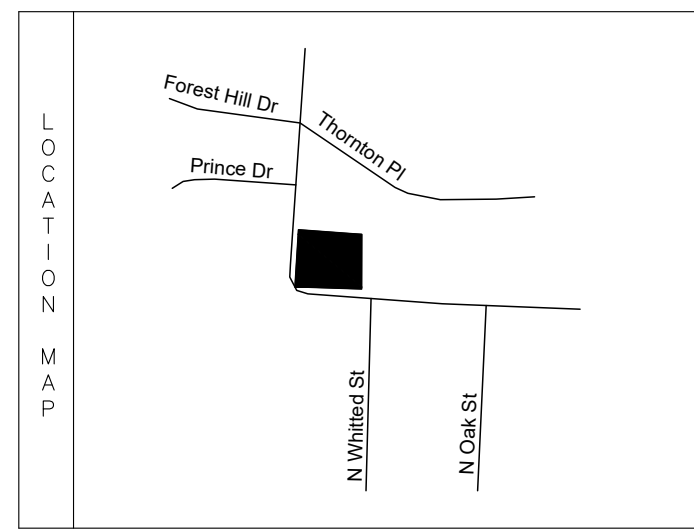


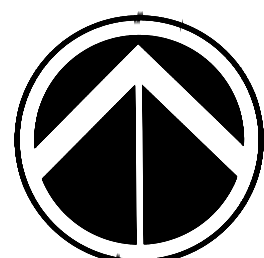


LINE	BEARING	DISTANCE
L1	S27°27'25" W	8.40'
L2	S89°40'50" E	10.37'

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance
Drainage Strip
River Cobble Mulch
west + south parking perimeter
1,100 s.f.

LEGEND	
○	IRON PIN FOUND
○	IRON PIN SET
CP	CALCULATED POINT
TBM	TEMPORARY BENCHMARK
(W)	MEASURED
(R)	RECORD
⊗	STORM DRAIN MANHOLE
⊗	CATCH BASIN
⊗	CURB INLET
⊗	SEWER MANHOLE
⊗	CLEAN OUT
⊗	WATER METER
⊗	FIRE HYDRANT
⊗	WATER VALVE
⊗	BACK FLOW PREVENTER
⊗	ELECTRIC MANHOLE
⊗	POWER POLE
⊗	LIGHT POLE
⊗	TRANSFORMER
⊗	TELEPHONE MANHOLE
⊗	TELEPHONE PEDESTAL
⊗	UTILITY VAULT
⊗	GAS VALVE
⊗	GAS METER
⊗	MONITORING WELL
⊗	A/C UNIT
⊗	OVERHEAD ELECTRIC
⊗	UNDERGROUND ELECTRIC
⊗	SANITARY SEWER LINE
⊗	WATER LINE
⊗	GAS LINE
⊗	FENCE



North



SCALE : 1" = 20'



	SQUARE FEET	% of TOTAL AREA
i Total Project Area	41,300	100%
ii Proposed Lot Area	41,300	100%
iii Site Coverage - Buildings	11,441	28%
iii Site Coverage - Open Space	15,541	38%
iv Site Coverage - Streets & Parking	13,816	34%
v Site Coverage - Other Facilities	502	1%
vi Site Coverage - Common Open Space	N/A	N/A

Open Space

Total Open Space = 15,541 s.f. = .36 acres
approximately 38% of total .948 acres
is open space

Property Information

Location - 913 and 917 - 9th Avenue West

Owner - New Leaf Sales, LLC

This property is not in a Flood Zone

Proposed Buildings and Parking

Total Office Building Area = 11,441 s.f.

1 Story existing building

Total Parking Spaces Provided = 30 total

1 space provided per - 382 s.f.

1 space required per - 400 s.f. = 29 required

(2) Accessible Parking spaces provided

(2) Accessible Parking spaces required

Conditions

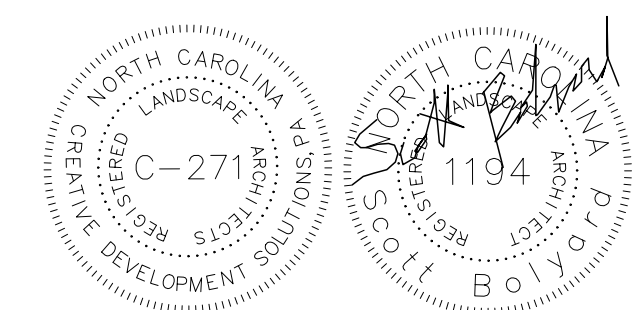
1) This is an existing building. Developer requests to be granted relief from the 25' building setback to provide a 4'-8" setback on the rear property line and a 9'-8" setback on the north side property line; to reduce the setbacks requirements in Section 5-10-3 in the rear NE corner.

2) Developer requests to reduce the buffer planting requirements in section 15-6 along the eastern side of the property. A 5' height wood panel fence will be installed in all areas that can not meet the size and planting requirements.

3) Developer requests to utilize the peninsula planting areas adjacent to the parking as the parking island size requirement in Section 15-9.

4) Proposed Trash will be handled indoors and removed by tenants as required.

5) There is no proposed outdoor lighting for the project.



Other Consultants:

Surveyor - Freeland Clinkscales

Owner

Kare Partners, Inc.

Project:

Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:

Landscape Plan

Designed By:

creative
development
solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE:

August 13, 2025
9-3-2025-city comments
9-9-2025 - conditions

DESIGNED BY:

DB

DRAWN BY:

SB

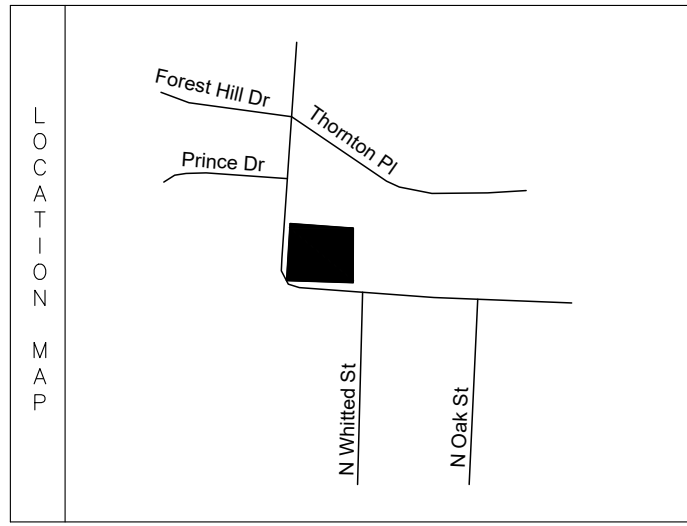
APPROVED BY:

DSB

Project Number:

SHEET NUMBER:

L2



LINE	BEARING	DISTANCE
1	S 72° 27' 30" W	35.40'
2	S 88° 40' 55" E	10.00'

Street trees - Orleans Ave. 172 I.f.
required - 1 tree per 25' = 7 trees
provided - 7 trees from planting strip requirements

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance

5' width Plant Strip
West property line = 142 I.f.
required - 1 trees, 5 shrubs per 40 I.f.
provided - 4 trees, 18 shrubs

Vehicular/ Parking Landscape
parking area = 10,893 s.f.
required - 1 trees, 2 shrubs per 3,000 s.f.
provided - 4 trees, 8 shrubs

5' width Plant Strip
South property line = 90 I.f.
required - 1 trees, 5 shrubs per 40 I.f.
provided - 3 trees, 12 shrubs

LEGEND

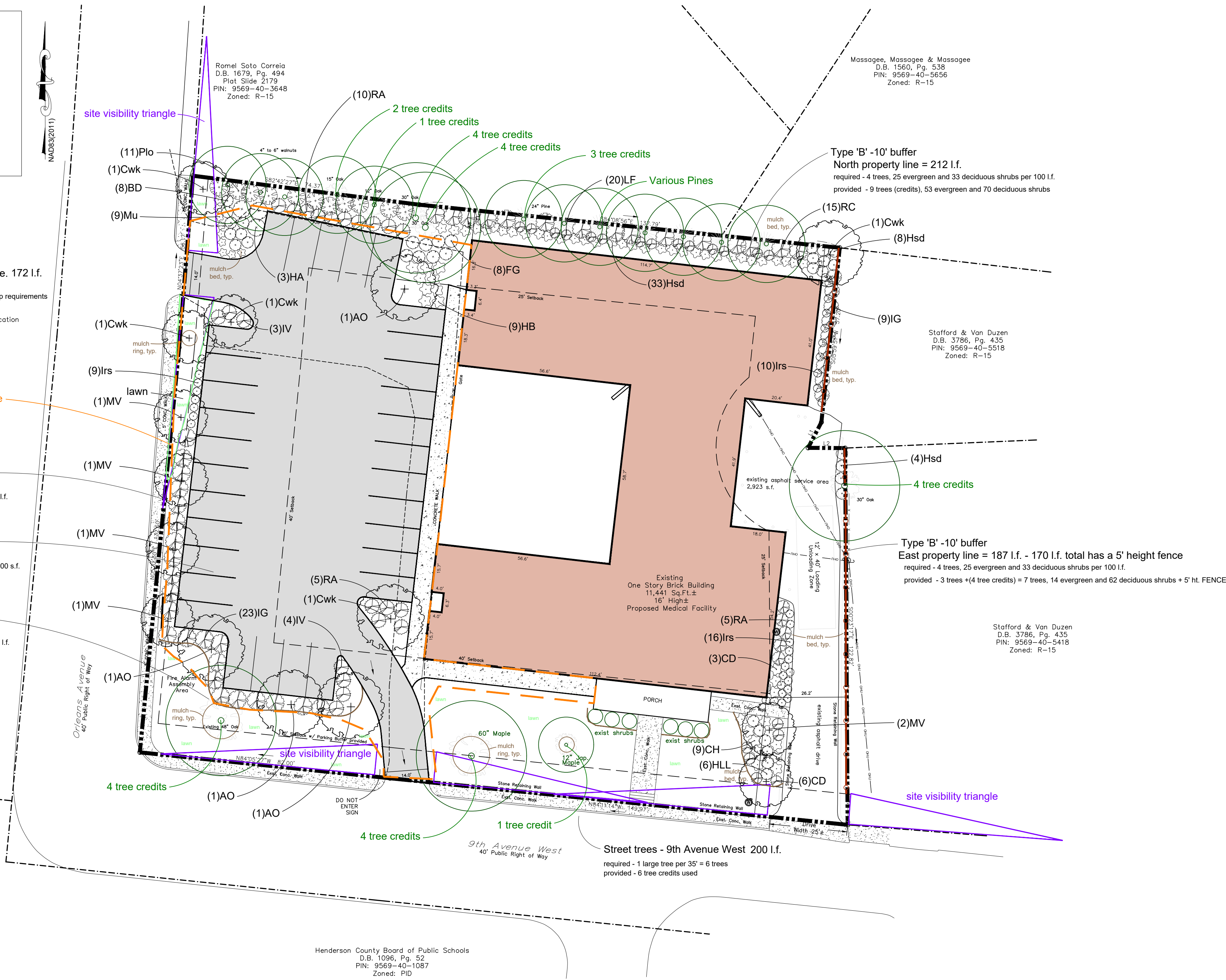
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CP CALCULATED POINT
- TM TEMPORARY BENCHMARK
- (M) MEASURED
- (R) RECORD
- STORM DRAIN MANHOLE
- CATCH BASIN
- CURB INLET
- SEWER MANHOLE
- CLEAN OUT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- BACK FLOW PREVENTER
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- MONITORING WELL
- A/C UNIT
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- FENCE



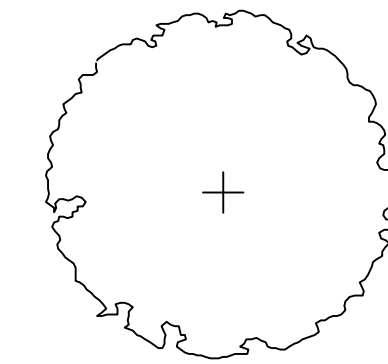
North

0' 20' 40' 80' 120'

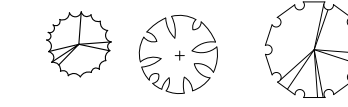
SCALE : 1" = 20'



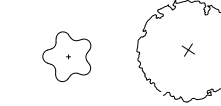
Landscape Legend



Large Deciduous Tree
(15) total proposed



Evergreen Shrub
(98) total proposed



Deciduous Shrub
(144) total proposed

Landscape Required

5' width Plant Strip West property line = 142 I.f.
required - 1 trees, 5 shrubs per 40 I.f.
provided - 4 trees, 18 shrubs

5' width Plant Strip South property line = 90 I.f.
required - 1 trees, 5 shrubs per 40 I.f.
provided - 3 trees, 12 shrubs

Vehicular/ Parking Landscape
parking area = 10,893 s.f.
required - 1 trees, 2 shrubs per 3,000 s.f.
provided - 4 trees, 8 shrubs

Type 'B' -10' buffer
North property line = 212 I.f.
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 I.f.
provided - 9 trees (credits), 53 evergreen and 70 deciduous shrubs

Type 'B' -10' buffer
East property line = 187 I.f. - 170 I.f. total has a 5' height fence
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 I.f.
provided - 3 trees +(4 tree credits) = 7 trees, 14 evergreen and 62 deciduous shrubs + 5' ht. FENCE

Street trees - Orleans Ave. 172 I.f.
required - 1 tree per 25' = 7 trees
provided - 7 trees from planting strip requirements

Street trees - 9th Avenue West
required - 1 large tree per 35' = 6 trees
provided - 6 tree credits used

Common Open Space - 10% of property = 4,130 s.f.
required - 1 tree + 5 shrubs per 1,200 s.f. = 4 trees + 17 shrubs
provided - 4 tree credits used + 17 shrubs

Available Tree Credits for existing trees - 27 total credits

Total Trees Required = 37 total trees

Total Tree Credits Used = 22 total trees

Total Trees provided = 15 trees

Total Shrubs Required = 254 shrubs

Total Shrubs Provided = 242 shrubs
+ Wood Panel Fence on eastern side

Other Consultants:

Surveyor - Freehand Clickscales

Owner

Kare Partners, Inc.

Project:

Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:

Landscape Plan

Designed By:

creative
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p 828 696 9992 | f 828 696 9954

ISSUE DATE:

August 13, 2025

REVISIONS:

9-9-2025-city comments

DESIGNED BY:

DB

DRAWN BY:

SB

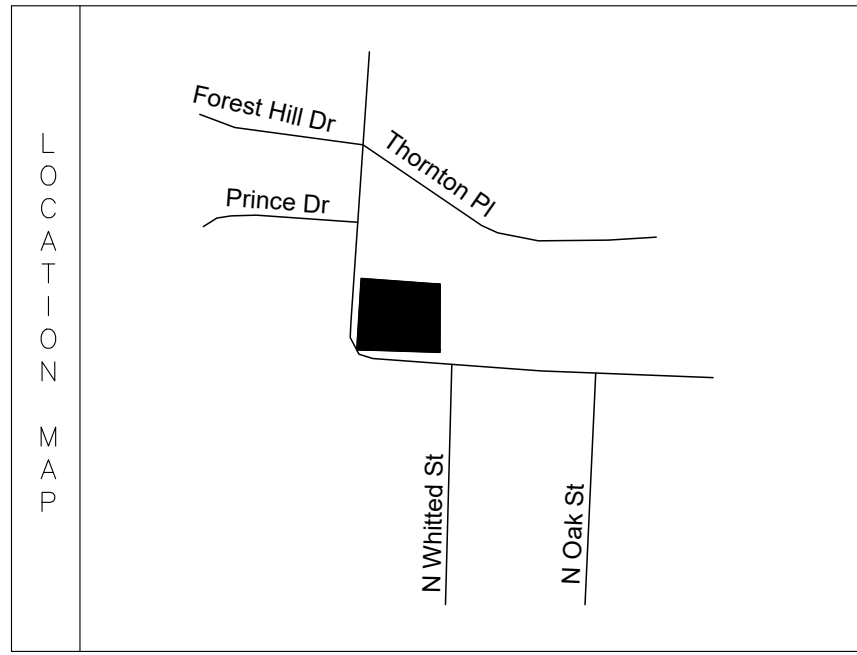
APPROVED BY:

DSB

Project Number:

SHEET NUMBER:

L3



LINE	BEARING	DISTANCE
L1	S27°27'23"W	9.40'
L2	S89°40'55"E	12.07'

Street trees - Orleans Ave. 172 l.f.
required - 1 tree per 25' = 7 trees
provided - 7 trees from planting strip requirements

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance

5' width Plant Strip
West property line = 142 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 4 trees, 18 shrubs

Vehicular/ Parking Landscape
parking area = 10,893 s.f.
required - 1 trees, 2 shrubs per 3,000 s.f.
provided - 4 trees, 8 shrubs

5' width Plant Strip
South property line = 90 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 3 trees, 12 shrubs

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CP CALCULATED POINT
- TBM TEMPORARY BENCHMARK
- (M) MEASURED
- (R) RECORD
- STORM DRAIN MANHOLE
- CATCH BASIN
- CURB INLET
- SEWER MANHOLE
- CLEAN OUT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- BACK FLOW PREVENTER
- ELECTRIC MANHOLE
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- MONITORING WELL
- A/C UNIT
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- FENCE

0' 16' 32' 64' 96'

SCALE : 1" = 16'

Henderson County Board of Public Schools
D.B. 1096, Pg. 52
PIN: 9569-40-1087
Zoned: PID

Romel Soto Correia
D.B. 1679, Pg. 494
Plot Slide 2179
PIN: 9569-40-3648
Zoned: R-15

Massagee, Massagee & Massagee
D.B. 1560, Pg. 538
PIN: 9569-40-5656
Zoned: R-15

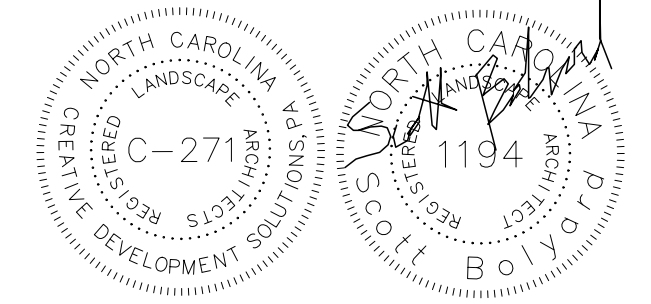
Stafford & Van Duzen
D.B. 3786, Pg. 435
PIN: 9569-40-5518
Zoned: R-15

Stafford & Van Duzen
D.B. 3786, Pg. 435
PIN: 9569-40-5418
Zoned: R-15

Street trees - 9th Avenue West 200 l.f.
required - 1 large tree per 35' = 6 trees
provided - 6 tree credits used

Type 'B' -10' buffer
North property line = 212 l.f.
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 9 trees (credits), 53 evergreen and 70 deciduous shrubs

Type 'B' -10' buffer
East property line = 187 l.f. - 170 l.f. total has a 5' height fence
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 3 trees + (4 tree credits) = 7 trees, 14 evergreen and 62 deciduous shrubs + 5' ht. FE.



Other Consultants:

Surveyor - Freehand Clickscales

Owner
Kare Partners, Inc.

Project:
Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:
Landscape Plan

Designed By:
cds creative developments solutions
landscape architecture | land planning | community and resort design
1003 4th Avenue West, Hendersonville, North Carolina 28739
p 828.696.9992 | f 828.696.9954

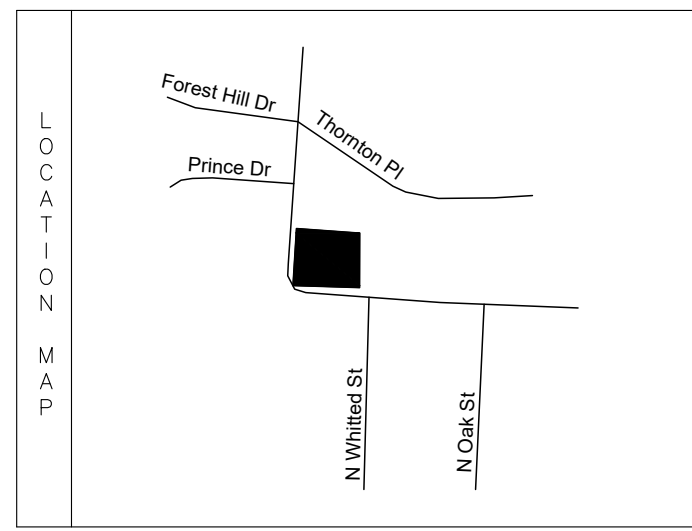
ISSUE DATE: August 13, 2025
REVISIONS: 9/3/2025-city comments

DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER :
L4





LINE	BEARING	DISTANCE
L1	S20°27'23"W	9.40'
L2	S69°40'55"E	12.07'

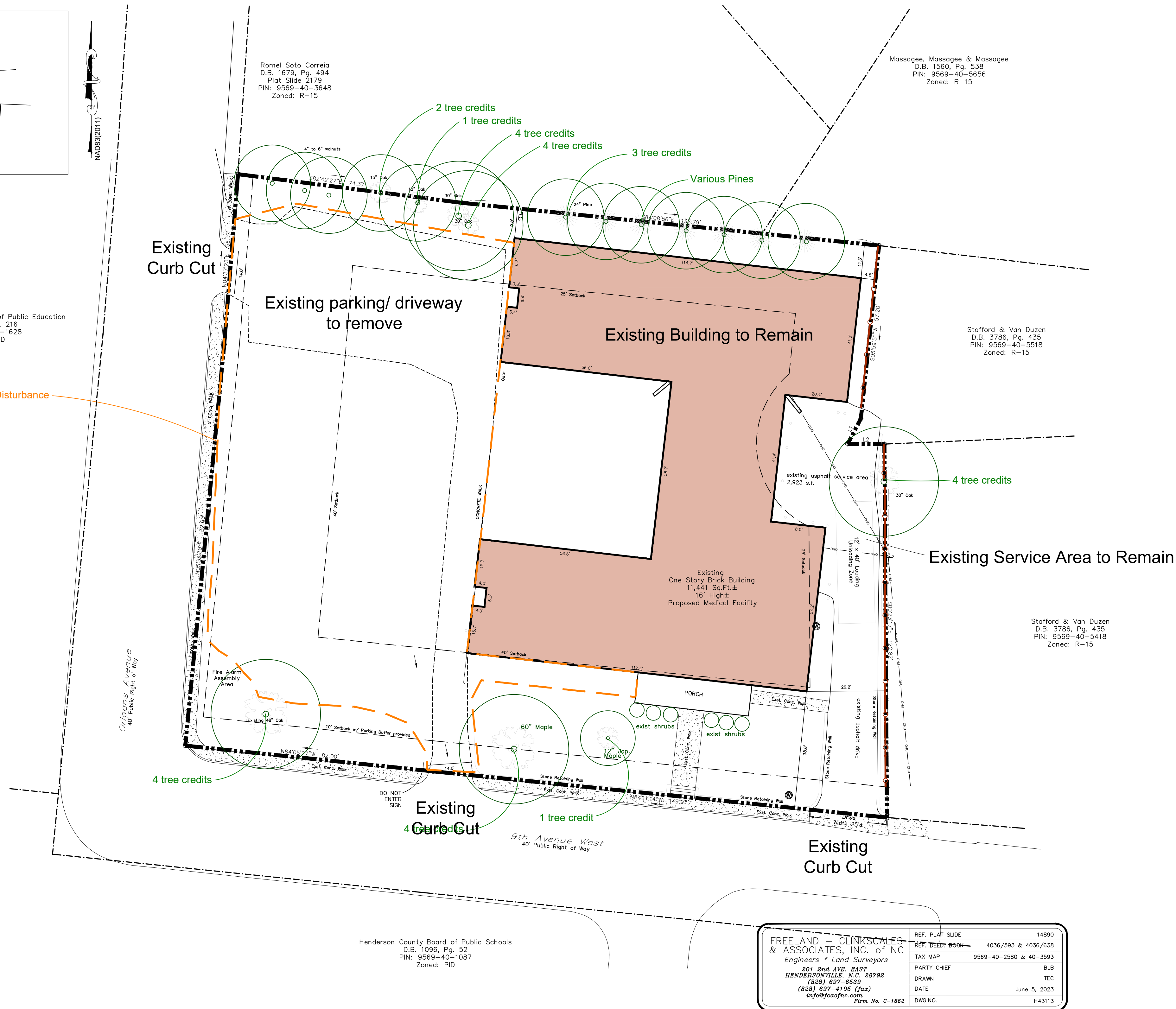
Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance

LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
CP	CALCULATED POINT
TBM	TEMPORARY BENCHMARK
(M)	MEASURED
(R)	RECORD
SD	STORM DRAIN MANHOLE
CB	CATCH BASIN
CI	CURB INLET
SM	SEWER MANHOLE
CO	CLEAN OUT
WM	WATER METER
FD	FIRE HYDRANT
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
EM	ELECTRIC MANHOLE
PO	POWER POLE
LP	LIGHT POLE
TR	TRANSFORMER
TM	TELEPHONE MANHOLE
TP	TELEPHONE PEDESTAL
UV	UTILITY VAULT
GV	GAS VALVE
GM	GAS METER
MW	MONITORING WELL
ACU	A/C UNIT
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
SSL	SANITARY SEWER LINE
WL	WATER LINE
GL	GAS LINE
F	FENCE



SCALE : 1" = 20'



FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC Engineers * Land Surveyors 301 2nd AVE. EAST HENDERSONVILLE, N.C. 28702 (828) 697-6599 info@fcaofnc.com Firm No. C-1562	
REF. PLAT. SLIDE REF. DATE: 8/20/23 TAX MAP: 9569-40-2580 & 40-3593 PARTY CHIEF: BLB DRAWN: TEC DATE: June 5, 2023 DWG. NO.: H43113	14890 4036/593 & 4036/638 9569-40-2580 & 40-3593 BLB TEC June 5, 2023 H43113

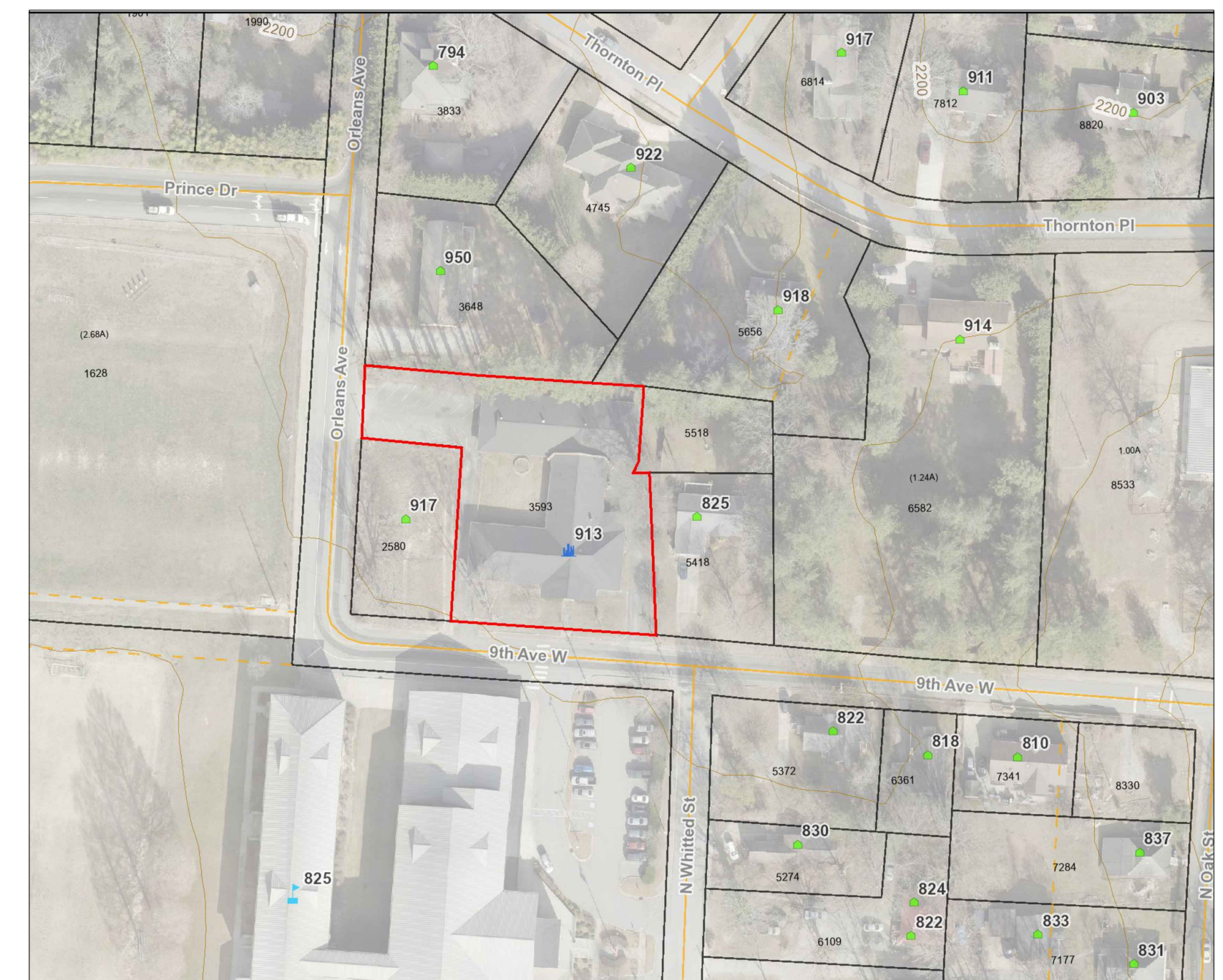
SLOPE COLORS

White = 0 to 16% -
Blue = 16% to 20% -
Yellow = 25% to 60% -
Red = 60%+ -

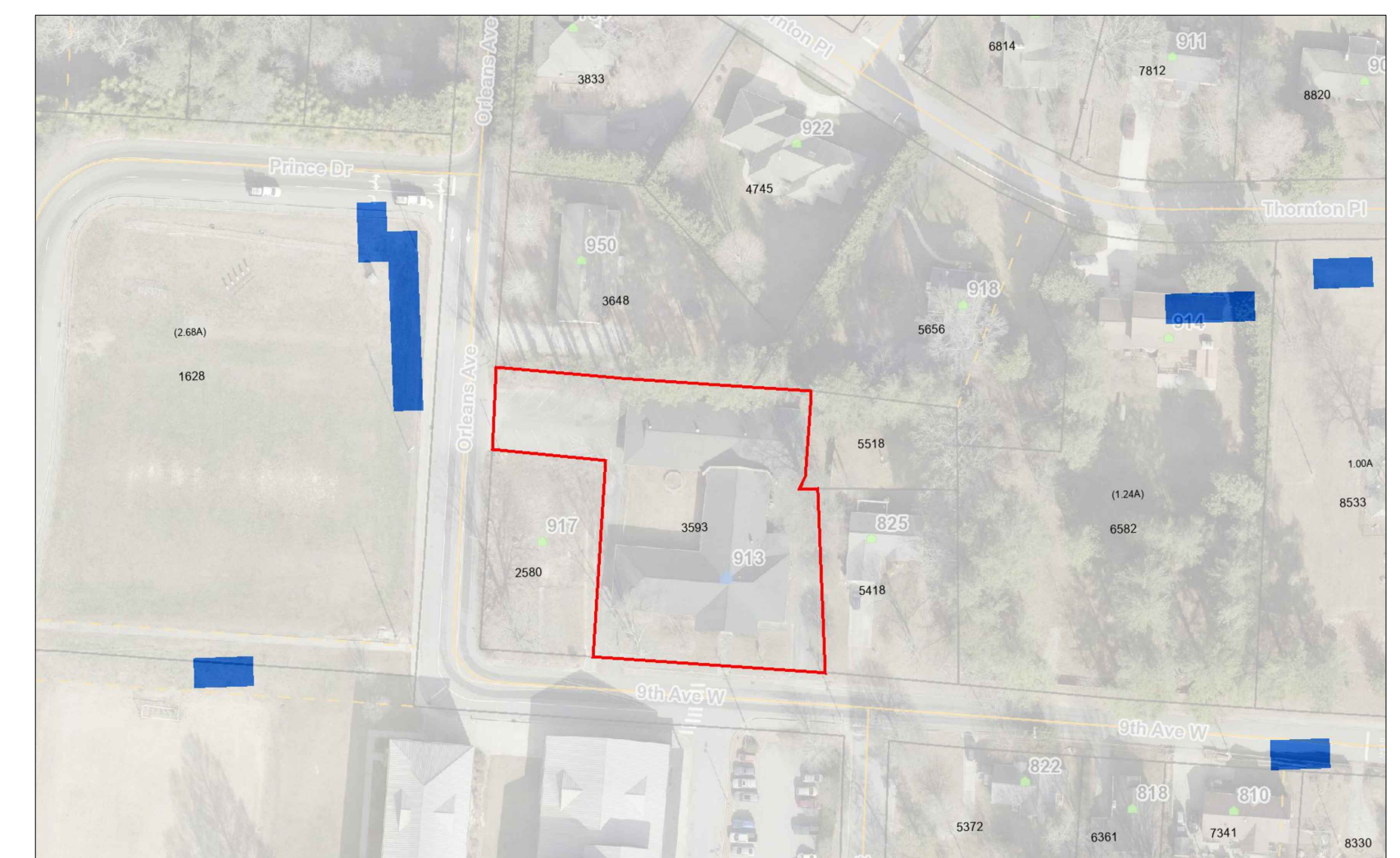
THE AVERAGE SLOPE OF THIS
PROPERTY WITHIN LIMITS OF
DISTURBANCE IS 2%



Aerial Map



Topo Map



Slope Map

Other Consultants:

Surveyor - Freeland Clinkscapes

Owner

Kare Partners, Inc.

Project:

Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:

Landscape Plan

Designed By:

cds | creative developments solutions
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1003 4th Avenue West, Hendersonville, North Carolina 28739
P 828.696.9992 | F 828.696.9954

ISSUE DATE: August 13, 2025
REVISIONS: 9-5-2025-city comments

DESIGNED BY: DB

DRAWN BY: SB

APPROVED BY: DSB

Project Number:

SHEET NUMBER :
L1

Project Plant List

Large Trees - 15 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks	All Plants to Meet Ansi Z60.1 Stnds.
AO	4	Acer 'October Glory'	October Glory Maple	2" Caliper, 10' Height	B&B, Single Straight Leader	
Cwk	5	Crategus viridis' Winter King'	Winter King Hawthorn	2" Caliper, 10' Height	B&B, Single Straight Leader	
MV	6	Magnolia 'Australis'	Australis Magnolia	2" Caliper, 10' Height	Multi-stem, 3 branches min.	

Evergreen Shrubs - 98 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks	All Plants to Meet Ansi Z60.1 Stnds.
IG	32	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gallon, 18" Height	Full Plant	
LF	20	Leucothoe 'Margie Jenkins'	Leucothoe 'Margie Jenkins'	3 gallon, 18" Height	Full Plant	
Plo	11	Prunus laurecarasus 'Otto Luyken'	Otto Luyken Cherry Laurel	3 gallon, 18" Height	Full Plant	
RC	15	Rhododendron catawb. 'English Roseum'	English Roseum Rhododendron	3 gallon, 18" Height	Full Plant	
RA	20	Rhododendron 'Autumn Amethyst'	Autumn Amethyst Azalea	3 gallon,18" Height	Full Plant	

DeciduousShrubs - 144 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks	All Plants to Meet Ansi Z60.1 Stnds.
BD	8	Buddleia 'Miss Molly'	Miss Molly Butterfly Bush	3 gallon, 18" Height	Full Plant	
CD	9	Calicarpa dichtoma	Purple Beautyberry	3 gallon, 18" Height	Full Plant	
CH	9	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	3 gallon, 18" Height	Full Plant	
HLL	6	Hydrangea 'Little Lime'	Little Lime Hydrangea	3 gallon, 18" Height	Full Plant	
Hsd	41	Hydrangea 'Sikes Dwarf'	Sikes Dwarf Hydrangea	3 gallon, 18" Height	Full Plant	
HA	3	Hydrangea 'Amma Belle'	Anna Belle Hydrangea	3 gallon, 18" Height	Full Plant	
HB	9	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gallon, 18" Height	Full Plant	
Irs	35	Ilex nana 'Red Sprite'	Dwarf Red Sprite Holly	3 gallon, 12" Height	Full Plant	
MU	9	Muhlenbergia reverchonii 'Undaunted'	Undaunted Muhly Grass	3 gallon, 12" Height	Full Plant	
IV	7	Itea virginiana 'Henrys Garnet'	Henrys Garnet Itea	3 gallon, 12" Height	Full Plant	
FG	8	Fothergilla gardenii 'Mt. Airy'	Mt Airy Fothergilla	3 gallon, 12" Height	Full Plant	



AO - October Glory Maple



Cwk - Winter King Hawthorn



MD - Undaunted Muhly Grass



PLO - Otto Luyken Cherry Laurel



Sky - Sky Pencil Holly



IGS - Shamrock Inkberry Holly



LF - Margie Jenkins Leucothoe



RC - English Roseum Rhodo



RA - Autumn Amethyst Azalea



BD - Miss Molly Butterfly Bush



CD-Purple Beautyberry



IV - Henrys Garnet Itea



FG - Mt Airy Fothergilla



Irs - Nana Dwarf Red Sprite Holly



HB - Bobo Hydrangea



HA - Anna Belle Hydrangea



Hsd - Sikes Dwarf Hydrangea



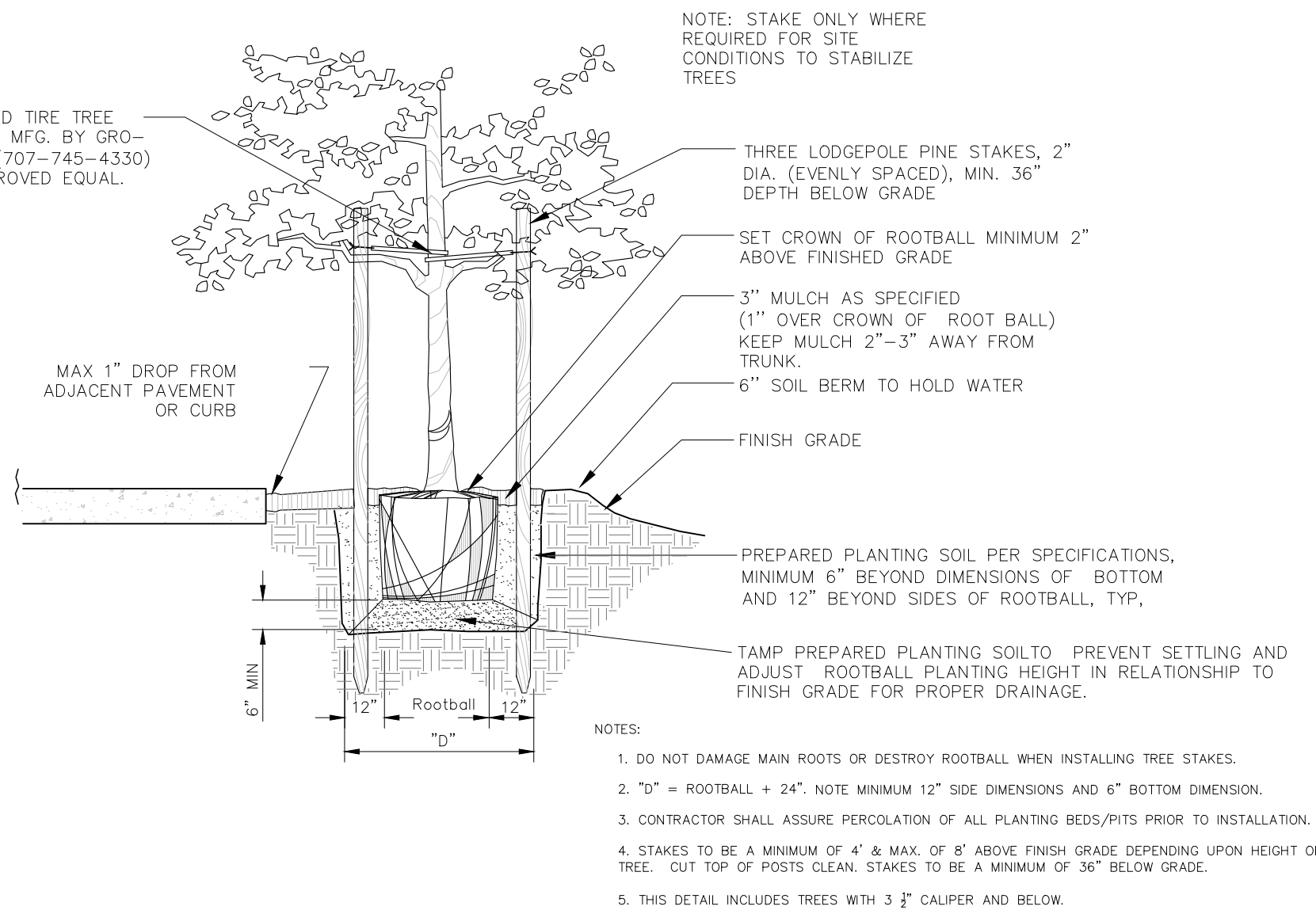
HLL - Little Lime Hydrangea



CH - Hummingbird Clethra

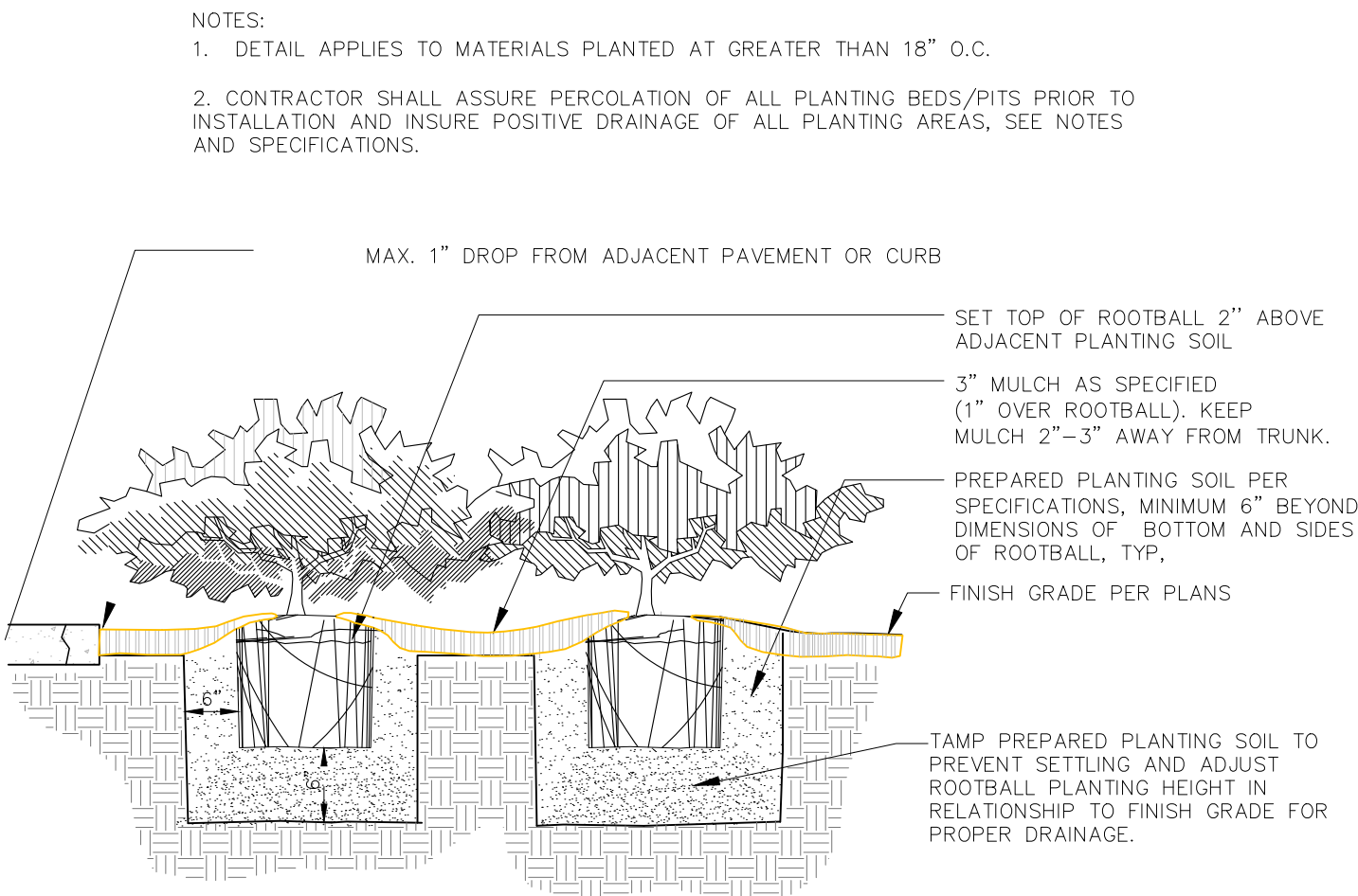
Landscape Notes

- ALL AREAS SHOWN AS LARGE TREES, SMALL FLOWERING TREES, AND SHRUB AND PERENNIAL LANDSCAPING ON THE LANDSCAPE PLAN IS TO BE MULCHED AND SHALL RECEIVE A 3" DEPTH OF SHREDDED PINE BARK MULCH. NOTE AREAS FOR RIVER COBBLE MULCH AROUND PARKING PERIMETER.
- CONTRACTOR SHALL VERIFY QUANTITIES ON THE PLAN AND IS RESPONSIBLE FOR ALL PLANTS AS SHOWN ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. PROVIDE UNIT PRICES FOR ALL PLANT AND TREE MATERIALS.
- CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT CONTRACTORS' EXPENSE.
- PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT REMOVE THE CENTRAL LEADER OF ANY TREE OR PLANT. PLANTS SHALL NOT HAVE A SHEARED APPEARANCE AND MUST MEET MINIMUM SIZES AS INDICATED ON THE PLANT LIST.
- ALL PLANT MATERIAL IS TO CONFORM TO THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. SEE PLANT LIST FOR SPECIFICATIONS AND SIZES. (NOTE: SIZE TO BE "DBH" MEASURED 6" ABOVE GROUND)
- LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, ESPECIALLY DUE TO UNDERSIZED OR DAMAGED MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND IDENTIFICATION OF ALL UTILITIES. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S COST.
- ALL DEMOLISHED MATERIALS AND TRASH ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- ALL PLANTINGS HOLES AND BEDS ARE TO BE CLEANED OF ROCKS AND DEBRIS >1". EACH PLANT OR TREE IS TO BE HOLE AMENDED AND THE EXISTING NATIVE SOIL IS TO BE AMENDED WITH 25% OF NATURES HELPER AND 25% OF ORGANIC COMPOST (OR APPROVED EQUAL), THEN THOROUGHLY MIXED TOGETHER TO CREATE A PLANTING SOIL MIX.
- ALL EXISTING AND PROPOSED TREES NOT CONTAINED WITHIN A MULCHED BED ARE TO RECEIVE A 3" DEPTH OF A 4' DIAMETER CIRCLE OF ABOVE SPECIFIED MULCH AROUND EACH TREE. EXCEPT WHERE TREES OCCUR IN SWALES, DITCHES, OR DRAINAGE PATTERNS, THEN ONLY USE 1' DIAMETER CIRCLES.
- 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. PROPER PLANT DRAINAGE IS DEFINED BY FLOODING PLANTING HOLE TO SURROUNDING SOIL LEVEL WITH WATER AND COMPLETE PERCOLATION OF THE WATER WITHIN THE HOLE IN A 24 HOUR PERIOD.
- LANDSCAPE ARCHITECT OR OWNER TO FIELD APPROVE THE PLACEMENT OF ALL PLANT MATERIALS.
- FINE GRADE ALL PLANTING AREAS TO INSURE PROPER DRAINAGE. AREAS TO BE SEEDED ARE TO BE FREE OF DEBRIS AND ROCKS >1" PRIOR TO LAYING SOD OR APPLYING SEED.
- PRIOR TO INSTALLATION, CONTRACTOR SHALL REVIEW PLANT AND LIGHT LOCATIONS WITH LANDSCAPE ARCHITECT OR OWNER TO ELIMINATE CONFLICTS.
- PROVIDE LABOR, EQUIPMENT, MATERIALS, AND SERVICE NECESSARY TO COMPLETE THE LANDSCAPE WORK.
- INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
- MAINTAIN ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OR SUBSTANTIAL COMPLETION OF WORK. MAINTENANCE TO INCLUDE: WATERING, MULCHING, WEEDING, SPRAYING, MOWING, STRAIGHTENING, FERTILIZING, CLEANUP, ECT.



Tree Planting Detail

Scale: NTS



Shrub Planting Detail

Scale: NTS

Other Consultants:

Surveyor - Freebird Clinkscales

Owner

Kare Partners, Inc.

Project:

Kare Partners, Inc.

913 & 917 9th Avenue West

Sheet:

Landscape Specs

Designed By:

creative development solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE: August 13, 2025

REVISIONS:

DESIGNED BY: DB

DRAWN BY: SB

APPROVED BY: DSB

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