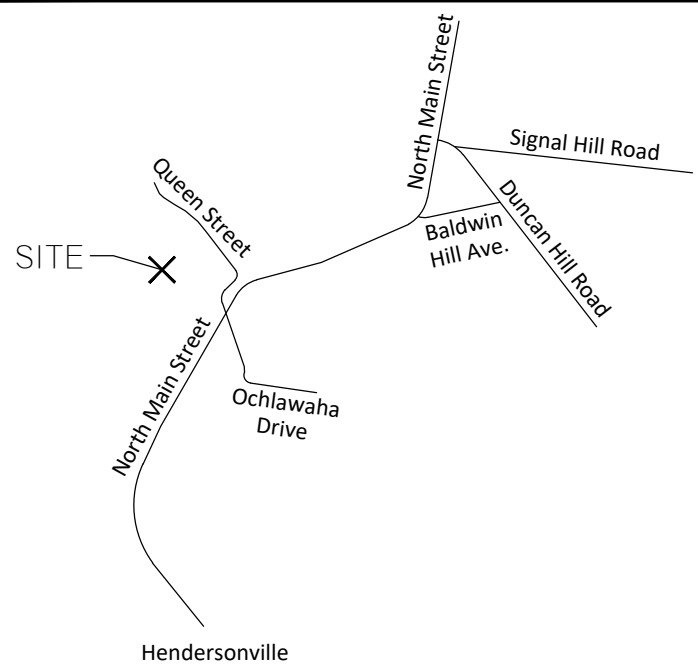
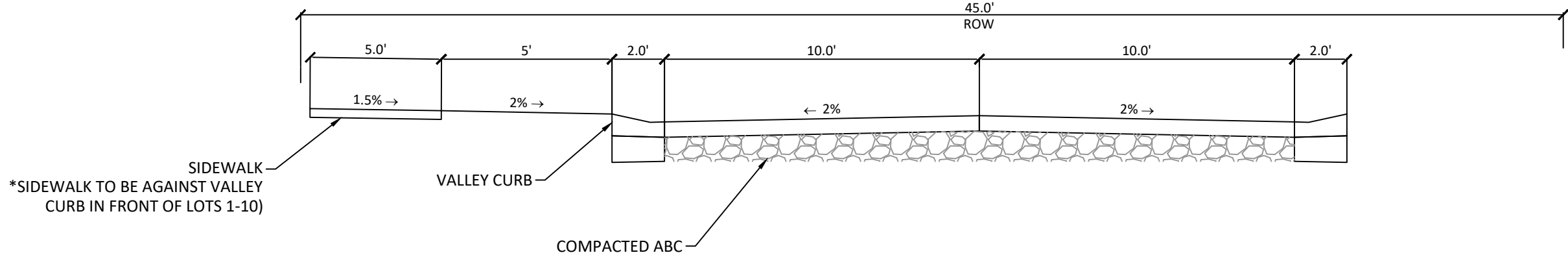




SITE LOCATION MAP



TYP. PAVEMENT SECTION

SCALE: NTS

NOTES:

1. MIN-MAX STREET GRADE: 1%-10%
2. MINIMUM K VALUE: 40, 14 (AT STOP CONDITION)
3. MINIMUM HORIZONTAL RADIUS: 150'

FLOODPLAIN LEGEND

100 YEAR FLOOD ZONE TO BE FILLED (0.45 ACRES)

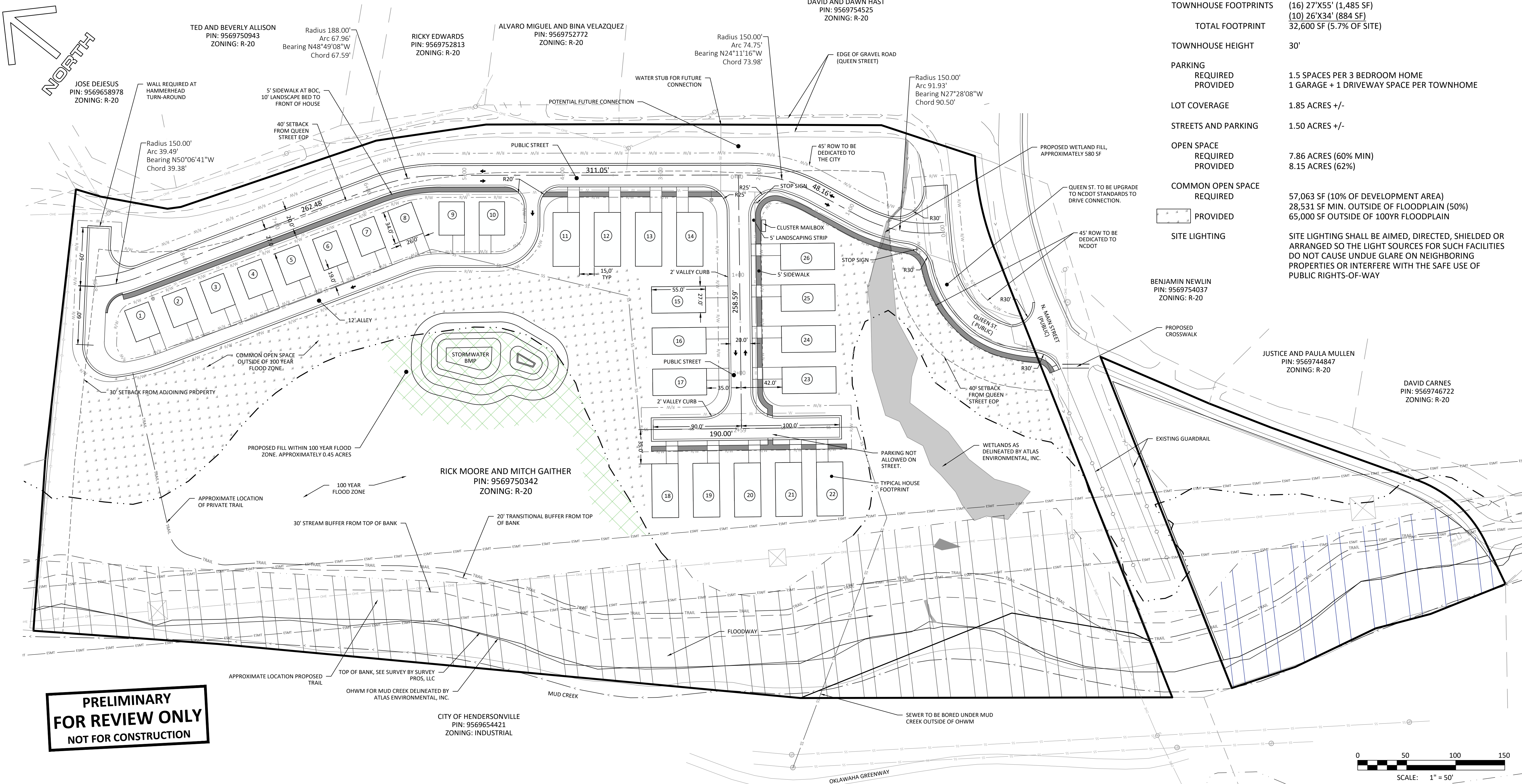
FLOODWAY

FLOODPLAIN DEVELOPMENT
AREA IN 100YR FLOODPLAIN
ALLOWABLE TO BE FILLED
PROPOSED TO BE FILLED

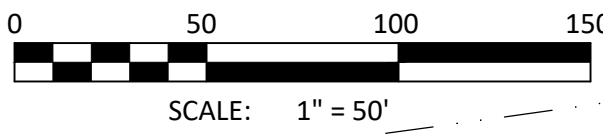
306,532 SF
0.70 ACRES (10% OF AREA
WITHIN THE 100 YEAR FLOODPLAIN)
0.45 ACRES

ZONING COMPLIANCE DATA

GENERAL	
LATITUDE	35°20'12" N
LONGITUDE	82°27'50" W
LOT SIZE	13.1 ACRES
PIN	9569750342
ZONING JURISDICTION	CITY OF HENDERSONVILLE ETJ
ZONING	*PROPOSED PROJECT TO BE ANNEXED
PROPOSE DEVELOPMENT	RESIDENTIAL (R-20)
MAXIMUM DWELLINGS	MINOR PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED DWELLINGS	33 (2.5 DWELLINGS PER ACRE)
USE ALLOWED BY RIGHT	26 DETACHED TOWNHOME UNITS (2 UNITS PER ACRE) YES
SETBACKS	
EXISTING STREET	40'
INTERNAL STREET	10' (EOP), 35' (CENTERLINE) **27' CENTERLINE SETBACK FOR LOTS 1-10 VARIANCE APPROVED 10/11/2022
ADJOINING PROPERTY	30'
SIDE	6'
SITE COVERAGE	
MAXIMUM TOTAL ALLOWED	114,000 SF (20% OF SITE)
TOWNHOUSE FOOTPRINTS	(16) 27'X55' (1,485 SF) (10) 26'X34' (884 SF)
TOTAL FOOTPRINT	32,600 SF (5.7% OF SITE)
TOWNHOUSE HEIGHT	30'
PARKING	
REQUIRED	1.5 SPACES PER 3 BEDROOM HOME
PROVIDED	1 GARAGE + 1 DRIVEWAY SPACE PER TOWNHOME
LOT COVERAGE	1.85 ACRES +/-
STREETS AND PARKING	1.50 ACRES +/-
OPEN SPACE	
REQUIRED	7.86 ACRES (60% MIN)
PROVIDED	8.15 ACRES (62%)
COMMON OPEN SPACE	
REQUIRED	57,063 SF (10% OF DEVELOPMENT AREA) 28,531 SF MIN. OUTSIDE OF FLOODPLAIN (50%) 65,000 SF OUTSIDE OF 100YR FLOODPLAIN
PROVIDED	
SITE LIGHTING	SITE LIGHTING SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY



PRELIMINARY
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IS PROHIBITED.

DRAWN BY:	WIH
PROJECT #	21074
ORIGINAL ISSUE DATE:	10/13/2022
REVISIONS:	10/28/2022
CITY COMMENTS	

PRELIMINARY
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

Prepared for:
MOORE AND SON SITE
CONTRACTORS
ATTN: Brian Kirk
103 McDowell Road
MILLS RIVER, NC 28759
brian@mooreandson.net

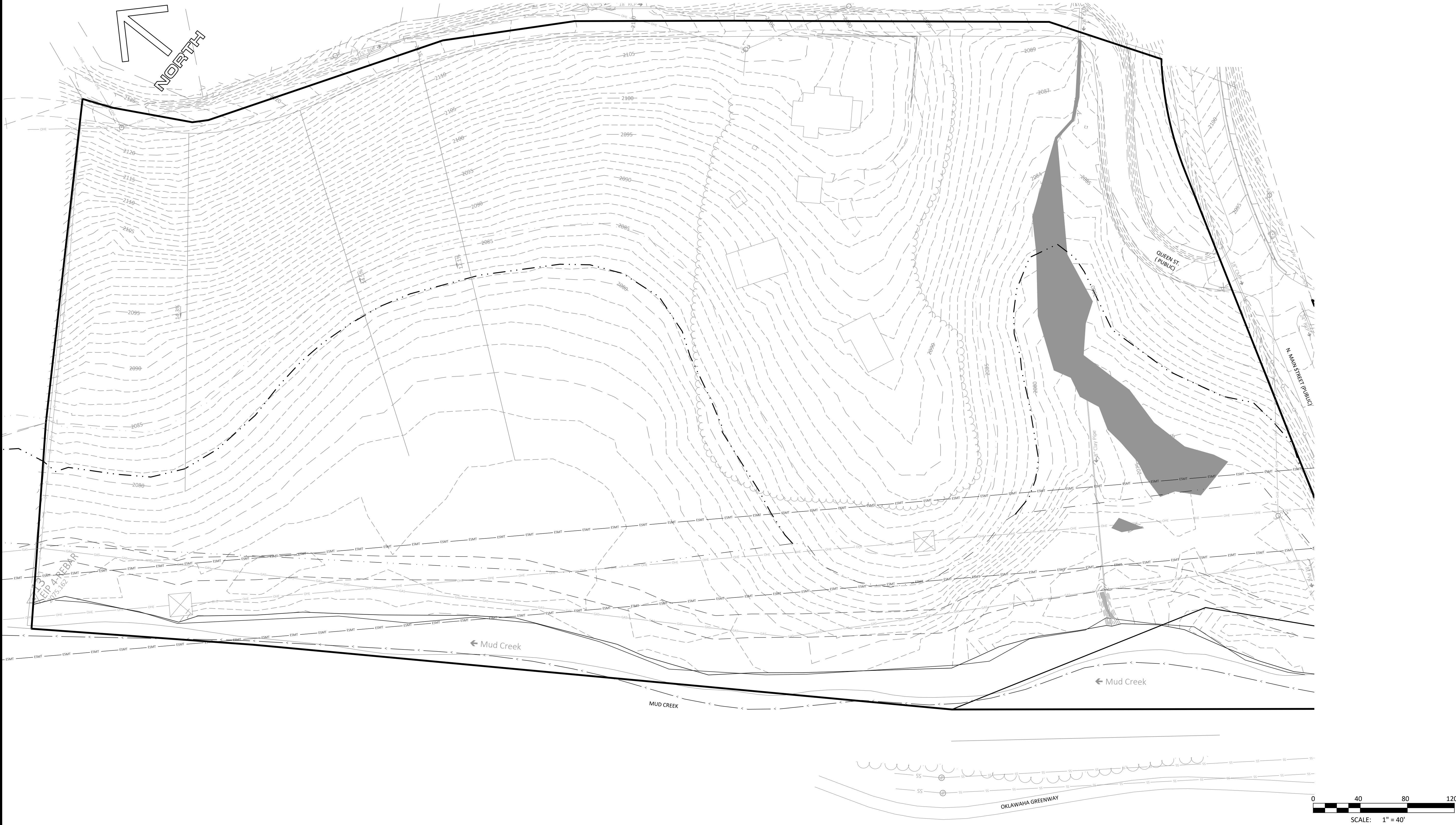
Preliminary Layout Plan
The Towns at Martha Kate
Queen Street
Hendersonville, NC

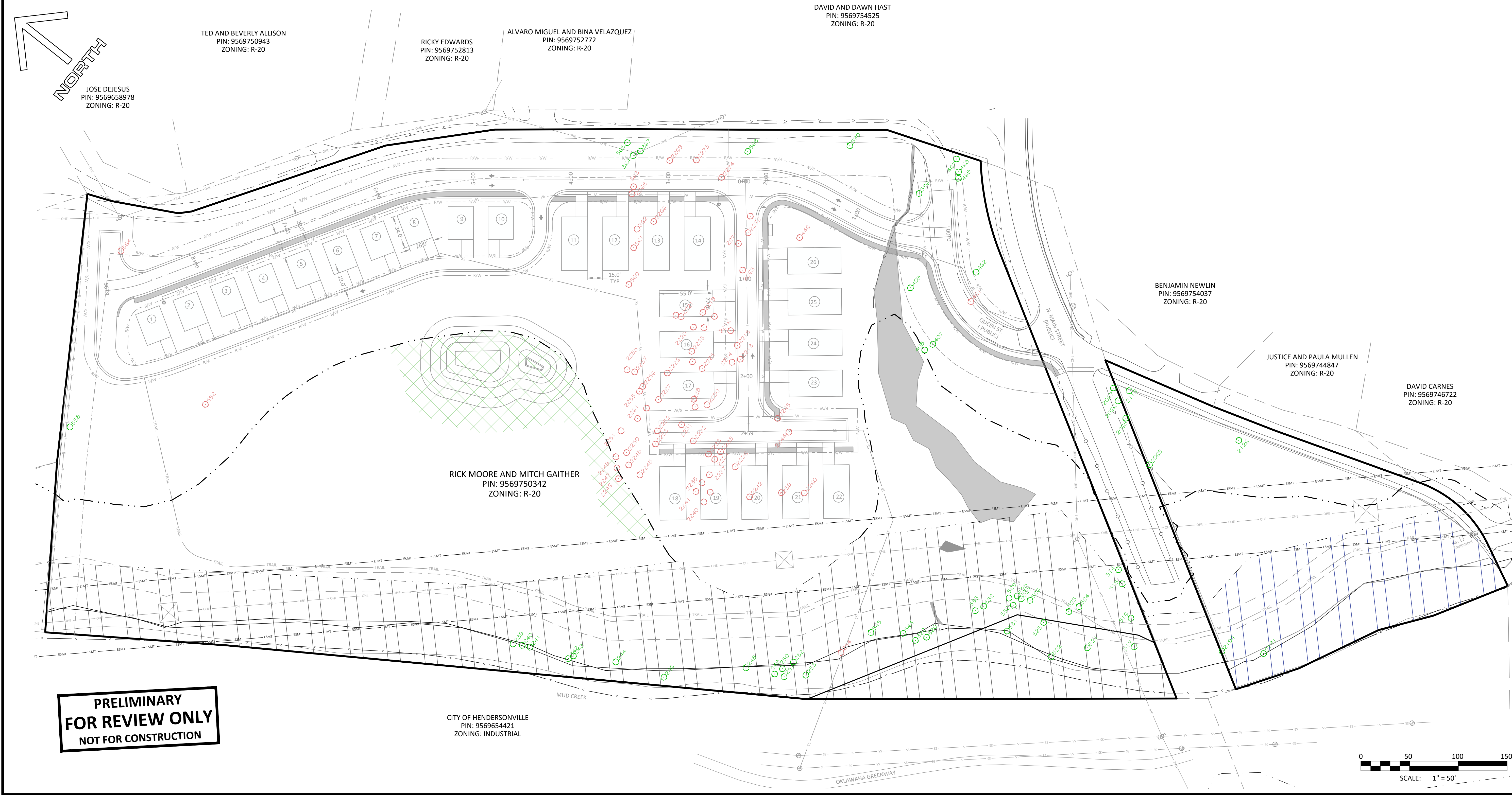
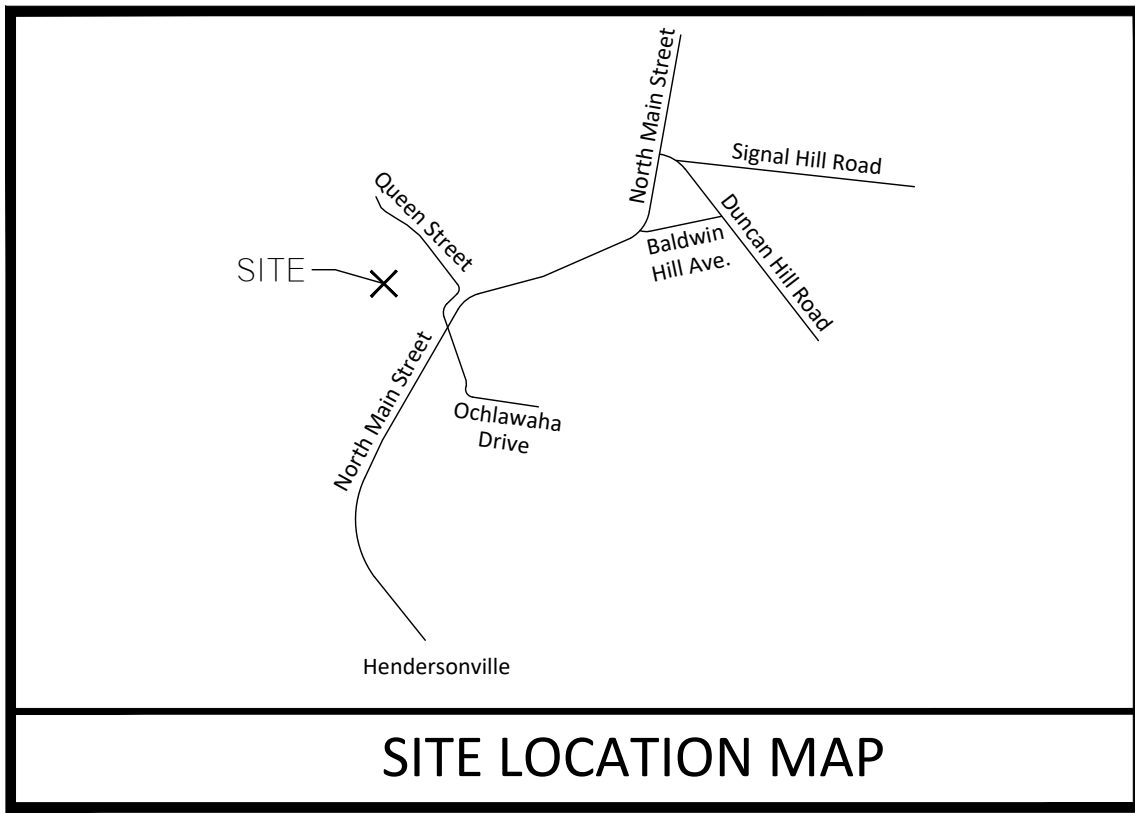
SHEET
Preliminary
7.1

PRELIMINARY - NOT FOR CONSTRUCTION

SITE NOTES

- 1. THIS IS NOT A SURVEY. INFORMATION SHOWN TAKEN FROM SURVEY PREPARED BY SURVEY PROS PLLC. SEE SURVEY FOR ADDITIONAL INFORMATION.
- 2. THIS PLAN IS TO BE USED FOR SITE DEVELOPMENT CONSTRUCTION REFERENCE ONLY. CONTRACTOR SHALL IMMEDIATELY NOTIFY BLUE RIDGE ENGINEERING IF CONDITIONS ARE ENCOUNTERED THAT ARE NOT AS SHOWN.
- 3. ELEVATIONS SHOWN ARE BASED ON NCGS STATION "NCHE" HAVING NAVD 88 ELEVATION OF 2,246.9'.
- 4. LOCATIONS OF UTILITIES SHOWN ARE BASED ON EVIDENCE OBSERVED AT THE TIME OF SURVEY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES, AND TO PROTECT THESE LINES DURING CONSTRUCTION.





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ORIGINAL ISSUE DATE:	11/01/2022
PROJECT #:	21074
DRAWN BY:	WJH

PRELIMINARY
NOT FOR CONSTRUCTION

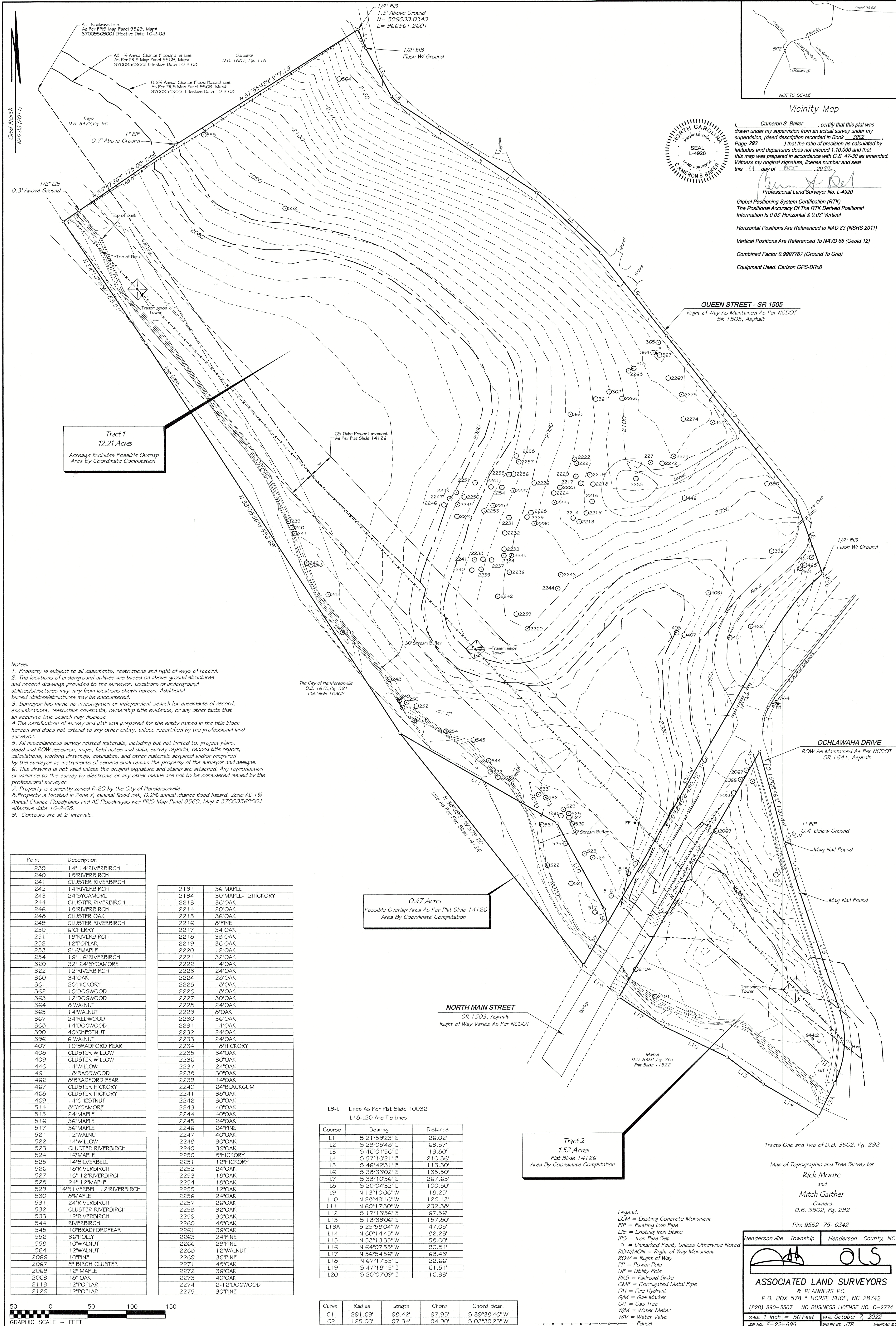
Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

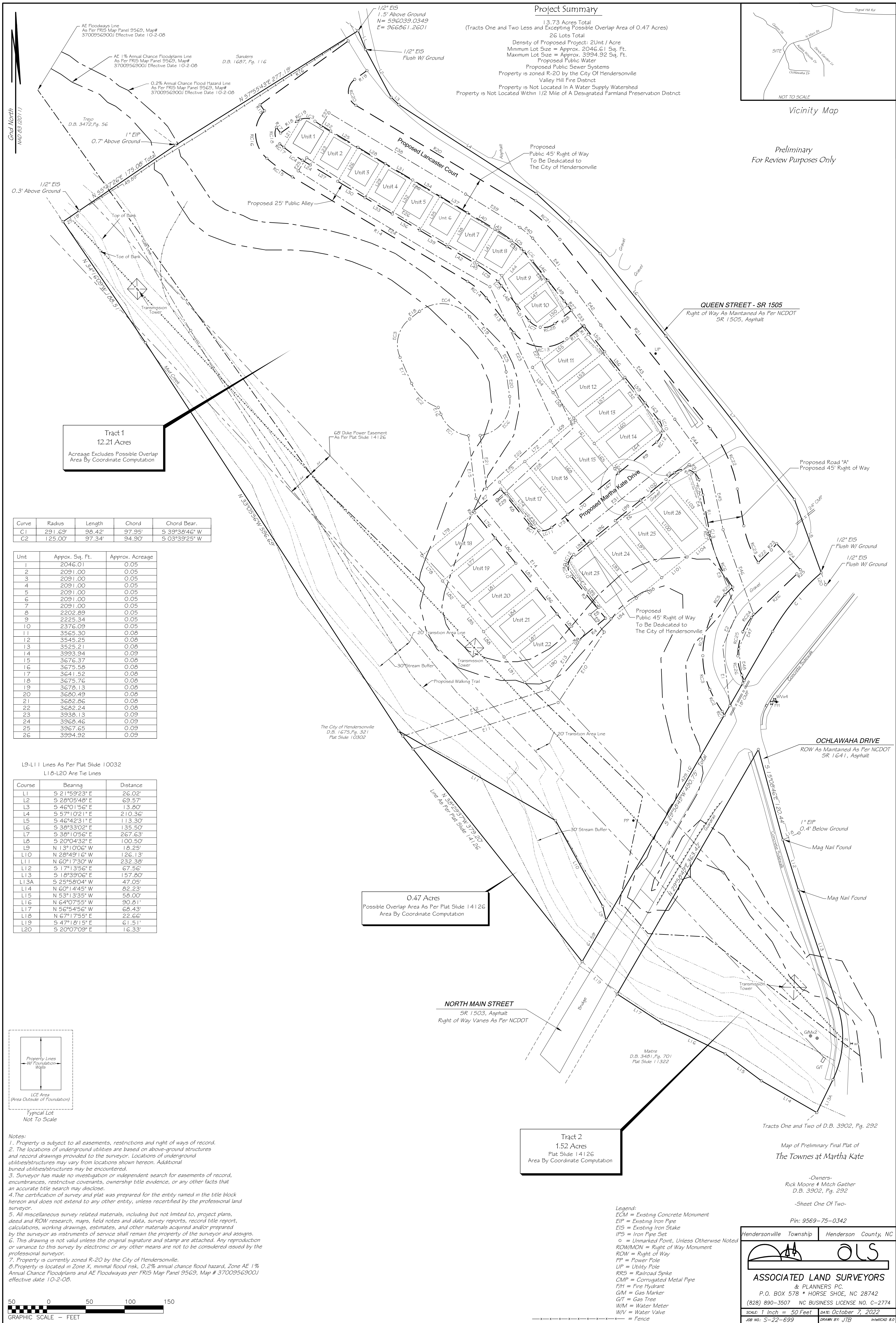
Prepared for:
MOORE AND SON SITE CONTRACTORS
ATTN: Brian Kirk
103 McDowell Road
MILLS RIVER, NC 28759
brian@mooreandson.net

Preliminary Tree Exhibit
The Towns at Martha Kate
Queen Street
Hendersonville, NC

SHEET
Tree Exhibit
7.1

PRELIMINARY - NOT FOR CONSTRUCTION





Grid North
MAC 83 (2011)

Unit	Approx. Sq. Ft.	Approx. Acreage
1	2046.01	0.05
2	2091.00	0.05
3	2091.00	0.05
4	2091.00	0.05
5	2091.00	0.05
6	2091.00	0.05
7	2091.00	0.05
8	2202.89	0.05
9	2225.34	0.05
10	2376.09	0.05
11	3565.30	0.08
12	3545.25	0.08
13	3525.21	0.08
14	3993.94	0.09
15	3676.37	0.08
16	3675.58	0.08
17	3641.52	0.08
18	3675.76	0.08
19	3678.13	0.08
20	3680.49	0.08
21	3682.86	0.08
22	3682.24	0.08
23	3938.13	0.09
24	3968.46	0.09
25	3967.65	0.09
26	3994.92	0.09

L9-L11 Lines As Per Plat Slide 10032

L18-L20 Are Tie Lines

Course	Bearing	Distance
L1	S 21°59'23" E	26.02'
L2	S 28°05'48" E	69.57'
L3	S 46°01'56" E	13.80'
L4	S 57°10'21" E	210.36'
L5	S 46°42'31" E	113.30'
L6	S 38°33'02" E	135.50'
L7	S 38°10'56" E	267.63'
L8	S 20°04'32" E	100.50'
L9	N 13°10'06" W	18.25'
L10	N 28°49'16" W	126.13'
L11	N 60°17'30" W	232.38'
L12	S 17°13'56" E	67.56'
L13	S 18°39'06" E	157.80'
L13A	S 25°58'04" W	47.05'
L14	N 60°14'45" W	82.23'
L15	N 53°13'35" W	58.00'
L16	N 64°07'55" W	90.81'
L17	N 56°54'56" W	68.43'
L18	N 67°17'55" E	22.66'
L19	S 47°18'15" E	61.51'
L20	S 20°07'09" E	16.33'

Curve	Radius	Length	Chord	Chord Bear.
C1	291.69'	98.42'	97.95'	S 39°38'46" W
C2	125.00'	97.34'	94.90'	S 03°39'25" W

L21-L104 Are Calls Along Proposed Unit LCE Lines

Course	Bearing	Distance
L21	N 30°49'33" E	41.82'
L22	S 58°02'29" E	23.73'
L23	S 30°49'33" W	51.00'
L24	N 59°10'27" W	11.97'
L25	S 59°10'27" E	41.00'
L26	S 30°49'33" W	51.00'
L27	N 59°10'27" W	41.00'
L28	S 59°10'27" E	41.00'
L29	S 30°49'33" W	51.00'
L30	N 59°10'27" W	41.00'
L31	S 59°10'27" E	41.00'
L32	S 30°49'33" W	51.00'
L33	N 59°10'27" W	41.00'
L34	S 59°10'27" E	41.00'
L35	S 30°49'33" W	51.00'
L36	N 59°10'27" W	41.00'
L37	S 59°10'27" E	41.00'
L38	S 30°49'33" W	51.00'
L39	N 59°10'27" W	41.00'
L40	S 59°10'27" E	41.00'
L41	S 30°49'33" W	51.00'
L42	N 59°10'27" W	41.00'
L43	S 59°10'27" E	45.11'
L44	S 41°10'52" W	51.24'
L45	N 59°10'27" W	45.11'
L46	S 38°27'49" E	31.75'
L47	S 51°32'11" W	51.00'
L48	N 38°27'49" W	31.75'
L49	S 38°27'49" E	41.00'
L50	S 51°32'11" W	45.14'
L51	N 38°27'49" W	25.47'
L52	S 38°27'49" E	42.00'
L53	S 51°32'11" W	84.65'
L54	N 39°06'53" W	42.00'
L55	N 51°32'11" E	85.13'
L56	S 38°27'49" E	42.00'
L57	S 51°32'11" W	84.17'
L58	N 39°06'53" W	42.00'
L59	S 38°27'49" E	42.00'
L60	S 51°32'11" W	83.69'
L61	N 39°06'53" W	38.20'
L62	N 39°06'53" W	3.80'
L63	S 38°27'49" E	28.64'
L64	S 51°32'11" W	78.11'
L65	N 39°06'53" W	42.00'
L66	S 39°06'53" E	7.34'
L67	S 50°54'31" W	42.00'
L68	N 39°06'53" W	87.52'
L69	N 50°52'58" E	42.00'
L70	S 50°54'31" W	42.00'
L71	N 39°06'53" W	87.50'
L72	N 50°52'58" E	42.00'
L73	S 50°54'31" W	26.70'
L74	N 39°06'53" W	80.36'
L75	N 50°52'58" E	42.00'
L76	S 39°05'29" E	42.00'
L77	S 50°54'31" W	87.55'
L78	N 39°00'53" W	42.00'
L79	N 50°54'31" E	87.49'
L80	S 39°05'29" E	42.00'
L81	S 50°54'31" W	87.60'
L82	N 39°00'53" W	42.00'
L83	S 39°05'29" E	42.00'
L84	S 50°54'31" W	87.66'
L85	N 39°00'53" W	42.00'
L86	S 39°05'29" E	42.00'
L87	S 50°54'31" W	87.72'
L88	N 39°00'53" W	42.00'
L89	S 39°05'29" E	42.00'
L90	S 50°54'31" W	87.77'
L91	N 39°00'53" W	42.00'
L92	N 50°54'31" E	27.00'
L93	S 39°07'03" E	94.50'
L94	S 50°52'57" W	42.00'
L95	N 39°07'03" W	87.75'
L96	N 50°54'31" E	42.00'
L97	S 39°07'03" E	94.48'
L98	S 50°52'57" W	42.00'
L99	N 50°54'31" E	42.00'
L100	S 39°07'03" E	94.46'
L101	S 50°52'57" W	42.00'
L102	N 50°54'31" E	42.00'
L103	S 39°07'03" E	88.90'
L104	S 50°52'57" W	39.10'

C3-C13 Are Calls Along Proposed Unit LCE Lines

Curve	Radius	Length	Chord	Chord Bear.
LC3	20.00'	19.61'	18.84'	S 82°41'54" E
LC4	198.50'	29.13'	29.11'	N 54°58'11" W
LC5	165.50'	43.33'	43.20'	S 51°40'28" E
LC6	165.50'	16.50'	16.49'	S 41°19'09" E
LC7	23.50'	16.96'	16.59'	N 59°08'23" W
LC8	114.50'	7.26'	7.26'	N 40°16'52" W
LC9	114.50'	34.12'	34.00'	N 50°38'11" W
LC10	20.00'	14.62'	14.30'	S 17°30'58" E
LC11	20.00'	17.43'	16.88'	S 75°52'23" W
LC12	20.00'	16.95'	16.45'	N 26°37'50" E
LC13	172.50'	6.25'	6.25'	S 11°30'35" E

R1-R26 Are Calls Along Proposed Right of Ways

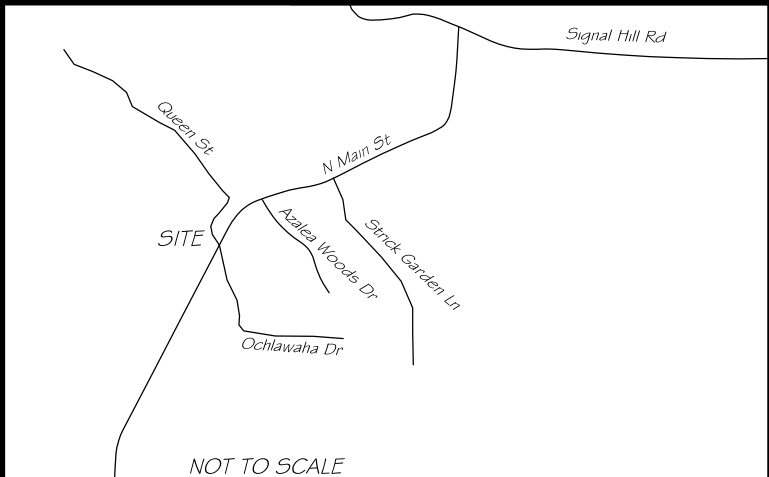
Course	Bearing	Distance
R1	N 09°54'43" W	48.16'
R2	S 50°54'31" W	14.03'
R3	S 39°05'29" E	69.50'
R4	S 50°54'31" W	45.00'
R5	N 39°05'29" W	1.60'
R6	N 39°05'29" W	2.40'
R7	N 50°54'31" E	45.00'
R8	S 39°05'29" E	59.50'
R9	N 50°54'31" E	69.36'
R10	N 32°00'06" W	175.76'
R11	N 38°27'49" W	1.29'
R12	S 51°32'11" W	27.50'
R13	N 38°27'49" W	57.23'
R14	N 59°10'27" W	262.48'
R15	N 35°53'19" W	9.66'
R16	N 54°06'41" E	140.03'
R17	S 35°53'19" E	9.11'
R18	N 54°06'41" E	25.85'
R19	S 54°06'41" W	19.39'
R20	S 59°10'27" E	239.48'
R21	S 38°27'49" E	311.105'
R22	N 46°08'07" E	23.43'
R23	N 40°03'43" E	10.55'
R24	S 42°17'46" E	45.40'
R25	S 40°03'43" W	6.95'
R26	S 46°15'19" W	81.02'
R27	S 38°27'49" E	7.97'
R28	S 51°32'11" W	27.50'
R29	N 46°08'07" E	13.82'

Curve	Radius	Length	Chord	Chord Bear.
RC1	17.50'	5.76'	5.74'	N 25°11'19" W
RC2	174.07'	32.71'	32.67'	N 29°14'20" W
RC3	105.93'	44.55'	44.22'	N 11°48'22" W
RC4	123.43'	50.33'	49.98'	N 11°55'30" E
RC5	129.12'	34.98'	34.88'	N 31°22'09" E
RC6	172.50'	69.96'	69.48'	N 24°10'02" W
RC7	172.50'	1.68'	1.68'	N 10°11'30" W
RC8	127.50'	20.40'	20.38'	N 14°29'45" W
RC9	20.00'	38.40'	32.77'	N 74°05'08" W
RC10	20.00'	14.47'	14.15'	S 18°22'10" E
RC11	20.00'	13.99'	13.70'	S 59°07'37" E
RC12	20.00'	16.57'	16.10'	N 27°10'12" E
RC13	48.50'	76.18'	68.59'	N 83°27'49" W
RC14	89.50'	32.35'	32.18'	N 48°49'08" W
RC15	223.50'	40.59'	40.53'	N 53°58'19" W
RC16	42.71'	68.39'	61.31'	N 02°54'01" W
RC17	198.50'	6.91'	6.91'	N 49°46'03" W
RC18	17.71'	23.22'	21.59'	N 11°13'04" W
RC19	20.00'	5.27'	5.25'	N 61°39'31" E
RC20	20.00'	39.54'	33.41'	S 02°31'53" E
RC21	210.50'	76.09'	75.68'	S 48°49'08" E
RC22	172.50'	85.96'	85.07'	S 24°11'16" E
RC23	127.50'	91.16'	90.82'	S 21°24'29" E
RC24	84.12'	21.47'	21.42'	S 30°55'13" W
RC25	78.43'	31.98'	31.76'	S 11°55'30" W
RC26	60.93'	25.63'	25.44'	S 11°48'22" E
RC27	129.07'	803.40'	7.54'	S 25°31'46" E
RC28	23.50'	19.95'	19.36'	S 75°51'37" W

Calls Along Proposed Utility Easement

Course	Bearing	Distance
E1	N 06°50'44" W	76.55'
E2	N 23°10'40" E	46.15'
E3	N 19°48'47" W	108.96'
E4	N 12°04'00" W	80.78'
E5	N 36°35'53" W	12.68'
E6	S 51°13'37" W	205.44'
E7	S 38°44'03" E	70.37'
E8	S 51°15'57" W	14.79'
E9	S 39°02'50" E	29.20'
E10	S 33°12'50" W	108.32'
E11	S 72°12'17" W	196.11'
E12	N 72°12'17" E	196.58'
E13	N 33°12'50" E	86.64'
E14	N 39°02'50" W	223.04'
E15	N 06°41'07" W	81.27'
E16	N 21°28'46" W	9.53'
E17	N 23°51'58" W	36.61'
E18	N 51°59'54" E	15.90'
E19	S 39°27'46" E	53.17'
E20	S 08°07'07" E	31.90'
E21	S 06°47'24" E	68.84'
E22	N 46°39'31" E	120.05'
E23	N 25°01'40" W	195.80'
E24	N 58°51'14" W	288.19'
E25	N 32°46'06" E	20.00'
E26	S 58°52'52" E	293.51'
E27	S 25°01'40" E	216.57'
E28	S 46°01'41" W	134.76'
E29	N 51°15'57" E	14.74'
E30	S 39°18'20" E	98.03'
E31	N 51°13'37" E	206.28'
E32	N 37°51'51" W	191.97'
E33	N 35°57'27" W	53.07'
E34	N 39°22'09" W	87.01'
E35	N 49°58'34" W	16.95'
E36	N 59°01'06" W	285.28'
E37	N 30°45'40" E	20.00'
E38	S 59°14'20" E	204.50'
E39	S 58°27'42" E	81.98'
E40	S 49°54'57" E	21.40'
E41	S 39°22'09" E	88.89'
E42	S 35°57'27" E	53.28'
E43	S 38°10'27" E	154.11'
E44	S 36°35'53" E	75.08'
E45	S 12°04'00" E	83.77'
E46	S 19°48'47" E	1115.48'
E47	S 23°10'40" W	48.66'
E48	S 06°50'44" E	44.47'

Curve	Radius	Length	Chord	Chord Bear.
EC1	44.20'	47.18'	44.97'	N 52°03'42" W
EC2	56.50'	47.49'	46.10'	N 47°56'44" W
EC3	41.50'	54.95'	51.02'	N 14°03'58" E
EC4	46.50'	71.86'	64.92'	S 83°43'56" E
EC5	60.50'	33.10'	32.69'	S 23°47'26" E
EC6	44.19'	69.93'	62.86'	S 37°12'47" W



Vicinity Map

Preliminary
For Review Purposes Only

Tracts One and Two of D.B. 3902, Pg. 292

Map of Preliminary Final Plat of
The Townes at Martha Kate

Owners:
Rick Moore & Mitch Gaither
D.B. 3902, Pg. 292

-Sheet Two Of Two-

Pin: 9569-75-0342

Hendersonville	Township	Henderson	County, NC
ASSOCIATED LAND SURVEYORS & PLANNERS P.C. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774 SCALE: 1 Inch = 50 Feet DATE: October 7, 2022 JOB NO: S-22-699 DRAWN BY: JTB MHC/CAD & O			

Notes:

1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R-20 by the City of Hendersonville.
8. Property is located in Zone X, minimal flood risk, 0.2% annual chance flood hazard, Zone AE 1% Annual Chance Floodplains and AE Floodways per FRIIS Map Panel 9569, Map # 3700956900J effective date 10-2-08.
9. Contours are at 2' intervals.

Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
o = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
ROW = Right of Way
PP = Power Pole
UP = Utility Pole
RRS = Railroad Spike
CMP = Corrugated Metal Pipe
F/H = Fire Hydrant
G/M = Gas Marker
G/T = Gas Tree
W/M = Water Meter