

WINDSOR BUILT CHABB WOOD ACRES LANE SINGLE FAMILY		
TOTAL PROJECT AREA	408,946 SF	(9.39 AC) (100%)
PROPOSED LOT AREAS	212,600 SF	(4.88 AC) (51.99%)
SITE COVERAGE - BUILDINGS	78,150 SF	(1.79 AC) (19.11%)
SITE COVERAGE - STREETS/PARKING/WALKS	76,129 SF	(1.75 AC) (18.62%)
SITE COVERAGE - COMMON OPEN SPACE	41,857 SF	(0.96 AC) (10.24%)
SITE COVERAGE - OPEN SPACE	254,667 SF	(5.85 AC) (62.27%)

- PROJECT NOTES:**
1. THE MAX. PROPOSED ROAD GRADE IS 12%.
 2. THE 2 PARKING SPACES IN FRONT OF THE MAIL KIOSK WILL BE USED FOR THE 12'x40' LOADING AND UNLOADING ZONE FOR THE SUBDIVISION.
 3. ALL SIGNAGE SHALL BE LOCATED OUTSIDE OF THE ROAD RIGHT OF WAY AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
 4. THE HOMEOWNERS ASSOCIATION SHALL BE IN CHARGE OF PERPETUAL MAINTENANCE OF THE COMMON OPEN SPACE.
 5. ALL PARKING SPACES ON LOTS SHALL PROVIDE A MINIMUM OF TWO 9'x18' BEYOND OR BEHIND THE SIDEWALK.
 6. THIS PROJECT SHALL BE COMPLETED IN ONE PHASE.
 7. THE MAX. BUILDING HEIGHT IS 35'.

ACREAGE 9.39± AC

BUILDING SETBACKS FRONT 35' FROM CL OF NEW RD
SIDE 6'
REAR 10'
30' OR 40' FROM EXTERNAL PROPERTY LINE

MAXIMUM HEIGHT 35'

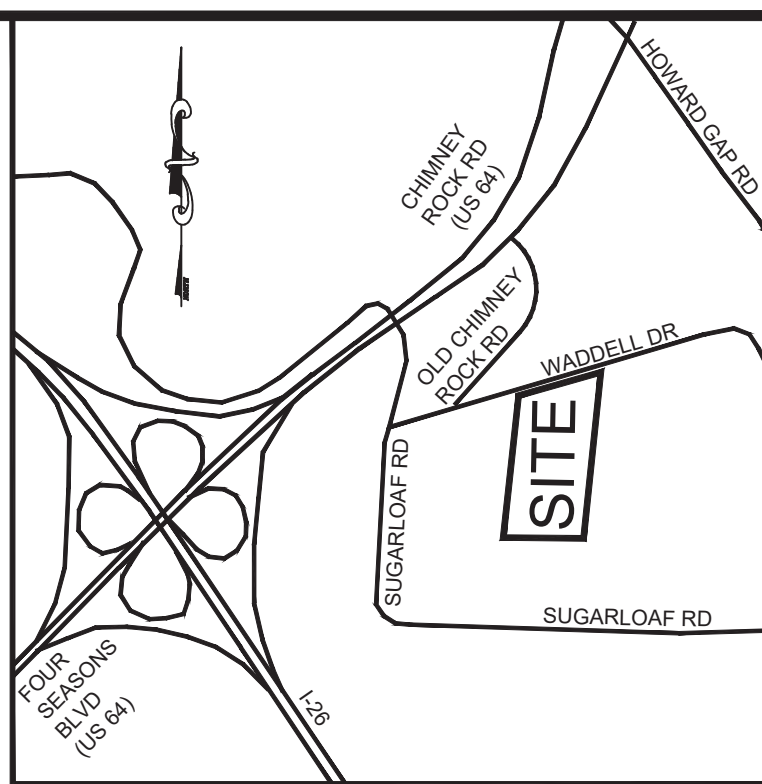
PROPOSED NUMBER OF LOTS 29 LOTS
MIN LOT SIZE 0.11 AC
MAX LOT SIZE 0.28 AC

PROPOSED LENGTH OF ROADS 1,671 LF
MIN LOT WIDTH AT BLDG SETBACK 52 FT

WATER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE

PARKING SUMMARY
REQUIRED: 44 SPACES (1/EACH DWELLING UNIT OR 1.5/EACH DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS)
PROVIDED: 58 SPACES (2 PER DWELLING UNIT)

DENSITY CALCULATION
29 LOTS / 9.39 AC = 3.09 LOTS/AC.



WGLA Engineering

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

Windsor Built Chabb Wood Acres Lane

City of Hendersonville
Henderson County
North Carolina

PROJECT SUMMARY

PROJECT NAME: WINDSOR BUILT 67 CHABB WOOD ACRES LN HENDERSONVILLE, NC 28792

PIN #: 9579-67-4170

DB/PG: 561/0293

EXISTING ZONING: R15 (MEDIUM DENSITY RESIDENTIAL)

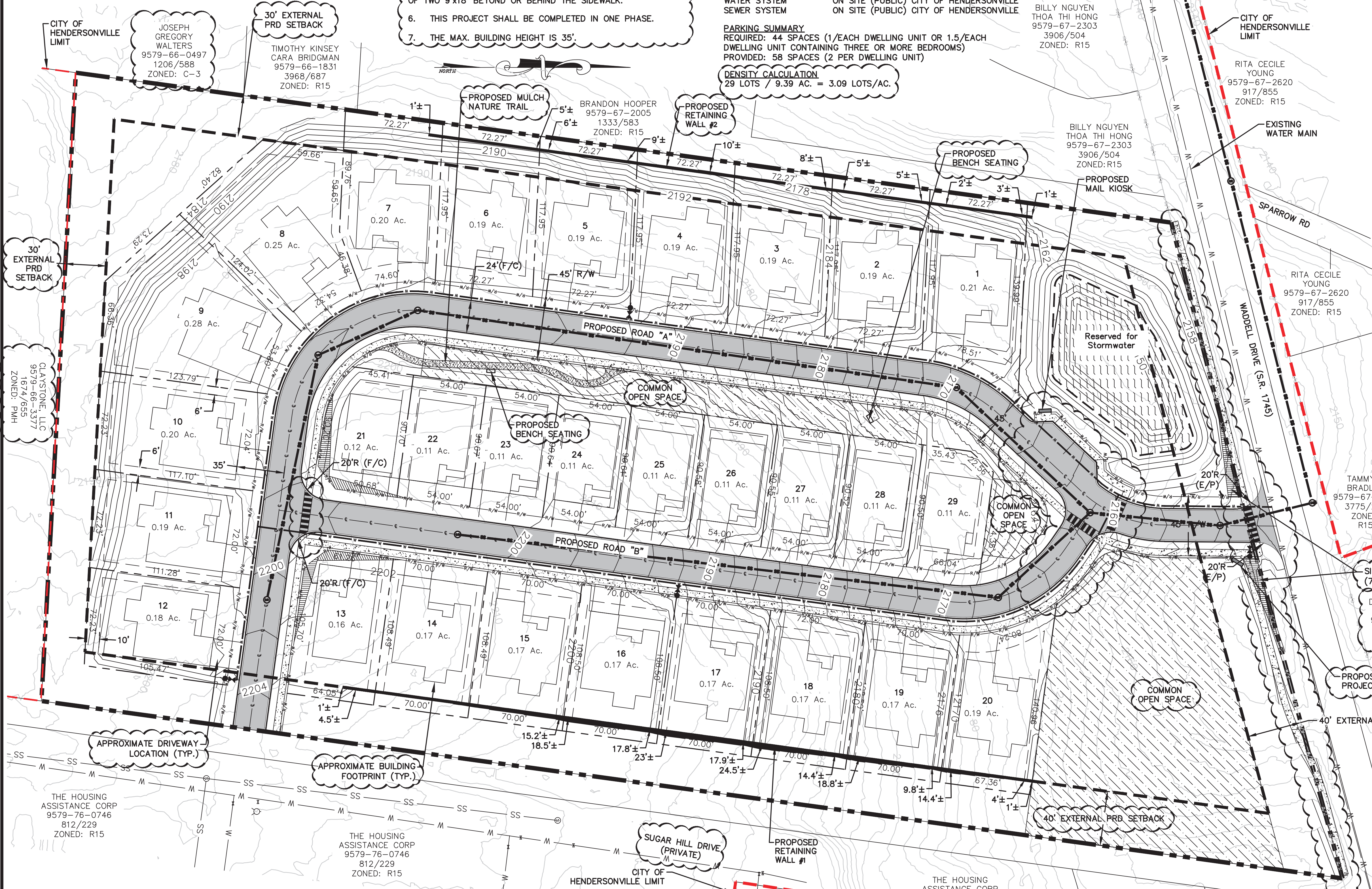
PROPOSED ZONING: R15 MINOR PRD

OWNERS: LARRY EUGENE MILLER 67 CHABB WOOD ACRES LN HENDERSONVILLE, NC 28792

DEVELOPER: WINDSOR BUILT HOMES INC SCOTT STREET, PRESIDENT 40 WEST BROAD STREET SUITE 500 GREENVILLE, SC 29601 864-370-9037

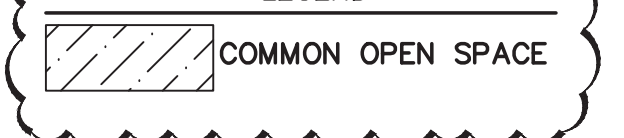
ENGINEER: WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792

SURVEYOR: MCABEE & ASSOCIATES 3 MCABEE TRAIL FAIRVIEW, NC 28730 828-628-1295



REVISIONS

DATE	DESCRIPTION
12/05/24	COH COMMENTS



Preliminary Not For Construction

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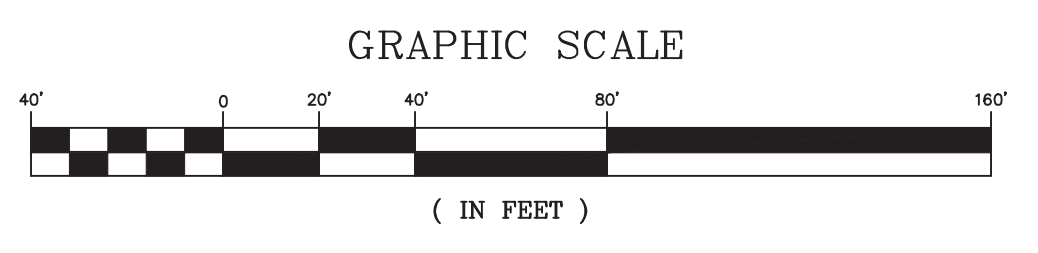
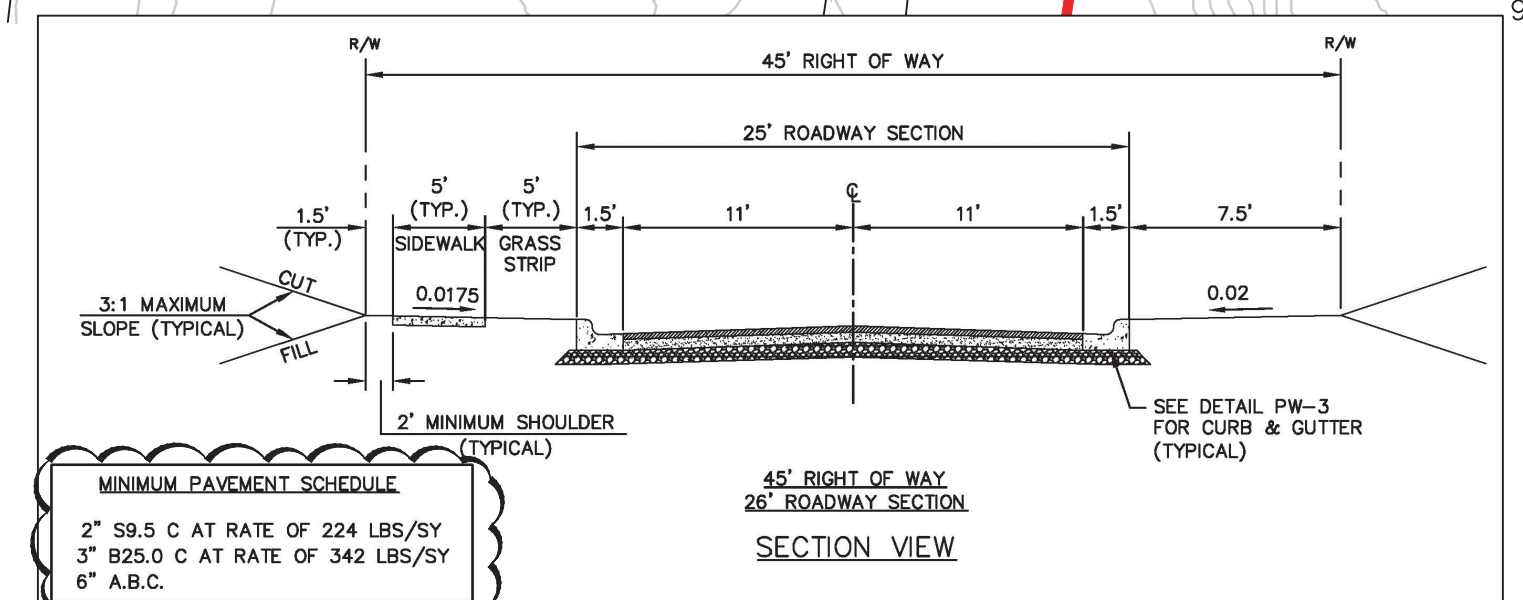
PROJECT NUMBER: 24127
DATE: 9/24

Preliminary Subdivision Plan

C-200

SCALE: 1"=40'

- NOTES:**
1. NORMAL CROWN OF 0.02' PER FOOT UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.
 2. PAVEMENT DESIGN SHALL BE REQUIRED AND APPROVED BY NCDOT (FOR NCDOT ROADS) AND/OR CITY OF HENDERSONVILLE PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
 3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
 4. TACK COAT SHALL BE APPLIED BENEATH EACH LAYER OF ASPHALT MIX TO BE PLACED AT A RATE OF 0.04 GAL/SY
 5. GRASS UTILITY STRIP REQUIRED UNLESS APPROVED BY PUBLIC WORKS DIRECTOR.
 6. FINAL SURFACE COURSE TO BE APPLIED UPON CITY OF HENDERSONVILLE APPROVAL.



DATE: 05/19/2023
SCALE: NOT TO SCALE
WD DWG. NO. 04

City of Hendersonville Engineering Department
300 Williams Street
Hendersonville, NC 28792
(828) 687-3000 (office)
www.cityofhendersonville.org



ACREAGE 9.39± AC

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SIDE 6'
REAR 10'
30' OR 40' FROM EXTERNAL PROPERTY LINE

MAXIMUM HEIGHT 35'

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SCOTT STREET, PRESIDENT
40 WEST BROAD STREET SUITE 500
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864-370-9037

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SURVEYOR MCABEE & ASSOCIATES
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828-628-1295

LANDSCAPING CALCULATIONS

COMMON OPEN SPACE LANDSCAPING:

REQUIRED: 1 TREE AND 5 SHRUBS PER 1,200 S.F. OF COS
(50% MIN. OF TREES SHALL BE CANOPY)
TREES: (41,857/1,200) * 1 = 35
SHRUBS: (41,857/1,200) * 5 = 175

PROVIDED:
TREES: 25 LARGE TREES (71.43%)
10 MEDIUM TREES (28.57%)
35 TOTAL TREES
SHRUBS: 175 TOTAL

OPEN SPACE LANDSCAPING:

REQUIRED: 1 TREE AND 5 SHRUBS PER 4,000 S.F. OF COS
(50% MIN. OF TREES SHALL BE CANOPY)
TREES: (41,857/4,000) * 1 = 11
SHRUBS: (41,857/4,000) * 5 = 53

PROVIDED:
TREES: 8 LARGE TREES (50.00%)
5 MEDIUM TREES (31.25%)
3 SMALL TREES (18.75%)
16 TOTAL TREES
SHRUBS: 53 TOTAL

STREET TREES:

REQUIRED: 1 TREE PER 35 LF OF PROPERTY
(70% MIN. OF TREES SHALL BE LARGE MATURING)
TREES: 3,099/35 = 89

PROVIDED:
TREES: 64 LARGE TREES (71.11%)
26 MEDIUM TREES (28.88%)
90 TOTAL TREES

TREE CANOPY:

EXISTING CANOPY TO BE PRESERVED:

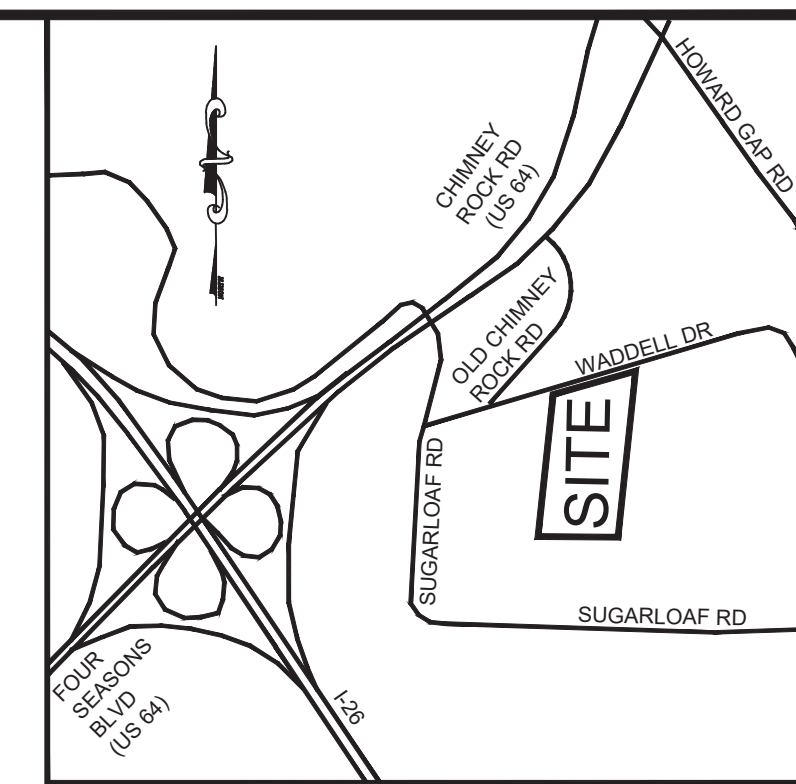
TIER 1 REQUIRED: 20% OF EXISTING CANOPY
382,142 S.F. * 0.20 = 76,425 S.F.

TIER 1 PROVIDED: 76,823 (20.1%)

TIER 2 REQUIRED: 15% NEW CANOPY (OPTION 3)
382,142 S.F. * 0.15 = 57,322 S.F.

TIER 2 PROVIDED:

LARGE MATURING TREES: 97 * 872 S.F. = 84,584 S.F.
MEDIUM MATURING TREES: 41 * 350 S.F. = 14,350 S.F.
SMALL MATURING TREES: 3 * 144 S.F. = 432 S.F.
TOTAL 99,366 S.F. (26.00%)



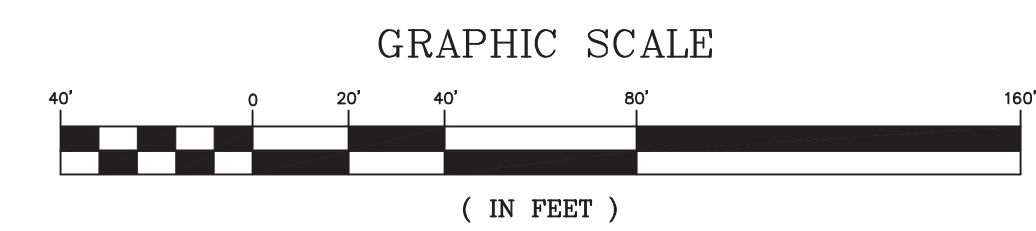
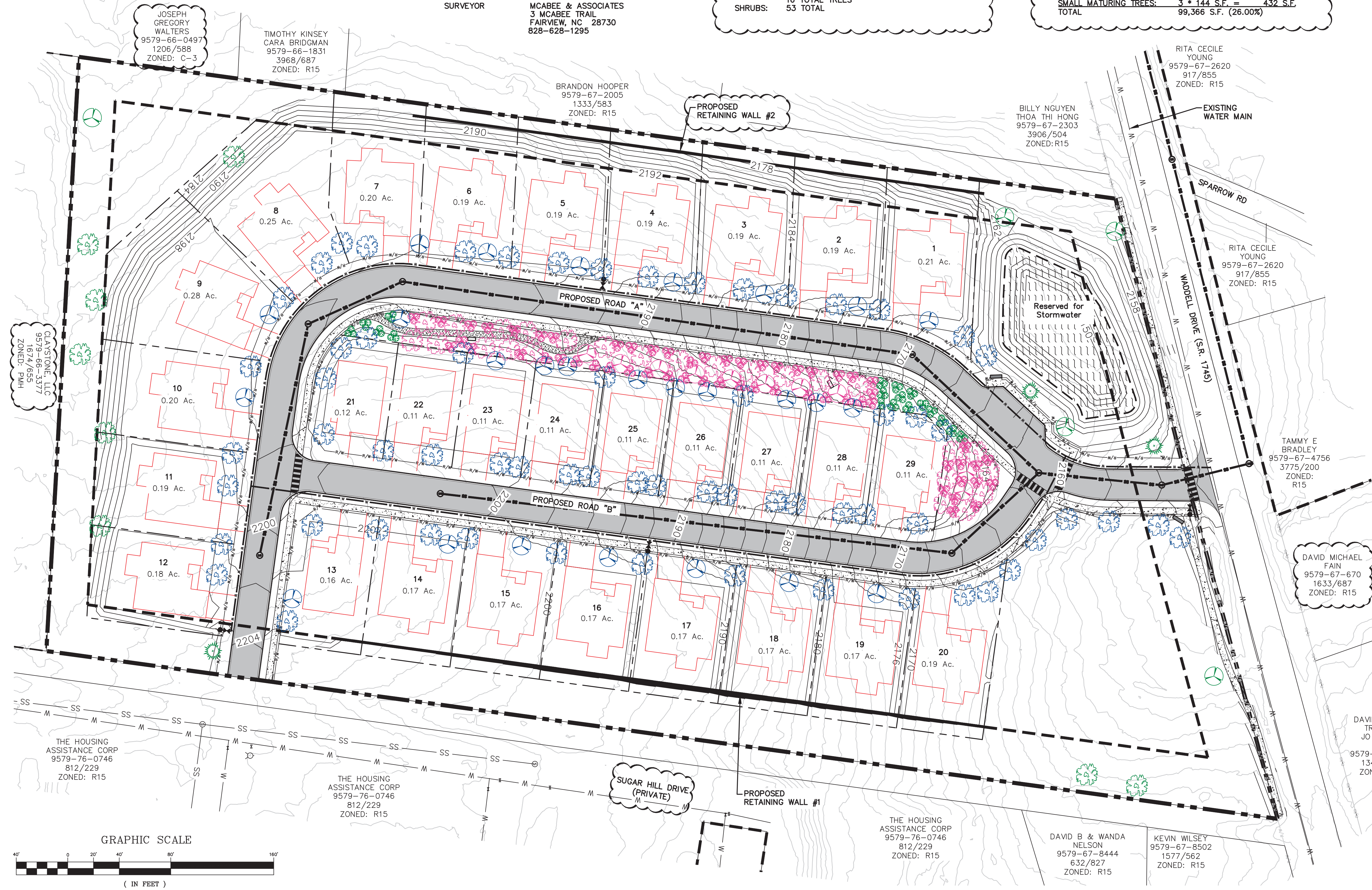
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Windsor Built
Chabb Wood
Acres Lane

City of Hendersonville
Henderson County
North Carolina

- LEGEND**
- COMMON OPEN SPACE TREES**
- (25) LARGE TREES
 - (10) MEDIUM TREES
 - (175) SHRUBS
- STREET TREES**
- (64) LARGE TREES
 - (26) MEDIUM TREES
- OPEN SPACE TREES**
- (8) LARGE TREES
 - (5) MEDIUM TREES
 - (3) SMALL TREES
 - (53) SHRUBS



Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION
12/05/24	COH COMMENTS



PROJECT NUMBER: 24127
DATE: 9/24

Preliminary
Landscaping Plan

C-201

SCALE: 1"=40'



LEGEND

- EXISTING TREE CANOPY (382,142 S.F.)
- EXISTING TREE CANOPY TO PRESERVE (76,823 S.F.) (20.1% PROVIDED)
- NEW TREE CANOPY (99,366 S.F.) (26.0% PROVIDED)
- PROPERTY BOUNDARY
- PROPOSED LIMITS OF DISTURBED AREA

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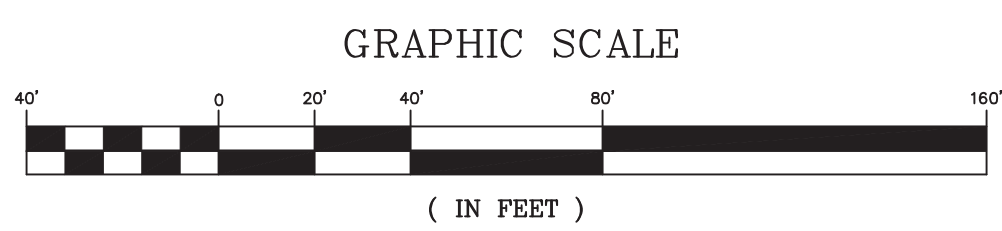
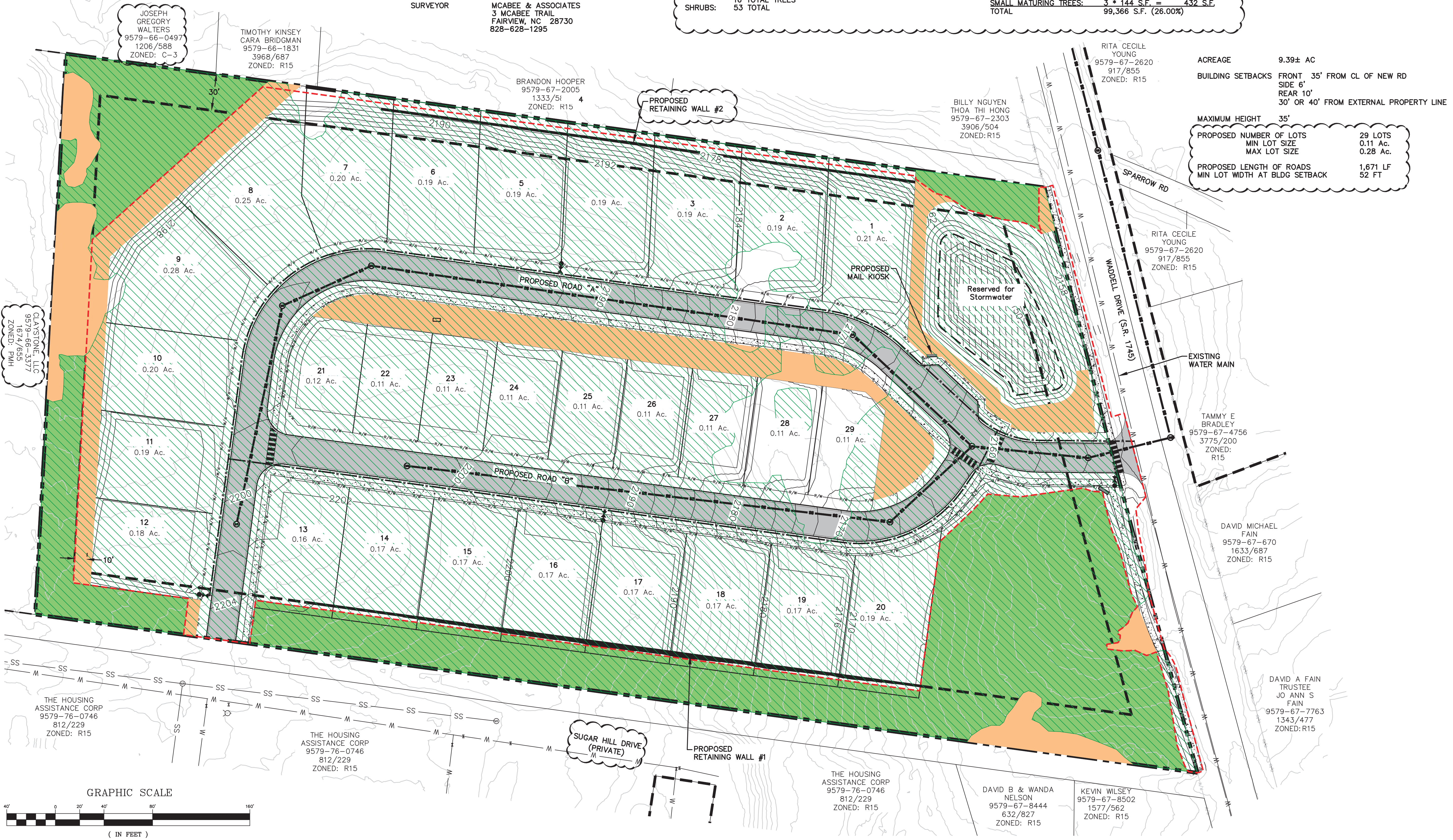


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**Windsor Built
Chabb Wood
Acres Lane**

City of Hendersonville
Henderson County
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**Preliminary
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REVISIONS

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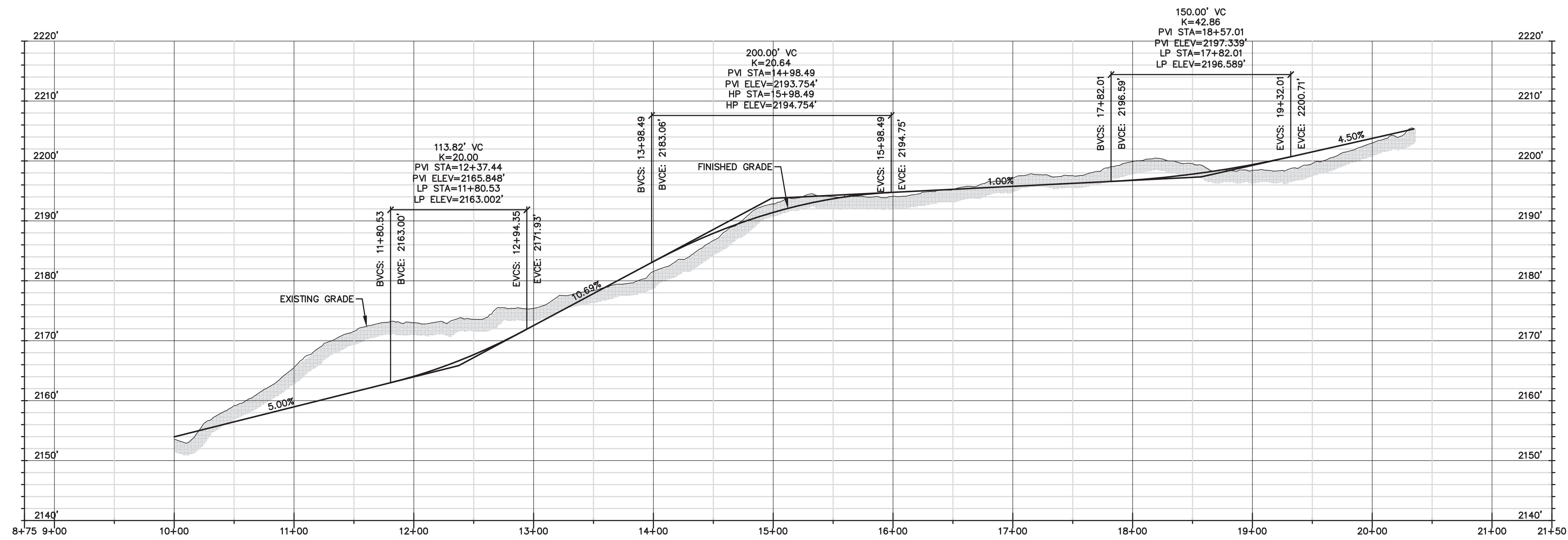
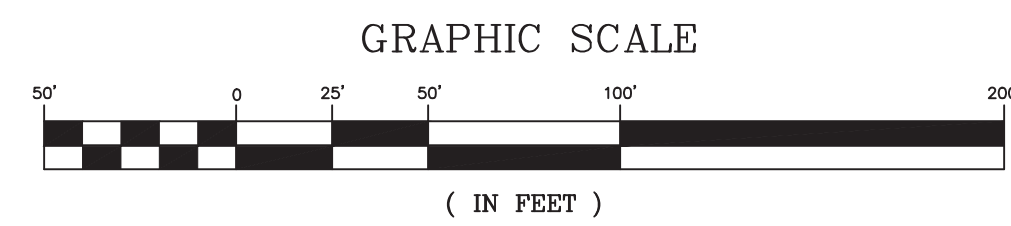
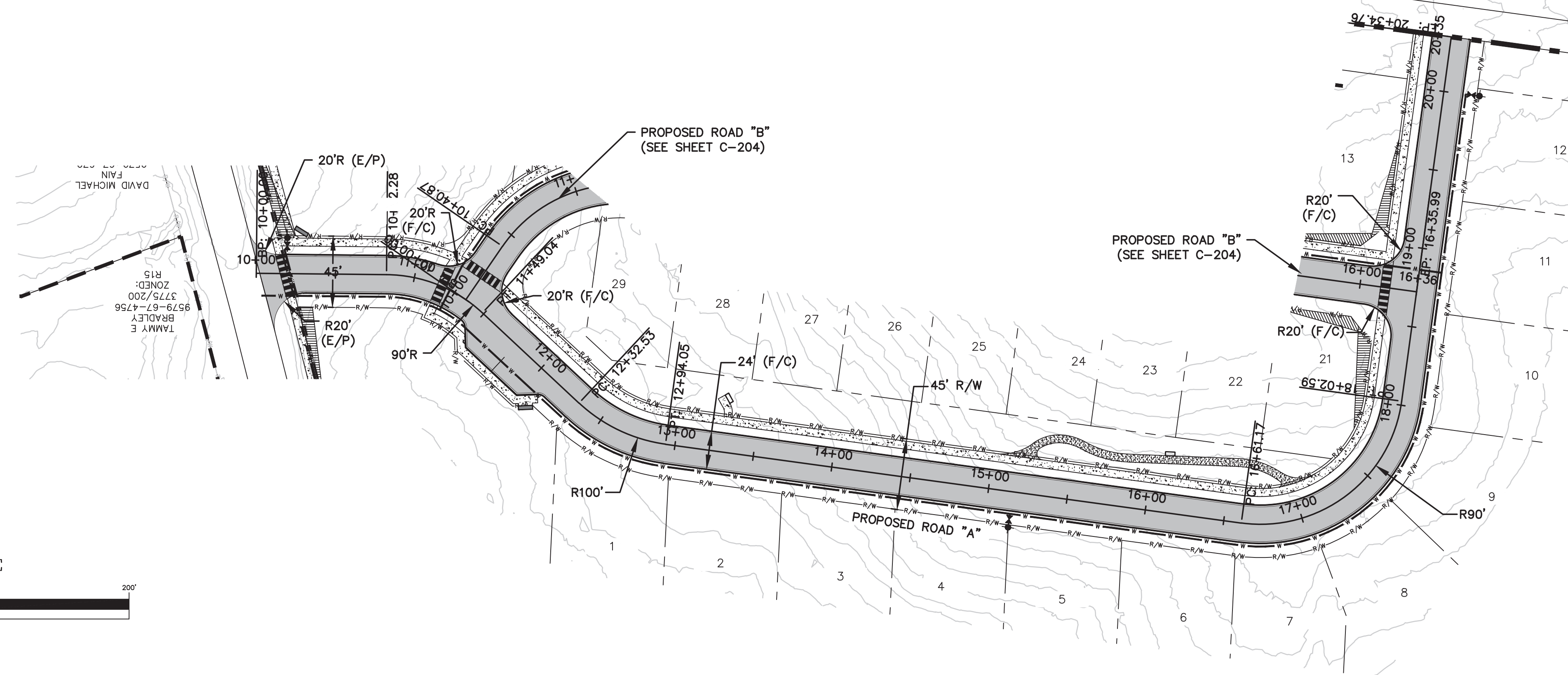


PROJECT NUMBER: 24127
DATE: 9/24

**Tree Canopy
Plan**

C-202

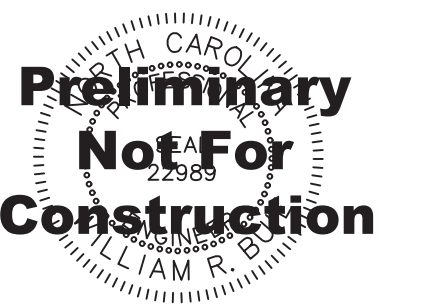
SCALE: 1"=40'



Profile View of Alignment - Road A
Horizontal Scale: 1"=50' Vertical Scale: 1"=10'

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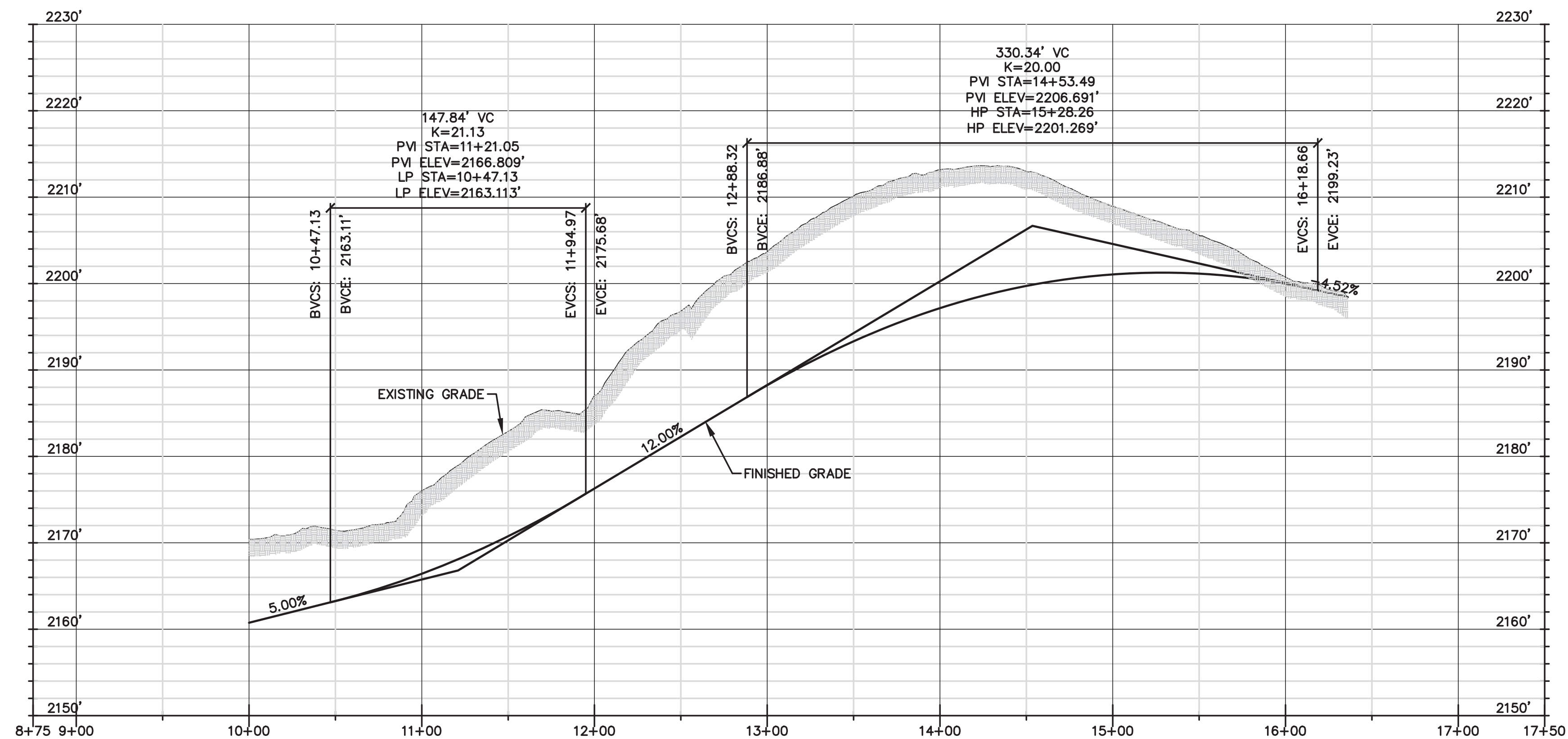
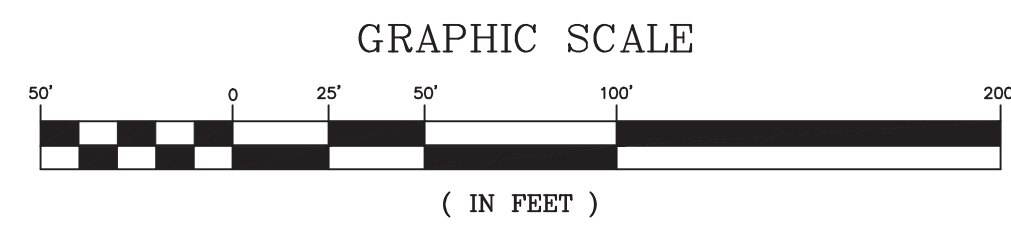
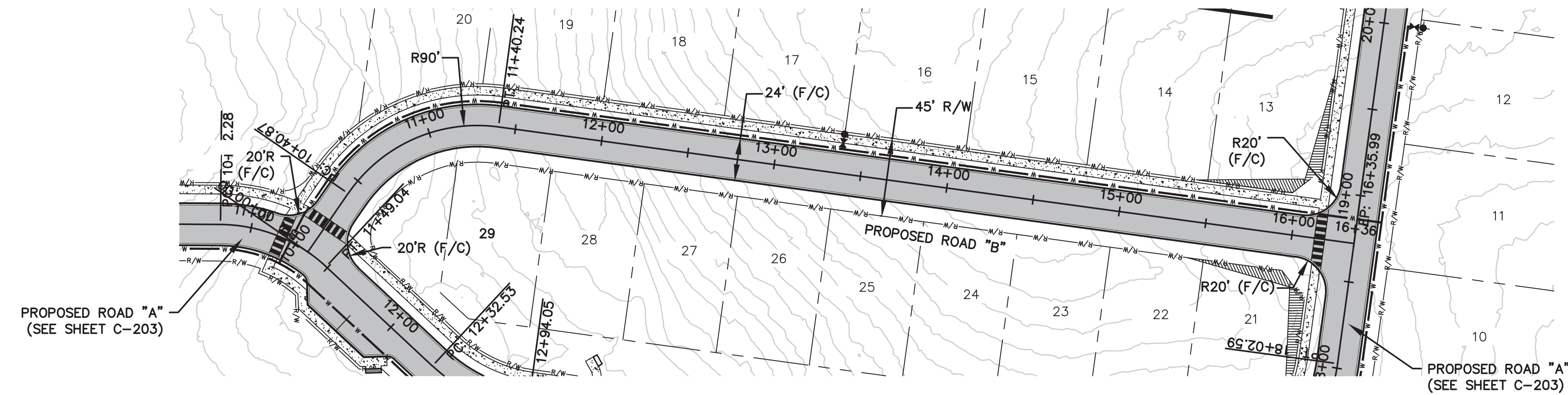
Know what's below.
Call before you dig.

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ROAD "A"
PLAN & PROFILE

C-203

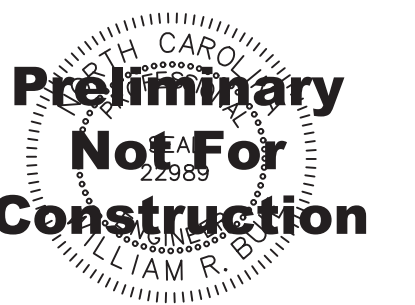
SCALE: 1"=50'



Profile View of Alignment - Road B
Horizontal Scale: 1"=50' Vertical Scale: 1"=10'

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Chabb Wood
Acres Lane

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Henderson County
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ROAD "B"
PLAN & PROFILE

C-204

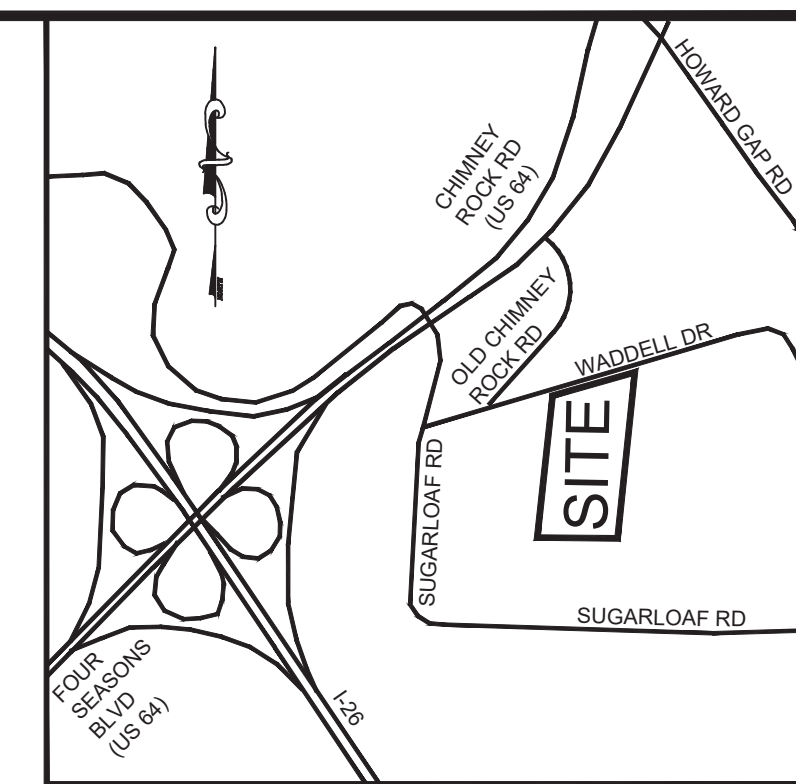
SCALE: 1"=50'

PRD SETBACKS

- 40 FEET FROM THE NEAREST RIGHT-OF-WAY LINE FOR ANY STREET OR RAILROAD ADJOINING THE SITE; PROVIDED, HOWEVER, SUCH SETBACK MAY BE REDUCED TO TEN FEET WHEN PARKING IS SITUATED TO THE SIDE OR REAR OF THE LOT AND SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY.
- 30 FEET FROM ANY EXTERIOR PROPERTY LINE WHICH IS NOT A RIGHT-OF-WAY.
- DWELLINGS AND ACCESSORY STRUCTURES ABUTTING A STREET INTENDED TO BE DEDICATED AS A PUBLIC STREET MUST BE SET BACK A MINIMUM OF 35 FEET FROM THE CENTER LINE OF SUCH STREET, 6 FEET FOR INTERIOR SIDE LOT LINES BETWEEN SINGLE FAMILY HOMES.



ACREAGE 9.39± AC
 BUILDING SETBACKS FRONT 35' FROM CL OF NEW RD
 SIDE 6'
 REAR 10'
 30' OR 40' FROM EXTERNAL PROPERTY LINE
 MAXIMUM HEIGHT 35'
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 MIN LOT SIZE 0.11 Ac.
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 PROPOSED LENGTH OF ROADS 1,671 LF
 MIN LOT WIDTH AT BLDG SETBACK 52 FT
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 SEWER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE



LOCATION MAP
SCALE: 1"=1000'

PROJECT SUMMARY

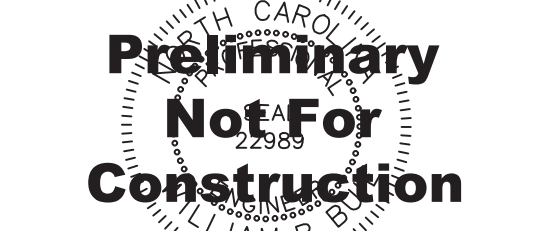
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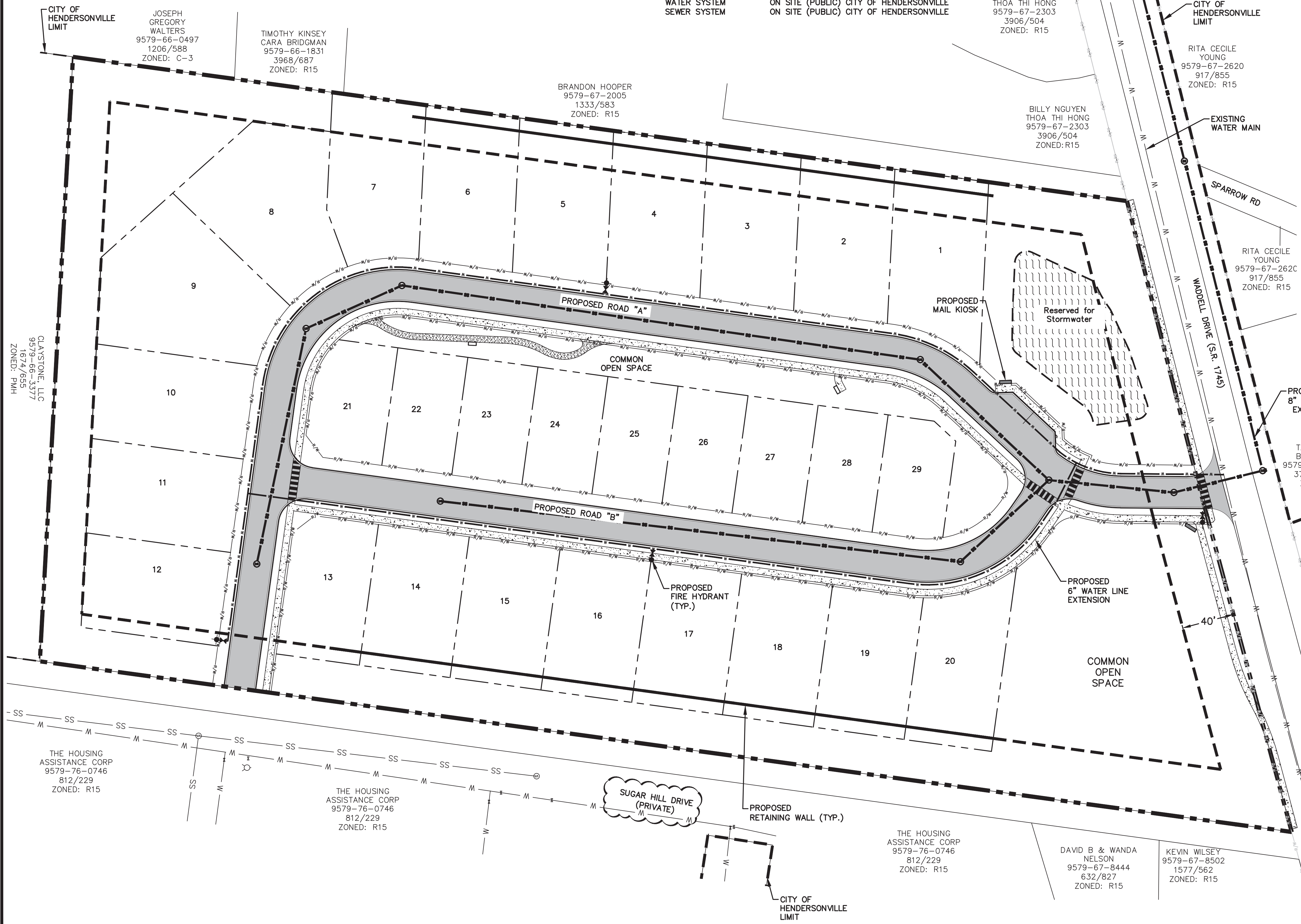


PROJECT NUMBER: 24127
 DATE: 9/24

Preliminary
Utility Plan

C-500

SCALE: 1"=40'



CLAYSTONE, LLC
 9579-66-3377
 1674/655
 ZONED: PMH

JOSEPH GREGORY WALTERS
 9579-66-0497
 1206/588
 ZONED: C-3

TIMOTHY KINSEY CARA BRIDGMAN
 9579-66-1831
 3968/687
 ZONED: R15

BRANDON HOOPER
 9579-67-2005
 1333/583
 ZONED: R15

BILLY NGUYEN THOA THI HONG
 9579-67-2303
 3906/504
 ZONED: R15

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 9579-67-2303
 3906/504
 ZONED: R15

RITA CECILE YOUNG
 9579-67-2620
 917/855
 ZONED: R15

RITA CECILE YOUNG
 9579-67-2620
 917/855
 ZONED: R15

TAMMY E BRADLEY
 9579-67-4756
 3775/200
 ZONED: R15

DAVID MICHAEL FAIN
 9579-67-670
 1633/687
 ZONED: R15

DAVID A FAIN TRUSTEE
 JO ANN S FAIN
 9579-67-7763
 1343/477
 ZONED: R15

THE HOUSING ASSISTANCE CORP
 9579-76-0746
 812/229
 ZONED: R15

DAVID B & WANDA NELSON
 9579-67-8444
 632/827
 ZONED: R15

KEVIN WILSEY
 9579-67-8502
 1577/562
 ZONED: R15

