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ARTICLE 1 - PROJECT DESCRIPTION

Scope of Work

- 1.1 The work to be performed shall consist of the construction of the **W. City View at Riverside Drive Sanitary Sewer Rehabilitation** project for the Metropolitan Sewerage District of Buncombe County, North Carolina. The project shall generally consist of the furnishing of all services, supplies, materials and equipment, and performing of all labor for the construction and installation of approximately 766 L.F. of 8-inch mainline sewer that consists of 686 L.F. of 8-inch HDPE by pipe burst method and 80 L.F. of 8-inch DIP by dig and replace method, including manholes and all appurtenances related thereto.
- 1.2 The work shall be performed under unit price contract, and shall consist of furnishing all materials, supplies, and equipment; performing all labor and services incidental to or necessary for the complete construction of the project in accordance with the Plans and Specifications; and maintenance of each completed portion of the work until final acceptance of the entire project by the DISTRICT, unless otherwise approved by the ENGINEER.
- 1.3 The work to be performed for the segment MH #1 (EX. MH #51-15353) to MH #2 shall be coordinated with the Town of Woodfin – Woodfin Wave project. The Wave project contractor will grade this area to the proposed grade in Spring/Summer 2026. Once this work is complete, MSD’s Contractor for the **W. City View at Riverside Drive Sanitary Sewer Rehabilitation** shall install 80 L.F. Of 8-inch DIP for segment MH #1 to MH #2. This work may be performed outside the sixty (60) day project duration.

ARTICLE 2 - PHYSICAL CONDITIONS/CONTRACT PLANS

- 2.1 **Physical Conditions.** There have been no subsurface explorations or reports utilized in the preparation of these contract documents.
- 2.2 **Contract Plans.** The work shall be performed in accordance with these specifications and contract plans, which are incorporated herein as part of the contract and which are identified by the following numbers and titles:

<u>Sheet No.</u>	<u>Description</u>
C-1	INDEX OF DRAWINGS AND VICINITY MAP
PL-1	SANITARY SEWER PLAN AND PROFILE
D-1	SANITARY SEWER DETAILS
D-2	EROSION CONTROL DETAILS

ARTICLE 3 - PROJECT COORDINATION

3.1 Intent of Plans and Specifications

The intent of the Plans and Specifications is to prescribe a complete work that the CONTRACTOR undertakes to do in full compliance with the Contract. The CONTRACTOR shall do all work as provided in the Plans, Special Conditions Detail Sheets, Specifications and other parts of the Contract and shall do such additional, extra, and incidental work as may be considered necessary to complete the work in a satisfactory and acceptable manner. Any work or material not shown on the Plans or described in the Specifications, but which may be fairly implied as included in any item of the Contract, shall be performed and/or furnished by the CONTRACTOR without additional charge therefore. The CONTRACTOR shall furnish all labor, materials, tools, equipment and incidentals necessary to the prosecution of the work.

3.2 Interpretation of Estimate

The quantities of the work and materials shown on the Proposal form or on the Plans are believed to approximately represent the work to be performed and materials to be furnished and are to be used for comparison of bids. Payment to the CONTRACTOR will be made only for the actual quantities of work performed or materials furnished in accordance with the Plans and Specifications and it is understood that the quantities may be increased or decreased as hereinafter provided without in any way invalidating the bid prices.

3.3 Time of Completion

The CONTRACTOR shall commence work to be performed on the project under this agreement on a date to be specified in a written Notice to Proceed from the DISTRICT and shall duly complete all work under this agreement within **sixty (60) consecutive calendar days** from said date. For each day in excess of the completion time limits specified above, the CONTRACTOR shall pay the DISTRICT the sum of Three Hundred Dollars (\$300.00) as liquidated damages reasonably estimated in advance to cover the losses incurred by the DISTRICT by reason of failure of said CONTRACTOR to complete the work within the time specified, such time being in the essence of this Contract and a material consideration thereof.

3.4 Pre-Construction Conference

Prior to starting any construction work on this project, a conference will be held in the Construction Office of the DISTRICT for the purpose of verifying general construction procedures, expediting the handling of shop drawings and schedules, and to establish a working understanding between the parties concerned on the project. Present at the conference shall be a responsible representative of the

Section V: Special Conditions

CONTRACTOR and the CONTRACTOR's job superintendent. The time of the conference shall be as agreed upon by the CONTRACTOR and DISTRICT.

3.5 **Progress Meetings**

The CONTRACTOR and any subcontractors, material suppliers or vendors whose presence is necessary or requested shall attend meetings, referred to as Progress Meetings, when requested by the DISTRICT for the purpose of discussing the execution of the work. Each meeting will be held at the time and place designated by the DISTRICT. A schedule for monthly meetings will be agreed upon at the pre-construction conference. The ENGINEER will call for and schedule additional meetings if necessary. All decisions, instructions and interpretations made at these meetings shall be binding and conclusive on the CONTRACTOR and such decisions, instructions and interpretations shall be confirmed in writing by the DISTRICT.

The proceedings of these meetings will be recorded and the CONTRACTOR will be furnished with a reasonable number of copies for his use and for his distribution to the subcontractors' material suppliers and vendors involved.

- 3.6 Utility owners within the vicinity of the Project may include, but are not limited to, those listed below. The CONTRACTOR shall contact N.C. OneCall Center for utility locations within public rights of way and easements before digging, as required by NC State Statutes.

Call NC OneCall Center, Inc. (locators for Buncombe County) at “811”.

<u>Utility / Agency</u>	<u>Phone</u>
Asheville Dispatch City Road Closures	828-252-1122
Asheville Public Works Department Streets Division	828-232-4567 828-259-5852
Chad Bandy	828-782-0546
Jerry Yates	828-778-8938
Rick Gath	828-777-4053
Storm Water	828-259-5973
Tony Chapman	828-777-5665
Amy Deyton	828-782-0755
Water Department	828-259-5975
Travis Mortier	828-778-0191
Jeremy Godfrey	828-778-0953
Michele Smith	828-777-3539

Section V: Special Conditions

Asheville Transit Bus Lines		828-253-5691
AT&T Telephone Co.		877-737-2478
	Chip Lance	828-258-7058
	Jenny Stamey	828-251-8949
Black Mountain		828-669-8610
Public Works Director	Jamie Matthews	828-778-5525
Water Department		828-419-9300 x 1
Buncombe County Board of Education		
Transportation Department		828-232-4240
Buncombe Co. Emergency Services		828-250-6650
Fire, Police - NON EMERGENCIES ONLY		
County Road Closures		
Buncombe County Planning Director		828-250-4830
Charter Communications		800-955-0511
		Option 3
Dominion Gas		877-776-2427
	Richard Walsh	828-273-8446
Duke Energy	Guard House	828-687-5206
	Power Outages	800-827-5118
	David Martin	828-271-6264
ERC Fiber	Lewis Lance	828-350-2415
		866-372-7110
M.S.D. of Buncombe County		
Construction Director		828-225-8262
Sewer Maintenance Division		828-255-0061
Norfolk Southern RR		
	James Peck	828-808-0366
NCDOT Highway Division	Nick Dorato	828-298-2741
Weaverville Town Hall		828-645-7116

Section V: Special Conditions

Public Works	828-645-0606 x 400
Woodfin	
Street Department	828-253-4887
Water District	828-253-5551 x 8

ARTICLE 4- USE OF EASEMENTS AND RIGHT OF WAY

4.1 Right of Way Special Provision Detail Sheets and Easements

Easement widths are shown on the Plans and Easement Plats. The Plats (not to scale) are included at the end of the Specifications. If requested, scaled copies of the same will be provided to the CONTRACTOR. Exceptions to the typical details are shown as applicable on the Plans.

The CONTRACTOR shall comply with all provisions of the SPDS and easement agreement that may be applicable to his construction process or the general construction of this project.

Unless otherwise specified, all items in these SPDS shall be considered incidental to the mainline sewer construction. Any compensation to the CONTRACTOR for these items shall be included in the per linear foot bid unit price for the mainline sewer pipe, unless otherwise specified herein or listed in the Bid Schedule.

The SPDS and easement maps are attached for the following properties:

<u>Name of Property Owner</u>	<u>PIN No.</u>	<u>SPDS</u>
Town of Woodfin	9730-03-1357	Yes
Noreen McManus-Stuart	9730-03-3258	No
Matthew C. Jacobs	9730-03-4272	No
West City View, LLC	9730-03-6398	No
West City View, LLC	9730-03-8412	No
West City View, LLC	9730-03-6572	Yes

Town of Woodfin: Item 2 of this SPDS has been included to make the Contractor aware of the proposed dry stacked retaining wall that has not been installed at this time (October 2025). The Contractor shall not disturb this retaining wall if the wall is in place at the time of construction. If the wall is disturbed or damaged, the Contract shall replace to match existing.

West City View, LLC (9730-13-6572): Item 2 of this SPDS have been included in the Bid Form unit price for “8” DIP (Class 350) All Depths”.

ARTICLE 5 - SPECIAL REQUIREMENTS

5.1 Street Cut Permits and Project Access

City of Asheville Roads

Work performed within City of Asheville streets will require a street-cut permit. It shall be the CONTRACTOR's responsibility to obtain such permits prior to beginning work within said public right of way.

Other Municipalities

Work performed in other municipally-owned public roadways may require a street-cut permit. It shall be the CONTRACTOR's responsibility to obtain such permits prior to beginning work within said public right of way.

All costs associated with NCDOT Encroachments, street-cut permits, and their conditions/requirements shall be included within the various bid items, and no extra or separate payment will be made by the DISTRICT to the CONTRACTOR.

This also includes parking-meter closure fees, where there is an additional charge for existing parking meters on a closed public street.

Where the project work area is not within a Public Street or roadway, the CONTRACTOR shall use existing drives and parking lots as may be reasonable and necessary; however, he shall keep such usage to the minimum required and in accordance to the terms and conditions of the DISTRICT's Right of Way Policy and the recorded Easement Agreement between the DISTRICT and the Property Owner(s).

The CONTRACTOR shall maintain reasonable access to all properties and drives during construction. Any trench excavations within drive or parking lot that is used for direct access to such property shall be backfilled and provided with an all-weather surface at the end of each day's work. Where the Property Owner SPDS specifies conditions different from the above, the SPDS shall take precedent.

5.2 Maintenance of Traffic

Access to homes and businesses shall be maintained at all times to the properties along and abutting streets disturbed by construction, unless otherwise approved by the ENGINEER. On streets disturbed by construction, a minimum of one lane (with flagmen) shall be maintained at all times and further provided that adequate signing and control is provided as required by the AASHTO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS and NCDOT Guidelines.

All lane closures and traffic measures shall be coordinated with and meet the

Section V: Special Conditions

minimum requirements of each municipality. Flagmen shall be provided on each end of the closed section or at intermediate points where the closed section is in excess of 250' or where the line of sight is impaired.

5.3 **Sewer Service Line Connections**

Sewer service connections to the existing lines shall be re-connected to the new lines in accordance to the NC Plumbing Codes. Payment for sewer service cleanouts shall be paid on a per unit installed basis at the bid unit price. Where more than 5 feet of 4" or 6" PVC or DIP service line is required to reconnect the existing service to the new sewer mains and/or manholes, the CONTRACTOR shall be compensated for the appropriate linear footage of 4" or 6" pipe installed at the bid unit price for the appropriate size pipe. The first 5 feet of sewer service lateral beyond the point of reconnection, shall be considered as incidental to the project work scope and shall not be included in above calculations of 4" or 6" PVC or DIP service line installed.

5.4 **Non-Discharge Permit**

Copy will be provided prior to construction.

Add any other permits here.

SPECIAL PROVISIONS DETAIL SHEET

March 14, 2025

Project: West City View Dr. @ Riverside Drive SSR
MSD of Buncombe County Project #2024020

Agent: Wesley G. Banner

Parcel Number: 9730-03-1357

Owner: Town of Woodfin
c/o Shannon Tuch, Town Manager

Phone: (828) 253-4887

Site Address: 1476 Riverside Drive, Asheville, NC 28804

Mailing Address: 90 Elk Mountain Road, Asheville, NC 28804

Engineer Approval:

 3/14/25

1. The MSD Inspector shall contact the property owner at the phone number listed above at least two weeks prior to the work beginning on this property (excepting emergencies).
2. The dry stacked retaining wall shown on the approved construction plans adjacent to Manhole #2 (Existing MSD Manhole#51-413899) shall be allowed to remain and be maintained (by the Town of Woodfin) within the permanent sewer easement. This same retaining wall is shown on the approved plan set for Riverside Park.

SPECIAL PROVISIONS DETAIL SHEET

March 14, 2025

Project:	West City View Drive @ Riverside Drive SSR MSD of Buncombe County Project #2024020
Agent:	Darrell R. Hess
Parcel Number:	9730-13-6572
Owner:	West City View LLC c/o Mike Anderson
Email:	Mikea@carolinas-eng.com
Address:	99999 W. City View Drive, Asheville NC 28804
Engineer Approval:	 3/19/25

1. The MSD Inspector shall contact the property owner at the email listed above at least one week prior to any work being performed on the property (excepting emergencies) to give owner notice of when work will begin.
2. MSD Contractor shall provide an 8" stub out at MH#7 (EX. MH#51-76317) for future use.

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK.
COMBINED FACTOR 0.9997988
POSITIONAL ACCURACY: 0.02' HORIZ. (NAD 83/11)
0.05' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK
5828, PAGE 1361); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
DEED BOOK 5828, PAGE 1361; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF
DECEMBER, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d): THAT THE SURVEY
IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JOHN WESLEY COLE, P.L.S.

L-4561

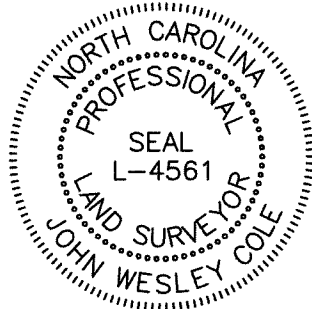
COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

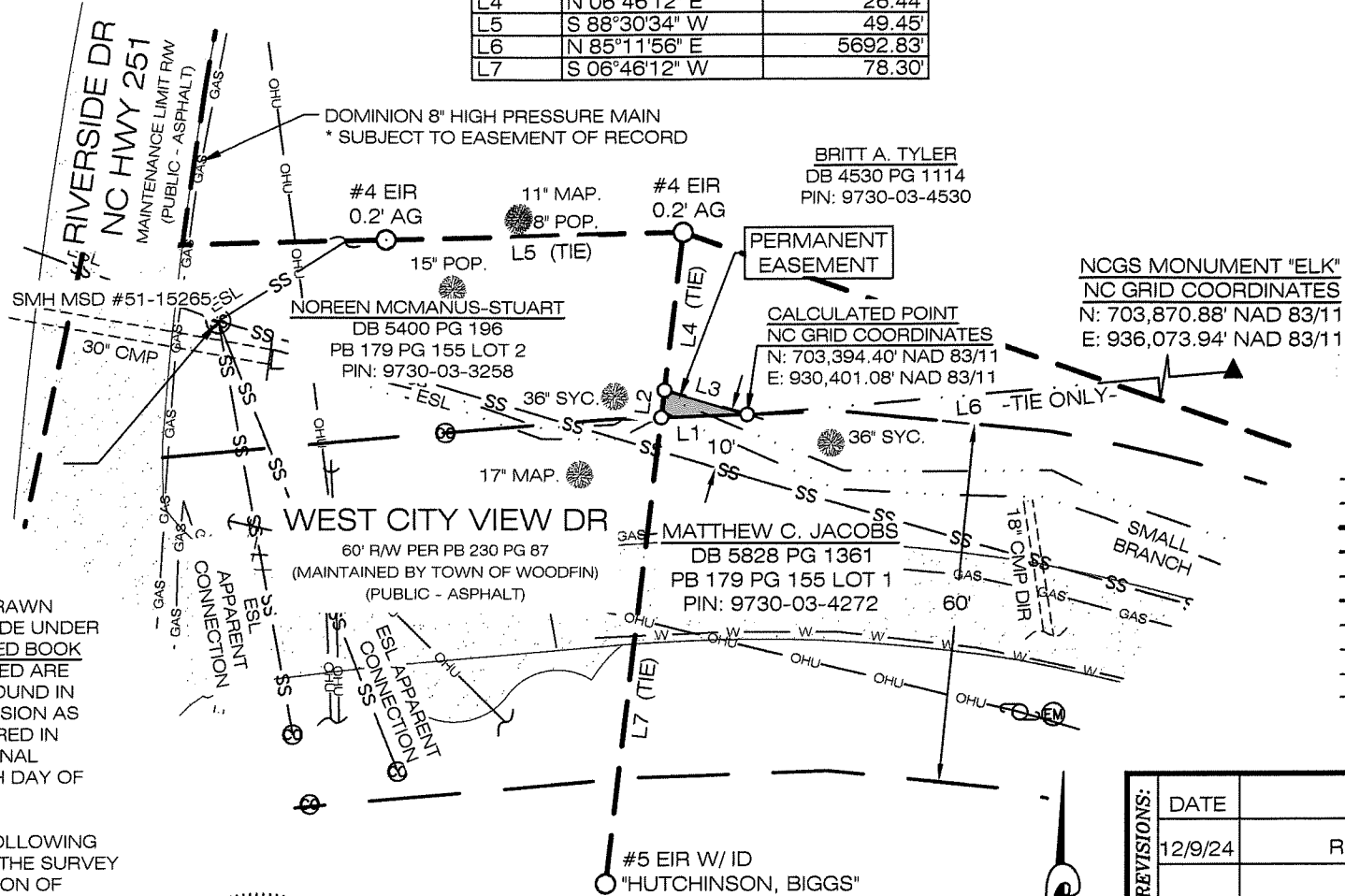
ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052



LINE	BEARING	DISTANCE
L1	S 87°58'08" W	14.38'
L2	N 06°46'12" E	4.60'
L3	S 73°38'31" E	14.41'
L4	N 06°46'12" E	26.44'
L5	S 88°30'34" W	49.45'
L6	N 85°11'56" E	5692.83'
L7	S 06°46'12" W	78.30'



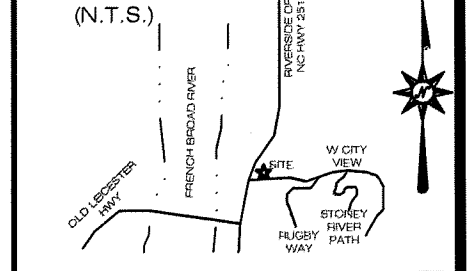
AREA TABLE

PERMANENT EASEMENT: 0.001 ACRES 32.7 SQ. FT.

TOTAL EASEMENT AREA: 0.001 ACRES 32.7 SQ. FT.



VICINITY MAP



LEGEND:

- CALCULATED POINT
- ⊙ EXISTING IRON REBAR (EIR)
- ⊗ EX. CLEAN OUT
- ⊗ EXISTING SEWER MANHOLE (SMH)
- DECIDUOUS TREE (TYPE & SIZE AS NOTED)
- ▲ NCGS CONTROL MONUMENT
- POWER/ UTILITY POLE
- SS SS EX. SANITARY SEWER (ESL)
- SS EX. EASEMENT LINE
- BOUNDARY/ DEED LINE
- NEW PERM. EASEMENT LINE
- TIE LINE ONLY
- RIGHT OF WAY LINE
- OHU OHU OVERHEAD UTILITY LINE
- GAS GAS GAS LINE
- W W WATERLINE
- EDGE OF CREEK/ BRANCH

REVISIONS:	DATE	REVISIONS MADE	BY:
	12/9/24	REFERENCE CORRECTION	ADB

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

WEST CITY VIEW DR AT RIVERSIDE DR
MSD PROJECT # 2024020

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

MATTHEW C. JACOBS

SCALE: 1"=30'

PROJECT #: 24-022

DATE: 10/10/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

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2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK.
COMBINED FACTOR 0.9997988
POSITIONAL ACCURACY: 0.02' HORIZ. (NAD 83/11)
0.05' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK
5400, PAGE 196); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
DEED BOOK 5400, PAGE 196; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF
OCTOBER, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY
IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.


JOHN WESLEY COLE, P.L.S.

L-4561

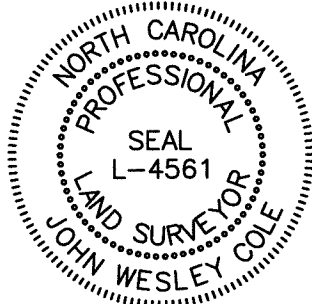
COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052



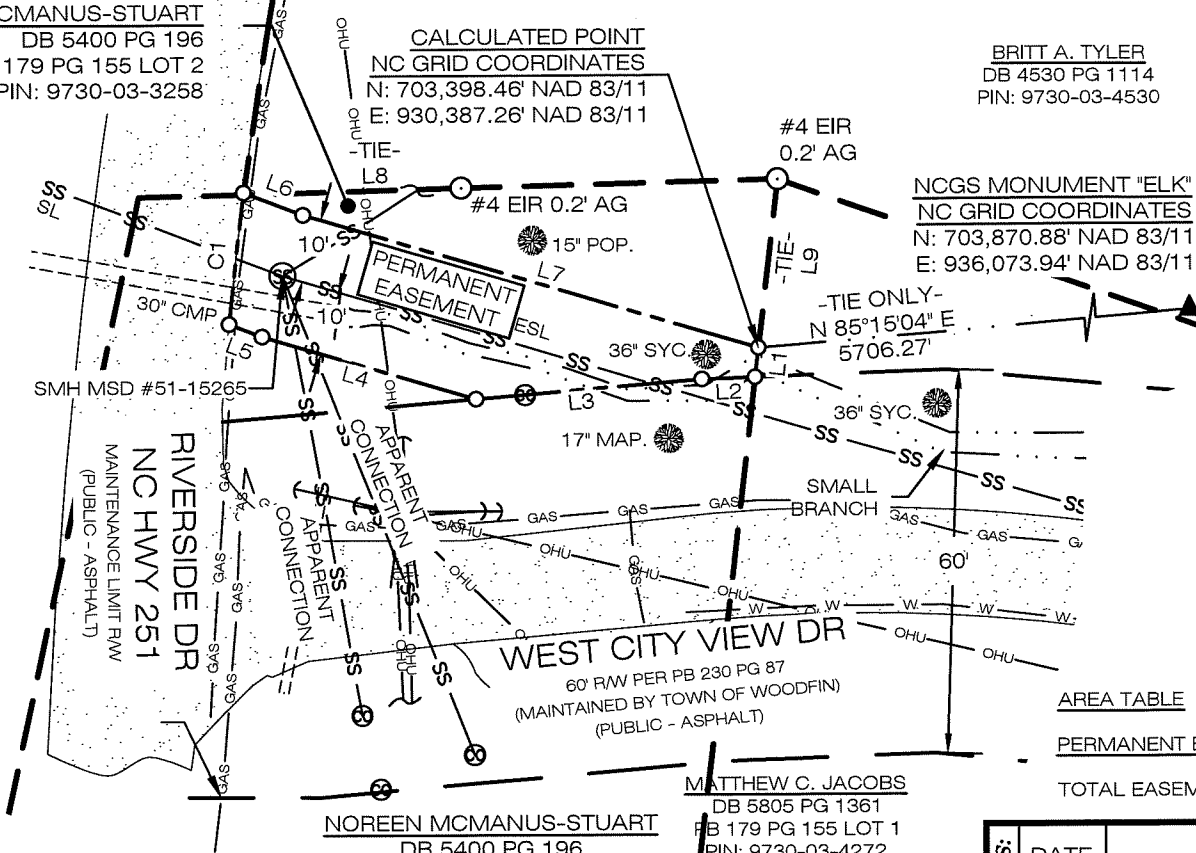
REEN MCMANUS-STUART
DB 5400 PG 196
PB 179 PG 155 LOT 2
PIN: 9730-03-3258

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	654.56'	20.64'	N 06°26'52" E	20.64'

CALCULATED POINT
NC GRID COORDINATES
N: 703,398.46' NAD 83/11
E: 930,387.26' NAD 83/11

BRITT A. TYLER
DB 4530 PG 1114
PIN: 9730-03-4530

NCGS MONUMENT "ELK"
NC GRID COORDINATES
N: 703,870.88' NAD 83/11
E: 936,073.94' NAD 83/11



NOREEN MCMANUS-STUART
DB 5400 PG 196
PB 179 PG 155 LOT 2
PIN: 9730-03-3258

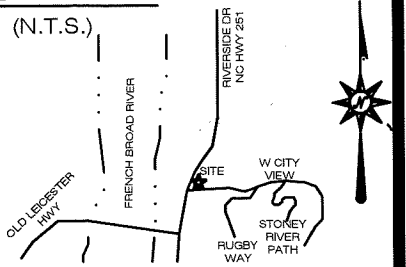
MATTHEW C. JACOBS
DB 5805 PG 1361
PB 179 PG 155 LOT 1
PIN: 9730-03-4272

LINE	BEARING	DISTANCE
L1	S 06°46'12" W	4.60'
L2	S 87°58'08" W	8.39'
L3	S 85°06'19" W	35.37'
L4	N 73°38'31" W	34.76'
L5	N 69°12'49" W	5.47'
L6	S 69°12'49" E	9.81'
L7	S 73°38'31" E	74.14'
L8	N 88°58'32" E	34.00'
L9	N 06°46'12" E	26.44'



VICINITY MAP

(N.T.S.)



LEGEND:

- CALCULATED POINT
- ⊗ EXISTING IRON REBAR (EIR)
- ⊘ EX. CLEAN OUT
- SS EXISTING SEWER MANHOLE (SMH)
- DECIDUOUS TREE (TYPE & SIZE AS NOTED)
- ▲ NCGS CONTROL MONUMENT
- SS SS EX. SANITARY SEWER (ESL)
- EX. EASEMENT LINE
- BOUNDARY/ DEED LINE
- NEW PERM. EASEMENT LINE
- TIE LINE ONLY
- RIGHT OF WAY LINE
- OHU OHU OVERHEAD UTILITY LINE
- GAS GAS GAS LINE
- EDGE OF CREEK/ BRANCH

AREA TABLE

PERMANENT EASEMENT: 0.031 ACRES 1,333.2 SQ. FT.

TOTAL EASEMENT AREA: 0.031 ACRES 1,333.2 SQ. FT.

REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

WEST CITY VIEW DR AT RIVERSIDE DR
MSD PROJECT # 2024020

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

NOREEN MCMANUS-STUART

SCALE: 1"=30'

PROJECT #: 24-022

DATE: 10/10/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

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COMBINED FACTOR 0.9997988
POSITIONAL ACCURACY: 0.02' HORIZ. (NAD 83/11)
0.05' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK
5926, PAGE 1114); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
DEED BOOK 5926, PAGE 1114; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31ST DAY OF
JANUARY, A.D., 2025.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY
IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JOHN WESLEY COLE, P.L.S.

L-4561

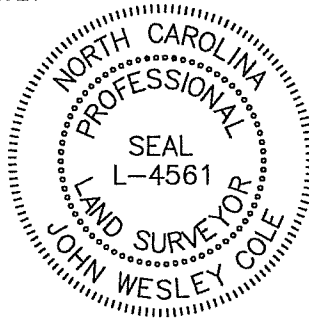
COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052



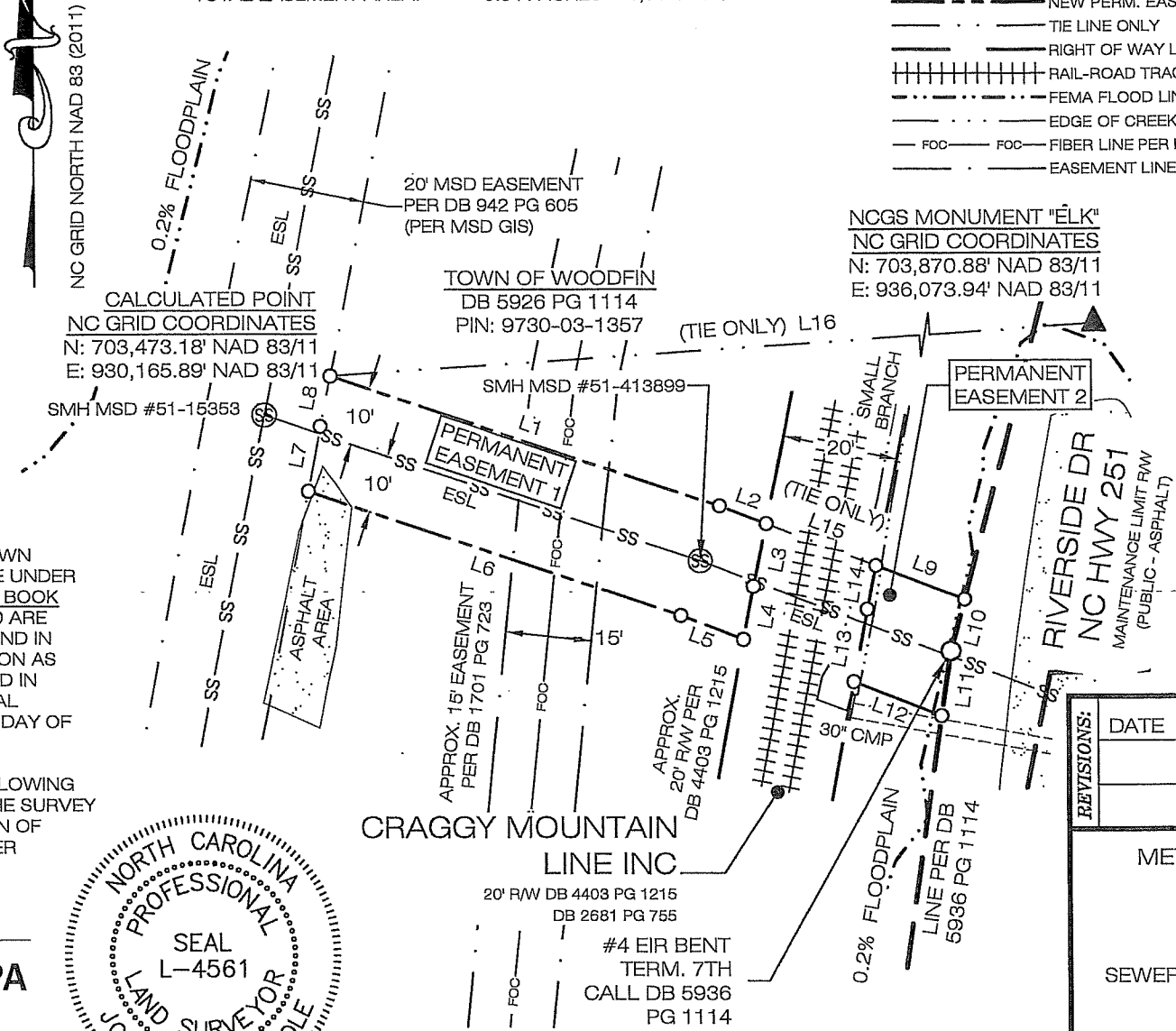
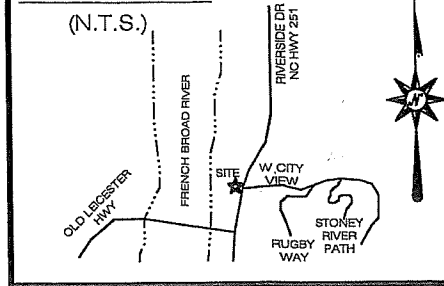
AREA TABLE

PERMANENT EASEMENT 1:	0.037 ACRES	1,590.5 SQ. FT.
PERMANENT EASEMENT 2:	0.007 ACRES	323.2 SQ. FT.
TOTAL EASEMENT AREA:	0.044 ACRES	1,913.7 SQ. FT.

LEGEND:

- CALCULATED POINT
- ⊙ EXISTING IRON REBAR (EIR)
- SS — SS — EX. SANITARY SEWER (ESL)
- — — — — EX. EASEMENT LINE
- — — — — BOUNDARY/ DEED LINE
- — — — — NEW PERM. EASEMENT LINE
- · · · — · · · — TIE LINE ONLY
- — — — — RIGHT OF WAY LINE
- ||||| RAIL-ROAD TRACKS
- · - · - · - · - FEMA FLOOD LINES
- · - · - · - · - EDGE OF CREEK/ BRANCH
- FOC — FOC — FIBER LINE PER DEED
- · — · — EASEMENT LINE PER DEED

VICINITY MAP



NCGS MONUMENT "ELK"
NC GRID COORDINATES
N: 703,870.88' NAD 83/11
E: 936,073.94' NAD 83/11

LINE	BEARING	DISTANCE
L1	S 71°37'16" E	70.91'
L2	S 69°12'49" E	8.62'
L3	S 11°41'26" W	11.01'
L4	S 10°52'24" W	9.27'
L5	N 69°12'49" W	11.54'
L6	N 71°37'16" W	67.99'
L7	N 11°01'17" E	11.33'
L8	N 11°33'54" E	8.83'
L9	S 69°12'49" E	16.46'
L10	S 15°01'31" W	9.19'
L11	S 08°23'58" W	11.12'
L12	N 69°12'49" W	16.38'
L13	N 10°52'24" E	12.62'
L14	N 11°41'26" E	7.67'
L15	S 69°12'49" E	20.25'
L16	N 86°08'56" E	5,921.42'



REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

WEST CITY VIEW DR AT RIVERSIDE DR
MSD PROJECT # 2024020

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

TOWN OF WOODFIN

SCALE: 1"=30'

PROJECT #: 24-022

DATE: 1/31/25

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NO GRID NORTH USING THE NCGS RTK NETWORK.
COMBINED FACTOR 0.9997988
POSITIONAL ACCURACY: 0.02' HORIZ. (NAD 83/11)
0.05' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5383, PAGE 1573); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 5383, PAGE 1573; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF DECEMBER, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JOHN WESLEY COLE, P.L.S.

L-4561

COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

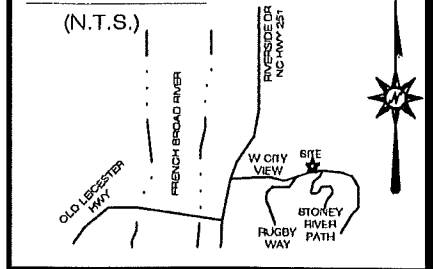
PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	304.37'	20.86'	20.86'	N 75°28'30" W	3°55'37"
C2	67.50'	6.52'	6.52'	N 33°05'39" E	5°32'17"

VICINITY MAP

(N.T.S.)



LEGEND:

- CALCULATED POINT
- ⊙ EXISTING IRON REBAR (EIR)
- ⊗ EX. CLEAN OUT
- ⊗ EXISTING SEWER MANHOLE (SMH)
- ⊗ DECIDUOUS TREE (TYPE & SIZE AS NOTED)
- ▲ NCGS CONTROL MONUMENT
- ⊗ POWER/UTILITY POLE
- SS — SS — EX. SANITARY SEWER (ESL)
- — — — EX. EASEMENT LINE
- — — — BOUNDARY/DEED LINE
- — — — NEW PERM. EASEMENT LINE
- — — — TIE LINE ONLY
- — — — RIGHT OF WAY LINE
- OHU — OHU — OVERHEAD UTILITY LINE
- FOO — FOO — FIBER OPTIC LINE
- GAB — GAB — GAS LINE
- — — — EDGE OF CREEK/ BRANCH
- — □ — □ — BOARD FENCE LINE

AREA TABLE

PERMANENT EASEMENT: 0.089 ACRES 3,896.0 SQ. FT.

TOTAL EASEMENT AREA: 0.089 ACRES 3,896.0 SQ FT.

REVISIONS:	DATE	REVISIONS MADE	BY:
	12/9/24	REFERENCE CORRECTION	ADB

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

WEST CITY VIEW DR AT RIVERSIDE DR
MSD PROJECT # 2024020

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

WEST CITY VIEW, LLC

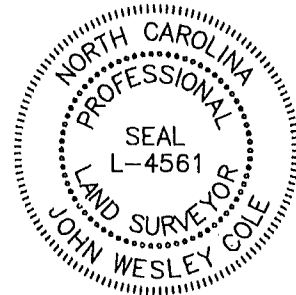
SCALE: 1"=30'

PROJECT #: 24-022

DATE: 10/10/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

0' 30' 60' 90'



LINE	BEARING	DISTANCE
L1	N 86°59'39" W	29.58'
L2	N 69°45'42" W	3.44'
L3	N 30°19'30" E	10.32'
L4	S 86°59'39" E	42.77'
L5	N 78°43'47" E	145.67'
L6	S 19°44'00" E	20.22'
L7	S 78°43'47" W	151.15'
L8	N 84°19'54" E	5,453.79'
L9	S 19°44'00" E	17.26'

DAVID L. KULIKOWSKI &
JUDITH E. KULIKOWSKI
DB 5718 PG 180
PB 179 PG 155 LOT 3
PIN: 9730-03-6274

WEST CITY VIEW DR

60' R/W PER PB 230 PG 87
(MAINTAINED BY TOWN OF WOODFIN)
(PUBLIC - ASPHALT)

CALCULATED POINT
NO GRID COORDINATES
N: 703,332.21' NAD 83/11
E: 930,646.82' NAD 83/11

SMH MSD #51-15263
12' R.O.

NCGS MONUMENT "ELK"
NC GRID COORDINATES
N: 703,870.88' NAD 83/11
E: 936,073.94' NAD 83/11

GRAVEL DRIVE

PERMANENT EASEMENT

POSSIBLE STORM WATER PIPE IN THIS AREA

STORM WATER POND

NORTHBEND DR

45' R/W PER PB 230 PG 87
(MAINTAINED BY TOWN OF WOODFIN)
(PUBLIC - ASPHALT)

WEST CITY VIEW, LLC
DB 5383 PG 1573
PB 230 PG 87 LOT 22
PIN: 9730-03-6398

45' MSD EASEMENT
DB 6302 PG 1566
PB 233 PG 87

STORM EASEMENT
PER PB 230 PG 87

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.

EXHIBIT A

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NO GRID NORTH USING THE NCGS RTK NETWORK.
COMBINED FACTOR 0.9997988
POSITIONAL ACCURACY: 0.02' HORIZ. (NAD 83/11)
0.05' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
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ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF
DECEMBER, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d); THAT THE SURVEY
IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JOHN WESLEY COLE, P.L.S.

L-4561

COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

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WEST CITY VIEW, LLO
DB 5383 PG 1573
PB 230 PG 87 LOT 22
PIN: 9730-03-6398

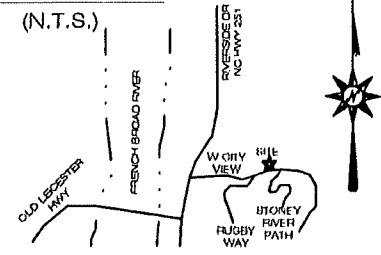
WEST CITY VIEW, LLO
DB 5383 PG 1573
PB 230 PG 87 LOT 21
PIN: 9730-03-8412

RIVERSIDE WOODFIN
DEVELOPMENT, LLO
DB 6330 PG 1096
PB 230 PG 87 LOT 20
PIN: 9730-03-8488

NCGS MONUMENT "ELK"
NC GRID COORDINATES
N: 703,870.88' NAD 83/11
E: 936,073.94' NAD 83/11

WEST CITY VIEW LLO
DB 5383 PG 1573
PB 152 PG 49
PB 230 PG 87
FUTURE DEVELOPMENT
PIN: 9730-13-6572

VICINITY MAP



LEGEND:

- CALCULATED POINT
- ⊗ EXISTING IRON REBAR (EIR)
- ⊗ EX. OLEAN OUT
- ⊗ EXISTING SEWER MANHOLE (SMH)
- ⊗ DEODUOUS TREE (TYPE & SIZE AS NOTED)
- ▲ NCGS CONTROL MONUMENT
- POWER/ UTILITY POLE
- ⊗ WATER METER (WM)
- SS — SS — EX. SANITARY SEWER (ESL)
- — — — EX. EASEMENT LINE
- — — — BOUNDARY/ DEED LINE
- — — — NEW PERM. EASEMENT LINE
- — — — TIE LINE ONLY
- — — — RIGHT OF WAY LINE
- OHU — OHU — OVERHEAD UTILITY LINE
- GAS — GAS — GAS LINE
- — — — EDGE OF CREEK/ BRANCH

AREA TABLE

PERMANENT EASEMENT: 0.025 ACRES 1,076.6 SQ. FT.

TOTAL EASEMENT AREA: 0.025 ACRES 1,076.6 SQ. FT.

REVISIONS:	DATE	REVISIONS MADE	BY:
	12/9/24	REFERENCE CORRECTION	ADB

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

WEST CITY VIEW DR AT RIVERSIDE DR
MSD PROJECT # 2024020

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

WEST CITY VIEW, LLC

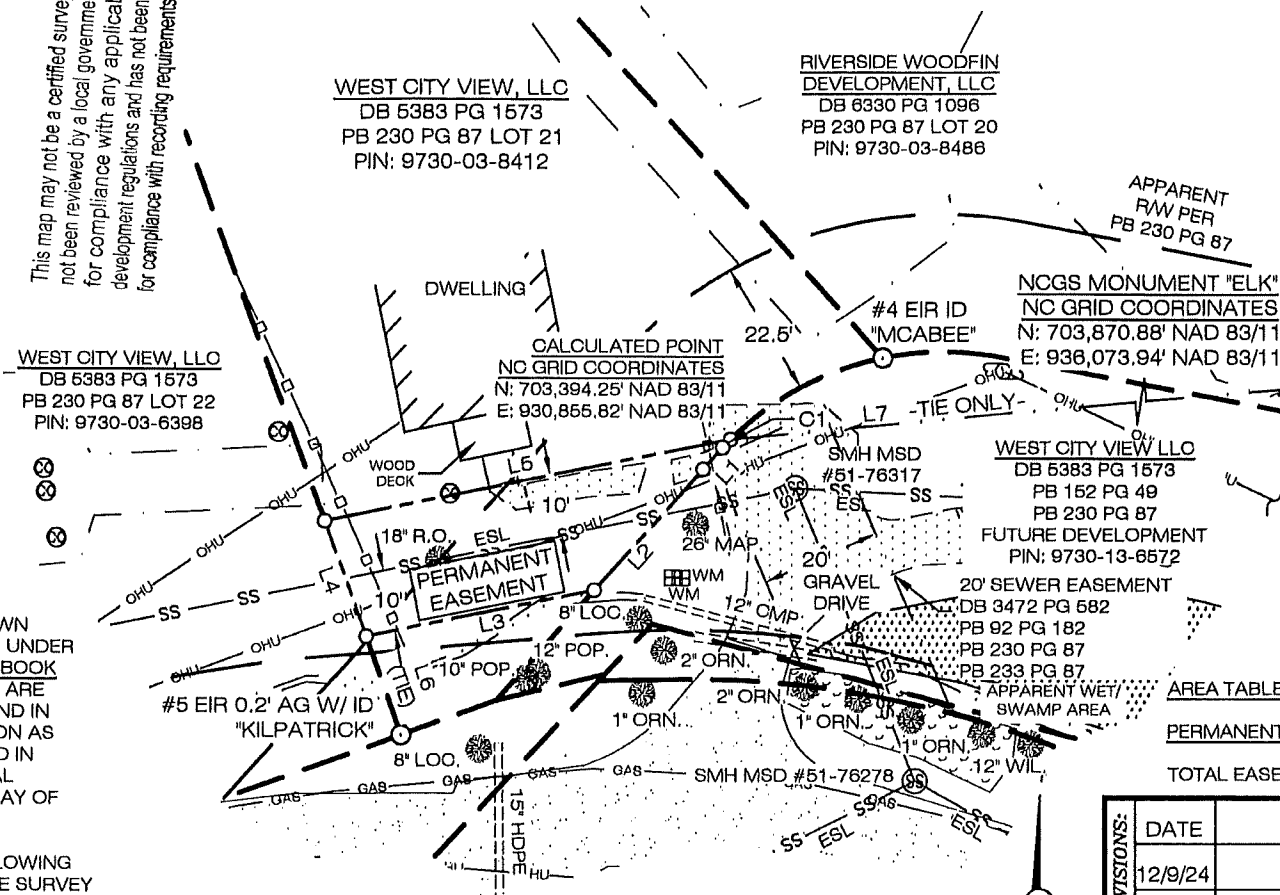
SCALE: 1"=30'

PROJECT #: 24-022

DATE: 10/10/24

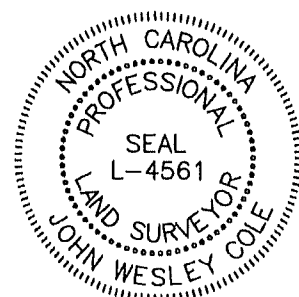
TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	49.99'	1.89'	1.89'	S 44°33'08" W	2°09'53"



LINE	BEARING	DISTANCE
L1	S 42°09'12" W	4.85'
L2	S 42°09'12" W	26.94'
L3	S 78°43'47" W	38.86'
L4	N 19°44'00" W	20.22'
L5	N 78°43'47" E	68.92'
L6	S 19°44'00" E	17.26'
L7	N 84°46'52" E	5,239.85'

0' 30' 60' 90'



NC GRID NORTH NAD 83 (2011)

NOTES

- 1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
- 2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
- 3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
- 4. NO MISSING CORNERS SET.
- 5. BEARINGS ARE BASED ON NO GRID NORTH USING THE NCGS RTK NETWORK.
COMBINED FACTOR 0.9997988
POSITIONAL ACCURACY: 0.02' HORIZ. (NAD 83/11)
0.05' VERT. (NAVD 88) (GEOID 18).
- 6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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 _____

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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JOHN WESLEY COLE, P.L.S. L-4561

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052



LINE	BEARING	DISTANCE
L1	S 23°29'43" E	17.89'
L2	S 78°43'47" W	27.36'
L3	N 42°09'12" E	29.35'
L4	N 59°52'05" E	32.85'
L5	N 84°44'59" E	5,243.08'



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for compliance with any applicable land
development regulations and has not been reviewed
for compliance with recording requirements for plats.

WEST CITY VIEW, L.L.C.
DB 5383 PG 1573
PB 230 PG 87 LOT 22
PIN: 9730-03-6398

WEST CITY VIEW, L.L.C.
DB 5383 PG 1573
PB 230 PG 87 LOT 21
PIN: 9730-03-8412

RIVERSIDE WOODFIN
DEVELOPMENT, L.L.C.
DB 6330 PG 1096
PB 230 PG 87 LOT 20
PIN: 9730-03-8486

APPARENT
RW PER
PB 230 PG 87

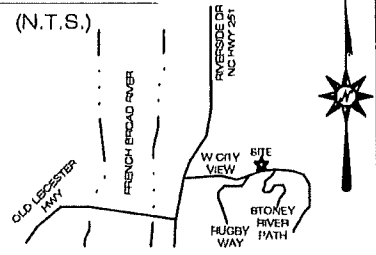
NOGS MONUMENT "ELK"
NO GRID COORDINATES
N: 703,870.88' NAD 83/11
E: 936,073.94' NAD 83/11

WEST CITY VIEW L.L.C.
DB 5383 PG 1573
PB 152 PG 49
PB 230 PG 87
FUTURE
DEVELOPMENT
PIN: 9730-13-8572

20' SEWER EASEMENT
DB 3472 PG 582
PB 92 PG 182
PB 230 PG 87
PB 233 PG 87

SMH MSD #51-76278

VICINITY MAP



LEGEND:

- CALCULATED POINT
- ⊙ EXISTING IRON REBAR (EIR)
- ⊗ EX. CLEAN OUT
- ⊝ EXISTING SEWER MANHOLE (SMH)
- ⬤ DEODUCOUS TREE (TYPE & SIZE AS NOTED)
- ⬢ NOGS CONTROL MONUMENT
- ⊕ POWER/ UTILITY POLE
- ⊞ WATER METER (WM)
- SS — SS — EX. SANITARY SEWER (ESL)
- — — — EX. EASEMENT LINE
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- OHU — OHU — OVERHEAD UTILITY LINE
- GAS — GAS — GAS LINE
- — — — EDGE OF CREEK/ BRANCH
- □ — □ — BOARD FENCE LINE

AREA TABLE

PERMANENT EASEMENT: 0.005 ACRES 239.2 SQ. FT.
TOTAL EASEMENT AREA: 0.005 ACRES 239.2 SQ. FT.

REVISIONS:	DATE	REVISIONS MADE	BY:
	12/9/24	REFERENCE CORRECTION	ADB

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC
WEST CITY VIEW DR AT RIVERSIDE DR
MSD PROJECT # 2024020
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:
WEST CITY VIEW, LLC
SCALE: 1"=30' PROJECT #: 24-022 DATE: 10/10/24
TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

EXHIBIT A

NC GRID NORTH NAD 83 (2011)