

ABBREVIATIONS

DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
R/W...RIGHT OF WAY
PIN...PARCEL IDENTIFICATION NUMBER
NAD 83...NORTH AMERICAN DATUM OF 1983
NAVD 88...NORTH AMERICAN VERTICAL DATUM OF 1988
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
NTS...NOT TO SCALE
T...TOTAL DISTANCE
TYP...(TYPICAL)
AG...ABOVE GRADE (0.2'-0.5' TYP)
BG...BELOW GRADE (0.2'-0.5' TYP)
TR...TRACT
ID...SURVEYOR'S IDENTIFICATION CAP
L/L...LEFT OF AND NORMAL TO LINE
P/E...POSSIBLE ENCROACHMENT
U/B...UTILITY BUILDING, BUILDOUT, OR ACCESS STRUCTURE
P/A/I...PER AERIAL IMAGERY (LOCATION APPROXIMATE)
T/G/F/A...TOTAL GROSS FLOOR AREA

COLOR LEGEND

PINK = PROPOSED UTILITIES
BLUE = PROPOSED STRUCTURES
GREEN = PROPOSED PLANTINGS
RED = PROPOSED DEMOLITION & LIMITS OF DISTURBANCE (LD)

LEGEND

⊙ EXISTING IRON PIPE (EIP)
⊙ EXISTING IRON REBAR (EIR)
⊗ OTHER EXISTING MONUMENT AS NOTED
▲ PUBLISHED GEODETIC MONUMENT
○ CALCULATED POINT (NOT SET)
⊕ COMMUNICATIONS VAULT (CVLT)
⊕ ELECTRIC METER (EM)
⊕ GAS METER (GM)
⊕ GAS TEST STATION (GTS)
⊕ WATER METER (WM)
⊕ FIRE HYDRANT (FH)
⊕ IRRIGATION CONTROL VALVE (ICV)
⊕ SANITARY SEWER CLEANOUT
⊕ UTILITY POLE
⊕ LIGHT POLE
⊕ GUY ANCHOR
⊕ HEATING & AIR UNIT (HVAC)
⊕ SPOT ELEVATION (GROUND SURVEYED)
~ DENOTES CONTINUATION OF FEATURE
--- SURVEYED BOUNDARY LINE
--- NEW PUBLIC RIGHT OF WAY LINE
--- NEW PRIVATE EASEMENT LINE
--- ADJOINING DEED LINE OR CONDOMINIUM
--- INTERIOR TRACT LINE (NOT SURVEYED)
--- PLANNED RESIDENTIAL DEVELOPMENT
--- SETBACK (0' FRONT, 5' SIDE, 20' REAR)
--- TIE LINE ONLY
--- BOARD FENCE LINE
--- WIRE FENCE LINE
--- OVERHEAD UTILITY LINE
--- MARKED SANITARY SEWER LINE (SEE NOTE 2)
--- GIS INDEX CONTOUR (SEE NOTE 6)
--- GIS INTERIM CONTOUR (SEE NOTE 6)
--- DRAINAGE DITCH
--- CULVERT (STORM PIPE)
--- TREELINE

DEVELOPMENT NOTES

- PROJECT SITE & ADJOINING PROPERTIES ARE LOCATED ENTIRELY WITHIN HENDERSONVILLE CITY LIMITS.
- PROJECT SITE & ADJOINING PROPERTIES ARE ZONED R-15 BY CITY OF HENDERSONVILLE EXCEPTING 1908 HAYWOOD RD, PIN 9569-23-4657 TO SOUTHEAST OF PROJECT SITE.
- SEE DEED BOOK 532 PAGE 221 DECLARATION OF CONDOMINIUM FOR HAYWOOD PARK. DEDICATIONS INCLUDE COMMON AREAS AND FACILITIES THROUGHOUT ENTIRETY OF PROJECT SITE EXCLUDING THE INDIVIDUAL INTERIOR APARTMENT SPACES DETAILED AS UNITS 1A, 1B & 2B, 1C, 2C, 1D, 2D, 1E, AND 2E THIS PLAN SET. PROPOSED NEW COMMON OPEN SPACES EXCLUDE LOTS 2 & 3, AND LAND OCCUPIED BY STREETS, DRIVES, PARKING AREAS OR STRUCTURES, AREAS OF RIGHT OF WAY DEDICATION, AND SPACES LESS THAN 24' IN WIDTH.
- ALL CONSTRUCTION AND/OR DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF HENDERSONVILLE, HENDERSON COUNTY, AND NC DEPARTMENT OF TRANSPORTATION LAND DEVELOPMENT CODES, STANDARDS, AND SPECIFICATIONS AS APPLICABLE.

SITE INFORMATION

ADDRESS: 1910 HAYWOOD ROAD, HENDERSONVILLE, NC 28791
PROPERTY OWNER(S): HAYWOOD VENTURES, LLC
PIN: 9569-23-4829
REFERENCE DEED BOOK/ PAGE: 4036/540
ZONING DISTRICT: R-15
MINOR P.R.D. DENSITY STANDARDS: 4.0 UNITS PER ACRE
MINOR P.R.D. DIMENSIONAL STANDARDS:
FRONT: 0' (PARKING SITUATED IN REAR)
SIDE: 5'
REAR: 20'
MAX HEIGHT: 35'
TOTAL PROJECT AREA: 2.28 ACRES

DEVELOPMENT INFORMATION

SITE DENSITY: (5 EX. UNITS + 2 NEW UNITS)/2.28 ACRES = 3.07 UNITS PER ACRE
(BY DENSITY STANDARD OF DUPLEX UNITS UNDER 1200 SQ.FT.)

PARKING: 3 UNITS 3+ BEDROOMS = 6 SPACES, 7 UNITS 2 BEDROOMS = 7 SPACES
13 TOTAL SPACES REQUIRED, 22 TOTAL SPACES PROPOSED

PROPOSED LOT AREAS
LOT 1: 1.72 ACRES
LOT 2: 0.28 ACRES
LOT 3: 0.28 ACRES

PROPOSED COMMON OPEN SPACES:

BUILDING SITE COVERAGE:
(EXISTING & PROPOSED)

STREETS & PARKING SITE COVERAGE:
(EXISTING & PROPOSED)

OTHER FACILITIES COVERAGE:
(PATIOS, PORCHES, SIDEWALKS ETC.)

TOTAL IMPERVIOUS SURFACES:
(EXISTING & PROPOSED)

PROPOSED TOTAL DISTURBANCE:

*SEE DEVELOPMENT NOTE 3
**PERIMETER SETBACKS ACCOUNT FOR LESS THAN 50% OF PROPOSED COMMON OPEN SPACE

PLAN SET SHEET 1 OF 6

THIS SHEET IS PART OF A PLAN SET
AND IS INTENDED TO ACCOMPANY ALL
OTHER SHEETS IN THIS SET AND IS TO
BE CONSIDERED INCOMPLETE WITHOUT
ALL OTHER SHEETS TO SUPPORT IT.

AREA OF SURVEY 2.28 ACRES

BEING ALL OF
DEED BOOK 4036 PAGE 540
PIN 9569-23-4829
CONDOMINIUM BOOK 100 PAGE 3 & 7A
1910 HAYWOOD ROAD

THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY: CLASS A HORIZONTAL
POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.03' (HORIZONTAL)
0.05' (VERTICAL)
LOCALIZED POINT (NAIL & WASHER):
N 593.727.02
E 962.374.58
GPS/GNSS FIELD PROCEDURE: REAL TIME NETWORK (NC RTN)
DATE(S) OF SURVEY: 3/13/26
DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) NAVD 88 (V)
GEIOD MODEL: GEIOD 18
FIXED CONTROL: CORS (NC RTN)
COMBINED GRID FACTOR(S): 0.99977601
UNITS: US SURVEY FOOT

- ## SURVEY NOTES
- NO CERTIFICATION TO REGULATORY OR TITLE MATTERS THIS SURVEY. SURVEYED AREA IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, & REGULATIONS ETC. OF RECORD. ANNOTATION OF ADJOINING PROPERTIES SHOWN PER COUNTY GIS, DEEDS, AND PLATS OF RECORD, NOT SURVEYED.
 - NO CERTIFICATION TO THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES OR FEATURES THIS SURVEY. THOSE SHOWN ARE BASED SOLELY UPON APPARENT & CONSPICUOUS ABOVE GROUND FACILITIES OR UTILITY LOCATE MARKINGS UNLESS OTHERWISE NOTED.
 - DISTANCES ARE HORIZONTAL GROUND US SURVEY FEET, COORDINATES ARE NC STATE PLANE (NAD83/11), AREAS CALCULATED BY COORDINATE METHOD. BOUNDARY MONUMENTATION FOUND OR SET FLUSH WITH EXISTING GRADE ±0.2' UNLESS OTHERWISE NOTED.
 - BY GRAPHICAL DETERMINATION, SURVEYED AREA DOES NOT LIE IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 3700956900J, EFFECTIVE DATE 10/2/2008.
 - THE SURVEYED AREA IS ZONED R-15 BY CITY OF HENDERSONVILLE. ANY STREAMS, LAKES, WETLANDS, ETC. MAY BE SUBJECT TO ADDITIONAL REGULATORY BUFFERS.
 - GIS CONTOURS PROVIDED BY NC GEOGRAPHIC INFORMATION COORDINATING COUNCIL (NC ONE MAP) - 2' VERTICAL INTERVAL - NOT GROUND SURVEYED.
 - PER DEED BOOK 4036 PAGE 540, PROPERTY IS SUBJECT TO ALL COVENANTS, RESTRICTIONS, LIMITATIONS, AND USES SET OUT IN DECLARATION OF CONDOMINIUM - SEE DEED BOOK 532 PAGE 221.
 - LOTS 1 TO BENEFIT FROM ACCESS AND MAINTENANCE RIGHTS OF ANY EXISTING UTILITIES UPON LOTS 2 & 3 SHOWN OR NOT SHOWN THIS SURVEY.
 - PLAT NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.

PRELIMINARY:
NOT FOR RECORDATION,
CONVEYANCES OR SALES

INITIAL SUBMITTAL: 5/28/26
REVISION 1: 8/31/26

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	3/23/26	BOUNDARY & LOCATION SURVEY	ADW
2.	4/17/26	ADDITIONAL UTILITIES & VEGETATION	ADW
3.	PRELIM.	PLAN SET: RESIDENTIAL PLANNED DEVELOPMENT	ADW

DATE OF PLAT: PRELIMINARY

DRAWN BY: ADW

DATES OF SURVEY: 3/13/26 - 4/16/26

FIELD WORK: HLM

MINOR PLANNED RESIDENTIAL
DEVELOPMENT SITE PLAN FOR:
HAYWOOD VENTURES, LLC
(PROPERTY OWNER OF RECORD)
PROJECT #26013H • PIN 9569-23-4829
CITY OF HENDERSONVILLE, HENDERSONVILLE
TOWNSHIP, HENDERSON COUNTY, NC

PISGAH SURVEYING, PLLC

1503 ORLEANS AVE, HENDERSONVILLE, NC 28791
(828) 515-1929 • NC FIRM #P-2288

SCALE:
1" = 20'