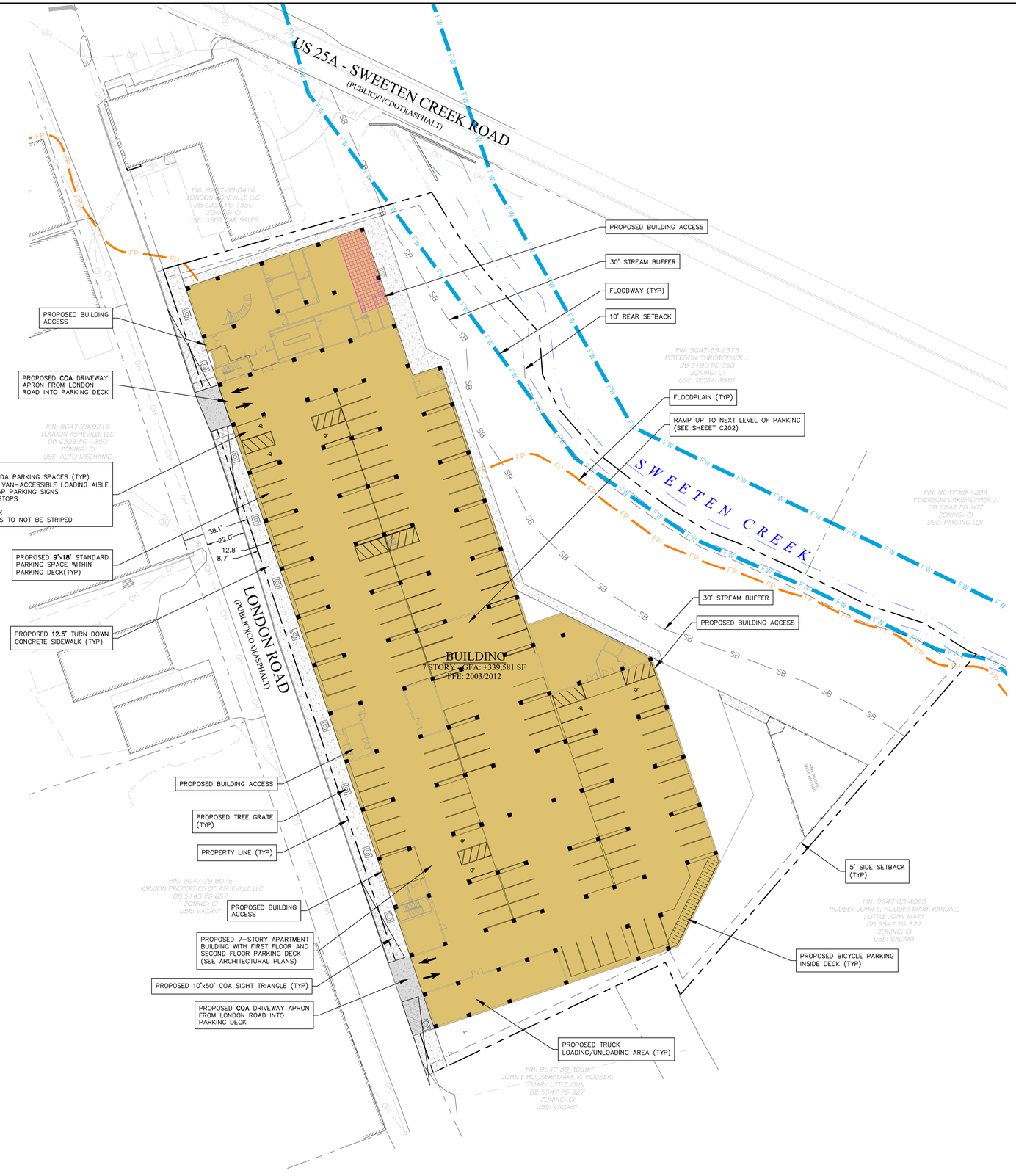
EXISTING CONDITIONS & DEMOLITION PLAN FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

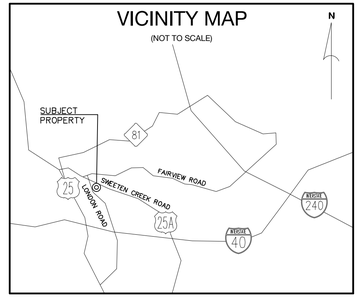
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CDC PROJECT NO.: 23-08062PZ
COA PERMIT NO.

SHEET
C101



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVE SUITE 260 ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC, 28730
CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)
SETBACKS:	
FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'
DISTURBED AREA:	±2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
PERVIOUS AREA:	1.0 ACRES (37%)	1.0 ACRES (37%)

* PER APPROVED CONDITIONS LIST

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MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 89

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
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* PER APPROVED CONDITIONS LIST

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

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

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

NORTH

SITE PLAN-LEVEL 1

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

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

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NCBELS #: C-2184 SCLLR #: 4736

NO.	DATE	DESCRIPTION	BY
1	11/22/23	TRC CZ SUBMITTAL	AM
2	01/15/24	PAZ SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

WARREN SUGG 036755 REGISTERED PROFESSIONAL ENGINEER NORTH CAROLINA

SITE PLAN-LEVEL 1 FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

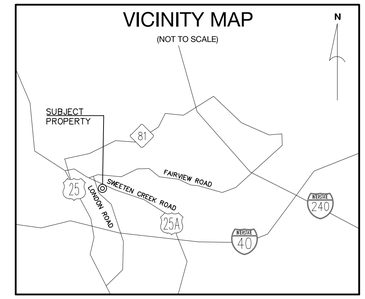
DRAWN BY:
CDC PROJECT NO.: 23-08062PZ
COA PERMIT NO.

SHEET
C201



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

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CONTACT:	TODD ZAPOLSKI (919) 956-2722
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ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

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PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)

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828-771-4755 OR INSPECTIONS@CDCGO.COM

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

NORTH

SITE PLAN-LEVEL 2

GRAPHIC SCALE

30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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
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PHONE (828) 452-4410

Civil Design Concepts, PA
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NCBELS #: C-2184 SCLLR #: 4738

NO.	DESCRIPTION	DATE	BY
1	TRC CZ SUBMITTAL	11/22/23	AM
2	P&Z SUBMITTAL	01/15/24	AM
3	CONDITIONAL ZONING AMENDMENT	05/26/26	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

SITE PLAN-LEVEL 2 FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: AAM
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

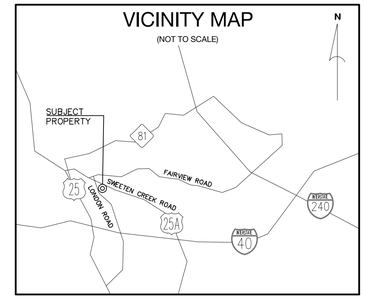
SHEET

C202



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
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CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)

SETBACKS:

FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'

DISTURBED AREA: ±2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
PERVIOUS AREA:	1.0 ACRES (37%)	1.0 ACRES (37%)

* PER APPROVED CONDITIONS LIST

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (MIN. 1/UNIT – MAX. 2/UNIT)
UNITS: 252 MIIN: 271 MAX: 522
SPACES PROVIDED: 271

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BICYCLE:
MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 89

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	7 STORIES	83'-8"	±340,000 SF

DENSITY CALCULATIONS:

ALLOWED: 130 UNITS MAX – 50 UNITS/ACRE
PROJECT UNITS: 252 UNITS – 97 UNITS/ACRE

OPEN SPACE CALCULATIONS:

REQUIRED: *1.30 AC (50% OF SITE AC)
PROVIDED: *1.30 AC (50% OF SITE AC)

* PER APPROVED CONDITIONS LIST

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

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

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

NORTH

SITE PLAN-LEVEL 3

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

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

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

NO.	DESCRIPTION	DATE	BY
1	TRC CZ SUBMITTAL	11/22/23	AM
2	PAZ SUBMITTAL	01/15/24	AM
3	CONDITIONAL ZONING AMENDMENT	08/26/26	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

SITE PLAN-LEVEL 3 FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: AAM
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

SHEET

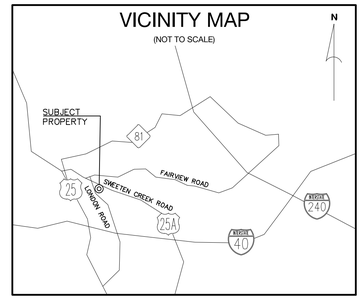
C203

OPEN SPACE COVERAGE DATA	
OPEN SPACE REQUIRED:	50% – MULTIFAMILY RESIDENTIAL (252 UNITS) OVER AN ACRE
OPEN SPACE PROVIDED:	1.3 ACRES (50% OF 2.6 ACRES)
TREE CANOPY OVERLAP:	50% (MAX 50% ALLOWED)
NATURAL OPEN SPACE	0.50 ACRES (38.5% OF OPEN SPACE)



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVE SUITE 260 ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC, 28730
CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)

SETBACKS:

FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'
DISTURBED AREA:	±2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
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* PER APPROVED CONDITIONS LIST

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (MIN. 1/UNIT – MAX. 2/UNIT)
UNITS: 252
MIN: 271 MAX: 522
SPACES PROVIDED: 271

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BICYCLE:
MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 89

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
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LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

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

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NORTH

SITE PLAN-OPEN SPACE

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

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

110 WEST 1ST AVENUE - SUITE A
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PHONE (828) 452-4410

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

NO.	DATE	DESCRIPTION	BY
1	11/22/23	TRC C2 SUBMITTAL	AM
2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
12/28/2023 10:55:15 AM
WARREN M. SUGG

SITE PLAN-OPEN SPACE FOR:

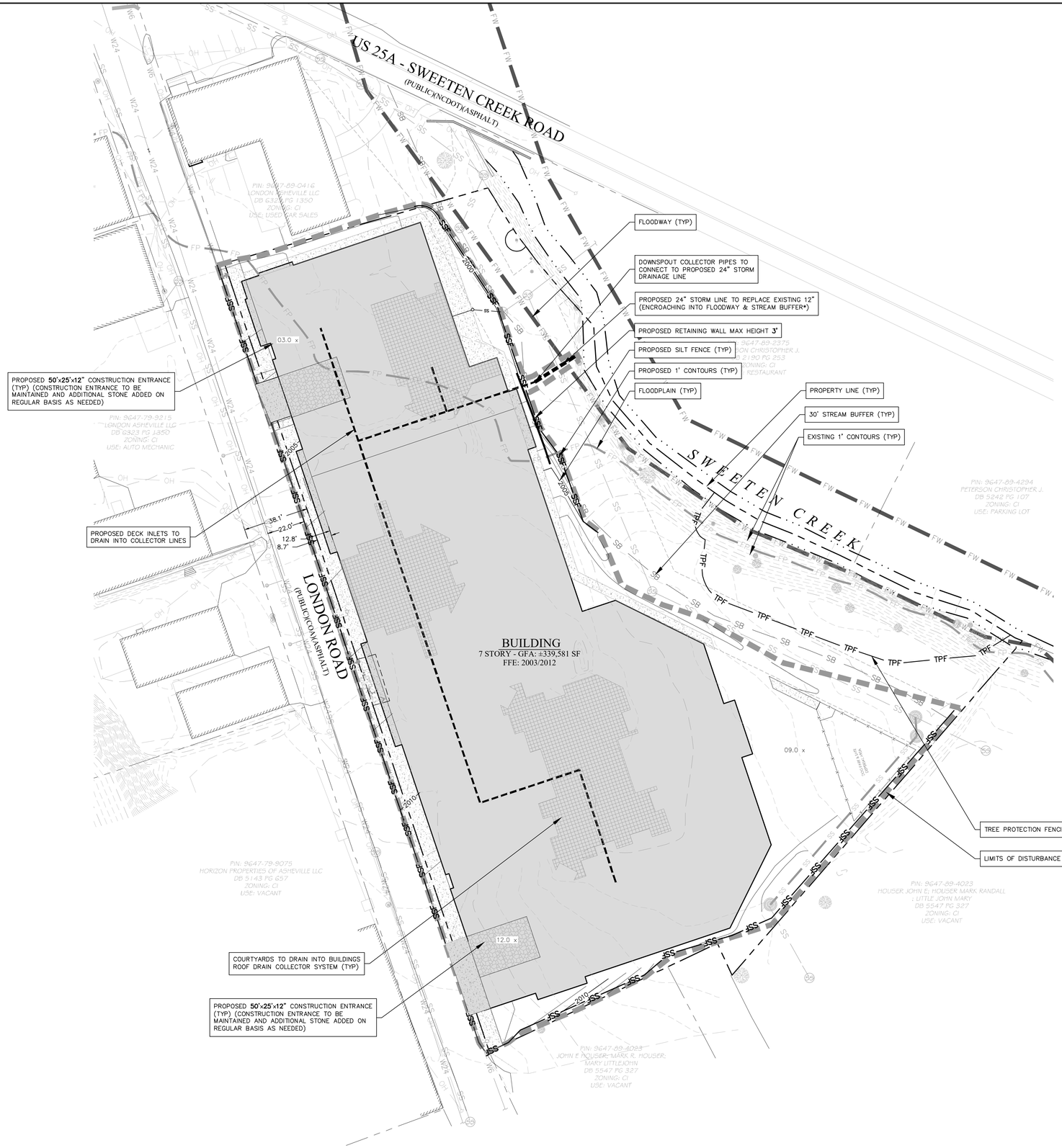
LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: AAM
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

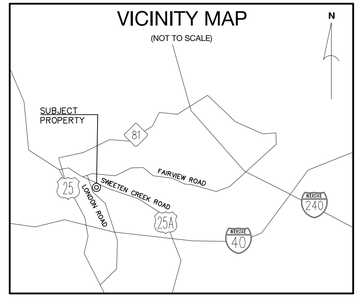
SHEET

C204



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVE SUITE 260 ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC, 28730
CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)

SETBACKS:

FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'

DISTURBED AREA: ±2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
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* PER APPROVED CONDITIONS LIST

ZONING DATA

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SPACES REQUIRED: 7 SPACES PROVIDED: 7

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MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 89

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LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

CDC INSPECTIONS HOTLINE:
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811 Know what's below. Call before you dig.

NORTH

GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

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

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PHONE (828) 452-4410

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

NO.	DATE	DESCRIPTION	BY
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2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN FOR:

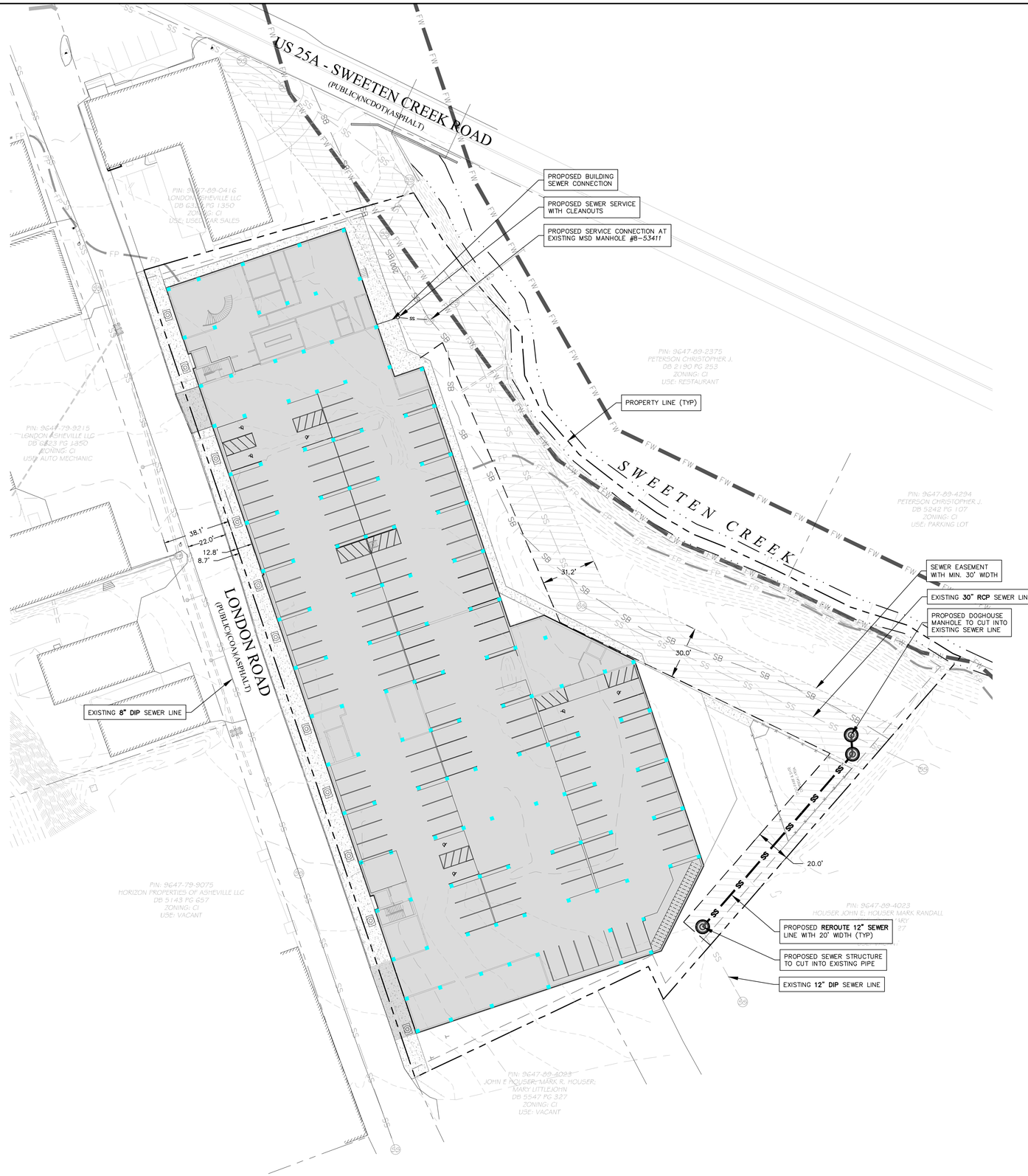
LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: AAM
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

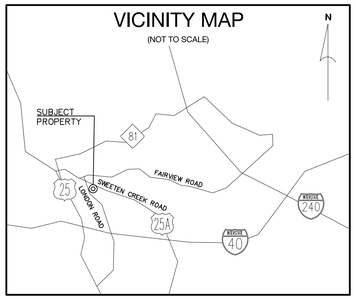
SHEET

C301



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVE SUITE 260 ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
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CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)

SETBACKS:

FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'

DISTURBED AREA: ±2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
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* PER APPROVED CONDITIONS LIST

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (MIN. 1/UNIT – MAX. 2/UNIT)
UNITS: 252
MIIN: 271 MAX: 522
SPACES PROVIDED: 271

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BICYCLE:
MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 89

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
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* PER APPROVED CONDITIONS LIST

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

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

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

NORTH

SEWER PLAN

GRAPHIC SCALE

30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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

110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
PHONE (864) 242-5972

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

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

NO.	DATE	DESCRIPTION	BY
1	11/22/23	TRC C2 SUBMITTAL	AM
2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
WARREN M. SUGG, JR. 036218 PROFESSIONAL ENGINEER

SEWER PLAN FOR:

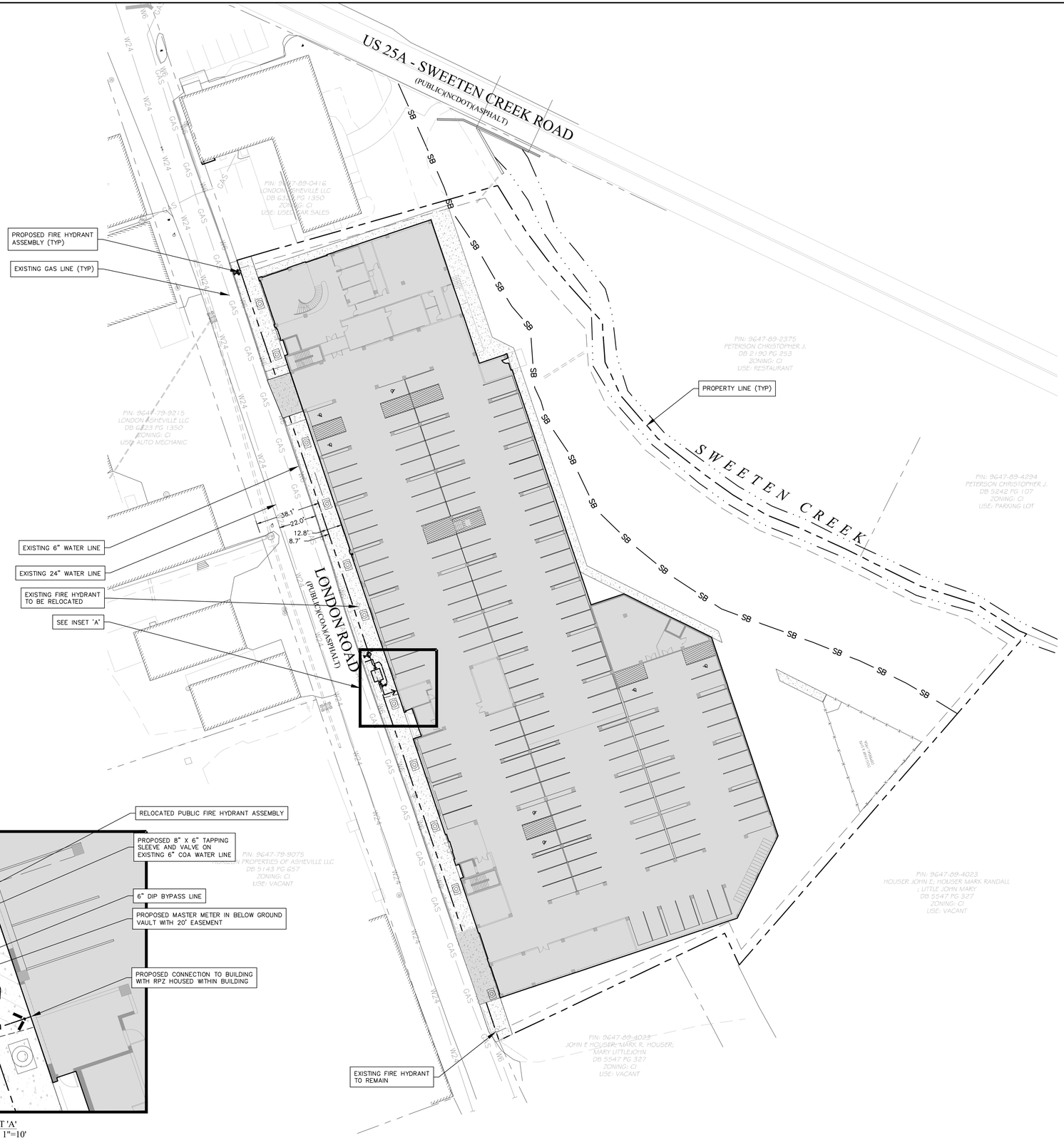
LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: AAM
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

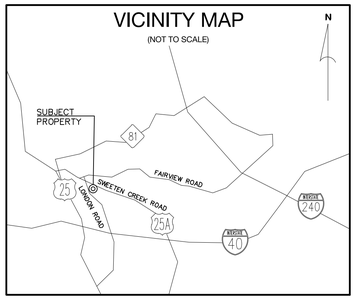
SHEET

C601



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
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ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
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SETBACKS:

FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'

DISTURBED AREA:	±2.1 AC	
	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
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LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

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NORTH

WATER PLAN

GRAPHIC SCALE

30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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

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

NO.	DATE	DESCRIPTION	BY
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2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
11/22/2023
LAUREN M. SUGG

WATER PLAN FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: AAM
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

SHEET

C701

LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ALL **CITY OF ASHEVILLE** REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. CONSULT ENGINEER TO FIELD ADJUST LANDSCAPING AS NECESSARY.
2. 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 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
3. STREET TREE SPECIES WITHIN RIGHT-OF-WAY TO BE COORDINATED **WITH CITY OF ASHEVILLE ARBORIST.**
4. ALL GROUND COVER TO BE MULCH PER **CITY OF ASHEVILLE PERMANENT SEEDING REQUIREMENTS.**
5. TREES AND SHRUBS TO COMPLY WITH **COA UDO** AS FOLLOWS:
   - LARGE-MATURING DECIDUOUS TREE:
     GREATER THAN 35' AT MATURITY. MINIMUM PLANTING SIZE SHALL BE TWO INCHES CALIPER AND 12' TO 14' HEIGHT.
   - SMALL-MATURING DECIDUOUS TREE:
     SMALLER THAN 35' AT MATURITY. MINIMUM PLANTING SIZE SHALL BE AT LEAST 1 1/2 INCH CALIPER OR 8' TO 10' HEIGHT.
   - EVERGREEN TREE:
     MINIMUM HEIGHT OF 6' AT TIME OF PLANTING.
   - LARGE SHRUB:
     MINIMUM 5 GALLON CONTAINER OR TEN-INCH ROOT BALL WITH A HEIGHT OF 24 INCHES AT PLANTING TIME.
   - SMALL SHRUB:
     MINIMUM 3 GALLON CONTAINER OR EIGHT-INCH ROOT BALL WITH A HEIGHT OF 18 INCHES AT PLANTING TIME.
6. DUE TO EXISTING TREES WITHIN THE REQUIRED LANDSCAPE BUFFER AREAS AND THROUGHOUT THE SITE, THE FINAL NUMBER OF TREES AND SHRUBS REQUIRED AND PROVIDED WILL BE BY AGREEMENT WITH **THE CITY OF ASHEVILLE PLANNING DEPARTMENT** BASED UPON AN ON-SITE INVENTORY.
7. LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWER/WATER LINES AND SEWER/WATER LINE EASEMENTS. NO TREES ARE ALLOWED TO BE PLANTED IN SUCH EASEMENTS.
8. THE OWNER / CONTRACTOR SHALL SELECT ALL PROPOSED PLANTINGS FROM THE **RECOMMENDED SPECIES LIST IN THE CITY OF ASHEVILLE'S CURRENT UNIFIED DEVELOPMENT ORDINANCE (UDO).** IT IS RECOMMENDED THE OWNER / CONTRACTOR VERIFY SELECTIONS FOR SUITABILITY WITH A QUALIFIED LANDSCAPE ARCHITECT PRIOR TO PLANTING

PLANTING SUMMARY (COA):

STREET TREES (ST)

REQUIREMENTS: (PER 40 LF OF FRONTAGE)
1 LARGE DECIDUOUS TREE

LONDON ROAD:	484 LF
TREES REQUIRED:	12
TREES PROVIDED:	12

REQUIREMENTS: (PER 30 LF OF FRONTAGE)
1 SMALL DECIDUOUS TREE

SWEETEN CREEK ROAD	50 LF
TREES REQUIRED:	2
TREES PROVIDED:	*B1 CONDITION REQUEST

PARKING DECK (PD)

REQUIREMENTS: (PER 30 LF OF EXPOSED PARKING STRUCTURE PERIMETER)
1 TREE AND 2 SHRUBS

EXPOSED PD PERIMETER:	250 LF
TREES REQUIRED:	8
TREES PROVIDED:	8
SHRUBS REQUIRED:	16
SHRUBS PROVIDED:	16

BUILDING IMPACT LANDSCAPE AREA (BI)

REQUIREMENTS: (PER 1000 SF OF BI)
1 DECIDUOUS TREE AND 2 SHRUBS

TOTAL BI:	64,134 SF
TREES REQUIRED:	64
TREE CREDITS APPLIED:	65 (21 TREES)
SHRUBS REQUIRED:	128
SHRUBS PROVIDED:	128

LEGEND

SPECIES (CREDITS: CATEGORY) — TREE CREDIT TREE

EXISTING SPECIES ABBREVIATIONS	
ASH	ASH
LOC	LOCUST
MAP	MAPLE
POP	POPLAR
SYC	SYCAMORE



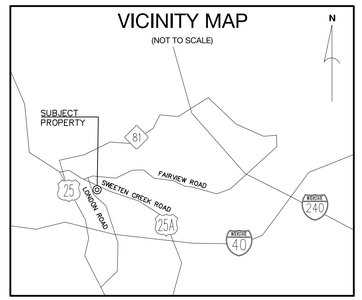
PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
TREES						
BN	7	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	2" CAL.	12' HT.
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	B&B	1.5" CAL.	8'-10' HT.
QP	12	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR PIN OAK	B&B	2" CAL.	12' HT.
TD	4	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	2" CAL.	12' HT.

*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER.
*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.

VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LONDON ASHEVILLE, LLC 1330 ST. MARY'S ST. SUITE 350 RALEIGH, NC 27605
CONTACT:	TODD ZAPOLSKI (919) 956-2722
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVE SUITE 260 ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC, 28730
CONTACT:	J. BARRY WEST (828) 628-1295
ARCHITECT:	MHA WORKS 12 S. LEXINGTON AVE. SUITE 100 ASHEVILLE, NC 28801
CONTACT:	PETER ALBERICE, AIA (828) 293-8106

PROJECT DATA

PIN:	9647-89-2135
ADDRESS:	21 LONDON RD
DEED BOOK/PAGE:	6323/1350
PROJECT ACREAGE:	±2.6 ACRES
CURRENT ZONING:	RES EXP (RESIDENTIAL EXPANSION)
PROPOSED ZONING:	RES EXP (RESIDENTIAL EXPANSION)

SETBACKS:

FRONT:	*0'
SIDES:	*5'
REAR:	*10'
CORNER:	0'
DISTURBED AREA:	±2.1 AC

	PRE	POST
IMPERVIOUS AREA:	1.7 ACRES (63%)	1.7 ACRES (63%)
PERVIOUS AREA:	1.0 ACRES (37%)	1.0 ACRES (37%)

* PER APPROVED CONDITIONS LIST

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (MIN. 1/UNIT - MAX. 2/UNIT)
UNITS: 252
MIIN: 271 MAX: 522
SPACES PROVIDED: 271

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BICYCLE:
MINIMUM REQUIRED: 11 AMOUNT PROVIDED: 89

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	7 STORIES	83'-8"	±340,000 SF

DENSITY CALCULATIONS:

ALLOWED: 130 UNITS MAX - 50 UNITS/ACRE
PROJECT UNITS: 252 UNITS - 97 UNITS/ACRE

OPEN SPACE CALCULATIONS:

REQUIRED: *1.30 AC (50% OF SITE AC)
PROVIDED: *1.30 AC (50% OF SITE AC)

* PER APPROVED CONDITIONS LIST

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

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

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

NORTH

LANDSCAPE COMPLIANCE PLAN

GRAPHIC SCALE

30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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

110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
PHONE (864) 242-5972

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 456-5410

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

NO.	DATE	DESCRIPTION	BY
1	11/22/23	TRC C2 SUBMITTAL	AM
2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
04/22/2025
WARREN M. SUGG
NORTH CAROLINA
LICENSED LANDSCAPE ARCHITECT
2021

LANDSCAPE COMPLIANCE PLAN FOR:

LONDON ROAD APARTMENTS

LONDON ASHEVILLE, LLC - CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: AM
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

SHEET
L101

TREE CANOPY COVERAGE DATA				
RESOURCE MANAGEMENT DISTRICT	SUBURBAN			
Parcel Area (AC)	(2.2 AC APPLICABLE)			
EXEMPTIONS (AC)	0.4 AC REMOVED FROM APPLICABLE AREA			
EXISTING TREE CANOPY	37%			
PROPOSED TREE CANOPY	PRESERVED	PLANTED	PAYMENT-IN-LIEU	TOTAL
	12% (12,160 SF)	4% (3,920 SF)	0%	16% (16,080 SF)

NOTES:

AREAS DESIGNATED AS TREE CANOPY PROTECTION SHALL REMAIN AS SUCH IN PERPETUITY. TREE REMOVAL SHALL BE PROHIBITED IN THESE AREAS UNLESS OTHERWISE PERMITTED.

SEE L101 FOR PLANT SCHEDULE OF PROPOSED CANOPY COVERAGE.

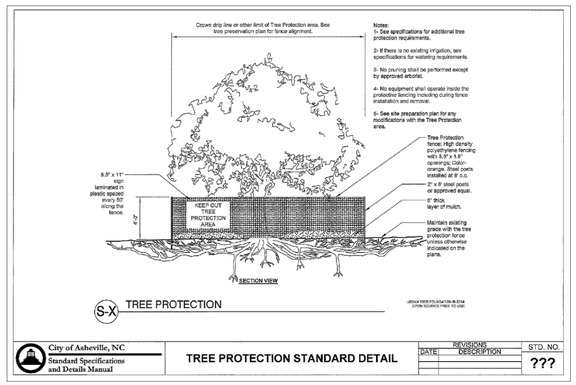
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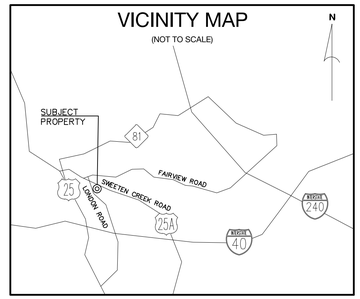
- TREE CANOPY TREE (SEE TABLE FOR TREE SPECIES, SIZE, CLASS, AND CANOPY CREDIT)
- SHADED AREA = CRITICAL ROOT ZONE (CRZ) = DBH = 1' RADIUS
- TPF — TREE PROTECTION FENCE (SEE DETAIL, THIS SHEET)

EXISTING TREE CANOPY CREDIT SUMMARY					
QTY	SPECIES	DBH	TREE CLASS	CANOPY CREDIT PER TREE (SF)	CANOPY CREDIT (SF)
1	ASH	6"	LARGE	960	960
2	LOCUST	10"-14"	LARGE	1,600	3,200
1	MAPLE	12"	LARGE	1,600	1,600
4	SYCAMORE	12"-22"	LARGE	1,600	6,400
TOTAL TREE CANOPY CREDIT:					12,160 SF

PROPOSED TREE CANOPY CREDIT SUMMARY				
QTY	SPECIES	TREE CLASS	CANOPY CREDIT PER TREE (SF)	CANOPY CREDIT (SF)
3	BIRCH	LARGE	560	1,680
4	CYPRESS	LARGE	560	2,240
TOTAL TREE CANOPY CREDIT:				3,920 SF







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NORTH

TREE CANOPY PRESERVATION PLAN

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

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Civil Design Concepts, PA
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NCBELS #: C-2184 SCLLR #: 4736

NO.	DATE	DESCRIPTION	BY
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2	01/15/24	P&Z SUBMITTAL	AM
3	08/26/26	CONDITIONAL ZONING AMENDMENT	AM

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
03/29/2024
LAUREN M. SUGG

TREE CANOPY PRESERVATION PLAN FOR:
LONDON ASHEVILLE, LLC – CITY OF ASHEVILLE, NORTH CAROLINA

DRAWN BY: SS
CDC PROJECT NO.: 12307
COA PERMIT NO. 23-08062PZ

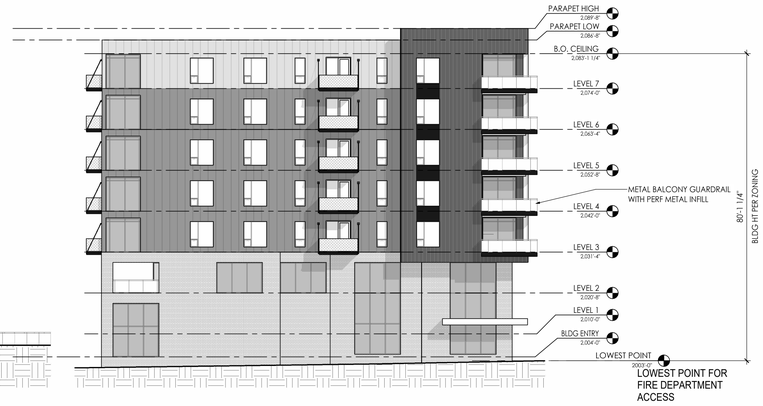
SHEET
L102



4 **EAST ELEVATION - REAR**
1/16" = 1'-0"



3 **SOUTH ELEVATION - TRUCK ENTRY**
1/16" = 1'-0"



2 **NORTH ELEVATION - BUILDING ENTRY**
1/16" = 1'-0"



1 **WEST ELEVATION - FROM LONDON RD**
1/16" = 1'-0"

8/23/2024 4:55:26 PM Autodesk Docs://22109001 - London Road Apartments/22109001 London Rd Apartments.rvt
A201
OVERALL BUILDING ELEVATIONS

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PROGRESSIVE ARCHITECTURE ENGINEERING, P.C.
PROGRESSIVE COMPANIES
Charlotte, NC | Detroit, MI | Grand Rapids, MI
weareprogressive.com

ZAPOLSKI RE
21 LONDON RD

21 London Road
Asheville, NC 28803

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ISSUANCE

PROJECT NUMBER
22109
PROJECT MANAGER

PROFESSIONAL
Designer
DRAWN BY
Author
CHECKED BY
Checker

OVERALL BUILDING ELEVATIONS
A201