

SITE DEVELOPMENT PLANS FOR WASHBURN PROPERTY DEVELOPMENT

PREPARED FOR:
MIKE WASHBURN

REVISION #3 - 3/2/2022

sitework
STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Ave | Suite 700 | Asheville, NC 28801
828.225.4945 | siteworkstudios.com



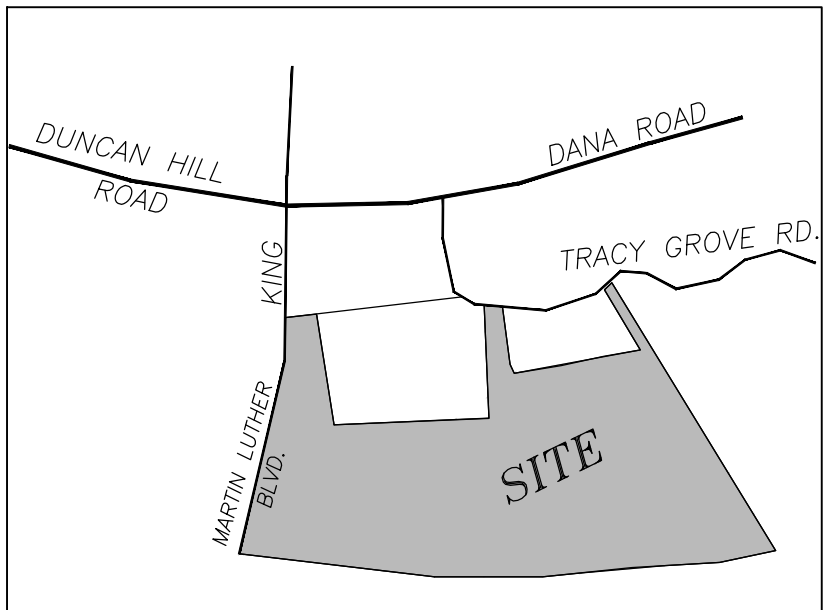
PROPERTY OWNER:
THOMAS, MARGARET S TRUSTEE;ROYCE P THOMAS TRUST;THOMAS,
MARGARET S;THOMAS, CHARLES W TRUSTEE;THOMAS, DORA E
TRUSTEE;CHARLES W THOMAS AND DORA E THOMAS
830 4TH AVE W – HENDERSONVILLE, NC 28739
5050 E SAINT ANDREWS DR. TUCSON, AZ 85718

DEVELOPER CONTACT:
MIKE WASHBURN
PO BOX 898 – SULLIVANS ISLAND, SC 29842
828.343.3947

LANDSCAPE ARCHITECT:
ROB DULL, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOCIATES, PA
17 ARLINGTON STREET
ASHEVILLE, NC 28801
828.232.4700

SURVEYOR:
WAGGONER & RHODES LAND SURVEYORS, INC.
545 OLD SPARTANBURG ROAD
HENDERSONVILLE, NC 28792
828.693.1022

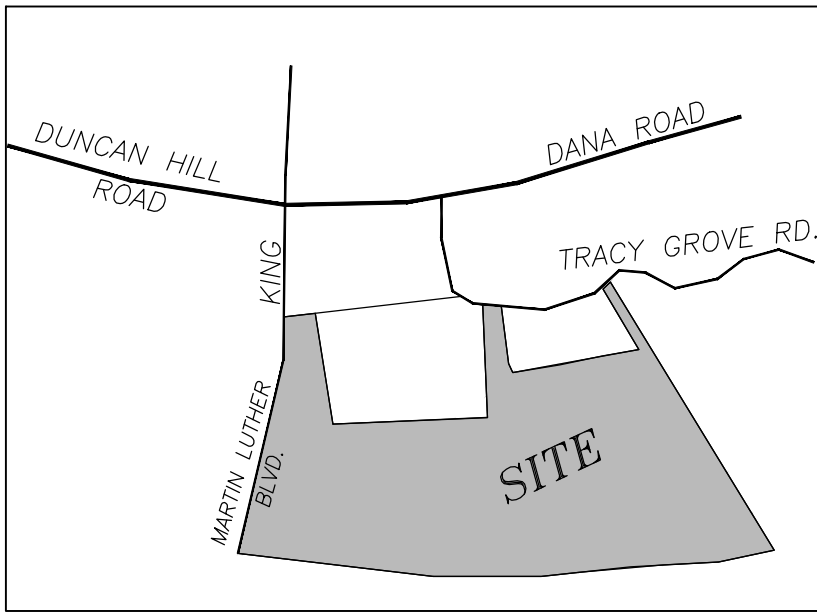
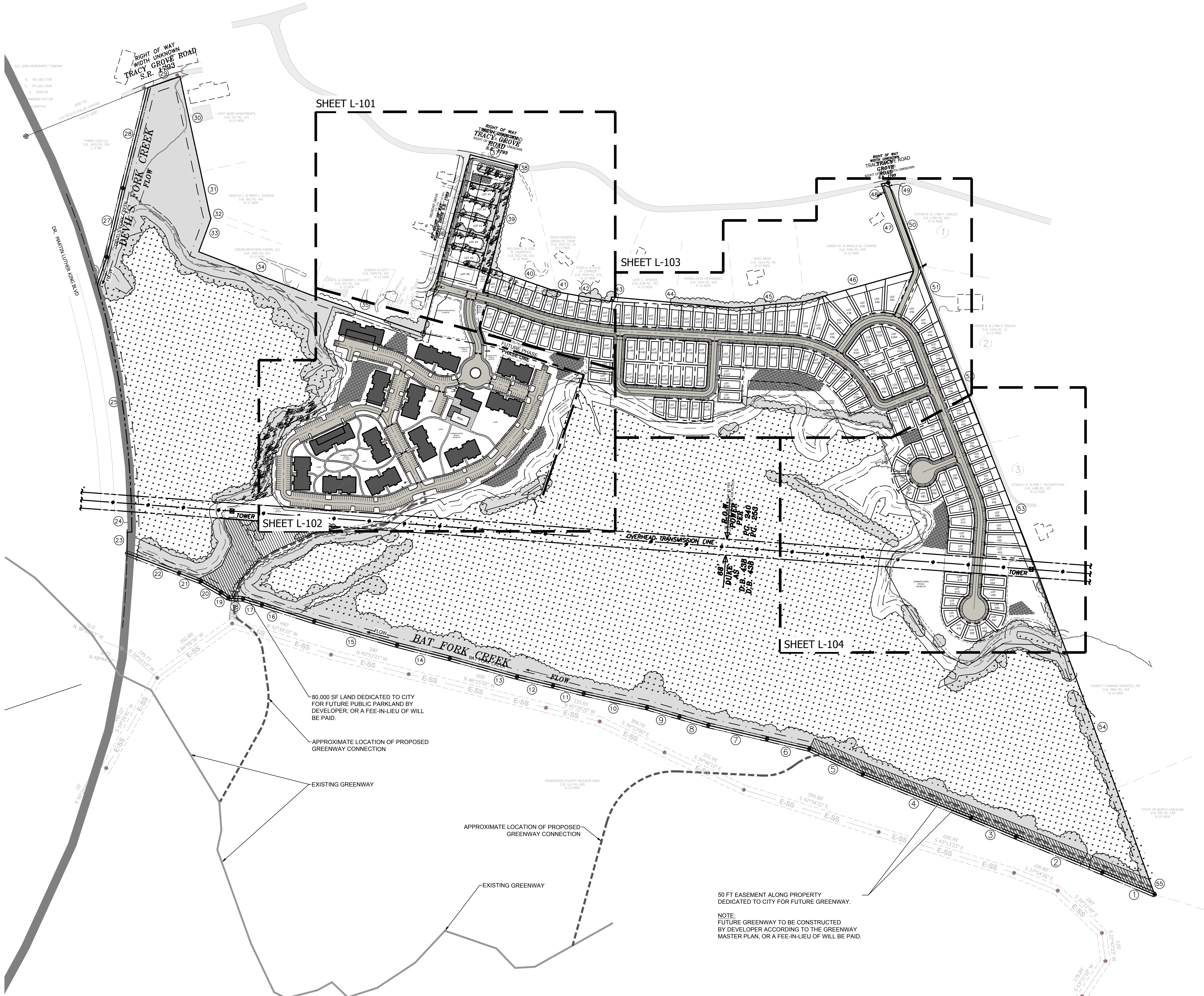


VICINITY MAP
NTS

PROPERTY INFORMATION
PROPERTY PIN: 9578-39-5229
SIZE OF PROPERTY: 161.47 AC

DRAWING INDEX

SHEET #	SHEET TITLE
C-2.0	OVERALL EXISTING CONDITIONS & TREE SURVEY
C-2.1	EXISTING CONDITIONS & TREE SURVEY
C-2.2	EXISTING CONDITIONS & TREE SURVEY
C-2.3	EXISTING CONDITIONS & TREE SURVEY
C-2.4	EXISTING CONDITIONS & TREE SURVEY
L-100	PRELIMINARY SITE PLAN REFERENCE SHEET
L-101	PRELIMINARY SITE PLAN
L-102	PRELIMINARY SITE PLAN
L-103	PRELIMINARY SITE PLAN
L-104	PRELIMINARY SITE PLAN
L-200	PRELIMINARY LANDSCAPE PLAN REFERENCE SHEET
L-201	PRELIMINARY LANDSCAPE PLAN
L-202	PRELIMINARY LANDSCAPE PLAN
L-203	PRELIMINARY LANDSCAPE PLAN
L-204	PRELIMINARY LANDSCAPE PLAN
L-600	SHADOW STUDY PLAN
L-601	SHADOW STUDY PLAN
C-5.0	OVERALL STORMWATER & UTILITY PLAN
C-5.1	STORMWATER & UTILITY PLAN
C-5.2	STORMWATER & UTILITY PLAN
C-5.3	STORMWATER & UTILITY PLAN
C-5.4	STORMWATER & UTILITY PLAN



VICINITY MAP - NTS

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ZONING:
CURRENT ZONING: PRD PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED ZONING: PRD PLANNED RESIDENTIAL DEVELOPMENT
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: RESIDENTIAL
300 APARTMENT UNITS
160 SINGLE FAMILY HOME LOTS

PIN: 9578-39-5229
SIZE OF PROPERTY: 161.47 AC
SIZE OF PROPERTY MINUS FLOODWAY AREA: 56.8 AC

EXISTING IMPERVIOUS SURFACE:
0 SF (0 ACRES)
0
PROPOSED IMPERVIOUS SURFACE:
944,220 SF (21.67 AC)
13.4% OF SITE

DENSITY:
MAXIMUM ALLOWABLE DENSITY: 10 UNITS PER ACRE
PROPOSED DENSITY: 2.8 UNITS PER ACRE

TOTAL PROJECT AREA CALCULATIONS:

FOOTPRINT REQUIREMENT:
MAXIMUM 20% ALLOWABLE SITE FOOTPRINT: 32.3 ACRES
PROPOSED FOOTPRINT: 22.1 ACRES (13.7% OF SITE)

OPEN SPACE REQUIREMENT:
MINIMUM 60% OF SITE TO BE OPEN SPACE: 98 ACRES
PROPOSED OPEN SPACE: 139.4 ACRES (86% OF SITE)

COMMON OPEN SPACE:
REQUIRED AT 500 SF PER APT. DWELLING UNIT: 150,000 SF (3.4 AC)
REQUIRED AT 500 SF PER SINGLE FAMILY LOT: 80,000 SF (1.83 AC)
PROPOSED COMMON OPEN SPACE: 528,850 SF (12.1 AC)

DEDICATION OF PUBLIC PARK AT 500 SF PER LOT = 80,000 SF
GREENWAY DEDICATION AT 50FT WIDE GREENWAY EASEMENT

MIN. CONNECTIVITY INDEX FOR "OTHER DISTRICTS" ZONING = 1.40
PROPOSED CONNECTIVITY INDEX WITH 16LINKS/11NODES = 1.45

BUILDING COVERAGE = 451,958 SF / 10.4 AC (6.4% OF SITE)
STREETS AND PARKING = 348,646 SF / 8 AC (4.9% OF SITE)
SIDEWALKS = 160,718 SF / 3.7 AC (2.3% OF SITE)

TOTAL PROJECT AREA: 1,814,350 (41.7 ACRES)

SETBACKS:
MINIMUM 40 FT SETBACK FROM NEAREST ROW FROM ANY STREET.
MINIMUM 30 FT SETBACK FROM ANY EXTERIOR PROPERTY LINE.
MINIMUM 35 FT SETBACK FROM ROAD CENTERLINE.

BUILDING HEIGHT MAXIMUM: 35 FT
PROPOSED BUILDING HEIGHT: 48FT (HEIGHT LIMITATION EXEMPTION)

PARKING REQUIREMENTS:

REQUIRED AT 1.5 SPACES PER 1-2 BEDROOM UNIT & 2 SPACES PER 3+ BEDROOM UNIT
PROPOSED APARTMENT BUILDING UNITS: 270 UNITS (1-2 BEDROOMS) + 30 UNITS (3 BEDROOMS)
REQUIRED PARKING = 465 SPACES
PROVIDED PARKING = 515 SPACES (INCLUDING 12 HC SPACES)

NOTES:
1. ALL PROPOSED ENTRANCE AND EXIT POINTS SHALL FOLLOW THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S "POLICY ON STREET AND DRIVEWAY ACCESS TO NC HIGHWAYS".
2. PROJECT SITE IS WITHIN THE HENDERSONVILLE CITY LIMITS.



WASHBURN PROPERTY DEVELOPMENT

PREPARED FOR:

REVISIONS		
NO.	REMARKS	DATE
1	TRC COMMENTS	12.17.2021
2	TRC COMMENTS	1.21.2022
3	REVISIONS	3.02.2022

CONDITIONAL ZONING REVIEW

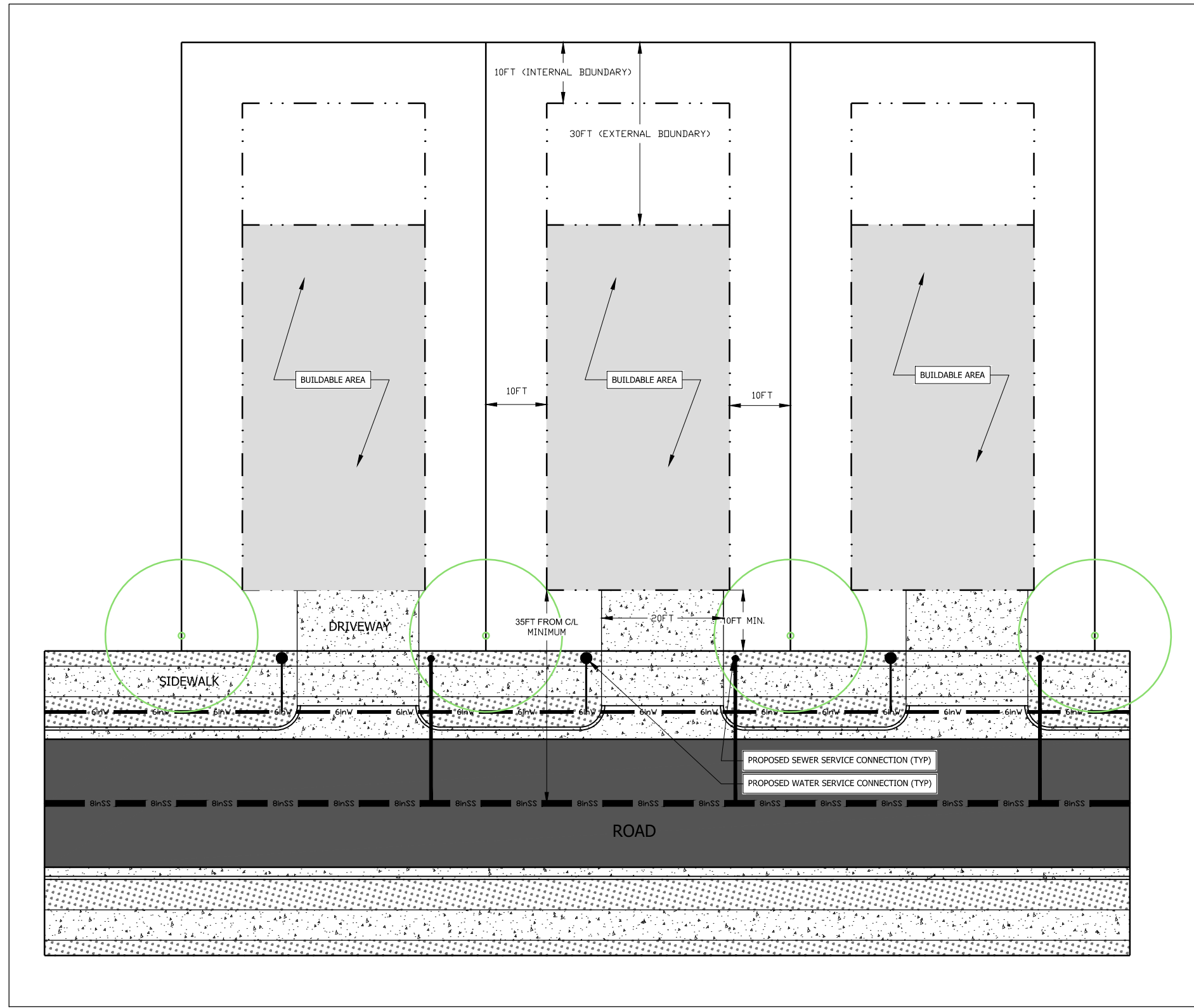
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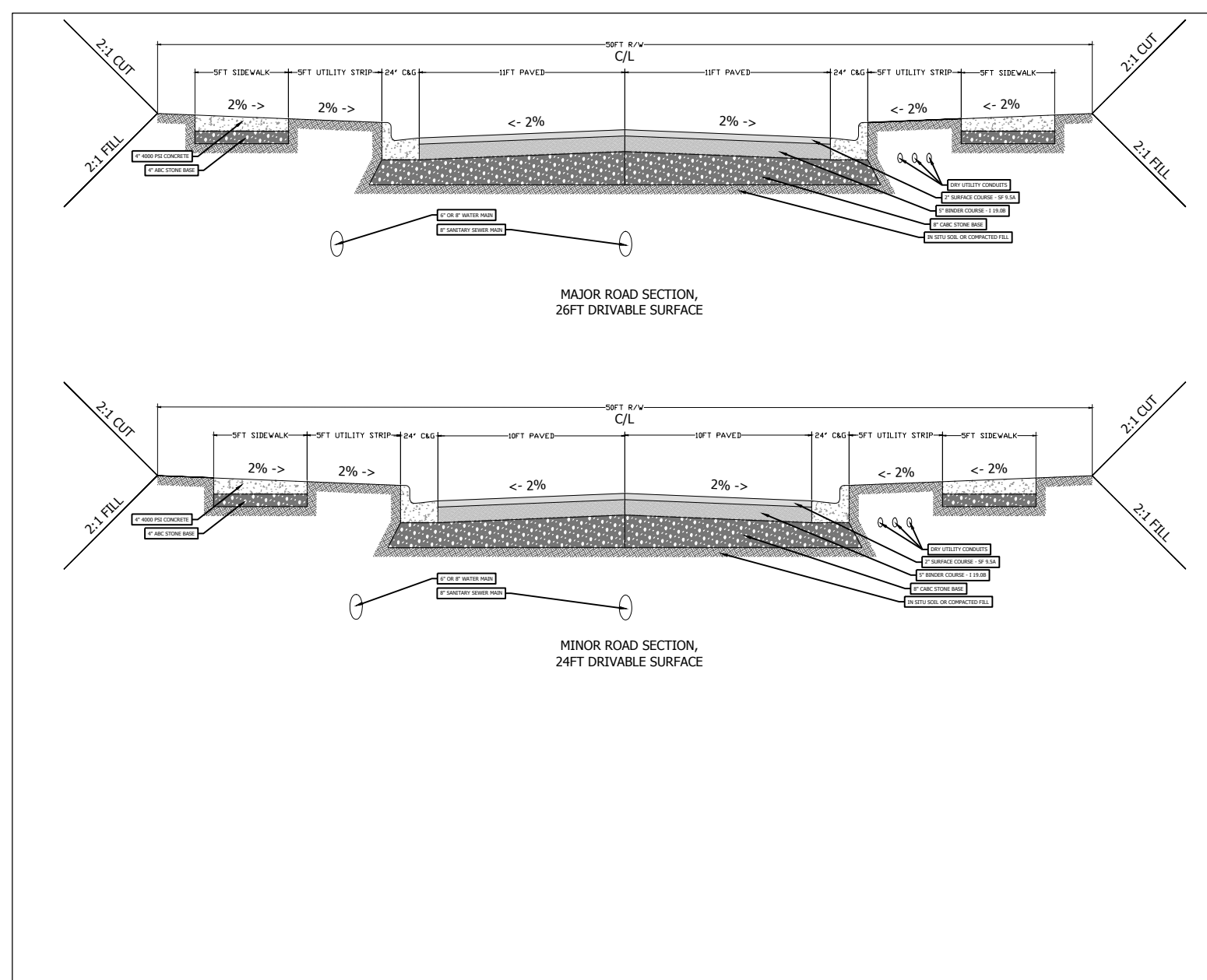
PRELIMINARY SITE PLAN REFERENCE SHEET

SHEET NO.

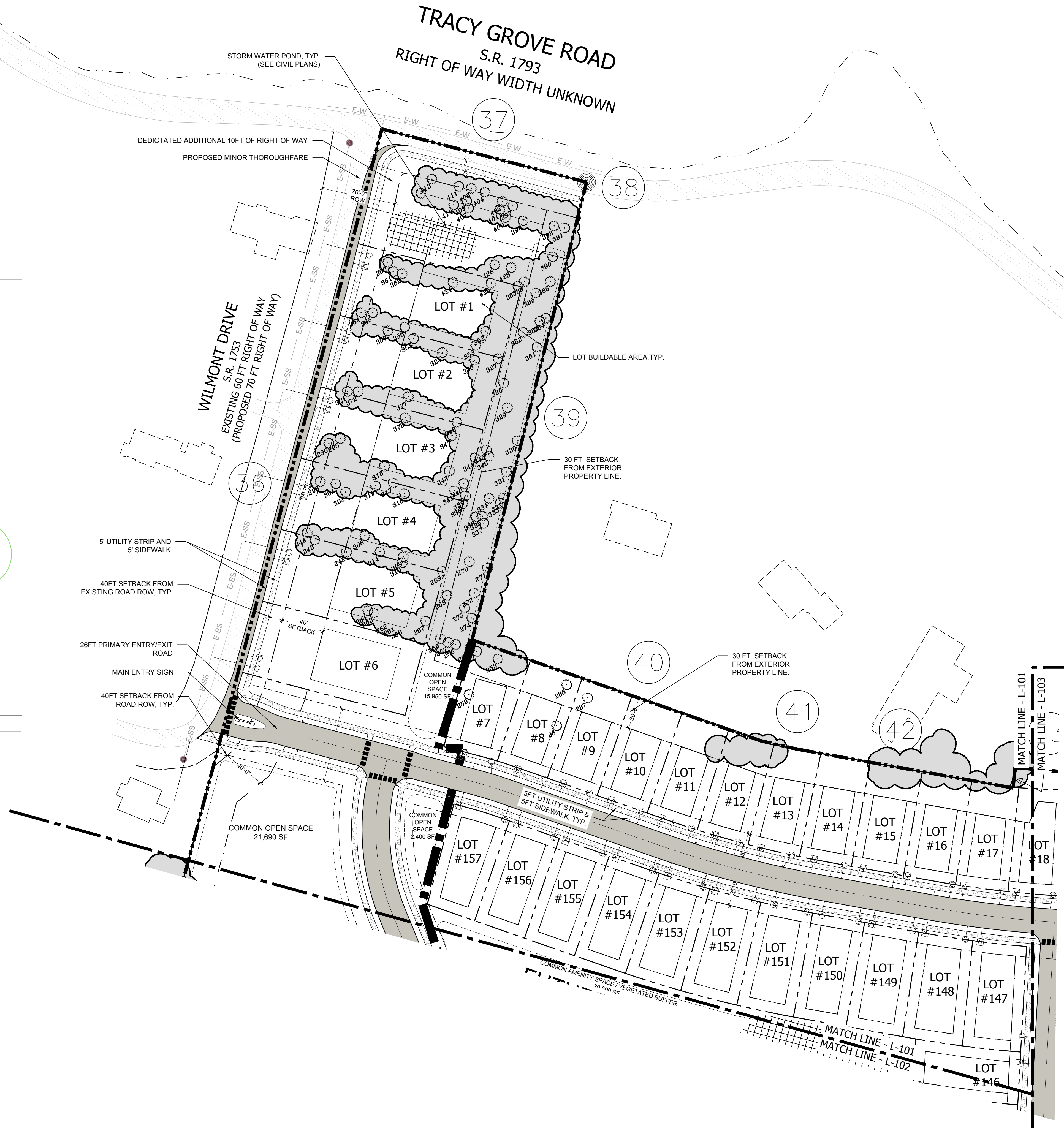
L-100



TYPICAL SINGLE FAMILY LOT LAYOUT
SCALE: 1" = 10'



26FT AND 24FT ROAD SECTIONS
SCALE: 3/8" = 1'



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DEVELOPMENT

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CONDITIONAL
ZONING REVIEW

DATE:
03.02.2021

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.

L-101



WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS

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1	TRC COMMENTS	12.17.2021
2	TRC COMMENTS	1.21.2022
3	REVISIONS	3.02.2022

CONDITIONAL
ZONING REVIEW

DATE:
03.02.2021

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.

L-102

MARY WEST
D.B. 1624 PG. 48
R-15 MDR

REINA LUCIA HERNANDEZ
D.B. 3534 PG. 430
R-15 MDR

30FT SETBACK FROM
EXTERIOR PROPERTY, TYP.

LOT BUILDABLE AREA, TYP.

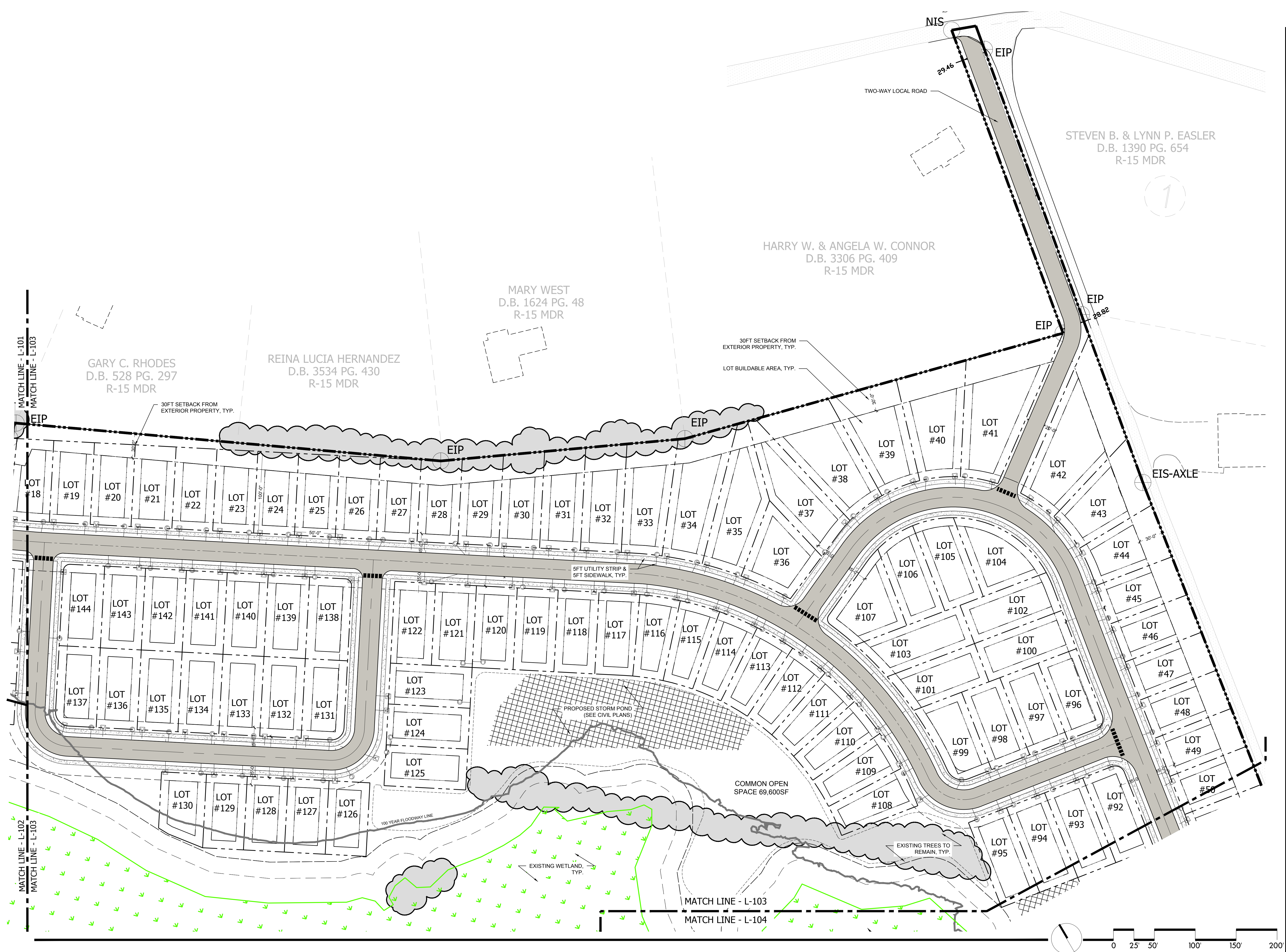
EIP

EIP

UNREPAIRED FOR:

NO.	REMARKS	DATE
1	TRC COMMENTS	12.17.2021
2	TRC COMMENTS	1.21.2022
3	REVISIONS	3.02.2022

L-103





WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS

NO.	REMARKS	DATE
1	TRC COMMENTS	12.17.2021
2	TRC COMMENTS	1.21.2022
3	REVISIONS	3.02.2022

CONDITIONAL
ZONING REVIEW

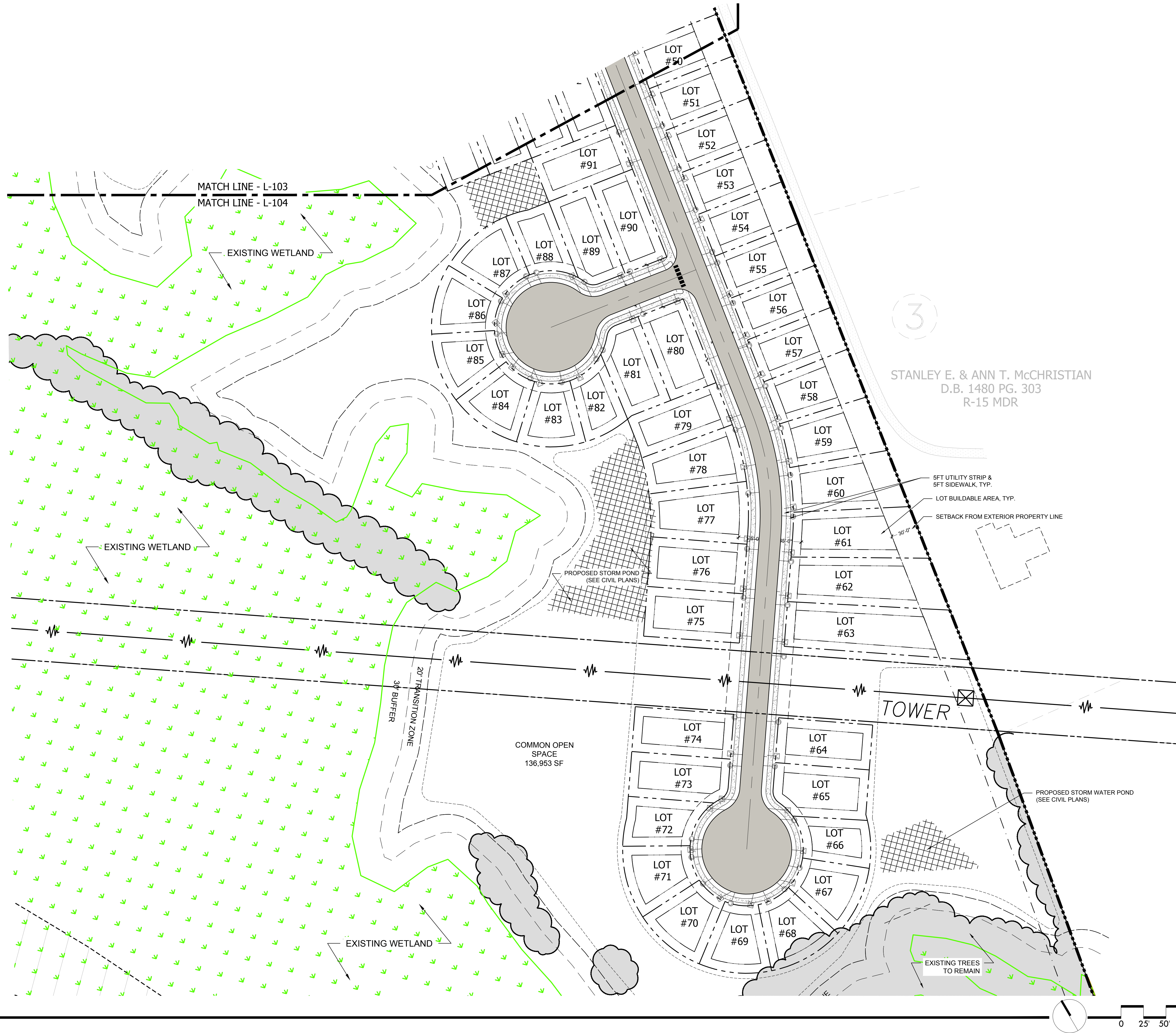
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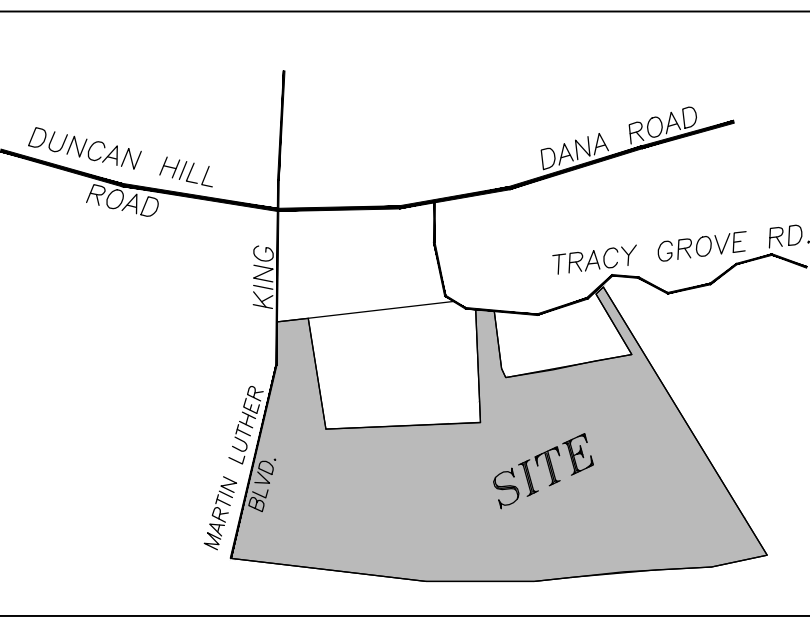
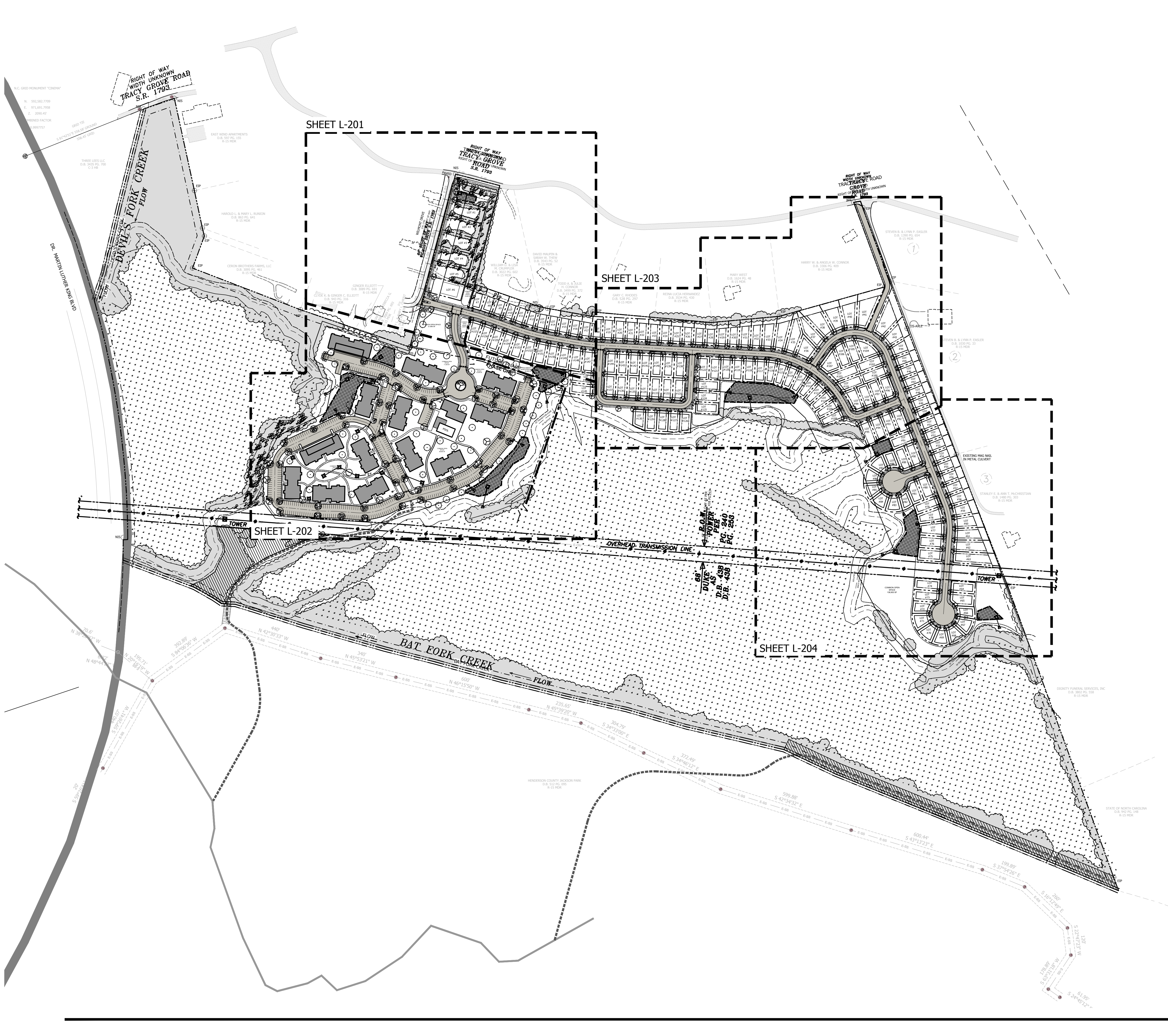
SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.

L-104





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REQUIRED PARKING = 465 SPACES
PROVIDED PARKING = 515 SPACES

LANDSCAPE REQUIREMENTS:

BUFFERYARD:
NONE REQUIRED

PARKING LOT LANDSCAPE REQUIREMENTS (VUA):

1 TREE / 2 SHRUBS PER 4,000 SF OF VEHICULAR USE AREA (VUA)
TOTAL SQUARE FOOTAGE OF VUA = 348,646 SF
PLANTINGS REQUIRED = 47 TREES / 93 SHRUBS
NUMBER OF TREES PROVIDED = 57 TREES
NUMBER OF SHRUBS PROVIDED = 184 SHRUBS
*NO SINGLE TREE SPECIES SHALL COMPRISE OF MORE THAN 25% OF TREES PLANTED.

STREET TREE NOT REQUIRED YET PROPOSED (ST):

NUMBER OF STREET TREES PROVIDED = 173 TREES
*NO SINGLE TREE SPECIES SHALL COMPRISE OF MORE THAN 25% OF TREES PLANTED.

SCREENING LANDSCAPE REQUIREMENT (SP):

5FT PLANTING STRIP REQUIRED AROUND DUMPSTER FENCE.
NUMBER OF SCREEN PLANTS PROVIDED = 14

PLANTING STRIP LANDSCAPE REQUIREMENT (PS):

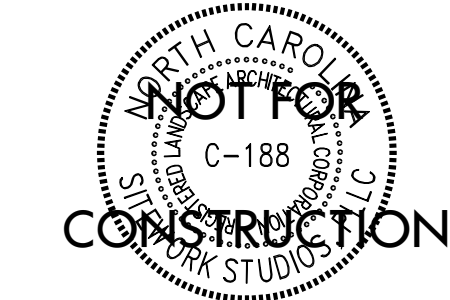
NONE REQUIRED

STREET BUFFER LANDSCAPE REQUIREMENTS:

NONE REQUIRED

ADDITIONAL LANDSCAPE:

84 DECIDUOUS / EVERGREEN LANDSCAPE AND SCREEN TREES.



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CONDITIONAL
ZONING REVIEW

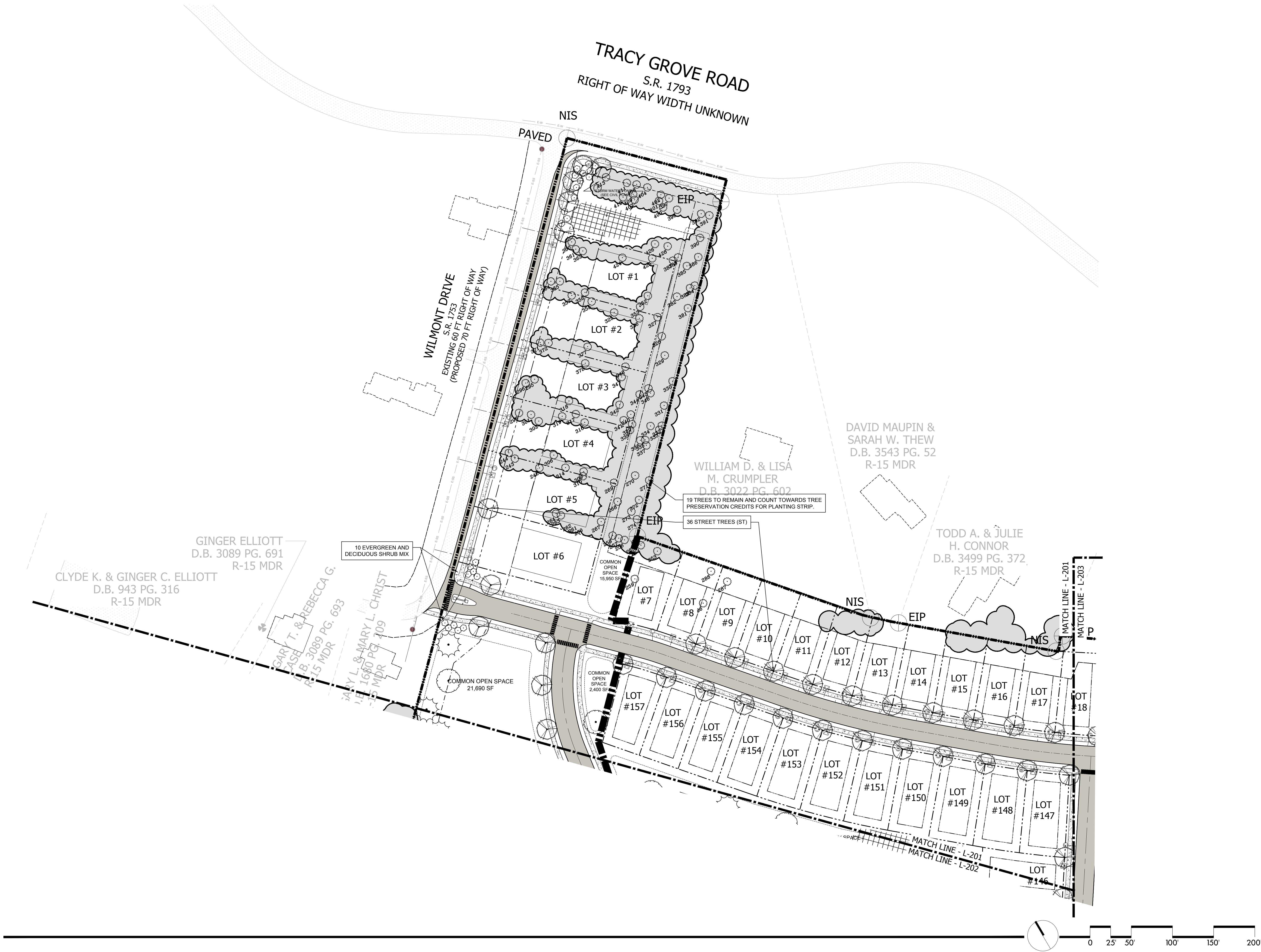
DATE:
03.02.22

SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN
REFERENCE SHEET

SHEET NO.

L-200



LANDSCAPE ARCHITECTURE
80 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.0945

NOT FOR CONSTRUCTION

WASHBURN PROPERTY DEVELOPMENT

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1	TRC COMMENTS	12.17.2021
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3	REVISIONS	3.02.2022

CONDITIONAL ZONING REVIEW

DATE:
03.02.2021

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NO.
L-201



WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS

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1	TRC COMMENTS	12.17.2021
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CONDITIONAL
ZONING REVIEW

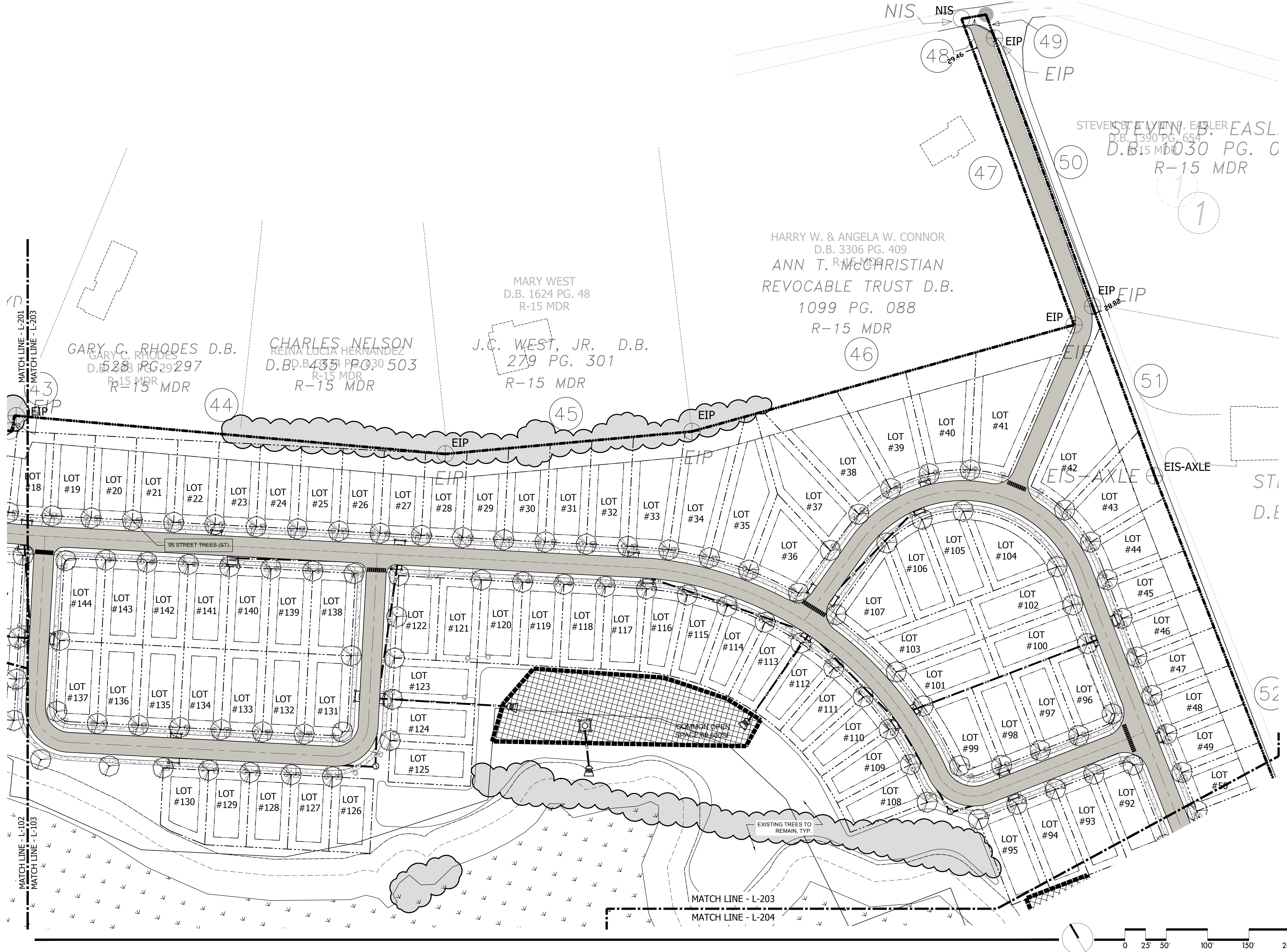
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03.02.2021

SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN

SHEET NO.

L-202



LANDSCAPE ARCHITECTURE
80 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.0945

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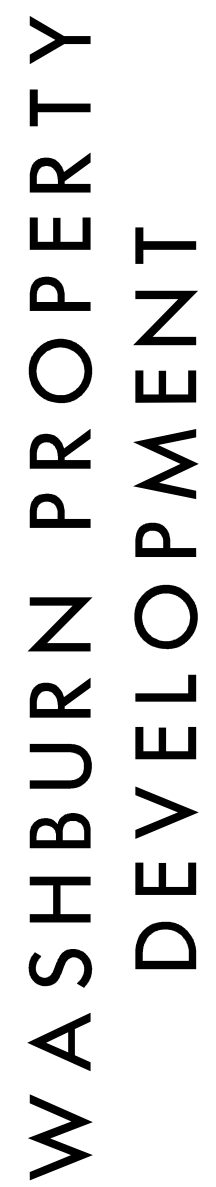
CONDITIONAL ZONING REVIEW

DATE:
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SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NO.
L-203

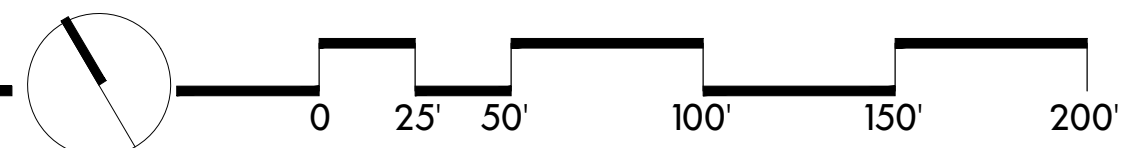


CONDITIONAL ZONING REVIEW

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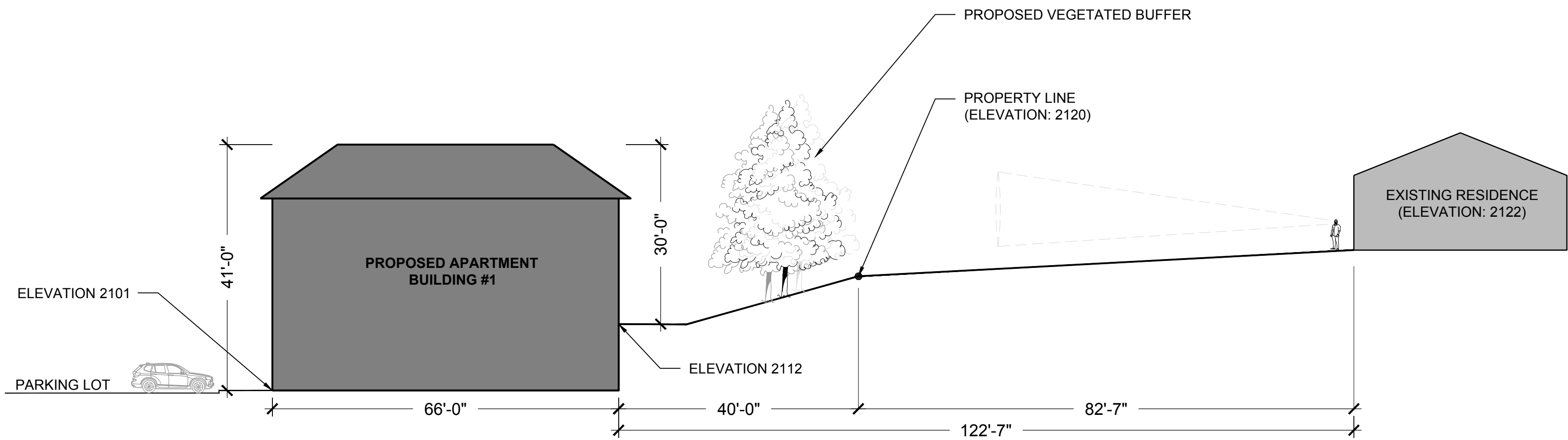
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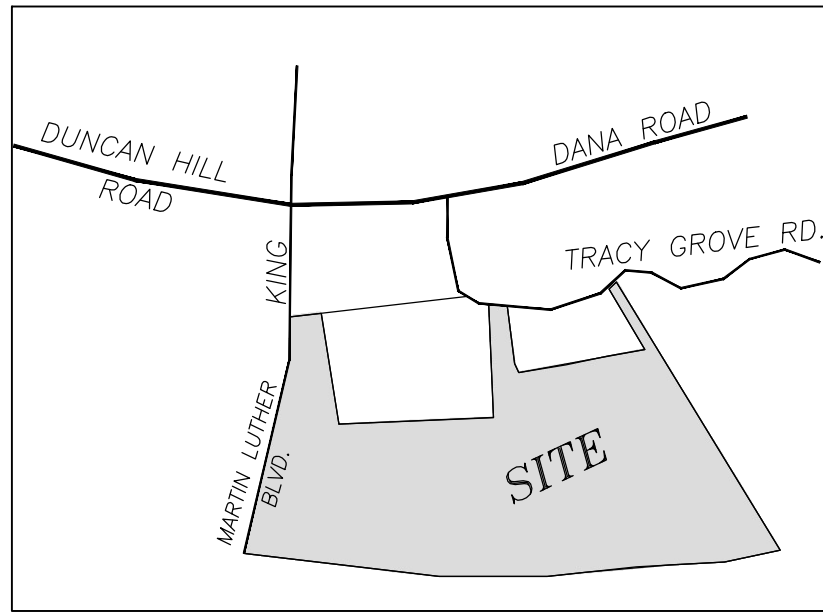




SHADOW STUDY AREA
SCALE: 1"=100'



APARTMENT AND ADJACENT PROPERTY SECTION
SCALE: 1"=100'



VICINITY MAP - NTS



WASHBURN PROPERTY
DEVELOPMENT

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CONDITIONAL
ZONING REVIEW

DATE:
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SHEET TITLE:

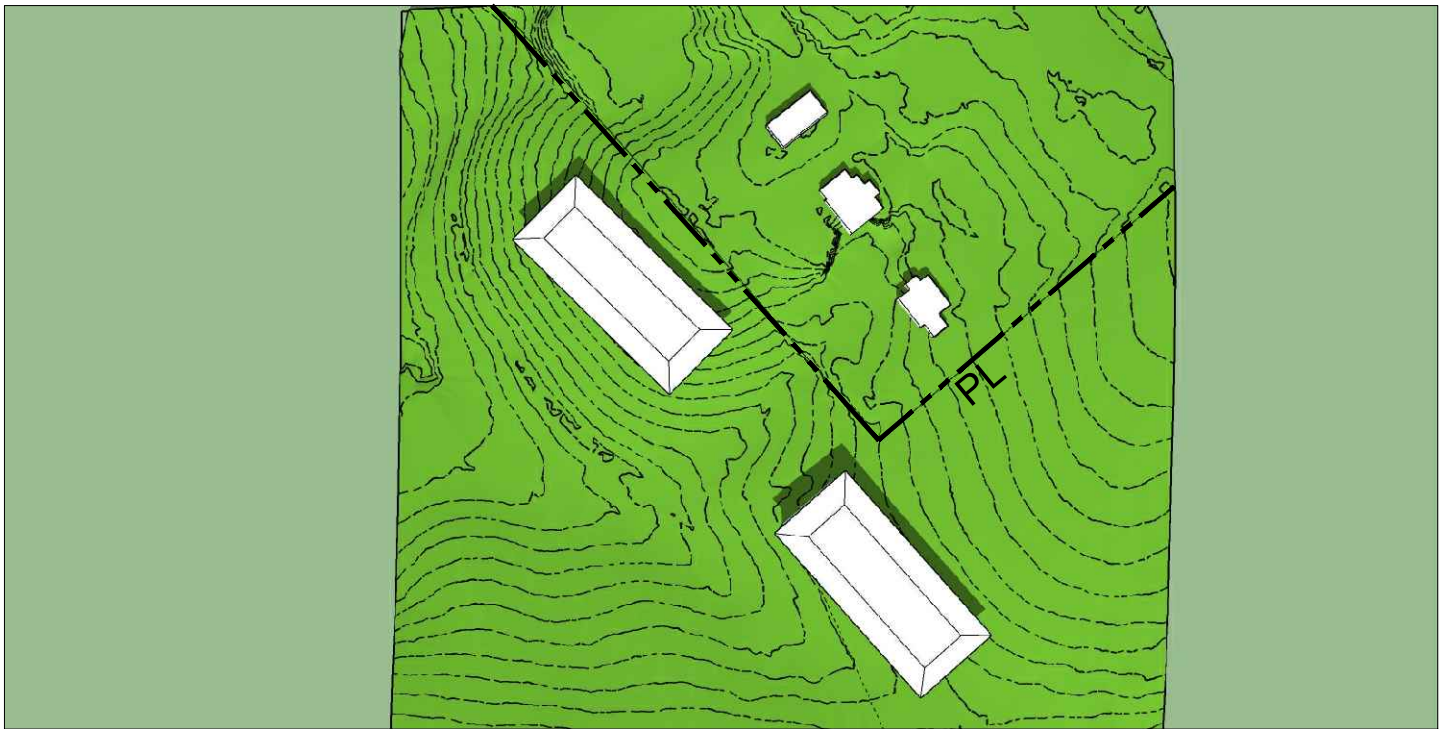
SHADOW
STUDY PLAN

SHEET NO.

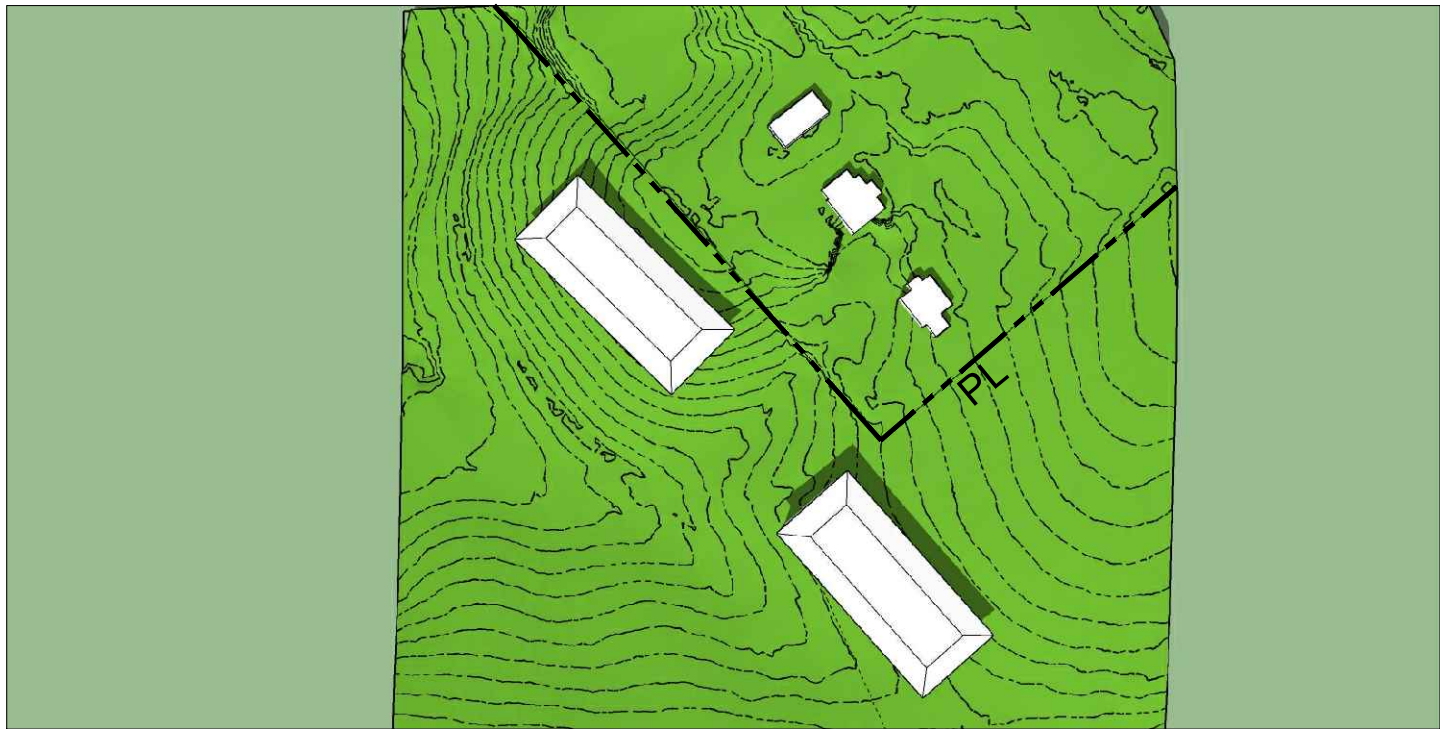
L-600



OCTOBER 1ST - 10AM
NTS



OCTOBER 1ST - 12PM
NTS



OCTOBER 1ST - 2 PM
NTS



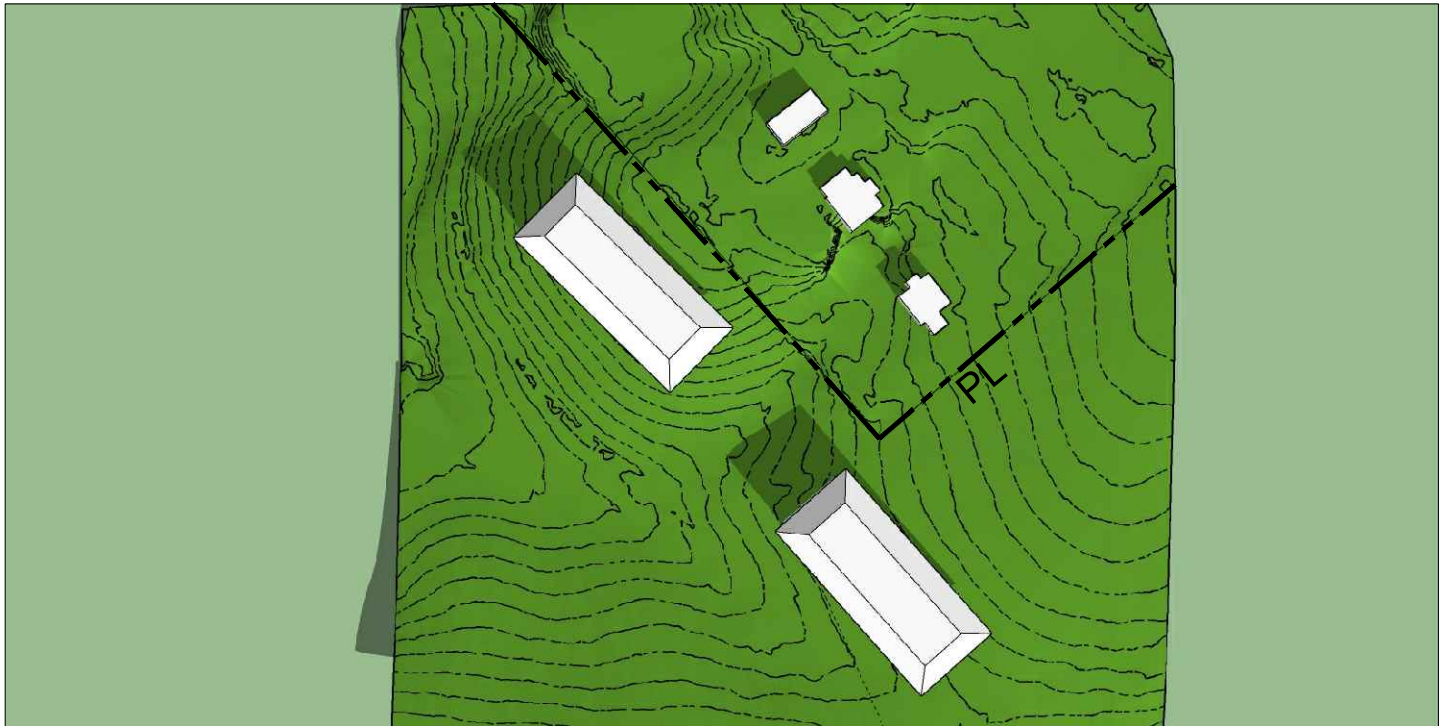
NOVEMBER 1ST - 10AM
NTS



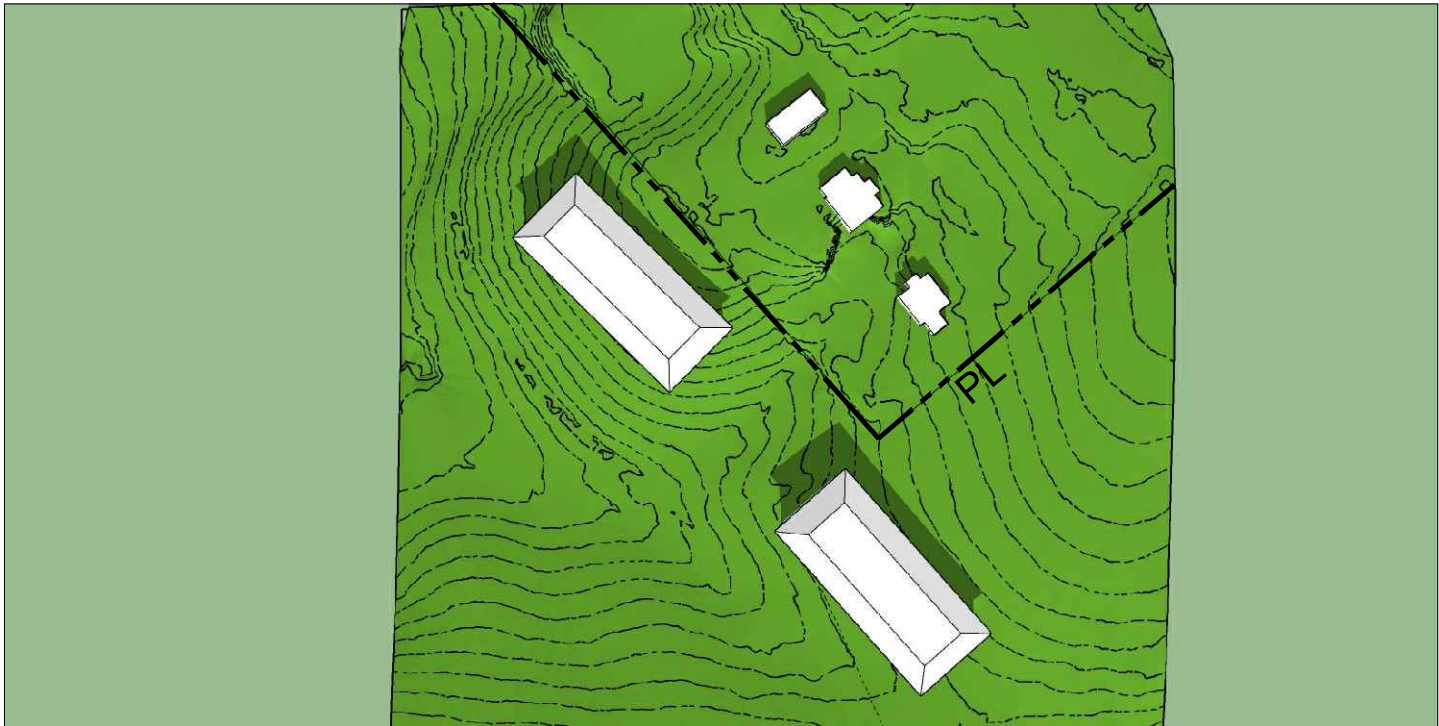
NOVEMBER 1ST - 12PM
NTS



NOVEMBER 1ST - 2 PM
NTS



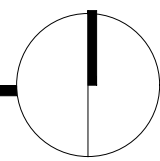
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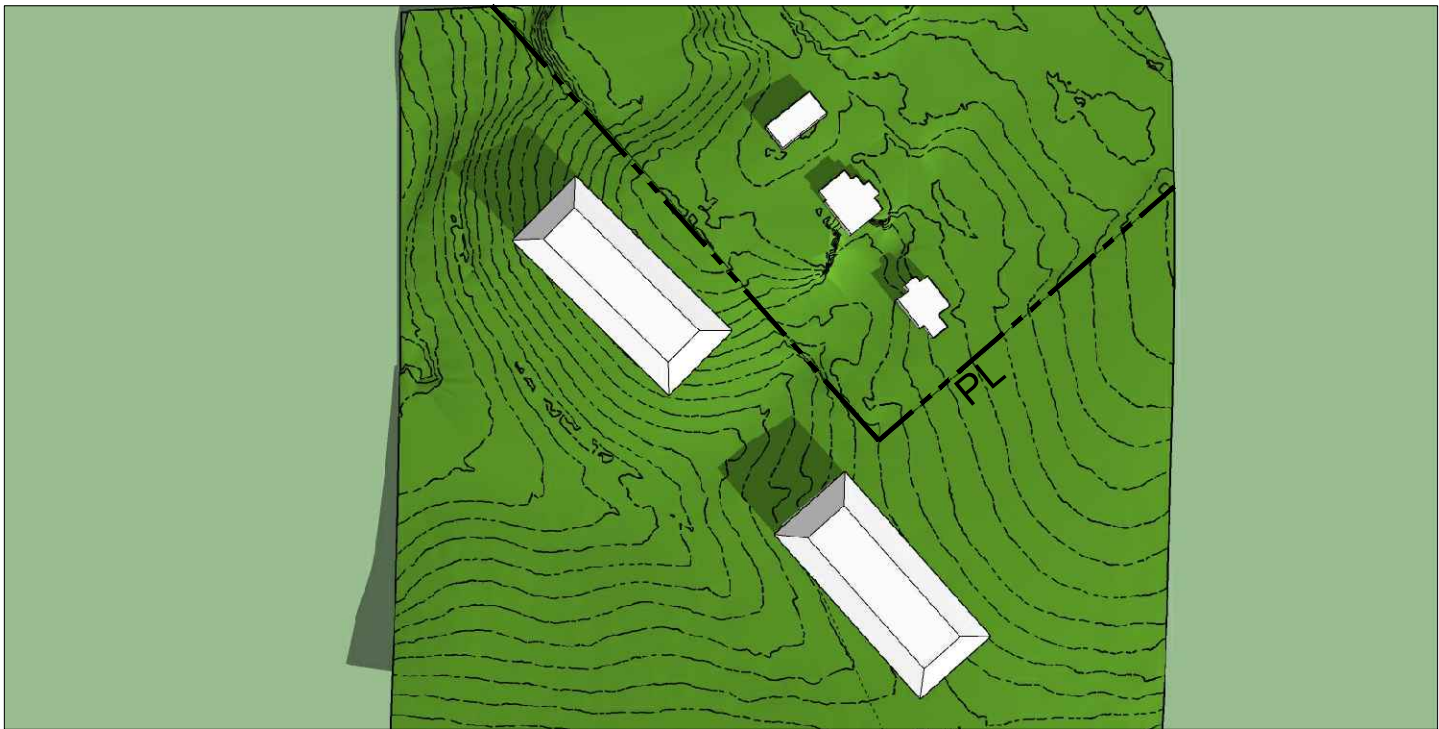


DECEMBER 1ST - 12PM
NTS



DECEMBER 1ST - 2 PM
NTS





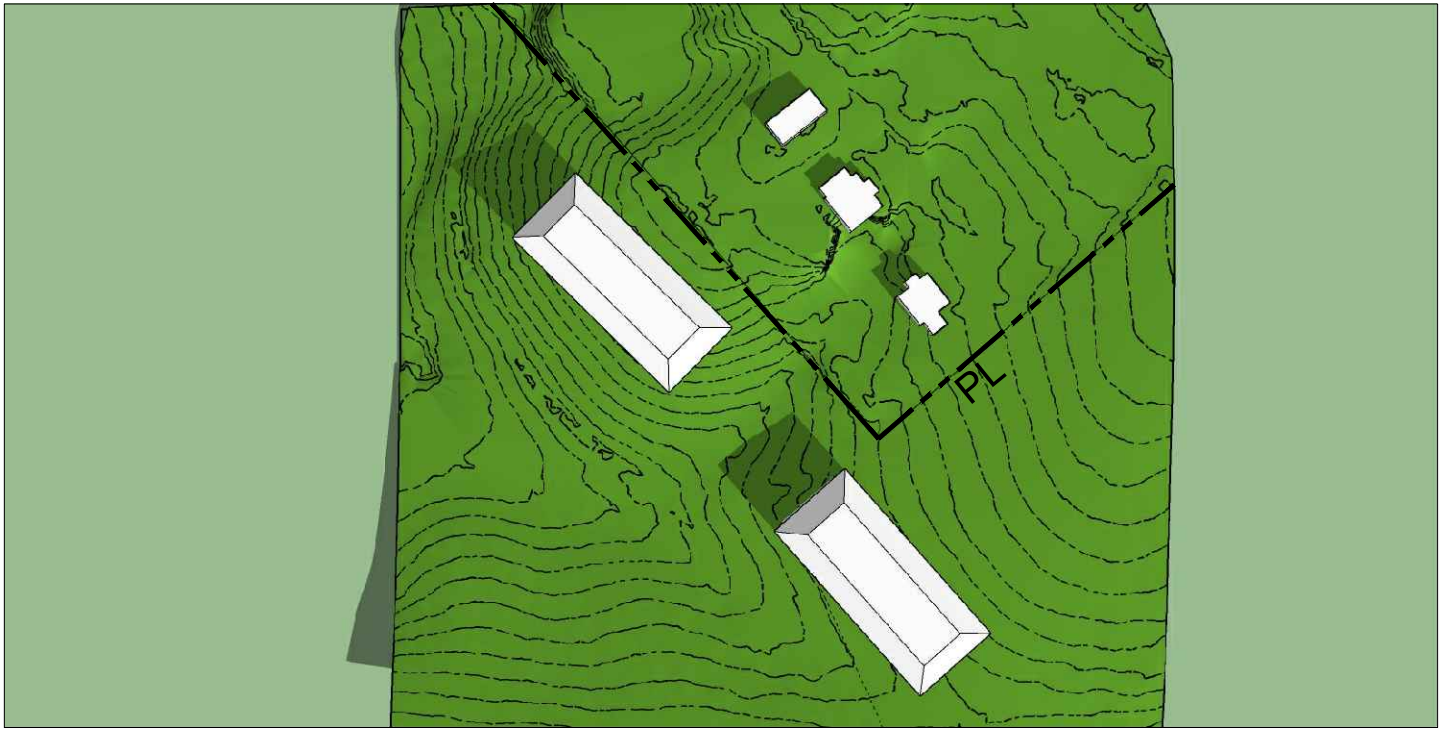
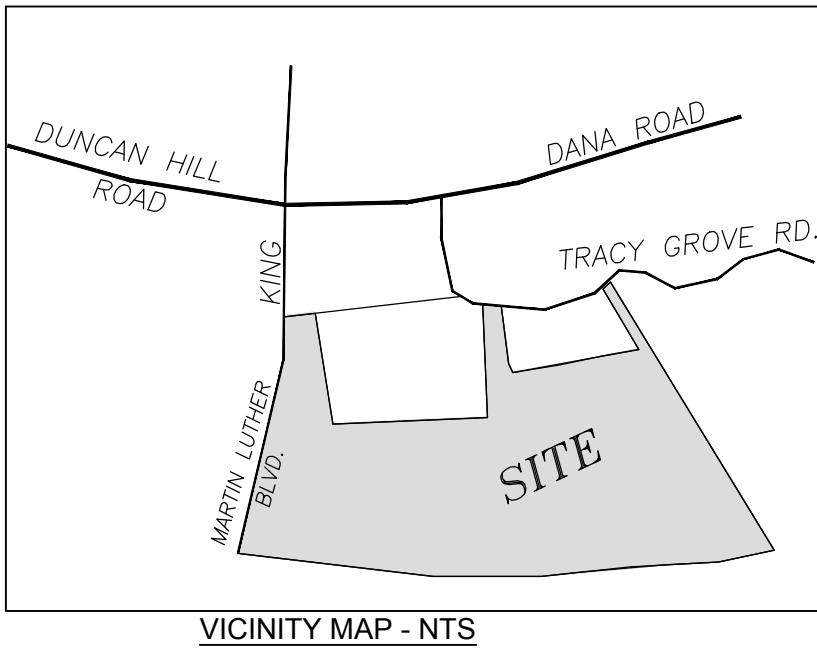
JANUARY 1ST - 10AM
NTS



JANUARY 1ST - 12PM
NTS



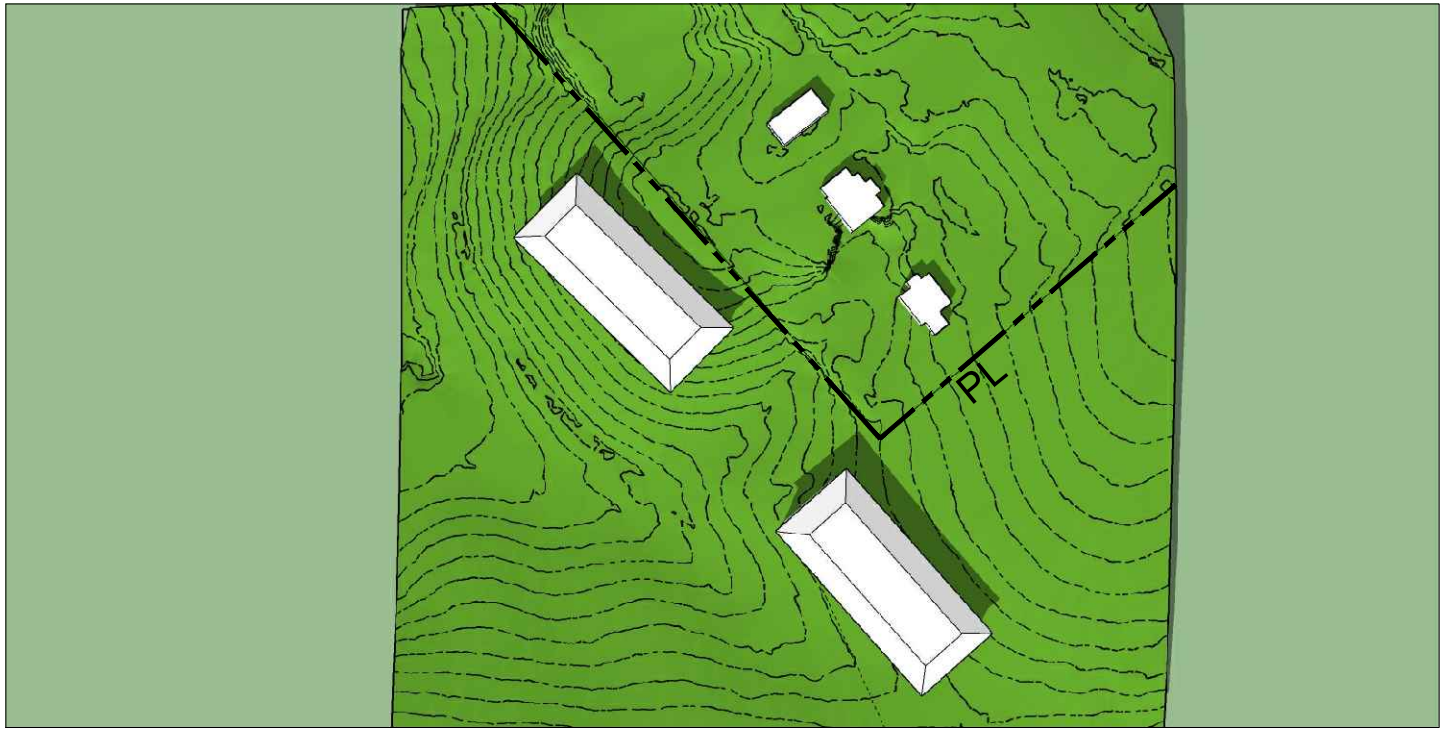
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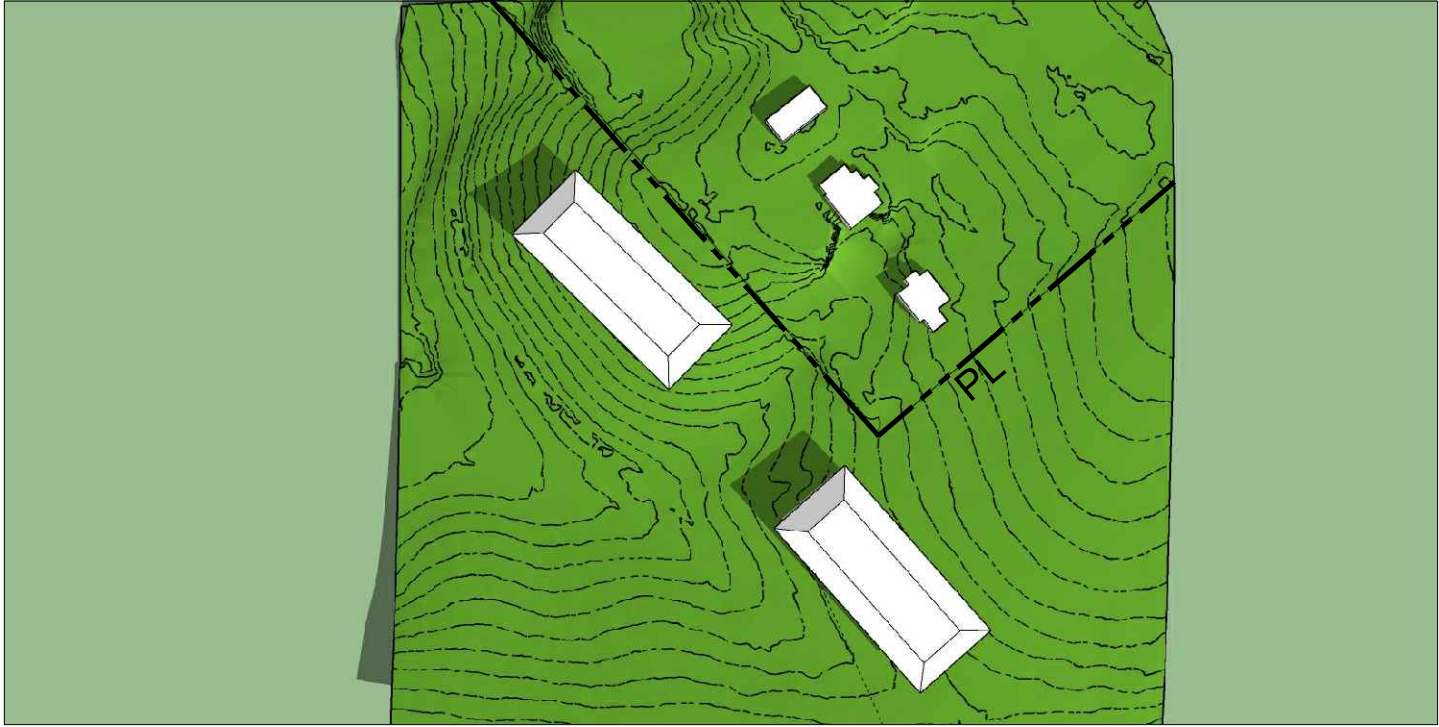
FEBRUARY 1ST - 10AM
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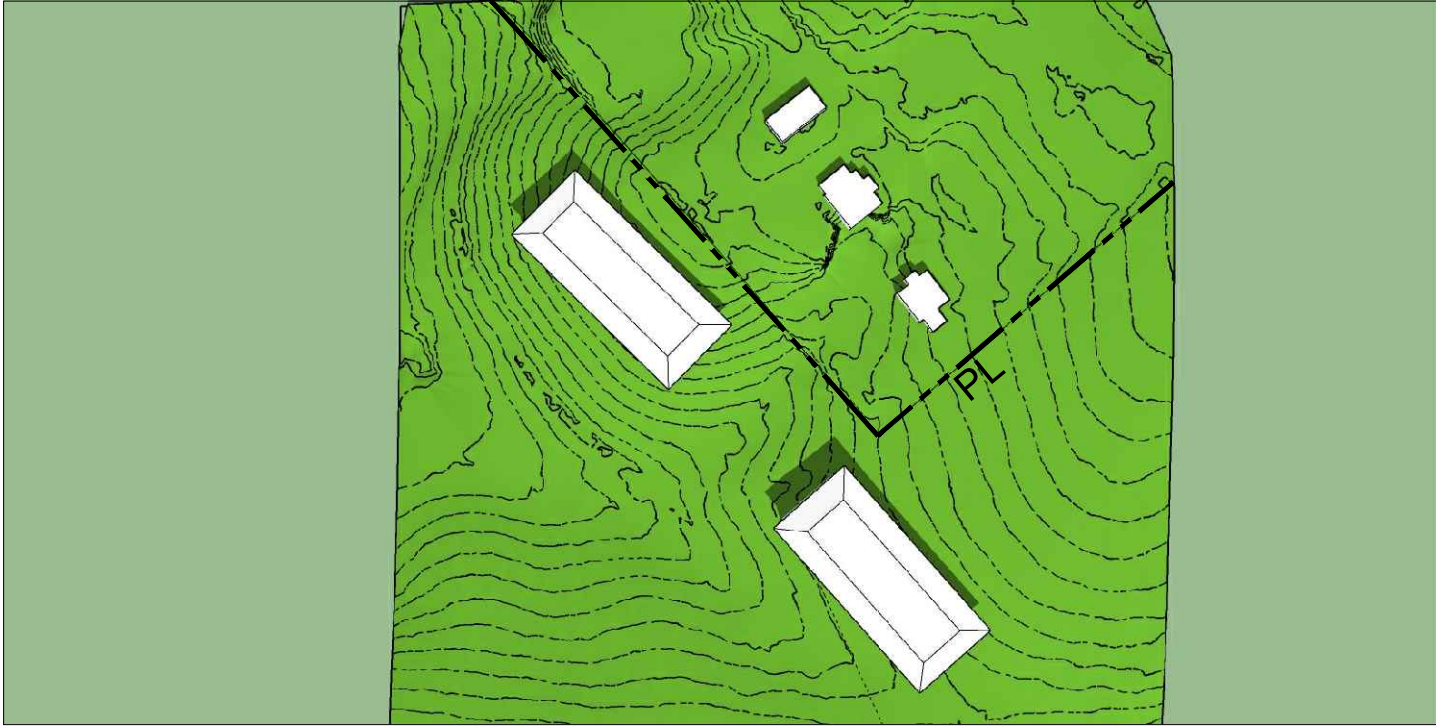
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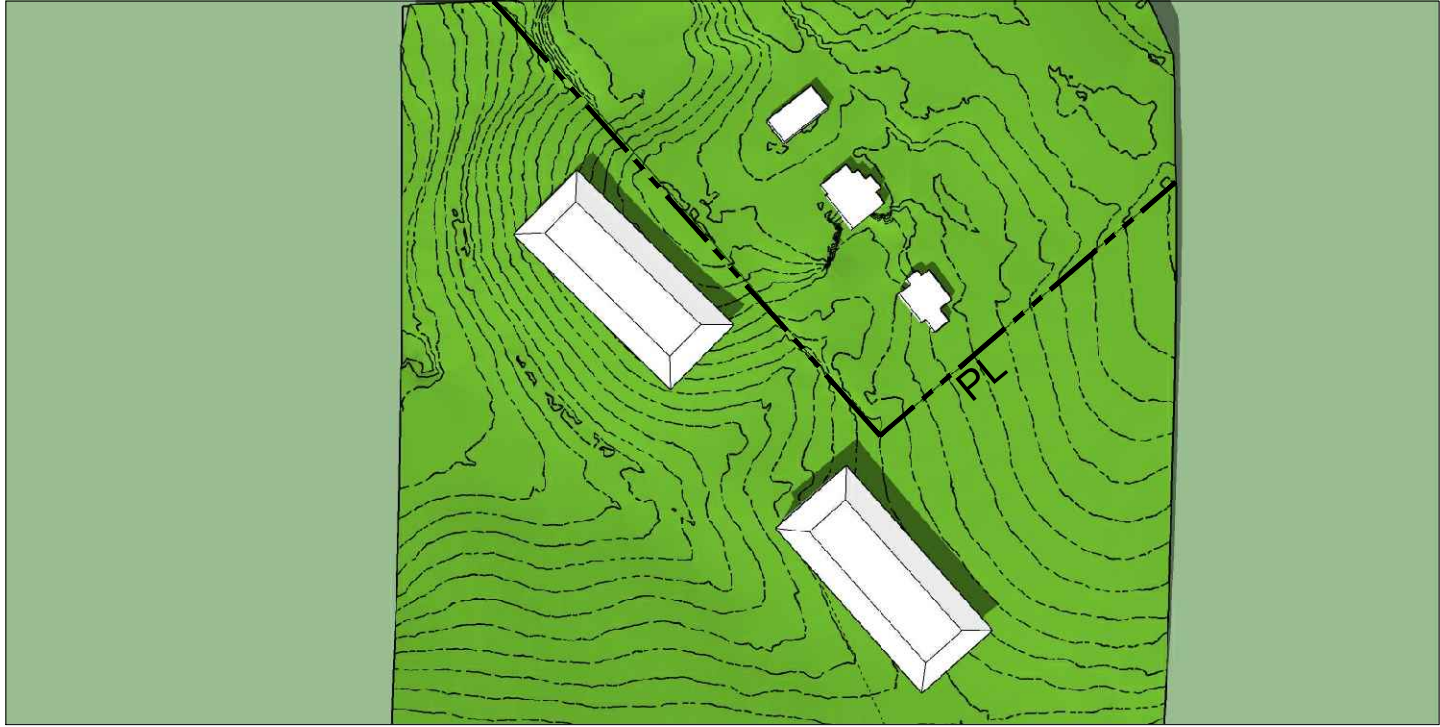
FEBRUARY 1ST - 2 PM
NTS



MARCH 1ST - 10AM
NTS



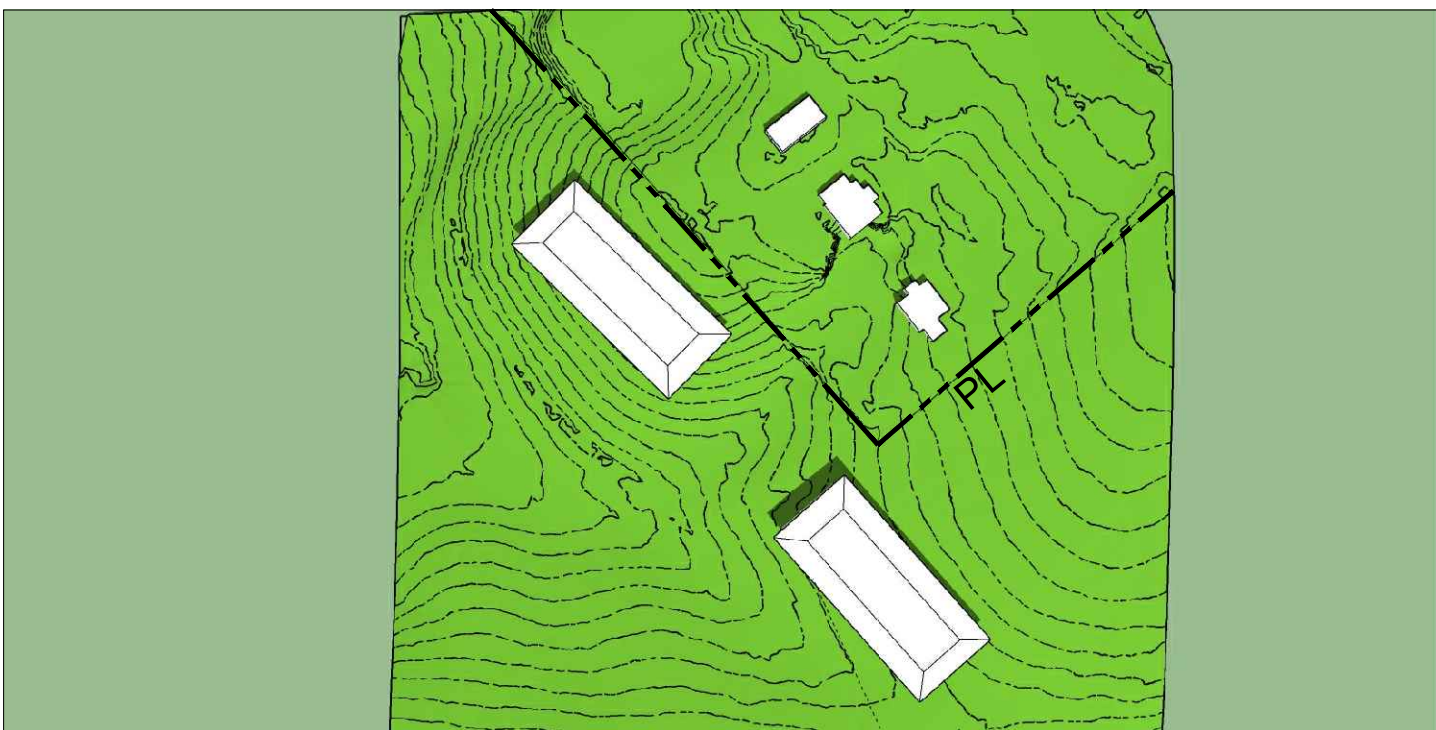
MARCH 1ST - 12PM
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MARCH 1ST - 2 PM
NTS



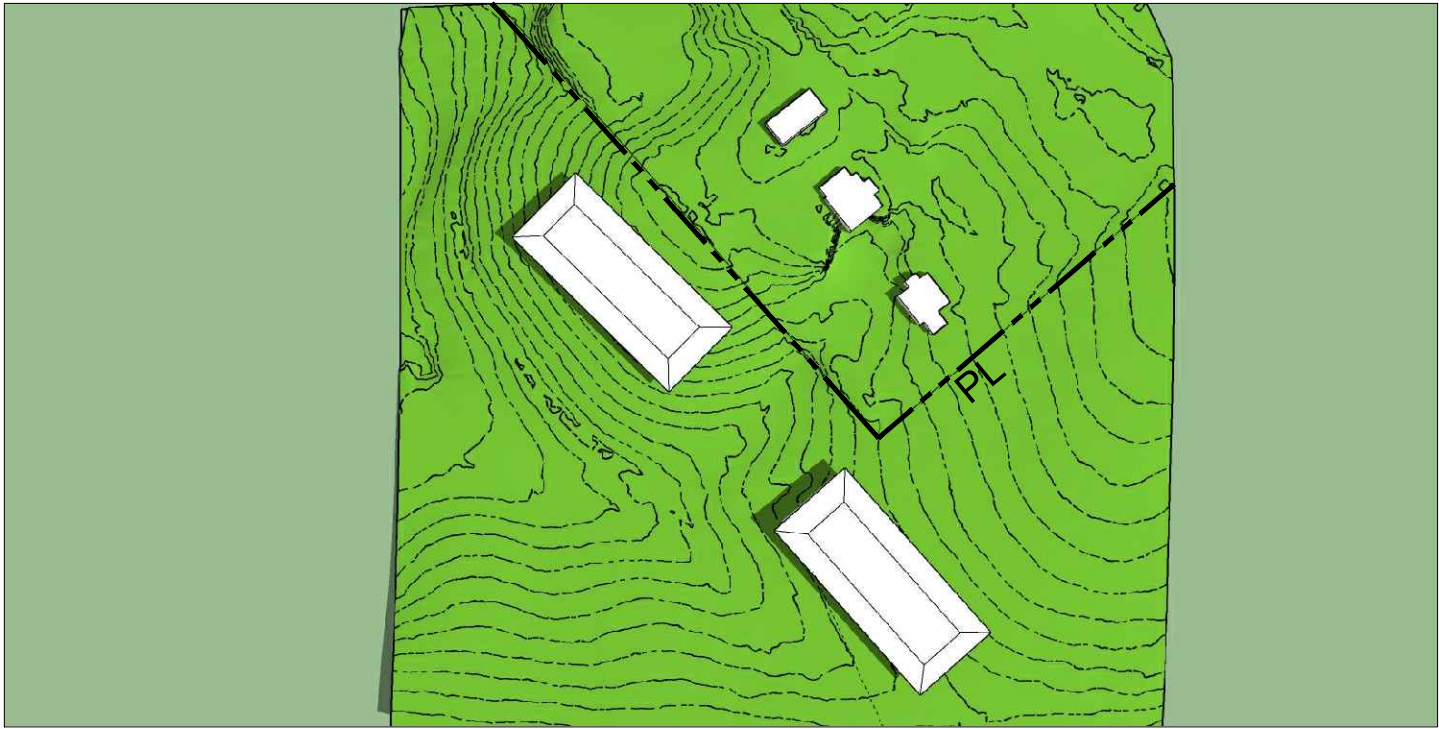
APRIL 1ST - 10AM
NTS



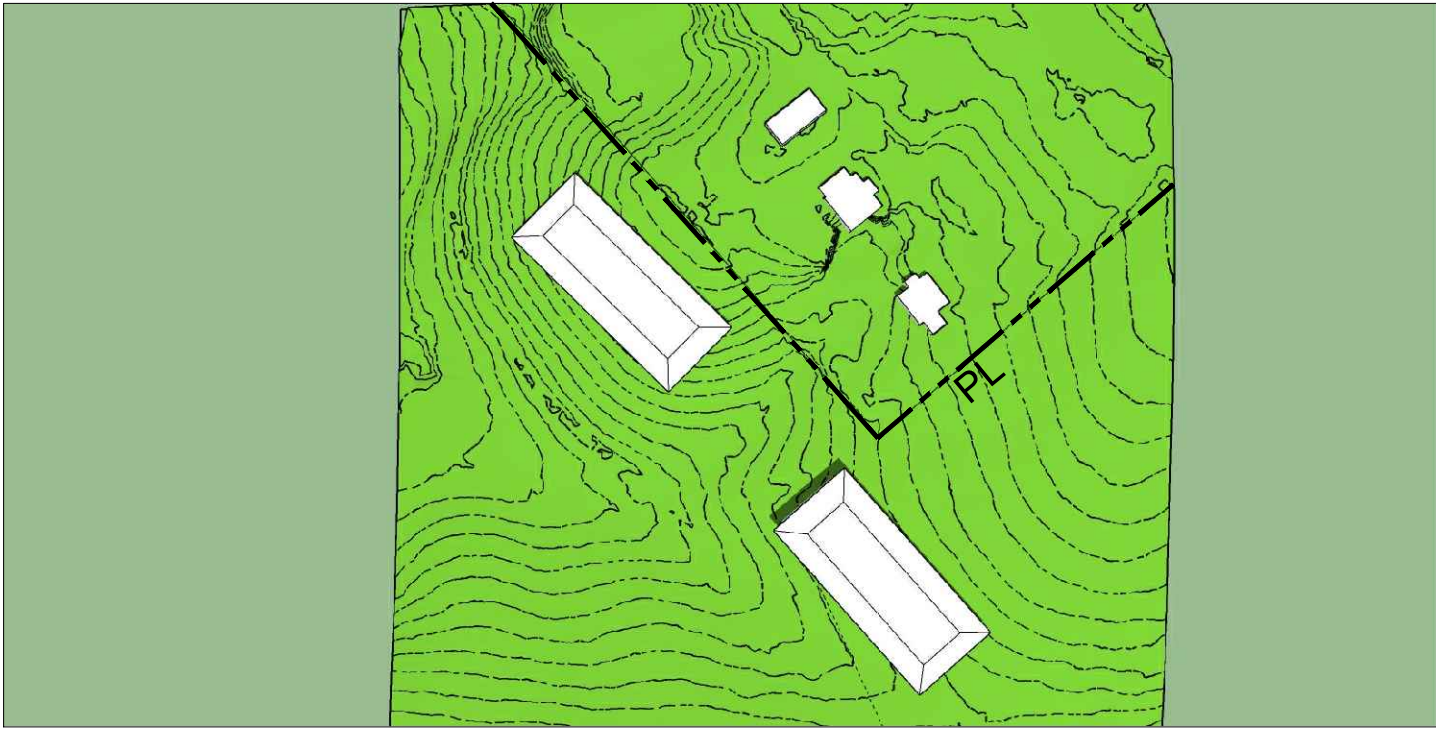
APRIL 1ST - 12PM
NTS



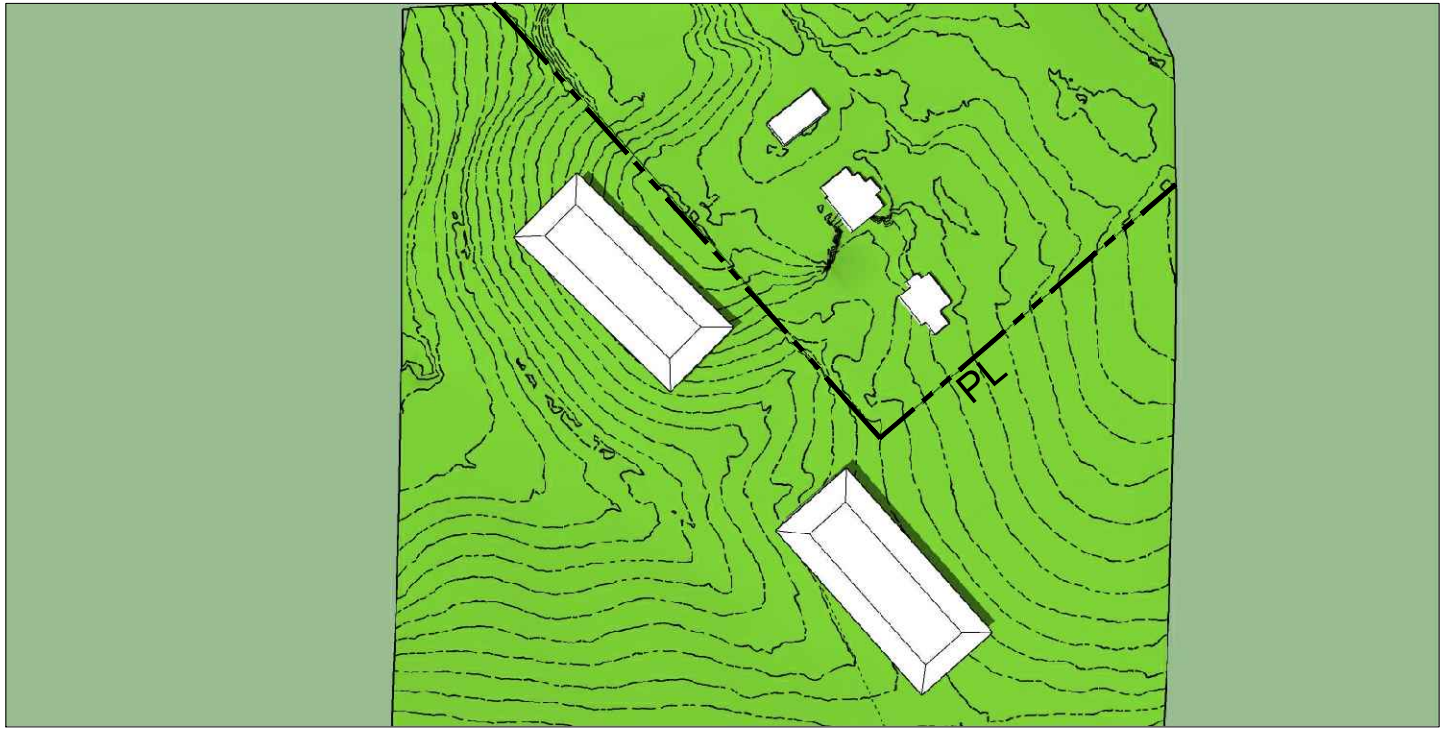
APRIL 1ST - 2 PM
NTS



MAY 1ST - 10AM
NTS



MAY 1ST - 12PM
NTS



MAY 1ST - 2 PM
NTS



WASHBURN PROPERTY
DEVELOPMENT

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NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

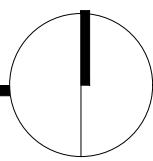
DATE:
12.21.2021

SHEET TITLE:

SHADOW
STUDY PLAN

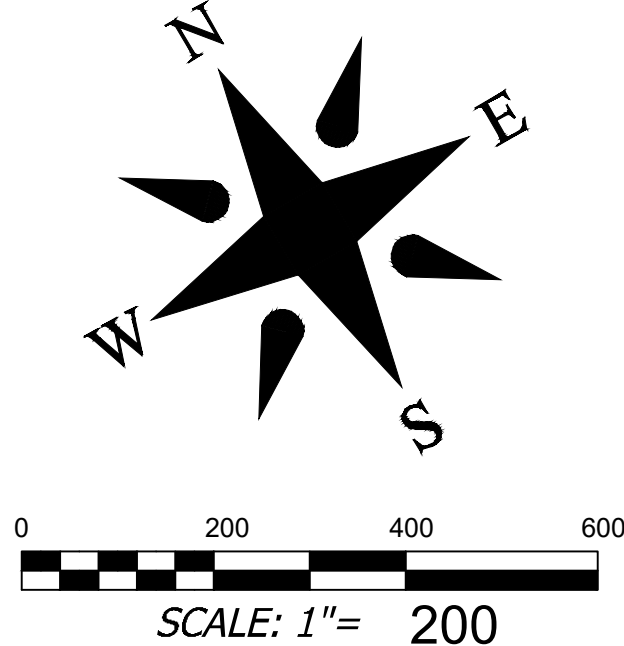
SHEET NO.

L-601



EXIST. CONDITIONS LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- MONUMENT FOUND
- REBAR FOUND
- IRON PIPE FOUND
- NAIL FOUND
- CORNER TREE FOUND
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. FEMA NON-ENCROACHMENT
- FEMA FLOOD HAZARD AREA (1%)
- FEMA FLOOD HAZARD AREA (0.2%)
- EXIST. RIGHT OF WAY
- EXIST. EASEMENT
- EXIST. BUILDING SETBACK
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXIST. CURB
- EXIST. MANHOLE
- EXIST. SANITARY SEWER
- EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- EXIST. UNDERGRND UTILITIES
- EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- EXIST. TREE



DEVELOPMENT DATA

PROPERTY ADDRESS: 1792 LOCUST GROVE RD
HENDERSONVILLE, NC 28792

PIN NUMBER: 9671-48-3594 and 9671-59-4941

PROPERTY SIZE: 97.42 AC

ZONING REVIEW: HENDERSON COUNTY

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSON COUNTY

ZONING CLASSIFICATION: R3

PROPOSED NUMBER OF UNITS: N/A

PROPOSED DENSITY: N/A

PROPERTY OWNERS: ROBERT T. LOVE

ROBERT T. LOVE
826-685-8775

ADDRESS: 2236 N CLEAR CREEK ROAD
HENDERSONVILLE, NC 28792

DEVELOPER: ANDY BAKER

ADDRESS: 69 CLARK GAP ROAD
FLETCHER, NC

EMAIL: ANDY@TFMCAROLINA.COM

PHONE: 616 402 0367

ENGINEER: BROOKS ENGINEERING

CONTACT: WYATT EDELPE

ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: WEDEL@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH.: ---

CONTACT: ---

ADDRESS: ---

EMAIL: ---

PHONE: ---

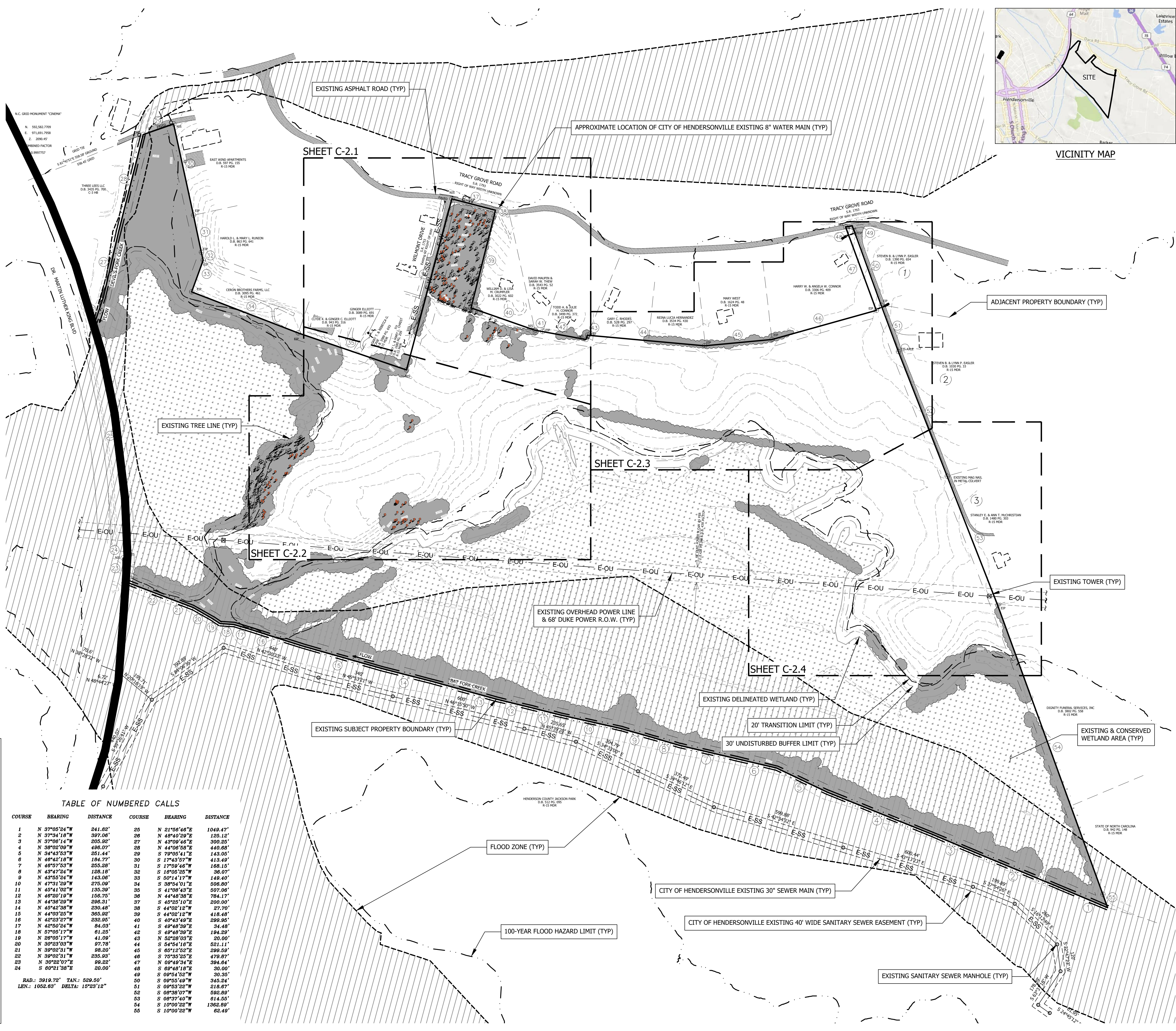


TABLE OF NUMBERED CALLS					
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 37°05'24"W	241.82'	25	N 21°56'48"E	1049.47'
2	N 37°34'18"W	397.06'	26	N 48°40'28"E	128.12'
3	N 37°08'14"W	205.98'	27	N 43°09'46"E	300.25'
4	N 38°02'09"W	496.07'	28	N 44°06'58"E	440.88'
5	N 34°44'53"W	251.44'	29	S 70°05'41"E	143.05'
6	N 48°42'18"W	184.77'	30	S 17°43'57"E	413.49'
7	N 46°57'53"W	255.28'	31	S 17°59'46"E	188.15'
8	N 49°47'24"W	128.18'	32	S 18°05'23"E	38.07'
9	N 43°55'24"W	143.06'	33	S 60°14'17"E	148.40'
10	N 47°31'29"W	275.00'	34	S 38°54'01"E	506.80'
11	N 45°41'02"W	135.39'	35	S 41°08'43"E	507.00'
12	N 46°00'18"W	156.70'	36	N 44°48'38"E	784.17'
13	N 44°38'28"W	298.31'	37	S 45°25'10"E	200.00'
14	N 45°42'38"W	230.48'	38	S 44°02'12"E	27.70'
15	N 44°03'25"W	385.92'	39	S 44°02'12"E	418.48'
16	N 42°23'27"E	235.95'	40	S 40°43'49"E	590.95'
17	N 42°50'24"E	84.03'	41	S 49°48'39"E	34.48'
18	N 57°05'17"W	61.25'	42	S 49°48'39"E	194.39'
19	N 30°05'11"W	41.00'	43	N 52°28'00"E	20.00'
20	N 30°23'03"W	97.78'	44	S 54°54'16"E	521.11'
21	N 39°02'31"W	98.20'	45	S 65°12'52"E	299.59'
22	N 39°02'31"W	235.93'	46	S 75°35'25"E	479.87'
23	N 30°26'07"E	98.23'	47	N 09°42'34"E	384.64'
24	S 60°21'38"E	20.00'	48	S 69°48'18"E	30.00'
			49	S 09°54'53"W	30.35'
			50	S 09°55'48"W	345.24'
			51	S 09°53'22"E	218.67'
			52	S 08°38'07"W	592.89'
			53	S 08°37'49"W	614.55'
			54	S 10°00'25"W	1385.59'
			55	S 10°00'22"W	62.49'

RAP: 3919.72' TAN: 629.50'
LEN: 1052.63' DELTA: 15°23'12"

Project No:		Drawing Title:	
543521L		C-2.0	
LOVE STOCKPILE		CONDITIONAL ZONING REVIEW	
HENDERSON COUNTY		NORTH CAROLINA	
OVERALL EXISTING CONDITIONS & TREE SURVEY		PRELIMINARY - NOT FOR CONSTRUCTION	
Revised/Revision Number with a triangle indicates changes made on this sheet		Revision/Revision Number with a triangle indicates changes made on this sheet	
No.		Date	
1		10-05-2021	
2		12-03-2021	
3		12-17-2021	
4		01-21-2022	
5		03-02-22	
REVISIONS/SUBMISSIONS		WATER & SEWER ALLOCATIONS	
1		CZD SUBMISSION	
2		CZD RESUBMISSION	
3		CZD RESUBMISSION	
4		CZD RESUBMISSION	
5		SITE PLAN REVISIONS	
1		WATER & SEWER ALLOCATIONS	
2		CZD SUBMISSION	
3		CZD RESUBMISSION	
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3		CZD RESUBMISSION	
4		CZD RESUBMISSION	
5		SITE	

--- EXIST. BOUNDARY
 --- EXIST. ADJINER
 ■ MONUMENT FOUND
 ● REBAR FOUND
 ● IRON PIPE FOUND
 ● NAIL FOUND
 ● CORNER TREE FOUND
 --- EXIST. STREAM
 --- EXIST. STREAM BUFFER
 --- EXIST. WETLAND
 --- EXIST. FEMA NON-ENCROACHMENT
 --- FEMA FLOOD HAZARD AREA (1%)
 --- FEMA FLOOD HAZARD AREA (0.2%)
 --- EXIST. RIGHT OF WAY
 --- EXIST. EASEMENT
 --- EXIST. SETBACK
 [] EXISTING BUILDING
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 [] EXISTING GRAVEL
 [] EXIST. CURB
 ● EXIST. MANHOLE
 E-SS EXIST. SANITARY SEWER
 E-W EXIST. WATER LINE
 [] EXIST. WATER METER
 HYD [] EXIST. FIRE HYDRANT
 WVD [] 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. MINOR CONTOUR
 --- ELEV. EXIST. MAJOR CONTOUR
 [] EXIST. TREE

POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
234	14" WHITE PINE	300	12" MAPLE	387	12" WHITE OAK
235	14" POPLAR	304	14" MAPLE	388	16" WHITE PINE
236	13" WHITE OAK	305	12" BLACK PINE	389	14" BLACK PINE
237	12" WHITE PINE	306	15" BLACK PINE	370	12" BLACK PINE
238	12" WHITE PINE	307	12" BLACK PINE	371	12" BLACK PINE
239	12" WHITE PINE	308	15" WHITE PINE	372	13" BLACK PINE
240	12" BLACK OAK	309	14" BLACK OAK	373	12" BLACK PINE
241	12" BLACK OAK	310	12" WHITE OAK	374	12" WHITE OAK
242	12" BLACK OAK	311	12" BLACK OAK	375	12" WHITE OAK
243	12" BLACK OAK	312	14" BLACK OAK	376	12" WHITE OAK
244	12" BLACK OAK	313	14" MAPLE	377	13" BLACK OAK
245	12" BLACK OAK	314	12" MAPLE	378	12" WHITE OAK
246	12" BLACK OAK	315	14" BLACK OAK	391	16" BLACK OAK
247	13" BLACK OAK	316	20" BLACK OAK	382	19" WHITE OAK
248	12" BLACK OAK	317	12" BLACK PINE	383	12" WHITE OAK
252	24" MAPLE	318	14" BLACK PINE	394	12" WHITE PINE
253	20" WHITE PINE	319	14" BLACK PINE	385	14" WHITE OAK
254	20" WHITE PINE	320	12" WHITE OAK	386	16" WHITE OAK
255	19" WHITE PINE	323	20" WHITE OAK	387	16" BLACK OAK
256	16" WHITE PINE	324	28" WHITE PINE	388	13" BLACK GUM
257	16" WHITE PINE	325	17" WHITE OAK	389	13" WHITE PINE
258	16" WHITE PINE	326	17" WHITE OAK	390	12" WHITE OAK
259	16" WHITE PINE	327	13" WHITE OAK	391	12" MAPLE
260	16" WHITE PINE	328	13" WHITE OAK	392	20" WHITE OAK
261	16" WHITE PINE	329	12" WHITE PINE OAK	393	12" WHITE OAK
262	12" WHITE PINE	330	12" BLACK PINE	394	12" BLACK OAK
263	16" WHITE PINE	331	12" BLACK PINE	395	12" BLACK PINE
264	24" WHITE PINE	332	16" MAPLE	396	20" WHITE PINE
265	16" WHITE PINE	333	13" BLACK GUM	397	16" BLACK OAK
266	16" BLACK OAK	334	12" BLACK PINE	398	16" WHITE PINE
267	14" BLACK OAK	335	14" BLACK PINE	399	13" WHITE PINE
268	14" BLACK OAK	336	14" BLACK PINE	400	14" BLACK OAK
269	14" BLACK OAK	337	13" BLACK PINE	401	12" BLACK OAK
270	12" WHITE OAK	338	12" WHITE OAK	402	12" BLACK OAK
271	16" MAPLE	339	12" BLACK OAK	403	12" BLACK OAK
272	14" WHITE PINE	340	16" BLACK PINE	404	16" BLACK OAK
273	22" WHITE OAK	341	13" BLACK PINE	407	13" BLACK OAK
274	12" BLACK OAK	342	17" BLACK PINE	408	12" WHITE OAK
275	22" TWYCAMORE	343	14" WHITE OAK	409	12" BLACK OAK
280	30" TWIN MAPLE	344	12" BLACK GUM	410	12" BLACK GUM
281	20" WHITE OAK	345	12" WHITE OAK	411	15" BLACK PINE
282	20" WHITE OAK	346	12" BLACK PINE	412	14" BLACK PINE
283	26" WHITE OAK	347	12" BLACK GUM	413	12" TRIPLE MAPLE
284	24" TWIN MAPLE	348	14" WHITE OAK	414	15" BLACK OAK
285	24" BLACK GUM	351	22" WHITE OAK	415	14" WHITE OAK
286	26" WHITE OAK	352	24" WHITE OAK	416	21" BLACK OAK
287	16" WHITE OAK	353	20" WHITE OAK	417	20" WHITE OAK
288	20" WHITE OAK	354	12" MAPLE	418	20" WHITE OAK
289	20" WHITE OAK	355	19" WHITE OAK SNAG	419	18" BLACK OAK
292	16" WHITE OAK	356	14" WHITE PINE	420	12" BLACK GUM
293	32" BLACK OAK	357	13" WHITE PINE SNAG	421	12" WHITE OAK
294	24" WHITE OAK	358	12" WHITE OAK	422	12" WHITE OAK
295	14" BLACK PINE	359	19" WHITE OAK	423	16" BLACK OAK
296	12" BLACK PINE	360	14" BLACK OAK	424	12" BLACK OAK
297	16" BLACK OAK	361	12" WHITE OAK	425	30" TWIN WHITE OAK
298	19" BLACK OAK	362	12" BLACK PINE	426	12" BLACK PINE
299	14" BLACK PINE	363	12" WHITE OAK	427	25" BLACK OAK
300	16" BLACK OAK	364	19" BLACK OAK	428	13" WHITE OAK
301	15" BLACK OAK	365	20" WHITE OAK	429	12" BLACK PINE
302	16" MAPLE	366	19" WHITE OAK		

MAP KEY

PROPERTY ADDRESS: 1792 LOCUST GROVE RD
HENDERSONVILLE NC 28792

PIN NUMBER: 9671-148-3594 and 9671-59-4941

PROPERTY SIZE: 97.49 AC

ZONING REVIEW: HENDERSON COUNTY

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSON COUNTY

ZONING CLASSIFICATION: R3

PROPOSED NUMBER OF UNITS: N/A

PROPOSED DENSITY: N/A

PROPERTY OWNERS: ROBERT T. LOVE

==
ROBERT T. LOVE
828-685-8775

ADDRESS: 2236 N CLEAR CREEK ROAD
HENDERSONVILLE, NC 28792

DEVELOPER: ANDY BAKER

ADDRESS: 69 CLARK GAP ROAD
FLETCHER NC

EMAIL: ANDY@TFTMCAROLINA.COM

PHONE: 616 402 0367

ENGINEER: BROOKS ENGINEERING

CONTACT: WYATT EDEL SE

ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: WYDEL@BROOKSEA.COM

PHONE: 828-232-4700

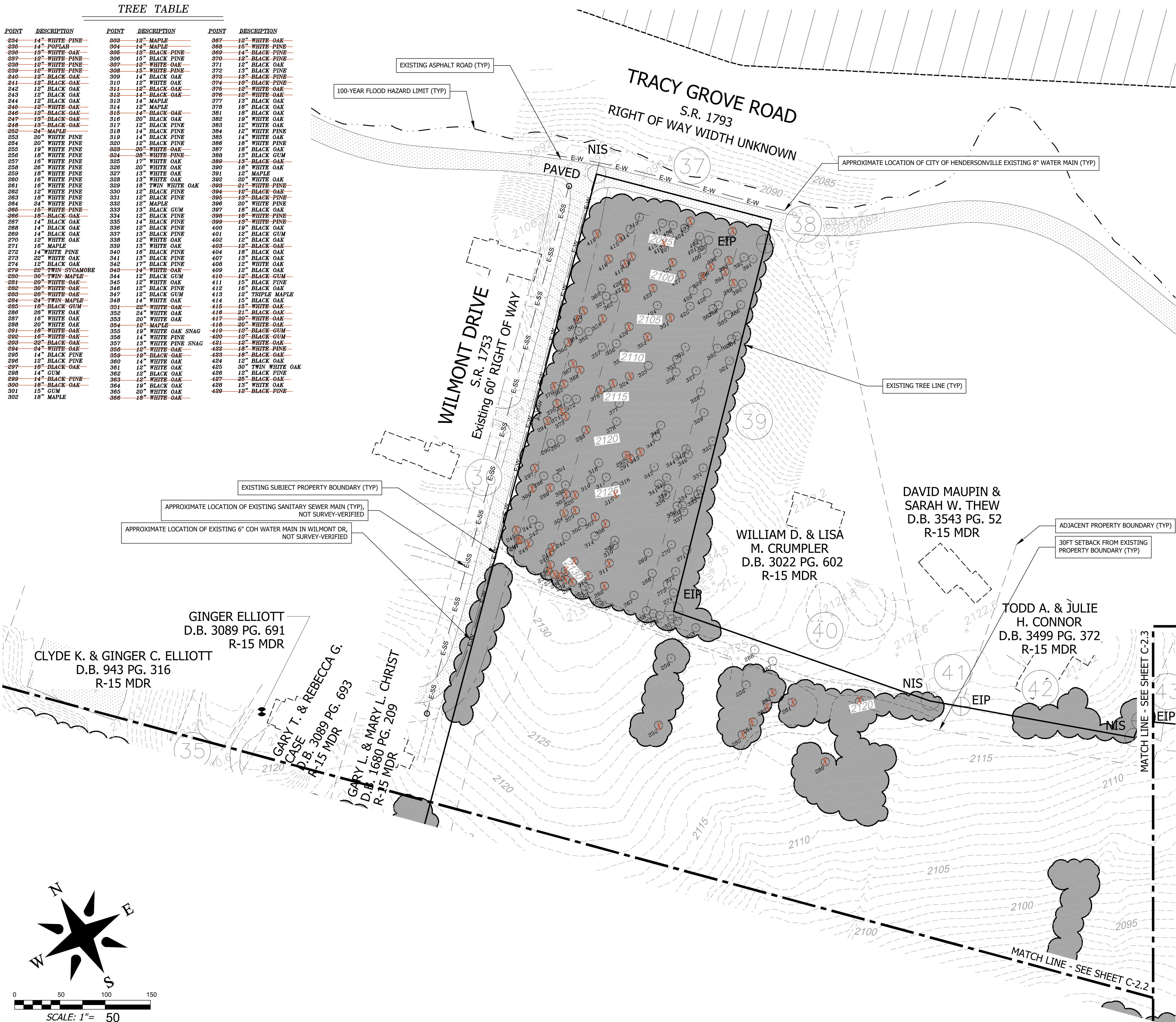
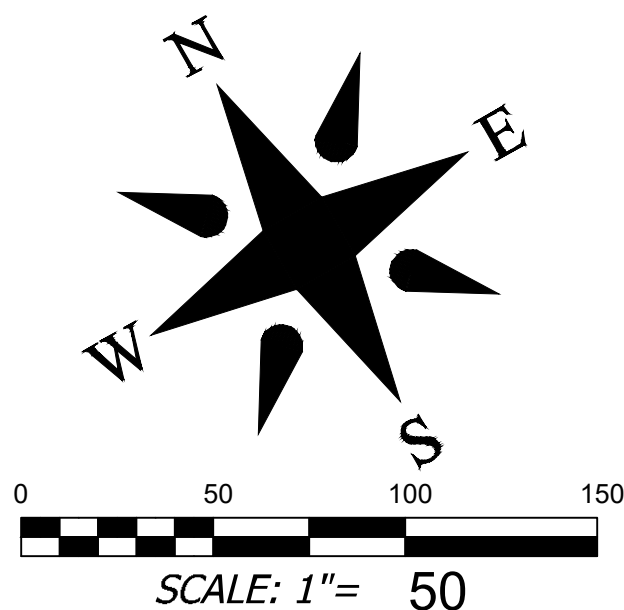
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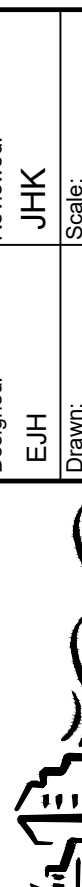
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ADDRESS: _____

EMAIL: _____

PHONE: _____

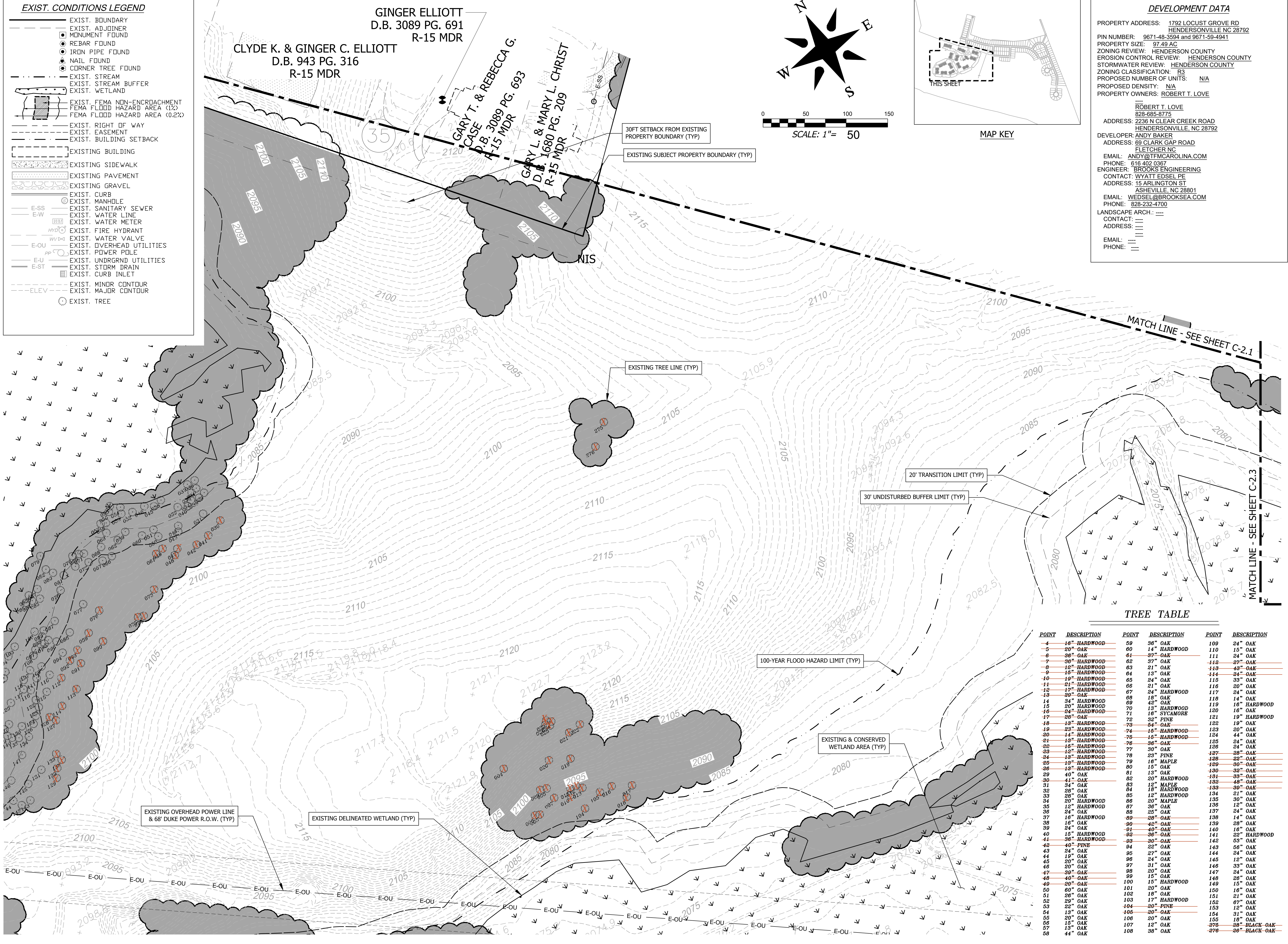


Project No: 543521L		LOVE STOCKPILE		NORTH CAROLINA				Designed: E/JH		Reviewed: JHK						PRELIMINARY - NOT FOR CONSTRUCTION		REVISIONS/SUBMISSIONS 1 WATER & SEWER ALLOCATIONS 2 CZD SUBMISSION 3 CZD RESUBMISSION 4 CZD RESUBMISSION 5 SITE PLAN REVISIONS 10-05-2021 12-03-2021 12-17-2021 01-21-2022 03-02-22		No. 1 2 3 4 5		Date 10-05-2021 12-03-2021 12-17-2021 01-21-2022 03-02-22	
C-2.1		CONDITIONAL ZONING REVIEW		HENDERSON COUNTY				Drawn: LBC		Scale: AS NOTED													
Drawing Title: EXISTING CONDITIONS & TREE SURVEY 1		HENDERSON COUNTY		NORTH CAROLINA		Planning • Engineering • Surveying • Environmental Services •		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com															
Reviewor/Submitter number with a triangle indicates changes made on this sheet																							

File Location: L:\2021 Projects\539921 Washburn_Hendersonville DD & Plan\Dwg\Civil-Base-539921.dwg

EXIST. CONDITIONS LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- MONUMENT FOUND
- REBAR FOUND
- IRON PIPE FOUND
- NAIL FOUND
- CORNER TREE FOUND
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. FEMA NON-ENCROACHMENT
- FEMA FLOOD HAZARD AREA (1%)
- FEMA FLOOD HAZARD AREA (0.2%)
- EXIST. RIGHT OF WAY
- EXIST. EASEMENT
- EXIST. BUILDING SETBACK
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING GRAVEL
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EXIST. CURB INLET

EXIST. MINOR CONTOUR

EXIST. MAJOR CONTOUR

EXIST. TREE

E-SS

E-W

WV

HYD

E-OU

E-U

E-E

ELEV

EXIST. MINOR CONTOUR

EXIST. MAJOR CONTOUR

EXIST. TREE

DEVELOPMENT DATA

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HENDERSONVILLE NC 28792

PIN NUMBER: 9671-48-3594 and 9671-59-4941

PROPERTY SIZE: 97.49 AC

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ZONING CLASSIFICATION: R3

PROPOSED NUMBER OF UNITS: N/A

PROPOSED DENSITY: N/A

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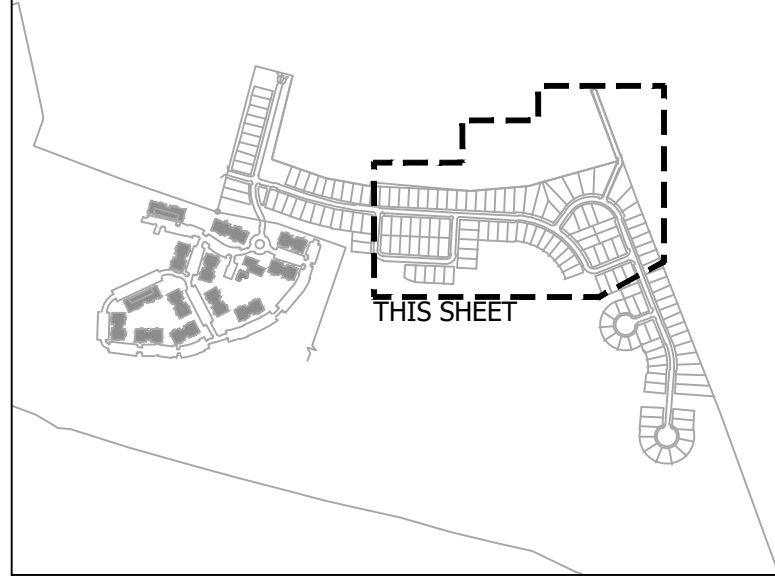
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CONTACT: ---

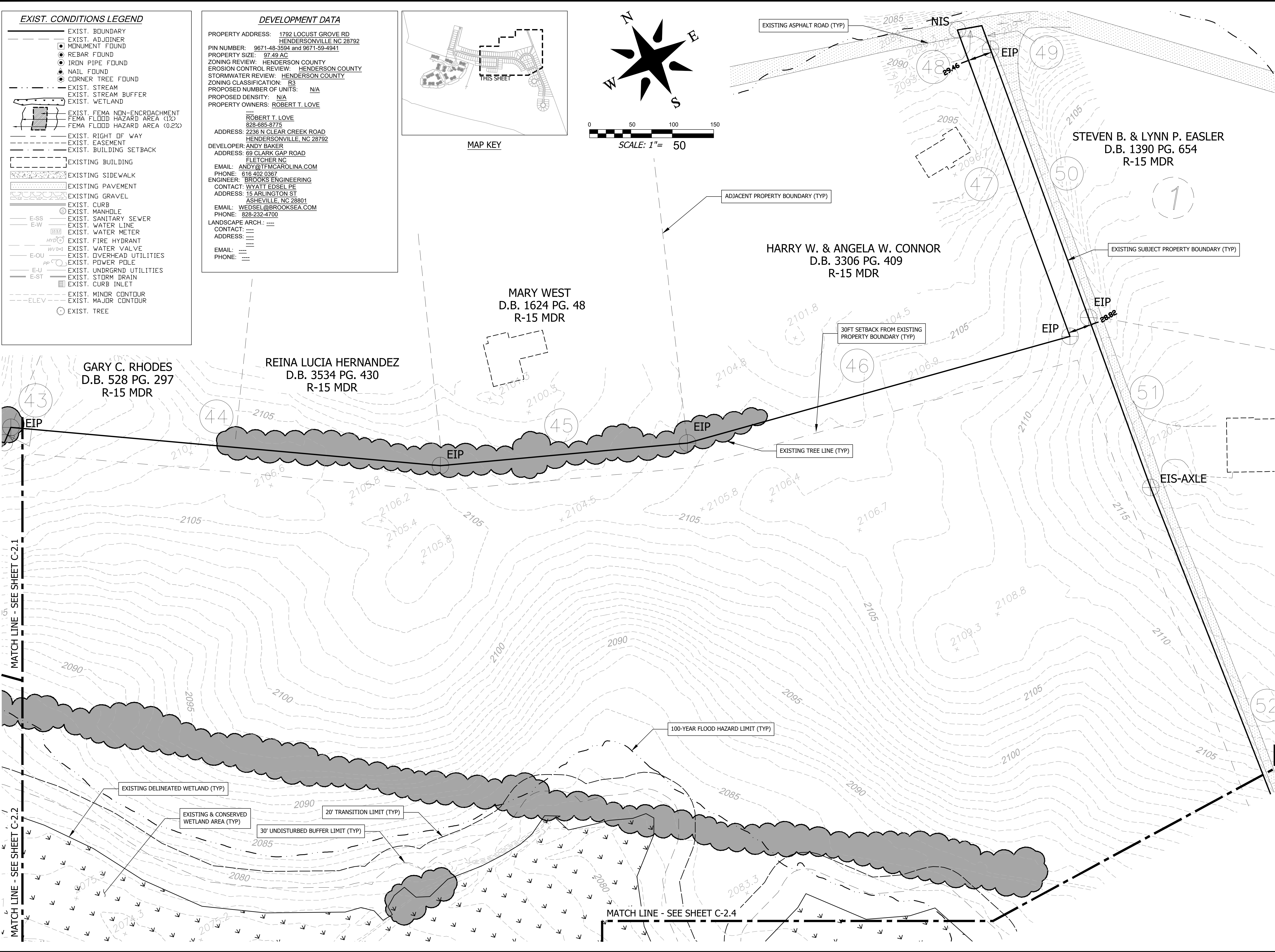
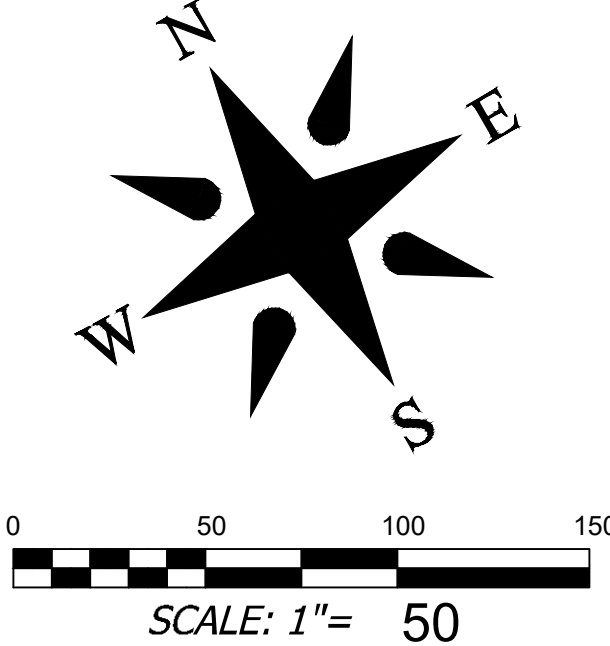
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EMAIL: ---

PHONE: ---



MAP KEY



Project No:
543521L

Drawing Title:
EXISTING CONDITIONS & TREE SURVEY 3

LOVE STOCKPILE

CONDITIONAL ZONING REVIEW

HENDERSON COUNTY

NORTH CAROLINA

Brooks Engineering Associates

Planning • Engineering • Surveying
• Environmental Services •

Designated:
EJH

Drawn:
LBC

Checked:
EJH

Reviewed:
JHK

Scale:
AS NOTED

Date:
03-02-2022

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

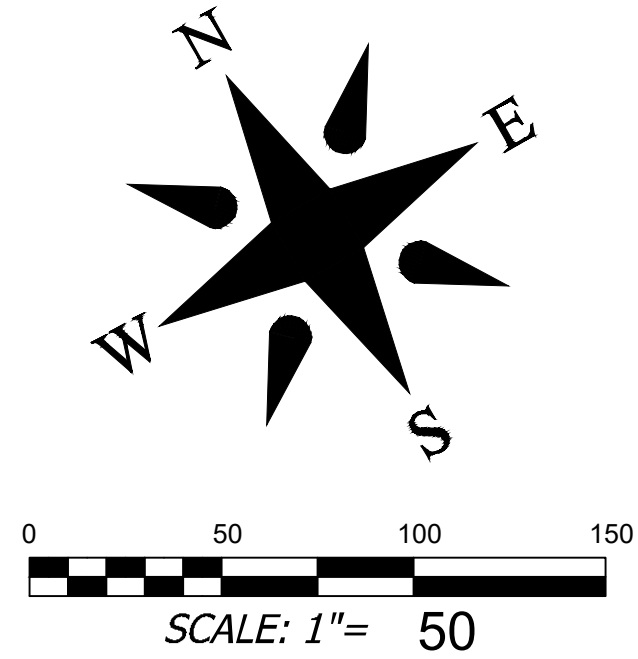
REVISIONS/SUBMISSIONS

No.	Date	REVISIONS/SUBMISSIONS
1	10-05-2021	WATER & SEWER ALLOCATIONS
2	12-03-2021	CZD SUBMISSION
3	12-17-2021	CZD RESUBMISSION
4	01-21-2022	CZD RESUBMISSION
5	03-02-22	SITE PLAN REVISIONS

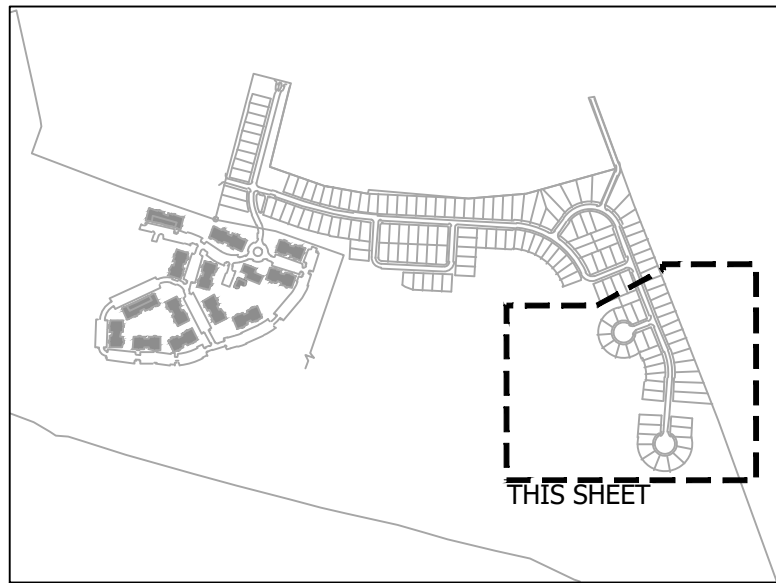
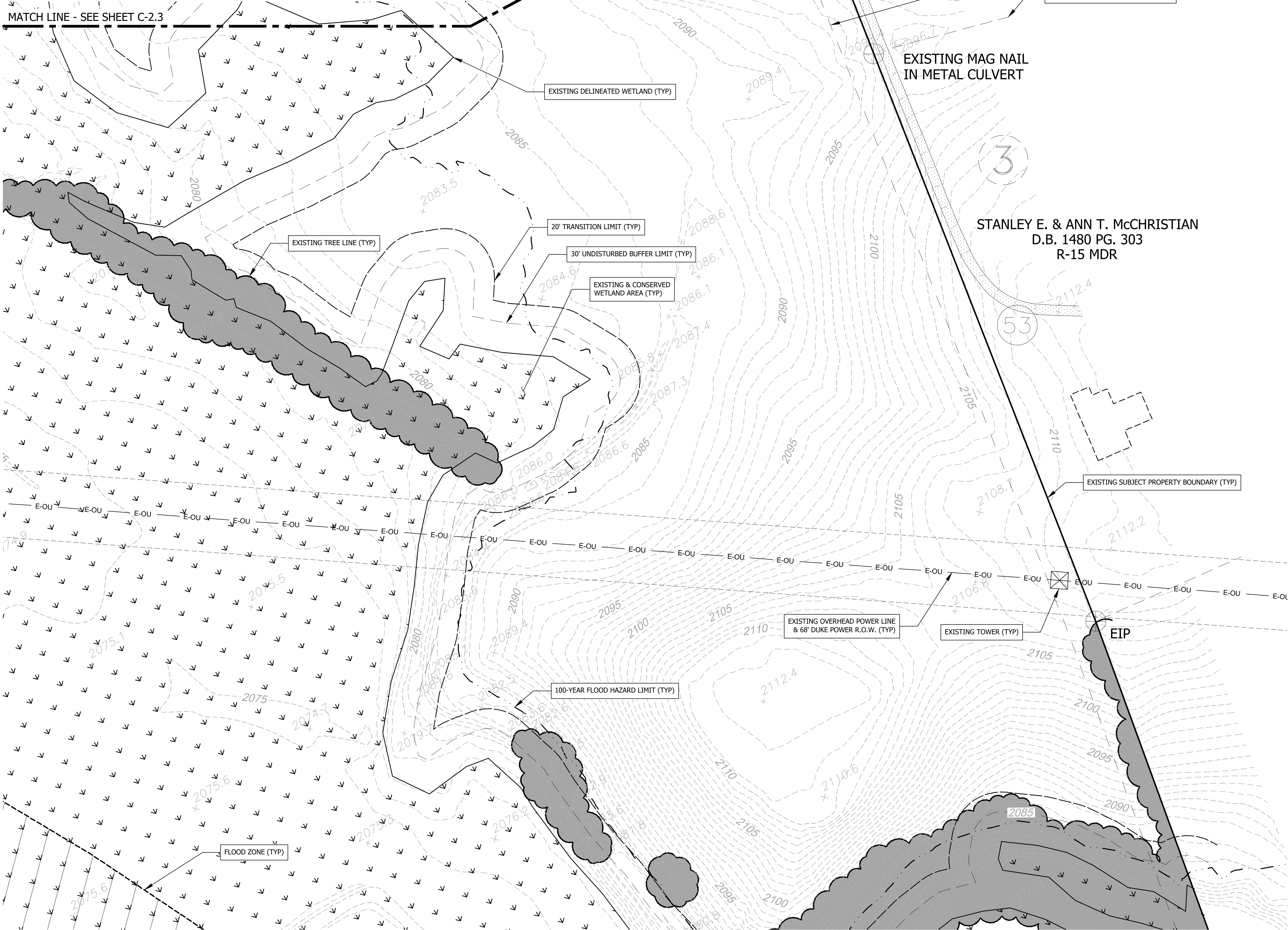
PRELIMINARY - NOT FOR CONSTRUCTION

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

- EXIST. CONDITIONS LEGEND**
- EXIST. BOUNDARY
 - EXIST. ADJOINER
 - MONUMENT FOUND
 - REBAR FOUND
 - IRON PIPE FOUND
 - NAIL FOUND
 - CORNER TREE FOUND
 - EXIST. STREAM
 - EXIST. STREAM BUFFER
 - EXIST. WETLAND
 - EXIST. FEMA NON-ENCROACHMENT
 - FEMA FLOOD HAZARD AREA (1%)
 - FEMA FLOOD HAZARD AREA (0.2%)
 - EXIST. RIGHT OF WAY
 - EXIST. EASEMENT
 - EXIST. BUILDING SETBACK
 - EXISTING BUILDING
 - EXISTING SIDEWALK
 - EXISTING PAVEMENT
 - EXISTING GRAVEL
 - EXIST. CURB
 - EXIST. MANHOLE
 - EXIST. SANITARY SEWER
 - EXIST. WATER LINE
 - EXIST. WATER METER
 - EXIST. FIRE HYDRANT
 - EXIST. WATER VALVE
 - EXIST. OVERHEAD UTILITIES
 - EXIST. POWER POLE
 - EXIST. UNDERGRND UTILITIES
 - EXIST. STORM DRAIN
 - EXIST. CURB INLET
 - EXIST. MINOR CONTOUR
 - EXIST. MAJOR CONTOUR
 - EXIST. TREE



MATCH LINE - SEE SHEET C-2.3



MAP KEY

DEVELOPMENT DATA

PROPERTY ADDRESS: 1792 LOCUST GROVE RD
HERNDONVILLE NC 28792
PIN NUMBER: 9671-48-3594 and 9671-59-4941
PROPERTY SIZE: 97.43 AC
ZONING REVIEW: HENDERSON COUNTY
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSON COUNTY
ZONING CLASSIFICATION: R3
PROPOSED NUMBER OF UNITS: N/A
PROPOSED DENSITY: N/A
PROPERTY OWNERS: ROBERT T. LOVE

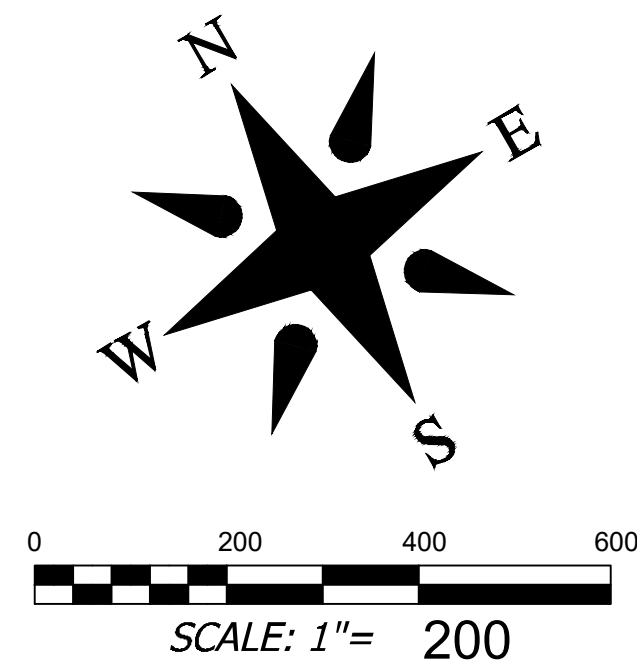
ROBERT T. LOVE
826-685-8775
ADDRESS: 2236 N CLEAR CREEK ROAD
HERNDONVILLE, NC 28792
DEVELOPER: ANDY BAKER
ADDRESS: 69 CLARK GAP ROAD
FLETCHER NC
EMAIL: ANDY@TFM-CAROLINA.COM
PHONE: 616 402 0367
ENGINEER: BROOKS ENGINEERING
CONTACT: WYATT EDESEL PE
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: WEDSEL@BROOKSEA.COM
PHONE: 828-232-4700

LANDSCAPE ARCH.:
CONTACT:
ADDRESS:
EMAIL:
PHONE:

Project No: 543521L		LOVE STOCKPILE				Designed: EJH		Reviewed: JHK						REVISIONS/SUBMISSIONS		Date	
C-2.4		CONDITIONAL ZONING REVIEW				Drawn: LBC		Scale: AS NOTED						1		WATER & SEWER ALLOCATIONS	
HENDERSON COUNTY		NORTH CAROLINA		Planning • Engineering • Surveying • Environmental Services •		Checked: EJH		Date: 03-02-2022		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		2		CZD SUBMISSION		12-03-2021	
						3		CZD RESUBMISSION				12-17-2021					
						4		CZD RESUBMISSION				01-21-2022					
Drawing Title: EXISTING CONDITIONS & TREE SURVEY 4		HENDERSON COUNTY		NORTH CAROLINA		PRELIMINARY - NOT FOR CONSTRUCTION		5		SITE PLAN REVISIONS		03-02-22					
Revision/Submission number with a triangle indicates changes made on this sheet																	

STORMWATER & UTILITIES LEGEND

- NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW GRAVEL
NEW CURB & GUTTER
NEW YARD INLET
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW HEADWALL
NEW FLARED END SECTION
NEW STORM PIPE
RIP RAP LINED DITCH
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW PROPERTY LINES
NEW RIGHT OF WAY
NEW WATER DISTRIBUTION MAIN
NEW WATER FIRE HYDRANT
NEW WATER VALVE
NEW AIR/VAC RLS VALVE
NEW WATER BLOW-OFF VALVE
NEW WATER DOMESTIC METER
NEW WATER EASEMENT
NEW MANHOLE
NEW SEWER LINE
NEW SANITARY CO / SERVICE
NEW SEWER EASEMENT
NEW WALL (BY OTHERS)
EXIST. TREE TO REMAIN

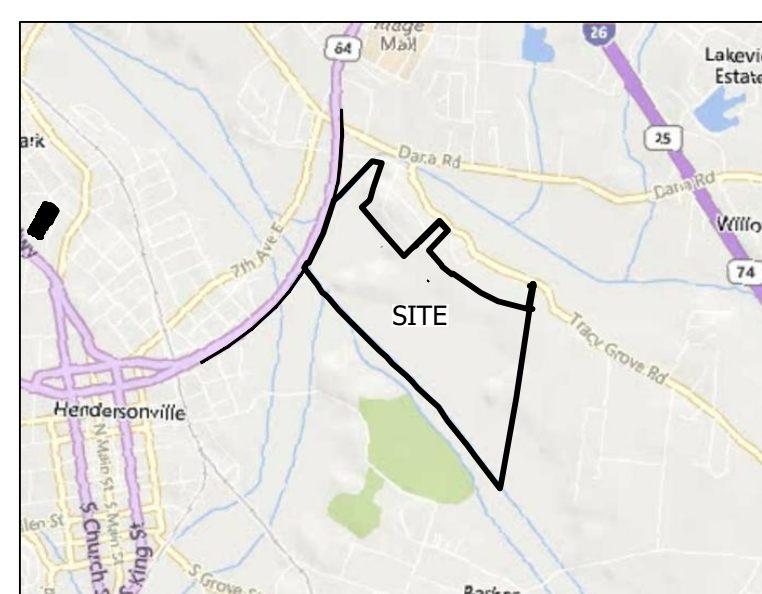
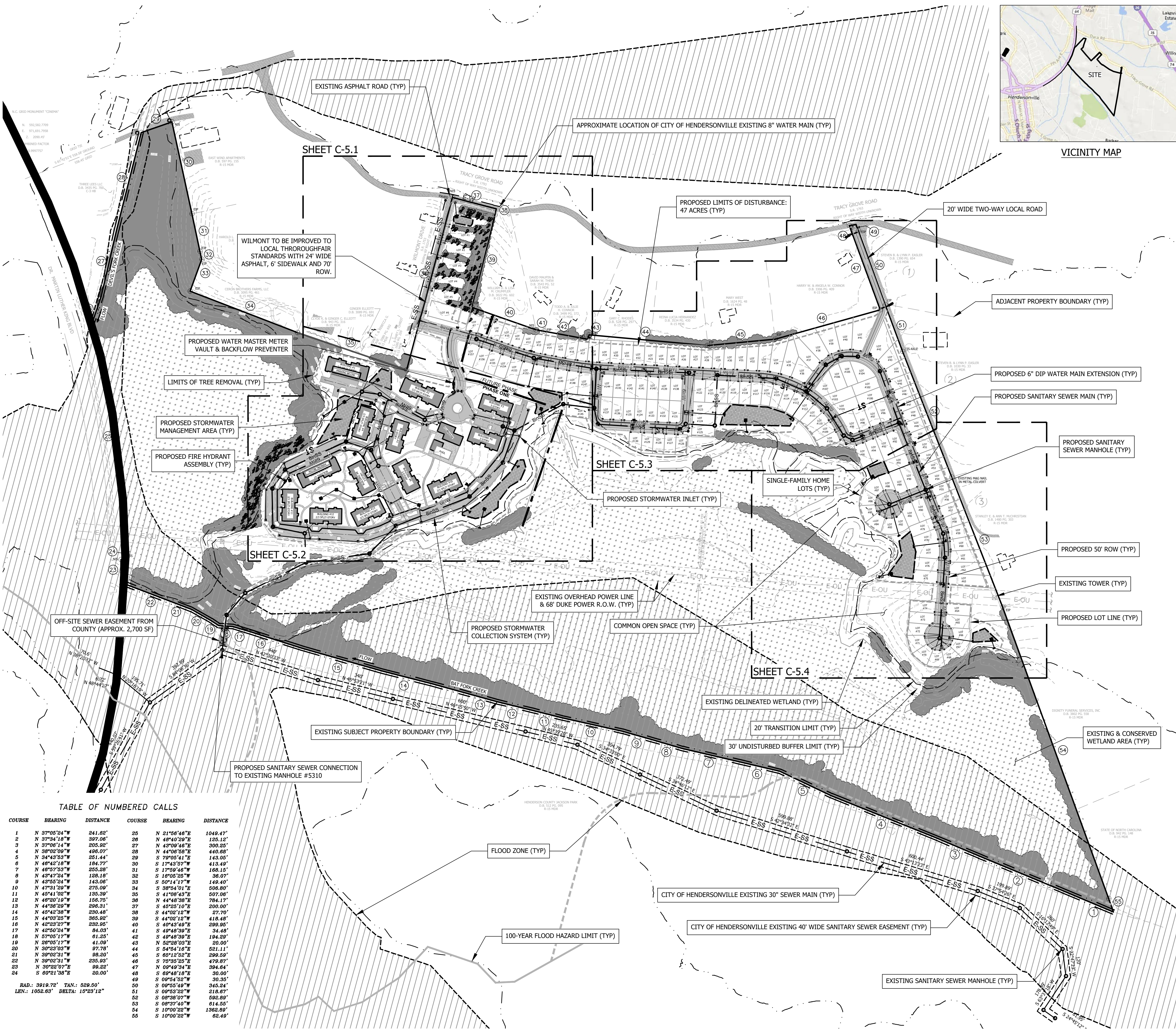


DEVELOPMENT DATA

PROPERTY ADDRESS: 1792 LOCUST GROVE RD
HENDERSONVILLE, NC 28792
PIN NUMBER: 9671-48-3594 and 9671-59-4941
PROPERTY SIZE: 97.49 AC
ZONING REVIEW: HENDERSON COUNTY
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSON COUNTY
ZONING CLASSIFICATION: R3
PROPOSED NUMBER OF UNITS: N/A
PROPOSED DENSITY: N/A
PROPERTY OWNERS: ROBERT T. LOVE
ROBERT T. LOVE
826-685-8775
ADDRESS: 2236 N CLEAR CREEK ROAD
HENDERSONVILLE, NC 28792
DEVELOPER: ANDY BAKER
ADDRESS: 69 CLARK GAP ROAD
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EMAIL: ANDY@TFM-CAROLINA.COM
PHONE: 616 402 0367
ENGINEER: BROOKS ENGINEERING
CONTACT: WYATT EDELPE
ADDRESS: 15 ARLINGTON ST
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EMAIL: WEDSEL@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.:
CONTACT:
ADDRESS:
EMAIL:
PHONE:

TABLE OF NUMBERED CALLS					
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 37°05'24"W	241.82'	25	N 21°56'46"E	1049.47'
2	N 37°34'18"W	397.06'	26	N 48°40'29"E	128.12'
3	N 37°08'14"W	205.92'	27	N 43°09'46"E	300.25'
4	N 38°02'09"W	496.07'	28	N 44°06'58"E	440.88'
5	N 34°44'53"W	251.44'	29	S 70°05'41"E	143.05'
6	N 46°42'18"W	184.77'	30	S 17°43'57"E	413.49'
7	N 46°57'53"W	255.28'	31	S 17°59'46"E	188.15'
8	N 49°47'24"W	128.18'	32	S 18°05'28"E	38.07'
9	N 43°55'24"W	143.06'	33	S 60°14'17"E	148.40'
10	N 47°31'29"W	275.00'	34	S 38°54'01"E	506.80'
11	N 45°41'02"W	135.39'	35	S 41°08'43"E	507.06'
12	N 46°00'18"W	156.70'	36	N 44°46'38"E	784.17'
13	N 44°38'29"W	296.31'	37	S 45°25'10"E	200.00'
14	N 45°42'38"W	230.48'	38	S 44°02'12"E	27.70'
15	N 44°03'25"W	385.92'	39	S 44°02'12"E	418.48'
16	N 42°23'27"W	235.95'	40	S 40°43'40"E	590.95'
17	N 42°50'24"W	84.03'	41	S 49°48'39"E	34.48'
18	N 57°05'17"W	61.25'	42	S 49°48'39"E	194.39'
19	N 30°05'17"W	41.00'	43	N 52°28'00"E	20.00'
20	N 30°23'03"W	97.78'	44	S 54°54'16"E	521.11'
21	N 39°02'31"W	98.20'	45	S 65°12'52"E	299.59'
22	N 39°02'31"W	235.93'	46	S 75°35'25"E	479.87'
23	N 30°26'07"E	98.23'	47	N 09°42'34"E	394.64'
24	S 60°21'38"E	20.00'	48	S 69°48'18"E	30.00'
			49	S 09°54'52"W	30.35'
			50	S 09°55'49"W	345.24'
			51	S 09°53'22"E	218.67'
			52	S 08°38'07"W	592.89'
			53	S 08°37'49"W	614.55'
			54	S 10°00'25"W	1385.59'
			55	S 10°00'22"W	62.49'

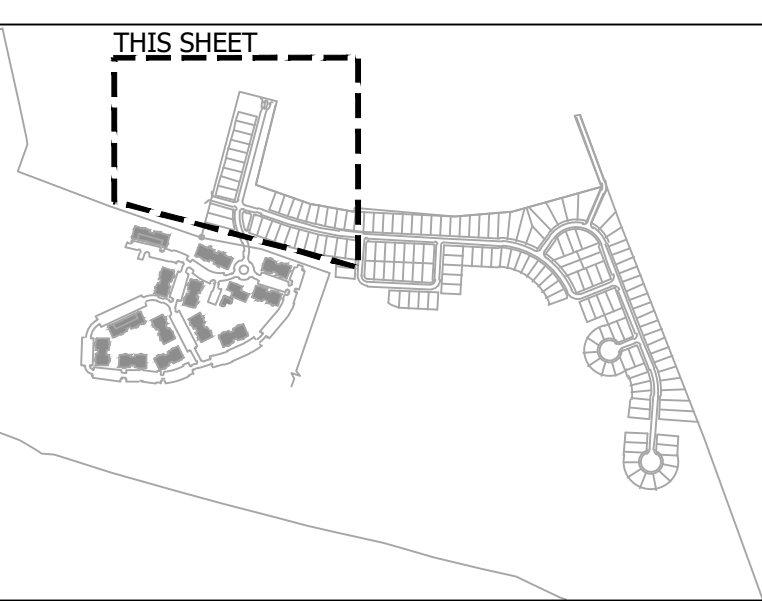
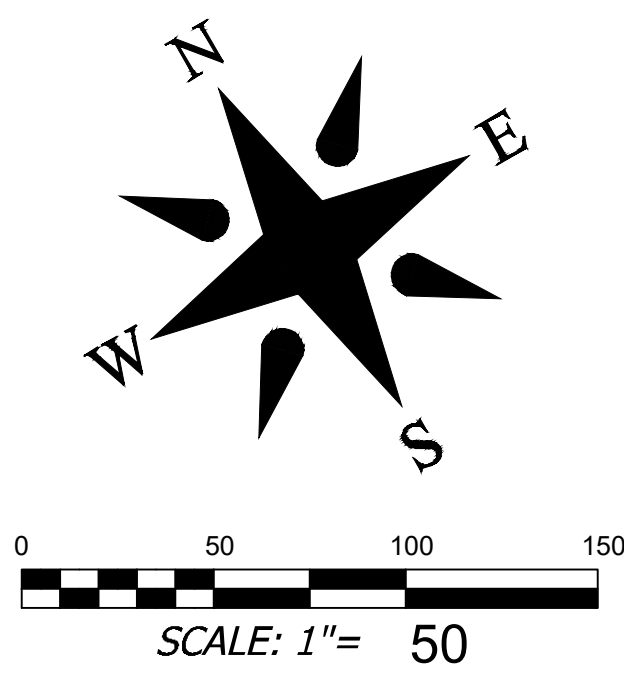
RAP: 3919.72' TAN: 629.50'
LEN: 1052.63' DELTA: 15°23'12"



Project No:		Drawing Title:	
543521L		OVERALL STORMWATER & UTILITY PLAN	
C-5.0		CONDITIONAL ZONING REVIEW	
LOVE STOCKPILE		NORTH CAROLINA	
		HENDERSON COUNTY	
		PRELIMINARY - NOT FOR CONSTRUCTION	
		Brooks Engineering Associates Planning • Engineering • Surveying • Environmental Services •	
		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	
		Reviewed: JHK Scale: AS NOTED Date: 03-02-2022	
		Designed: E.J.H. Drawn: L.B.C. Checked: E.J.H.	
		REVISIONS/SUBMISSIONS	
		1 WATER & SEWER ALLOCATIONS	
		2 CZD SUBMISSION	
		3 CZD RESUBMISSION	
		4 CZD RESUBMISSION	
		5 SITE PLAN REVISIONS	
		Date	
		10-05-2021	
		12-03-2021	
		12-17-2021	
		01-21-2022	
		03-02-22	
		Revision/Submission number with a triangle indicates changes made on this sheet	

STORMWATER & UTILITIES LEGEND

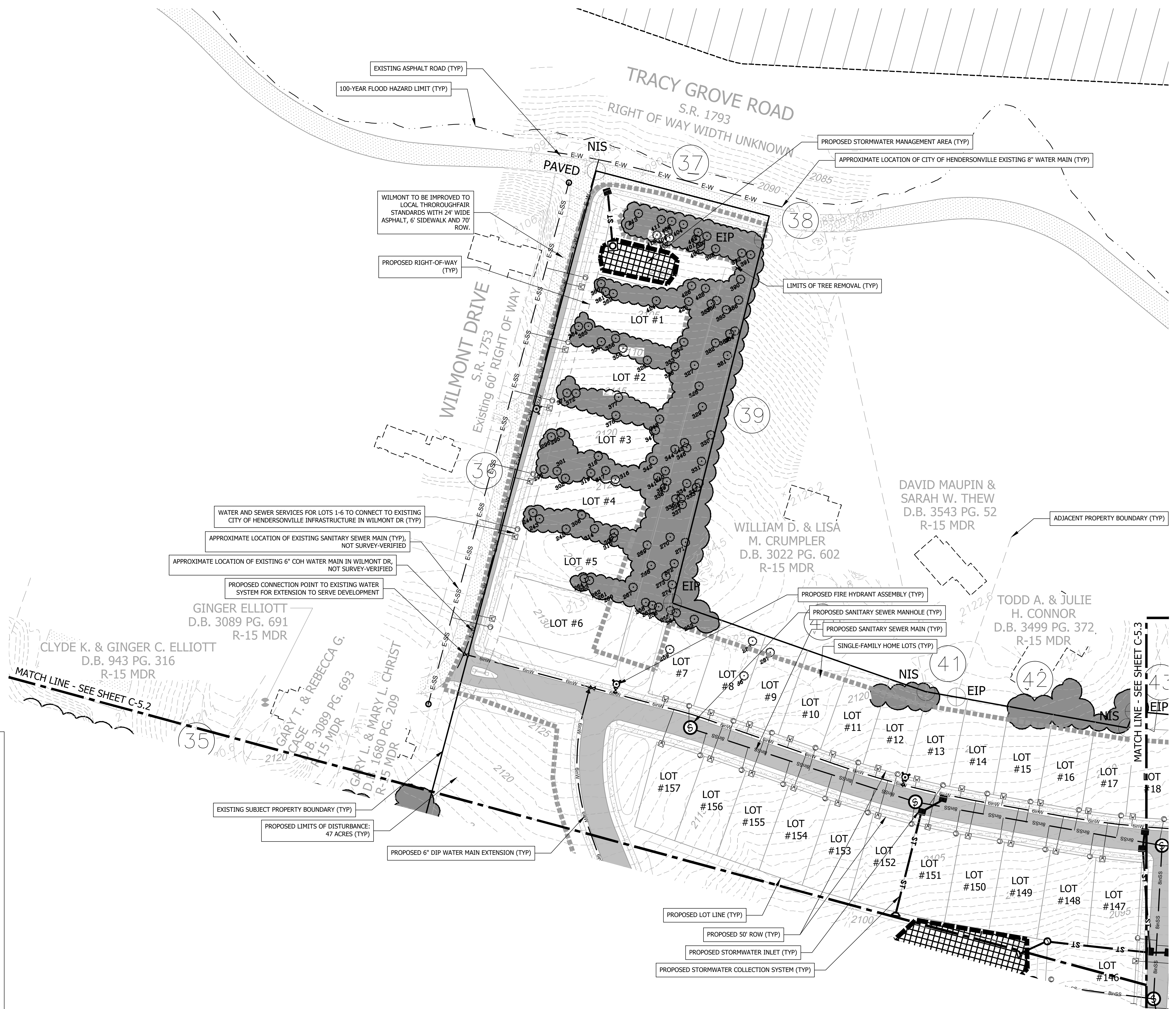
- NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW GRAVEL
NEW CURB & GUTTER
NEW YARD INLET
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW HEADWALL
NEW FLARED END SECTION
NEW STORM PIPE
RIP RAP LINED DITCH
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW PROPERTY LINES
NEW RIGHT OF WAY
NEW WATER DISTRIBUTION MAIN
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NEW WATER VALVE
NEW AIR/VAC RLS VALVE
NEW WATER BLOW-OFF VALVE
NEW WATER DOMESTIC METER
NEW WATER EASEMENT
NEW MANHOLE
NEW SEWER LINE
NEW SANITARY CO / SERVICE
NEW SEWER EASEMENT
NEW WALL (BY OTHERS)
EXIST. TREE TO REMAIN



MAP KEY

DEVELOPMENT DATA

PROPERTY ADDRESS: 1792 LOCUST GROVE RD
HENDERSONVILLE, NC 28792
PIN NUMBER: 9671-48-3594 and 9671-59-4941
PROPERTY SIZE: 97.49 AC
ZONING REVIEW: HENDERSON COUNTY
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSON COUNTY
ZONING CLASSIFICATION: R3
PROPOSED NUMBER OF UNITS: N/A
PROPOSED DENSITY: N/A
PROPERTY OWNERS: ROBERT T. LOVE
ROBERT T. LOVE
828-685-8775
ADDRESS: 2236 N CLEAR CREEK ROAD
HENDERSONVILLE, NC 28792
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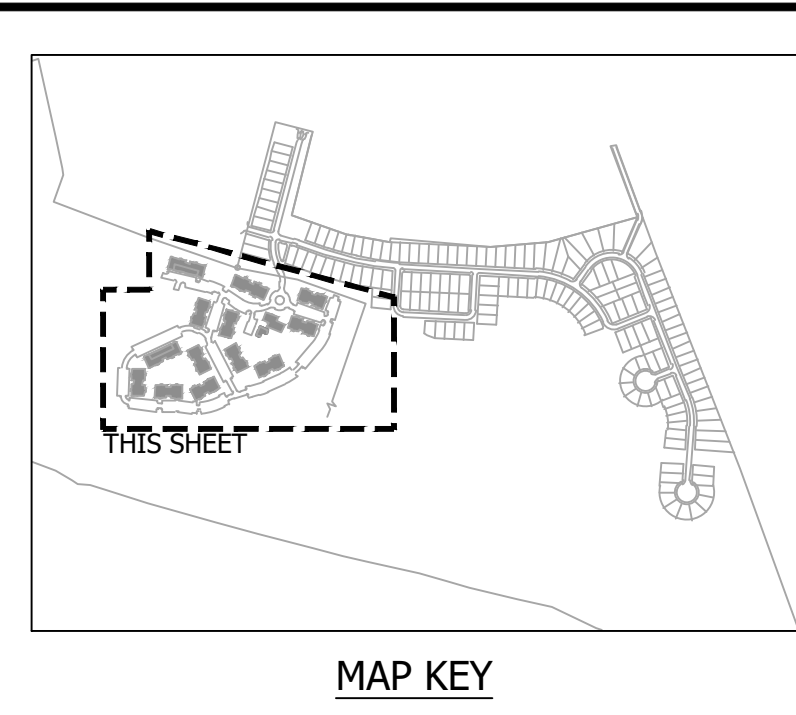
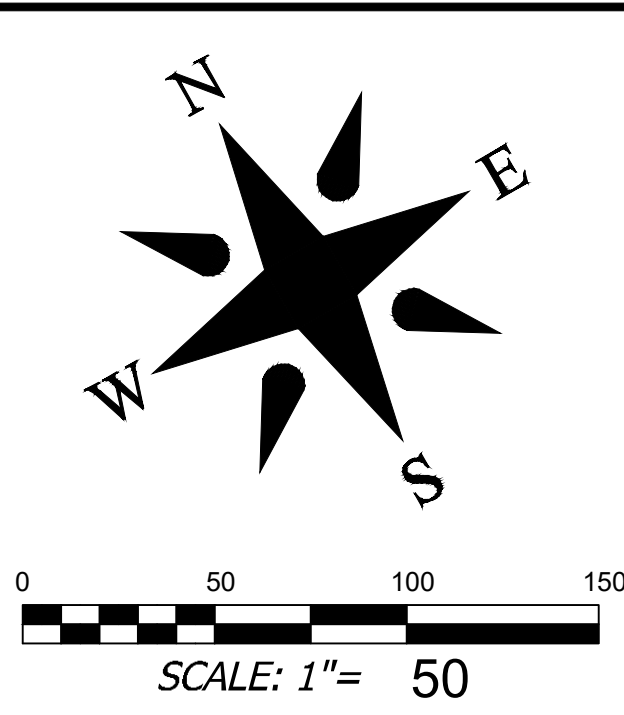
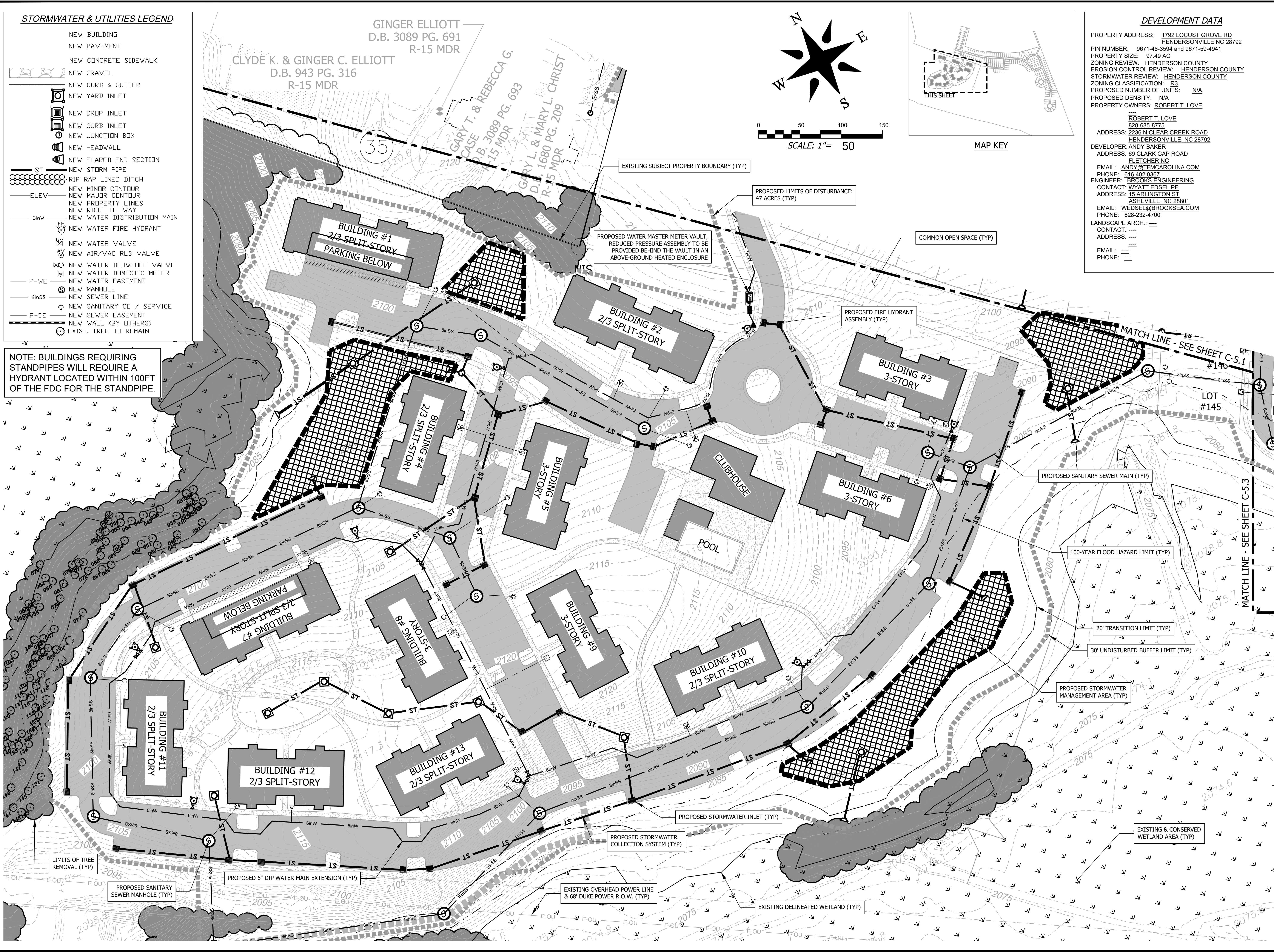


Project No:		Drawing Title:	
543521L		STORMWATER & UTILITY PLAN 1	
C-5.1		STORMWATER & UTILITY PLAN 1	
LOVE STOCKPILE		STORMWATER & UTILITY PLAN 1	
CONDITIONAL ZONING REVIEW		STORMWATER & UTILITY PLAN 1	
NORTH CAROLINA		STORMWATER & UTILITY PLAN 1	
HENDERSON COUNTY		STORMWATER & UTILITY PLAN 1	
PRELIMINARY - NOT FOR CONSTRUCTION		STORMWATER & UTILITY PLAN 1	
REVISIONS/SUBMISSIONS		STORMWATER & UTILITY PLAN 1	
No.	1	WATER & SEWER ALLOCATIONS	Date
2	2	CZD SUBMISSION	10-05-2021
3	3	CZD RESUBMISSION	12-03-2021
4	4	CZD RESUBMISSION	12-17-2021
5	5	SITE PLAN REVISIONS	01-21-2022
SEAL		SEAL	
035686		035686	
NORTH CAROLINA		NORTH CAROLINA	
ENGINEER		ENGINEER	
JAMES KIMMEL		JAMES KIMMEL	
15 Arlington Street		15 Arlington Street	
Asheville, N.C. 28801		Asheville, N.C. 28801	
Phone: 1-828-232-4700		Phone: 1-828-232-4700	
Fax: 1-828-232-1331		Fax: 1-828-232-1331	
www.brooksea.com		www.brooksea.com	
Reviewed:		Reviewed:	
JHK		JHK	
AS NOTED		AS NOTED	
Date:		Date:	
03-02-2022		03-02-2022	
Designed:		Designed:	
EJH		EJH	
Drawn:		Drawn:	
LBC		LBC	
Checked:		Checked:	
EJH		EJH	
Revised/		Revised/	
Submission number with a triangle indicates changes made on this sheet		Submission number with a triangle indicates changes made on this sheet	

STORMWATER & UTILITIES LEGEND

- NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW GRAVEL
NEW CURB & GUTTER
NEW YARD INLET
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW HEADWALL
NEW FLARED END SECTION
NEW STORM PIPE
RIP RAP LINED DITCH
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW PROPERTY LINES
NEW RIGHT OF WAY
NEW WATER DISTRIBUTION MAIN
NEW WATER FIRE HYDRANT
NEW WATER VALVE
NEW AIR/VAC RLS VALVE
NEW WATER BLOW-OFF VALVE
NEW WATER DOMESTIC METER
NEW WATER EASEMENT
NEW MANHOLE
NEW SEWER LINE
NEW SANITARY CO / SERVICE
NEW SEWER EASEMENT
NEW WALL (BY OTHERS)
EXIST. TREE TO REMAIN

NOTE: BUILDINGS REQUIRING STANDPIPES WILL REQUIRE A HYDRANT LOCATED WITHIN 100FT OF THE FDC FOR THE STANDPIPE.



DEVELOPMENT DATA

PROPERTY ADDRESS: 1792 LOCUST GROVE RD
HENDERSONVILLE NC 28792

PIN NUMBER: 9671-48-3594 and 9671-59-4941

PROPERTY SIZE: 97.49 AC

ZONING REVIEW: HENDERSON COUNTY

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSON COUNTY

ZONING CLASSIFICATION: R3

PROPOSED NUMBER OF UNITS: N/A

PROPOSED DENSITY: N/A

PROPERTY OWNERS: ROBERT T. LOVE

ROBERT T. LOVE
828-685-8775
ADDRESS: 2236 N CLEAR CREEK ROAD
HENDERSONVILLE, NC 28792

DEVELOPER: ANDY BAKER
ADDRESS: 69 CLARK GAP ROAD
FLETCHER NC

EMAIL: ANDY@TFM-CAROLINA.COM

PHONE: 816 402 0367

ENGINEER: BROOKS ENGINEERING
CONTACT: WYATT EDEL PE
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: WEDSEL@BROOKSEA.COM
PHONE: 828-232-4700

LANDSCAPE ARCH.:
CONTACT:
ADDRESS:
EMAIL:
PHONE:

Date	REVISIONS/SUBMISSIONS	No.	1	2	3	4	5
10-05-2021	WATER & SEWER ALLOCATIONS	1					
12-03-2021	CZD SUBMISSION	2					
12-17-2021	CZD RESUBMISSION	3					
01-21-2022	CZD RESUBMISSION	4					
03-02-22	SITE PLAN REVISIONS	5					

PROFESSIONAL ENGINEER

NORTH CAROLINA

SEAL 035686

JOHN KINNAIRD

ENGINEERING ASSOCIATES

NORTH CAROLINA

CERT. NO. 3725

Reviewed: JHK	Scale: AS NOTED	Date: 03-02-2022
Designed: E/JH	Drawn: LBC	Checked: E/JH

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 •

Project No: 543521L

C-5.2

LOVE STOCKPILE

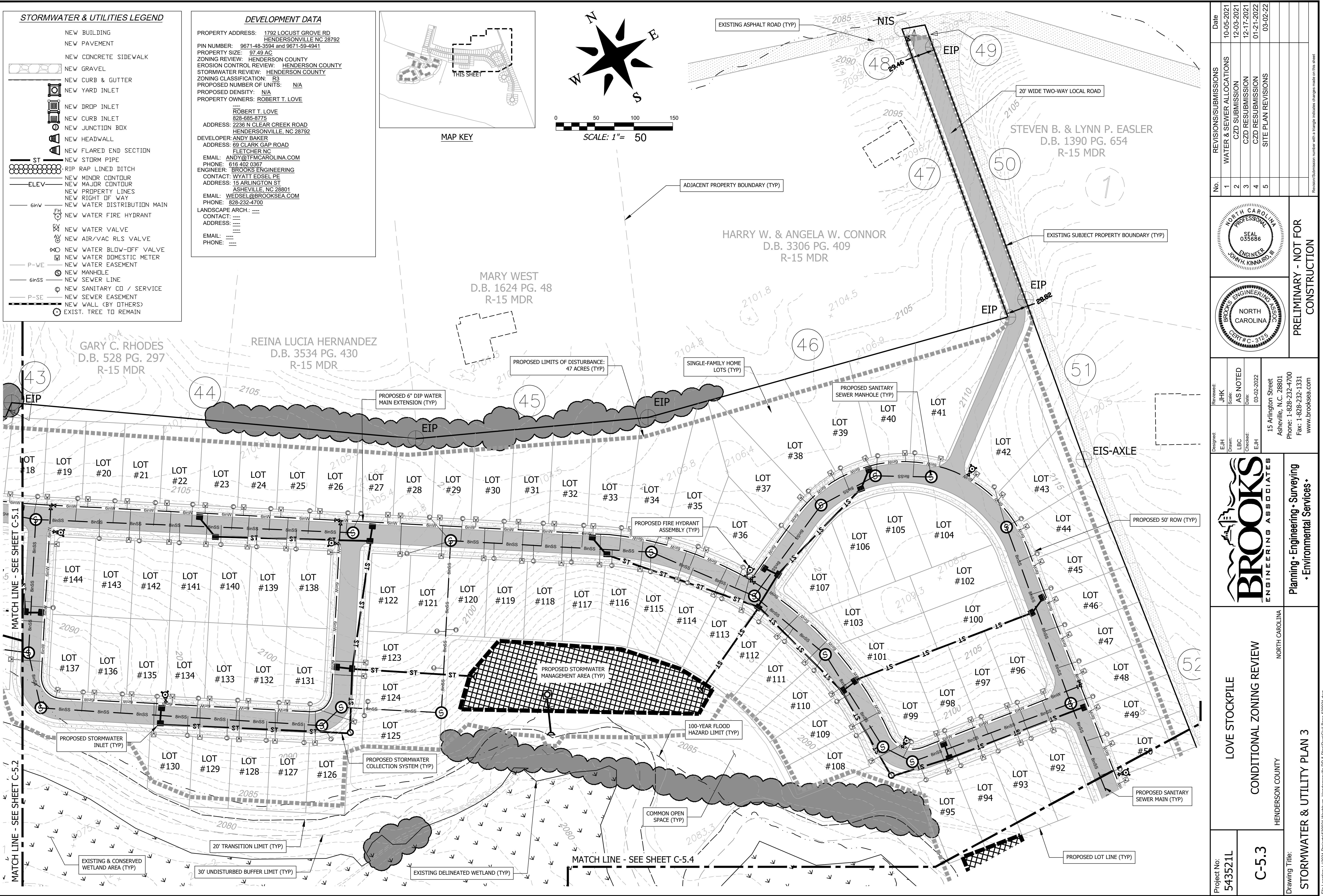
CONDITIONAL ZONING REVIEW

HENDERSON COUNTY

NORTH CAROLINA

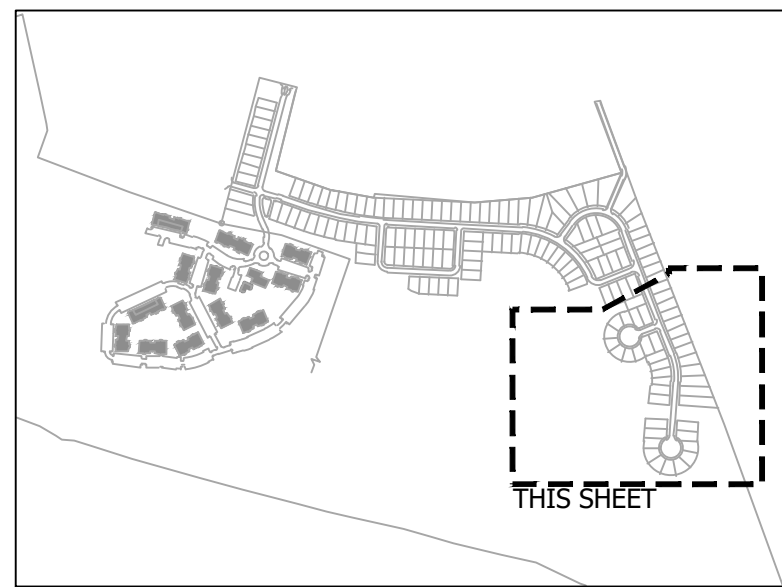
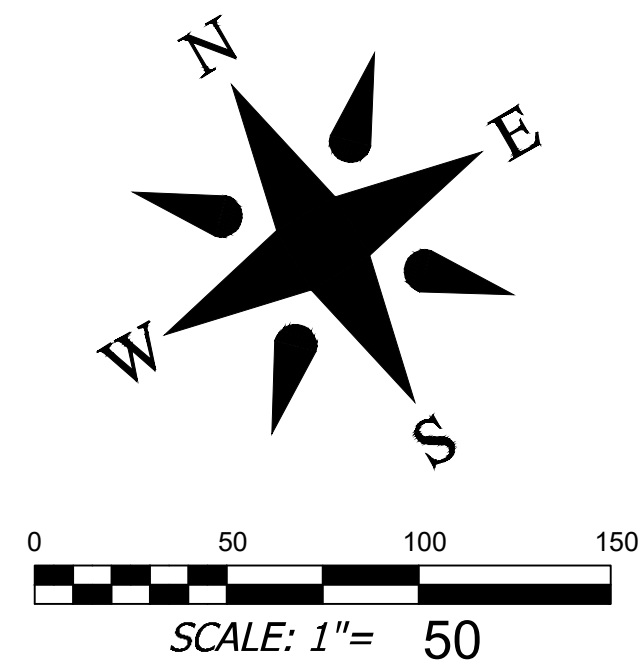
STORMWATER & UTILITY PLAN 2

Drawing Title:



STORMWATER & UTILITIES LEGEND

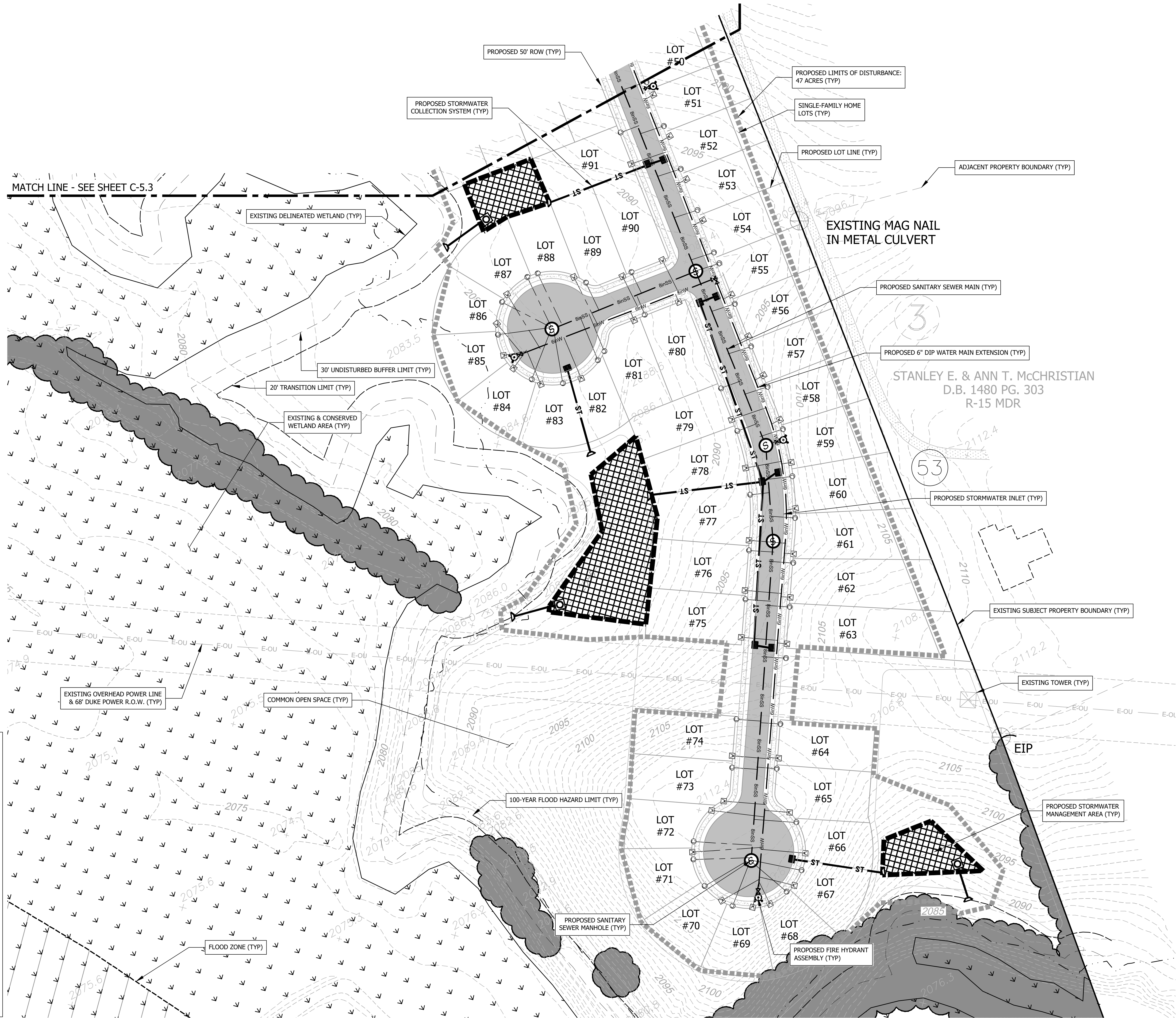
- NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW GRAVEL
NEW CURB & GUTTER
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NEW WATER EASEMENT
NEW MANHOLE
NEW SEWER LINE
NEW SANITARY CO / SERVICE
NEW SEWER EASEMENT
NEW WALL (BY OTHERS)
EXIST. TREE TO REMAIN



MAP KEY

DEVELOPMENT DATA

PROPERTY ADDRESS: 1792 LOCUST GROVE RD
HENDERSONVILLE, NC 28792
PIN NUMBER: 9671-48-3594 and 9671-59-4941
PROPERTY SIZE: 97.49 AC
ZONING REVIEW: HENDERSON COUNTY
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSON COUNTY
ZONING CLASSIFICATION: R3
PROPOSED NUMBER OF UNITS: N/A
PROPOSED DENSITY: N/A
PROPERTY OWNERS: ROBERT T. LOVE
ROBERT T. LOVE
826-685-8775
ADDRESS: 2236 N CLEAR CREEK ROAD
HENDERSONVILLE, NC 28792
DEVELOPER: ANDY BAKER
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CONTACT:
ADDRESS:
EMAIL:
PHONE:



Project No: 543521L		LOVE STOCKPILE		NORTH CAROLINA				Designed: EJH		Reviewed: JHK						PRELIMINARY - NOT FOR CONSTRUCTION		REVISIONS/SUBMISSIONS		No.		Date	
C-5.4		CONDITIONAL ZONING REVIEW		HENDERSON COUNTY				Drawn: LBC		AS NOTED													
Drawing Title: STORMWATER & UTILITY PLAN 4		HENDERSON COUNTY		NORTH CAROLINA		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com																	
						</																	