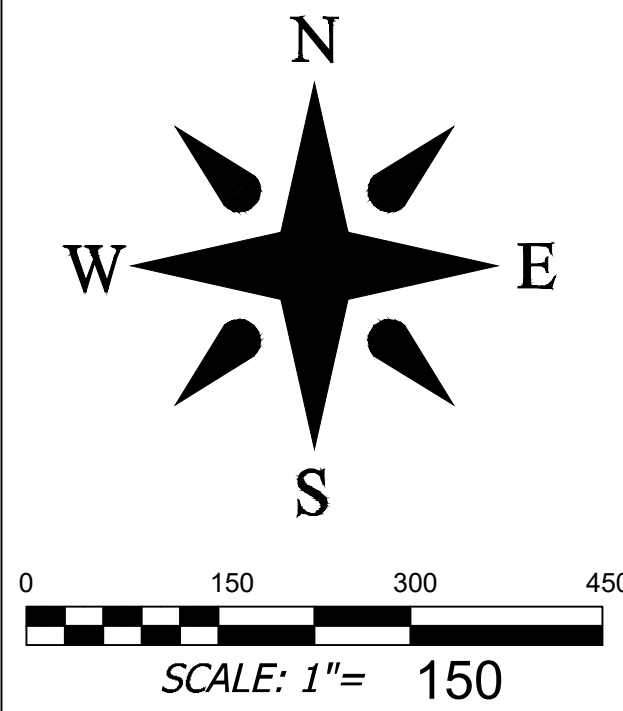


CITY OF HENDERSONVILLE

CONTACTS

Location:	12022 Projects\568122 First Victory	lakewood Road Civil\Draw\Civil\ BASF 557522.dwg
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 EXIST. BOUNDARY
 EXIST. ADJOINER
 MONUMENT FOUND
 REBAR FOUND
 IRON PIPE FOUND
 NAIL FOUND
 CORNER TREE FOUND
 EXIST. STREAM
 EXIST. STREAM BUFFER



- . . — 100-YR FLOODPLAIN
 — — — — — EXIST. RIGHT OF WAY
 — — — — — EXIST. EASEMENT
 — . . — . . — EXIST. BUILDING SETBACK

-  EXISTING BUILDING
 EXISTING SIDEWALK

- EXISTING PAVEMENT
EXISTING GRAVEL
EXIST. CURB

- — —○c.o.

- — — — — EXIST. SEWER CLEAN OUT
— — — — — EXIST. WATER LINE
— — — — — EXIST. WATER METER
— — — — — EXIST. FIRE HYDRANT

- E-OU — EXIST. OVERHEAD UTILITIES
 PP  EXIST. POWER POLE
 — E-U — EXIST. UNDERGROUND UTILITIES

- E-U — EXIST. UNDERGROUND UTILITY
 — E-ST — EXIST. STORM DRAIN
 [Hatched Box] EXIST. CURB INLET
 (Circle with X) EXIST. JUNCTION BOX

-  EXIST. DROP INLET
-  EXIST. TELE MANHOLE
- EXIST. DROP INLET
-  EXIST. TRANSFORMER

-  EXIST. TRANSFORMER
 EXIST. LIGHT POLE
 --- EXIST. MINOR CONTOUR
 --- EXIST. MAJOR CONTOUR

- —ELEV— — — EXIST. MAJOR CONTOUR
 ABANDON EASEMENT
 DEMO BUILDING

- | | |
|---|---------------|
| | DEMO CONCRETE |
|  | DEMO PAVEMENT |
|  | DEMO GRAVEL |

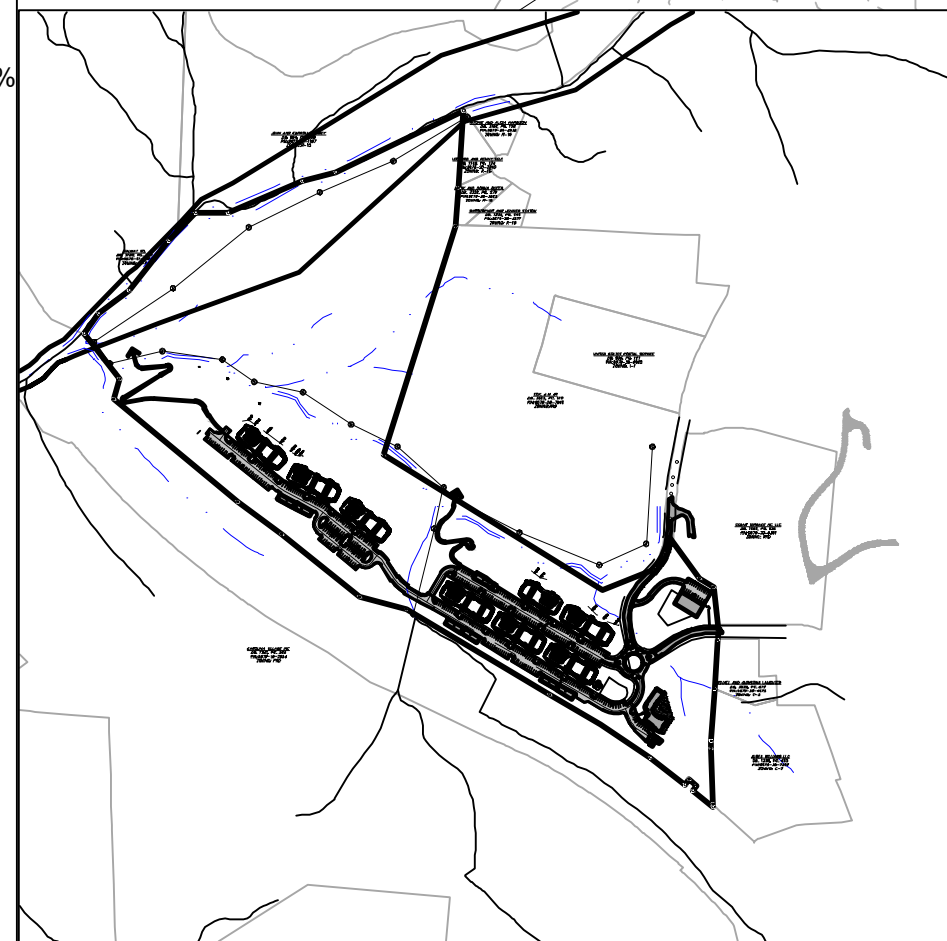
-  DEMO GRAVEL
 DEMO CURB
 D-SS DEMO SANITARY SEWER
 D-W DEMO WATER LINE

-  **D-U** — DEMO OTHER UTILITIES
 D-ST — DEMO STORM DRAIN
  EXISTING TREE TO REMAIN

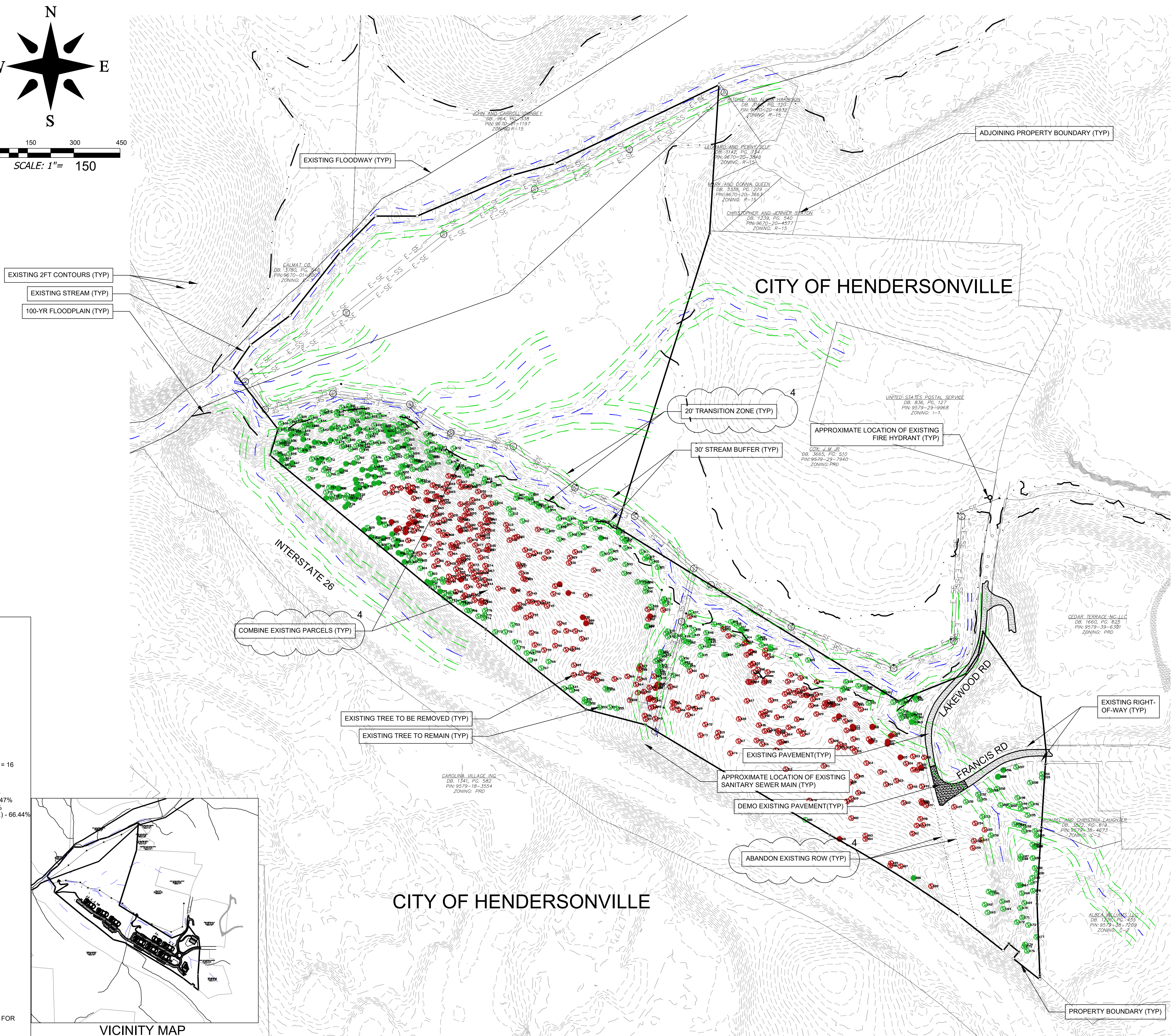
- EXISTING TREE TO REMAIN
- EXISTING TREE BE REMOVED

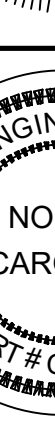
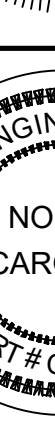
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PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
 PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192720
 PROPERTY SIZE: 60.56 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSONVILLE
 ZONING CLASSIFICATION: L1 (INDUSTRIAL)
 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
 MAXIMUM BUILDING HEIGHT: 64 FT
 FRONT SETBACK: 14 FT FROM BACK OF CURB
 SIDE SETBACK: 5 FT
 REAR SETBACK: 10 FT
 PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
SPACES PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
 PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
 PARKING PROVIDED (WCCA): 24
 PROJECT AREA: 60.56 AC
 SITE COVERAGE - BUILDINGS: 136.030 SQ.FT. (3.12 AC.) - 5.15%
 SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
 SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
 SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT: _____
 ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
 EMAIL: _____
 PHONE: _____
 DEVELOPER: FIRST VICTORY INC
 CONTACT: TRAVIS FOWLER
 ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
 EMAIL: TRAVIS@FIRSTVICTORY.COM
 PHONE: 828 577 4201
 ENGINEER: BROOKS ENGINEERING
 CONTACT: MARK BROOKS PE
 ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
 EMAIL: MBROOKS@BROOKSEA.COM
 PHONE: 828-232-4700
 LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
 CONTACT: ROB DULL, PLA
 ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
 EMAIL: ROB@FINDTHELINESTUDIOS.COM
 PHONE: 828 674 5592
 LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
 PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
 SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
 TO THE NORTH.

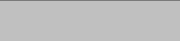
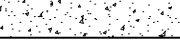
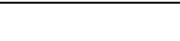


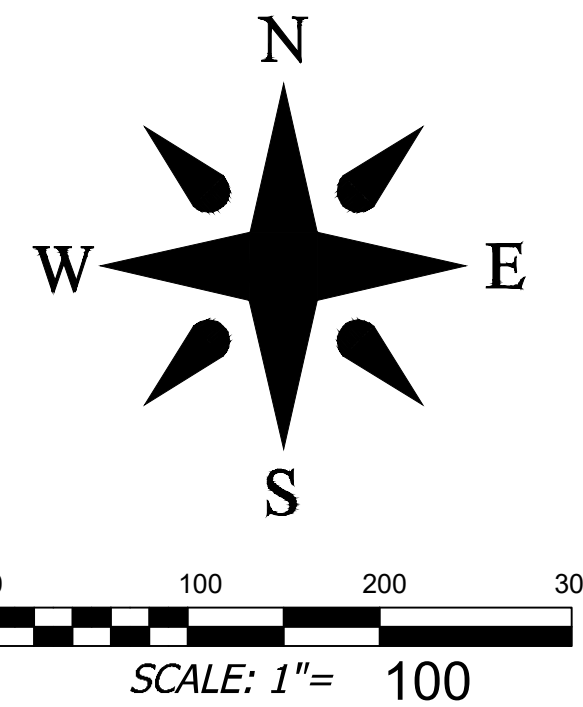
VICINITY MAP



Project No: 557522		LAKEWOOD APARTMENTS DEVELOPMENT PLAN C-2.0		CITY OF HENDERSONVILLE NORTH CAROLINA				Designed: JHK Drawn: ZAW Checked: JHK		Reviewed: JHK Scale: AS NOTED Date: 2022-12-23						No.		REVISIONS/SUBMISSIONS		Date	
Drawing Title: EXISTING CONDITIONS PLAN						Planning • Engineering • Surveying • Environmental Services •										1		PRELIMINARY		2022-05-19	
																2		CZD SUBMITTAL		2022-06-01	
																3		CZD RESUBMITTAL		2022-09-02	
																4		PLANNING BOARD SUBMITTAL		2022-09-28	
																5		PLANNING BOARD SUBMITTAL		2022-12-23	

 EXIST. BOUNDARY
 EXIST. ADJOINER
 EXIST. STREAM
 EXIST. STREAM BUFFER

-  100-YR FLOODPLAIN
 EXIST. RIGHT OF WAY
 EXIST. BUILDING
 EXISTING SIDEWALK
 EXISTING PAVEMENT
 EXIST. CURB
 NEW COMMON OPEN SPACE
 NEW BUILDING
 NEW PAVEMENT
 NEW CONCRETE SIDEWALK
 NEW CURB & GUTTER
 NEW YARD INLET
 NEW DROP INLET
 NEW CURB INLET
 NEW JUNCTION BOX
 NEW RIPRAP OUTLET
 ST NEW STORM PIPE
 6inW NEW WATER LINE
 NEW WATER FIRE HYDRANT
 8inSS NEW MANHOLE
 8inSS NEW SEWER LINE
 © NEW SANITARY CO / SERVICE
 NEW WALL (BY OTHERS)
 X X NEW FENCE
 EXISTING TREE TO REMAIN
 EXISTING TREE TO REMAIN



PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
 PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
 PROPERTY SIZE: 60.56 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
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PARKING PROVIDED (APTS): 1,65 SPACES/UNIT * 322 UNITS = 530
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 PARKING PROVIDED (WCCA): 24
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 SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - COW (W/O): OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT:
 ADDRESS: 1410 GREENVILLE HWY
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 PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
 SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
 TO THE NORTH.

SHEET C-4.1

CALMAT CO.
DB. 3780, PG. 540
PIN: 9670-01-7007
ZONING: C-3

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J M JR
DB. 3665, PG. 510
PIN: 9579-29-7940
ZONING: PRD

SHEET C-4.2

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

Project No: 557522	LAKEWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA		Planning • Engineering • Surveying • Environmental Services •	Designed: JHK	Reviewed: JHK			FINAL DRAWING - FOR REVIEW PURPOSES ONLY	REVISIONS/SUBMISSIONS 1 PRELIMINARY 2 C2D SUBMITTAL 3 C2D RESUBMITTAL 4 PLANNING BOARD SUBMITTAL 5 PLANNING BOARD SUBMITTAL	Date 2022-05-19 2022-06-01 2022-09-02 2022-09-28 2022-12-23
Drawing Title: OVERALL SITE PLAN				Drawn: ZAW Checked: JHK Scale: AS NOTED Date: 2022-12-23	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com					

File Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Drawg\CIVIL BASE 557522.dwg

SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- ST
- NEW STORM PIPE
- 6inW
- NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW MANHOLE
- NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N
W E
S

0 50 100 150

SCALE: 1"= 50

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392080, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: I-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 64 FT

FRONT SETBACK: 14 FT FROM BACK OF CURB

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REAR SETBACK: 10 FT

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PROJECT AREA: 60.56 AC

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SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%

SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%

SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: ---

ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: ---

PHONE: ---

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828 577 4201

ENGINEER: BROOKS ENGINEERING

CONTACT: MARK BROOKS PE

ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: MBROOKS@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC

CONTACT: ROB DULL PLA

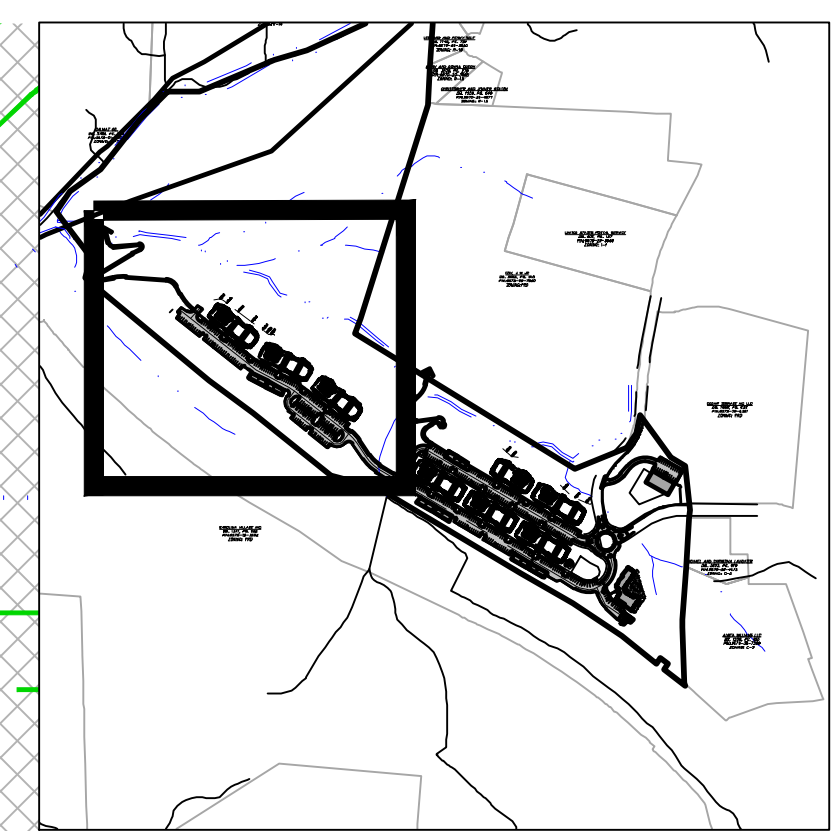
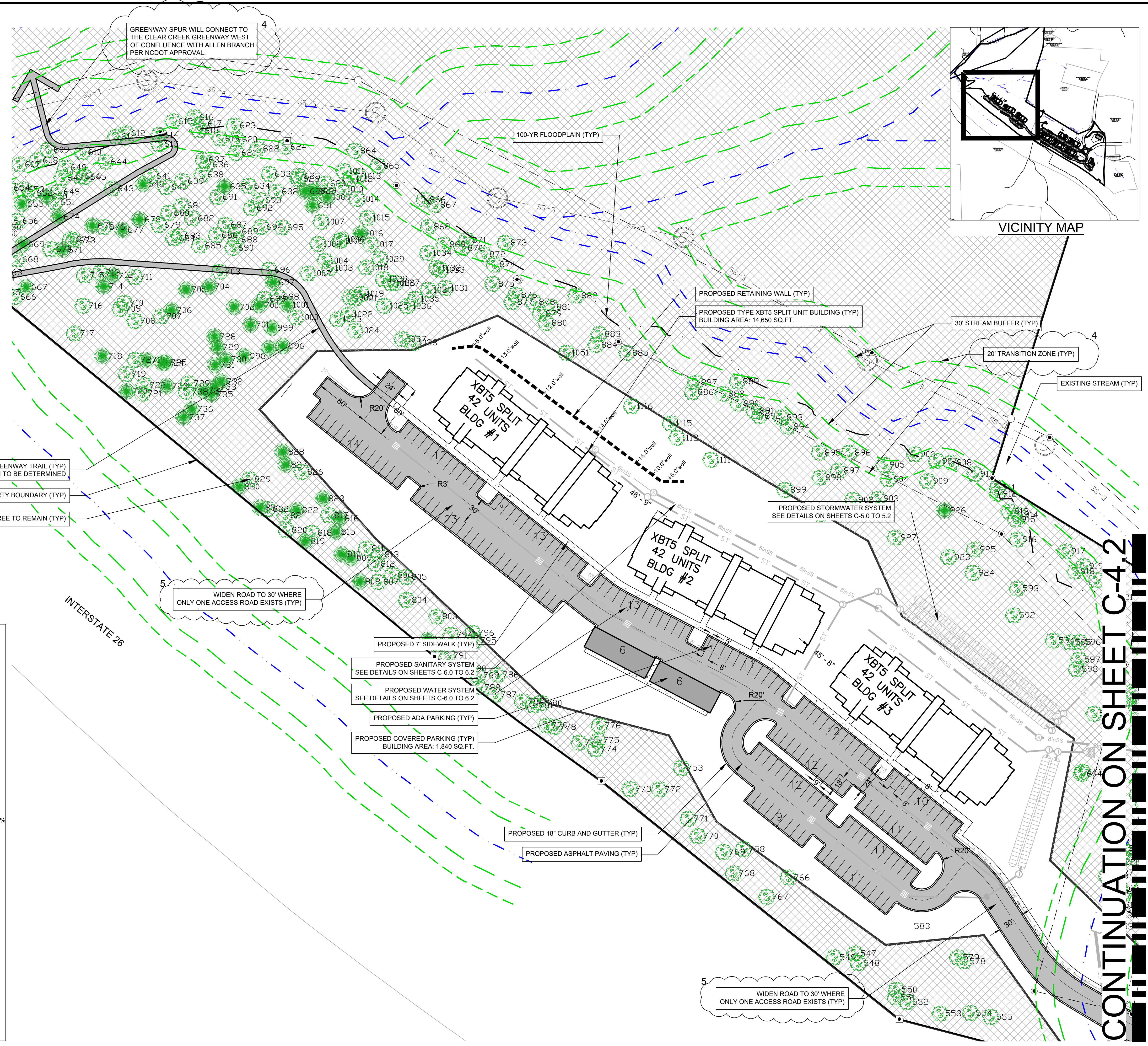
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

EMAIL: ROB@FINDTHELINESTUDIOS.COM

PHONE: 828 674 5592

LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)

PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.



VICINITY MAP

CONTINUATION ON SHEET C-4.2

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-09-28
5	PLANNING BOARD SUBMITTAL	2022-12-23

	FINAL DRAWING - FOR REVIEW PURPOSES ONLY

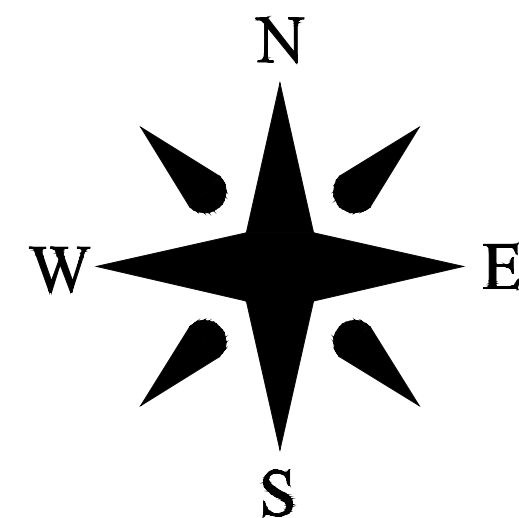
Reviewed: JHK	Scale: AS NOTED	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com
Designed: JHK	Drawn: ZAW	
Checked: JHK	Date: 2022-12-23	

Project No: 557522	C-4.1	LAKWOOD APARTMENTS	NORTH CAROLINA
		DEVELOPMENT PLAN	
Drawing Title: SITE PLAN		CITY OF HENDERSONVILLE	

File Location: L:\2022 Projects\557522 First Victory_Lakewood Road Civil\Drawg\Civil BASE 557522.dwg

SITE PLAN LEGEND

- EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. STREAM
EXIST. STREAM BUFFER
100-YR FLOODPLAIN
EXIST. RIGHT OF WAY
EXIST. BUILDING
EXISTING SIDEWALK
EXISTING PAVEMENT
EXIST. CURB
NEW COMMON OPEN SPACE
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NEW WATER FIRE HYDRANT
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NEW SEWER LINE
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NEW FENCE
EXISTING TREE TO REMAIN

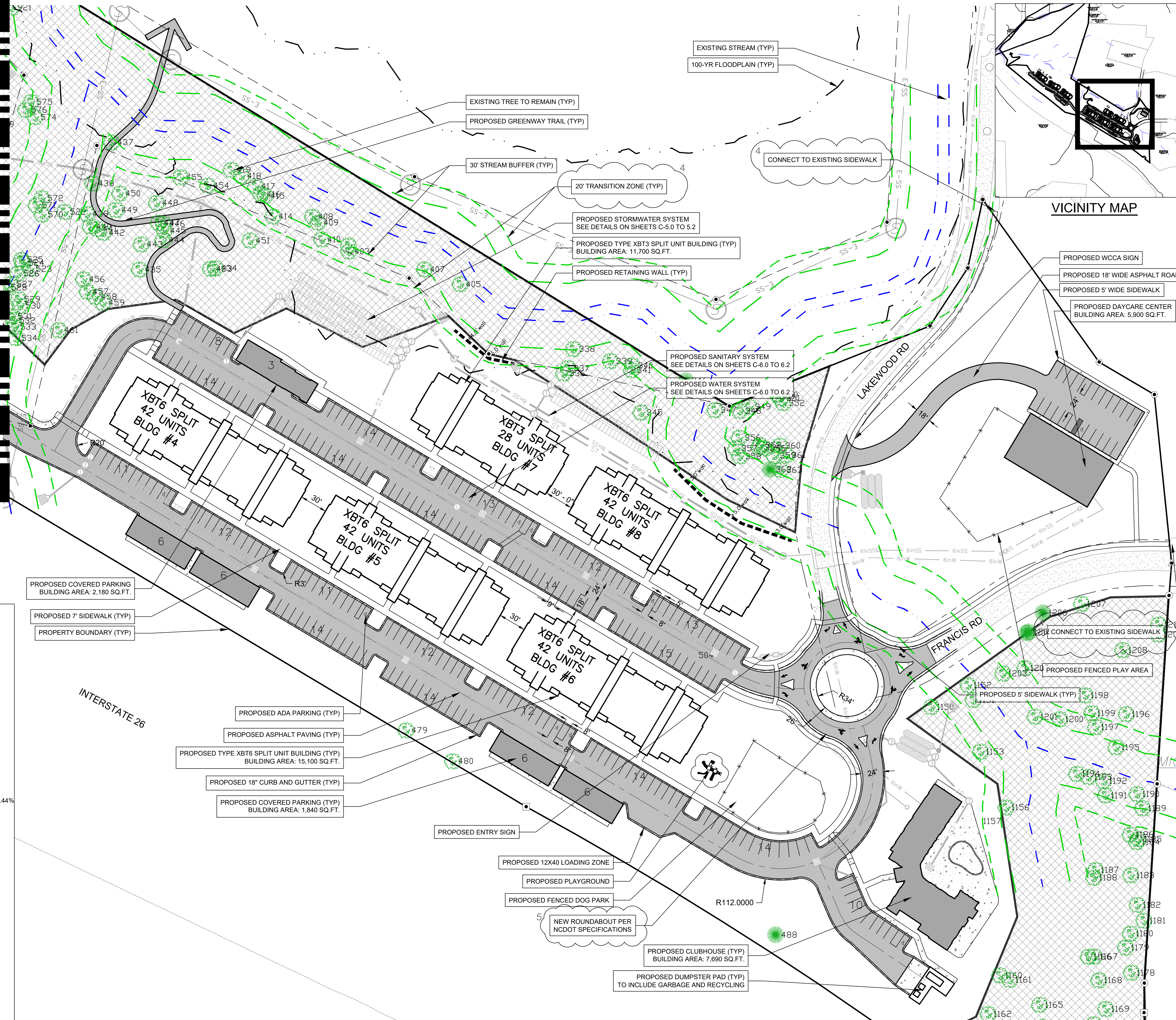


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SCALE: 1"= 50

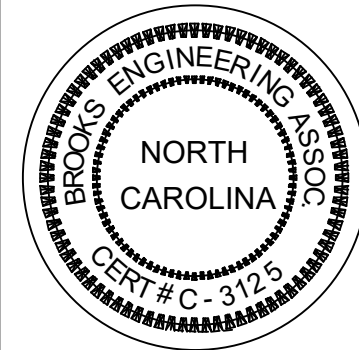
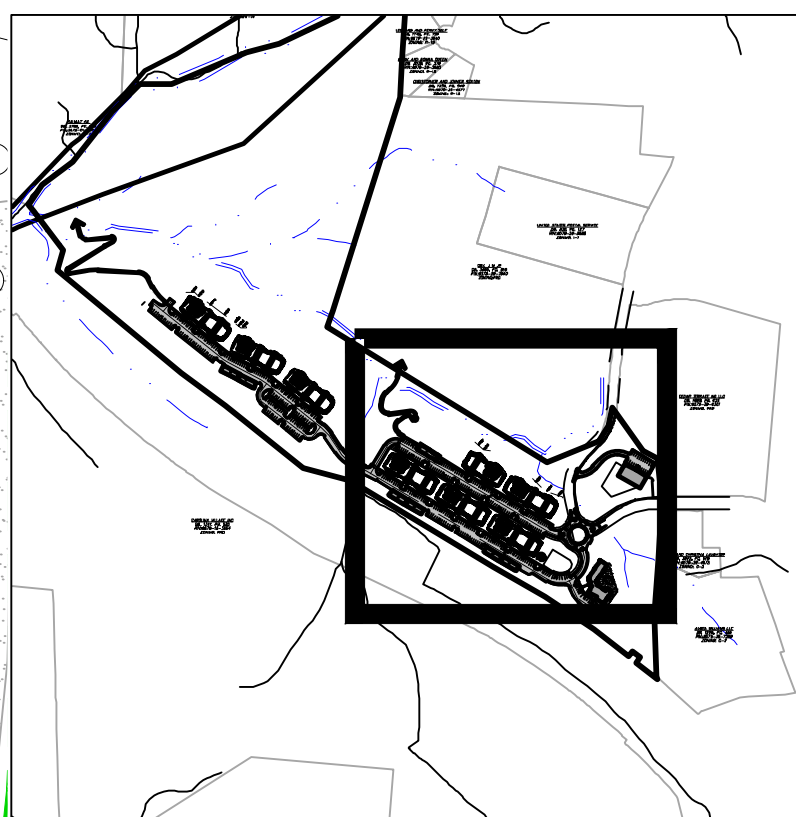
DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
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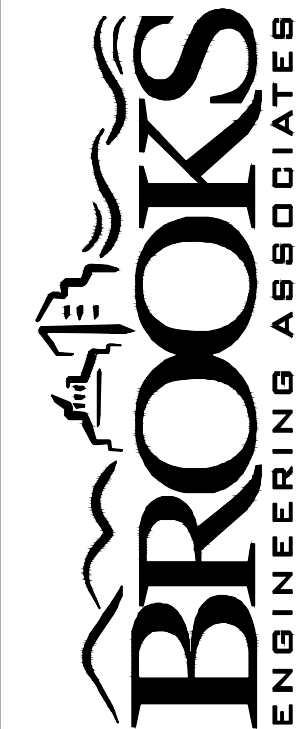
CONTINUATION ON SHEET C-4.1



VICINITY MAP



Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23
Designed: JHK
Drawn: ZAW
Checked: JHK
15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
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Planning • Engineering • Surveying
• Environmental Services •

LAKWOOD APARTMENTS
DEVELOPMENT PLAN
NORTH CAROLINA
CITY OF HENDERSONVILLE

Project No:
557522

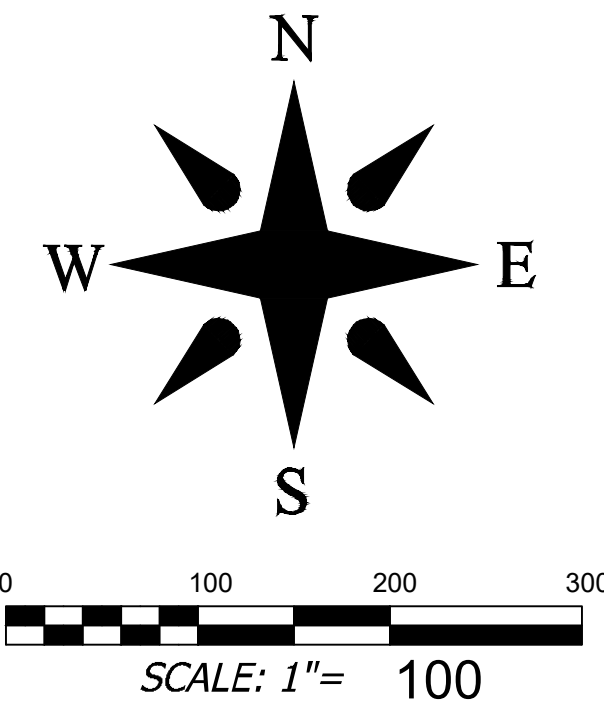
C-4.2

Drawing Title:
SITE PLAN

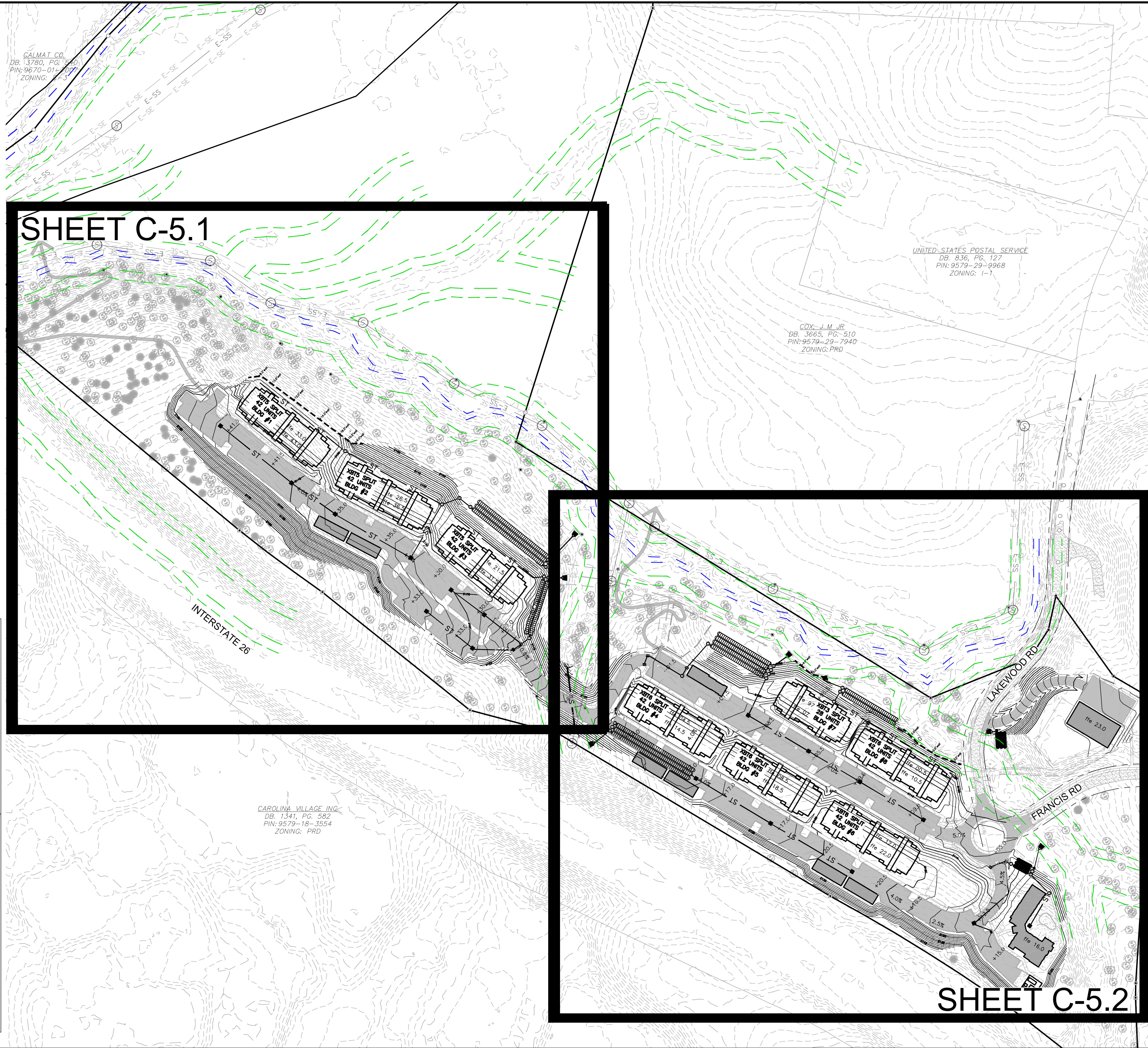
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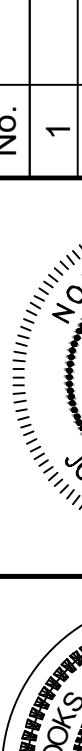
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 NEW STORM PIPE
 NEW MINOR CONTOUR
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 LIMITS OF DISTURBANCE
 NEW WALL (BY OTHERS)



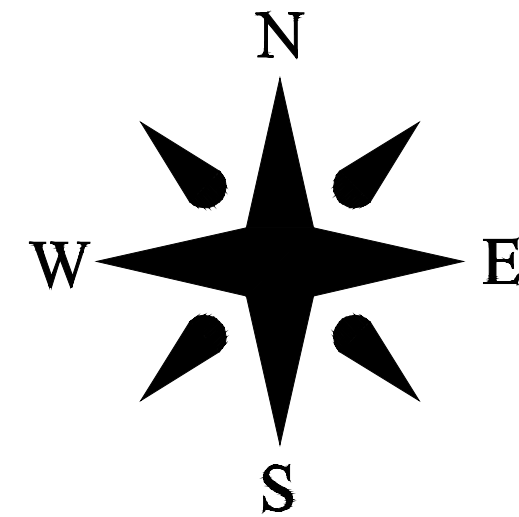
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 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSONVILLE
 ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
 MAXIMUM BUILDING HEIGHT: 64 FT
 FRONT SETBACK: 14 FT FROM BACK OF CURB
 SIDE SETBACK: 5 FT
 REAR SETBACK: 10 FT
 PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
 PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
 PARKING REQUIREMENTS (WCAs): 4 DOPU SPACES + 12 EMP. SPACES = 16
 PARKING PROVIDED (WCAs): 24
 PARKING AREA: 60.56 AC
 SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
 SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
 SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
 SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT: ---
 ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
 EMAIL: ---
 PHONE: ---
 DEVELOPER: FIRST VICTORY INC
 CONTACT: TRAVIS FOWLER
 ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
 EMAIL: TRAVIS@FIRSTVICTORY.COM
 PHONE: 828 577 4201
 ENGINEER: BROOKS ENGINEERING
 CONTACT: MARK BROOKS PE
 ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
 EMAIL: MBROOKS@BROOKSEA.COM
 PHONE: 828-232-4700
 LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
 CONTACT: ROB DULL, PLA
 ADDRESS: 305 POLE CREAMSAND ROAD
ASHEVILLE, NC 28806
 EMAIL: ROB@FINDTHELINESTUDIOS.COM
 PHONE: 828 674 5592
 LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
 PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
 SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
 TO THE NORTH.



Project No: 557522		LAKEWOOD APARTMENTS		NORTH CAROLINA				Designed: JHK Drawn: ZAW Checked: JHK Date: 2022-12-23				REVISIONS/SUBMISSIONS 1 PRELIMINARY 2 C2D SUBMITTAL 3 C2D RESUBMITTAL 4 PLANNING BOARD SUBMITTAL 5 PLANNING BOARD SUBMITTAL		Date	
C-5.0		DEVELOPMENT PLAN													
Drawing Title:		OVERALL STORMWATER AND GRADING PLAN				Planning • Engineering • Surveying • Environmental Services •		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksgsa.com		FINAL DRAWING - FOR REVIEW PURPOSES ONLY					
Review/Revision number with a triangle indicates changes made on this sheet															

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. STREAM
EXIST. STREAM BUFFER
100-YR FLOODPLAIN
EXIST. RIGHT OF WAY
EXISTING SIDEWALK
EXISTING PAVEMENT
EXIST. MINOR CONTOUR
EXIST. MAJOR CONTOUR
NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW CURB & GUTTER
NEW YARD INLET
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW RIPRAP OUTLET
NEW STORM PIPE
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW SPOT GRADE
LIMITS OF DISTURBANCE
NEW WALL (BY OTHERS)



0 50 100 150
SCALE: 1"= 50

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
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SITE COVERAGE - STREETS & PARKING: 170,589 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,909 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
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PHONE: ---
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PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL PLA
ADDRESS: 305 POLE CREASMAN ROAD
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EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
TO THE NORTH.

PROPERTY BOUNDARY (TYP)

PROPOSED DROP INLET (TYP)

PROPOSED HDPE STORMWATER PIPE (TYP)

PROPOSED SANITARY SEWER SYSTEM
SEE DETAILS ON SHEET C-6.0 TO 6.2

PROPOSED BUILDING FOOTPRINT (TYP)

PROPOSED WATER SYSTEM
SEE DETAILS ON SHEET C-6.0 TO 6.2

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED ASPHALT PAVING (TYP)

PROPOSED LIMITS OF DISTURBANCE (TYP)

PROPOSED RETAINING WALL (TYP)

30' STREAM BUFFER (TYP)

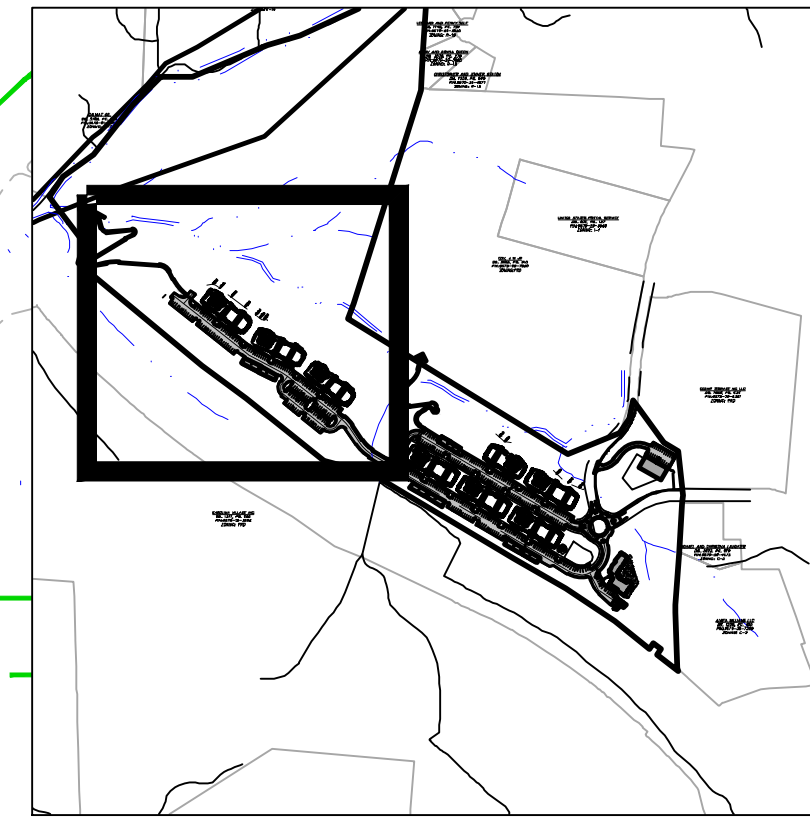
20' TRANSITION ZONE (TYP)

PROPOSED STORMTECH SYSTEM (TYP)

PROPOSED RIPRAP OUTLET (TYP)

PROPOSED CURB INLET (TYP)

PROPOSED JUNCTION BOX (TYP)



VICINITY MAP

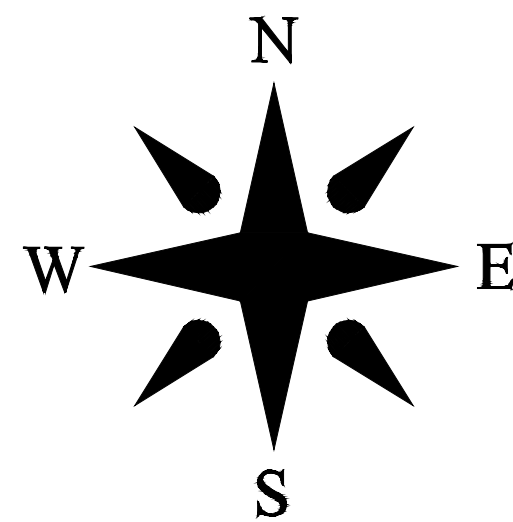
CONTINUATION ON SHEET C-5.2

Project No:	557522	Drawing Title:	SITE, STORMWATER AND UTILITY PLAN
Drawing No:	C-5.1	Project Name:	LAKWOOD APARTMENTS DEVELOPMENT PLAN
City:	NORTH CAROLINA CITY OF HENDERSONVILLE	Client:	GROUP VENTURES INC
Engineer:	BROOKS ENGINEERING MARK BROOKS PE 17 ARLINGTON ST ASHEVILLE, NC 28801 828-232-4700	Architect:	FIND THE LINE STUDIOS, LLC ROB DULL PLA 305 POLE CREASMAN ROAD ASHEVILLE, NC 28806 828 674 5592
Revisions/Submissions:	1 PRELIMINARY 2 CZD SUBMITTAL 3 CZD RESUBMITTAL 4 PLANNING BOARD SUBMITTAL 5 PLANNING BOARD SUBMITTAL	Revisions:	JHK Scale: AS NOTED Date: 2022-12-23
Date:	2022-05-19 2022-06-01 2022-09-02 2022-09-28 2022-12-23	Professional Seal:	SEAL 035686 ENGINEER NORTH CAROLINA JAMES KINNAIRD III CERT. NO. 3725
Final Drawing - For Review Purposes Only	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		

File Location: L:\2022 Projects\557522 First Victory_Lakewood Road Civil\DWG\CIVIL BASE 557522.dwg

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. STREAM
EXIST. STREAM BUFFER
100-YR FLOODPLAIN
EXIST. RIGHT OF WAY
EXISTING SIDEWALK
EXISTING PAVEMENT
EXIST. MINOR CONTOUR
EXIST. MAJOR CONTOUR
ELEV.
NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW CURB & GUTTER
NEW YARD INLET
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW RIPRAP OUTLET
NEW STORM PIPE
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW SPOT GRADE
LIMITS OF DISTURBANCE
NEW WALL (BY OTHERS)

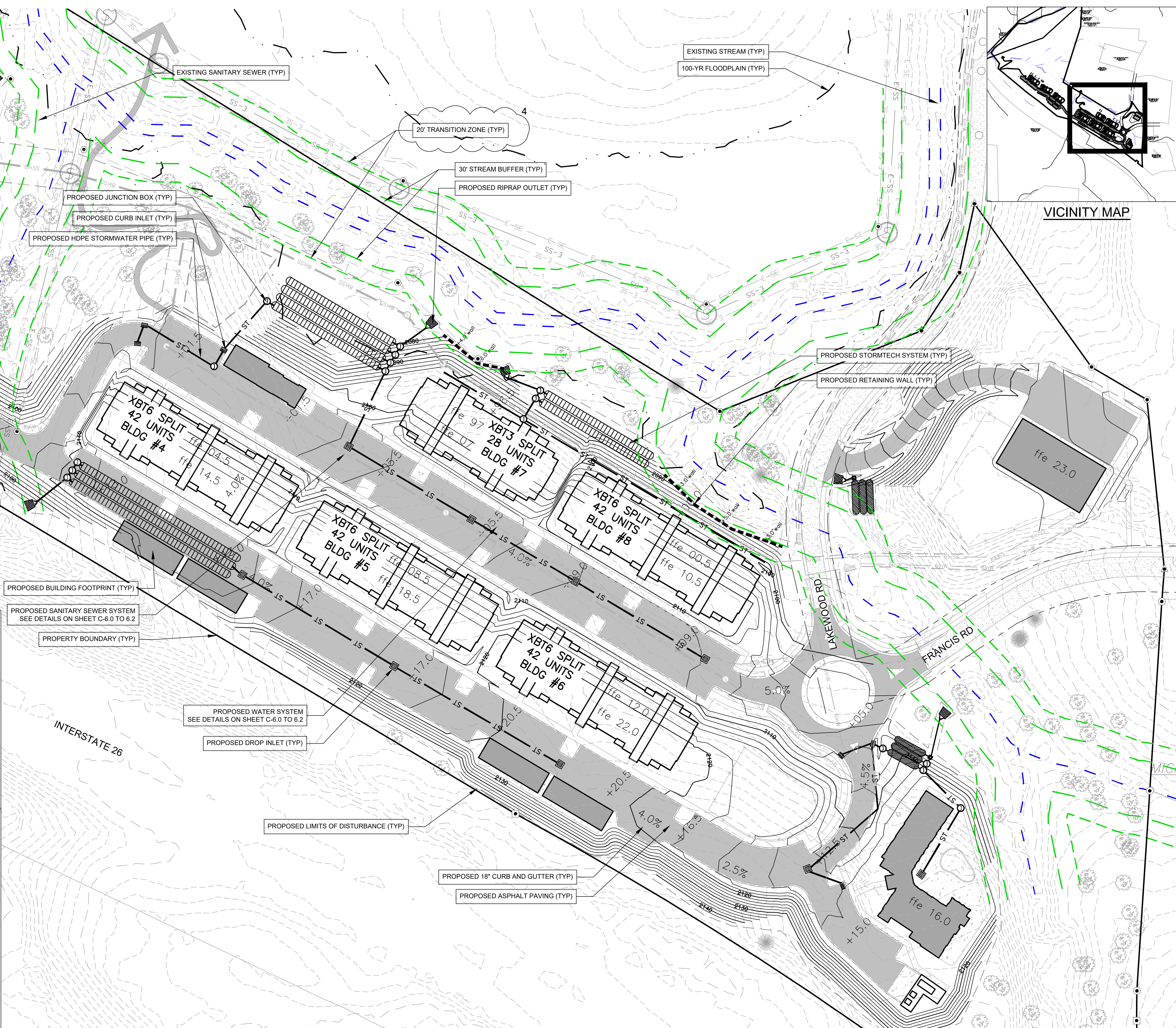


0 50 100 150
SCALE: 1"= 50

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56 = 5.31 UNITS/AC
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FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
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PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC
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SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%
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HENDERSONVILLE NC 28792
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PHONE: ---
DEVELOPER: FIRST VICTORY INC
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EMAIL: TRAVIS@FIRSTVICTORY.COM
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SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
TO THE NORTH.

CONTINUATION ON SHEET C-5.1



UTILITIES LEGEND

EXIST. BOUNDARY

EXIST. ADJOINER

EXIST. STREAM

EXIST. STREAM BUFFER

100-YR FLOODPLAIN

EXIST. RIGHT OF WAY

EXISTING PAVEMENT

EXIST. MANHOLE

EXIST. MANHOLE

E-SS

EXIST. SANITARY SEWER

E-W

EXIST. SEWER CLEAN OUT

E-W

EXIST. WATER LINE

EXIST. WATER METER

HYD

EXIST. FIRE HYDRANT

E-OU

EXIST. WATER VALVE

PP

EXIST. OVERHEAD UTILITIES

E-U

EXIST. POWER POLE

E-ST

EXIST. UNDERGRND UTILITIES

EXIST. STORM DRAIN

EXIST. CURB INLET

EXIST. JUNCTION BOX

EXIST. DROP INLET

EXIST. TELE MANHOLE

EXIST. DROP INLET

EXIST. TRANSFORMER

EXIST. LIGHT POLE

E-SE

EXIST. SEWER EASEMENT

E-WE

EXIST. WATER EASEMENT

6inW

NEW WATER LINE

NEW WATER FIRE HYDRANT

NEW WATER VALVE

NEW AIR/VAC RLS VALVE

NEW WATER BLOW-OFF VALVE

NEW WATER DOMESTIC METER

P-WE

NEW WATER EASEMENT

6inSS

NEW MANHOLE

NEW SANITARY CO / SERVICE

P-SE

NEW SEWER EASEMENT

N

W

E

S

0

100

200

300

SCALE: 1"= 100

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: I-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 64 FT

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SIDE SETBACK: 5 FT

REAR SETBACK: 10 FT

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PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530

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PARKING PROVIDED (WCCA): 24

PROJECT AREA: 60.56 AC.

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SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%

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SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%

SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: ---

ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: ---

PHONE: ---

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828 577 4201

ENGINEER: BROOKS ENGINEERING

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CONTACT: ROB DULL, PLA

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LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)

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SHEET C-6.1

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J. M. JR.
DB. 3665, PG. 510
PIN: 9579-29-7940
ZONING: PRD

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

SHEET C-6.2

Project No:
557522

C-6.0

LAKWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE

NORTH CAROLINA

Drawing Title:
OVERALL UTILITY PLAN

DESIGNED: JHK
DRAWN: ZAW
CHECKED: JHK

REVIEWED: JHK
SCALE: AS NOTED
DATE: 2022-12-23

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brooksea.com

BROOKS

ENGINEERING ASSOCIATES

Planning • Engineering • Surveying
• Environmental Services •

REVISIONS/SUBMISSIONS

No.

1

2

3

4

5

PRELIMINARY

CZD SUBMITTAL

CZD RESUBMITTAL

PLANNING BOARD SUBMITTAL

PLANNING BOARD SUBMITTAL

Date

2022-05-19

2022-06-01

2022-09-02

2022-09-28

2022-12-23

FINAL DRAWING - FOR REVIEW
PURPOSES ONLY

Revision/Submission number with a triangle indicates changes made on this sheet.

File Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\DWG\CIVIL BASE 557522.dwg

UTILITIES LEGEND

EXIST. BOUNDARY

EXIST. ADJOINER

EXIST. STREAM

EXIST. STREAM BUFFER

100-YR FLOODPLAIN

EXIST. RIGHT OF WAY

EXISTING PAVEMENT

EXIST. MANHOLE

EXIST. MANHOLE

E-SS EXIST. SANITARY SEWER

E-W EXIST. SEWER CLEAN OUT

EXIST. WATER LINE

EXIST. WATER METER

HYD EXIST. FIRE HYDRANT

WV EXIST. WATER VALVE

E-OU EXIST. OVERHEAD UTILITIES

PP EXIST. POWER POLE

E-U EXIST. UNDERGRND UTILITIES

E-ST EXIST. STORM DRAIN

EXIST. CURB INLET

EXIST. JUNCTION BOX

EXIST. DROP INLET

EXIST. TELE. MANHOLE

EXIST. DROP INLET

EXIST. TRANSFORMER

EXIST. LIGHT POLE

E-SE EXIST. SEWER EASEMENT

E-W EXIST. WATER EASEMENT

6inW NEW WATER LINE

FH NEW WATER FIRE HYDRANT

WV NEW WATER VALVE

AV NEW AIR/VAC RLS VALVE

WV NEW WATER BLOW-OFF VALVE

WV NEW WATER DOMESTIC METER

P-W NEW WATER EASEMENT

6inSS NEW MANHOLE

6inSS NEW SEWER LINE

P-SE NEW SANITARY CO / SERVICE

P-SE NEW SEWER EASEMENT

N

W

E

S

0

50

100

150

SCALE: 1"= 50

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

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PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

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REAR SETBACK: 10 FT

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PARKING PROVIDED (WCCA): 24

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SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%

SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%

SITE COVERAGE - OTHER FACILITIES: 43,909 SQ.FT. (1.01 AC.) - 1.67%

SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%

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VICINITY MAP

CONTINUATION ON SHEET C-6.2

Project No:
557522

C-6.1

LAKWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE

NORTH CAROLINA

Drawing Title:
UTILITY PLAN

DESIGNED: JHK
DRAWN: ZAW
CHECKED: JHK

REVIEWED: JHK
SCALE: AS NOTED
DATE: 2022-12-23

SEAL 035686

ENGINEER

SEAL 035686

ENGINEER

15 Arlington Street
Asheville, N.C. 28801
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Planning • Engineering • Surveying
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REVISIONS/SUBMISSIONS

No.

1

2

3

4

5

PRELIMINARY

CZD SUBMITTAL

CZD RESUBMITTAL

PLANNING BOARD SUBMITTAL

PLANNING BOARD SUBMITTAL

Date

2022-05-19

2022-06-01

2022-09-02

2022-09-28

2022-12-23

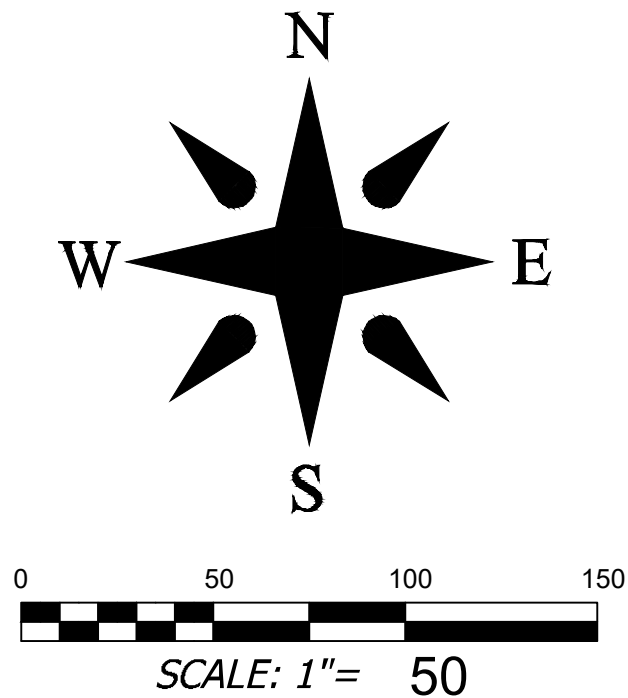
FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Revision/Submission number with a triangle indicates changes made on this sheet

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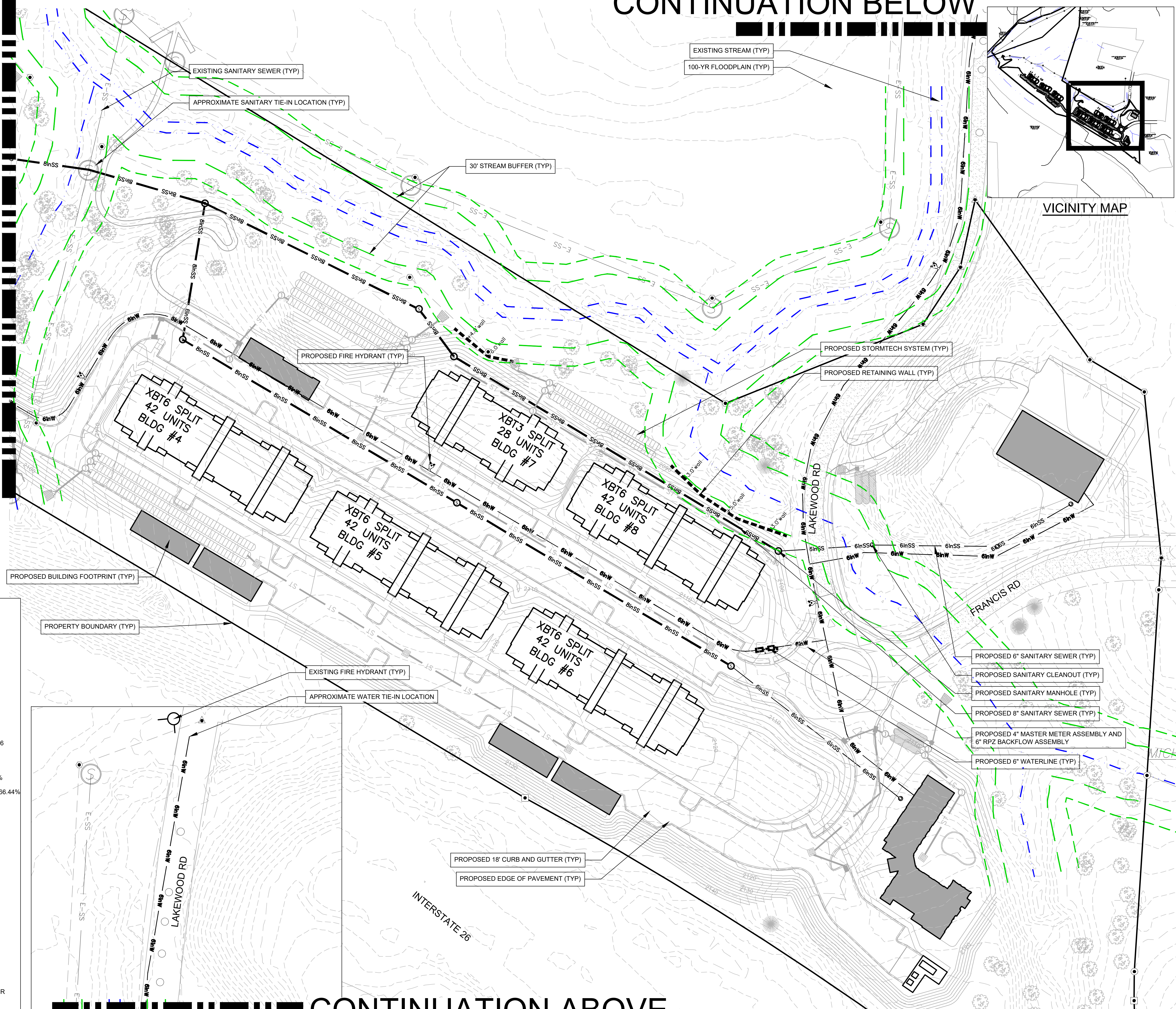
- UTILITIES LEGEND**
- EXIST. BOUNDARY
 - EXIST. ADJOINER
 - EXIST. STREAM
 - EXIST. STREAM BUFFER
 - 100-YR FLOODPLAIN
 - EXIST. RIGHT OF WAY
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 - EXIST. MANHOLE
 - E-SS EXIST. SANITARY SEWER
 - E-W EXIST. SEWER CLEAN OUT
 - EXIST. WATER LINE
 - EXIST. WATER METER
 - HYD EXIST. FIRE HYDRANT
 - E-OU EXIST. WATER VALVE
 - EXIST. OVERHEAD UTILITIES
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 - 6inW NEW WATER LINE
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 - NEW WATER VALVE
 - NEW AIR/VAC RLS VALVE
 - NEW WATER BLOW-OFF VALVE
 - NEW WATER DOMESTIC METER
 - P-WE NEW WATER EASEMENT
 - NEW MANHOLE
 - NEW SEWER LINE
 - NEW SANITARY CO / SERVICE
 - P-SE NEW SEWER EASEMENT



DEVELOPMENT DATA

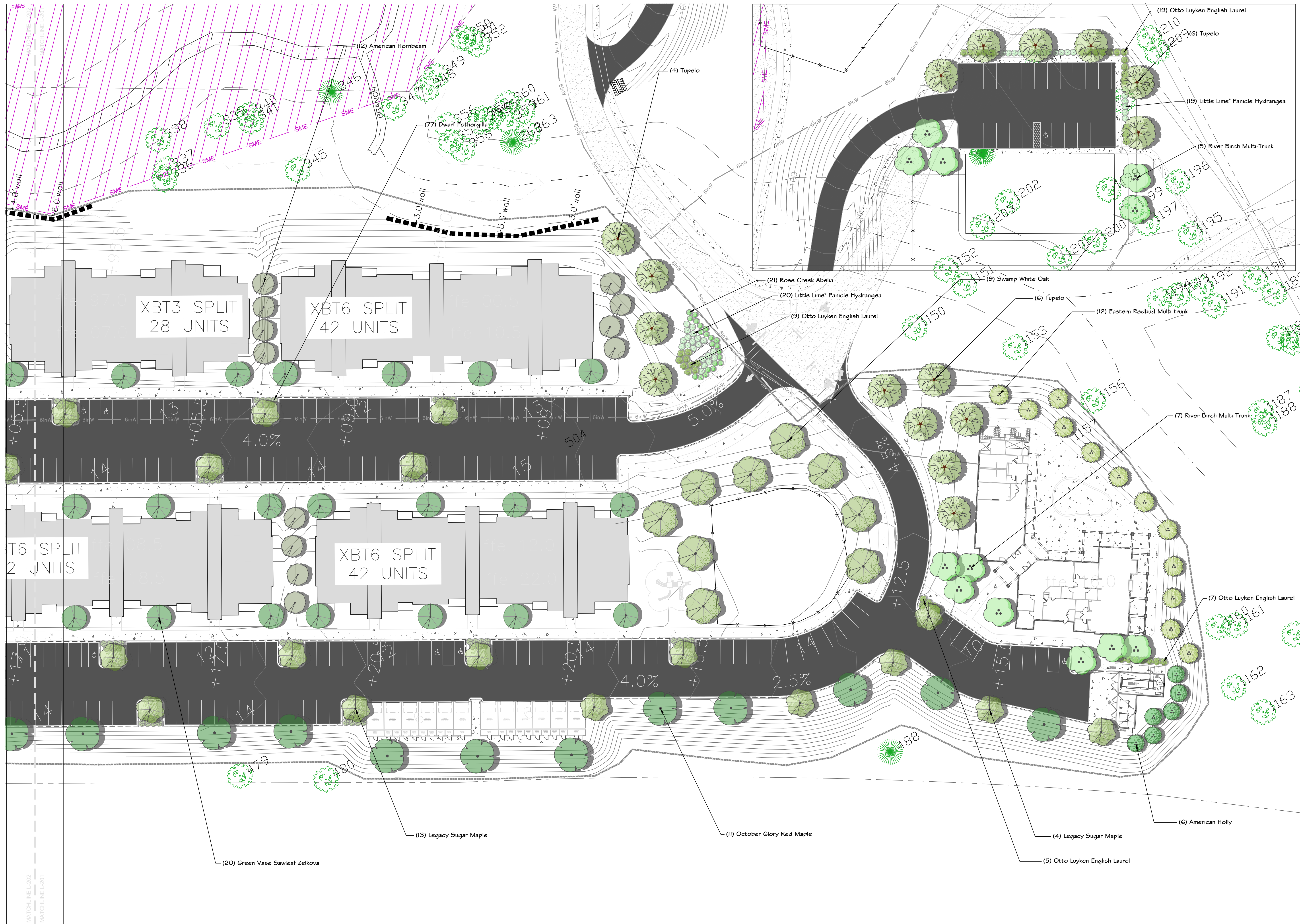
PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 5220.56 ± 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT = 322
PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
PARKING REQUIREMENTS (WCAs): 4 DOPU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCAs): 24
PROJECT AREA: 60.56 AC
SITE COVERAGE - BUILDINGS: 136,030 SQ. FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE: 2,287,491 SQ. FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING: 170,569 SQ. FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ. FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ. FT. (40.24 AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ---
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ---
PHONE: ---
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ. FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
TO THE NORTH.

CONTINUATION ON SHEET C-6.1



CONTINUATION ABOVE

Project No: 557522		LAKWOOD APARTMENTS DEVELOPMENT PLAN		NORTH CAROLINA				Designed: JHK		Reviewed: JHK																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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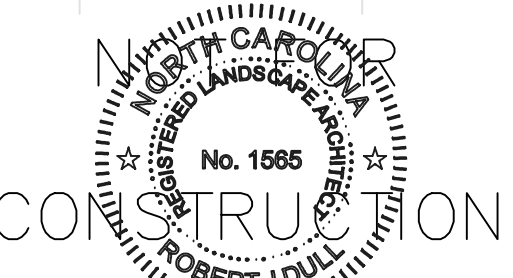


CONSULTANT

LAKWOOD
APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

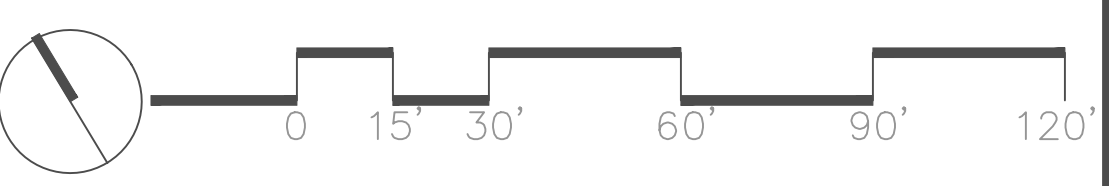
REVISIONS	NO.	REMARKS	DATE

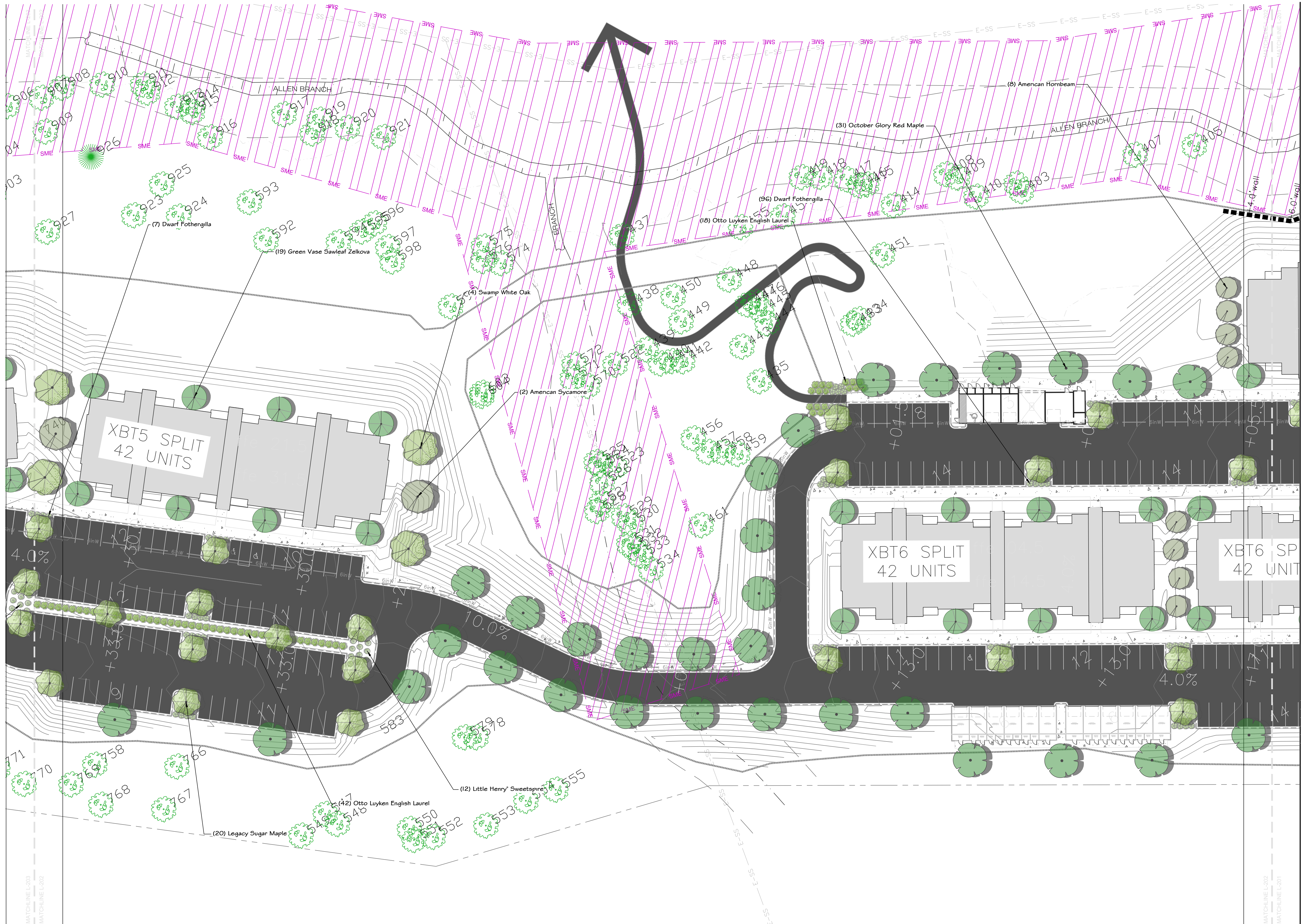


DATE:
9.2.2022
SHEET TITLE:

PLANTING
PLAN

SHEET NO.
L-201



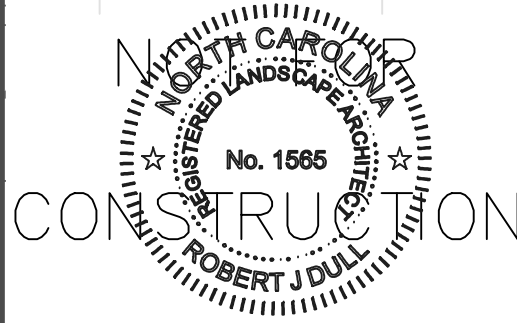


CONSULTANT

LAKewood
APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

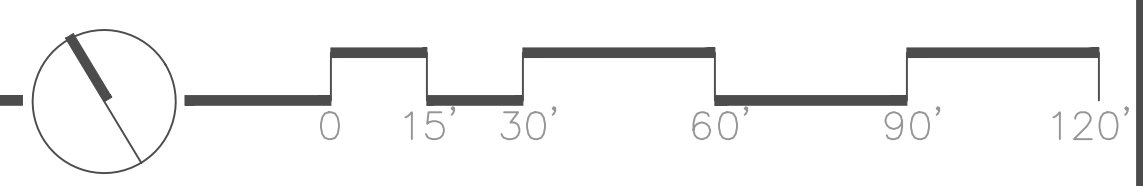
REVISIONS	NO.	REMARKS	DATE



DATE:
9.2.2022
SHEET TITLE:

PLANTING
PLAN

SHEET NO.
L-202



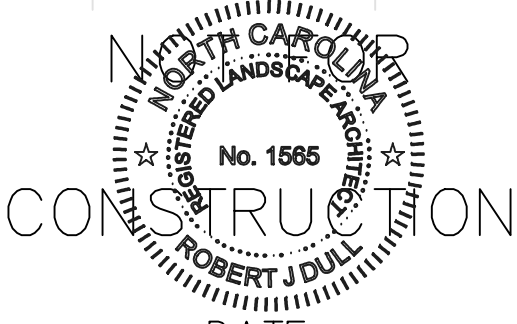


CONSULTANT

LAKEWOOD
APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS		
NO.	REMARKS	DATE

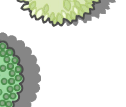


DATE:
9.2.2022
SHEET TITLE:

PLANTING
PLAN

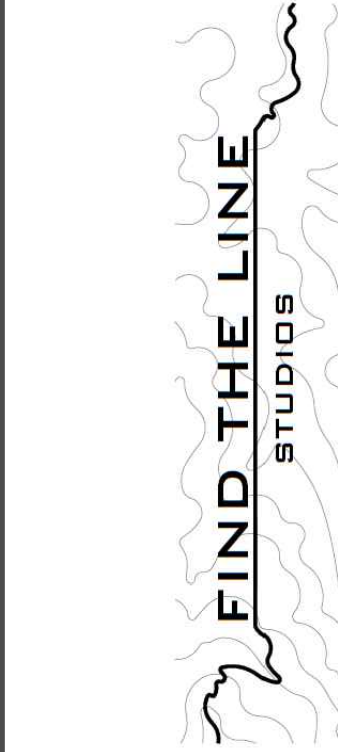
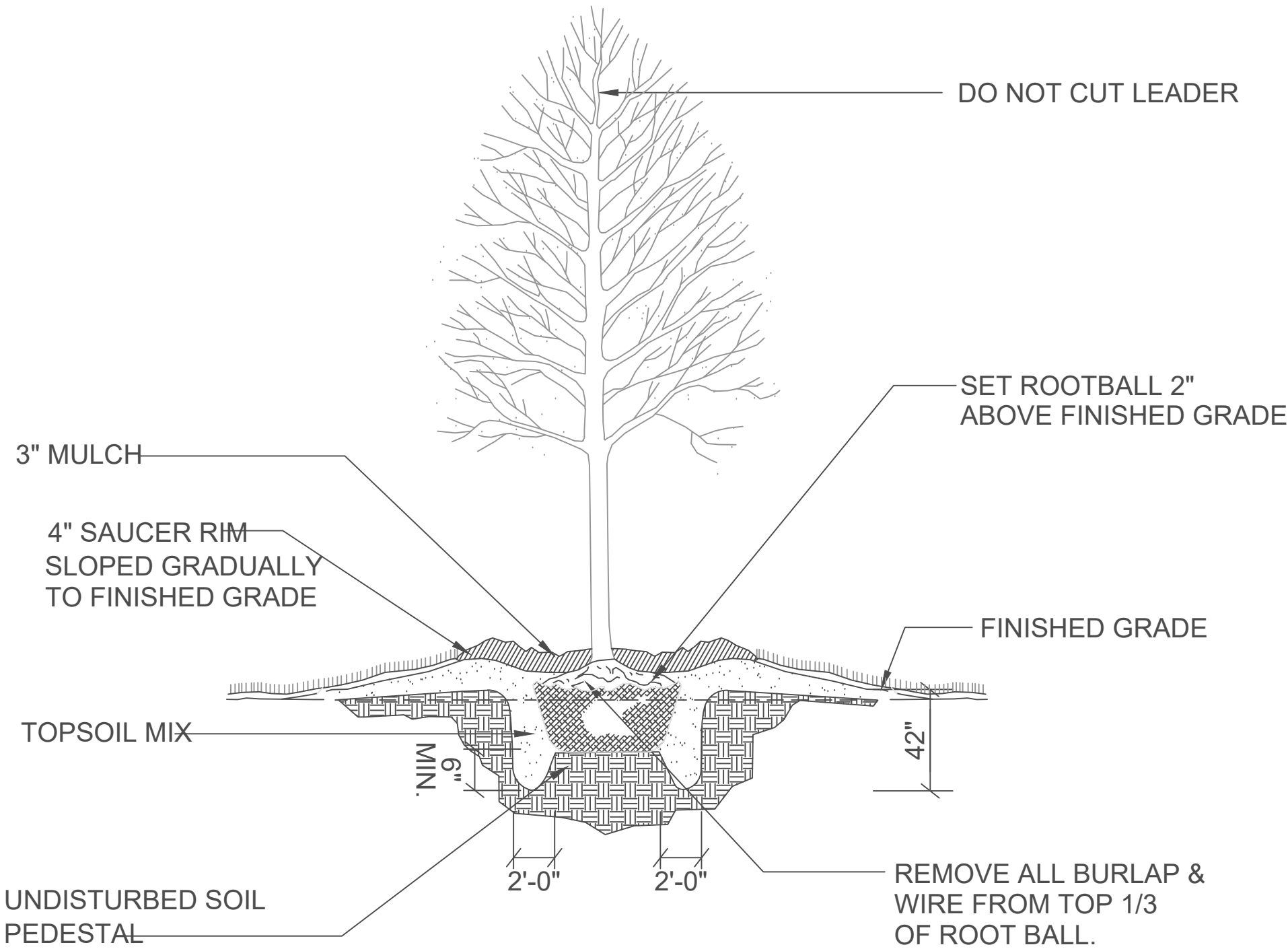
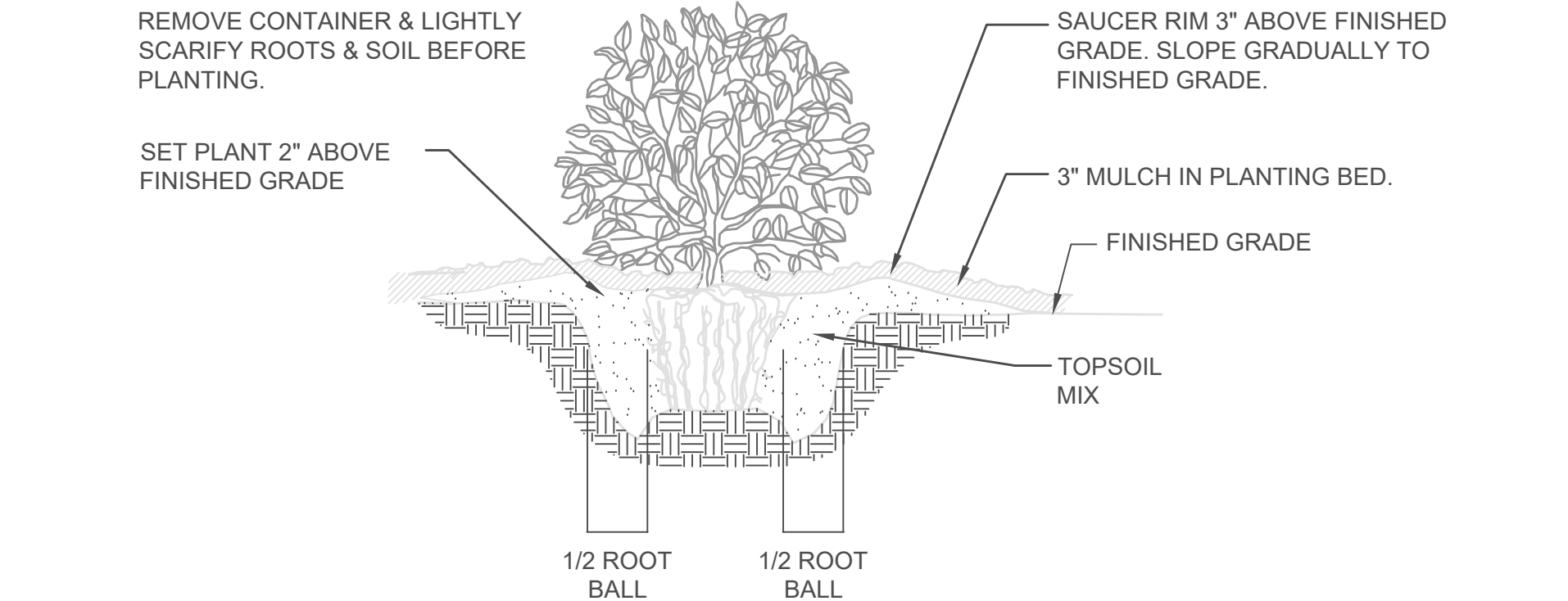
SHEET NO.
L-203

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	B&B	53	
	ACE LEG	Acer saccharum 'Legacy' / Legacy Sugar Maple	2" Cal.	B&B	49	
	BET NIG	Betula nigra / River Birch Multi-Trunk	2" Cal.	B&B	12	
	CAR AME	Carpinus caroliniana / American Hornbeam	2" Cal.	B&B	20	
	CER EAS	Cercis canadensis / Eastern Redbud Multi-trunk	8' Ht.	B&B	12	
	ILE AME	Ilex opaca 'Satyr Hill' / American Holly	6' Ht.	B&B	6	
	NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	B&B	16	
	PLA OCC	Platanus occidentalis / American Sycamore	2" Cal.	B&B	4	
	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	17	
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal.	B&B	55	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ABE RCR	Abelia x 'Rose Creek' / Rose Creek Abelia	3 gal, 18-24" ht.		21	
	FOT GAR	Fothergilla gardenii / Dwarf Fothergilla	3 gal, 18-24" ht.		241	
	HYD J23	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal, 18-24" ht.		39	
	ITE SPR	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal, 18-24" ht.		24	
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal, 24" min. ht.		118	

LANDSCAPE NOTES:

1. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
2. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.
3. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND IRRIGATION OR DRAINAGE PIPING AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S COST.
4. PROVIDE TREES, SHRUBS AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULE FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, INCLUDING POOR BRANCHING STRUCTURE OR DAMAGED TRUNKS.
5. REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS.
6. BED PREPARATION:
REMOVE ALL DEBRIS, BRUSH, STUMPS, ROCKS, AND CONSTRUCTION TRASH.
SPRAY WEEDS WITH GLYPHOSATE TWO WEEKS BEFORE PLANTING. WHEN SOIL IS DRY, TILL EXISTING CLAY TO A DEPTH OF 8" AND RAKE OUT ALL CLODS AND DEBRIS. SPREAD TRIPLE SUPER PHOSPHATE AT RATE OF 5 LBS/1000 SF OR 1/2 LB/100SF. SPREAD 3" OF SOIL MIX (SEE #7 BELOW). TILL MIX THOROUGHLY INTO NATIVE SOIL AND RAKE SMOOTH. WHERE SLOPES ARE TOO STEEP TO TILL, PLANT HOLE BY HOLE, DIGGING SOIL AMENDMENTS THOROUGHLY INTO NATIVE SOIL, AND DIGGING HOLES A MINIMUM OF 2 X THE SIZE OF ROOTBALL.
- SOIL MIX IS A 60/40 BLEND OF WHICH 60% IS COMPOST AND 40% IS BLACK SCREENED TOPSOIL. ASHEVILLE MULCH YARD'S AEB MIX IS AN ACCEPTABLE SUBSTITUTE FOR COMPOST. LA TO APPROVE ANY SUBS. MUST BE CERTIFIED WEED FREE AND BLACK, WELL-ROTTED WITH NO CLUMPS OF PARTIALLY DECOMPOSED LEAVES.
7. PLANT AND WATER THOROUGHLY. CONFIRM THAT PERENNIAL AND GROUNDCOVER ROOT BALLS WILL BE COVERED WHEN SOIL HAS SETTLED AFTER WATERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO THE SITE AND COVER WITH COMPOST ANY ROOT BALLS THAT ARE EXPOSED 1" OR MORE ABOVE GRADE DUE TO SETTLING OR FREEZE/THAW.
8. B&B TREES CAN BE PLANTED IN NATIVE SOIL, UNLESS THAT SOIL IS COMPACTED CONSTRUCTION CLAY(IF SO, USE40% NATIVE SOIL AND 60% SOIL MIX AS BACKFILL). DO NOT USE MUDDY SOIL FOR BACKFILLING.
9. INSTALLATION OF PLANT MATERIAL BELOW EXISTING TREES SHALL BE DONE WITHOUT TILLING TO PROTECT THE EXISTING ROOT STRUCTURES. HOLES FOR PLANT MATERIAL IN THESE AREAS SHALL BE DUG BY HAND. HAND DUG HOLES FOR SHRUBS AND CONTAINER TREES SHALL RECEIVE 60% SOIL MIX AS BACKFILL.
- 10.INSTALLATION OF PERENNIALS AND GROUND COVERS UNDER EXISTING TREES - BUILD UP SOIL (MAX HEIGHT 3") USING SOIL MIX AND SPREAD PLANT ROOTS OUT FOR SHALLOWER PLANTING.
11. MULCH: FOR TREES AND SHRUBS, MULCH SHALL BE 2" DOUBLE GROUND PINE, FREE FROM DELETERIOUS MATERIALS. PERENNIALS, GRASSES AND GROUND COVERS SHALL BE MULCHED WITH 2" ASHEVILLE MULCH YARDS AEB OR SIMILAR COMPOST.

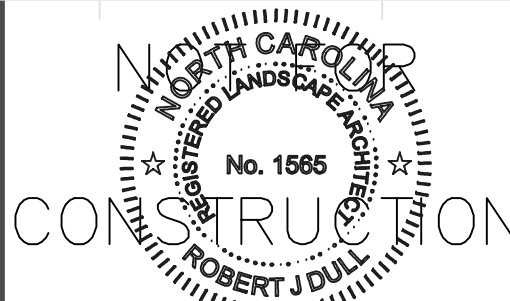


CONSULTANT

LAKewood
APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

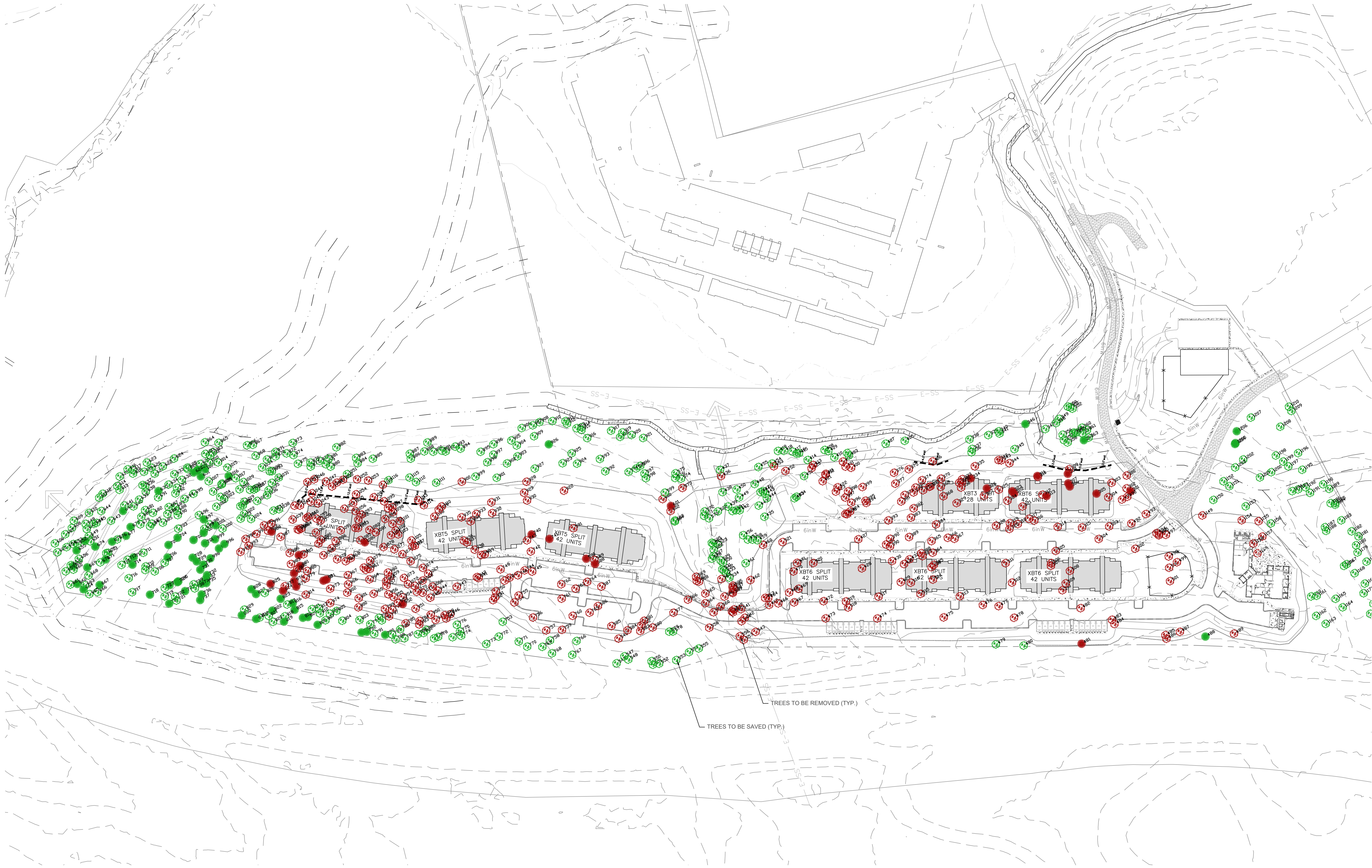
REVISIONS
NO. REMARKS DATE



DATE:
9.2.2022
SHEET TITLE:

PLANTING
SCHEDULE
AND NOTES

SHEET NO.
L-204



EXISTING TREES NOTES:
TOTAL EXISTING TREES (SURVEYED): 911
TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528
*TREES REPLACED IN LANDSCAPE: 244
*TREES TO BE PLANTED AS PART OF
STREAM & FLOODPLAIN RESTORATION: 140 MIN.

FIND THE LINE
STUDIOS

CONSULTANT

LAKELWOOD
APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS NO.	REMARKS	DATE

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1566
ROBERT J. DULL

CONSTRUCTION

DATE:
9.2.2022
SHEET TITLE:
OVERALL
TREE
REMOVAL
PLAN
SHEET NO.
L-205

Point # Diameter & Species

300	30'	Poplar
301	20'	Pine
302	15'	Maple
303	15'	Maple
304	20'	Cherry Cluster
305	20'	Pine
306	20'	Pine
307	15'	Pine
308	12'	Cherry
309	10' X 10'	Cherry
310	10'	Oak
311	10'	Pine
312	20'	Chestnut Oak
313	20'	Pine
314	15'	Poplar
315	15'	Poplar
316	10'	Cherry
317	10'	Cherry
318	12'	Cherry
319	12'	Cherry
320	20'	Poplar
321	10'	Cherry
322	10'	Pine
323	10'	Pine
324	14'	White Oak
325	14'	Cherry
326	14'	Pine
327	10'	Walnut
328	15'	Hardwood*
329	14'	Poplar
330	20'	Cherry
331	10'	Cherry
332	15'	Maple
333	15'	Red Oak
334	12'	Pine
335	10'	Red Oak
336	10'	Cherry
337	10'	Cherry
338	10'	Maple
339	12'	Maple
340	12'	Maple
341	12' X 14'	Cherry
342	10'	White Oak
343	10'	Hickory
344	10'	Cherry
345	10'	White Oak
346	14'	Pine
347	10'	Maple
348	20'	Maple
349	21'	Maple
350	15'	Hickory
351	10'	Cherry
352	20'	Cherry
353	14' X 8'	Maple
354	10'	Cherry
355	14'	Maple
356	14'	Maple
357	15'	Cherry
358	10'	Maple
359	13'	Maple
360	20'	Poplar
361	20'	Poplar
362	20'	Pine
363	12'	Maple
364	10'	Cherry
365	10' X 10'	Poplar
366	10' X 10'	Poplar
367	12'	Poplar
368	10'	Cherry
369	10'	Cherry
370	10'	Poplar
371	10'	Cherry
372	12'	Maple
373	12'	Birch
374	10'	White Oak

375	14'	Maple
376	10'	Maple
377	15'	Maple
378	12'	Maple
379	10'	White Oak
380	12'	Cherry
381	10'	Pine
382	12'	Poplar
383	12'	Poplar
384	11' X 10'	Poplar
385	10'	Maple
386	15' X 10' X 8'	Cherry
387	15'	Poplar
388	12'	Poplar
389	14'	Poplar
390	12'	Poplar
391	12'	Cherry
392	15'	Poplar
393	12'	Poplar
394	12'	Poplar
395	17'	Poplar
396	12'	Poplar
397	20'	Poplar
398	15'	Poplar
399	12'	Poplar
400	12'	Maple
401	12'	Maple
402	10'	Maple
403	20'	Maple
404	10'	Maple
405	20'	Poplar
406	14'	Maple
407	15'	Maple
408	20'	Maple
409	20'	Maple
410	21'	Maple
411	15'	Black Gum
412	12'	Black Gum
413	10'	Maple
414	12'	Maple
415	20'	Maple
416	14'	Maple
417	14'	Maple
418	15'	Maple
419	10'	Maple
420	14'	White Oak
421	14'	Pine
422	10'	Poplar
423	12'	Sourwood
424	27'	Poplar
425	15'	Hickory
426	12'	Poplar
427	10'	Cherry
428	10'	Poplar
429	12'	Walnut
430	14' X 12'	Poplar
431	15' X 5'	Poplar
432	11' X 7'	Poplar
433	15'	Poplar
434	11'	Maple
435	12'	Poplar
436	10'	Poplar
437	10' X 10' X 11'	Maple
438	15'	Sycamore
439	10'	Chestnut Oak
440	14'	Poplar
441	15'	Poplar
442	16'	Poplar
443	10' X 12'	Cherry
444	21'	White Oak
445	15'	Cherry
446	12'	Cherry
447	14' X 11'	Cherry
448	10'	Maple
449	13'	Poplar
450	17'	Cherry
451	12'	Red Oak

452	20'	Maple
453	12'	Maple
454	15' X 8'	Maple
455	15' X 12'	Maple
456	14'	Poplar
457	13'	Poplar
458	15' X 6'	Poplar
459	9' X 6'	Poplar
460	15' X 6'	Poplar
461	10'	Red Oak
462	15' X 10' X 8'	Cherry
463	10'	Cherry
464	15'	Cherry
465	12'	Cherry
466	10'	Maple
467	16'	Poplar
468	14'	Cherry
469	15'	Cherry
470	15' X 10'	Cherry
471	12'	Poplar
472	10' X 8' X 4'	Poplar
473	14'	Poplar
474	10'	Bradford Pear
475	12' X 11'	Poplar
476	10' X 10'	Pear
477	8' X 6' X 3'	Poplar
478	10' X 9' X 4'	Poplar
479	10'	Cherry
480	18'	Poplar
481	14'	Pine
482	15' X 13'	Walnut
483	10' X 8'	Maple
484	11' X 6'	Maple
485	11' X 6'	Maple
486	11' X 6'	Maple
487	11' X 6'	Maple
488	12'	Birch
489	10'	Poplar
490	15'	Cherry
491	10'	Cherry
492	10' X 11'	Birch
493	10'	Maple
494	10'	Cherry
495	10'	Cherry
496	10'	Cherry
497	10'	Cherry
498	10'	Cherry
499	10'	Cherry
500	12'	Poplar
501	10' X 8'	Poplar
502	10'	Poplar
503	Pear Cluster	
504	10'	Poplar
505	10' X 8'	Poplar
506	17'	Poplar
507	12'	Poplar
508	10'	Walnut
509	14'	Walnut
510	11' X 10'	Walnut
511	14'	Poplar
512	10' X 8'	Pear
513	14'	Poplar
514	14'	Poplar
515	Pear Cluster	
516	10' X 8' X 6'	Pear
517	10' X 6'	Poplar
518	11' X 8'	Poplar
519	10'	Poplar
520	10'	Poplar
521	10'	Poplar
522	15'	Cherry
523	12'	Maple
524	16' X 12'	Maple
525	10'	Maple
526	15'	Cherry
527	16'	Maple
528	16'	Maple

529	18' X 17'	Poplar
530	14'	Maple
531	14'	Poplar
532	14'	Poplar
533	12'	Poplar
534	14' X 11'	Poplar
535	12'	Maple
536	14'	Poplar
537	12'	Chestnut Oak
538	10' X 11'	Poplar
539	10'	Maple
540	10'	Poplar
541	15'	Birch
542	10'	Chestnut Oak
543	10'	Poplar
544	14'	Poplar
545	14'	Maple
546	10'	Poplar
547	14' X 4'	Poplar
548	10'	Chestnut Oak
549	12'	Maple
550	15'	Poplar
551	10'	Pear
552	13'	Poplar
553	10' X 10'	Pear
554	10' X 8' X 3'	Pear
555	12'	Poplar
556	10'	Poplar
557	18'	Poplar
558	11' X 9'	Cherry
559	14'	Birch
560	20'	Hickory
561	10'	Maple
562	11' X 14'	Poplar
563	10'	Poplar
564	12' X 10'	Cherry
565	12'	Birch
566	10'	Poplar
567	15' X 11'	Poplar
568	10'	Poplar
569	10' X 11'	Birch
570	10'	Maple
571	10'	Maple
572	10' X 12'	Maple
573	10'	Poplar
574	20'	Chestnut Oak
575	12'	White Oak
576	10'	Cherry
577	10'	Poplar
578	Pear Cluster	
579	Pear Cluster	
580	12'	Poplar
581	10'	Poplar
582	10'	Poplar
583	14'	Poplar
584	15'	Red Oak
585	14'	Sycamore
586	14'	Pine
587	12'	Cherry
588	12'	Pine
589	14'	Poplar
590	12'	Poplar
591	Pear Cluster	
592	10'	Poplar
593	14'	Cherry
594	10'	Poplar
595	20'	Poplar
596	15'	Cherry
597	15'	Cherry
598	15'	Cherry
599	20'	White Oak
600	12'	Maple
601	18'	Pine
602	10' X 6'	Pear
603	15'	Poplar
604	16'	Maple
605	16'	Maple

606	14'	Maple
607	10'	Maple
608	17'	White Oak
609	11'	Maple
610	17'	Poplar
611	12'	Maple
612	15'	Poplar
613	12'	Chestnut Oak
614	18'	Chestnut Oak
615	13'	Hickory
616	10'	Maple
617	12'	Maple
618	15'	Birch
619	20'	Chestnut Oak
620	14'	Chestnut Oak
621	13'	Birch
622	17'	White Oak
623	15' X 14'	Maple
624	18'	Chestnut Oak
625	12'	Chestnut Oak
626	10' X 8'	Poplar
627	18'	Red Oak
628	13'	Pine
629	13'	Pine
630	13'	Pine
631	12'	Pine
632	10'	White Oak
633	12'	Chestnut Oak
634	14'	Chestnut Oak
635	15'	Pine
636	15'	Red Oak
637	15'	Chestnut Oak
638	11' X 7'	Maple
639	12'	Red Oak
640	13'	Chestnut Oak
641	12'	Maple
642	17'	Pine
643	15' X 15'	Chestnut Oak
644	25'	Sourwood
645	12'	Sourwood
646	16'	Poplar
647	12'	Poplar
648	15'	White Oak
649	13'	Chestnut Oak
650	22'	Pine
651	11' X 6'	Chestnut Oak
652	15'	Pine
653	10'	Cherry
654	10'	Poplar
655	12'	Pine
656	18'	White Oak
657	16'	Chestnut Oak
658	22'	Pine
659	18'	White Oak
660	15'	Poplar
661	15'	Red Oak
662	12'	Pine
663	16'	White Oak
664	14'	Pine
665	12'	Pine
666	12'	Poplar
667	14'	Pine
668	14'	Pine
669	20'	Pine
670	16'	Chestnut Oak
671	10'	Pine
672	15'	Chestnut Oak
673	15'	Chestnut Oak
674	10'	Pine
675	14'	Poplar
676	13'	Poplar
677	12'	Maple
678	10'	Red Oak
679	12'	Poplar
680	12'	Chestnut Oak
681	16'	Maple
682	16'	Chestnut Oak

683	17'	Red Oak	
684	15'	Red Oak	
685	12' X 7'	Poplar	
686	18'	Red Oak	
687	14'	White Oak	
688	12'	X 6'	Maple
689	15'	Chestnut Oak	
690	12'	Poplar	
691	13'	Chestnut Oak	
692	15'	White Oak	
693	12'	White Oak	
694	16'	Red Oak	
695	13' X 13'	Red Oak	
696	12'	Pear	
697	13'	Pine	
698	11' X 12'	Cherry	
699	12'	White Oak	
700	20'	Pine	
701	20'	Pine	
702	18'	Pine	
703	18'	Red Oak	
704	13'	Pine	
705	13'	Pine	
706	12'	Pine	
707	12'	Red Oak	
708	12'	Chestnut Oak	
709	13'	White Oak	
710	12'	White Oak	
711	11' X 10'	Maple	
712	14'	Pine	
713	12'	Red Oak	
714	12'	Pine	
715	14'	Chestnut Oak	
716	12'	Red Oak	
717			
718	12' X 11' Pine		
719	12'	White Oak	
720	12'	White Oak	
721	17'	White Oak	
722	12'	Chestnut Oak	
723	12'	Pine	
724	12'	Pine	
725	12'	White Oak	
726	12'	Pine	
727	12'	White Oak	
728	12'	Pine	
729	12'	Pine	
730	12'	Pine	
731	20'	Pine	
732	20'	Pine	
733	20'	Pine	
734	20'	Pine	
735	20'	Pine	
736	20'	Pine	
737	18'	Pine	
738	18'	Red Oak	
739	18'	Red Oak	
740	14'	Hickory	
741	14'	Hickory	
742	14'	Hickory	
743	14'	Hickory	
744	12'	Poplar	
745	12'	Poplar	
746	12'	Poplar	
747	12'	Poplar	
748	12'	Poplar	
749	12'	Poplar	
750	12'	Poplar	
751	12'	Poplar	
752	12'	Poplar	
753	12'	Poplar	
754	12'	Poplar	
755	12'	Poplar	
756	12'	Poplar	
757	12'	Poplar	
758	12'	Poplar	
759	12'	Poplar	
760	12'	Poplar	
761	12'	Poplar	
762	12'	Poplar	
763	12'	Poplar	
764	12'	Poplar	
765	12'	Poplar	
766	12'	Poplar	
767	12'	Poplar	
768	12'	Poplar	
769	12'	Poplar	
770	12'	Poplar	
771	12'	Poplar	
772	12'	Poplar	
773	12'	Poplar	
774	12'	Poplar	
775	12'	Poplar	
776	12'	Poplar	
777	12'	Poplar	
778	12'	Poplar	
779	12'	Poplar	
780	12'	Poplar	
781	12'	Poplar	
782	12'	Poplar	
783	12'	Poplar	
784	12'	Poplar	
785	12'	Poplar	
786	12'	Poplar	
787	12'	Poplar	
788	12'	Poplar	
789	12'	Poplar	
790	12'	Poplar	
791	12'	Poplar	
792	12'	Poplar	
793	12'	Poplar	
794	12'	Poplar	
795	12'	Poplar	
796	12'	Poplar	
797	12'	Poplar	
798	12'	Poplar	
799	12'	Poplar	
800	12'	Poplar	

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BUILDING TYPE 3 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 3 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1

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Hendersonville, NC

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EXTERIOR ELEVATIONS	
BUILDING TYPE 3	

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BUILDING TYPE 3 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 3 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

1

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BUILDING TYPE 5 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1



BUILDING TYPE 5 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2

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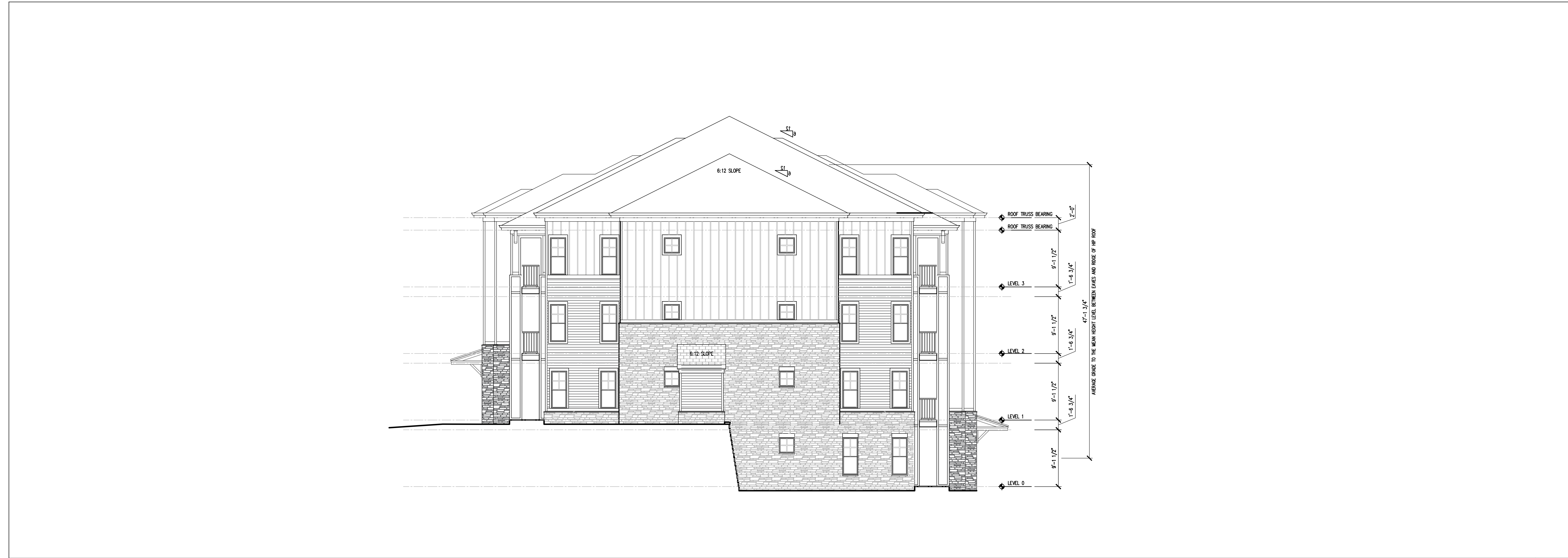
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BUILDING TYPE 5	

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BUILDING TYPE 5 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 5 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

1

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BUILDING TYPE 5	

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BUILDING TYPE 6 - SIDE ELEVATION

2



BUILDING TYPE 6 - FRONT ELEVATION

1

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BUILDING TYPE 6- SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 6 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

1

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BUILDING TYPE 6	

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