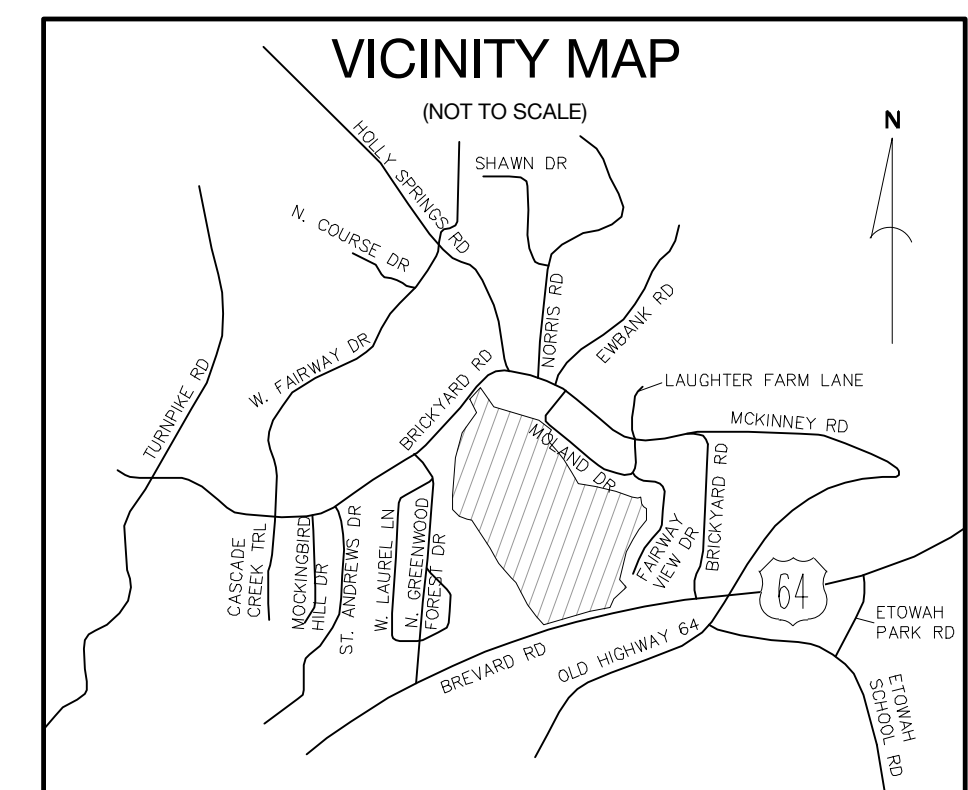


# ETOWAH RESIDENTIAL

## ETOWAH, NORTH CAROLINA

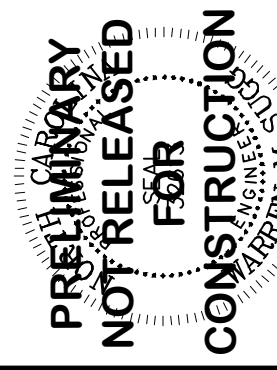
PREPARED FOR:  
 TRIBUTE CONSTRUCTION  
 332 MILITARY CUTOFF ROAD  
 WILMINGTON, NC 28405  
 MATT MAYNARD  
 (910) 251-2388

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING & STORM DRAINAGE PLAN
C601	WATER PLAN
C701	SEWER PLAN



DEVELOPMENT DATA	
OWNER/DEVELOPER:	TRIBUTE CONSTRUCTION 332 MILITARY CUTOFF ROAD WILMINGTON, NC 28405
CONTACT:	MATT MAYNARD (910) 251-2388
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

FOR REVIEW ONLY

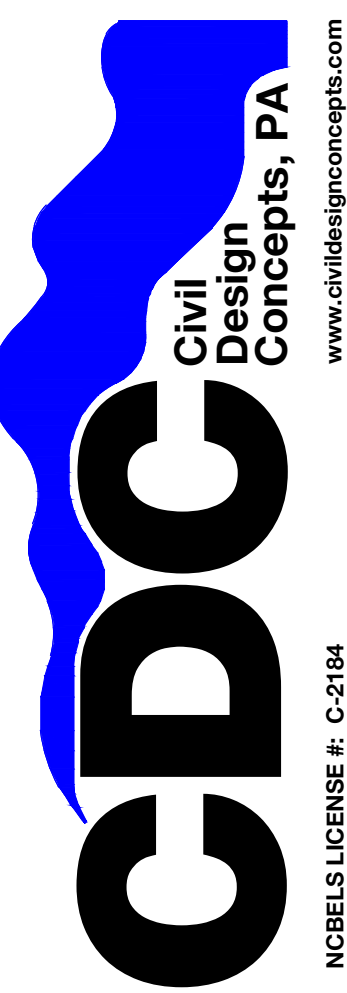


NO.	DATE	DESCRIPTION	BY
1	06/30/2023	MASTER PLAN SUBMITTAL	MAD

COVER FOR:  
**ETOWAH RESIDENTIAL**  
 TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA

DRAWN BY: AHP  
 CDC PROJECT NO.: 12171  
 XXX PERMIT NO.: xxx

SHEET  
**C000**

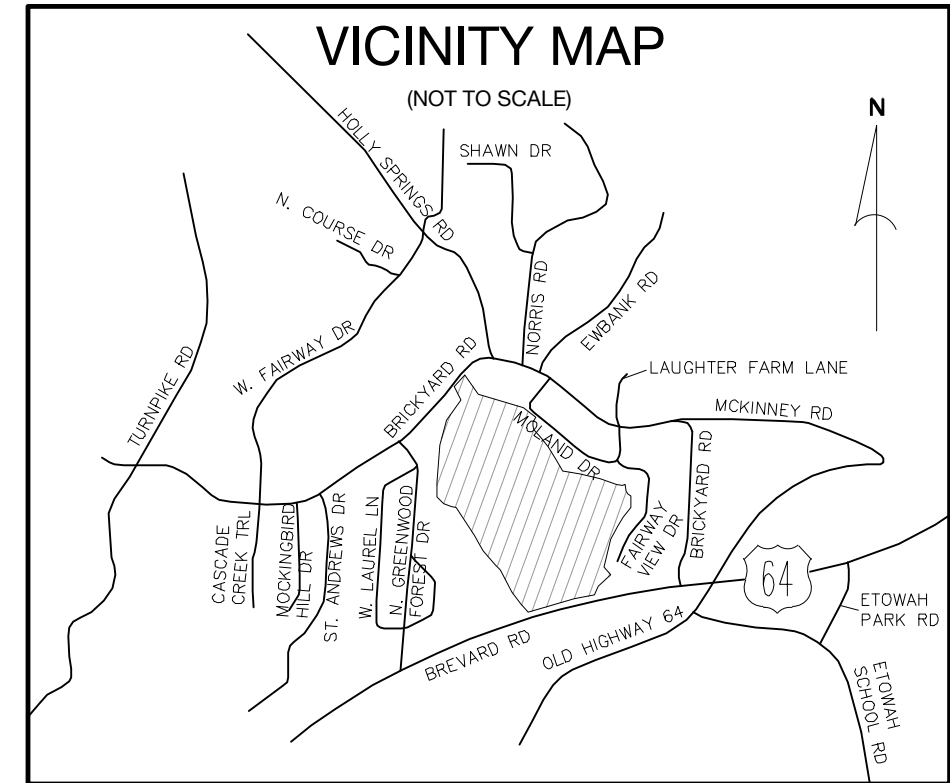
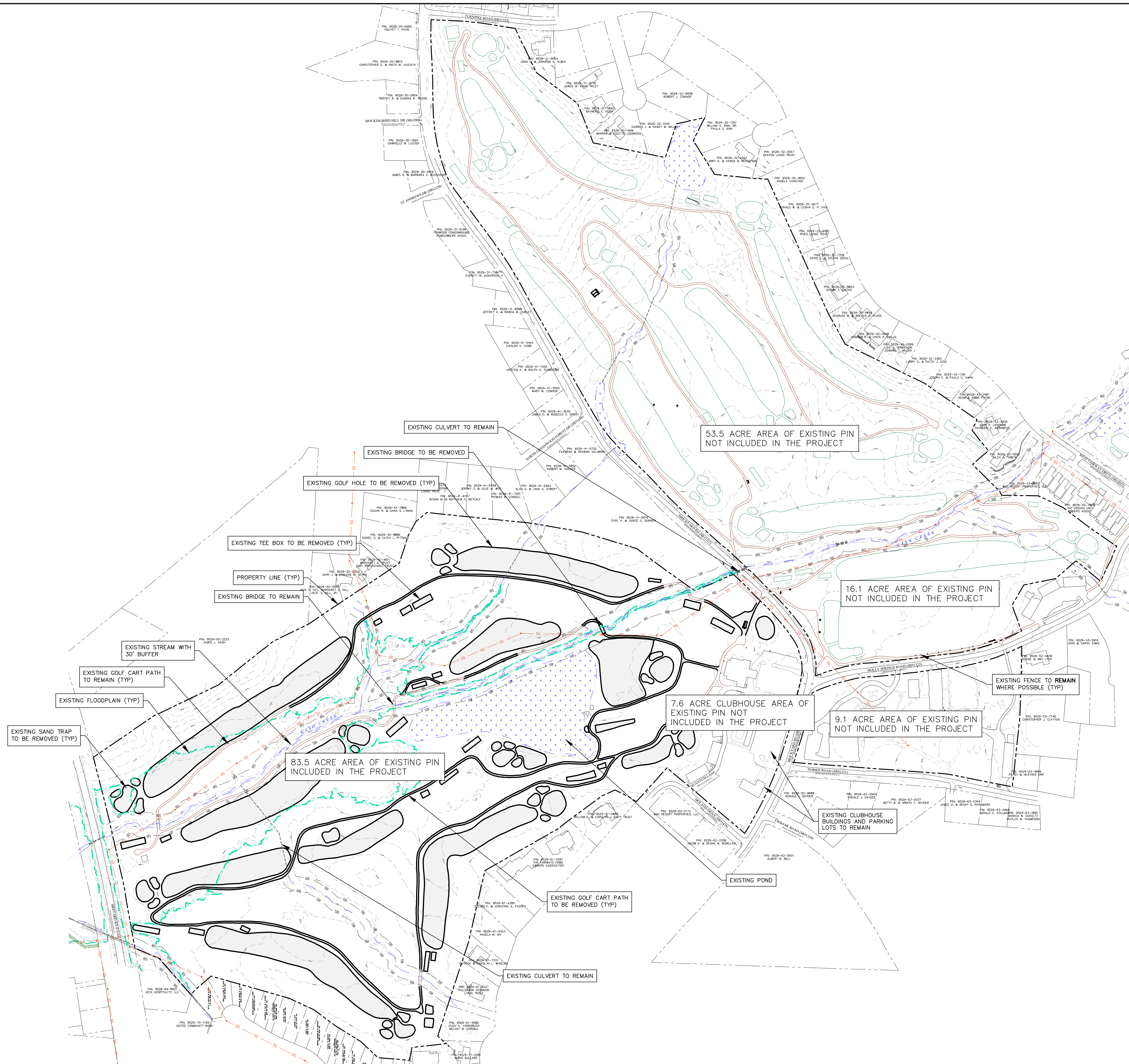


168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 252-5388  
 FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
 WAYNESVILLE, NC 28786  
 PHONE (828) 252-5388  
 FAX (828) 455-5455

NCELS LICENSE # C-2184





**DEVELOPMENT DATA**

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION  
332 MILITARY CUTOFF ROAD  
WILMINGTON, NC 28405  
MATT MAYNARD  
(910) 251-2388

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
WARREN SUGG, P.E.  
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES  
200 RIDGEFIELD COURT, SUITE 208  
ASHEVILLE, NC 28806  
C.M. EDGERTON, JR., P.L.S.  
(828) 225-6562

CONTACT:

**PROJECT DATA**

PIN: 9529-52-4218  
ADDRESS: 470 BRICKYARD ROAD  
1601/251  
PROJECT ACREAGE: 83.5± ACRES  
CURRENT ZONING: R-1 (RESIDENTIAL DISTRICT ONE)  
PROPOSED SUBDIVISION TYPE: CONSERVATION  
DISTURBED AREA: 50± AC

SETBACKS:  
FRONT (EXTERIOR): 50' (US 64/BRICKYARD)  
FRONT (INTERIOR): 20' (COLL.); 15' (LOCAL)  
SIDE: 10'  
REAR: 10'

**ZONING DATA**

COUNTY/TOWNSHIP: HENDERSON/MILLS RIVER  
WATERSHED: FRENCH BROAD RIVER BASIN  
FIRE DISTRICT: HORSESHOE FIRE  
WATER: PUBLIC  
SEWER: PUBLIC

PROPOSED ROAD LENGTH: ±12,450 LF  
PROPOSED SIDEWALK/TRAIL LENGTH: ±12,450 LF

BUILDING	DESCRIPTION	HEIGHT	GFA
A	CLUBHOUSE	1 STORY	6,000± SF
B	TREATMENT	1 STORY	5,500± SF

COMMON AREA:  
REQUIRED (25%): 20.9± AC PROVIDED: 40.0 AC

LOTS: 242 LOTS  
MIN. SIZE: 4,800 SF

INTERMEDIATE DENSIT MAX: 6 UNITS/ACRE

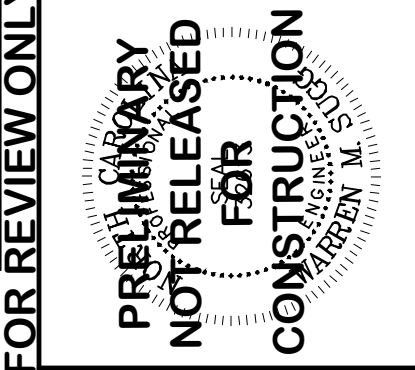
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28798  
PHONE (828) 252-5388  
FAX (828) 455-5455

NCELS LICENSE # C-2184

FOR REVIEW ONLY

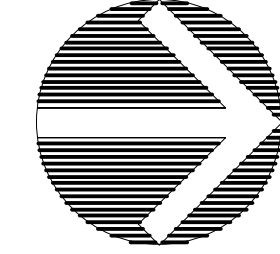
NO.	DATE	DESCRIPTION	BY
1	06/30/2023	MASTER PLAN SUBMITTAL	



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



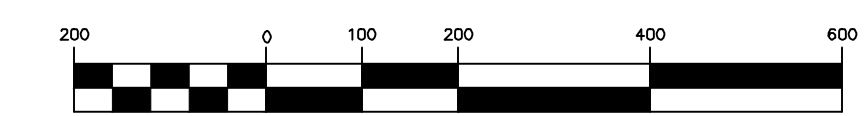
Know what's below.  
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NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

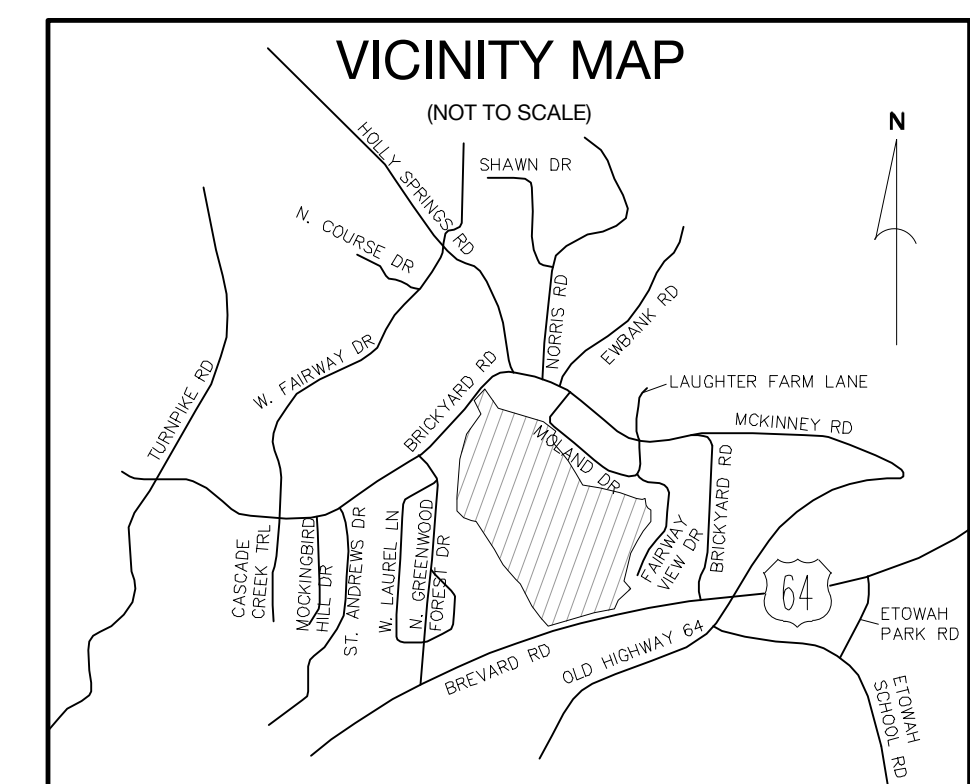
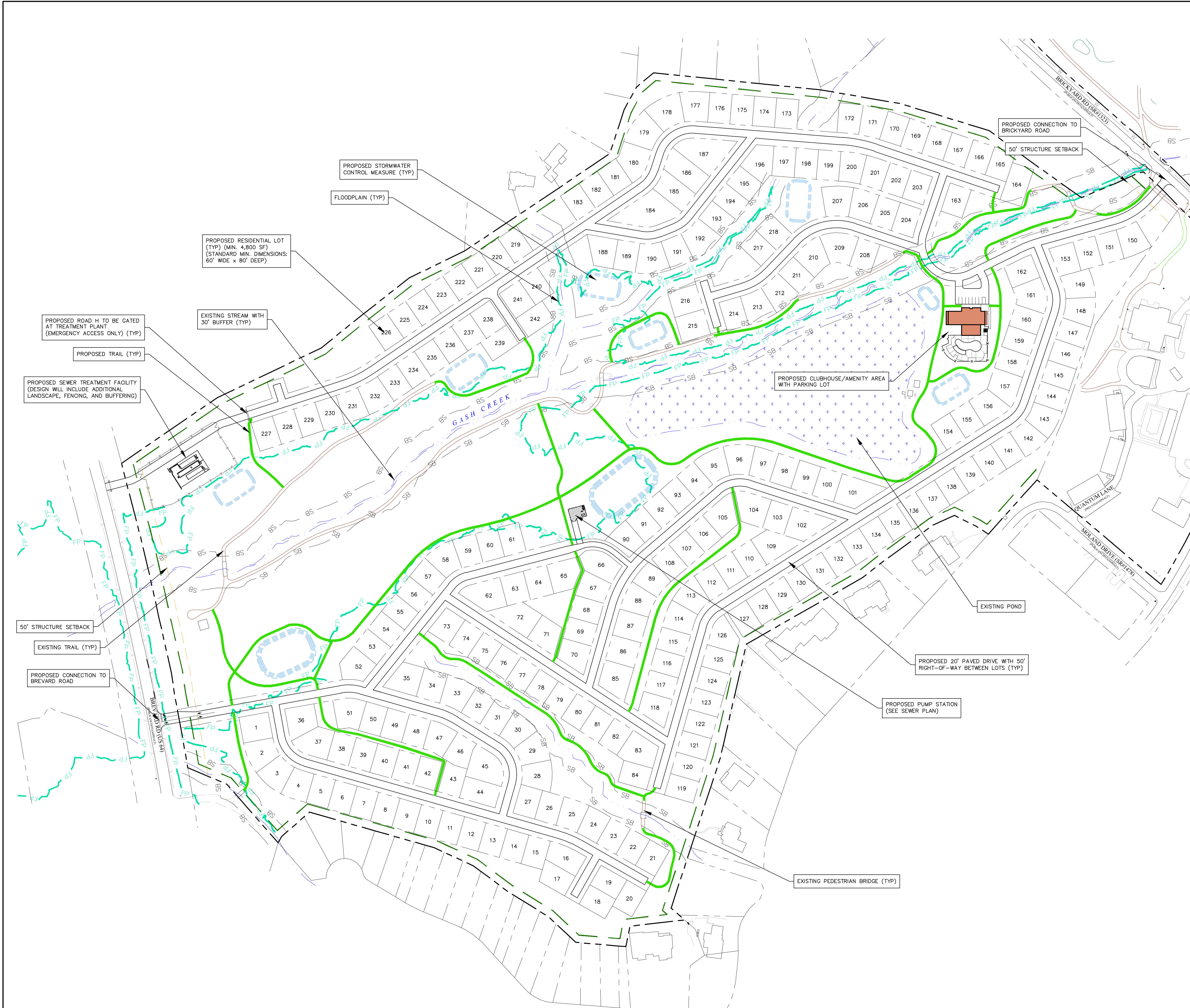
**ETOWAH RESIDENTIAL**

TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA

DRAWN BY: AJP  
CDC PROJECT NO.: 12171  
XXX PERMIT NO.: xxx

SHEET  
**C101**





**DEVELOPMENT DATA**

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION  
332 MILITARY CUTOFF ROAD  
WILMINGTON, NC 28405  
MATT MAYNARD  
(910) 251-2388

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
WARREN SUGG, P.E.  
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES  
200 RIDGEFIELD COURT, SUITE 208  
ASHEVILLE, NC 28806  
C.M. EDGERTON, JR., P.L.S.  
(828) 225-6562

CONTACT:

**PROJECT DATA**

PIN: 9529-52-4218  
ADDRESS: 470 BRICKYARD ROAD  
DEED BOOK/PAGE: 1601/251  
PROJECT ACREAGE: 83.5± ACRES  
CURRENT ZONING: R-1 (RESIDENTIAL DISTRICT ONE)  
PROPOSED SUBDIVISION TYPE: CONSERVATION  
DISTURBED AREA: 50± AC

SETBACKS:

FRONT (EXTERIOR): 50' (US 64/BRICKYARD)  
FRONT (INTERIOR): 20' (COLL.); 15' (LOCAL)  
SIDE: 10'  
REAR: 10'

**ZONING DATA**

COUNTY/TOWNSHIP: HENDERSON/MILLS RIVER  
WATERSHED: FRENCH BROAD RIVER BASIN  
FIRE DISTRICT: HORSESHOE FIRE  
WATER: PUBLIC  
SEWER: PUBLIC

PROPOSED ROAD LENGTH: ±12,450 LF  
PROPOSED SIDEWALK/TRAIL LENGTH: ±12,450 LF

BUILDING	DESCRIPTION	HEIGHT	GFA
A	CLUBHOUSE	1 STORY	6,000± SF
B	TREATMENT	1 STORY	5,500± SF

COMMON AREA:  
REQUIRED (25%): 20.9± AC PROVIDED: 40.0 AC

LOTS: 242 LOTS  
MIN. SIZE: 4,800 SF  
INTERMEDIATE DENSIT MAX: 6 UNITS/ACRE

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28798  
PHONE (828) 252-5388  
FAX (828) 455-5455

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NCIBLS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1	06/30/2023	MASTER PLAN SUBMITTAL

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**ETOWAH RESIDENTIAL**

TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA

SITE PLAN FOR: **ETOWAH RESIDENTIAL**

DRAWN BY: AHP  
CDC PROJECT NO.: 12171  
XXX PERMIT NO.: xxx

SHEET **C201**

CDC INSPECTIONS HOTLINE:  
828-771-4753 OR INSPECTION@CDCGO.COM

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

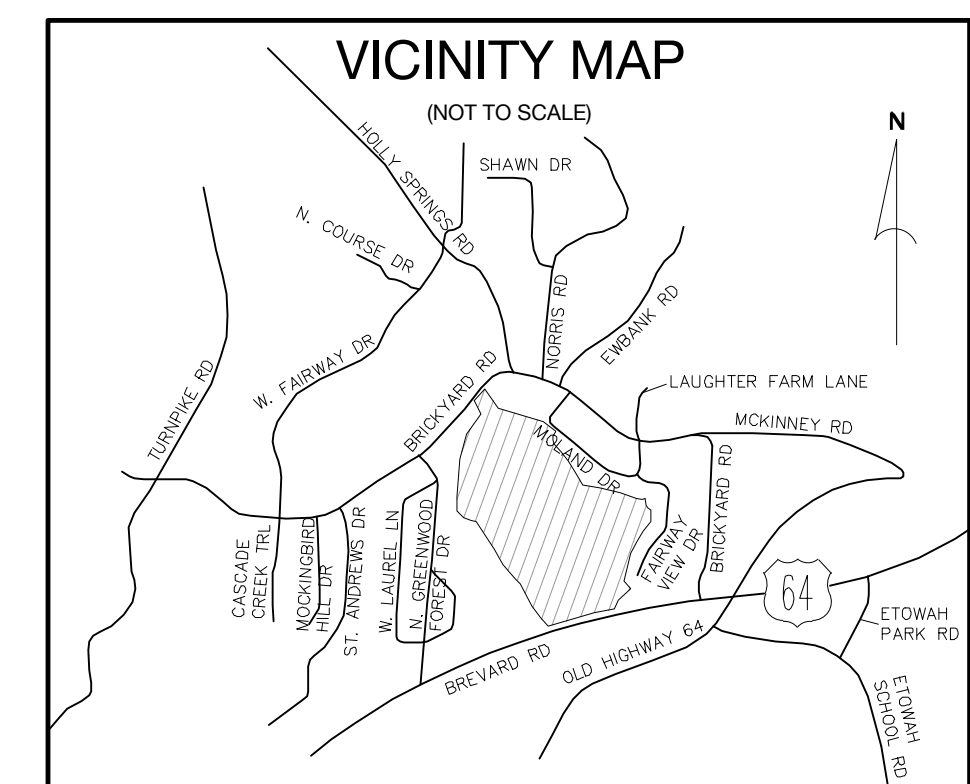
**NORTH**

**SITE PLAN**

GRAPHIC SCALE

( IN FEET )  
1 inch = 150 ft.





**DEVELOPMENT DATA**

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION  
332 MILITARY CUTOFF ROAD  
WILMINGTON, NC 28405  
MATT MAYNARD  
(910) 251-2388

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
WARREN SUGG, P.E.  
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES  
200 RIDGEFIELD COURT, SUITE 208  
ASHEVILLE, NC 28806  
C.M. EDGERTON, JR., P.L.S.  
(828) 225-6562

CONTACT:

**PROJECT DATA**

PIN: 9529-52-4218  
ADDRESS: 470 BRICKYARD ROAD  
1601/251

DEED BOOK/PAGE: 83.54 ACRES  
PROJECT ACREAGE: R-1 (RESIDENTIAL DISTRICT ONE)  
CURRENT ZONING: PROPOSED SUBDIVISION TYPE: CONSERVATION  
DISTURBED AREA: 50± AC

SETBACKS:

FRONT (EXTERIOR): 50' (US 64/BRICKYARD)  
FRONT (INTERIOR): 20' (COLL.); 15' (LOCAL)  
SIDE: 10'  
REAR: 10'

**ZONING DATA**

COUNTY/TOWNSHIP: HENDERSON/MILLS RIVER  
WATERSHED: FRENCH BROAD RIVER BASIN  
FIRE DISTRICT: HORSESHOE FIRE  
WATER: PUBLIC  
SEWER: PUBLIC

PROPOSED ROAD LENGTH: ±12,450 LF  
PROPOSED SIDEWALK/TRAIL LENGTH: ±12,450 LF

BUILDING	DESCRIPTION	HEIGHT	GFA
A	CLUBHOUSE	1 STORY	6,000± SF
B	TREATMENT	1 STORY	5,500± SF

COMMON AREA:

REQUIRED (25%): 20.9± AC PROVIDED: 40.0 AC

LOTS: 242 LOTS  
MIN. SIZE: 4,800 SF

INTERMEDIATE DENSIT MAX: 6 UNITS/ACRE

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28798  
PHONE (828) 252-5388  
FAX (828) 455-5455

NCELS LICENSE # C-2184

MAD

BY

NO.

DATE

DESCRIPTION

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FOR  
CONSTRUCTION

Know what's below.  
Call before you dig.

NORTH

**GRADING & STORM DRAINAGE  
PLAN**

GRAPHIC SCALE

( IN FEET )  
1 inch = 150 ft.

GRADING & STORM DRAINAGE PLAN FOR:

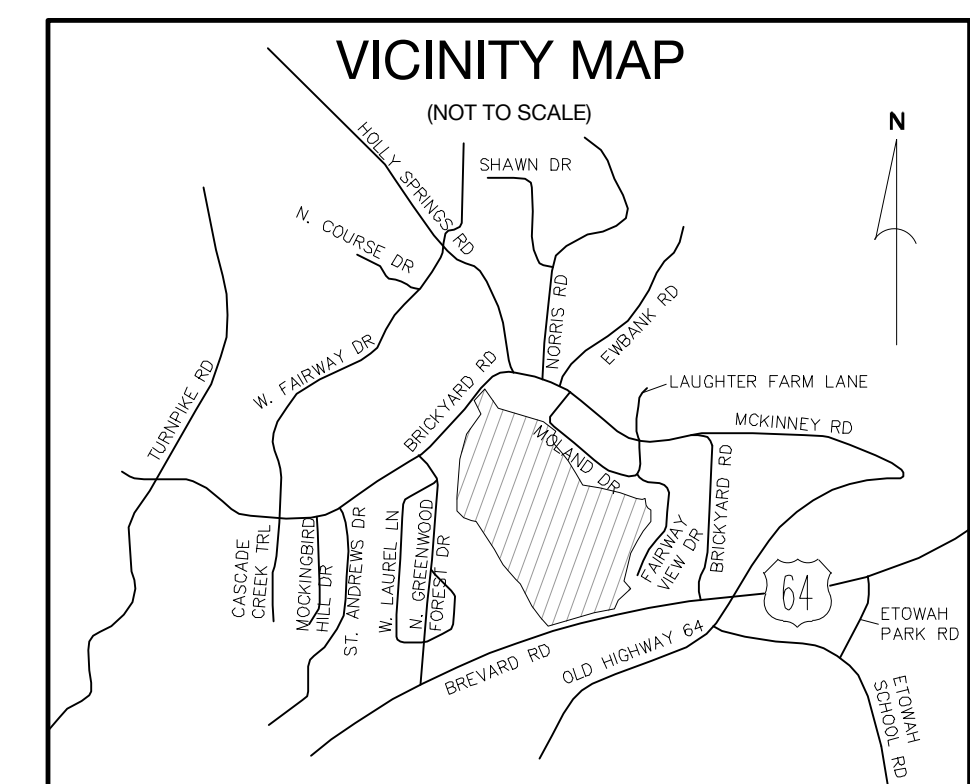
ETOWAH RESIDENTIAL

DRAWN BY: AHP  
CDC PROJECT NO.: 12171  
XXX PERMIT NO.: xxx

SHEET

**C301**





**DEVELOPMENT DATA**

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION  
332 MILITARY CUTOFF ROAD  
WILMINGTON, NC 28405  
MATT MAYNARD  
(910) 251-2388

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
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(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES  
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ASHEVILLE, NC 28806  
C.M. EDGERTON, JR., P.L.S.  
(828) 225-6562

CONTACT:

**PROJECT DATA**

PIN: 9529-52-4218  
ADDRESS: 470 BRICKYARD ROAD  
DEED BOOK/PAGE: 1601/251  
PROJECT ACREAGE: 83.5± ACRES  
CURRENT ZONING: R-1 (RESIDENTIAL DISTRICT ONE)  
PROPOSED SUBDIVISION TYPE: CONSERVATION  
DISTURBED AREA: 50± AC

SETBACKS:

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FRONT (INTERIOR): 20' (COLL.); 15' (LOCAL)  
SIDE: 10'  
REAR: 10'

**ZONING DATA**

COUNTY/TOWNSHIP: HENDERSON/MILLS RIVER

WATERSHED: FRENCH BROAD RIVER BASIN  
FIRE DISTRICT: HORSESHOE FIRE

WATER: PUBLIC  
SEWER: PUBLIC

PROPOSED ROAD LENGTH: ±12,450 LF  
PROPOSED SIDEWALK/TRAIL LENGTH: ±12,450 LF

BUILDING	DESCRIPTION	HEIGHT	GFA
A	CLUBHOUSE	1 STORY	6,000± SF
B	TREATMENT	1 STORY	5,500± SF

COMMON AREA:

REQUIRED (25%): 20.9± AC PROVIDED: 40.0 AC

LOTS: 242 LOTS  
MIN. SIZE: 4,800 SF

INTERMEDIATE DENSIT MAX: 6 UNITS/ACRE

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FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28798  
PHONE (828) 252-5388  
FAX (828) 455-5455

**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com  
NCBLS LICENSE # C-2184

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NO.	DATE	DESCRIPTION	BY
1	06/30/2023	MASTER PLAN SUBMITTAL	MAD

CDC INSPECTIONS HOTLINE:  
828-771-4753 OR INSPECTION@CDCGO.COM

**811**  
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NORTH

**WATER PLAN**

GRAPHIC SCALE

( IN FEET )  
1 inch = 150 ft.

WATER PLAN FOR:

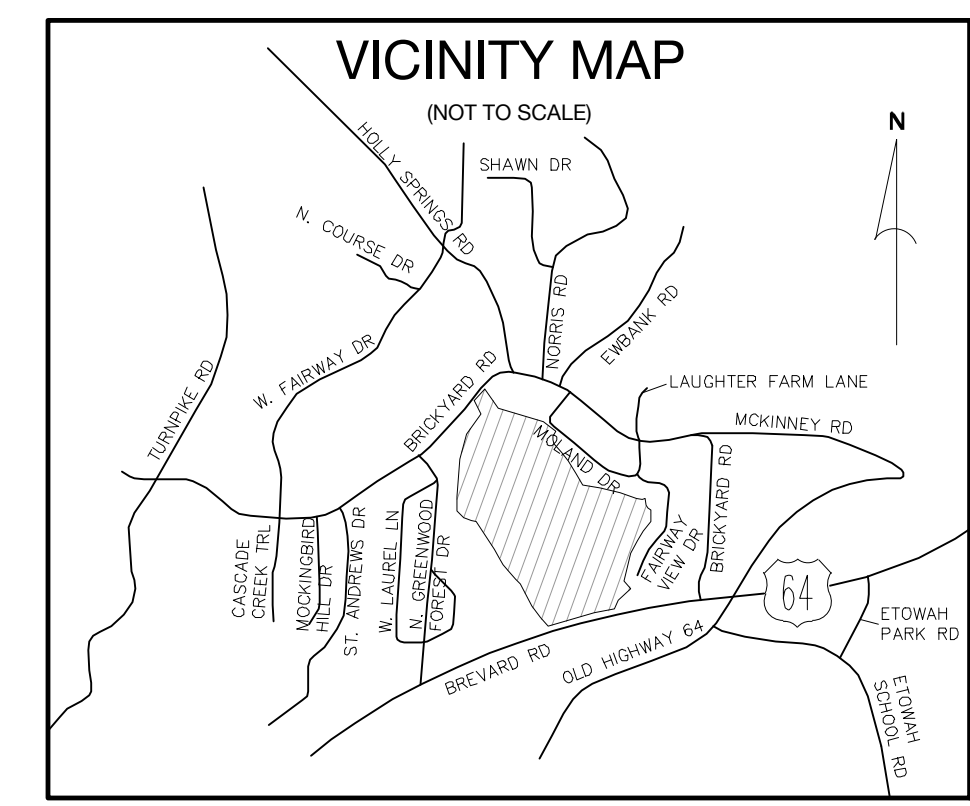
**ETOWAH RESIDENTIAL**

TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA

DRAWN BY: AHP  
CDC PROJECT NO.: 12171  
XXX PERMIT NO.: xxx

SHEET  
**C601**





**DEVELOPMENT DATA**

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION  
332 MILITARY CUTOFF ROAD  
WILMINGTON, NC 28405  
MATT MAYNARD  
(910) 251-2388

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
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ASHEVILLE, NC 28801  
WARREN SUGG, P.E.  
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES  
200 RIDGEFIELD COURT, SUITE 208  
ASHEVILLE, NC 28806  
C.M. EDGERTON, JR., P.L.S.  
(828) 225-6562

CONTACT:

**PROJECT DATA**

PIN: 9529-52-4218  
ADDRESS: 470 BRICKYARD ROAD  
DEED BOOK/PAGE: 1601/251  
PROJECT ACREAGE: 83.5± ACRES  
CURRENT ZONING: R-1 (RESIDENTIAL DISTRICT ONE)  
PROPOSED SUBDIVISION TYPE: CONSERVATION  
DISTURBED AREA: 50± AC

SETBACKS:

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PROPOSED SIDEWALK/TRAIL LENGTH: ±12,450 LF

BUILDING	DESCRIPTION	HEIGHT	GFA
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B	TREATMENT	1 STORY	5,500± SF

COMMON AREA:

REQUIRED (25%): 20.9± AC PROVIDED: 40.0 AC

LOTS: 242 LOTS  
MIN. SIZE: 4,800 SF  
INTERMEDIATE DENSIT MAX: 6 UNITS/ACRE

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NO.	DATE	DESCRIPTION	BY
1	06/30/2023	MASTER PLAN SUBMITTAL	

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CONSTRUCTION

SEWER PLAN FOR:

ETOWAH RESIDENTIAL

TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA

DRAWN BY: AHP  
CDC PROJECT NO.: 12171  
XXX PERMIT NO.: xxx

SHEET  
**C701**

CDC INSPECTIONS HOTLINE:  
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**SEWER PLAN**

GRAPHIC SCALE

( IN FEET )  
1 inch = 150 ft.