

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE

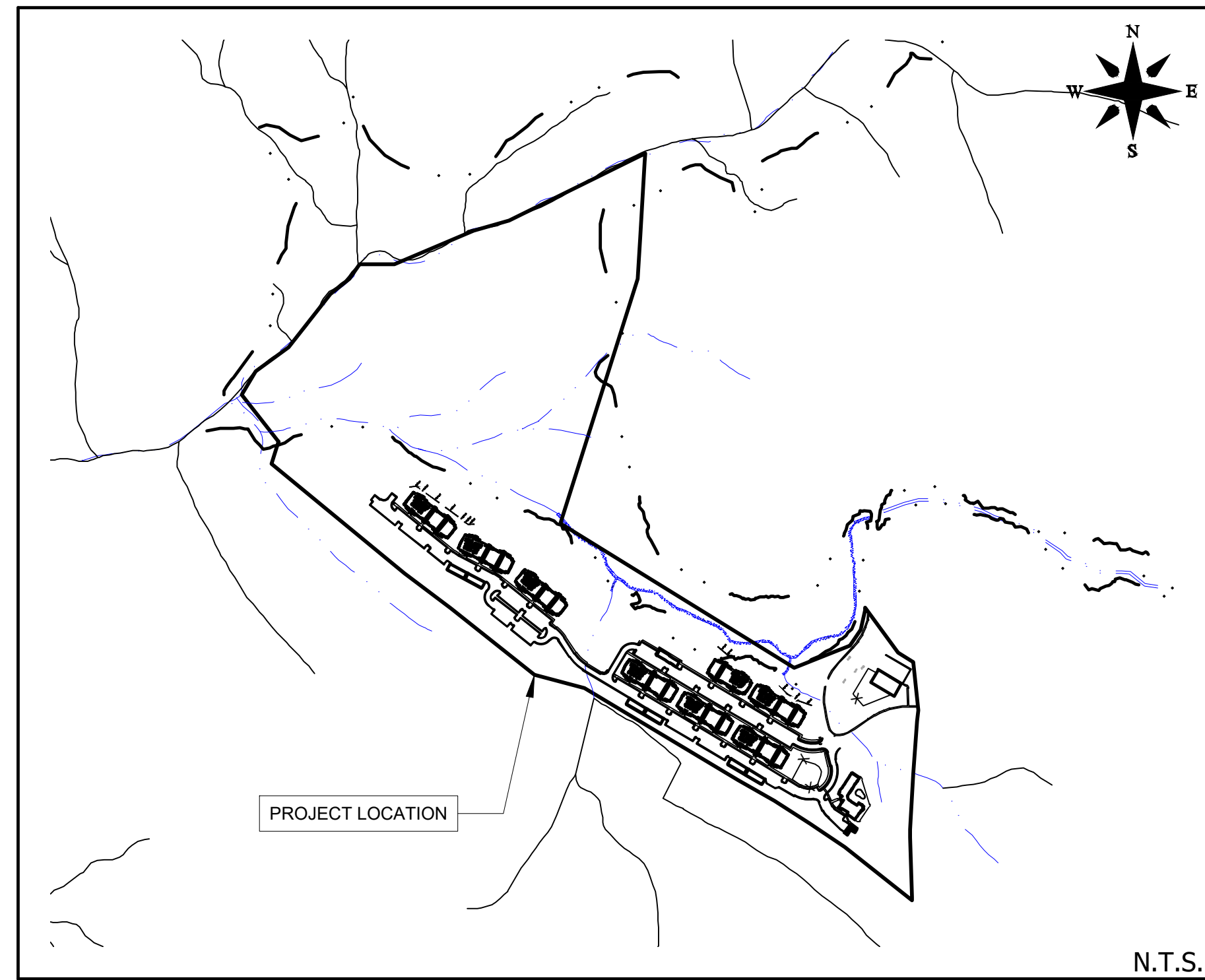
PROJECT MAP

CONTACTS

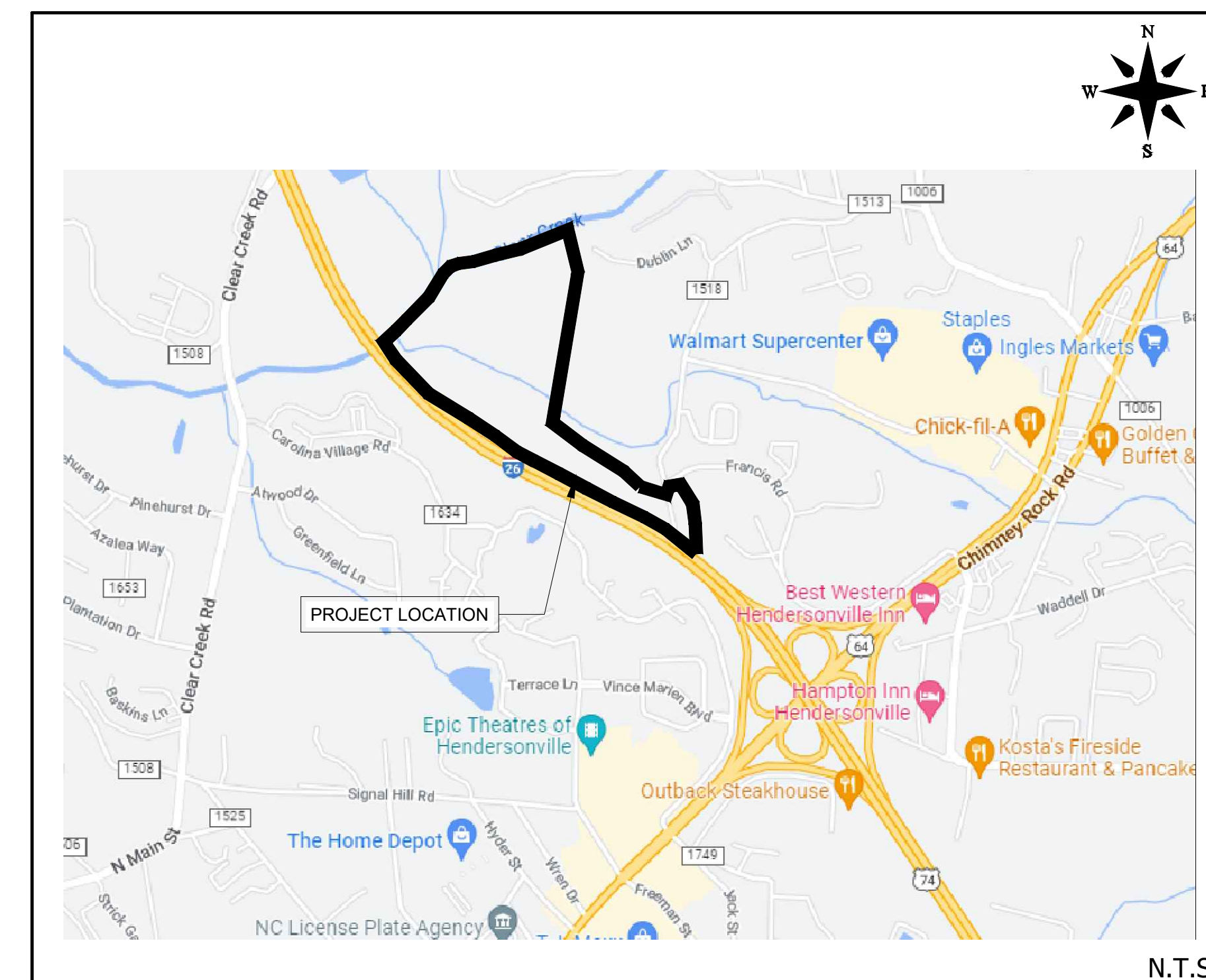
1. PROJECT ADDRESS: LAKEWOOD ROAD, HENDERSONVILLE NC 28792
2. TOTAL ACREAGE: 60.56 AC
3. ZONING: I-1 (INDUSTRIAL)
4. PROJECT PIN NUMBER(S): 9579392060, 9579382595, 9579290718, 9579192770
5. EXISTING TOPO INFO SHOWN WAS PROVIDED BY: GIS
6. EXISTING BOUNDARY INFO PROVIDED BY: GIS
7. FEMA FLOOD PANEL: 3700967000J (EFF. 10/2008)
8. RECEIVING STREAM: CLEAR CREEK
9. SOIL TYPE(S): BaB, Co, EdE, EdF, HyC
10. DEED BOOK / PAGE: 857/631
11. LATITUDE / LONGITUDE: 35.346988, -82.447351
12. DISTURBED ACREAGE: 18.42 AC
13. EROSION CONTROL REVIEW: HENDERSON COUNTY
14. STORMWATER MANAGEMENT REVIEW: HENDERSONVILLE

1. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGES WHICH OCCUR DURING CONSTRUCTION.
2. LOCATION OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS MADE OR IMPLIED BY THE LOCATION REFLECTED IN THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE, SIZE AND LOCATION OF ALL UTILITIES AND OTHER FEATURES WHICH MAY AFFECT CONSTRUCTION OR THE INTENDED FUNCTION OF THE DESIGN. CONTRACTOR SHALL NOTIFY DESIGNER PRIOR TO CONSTRUCTION IF EXISTING CONDITIONS DIFFER FROM THAT INDICATED IN THE PLANS.
3. NO STREAM OR WETLAND DISTURBANCE SHALL OCCUR WITHOUT A ARMY CORPS OF ENGINEERS PERMIT.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
5. ANY EXCESS CUT MATERIAL DEVELOPED IN THE CONSTRUCTION OF THIS SITE SHALL BE DISPOSED OF IN AN APPROPRIATELY PERMITTED SPOIL SITE. CONTRACTOR TO PROVIDE PROOF OF PERMITS PRIOR TO CONSTRUCTION.
6. ANY ALTERATION TO THE PLANS MUST BE APPROVED BY THE PROJECT ENGINEER, OR APPROPRIATE AGENCY PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL OBTAIN, AND PAY FOR, PRIOR TO BEGINNING ANY WORK, ALL PERMITS AND LICENSES NECESSARY TO ACCOMPLISH THE WORK.
8. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADEQUATE SUPERVISION TO PREVENT DAMAGE AND MOVEMENT FROM EQUIPMENT WORKING AROUND CONSTRUCTION STAKES. THESE CONSTRUCTION STAKES SHALL REMAIN IN PLACE AND BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD, IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION, SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND/OR ALL CODE REQUIREMENTS, RULES AND REGULATION OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.

1. NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE OWNER, THE CONTRACTOR, THE ENGINEER, AND A REPRESENTATIVE OF THE APPROVING JURISDICTION.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED AT OR PRIOR TO THE PRECONSTRUCTION MEETING.
3. ENGINEER TO BE CALLED FOR PERIODIC INSPECTIONS.
4. CALL ENGINEERING PRIOR TO COVERING UNDERGROUND STRUCTURES FOR FINAL INSPECTIONS.
5. REFER TO MANUFACTURER'S SPECIFICATION MANUAL AND STATE AND LOCAL STANDARDS FOR ADDITIONAL REQUIREMENTS AND STANDARDS.



VICINITY MAP



FIRST VICTORY INC

TRAVIS FOWLER
TRAVIS@FIRSTVICTORY.COM
828 577 4201
542 SOUTH CALDWELL STREET
BREVARD NC 28712

GROUP VENTURES INC

1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

BROOKS ENGINEERING ASSOCIATES, PA

MARK BROOKS PE
MBROOKS@BROOKSEA.COM
828-232-4700
17 ARLINGTON STREET
ASHEVILLE, NC 28801

BROOKS ENGINEERING ASSOCIATES

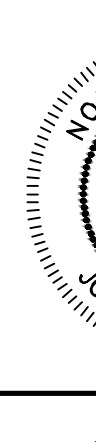
TROY SHRIVER, PLS
TSHRIVER@BROOKSEA.COM
15 ARLINGTON STREET
ASHEVILLE, NC 28801

FIND THE LINE STUDIOS, LLC

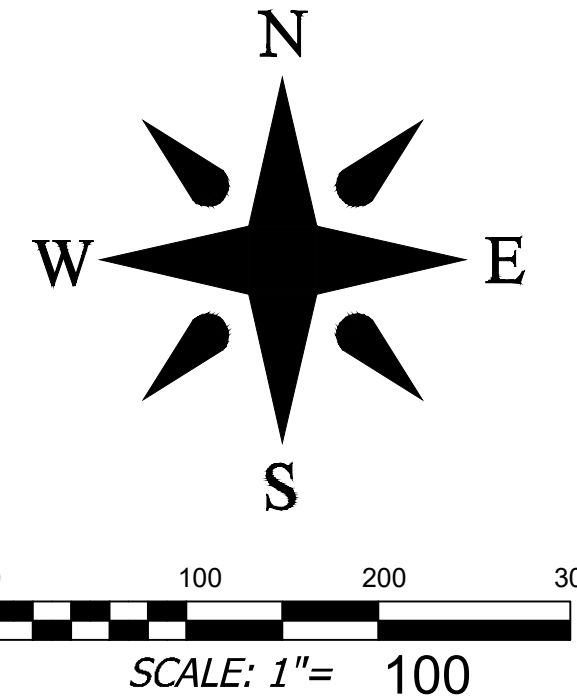
ROB DULL, PLA
ROB@FINDTHELINESTUDIOS.COM
305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

SHEET INDEX

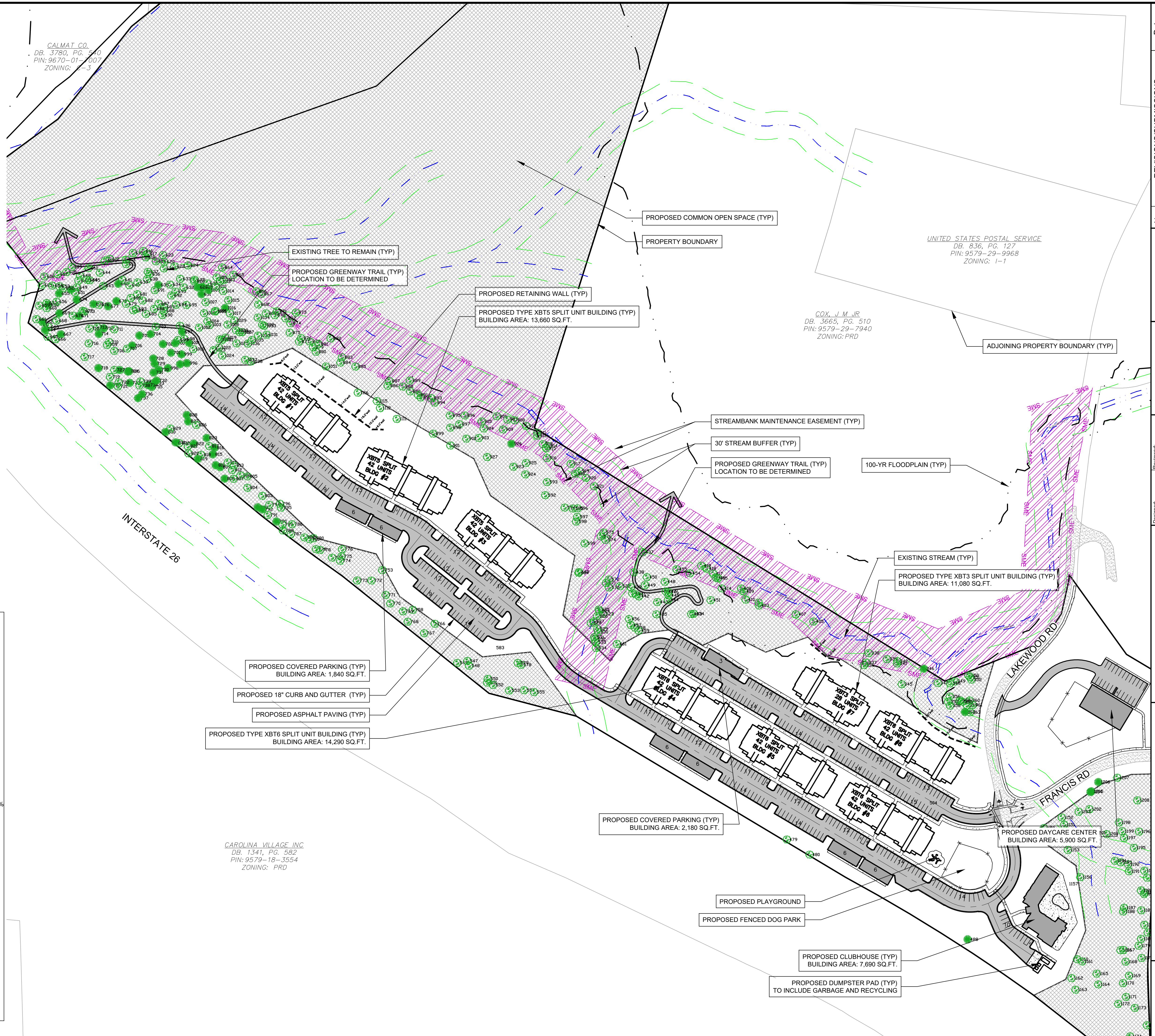
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Project No: 557522		LAKEWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA				Designed: JHK Drawn: ZAW Checked: JHK		Reviewed: JHK Scale: AS NOTED Date: 2022-09-02						REVISIONS/SUBMISSIONS 1 PRELIMINARY 2 CZD SUBMITTAL 3 CZD RESUBMITTAL		Date 2022-05-19 2022-06-01 2022-09-02	
C-0		DRAWING TITLE: COVER SHEET		Planning • Engineering • Surveying • Environmental Services •						FINAL DRAWING - FOR REVIEW PURPOSES ONLY						Review Sheet Submission number with a triangle indicates changes made on this sheet	

	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. STREAM
	EXIST. STREAM BUFFER
	STREAMBANK MAINTENANCE EASEMENT
	100-YR FLOODPLAIN
	EXIST. RIGHT OF WAY
	EXIST. BUILDING
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXIST. CURB
	NEW COMMON OPEN SPACE
	NEW BUILDING
	NEW PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW CURB & GUTTER
	NEW WALL (BY OTHERS)
	NEW FENCE
	EXISTING TREE TO REMAIN



PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
 PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192720
 PROPERTY SIZE: 60.56 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSONVILLE
 ZONING CLASSIFICATION: L1 (INDUSTRIAL)
 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/60.56=5.31 UNITS/AC
 MAXIMUM BUILDING HEIGHT: 64 FT
 FRONT SETBACK: 14 FT FROM BACK OF CURB
 SIDE SETBACK: 5 FT
 REAR SETBACK: 10 FT
 PARKING REQUIREMENTS (APCS): 322 UNITS * 1 SPACE/UNIT=322
FAIRLY PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452
 PARKING REQUIREMENTS (WCCA): 40 DO/PU SPACES - 12 EMP. SPACES = 16
 PARKING PROVIDED (WCCA): 24
 PROJECT AREA: 60.56 AC
 SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
 SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
 SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
 SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - TOTAL OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT: ----
 ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
 EMAIL: ----
 PHONE: ----
 DEVELOPER: FIRST VICTORY INC
 CONTACT: TRAVIS FOWLER
 ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
 EMAIL: TRAVIS@FIRSTVICTORY.COM
 PHONE: 828 577 4201
 ENGINEER: BROOKS ENGINEERING
 CONTACT: MARK BROOKS PE
 ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
 EMAIL: MBROOKS@BROOKSEA.COM
 PHONE: 828-232-4700
 LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
 CONTACT: ROB DULL, PLA
 ADDRESS: 305 POLE CREAMSAND ROAD
ASHEVILLE, NC 28806
 EMAIL: ROB@FINDTHELINESTUDIOS.COM
 PHONE: 828 674 5592
 LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
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 SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
 TO THE NORTH.

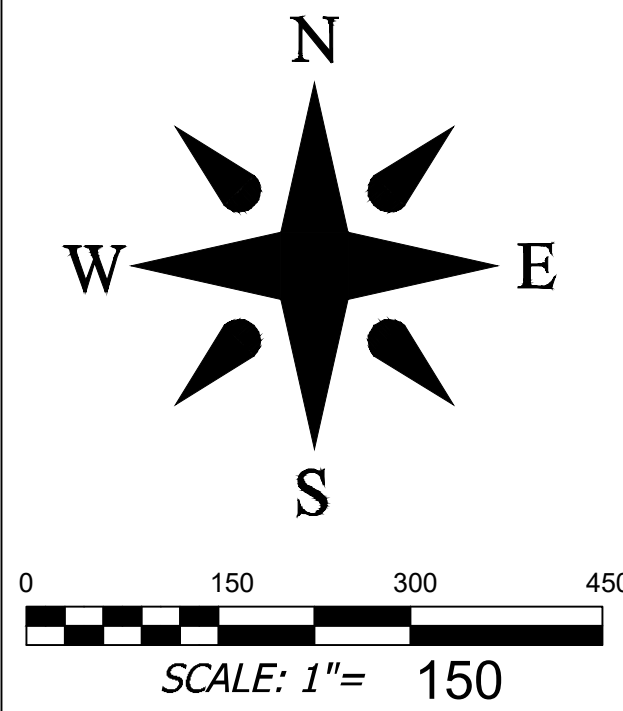


Project No: 557522	LAKEWOOD APARTMENTS DEVELOPMENT PLAN	CITY OF HENDERSONVILLE NORTH CAROLINA		Drawing Title: MASTER PLAN	Planning • Engineering • Surveying • Environmental Services •	Designated: JHK	Checked: JHK	Scale: AS NOTED	Date: 2022-09-02	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com			REVISIONS/SUBMISSIONS	Date	
													No.		
													1	PRELIMINARY	2022-05-19
													2	CZD SUBMITTAL	2022-06-01

 EXIST. BOUNDARY
 EXIST. ADJOINER
 MONUMENT FOUND
 REBAR FOUND
 IRON PIPE FOUND
 NAIL FOUND
 CORNER TREE FOUND

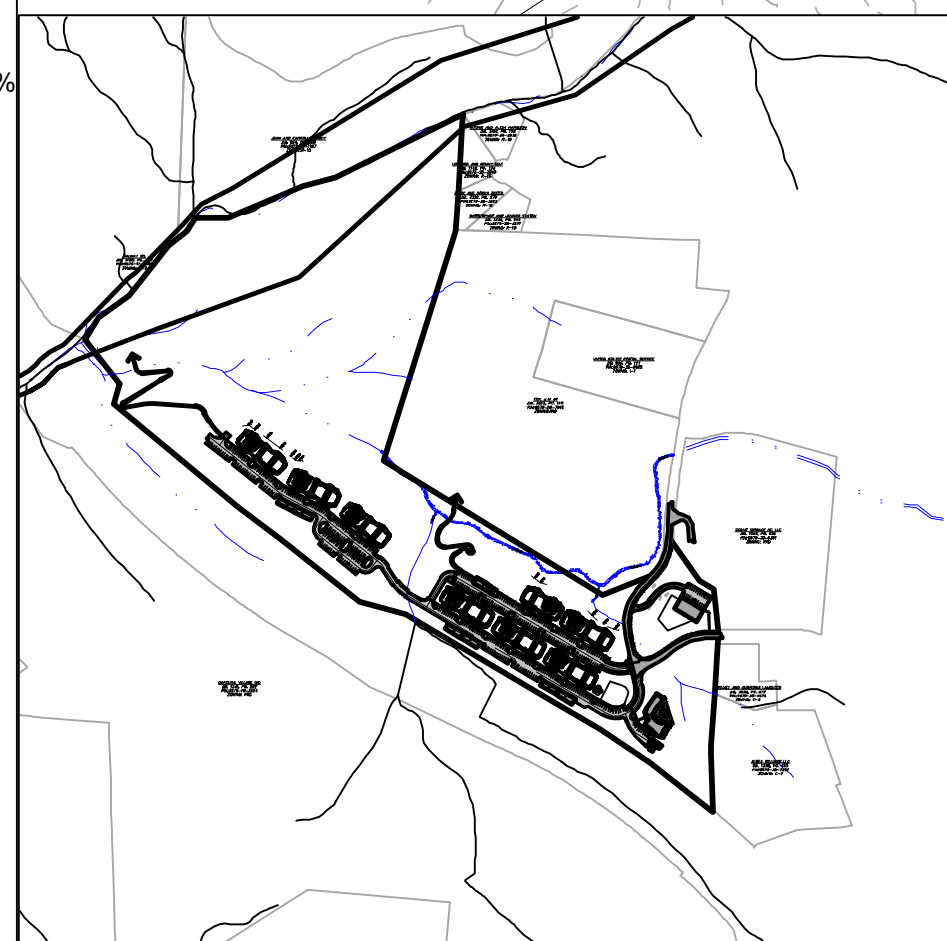
 EXIST. STREAM
 EXIST. STREAM BUFFER

 STREAMBANK MAINTENANCE
 EASEMENT
 100-YR FLOODPLAIN

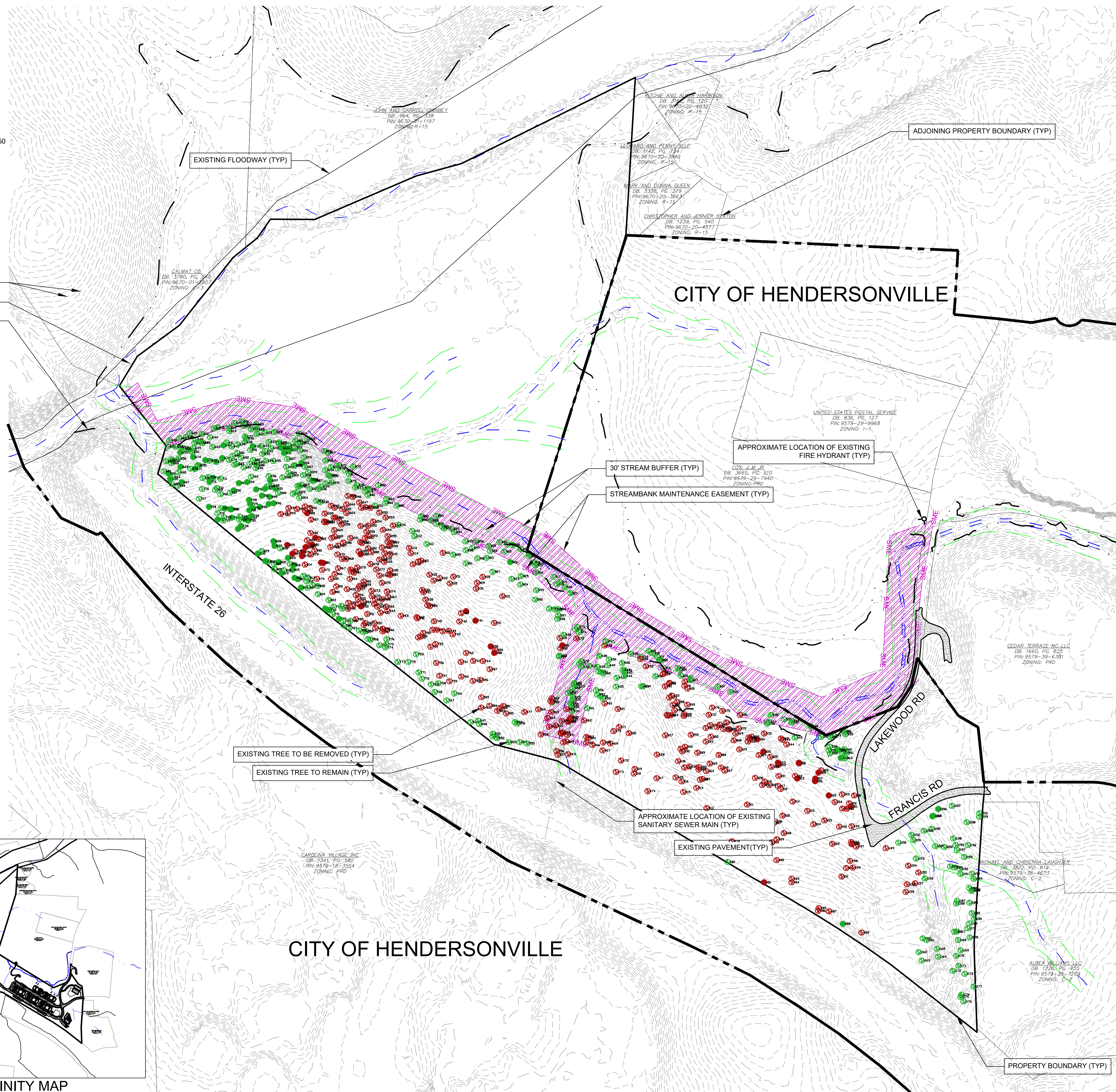


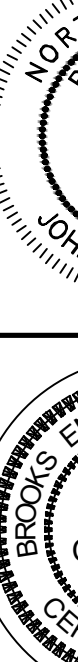
- | | |
|---|---------------------------|
| | EXIST. RIGHT OF WAY |
| | EXIST. EASEMENT |
| | EXIST. BUILDING SETBACK |
|  | EXISTING BUILDING |
|  | EXISTING SIDEWALK |
|  | EXISTING PAVEMENT |
|  | EXISTING GRAVEL |
|  | EXIST. CURB |
|  | EXIST. MANHOLE |
|  | EXIST. MANHOLE |
|  | EXIST. SANITARY SEWER |
|  | EXIST. SEWER CLEAN OUT |
|  | EXIST. WATER LINE |
|  | EXIST. WATER METER |
|  | EXIST. FIRE HYDRANT |
|  | EXIST. WATER VALVE |
|  | EXIST. OVERHEAD UTILITIES |
|  | EXIST. POWER POLE |
|  | EXIST. UNDERGRD UTILITIES |
|  | EXIST. STORM DRAIN |
|  | EXIST. CURB INLET |
|  | EXIST. JUNCTION BOX |
|  | EXIST. DROP INLET |
|  | EXIST. TELE MANHOLE |
|  | EXIST. DROP INLET |
|  | EXIST. TRANSFORMER |
|  | EXIST. LIGHT POLE |
|  | EXIST. MINOR CONTOUR |
|  | EXIST. MAJOR CONTOUR |
| | ABANDON EASEMENT |
|  | DEMO BUILDING |
|  | DEMO CONCRETE |
|  | DEMO PAVEMENT |
|  | DEMO GRAVEL |
|  | DEMO CURB |
|  | DEMO SANITARY SEWER |
|  | DEMO WATER LINE |
|  | DEMO OTHER UTILITIES |
|  | DEMO STORM DRAIN |
|  | EXISTING TREE TO REMAIN |
|  | EXISTING TREE BE REMOVED |

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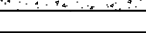
VICINITY MAP



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Drawing Title: EXISTING CONDITIONS PLAN	FINAL DRAWING - FOR REVIEW PURPOSES ONLY						
Planning • Engineering • Surveying • Environmental Services • 15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com							

- EXIST. BOUNDARY
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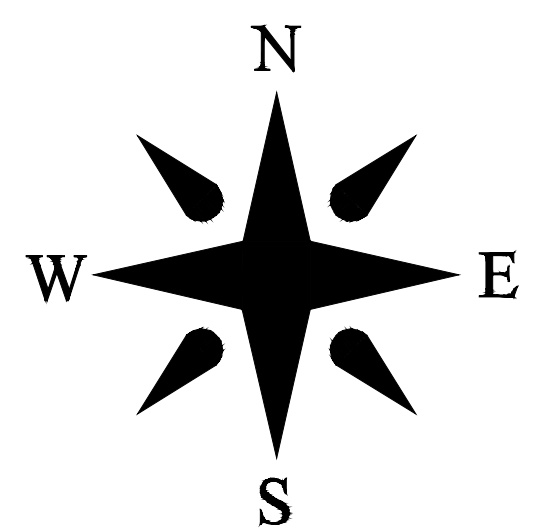
- EXIST. RIGHT OF WAY
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 EXIST. CURB

- 
 NEW COMMON OPEN SPACE
 NEW BUILDING
 NEW PAVEMENT
 NEW CONCRETE SIDEWALK
 NEW CURB & GUTTER

-  NEW YARD INLET
 NEW DROP INLET
 NEW CURB INLET
 NEW JUNCTION BOX
 NEW RIPRAP OUTLET
 ST NEW STORM PIPE
 6in W NEW WATER LINE
 NEW WATER FIRE HYDRANT

-

- 
- EXISTING TREE TO REMAIN



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 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
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 FRONT SETBACK: 14 FT FROM BACK OF CURB
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CALMAT CO.
DB. 3780, PG. 540
PIN: 9670-01-7007
ZONING: C-3

SHEET C-4.1

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

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

SHEET C-4.2

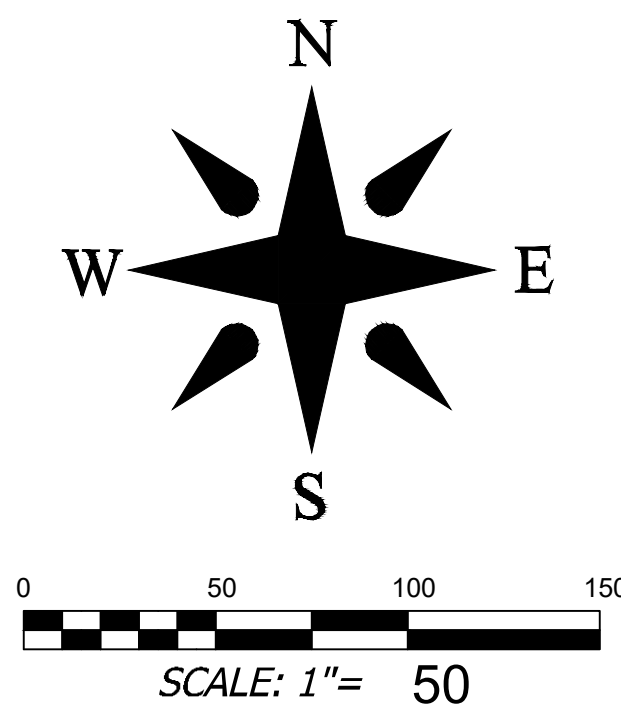
CAROLINA VILLAGE INC
DB. 1341, PG. 582
PIN: 9579-18-3554
ZONING: PRD

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File | location: | 12022 Projects\568122 First Victory | akewood Road Civil\Drawn\ CIVIL BASE 557522.dwg

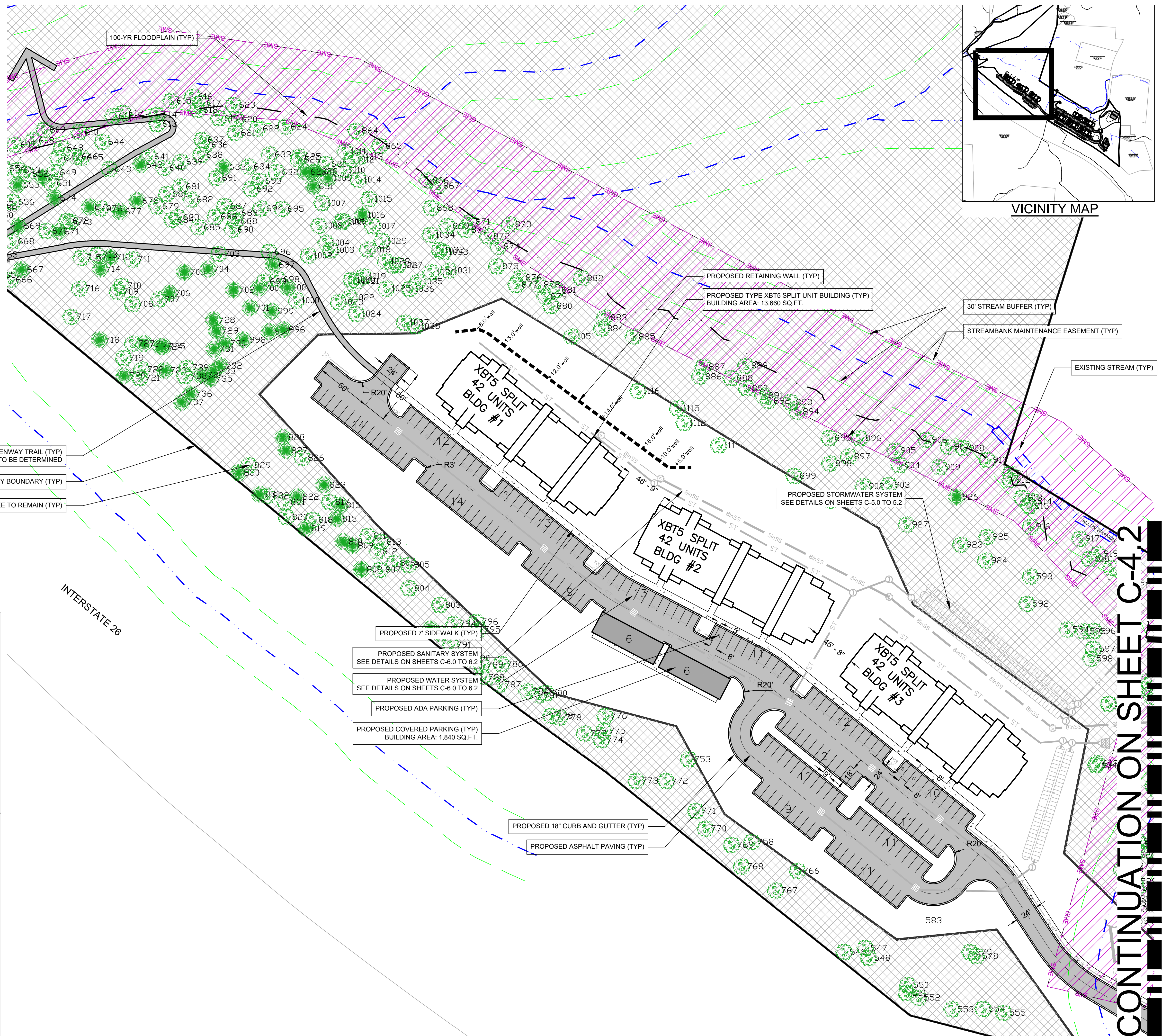
SITE PLAN LEGEND

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NEW JUNCTION BOX
NEW RIPRAP OUTLET
NEW ST
NEW 6inW
NEW 8inSS
NEW 12inSS
NEW WATER FIRE HYDRANT
NEW MANHOLE
NEW SEWER LINE
NEW SANITARY CO / SERVICE
NEW WALL (BY OTHERS)
NEW FENCE
EXISTING TREE TO REMAIN



DEVELOPMENT DATA

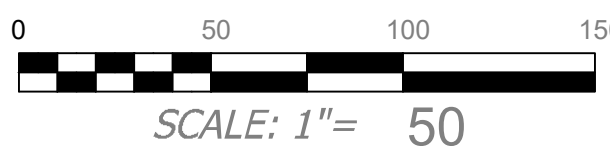
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LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
TO THE NORTH.



VICINITY MAP

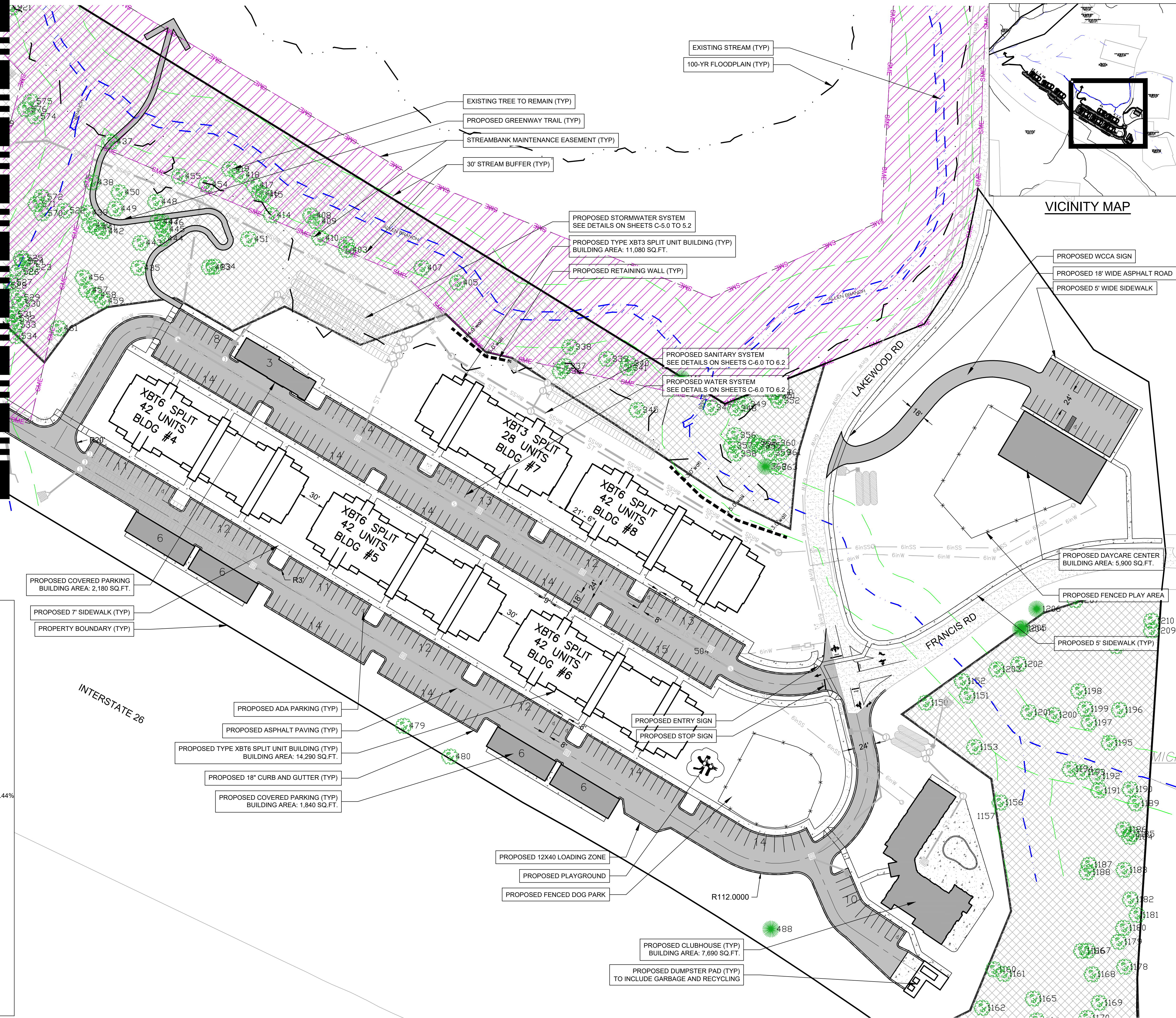
Project No: 557522		LAKWOOD APARTMENTS DEVELOPMENT PLAN		NORTH CAROLINA CITY OF HENDERSONVILLE		Drawing Title: SITE PLAN	
C-4.1		NORTH CAROLINA ENGINEERING ASSOCIATES		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		FINAL DRAWING - FOR REVIEW PURPOSES ONLY	
Unassigned JHK		Scale: AS NOTED		Seal NORTH CAROLINA ENGINEER JOHN H. KINNAIRD SEAL 035686		Revisions/Submissions	
Drawn: JHK		Checked: JHK		Date: 2022-09-02		No.	
2022-05-19		2022-06-01		2022-09-02		1 PRELIMINARY	
						2 CZD SUBMITTAL	
						3 CZD RESUBMITTAL	

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



PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
 PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
 PROPERTY SIZE: 60.56 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSONVILLE
 ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
 MAXIMUM BUILDING HEIGHT: 64 FT
 FRONT SETBACK: 14 FT FROM BACK OF CURB
 SIDE SETBACK: 5 FT
 REAR SETBACK: 10 FT
 PARKING REQUIREMENTS (APCS): 322 UNITS * 1 SPACE/UNIT=322
SPACES PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452
 PARKING REQUIREMENTS (WCCA): 4 DOPU SPACES + 12 EMP. SPACES = 64
 PARKING PROVIDED (WCCA): 24
 PROJECT AREA: 60.56 AC
 SITE COVERAGE - BUILDINGS: 136,300 SQ.FT. (3.12 AC.) - 5.15%
 SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
 SITE COVERAGE - STORMS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
 SITE COVERAGE - OTHER UTILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - UNKNOWN OPEN SPACE, 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT: ----
 ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
 EMAIL: ----
 PHONE: ----
 DEVELOPER: FIRST VICTORY INC
 CONTACT: TRAVIS FOWLER
 ADDRESS: 542 SOUTH CALDWELL STREET
BREYARD NC 28712
 EMAIL: TRAVIS@FIRSTVICTORY.COM
 PHONE: 828 577 4201
 ENGINEER: BROOKS ENGINEERING
 CONTACT: MARK BROOKS PE
 ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
 EMAIL: MBROOKS@BROOKSEA.COM
 PHONE: 828-232-4700
 LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
 CONTACT: ROB DULL, PLA
 ADDRESS: 305 POLE CREAMSAR ROAD
ASHEVILLE, NC 28806
 EMAIL: ROB@FINDTHELINESSTUDIOS.COM
 PHONE: 828 674 5592
 LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
 PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
 SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
 TO THE NORTH.

CONTINUATION ON SHEET C-4.1



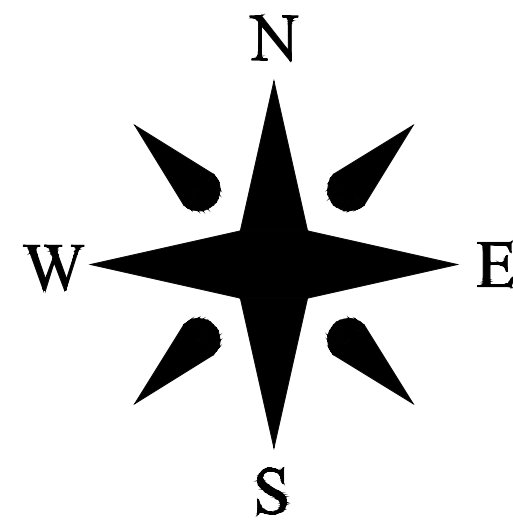
VICINITY MAP

Project No: 557522	LAKWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA		Designed: JHK Drawn: ZAW Checked: JHK	Reviewed: JHK Scale: AS NOTED Date: 2022-09-02		No. 1 2 3	REVISIONS/SUBMISSIONS PRELIMINARY CZD SUBMITTAL CZD RESUBMITTAL	Date 2022-05-19 2022-06-01 2022-09-02
			Drawing Title: SITE PLAN					

File | location: | :2022 Projects\568122 First Victory | Lakewood Road Civil\Drawn\Civil BASE 557522.dwg

GRADING AND STORMWATER LEGEND

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

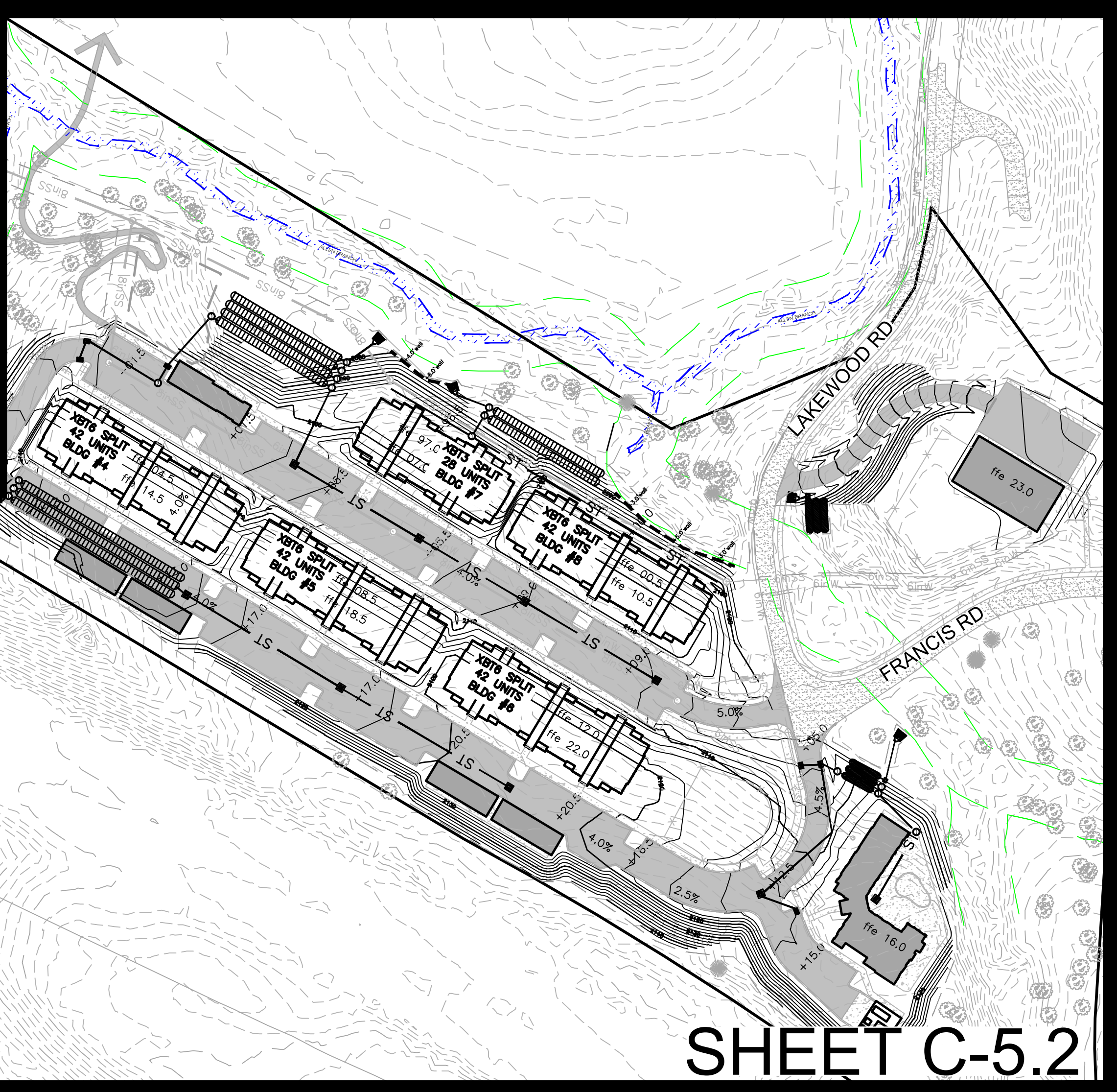
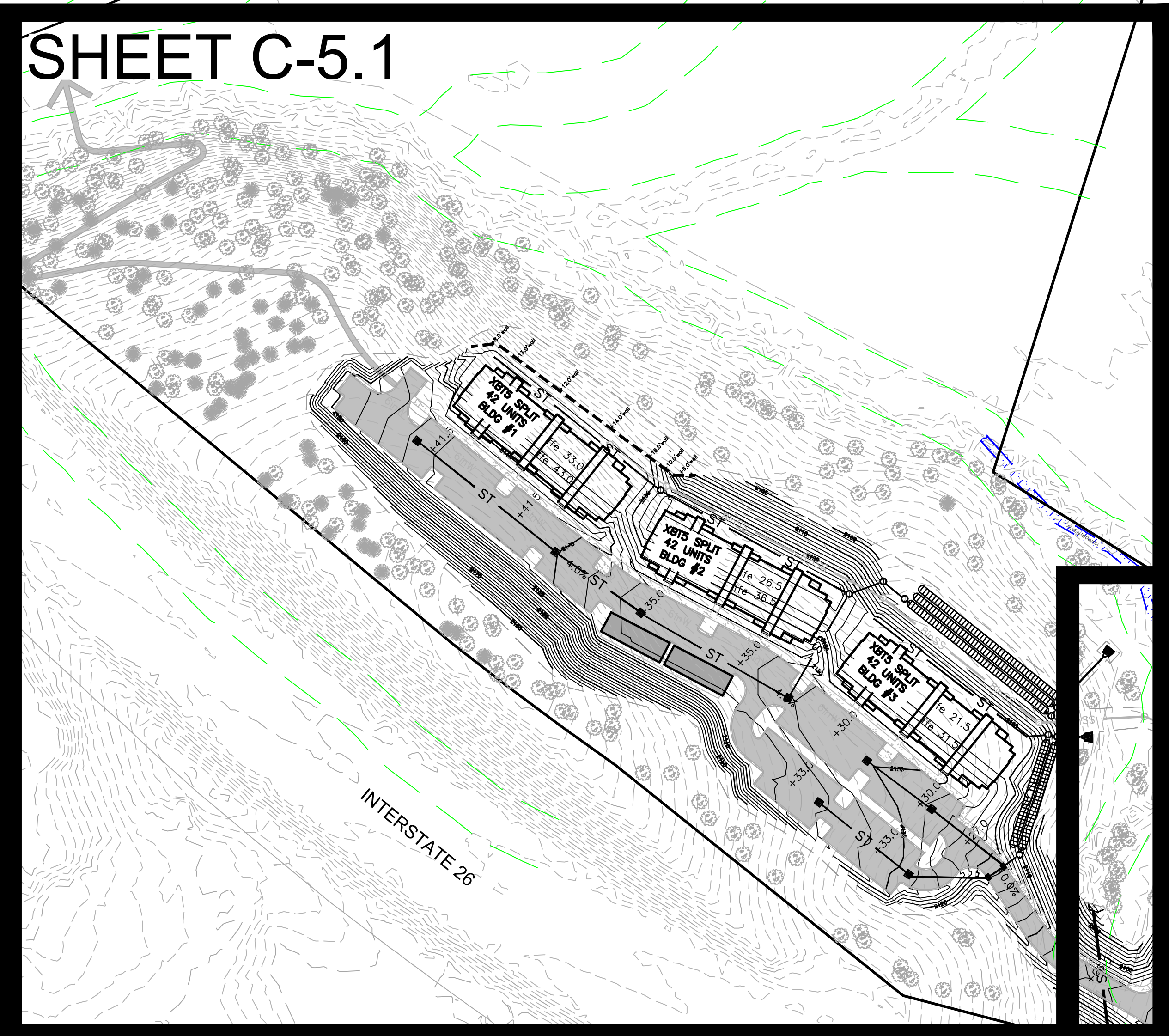


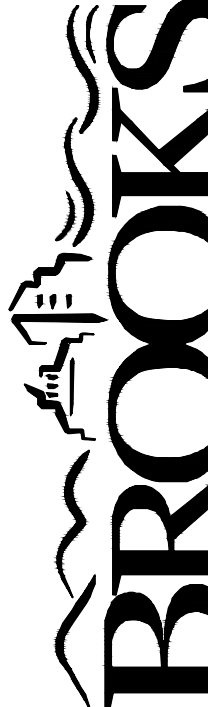
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SCALE: 1"= 100

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
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EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
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PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
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PARKING PROVIDED (APTS): 14 SPACES/UNIT * 322 UNITS = 452
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SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%
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PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

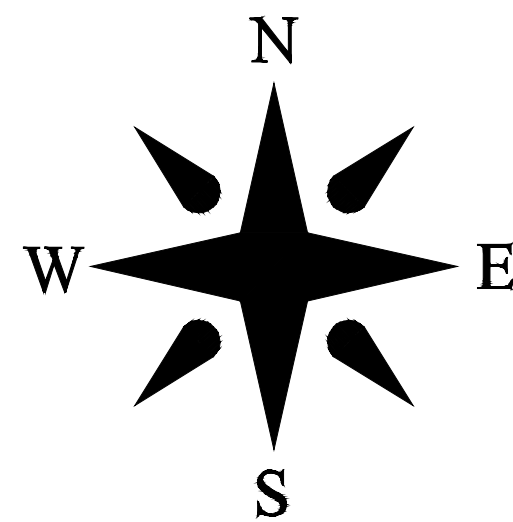
SHEET C-5.1



Project No: 557522		LAKEWOOD APARTMENTS DEVELOPMENT PLAN		CITY OF HENDERSONVILLE NORTH CAROLINA				Designed: JHK Drawn: ZAW Checked: JHK		Reviewed: JHK Scale: AS NOTED Date: 2022-09-02		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com				No. 1 PRELIMINARY 2 CZD SUBMITTAL 3 CZD RESUBMITTAL		Date 2022-05-19 2022-06-01 2022-09-02	
Drawing Title: OVERALL STORMWATER AND GRADING PLAN		FINAL DRAWING - FOR REVIEW PURPOSES ONLY																	
Revisions: Same number with a triangle indicates changes made on this sheet.																			

GRADING AND STORMWATER LEGEND

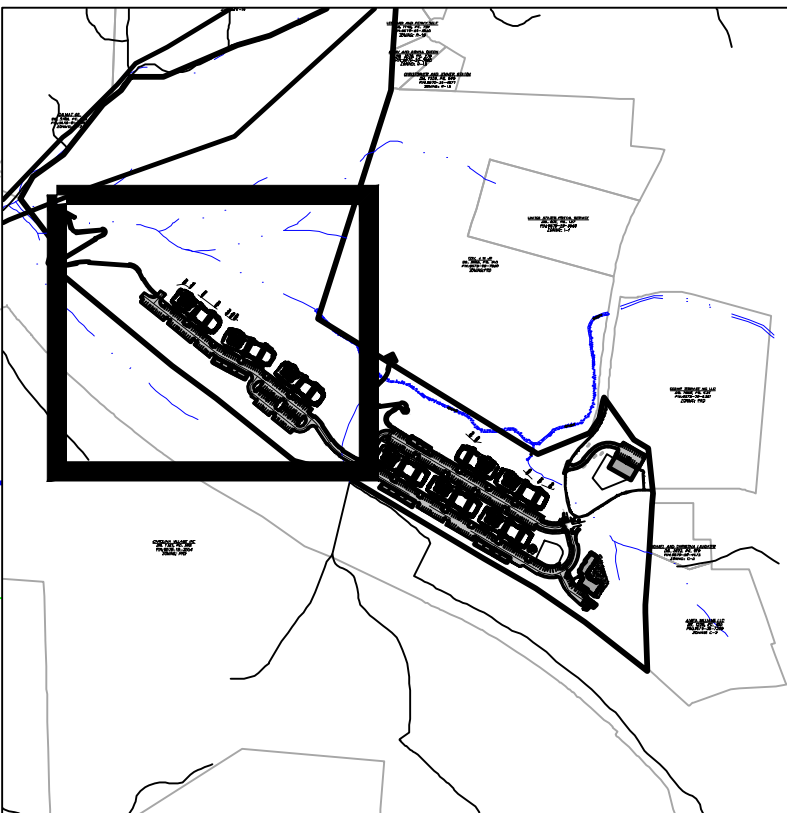
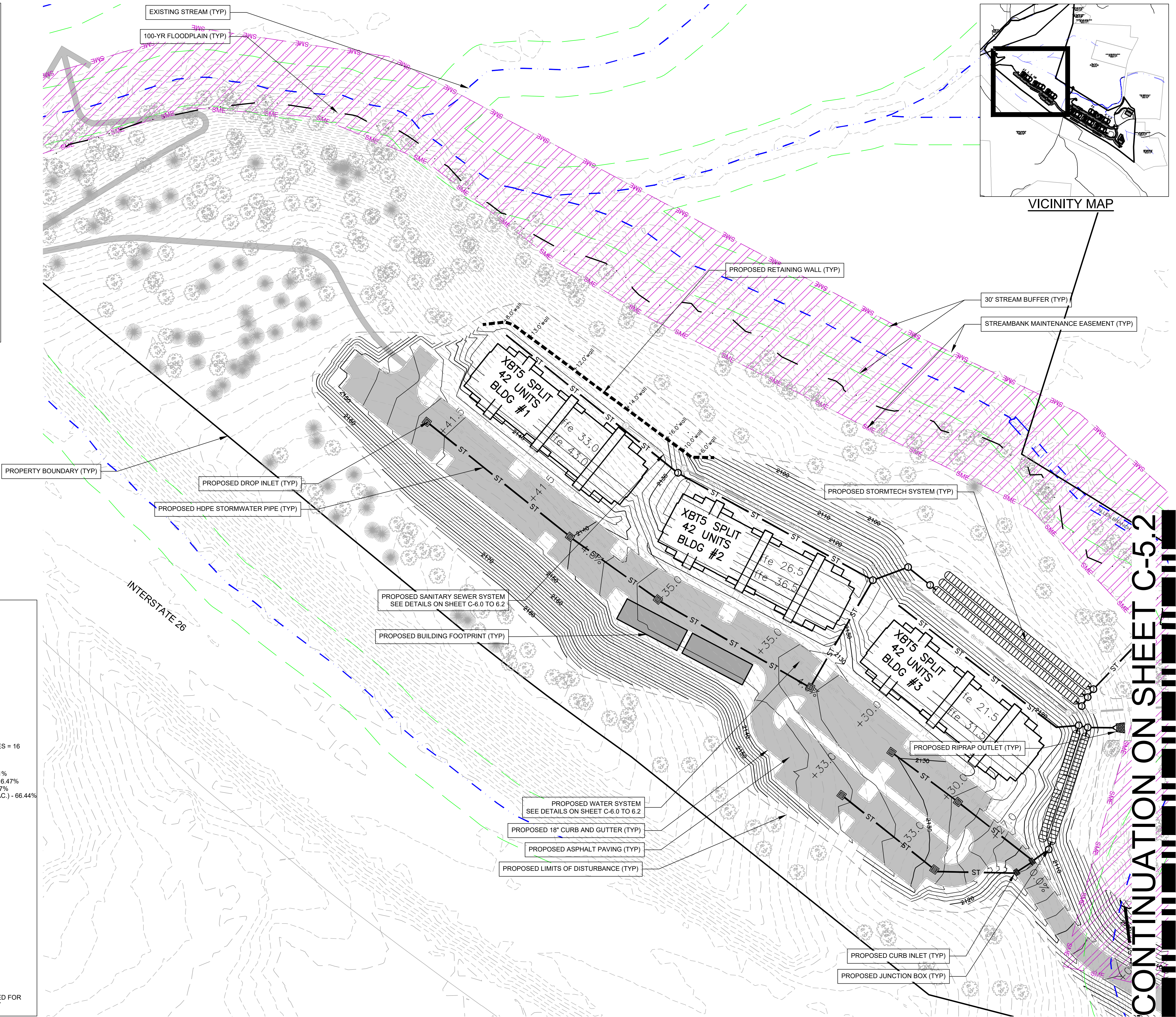
- EXIST. BOUNDARY
EXIST. ADJOINER
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STREAMBANK MAINTENANCE EASEMENT
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EXISTING PAVEMENT
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NEW STORM PIPE
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW SPOT GRADE
LIMITS OF DISTURBANCE
NEW WALL (BY OTHERS)



0 50 100 150
SCALE: 1"= 50

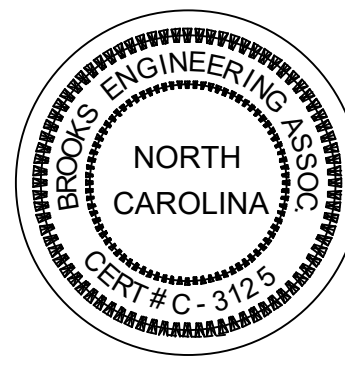
DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
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STORMWATER REVIEW: HENDERSONVILLE
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PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
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TO THE NORTH.



VICINITY MAP

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02



Reviewed:	JHK	Scale:	AS NOTED
Drawn:	ZAW	Date:	2022-09-02
Checked:	JHK		

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

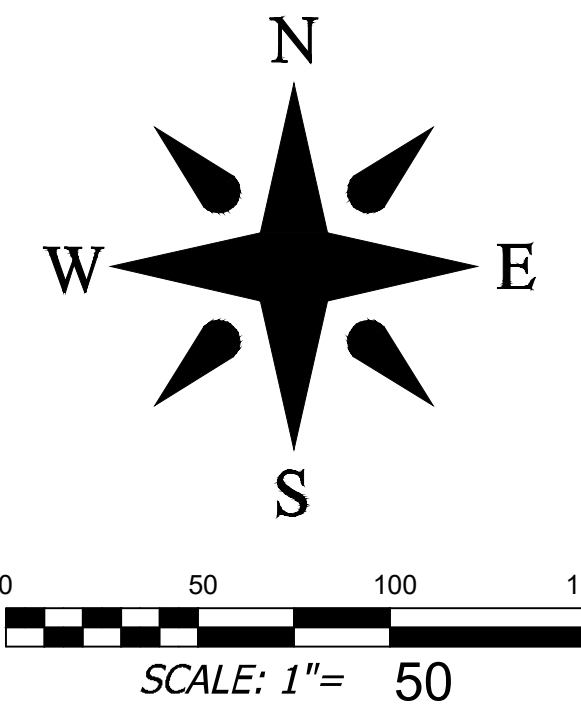


Project No:	557522	LAKWOOD APARTMENTS	NORTH CAROLINA
Drawing Title:	C-5.1	DEVELOPMENT PLAN	CITY OF HENDERSONVILLE

Project No:	557522	Drawing Title:	SITE, STORMWATER AND UTILITY PLAN
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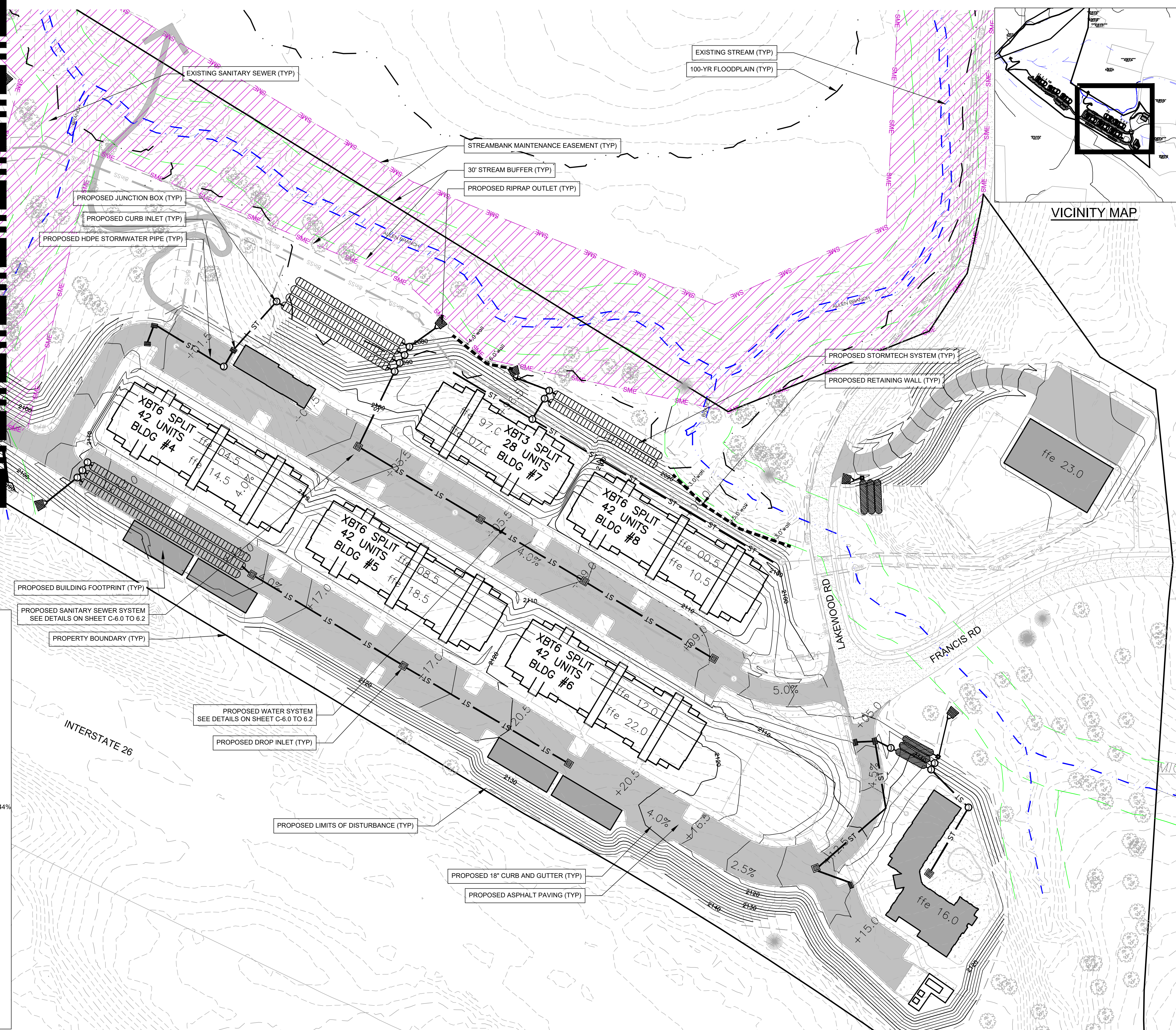
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 EXIST. BOUNDARY
 EXIST. ADJUNCTION
 EXIST. STREAM
 EXIST. STREAM BUFFER
 STREAMBANK MAINTENANCE
 EASEMENT
 100-YR FLOODPLAIN
 EXIST. RIGHT OF WAY
 EXISTING SIDEWALK
 EXISTING PAVEMENT
 EXIST. MINOR CONTOUR
 EXIST. MAJOR CONTOUR
 NEW BUILDING
 NEW PAVEMENT
 NEW CONCRETE SIDEWALK
 NEW CURB & GUTTER
 NEW YARD INLET
 NEW DROP INLET
 NEW CURB INLET
 NEW JUNCTION BOX
 NEW RIPRAP OUTLET
 ST
 NEW STORM PIPE
 NEW MINOR CONTOUR
 NEW MAJOR CONTOUR
 NEW SPOT GRADE
 LIMITS OF DISTURBANCE
 NEW WALL (BY OTHERS)



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 HENDERSONVILLE NC 28792
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 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/(60.56+ 5.31 UNITS/AC)
 MAXIMUM BUILDING HEIGHT: ---
 FRONT SETBACK: 14 FT FROM BACK OF CURB
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 PARKING PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452
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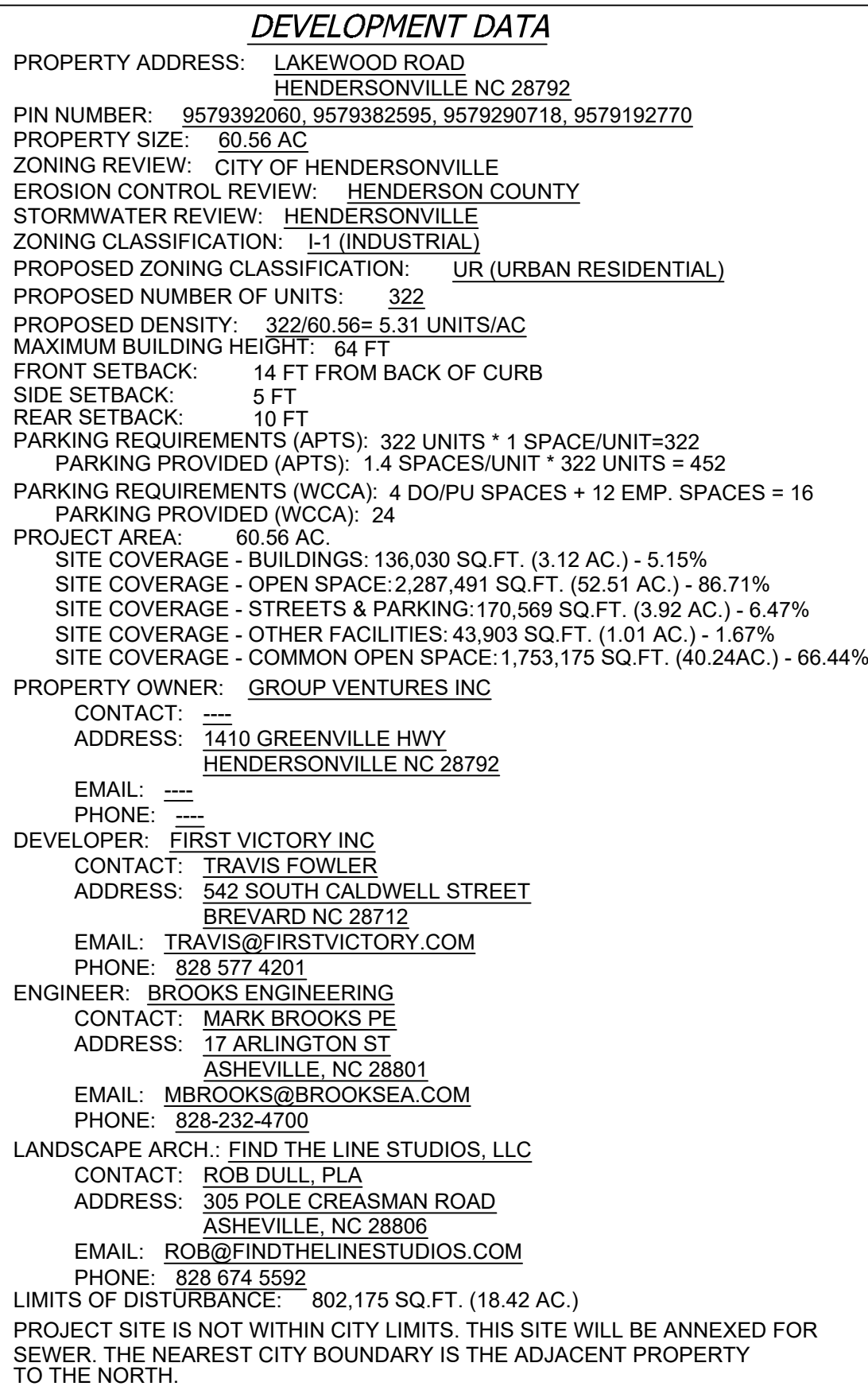
CONTINUATION ON SHEET C-5.1



VICINITY MAP

Project No: 557522	LAKEWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA		DESIGNED: JHK DRAWN: ZAW CHECKED: JHK 2022-09-02	REVIEWED: JHK SCALE: AS NOTED DATE: 2022-09-02			REVISIONS/SUBMISSIONS 1 PRELIMINARY 2 C2D SUBMITTAL 3 C2D RESUBMITTAL	DATE 2022-05-19 2022-06-01 2022-09-02
Drawing Title: STORMWATER AND GRADING PLAN		Planning • Engineering • Surveying • Environmental Services •		FINAL DRAWING - FOR REVIEW PURPOSES ONLY		Revision/Submission number with a triangle indicates changes made on this sheet		

	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. STREAM
	EXIST. STREAM BUFFER
	STREAMBANK MAINTENANCE EASEMENT
	100-YR FLOODPLAIN
	EXIST. RIGHT OF WAY
	EXISTING PAVEMENT
	EXIST. MANHOLE
	EXIST. MANHOLE
	EXIST. SANITARY SEWER
	EXIST. SEWER CLEAN OUT
	EXIST. WATER LINE
	EXIST. WATER METER
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. OVERHEAD UTILITIES
	EXIST. POLE POLE
	EXIST. UNDERGRD UTILITIES
	EXIST. STORM DRAIN
	EXIST. CURB INLET
	EXIST. JUNCTION BOX
	EXIST. DROP INLET
	EXIST. TELE MANHOLE
	EXIST. DROP INLET
	EXIST. TRANSFORMER
	EXIST. LIGHT POLE
	EXIST. SEWER EASEMENT
	EXIST. WATER EASEMENT
	NEW WATER LINE
	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 C / SERVICE
	NEW SEWER EASEMENT



SHEET C-6.1

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

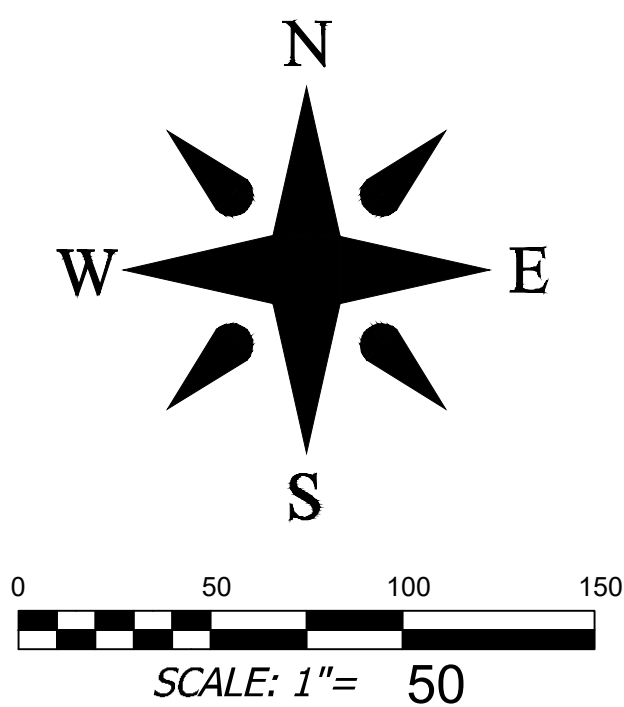
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DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

SHEET C-6.2

Project No: 557522	LAKEWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA		Designed: JHK	Reviewed: JHK			REVISIONS/SUBMISSIONS 1 PRELIMINARY 2 C2D SUBMITTAL 3 C2D RESUBMITTAL	Date
			Drawn: ZAW Checked: JHK	Scale: AS NOTED Date: 2022-09-02				
Drawing Title: OVERALL UTILITY PLAN		Planning • Engineering • Surveying • Environmental Services •		FINAL DRAWING - FOR REVIEW PURPOSES ONLY				
		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookseaa.com		Revisions/Drawings with a triangle indicates changes made on this sheet				

UTILITIES LEGEND

- | | |
|--|---------------------------------|
| | EXIST. BOUNDARY |
| | EXIST. ADJOINER |
| | EXIST. STREAM |
| | EXIST. STREAM BUFFER |
| | STREAMBANK MAINTENANCE EASEMENT |
| | 100-YR FLOODPLAIN |
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| | EXISTING PAVEMENT |
| | EXIST. MANHOLE |
| | EXIST. MANHOLE |
| | EXIST. SANITARY SEWER |
| | EXIST. SEWER CLEAN OUT |
| | EXIST. WATER LINE |
| | EXIST. WATER METER |
| | EXIST. FIRE HYDRANT |
| | EXIST. WATER VALVE |
| | EXIST. OVERHEAD UTILITIES |
| | EXIST. POWER POLE |
| | EXIST. UNDERGRD UTILITIES |
| | EXIST. STORM DRAIN |
| | EXIST. CURB INLET |
| | EXIST. JUNCTION BOX |
| | EXIST. DROP INLET |
| | EXIST. TELE MANHOLE |
| | EXIST. DROP INLET |
| | EXIST. TRANSFORMER |
| | EXIST. LIGHT POLE |
| | EXIST. SEWER EASEMENT |
| | EXIST. WATER EASEMENT |
| | NEW WATER LINE |
| | 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 |



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: L-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 6 FT

FRONT SETBACK: 14 FT FROM BACK OF CURB

SIDE SETBACK: 5 FT

REAR SETBACK: 10 FT

PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322

PARKING PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452

PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16

PARKING PROVIDED (WCCA): 24

PROJECT AREA: 60.56 AC

SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%

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

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

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

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

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: _____

ADDRESS: T410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: _____

PHONE: _____

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828.577.4201

ENGINEER: BROOKS ENGINEERING

CONTACT: MARK BROOKS PE

ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: MBROOKS@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC

CONTACT: ROB DULL, PLA

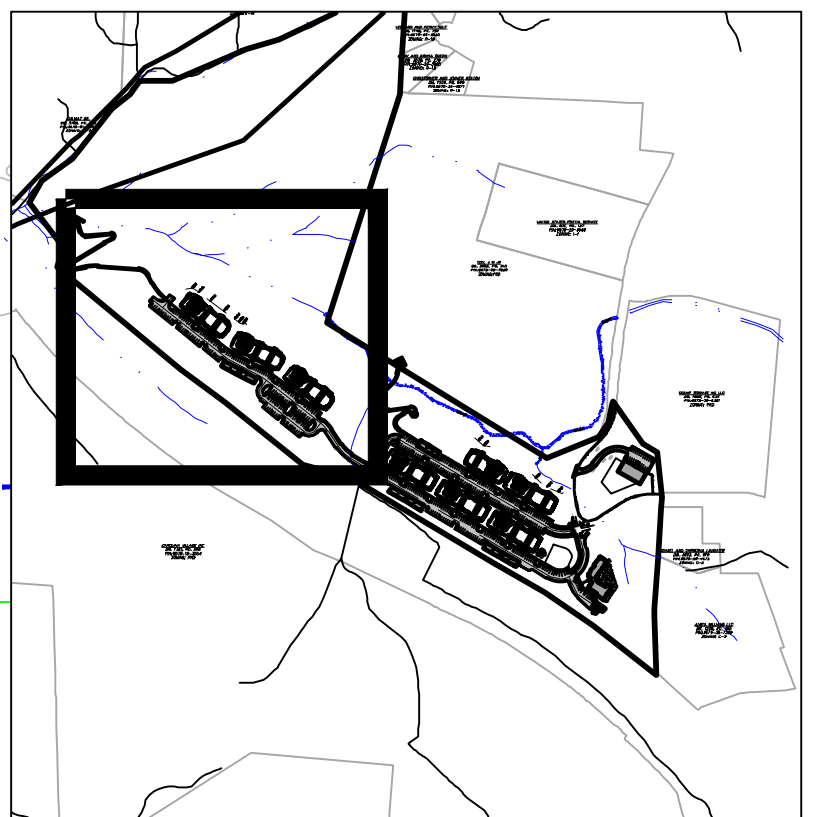
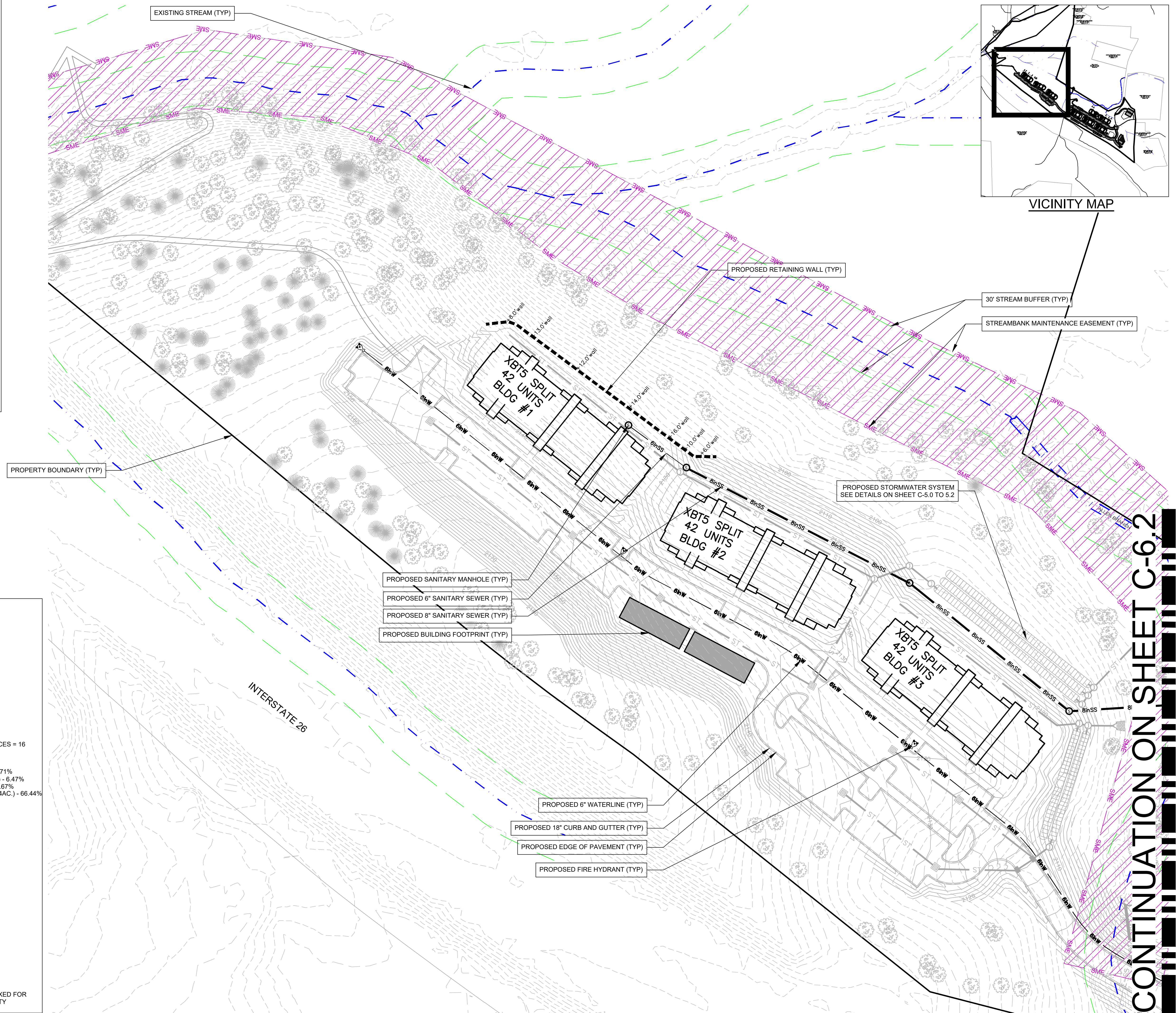
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

EMAIL: ROB@FINDTHELINESTUDIOS.COM

PHONE: 828.674.5592

LIMITS OF DISBURSANCE: 802.175 SQ.FT. (18.42 AC.)

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



VICINITY MAP

30' STREAM BUFFER (TYP)

STREAMBANK MAINTENANCE EASEMENT (TYP)

PROPOSED STORMWATER SYSTEM
SEE DETAILS ON SHEET 0.5.0 TO 0.5.9

PROPOSED SANITARY MANHOLE (TYP)

PROPOSED 6" SANITARY SEWER (TYP)

PROPOSED 8" SANITARY SEWER (TYP)

PROPOSED BUILDING FOOTPRINT (TYP)

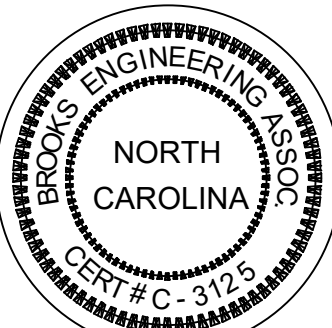
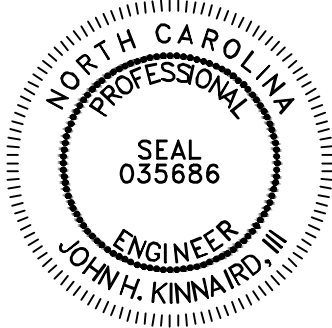
PROPOSED 6" WATERLINE (TYP)

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED EDGE OF PAVEMENT (TYP)

PROPOSED FIRE HYDRANT (TYP)

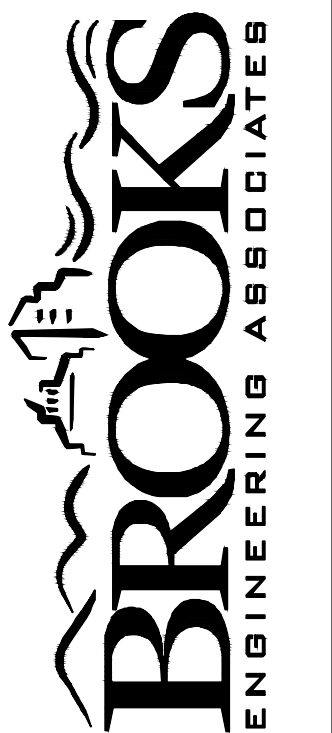
No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
Revision/Submission number with a triangle indicates changes made on this sheet.		



FINAL DRAWING - FOR REVIEW
PURPOSES ONLY

Reviewed:	JHK
Scale:	AS NOTED
Date:	2022-09-02

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



♦ Environmental Services ♦

LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE

UTILITY PLAN

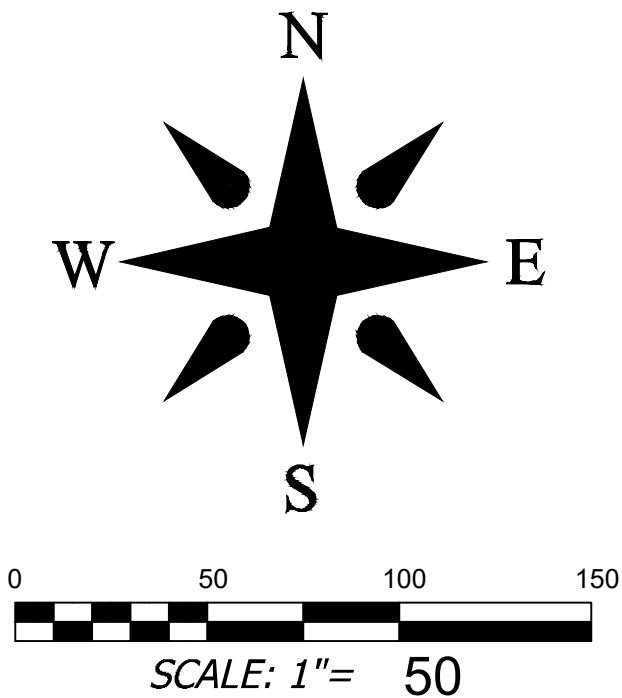
557522
PROJECT NO.

C-6.1

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

CONTINUATION BELOW

- UTILITIES LEGEND**
- EXIST. BOUNDARY
 - EXIST. ADJOINER
 - EXIST. STREAM
 - EXIST. STREAM BUFFER
 - STREAMBANK MAINTENANCE EASEMENT
 - 100-YR FLOODPLAIN
 - EXIST. RIGHT OF WAY
 - EXISTING PAVEMENT
 - EXIST. MANHOLE
 - EXIST. MANHOLE
 - E-SS EXIST. SANITARY SEWER
 - E-W EXIST. SEWER CLEAN OUT
 - EXIST. WATER LINE
 - EXIST. WATER METER
 - HYD EXIST. FIRE HYDRANT
 - E-OU EXIST. OVERHEAD UTILITIES
 - PP EXIST. POWER POLE
 - E-U EXIST. UNDERGROUND UTILITIES
 - E-ST EXIST. STORM DRAIN
 - EXIST. CURB INLET
 - EXIST. JUNCTION BOX
 - EXIST. DROP INLET
 - EXIST. TELE. MANHOLE
 - EXIST. DROP INLET
 - EXIST. TRANSFORMER
 - EXIST. LIGHT POLE
 - E-SE EXIST. SEWER EASEMENT
 - E-WE EXIST. WATER EASEMENT
 - 6inW NEW WATER LINE
 - NEW WATER FIRE HYDRANT
 - NEW WATER VALVE
 - NEW AIR/VAC RLS VALVE
 - NEW WATER BLOW-OFF VALVE
 - NEW WATER DOMESTIC METER
 - P-WE NEW WATER EASEMENT
 - NEW MANHOLE
 - NEW SEWER LINE
 - NEW SANITARY CO / SERVICE
 - P-SE NEW SEWER EASEMENT



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: L-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 64 FT

FRONT SETBACK: 14 FT FROM BACK OF CURB

SIDE SETBACK: 5 FT

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PARKING PROVIDED (APTS): 14 SPACES/UNIT* 322 UNITS = 452

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SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%

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

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

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

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: ---

ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: ---

PHONE: ---

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828 577 4201

ENGINEER: BROOKS ENGINEERING

CONTACT: MARK BROOKS PE

ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: MBROOKS@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC

CONTACT: ROB DULL PLA

ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

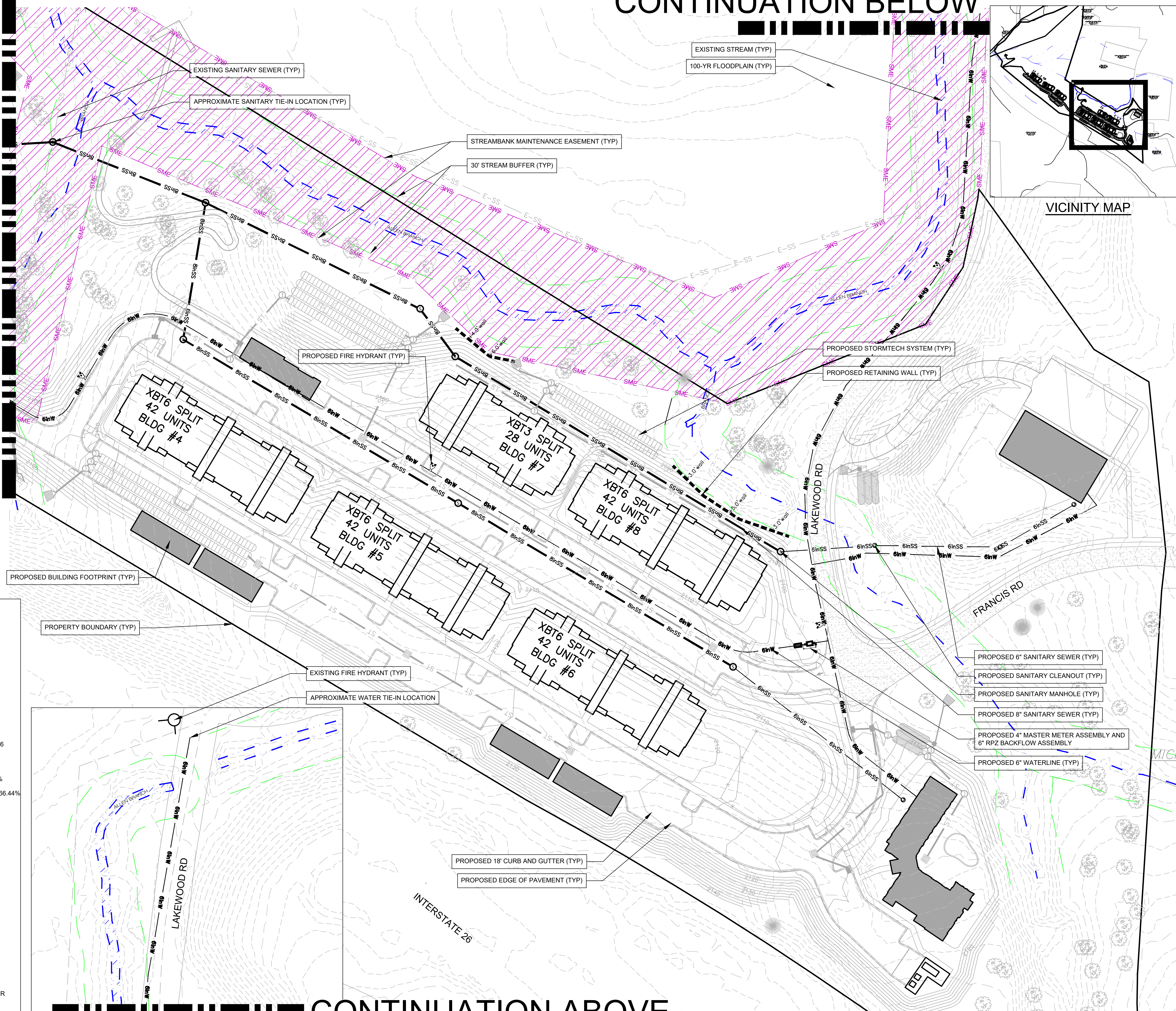
EMAIL: ROB@FINDTHELINESTUDIOS.COM

PHONE: 828 674 5592

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

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

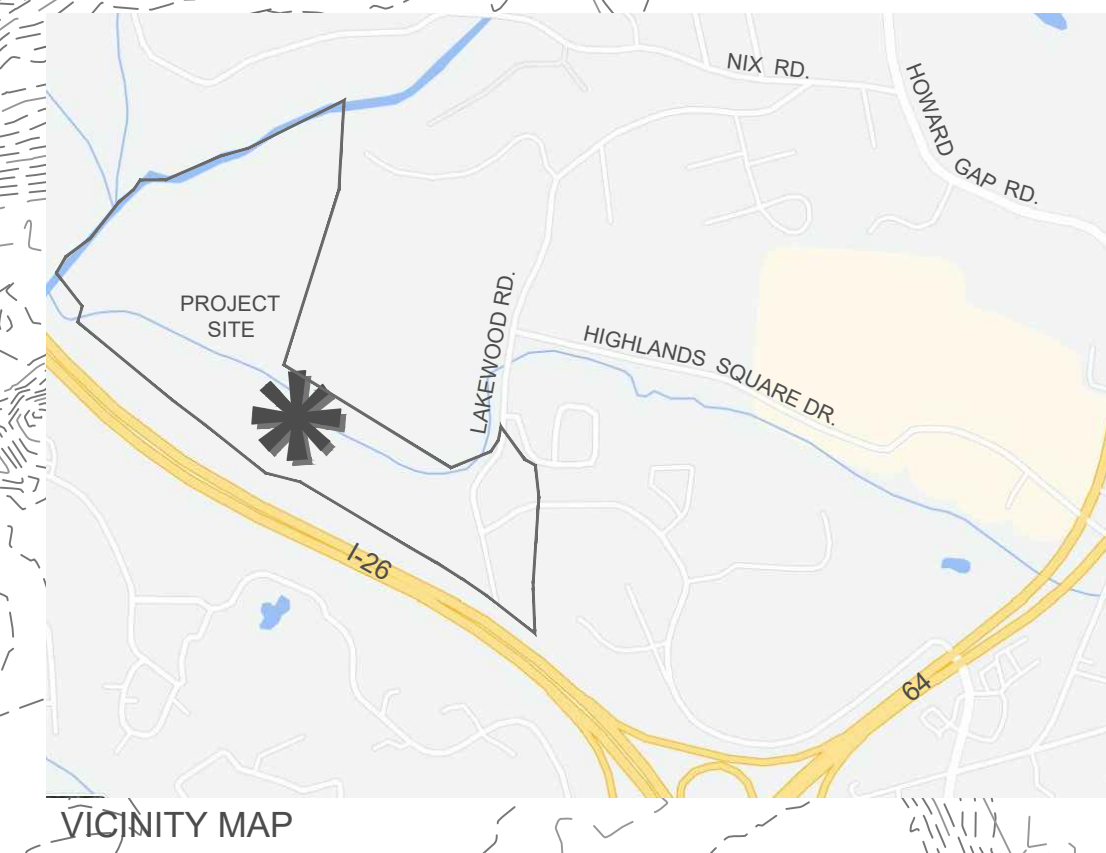
CONTINUATION ON SHEET C-6.1



CONTINUATION ABOVE

Project No: 557522	C-6.2	Drawing Title: UTILITY PLAN	CITY OF HENDERSONVILLE	NORTH CAROLINA	LAKWOOD APARTMENTS DEVELOPMENT PLAN	 BROOKS ENGINEERING ASSOCIATES	Designed: JHK Drawn: ZAW Checked: JHK	Reviewed: JHK Scale: AS NOTED Date: 2022-09-02	Final Drawing - FOR REVIEW PURPOSES ONLY	 ENGINEER NORTH CAROLINA J. KINNARD	REVISIONS/SUBMISSIONS			Date
											No.	1	2	2022-05-19
											No.	3	2022-06-01	2022-09-02

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

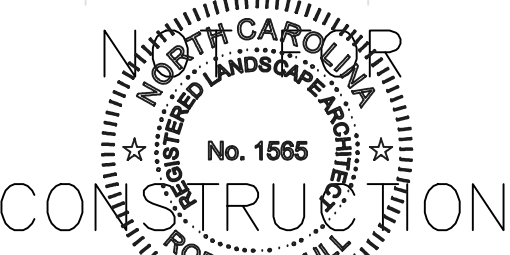
LAKEWOOD
APARTMENTS

PREPARED FOR:

FIRST VICTORY INC.

542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS		
NO.	REMARKS	DATE



DATE:
9.2.22

SHEET TITLE:

OVERALL PLANTING PLAN

SHEET NO.

L-200

PROPERTY OWNER:
GROUP VENTURES INC.
1410 GREENVILLE HWY
HENDERSONVILLE, NC 28792

DEVELOPER CONTACT:
FIRST VICTORY INC.
TRAVIS FOWLER
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

LANDSCAPE ARCHITECT:
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
ASHEVILLE, NC
828.674.5592

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

SURVEYOR:
TROY SHRIVER, PLS
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

EXISTING TREES NOTES:

TOTAL EXISTING TREES (SURVEYED): 911

TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528

*TREES REPLACED IN LANDSCAPE: 244

*TREES TO BE PLANTED AS PART OF
STREAM & FLOODPLAIN RESTORATION: 140 MIN.

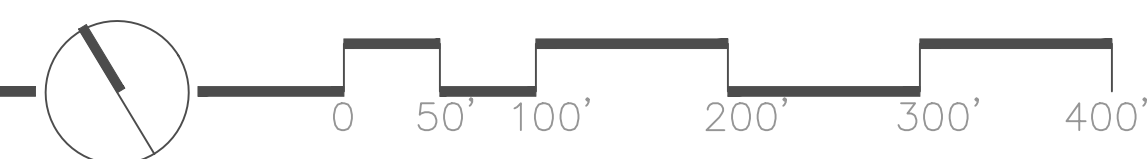
VEHICLE USE AREA: 1 TREE / 2 SHRUBS PER 4,000 SF

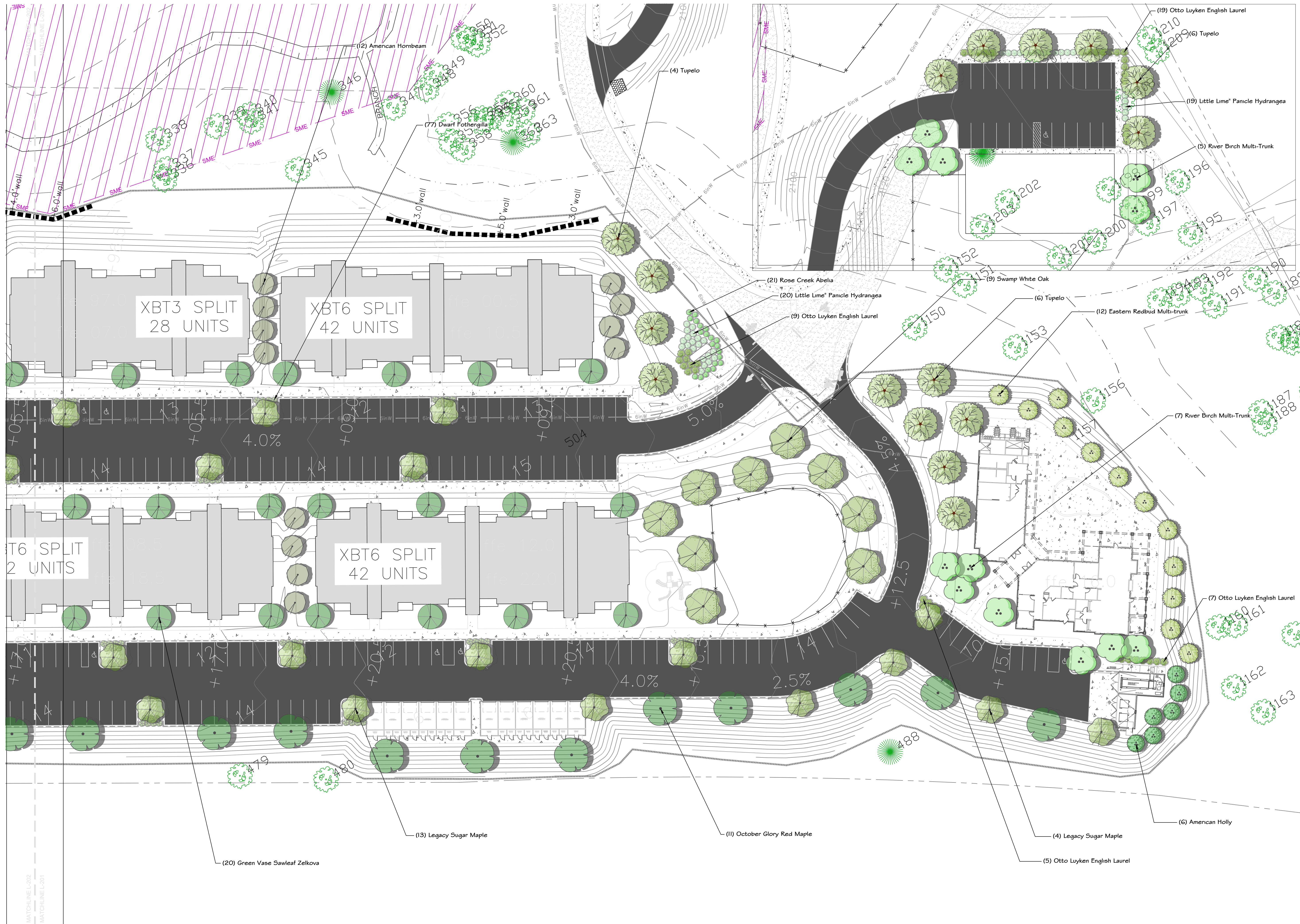
TOTAL VUA: 169,600 SF
TREES REQUIRED: 43
TREES PROVIDED: 160
SHRUBS REQUIRED: 85
SHRUBS PROVIDED: 234

PLANTING STRIPS: PROPOSED DAYCARE
1 TREE & 5 SHRUBS PER 40LF
TOTAL LF: 185
TREES REQUIRED: 5
TREES PROVIDED: 6
SHRUBS REQUIRED: 23
SHRUBS PROVIDED: 38

STREET TREES: N/A

PROPERTY BUFFERS: N/A

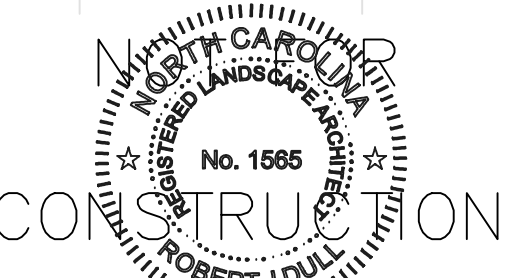




LAKWOOD
APARTMENTS

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

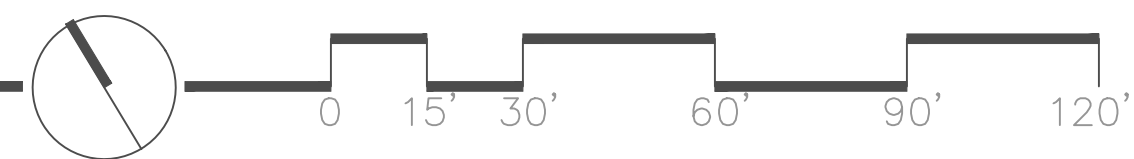
REVISIONS	NO.	REMARKS	DATE
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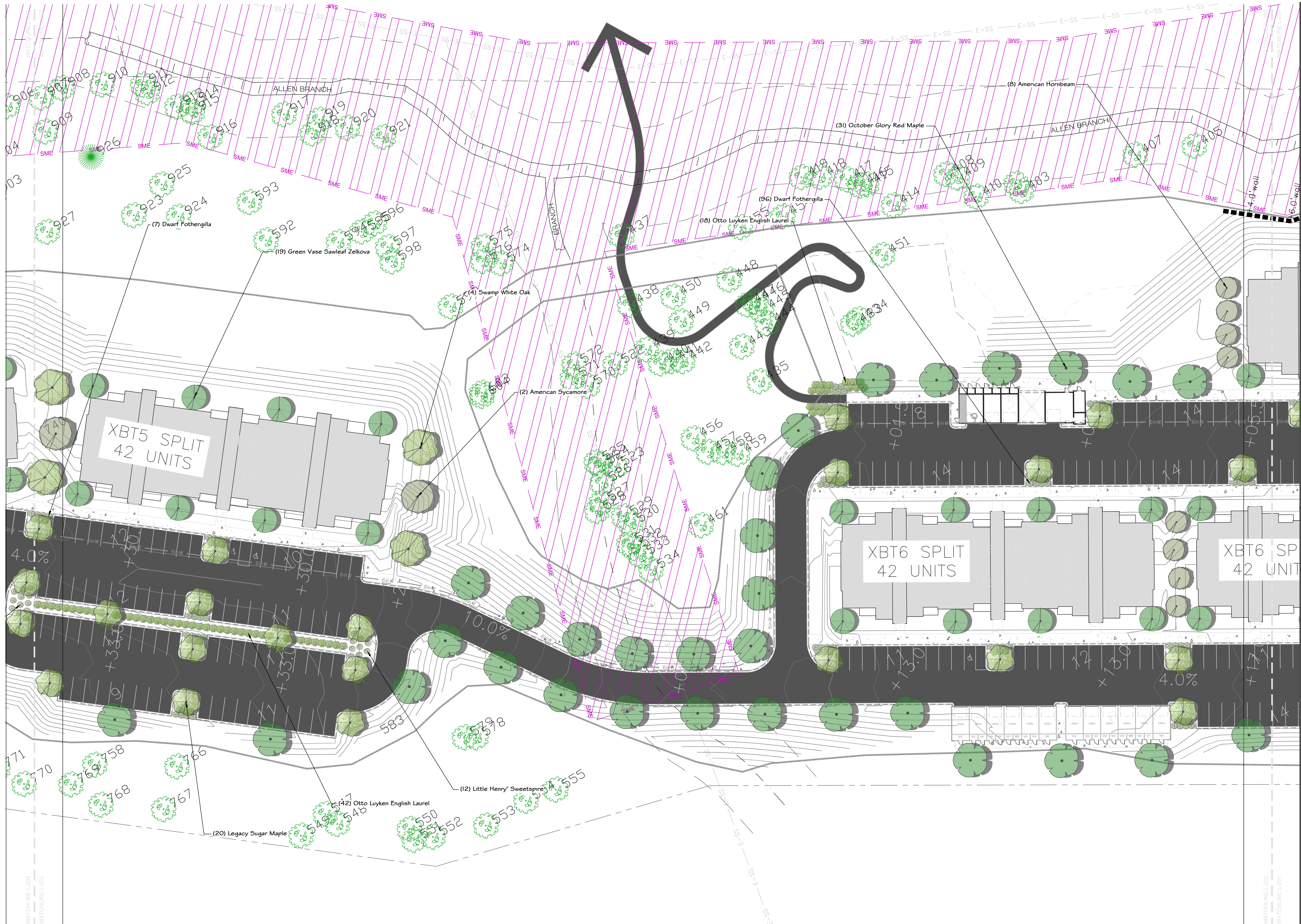


DATE:
9.2.2022
SHEET TITLE:

PLANTING
PLAN

SHEET NO.
L-201





CONSULTANT

LAKewood
APARTMENTS

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

REVISIONS	NO.	REMARKS	DATE

CONSTRUCTION

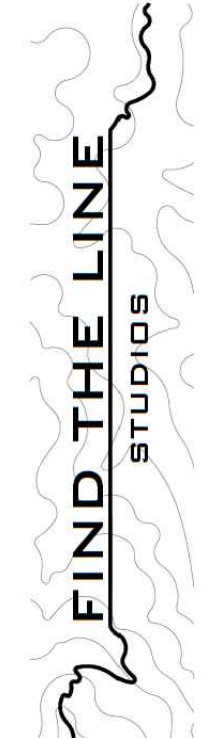
North Carolina
Professional Landscaper Seal
No. 1565
ROBERT J. DULL

DATE:
9.2.2022

SHEET TITLE:

PLANTING
PLAN



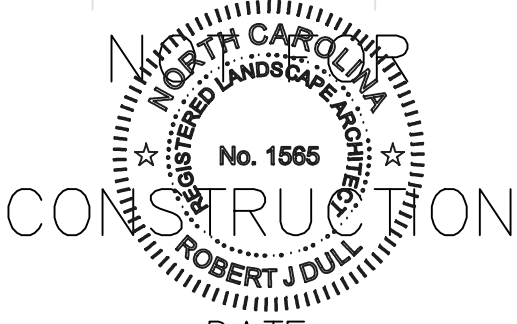


CONSULTANT

LAKELWOOD
APARTMENTS

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

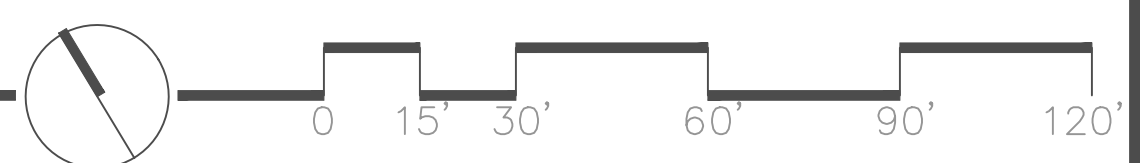
REVISIONS		
NO.	REMARKS	DATE



DATE:
9.2.2022
SHEET TITLE:

PLANTING
PLAN

SHEET NO.
L-203

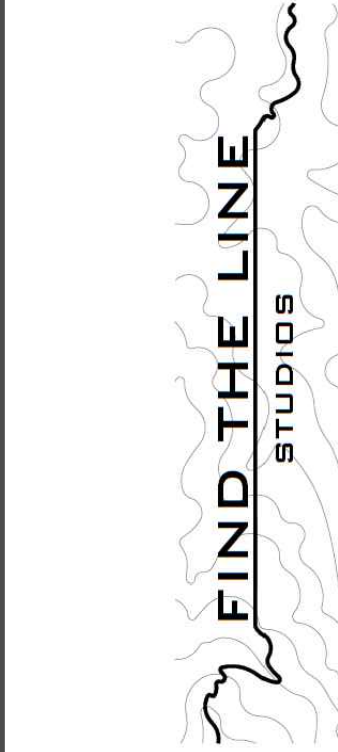
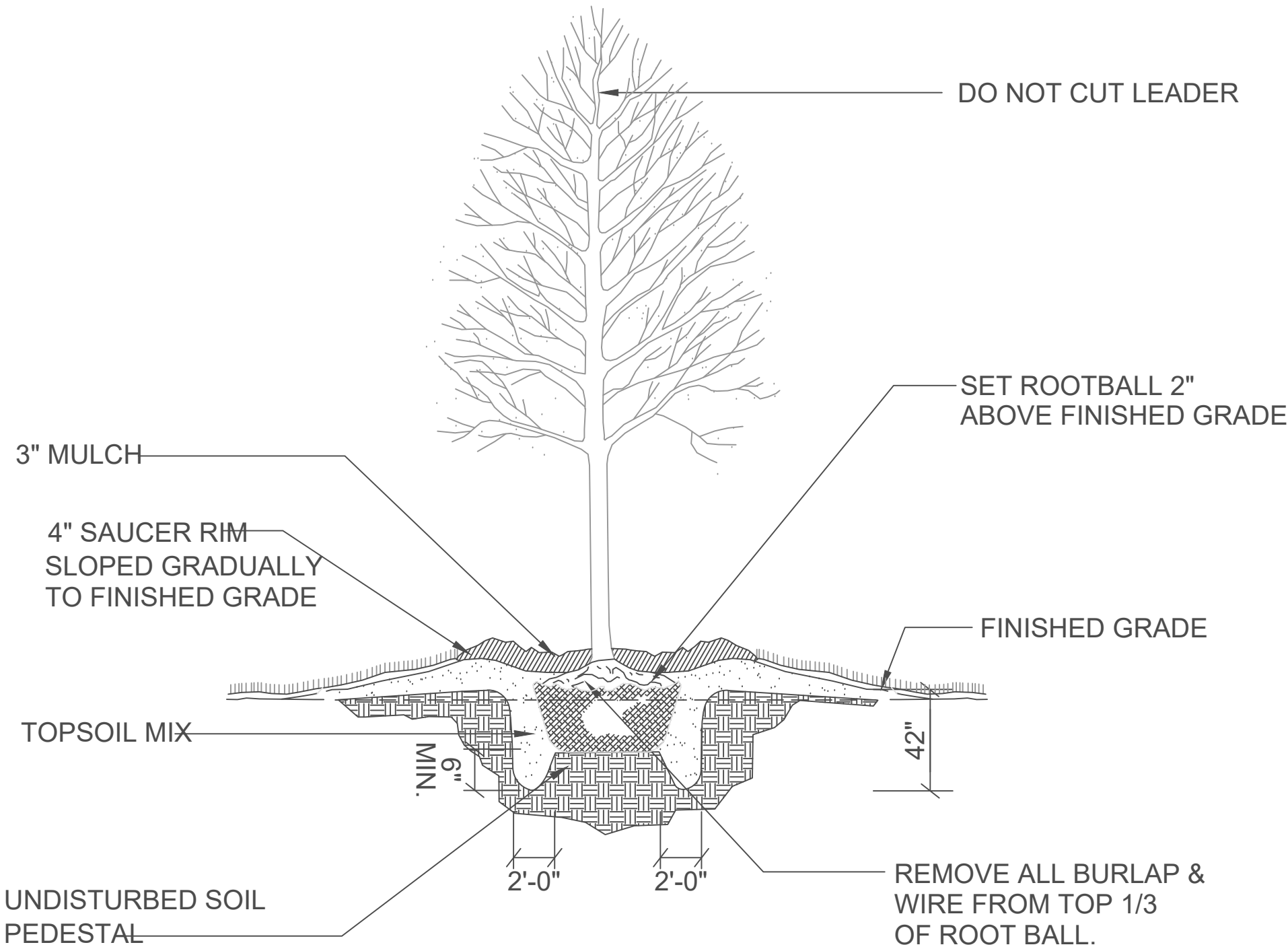
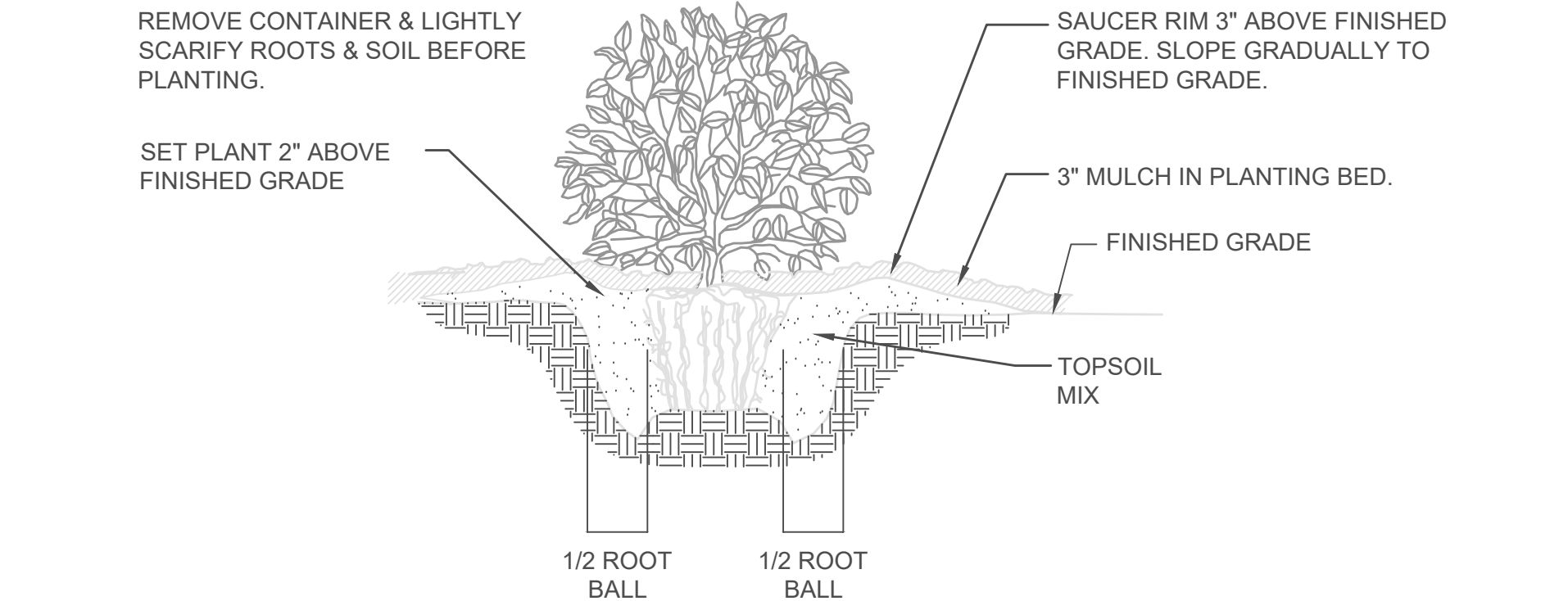


PLANT SCHEDULE

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

LANDSCAPE NOTES:

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

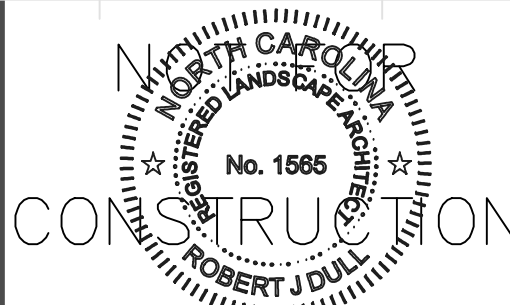


CONSULTANT

LAKewood
APARTMENTS

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

REVISIONS
NO. REMARKS DATE



DATE:
9.2.2022
SHEET TITLE:

PLANTING
SCHEDULE
AND NOTES

SHEET NO.
L-204



PREPARED FOR:

FIRST VICTORY INC.

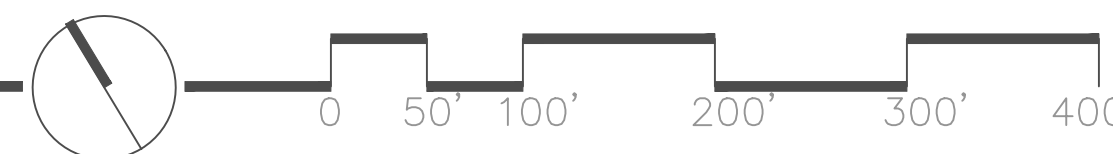
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

A circular professional seal for a Registered Landscape Architect in North Carolina. The outer ring of the seal contains the text "NORTH CAROLINA" at the top and "REGISTERED LANDSCAPE ARCHITECT" around the bottom. In the center of the seal, it reads "No. 1585". Below the seal, the word "CONSTRUCTION" is printed in a large, bold, sans-serif font.

SHEET NO.

L-205

*TREES TO BE PLANTED AS PART OF
STREAM & FLOODPLAIN RESTORATION: 140 MIN.



Point # Diameter & Species

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

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

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

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

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

683	17'	Red Oak
684	10'	Red Oak
685	10' X 7'	Poplar
686	10'	Red Oak
687	14'	White Oak
688	10'	Maple
689	10'	Chestnut Oak
690	10'	Poplar
691	10'	Chestnut Oak
692	10'	White Oak
693	10'	White Oak
694	10'	Red Oak
695	10' X 11'	Red Oak
696	10'	Pear
697	10'	Pine
698	11' X 10'	Chestnut Oak
699	10'	White Oak
700	20'	Pine
701	20'	Pine
702	10'	Pine
703	10'	Red Oak
704	10'	Pine
705	10'	Pine
706	10'	Pine
707	10'	Red Oak
708	10'	Chestnut Oak
709	10'	White Oak
710	10'	White Oak
711	11' X 10'	Maple
712	14'	Pine
713	10'	Red Oak
714	10'	Pine
715	14'	Chestnut Oak
716	10'	Red Oak
717	14'	Chestnut Oak
718	10' X 11' Pine	
719	10'	White Oak
720	10'	White Oak
721	10'	White Oak
722	10'	Chestnut Oak
723	10'	Pine
724	10'	Pine
725	10'	Pine
726	10'	Pine
727	10'	White Oak
728	10'	White Oak
729	10'	Pine
730	10'	Pine
731	20'	Pine
732	20'	Pine
733	20'	Pine
734	10'	Pine
735	10'	White Oak
736	10'	White Oak
737	10'	Pine
738	10'	White Oak
739	10'	White Oak
740	14'	Hickory
741	10'	Red Oak
742	10'	Red Oak
743	10'	Red Oak
744	10'	Red Oak
745	10'	Red Oak
746	10'	Red Oak
747	10'	Red Oak
748	10'	Red Oak
749	10'	Red Oak
750	10'	Red Oak
751	10'	Red Oak
752	10'	Red Oak
753	10'	Red Oak
754	10'	Red Oak
755	10'	Red Oak
756	10'	Red Oak
757	10'	Red Oak
758	10'	Red Oak
759	10'	Red Oak
760	10'	Red Oak



PREPARED FOR:

FIRST VICTORY INC.

542 SOUTH CALDWELL ST.
BREVARD, NC 28712

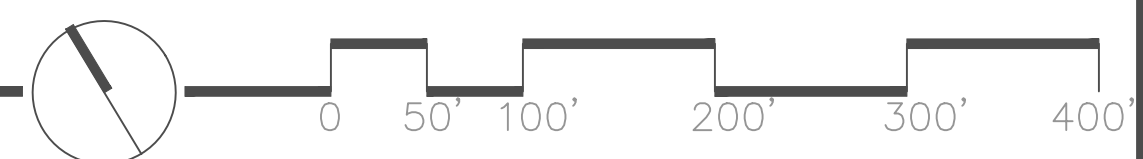
DATE:
9.2.2022
SHEET TITLE:

SHEET NO.

EASEMENT IMPACTS:

TOTAL EASEMENT ENCROACHMENT PROPOSED = 14,475 SF

TOTAL EASEMENT EXPANSION PROPOSED = 15,000 SF



DEVELOPMENT PRODUCT

CONCEPTUAL ELEVATION USING T-BUILDING CONFIGURATION

