

DRAKEWOOD

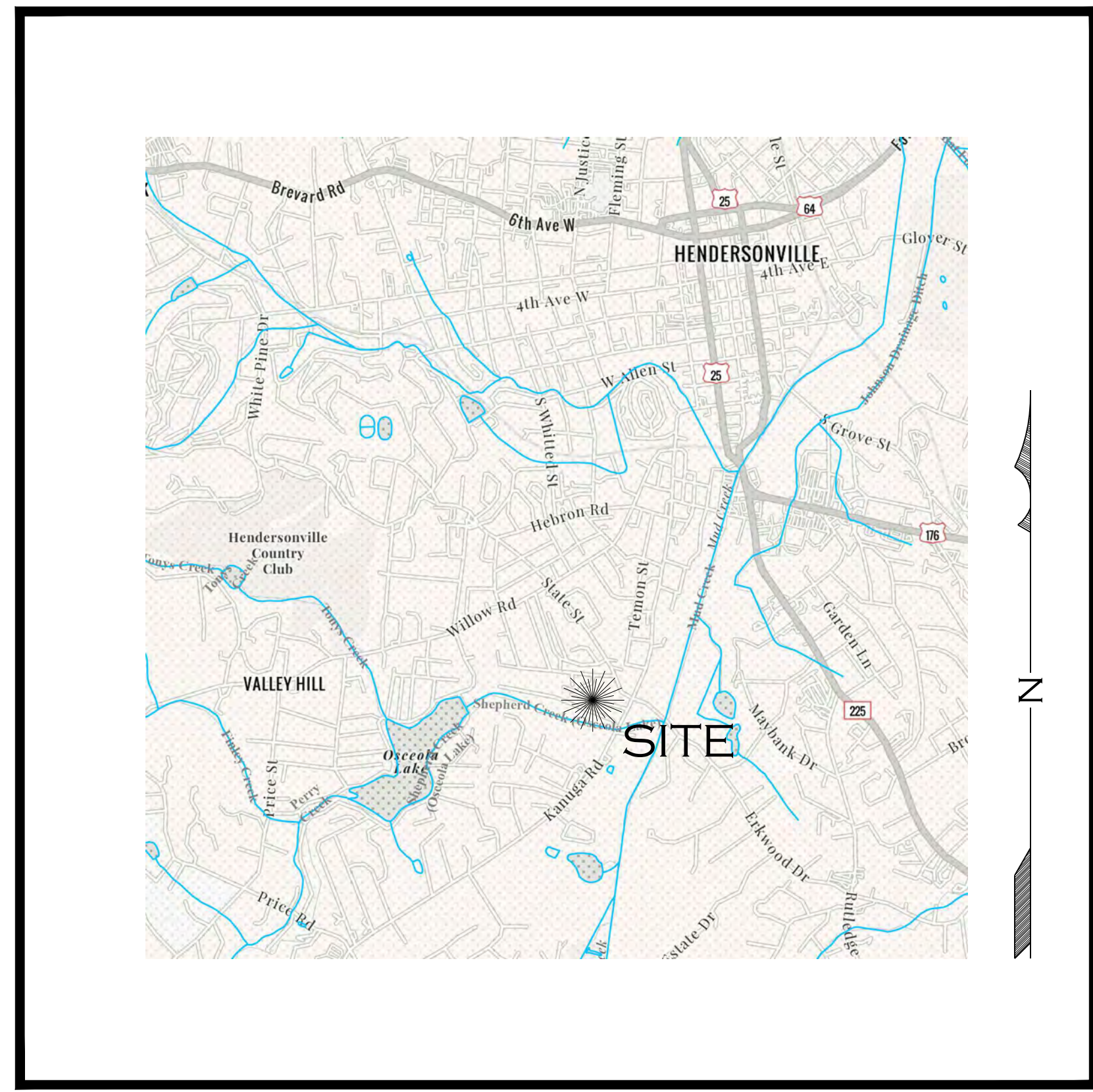
1208 STANWOOD LN.
HENDERSONVILLE, NORTH CAROLINA

SITE & LAYOUT, TREE CANOPY, DRIVEWAY LAYOUT, AND CONCEPTUAL UTILITY PLANS & DETAILS SHEET

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- ☐ **SURVEYOR**
CAMERON BAKER
ASSOCIATED LAND SURVEYORS AND PLANNERS
6475 BREVARD ROAD
ETOWAH, NC 28729
TEL. (828) 890-3507



VICINITY MAP
(SCALE: 1" = 2,000')



PROJECT MAP
(SCALE: 1" = 100')

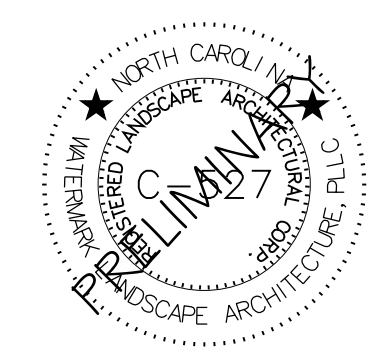


SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.
CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.



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HENDERSONVILLE, NORTH CAROLINA

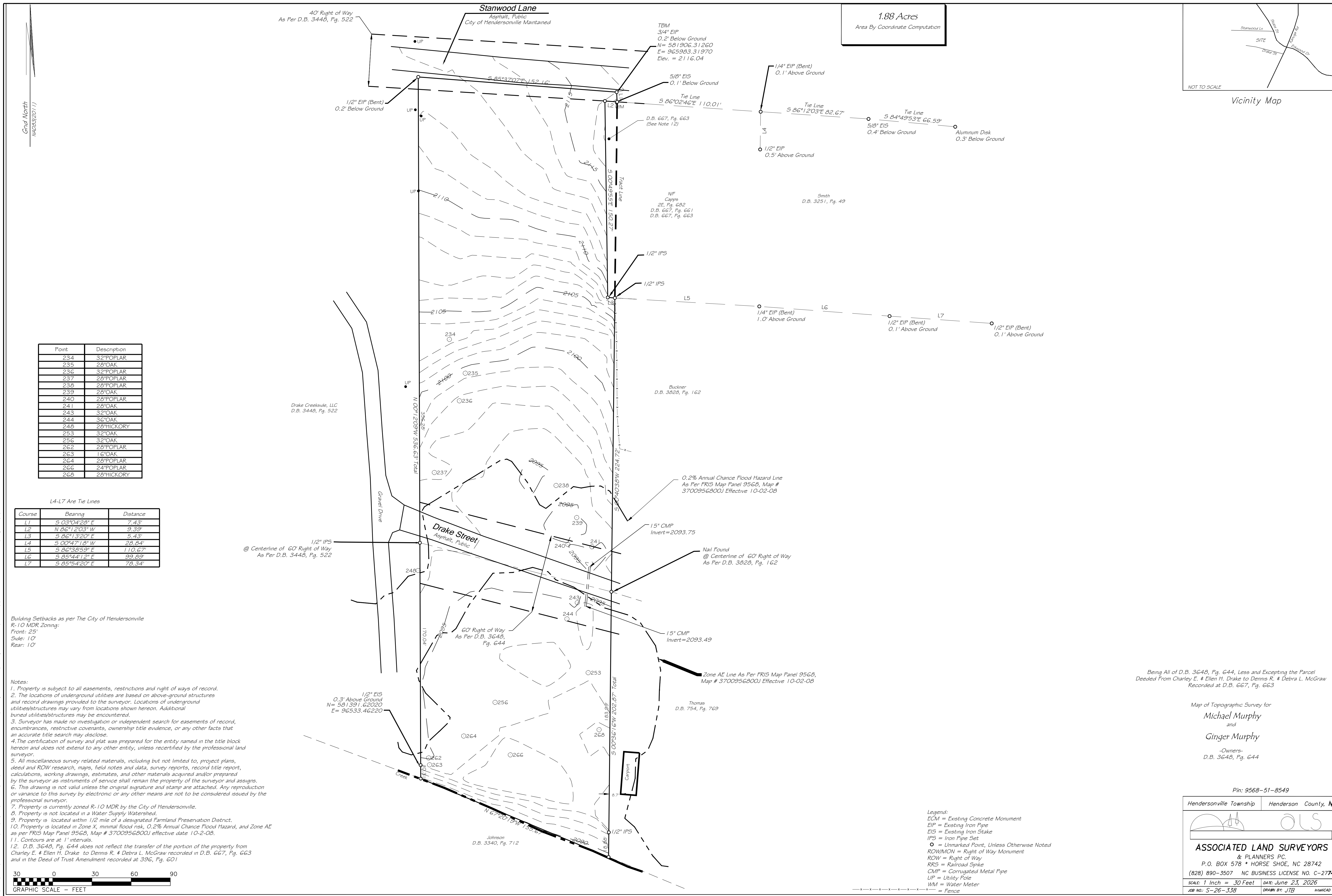


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COVER SHEET

S-1

1 OF 7



PROJECT SUMMARY:

TOTAL PROJECT AREA:	1.88 ACRES (81,878.87 SF)
TOTAL DISTURBED AREA:	1.53 ACRES (66,731.4 SF)
PIN NUMBER:	9568518549
EXISTING ZONING:	R-10, MEDIUM DENSITY RESIDENTIAL
PROPOSED USE:	PROPOSED: MINOR PRD
NUMBER OF UNITS:	20
DENSITY:	(10.6 UNITS PER ACRE) (20 UNITS / 1.88 ACRES = 10.6)
PRIVATE LOCAL STREET:	355' LINEAR FEET
FIRE DISTRICT:	VALLEY HILL
WATER:	PUBLIC
SEWER:	PUBLIC
TRASH:	PUBLIC
FRONT SETBACK:	0' (PARKING SCREENED FROM R.O.W.)
SIDE SETBACK:	0'
REAR SETBACK:	20'

SITE COVERAGE:

REQUIRED PARKING:	REQUIRED PARKING: 30 (PER SEC. 6-5-2, "PRD PARKING SPACE REQ. UNITS W/>3 BEDROOMS")
PROPOSED PARKING:	31
LOTS:	(37,321.4 SF) (0.86 ACRES) (45.6% OF SITE)
BUILDINGS:	(12,280 SF) (0.28 ACRES) (15% OF SITE)
VEHICULAR USE:	(22,292.35 SF) (0.51 ACRES) (27.6% OF SITE)
OPEN SPACE:	(47,306.64 SF) (1.09 ACRES) (58% OF SITE)
REQUIRED COMMON OPEN SPACE:	(10,000 SF) (500 SF PER DWELLING UNIT)
PROVIDED COMMON SPACE:	(28,974.7 SF) (0.67 ACRES) (35.4% OF SITE)
HOA OWNED SPACE:	(44,571.4 SF) (1.02 ACRES) (54.4% OF SITE)

SITE COVERAGE W/OPTIONAL DETACHED GARAGES (X17):

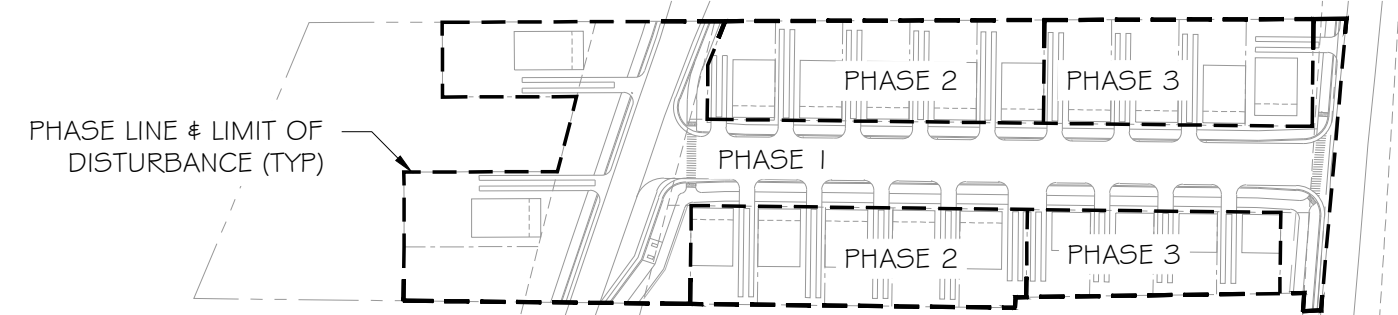
BUILDINGS:	(16,700 SF) (0.38 ACRES) (20.4% OF SITE)
VEHICULAR USE AREA:	(20,084.34 SF) (0.46 ACRES) (24.5% OF SITE)
OPEN SPACE:	(46,534.53 SF) (1.07 ACRES) (57% OF SITE)

SITE COVERAGE WITHIN SPECIAL FLOOD HAZARD AREA:

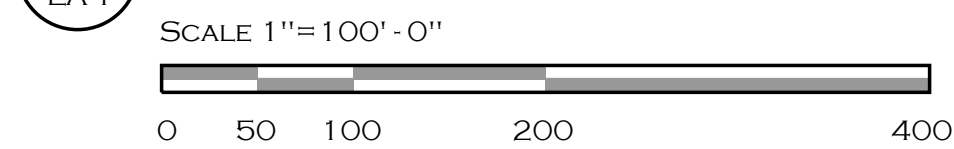
TOTAL SITE WITHIN SFHA:	(23,986.18 SF) (0.55 ACRES) (29% OF SITE)
TOTAL DISTURBED AREA WITHIN SFHA:	(1,813.63 SF) (0.042 ACRES) (7.6% OF SFHA)
COMMON SPACE OUTSIDE SFHA:	(10,135.07 SF) (101.4% OF REQUIRED)

NOTES:

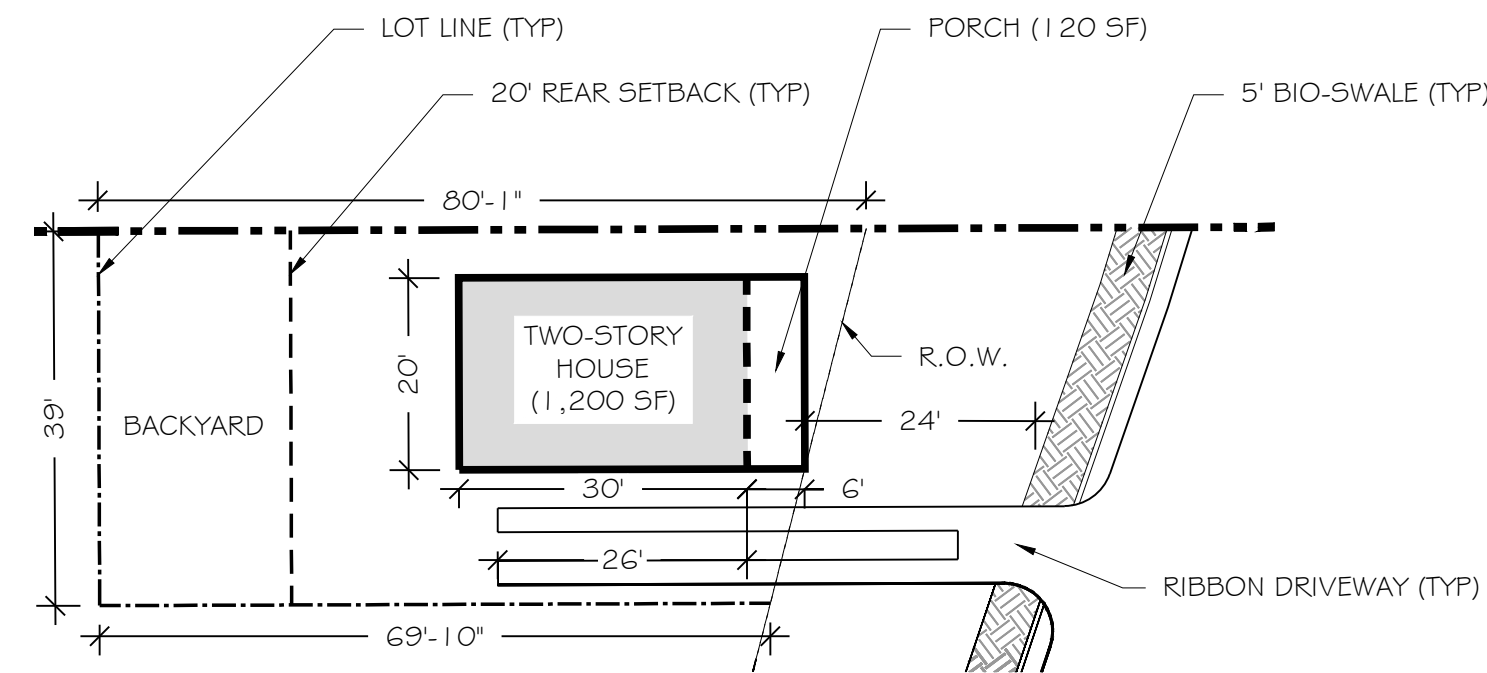
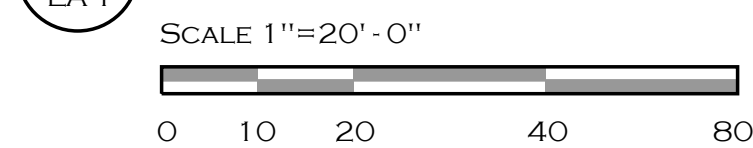
1. PROJECT SITE AND ADJOINING PARCELS TO THE EAST, SOUTH, & WEST ARE ENTIRELY WITHIN THE CITY OF HENDERSONVILLE ETJ. ADJOINING PARCEL TO THE NORTH, ON THE NORTH SIDE OF STANDWOOD LN. IS WITHIN THE CITY OF HENDERSONVILLE.
2. PROJECT SITE IS ZONED R-10 AND ALL ADJOINING PARCELS ARE ZONED R-15, PER CITY OF HENDERSONVILLE ZONING MAP.
3. NO PORTION OF SITE IS LOCATED IN A FLOODWAY AS DETERMINED BY FEMA.
4. THIS PROPERTY IS LOCATED WITHIN THE FRENCH BROAD RIVER BASIN.
5. ALL COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY THE DRAKEWOOD HOA, INCLUDING BIO-SWALES AND SIDEWALKS.
6. LOTS #1A, #2A, & #3B SHALL NOT BE PERMITTED TO BUILD A DETACHED GARAGE DUE TO FLOODPLAIN RESTRICTIONS.
7. TOTAL AREA OF DISTURBANCE IS SUBJECT TO CHANGE BASED ON FINAL EROSION CONTROL, GRADING, STORMWATER, AND UTILITY PLANS.
8. DRAKEWOOD HOA SHALL PROVIDE THE CITY OF HENDERSONVILLE WITH A MAINTENANCE EASEMENT FOR ANY PROPOSED SIDEWALKS LOCATED OUTSIDE OF THE ROAD R.O.W.
9. BIO-SWALES LOCATED WITHIN ROAD R.O.W. SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE DRAKEWOOD HOA.



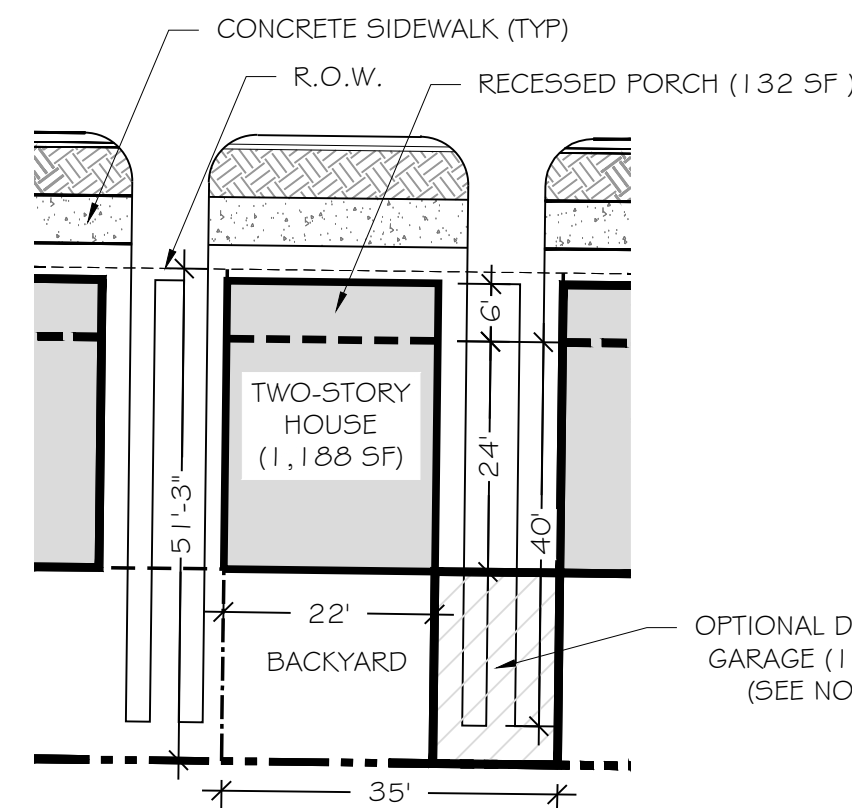
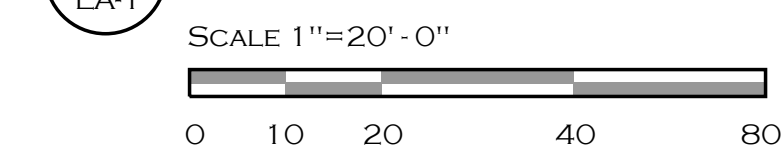
1 PHASING & LIMITS OF DISTURBANCE



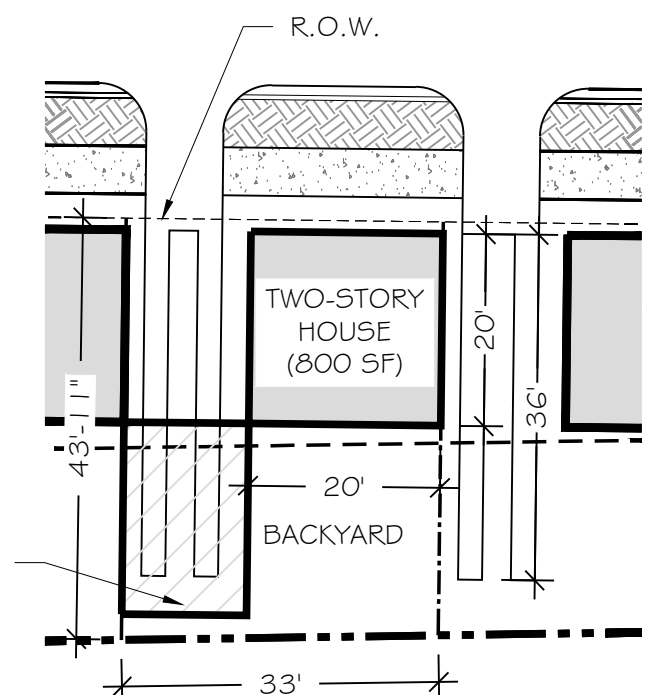
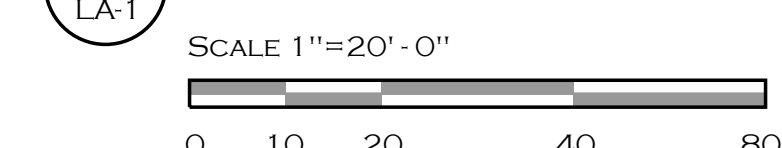
2 TYPICAL SECTION (TYPE B LOT)



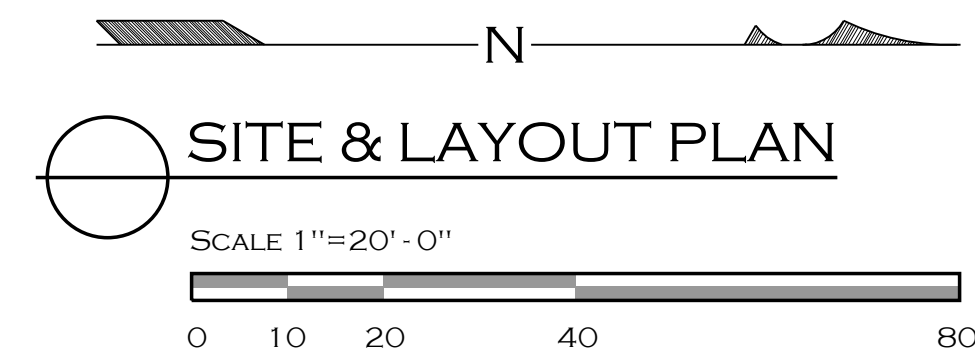
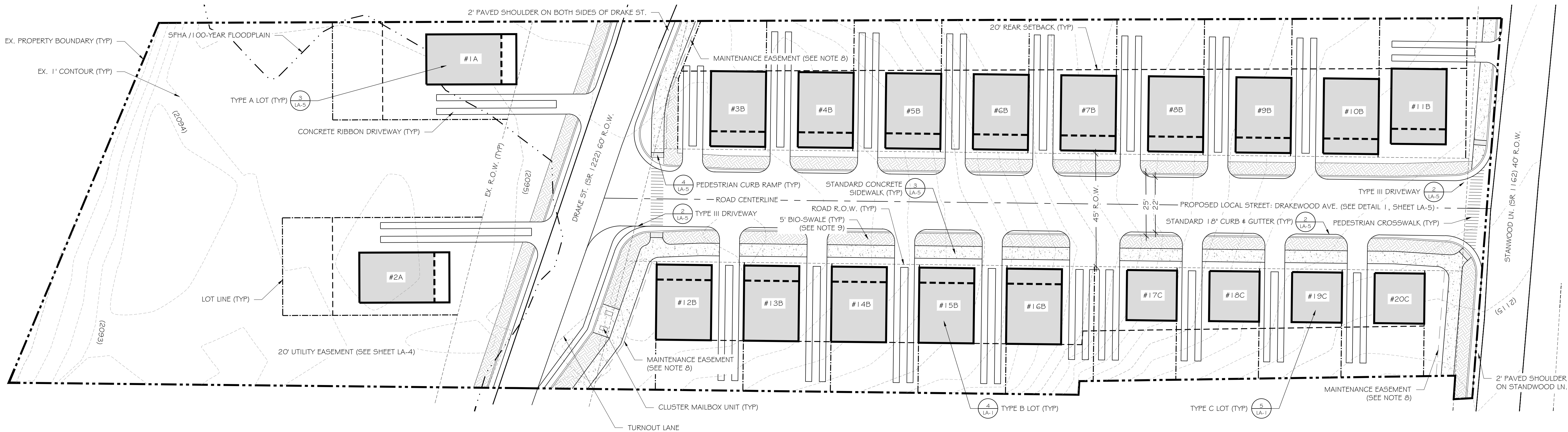
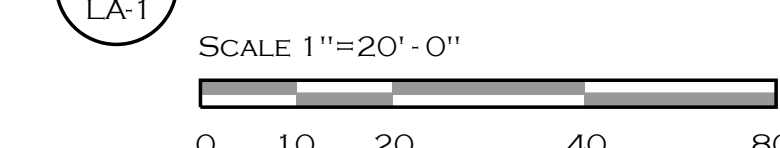
3 TYPE A LOT



4 TYPE B LOT



5 TYPE C LOT



SITE & LAYOUT PLAN

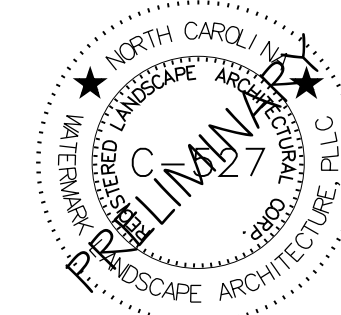
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SITE & LAYOUT PLAN

LA-1

TREE CANOPY CALCULATIONS:

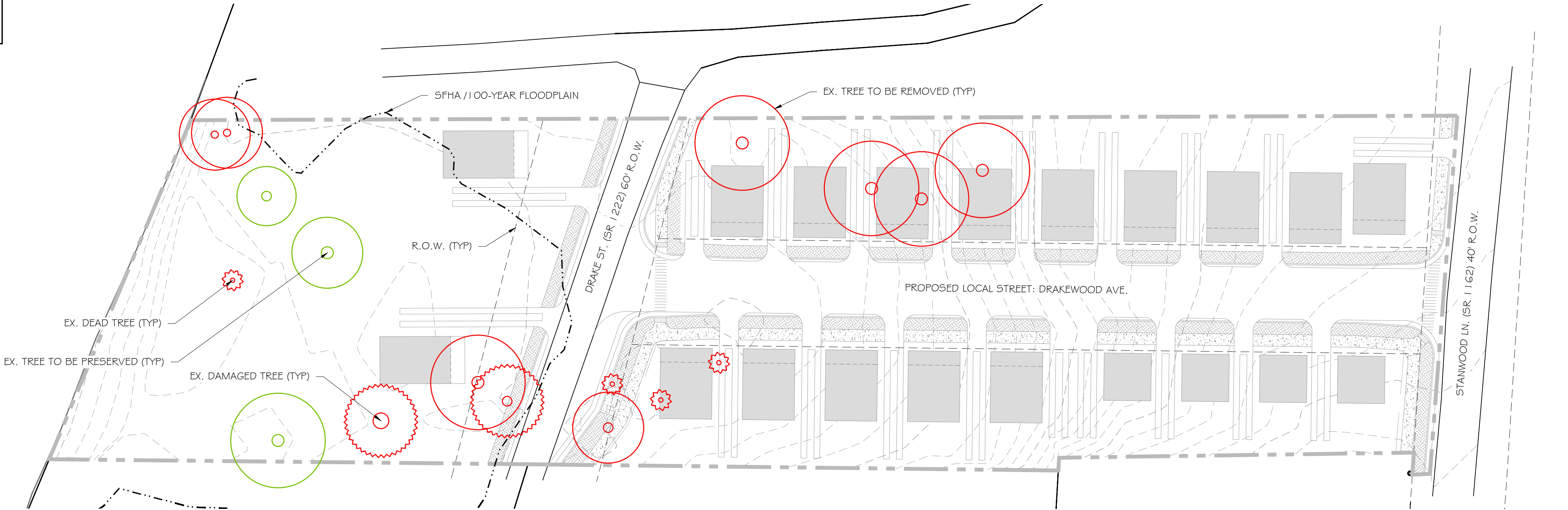
EXISTING TREE CANOPY:	(10,614.11 SF) (0.24 ACRES)
PRESERVED TREE CANOPY:	(2,454.37 SF) (0.06 ACRES) (23% OF EXISTING CANOPY)
PROPOSED TREE CANOPY:	(18,776.31 SF) (0.43 ACRES)
FINAL TREE CANOPY:	(21,230.68 SF) (0.49 ACRES) (200% INCREASE)

LANDSCAPE CALCULATIONS:

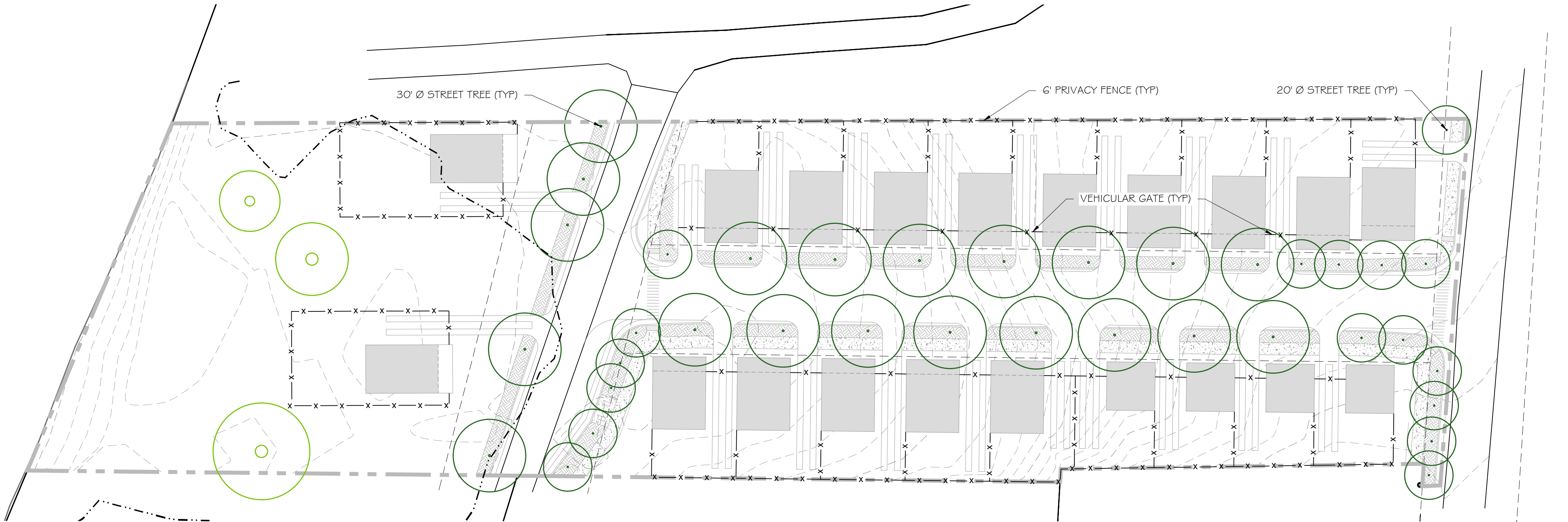
REQUIRED STREET TREES:	37 TREES (SEC. 15-15)
	+ DRAKE ST. - (157 LF / 35 LF) X 2 SIDES = 10 TREES
	+ DRAKEWOOD AVE. - (355 LF / 35 LF) X 2 SIDES = 22 TREES
	+ STANWOOD LN. - (153 LF / 35 LF) X 1 SIDE = 5 TREES
PROPOSED STREET TREES:	37

NOTES:

1. SITE IS EXEMPT FROM A TREE CANOPY PRESERVATION PLAN ACCORDING TO SEC. 15-4-C.
2. PROPOSED STREET TREES SHALL BE LARGE MATURING >50' IN HEIGHT, SPACED AT A MIN. OF 15' AND MAX. OF 75'.
3. PROPOSED STREET TREES SHALL NOT IMPEDE PEDESTRIAN TRAFFIC PER PROWAG REQUIREMENTS. PROPOSED STREET TREES SHALL BE MAINTAINED SO THAT THERE IS A MINIMUM OF 3' PEDESTRIAN CLEAR WIDTH ON ANY SIDEWALK UNTIL LOWER CANOPY HEIGHT EXCEEDS 8'.
4. TREE PRESERVATION IS SUBJECT TO CHANGE BASED ON FINAL EROSION CONTROL, GRADING, STORMWATER, AND UTILITY PLANS.



CANOPY PRESERVATION PLAN
SCALE 1"=30'-0"
0 15 30 60 120

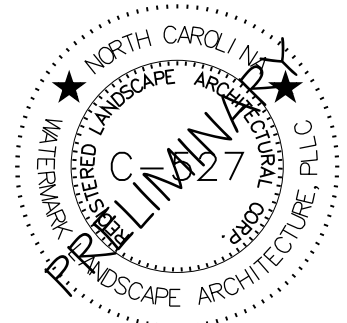
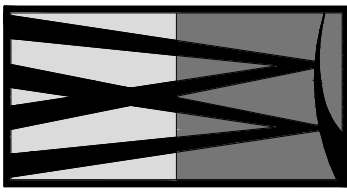


PRELIMINARY LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60 120



Know what's below.
Call before you dig.

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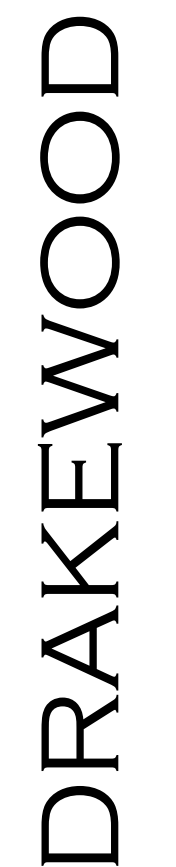
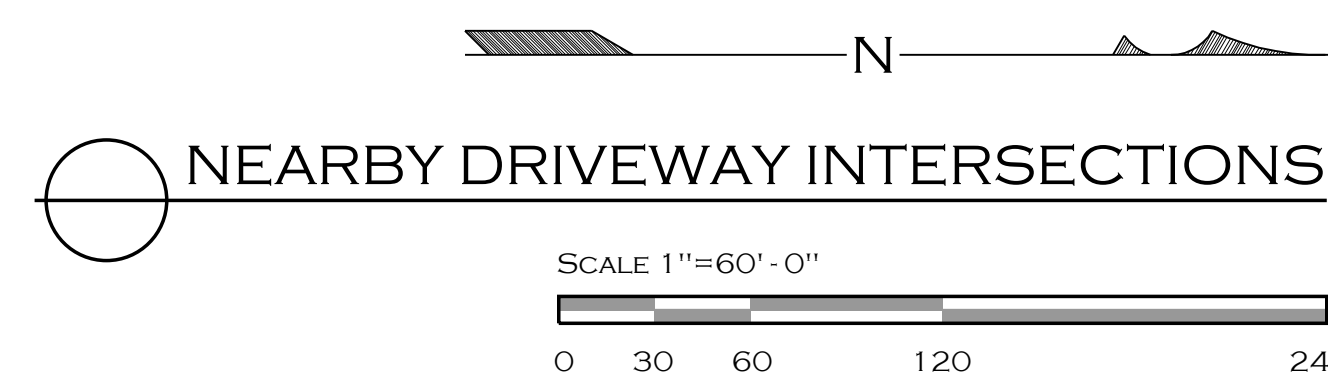
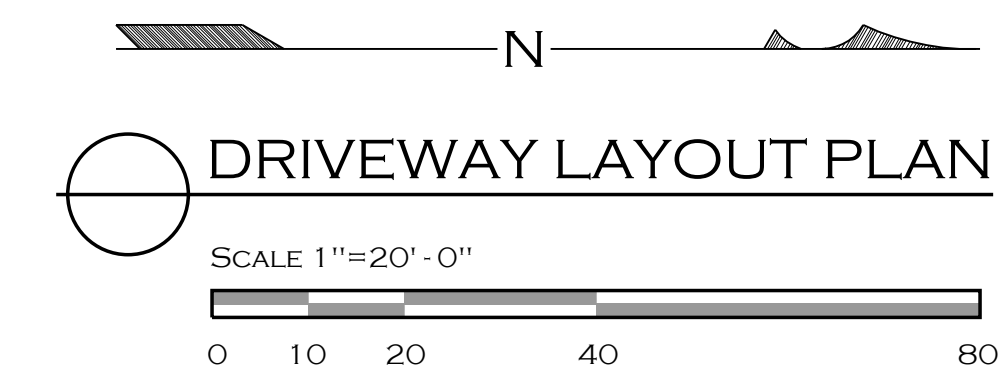


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CANOPY
PRESERVATION &
PRE. LANDSCAPE
PLAN

1. ALL SIDEWALKS IN DOT R.O.W. ARE LOCATED BETWEEN A 2' PAVED SHOULDER AND 30" CONCRETE CURB & GUTTER. CITY OF HENDERSONVILLE TYPE III DRIVEWAY IS USED TO CONCRETE TO 18" CURB & GUTTER. SEE SHEET LA-5 FOR DETAILS.
2. REQUIRED NCDOT ASPHALT SURFACE TREATMENT (AST) PAVEMENT REPAIRS SHALL BE MADE 50' PAST EITHER SIDE WHERE DISTURBANCE TAKES PLACE.
3. NCDOT DRIVEWAY PERMIT PLAN TO BE SUBMITTED WITH FINAL EROSION CONTROL, GRADING, STORMWATER, AND UTILITY PLANS.



HENDERSONVILLE, NORTH CAROLINA



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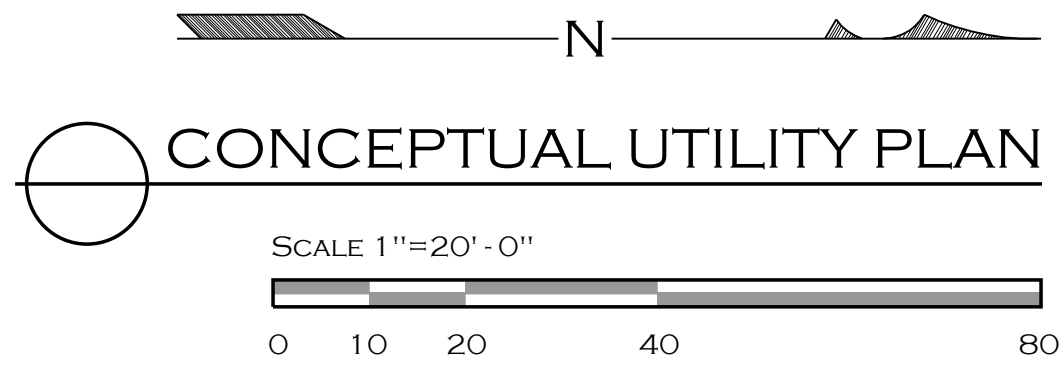
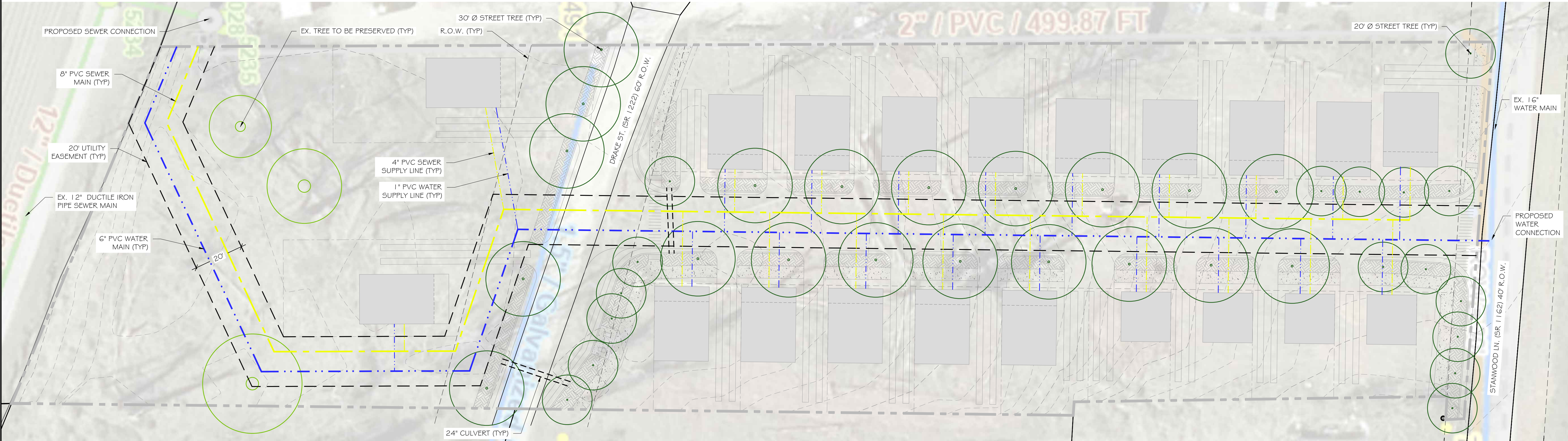
DRIVEWAY LAYOUT PLAN

LA-3

5 OF 7

NOTES:

1. FINAL UTILITY PLAN AND UTILITY EXTENSION PERMITTING SHALL BE DONE BY A PROFESSIONAL ENGINEER. UTILITY LOCATIONS AS SHOWN ARE SUBJECT TO CHANGE.
2. FINAL UTILITY PLAN SHALL SHOW EACH LOT INDEPENDENTLY METERED PER CITY OF HENDERSONVILLE ORDINANCE.

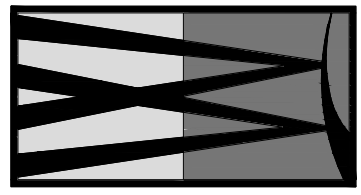


EXISTING UTILITY MAP
N.T.S.



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CONCEPTUAL
UTILITY PLAN

LA-4

6 OF 7

SUBMITTED TO CITY OF HENDERSONVILLE FOR PRELIMINARY SITE PLAN APPROVAL AUGUST 26, 2026

