

LEGEND

- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- EXISTING IRON PIPE OR PIN
- IRON PIPE OR PIN SET
- UNMARKED POINT
- ⊙ AS INDICATED AT POINT
- SURVEYED LINES
- - - NON-SURVEYED LINES, ADJACENT LINES FROM DEEDS
- - - UTILITY LINES
- STREET TREES, MAPLES
- - - PROPOSED DRIVEWAYS



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL ROAD RIGHTS OF WAY AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

OWNERS _____ DATE _____

CERTIFICATION OF ROAD GRADES AND SUITABILITY

STATE OF NORTH CAROLINA, BUNCOMBE COUNTY, I, FELIX A. GRIGSBY, PLS CERTIFY THAT THE NEWLY CONSTRUCTED OR PROPOSED ROAD GRADES AND SLOPES WERE CALCULATED BY ME, FROM AN ACTUAL SURVEY MADE BY ME, AND DO NOT EXCEED A TEN (10%) GRADE, AS MEASURED ALONG THE CENTERLINE PROFILE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31TH DAY OF MARCH 1999.

FELIX A. GRIGSBY, PLS-3473

I, FELIX A. GRIGSBY, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND MAJOR SUBDIVISION WITHIN THE JURISDICTION OF THE CITY OF ASHEVILLE, WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31TH DAY OF MARCH 1999.

FELIX A. GRIGSBY, PLS-3473

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF ASHEVILLE, N.C. ON THIS _____ DAY OF _____ 1999, PROVIDED THAT THIS PLAN IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, N.C. WITHIN 30 DAYS FROM THE DATE OF THIS APPROVAL.

DATE _____ PLANNING DIRECTOR _____

I, _____ REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

FILED FOR REGISTRATION ON THE _____ DAY OF _____ 1999, AT _____ AND RECORDED AT PLAT SLIDE _____

REGISTRAR OF DEEDS

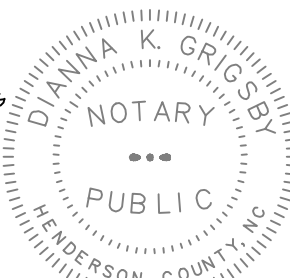
I, FELIX A. GRIGSBY, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, TAKEN FROM DEED DESCRIPTION RECORDED IN BOOK 705, PAGE 106, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED FROM INFORMATION FOUND IN BOOK 1033, PAGE 6, BOOK 1011, PAGE 434, BOOK 150, PAGE 511, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN OR EQUAL TO 1:8000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31TH DAY OF MARCH 1999.

FELIX A. GRIGSBY, PLS NO. L-3473



NORTH CAROLINA, BUNCOMBE COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Felix A. Grigsby*, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 31TH DAY OF MARCH, 1999.

NOTARY PUBLIC
Sept. 28 - 2002
MY COMMISSION EXPIRES



SURVEYED BY:

Felix A. Grigsby, PLS
140 Westview Drive
Hendersonville, North Carolina 28739
(828)696-7878 and 1(800)696-7818 (Fax: (828)696-0824)

OWNER and DEVELOPER:

Swann Construction Co., Inc.
115 East Charleston Ave.
Swannanoa, NC 28778

(MAJOR SUBDIVISION - FINAL PLAT)

MILL STONE

REFERENCES:

Swann Construction Co., Inc.
Deed Book 2013, at Page 611
Buncombe County Tax PIN No. 9656.09-06-7596
LOCATION: 61 Round Top Road, Asheville, NC
Biltmore Township
Buncombe County, North Carolina

CLIENT: Tim Swann
FILE CODE: Bun96358
TAX PIN No: 9656.09-06-7596
DATE SURVEYED: 2-10 thru 10-22-1998
DATE DRAWN: March 5-1999

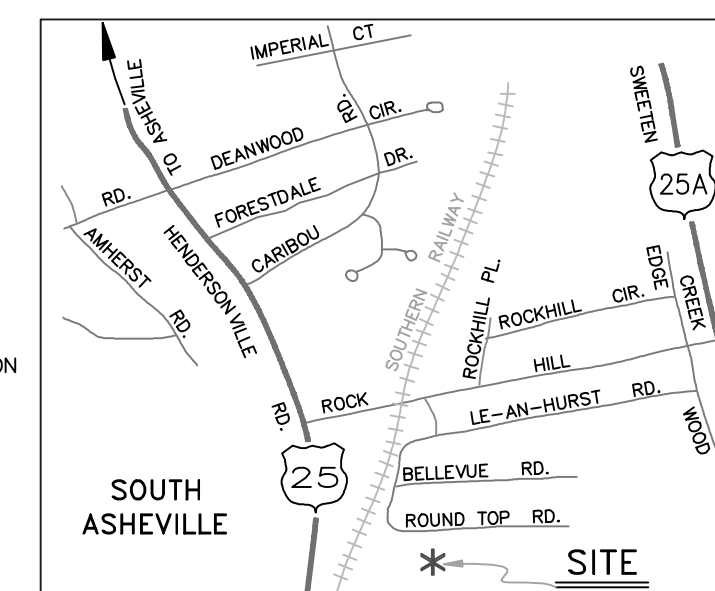
SCALE: 1" = 50'
SHEET NO. _____
OF _____

REV. NO.	DESCRIPTIONS	DATE

DESIGNED _____
DRAWN _____
CHECKED _____

NOTES:

- CONTOUR LINES, AS SHOWN WERE ESTABLISHED FROM ACTUAL FIELD DATA. ELEVATIONS LINES ARE SHOWN AT 2 FEET INTERVALS AND ARE ASSUMED ELEVATIONS, TAKEN FROM USGS TOPO MAPS. ELEVATIONS DO NOT CORRELATE WITH NC GEODETIC SYSTEM.
- ALL UTILITIES, SEWER, WATER, ELECTRICAL, TELEPHONE SERVICE AND CABLE TELEVISION SERVICE WILL BE UNDERGROUND SERVICES. SANITARY SEWER AND WATER SYSTEMS WILL BE LOCATED WITHIN DESIGNATED UTILITY EASEMENT AREAS AND/OR WITHIN THE LIMIT OF THE DESIGNATED ROAD RIGHT-OF-WAY AREA, AS SHOWN ON THE SANITARY SEWER AND WATER SUPPLY DESIGN AND SPECIFICATION SHEETS.
- ALL LOTS WILL BE SINGLE FAMILY UNITS.
- THE LOCATION OF HOMES AND DRIVEWAYS (as shown) ARE APPROXIMATE.



VICINITY MAP
NOT TO SCALE

**PROJECT DATA
MAJOR SUBDIVISION
PRELIMINARY PLAT**

OWNER:
Swann Construction Co., Inc.

REFERENCES:
DEED BOOK 2013 at PAGE 611
DEED BOOK 2039 at PAGE 152

TAX PIN PARCEL No. 9656.09-06-7596
BILTMORE TOWNSHIP
ZONE RM6

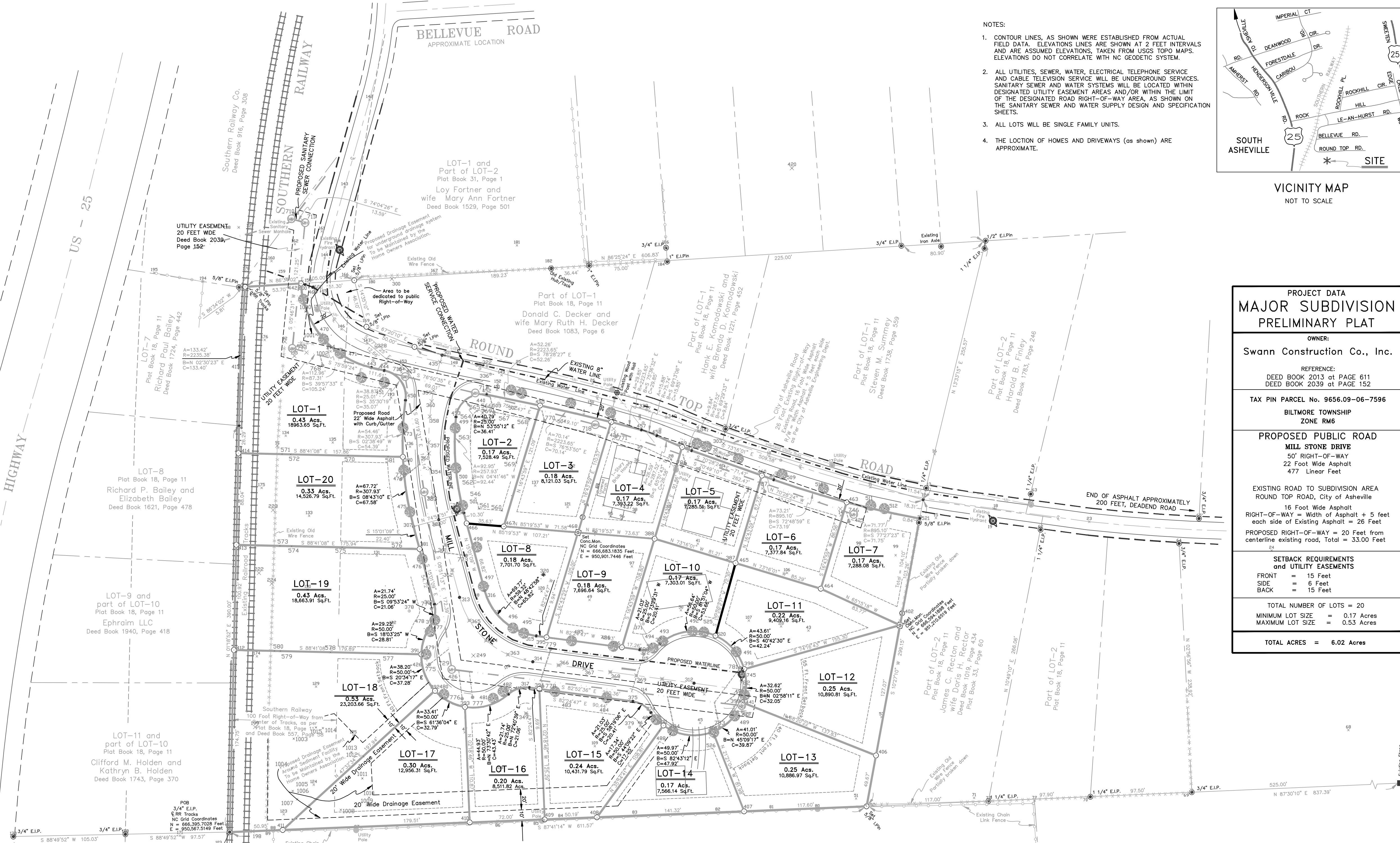
PROPOSED PUBLIC ROAD
MILL STONE DRIVE
50' RIGHT-OF-WAY
22 Foot Wide Asphalt
477 Linear Feet

EXISTING ROAD TO SUBDIVISION AREA
ROUND TOP ROAD, City of Asheville
16 Foot Wide Asphalt
RIGHT-OF-WAY = Width of Asphalt + 5 Feet
each side of Existing Asphalt = 26 Feet
PROPOSED RIGHT-OF-WAY = 20 Feet from
centerline existing road, Total = 33.00 Feet

**SETBACK REQUIREMENTS
AND UTILITY EASEMENTS**
FRONT = 15 Feet
SIDE = 6 Feet
BACK = 15 Feet

TOTAL NUMBER OF LOTS = 20
MINIMUM LOT SIZE = 0.17 Acres
MAXIMUM LOT SIZE = 0.53 Acres

TOTAL ACRES = 6.02 Acres



NOTES:

- NO PORTION OF THIS PROPERTY, AS SHOWN, IS LOCATED WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD ZONE AREA AS SHOWN ON H.U.D. FLOOD INSURANCE BOUNDARY MAP 319, PANEL 37021C0 319 G, DATED MAY 6-1996.
- NORTH ORIENTATION AND CONTROL TIES HAVE BEEN ESTABLISHED BY TIES TO EXISTING NC GEODETIC SURVEY POINTS, NAD-83, LOCATED WITHIN 2000 FT. OF THE SURVEY AREA. COORDINATES AT THE SOUTHWEST CORNER ARE BASED ON PROJECTIONS FROM NC GEODETIC SURVEY CONTROL POINTS, "BUENA VISTA" AND "BUENA VISTA AZ MK", NAD 83.
- THE PURPOSE OF THIS SURVEY IS TO IDENTIFY PROPERTY IMPROVEMENTS AND ENCROACHMENTS, AND TO CREATE A SUBDIVISION OF LAND WITHIN THE JURISDICTION OF THE CITY OF ASHEVILLE, WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THE EXACT LOCATIONS OF UNDERGROUND UTILITIES ARE UNKNOWN.
- AREAS DETERMINED BY COORDINATES COMPUTATIONS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE. A COMBINED "SEA LEVEL FACTOR" and "SCALE FACTOR" OF 0.9997826 SHOULD BE APPLIED TO THESE DISTANCES TO RELATE TO DATA OBTAINED FROM NC STATE PLANE COORDINATES.
- ALL BEARINGS, DISTANCES AND MARKERS OUTSIDE THE BOUNDARY OF THE PROPERTY SURVEYED ARE REFERENCE TIES ONLY, AND MAY NOT REPRESENT LOT CORNERS.
- THIS PROPERTY IS SUBJECT TO ANY R/W EASEMENTS, RESTRICTIVE COVENANTS OR OTHER FACTS OF RECORD WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.
- DRIVEWAYS WILL BE 12 FOOT WIDE CONCRETE DRIVES. LOCATIONS AS SHOWN ARE APPROXIMATE, AND MAY BE MODIFIED DURING CONSTRUCTION.
- FOR ROAD DESIGN AND SPECIFICATION INFORMATION SEE PROPOSED ROAD DESIGN PLAN AND PROFILE SHEETS.
- FOR SANITARY SEWER DESIGN AND SPECIFICATION INFORMATION SEE PROPOSED SANITARY SEWER DESIGN PLAN AND PROFILE SHEETS.
- FOR WATER SUPPLY DESIGN AND SPECIFICATION INFORMATION SEE PROPOSED WATER SERVICE DESIGN PLAN SHEET.
- FOR DRAINAGE CONTROL DESIGN AND SPECIFICATION INFORMATION SEE DRAINAGE CONTROL DESIGN PLAN SHEET.

LANDSCAPE PLAN:

- STREET TREES SHALL BE PLANTED ALONG PROPOSED MILL STONE DRIVE AND ALONG EXISTING ROUND TOP ROAD, AS SHOWN.
- STREET TREES WILL CONSIST OF MAPLE TREES, AND WILL BE LOCATED AT INTERVALS OF APPROXIMATELY 40 FEET APART AND/OR 65 FEET, WHERE CLUSTERS OF TREES ARE INSTALLED, TWO OR MORE, AS PER ASHEVILLE UNIFIED DEVELOPMENT ORDINANCE, ARTICLE XI, SEC-7-11-2.
- EXISTING VEGETATION ALONG THE WESTERN SIDE OF PROPOSED SUBDIVISION AND ALSO THE EASTERN LINE WITH OLD EXISTING BARBED WIRE FENCE, SHALL BE PRESERVED AND UTILIZED AS A VEGETIVE BUFFER ZONE, AS SHOWN.
- EACH INDIVIDUAL LOT WILL BE SELECTIVELY LANDSCAPED BY DEVELOPER WITH SMALL TREES, SHRUBS AND/OR FLOWERS, TO IMPROVE APPEARANCE AND TO IMPROVE THE QUALITY OF THE OVERALL COMMUNITY.