



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Chairman

Patrick McDowell

Planning Board Members

Danny Wingate (Vice)

Anthony Sutton

Marty Prevost

Robert Herrmann

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Jason Rogers

Special Called Meeting
Haywood County Historic Courthouse
215 N. Main Street, Waynesville, NC 28786
Monday, July 30, 2018, 5:30 PM

A. CALL TO ORDER

B. BUSINESS

1. Public Hearing on a Major Site Plan/Design Review, for a multi-family development, at Plott Creek Road, PIN 8605-42-0093. (*Quasi-judicial Proceeding*)

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

Planning Board Staff Report

Subject: Major Site Plan Review –Multi-Family Development at Plott Creek
 Ordinance Section: Multiple
 Applicant: Triangle Real Estate of Gastonia, Inc.
 Meeting Date: July 30, 2018

Summary Information:

Proposed Location: Plott Creek Road, PIN 8605-42-0093
 Property Owner: Triangle Real Estate of Gastonia, Inc.
 Acreage of site: 41.15 acres
 Zoning District: Plott Creek Neighborhood Residential (PC-NR)
 Existing Development: Undeveloped Lot

Background:

The subject property is an unaddressed, 41.15 acre lot located on Plott Creek Road (State Road 1173), just opposite the intersection with Will Hyatt Road (State Road 1175), and west of Hazelwood Elementary School. The property is located within the Plott Creek Neighborhood Residential District (PC-NR) district. Because this is a multi-family development of greater than 8 units, the Land Development Standards require that the Planning Board provide “Site Plan/Design Review (Major)” in accordance with Section 15.8.2 as part of a quasi-judicial procedure:

“Following the public hearing the commission may approve, deny or approve with conditions the application for a Major Site Plan. No Major Site Plan shall be granted unless it complies with the following findings of fact:

1. The plan is consistent with the adopted plans and policies of the Town;
2. The plan complies with all applicable requirements of this ordinance;
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed;
4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site; and
5. The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.”

Required application materials for a “site plan review” are an environmental survey, a master plan, and building elevations. Construction documents are to be submitted after Planning Board approval. This will include engineered stormwater plans, utility infrastructure, and architectural plans; all of which will be reviewed for compliance with the Town’s Land development standards prior to construction.

Attached for reference is the following property information:

- Parcel Report (note: county land records has not adjusted ownership of record, but a copy of the deed has been provided with the submittal to verify ownership);
- Zoning map;
- 2012 Floodplain data indicating the location of the 100 year floodplain (in green) within the parcel (floodway, or non-encroachment area in red and within parcel);
- Area topography at 5' contours with elevations of 2,900' and 2,780'; and
- Aerial indicating existing tree-lines and stream locations.

Proposed Development Consistency

The proposed development is a 200 unit multi-family development on 41.15 acres, consisting of eight multi-family buildings, a clubhouse building with a pool, and three detached, garage buildings. The residential building heights range from 46 feet to 59 feet above the adjacent grades. The development will be served by a single point of entry drive and parking lots located at the interior of the development. The use is consistent with the Neighborhood Residential (NR) zoning, and the purpose and intent of the PC-NR District:

2.3.3 Neighborhood Residential Districts (NR) Purpose and Intent

(F) While it is semi-rural currently, as the Plott Creek Neighborhood District (PC-NR) develops it should do so in a manner which compliments its location near the Hazelwood Town Center, and the Hazelwood Elementary School which is within its boundaries. Infrastructure should be well connected and networked (including sidewalks, streets, water/sewer, etc.) and other infrastructure needs should be addressed (such as recreational opportunities) as the area develops. Special care should be taken to enhance the natural features of the area, such as the mountain slopes and the creek, so that they become an integral part of the community. Connections (roads, trails, etc.) to other districts, such as Hyatt Creek area and to the large mountain tracts at the end of Plott Creek, are also important and must be considered as the area develops.

The future land use map in the Town of Waynesville: 2020 Land development Plan, identifies the Plott Creek NR District as “medium to high” density. This designation meets the Land Use Plan objective to, “limit urban sprawl through the establishment of a planned growth area for the Town of Waynesville, (LUP 4-3)” that is within the Town’s Urban Services Boundary.

This project also meets the goal to, “provide an attractive range of housing opportunities and neighborhoods for all residents of Waynesville (LUP, 4-6)”, and to , “encourage a variety of housing types for various income, age and ethnic groups throughout the planning area promoting housing alternatives in addition to the traditional single and multi family dwelling options (LUP 4-7).”

The project will “provide pedestrian access in conjunction with new developments (LUP 4-9) and connect to the planned sidewalk linking Hazelwood Elementary and downtown Hazelwood, also meeting the goal of the 2010 Comprehensive Pedestrian Plan.

Proposed Development Compliance:

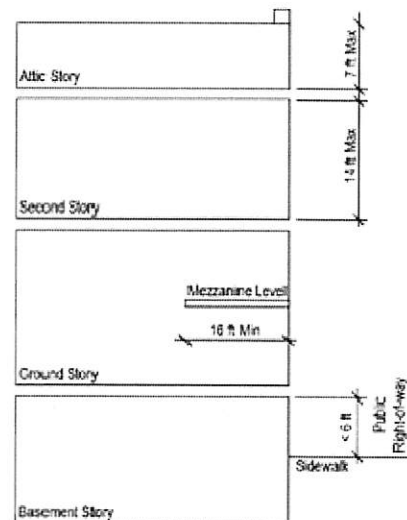
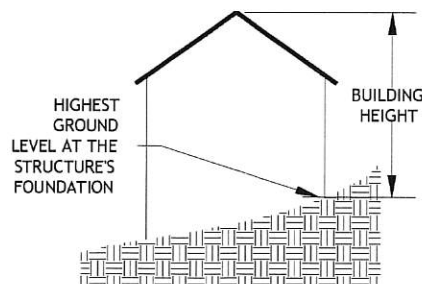
Dimensional Standards – Table 2.4.1

1. The PC-NR district permits a maximum density of 10 units per acre. With a total acreage of 41.15 acres on the site, this standard is met at a density of 5 units/acre. The total area of the proposed development is only on just under half of the site (20 acres), and the density standard is also met for just the project area at 10 units per acre.
2. The proposed buildings meet all required setbacks from the fronting thoroughfare and from property lines (10' minimum front, 10' minimum side, and 6' minimum rear). The closest building to the Plott Creek roadway is the Clubhouse which is located 25' from the back edge of the proposed sidewalk. The closest multi-family buildings to Plott Creek Road are Building #1 and Building #4 which are 390' and 380' from the roadway respectively. The closest multi-family building to a side boundary is Building #5 which is 15' from the side boundary at one corner. The other buildings are 30-50' from the side boundary lines.
3. The proposed residential buildings front along the parking and vehicular use areas. On these frontages the building heights are 2 and 3 stories which meet the dimensional standard for PC-NR, which is given as "3 stories." Along the rear frontages of Buildings #6 and #8, however, and making up about 50% of the building floor space, there is a fourth story below grade at the buildings' rear. Section 4.4. Measurement of Height in the LDS states the following regarding how building height is measured:

4.4.1 Story.

A story is a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Unoccupied attics less than 7 feet in height and raised basements less than 6 feet in height (as measured from the average grade of the fronting sidewalk) are not considered stories for the purposes of determining building height. A mezzanine shall be considered a story if it is contiguous with at least 60% of the building's front façade, is designed to be occupiable, and maintains an average depth of at least 16 feet. A penthouse shall be considered a story if it exceeds one-third of the area of the roof. The under-roof area with dormers does not count as a story.

4.4.2 Dimensional Height Standards.



Where a specific dimension is used in the calculation of height it shall be measured from the highest ground level at the structure foundation to the highest point of the structure excluding chimneys and antennas.

4.4.3 Items Not Included in Height Calculations.

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas (provided evidence from appropriate authorities is submitted to the effect that such building or buildings will not interfere with any airport zones or flight patterns).

Buildings #6 and #8 meet the height standards at their front, at the highest ground level at the structures' foundation - three stories, with each story being less than 14', plus 16' to the rooflines at their highest points. The buildings then follow the grade downward creating a partial bottom floor or fourth story that is below the front grade. Staff submits that the stories below the highest grade do not count toward the building height maximums, but request Planning Board concurrence or feedback on that interpretation.

House/Townhouse/Apartment Residential Building Design Guidelines – Section 5.8

1. Buildings shall have sloped roofs. All rooftop equipment shall be screened from view from the public right-of-way. These standards are met.
2. To provide privacy, all residential entrances within 25 feet of the interior sidewalk shall be raised from the finished grade (at the building line) a minimum of 1.5 feet. For proposed buildings located within 25 feet of the fronting sidewalk, the grade at entrances will have to rise 1.5 feet and elevations would be verified with construction documents.
3. Section 5.8.4(E) states that all garages with more than two bays shall be turned such that no more than two bays are visible from the street. Since the interior vehicular use areas are not considered streets, this standard does not apply.
4. Primary elevations and elevations facing a public street or open space shall use at least five of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - Dormers
 - Gables
 - Recessed entries
 - Covered porch or stoop entries
 - Cupolas or towers
 - Pillars or posts
 - Eaves (minimum 10-inch projection which may include gutter)
 - Off-sets in building face or roof (minimum 16 inches)
 - Window trim (minimum 4 inches wide)

- Bay windows
- Balconies
- Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)

The proposed primary elevations of the residential buildings, although not fronting a public street, incorporate: gables, recessed entries, cupolas, eaves, window trim, and balconies. The clubhouse has a side façade along Plott Creek Road that includes a covered porch with pillars, window trim, and a decorative pattern on the exterior finish of brick and wood, meeting the design guidelines.

5. According to the LDS, building walls shall be primarily clad in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, or synthetic materials similar and/or superior in appearance and durability. Vinyl may only be used on buildings that are no closer than 20 feet from the next closest building and that do not contain mixed occupancy or multi-family dwelling units. The proposed buildings are primarily clad in brick and board and batten siding. The roof is clad in architectural shingles. The building material design standards are met.

Chapter 6 Infrastructure

6.3 and 6.11: Water and sewer infrastructure is available to the site and has been reviewed and approved for capacity by the Town's water and sewer division to the number of units and a sprinkling system for each building for fire protection. Utilities will be buried within the development and all infrastructure must be built to the Town of Waynesville's specification manual and engineering standards.

6.4 - 6.8 Access driveway into the development and parking areas are not planned or proposed as part of the Town's Street network, bicycle or greenway plan, or any future thoroughfare plan, and will be restricted by a gate. The development is not designed for future expansion or connection to adjacent tracts (however future connectivity is possible at several locations if this was a feasibility). Sidewalk is required and shown along frontage of Plott Creek Road. This sidewalk will connect to an approved NCDOT sidewalk construction project from Hazelwood Avenue at the bridge over Richland Creek to the property line of the development.

The Town required the applicant to complete a traffic impact analysis (TIA) in order to identify roadway capacity or improvement needs that are necessary to accommodate the *impact* of what is being proposed. The TIA has been completed and shared with the NC Department of Transportation to inform the design and approval requirements of the NCDOT driveway permit. The TIA indicates that no additional traffic control measures or roadway improvements are warranted based on the existing level of service and capacity of Plott Creek Road. However, line-of-site distance, topography change and alignment of the access point with Will Hyatt drive are issues that have been brought forward to NCDOT as concerns for the design of the access as part of the NCDOT permitting process.

Chapter 7 Civic Space

The development provides multiple areas of programmed civic space, including a proposed “village green” of 0.8 acres, a playground of 0.11 acres, a dog park of 0.08 acres, and a pool area of 0.1 acre. The Clubhouse itself will also provide recreational and gathering space for residents but is not being counted as civic space. Additionally, the project provides for 20.96 acres of preserved woodland area for passive recreational use on the upper half of the property. These areas are in addition to required stream buffers, designated wetland areas, and existing, wooded areas that are being preserved.

Chapter 8 Landscaping

Preservation of existing tree stands has been provided and supplemented along the side yard where Building 8 comes within 20’ of side boundary. Shade trees within parking area have been provided to comply with the 40’ radius requirement of the ordinance. The parking lot adjacent to Plott Creek Road will have screening between the lot and the sidewalk.

Chapter 9 Parking and Driveways

Parking exceeds the Town standard of 1.5 spaces per unit, by providing 374 surface spaces and 18 garage spaces. 20 spaces of bicycle parking are also being provided. Parking lots and interior pedestrian connectivity will be constructed to Town standards.

The driveway into the Clubhouse building is less than 75’ away from the intersection with Plott Creek Road but is pulled back to the greatest extent possible (45’) in order to avoid encroachment into a wetland area. This driveway location is also sited to allow for left hand turns coming from within the development, into the Clubhouse parking lot. A reduction of driveway separation distance up to 30’ (40%) is being requested.

The driveway onto Plott Creek Road must be approved by NCDOT. Sight visibility and traffic movement as it impacts Plott Creek Road and the intersection of Will Hyatt Drive will have to be addressed as part of the NCDOT approval of design. The entrance drive is approximately 450’ long into the first tier of parking lot, with an 18-20’ paved surface, curb and gutter, and sidewalk along one side which ties in to an internal pedestrian network with crosswalks.

Chapter 10 Lighting

A lighting plan will be required for approval by the Town Engineer and must comply with the Town’s design standards for the NR District. This will require cut-off lighting that is under 25’ for parking areas and directed architectural lighting for buildings and walkways.

Chapter 12 Environmental Standards

The area of the property adjacent to Plott Creek is within the Special Flood Hazard Area (“100 year”) floodplain. A 140-150’ area along Plott Creek containing the required buffer and identified wetlands has been preserved within the floodplain. All construction within the SFHA must comply with the Flood Damage Prevention Ordinance, including driveways, parking lots, retaining walls and Buildings #1, #2, #3, #4 and garages A and B.

Stream crossings are proposed as open-bottom culverts so as not to disturb stream beds, and the US Army Corps of Engineers will review and must approve these structures. A Land Disturbance plan and permit will be required by the State of North Carolina Department of Environmental Quality.

Upon approval of Master Plan, the applicant will be required to submit engineered stormwater plan in compliance with the Town design standards (LDS 12.5.7). The engineered Plan will be reviewed by a third party engineering firm for compliance with the ordinance.

A portion of the lot has a natural elevation above 2,900 mean sea level. The average slope on the parcel is 21.86%, below the 25% slope which defines a “steep slope area,” in LDS 12.6.2. The highest and steepest portions of the lot are in the un-disturbed 20 acre area to the south.

Project Infrastructure

The project is adjacent to Plott Creek Road, and opposite to Will Hyatt Road, both of which are maintained by the NCDOT. The project is also approximately 1/3 of a mile from the Great Smoky Mountains Expressway (23/74).

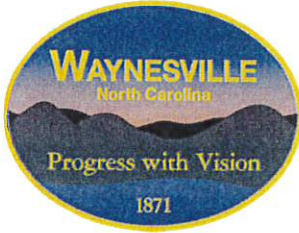
The Town of Waynesville Public Services Department has provided verification of water and sewer capacity to serve the project (attached). Duke Power provides service within the Plott Creek Valley area.

Surrounding Land Use/Zoning Patterns and Character and Project Impact:

The property lies on the western boundary of the Town of Waynesville’s Municipal jurisdiction. To the east along Plott Creek Road are a single family home, the Hazelwood Elementary School, and then the zoning changes to “Hazelwood Business District,” with commercial uses of Blue Ridge Glass and Smoky Mountain Indian Motorcycle retail, and then the 23/74 access ramps. Across Plott Creek Road to the north are single family homes and a townhome development along Will Hyatt Road that are part of the Eagles Nest Low Density District, and unincorporated area of the county. To the south, the property rises to a ridge that abuts an existing mobile home park and the Chancery Lane subdivision.

The land to the west is unincorporated and within Haywood County's jurisdiction. It is primarily rural in character, consisting of open land, woodland, and large estate lots. The Town and Planning Board have received feedback from neighbors up the valley expressing concern that this development will damage the area's rural character. However, as the last lot within the Town of Waynesville's jurisdiction on Plott Creek Road, its location within our urban services boundary, and its proximity to the Expressway and Hazelwood, staff submits that this project is appropriate to the location and land use within the Waynesville Land Use Plan.

Staff submits that the Planning Board has enough evidence to find the project compliant with the Town's plans and ordinances, has adequate infrastructure and is consistent with the Town's planned growth as envisioned in the 2020 Comprehensive Land Use Plan, and will not be detrimental to the surrounding area. The one concern that does stand out however, is the safety of the driveway access onto Plott Creek Road and the increase in traffic pattern along Will Hyatt and Plott Creek, especially considering the peak traffic generation in the morning caused by Hazelwood Elementary. These are, however, NCDOT issues that the Town is committed to working on cooperatively with NCDOT into the future.



Gavin Brown, Mayor
Gary Caldwell, Mayor Pro Tem
Jon Feichter, Alderman
Julia Freeman, Alderman
LeRoy Roberson, Alderman

Robert W. Hites, Jr. Town Manager
Bill Cannon, Town Attorney

July 26, 2018

Elizabeth Teague
Development Services Director

RE: Palisades at Plott Creek Utilities

Elizabeth,

Per our conversation, Public Services staff have reviewed the plans submitted for the Palisades at Plott Creek project. Based on the submitted plans, the Town can serve the proposed development with both water and sewer.

We have been in contact with the developer, and are in the process of sorting out the specific route of the future connections. All proposed infrastructure will be installed and constructed to Town standards.

Please let me know if you need any additional information, or if we can be of further assistance.

Sincerely,

David Foster
Public Services Director

EC: Rob Hites, Town Manager
Amie Owens, Assistant Town Manager
Preston Gregg, Town Engineer
Jeff Stines, Water and Sewer Superintendent

Parcel Report For 8605-42-0093

LEATHERWOOD, MICHAEL F
LEATHERWOOD, JUDY K
502 SHELTON ST
WAYNESVILLE, NC 28786

Account Information

PIN: 8605-42-0093
Legal Ref: 693/1825
Add Ref: 689/2059

Site Information

PLOTT CREEK RD
Heated Area: 0
Year Built: 0
Total Acreage: 41.15
Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$253,700
Building Value: \$0
Market Value: \$253,700
Deferred Value: \$0
Assessed Value: \$253,700
Sale Price: \$960,500
Sale Date: 1/22/2007
Tax Bill 1: \$72.09
Tax Bill 2: \$69.01



1 inch = 667 feet

July 24, 2018

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

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LEATHERWOOD, MICHAEL F
LEATHERWOOD, JUDY K
502 SHELTON ST
WAYNESVILLE, NC 28786

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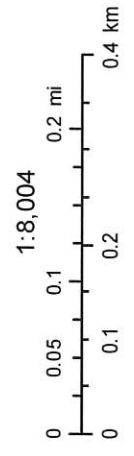
July 24, 2018

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Haywood County 2012 Floodplain



July 24, 2018

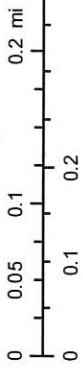


Haywood County 5' Topo



July 24, 2018

1:8,004



Haywood County 2900' topo



July 24, 2018

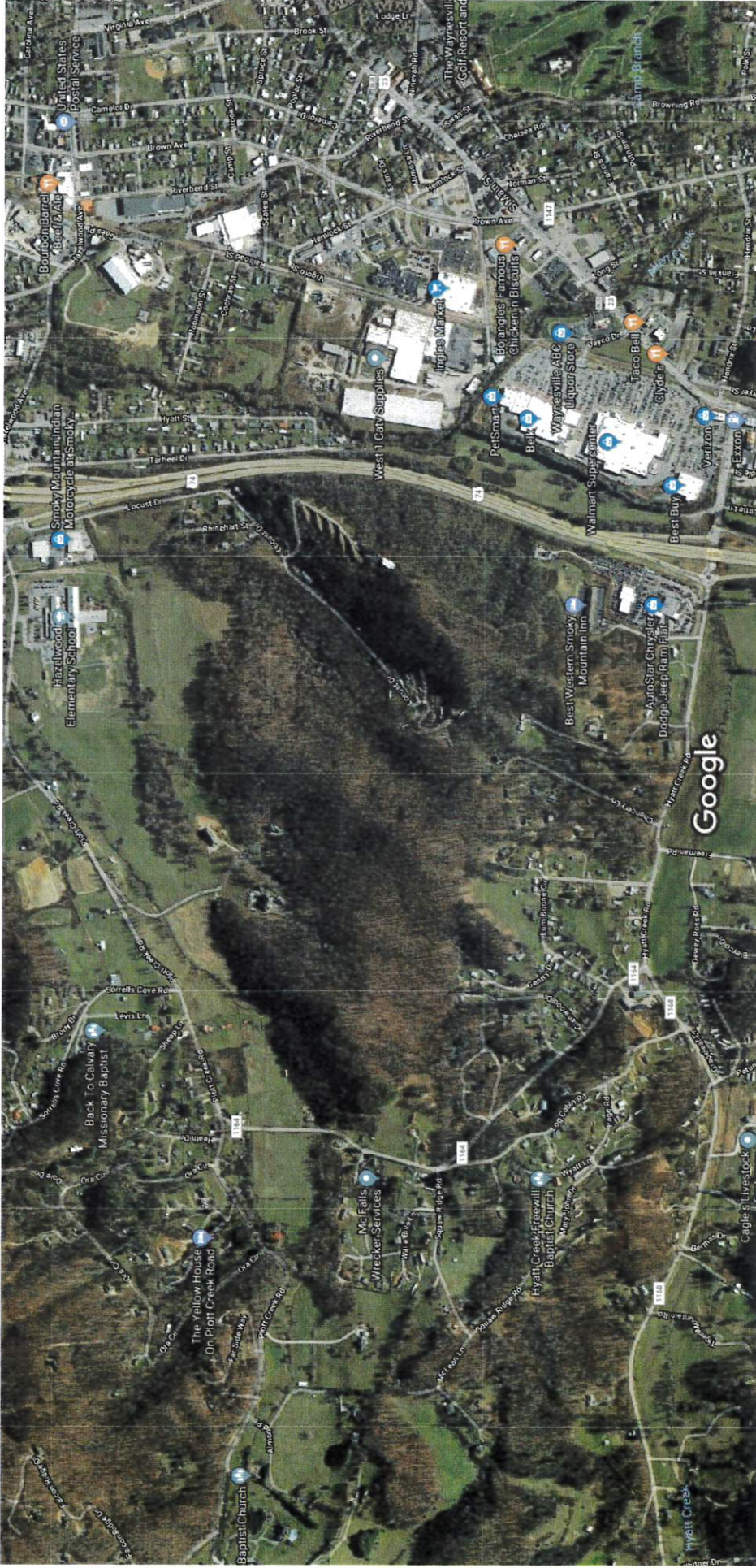
1:8,004



Haywood County 2780' topo



July 24, 2018



Imagery ©2018 DigitalGlobe, USDA Farm Service Agency, Map data ©2018 Google 500 ft

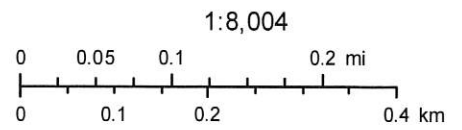
[Set a home address](#)

[Set a work address](#)

Haywood County



July 24, 2018



July 23, 2018

Mr. Patrick McDowell, Chairman
Waynesville Planning Board
16 South Main Street
P.O. Box 100
Waynesville, NC 28786

Dear Mr. McDowell,

The Plott Creek apartment development site plan will have a public hearing next Monday, July 30. I am one of the ETJ residents who vigorously protested the text amendment recently. Among our concerns were the environmental impact and the potential negative effect on quality of life. The site plan does nothing to address these concerns.

- A portion of the development will be built on “existing wetlands.” I assume that these wetlands will no longer remain if this development is built.
- Four of the buildings are within the 100-year flood plain.
- Two proposed arch culverts are planned, one in Plott Creek and the other in one of the unnamed tributaries. The purpose of the culverts is to contain the flow of water – the wetlands will disappear.
- There is 6.16 acres of planned impervious area – buildings, parking lots, driveways, and sidewalks. Water runoff from roofs and asphalt pavement will run into Plott Creek, polluted and warmed.
- The development plans include a civic space – .8 acres. This is equivalent three or four front yards along Hazelwood Avenue near the Post Office. Considering this is the civic space for an estimated 740 residents, it seems inadequate.
- The development with its 3-floor buildings (at least 140 feet wide) containing as many as 42 units will march across a creek and up the slope toward the 2900-foot line. Existing oak trees will come down and tons of dirt will be moved.
- The community will gain over 700 new residents (and their cars). Some of these folks will NOT work in Haywood County. Apparently, both the university in Cullowee and the casino in Cherokee are desperate for employee housing.
- The Hazelwood “town center” that is proposed in the current strategic plan is not necessarily improved by this apartment development. The presence of a 4-lane divided expressway with limited access provides a significant barrier. It’s possible that the residents of this apartment community with its gated entry will take advantage of the expressway to head west to Sylva and east to Asheville, not south to Hazelwood and Waynesville.

Many of the residents of the Plott Creek Neighborhood District have owned their homes for many years. The Plott Family has been there for generations. Newer residents, especially those who live in the ETJ, were drawn by the peace and beauty of the valley. The majority of them have no desire to see this happen. We will all stand as witnesses to this action that is neither wise nor prudent.

Sincerely,
Mary Thomas
152 Sherman Way
Waynesville, NC 28786

Cc: Elizabeth Teague, Development Services Director

(704) 866-4675
FAX (704) 869-6027

TRIANGLE REAL ESTATE of Gastonia, Inc.

165 S. YORK ST.
GASTONIA, NC 28053

July 13, 2018

Mailing address:
PO BOX 4158
Gastonia, NC 28053

Elizabeth Teague
Town of Waynesville
9 S Main St #110,
Waynesville, NC 28786

Re: Palisades at Plott Creek

Dear Ms. Teague:

Triangle Real Estate of Gastonia, Inc. recently purchased a 40 acre +/- tract located along Plott Creek Road in the Town of Waynesville. The PIN # for the parcel is 8605-42-0093. It is our intent to construct 200 apartment units on the property.

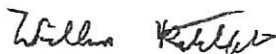
It is our understanding that our proposal will be reviewed pursuant to the Town's Major Site Plan Review process, outlined in Section 15.8.2, et seq., of the Town's Land Development Standards.

Enclosed for your review and approval please find plans for the above referenced project. The plans include Environmental Survey, Master Plan, Preliminary Landscape Plan, and Building Elevations.

Please accept the plans along with this letter as our application for Site Plan approval. We understand detailed construction drawings will be required if the Planning Board approves the Site Plan. Please let us know if you have any questions or need any additional information at this time.

We understand that there is no formal application for Site Plan Review. Please accept this letter and the enclosed documents in lieu of a formal application.

Sincerely,



William Ratchford, VP
Triangle Real Estate / Southwood Realty

DATE 6-8-18 BY SH



2018005002

HAYWOOD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3100.00

PRESENTED & RECORDED
06-08-2018 02:15:51 PM
SHERRI C. ROGERS
REGISTER OF DEEDS
BY: TARA E. REINHOLD
DEPUTY

BK: RB 953
PG: 601-603

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien

against parcel number(s) 8605-42-0093

Mike Matthews, Haywood County Tax Collector

Date: 6/8/18 By: KH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3,100.00

Parcel Identifier No. 8605-42-0093 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, 77 Central Avenue, #H, Asheville, NC 28801

This instrument was prepared by: Joel R. Weaver, PA, 41 Woodland Drive, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 6th day of June, 2018, by and between

GRANTOR

GRANTEE

Michael F. Leatherwood and wife,
Judy K. Leatherwood
502 Shelton Street
Waynesville, NC 28786

Triangle Real Estate of Gastonia, Inc., a
North Carolina Corporation
175 S. York Street
Gastonia, NC 28053

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, _____ Waynesville Township, _____ Haywood County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 693 page 1825.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) Michael F. Leatherwood (SEAL)
 Print/Type Name: Michael F. Leatherwood

By: _____
Judy K. Leatherwood (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: Judy K. Leatherwood

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Haywood

I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Michael F. Leatherwood and wife, Judy K. Leatherwood personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6th day of June, 2018

JOEL R WEAVER
NOTARY PUBLIC
 Haywood County, North Carolina
 My Comm. Expires May 11, 2020

My Commission Expires: 5/11/2020 _____
 (Affix Seal) JOEL R WEAVER Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at a point in the center of Plott Creek Road (NCSR 1173) which point is further located S. 87° 15 minutes 33 seconds W. 1729.61 feet from N.C.G.S. "Louise" (N = 653727.19, E = 806177.5, NAD 83), the Northwestern corner of the Plott tract described in Deed Book 467, page 754 and runs thence with the Plott line, S. 2° 48 minutes 16 seconds W. (passing a point at the southern edge of the pavement for Plott Creek Road at 7.89 feet, an iron found at 18.09 feet and an iron set at 1,027.13 feet) 1,870.50 feet; thence continuing with the Plott line, S. 23° 39 minutes 42 seconds E. 915.17 feet to a point in the line of Vaughn Rhinehart (Deed Book 210, page 200); thence with the Rhinehart lines, 3 calls: S. 67° 00 minutes 00 seconds W. 453.04 feet, S. 19° 3 minutes 9 seconds W. 434.54 feet and S. 34° 55 minutes 14 seconds W. 240.46 feet to a point at the corner with Blanco (Deed Book 618, page 990); thence with the Blanco line North 85° 24 minutes 50 seconds W. 297.62 feet to a point at a corner with Morgan (Deed Book 627, page 391); thence with the Morgan line and later the Johnny Plott line (Deed Book 470, page 1072) N. 5 deg. 1' 3" E. (passing an iron set at 2,329.96 feet and an iron found at 3,268.70 feet) 3,294.69 feet to a point in the center line of Plott Creek Road; thence with the center of Plott Creek Road, 10 calls: North 52° 21 minutes 33 seconds E. 43.72 feet, North 52° 56 minutes 7 seconds E. 45.86 feet, North 54° 39 minutes 00 seconds E. 53.33 feet, North 56° 32 minutes 50 seconds E. 60.50 feet, North 59° 44 minutes 40 seconds E. 49.06 feet, North 63° 50 minutes 35 seconds E. 52.96 feet, North 70° 56 minutes 53 seconds E. 43.32 feet, North 80° 55 minutes 15 seconds E. 31.97 feet, North 87° 22 minutes 15 seconds E. 45.47 feet and S. 87° 37 minutes 13 seconds E. 56.28 feet to the BEGINNING, containing 41.26 acres, more or less, as shown on the survey of J. Randy Herron, PLS, dated May 22, 2006 entitled "Judy K. and Michael F. Leatherwood - petitioners, Mary Frances Britt and Jack Britt - Respondents," drawing number 3035 -- 672 - A.

AND BEING the same property conveyed to Michael F. Leatherwood and wife, Judy K. Leatherwood by Deed recorded on January 22, 2007 in Deed Book 693, Page 1825, Haywood County Registry.

DEVELOPMENT DATA BLOCK

OWNER/
DEVELOPER: TRIANGLE REAL ESTATE OF GASTONIA
SOUTHWOOD REALTY COMPANY
WILLIAM RATCHFORD
165 YORK STREET
GASTONIA, NC 28053
704-869-6024

ENGINEER: G. THOMAS JONES III
WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739

SURVEYOR: ED HOLMES & ASSOCIATES
LAND SURVEYORS, PA
300 RIDGEVIEW COURT, SUITE 301
ASHEVILLE, NC 28739

PIN # 8605-42-0093

DB/PG: 693/1825

PARCEL AREA: 40.96 AC
PROJECT AREA: 20.0 AC

ZONING: PC-NR (TOWN OF WAYNESVILLE)

DENSITY:
ALLOWABLE: 10 UNITS/AC ALLOWABLE
16 UNITS/AC WITH SUP
PROPOSED: 10 UNITS/AC (PROJECT AREA)
5 UNITS/AC (TOTAL AREA)

IMPERVIOUS AREA:
BUILDING AREA: 2.22 ACRES
PARKING/DRIVEWAY: 3.43 ACRES
CONCRETE SIDEWALK: 0.51 ACRES
PROVIDED: 6.16 ACRES

PERVIOUS AREA:
MINIMUM ALLOWABLE: 2.0 ACRES (10% MINIMUM)
(PROJECT AREA)
PROVIDED: 13.84 ACRES
(69.2%)

BLDG HEIGHT: 3-STORIES MAXIMUM

CIVIC SPACE:
REQUIRED: 2.1 ACRES (5% MINIMUM)
PROVIDED: 1.13 ACRES CIVIC SPACE
23.5 ACRES PRESERVED
WOODLAND AREA

STEEP SLOPE SUMMARY:
(PER HILLSIDE PROTECTION 12.6.2)
S=0.002341%/A
I = 2 FEET
L = 194,326.9 FEET
A = 40.96 ACRES

AVERAGE PARCEL SLOPE:
S = 21.86%

UNIT SUMMARY:
1-BEDROOM = 66 UNITS (33%)
2-BEDROOM = 98 UNITS (49%)
3-BEDROOM = 36 UNITS (18%)
TOTAL 200 UNITS

PARKING SUMMARY:
REQUIRED AUTO SPACES:
1.5 / UNIT = 300 SPACES
REQUIRED BICYCLE SPACES:
1 / 20 AUTO SPACES = 15 SPACES

PROVIDED AUTO SPACES:
PAVED PARKING = 374 SPACES
GARAGE PARKING = 18 SPACES
1.86 / UNIT = 392 SPACES
PROVIDED BICYCLE SPACES: 20 SPACES

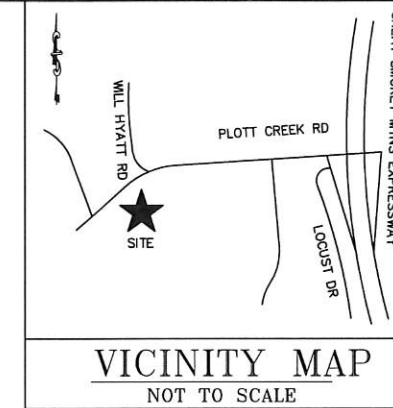
FLOOD HAZARD: A PORTION OF THIS PROJECT IS
LOCATED WITHIN THE 100yr FLOOD HAZARD AREA PER
NORTH CAROLINA FLOODPLAIN MAPPING FIRM NO.
3700860500J DATED 4/3/2012

SITE PLAN SUBMITTAL for PLANNING BOARD REVIEW

PALISADES at PLOTT CREEK

Town of Waynesville

HAYWOOD COUNTY NORTH CAROLINA



WGLA
Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PALISADES
AT
PLOTT
CREEK

TOWN OF
WAYNESVILLE
NORTH CAROLINA



REVISIONS	
DATE	DESCRIPTION
7/23/18	TOW Comments



PROJECT NUMBER: 17181
DATE: 7-11-18
DRAWN BY: JWB
CHECKED BY: GTJ

COVER

SCALE: NTS

SITE PLANS	
SHEET NO.	DESCRIPTION
C-100	ENVIRONMENTAL SURVEY
C-101	MASTER PLAN
C-102	MASTER PLAN
C-103	PRELIMINARY LANDSCAPE PLAN
MILLER ARCHITECTURE - BUILDING ELEVATIONS	
G000	COVER
G201	ONE BEDROOM (42 UNIT) TYPE A ILLUSTRATIVE ELEVATIONS
G202	ONE-TWO BEDROOM (18 UNIT) ILLUSTRATIVE ELEVATIONS
G203	ONE-TWO BEDROOM (30 UNIT) ILLUSTRATIVE ELEVATIONS
G204	TWO-THREE BEDROOM (28 UNIT) ILLUSTRATIVE ELEVATIONS
G205	THREE BEDROOM (10 UNIT) TYPE A ILLUSTRATIVE ELEVATIONS
G206	THREE BEDROOM (12 UNIT) TYPE A ILLUSTRATIVE ELEVATIONS
G207	CLUBHOUSE, MAINTENANCE, OUTDOOR SHELTER & GARAGE ILLUSTRATIVE ELEVATIONS

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**PALISADES
AT
PLOTT
CREEK**

TOWN OF
WAYNESVILLE
HAYWOOD COUNTY

**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION
7/23/18	TOW Comments



PROJECT NUMBER: 17181
DATE: 7-11-18
DRAWN BY: JWB
CHECKED BY: GTJ

**ENVIRONMENTAL
SURVEY**

C-100

SCALE: 1" = 100'

DEVELOPMENT DATA BLOCK

PIN # 8605-42-0093
DB/PG: 693/1825
ACREAGE: 40.96 AC
ZONING: PC-NR (TOWN OF WAYNESVILLE)
DENSITY: 10 UNITS/AC ALLOWABLE
16 UNITS/AC WITH SUP
PERVIOUS: 10% MINIMUM
BLDG HEIGHT: 3-STORIES MAXIMUM
CIVIL SPACE 5% MINIMUM

UNIT SUMMARY
1-BEDROOM = 60 UNITS (30%)
2-BEDROOM = 96 UNITS (48%)
3-BEDROOM = 44 UNITS (22%)
TOTAL 200 UNITS

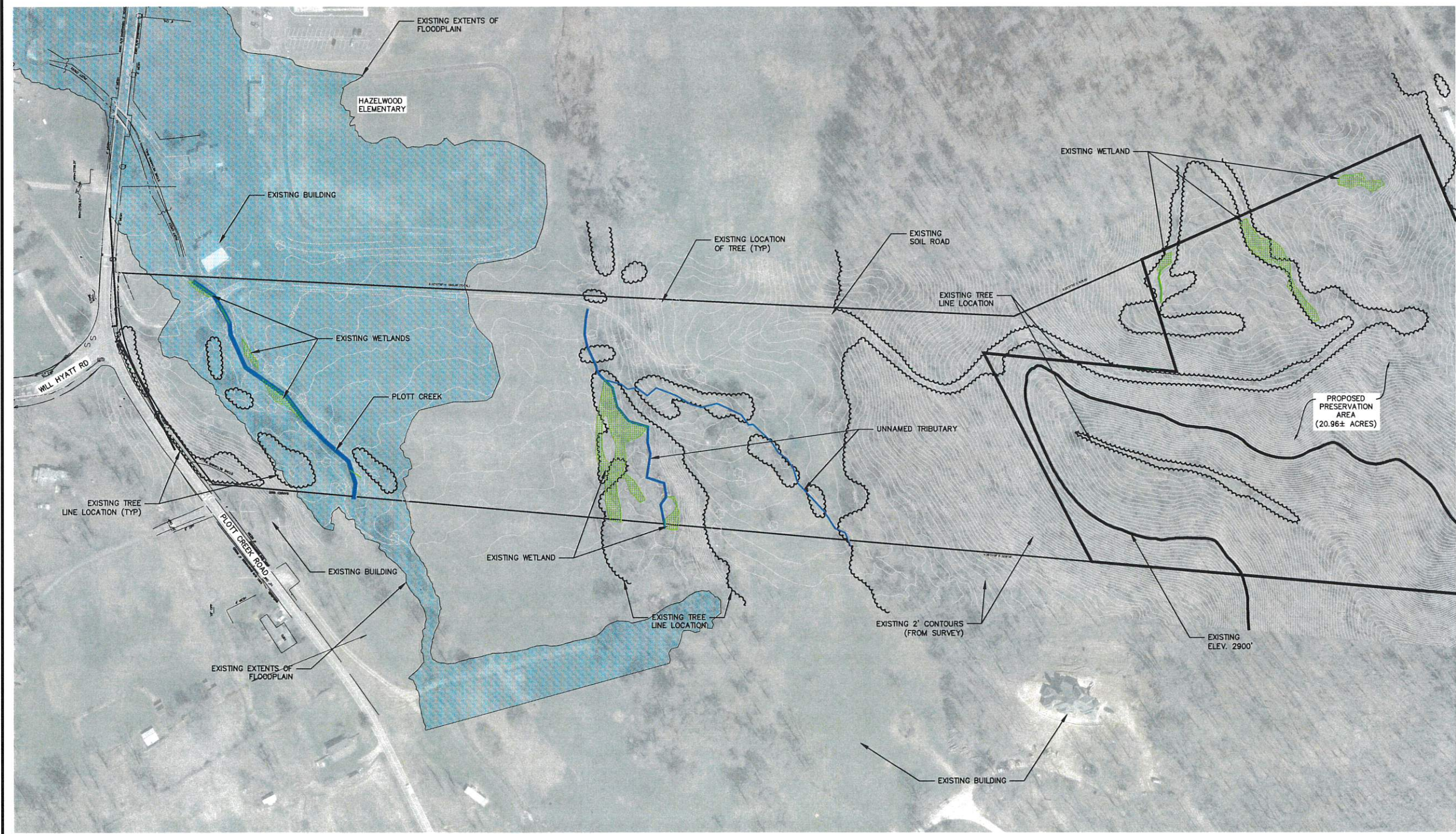
**OWNER/
DEVELOPER:** TRIANGLE REAL ESTATE OF GASTONIA
SOUTHWOOD REALTY COMPANY
WILLIAM RATCHFORD
165 YORK STREET
GASTONIA, NC 28053
704-869-6024

ENGINEER: G. THOMAS JONES III
WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739

SURVEYOR: ED HOLMES & ASSOCIATES LAND SURVEYORS, PA
300 RIDGEVIEW COURT, SUITE 301
ASHEVILLE, NC 28816

LEGEND

- FLOODPLAIN
- WETLANDS
- STREAM
- WOODS



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PALISADES AT PLOTT CREEK

TOWN OF WAYNESVILLE
HAYWOOD COUNTY

**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION
7/23/18	TOW Comments



PROJECT NUMBER: 17181
DATE: 7-11-18
DRAWN BY: JWB
CHECKED BY: GTJ

MASTER PLAN

C-101

SCALE: 1" = 40'

DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER: TRIANGLE REAL ESTATE OF GASTONIA
SOUTHWOOD REALTY COMPANY
WILLIAM RATCHFORD
165 YORK STREET
GASTONIA, NC 28053
704-869-6024

ENGINEER: G. THOMAS JONES III
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724 5th AVENUE WEST
HENDERSONVILLE, NC 28739

SURVEYOR: ED HOLMES & ASSOCIATES
LAND SURVEYOR, PA
300 RIDGEVIEW COURT, SUITE 301
ASHEVILLE, NC 28816

PIN # 8605-42-0093
DB/PG: 693/1825
PARCEL AREA: 40.96 AC
PROJECT AREA: 20.0 AC

ZONING: PC-NR (TOWN OF WAYNESVILLE)

DENSITY:
ALLOWABLE: 10 UNITS/AC ALLOWABLE
16 UNITS/AC WITH SUP
PROPOSED: 10 UNITS/AC (PROJECT AREA)
5 UNITS/AC (TOTAL AREA)

IMPERVIOUS AREA:
BUILDING AREA: 2.22 ACRES
PARKING/DRIVEWAY: 3.43 ACRES
CONCRETE SIDEWALK: 0.51 ACRES
PROVIDED: 6.16 ACRES

PERVIOUS AREA:
MINIMUM ALLOWABLE: 2.0 ACRES (10% MINIMUM)
PROVIDED: 13.84 ACRES (69.2%)

BLDG HEIGHT: 3-STORIES MAXIMUM (BASEMENT STORY ALLOWED)

CIVIC SPACE:
REQUIRED: 1.0 ACRES (5% MINIMUM) (PROJECT AREA)
PROVIDED: 1.26 ACRES CIVIC SPACE
20.96 ACRES PRESERVED (WOODLAND AREA)

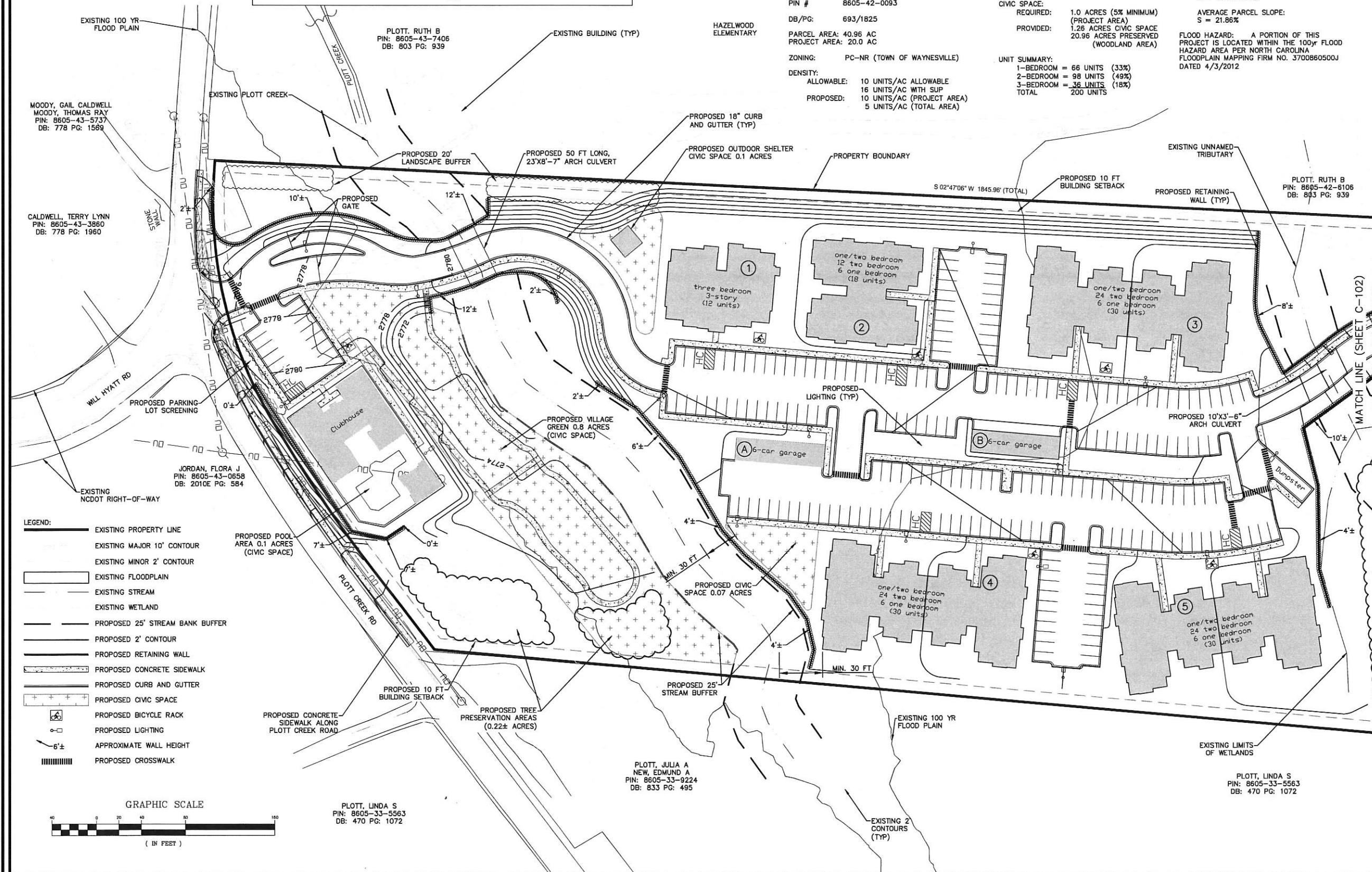
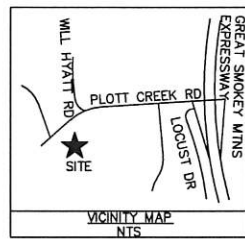
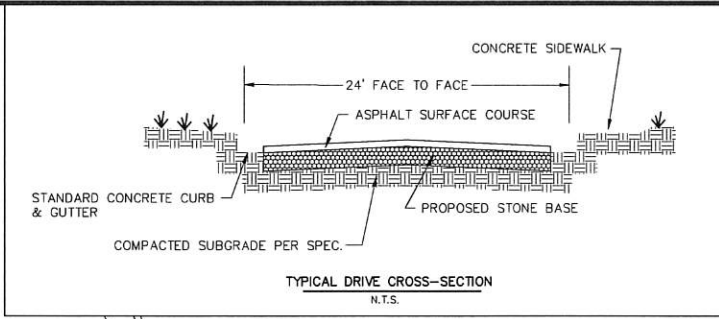
UNIT SUMMARY:
1-BEDROOM = 66 UNITS (33%)
2-BEDROOM = 98 UNITS (49%)
3-BEDROOM = 36 UNITS (18%)
TOTAL 200 UNITS

PARKING SUMMARY:
REQUIRED AUTO SPACES: 1.5 / UNIT = 300 SPACES
REQUIRED BICYCLE SPACES: 1 / 20 AUTO SPACES = 15 SPACES
PROVIDED AUTO SPACES: PAVED PARKING = 374 SPACES
GARAGE PARKING = 18 SPACES
GARAGE / UNIT = 392 SPACES
PROVIDED BICYCLE SPACES: 20 SPACES

STEEP SLOPE SUMMARY:
(PER HILLSIDE PROTECTION 12.6.2)
S=0.0023*L/A
L = 2 FEET
L = 194,326.9 FEET
A = 40.96 ACRES

AVERAGE PARCEL SLOPE:
S = 21.86%

FLOOD HAZARD: A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100YR FLOOD HAZARD AREA PER NORTH CAROLINA FLOODPLAIN MAPPING FIRM NO. 3700860500J DATED 4/3/2012



MOODY, GAIL CALDWELL
MOODY, THOMAS RAY
PIN: 8605-43-5737
DB: 778 PG: 1569

CALDWELL, TERRY LYNN
PIN: 8605-43-3860
DB: 778 PG: 1960

JORDAN, FLORA J
PIN: 8605-43-0658
DB: 2010E PG: 584

PLOTT, RUTH B
PIN: 8605-43-7406
DB: 803 PG: 939

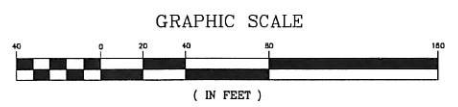
HAZELWOOD ELEMENTARY

PLOTT, RUTH B
PIN: 8605-42-6106
DB: 893 PG: 939

PLOTT, JULIA A
NEW, EDMUND A
PIN: 8605-33-9224
DB: 833 PG: 495

PLOTT, LINDA S
PIN: 8605-33-5563
DB: 470 PG: 1072

- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING MAJOR 10' CONTOUR
 - EXISTING MINOR 2' CONTOUR
 - EXISTING FLOODPLAIN
 - EXISTING STREAM
 - EXISTING WETLAND
 - PROPOSED 25' STREAM BANK BUFFER
 - PROPOSED 2' CONTOUR
 - PROPOSED RETAINING WALL
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CURB AND GUTTER
 - PROPOSED CIVIC SPACE
 - PROPOSED BICYCLE RACK
 - PROPOSED LIGHTING
 - APPROXIMATE WALL HEIGHT
 - PROPOSED CROSSWALK



PLOTT, LINDA S
PIN: 8605-33-5563
DB: 470 PG: 1072

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

**PALISADES
AT
PLOTT
CREEK**

TOWN OF
WAYNESVILLE
HAYWOOD COUNTY

**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION
7/23/18	TOW Comments



Know what's below.
Call before you dig.

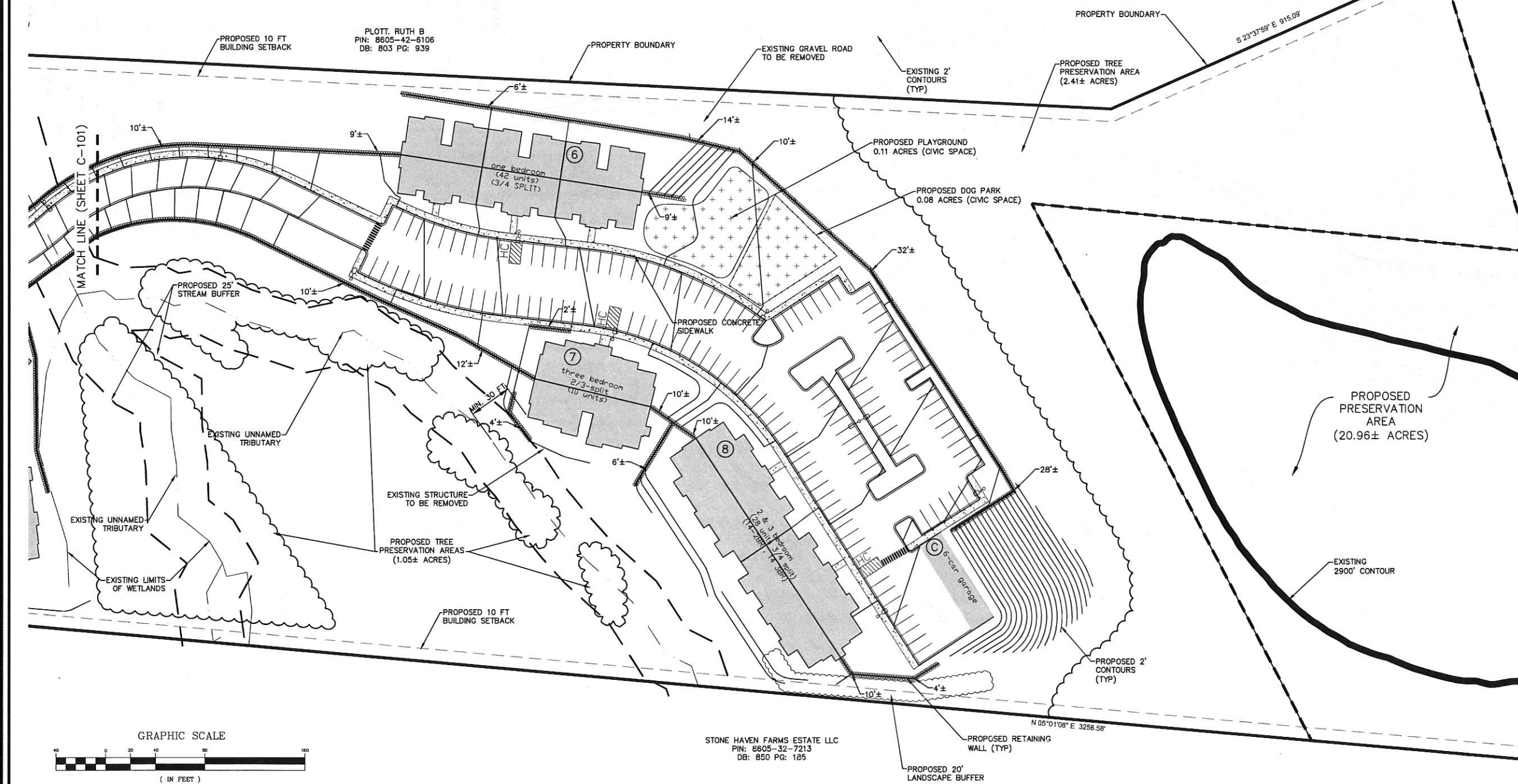
PROJECT NUMBER: 17181
DATE: 7-11-18
DRAWN BY: JWB
CHECKED BY: GTJ

**MASTER
PLAN**

C-102

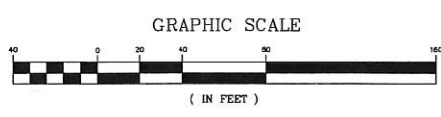
SCALE: 1" = 40'

- LEGEND:**
- EXISTING PROPERTY LINE
 - - - EXISTING MAJOR 10' CONTOUR
 - - - EXISTING MINOR 2' CONTOUR
 - EXISTING STREAM
 - EXISTING WETLAND
 - PROPOSED 25' STREAM BANK BUFFER
 - PROPOSED 2' CONTOUR
 - PROPOSED RETAINING WALL
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CURB AND GUTTER
 - PROPOSED CIVIC SPACE
 - □ PROPOSED LIGHTING
 - 6'± APPROXIMATE WALL HEIGHT
 - ||||| PROPOSED CROSSWALK



PLOTT, RUTH B
PIN: 8605-42-6106
DB: 803 PG: 939

STONE HAVEN FARMS ESTATE LLC
PIN: 8605-32-7213
DB: 850 PG: 185



WGLA Engineering

WGLA ENGINEERING, PLLC
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PALISADES AT PLOTT CREEK

TOWN OF WAYNESVILLE
 HAYWOOD COUNTY

**Preliminary
 Not For
 Construction**

REVISIONS

DATE	DESCRIPTION
7/23/18	TOW Comments



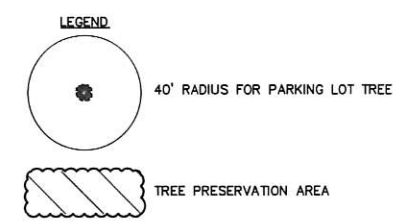
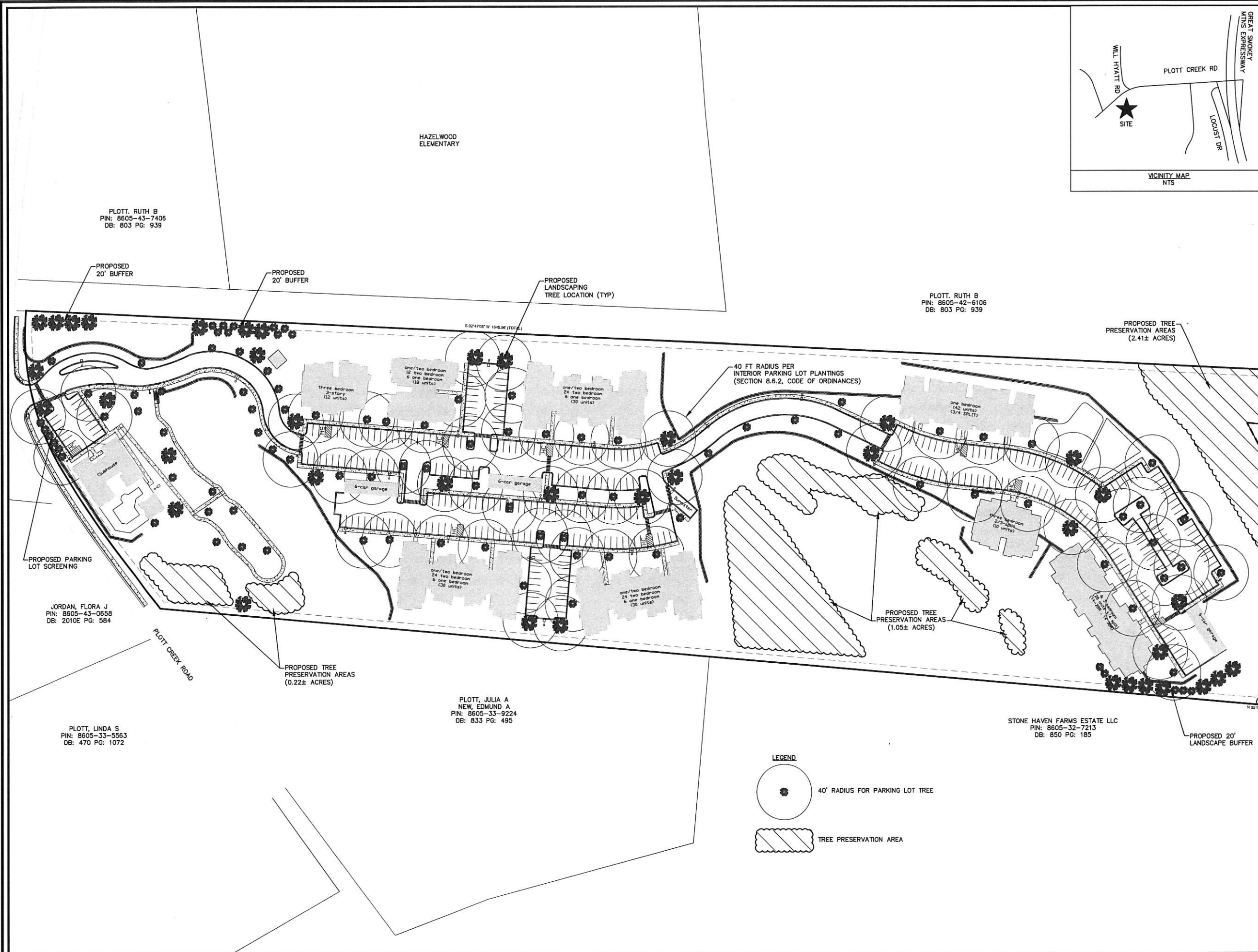
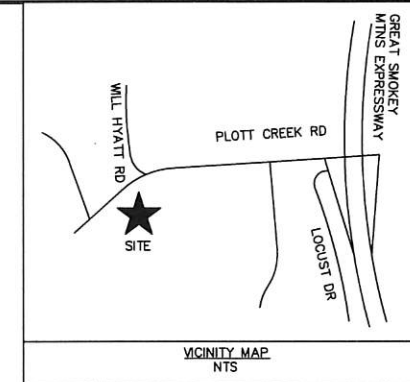
Know what's below.
 Call before you dig.

PROJECT NUMBER: 17181
 DATE: 7-11-18
 DRAWN BY: JWB
 CHECKED BY: GTJ

PRELIMINARY LANDSCAPE PLAN

C-103

SCALE: 1" = 60'



PLOTT, RUTH B
 PIN: 8605-43-7406
 DB: 803 PG: 939

PLOTT, RUTH B
 PIN: 8605-42-6106
 DB: 803 PG: 939

JORDAN, FLORA J
 PIN: 8605-43-0658
 DB: 2010E PG: 584

PLOTT, JULIA A
 NEW, EDMUND A
 PIN: 8605-33-9224
 DB: 833 PG: 495

STONE HAVEN FARMS ESTATE LLC
 PIN: 8605-32-7213
 DB: 850 PG: 185

PLOTT, LINDA S
 PIN: 8605-33-5563
 DB: 470 PG: 1072

HAZELWOOD
 ELEMENTARY



MILLER ARCHITECTURE

715 NORTH CHURCH STREET SUITE 140
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www.millerarchitecture.com



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WGLA Engineering, PLLC
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wglac.com



VP ENGINEERING
Mechanical Electrical Plumbing
P&E ENGINEERS
VP Engineering
144 C South Tryon Street
Charlotte, North Carolina 28203
(704) 372-7755

STRUCTURAL ENGINEER
Stru. and Integrity Engineering, P.A.
1607 Riverstone Way Suite 200
Charlotte, North Carolina 28227
(704) 622-8473

PALISADES at PLOTT CREEK

200 APARTMENTS

PLOTT CREEK ROAD
WAYNESVILLE, NC 28786
FOR
TRIANGLE REAL ESTATE
OF GASTONIA, INC.

ISSUED FOR Civil Review
ISSUE DATE 07/23/18
REVISIONS

COVER

FILE NAME: 00 WPC G000.dwg
DRAWN BY: JN
CHECKED BY: TFM

G000



THREE BEDROOM (12 UNIT) TYPE 'A' BUILDING BLDG #1

04
NTS



TWO & THREE BEDROOM (28 UNIT) BUILDING BLDG #8

03
NTS



ONE & TWO BEDROOM (30 UNIT) BUILDINGS # 3, 4 & 5

02
NTS



ONE BEDROOM (42 UNIT) (TYPE 'A') BUILDING BLDG #6

01
NTS



CLUBHOUSE POOL

12
NTS



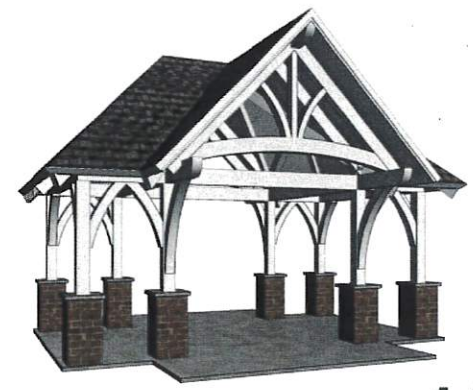
CLUBHOUSE FRONT

11
NTS



SIX CAR GARAGE

15



OUTDOOR SHELTER

14



1 & 2 BEDROOM (18 UNIT) TYPE 'A' BUILDING BLDG#2

10
NTS



THREE BEDROOM (10 UNIT) TYPICAL BUILDING BLDG #7

09
NTS

CONTENTS DRAWING INDEX
1. SITE PLAN
2. GENERAL NOTES
3. EXISTING CONDITIONS
4. PROPOSED CONDITIONS
5. CONSTRUCTION NOTES
6. FINISHES
7. MATERIALS
8. EQUIPMENT
9. UTILITIES
10. LIGHTING
11. MECHANICAL
12. ELECTRICAL
13. PAVING
14. LANDSCAPE
15. GARAGE
16. CLUBHOUSE
17. POOL
18. SHED
19. TRAILER
20. SIGNAGE
21. FURNITURE
22. PLANTING
23. IRRIGATION
24. SECURITY
25. ACCESSIBILITY
26. ENERGY EFFICIENCY
27. SUSTAINABILITY
28. SAFETY
29. APPENDICES

NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL MATERIALS AND FINISHES SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
13. ALL MATERIALS AND FINISHES SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
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15. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.



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STRUCTURAL ENGINEER
 Structural Integrity Engineering, P.A.
 16607 Riverstone Way, Suite 300
 Charlotte, North Carolina 28277
 (704) 832-8473

PALISADES at PLOTT CREEK
 200 APARTMENTS

PLOTT CREEK ROAD
 WAYNESVILLE, NC 28786
 FOR
 TRIANGLE REAL ESTATE
 OF GASTONIA, INC.

ISSUED FOR CIVIL REVIEW
 18-01-DRAW-07-23-18
 REVISIONS

ONE - TWO
 BEDROOM
 TYPE 'A'
 (18 UNIT)
 ILLUSTRATIVE
 ELEVATIONS
 BLDG #2

FILE NAME: 18-01-DRAW-07-23-18.dwg
 DRAWN BY: JH
 CHECKED BY: JHM

G202



SIDE ELEVATION

SCALE: 1/8"=1'-0"

SIDE ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS KEY Palisades at Plott Creek		
KEY	DESCRIPTION	LOCATION
BRK-1	Brick - Triangular Brick - Color: Oxford	Modular Face Brick, Corners, & Sills
BRK-2	Red Pavers by Young's Brick	Accent Steps on Showers on Site Details
BRK-3	Concrete/Stone Shape Brick by Young's	Shower of Back Steps
TRM-1	Trim by Mason Timber 50	2" x 4" Four Brick & Brick Pavers
SDNG-1	Hardie Plank/Siding by James Hardie FIBERGLASS	Horizontal Siding
SDNG-2	Barren Boards Siding by James Hardie FIBERGLASS	All Vertical Four Siding
TRM-2	Trim by Mason Timber 50	Siding Transition Board
TRM-3	Trim by Mason Timber 50	Vertical Panels/Chimney
TRM-4	Trim by Mason Timber 50	Typical Window & Door Trim
TRM-5	Trim by Mason Timber 50	Accent Header Trim, Inside & Outside
TRM-6	Trim by Mason Timber 50	Crown Trim, Faux Wood
TRM-7	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-8	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-9	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-10	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-11	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-12	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-13	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-14	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-15	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-16	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-17	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-18	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-19	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-20	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-21	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-22	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-23	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-24	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-25	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-26	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-27	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-28	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-29	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-30	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-31	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-32	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-33	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-34	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-35	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-36	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-37	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-38	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-39	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-40	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-41	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-42	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-43	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-44	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-45	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-46	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-47	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-48	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-49	Trim by Mason Timber 50	Shells & Pencil Columns
TRM-50	Trim by Mason Timber 50	Shells & Pencil Columns

Permeability: 34% of Street Facing Facade Consist of Window and Door Openings Shown (15% Required)

37'-5" Average Building Height



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PALISADES
at PLOTT CREEK
200 APARTMENTS

PLOTT CREEK ROAD
WAYNESVILLE, NC 28786
FOR
TRIANGLE REAL ESTATE
OF GASTONIA, INC.

ISSUED FOR: CIVIL REVIEW
ISSUE DATE: 07/23/18
REVISIONS:

ONE - TWO
BEDROOM
(30 UNIT)
ILLUSTRATIVE
ELEVATIONS
BLDGs #3, 4, & 5

FILE NAME: 06/20/18 G203.dwg
DRAWN BY: JN
CHECKED BY: JIM

G203



SIDE ELEVATION

12
SCALE: 1/8"=1'-0"

SIDE ELEVATION

04
SCALE: 1/8"=1'-0"



REAR ELEVATION

03
SCALE: 1/8"=1'-0"

KEY	DESCRIPTION	SIZE	LOCATION
BRK-1	Brick - Trianglo Brick - Color Defined	Modular	Modular Face Brick, Lintel, & Sills
BRK-2	Red Bricks by Trianglo Brick	3-5/8" x 2-1/4" x 8-1/8"	Accent Sills on Slabs on Site Details
BRK-3	Coordinate Stone Slips back by Trianglo	2-3/8" wide 3-5/8" tall	Interior of Back Steps
BRK-4	Stone by Hexion Edge II	3/8" Joints	All Face Brick & Brick Panels
SDNG-1	HardiePlank Siding by James Hardie - FIBERGLASS	4 1/2" x 12" x 1/2" Exposure	Horizontal Siding
SDNG-2	Blanco Boards Siding by James Hardie - FIBERGLASS	2 1/2" x 8" x 1/2" Exposure	All Vertical Trim Siding
TRM-1	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Siding Transition Band
TRM-2	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Vertical Panels/Chimneys
TRM-3	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Vertical Windows & Door Trim
TRM-4	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Accent Header Trim, Inside & Outside Corner Trim, Face Board
TRM-5	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-6	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-7	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-8	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-9	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-10	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-11	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-12	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-13	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-14	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-15	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-16	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-17	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-18	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-19	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings
TRM-20	Trim by James Hardie - FIBERGLASS	2 1/2" x 4" x 1/2" Exposure	Soffit & Fascia Ceilings

Permeability: 30% of Street Facing Facade Consist of Window and Door Openings Shown (15% Required)



FRONT ELEVATION

01
SCALE: 1/8"=1'-0"

NOTES:
1. See Section 05100 - Masonry for details of brickwork.
2. See Section 05200 - Siding for details of siding.
3. See Section 05300 - Trim for details of trim.
4. See Section 05400 - Windows and Doors for details of windows and doors.
5. See Section 05500 - Stairs for details of stairs.
6. See Section 05600 - Railings for details of railings.
7. See Section 05700 - Roofs for details of roofs.
8. See Section 05800 - Finishes for details of finishes.
9. See Section 05900 - Specialties for details of specialties.
10. See Section 06000 - Mechanical for details of mechanical.
11. See Section 06100 - Electrical for details of electrical.
12. See Section 06200 - Plumbing for details of plumbing.
13. See Section 06300 - Fire Protection for details of fire protection.
14. See Section 06400 - Safety for details of safety.
15. See Section 06500 - Security for details of security.
16. See Section 06600 - Telecommunications for details of telecommunications.
17. See Section 06700 - Signage for details of signage.
18. See Section 06800 - Furniture for details of furniture.
19. See Section 06900 - Equipment for details of equipment.
20. See Section 07000 - Construction for details of construction.

37'-5" Average Building Height



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PALISADES
at PLOTT CREEK

200 APARTMENTS

PLOTT CREEK ROAD
WAYNESVILLE, NC 28786

FOR
TRIANGLE REAL ESTATE
OF GASTONIA, INC.

ISSUED FOR CIVIL REVIEW
ISSUE DATE: 07/23/18
REVISIONS:

THREE BEDROOM
(10 UNIT)
TYPICAL
ILLUSTRATIVE
ELEVATIONS
BLDG #7

FILE NAME: 003439.dwg
DRAWN BY: JS
CHECKED BY: TM

G205



SIDE ELEVATION

12
SCALE: 1/8"=1'-0"

SIDE ELEVATION

04
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS KEY Palisades at Plott Creek			
KEY	DESCRIPTION	SIZE	LOCATION See Elevations
BRK-1	Brick - Triangle Brick - Color: Oxford	Modular	Modular Face Brick, Lintels, & Sills
BRK-3	Red Pavers by Triangle Brick	3-5/8 x 7-5/8 x 1-3/8"	Accent Steps as Shown on Site Details
BRK-4	Coordinating Ogee Shape brick by Triangle	2-3/8" wide 3-5/8" tall	Nosing of Brick Steps
MTR-1	Mortar by Holcim (Type S)	3/8" Joints	At All Face Brick & Brick Pavers
SDNG-1	Hardie Plank(Lap Siding) by James Hardie PNT-TBD	8 1/4"x5/16" (7" Exposure)	Horizontal Siding
SDNG-2	Batten Boards Rustic by James Hardie PNT-TBD	2 1/2"x3/4" Battens	All Vertical Trim Battens
		Spacing as Noted	Siding Transition Band
TRM-1	Cedarmill Panel by James Hardie PNT-TBD	5/16" Thick Cedarmill Texture	Vertical Panels/Chimneys
TRM-2	4/4 Boards Smooth by James Hardie PNT-TBD	3 1/2"x3/4" & 5 1/2"x3/4" See Details	Typical Window & Door Trim
TRM-3	5/4 Boards Smooth by James Hardie PNT-TBD	3 1/2"x1" & 5 1/2"x1" See Details	Accent Header Trim, Inside & Outside Corner Trim, Frieze Board
		1/4" Thick Perforated Panels	Soffits & Porch Ceilings
RL-1	Mid Atlantic Vinyl Rail Color Tan - Or Approved Equal	12" Fairfield Rail	Balconies, Rails & Landings
SSTR-1	Mid-America 17-1/2" Free-Board Color: Wineberry	17-1/2" Wide	All Shutters Shown in Elevations
FYP-1	Fypson Bracket BKT25X27 - Color: Tan	25X27X3 1/2"	All Brackets Shown in Elevations
FYP-2	Fypson Denil Block DTLB3.5X3.5 - Color: Tan	3 1/2"x3 1/2"x3 1/2"	Accent Denil Sillp and Vent Header
SHG-1	30 Year "Onyx Black" Shingle Owens Corning	Architectural 30yr	All Roof Slopes over 3/12 pitch, Note 1

- Ice & Water Shield Membrane shall be installed under all 3:12 pitches and within 2' of all valleys and ridges
- All Windows are Silverline Windows, Color Tan to match Trim. Provide safety latches for windows 6' or more above adjacent grade per Section 1405.13.2 of the IBC.
- Provide Vertical Expansion Joints at Inside Brick Corners of Face Brick. Seal with Compatible Sealants.
- Allow for 1/4" per Floor Shrinkage of Wood Frame and Expansion of Brick Veneer at All Windows and Doors and Transition of Materials.



REAR ELEVATION

03
SCALE: 1/8"=1'-0"



FRONT ELEVATION

01
SCALE: 1/8"=1'-0"

Permeability: 30% of Street Facing
Facade Consist of Window and Door
Openings Shown (15% Required)

REVISIONS
NO. DATE BY
1 07/23/18 JS

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PALISADES
at PLOTT CREEK

200 APARTMENTS

PLOTT CREEK ROAD
WAYNESVILLE, NC 28786

FOR
TRIANGLE REAL ESTATE
OF GASTONIA, INC.

ISSUED FOR: Civil Review
ISSUE DATE: 07/23/18
REVISIONS:

THREE BEDROOM
(12 UNIT) TYPE 'A'
& TYPICAL
ILLUSTRATIVE
ELEVATIONS
BLDG #1

FILE NAME: 00WVP_G206.dwg
DRAWN BY: JN
CHECKED BY: TJM

G206



SIDE ELEVATION

12
SCALE: 1/8"=1'-0"

SIDE ELEVATION

04
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS KEY Palisades at Plott Creek			
KEY	DESCRIPTION	SIZE	LOCATION - See Elevations
BRK-1	Brick - Triangle Brick - Color: Oxford	Modular	Modular Face Brick, Lintels, & Sills
BRK-3	Red Pavers by Triangle Brick	3-5/8" x 7-5/8" x 1-3/8"	Accent Strips as Shown on Site Details
BRK-4	Coordinating Ogee Shape Brick by Triangle	2-3/8" wide 3-5/8" tall	Nosing of Brick Steps
MTR-1	Mortar by Holcim (Type S)	3/8" Joints	At All Face Brick & Brick Pavers
SDNG-1	Hardie Plank(Lap Siding) by James Hardie PNT-TBD	8 1/4"x5/16" (0" Exposure)	Horizontal Siding
SDNG-2	Batten Boards Rustic by James Hardie PNT-TBD	2 1/2"x3/4" Battens	All Vertical Trim Battens
		Spacing as Noted	Siding Transition Band
TRM-1	Cedarmill Panel by James Hardie PNT-TBD	5/16" Thick Cedarmill Texture	Vertical Panels/Chimneys
TRM-2	4/4 Boards Smooth by James Hardie PNT-TBD	3 1/2"x3/4" & 5 1/2"x3/4" See Details	Typical Window & Door Trim
TRM-3	5/4 Boards Smooth by James Hardie PNT-TBD	3 1/2"x1" & 5 1/2"x1" See Details	Accent Header Trim, Inside & Outside Corner Trim, Piece Board
TRM-3	HardieSoffit Panels Cedarmill PNT-TBD	1/4" Thick Perforated Panels	Soffits & Porch Ceilings
RL-1	Mid Atlantic Vinyl Rail Color Tan - Or Approved Equal	42" Fairfield Rail	Balconies, Rails & Landings
SHTR-1	Mid America 17-1/2" Five-Board Color: Wineberry	17-1/2" Wide	All Shutters Shown in Elevations
FYP-1	Fypson Bracket BKT25X27 - Color: Tan	25"x27"x3-1/2"	All Brackets Shown in Elevations
FYP-2	Fypson Dentil Block DTLB3.5X3.5X3.5 - Color: Tan	3-1/2"x3-1/2"x3-1/2"	Accent Dentil Strip and Vent Header
SHG-1	30 Year "Onyx Black" Shingle Owens Corning	Architectural 30yr	All Roof Slopes over 3/12 pitch, Note 1

- Ice & Water Shield Membrane shall be installed under all 3:12 pitches and within 2' of all valleys and ridges
- All Windows are Silverline Windows. Color Tan to match Trim. Provide safety latches for windows 6' or more above adjacent grade per Section 1405.13.2 of the IBC.
- Provide Vertical Expansion Joints at Inside Brick Corners of Face Brick - Seal with Compatible Sealants.
- Allow for 1/4" per Floor Shrinkage of Wood Frame and Expansion of Brick Veneer at All Windows and Doors and Transition of Materials.



REAR ELEVATION

03
SCALE: 1/8"=1'-0"



FRONT ELEVATION

01
SCALE: 1/8"=1'-0"

Permeability: 18% of Street Facing Facade Consist of Window and Door Openings Shown (15% Required)

NOTES:
1. See Section 1405.13.2 of the IBC for window and door opening requirements.
2. See Section 1405.13.2 of the IBC for window and door opening requirements.
3. See Section 1405.13.2 of the IBC for window and door opening requirements.
4. See Section 1405.13.2 of the IBC for window and door opening requirements.
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9. See Section 1405.13.2 of the IBC for window and door opening requirements.
10. See Section 1405.13.2 of the IBC for window and door opening requirements.

NOTES:
1. See Section 1405.13.2 of the IBC for window and door opening requirements.
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9. See Section 1405.13.2 of the IBC for window and door opening requirements.
10. See Section 1405.13.2 of the IBC for window and door opening requirements.



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PALISADES at PLOTT CREEK
 200 APARTMENTS

PLOTT CREEK ROAD
 WAYNESVILLE, NC 28786
 FOR
 TRIANGLE REAL ESTATE
 OF GASTONIA, INC.

ISSUED FOR Civil Review
 ISSUE DATE 07/23/18
 REVISIONS

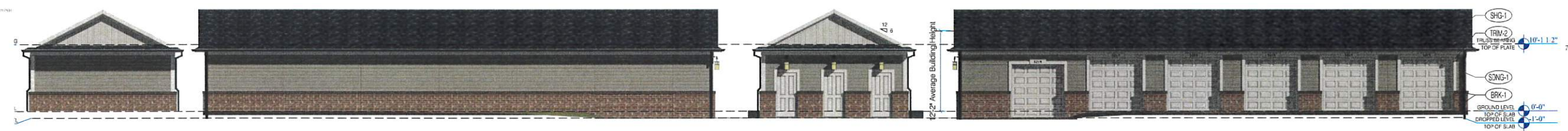
CLUBHOUSE, MAINTENANCE, OUTDOOR SHELTER & GARAGE ILLUSTRATIVE ELEVATIONS

FILE NAME: 00-WPC-G207.dwg
 DRAWN BY: JV
 CHECKED BY: TFM

G207

CONCRETE FINISHING NOTES

1. All concrete shall be finished with a steel trowel.
2. All concrete shall be finished with a steel trowel.
3. All concrete shall be finished with a steel trowel.
4. All concrete shall be finished with a steel trowel.



SIX CAR GARAGE ELEVATIONS (EIGHT CAR GARAGE SIMILAR)

04
 SCALE: 1/8"=1'-0"



OUTDOOR SHELTER ELEVATIONS

SCALE: 1/8"=1'-0" MAINTENANCE ELEVATIONS

03
 SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS KEY Groves at Town Center

KEY	DESCRIPTION	SIZE	LOCATION - See Elevations
BRK-1	Brick - Tingley Brick - Color: Oatmeal	Module	Miscular Face Brick, Urinals, & Sills
BRK-2	Red Pavers by Tingley Brick	3-5/8" x 3-5/8" x 1-3/8"	Accent Steps as Shown on Site Details
BRK-3	Coordinating Ogee Shape Brick by Tingley	2-3/8" wide 3-5/8" tall	Nosing of Brick Steps
WTR-1	Mortar by Haskin (Type S)	3/8" joints	At All Face Brick & Block Pavers
SHG-1	Hardie Max Lap Siding by James Hardie PNT-180	8' 1/4" x 16" (P Exposure)	Horizontal Siding
SHG-2	Butter Boards Plastic by James Hardie PNT-180	3' 1/2" x 4' x 1/2"	All Vertical Trim Siding
TRIM-1	Coordinating Trim by James Hardie PNT-180	3" x 12" x 1/2"	Steps Transition Band
TRIM-2	4-1/2" Boards Smooth by James Hardie PNT-180	3' 1/2" x 4' x 1/2"	Vertical Trim Siding
TRIM-3	3/4" Boards Smooth by James Hardie PNT-180	3' 1/2" x 4' x 1/2"	Typical Windows & Door Trim
TRIM-4	3/4" Boards Smooth by James Hardie PNT-180	3' 1/2" x 4' x 1/2"	Accent Header Trim, Proctor & Outside Corner Trim, Floor Base
TRIM-5	Thermax Panels Custom Mill PNT-180	1/4" Thick Perforated Panels	Soffits & Pallet Ceilings
RL-1	Mid Atlantic Vinyl Rail Color Tan - Or Approved Equal	40" Fairfield Rail	Balconies, Rels & Landings
RLTR-1	Mid Atlantic 1 1/2" x 1 1/2" Fluted Color: Windows	17x16" Rail	All Shutters shown in Elevations
FRY-1	Typical Bracket BRK-2507 - Color: Tan	BRK-2507-1/2"	All Shutters shown in Elevations
FRY-2	Typical Bracket BRK-2507 - Color: Tan	BRK-2507-1/2"	Apex Brick Sign and Sign Header
SHG-2	30 Year Xylem Black Shingle Owens Corning	Architectural 30yr	All Roof Slopes over 3/12 pitch. Note 1



CLUBHOUSE SIDE ELEVATION (Exercise)(Interior Side) SCALE: 1/8"=1'-0"



CLUBHOUSE REAR ELEVATION SCALE: 1/8"=1'-0"

1. Ice & Water Shield Membrane shall be installed under all 3/12 pitches and within 2' of all valleys and eaves.
 2. All Windows are Silverline Windows, Color Tan to match trim. Provide safety latches for windows 6' or more above adjacent grade per Section 1403.13.2 of the SDC.
 3. Provide Vertical Expansion Joints at Inside Brick Corners of Face Brick - Seal with Composite Sealants.
 4. Allow for 1/4" per floor shrinkage of Wood Frame and Expansion of Brick Veneer at All Windows and Doors and Transition of Materials.



CLUBHOUSE SIDE ELEVATION (Leasing)(Plott Creek Road Side) SCALE: 1/8"=1'-0"



CLUBHOUSE FRONT ELEVATION SCALE: 1/8"=1'-0"