





TO: D.R. HORTON, INC., A DELAWARE CORPORATION; DHI TITLE OF NORTH CAROLINA; AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2022.

I ALSO HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND TRADITIONAL FIELD PROCEDURES; THAT THE LINES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM DEED BOOKS AND PLAT BOOKS AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED ([21 NCAC 56.1603]) IS 1:10,000 OR BETTER (CLASS A); THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

TYPE OF GPS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TOPCON TOOLS SOFTWARE)  
DATE OF GNSS FIELD SURVEY: 02/03/2022  
HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011)  
VERTICAL DATUM: NAVD 88  
PUBLISHED/FIXED HORIZONTAL CONTROL: NC/GS MONUMENT "HENDERSONVILLE AZ MK"  
LOCALIZATION POINT: N 598,461.92; E 974,166.96  
GEOID MODEL: GEOID 18  
COMBINED GRID FACTOR: 0.9997757  
UNITS: U.S. SURVEY FEET

DATE OF PLAT OR MAP: DATE C.M. EDGERTON, JR., PLS 1-4815

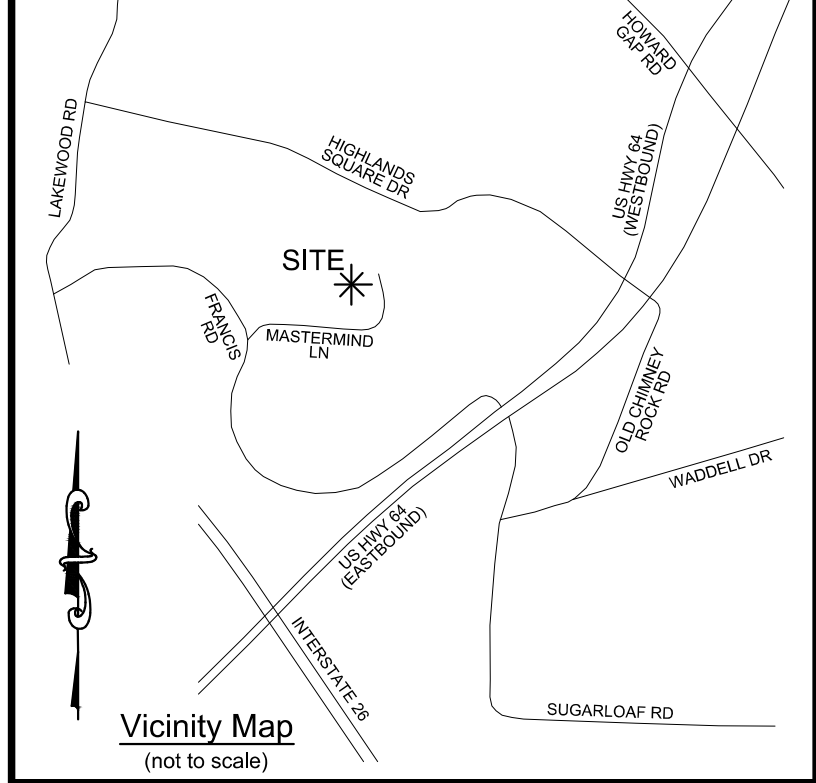
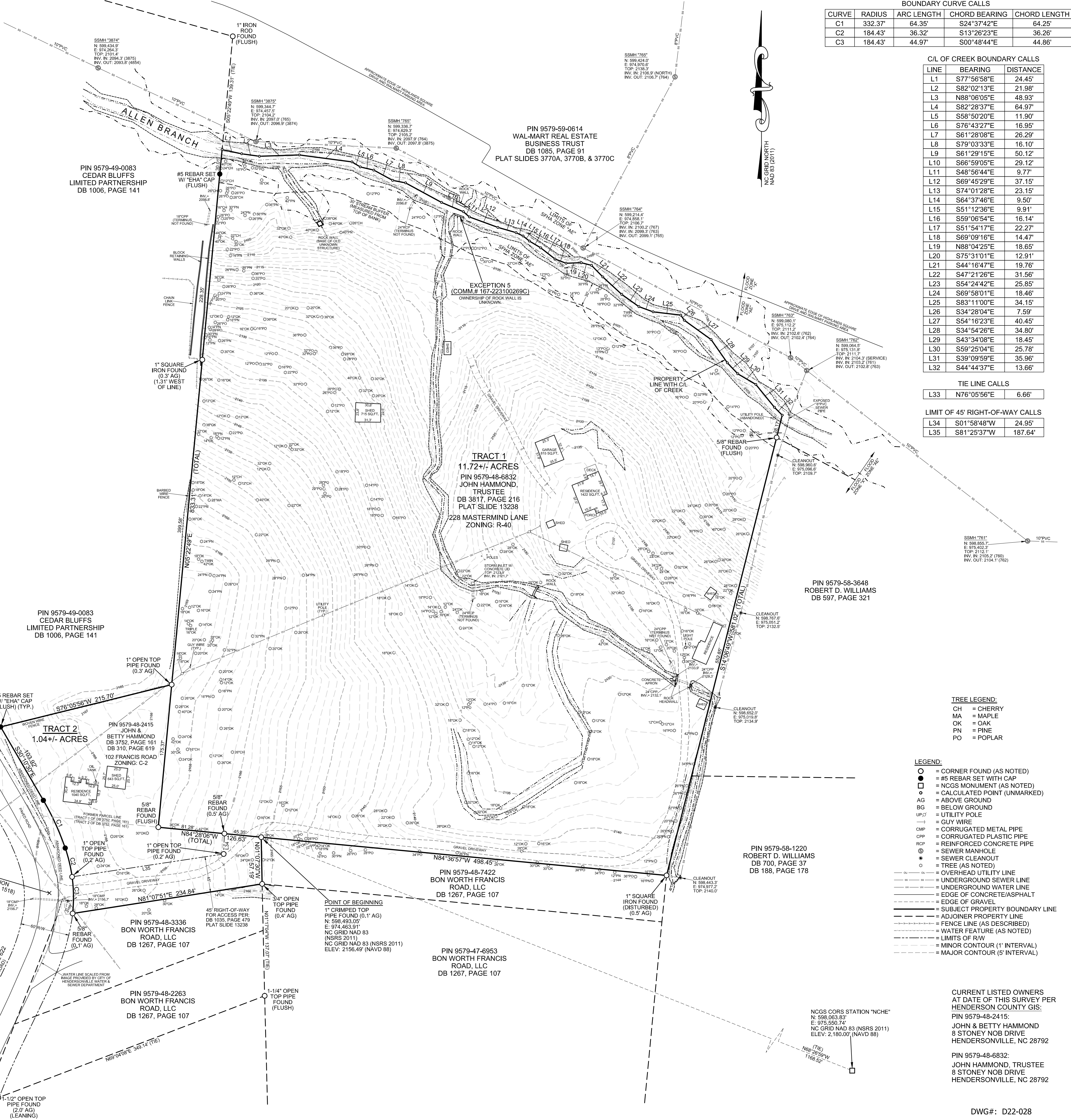
PRELIMINARY  
NOT FOR  
SALES OR  
CONVEYANCES

CHICAGO TITLE INSURANCE COMPANY (ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA)  
COMMITMENT NO.: 167-223100033 COMMITMENT DATE: NOVEMBER 23, 2021 AT 12:00 AM  
SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE (PERTAINS TO TRACT 2)

| EX. NO. | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                 | REFERENCE                        | COMMENT                                                                                                                                                         |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records ...                                                                                                                                                                                                                                                                                                     | None                             | No such matters discovered.                                                                                                                                     |
| 2       | Taxes and assessments for the year 2022 ...                                                                                                                                                                                                                                                                                                                                                                                 | None                             | Not a surveying matter.                                                                                                                                         |
| 3       | Title to any areas within street, highway or railroad rights of way ...                                                                                                                                                                                                                                                                                                                                                     | None                             | 60' R/W of Francis Road shown on survey.                                                                                                                        |
| 4       | The creation or loss of land by natural or artificial changes along water forming part of the boundary or the land, and/or title to land lying below the higher of the mean high water mark and/or the normal bounds of any body of water, and/or riparian rights incident to any branches, creeks, streams, lakes, or other waters coursing or abutting the land.                                                          | None                             | Does not affect Tract 2.                                                                                                                                        |
| 5       | Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance ... | None                             | Any known easements or rights of way shown on survey. Survey area and distances shown on survey. No other such matters discovered.                              |
| 6       | Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance ...                                                                                                                                                                                                                                                                                           | Plat Slide 13238                 | All observed items shown. See notes regarding setbacks on survey.                                                                                               |
| 7       | Right-of-Way Easement ...                                                                                                                                                                                                                                                                                                                                                                                                   | DB 615, P. 105<br>DB 620, P. 383 | Deed specifies 10' permanent and 20' temporary easements for utilities. Easement location is not specified and could not be determined from field observations. |
| 8       | Right of Way Deed ...                                                                                                                                                                                                                                                                                                                                                                                                       | DB 169, P. 484                   | Electric right-of-way is blanket in nature.                                                                                                                     |
| 9       | Terms and conditions of that 45' easement right of way ...                                                                                                                                                                                                                                                                                                                                                                  | DB 1035, P. 479                  | Right-of-way is shown on survey.                                                                                                                                |
| 10      | NO CLOSING SERVICES INSURANCE ...                                                                                                                                                                                                                                                                                                                                                                                           | None                             | Not a surveying matter.                                                                                                                                         |

CHICAGO TITLE INSURANCE COMPANY (ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA)  
COMMITMENT NO.: 167-223100269C COMMITMENT DATE: DECEMBER 13, 2021 AT 05:00 PM  
SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE (PERTAINS TO TRACT 1)

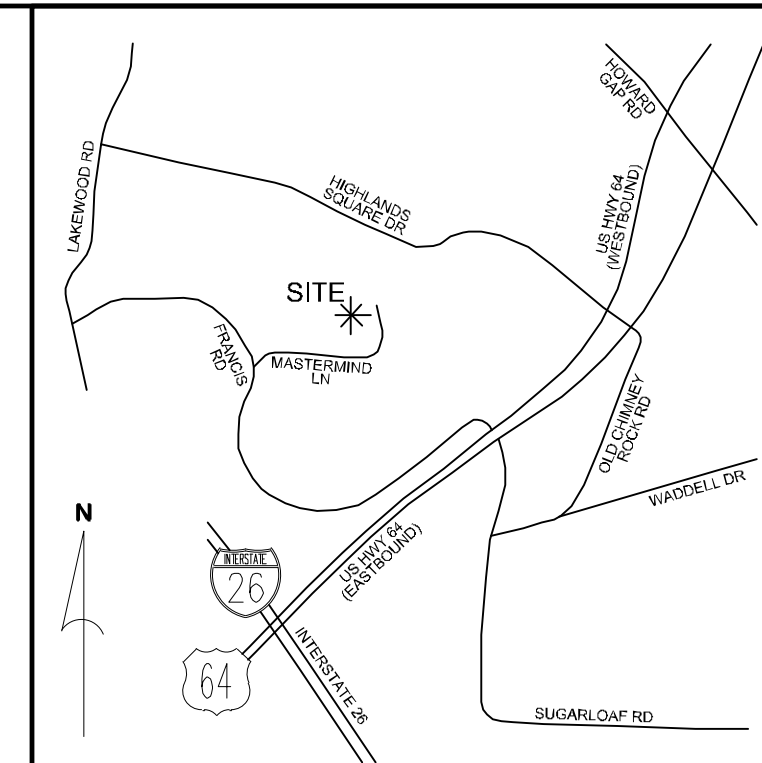
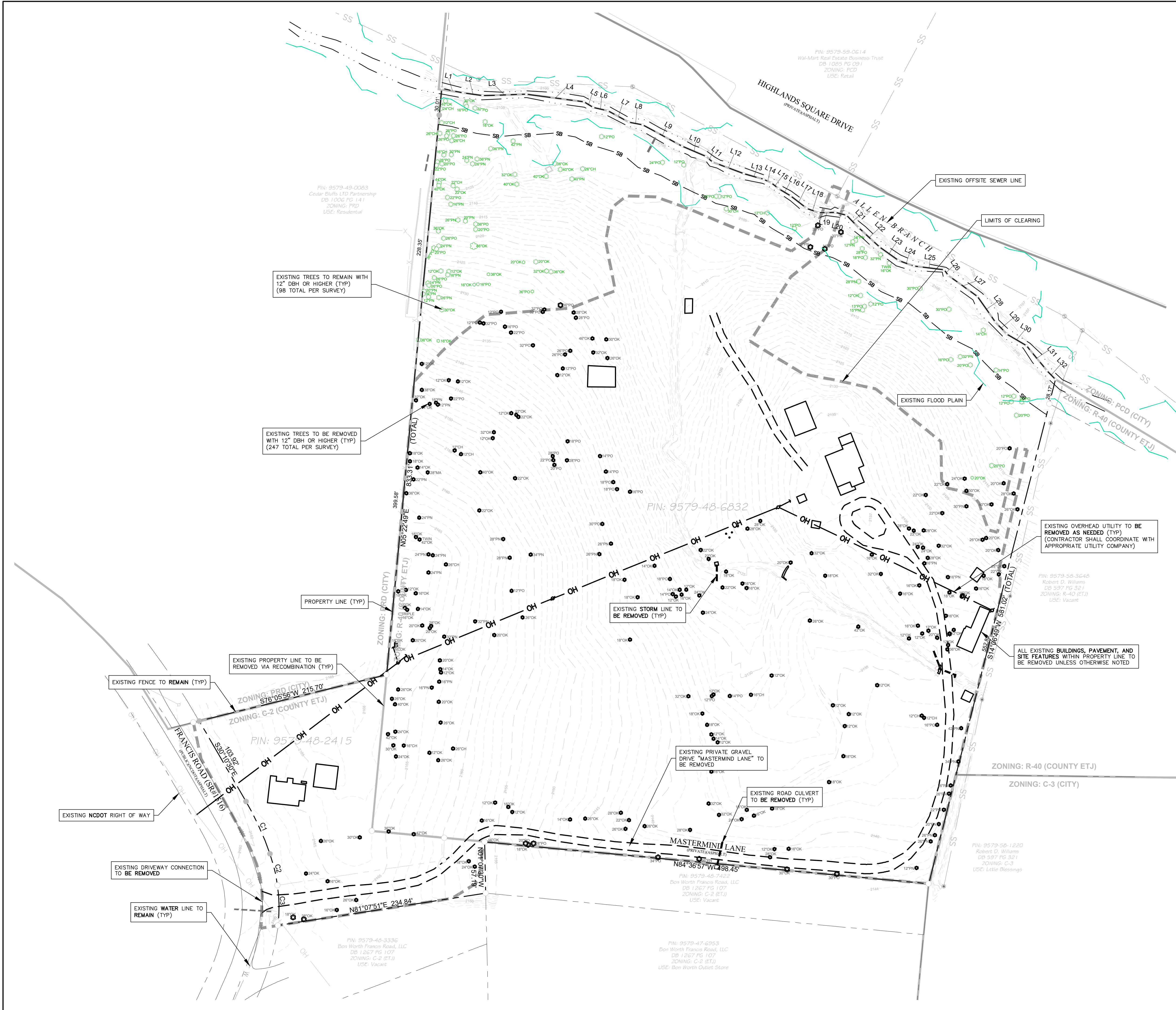
| EX. NO. | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                 | REFERENCE                          | COMMENT                                                                                                                                                                                                                     |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records ...                                                                                                                                                                                                                                                                                                     | None                               | No such matters discovered.                                                                                                                                                                                                 |
| 2       | Taxes and assessments for the year 2022 ...                                                                                                                                                                                                                                                                                                                                                                                 | None                               | Not a surveying matter.                                                                                                                                                                                                     |
| 3       | Title to any areas within street, highway or railroad rights of way ...                                                                                                                                                                                                                                                                                                                                                     | None                               | Does not affect Tract 1.                                                                                                                                                                                                    |
| 4       | The creation or loss of land by natural or artificial changes along water forming part of the boundary or the land, and/or title to land lying below the higher of the mean high water mark and/or the normal bounds of any body of water, and/or riparian rights incident to any branches, creeks, streams, lakes, or other waters coursing or abutting the land.                                                          | None                               | Does not affect Tract 1.                                                                                                                                                                                                    |
| 5       | Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance ... | None                               | Any known easements or rights of way shown on survey. Survey area and distances shown on survey. See note regarding rock wall. See note above for Exception #4 regarding riparian rights. No other such matters discovered. |
| 6       | Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance ...                                                                                                                                                                                                                                                                                           | DB 310, P. 619<br>Plat Slide 13238 | All observed items shown. See notes regarding setbacks on survey.                                                                                                                                                           |
| 7       | Easement ...                                                                                                                                                                                                                                                                                                                                                                                                                | DB 482, P. 486                     | Electric right-of-way is blanket in nature.                                                                                                                                                                                 |
| 8       | Grant of Easement ...                                                                                                                                                                                                                                                                                                                                                                                                       | DB 1035, P. 479                    | Right-of-way is shown on survey.                                                                                                                                                                                            |
| 9       | Right of Way Agreement ...                                                                                                                                                                                                                                                                                                                                                                                                  | DB 445, P. 622                     | Pertains to Tract 2. The 60' R/W of Francis Road shown on survey.                                                                                                                                                           |
| 10      | Title to any portion of the Land lying within the right of way of Mastermind Lane ...                                                                                                                                                                                                                                                                                                                                       | None                               | Title to land not a surveying issue. See note for Exception #5 above for 45' right-of-way.                                                                                                                                  |
| 11      | NO CLOSING SERVICES INSURANCE ...                                                                                                                                                                                                                                                                                                                                                                                           | None                               | Not a surveying matter.                                                                                                                                                                                                     |



#### NOTES

- \* This is an ALTA survey of 2 existing parcels of land. Total acreage is of both parcels is 12.76+/- acres.
- \* All areas calculated by coordinate computation method.
- \* The legal description describes the same properties as insured in the Title Commitment. Any exceptions have been noted.
- \* Reliance is made on the exceptions listed in the title commitment. No further research into recorded documentation made unless noted in Schedule B exceptions table.
- \* No underground utilities were located. Call 1-800-632-4949 before digging.
- \* A portion of these properties lie in Zone AE (Special flood hazard areas subject to inundation by the 1% annual flood chance - Base Flood Elevations determined) as shown on the National Flood Insurance Program, Flood Insurance Rate Map 37008579001, effective date October 2, 2008.
- \* Any streams, creeks, ponds, lakes, wetlands, etc, located on these properties, shown or not shown hereon, may be subject to buffer areas. It is the owner/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
- \* All distances shown hereon are horizontal ground distances unless otherwise noted.
- \* All grid coordinates shown are NC Grid Coordinates (NAD 83 (NSRS 2011) based on GPS)
- \* These properties do not lie within 1/2 mile of a "Farmland Preservation District".
- \* Tract 1 (PIN 9579-48-6832) is zoned "R-40" (Estate Residential) in the City of Hendersonville ETJ. Maximum building height is 35'. The yard setbacks are as follows:
  - Front - 40' (Contact Henderson County for application)
  - Side - 25' (Contact Henderson County for application)
  - Rear - 35' (Contact Henderson County for application)
- \* Tract 2 (PIN 9579-48-2415) is zoned "C-2" (Secondary Business) in the City of Hendersonville ETJ. Maximum building height is 48'. The yard setbacks are as follows:
  - Front - 15' (May vary, Contact Henderson County)
  - Side - 5' (May vary, Contact Henderson County)
  - Rear - None (May vary, Contact Henderson County)
- \* Table A, Item 6(a) & 6(b): No zoning report or letter was provided. Zoning information as shown above was taken from the City of Hendersonville website. Please contact City of Hendersonville for correct application of setback lines.
- \* Table A, Item 7(b)(2) & 7(c): No locations specified.
- \* Table A, Item 8: No additional substantial features were found.
- \* Table A, Item 9: Property not improved. No features exist.
- \* Table A, Item 10: No party wall exist.
- \* Table A, Item 11(a) & 11(b): Utilities shown on this survey were taken from visible surface structures, except water which was provided by a GIS image from the City of Hendersonville Water & Sewer Department. Per 811 responses, no facilities exist in the area for gas, power, and cable TV providers. AT&T did not respond to the 811 request.
- \* Table A, Item 16: No construction work observed.
- \* Table A, Item 17: No evidence found of changes to street R/W lines or of street or sidewalk construction.

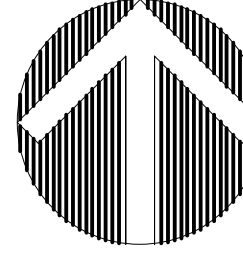




VICINITY MAP  
(NOT TO SCALE)

| DEVELOPMENT DATA                   |                                                                                                                                      |                   |          |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| OWNER/DEVELOPER:                   | DHI COMMUNITIES, LLC<br>2000 AERIAL CENTER PARKWAY<br>MORRISVILLE, NC 27560<br>TOM MARTINSON<br>(919) 618-5164                       |                   |          |
| CONTACT:                           |                                                                                                                                      |                   |          |
| CIVIL ENGINEER:                    | CIVIL DESIGN CONCEPTS, P.A.<br>168 PATTON AVENUE<br>ASHEVILLE, NC 28801<br>WARREN SUGG, P.E.<br>(828) 252-5388                       |                   |          |
| CONTACT:                           |                                                                                                                                      |                   |          |
| SURVEYOR:                          | ED HOLMES & ASSOCIATES, P.A.<br>200 RIDGEFIELD COURT, SUITE 208<br>ASHEVILLE, NC 28806<br>C.M. EDGERTON JR, P.L.S.<br>(828) 225-6562 |                   |          |
| CONTACT:                           |                                                                                                                                      |                   |          |
| ARCHITECT:                         | JDAVIS ARCHITECTS<br>510 S. WILMINGTON STREET<br>RALEIGH, NC 27601<br>LESLIE BLOEM<br>(919) 835-1500                                 |                   |          |
| CONTACT:                           |                                                                                                                                      |                   |          |
| PROJECT DATA                       |                                                                                                                                      |                   |          |
| PIN:                               | 9579-48-2415, 9579-48-6832                                                                                                           |                   |          |
| ADDRESS:                           | 102 FRANCIS RD, 228 MASTERMIND LN                                                                                                    |                   |          |
| DEED BOOK/PAGE:                    | 3752/161; 3817/216                                                                                                                   |                   |          |
| SITE ACRES:                        | 12.76 ACRES                                                                                                                          |                   |          |
| CURRENT ZONING:                    | C-2/R-40 (COUNTY ETJ)                                                                                                                |                   |          |
| PROPOSED ZONING:                   | PRD CZD (CITY)                                                                                                                       |                   |          |
| SETBACKS:                          |                                                                                                                                      |                   |          |
| FRONT:                             | 20'                                                                                                                                  |                   |          |
| SIDES:                             | 10'                                                                                                                                  |                   |          |
| REAR:                              | 10'                                                                                                                                  |                   |          |
| DISTURBED AREA:                    | 10.0± AC                                                                                                                             |                   |          |
| PARKING CALCULATIONS:              |                                                                                                                                      |                   |          |
| VEHICULAR:                         |                                                                                                                                      |                   |          |
| REQUIRED SPACES:                   | 2 SPACES PER UNIT<br>99 UNITS                                                                                                        |                   |          |
| PROVIDED SPACES:                   | 1.9 PER UNIT                                                                                                                         |                   |          |
| HANDICAPPED SPACES:                |                                                                                                                                      |                   |          |
| SPACES REQUIRED:                   | 6                                                                                                                                    |                   |          |
| SPACES PROVIDED:                   | 6                                                                                                                                    |                   |          |
| BUILDING DATA:                     |                                                                                                                                      |                   |          |
| BUILDING                           | DESCRIPTION                                                                                                                          | HEIGHT            | GEA      |
| CLUBHOUSE                          | 1 STORY                                                                                                                              | 20'               | 4,683 SF |
| CASITA                             | 2 STORIES                                                                                                                            | 20'               | 3,200 SF |
| MAILROOM                           | 1 STORY                                                                                                                              | 12'               | 517 SF   |
| GARAGE                             | 1 STORY                                                                                                                              | 11'               | 1,518 SF |
| IMPERVIOUS CALCULATIONS:           |                                                                                                                                      |                   |          |
|                                    | IMPERVIOUS                                                                                                                           | PERVIOUS          |          |
| PRE-DEVELOPMENT:                   | 0.46 ACRES (04%)                                                                                                                     | 12.30 ACRES (96%) |          |
| POST-DEVELOPMENT:                  | 4.70 ACRES (37%)                                                                                                                     | 8.06 ACRES (63%)  |          |
| OPEN SPACE CALCULATIONS:           |                                                                                                                                      |                   |          |
|                                    | REQUIRED: 7.6 AC (60%)                                                                                                               | PROVIDED: 7.6 AC  |          |
| COMMON OPEN SPACE:                 |                                                                                                                                      |                   |          |
|                                    | REQUIRED: 1.1 AC (500 SF/UNIT)                                                                                                       | PROVIDED: 1.1 AC  |          |
| SITE COVERAGE - BUILDINGS:         | TOTAL AREA: 2.0 AC                                                                                                                   |                   |          |
| SITE COVERAGE - STREETS & PARKING: | TOTAL AREA: 1.6 AC                                                                                                                   |                   |          |
| LANDSCAPE REQUIREMENTS:            | SEE L101 LANDSCAPE PLAN                                                                                                              |                   |          |
| SOIL TYPE:                         | Co, EdE, Hyc                                                                                                                         |                   |          |
| SOIL GROUP:                        | C                                                                                                                                    |                   |          |

CDC INSPECTIONS HOTLINE:  
828-771-4735 OR INSPECTION@CDCGO.COM

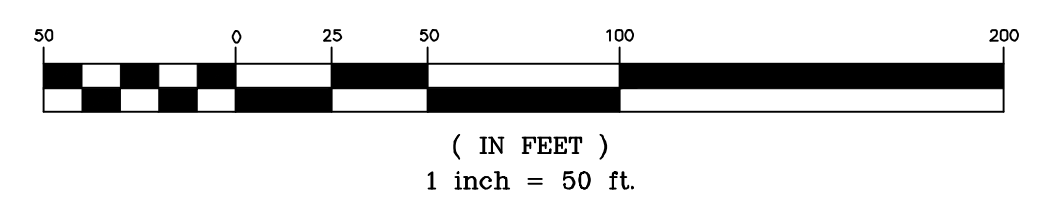


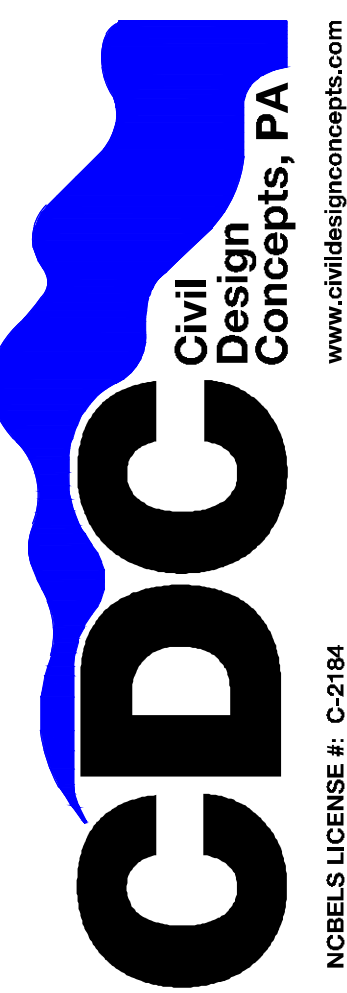
Know what's below.  
Call before you dig.

NORTH

EXISTING CONDITIONS &  
DEMOLITION PLAN

GRAPHIC SCALE





Civil Design Concepts, PA

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28086  
PHONE (828) 252-5388  
FAX (828) 455-5455

NCBLS LICENSE # C-2184

| MAD | MAD | BY |
|-----|-----|----|
|     |     |    |

| CITY OF HENDERSONVILLE C2D SUBMITTAL | REVISED PER PRELIMINARY CITY COMMENTS | DESCRIPTION |
|--------------------------------------|---------------------------------------|-------------|
| 1                                    | 2                                     |             |



EXISTING CONDITIONS & DEMOLITION PLAN FOR:

COTTAGES AT MASTERMIND

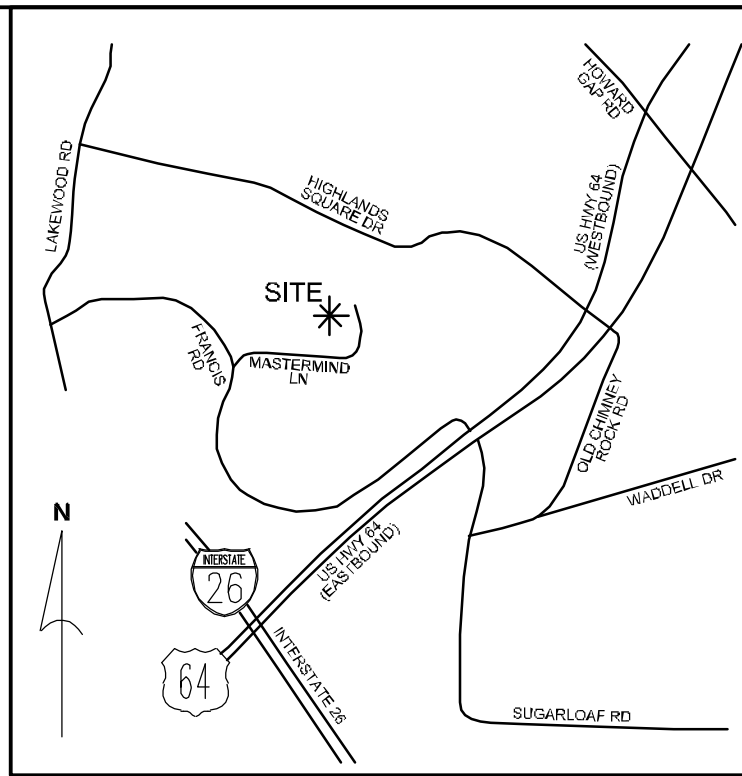
DHI COMMUNITIES, LLC - HENDERSONVILLE, NORTH CAROLINA

|                                                 |                     |
|-------------------------------------------------|---------------------|
| DRAWN BY:<br>CDC PROJECT NO.:<br>XXX PERMIT NO. | AMP<br>12211<br>xxx |
|-------------------------------------------------|---------------------|

SHEET

C101





VICINITY MAP  
(NOT TO SCALE)

| DEVELOPMENT DATA                   |                                                                                        |                            |          |
|------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------|
| OWNER/DEVELOPER:                   | DHI COMMUNITIES, LLC<br>2000 AERIAL CENTER PARKWAY<br>MORRISVILLE, NC 27560            |                            |          |
| CONTACT:                           | TOM MARTINSON<br>(919) 618-5164                                                        |                            |          |
| CIVIL ENGINEER:                    | CIVIL DESIGN CONCEPTS, P.A.<br>168 PATTON AVENUE<br>ASHEVILLE, NC 28801                |                            |          |
| CONTACT:                           | WARREN SUGG, P.E.<br>(828) 252-5388                                                    |                            |          |
| SURVEYOR:                          | ED HOLMES & ASSOCIATES, P.A.<br>200 RIDGEFIELD COURT, SUITE 208<br>ASHEVILLE, NC 28806 |                            |          |
| CONTACT:                           | C.M. EDGERTON JR., P.L.S.<br>(828) 225-6562                                            |                            |          |
| ARCHITECT:                         | JDAVIS ARCHITECTS<br>510 S. WILMINGTON STREET<br>RALEIGH, NC 27601                     |                            |          |
| CONTACT:                           | LESLIE BLOEM<br>(919) 835-1500                                                         |                            |          |
| PROJECT DATA                       |                                                                                        |                            |          |
| PIN:                               | 9579-48-2415, 9579-48-6832                                                             |                            |          |
| ADDRESS:                           | 102 FRANCIS RD, 228 MASTERMIND LN                                                      |                            |          |
| DEED BOOK/PAGE:                    | 3752/161; 3817/216                                                                     |                            |          |
| SITE ACREAGE:                      | 12.76 ACRES                                                                            |                            |          |
| CURRENT ZONING:                    | C-2/R-40 (COUNTY ETJ)                                                                  |                            |          |
| PROPOSED ZONING:                   | PRD CZD (CITY)                                                                         |                            |          |
| SETBACKS:                          |                                                                                        |                            |          |
| FRONT:                             | 20'                                                                                    |                            |          |
| SIDES:                             | 10'                                                                                    |                            |          |
| REAR:                              | 10'                                                                                    |                            |          |
| DISTURBED AREA:                    | 10.0± AC                                                                               |                            |          |
| PARKING CALCULATIONS:              |                                                                                        |                            |          |
| VEHICULAR:                         |                                                                                        |                            |          |
| REQUIRED SPACES:                   | 2 SPACES PER UNIT<br>99 UNITS                                                          |                            |          |
| PROVIDED SPACES:                   | 1.9 PER UNIT                                                                           |                            |          |
| HANDICAPPED SPACES:                |                                                                                        |                            |          |
| SPACES REQUIRED:                   | 6                                                                                      |                            |          |
| SPACES PROVIDED:                   | 6                                                                                      |                            |          |
| BUILDING DATA:                     |                                                                                        |                            |          |
| BUILDING                           | DESCRIPTION                                                                            | HEIGHT                     | GFA      |
| CLUBHOUSE                          | 1 STORY                                                                                | 20'                        | 4,683 SF |
| CASITA                             | 2 STORIES                                                                              | 20'                        | 3,200 SF |
| MAILROOM                           | 1 STORY                                                                                | 12'                        | 517 SF   |
| GARAGE                             | 1 STORY                                                                                | 11'                        | 1,518 SF |
| IMPERVIOUS CALCULATIONS:           |                                                                                        |                            |          |
| PRE-DEVELOPMENT:                   | IMPERVIOUS 0.46 ACRES (04%)                                                            | PERVIOUS 12.30 ACRES (96%) |          |
| POST-DEVELOPMENT:                  | 4.70 ACRES (37%)                                                                       | 8.06 ACRES (63%)           |          |
| OPEN SPACE CALCULATIONS:           |                                                                                        |                            |          |
| REQUIRED:                          | 7.6 AC (60%)                                                                           | PROVIDED:                  | 7.6 AC   |
| COMMON OPEN SPACE:                 |                                                                                        |                            |          |
| REQUIRED:                          | 1.1 AC (500 SF/UNIT)                                                                   | PROVIDED:                  | 1.1 AC   |
| SITE COVERAGE - BUILDINGS:         | TOTAL AREA: 2.0 AC                                                                     |                            |          |
| SITE COVERAGE - STREETS & PARKING: | TOTAL AREA: 1.6 AC                                                                     |                            |          |
| LANDSCAPE REQUIREMENTS:            | SEE L101 LANDSCAPE PLAN                                                                |                            |          |
| SOIL TYPE:                         | Co, EdE, HyC                                                                           |                            |          |
| SOIL GROUP:                        | C                                                                                      |                            |          |

Know what's below.  
Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

Civil Design Concepts, PA

www.cdcdesignconcepts.com

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WILMINGTON, NC 28403  
PHONE (828) 458-4400  
FAX (828) 458-4400

| NO. | DATE       | DESCRIPTION                           | BY  |
|-----|------------|---------------------------------------|-----|
| 1   | 06/30/2022 | CITY OF HENDERSONVILLE CZD SUBMITTAL  | MAD |
| 2   | 07/06/2022 | REVISED PER PRELIMINARY CITY COMMENTS | MAD |

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

COTTAGES AT MASTERMIND

DHI COMMUNITIES, LLC - HENDERSONVILLE, NORTH CAROLINA

SITE PLAN FOR:

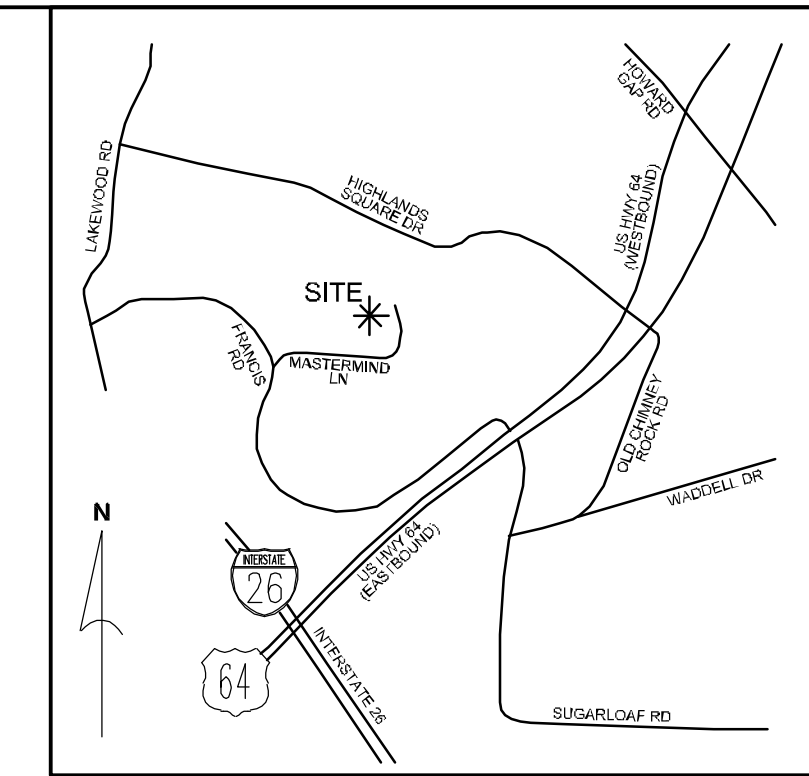
DRAWN BY:  
CDC PROJECT NO.:  
XXX PERMIT NO.

AMP  
12211  
xxx

SHEET

C201





**VICINITY MAP**  
(NOT TO SCALE)

C601



PLANTING SUMMARY:

VEHICULAR USAGE LANDSCAPE AREA (VUA)

REQUIREMENTS: 1 LARGE DECIDUOUS TREE AND 2 SHRUBS PER 4,000 SF OF VUA

|                  |           |
|------------------|-----------|
| TOTAL VUA:       | 71,966 SF |
| TREES REQUIRED:  | 18        |
| TREES PROVIDED:  | 27        |
| SHRUBS REQUIRED: | 36        |
| SHRUBS PROVIDED: | 56        |

APPROXIMATE TREE CANOPY OF EXISTING TREES TO REMAIN WITH 12" DBH OR GREATER (TYP)

EXISTING TREE WITH 12" DBH AND GREATER TO REMAIN (TYP)

PIN: 9579-49-0083  
Cedar Bluffs LTD Partnership  
DB 1006 PG 14.1  
ZONING: PRD  
USE: Residential

PROPOSED PLANT SCHEDULE \*

| KEY | QTY | BOTANICAL NAME | COMMON NAME | CONT. | CAL. | SIZE |
|-----|-----|----------------|-------------|-------|------|------|
|-----|-----|----------------|-------------|-------|------|------|

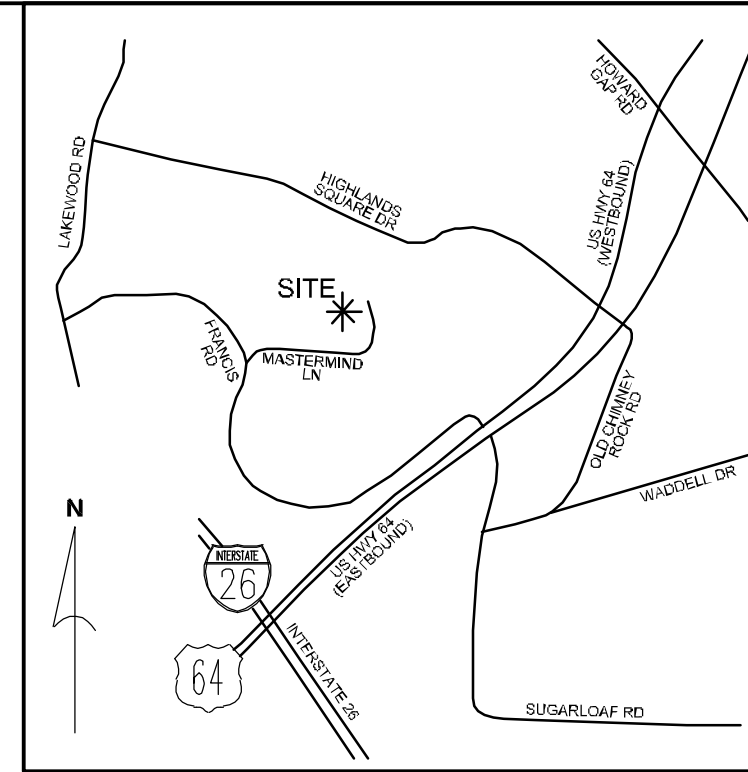
TREES

|    |    |                              |                             |     |           |            |
|----|----|------------------------------|-----------------------------|-----|-----------|------------|
| AA | 2  | AMELANCHIER ARBOREA          | SERVICEBERRY                | B&B | 1.5" CAL. | 8' HT      |
| CC | 4  | CARPINUS CAROLINIANA         | AMERICAN HORNBEAM           | B&B | 1.5" CAL. | 8' HT      |
| TC | 9  | TILIA CORDATA                | LITTLELEAF LINDEN           | B&B | 2.5" CAL. | 12'-14' HT |
| ZS | 12 | ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE JAPANESE ZELKOVA | B&B | 2.5" CAL. | 12'-14' HT |

SHRUBS

|     |    |                                   |                            |       |  |  |
|-----|----|-----------------------------------|----------------------------|-------|--|--|
| CSE | 13 | CORNUS SERICEA 'MIDWINTER FIRE'   | MIDWINTER FIRE DOGWOOD     | 3 GAL |  |  |
| HAA | 4  | HYDRANGEA ARBORESCENS 'ANNABELLE' | ANNABELLE SMOOTH HYDRANGEA | 3 GAL |  |  |
| IGC | 12 | ILEX GLABRA 'COMPACTA'            | INKBERRY                   | 3 GAL |  |  |
| IVL | 27 | ITEA VIRGINICA 'LITTLE HENRY'     | LITTLE HENRY SWEETSPICE    | 3 GAL |  |  |

\*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER  
\*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.



VICINITY MAP  
(NOT TO SCALE)

DEVELOPMENT DATA

|                  |                                                                                                                                       |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| OWNER/DEVELOPER: | DHI COMMUNITIES, LLC<br>2000 AERIAL CENTER PARKWAY<br>MORRISVILLE, NC 27560<br>TOM MARTINSON<br>(919) 618-5164                        |
| CONTACT:         |                                                                                                                                       |
| CIVIL ENGINEER:  | CIVIL DESIGN CONCEPTS, P.A.<br>168 PATTON AVENUE<br>ASHEVILLE, NC 28801<br>WARREN SUGG, P.E.<br>(828) 252-5388                        |
| CONTACT:         |                                                                                                                                       |
| SURVEYOR:        | ED HOLMES & ASSOCIATES, P.A.<br>200 RIDGEFIELD COURT, SUITE 208<br>ASHEVILLE, NC 28806<br>C.M. EDGERTON JR., P.L.S.<br>(828) 225-6562 |
| CONTACT:         |                                                                                                                                       |
| ARCHITECT:       | JDAVIS ARCHITECTS<br>510 S. WILMINGTON STREET<br>RALEIGH, NC 27601<br>LESLIE BLOEM<br>(919) 835-1500                                  |
| CONTACT:         |                                                                                                                                       |

PROJECT DATA

|                  |                                   |
|------------------|-----------------------------------|
| PIN:             | 9579-48-2415, 9579-48-6832        |
| ADDRESS:         | 102 FRANCIS RD, 228 MASTERMIND LN |
| DEED BOOK/PAGE:  | 3752/161, 3817/216                |
| SITE AREA:       | 12.76 ACRES                       |
| CURRENT ZONING:  | C-2/R-40 (COUNTY ETJ)             |
| PROPOSED ZONING: | PRD CZD (CITY)                    |

|           |     |
|-----------|-----|
| SETBACKS: |     |
| FRONT:    | 20' |
| SIDES:    | 10' |
| REAR:     | 10' |

DISTURBED AREA: 10.0± AC

PARKING CALCULATIONS:

|                  |                               |
|------------------|-------------------------------|
| VEHICULAR:       |                               |
| REQUIRED SPACES: | 2 SPACES PER UNIT<br>99 UNITS |
| PROVIDED SPACES: | 1.9 PER UNIT                  |

|                     |   |
|---------------------|---|
| HANDICAPPED SPACES: |   |
| SPACES REQUIRED:    | 6 |
| SPACES PROVIDED:    | 6 |

BUILDING DATA:

| BUILDING  | DESCRIPTION | HEIGHT | SEA      |
|-----------|-------------|--------|----------|
| CLUBHOUSE | 1 STORY     | 20'    | 4,683 SF |
| CASITA    | 2 STORIES   | 20'    | 3,200 SF |
| MAILROOM  | 1 STORY     | 12'    | 517 SF   |
| GARAGE    | 1 STORY     | 11'    | 1,518 SF |

IMPERVIOUS CALCULATIONS:

|                   |                  |                   |
|-------------------|------------------|-------------------|
| PRE-DEVELOPMENT:  | IMPERVIOUS       | PERVIOUS          |
| POST-DEVELOPMENT: | 0.46 ACRES (04%) | 12.30 ACRES (96%) |
|                   | 4.70 ACRES (37%) | 8.06 ACRES (63%)  |

OPEN SPACE CALCULATIONS:

|                        |                  |
|------------------------|------------------|
| REQUIRED: 7.6 AC (60%) | PROVIDED: 7.6 AC |
|------------------------|------------------|

COMMON OPEN SPACE:

|                                |                  |
|--------------------------------|------------------|
| REQUIRED: 1.1 AC (500 SF/UNIT) | PROVIDED: 1.1 AC |
|--------------------------------|------------------|

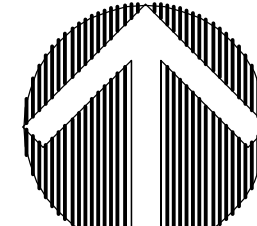
|                            |                    |
|----------------------------|--------------------|
| SITE COVERAGE - BUILDINGS: | TOTAL AREA: 2.0 AC |
|----------------------------|--------------------|

|                                    |                    |
|------------------------------------|--------------------|
| SITE COVERAGE - STREETS & PARKING: | TOTAL AREA: 1.6 AC |
|------------------------------------|--------------------|

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

|             |              |
|-------------|--------------|
| SOIL TYPE:  | Co, EdE, HyC |
| SOIL GROUP: | C            |

CDC INSPECTIONS HOTLINE:  
828-771-4755 OR INSPECTION@CDCGO.COM



NORTH

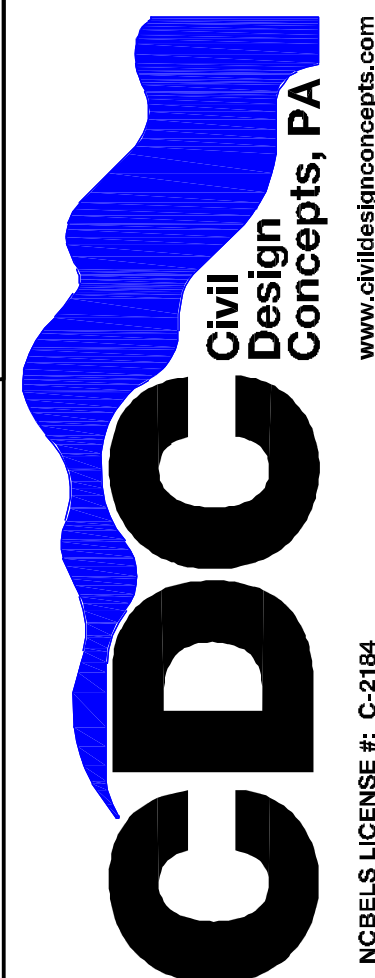
LANDSCAPE & RESOURCE PLAN

GRAPHIC SCALE

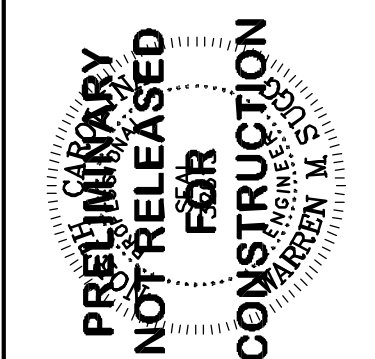


( IN FEET )  
1 inch = 50 ft.

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388



| NO. | DATE       | DESCRIPTION                           |
|-----|------------|---------------------------------------|
| 1   | 06/30/2022 | CITY OF HENDERSONVILLE CZD SUBMITTAL  |
| 2   | 07/08/2022 | REVISED PER PRELIMINARY CITY COMMENTS |



COTTAGES AT MASTERMIND

LANDSCAPE & RESOURCE PLAN FOR:

DRAWN BY:  
CDC PROJECT NO.:  
XXX PERMIT NO.

AMP  
12211  
xxx

SHEET

L101

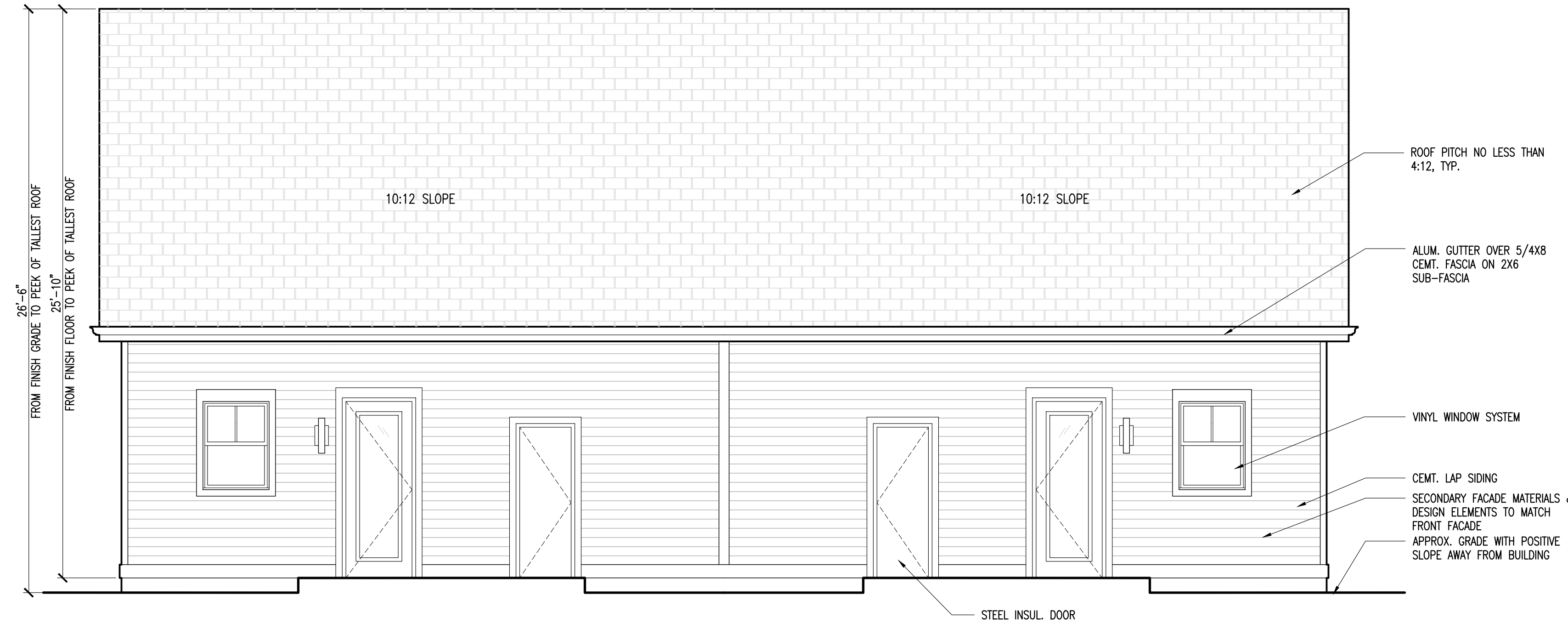


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REFERENCE/ ZONING  
PURPOSES ONLY.  
ELEVATIONS TO FOLLOW  
DEVELOPMENT  
STANDARDS.



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1



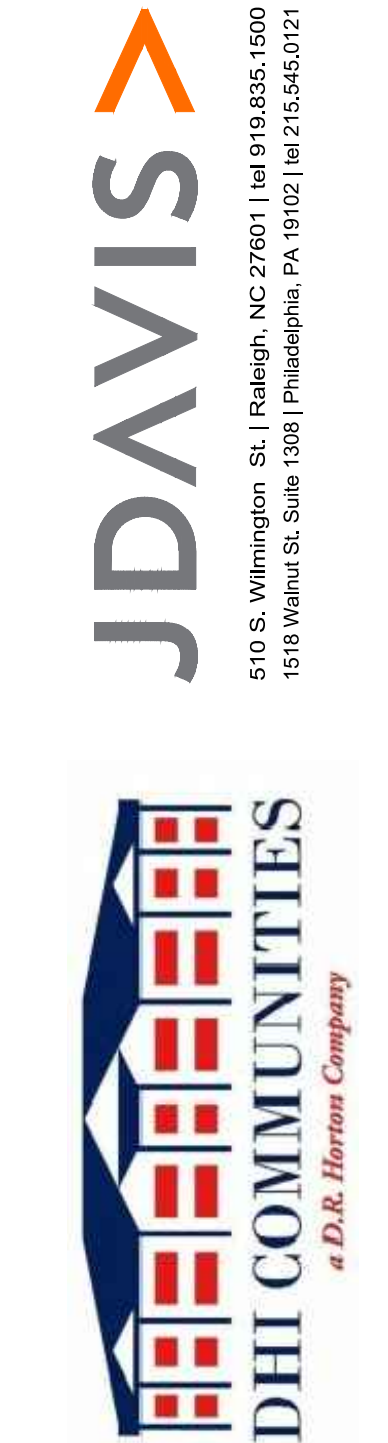
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2

| PROJECT:    |                     | DATE       |
|-------------|---------------------|------------|
| ISSUE:      | SITE PLAN SUBMITTAL | 06.30.2022 |
| REVISIONS:  |                     |            |
| DRAWN BY:   |                     |            |
| CHECKED BY: |                     |            |
| CONTENT:    |                     | DUPLEX 1.2 |
|             |                     | ELEVATIONS |
|             |                     |            |
|             |                     |            |

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Cottages at  
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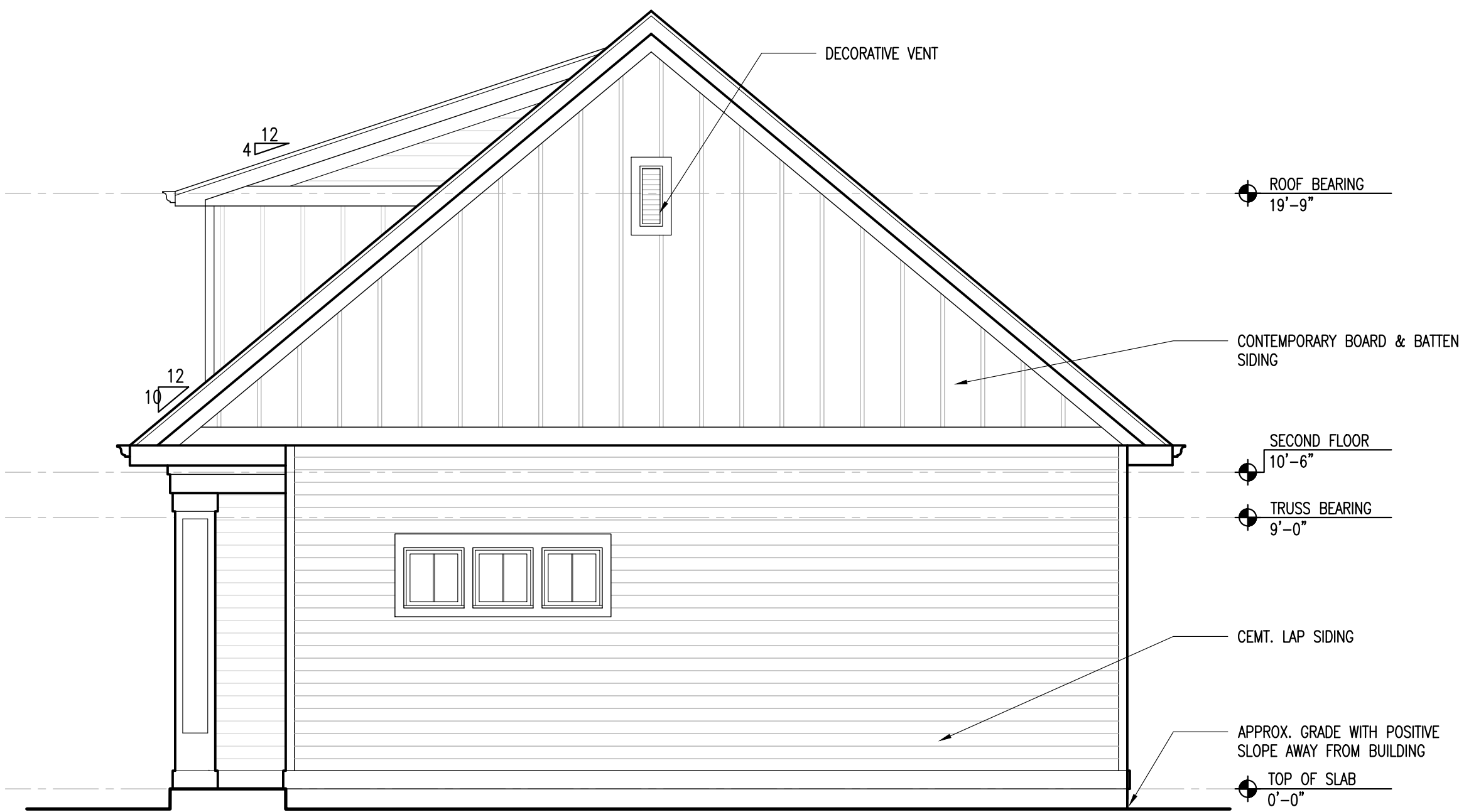






LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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| DATE        |                                |
|-------------|--------------------------------|
| PROJECT:    | .                              |
| ISSUE:      | SITE PLAN SUBMITTAL 06.30.2022 |
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| .           | .                              |
| DRAWN BY:   | .                              |
| CHECKED BY: | .                              |
| CONTENT:    | DUPLEX 1.2                     |
| .           | ELEVATIONS                     |
| .           | .                              |
| .           | .                              |

A3.01.2





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REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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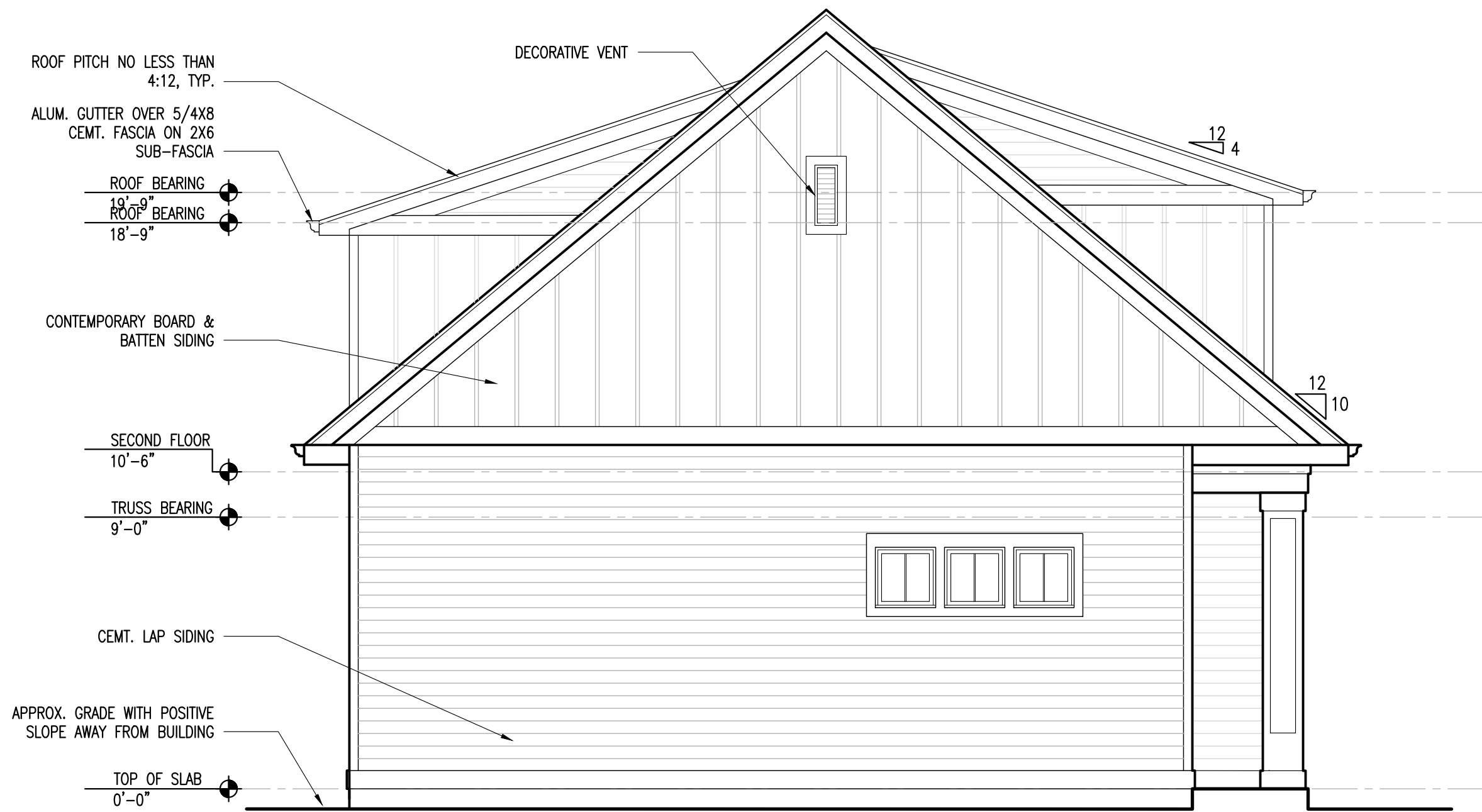


| PROJECT:    |                     | DATE       |
|-------------|---------------------|------------|
| ISSUE:      | SITE PLAN SUBMITTAL | 06.30.2022 |
| REVISIONS:  |                     |            |
| DRAWN BY:   |                     |            |
| CHECKED BY: |                     |            |
| CONTENT:    |                     | DUPLEX 2.2 |
|             |                     | ELEVATIONS |
|             |                     |            |
|             |                     |            |



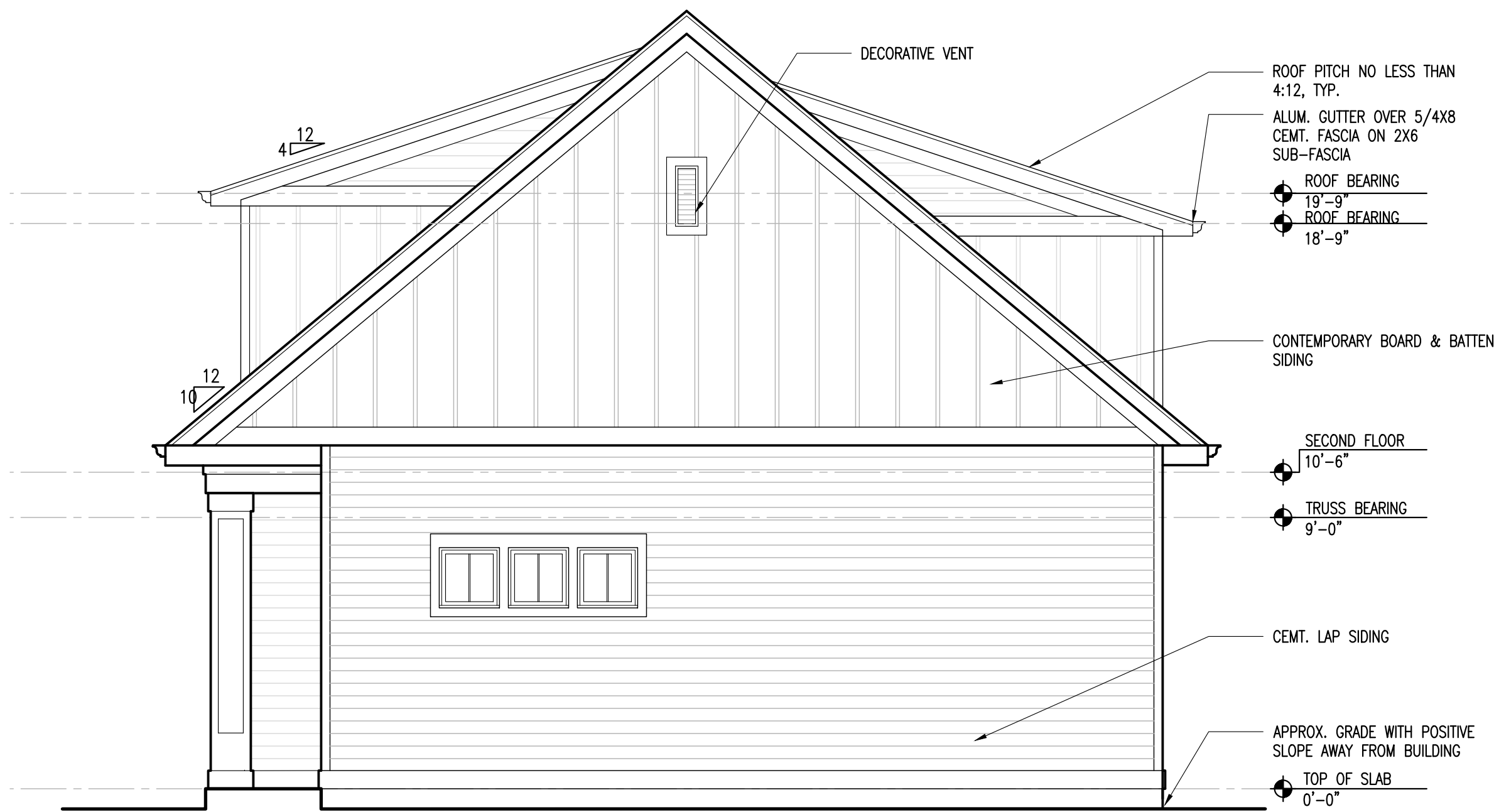
A3.02.1





LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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DEVELOPMENT  
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| DATE        |                                |
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| ISSUE:      | SITE PLAN SUBMITTAL 06.30.2022 |
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| CHECKED BY: | .                              |
| CONTENT:    | DUPLEX 2.2                     |
| .           | ELEVATIONS                     |
| .           | .                              |
| .           | .                              |

A3.02.2



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ELEVATIONS TO FOLLOW  
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FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2

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| CHECKED BY: |                     |            |
| CONTENT:    |                     | DUPLEX 3.2 |
|             |                     | ELEVATIONS |
|             |                     |            |
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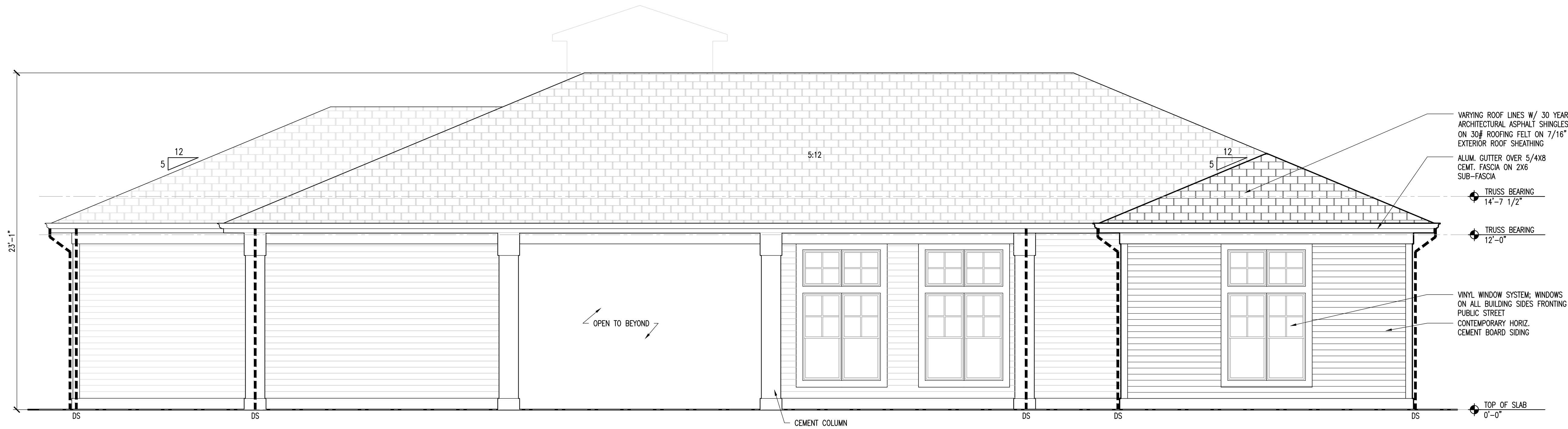
A3.03.1





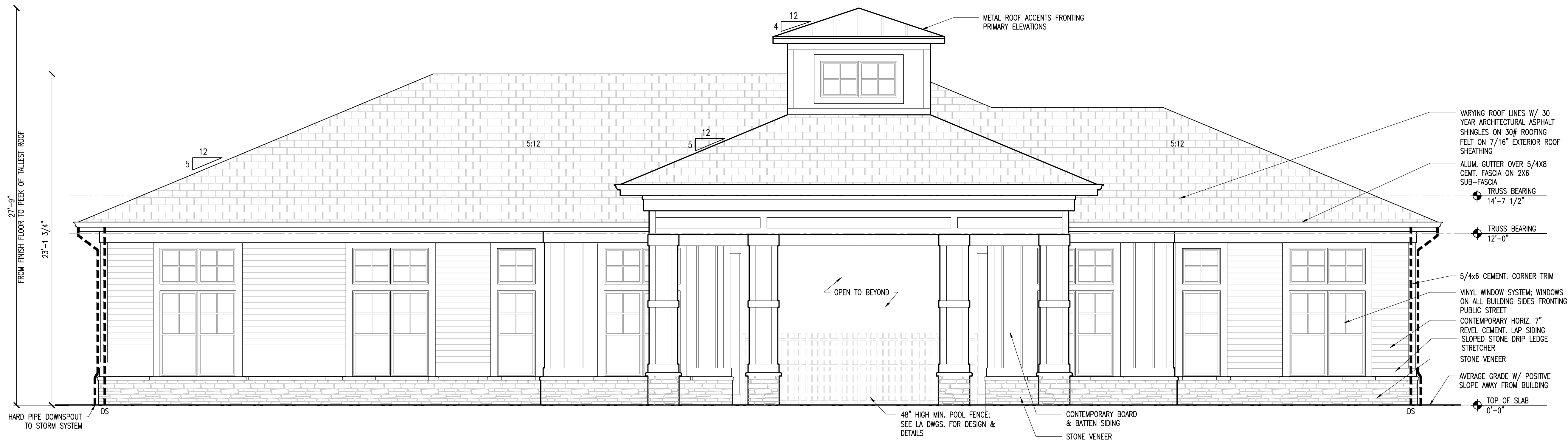






CLUBHOUSE BACK ELEVATION  
SCALE: 1/4" = 1'-0"

2



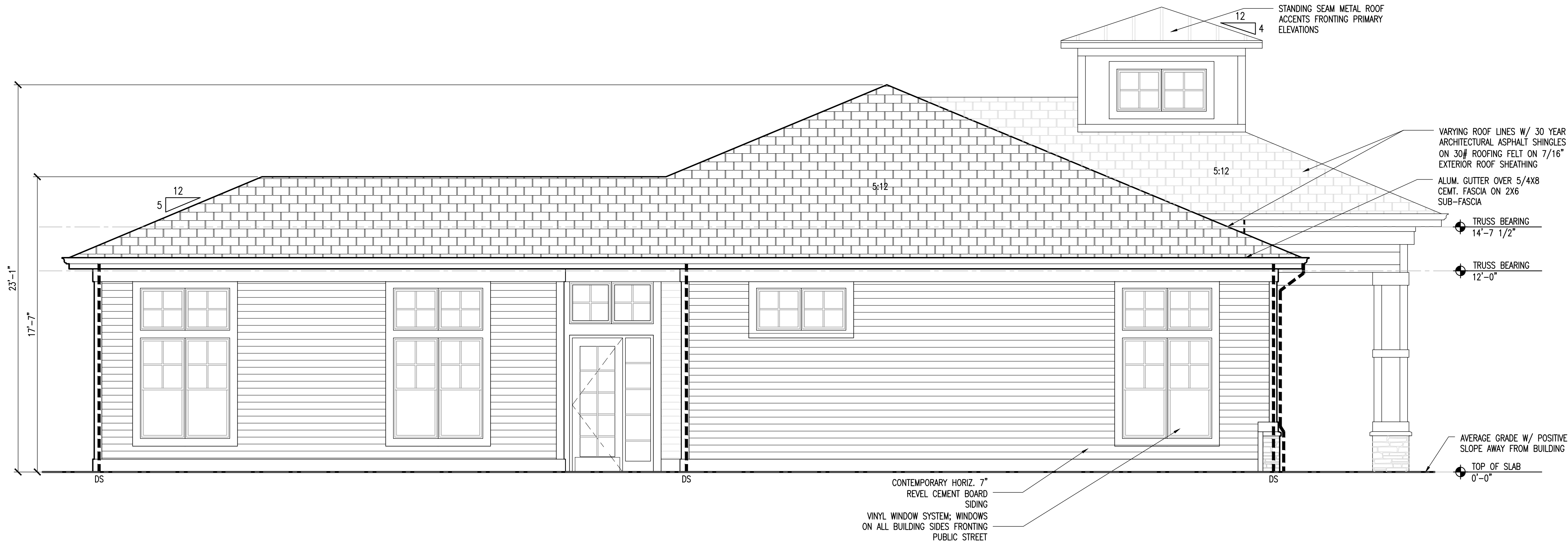
CLUBHOUSE FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

| DATE                          |                                |
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| PROJECT:                      |                                |
| ISSUE:                        | SITE PLAN SUBMITTAL 06.30.2022 |
| REVISIONS:                    |                                |
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|                               |                                |
| DRAWN BY:                     |                                |
| CHECKED BY:                   |                                |
| CONTENT: CLUBHOUSE ELEVATIONS |                                |
|                               |                                |
|                               |                                |





CLUBHOUSE SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

2



CLUBHOUSE SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

1

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ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

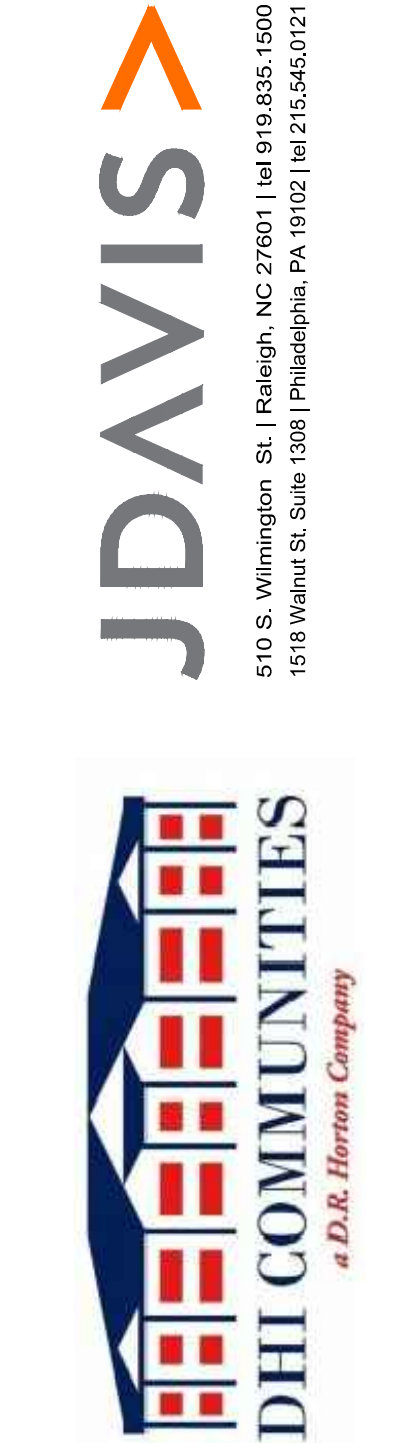
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| ISSUE: SITE PLAN SUBMITTAL    | 06.30.2022 |
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| DRAWN BY:                     |            |
| CHECKED BY:                   |            |
| CONTENT: CLUBHOUSE ELEVATIONS |            |
|                               |            |
|                               |            |

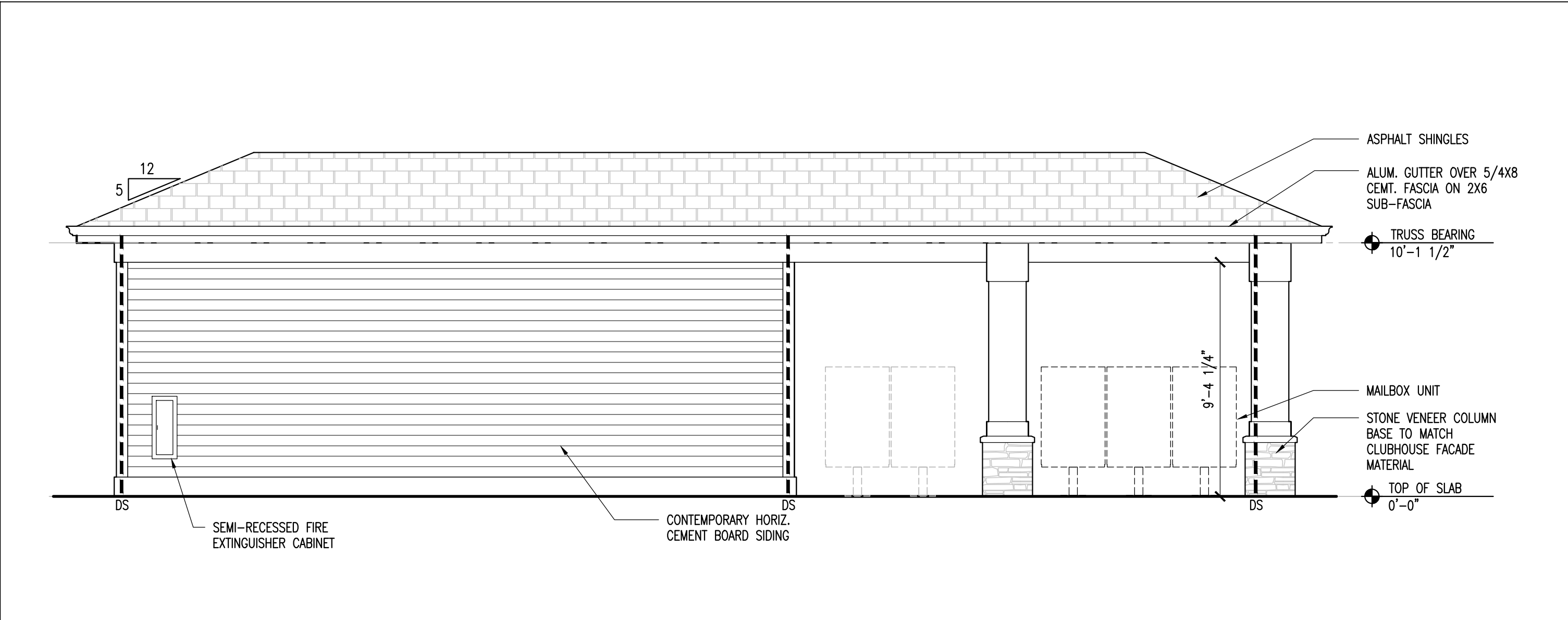
A12.04



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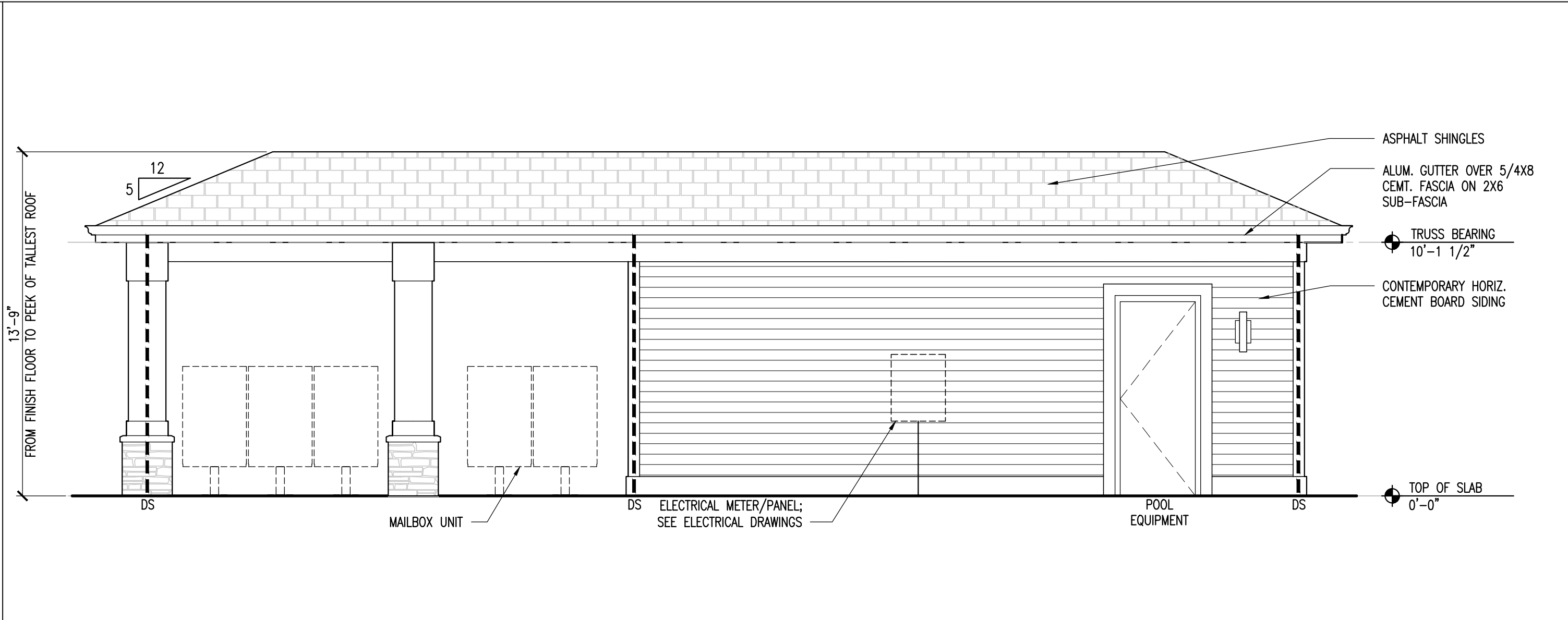
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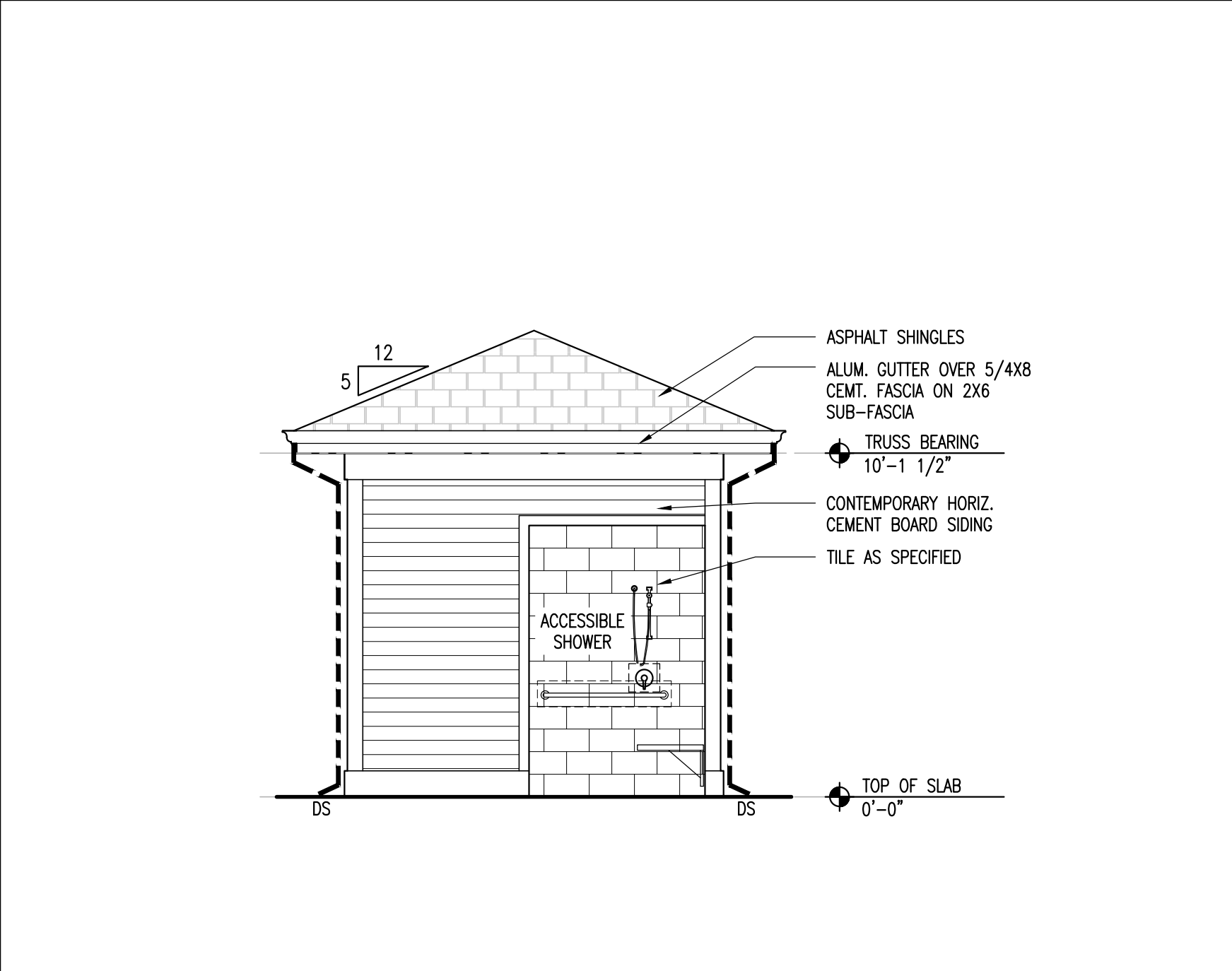
MAIL & POOL EQUIPMENT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

6



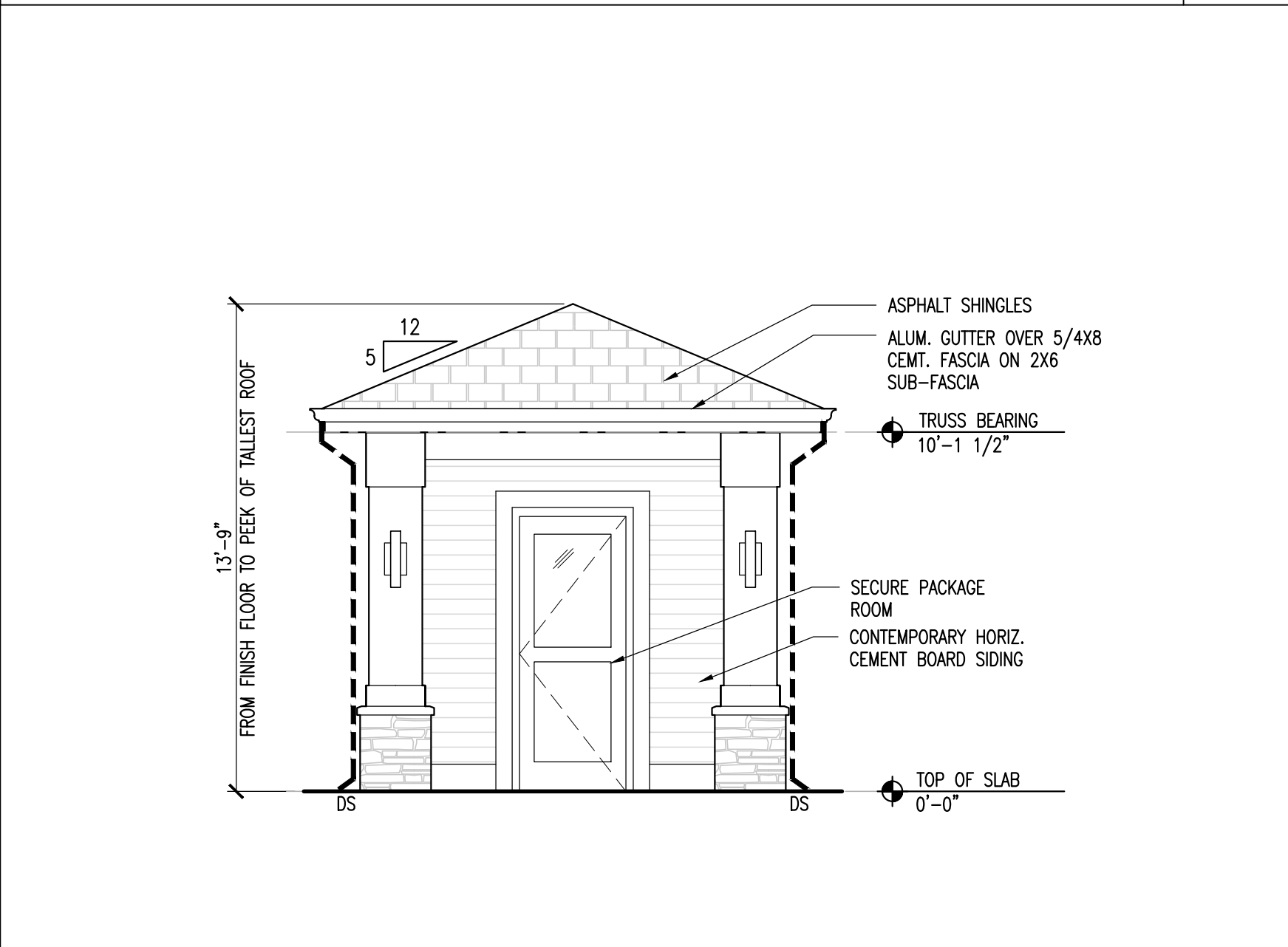
MAIL & POOL EQUIPMENT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

5



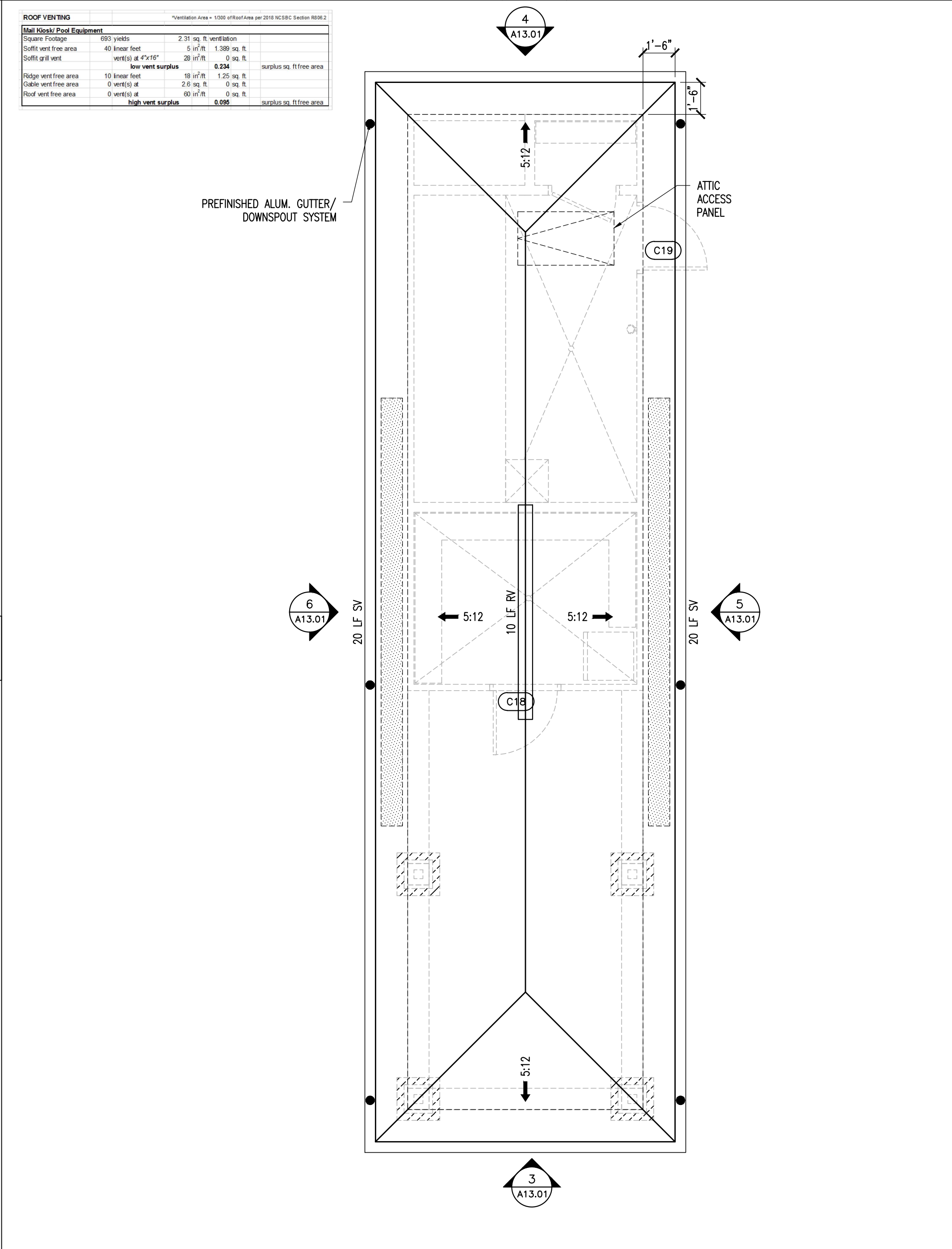
MAIL & POOL EQUIPMENT REAR ELEVATION  
SCALE: 1/4" = 1'-0"

4



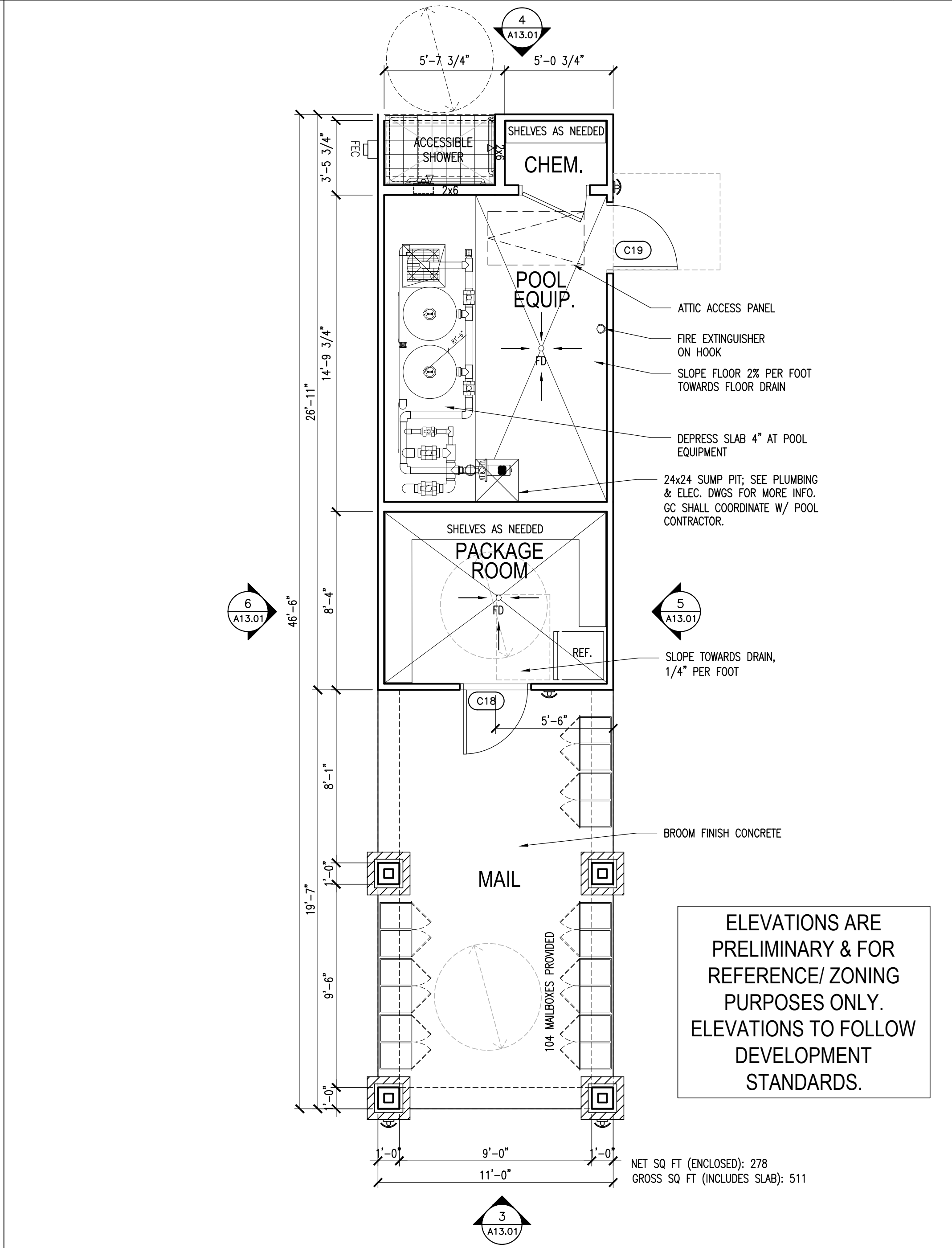
MAIL & POOL EQUIPMENT FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

3



MAIL & POOL EQUIPMENT ROOF PLAN  
SCALE: 1/4" = 1'-0"

2



MAIL & POOL EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"

1

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| PROJECT:                                          | DATE       |
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| DRAWN BY:                                         |            |
| CHECKED BY:                                       |            |
| CONTENT: MAIL & POOL EQUIPMENT PLANS & ELEVATIONS |            |

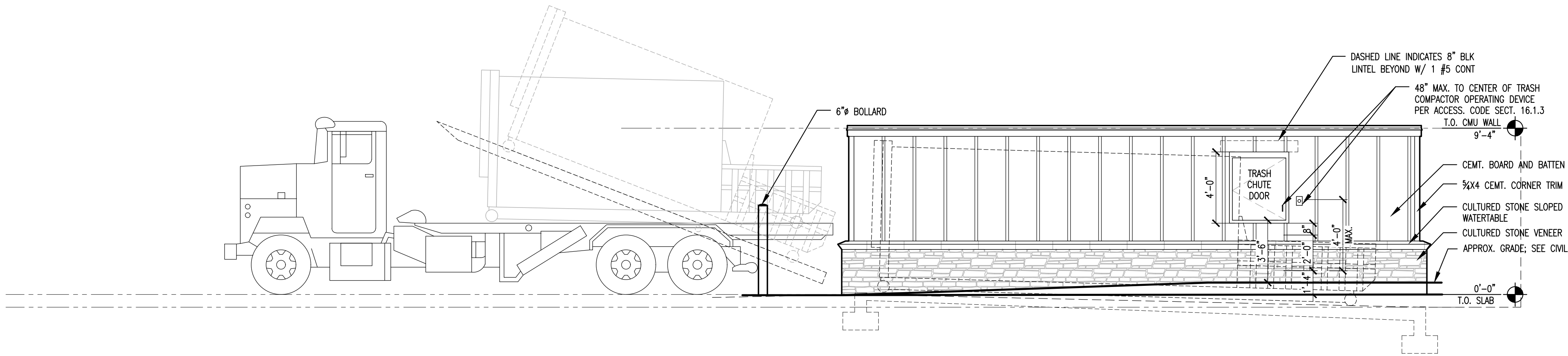
A13.01

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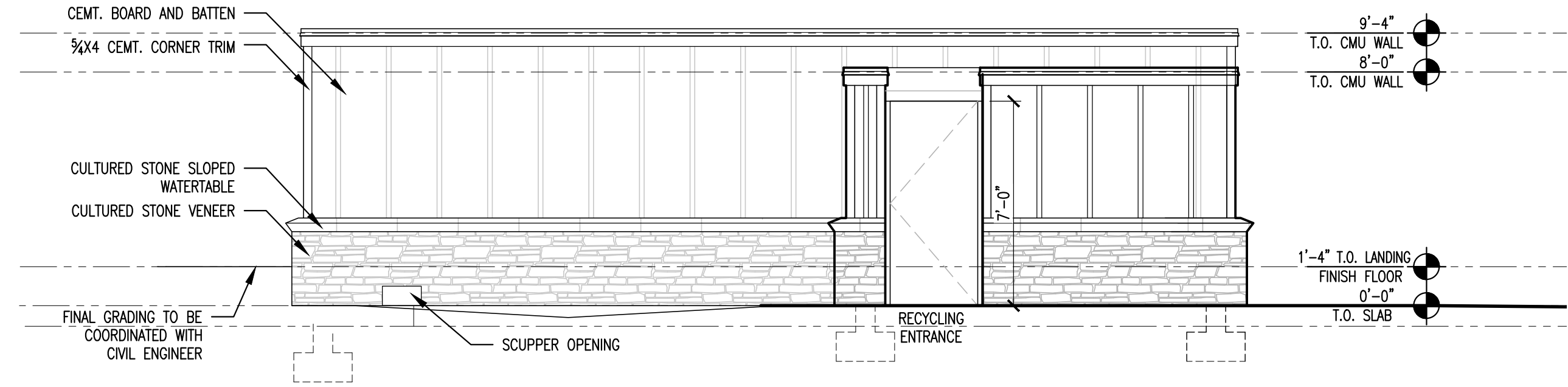
6/29/2022 1:34 PM \\DA-1501\Projects\2206\1\2206\_01\Architectural\DWG\Bldg\Bldg-Pana Cottages A Mastermind\A13.02.1-A13.02.2.dwg

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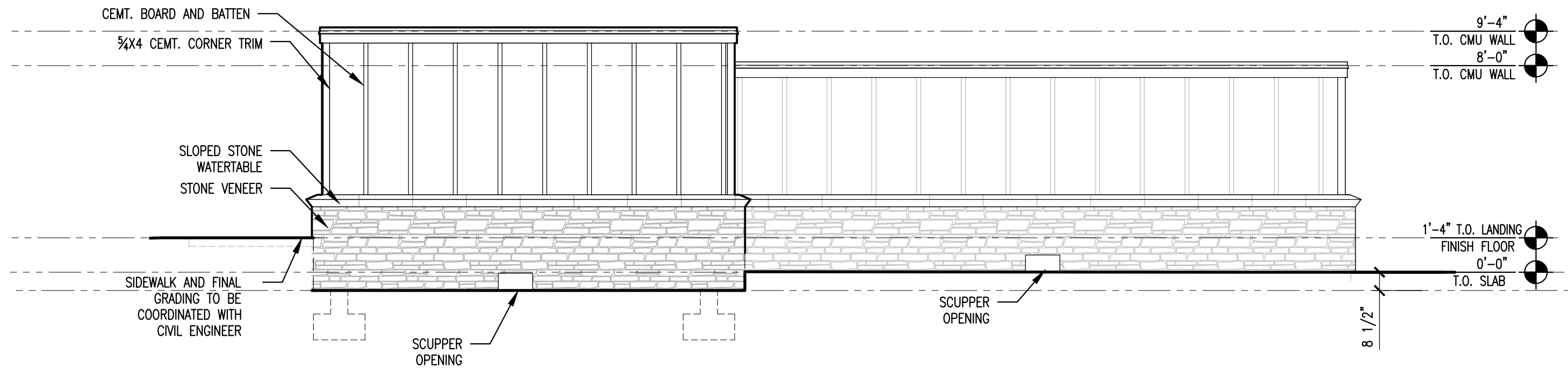
TRASH ENCLOSURE - RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

5



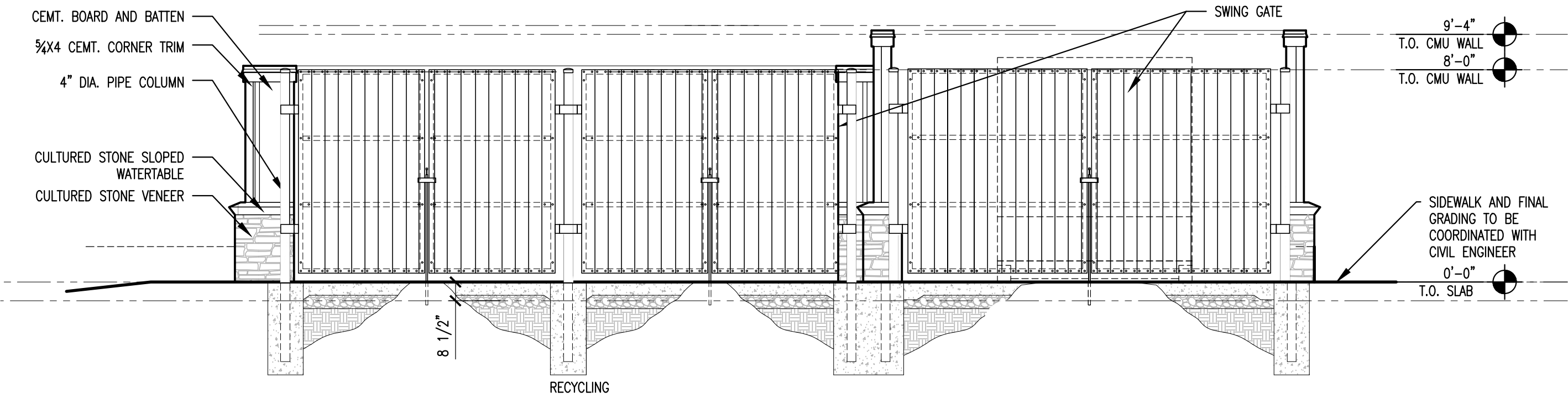
TRASH ENCLOSURE - LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

4



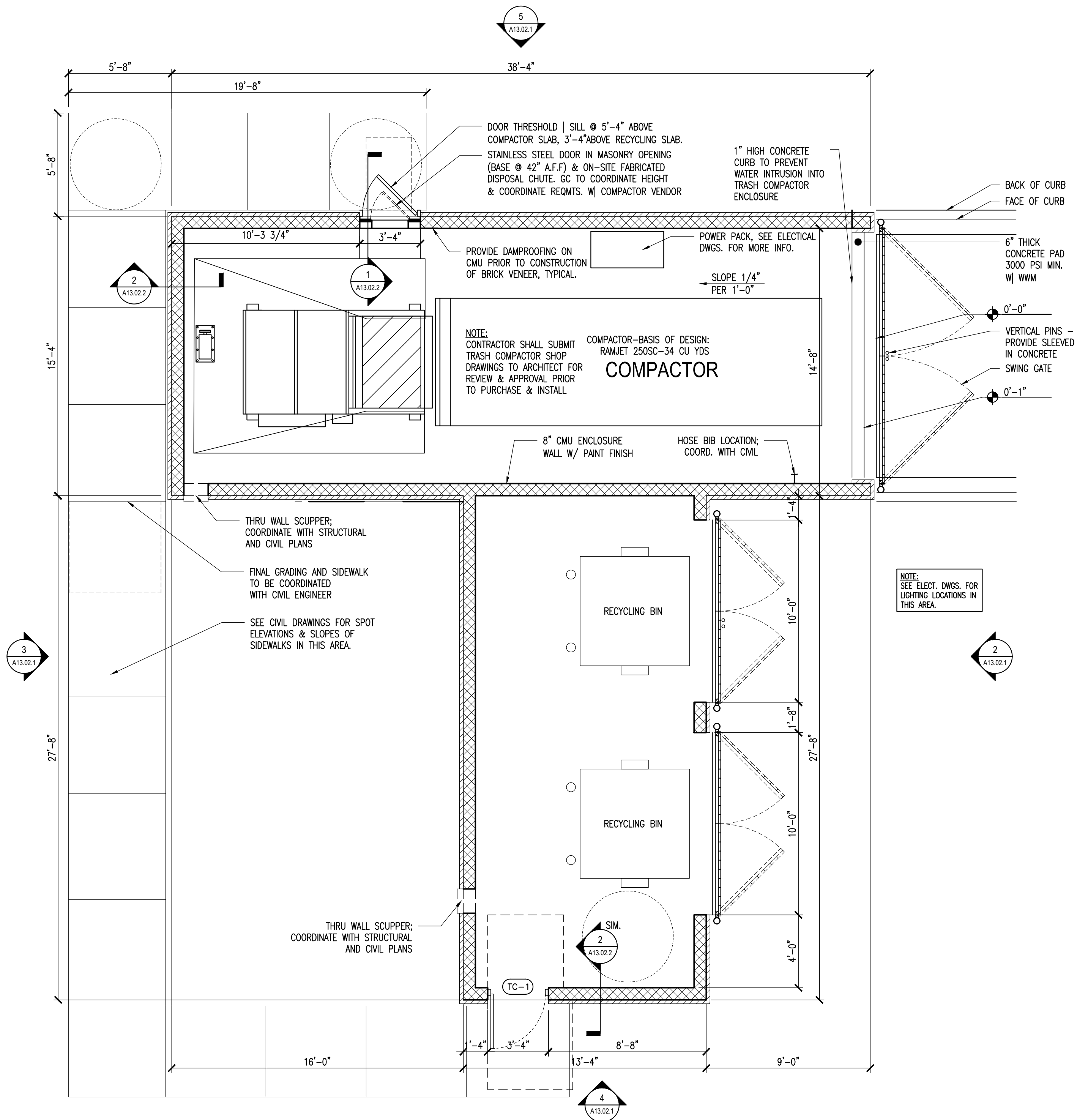
TRASH ENCLOSURE - REAR ELEVATION  
SCALE: 1/4" = 1'-0"

3



TRASH ENCLOSURE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

2



TRASH ENCLOSURE - FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1

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| DATE              |                                |
|-------------------|--------------------------------|
| PROJECT:          |                                |
| ISSUE:            | SITE PLAN SUBMITTAL 06.30.2022 |
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| CHECKED BY:       |                                |
| CONTENT:          |                                |
| TRASH ENCLOSURE   |                                |
| PLAN & ELEVATIONS |                                |

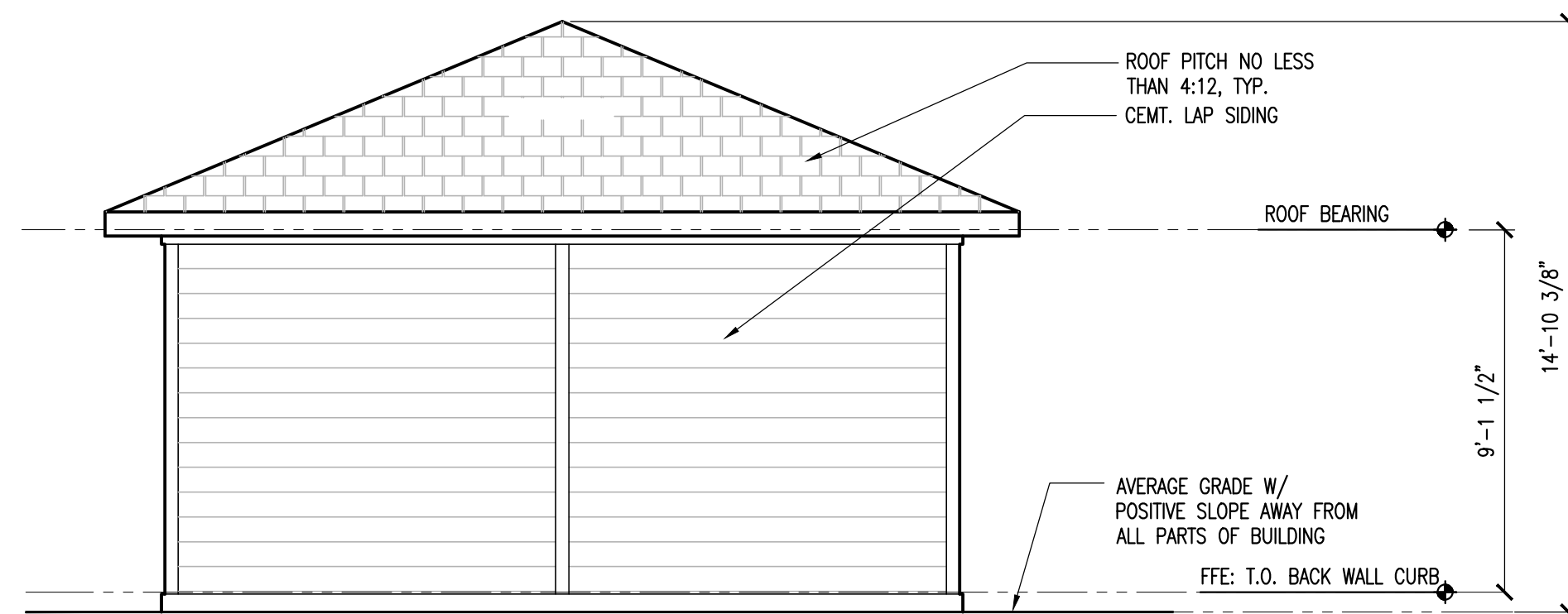
A13.02.1



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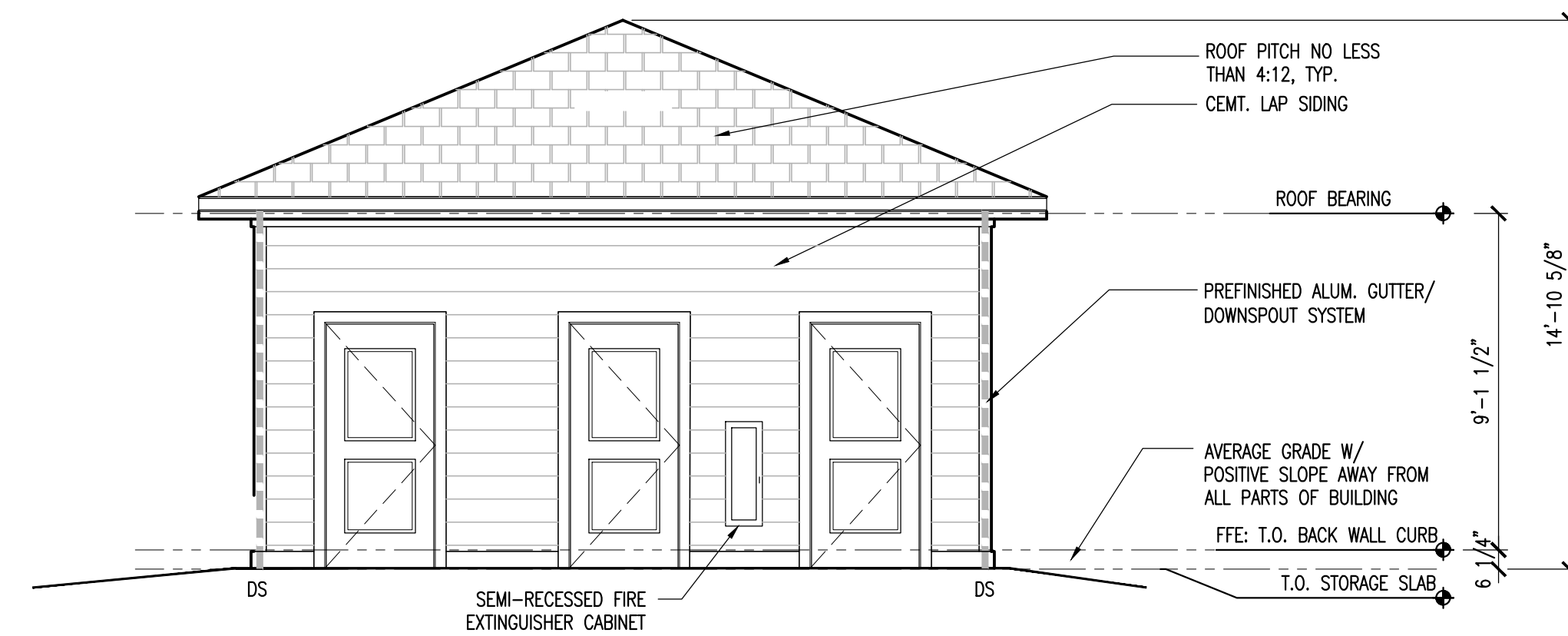
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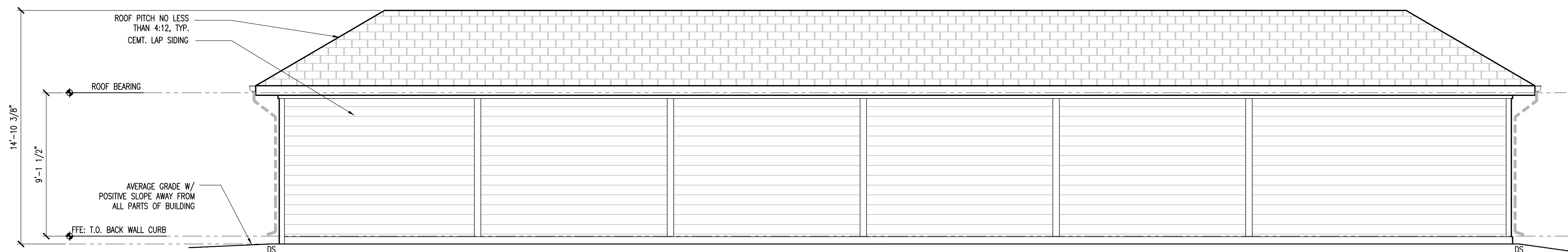
|                     |   |
|---------------------|---|
| LEFT SIDE ELEVATION | 4 |
| SCALE: 1/4" = 1'-0" |   |

4



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

3



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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