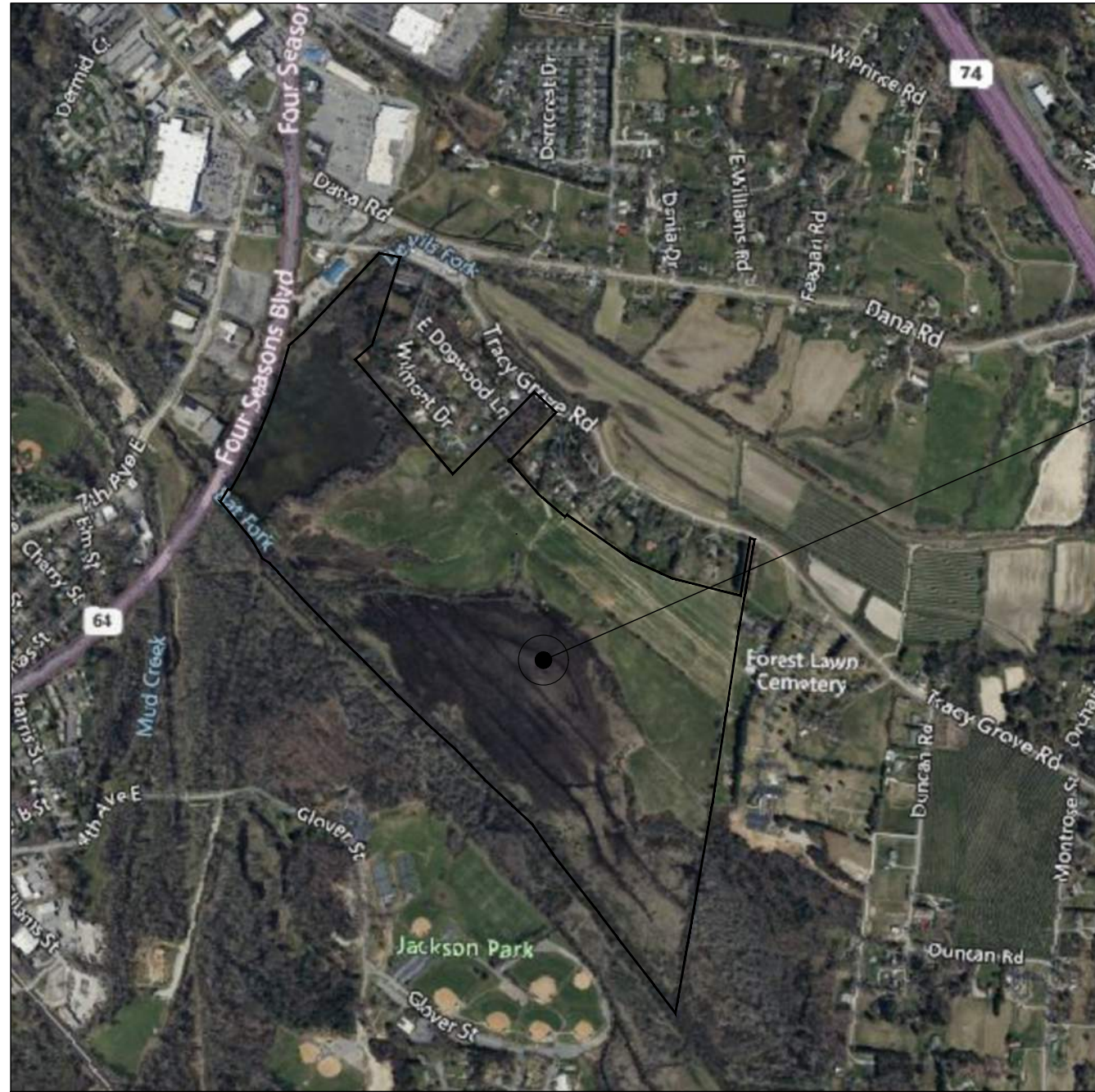




PROJECT SITE
LAT: 35°19'26.01" N
LONG: 82°26'35.65" W

WILMONT ESTATES



CONSTRUCTION PLANS (Issue For Bid)

07/24/2025

PROJECT DESIGN TEAM



THREE NOTCH GROUP POJECT NUMBER: R524001
4301 TAGGART CREEK ROAD
CHARLOTTE, NC 28208
(704) 394-6913



SITWORK STUDIOS
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
(828) 225-4945



Know what's below.
Call before you dig.
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!

PROJECT INFORMATION

CLIENT

CREEKSTONE HOLDINGS HENDERSONSVILLE, LLC
4545 POST OAK PLACE, SUITE 150
HOUSTON, TEXAS 77027
CONTACT: STEPHEN D. KELLER
EMAIL: SDKELLER@CREEKSTONECOMPANIES.COM
(O) 713-621-5300
(M) 832-256-1871

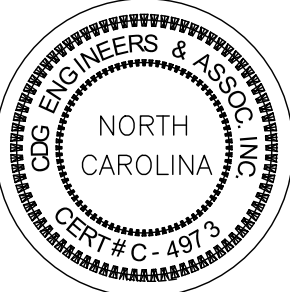
LOCATION

HENDERSONVILLE, NC
LATITUDE: 35°19'26.01"N
LONGITUDE: 82°26'35.65"W

BASE BID / ALTERNATES

BASE BID ONLY

PROJECT ENGINEER: TOBY M. HARRIS, PE
STREET ADDRESS: 4301 TAGGART CREEK ROAD
CITY, STATE, ZIP: CHARLOTTE, NC 28208
PHONE: (704) 394-6913
E-MAIL: TOBY.HARRIS@3NOTCH.COM



07/24/2025

INDEX TO SHEETS

Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	TOPOGRAPHIC SURVEY
C-200	PRELIMINARY PLAT - OVERALL
C-201	PRELIMINARY PLAT - ENLARGEMENT
C-202	PRELIMINARY PLAT - ENLARGEMENT
C-203	PRELIMINARY PLAT - ENLARGEMENT
C-204	PRELIMINARY PLAT - ENLARGEMENT
C-205	PRELIMINARY PLAT - ENLARGEMENT
C-206	PRELIMINARY PLAT - ENLARGEMENT
C-207	PRELIMINARY PLAT - ENLARGEMENT
C-208	PARCEL TABLES
C-220	ROAD PROFILE A 0+00 - 10+00
C-221	ROAD PROFILE A 10+00 - 20+00
C-222	ROAD PROFILE A 20+00 - 25+00
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C-225	ROAD PROFILE C 0+00 - 10+00
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CE-101	NC ENCROACHMENT ROAD WIDENING SITE PLAN
CE-102	NCDOT ENCROACHMENT PLAN & PROFILE
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CE-104	STRIPING PLAN
CE-105	SITE DISTANCE PLAN & PROFILE
CE-106	CROSS SECTION 1
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C-300	EROSION CONTROL PH 1 - OVERALL
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C-410	FLOODPLAIN DEVELOPMENT PLAN
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C-700	PRE-DEVELOPED DRAINAGE PLAN
C-701	POST-DEVELOPMENT DRAINAGE PLAN

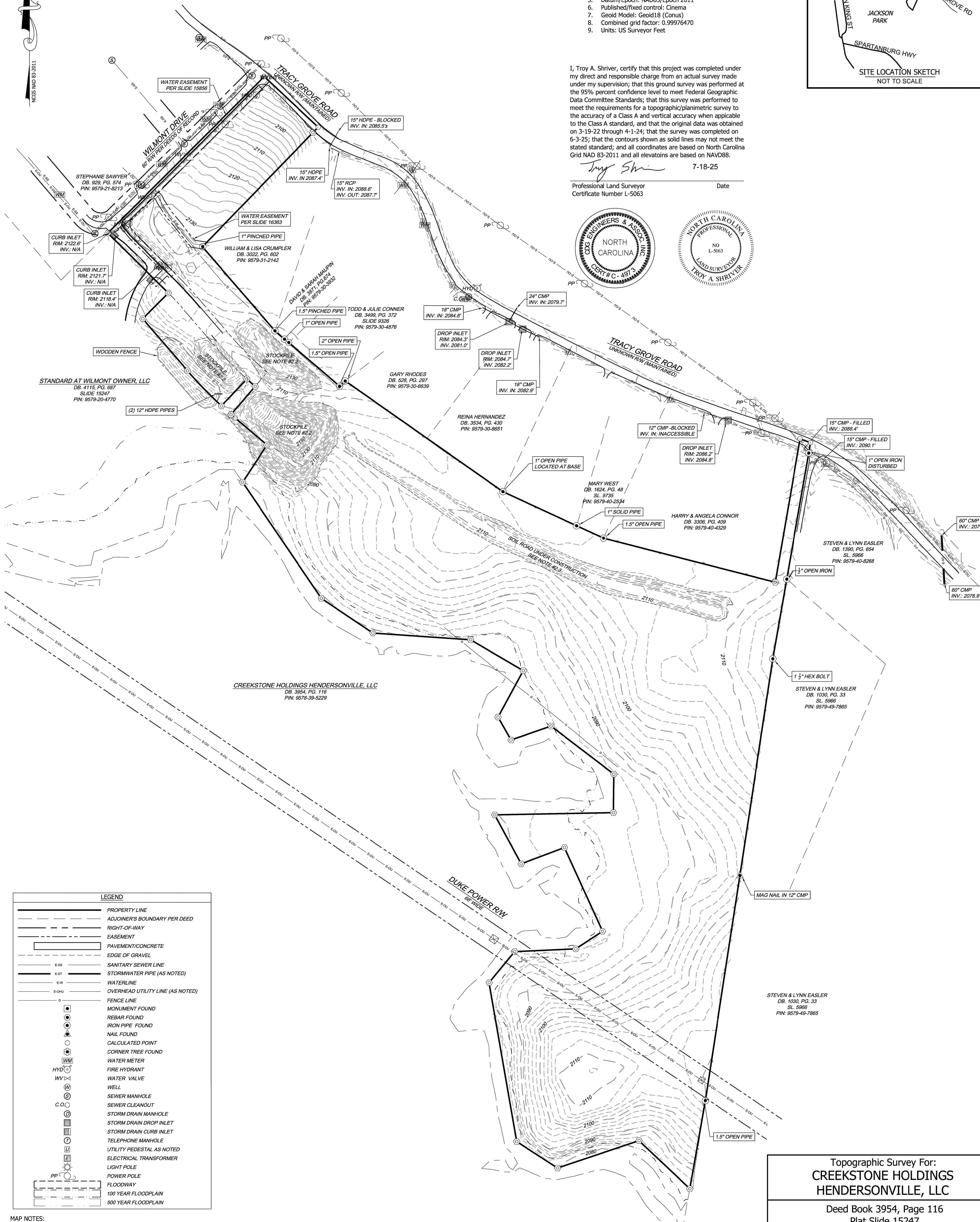
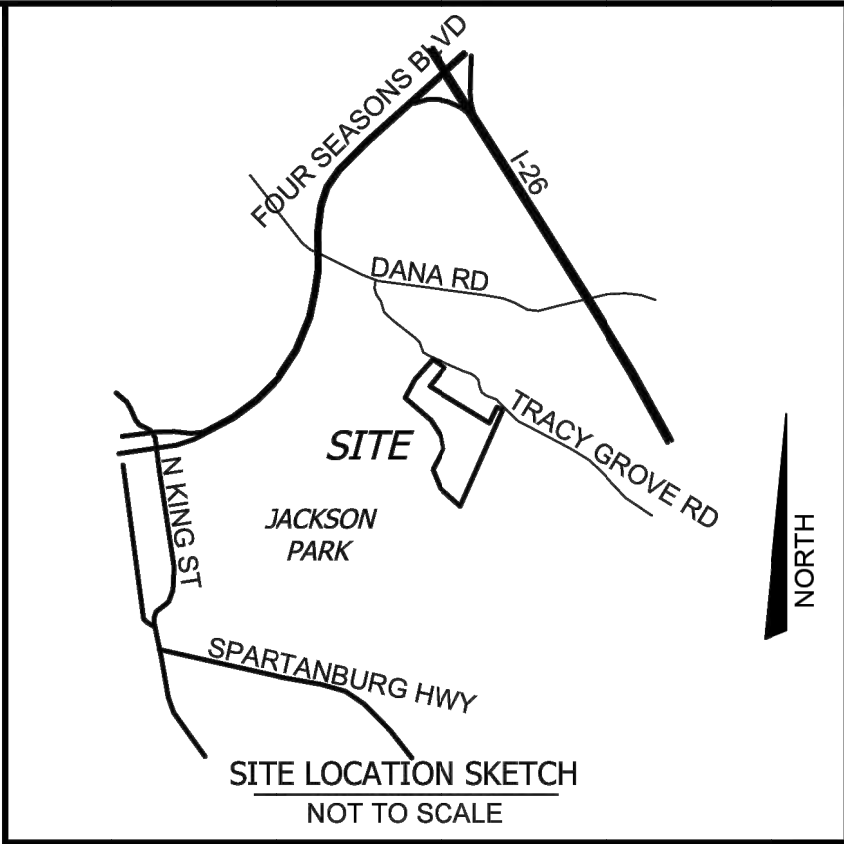
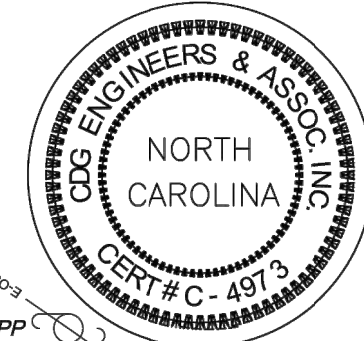
GLOBAL POSITIONING SYSTEM CERTIFICATION (NC VRS-RTK)

I, Troy A. Shriver, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: Class A Survey
2. Positional Accuracy (95% Confidence): 0.03' Horizontal
0.06' Vertical
3. Type of GPS Field Procedure: NC VRS-RTK Network Solutions
Using Carlson BRV7 Systems
4. Date of Observations: 3-19-22 through 4-1-24
5. Datum/Epoch: NAD83/Epoch 2011
6. Published/fixed control: Cinema
7. Geoid Model: Geoid18 (Conus)
8. Combined grid factor: 0.99976470
9. Units: US Surveyor Feet

I, Troy A. Shriver, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey to the accuracy of a Class A and vertical accuracy when applicable to the Class A standard, and that the original data was obtained on 3-19-22 through 4-1-24; that the survey was completed on 6-3-25; that the contours shown as solid lines may not meet the stated standard; and all coordinates are based on North Carolina Grid NAD 83-2011 and all elevations are based on NAVD88.

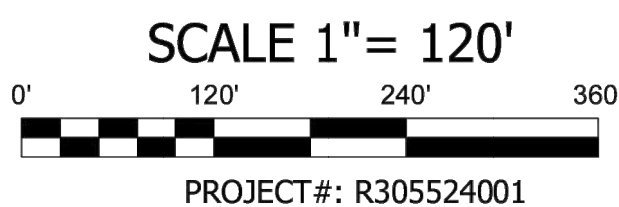
Troy A. Shriver 7-18-25
Professional Land Surveyor
Certificate Number L-5063



LEGEND	
	PROPERTY LINE
	ADJOINER'S BOUNDARY PER DEED
	RIGHT-OF-WAY
	EASEMENT
	PAVEMENT/CONCRETE
	EDGE OF GRAVEL
	SANITARY SEWER LINE
	STORMWATER PIPE (AS NOTED)
	WATERLINE
	OVERHEAD UTILITY LINE (AS NOTED)
	FENCE LINE
	MONUMENT FOUND
	REBAR FOUND
	IRON PIPE FOUND
	NAIL FOUND
	CALCULATED POINT
	CORNER TREE FOUND
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	WELL
	SEWER MANHOLE
	SEWER CLEANOUT
	STORM DRAIN MANHOLE
	STORM DRAIN DROP INLET
	STORM DRAIN CURB INLET
	TELEPHONE MANHOLE
	UTILITY PEDESTAL AS NOTED
	ELECTRICAL TRANSFORMER
	LIGHT POLE
	POWER POLE
	FLOODWAY
	100 YEAR FLOODPLAIN
	500 YEAR FLOODPLAIN

MAP NOTES:

1. This map is for informational purposes only.
2. The intent of this survey is to show existing topographic information at the time of the survey. See certification for dates of survey. This map does not depict a boundary survey nor is it intended for recordation, sales or conveyance.
- 2.1. Original topographic survey conducted from January to March of 2024.
- 2.2. Stockpiles where surveyed on 3-27-2025.
- 2.3. Soil Road was surveyed on 6-3-2025.
- 2.4. Site conditions may have changed after above listed dates.
3. Boundary information taken from a survey entitled "Exempt Subdivision Survey for: Creekstone Holdings Hendersonville, LLC and being recorded in the Henderson County Register in Plat Slide 2023, Page 15247.
4. Wetland as shown based on reference plat in Note #3.
5. By graphic determination, the Subject Parcels are located in "Zone AE" and "Zone X" per FIRM map number 3700957900J dated January 6, 2010.
6. Henderson County GIS was used to determine adjoiner owner information.
7. Underground utility locations based on marks made by others. The surveyor assumes no responsibility for the accuracy of these marks. 811 Ticket #A240781989.
8. Above ground utilities are located based on visible, above ground structures.
9. Property subject to all easements, rights-of-way and restrictions of record.



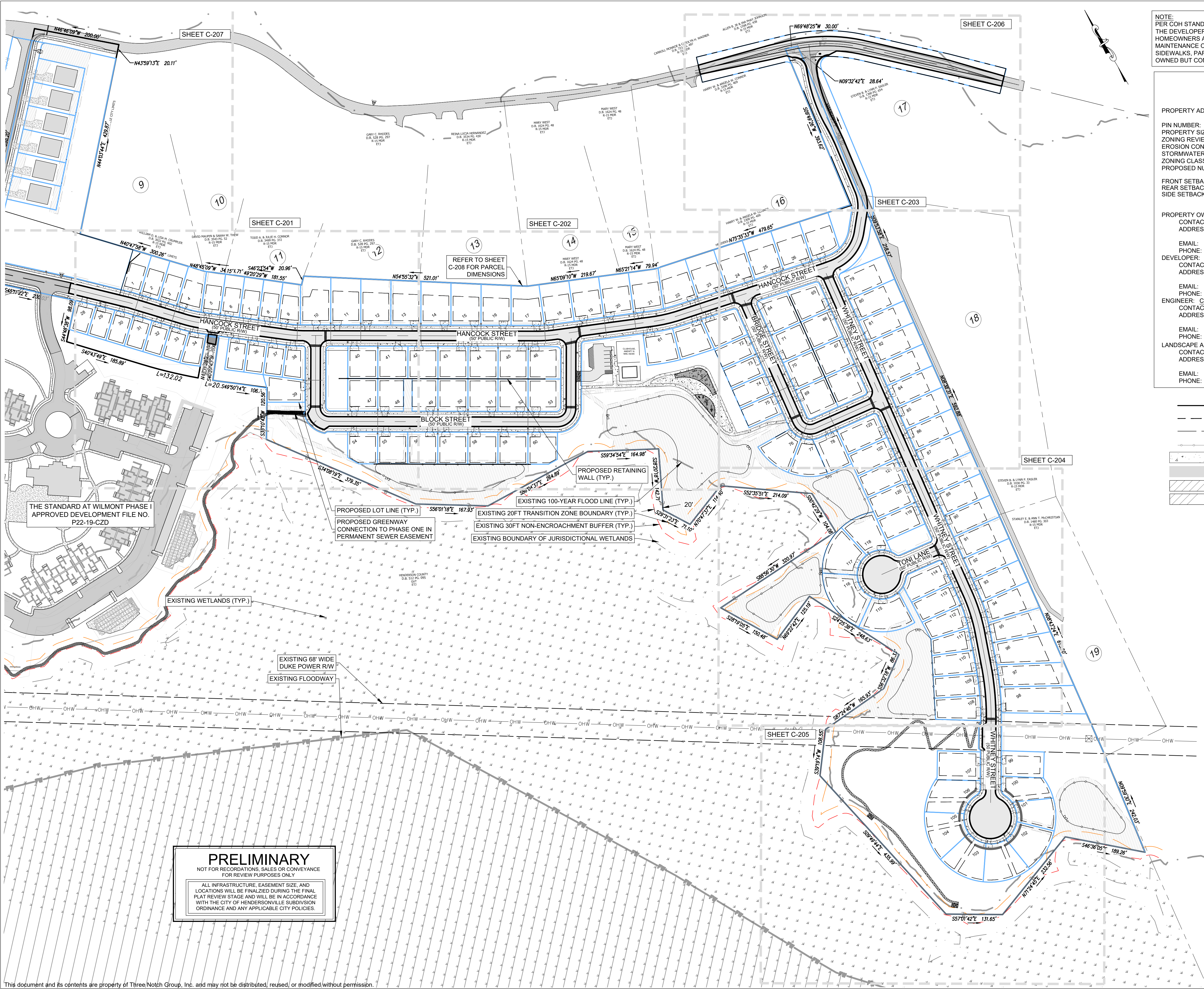
Topographic Survey For:
**CREEKSTONE HOLDINGS
HENDERSONVILLE, LLC**

Deed Book 3954, Page 116
Plat Slide 15247
Tax PIN: 9579-30-8219
Hendersonville Township Henderson County, NC
June 18, 2025 Scale: 1" = 120'



CDG ENGINEERS & ASSOCIATES, INC.
15 ARLINGTON STREET
ASHEVILLE, N.C. 28801
Phone: (828) 232-4700
Website: www.cdg-engineers.com

DRAWN BY: TAS CHECKED BY: BLG



NOTE:
PER COH STANDARD "5-14-6.8: MAINTENANCE OF COMMON FACILITIES":
THE DEVELOPER, PROJECT OWNER, OR A PROPERLY ESTABLISHED
HOMEOWNERS ASSOCIATION SHALL PROVIDE FOR THE CONTINUING
MAINTENANCE OF COMMON OPEN SPACE, RECREATIONAL FACILITIES,
SIDEWALKS, PARKING, PRIVATE STREETS, AND OTHER PRIVATELY
OWNED BUT COMMON FACILITIES SERVING THE PROJECT

DEVELOPMENT DATA

PROPERTY ADDRESS: TRACY GROVE ROAD
HENDERSONVILLE, NC 27831
PIN NUMBER: 9579308219
PROPERTY SIZE: 35.44AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PRD
PROPOSED NUMBER OF UNITS: 123 LOTS
FRONT SETBACK: 10'
REAR SETBACK: 10' OR 30' (SEE LOT DETAIL SHEET C-208)
SIDE SETBACK: 5'

PROPERTY OWNER: CREEKSTONE HOLDINGS HENDERSONVILLE, LLC
CONTACT: STEPHEN D. KELLER
ADDRESS: 4545 POST OAK PLACE, SUITE 150
HOUSTON, TX 77027
EMAIL: SKELLER@CREEKSTONECOMPANIES.COM
PHONE: (713) 621-5300
DEVELOPER: CREEKSTONE HOLDINGS HENDERSONVILLE, LLC
CONTACT: STEPHEN D. KELLER
ADDRESS: 4545 POST OAK PLACE, SUITE 150
HOUSTON, TX 77027
EMAIL: SKELLER@CREEKSTONECOMPANIES.COM
PHONE: (713) 621-5300
ENGINEER: CDG ENGINEERS & ASSOCIATES, INC.
CONTACT: TOBY M. HARRIS, PE
ADDRESS: 4301 TAGGART CREEK ROAD
CHARLOTTE, NC 28208
EMAIL: TOBY.HARRIS@CDGE.COM
PHONE: (704) 394-6913
LANDSCAPE ARCH.: SITEWORK STUDIOS
CONTACT: GABRIEL DELERME, PLA
ADDRESS: 82 PATTON AVE ST 700
ASHEVILLE NC 28801
EMAIL: GDELERME@SITEWORKSTUDIOS.COM
PHONE: (828)674-5592

SITE PLAN LEGEND

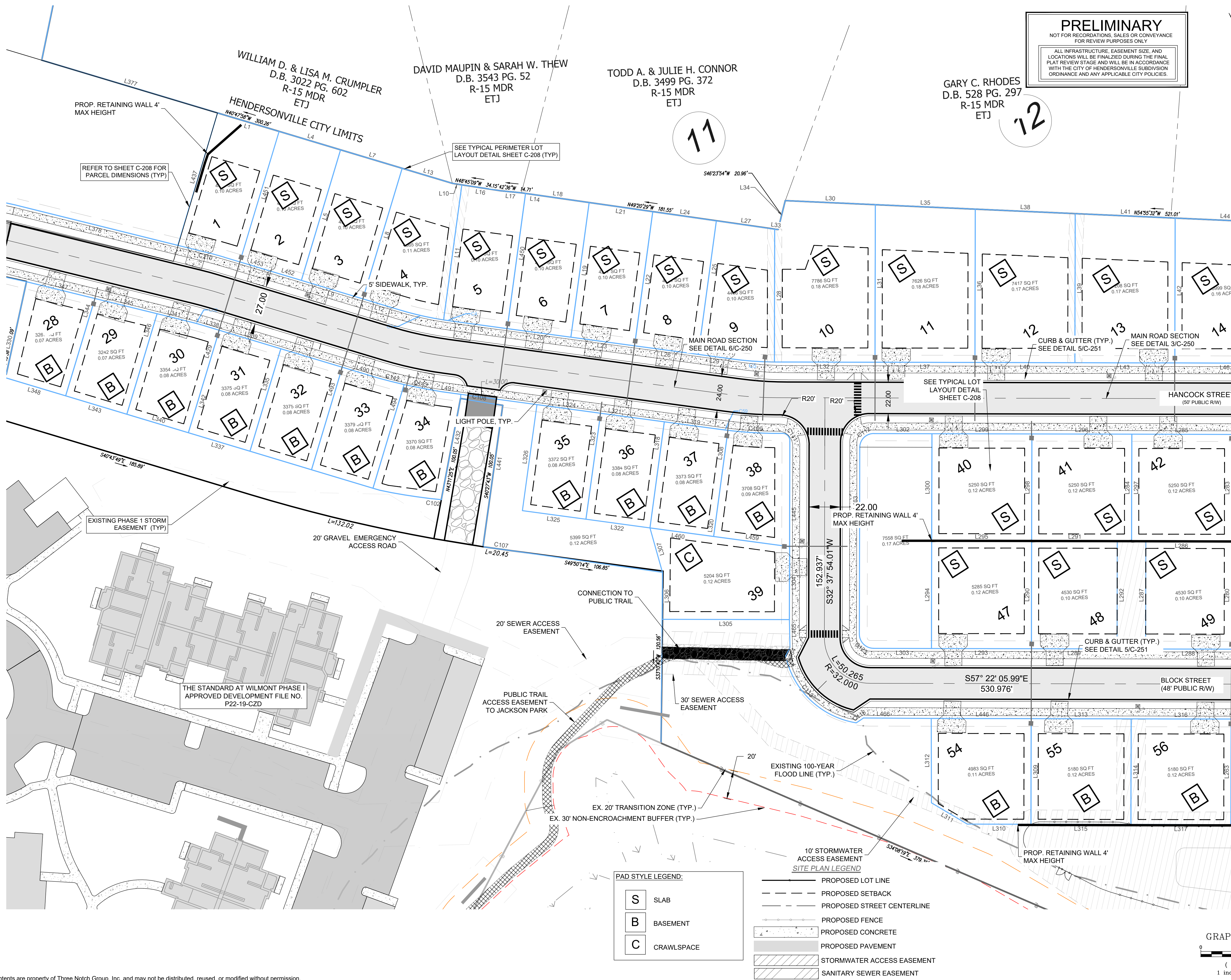
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED STREET CENTERLINE
- PROPOSED FENCE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- STORMWATER ACCESS EASEMENT
- SANITARY SEWER EASEMENT

PRELIMINARY

NOT FOR RECORDATIONS, SALES OR CONVEYANCE
FOR REVIEW PURPOSES ONLY

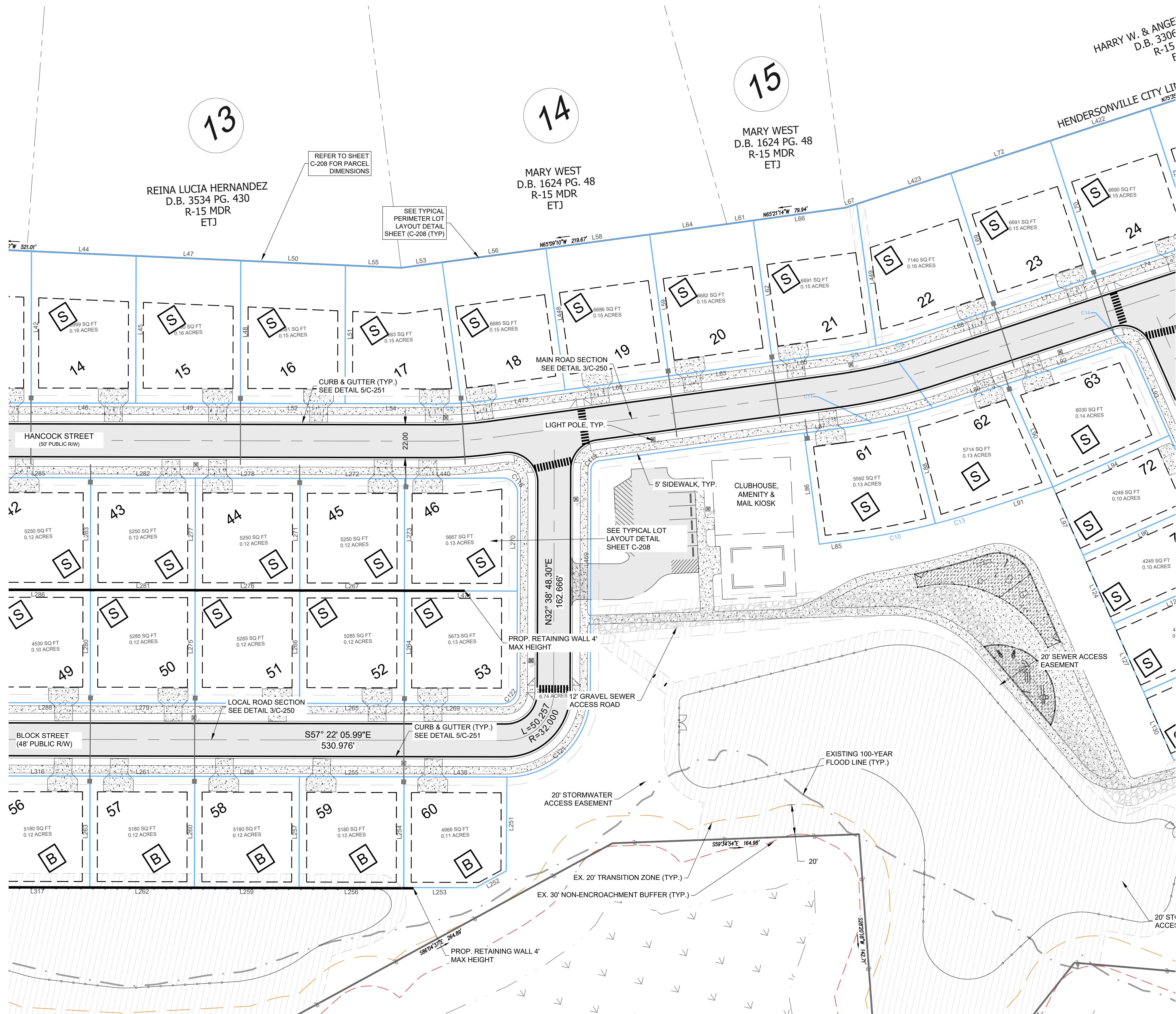
ALL INFRASTRUCTURE, EASEMENT SIZE, AND
LOCATIONS WILL BE FINALIZED DURING THE FINAL
PLAT REVIEW STAGE AND WILL BE IN ACCORDANCE
WITH THE CITY OF HENDERSONVILLE SUBDIVISION
ORDINANCE AND ANY APPLICABLE CITY POLICIES.

PROJECT NO: R230601	DATE: 11/25/2024	SCALE: AS SHOWN	WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831	PRELIMINARY PLAT - OVERALL
SHEET NO: C-200	DATE: 01/17/2025	SCALE: AS SHOWN		
REVISIONS			THREE NOTCH GROUP, INC. 4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913	
NO.	REVISION	SUBMISSION	PRELIMINARY - NOT FOR CONSTRUCTION	
1	ADDRESS COUNTY STORMWATER & EC COMMENTS	01/17/2025		
4	ADDRESS CLIENT COMMENTS	04/30/2025		
5	ADDRESS CLIENT COMMENTS	07/24/2025		
PROFESSIONAL SEAL: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER JOHN M. HARRIS 07/24/2025				
CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, INC. NORTH CAROLINA NO. C-4973				



C:\2025\SITE\DWG

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PAD STYLE LEGEND:

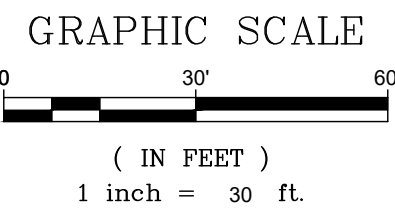
S	SLAB
B	BASEMENT
C	CRAWLSPACE

PRELIMINARY
NOT FOR RECORDATIONS, SALES OR CONVEYANCE
FOR REVIEW PURPOSES ONLY

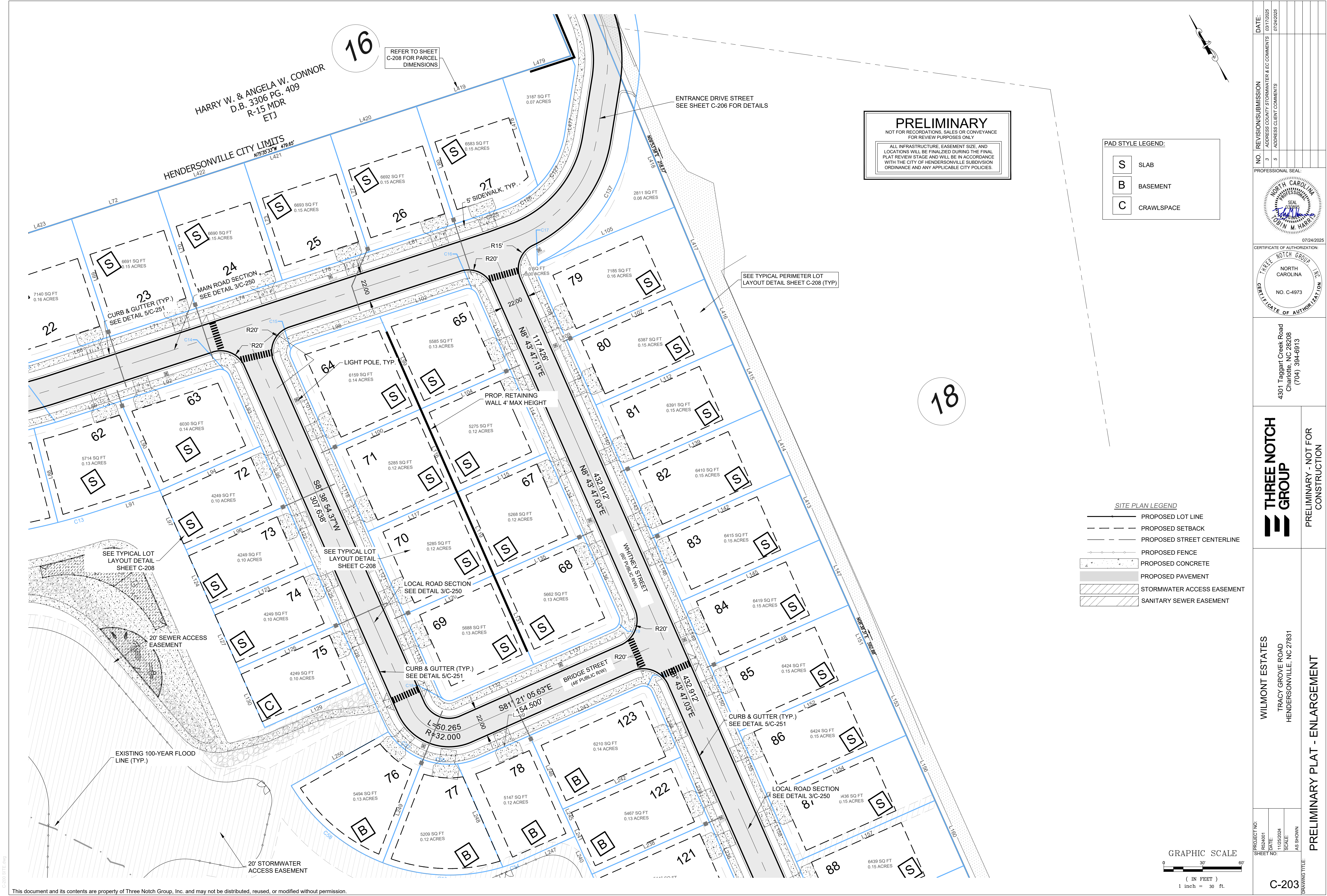
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LOCATIONS WILL BE FINALIZED DURING THE FINAL
PLAT REVIEW STAGE AND WILL BE IN ACCORDANCE
WITH THE CITY OF HENDERSONVILLE SUBDIVISION
ORDINANCE AND ANY APPLICABLE CITY POLICIES.

SITE PLAN LEGEND

—	PROPOSED LOT LINE
- - -	PROPOSED SETBACK
- - -	PROPOSED STREET CENTERLINE
- - -	PROPOSED FENCE
▨	PROPOSED CONCRETE
▨	PROPOSED PAVEMENT
▨	STORMWATER ACCESS EASEMENT
▨	SANITARY SEWER EASEMENT



REVISIONS		DATE:
NO.	REVISION	03/17/2025
3	ADDRESS COUNTY STORMWATER & EC COMMENTS	07/24/2025
5	ADDRESS CLIENT COMMENTS	
PROFESSIONAL SEAL:		
CERTIFICATE OF AUTHORIZATION:		
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913		
THREE NOTCH GROUP		PRELIMINARY - NOT FOR CONSTRUCTION
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831		PRELIMINARY PLAT - ENLARGEMENT
PROJECT NO: R234001	DATE: 11/25/2024	DRAWING TITLE: C-202
SHEET NO:	SCALE: AS SHOWN	



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REVISIONS

NO.	DATE	REVISION
1	03/17/2025	ADDRESS COUNTY STORMWATER & EC COMMENTS
2	07/24/2025	ADDRESS CLIENT COMMENTS

PROFESSIONAL SEAL

CERTIFICATE OF AUTHORIZATION

PROJECT INFORMATION

WILMONT ESTATES

TRACY GROVE ROAD

HENDERSONVILLE, NC 27831

PROJECT NO.

0326001

DATE

11/25/2024

SHEET NO.

AS SHOWN

SCALE

1" = 30'

DRAWING TITLE

PRELIMINARY PLAT - ENLARGEMENT

PROJECT NO.

0326001

DATE

11/25/2024

SHEET NO.

AS SHOWN

SCALE

1" = 30'

DRAWING TITLE

PRELIMINARY PLAT - ENLARGEMENT

PROJECT NO.

0326001

DATE

11/25/2024

SHEET NO.

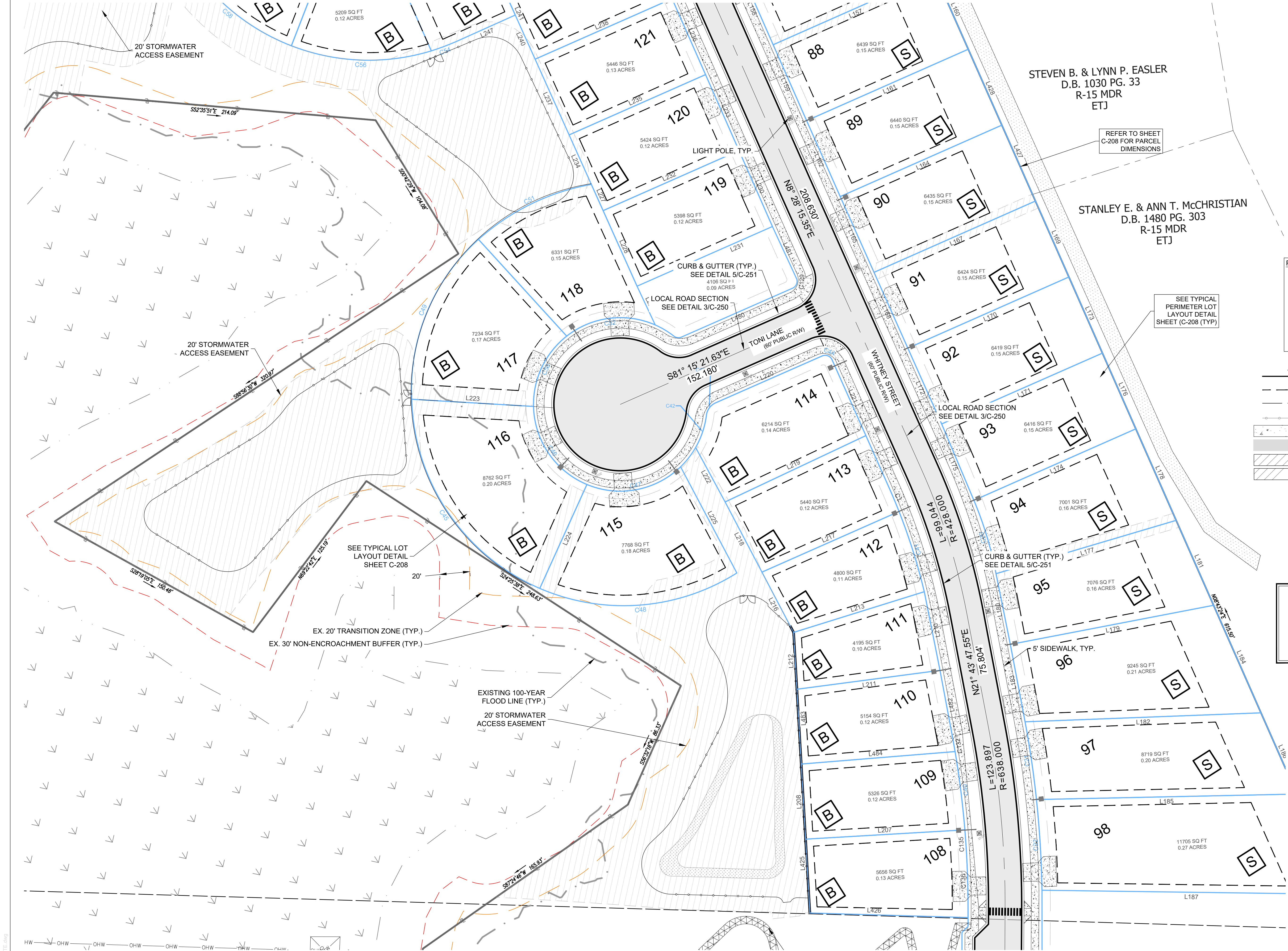
AS SHOWN

SCALE

1" = 30'

DRAWING TITLE

PRELIMINARY PLAT - ENLARGEMENT



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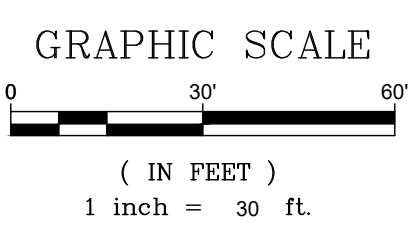
S	SLAB
B	BASEMENT
C	CRAWLSPACE

SITE PLAN LEGEND

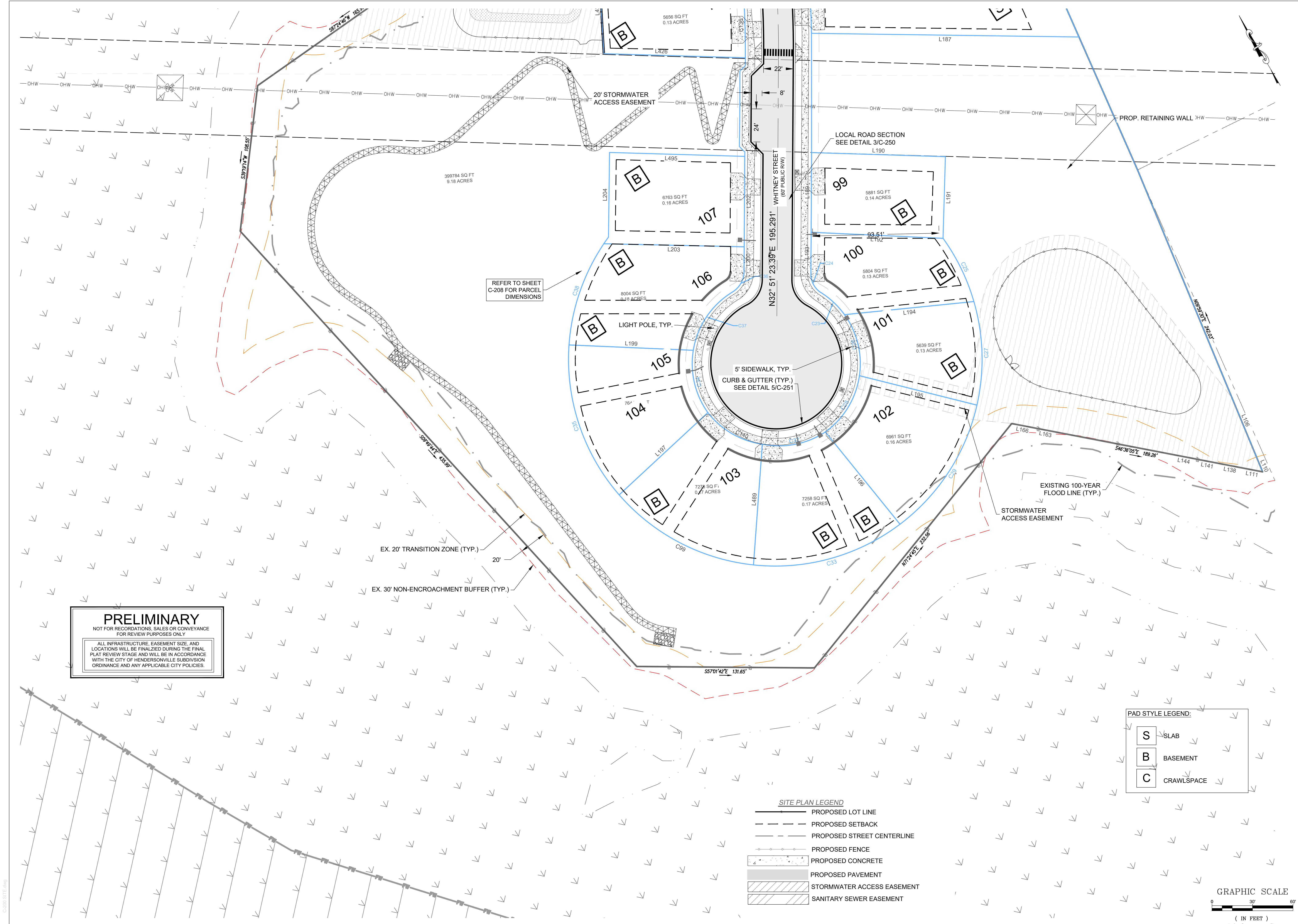
---	PROPOSED LOT LINE
- - -	PROPOSED SETBACK
- . -	PROPOSED STREET CENTERLINE
---	PROPOSED FENCE
▨	PROPOSED CONCRETE
▩	PROPOSED PAVEMENT
▨▨	STORMWATER ACCESS EASEMENT
▨▨▨	SANITARY SEWER EASEMENT

PRELIMINARY
NOT FOR RECORDATIONS, SALES OR CONVEYANCE
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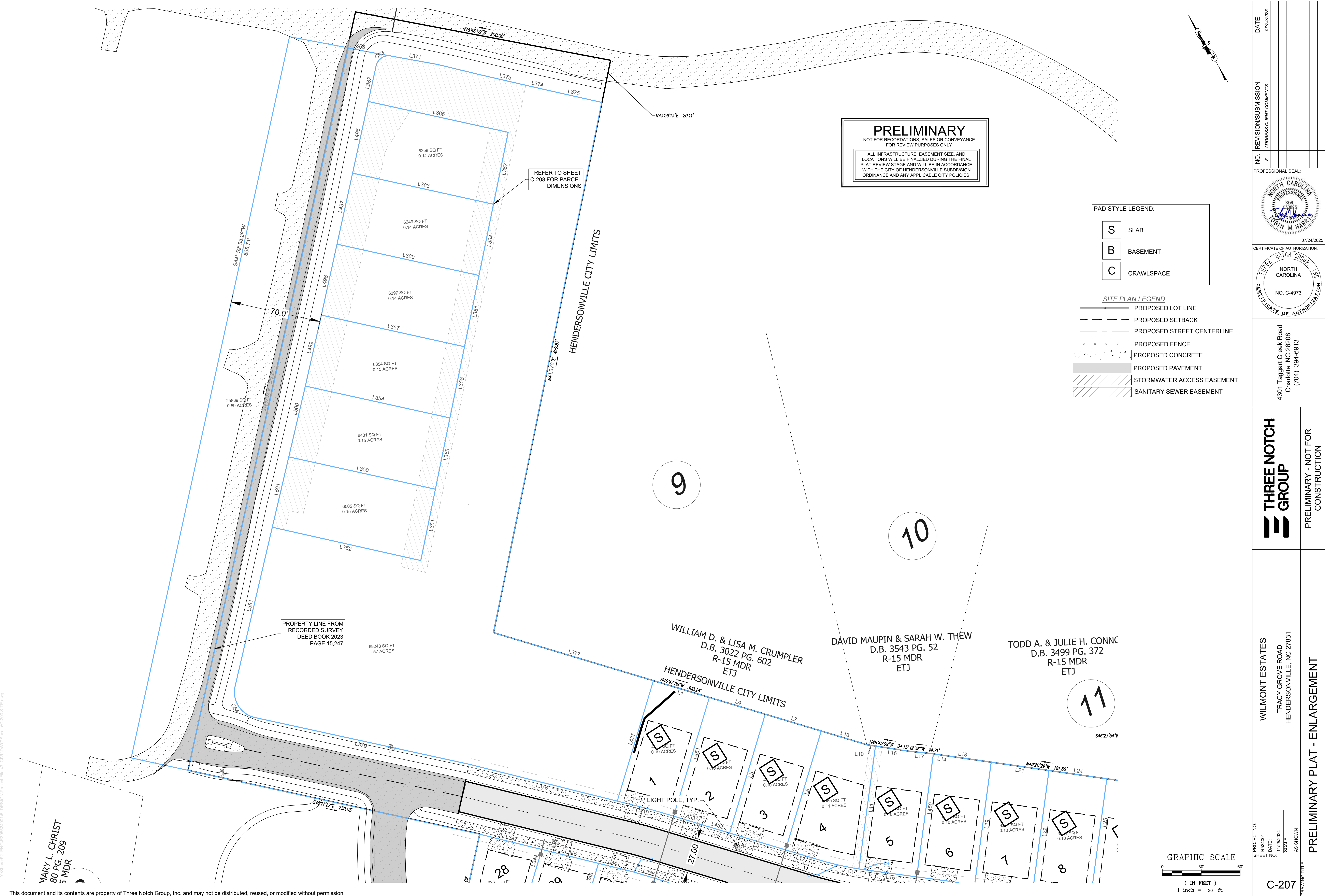
ALL INFRASTRUCTURE, EASEMENT SIZE, AND
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WITH THE CITY OF HENDERSONVILLE SUBDIVISION
ORDINANCE AND ANY APPLICABLE CITY POLICIES.



PROJECT NO: R264001		DATE: 11/25/2024		SHEET NO: AS SHOWN	
WILMONT ESTATES		TRACY GROVE ROAD		HENDERSONVILLE, NC 27831	
PRELIMINARY PLAT - ENLARGEMENT					
NO. 5		REVISION SUBMISSION		DATE: 07/24/2025	
ADDRESS CLIENT COMMENTS		PROFESSIONAL SEAL:			
		CERTIFICATE OF AUTHORIZATION:			
		4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			
		THREE NOTCH GROUP		PRELIMINARY - NOT FOR CONSTRUCTION	
		C-204			



PROJECT NO: R284001		DATE: 11/25/2024		DRAWING TITLE: C-205	
SHEET NO:		SCALE: AS SHOWN			
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831					
PRELIMINARY PLAT - ENLARGEMENT					
THREE NOTCH GROUP PRELIMINARY - NOT FOR CONSTRUCTION					
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913					
CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, INC. NORTH CAROLINA NO. C-4973					
PROFESSIONAL SEAL: NORTH CAROLINA PROFESSIONAL SEAL 07/24/2025 JOHN M. HAER					
NO. 3 REVISION/SUBMISSION ADDRESS COUNTY STORMWATER & EC COMMENTS 03/17/2025					
NO. 5 ADDRESS CLIENT COMMENTS 07/24/2025					
DATE:					



Y:\Shimada_2024\052420115_053104\Project\Plan03_Civil\DWG\Sheet\03-200 SITE.dwg

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L112	115.89	N81° 21' 05.63"W		
L140	55.00	N9° 16' 52.90"E		
L107	116.47	N81° 21' 04.33"W		
L109	116.47	S81° 21' 04.33"E		
L113	55.00	N8° 10' 41.24"E		
C17	6.02	45.63	7.56	
L105	110.07	S80° 03' 56.59"E		
L108	55.00	N8° 43' 47.13"E		
C15	12.96	95.77	7.75	
L98	67.54	S75° 34' 37.65"E		
L100	75.50	N81° 21' 05.63"W		
L101	76.80	N8° 38' 54.37"E		
L116	70.00	N8° 38' 54.37"E		
L117	75.50	N81° 21' 05.63"W		
L118	70.00	N8° 38' 54.37"E		
L119	70.00	S8° 38' 54.37"W		
L120	75.50	N81° 21' 05.63"W		
L121	70.00	N8° 38' 54.37"E		
L131	75.50	S8° 38' 54.37"W		
L132	68.00	N81° 21' 05.63"W		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C18	11.78	90.00	7.50	
L133	68.00	N8° 38' 54.37"E		
L135	75.21	N81° 21' 04.81"W		
L136	68.01	S8° 43' 47.03"W		
C19	11.77	90.00	7.49	
L137	67.62	N81° 21' 05.63"W		
L115	75.31	N81° 21' 04.42"W		
L134	70.00	S8° 43' 47.05"W		
L114	70.00	S8° 43' 47.09"W		
L99	77.97	S8° 38' 54.37"W		
L102	69.16	S75° 34' 37.65"E		
C16	11.41	84.23	7.76	
L103	63.04	S8° 43' 47.09"W		
L104	75.41	N81° 21' 04.04"W		
L363	111.19	S45° 03' 22.56"E		
L366	110.35	S45° 03' 22.56"E		
L367	56.51	S44° 02' 01.70"W		
L360	112.01	S45° 03' 22.56"E		
L364	45.49	S44° 02' 01.70"W		
L357	112.89	S45° 03' 22.56"E		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L361	45.49	S44° 02' 01.70"W		
L354	114.04	S45° 03' 22.56"E		
L358	45.49	S44° 02' 01.70"W		
L350	115.64	S45° 03' 22.56"E		
L355	45.49	S44° 02' 01.70"W		
L351	56.07	S44° 02' 01.70"W		
L352	117.24	N44° 51' 45.00"W		
L344	71.23	N49° 13' 51.69"E		
L347	49.37	S43° 43' 31.70"E		
L348	44.00	N40° 45' 50.03"W		
L343	44.78	N40° 45' 50.03"W		
L345	44.86	S43° 43' 31.70"E		
L346	73.54	S49° 14' 35.06"W		
L338	11.38	N40° 45' 50.03"W		
L340	45.00	N40° 45' 50.03"W		
L341	22.73	S43° 43' 31.70"E		
C62	10.93	2.96	211.50	
L342	75.00	S49° 14' 43.72"W		
L335	75.00	N49° 14' 09.97"E		
L337	45.01	N40° 45' 50.03"W		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L339	45.00	S40° 45' 50.03"E		
L323	75.00	N40° 23' 16.67"E		
L324	45.00	S49° 47' 51.35"E		
L325	44.92	N49° 47' 51.35"W		
L326	75.00	N40° 19' 33.13"E		
L318	75.00	N40° 12' 08.65"E		
L321	45.00	S49° 47' 51.35"E		
L322	45.24	N49° 47' 51.35"W		
L308	75.03	N40° 09' 04.50"E		
C59	4.02	0.78	294.11	
L319	40.92	S49° 47' 51.35"E		
L320	75.03	S40° 09' 04.50"W		
L304	51.10	S32° 37' 54.01"W		
L305	89.08	N57° 22' 05.99"W		
L306	32.89	N32° 45' 18.16"E		
L307	32.37	N16° 50' 44.70"E		
L300	75.00	N32° 37' 54.01"E		
L302	40.50	S57° 22' 05.99"E		
L303	40.50	N57° 22' 05.99"W		
L298	75.00	N32° 37' 54.01"E		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L299	70.00	S57° 22' 05.99"E		
L296	70.00	S57° 22' 05.99"E		
L297	75.00	S32° 37' 54.01"W		
L283	75.00	N32° 37' 54.01"E		
L284	75.00	N32° 37' 54.01"E		
L285	70.00	S57° 22' 05.99"E		
L286	60.00	N57° 22' 05.99"W		
L277	75.00	N32° 37' 54.01"E		
L281	70.00	S57° 22' 05.99"E		
L282	70.00	S57° 22' 05.99"E		
L271	75.00	N32° 37' 54.01"E		
L276	70.00	S57° 22' 05.99"E		
L278	70.00	S57° 22' 05.99"E		
L267	70.00	S57° 22' 05.99"E		
L272	70.00	S57° 22' 05.99"E		
L273	75.00	S32° 37' 54.01"W		
L270	65.62	N32° 38' 48.30"E		
L290	75.50	N32° 37' 54.01"E		
L293	70.00	N57° 22' 05.99"W		
L294	75.50	N32° 37' 54.01"E		

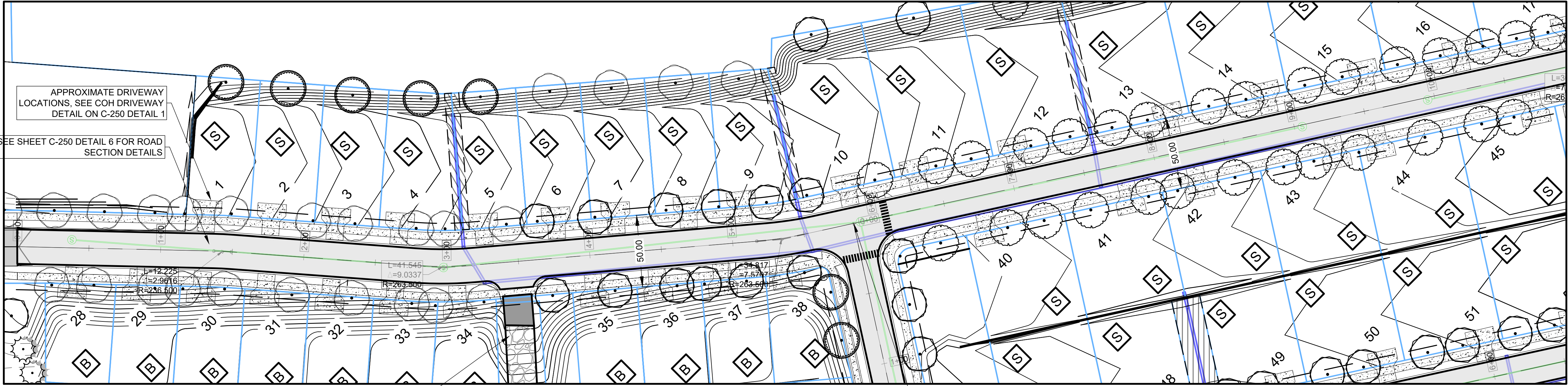
Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L295	70.00	S57° 22' 05.99"E		
L289	60.00	N57° 22' 05.99"W		
L291	60.00	S57° 22' 05.99"E		
L292	75.50	S32° 37' 54.01"W		
L280	75.50	N32° 37' 54.01"E		
L287	75.50	N57° 22' 05.99"E		
L288	60.00	N57° 22' 05.99"W		
L275	75.50	N32° 37' 54.01"E		
L279	70.00	N57° 22' 05.99"W		
L266	75.50	N32° 37' 54.01"E		
L274	70.00	N32° 37' 54.01"E		
L264	75.50	S32° 37' 54.01"W		
L265	70.00	N57° 22' 05.99"W		
L269	65.48	N57° 22' 05.99"W		
L309	74.00	S32° 37' 54.01"W		
L310	44.62	N57° 22' 05.99"W		
L311	29.18	N26° 50' 38.10"W		
L312	59.18	N32° 23' 25.96"E		
L313	70.00	S57° 22' 05.99"E		
L314	74.00	S32° 37' 54.01"W		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L315	70.00	N57° 22' 05.99"W		
L263	74.00	N32° 37' 54.01"E		
L316	70.00	S57° 22' 05.99"E		
L317	70.00	N57° 22' 05.99"W		
L260	74.00	N32° 37' 54.01"E		
L261	70.00	S57° 22' 05.99"E		
L262	70.00	N57° 22' 05.99"W		
L257	74.00	N32° 37' 54.01"E		
L258	70.00	S57° 22' 05.99"E		
L259	70.00	N57° 22' 05.99"W		
L254	74.00	N32° 37' 54.01"E		
L255	70.00	S57° 22' 05.99"E		
L256	70.00	N57° 22' 05.99"W		
L251	62.85	S32° 56' 31.66"W		
L252	23.36	N85° 59' 12.34"W		
L253	47.99	N57° 22' 05.99"W		
C10	56.25	6.62	486.47	
L85	22.68	N65° 12' 04.76"W		
L86	75.00	N24° 47' 55.24"E		
L87	22.68	S65° 12' 04.76"E		

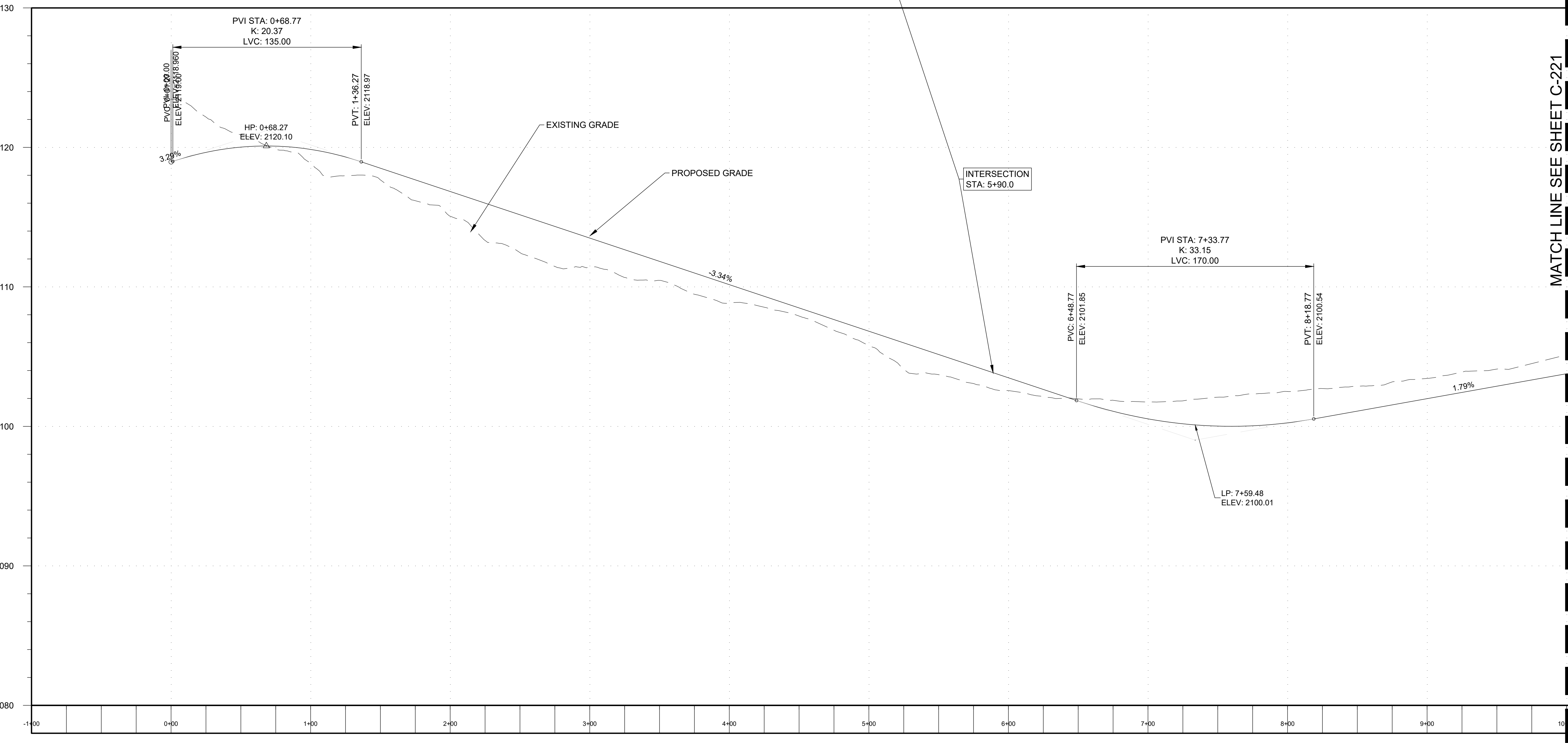
Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C11	47.58	6.62	411.55	
L88	74.91	S18° 10' 26.89"W		
C12	26.94	3.75	411.54	
L89	43.02	S75° 34' 37.65"E		
L90	75.38	S8° 38' 54.37"W		
L91	50.60	N75° 34' 37.65"W		
C13	31.85	3.75	486.50	
L92	78.67	S75° 34' 37.65"E		
C14	11.40	84.23	7.75	
L93	59.51	S8° 38' 54.37"W		
L94	84.97	N81° 21' 05.63"W		
L95	50.00	S8° 38' 54.37"W		
L96	84.97	N81° 21' 05.63"W		
L97	50.00	N8° 38' 54.37"E		
L122	50.00	S8° 38' 54.37"W		
L123	84.97	N81° 21' 05.63"W		
L124	50.00	N8° 38' 54.37"E		
L125	50.00	S8° 38' 54.37"W		
L126	84.97	N81° 21' 05.63"W		
L127	50.00	N8° 38' 54.37"E		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L128	50.00	S8° 38' 54.37"W		
L129	84.97	N81° 21' 05.63"W		
L130	50.00	N8° 38' 54.37"E		
L249	85.50	N63° 38' 54.37"E		
C57	34.55	35.04	56.50	
C58	93.96	37.91	142.00	
L250	85.62	S86° 32' 40.59"E		
L248	87.05	N8° 44' 47.71"E		
C55	27.26	27.65	56.50	
C56	94.49	38.12	142.00	
L241	22.92	N8° 19' 22.83"E		
L245	22.92	N8° 19' 22.83"E		
L369	43.00	S81° 21' 05.63"E		
L246	62.33	S8° 19' 32.23"W		
L247	43.48	N81° 40' 37.17"W		
C54	17.04	5.60	174.28	
L242	99.60	S81° 21' 05.79"E		
L243	93.00	S81° 21' 05.63"E		
C53	11.51	93.94	7.02	
L244	54.83	S8° 42' 13.83"W		

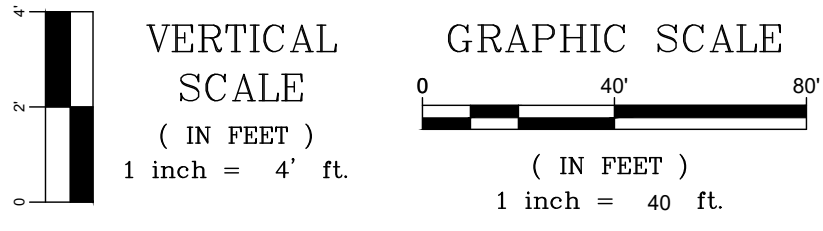
Parcel Line and Curve Table			
-----------------------------	--	--	--



- SITE PLAN LEGEND**
- PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED STREET CENTERLINE
 - PROPOSED FENCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STORMWATER ACCESS EASEMENT
 - SANITARY SEWER EASEMENT



HANCOCK STREET

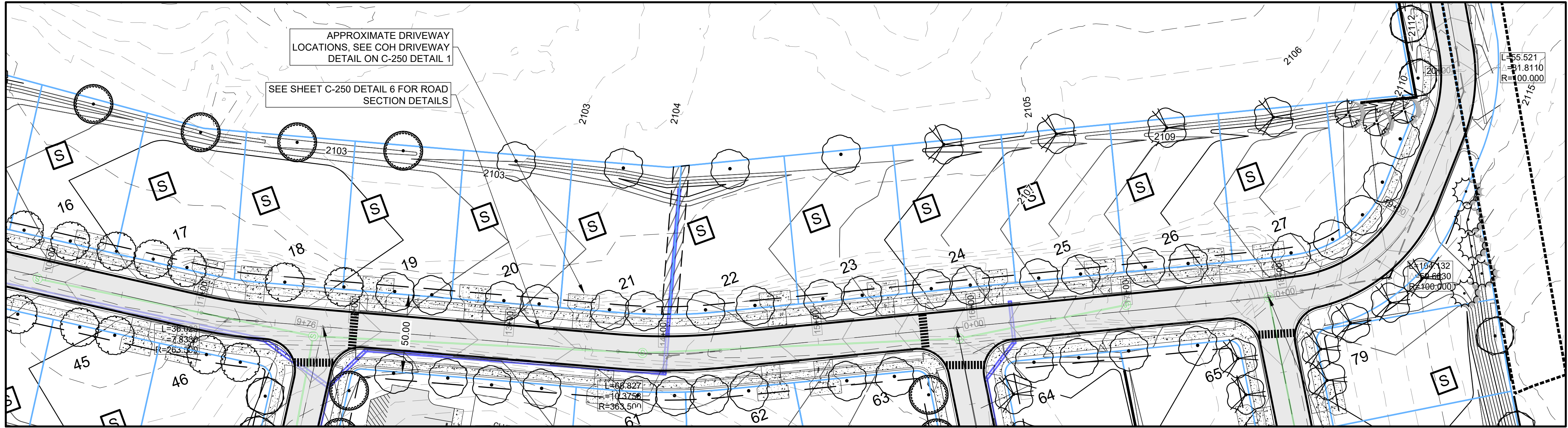
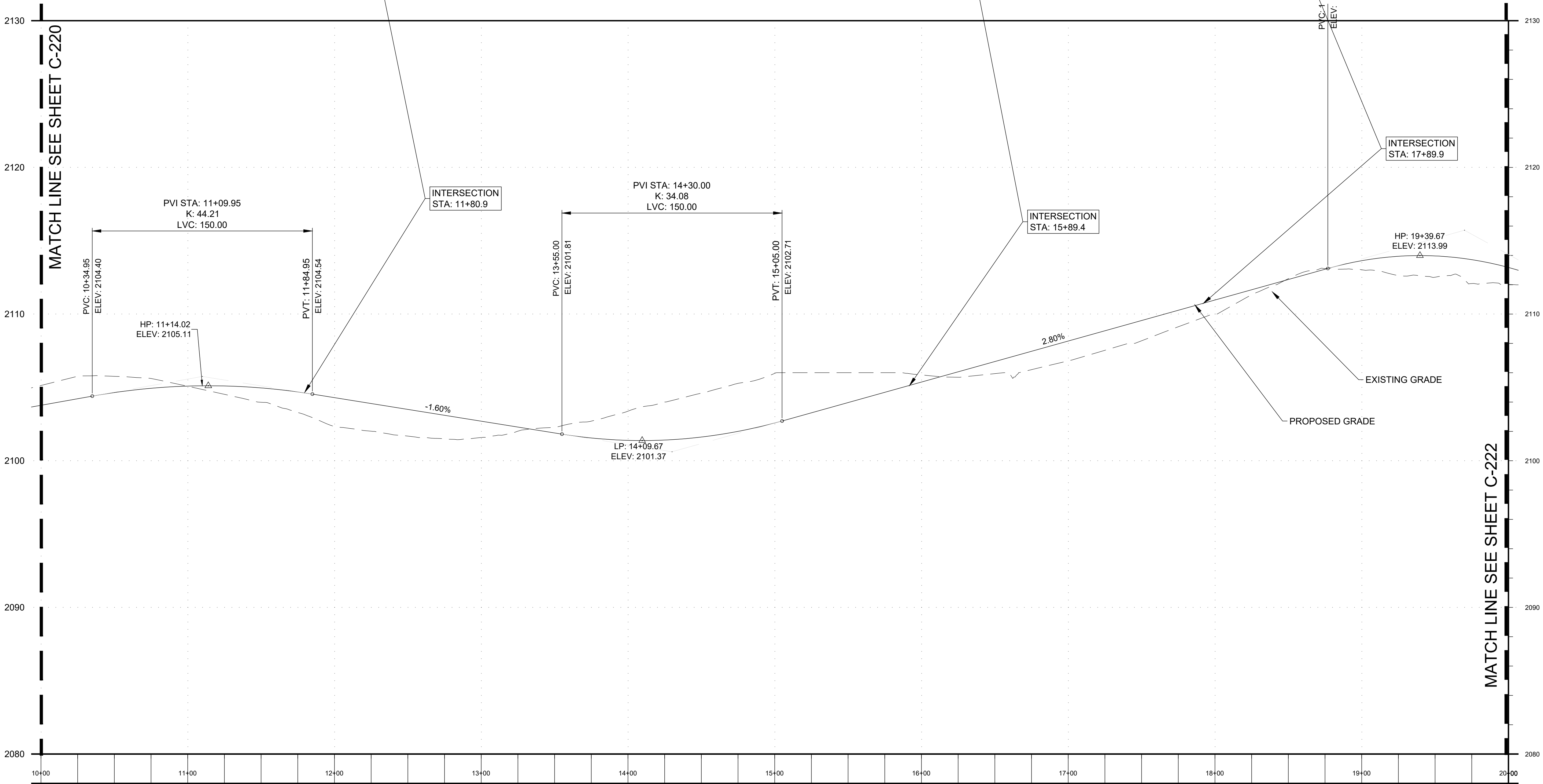


PROJECT NO: R24001	DATE: 11/25/2024	SCALE: AS SHOWN	DRAWING TITLE: C-220
SHEET NO:			
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831			ROAD PROFILE A 0+00 - 10+00
THREE NOTCH GROUP PRELIMINARY - NOT FOR CONSTRUCTION			
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, LLC NORTH CAROLINA NO. C-4973
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			
NO. REVISION/SUBMISSION 5			PROFESSIONAL SEAL: NORTH CAROLINA SEAL JOHN M. HARRIS 07/24/2025
DATE: 07/24/2025			

C:\2201 ROAD PROFILE.dwg

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HANCOCK STREET

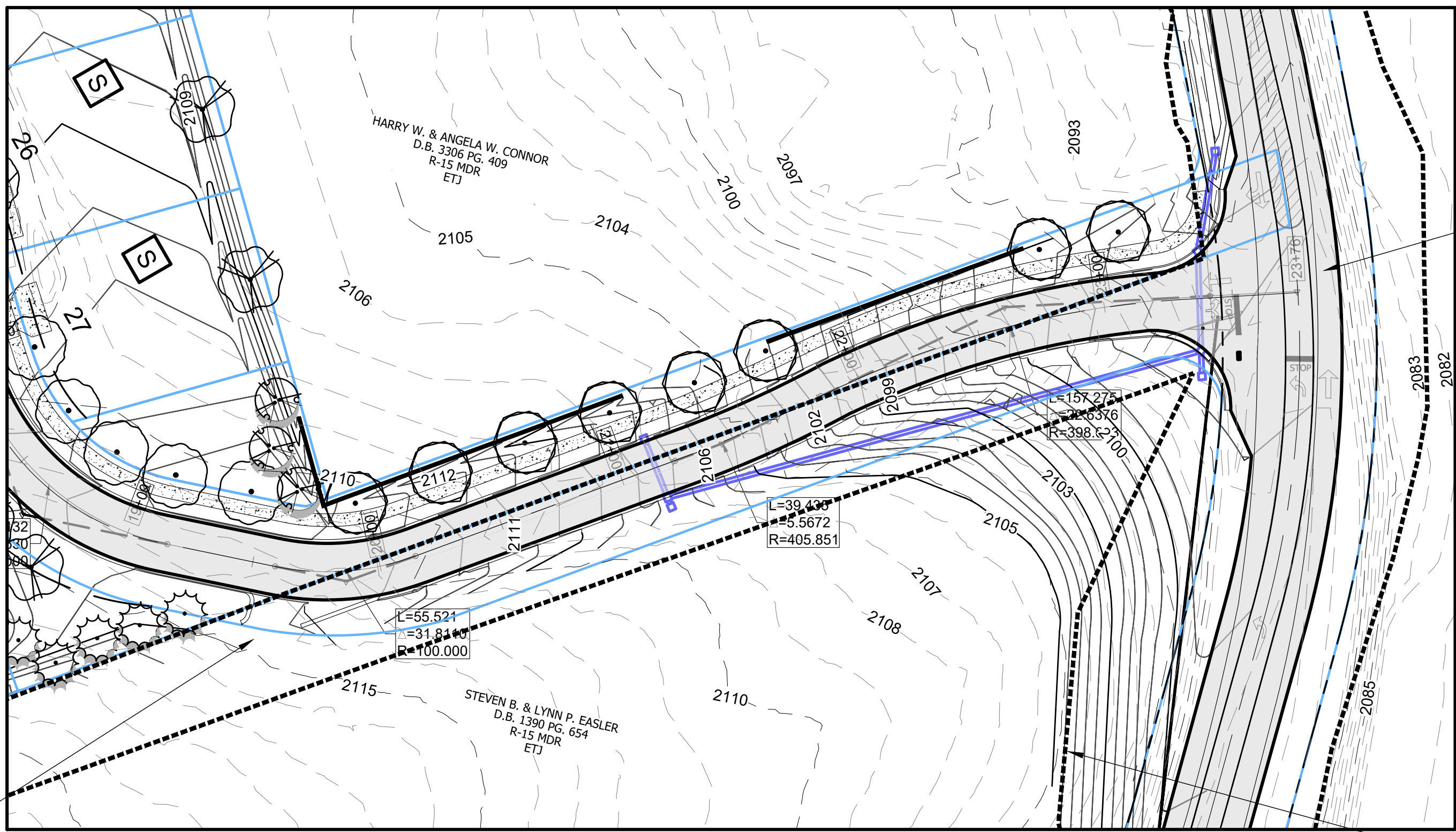


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SHEET NO.			
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831			
THREE NOTCH GROUP PRELIMINARY - NOT FOR CONSTRUCTION			
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			
CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, LLC NORTH CAROLINA NO. C-4973			
PROFESSIONAL SEAL: NORTH CAROLINA PROFESSIONAL SEAL JOHN M. HARRIS			
NO. 5			
REVISION/SUBMISSION			
DATE: 07/24/2025			

C-221 (ROAD PROFILE).dwg

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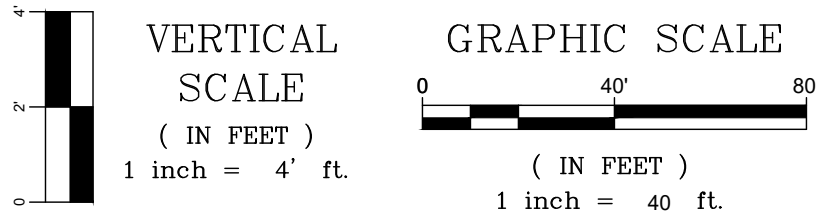
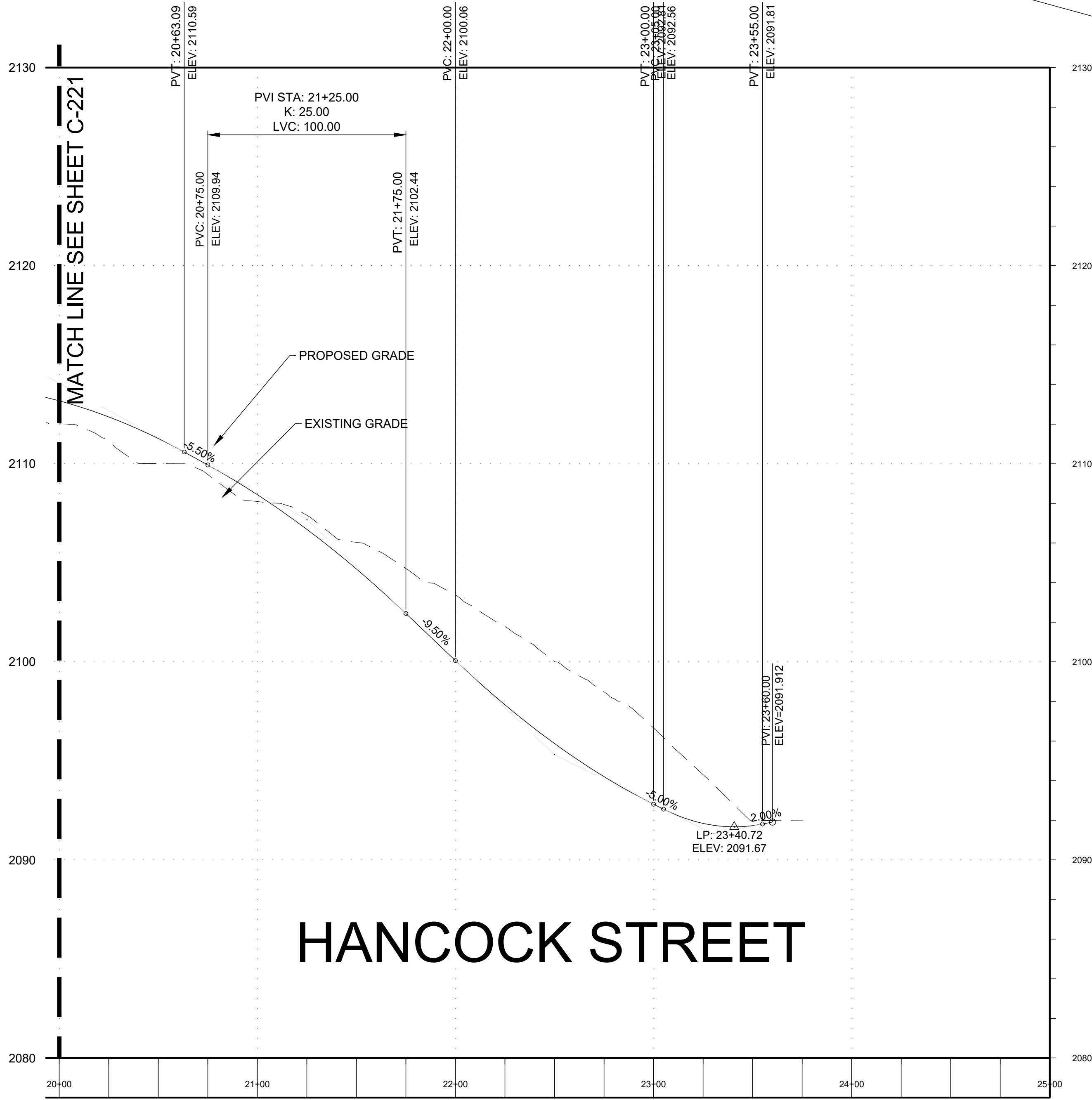
PROPOSED DRIVEWAY CONNECTION
TO NEIGHBORING PROPERTY. SEE
SHEET C-250 FOR DRIVEWAY APRON
DETAIL



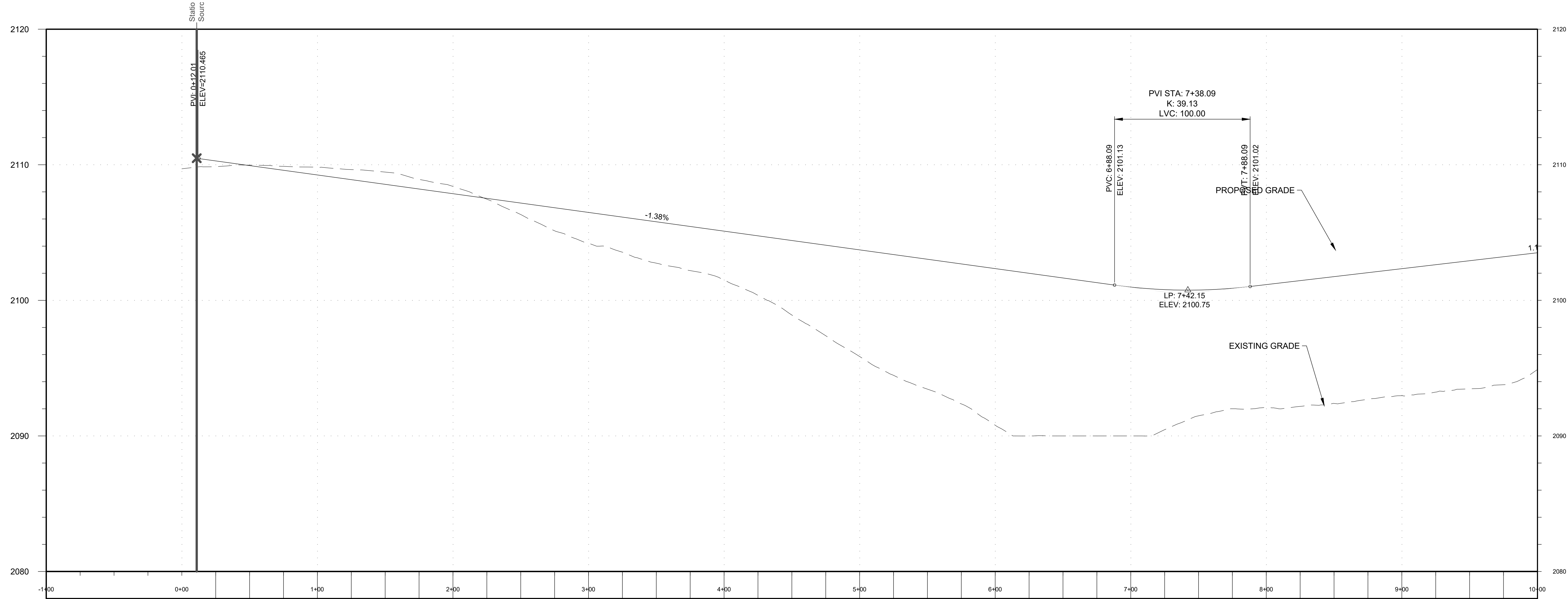
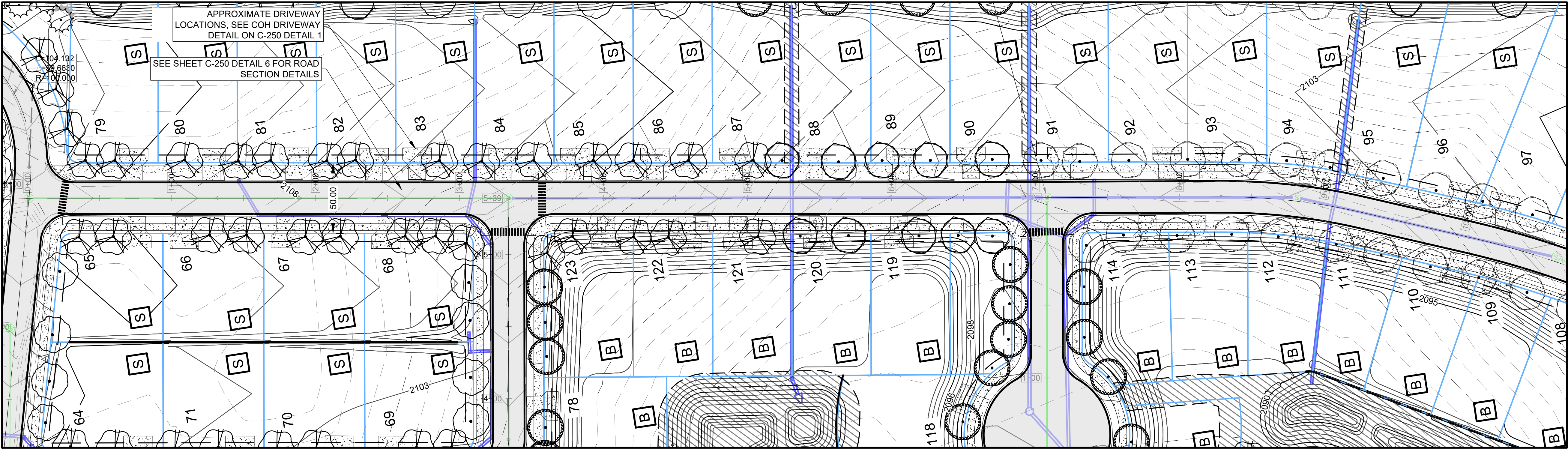
SEE ENCROACHMENT DRAWINGS FOR
IMPROVEMENTS TO TRACY GROVE
ROAD

TEMPORARY GRADING EASEMENT (TYP)

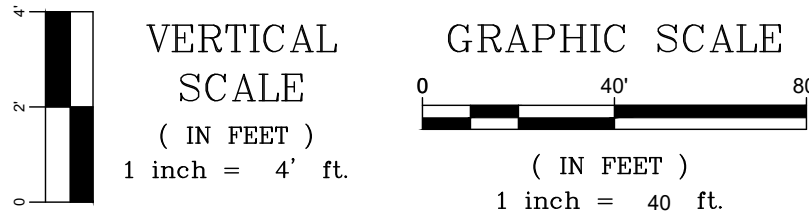
- SITE PLAN LEGEND**
- PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED STREET CENTERLINE
 - PROPOSED FENCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STORMWATER ACCESS EASEMENT
 - SANITARY SEWER EASEMENT



PROJECT NO. R24001		DATE 11/25/2024		DRAWING TITLE C-222	
SHEET NO.		SCALE AS SHOWN		ROAD PROFILE A 20+00 - 25+00	
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831					
THREE NOTCH GROUP			PRELIMINARY - NOT FOR CONSTRUCTION		
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913					
CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, INC. NORTH CAROLINA NO. C-4973					
PROFESSIONAL SEAL: NORTH CAROLINA PROFESSIONAL SEAL JOHN M. HARRIS					
NO. 5		REVISION/SUBMISSION		DATE: 07/24/2025	
		ADDRESS CLIENT COMMENTS			



WHITNEY STREET



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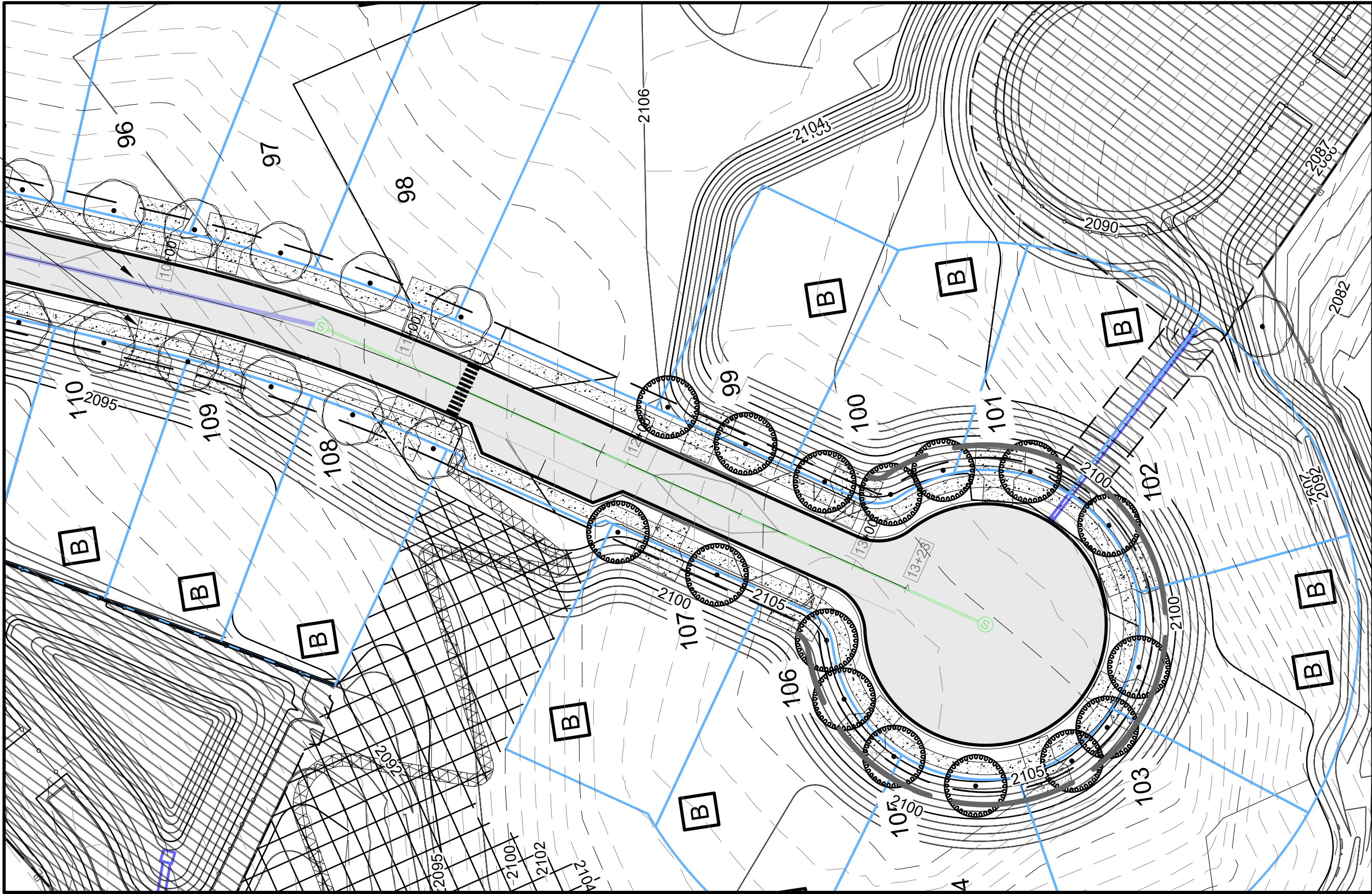
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SHEET NO:			
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831			ROAD PROFILE B 0+00 - 10+00
THREE NOTCH GROUP PRELIMINARY - NOT FOR CONSTRUCTION			
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, LLC NORTH CAROLINA NO. C-4973 GERTIE GATE OF AUTHORIZATION
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			
PROFESSIONAL SEAL: NORTH CAROLINA PROFESSIONAL SEAL JOHN M. HARRIS 07/24/2025			REVISION/SUBMISSION NO. 5 ADDRESS CLIENT COMMENTS
DATE: 07/24/2025			

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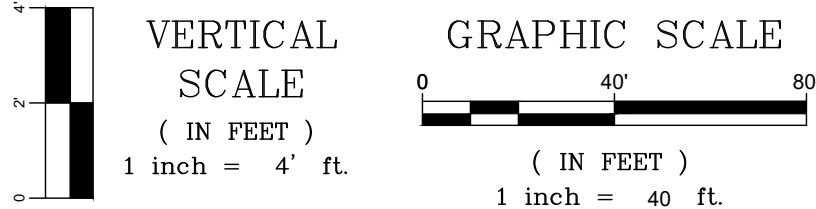
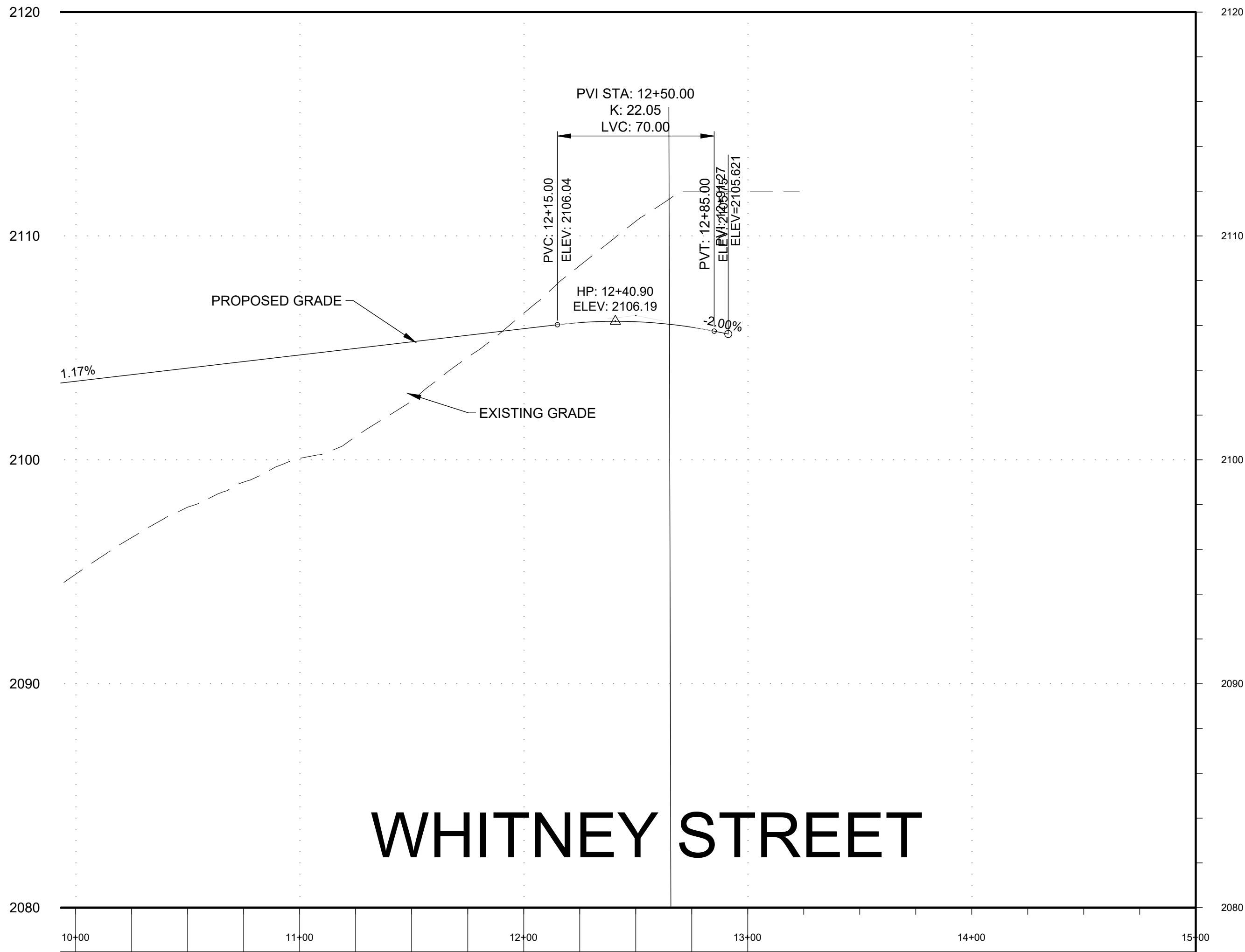
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SEE SHEET C-250 DETAIL 6 FOR ROAD
SECTION DETAILS

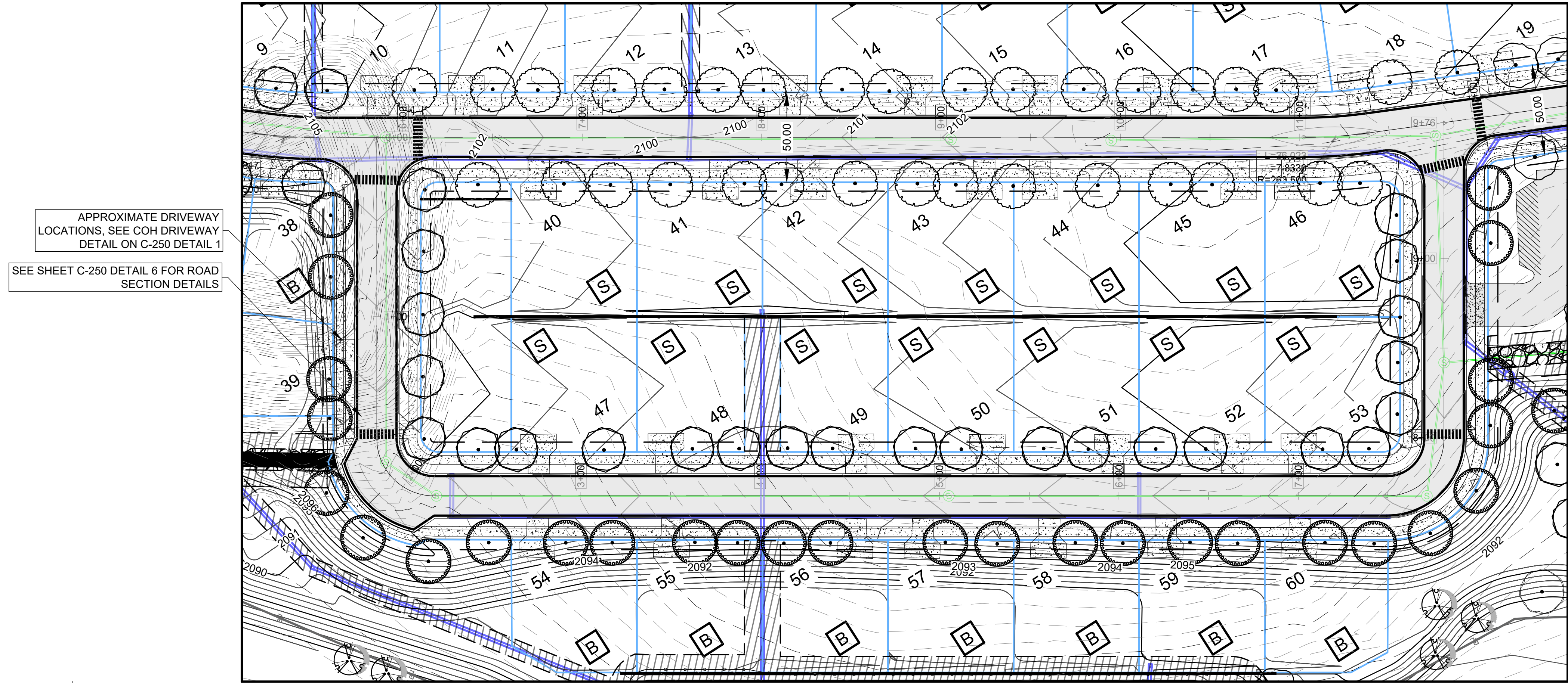
APPROXIMATE DRIVEWAY
LOCATIONS, SEE COH DRIVEWAY
DETAIL ON C-250 DETAIL 1



- SITE PLAN LEGEND**
- PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED STREET CENTERLINE
 - PROPOSED FENCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STORMWATER ACCESS EASEMENT
 - SANITARY SEWER EASEMENT



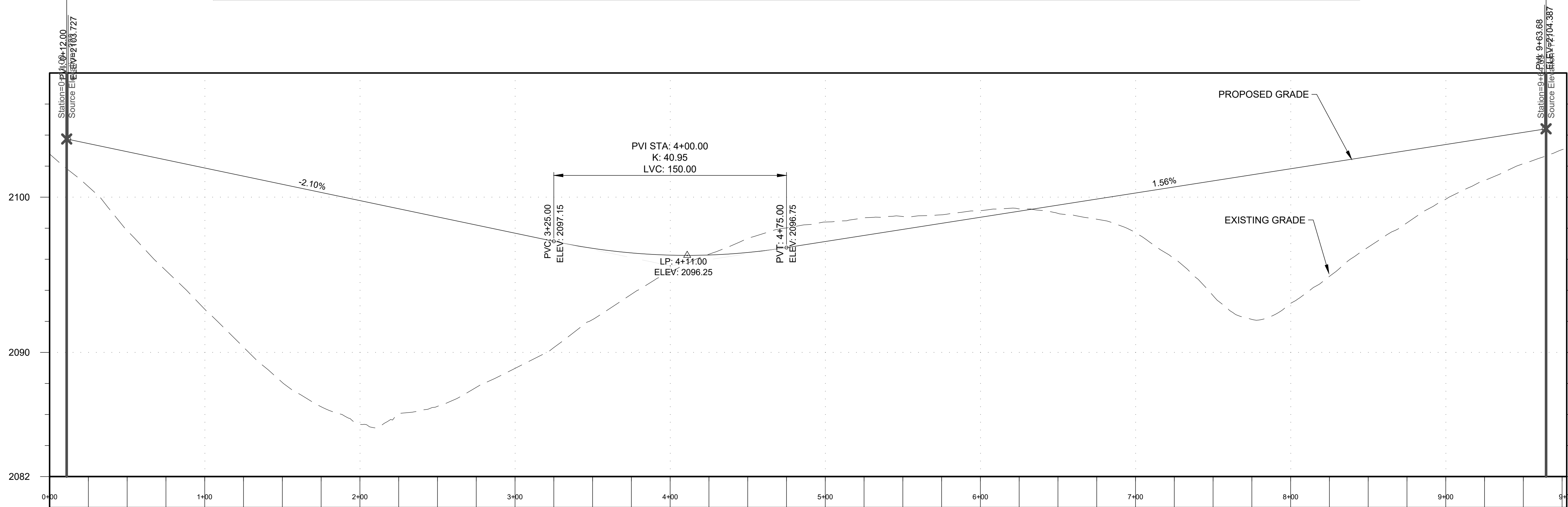
PROJECT NO.		DATE:	
0624001		07/24/2025	
SHEET NO.		REVISION/SUBMISSION	
1		5	
ADDRESS		ADDRESS CLIENT COMMENTS	
WILMONT ESTATES			
TRACY GROVE ROAD			
HENDERSONVILLE, NC 27831			
DRAWING TITLE:		PROFESSIONAL SEAL:	
C-224			
ROAD PROFILE B 10+00 - 15+00		CERTIFICATE OF AUTHORIZATION:	
		4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913	



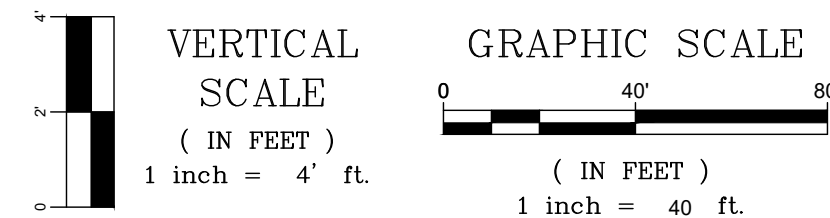
APPROXIMATE DRIVEWAY LOCATIONS, SEE COH DRIVEWAY DETAIL ON C-250 DETAIL 1

SEE SHEET C-250 DETAIL 6 FOR ROAD SECTION DETAILS

- SITE PLAN LEGEND**
- PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED STREET CENTERLINE
 - PROPOSED FENCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STORMWATER ACCESS EASEMENT
 - SANITARY SEWER EASEMENT



BLOCK STREET



PROJECT NO: R24001	DATE: 11/25/2024	SCALE: AS SHOWN	DRAWING TITLE: C-225
SHEET NO:			
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831			ROAD PROFILE C 0+00 - 10+00
THREE NOTCH GROUP PRELIMINARY - NOT FOR CONSTRUCTION			
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			
CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, LLC NORTH CAROLINA NO. C-4973			
PROFESSIONAL SEAL: NORTH CAROLINA SEAL JOSHUA M. HAIR			
NO. 5 REVISION/SUBMISSION ADDRESS CLIENT COMMENTS			DATE: 07/24/2025

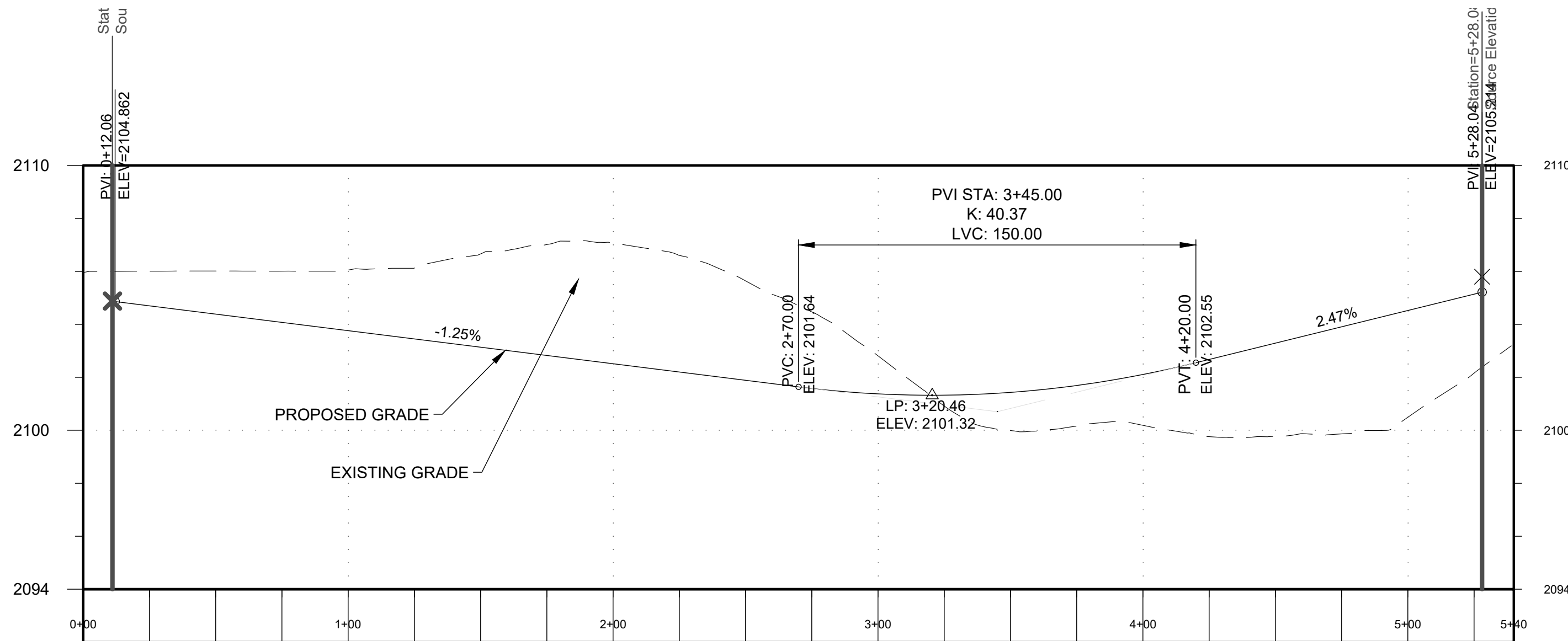
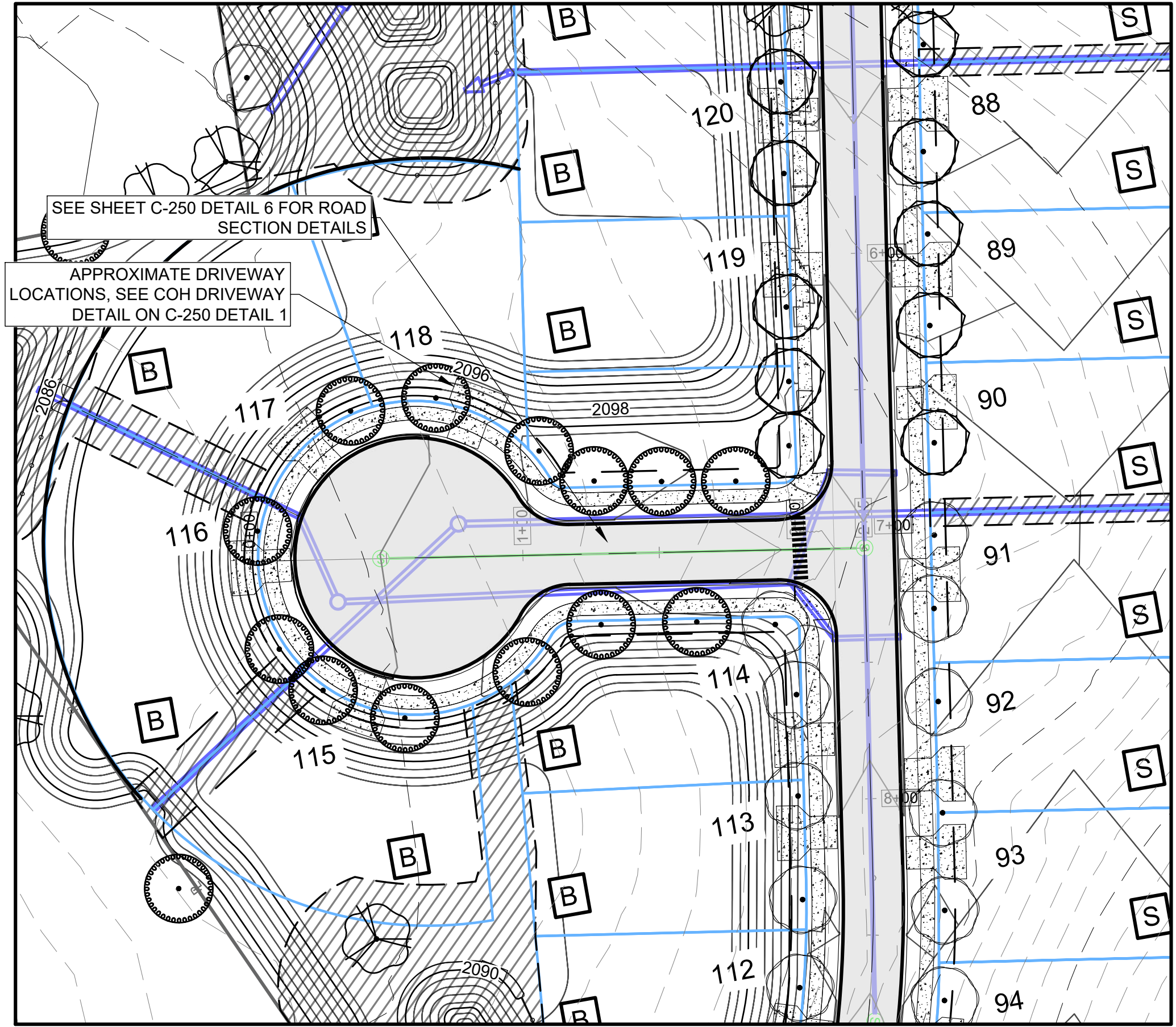
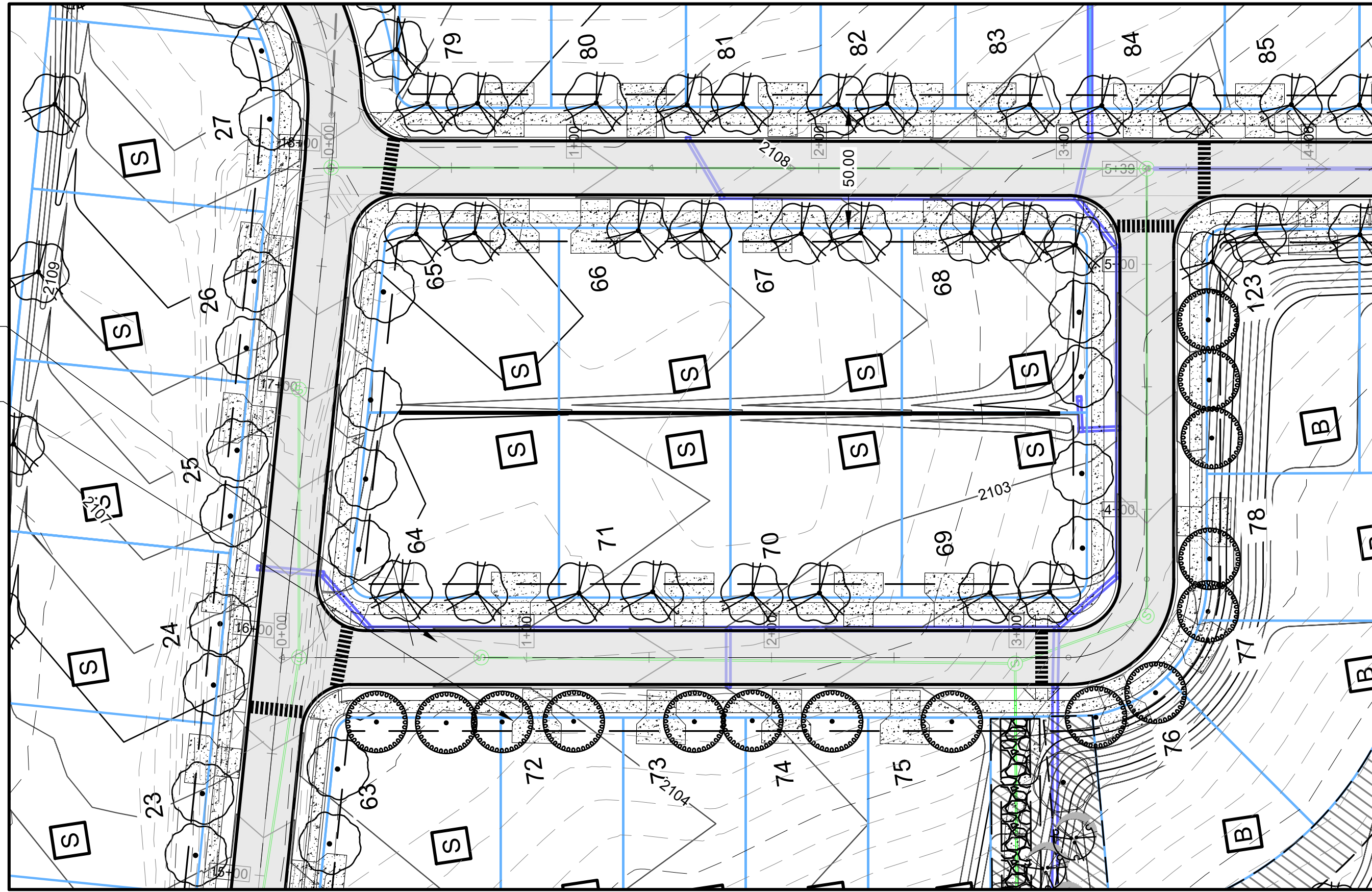


SITE PLAN LEGEND

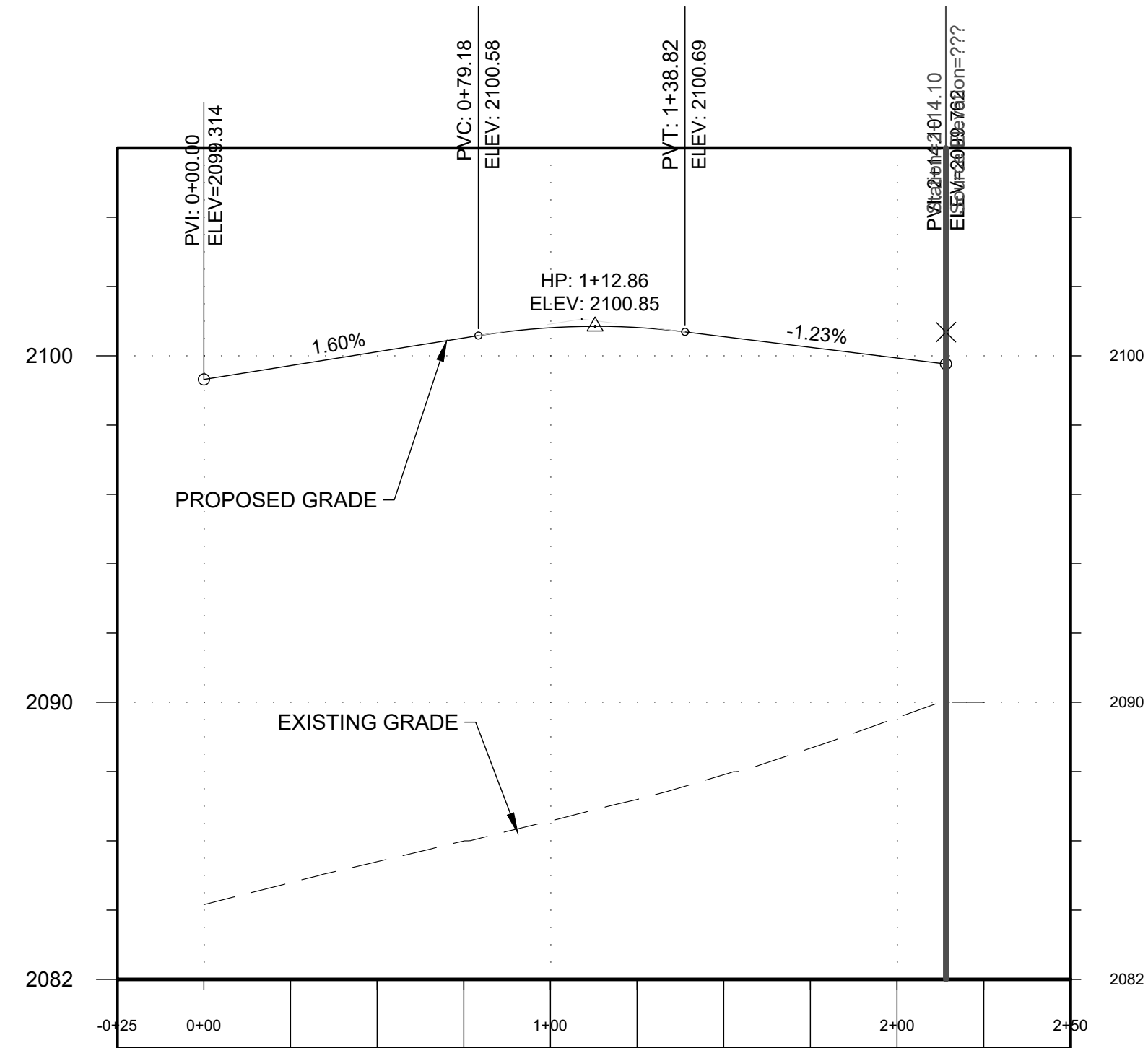
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED STREET CENTERLINE
- PROPOSED FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORMWATER ACCESS EASEMENT
- SANITARY SEWER EASEMENT

APPROXIMATE DRIVEWAY LOCATIONS, SEE COH DRIVEWAY DETAIL ON C-250 DETAIL 1

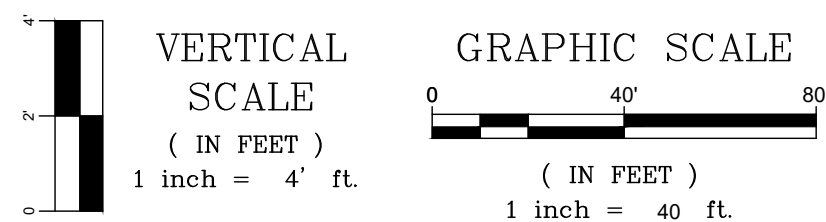
SEE SHEET C-250 DETAIL 6 FOR ROAD SECTION DETAILS



BRIDGE STREET



TONI LANE



PROJECT NO. 2624001	DATE 11/25/2024	SCALE AS SHOWN	DRAWING TITLE ROAD D & CUL-DE-SAC PROFILES
SHEET NO. 1	DATE 07/24/2025	REVISION/SUBMISSION ADDRESS CLIENT COMMENTS	NO. 5
PROFESSIONAL SEAL: NORTH CAROLINA PROFESSIONAL SEAL JOHN M. HAER 07/24/2025			
CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, LLC NORTH CAROLINA NO. C-4973			
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			
THREE NOTCH GROUP		PRELIMINARY - NOT FOR CONSTRUCTION	
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831		C-226	



VICINITY MAP
1" = 1 MILE

WILMONT ESTATES



NCDOT ENCROACHMENT PLANS (Issue For Bid)

11/25/2024

INDEX TO SHEETS	
Sheet Number	Sheet Title
COVER	COVER SHEET - ENCROACHMENT SET
CE-100	CONSTRUCTION EASMENT EXHIBIT
CE-101	NC ENCROACHMENT ROAD WIDENING SITE PLAN
CE-102	NCDOT ENCROACHMENT PLAN & PROFILE
CE-103	PLAN & PROFILE - ROADWAY
CE-104	STRIPING PLAN
CE-105	SITE DISTANCE PLAN & PROFILE
CE-106	CROSS SECTION 1
CE-107	CROSS SECTION 2
CE-108	STRIPING DETAILS 1
CE-109	STRIPING DETAILS 2

PROJECT DESIGN TEAM



THREE NOTCH GROUP PROJECT NUMBER: R524001
4301 TAGGART CREEK ROAD
CHARLOTTE, NC 28208
(704) 394-6913



SITework STUDIOS
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
(828) 225-4945



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WWW.NC811.ORG
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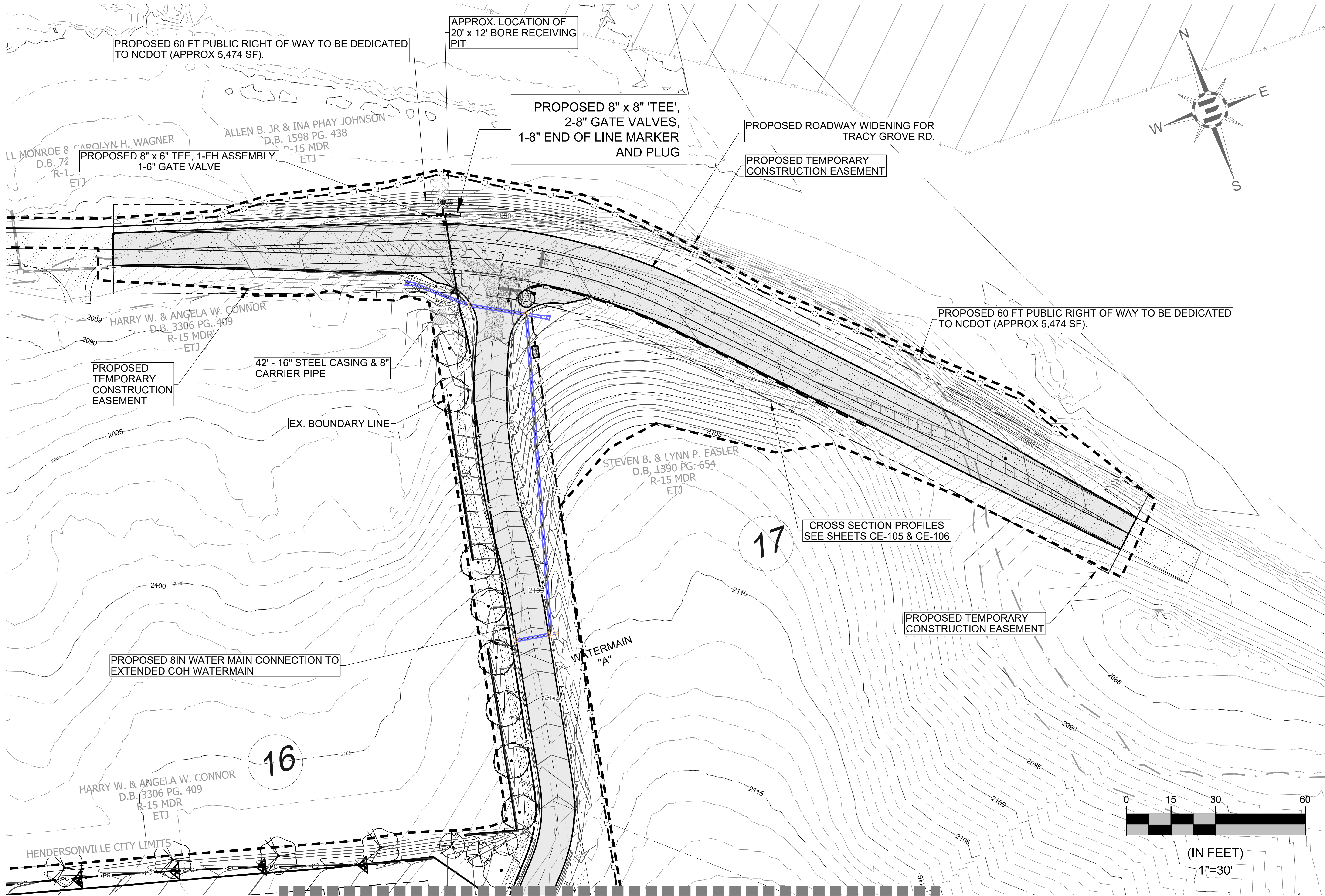
CREEKSTONE HOLDINGS HENDERSONSVILLE, LLC
4545 POST OAK PLACE, SUITE 150
HOUSTON, TEXAS 77027
CONTACT: STEPHEN D. KELLER
EMAIL: SDKELLER@CREEKSTONECOMPANIES.COM
(O) 713-621-5300
(M) 832-256-1871

HENDERSONVILLE, NC
LATITUDE: 35°19'26.01"N
LONGITUDE: 82°26'35.65"W

PROJECT ENGINEER: TOBY M. HARRIS, PE
STREET ADDRESS: 4301 TAGGART CREEK ROAD
CITY, STATE, ZIP: CHARLOTTE, NC 28208
PHONE: (704) 394-6913
E-MAIL: TOBY.HARRIS@3NOTCH.COM

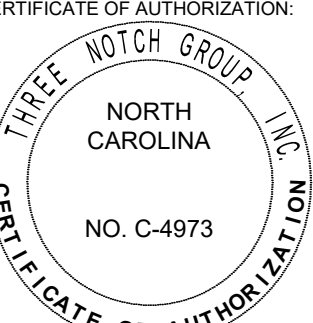


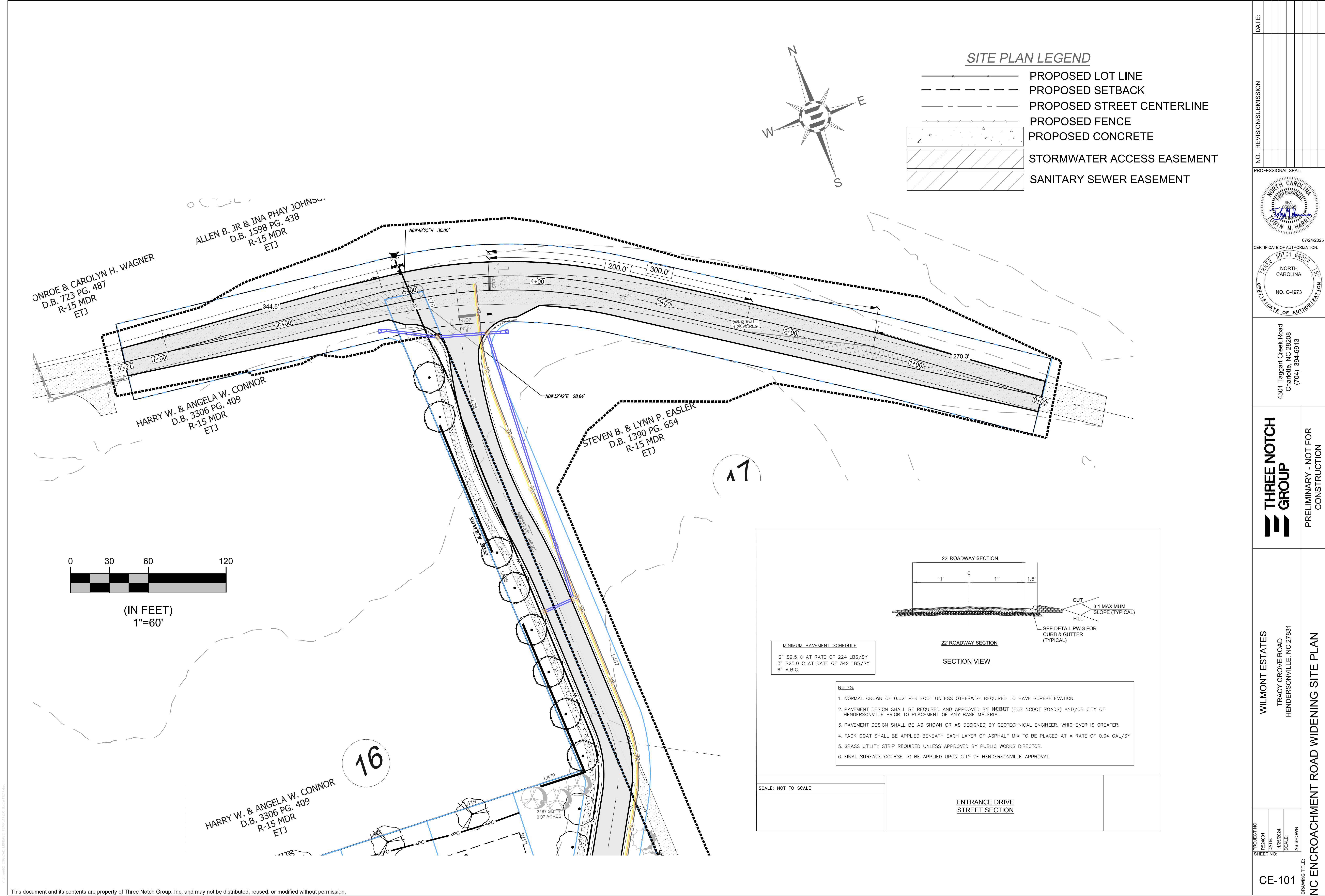
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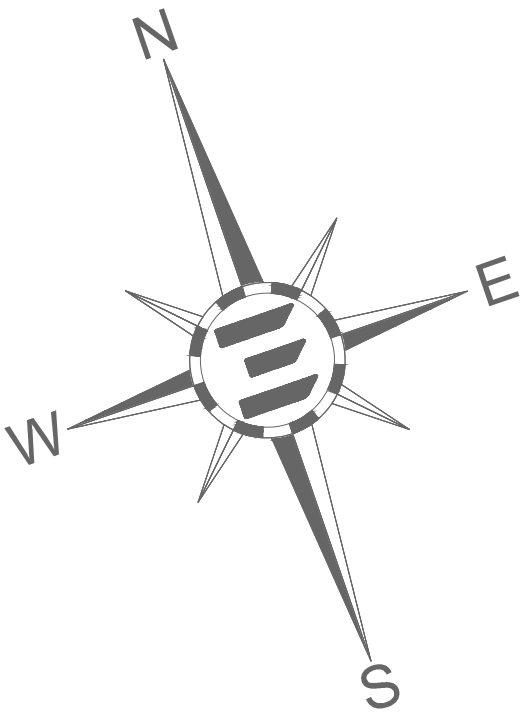


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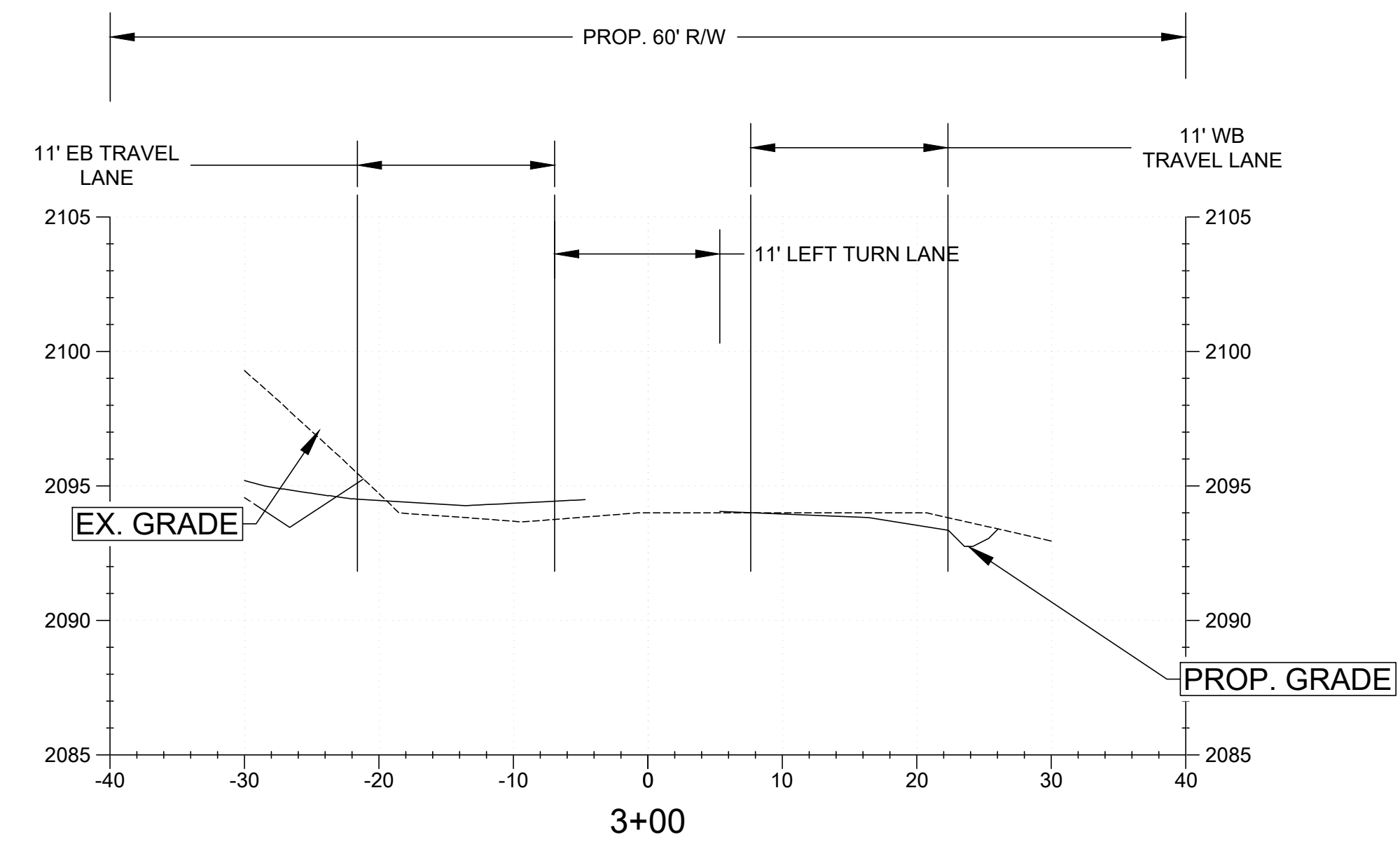
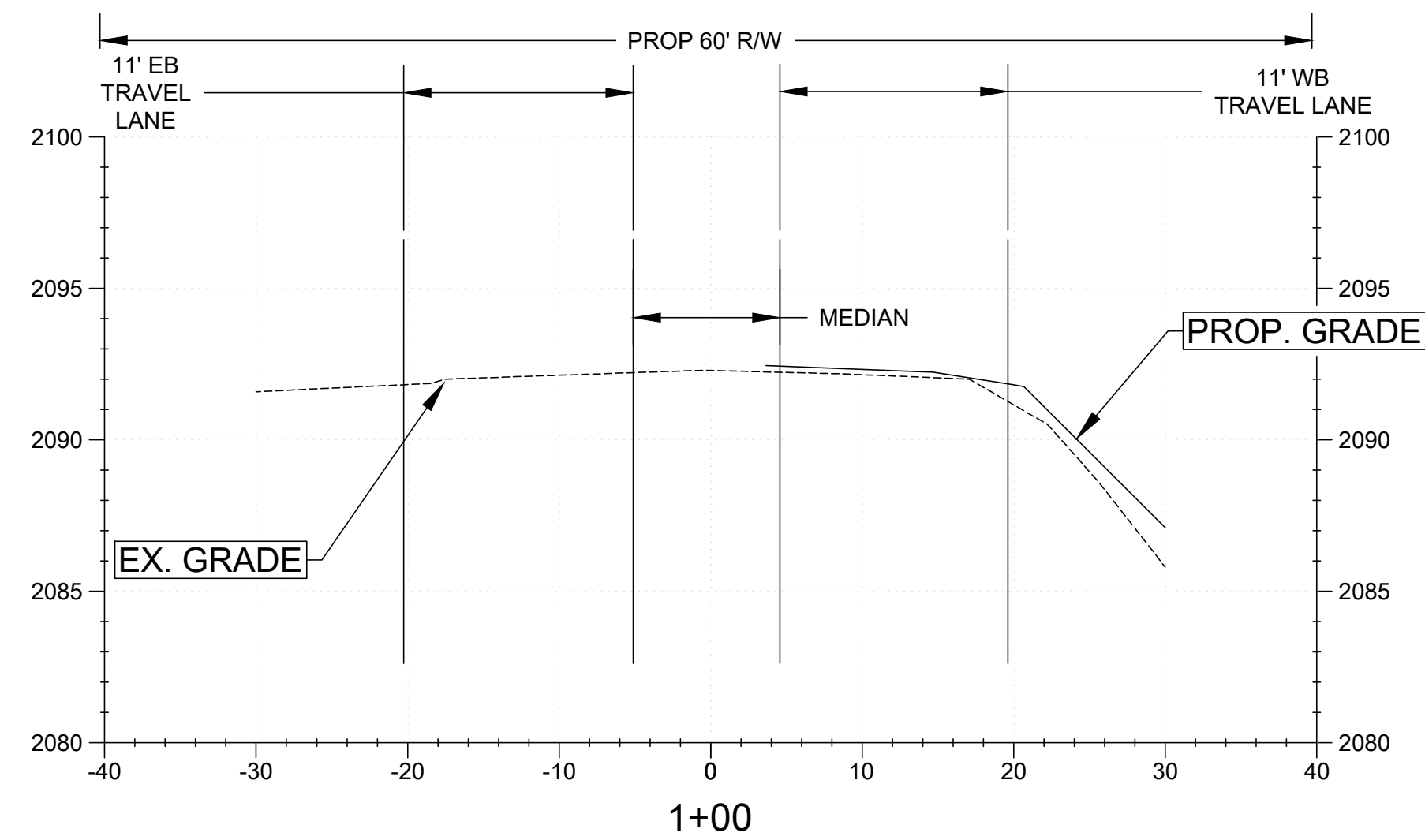
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DATE:			
REVISION/SUBMISSION			
NO.			
PROFESSIONAL SEAL:			
			
07/24/2025			
CERTIFICATE OF AUTHORIZATION:			
			
4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913			
		PRELIMINARY - NOT FOR CONSTRUCTION	
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831		CONSTRUCTION EASEMENT EXHIBIT	
PROJECT NO.: 624001 DATE: 11/29/2024 SHEET NO.:		DRAWING TITLE:	
CE-100			





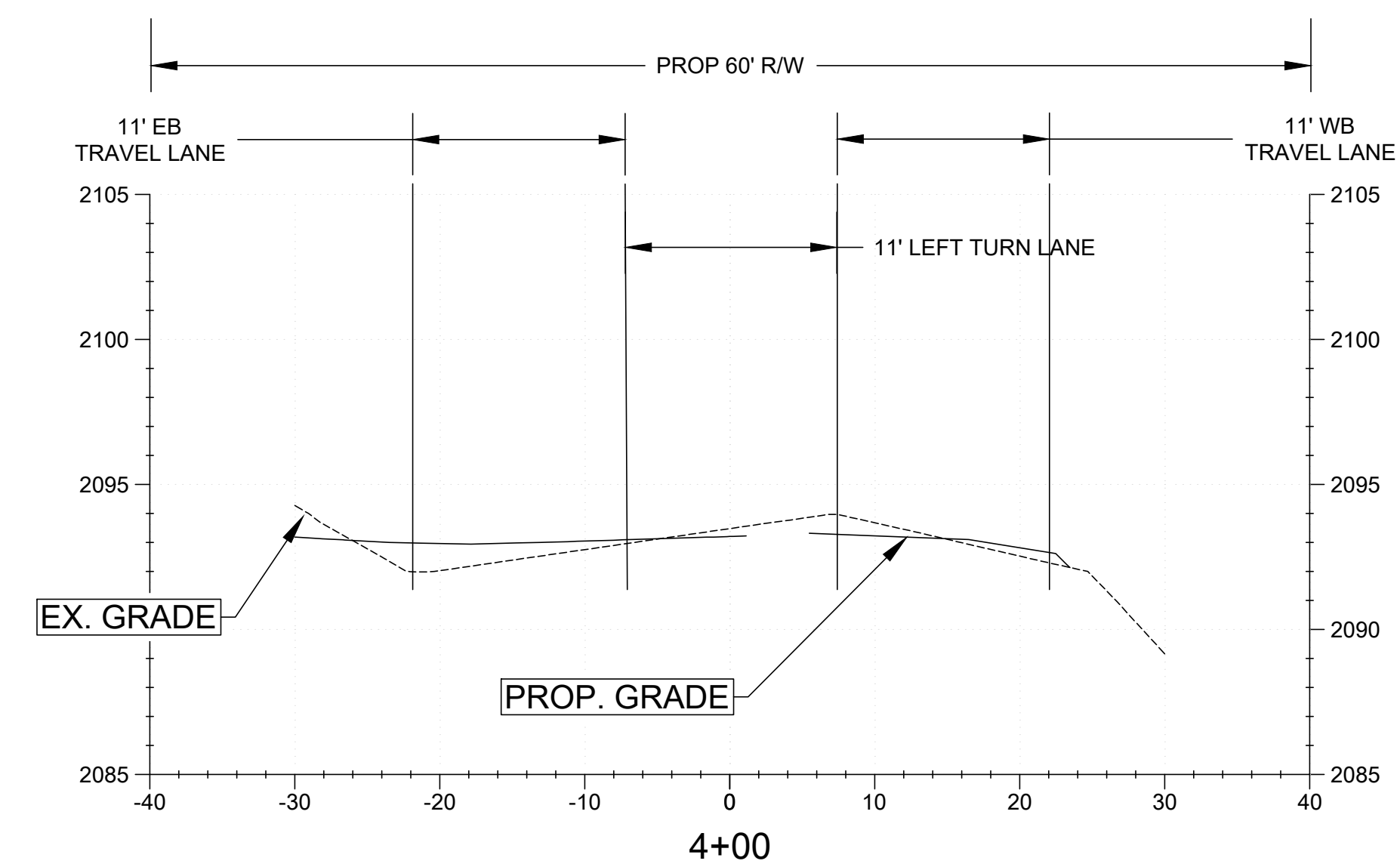
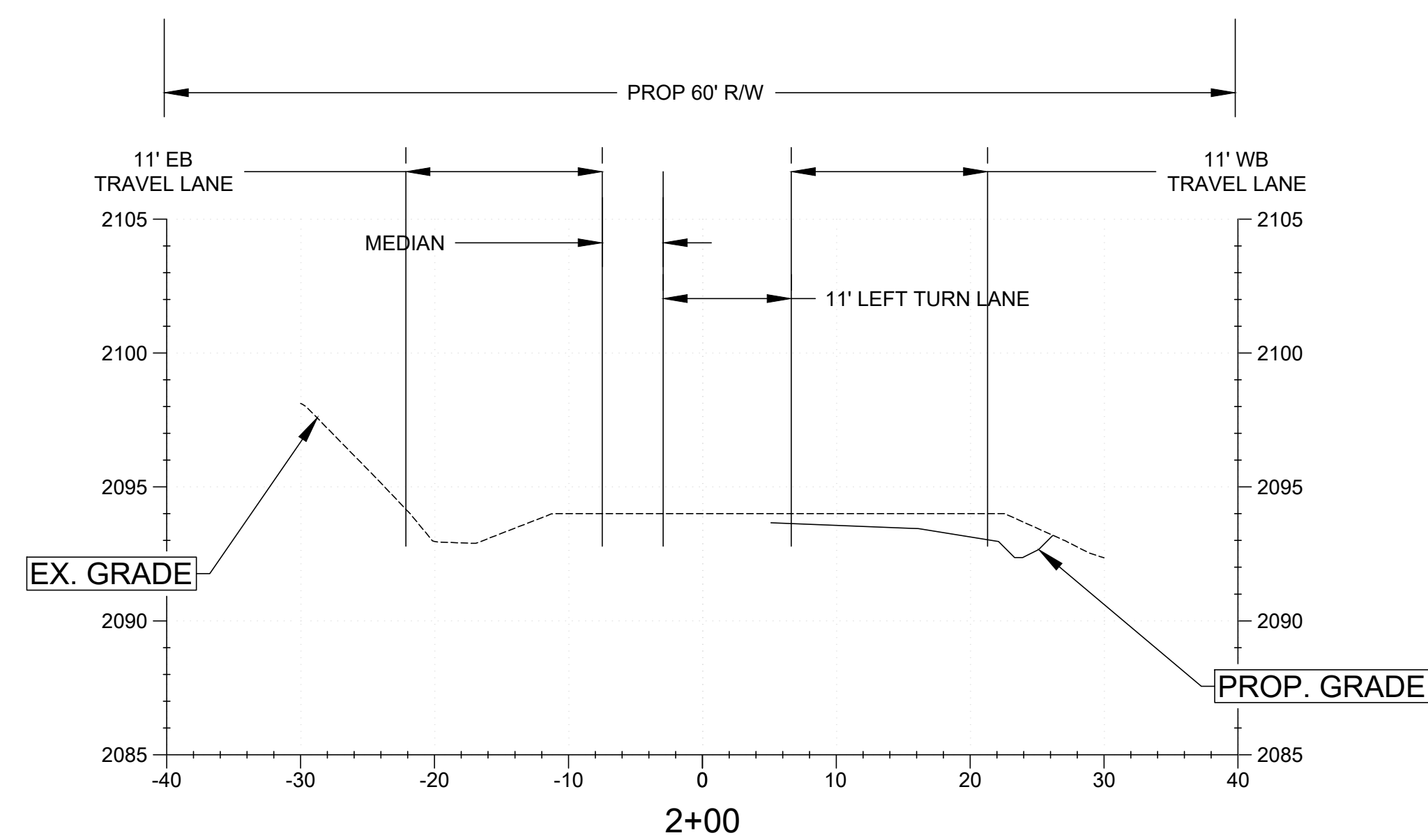
PROJECT NO/		WILMONT ESTATES			PRELIMINARY - NOT FOR CONSTRUCTION	STRIPING PLAN
RS24001		TRACY GROVE ROAD				
DATE: 11/25/2024		HENDERSONVILLE, NC 27831				
SCALE: AS SHOWN						
SHEET NO:				DRAWING TITLE:		
CE-104						



SCALE:

H: $1'' = 10'$

V: $1'' = 5'$

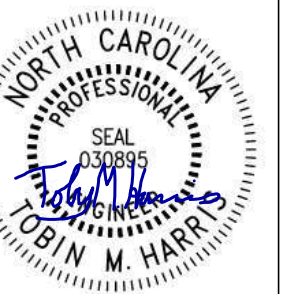


CE-106		DRAWING TITLE:		CROSS SECTION 1		PRELIMINARY - NOT FOR CONSTRUCTION				4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913		PROFESSIONAL SEAL: 		NO. REVISION SUBMISSION DATE:	
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2

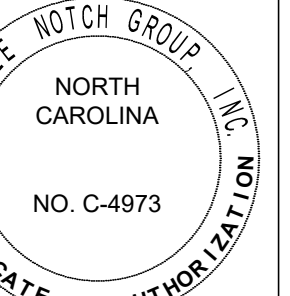
REVISION/SUBMISSION

PROFESSIONAL SEAL:



12/24/2025

CERTIFICATE OF AUTHORIZATION:



4301 Laggart Creek Road
Charlotte, NC 28208
(704) 394-6913



PRELIMINARY - NOT FOR CONSTRUCTION

WILMONT ESTATES
TRACY GROVE ROAD
HENDERSONVILLE, NC 27831

CROSS SECTION 1

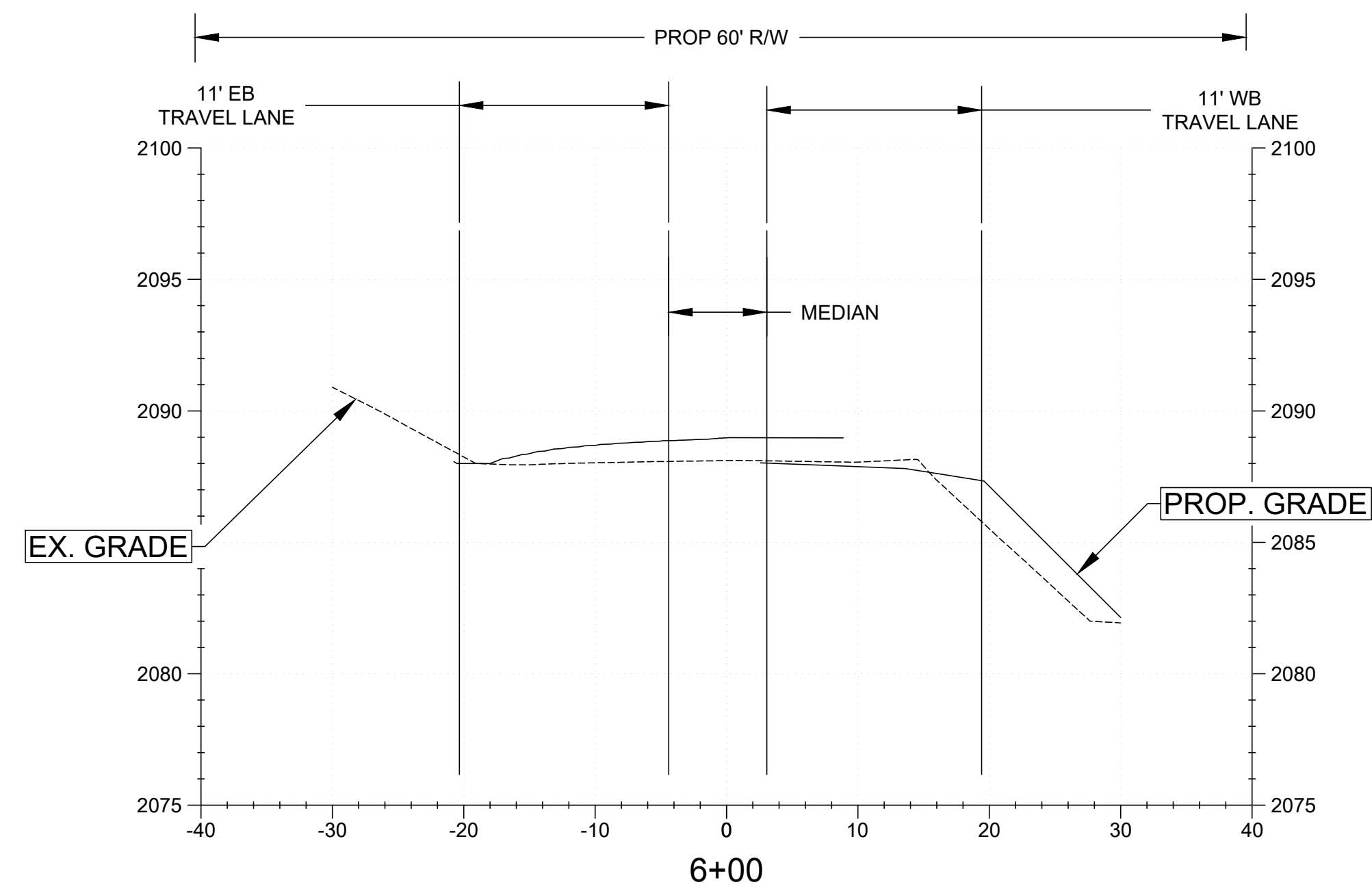
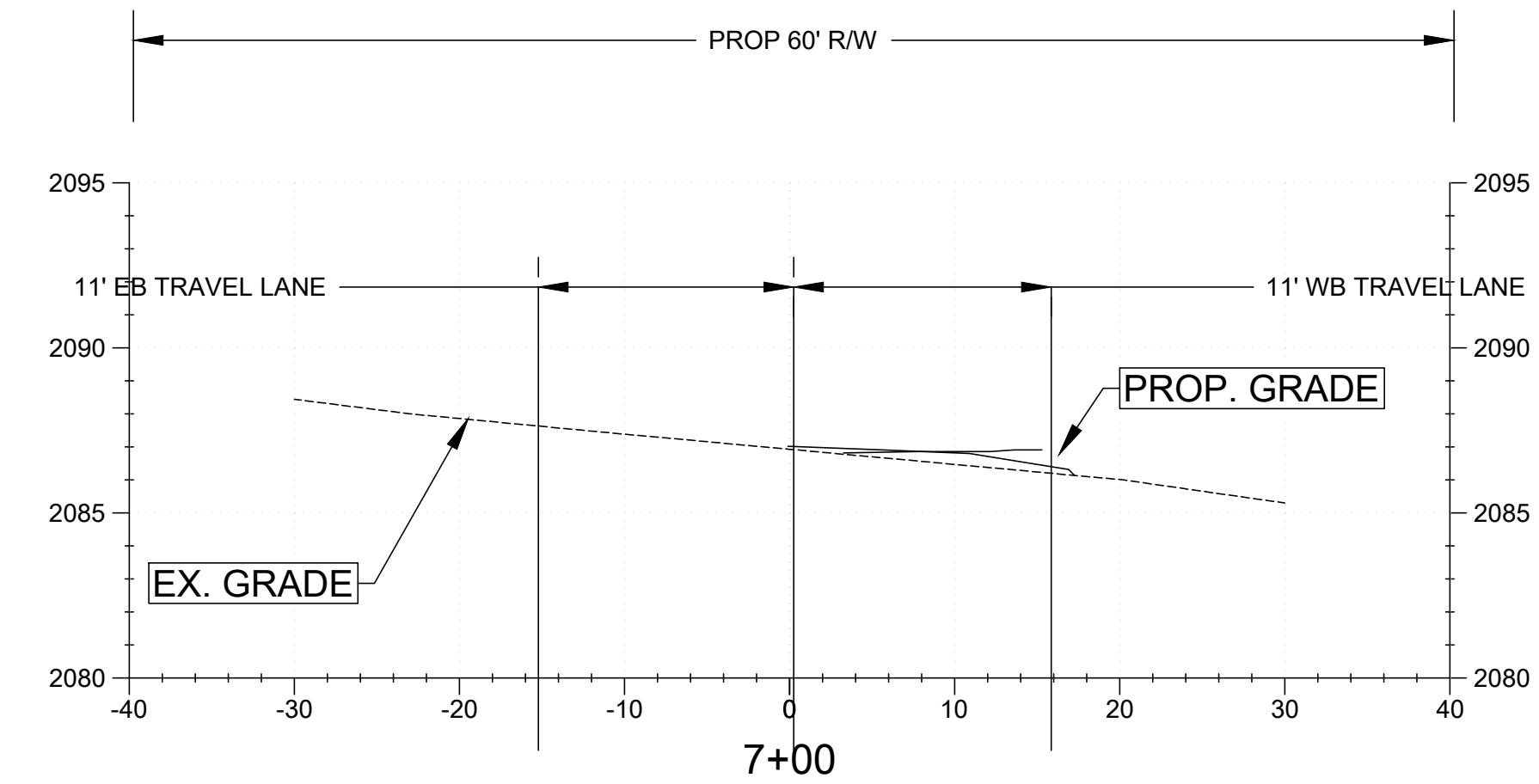
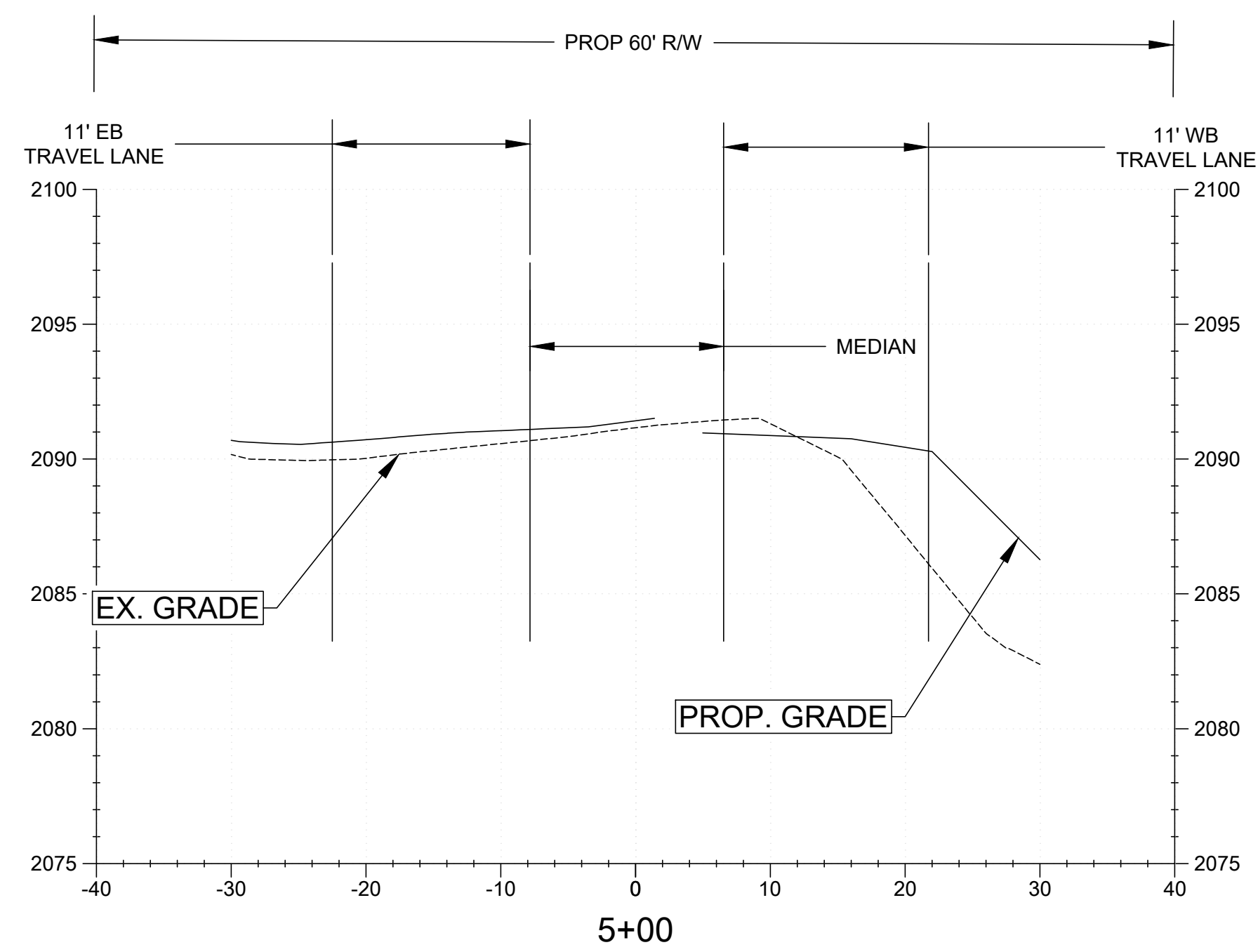
R524001
HEET

DATE: 11/25/2024

SCALE:

CE-106

10

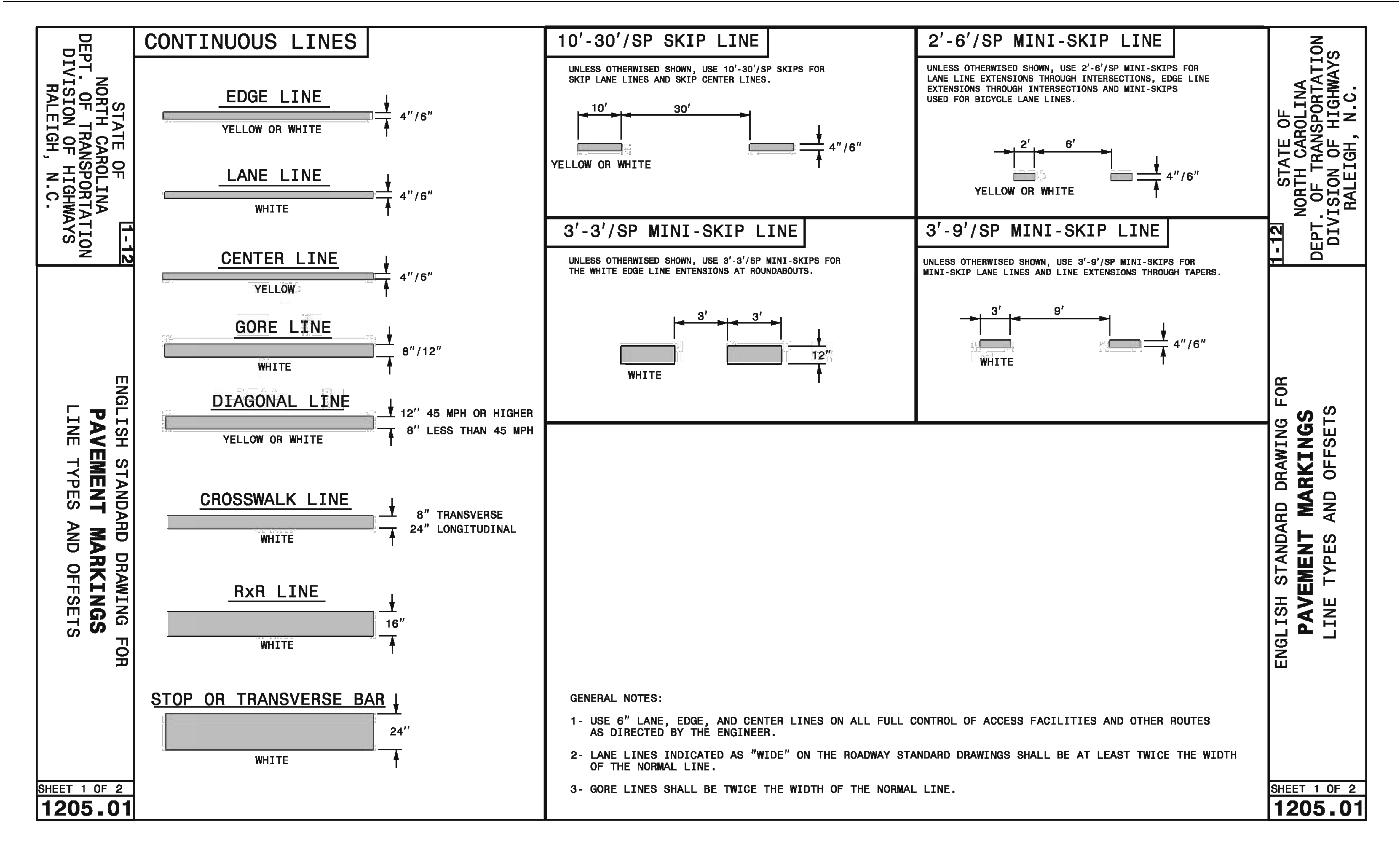


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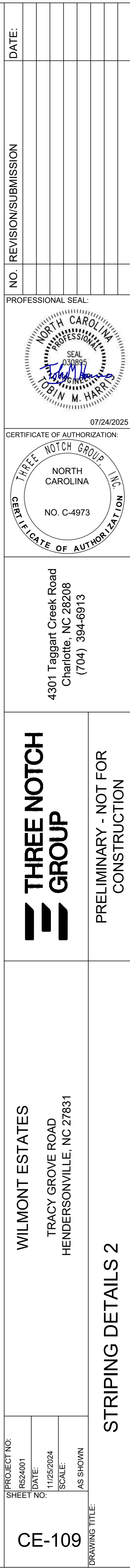
H: $1'' = 10'$

V: $1'' = 5'$

Y:\pavmkt_Eng\2025\00104_DESIGN\pavmkt_Eng\CONSTRUCT\CONSTRUCTION DETAIL.dwg, 7/20/2025 9:30 AM, Tds User

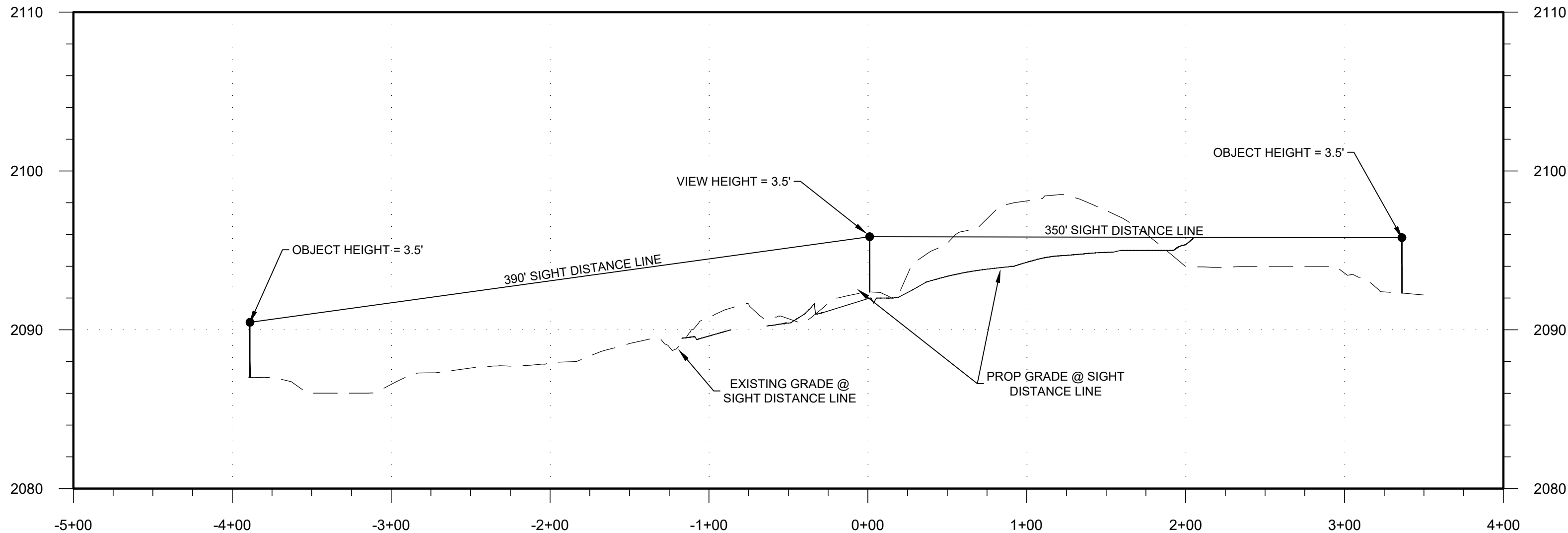
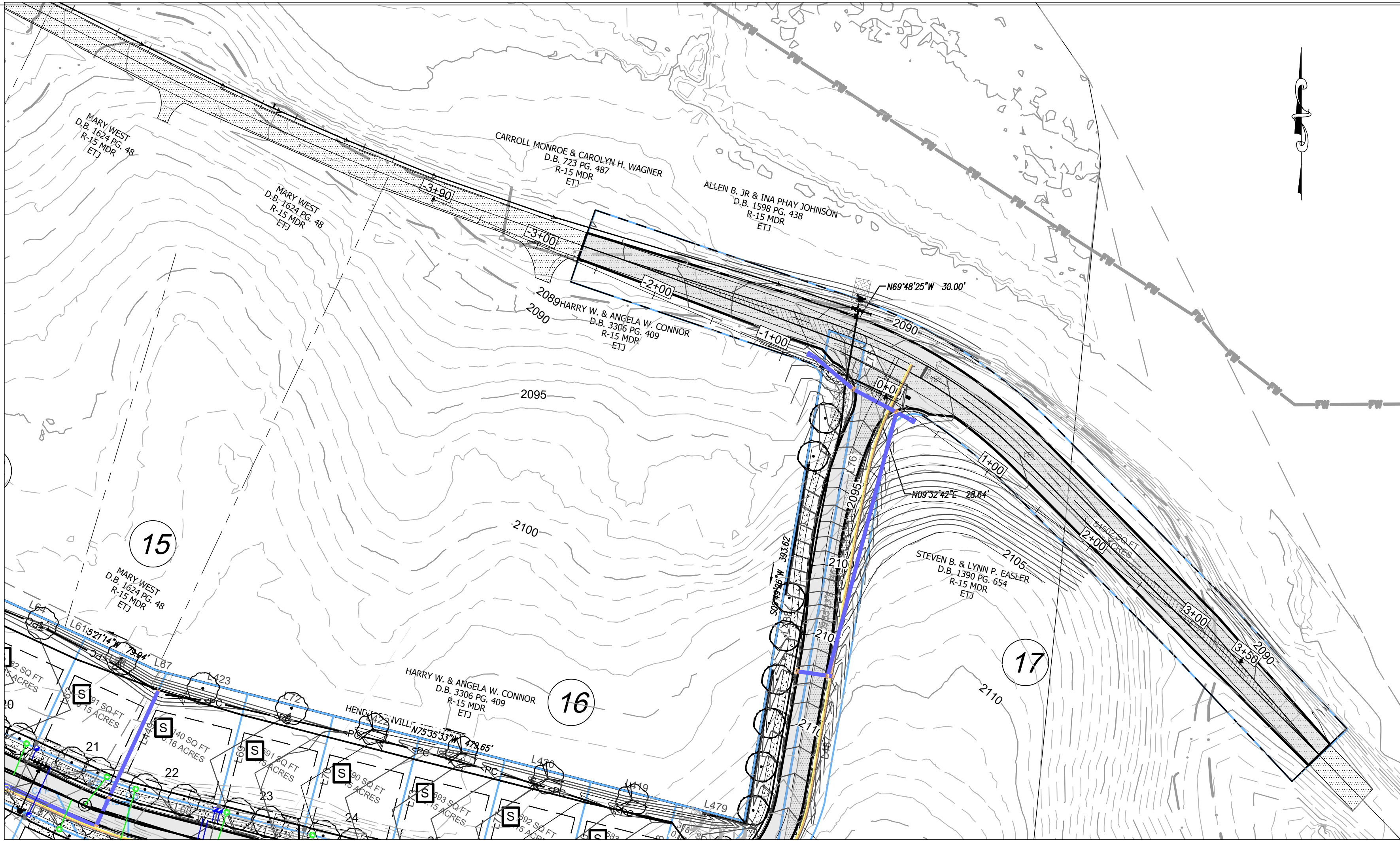


PROJECT NO: PES20001 DATE: 11/25/2024 SHEET NO: AS SHOWN	WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831	THREE NOTCH GROUP PRELIMINARY - NOT FOR CONSTRUCTION	DRAWING TITLE: STRIPING DETAILS 1	CE-108	DRAFTING TITLE:	NO.	REVISION/SUBMISSION	DATE:	PROFESSIONAL SEAL: NORTH CAROLINA SEAL 10/10/2025 J.B. N. HARRIS 07/24/2025 CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, LLC NORTH CAROLINA NO. C-4973 4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913



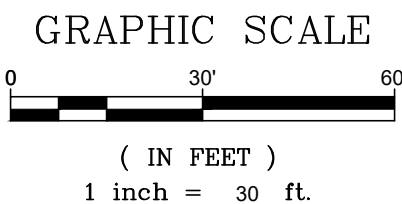
C:\300 SITE DISTANCE.dwg

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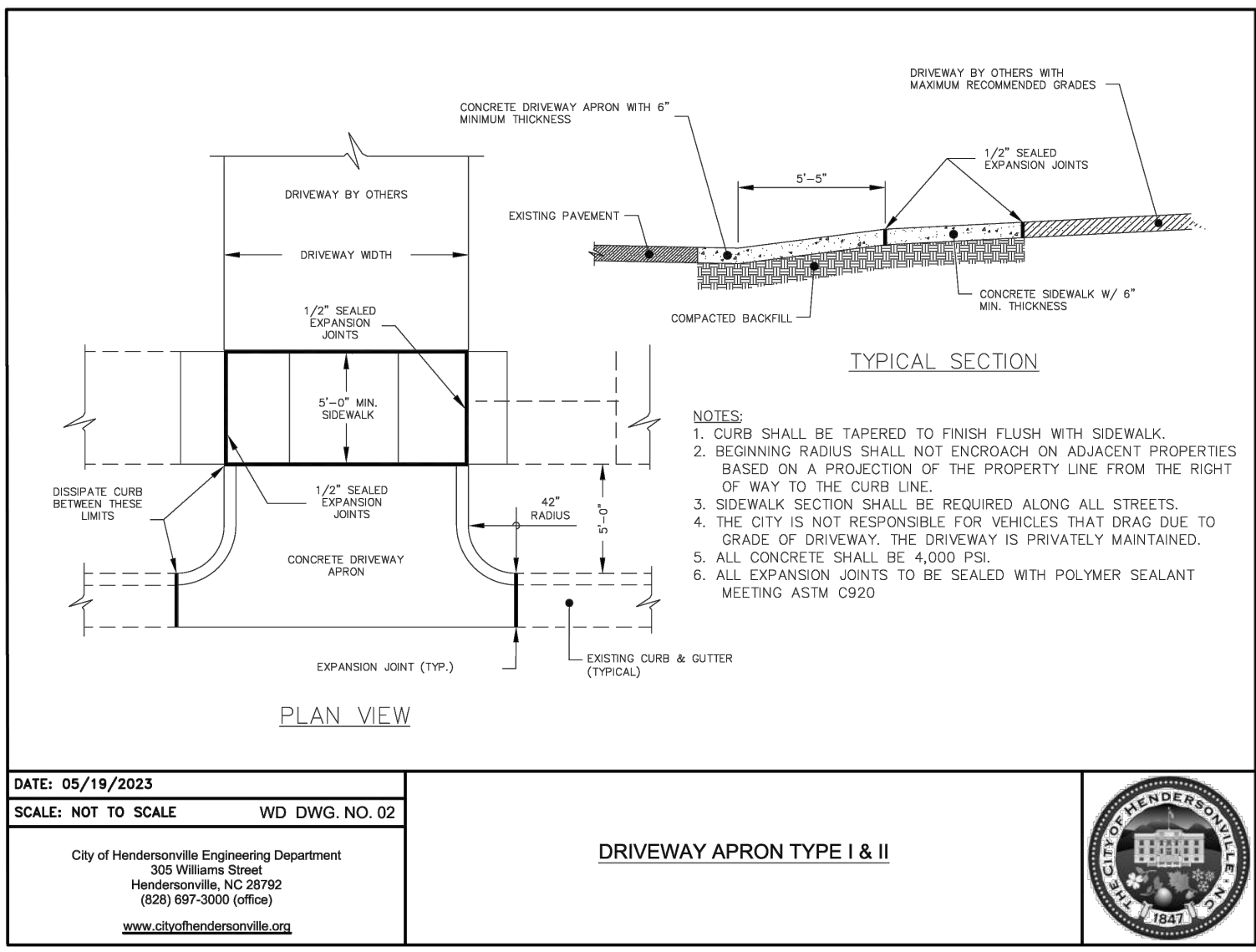


NOTES:

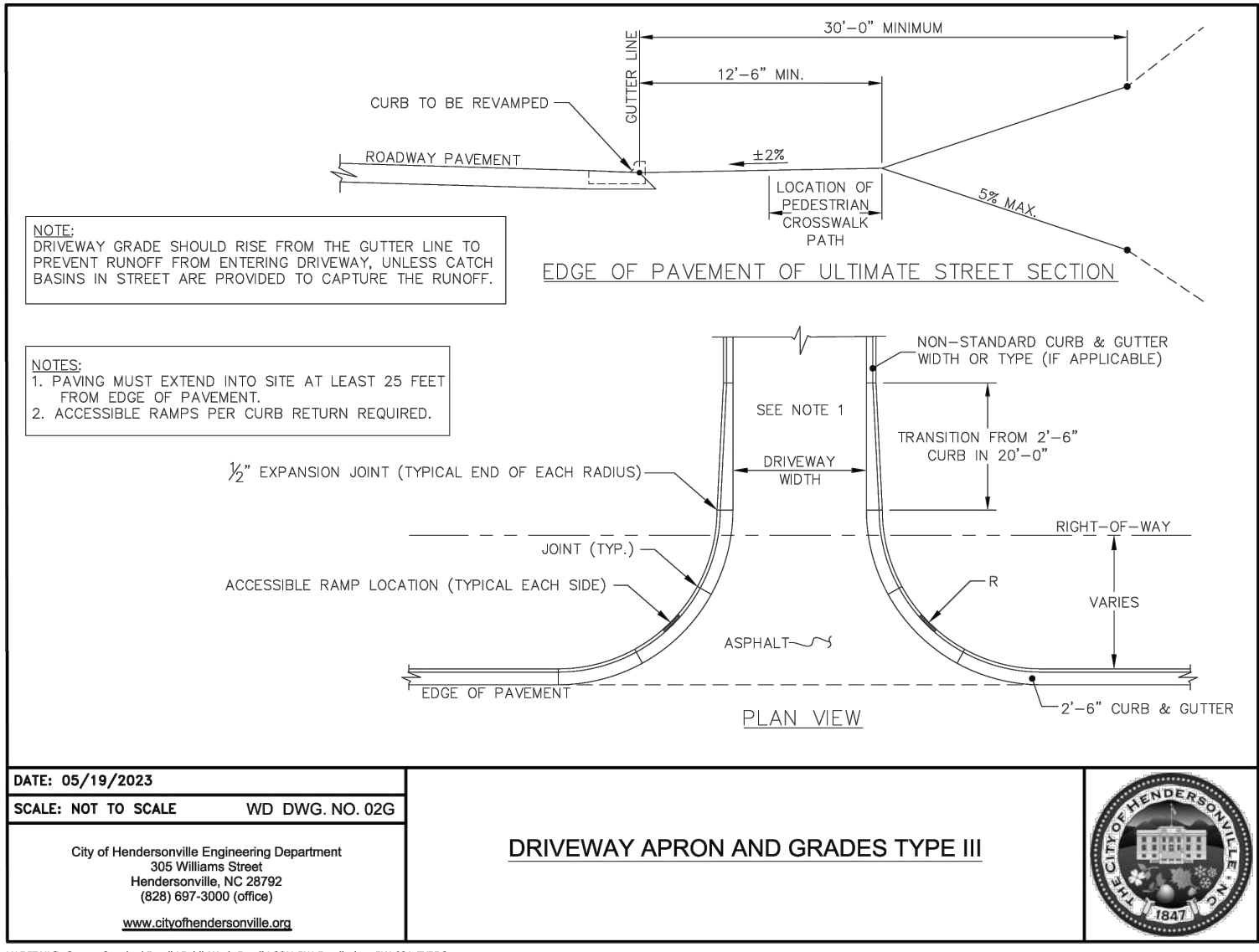
1. OWNER IS RESPONSIBLE TO REMOVE EXISTING TREES/OBSTRUCTIONS LOCATED WITHIN SIGHT LINE. PERMISSION FROM ADJACENT PROPERTY OWNER IS REQUIRED PRIOR TO TREE-OBSTRUCTIONS REMOVAL FROM ADJACENT PROPERTY. IF TREES ARE ONLY TRIMMED AND NOT FULLY REMOVED AN EASEMENT WILL BE REQUIRED IN ORDER TO MAINTAIN CLEAR SIGHT DISTANCE.
2. ALL FIXED OBJECTS THAT ARE NOT CONSIDERED BREAKAWAY MUST BE REMOVED FROM THE CLEAR RECOVERY ZONE (12' FROM THE EDGE OF FUTURE PAVEMENT).
3. SIGHT DISTANCE LINES ESTABLISHED USING NCDOT TABLES 9-7 AND 9-9 AS SPECIFIED IN "DESIGNING FOR SIGHT DISTANCE" LUNCH AND LEARN DOCUMENT.



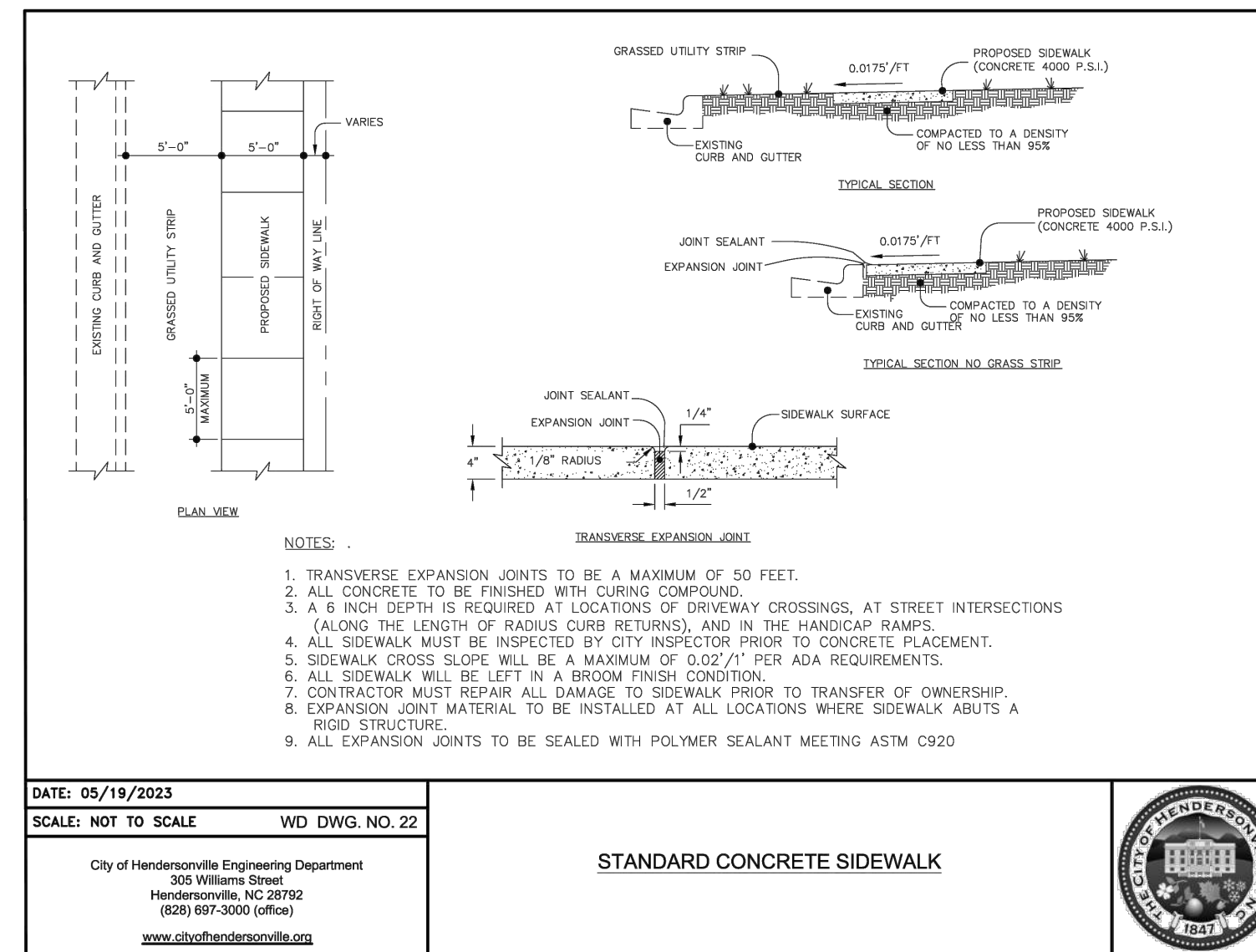
PROJECT NO: R264001		DATE: 11/25/2024		SCALE: AS SHOWN		DRAWING TITLE: SIGHT DISTANCE PLAN & PROFILE	
SHEET NO:		DATE:		REVISION/SUBMISSION		NO.	
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831		THREE NOTCH GROUP, INC. NORTH CAROLINA NO. C-4973		PROFESSIONAL SEAL: NORTH CAROLINA PROFESSIONAL SEAL OPIN M. HARRIS 01/17/2025		4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913	
PRELIMINARY - NOT FOR CONSTRUCTION		THREE NOTCH GROUP, INC. NORTH CAROLINA NO. C-4973		CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, INC. NORTH CAROLINA NO. C-4973		4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913	



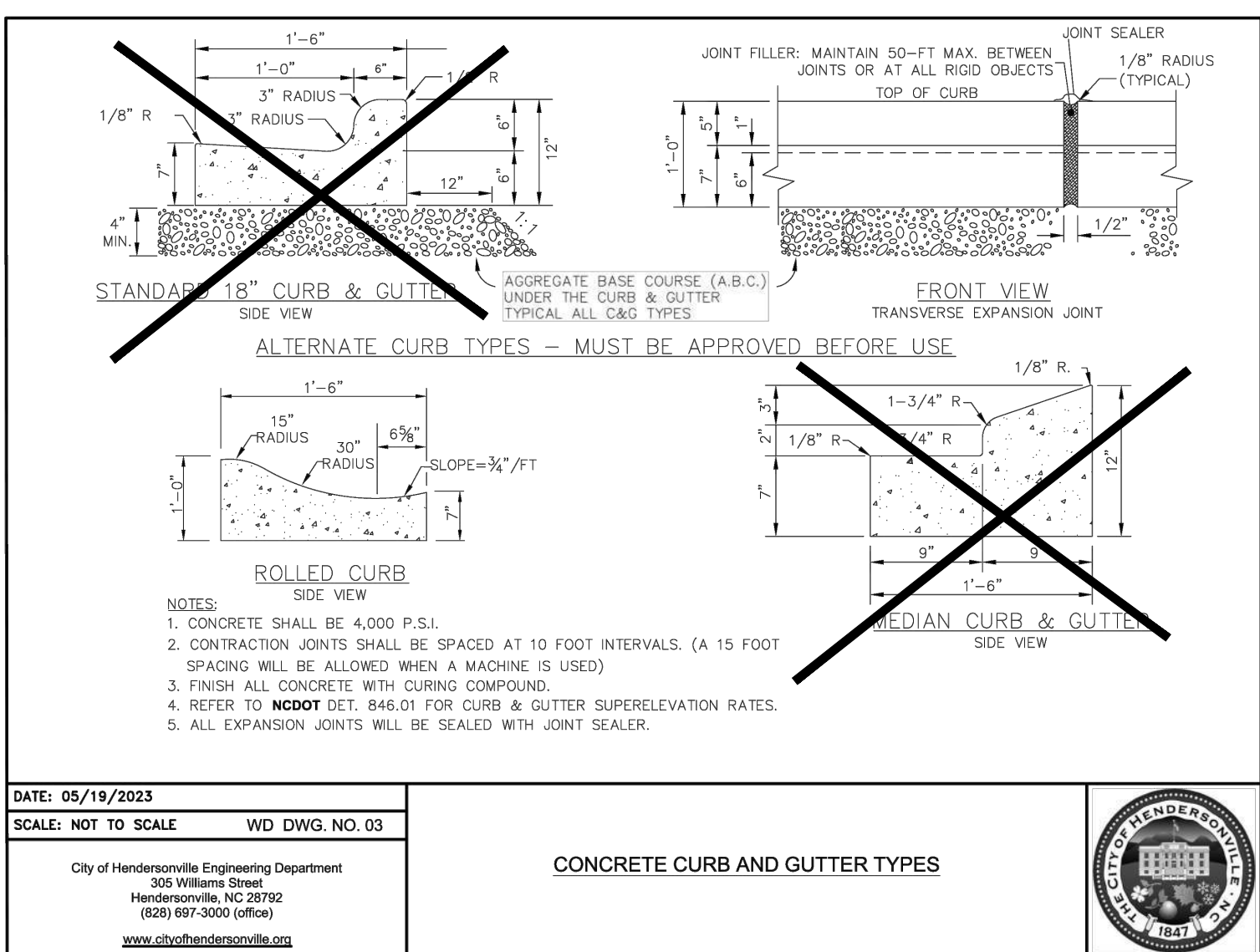
1 TYPE III DRIVEWAY PLAN NTS



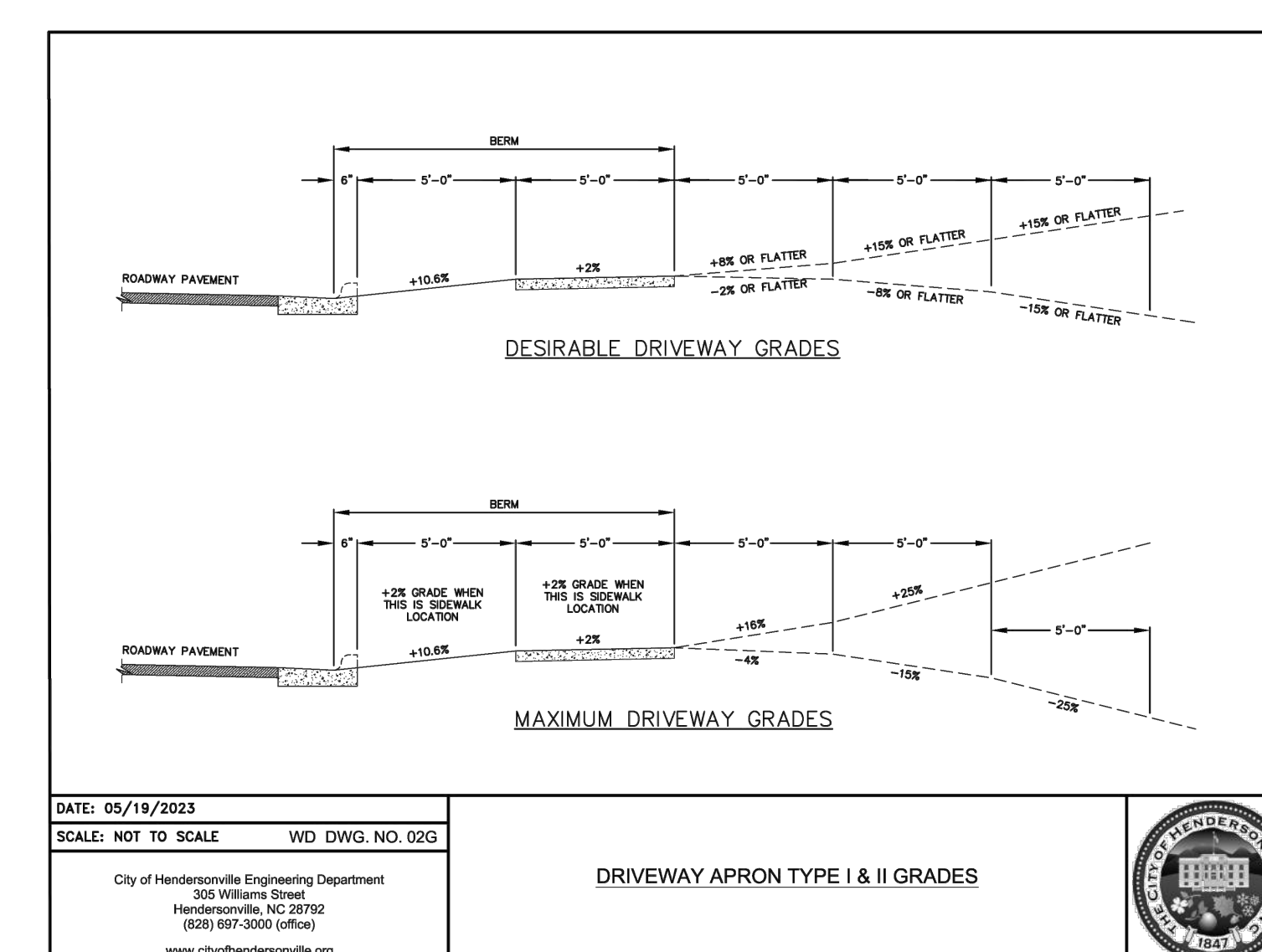
4 CURB RAMP PLAN NTS



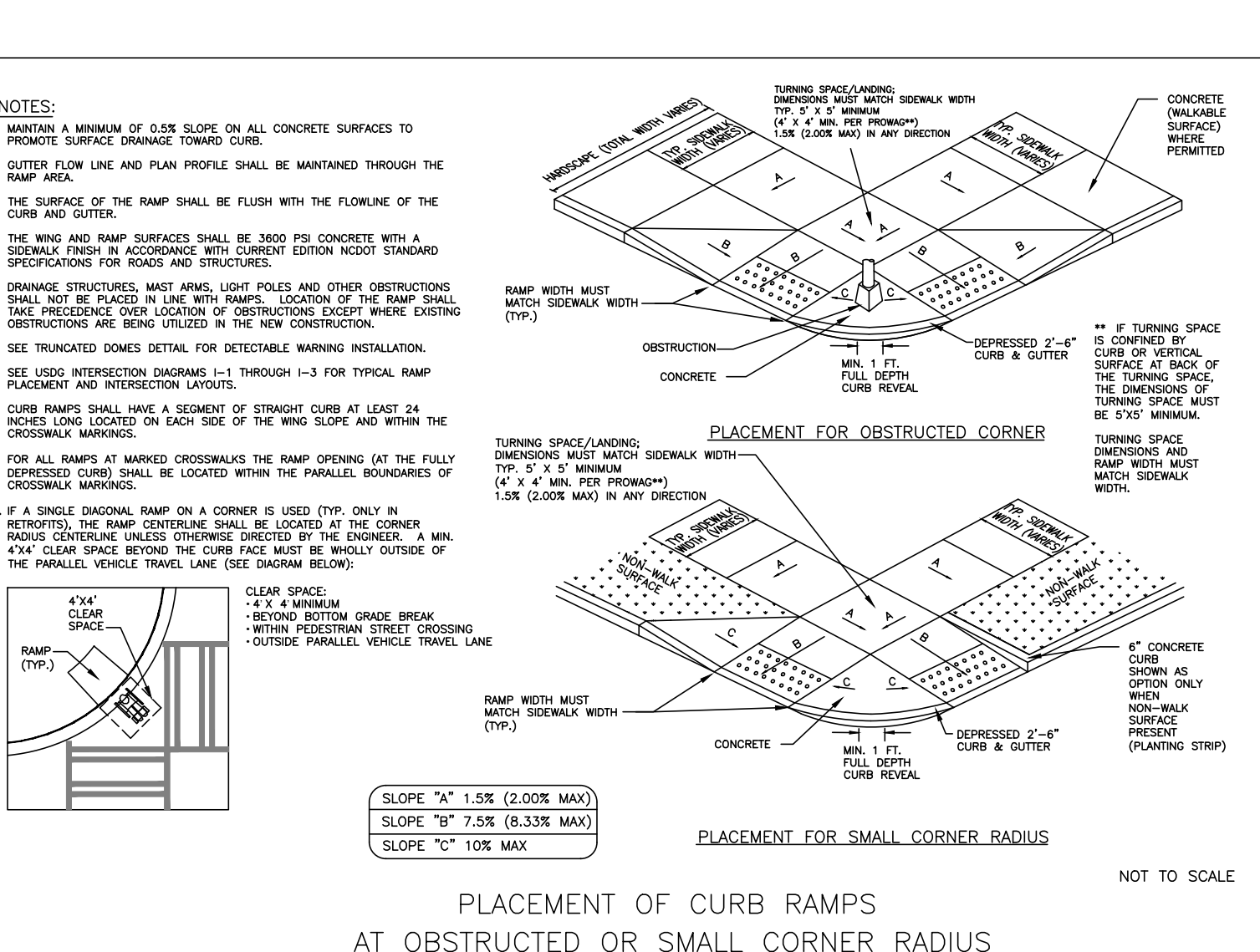
7 CONCRETE SIDEWALK PLAN NTS



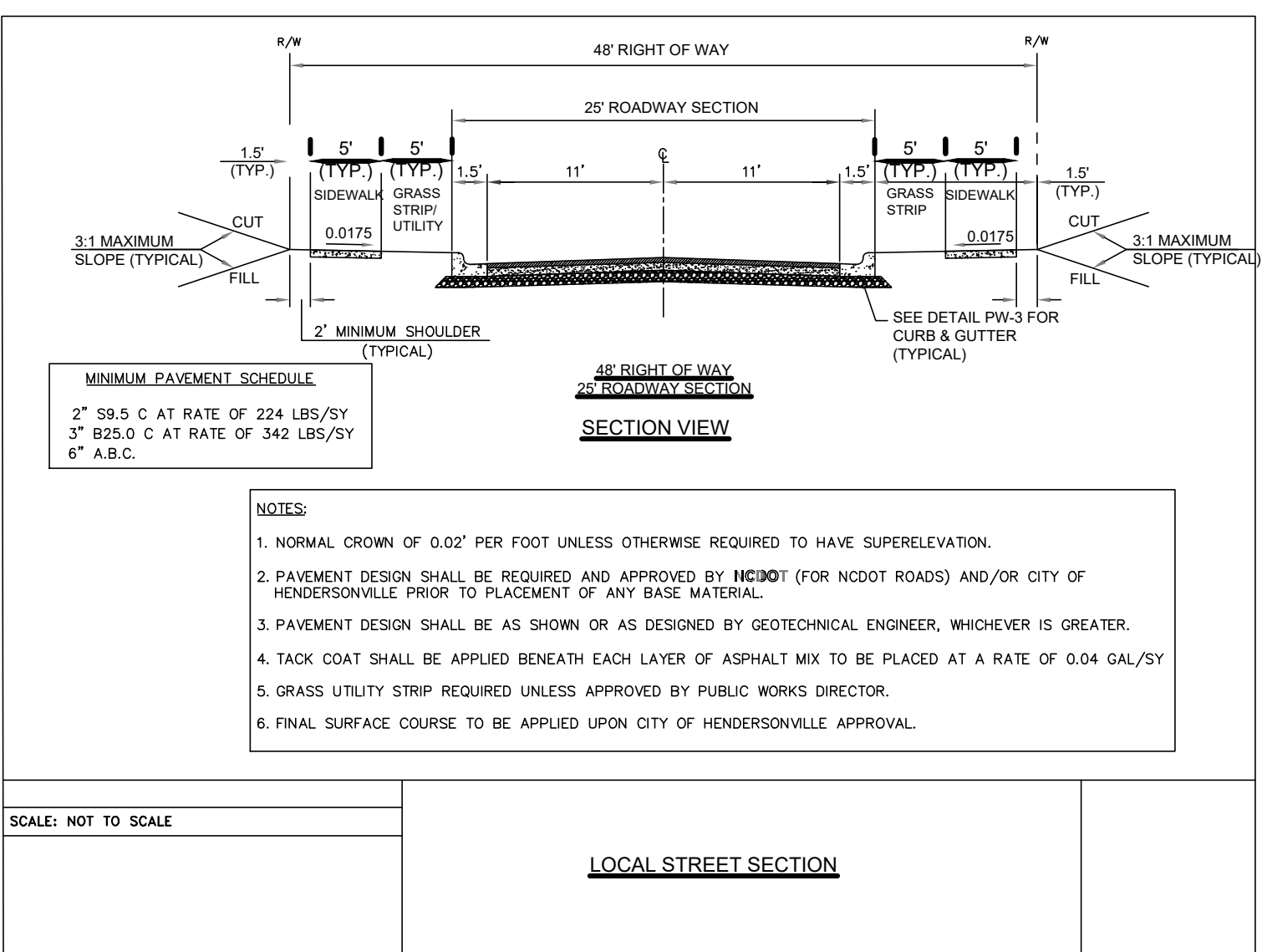
2 SECTION NTS



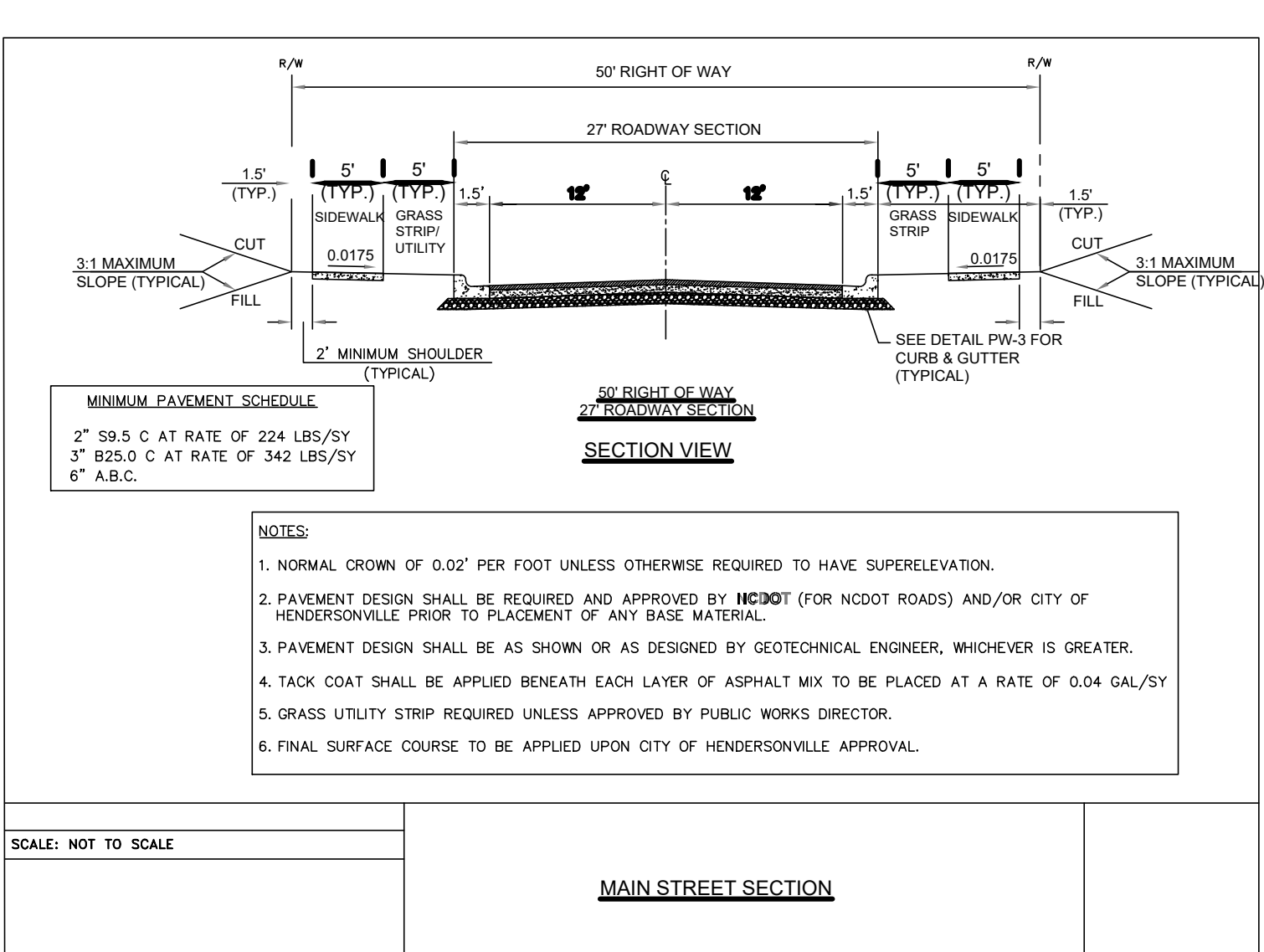
5 DRIVEWAY APRONT TYPE I & II GRADES NTS



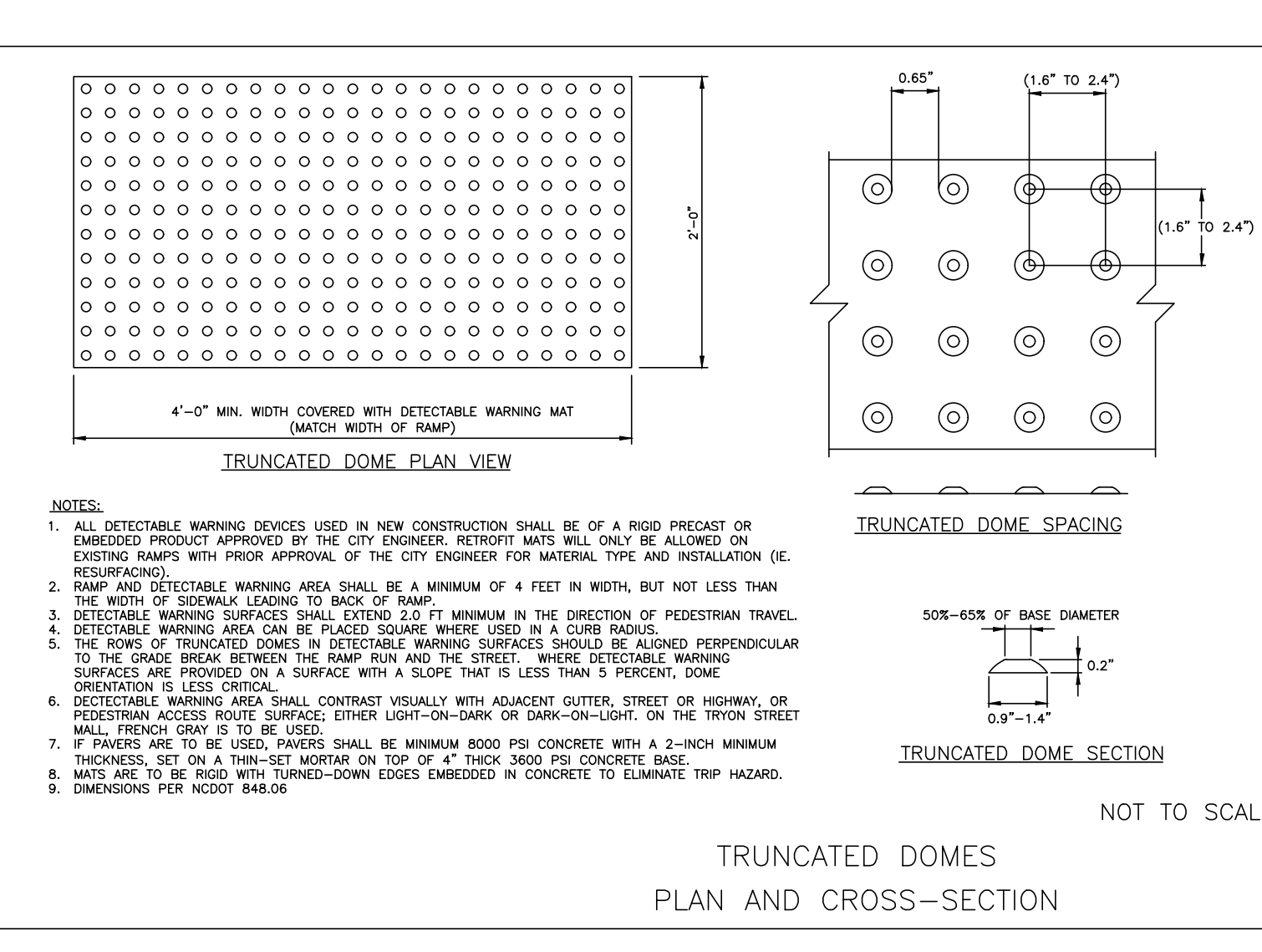
8 CONCRETE SIDEWALK PLAN NTS



3 STANDARD LOCAL STREET SECTION NTS



6 MAIN STREET SECTION NTS



9 CONCRETE SIDEWALK PLAN NTS

DATE: 03/17/2025
07/24/2025

REVISION/SUBMISSION
ADDRESS COUNTY STORMWATER & EC COMMENTS
ADDRESS CLIENT COMMENTS

NO. 3
5

PROFESSIONAL SEAL:
NORTH CAROLINA
SEAL
JOHN M. HARRIS
07/24/2025

CERTIFICATE OF AUTHORIZATION:
THREE NOTCH GROUP, INC.
NORTH CAROLINA
NO. C-4973

4301 Taggart Creek Road
Charlotte, NC 28208
(704) 394-6913

THREE NOTCH GROUP
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO: 0324001
SHEET NO: 1

DATE: 11/25/2024
SCALE: AS SHOWN

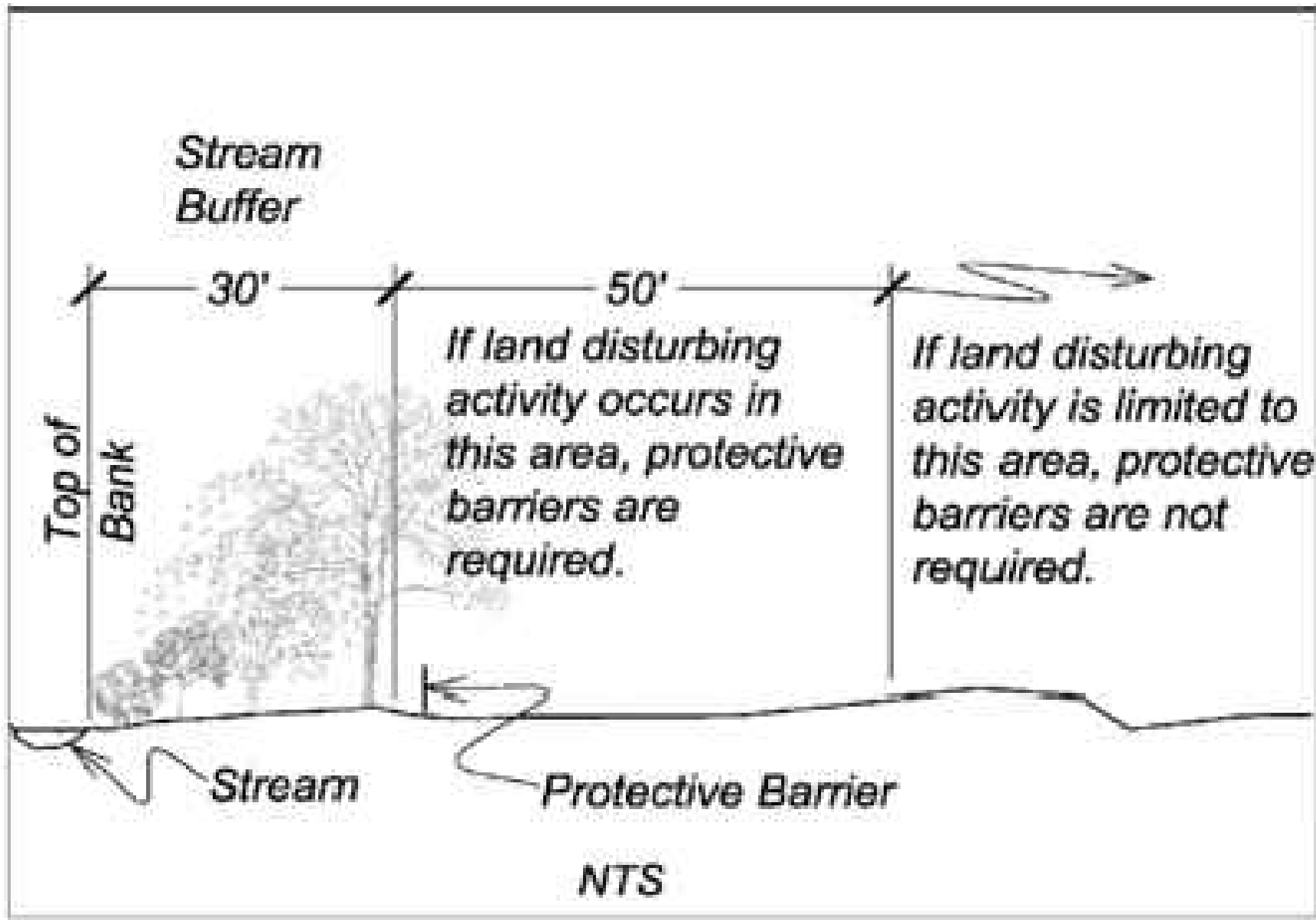
WILMONT ESTATES
TRACY GROVE ROAD
HENDERSONVILLE, NC 27831

C-250

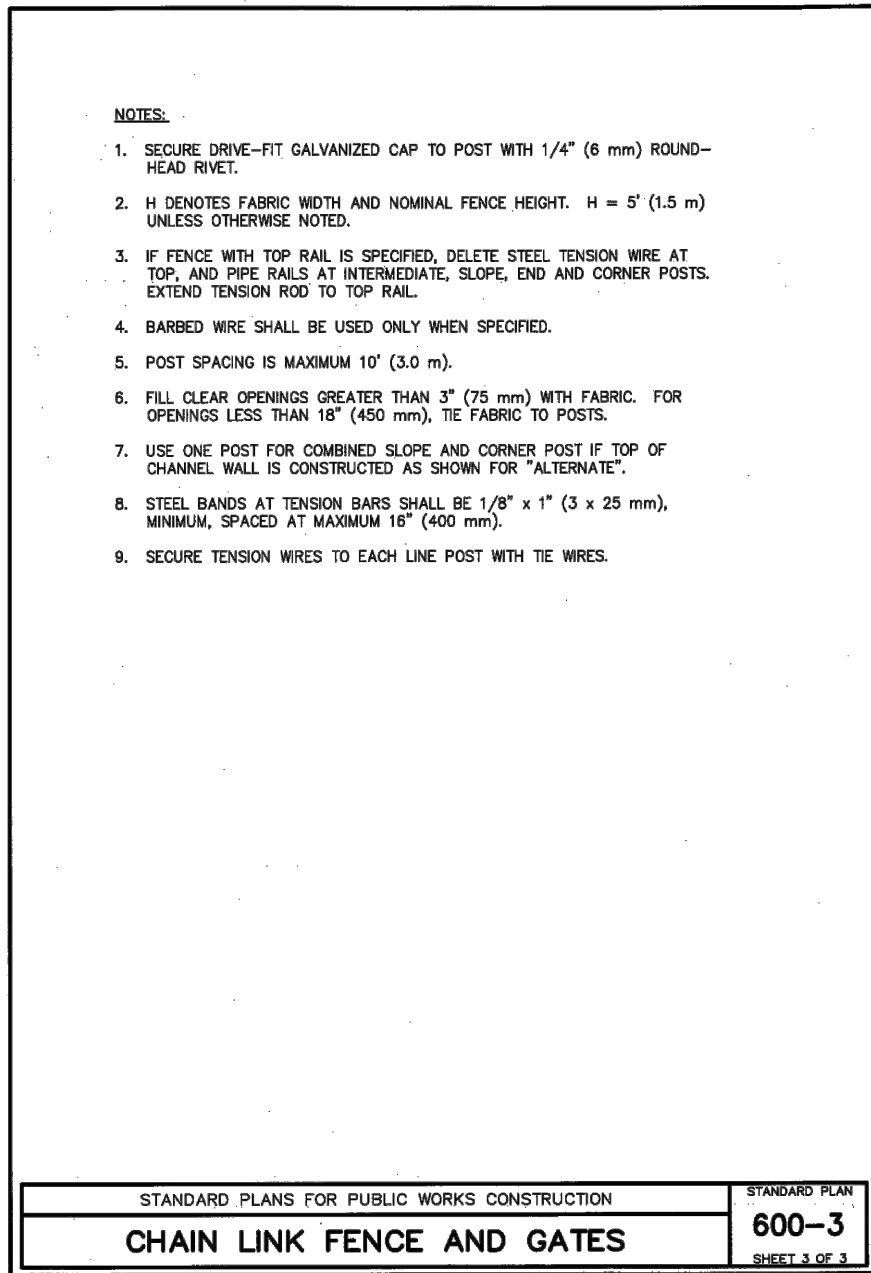
SITE DETAILS

C-3011 PROJECT DETAIL 3-2019

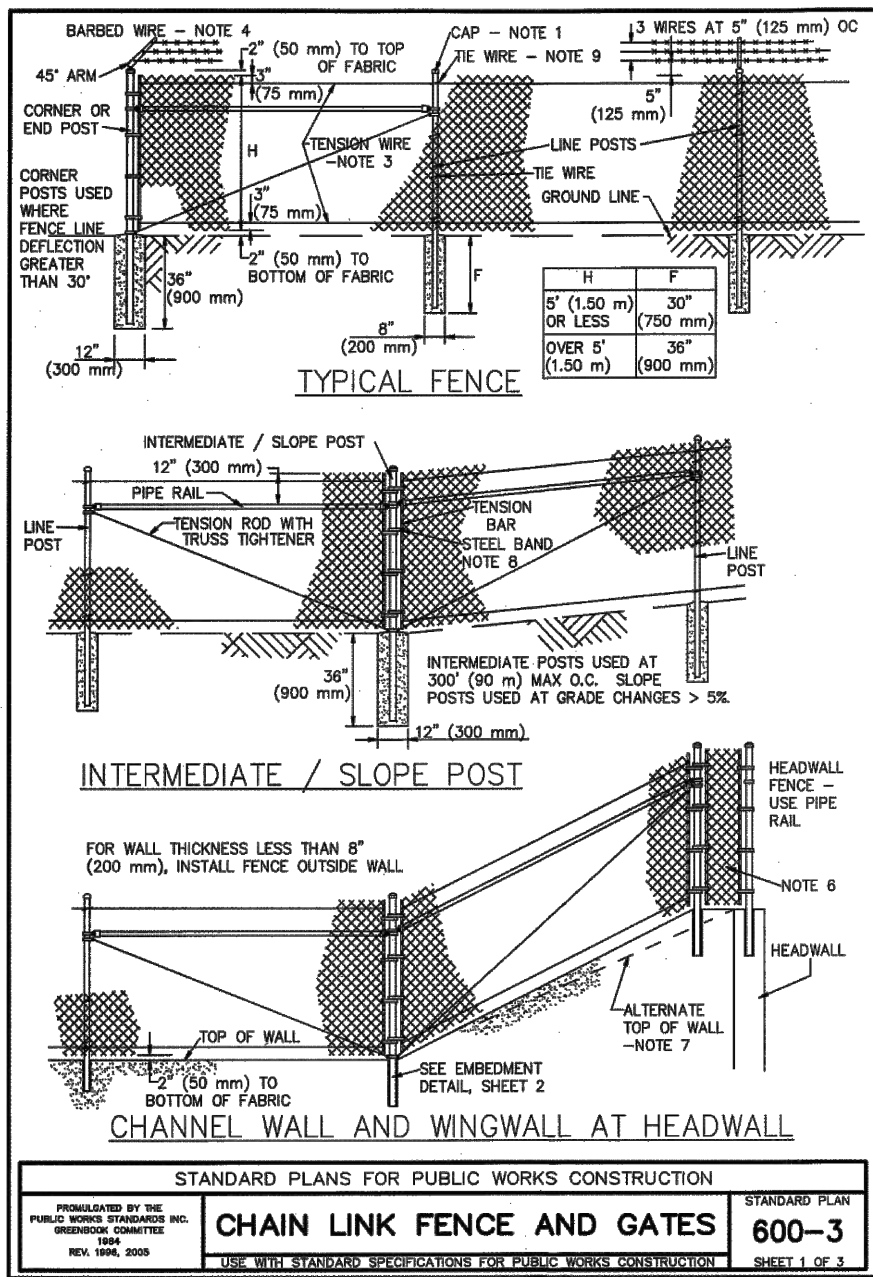
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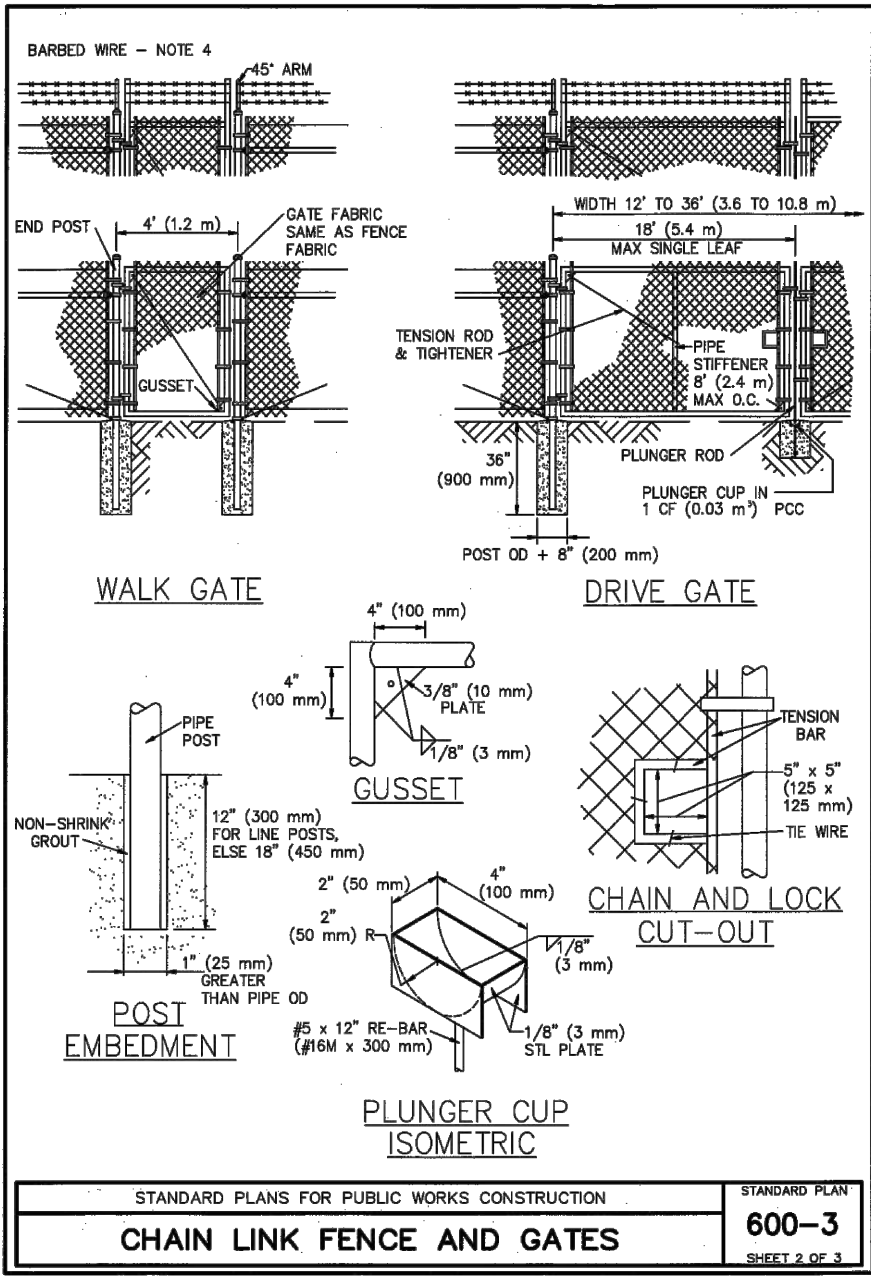
1 BUFFER PROTECTION DETAIL
PLAN NTS



4 CHAIN LINK DETAIL
PLAN NTS



2 CHAIN LINK DETAIL
PLAN NTS



3 CHAIN LINK DETAIL
PLAN NTS

PROJECT NO: R264001	DATE: 11/25/2024	SCALE: AS SHOWN	SITE DETAILS
SHEET NO:			
WILMONT ESTATES TRACY GROVE ROAD HENDERSONVILLE, NC 27831	DATE: 01/17/2025 03/17/2025 07/24/2025	REVISION/SUBMISSION 1 ADDRESS COUNTY STORMWATER & EC COMMENTS 3 ADDRESS COUNTY STORMWATER & EC COMMENTS 5 ADDRESS CLIENT COMMENTS	NO. 1 2 3 4 5
	PROFESSIONAL SEAL: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER JOHN M. HARRIS 07/24/2025	CERTIFICATE OF AUTHORIZATION: THREE NOTCH GROUP, INC. NORTH CAROLINA NO. C-4973	4301 Taggart Creek Road Charlotte, NC 28208 (704) 394-6913
		THREE NOTCH GROUP PRELIMINARY - NOT FOR CONSTRUCTION	