

DEVELOPMENT DATA BLOCK

NAME OF PROJECT: CAROLINA VILLAGE
60 UNIT INDEPENDENT LIVING BUILDING

PROJECT ADDRESS: CAROLINA VILLAGE RD

PIN #: 9579-08-2767

DB/PG: 1341/582

CURRENT ZONING: PRD PLANNED RESIDENTIAL DISTRICT

PROPOSED ZONING: URBAN VILLAGE CONDITIONAL ZONING DISTRICT

OWNER/DEVELOPER: CAROLINA VILLAGE INC
600 CAROLINA VILLAGE RD
HENDERSONVILLE, NC 28792

ENGINEER: G THOMAS JONES III, P.E.
WGLA ENGINEERING
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177

ARCHITECT: SFCS ARCHITECTS
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011

LAND SURVEYOR: HILL AND ASSOCIATES SURVEYORS
403 W BLUE RIDGE RD
EAST FLAT ROCK, NC, 28726
(828) 693-1409

WATER SYSTEM: CITY OF HENDERSONVILLE

SEWER SYSTEM: CITY OF HENDERSONVILLE

TOTAL PROPERTY ACREAGE

9579-18-3554	93.857 AC
9579-37-5327	0.46 AC
9579-37-6200	0.38 AC
9579-08-2767	2.07 AC
TOTAL	96.767 AC±

CAMPUS UNIT SUMMARY

COTTAGES	238
APARTMENTS	135
PROPOSED	60
TOTAL IL	373

ASSISTED LIVING	60
SKILLED NURSING	58

PROJECT GROSS FLOOR SQUARE FOOTAGE OF NON-RESIDENTIAL USES

WELLNESS	8,000 SF±
ROOF-TOP TERRACE	8,000 SF±

SUMMARY OF EXISTING USES:

- 58-BED SKILLED NURSING FACILITY
- 60-BED ASSISTED LIVING
- 4 FITNESS AREAS INCLUDING OUTPATIENT THERAPY GYM
- POOL
- LOCKER ROOMS
- NUMEROUS MEETING ROOMS
- NUMEROUS OFFICES
- LIBRARY
- DINING VENUES
- INDEPENDENT LIVING APARTMENTS
- INDEPENDENT LIVING COTTAGES
- WALKING TRAILS
- SIDEWALKS
- MAILROOMS
- BUSINESS OFFICE
- ADMINISTRATIVE OFFICES

PROPOSED USES FOR 60 UNIT IL BUILDING:

- INDEPENDENT LIVING APARTMENTS
- MAILROOM
- WELLNESS GYM
- SAUNA
- LOCKER ROOMS
- MULTIPURPOSE MEETING AND EVENT SPACE
- ROOFTOP TERRACE
- OFFICE SPACE

PROJECT PARKING SUMMARY:

	REQUIRED	AREA	REQ
WELLNESS	1 SPACE PER 150 SF	8,000 SF	54
IL RESIDENTS	1 SPACE PER UNIT	60 UNITS	60
IL VISITORS	1 SPACE PER 10	60 UNITS	6
TOTAL REQUIRED			120
SURFACE SPACES PROVIDED			85
CARPORIT SPACES PROVIDED			60
TOTAL PROVIDED			145
+GOLF CART PARKING			

PROJECT SQUARE FOOTAGE/ACREAGE & PERCENT OF SITE:

REZONING PARCELS	AREA (AC)
9579-18-3554	93.857
9579-37-5327	0.46
9579-37-6200	0.38
9579-08-2767	2.07
TOTAL	96.767±

PROJECT SITE COVERAGE:

PROJECT AREA	5.19 AC± (226,076±)
BUILDINGS	50,000± SF (22%)
OPEN SPACE	REQUIRED: 67,823 SF (30%) PROVIDED: 109,400± SF (48%)
STREETS AND PARKING:	51,000± SF (22%)
OTHER (INCL. SIDEWALKS):	15,600± SF (7%)
COMMON SPACE	REQUIRED: 22,608 SF (10%) PROVIDED: 23,000± SF (10%)

AVERAGE BUILDING HEIGHT = 56'

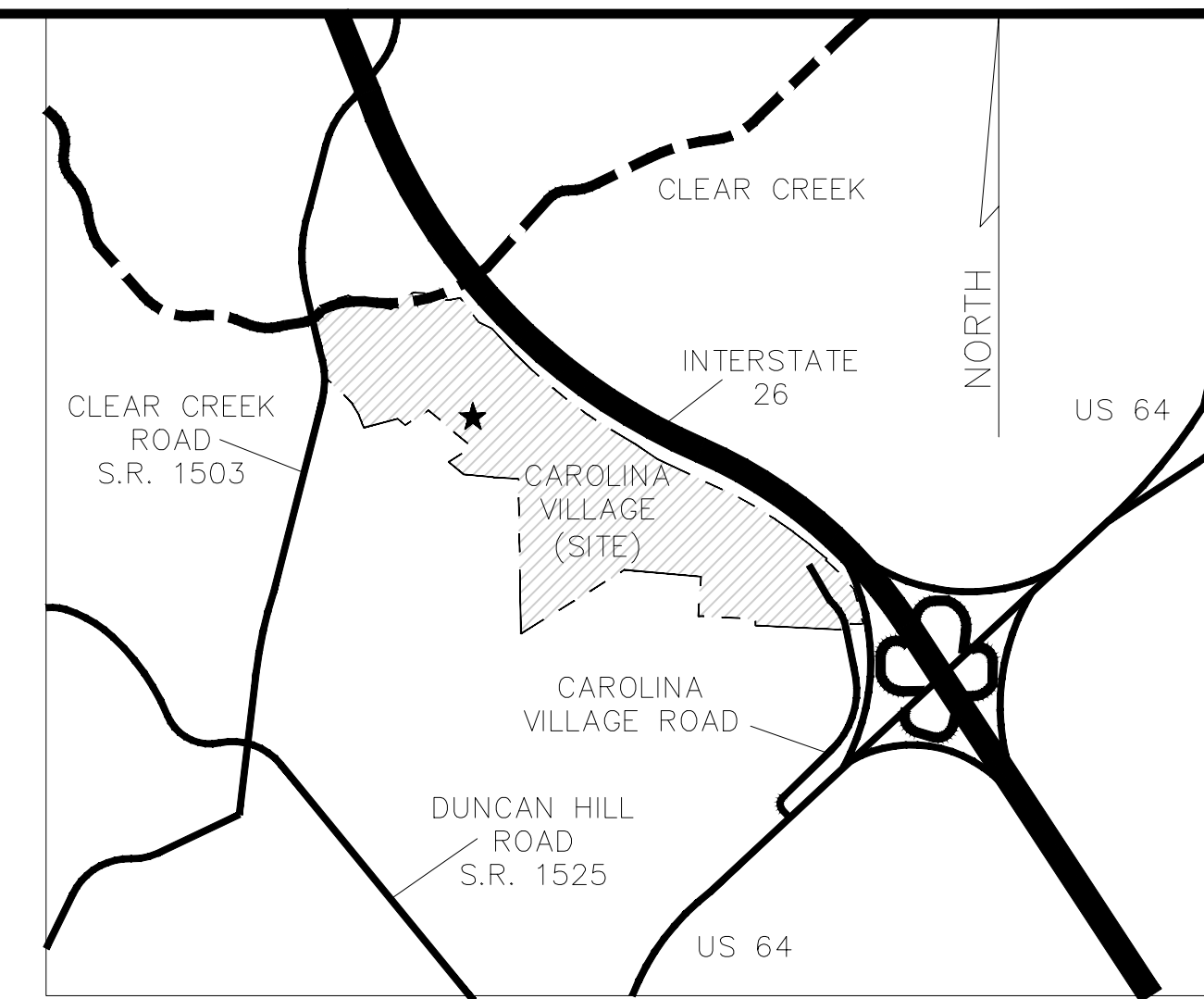
DENSITY: 60 UNITS/5.19 AC = 11.6/AC

GENERAL NOTES

- 1.) ALL DIMENSIONS ARE IN FEET
- 2.) ALL LIGHTING SHALL CONFORM TO SECTION 6-19 OF THE ZONING ORDINANCE

FLOOD HAZARD:
THIS PROJECT IS NOT LOCATED WITHIN A 100YR FLOOD HAZARD AREA

DEVELOPER PROPOSED CONDITION:
CAROLINA VILLAGE IS REQUESTING TO WAIVE THE REQUIREMENT FOR A TRAFFIC IMPACT ANALYSIS (TIA) IN URBAN VILLAGE DISTRICT FOR THIS PROJECT. TRIPS GENERATED WILL BE BELOW THE 100-PEAK HOUR TRIPS OR 1,000 DAILY TRIP THRESHOLDS THAT TRIGGER A TIA IN OTHER ZONING DISTRICTS. ALSO, MANY TRIPS WILL BE INTERNAL, AND SOME INTERNAL TRIPS WILL BE BY GOLF CARTS.



LOCATION MAP
1"=2000'

PRELIMINARY SITE PLAN

for

60 UNIT INDEPENDENT LIVING BUILDING

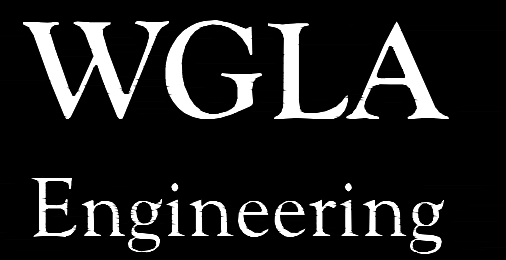
for

CAROLINA VILLAGE

CITY OF HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

INDEX

SHEET NO.	DESCRIPTION
C-201	SURVEY (HILL & ASSOCIATES)
C-202	MASTER PLAN
C-203	CONCEPTUAL SITE PLAN
C-204	LANDSCAPE AND RESOURCE LAYOUT PLAN
C-500	FIRE DEPARTMENT EXHIBIT
A5.1-A5.4	PRELIMINARY UTILITY LAYOUT PLAN BUILDING ELEVATIONS (THW)



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

CAROLINA VILLAGE
60 UNIT
IL BLDG

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



Preliminary
Not For
Construction

REVISIONS

DATE	DESCRIPTION
4-16-26	COH COMMENTS



Know what's below.
Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

COVER

C-200

SCALE: 1"=30'

PLAT OF SURVEY
FOR
CAROLINA VILLAGE

BEING THE PROPERTIES DESCRIBED IN
BOOK OF RECORD 4404, PAGE 220
DEED BOOK 1565, PAGE 348
DEED BOOK 1341, PAGE 582
DEED BOOK 1025, PAGE 554
DEED BOOK 1077, PAGE 350
DEED BOOK 1101, PAGE 286

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 200'
MARCH XXXX, 2026

PRELIMINARY

CALLS ALONG
WESTERN MARGIN
CAROLINA VILLAGE ROAD, S.R. 1634
A.K.A. LAKEWOOD ROAD

Course	Bearing	Distance
1	S 20°00'44" E	30.88'
2	S 14°22'10" E	22.53'

CALL TABLE

Course	Bearing	Distance
3	N 86°14'36" W	29.84'
4	N 86°05'22" W	163.49'
5	N 84°21'41" W	231.23'

CALL TABLE

Course	Bearing	Distance
6	N 21°17'40" W	40.14'
7	N 20°50'59" W	60.73'
8	N 29°47'19" W	99.89'
9	N 42°22'19" W	99.99'
10	N 47°22'19" W	176.81'

CALLS ALONG
CENTERLINE OF
CLEAR CREEK ROAD, S.R. 1530

Course	Bearing	Distance
11	N 01°51'40" W	34.16'
12	N 09°30'54" W	34.91'
13	N 07°35'10" W	26.14'
14	N 09°28'36" W	51.24'
15	N 12°11'01" W	51.08'
16	N 13°19'29" W	54.62'
17	N 14°27'22" W	215.63'

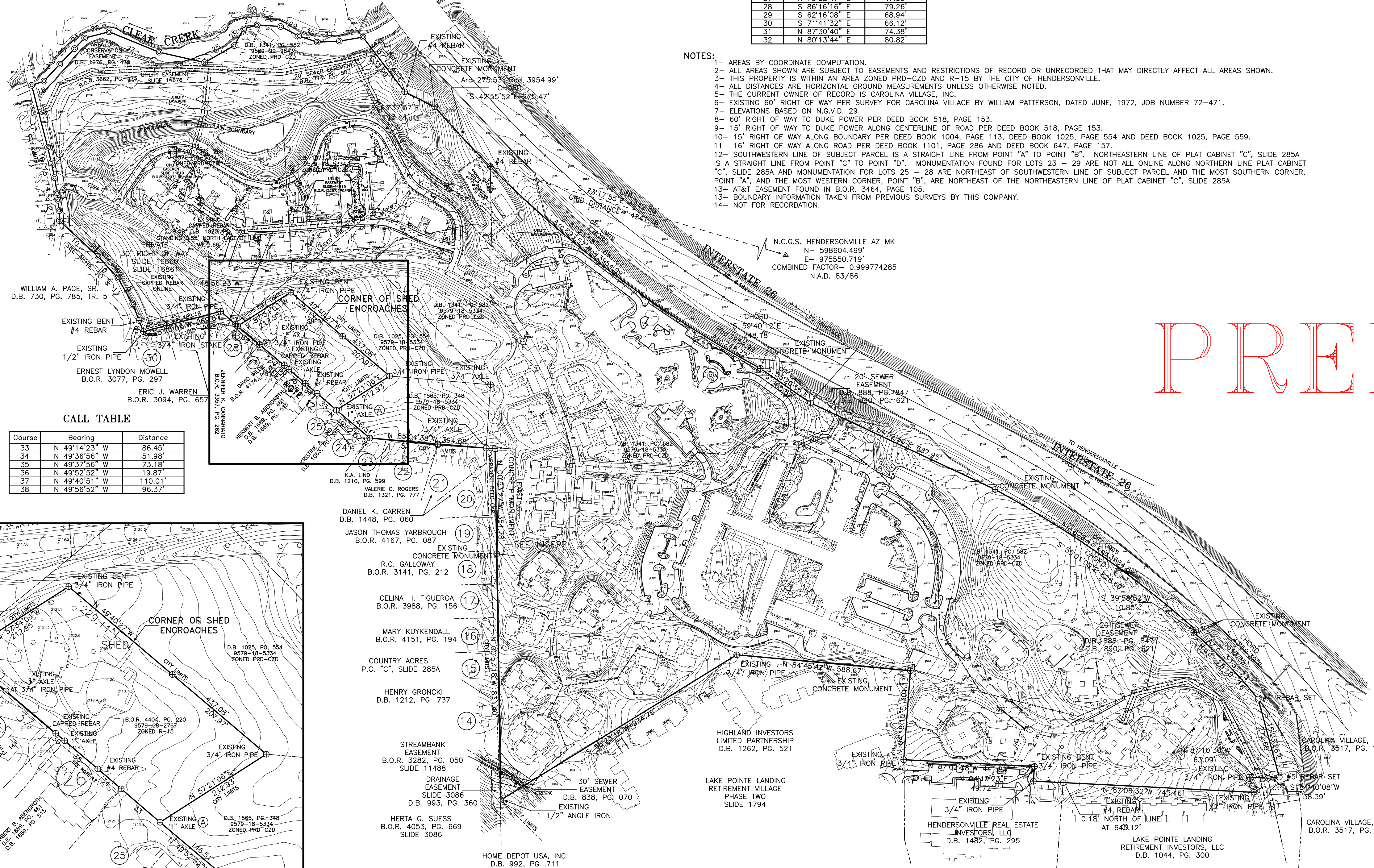
CALLS ALONG
OLD CENTERLINE OF
CLEAR CREEK

Course	Bearing	Distance
18	N 71°12'11" E	43.88'
19	N 42°50'50" E	78.04'
20	N 43°33'37" E	72.66'
21	N 43°44'07" E	49.16'
22	N 75°38'07" E	85.26'
23	S 67°47'42" E	182.40'
24	S 77°11'40" E	157.34'
25	N 60°12'01" E	115.16'
26	N 29°29'28" E	64.55'
27	N 73°32'47" E	47.59'
28	S 86°16'16" E	79.26'
29	S 62°16'08" E	68.94'
30	S 71°41'32" E	66.12'
31	N 87°30'40" E	74.38'
32	N 80°13'44" E	80.82'

FORESTAR (USA)
REAL ESTATE GROUP, INC.
B.O.R. 3896, PG. 571
SLIDE 11670
SLIDE 14645

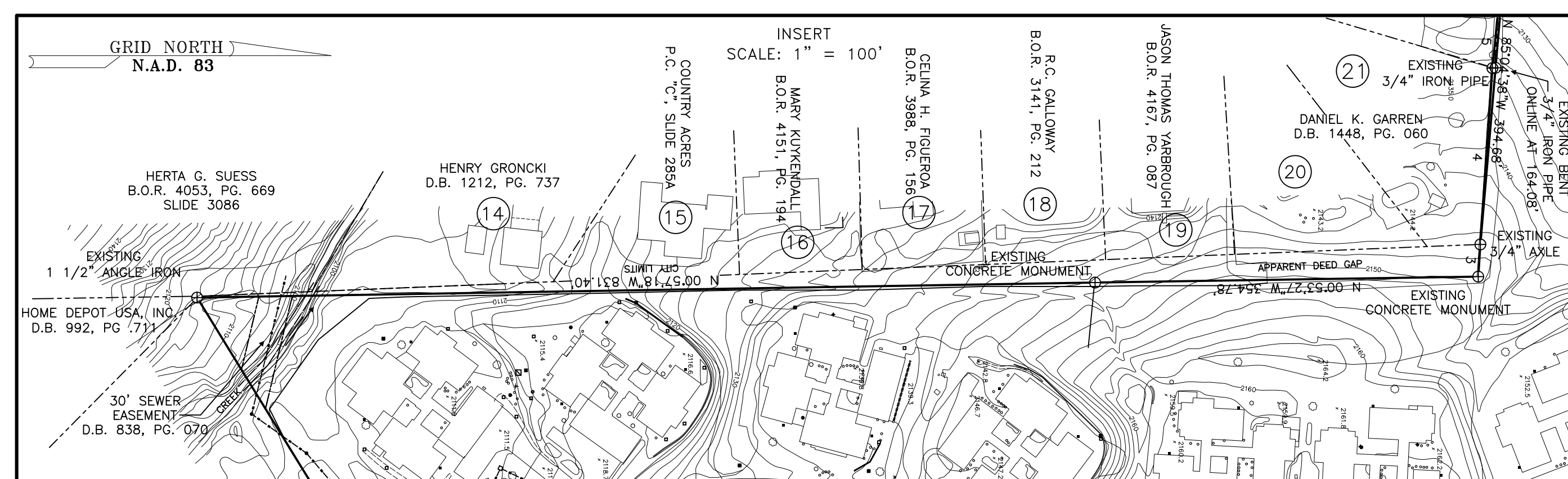
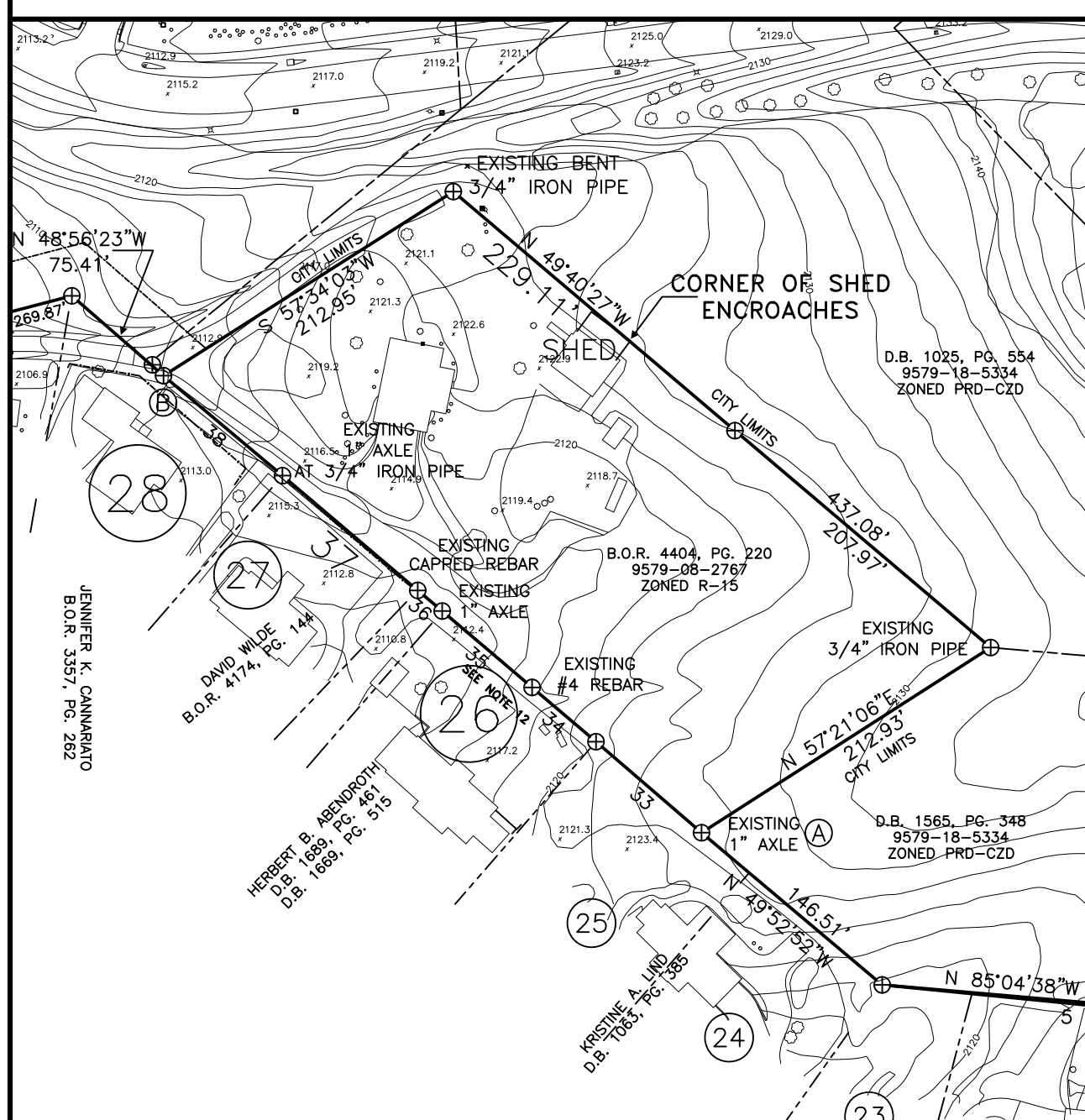
- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- THIS PROPERTY IS WITHIN AN AREA ZONED PRD-CZD AND R-15 BY THE CITY OF HENDERSONVILLE.
 - 4- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
 - 5- THE CURRENT OWNER OF RECORD IS CAROLINA VILLAGE, INC.
 - 6- EXISTING 60' RIGHT OF WAY PER SURVEY FOR CAROLINA VILLAGE BY WILLIAM PATTERSON, DATED JUNE, 1972, JOB NUMBER 72-471.
 - 7- ELEVATIONS BASED ON N.G.V.D. 29.
 - 8- 60' RIGHT OF WAY TO DUKE POWER PER DEED BOOK 518, PAGE 153.
 - 9- 15' RIGHT OF WAY TO DUKE POWER ALONG CENTERLINE OF ROAD PER DEED BOOK 518, PAGE 153.
 - 10- 15' RIGHT OF WAY ALONG BOUNDARY PER DEED BOOK 1004, PAGE 113, DEED BOOK 1025, PAGE 554 AND DEED BOOK 1025, PAGE 559.
 - 11- 16' RIGHT OF WAY ALONG ROAD PER DEED BOOK 1101, PAGE 286 AND DEED BOOK 647, PAGE 157.
 - 12- SOUTHWESTERN LINE OF SUBJECT PARCEL IS A STRAIGHT LINE FROM POINT "A" TO POINT "B". NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A IS A STRAIGHT LINE FROM POINT "C" TO POINT "D". MONUMENTATION FOUND FOR LOTS 23 - 29 ARE NOT ALL ONLINE ALONG NORTHERN LINE PLAT CABINET "C", SLIDE 285A AND MONUMENTATION FOR LOTS 25 - 28 ARE NORTHEAST OF SOUTHWESTERN LINE OF SUBJECT PARCEL AND THE MOST SOUTHERN CORNER, POINT "A", AND THE MOST WESTERN CORNER, POINT "B", ARE NORTHEAST OF THE NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A.
 - 13- AT&T EASEMENT FOUND IN B.O.R. 3484, PAGE 105.
 - 14- BOUNDARY INFORMATION TAKEN FROM PREVIOUS SURVEYS BY THIS COMPANY.
 - 15- NOT FOR RECORDATION.

GRID NORTH
N.A.D. 83



CALL TABLE

Course	Bearing	Distance
33	N 49°14'23" W	86.45'
34	N 49°36'56" W	51.98'
35	N 49°37'56" W	73.18'
36	N 49°52'52" W	19.87'
37	N 49°40'51" W	110.01'
38	N 49°56'52" W	96.37'

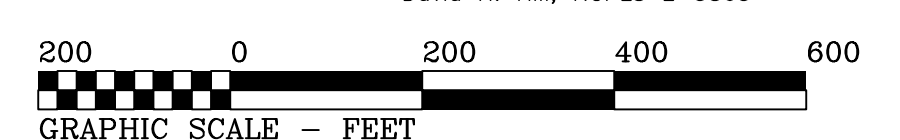


SYMBOL LEGEND

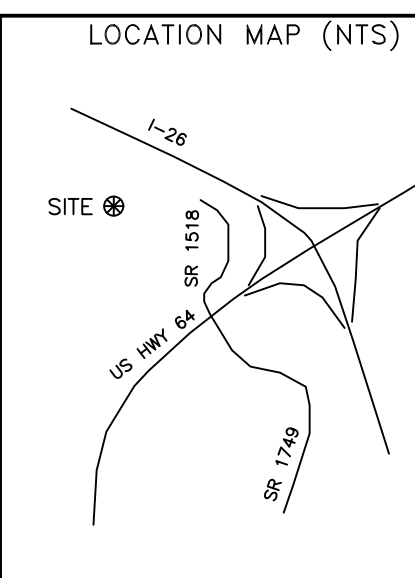
□ CABLE TV PEDESTAL	⊕ MONUMENT FOUND AS NOTED	▨ ASPHALT
⊕ ELECTRIC CABINET	○ MONUMENT SET AS NOTED	▨ CONCRETE
⊕ ELECTRIC PEDESTAL	○ POINT NOT STAKED	▨ RESIDENTIAL UNIT
⊕ FIRE HYDRANT	⊕ CURB INLET	
⊕ GAS STUB	⊕ DI - DROP INLET	
⊕ GAS TEST STATION	⊕ GEN - GENERATOR	
⊕ JUNCTION BOX	⊕ HVAC - HEATING AND AIR UNIT	
⊕ LIGHT POLE	⊕ INV - INVERT	
⊕ PHONE PEDESTAL	⊕ JB - JUNCTION BOX	
⊕ SEWER MANHOLE	⊕ P - PED - PHONE PEDESTAL	
⊕ SEWER CLEAN OUT	⊕ PHP - PHONE POLE	
⊕ SIGN	⊕ TRANS - TRANSFORMER	
⊕ TRANSFORMER	⊕ TV - PED - CABLE TV PEDESTAL	
⊕ UG GAS MARKER	⊕ UP - UTILITY POLE	
⊕ UG PHONE MARKER	⊕ YI - YARD INLET	
⊕ WATER METER	⊕ WM - WATER METER	
⊕ WATER VALVE	⊕ WV - WATER VALVE	

SLIDE REFERENCES

SLIDE 637
SLIDE 8934
SLIDE 11014
SLIDE 11488
SLIDE 11619
SLIDE 12934
SLIDE 14676



95.927 ACRES



DEED REFERENCES:
AS SHOWN

TAX REFERENCES:
AS SHOWN

PARTY CHIEF: DHH

REVISIONS:

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
(828) 693-1409

CHECKED BY: DHH
DATE: MARCH XXXX, 2026

DRAWING: 25161SITE-2026
DRAWN BY: DHH
FILE: 25161

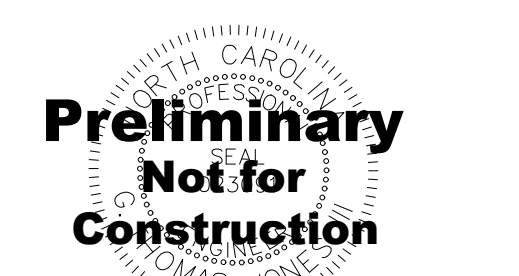
I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, registration number and seal this XXX day of MARCH, A.D., 2026.

David H. Hill, NCPLS L-3863

CAROLINA VILLAGE

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



REVISIONS	
DATE	DESCRIPTION
4-16-26	COH COMMENTS



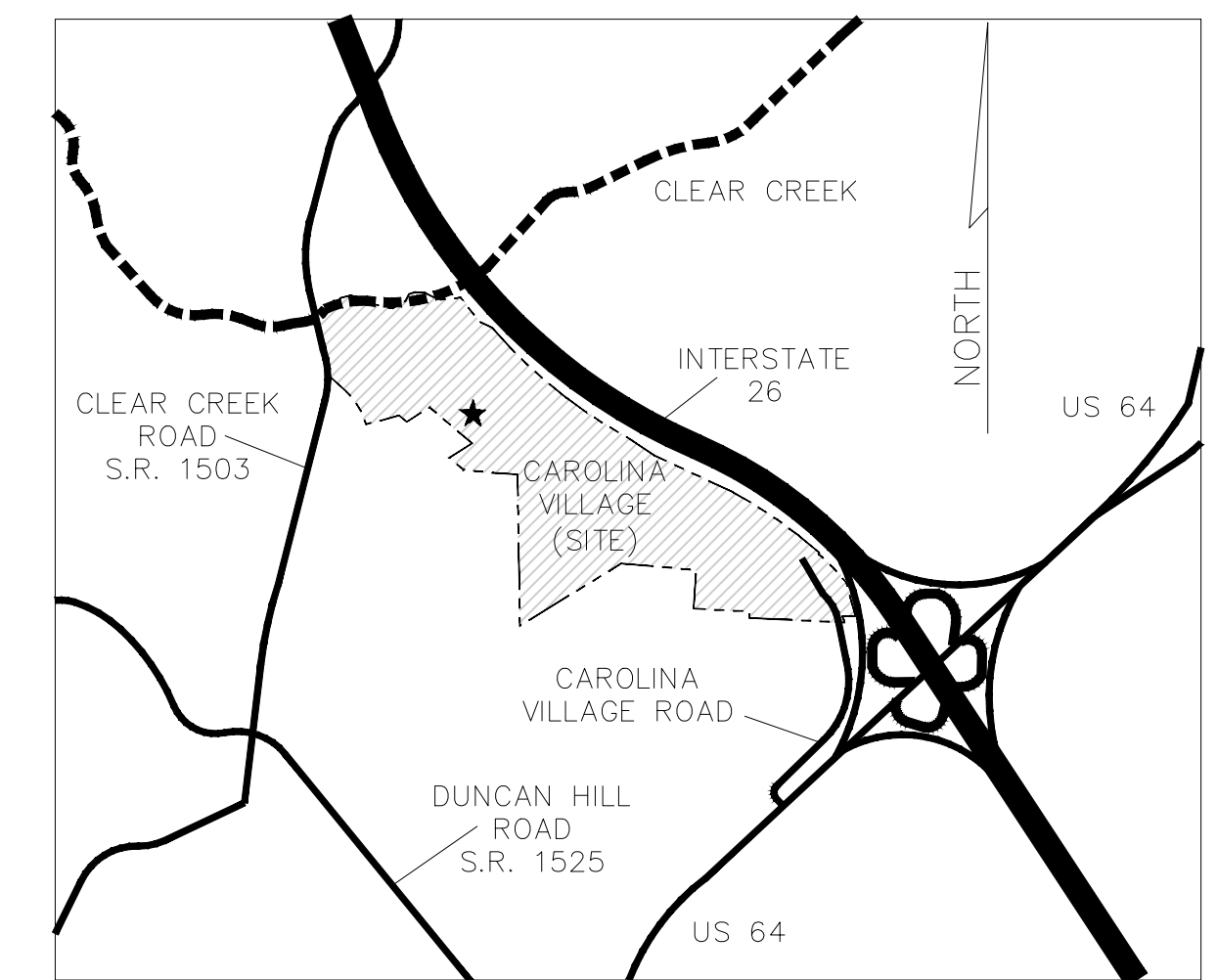
Know what's below.
Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

MASTER PLAN

C-201

SCALE: 1"=160'

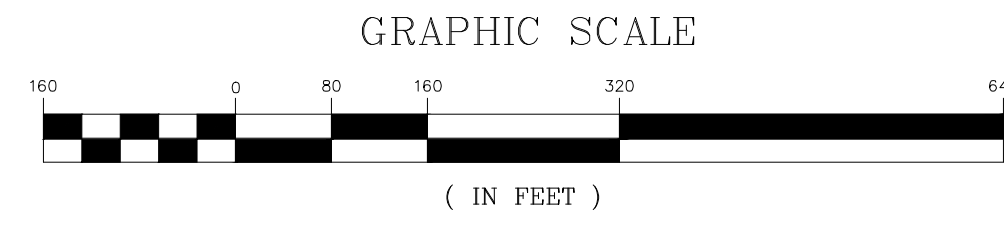


LOCATION MAP
1"=2000'



REZONING PARCELS	AREA (AC)
9579-18-3554	93.857
9579-37-5327	0.46
9579-37-6200	0.38
9579-08-2767	2.07
TOTAL	96.767±

ANNEXATION PARCEL
2.07 AC
9579-08-2767



- GENERAL NOTES:**
- 1.) NO NEW SIGNS ARE PROPOSED WITH THIS PROJECT.
 - 2.) CAROLINA VILLAGE WILL BE RESPONSIBLE FOR MAINTENANCE OF COMMON OPEN SPACE, RECREATIONAL FACILITIES, SIDEWALK (OTHER THAN ALONG CLEAR CREEK ROAD), PARKING AND DRIVES SERVING THE PROJECT.
 - 3.) SOME OR ALL OF THE STREETS AND/OR DRIVES IN THIS DEVELOPMENT DO NOT MEET MINIMUM RIGHT-OF-WAY REQUIREMENTS FOR THE CITY OF HENDERSONVILLE. YOU ARE NOTIFIED THAT THESE ARE PRIVATE STREETS AND THAT THE CITY OF HENDERSONVILLE WILL NOT ACCEPT THEM FOR MAINTENANCE.
 - 4.) ALL ROADS AND DRIVES WITHIN THE CAROLINA VILLAGE CAMPUS (EXISTING AND PROPOSED) ARE PRIVATE.

**CAROLINA VILLAGE
60 UNIT
IL BLDG**

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION
4-16-26	COH COMMENTS



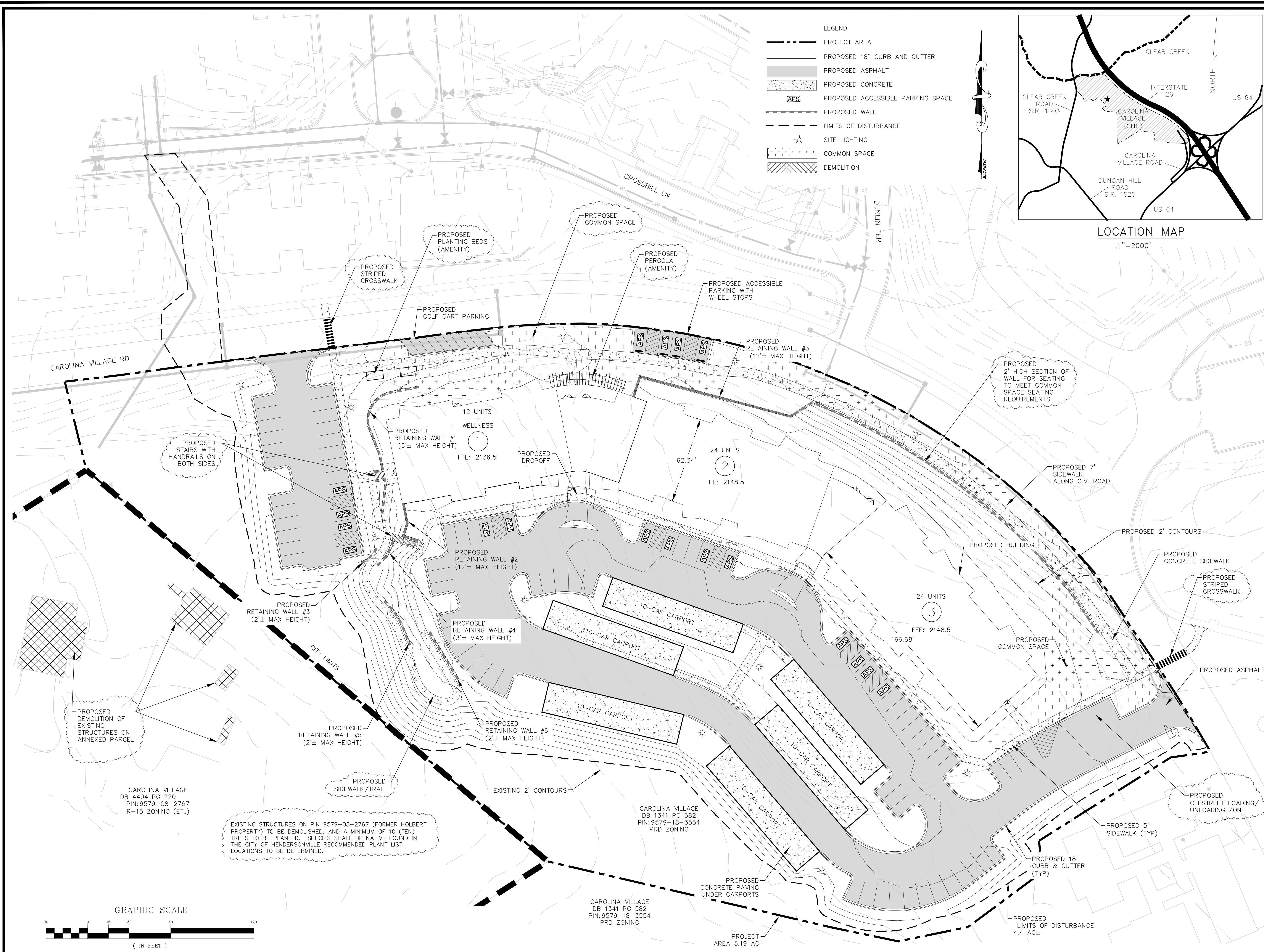
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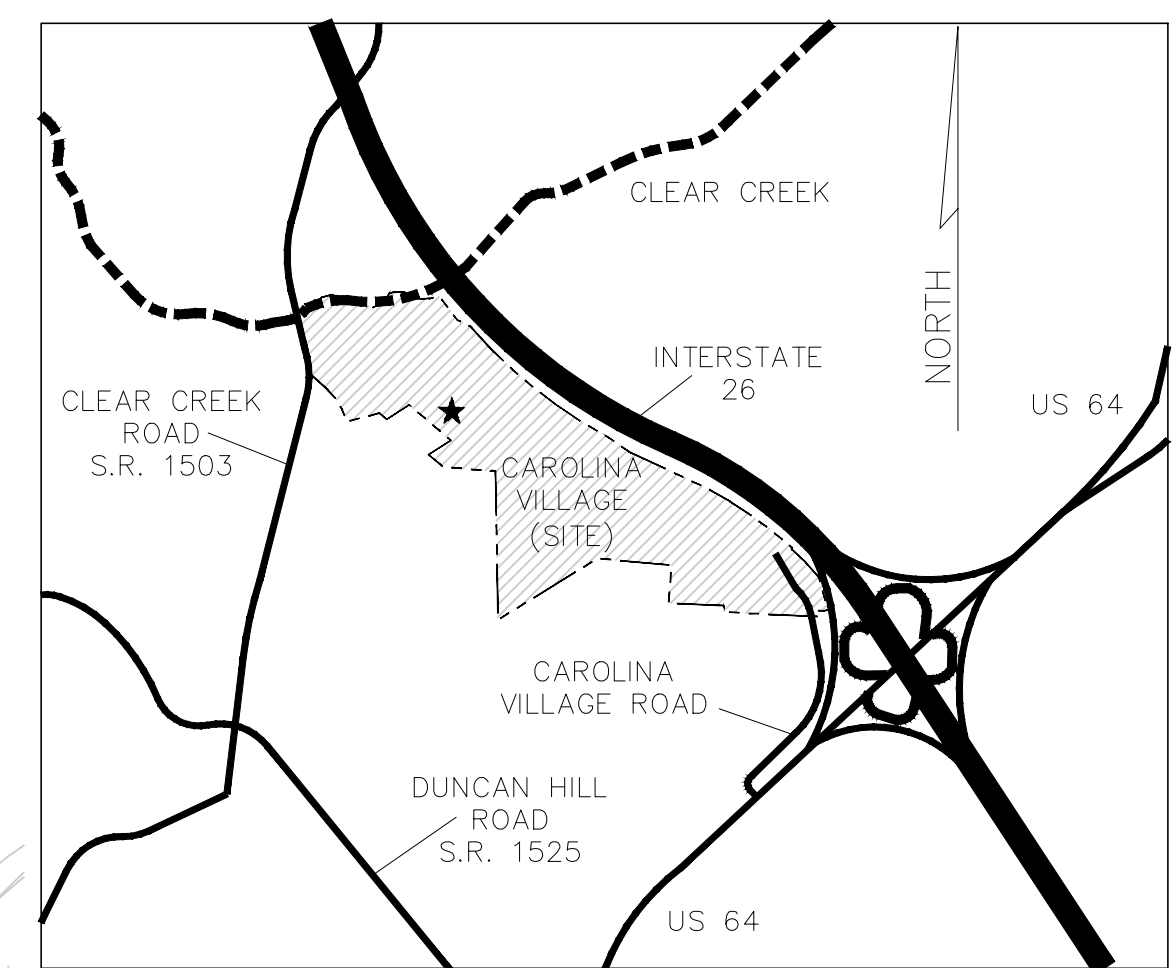
**PRELIMINARY
SITE
PLAN**

C-202

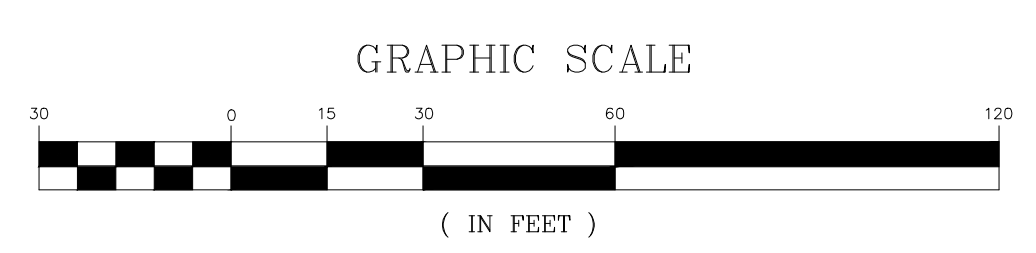
SCALE: 1"=30'



- LEGEND**
- PROJECT AREA
 - PROPOSED 18" CURB AND GUTTER
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - APS PROPOSED ACCESSIBLE PARKING SPACE
 - PROPOSED WALL
 - LIMITS OF DISTURBANCE
 - ☀ SITE LIGHTING
 - COMMON SPACE
 - DEMOLITION



LOCATION MAP
1"=2000'



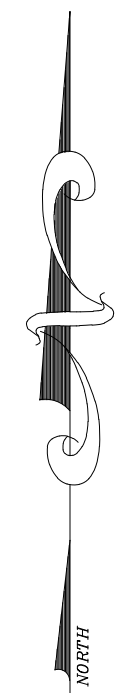
CAROLINA VILLAGE
DB 4404 PG 220
PIN: 9579-08-2767
R-15 ZONING (ETJ)

EXISTING STRUCTURES ON PIN 9579-08-2767 (FORMER HOLBERT PROPERTY) TO BE DEMOLISHED, AND A MINIMUM OF 10 (TEN) TREES TO BE PLANTED. SPECIES SHALL BE NATIVE FOUND IN THE CITY OF HENDERSONVILLE RECOMMENDED PLANT LIST. LOCATIONS TO BE DETERMINED.

CAROLINA VILLAGE
DB 1341 PG 582
PIN: 9579-18-3554
PRD ZONING

CAROLINA VILLAGE
DB 1341 PG 582
PIN: 9579-18-3554
PRD ZONING

PROJECT AREA 5.19 AC



CAROLINA VILLAGE PARCELS	EXISTING TREE CANOPY (SF)
9579-18-3554	920,933
9579-37-5327	6,517
9579-37-6200	0
9579-08-2767	90,073
TOTAL	1,017,523

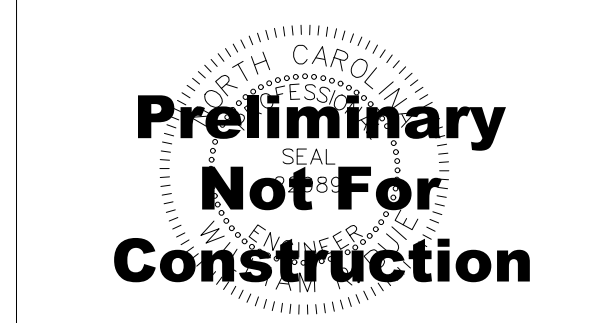
PROPOSED LANDSCAPING	
VEHICULAR USE AREA #1 = 7,735 SF	
REQUIRED	= 6 TREES (1 TREE PER 1,500 SF)
PROVIDED	= 6 TREES
VEHICULAR USE AREA #2 = 39,262 SF	
REQUIRED	= 27 TREES (1 TREE PER 1,500 SF)
PROVIDED	= 27 TREES
STREET TREES (ROAD FRONTAGE LENGTH = 954 LF)	
REQUIRED	= 28 TREES REQUIRED (1 TREE PER 35LF OF FRONTAGE)
PROVIDED	= 28 TREES PROVIDED
COMMON SPACE AREA (23,000 SF)	
REQUIRED	= 44 TREES REQUIRED (1 TREE PER 500 S.F. OF CS)
PROVIDED	= 61 LARGE MATURING TREES PROVIDED
TREE CANOPY PRESERVATION:	
TIER ONE AND TIER TWO CANOPY REQUIREMENT (30% OF EXISTING CANOPY SHALL BE PRESERVED)	
TOTAL EXISTING CANOPY: 1,017,523 SF	
REQUIRED	= 305,257 SF (30%)
PROVIDED	= 927,266 SF (91%)

WGLA
Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
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NC LICENSE P-1342

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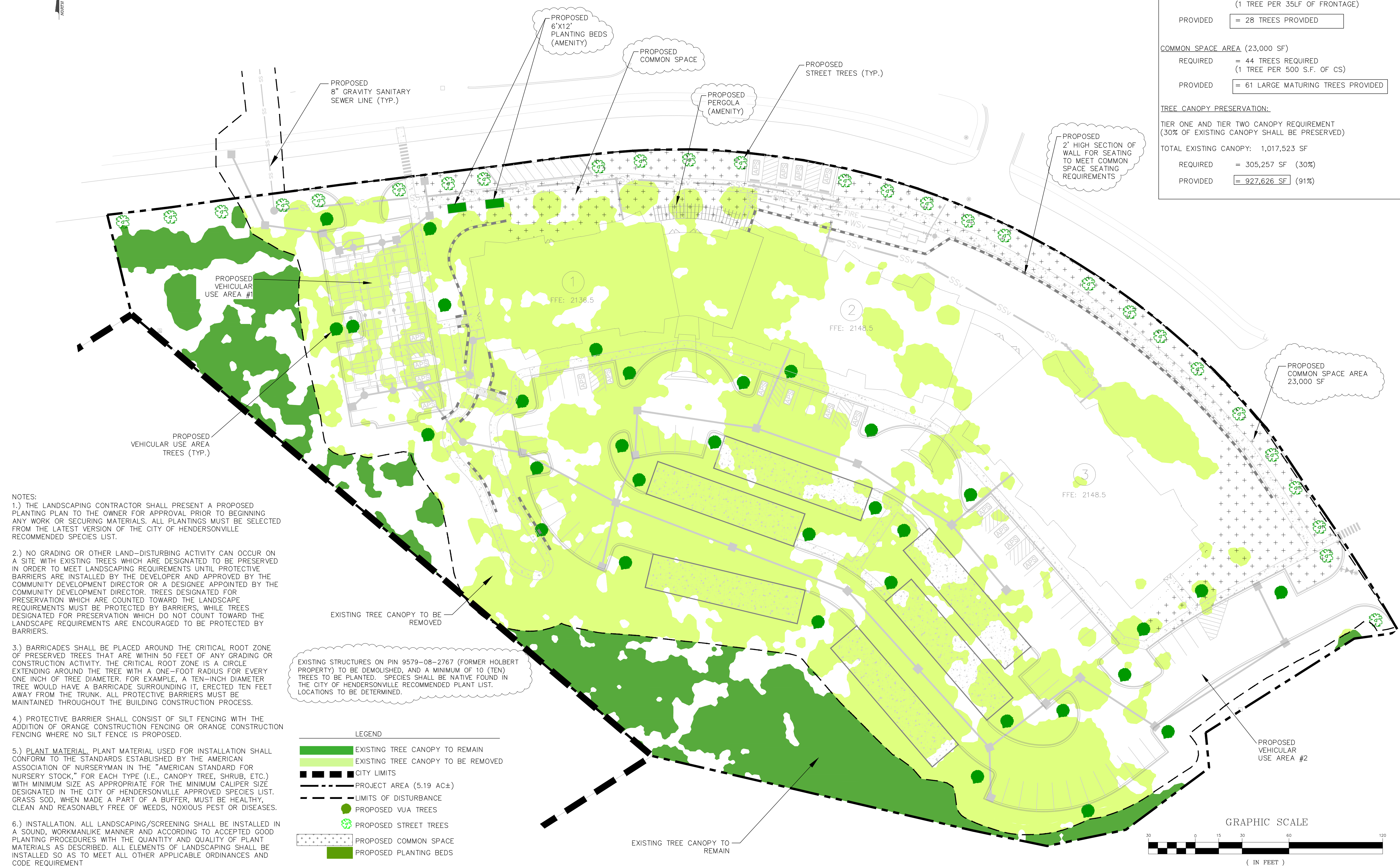
REVISIONS	
DATE	DESCRIPTION
4-16-26	COH COMMENTS



PROJECT NUMBER: 25178
DATE: 3-24-26

PRELIMINARY LANDSCAPE AND RESOURCE PLAN

C-203
SCALE: 1"=30'

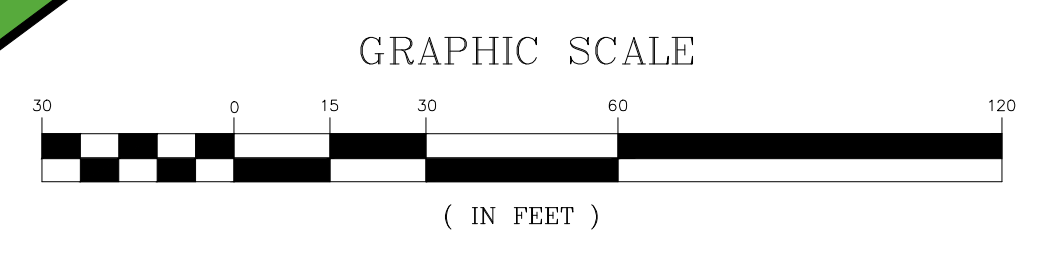


- NOTES:**
- 1.) THE LANDSCAPING CONTRACTOR SHALL PRESENT A PROPOSED PLANTING PLAN TO THE OWNER FOR APPROVAL PRIOR TO BEGINNING ANY WORK OR SECURING MATERIALS. ALL PLANTINGS MUST BE SELECTED FROM THE LATEST VERSION OF THE CITY OF HENDERSONVILLE RECOMMENDED SPECIES LIST.
 - 2.) NO GRADING OR OTHER LAND-DISTURBING ACTIVITY CAN OCCUR ON A SITE WITH EXISTING TREES WHICH ARE DESIGNATED TO BE PRESERVED IN ORDER TO MEET LANDSCAPING REQUIREMENTS UNTIL PROTECTIVE BARRIERS ARE INSTALLED BY THE DEVELOPER AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR A DESIGNEE APPOINTED BY THE COMMUNITY DEVELOPMENT DIRECTOR. TREES DESIGNATED FOR PRESERVATION WHICH ARE COUNTED TOWARD THE LANDSCAPE REQUIREMENTS MUST BE PROTECTED BY BARRIERS, WHILE TREES DESIGNATED FOR PRESERVATION WHICH DO NOT COUNT TOWARD THE LANDSCAPE REQUIREMENTS ARE ENCOURAGED TO BE PROTECTED BY BARRIERS.
 - 3.) BARRICADES SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF PRESERVED TREES THAT ARE WITHIN 50 FEET OF ANY GRADING OR CONSTRUCTION ACTIVITY. THE CRITICAL ROOT ZONE IS A CIRCLE EXTENDING AROUND THE TREE WITH A ONE-FOOT RADIUS FOR EVERY ONE INCH OF TREE DIAMETER. FOR EXAMPLE, A TEN-INCH DIAMETER TREE WOULD HAVE A BARRICADE SURROUNDING IT, ERECTED TEN FEET AWAY FROM THE TRUNK. ALL PROTECTIVE BARRIERS MUST BE MAINTAINED THROUGHOUT THE BUILDING CONSTRUCTION PROCESS.
 - 4.) PROTECTIVE BARRIER SHALL CONSIST OF SILT FENCING WITH THE ADDITION OF ORANGE CONSTRUCTION FENCING OR ORANGE CONSTRUCTION FENCING WHERE NO SILT FENCE IS PROPOSED.
 - 5.) PLANT MATERIAL, PLANT MATERIAL USED FOR INSTALLATION SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN IN THE "AMERICAN STANDARD FOR NURSERY STOCK," FOR EACH TYPE (I.E., CANOPY TREE, SHRUB, ETC.) WITH MINIMUM SIZE AS APPROPRIATE FOR THE MINIMUM CALIPER SIZE DESIGNATED IN THE CITY OF HENDERSONVILLE APPROVED SPECIES LIST. GRASS SOD, WHEN MADE A PART OF A BUFFER, MUST BE HEALTHY, CLEAN AND REASONABLY FREE OF WEEDS, NOXIOUS PEST OR DISEASES.
 - 6.) INSTALLATION. ALL LANDSCAPING/SCREENING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUANTITY AND QUALITY OF PLANT MATERIALS AS DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL OTHER APPLICABLE ORDINANCES AND CODE REQUIREMENT

EXISTING STRUCTURES ON PIN 9579-08-2767 (FORMER HOLBERT PROPERTY) TO BE DEMOLISHED, AND A MINIMUM OF 10 (TEN) TREES TO BE PLANTED. SPECIES SHALL BE NATIVE FOUND IN THE CITY OF HENDERSONVILLE RECOMMENDED PLANT LIST. LOCATIONS TO BE DETERMINED.

LEGEND

	EXISTING TREE CANOPY TO REMAIN
	EXISTING TREE CANOPY TO BE REMOVED
	CITY LIMITS
	PROJECT AREA (5.19 AC±)
	LIMITS OF DISTURBANCE
	PROPOSED VUA TREES
	PROPOSED STREET TREES
	PROPOSED COMMON SPACE
	PROPOSED PLANTING BEDS



DEVELOPMENT DATA BLOCK

NAME OF PROJECT: CAROLINA VILLAGE
60 UNIT INDEPENDENT LIVING BUILDING

PROJECT ADDRESS: CAROLINA VILLAGE RD

PIN #: 9579-08-2767

DB/PG: 1341/582

CURRENT ZONING: PRD PLANNED RESIDENTIAL DISTRICT

PROPOSED ZONING: URBAN VILLAGE CONDITIONAL ZONING DISTRICT

OWNER/DEVELOPER: CAROLINA VILLAGE INC
600 CAROLINA VILLAGE RD
HENDERSONVILLE, NC 28792

ENGINEER: G THOMAS JONES III, P.E.
WGLA ENGINEERING
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177

ARCHITECT: SFCS ARCHITECTS
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011

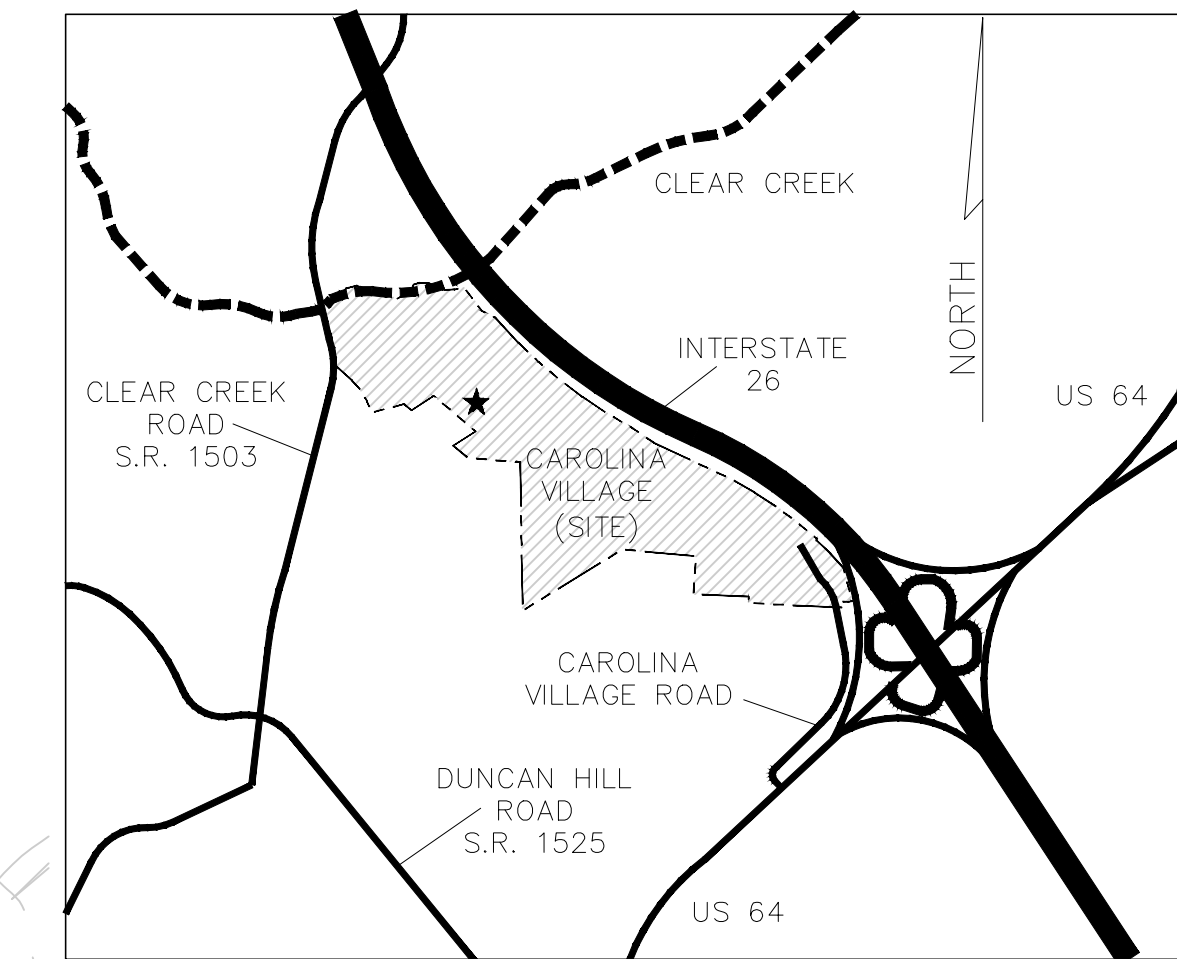
LAND SURVEYOR: HILL AND ASSOCIATES SURVEYORS
403 W BLUE RIDGE RD
EAST FLAT ROCK, NC, 28726
(828) 693-1409

WATER SYSTEM: CITY OF HENDERSONVILLE

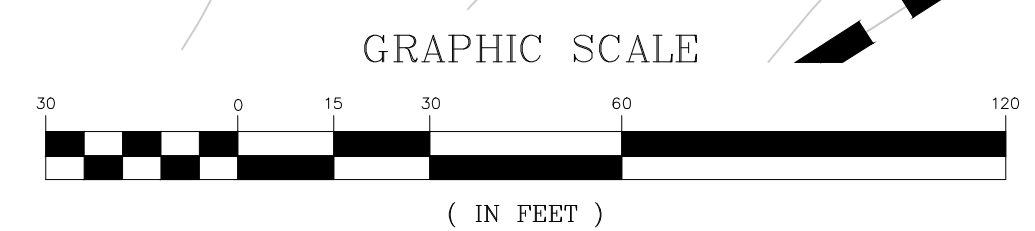
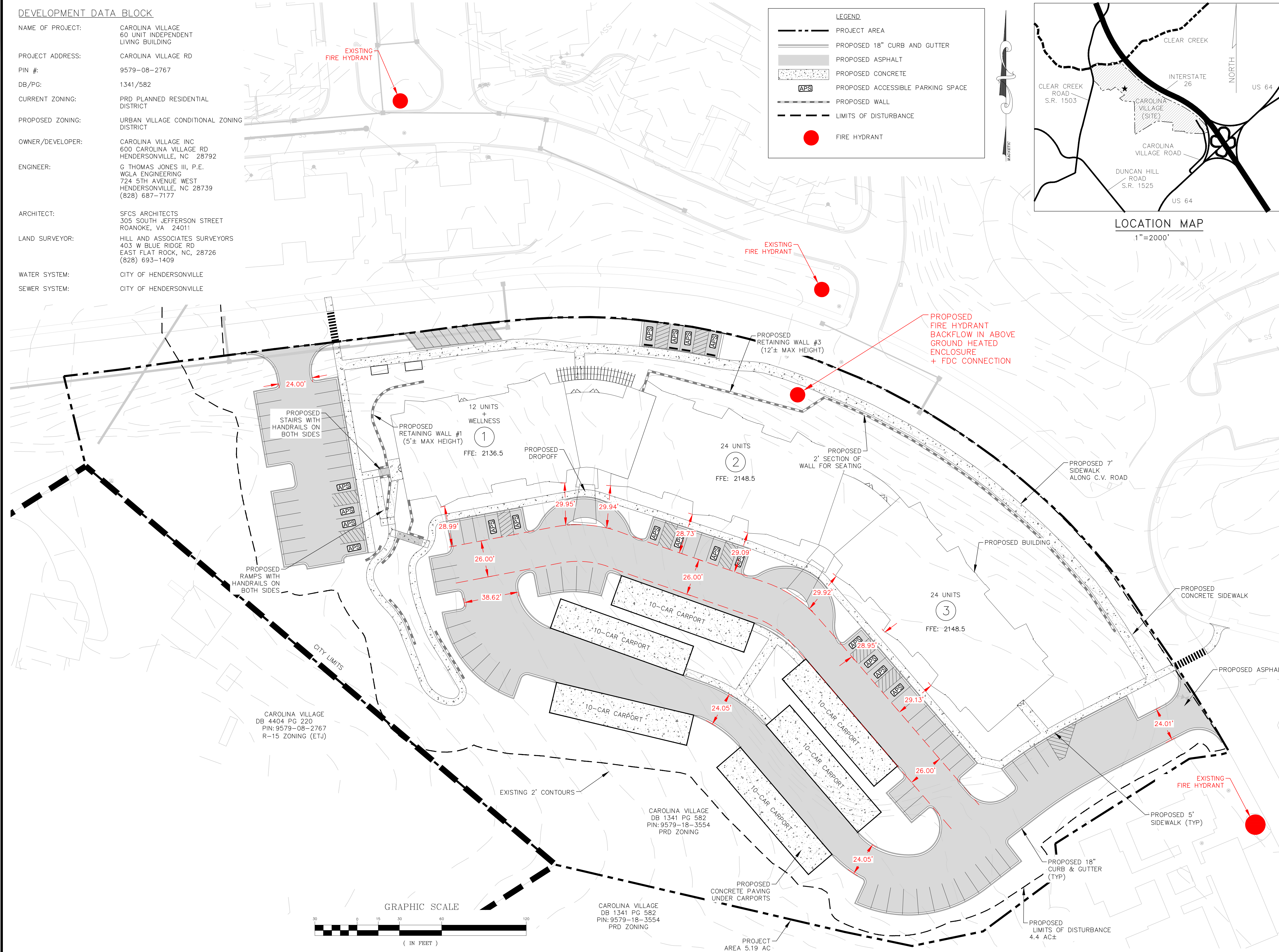
SEWER SYSTEM: CITY OF HENDERSONVILLE

LEGEND

- PROJECT AREA
- PROPOSED 18" CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED WALL
- LIMITS OF DISTURBANCE
- FIRE HYDRANT



LOCATION MAP
1"=2000'



WGLA Engineering

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

**CAROLINA VILLAGE
60 UNIT
IL BLDG**

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



**Preliminary
Not For
Construction**

REVISIONS

DATE	DESCRIPTION



PROJECT NUMBER: 25178
DATE: 4-16-26

FIRE DEPARTMENT EXHIBIT

C-204

SCALE: 1"=30'

**CAROLINA VILLAGE
60 UNIT
IL BLDG**

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION



Know what's below.
Call before you dig.

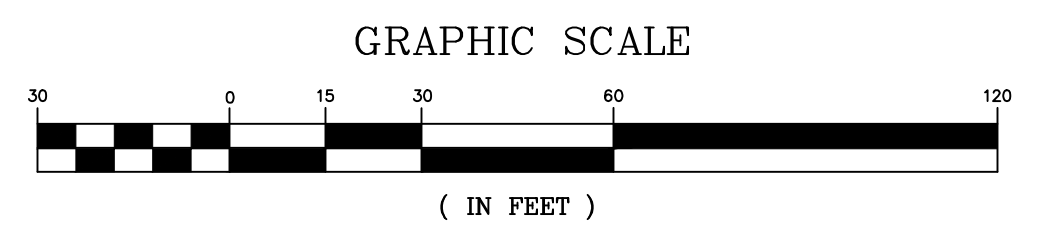
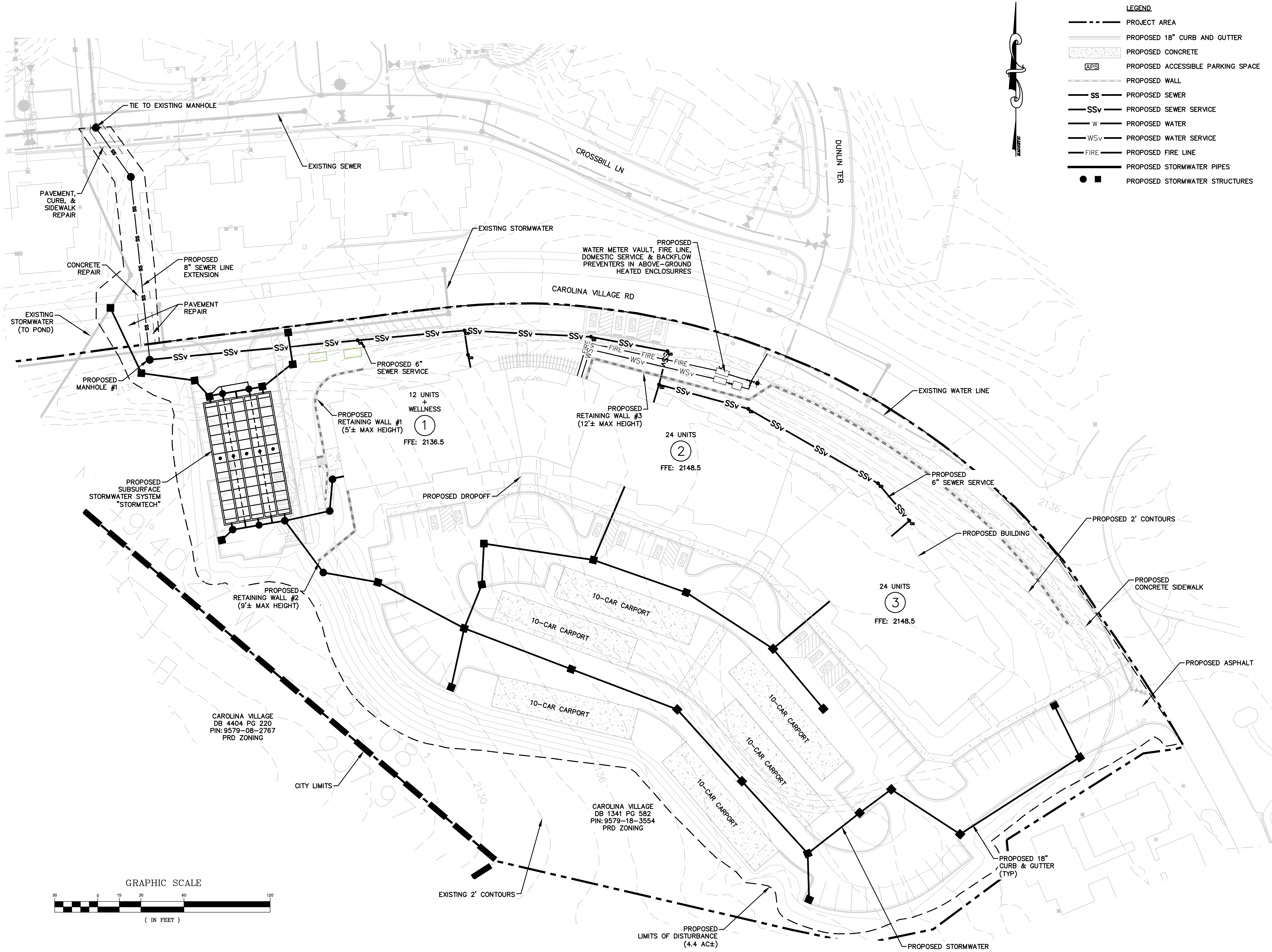
PROJECT NUMBER: 25178
DATE: 3-24-26

**PRELIMINARY
UTILITY
LAYOUT
PLAN**

C-500

SCALE: 1"=30'

- LEGEND**
- PROJECT AREA
 - PROPOSED 18" CURB AND GUTTER
 - PROPOSED CONCRETE
 - APS PROPOSED ACCESSIBLE PARKING SPACE
 - PROPOSED WALL
 - SS PROPOSED SEWER
 - SSv PROPOSED SEWER SERVICE
 - W PROPOSED WATER
 - Wsv PROPOSED WATER SERVICE
 - FIRE PROPOSED FIRE LINE
 - PROPOSED STORMWATER PIPES
 - ■ PROPOSED STORMWATER STRUCTURES



CAROLINA VILLAGE
DB 4404 PG 220
PIN: 9579-08-2767
PRD ZONING

CAROLINA VILLAGE
DB 1341 PG 582
PIN: 9579-18-3554
PRD ZONING

12 UNITS + WELLNESS
①
FFE: 2136.5

24 UNITS
②
FFE: 2148.5

24 UNITS
③
FFE: 2148.5

**CAROLINA
VILLAGE
50 UNIT
IL BUILDING**

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



Preliminary
Not for
Construction

REVISIONS	
DATE	DESCRIPTION



Know what's below.
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PROJECT NUMBER: 25178
DATE: 3-24-26

**ARCHITECTURAL
RENDERING**

G-100

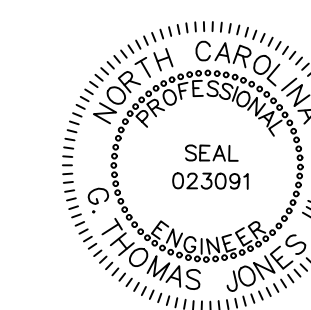
SCALE: NTS

PROVIDED BY:
SFCS ARCHITECTS
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011



**CAROLINA
VILLAGE
50 UNIT
IL BUILDING**

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



REVISIONS

DATE	DESCRIPTION



Know what's below.
Call before you dig.

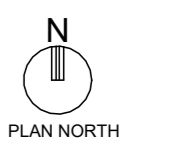
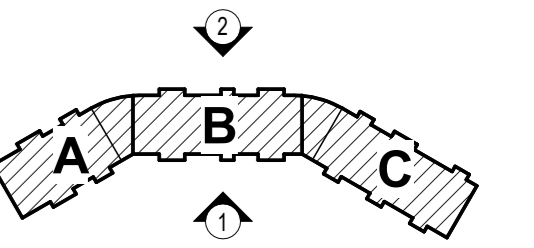
PROJECT NUMBER: 25178
DATE: 3-24-26

ARCHITECTURAL
RENDERING

G-101

SCALE: NTS

PROVIDED BY:
SFCS ARCHITECTS
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011



KEY NOTES



2 NORTH ELEVATION
A5.1 1/16" = 1'-0"



1 SOUTH ELEVATION
A5.1 1/16" = 1'-0"

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

PROJECT TITLE

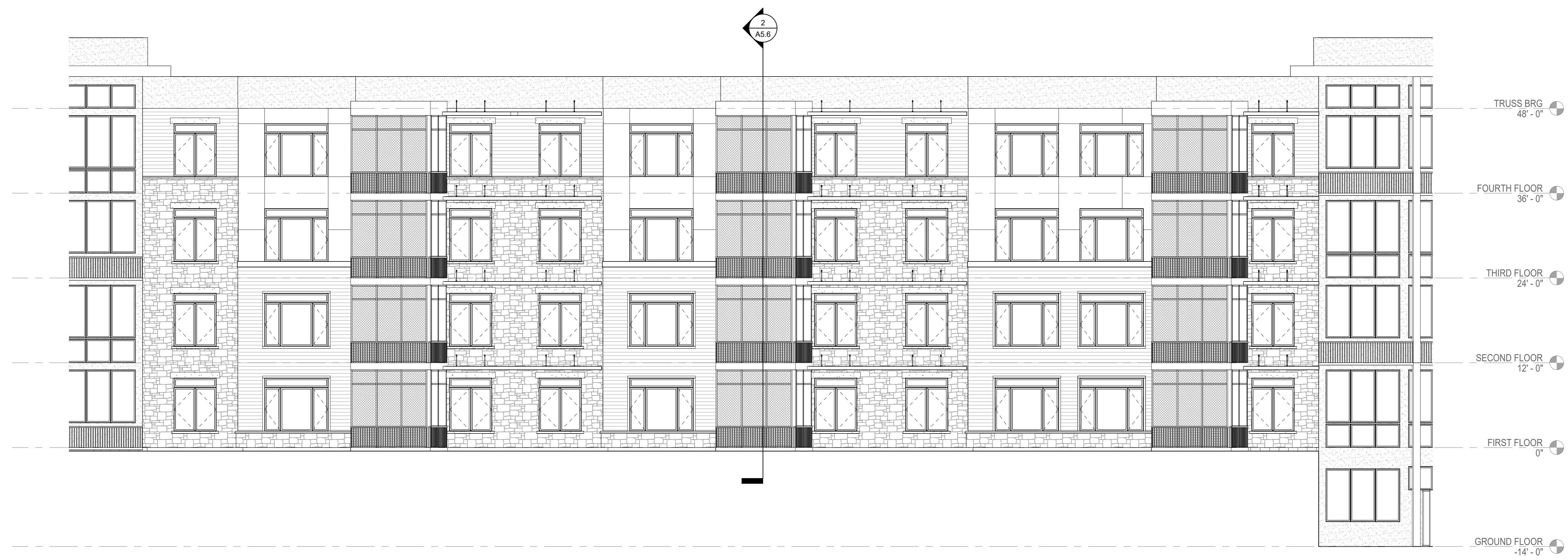


SFCS Architecture
Engineering
Planning
Interiors
SFCS Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcs.com

DESIGNER : C. HART	DRAWN :
ARCHITECT : J. WEBER	CHECKED :
ENGINEER :	APPROVED :
NO.	REVISION DESCRIPTION DATE

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE:	MARCH 2026	DRAWING
COMM. NO.	25120.00	A5.1

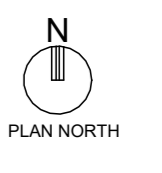
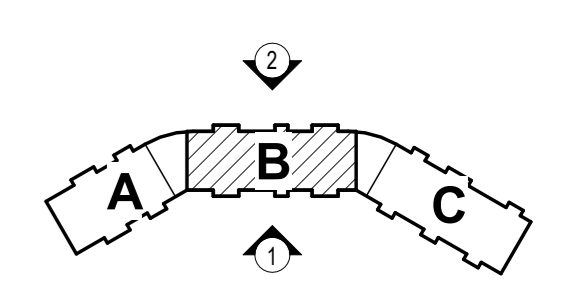


2
A5.3 AREA B - N ELEVATION
1/8" = 1'-0"



1
A5.3 AREA B - S ELEVATION
1/8" = 1'-0"

KEYPLAN



KEY NOTES

- 1 MATERIAL
- 2 MATERIAL
- 3 MATERIAL
- 4 MATERIAL
- 5 MATERIAL
- 6 MATERIAL
- 7 MATERIAL

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

PROJECT TITLE

Carolina Village
NEW I.L. BUILDING

SFCs Architecture
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Planning
Interiors
SFCs Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
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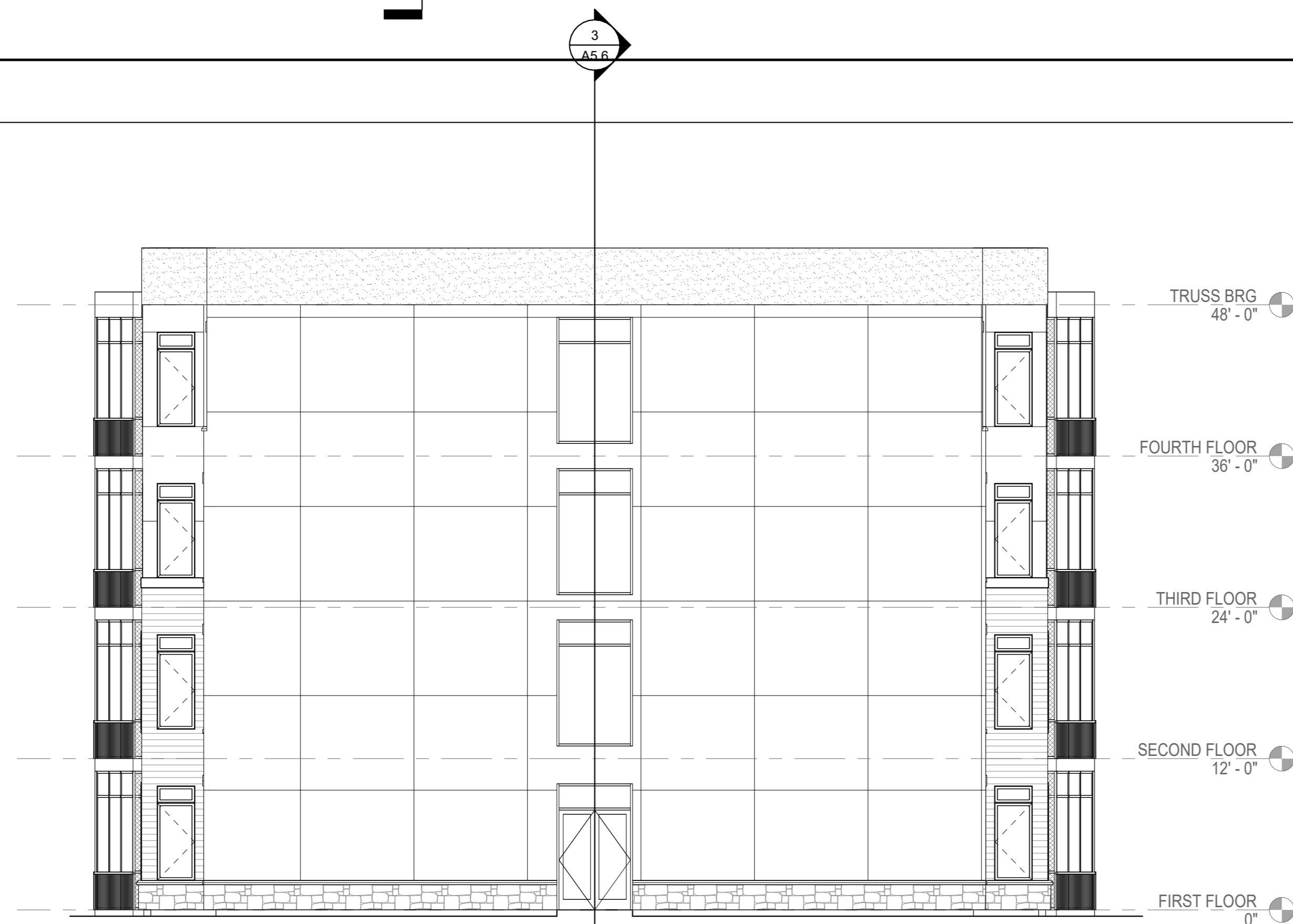
DESIGNER : C. HART	DRAWN :	
ARCHITECT : J. WEBER	CHECKED :	
ENGINEER :	APPROVED :	
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE:	MARCH 2026	DRAWING	A5.3
COMM. NO.	25120.00		



3 AREA C - NE ELEVATION
A5.4 1/8" = 1'-0"

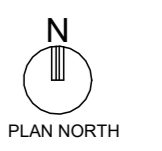
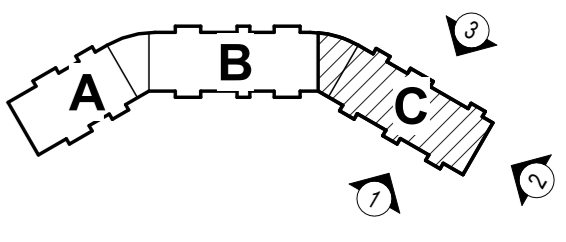


2 AREA C - SE ELEVATION
A5.4 1/8" = 1'-0"



1 AREA C - SW ELEVATION
A5.4 1/8" = 1'-0"

KEYPLAN



KEY NOTES

- 1 MATERIAL
- 2 MATERIAL
- 3 MATERIAL
- 4 MATERIAL
- 5 MATERIAL
- 6 MATERIAL
- 7 MATERIAL

DESIGN DEVELOPMENT

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PROJECT TITLE



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SFCS Inc. • 305 South Jefferson Street
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540.344.6664 • Fax 540.343.6925
www.sfcs.com

DESIGNER : C. HART	DRAWN :	
ARCHITECT : J. WEBER	CHECKED :	
ENGINEER :	APPROVED :	
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE:	MARCH 2026	DRAWING	A5.4
COMM. NO.:	25120.00		