



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, December 21, 2021 – 2:00 PM

AGENDA

1. **CALL TO ORDER**

A. Call to Order

2. **APPROVAL OF AGENDA**

A. Approval of Agenda

3. **APPROVAL OF MINUTES**

A. Approval of November 16, 2021 Minutes

4. **NEW BUSINESS**

A. Public Relations Update by Mary Jo Padgett

B. Washburn Tract CZD - Matthew Manley, Planning Manager

C. Hendersonville Home2 CZD - Alexandra Hunt, Planner I

D. Selective Vegetation Removal Permit for 321 Fleming Street. (The tree is within the City Right of Way.)

E. Tree Survey

F. Bee City Update

5. **OLD BUSINESS**

A. Changes to City Ordinances/Zoning Concerning Trees - Glenn Lange

B. NeighborWoods

C. Pollinator Bed Traffic Island Four Seasons Boulevard

D. Tree Planting at Sullivan Park

E. Tree Maintenance at Oakdale Cemetery

6. **OTHER BUSINESS**

A. Utility Update

B. Tree Board Budget

C. Staff Comments

7. **ADJOURNMENT**

A. Adjournment

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, November 16, 2021 – 2:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order at 2:07 pm.

Members present were: Glenn Lange, Andy Crawford, Debbie Roundtree, Mark Madsen, Pat Christie, Mac Brackett, and Landon Justice.

2. APPROVAL OF AGENDA

A motion to approve the agenda was made by Andy Crawford. Vote - All Yeas.

3. APPROVAL OF MINUTES

A. October 19, 2021 Minutes

A motion was made by Mark Madsen to approve the October 19, 2021 minutes. Vote - All Yeas.

4. NEW BUSINESS

A. Public Relations Update - Mary Jo Padgett

Mary Jo Padgett presented the PR update. Mary Jo requested ideas for possible educational events. Mark Madsen suggested "Living on the Edge", Glenn Lange suggested "Invasive Plants". Tree Pruning was also mentioned but it was noted that we covered that topic just prior to the pandemic.

B. Rezoning: Conditional Zoning District – Southgate Apartments (P21-62-CZD) – *Matthew Manley, AICP – Planning Manager*

A discussion was held concerning this development. It was noted that there are very few trees on this site and it is adjacent to the 100 year flood plain and adjacent to the Ecusta Trail project. The developer has proposed to save ten trees on the 3.6 acre site. They will be required to plant 182 shrubs and 86 trees per the City's regulations.

A motion was made by Glenn Lange to accept the plan as presented and requested the developer to plant as much native plants as possible on the steep slopes. Vote - all Yeas.

C. Changes to City Ordinances/Zoning Concerning Trees - Glenn Lange

A discussion was held concerning our ordinances. The Board agreed to begin working on some proposed changes and get a plan together to move forward. Glenn Lange will create a list and send it to the other members to start the process.

D. Tree Planting at Sullivan Park

There is plenty of space at Sullivan Park to plant additional trees.

5. OLD BUSINESS

A. NeighborWoods

The members agreed to work on some projects for a spring planting.

B. Pollinator Bed Traffic Island Four Seasons Boulevard

The members asked staff to include 1 year of maintenance and watering in the RFP.

C. Tree Maintenance - Bearcat Loop & Oakdale Cemetery

Bearcat Loop tree maintenance has been completed.

Oakdale Cemetery - We have received the proposal from Bill Leatherwood. The price is high enough that will require additional bids.

6. OTHER BUSINESS

A. Utility Update

No utility updates from staff.

B. Tree Board Budget

No updates from staff.

C. Staff Comments

No comments from staff.

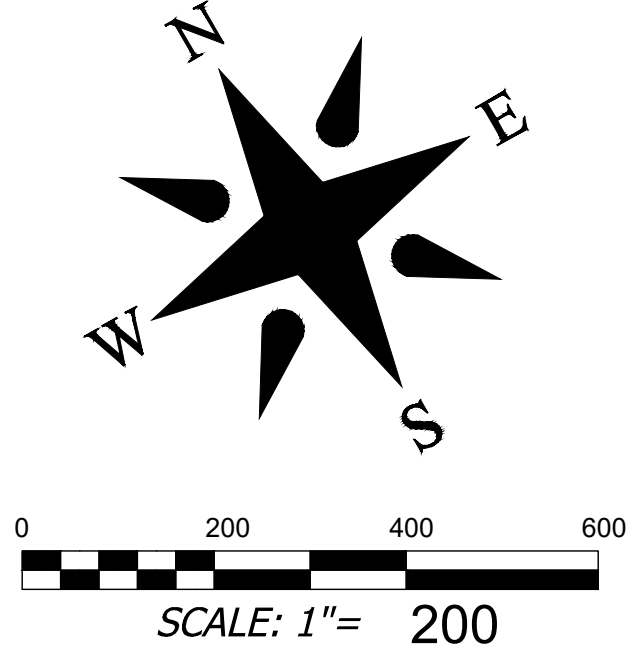
7. ADJOURNMENT

The meeting was adjourned at 3:51 pm.

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

EXIST. CONDITIONS LEGEND

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



DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792

PIN NUMBER: 9578-39-5229 & 9579-11-8417

PROPERTY SIZE: 162.1 ACRES

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: CITY OF HENDERSONVILLE

ZONING CLASSIFICATION: PRD

PROPOSED NUMBER OF UNITS: 460

PROPOSED DENSITY: 2.8 UNITS PER ACRE

PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S; THOMAS, CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS

ADDRESS: 5050 E ST. ANDREWS DR. TUCSON AZ 85718 & 830 4TH AVE. W. HENDERSONVILLE NC 28739

DEVELOPER: MIKE WASHBURN

ADDRESS: PO BOX 898

SULLIVANS ISLAND, SC 29842

EMAIL: EMWASHBURN@GMAIL.COM

PHONE: 843-343-3947

ENGINEER: BROOKS ENGINEERING

CONTACT: JOHN KINNAIRD

ADDRESS: 15 ARLINGTON ST

ASHEVILLE, NC 28801

EMAIL: JKINNAIRD@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH.: SITEWORK STUDIOS

CONTACT: ROBERT DULL

ADDRESS: 82 PATTON AVE. SUITE 700

ASHEVILLE, NC 28801

EMAIL: RDULL@SITEWORKSTUDIOS.COM

PHONE: 828-674-5592

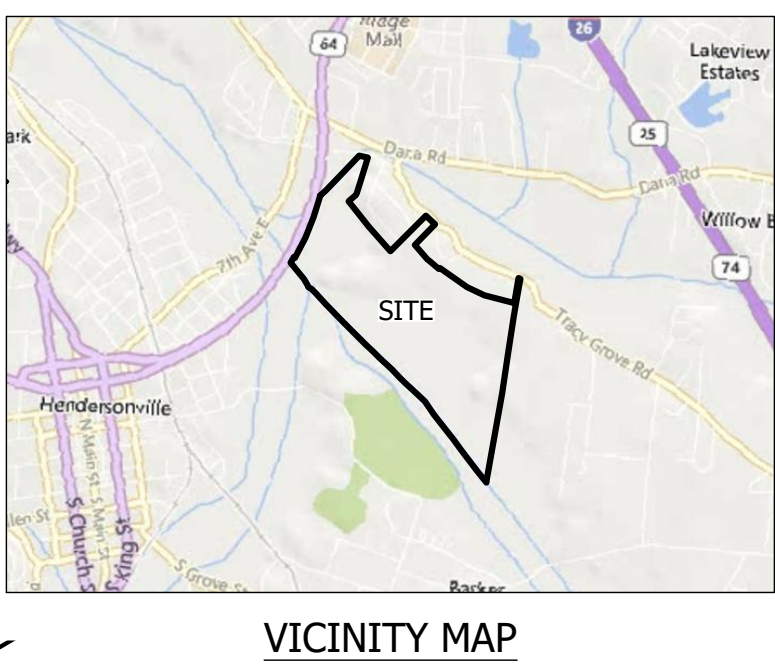
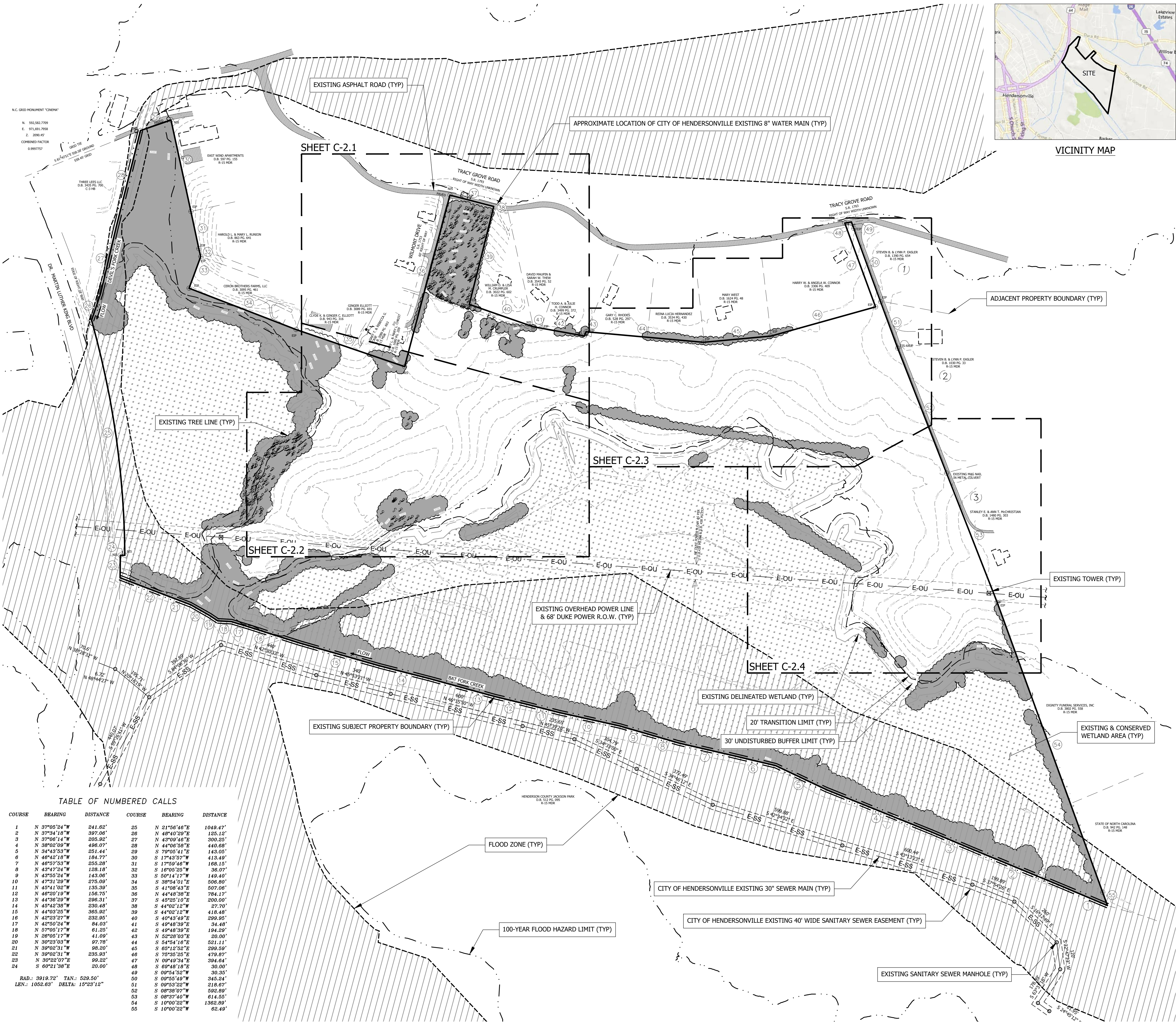


TABLE OF NUMBERED CALLS

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 37°05'24"W	241.82'	25	N 21°56'40"E	1049.47'
2	N 37°34'18"W	397.06'	26	N 48°40'29"E	128.15'
3	N 37°06'14"W	205.92'	27	N 43°09'46"E	300.25'
4	N 38°02'09"W	496.07'	28	N 44°06'58"E	440.68'
5	N 34°44'53"W	251.44'	29	S 70°05'41"E	143.05'
6	N 46°42'18"W	184.77'	30	S 17°43'57"W	413.49'
7	N 46°57'53"W	255.28'	31	S 17°59'46"W	168.15'
8	N 49°47'24"W	128.18'	32	S 16°05'23"W	36.07'
9	N 43°55'24"W	143.06'	33	S 60°14'17"W	149.40'
10	N 47°31'29"W	275.09'	34	S 38°54'01"E	506.80'
11	N 45°41'02"W	135.39'	35	S 41°08'43"E	507.06'
12	N 46°00'18"W	150.70'	36	N 44°46'38"E	784.17'
13	N 44°38'29"W	296.31'	37	S 45°25'10"E	200.00'
14	N 45°42'38"W	830.48'	38	S 44°02'12"W	27.70'
15	N 44°03'25"W	385.92'	39	S 44°02'12"W	418.48'
16	N 42°23'27"W	232.95'	40	S 40°43'49"E	398.95'
17	N 42°50'24"W	84.03'	41	S 40°48'39"E	34.48'
18	N 57°05'17"W	61.25'	42	S 49°48'39"E	194.39'
19	N 28°00'17"W	41.00'	43	N 52°28'03"E	20.00'
20	N 30°23'03"W	97.78'	44	S 54°54'16"E	521.11'
21	N 39°02'31"W	98.20'	45	S 65°12'52"E	299.59'
22	N 39°02'31"W	235.93'	46	S 75°35'25"E	479.87'
23	N 30°22'07"E	99.23'	47	N 09°42'34"E	384.64'
24	S 60°21'38"E	20.00'	48	S 69°48'18"E	30.00'
			49	S 09°54'32"W	30.35'
			50	S 09°55'49"W	345.24'
			51	S 09°53'22"W	218.67'
			52	S 08°38'07"W	592.89'
			53	S 08°37'49"W	614.55'
			54	S 10°00'22"W	1385.89'
			55	S 10°00'22"W	62.49'

RAP: 3919.72' TAN: 529.50'
LEN: 1052.63' DELTA: 15°23'12"

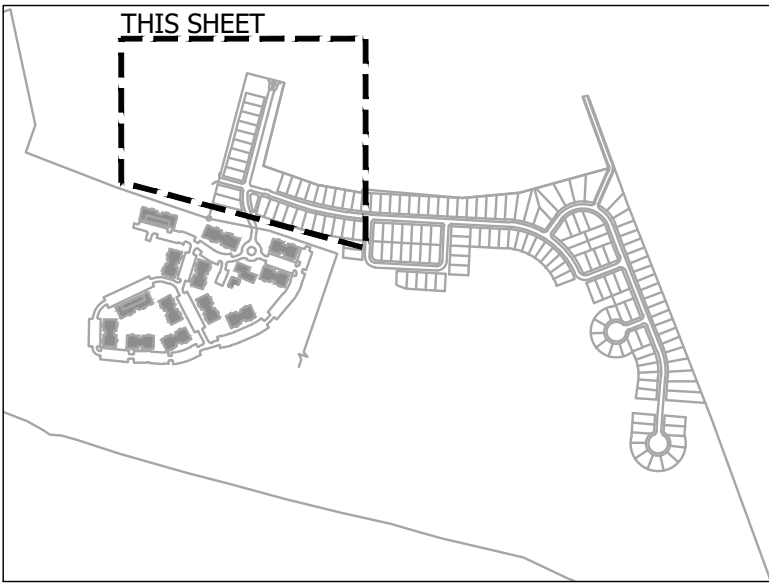
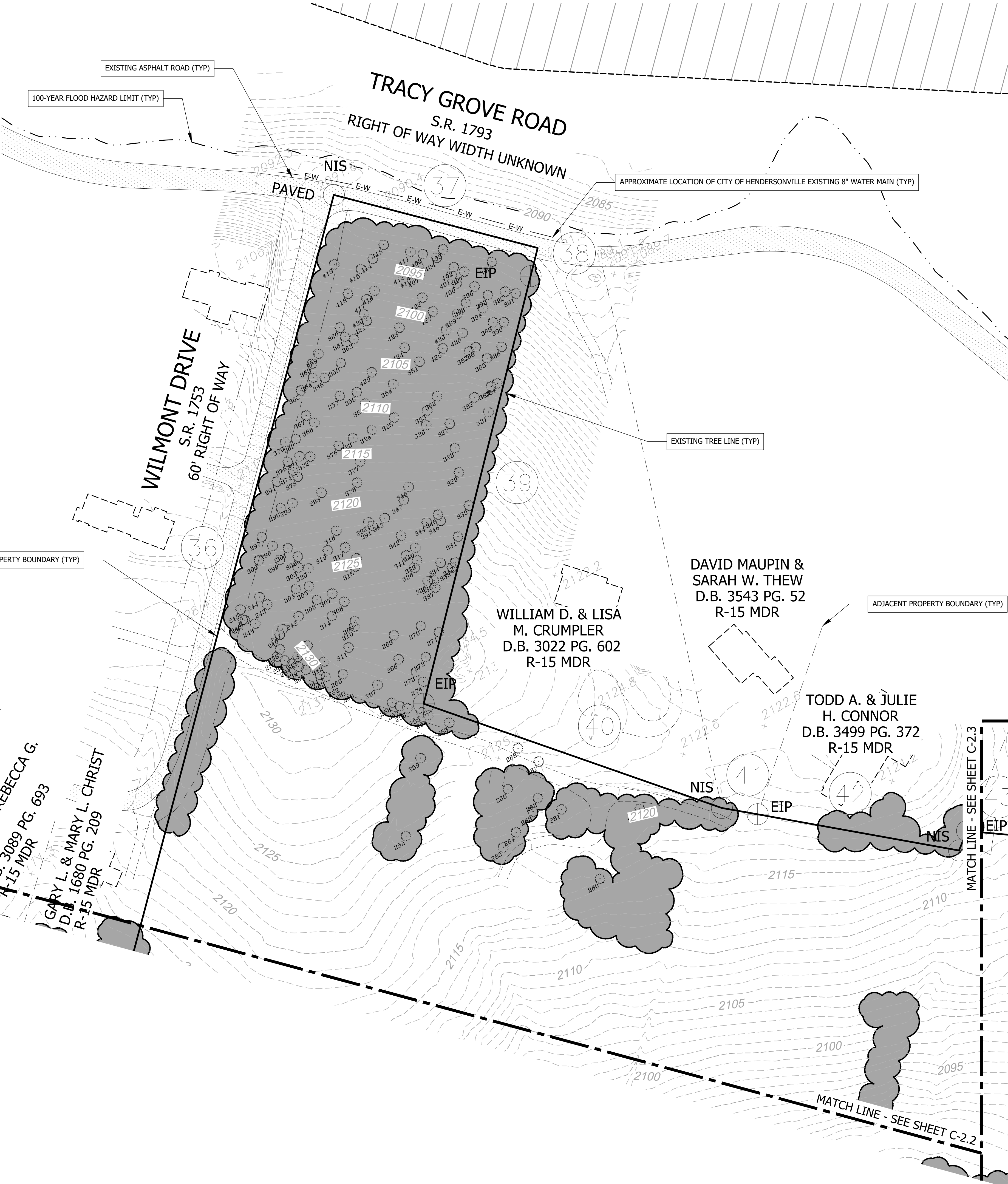
Project No: 539921	C-2.0	Drawing Title: OVERALL EXISTING CONDITIONS & TREE SURVEY	WASHBURN PROPERTY DEVELOPMENT CONDITIONAL ZONING REVIEW NORTH CAROLINA CITY OF HENDERSONVILLE	 BROOKS ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Reviewed: JHK Scale: AS NOTED Date: 12-03-2021	Designed: LBC Drawn: LBC Checked: JHK	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	 NORTH CAROLINA JHK 3725	PRELIMINARY - NOT FOR CONSTRUCTION	REVISIONS/SUBMISSIONS 10-05-2021 12-03-2021	Date 10-05-2021 12-03-2021
					No. 1 2	REVISIONS/SUBMISSIONS WATER & SEWER ALLOCATIONS CZD SUBMISSION					

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

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

TREE TABLE

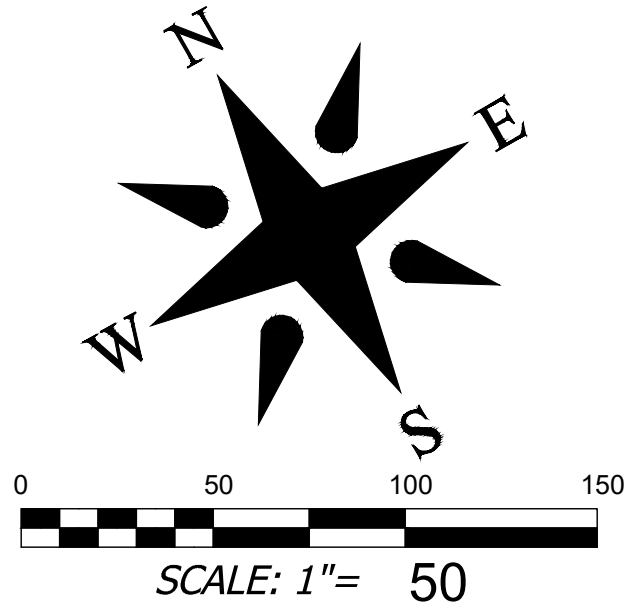
POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
234	14" WHITE PINE	303	12" MAPLE	367	12" WHITE OAK
235	14" POPLAR	304	14" MAPLE	368	15" WHITE PINE
236	13" WHITE OAK	305	12" BLACK PINE	369	14" BLACK PINE
237	12" WHITE PINE	306	15" BLACK PINE	370	12" BLACK PINE
238	12" WHITE PINE	307	12" WHITE OAK	371	12" BLACK OAK
239	12" WHITE PINE	308	15" WHITE PINE	372	13" BLACK PINE
240	12" BLACK OAK	309	14" BLACK OAK	373	13" BLACK PINE
241	12" BLACK OAK	310	12" WHITE OAK	374	18" BLACK PINE
242	12" BLACK OAK	311	12" BLACK OAK	375	12" WHITE OAK
243	12" BLACK OAK	312	14" BLACK OAK	376	12" WHITE OAK
244	12" BLACK OAK	313	14" MAPLE	377	13" BLACK OAK
245	12" WHITE OAK	314	12" MAPLE	378	18" MAPLE
246	12" BLACK OAK	315	14" BLACK OAK	381	18" BLACK OAK
247	13" BLACK OAK	316	20" WHITE OAK	382	19" WHITE OAK
248	13" BLACK OAK	317	12" BLACK PINE	383	12" WHITE OAK
249	24" MAPLE	318	14" BLACK PINE	384	12" WHITE PINE
250	20" WHITE PINE	319	14" BLACK PINE	385	14" WHITE OAK
251	20" WHITE PINE	320	12" BLACK PINE	386	18" WHITE PINE
252	19" WHITE PINE	323	20" WHITE OAK	387	18" BLACK OAK
253	18" WHITE PINE	324	19" WHITE PINE	388	13" BLACK GUM
254	16" WHITE PINE	325	17" WHITE OAK	389	13" BLACK OAK
255	26" WHITE PINE	326	20" WHITE OAK	390	18" WHITE OAK
256	16" WHITE PINE	327	19" WHITE OAK	391	12" MAPLE
257	16" WHITE PINE	328	13" WHITE OAK	392	20" WHITE OAK
258	16" WHITE PINE	329	16" TWIN WHITE OAK	393	21" WHITE PINE
259	16" WHITE PINE	330	12" BLACK PINE	394	12" BLACK OAK
260	16" WHITE PINE	331	12" BLACK PINE	395	13" BLACK PINE
261	16" WHITE PINE	332	12" MAPLE	396	20" WHITE PINE
262	12" WHITE PINE	333	13" BLACK GUM	397	18" BLACK OAK
263	18" WHITE PINE	334	12" BLACK PINE	398	16" WHITE PINE
264	24" WHITE PINE	335	14" WHITE PINE	399	13" WHITE PINE
265	15" WHITE PINE	336	12" BLACK PINE	400	19" BLACK OAK
266	18" BLACK OAK	337	13" BLACK PINE	401	12" BLACK GUM
267	14" BLACK OAK	338	12" WHITE OAK	402	12" WHITE OAK
268	14" BLACK OAK	339	13" WHITE OAK	403	12" BLACK OAK
269	14" BLACK OAK	340	16" BLACK PINE	404	18" BLACK OAK
270	12" WHITE OAK	341	12" BLACK PINE	407	19" BLACK OAK
271	16" MAPLE	342	17" BLACK PINE	408	12" WHITE OAK
272	14" WHITE PINE	343	14" WHITE OAK	409	12" BLACK OAK
273	22" TWIN SYCAMORE	344	12" BLACK GUM	410	12" BLACK GUM
274	12" BLACK OAK	345	12" WHITE OAK	411	15" BLACK PINE
275	20" WHITE OAK	346	12" BLACK PINE	412	16" BLACK OAK
276	30" TWIN MAPLE	347	12" BLACK GUM	413	12" TRIPLE MAPLE
277	20" WHITE OAK	348	14" WHITE OAK	414	15" BLACK OAK
278	30" TWIN MAPLE	351	22" WHITE OAK	415	15" WHITE OAK
279	22" TWIN SYCAMORE	352	24" WHITE OAK	416	21" BLACK OAK
280	30" TWIN MAPLE	353	20" WHITE OAK	417	20" WHITE OAK
281	20" WHITE OAK	354	12" MAPLE	418	20" WHITE OAK
282	30" WHITE OAK	355	19" WHITE OAK SNAG	419	12" BLACK GUM
283	28" WHITE OAK	356	14" WHITE PINE	420	12" BLACK GUM
284	24" TWIN MAPLE	357	19" WHITE PINE SNAG	421	15" WHITE OAK
285	18" BLACK GUM	358	12" WHITE OAK	422	18" WHITE PINE
286	26" WHITE OAK	359	19" BLACK OAK	423	19" BLACK OAK
287	16" WHITE OAK	360	14" WHITE OAK	424	12" BLACK OAK
288	20" WHITE OAK	361	12" WHITE OAK	425	30" TWIN WHITE OAK
289	14" GUM	362	12" BLACK OAK	426	12" BLACK PINE
290	14" BLACK PINE	363	12" WHITE OAK	427	25" BLACK OAK
291	18" BLACK OAK	364	19" BLACK OAK	428	19" WHITE OAK
292	15" GUM	365	20" WHITE OAK	429	12" BLACK PINE
293	16" MAPLE	366	18" WHITE OAK		



MAP KEY

DEVELOPMENT DATA

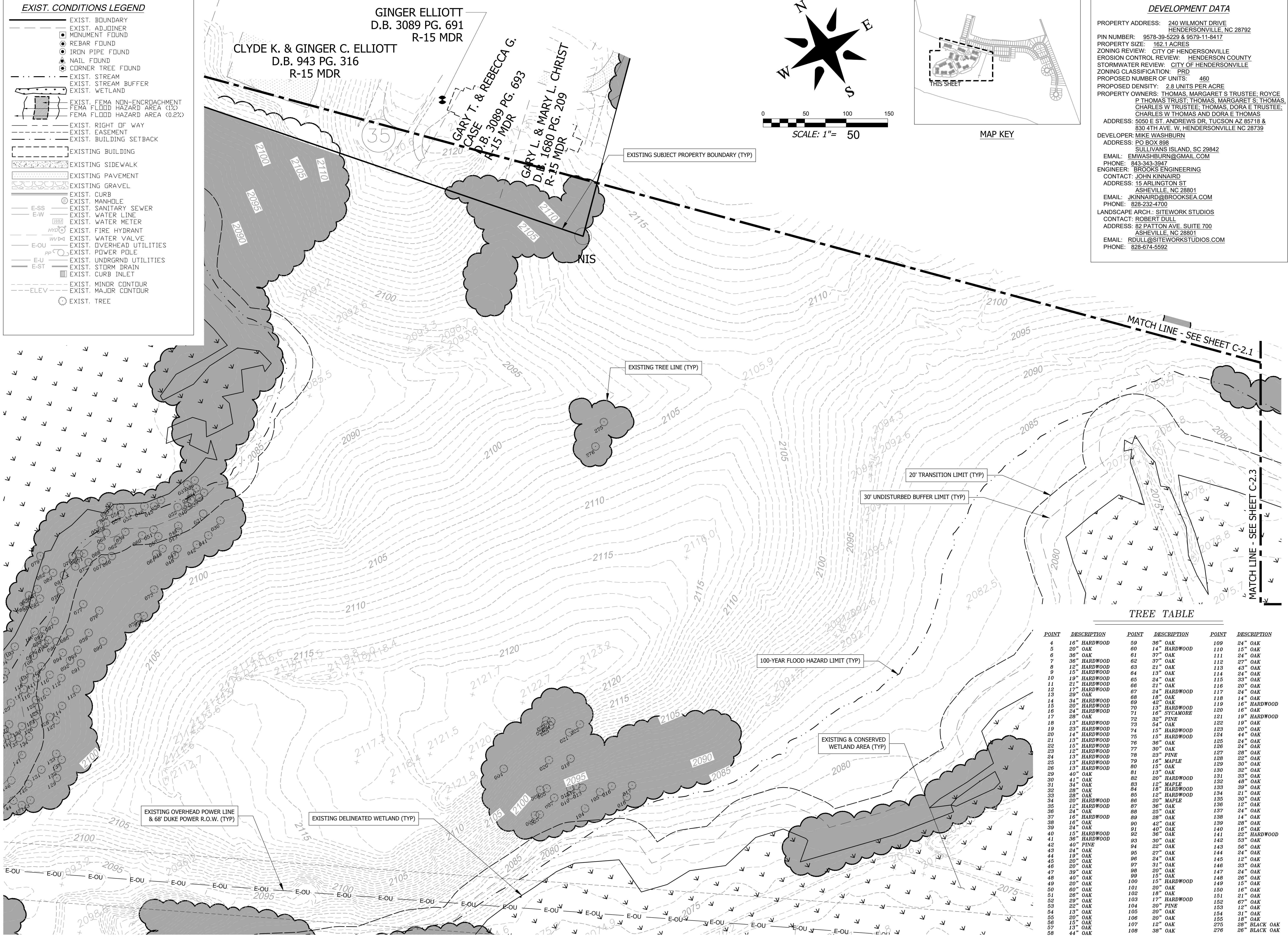
PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792
PIN NUMBER: 9578-39-5229 & 9579-11-8417
PROPERTY SIZE: 162.1 ACRES
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PRD
PROPOSED NUMBER OF UNITS: 460
PROPOSED DENSITY: 2.8 UNITS PER ACRE
PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S; THOMAS, CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS
ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739
DEVELOPER: MIKE WASHBURN
ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842
EMAIL: EMWASHBURN@GMAIL.COM
PHONE: 843-343-3947
ENGINEER: BROOKS ENGINEERING
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: SITEWORK STUDIOS
CONTACT: ROBERT DULL
ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801
EMAIL: RDULL@SITEWORKSTUDIOS.COM
PHONE: 828-674-5592



SCALE: 1"= 50

REVISIONS/SUBMISSIONS		Date
No.	1	10-05-2021
	2	12-03-2021
WATER & SEWER ALLOCATIONS		
CZD SUBMISSION		
PRELIMINARY - NOT FOR CONSTRUCTION		
BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA ENGINEERING C-375		
Designed: LBC	Reviewed: JHK	Scale: AS NOTED
Drawn: LBC	Checked: JHK	Date: 12-03-2021
15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		
WASHBURN PROPERTY DEVELOPMENT CONDITIONAL ZONING REVIEW		NORTH CAROLINA
C-2.1		
Project No: 539921		
Drawing Title: EXISTING CONDITIONS & TREE SURVEY 1		

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



Project No: 539921		WASHBURN PROPERTY DEVELOPMENT		NORTH CAROLINA				Designed: LBC		Reviewed: JHK																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
-----------------------	--	-------------------------------	--	----------------	--	--	--	------------------	--	------------------	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

EXIST. CONDITIONS LEGEND

EXIST. BOUNDARY

EXIST. ADJOINER

MONUMENT FOUND

REBAR FOUND

IRON PIPE FOUND

NAIL FOUND

CORNER TREE FOUND

EXIST. STREAM

EXIST. STREAM BUFFER

EXIST. WETLAND

EXIST. FEMA NON-ENCROACHMENT

FEMA FLOOD HAZARD AREA (1%)

FEMA FLOOD HAZARD AREA (0.2%)

EXIST. RIGHT OF WAY

EXIST. EASEMENT

EXIST. BUILDING SETBACK

EXISTING BUILDING

EXISTING SIDEWALK

EXISTING PAVEMENT

EXISTING GRAVEL

EXIST. CURB

EXIST. MANHOLE

EXIST. SANITARY SEWER

EXIST. WATER LINE

EXIST. WATER METER

EXIST. FIRE HYDRANT

EXIST. WATER VALVE

EXIST. OVERHEAD UTILITIES

EXIST. POWER POLE

EXIST. UNDRGRND UTILITIES

EXIST. STORM DRAIN

EXIST. CURB INLET

EXIST. MINOR CONTOUR

EXIST. MAJOR CONTOUR

EXIST. TREE

DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792

PIN NUMBER: 9578-39-5229 & 9579-11-8417

PROPERTY SIZE: 162.1 ACRES

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: CITY OF HENDERSONVILLE

ZONING CLASSIFICATION: PRD

PROPOSED NUMBER OF UNITS: 480

PROPOSED DENSITY: 2.8 UNITS PER ACRE

PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE
P THOMAS TRUST; THOMAS, MARGARET S, THOMAS,
CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE;
CHARLES W THOMAS AND DORA E THOMAS

ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 &
830 4TH AVE. W, HENDERSONVILLE NC 28739

DEVELOPER: MIKE WASHBURN

ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842

EMAIL: EMWASHBURN@GMAIL.COM

PHONE: 843-343-3947

ENGINEER: BROOKS ENGINEERING

CONTACT: JOHN KINNAIRD

ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: JKINNAIRD@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH: SITEWORK STUDIOS

CONTACT: ROBERT DULL

ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801

EMAIL: RDULL@SITEWORKSTUDIOS.COM

PHONE: 828-674-5592

MAP KEY

SITE DEVELOPMENT PLANS FOR WASHBURN PROPERTY DEVELOPMENT

PREPARED FOR:
MIKE WASHBURN

sitework
STUDIOS

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



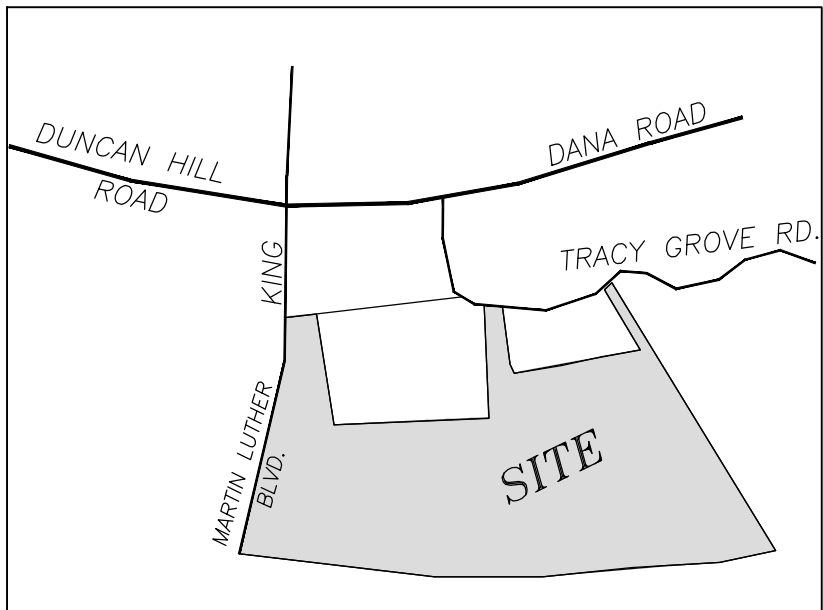
PROPERTY OWNER:
THOMAS, MARGARET S TRUSTEE;ROYCE P THOMAS TRUST;THOMAS,
MARGARET S;THOMAS, CHARLES W TRUSTEE;THOMAS, DORA E
TRUSTEE;CHARLES W THOMAS AND DORA E THOMAS
830 4TH AVE W – HENDERSONVILLE, NC 28739
5050 E SAINT ANDREWS DR. TUCSON, AZ 85718

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

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

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

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



VICINITY MAP
NTS

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

DRAWING INDEX

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

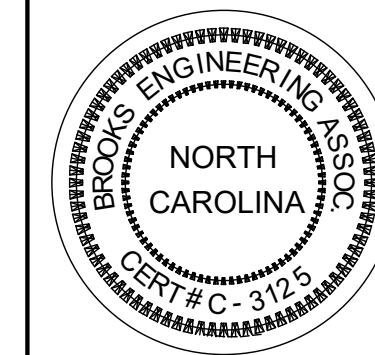
 EXIST. BOUNDARY
 EXIST. ADJOINER
 MONUMENT FOUND
 REBAR FOUND
 IRON PIPE FOUND
 NAIL FOUND
 CORNER TREE FOUND
 EXIST. STREAM
 EXIST. STREAM BUFFER
 EXIST. WETLAND
 EXIST. FEMA NON-ENCROACHMENT
 FEMA FLOOD HAZARD AREA (1%)
 FEMA FLOOD HAZARD AREA (0.2%)
 EXIST. RIGHT OF WAY
 EXIST. EASEMENT
 EXIST. SETBACK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



No.	REVISIONS/SUBMISSIONS	Date
1	WATER & SEWER ALLOCATIONS	10-05-2021
2	CZD SUBMISSION	12-03-2021

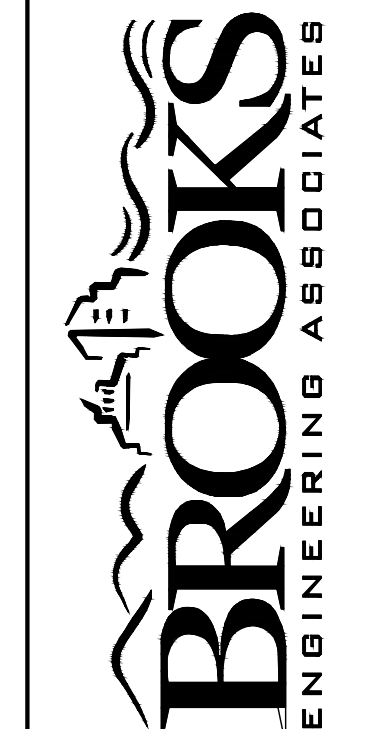
Item B

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

PRELIMINARY - NOT FOR
CONSTRUCTION

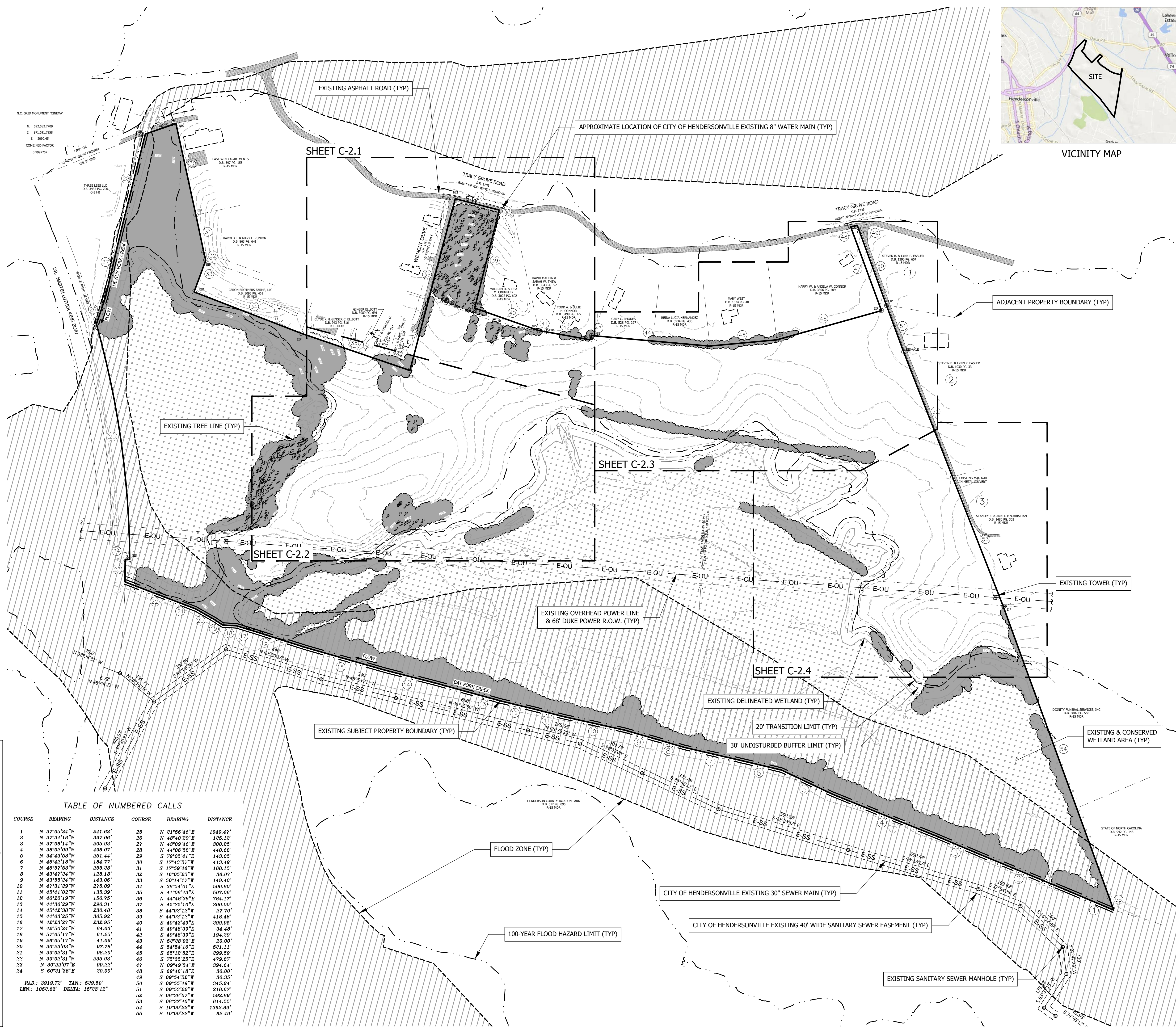
Designed:	Reviewed:
LBC	JHK
Drawn:	Scale:
LBC	AS NOTED
Checked:	Date:
JHK	12-03-2021

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



**Planning • Engineering • Surveying
• Environmental Services •**

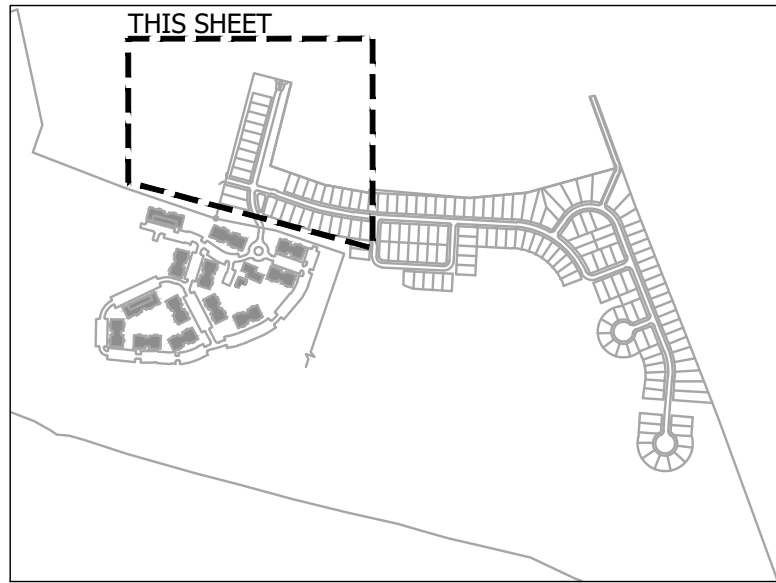
Project No: 539921	WASHBURN PROPERTY DEVELOPMENT CONDITIONAL ZONING REVIEW	CITY OF HENDERSOVILLE NORTH CAROLINA
C-2.0		
Drawing Title: OVERALL EXISTING CONDITIONS & TREE SURVEY		



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

TREE TABLE

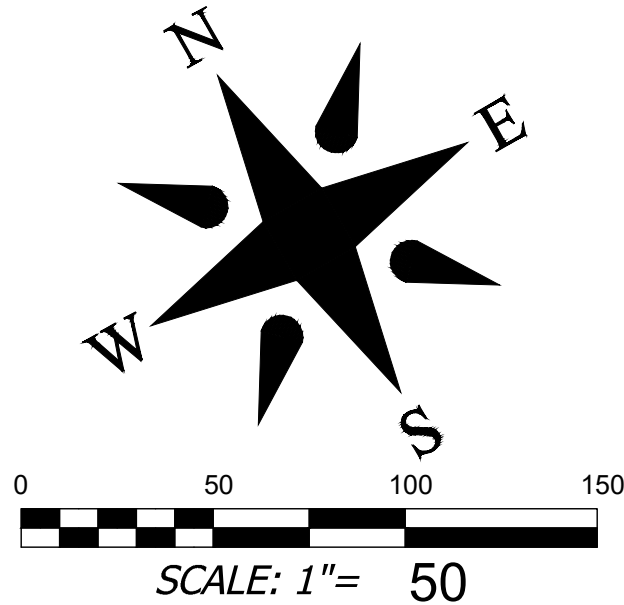
POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
234	14" WHITE PINE	303	12" MAPLE	367	12" WHITE OAK
235	14" POPLAR	304	14" MAPLE	368	15" WHITE PINE
236	13" WHITE OAK	305	12" BLACK PINE	369	14" BLACK PINE
237	12" WHITE PINE	306	15" BLACK PINE	370	12" BLACK PINE
238	12" WHITE PINE	307	12" WHITE OAK	371	12" BLACK OAK
239	12" WHITE PINE	308	15" WHITE PINE	372	13" BLACK PINE
240	12" BLACK OAK	309	14" BLACK OAK	373	13" BLACK PINE
241	12" BLACK OAK	310	12" WHITE OAK	374	18" BLACK PINE
242	12" BLACK OAK	311	12" BLACK OAK	375	12" WHITE OAK
243	12" BLACK OAK	312	14" BLACK OAK	376	12" WHITE OAK
244	12" BLACK OAK	313	14" MAPLE	377	13" BLACK OAK
245	12" WHITE OAK	314	12" MAPLE	378	18" MAPLE
246	12" BLACK OAK	315	14" BLACK OAK	381	18" BLACK OAK
247	13" BLACK OAK	316	20" WHITE OAK	382	19" WHITE OAK
248	13" BLACK OAK	317	12" BLACK PINE	383	12" WHITE OAK
249	24" MAPLE	318	14" BLACK PINE	384	12" WHITE PINE
250	20" WHITE PINE	319	14" BLACK PINE	385	14" WHITE OAK
251	20" WHITE PINE	320	12" BLACK PINE	386	18" WHITE PINE
252	19" WHITE PINE	321	20" WHITE OAK	387	18" BLACK OAK
253	18" WHITE PINE	322	19" WHITE OAK	388	13" BLACK GUM
254	16" WHITE PINE	323	17" WHITE OAK	389	13" BLACK OAK
255	16" WHITE PINE	324	12" WHITE OAK	390	18" WHITE OAK
256	16" WHITE PINE	325	13" WHITE OAK	391	12" MAPLE
257	16" WHITE PINE	326	13" WHITE OAK	392	20" WHITE OAK
258	16" WHITE PINE	327	13" WHITE OAK	393	21" WHITE PINE
259	16" WHITE PINE	328	13" WHITE OAK	394	12" BLACK OAK
260	16" WHITE PINE	329	13" WHITE OAK	395	13" BLACK PINE
261	16" WHITE PINE	330	12" BLACK PINE	396	20" WHITE PINE
262	12" WHITE PINE	331	12" BLACK PINE	397	18" BLACK OAK
263	18" WHITE PINE	332	12" MAPLE	398	18" WHITE PINE
264	24" WHITE PINE	333	13" BLACK GUM	399	13" WHITE PINE
265	15" WHITE PINE	334	12" BLACK PINE	400	19" BLACK OAK
266	18" BLACK OAK	335	14" BLACK PINE	401	12" BLACK GUM
267	14" BLACK OAK	336	12" BLACK PINE	402	12" WHITE OAK
268	14" BLACK OAK	337	13" BLACK PINE	403	12" BLACK OAK
269	14" BLACK OAK	338	12" WHITE OAK	404	18" BLACK OAK
270	12" WHITE OAK	339	13" WHITE OAK	405	19" BLACK OAK
271	16" MAPLE	340	16" BLACK PINE	406	12" WHITE OAK
272	14" WHITE PINE	341	12" BLACK PINE	407	12" BLACK GUM
273	22" WHITE OAK	342	17" BLACK PINE	408	12" WHITE OAK
274	12" BLACK OAK	343	14" WHITE OAK	409	12" BLACK OAK
275	22" TWIN SYCAMORE	344	12" BLACK GUM	410	12" BLACK GUM
276	30" TWIN MAPLE	345	12" WHITE OAK	411	15" BLACK PINE
277	20" WHITE OAK	346	12" BLACK PINE	412	16" BLACK OAK
278	30" WHITE OAK	347	12" BLACK GUM	413	12" TRIPLE MAPLE
279	28" WHITE OAK	348	14" WHITE OAK	414	15" BLACK OAK
280	24" TWIN MAPLE	349	14" WHITE OAK	415	15" WHITE OAK
281	18" BLACK GUM	350	22" WHITE OAK	416	21" BLACK OAK
282	26" WHITE OAK	351	22" WHITE OAK	417	20" WHITE OAK
283	28" WHITE OAK	352	24" WHITE OAK	418	20" WHITE OAK
284	24" TWIN MAPLE	353	20" WHITE OAK	419	12" BLACK GUM
285	18" BLACK GUM	354	12" MAPLE	420	12" BLACK GUM
286	26" WHITE OAK	355	19" WHITE OAK SNAG	421	15" WHITE OAK
287	16" WHITE OAK	356	14" WHITE PINE	422	18" WHITE PINE
288	20" WHITE OAK	357	19" WHITE PINE SNAG	423	19" BLACK OAK
289	18" WHITE OAK	358	12" WHITE OAK	424	12" BLACK OAK
290	14" GUM	359	19" BLACK OAK	425	30" TWIN WHITE OAK
291	14" BLACK PINE	360	14" WHITE OAK	426	12" BLACK PINE
292	12" BLACK PINE	361	12" WHITE OAK	427	25" BLACK OAK
293	18" BLACK OAK	362	12" BLACK OAK	428	19" WHITE OAK
294	14" GUM	363	12" WHITE OAK	429	12" BLACK PINE
295	14" BLACK PINE	364	19" BLACK OAK		
296	12" BLACK PINE	365	20" WHITE OAK		
297	18" BLACK OAK	366	18" WHITE OAK		
298	14" GUM				
299	14" BLACK PINE				
300	18" BLACK OAK				
301	15" GUM				
302	18" MAPLE				



MAP KEY

DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792
PIN NUMBER: 9578-39-5229 & 9579-11-8417
PROPERTY SIZE: 162.1 ACRES
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PRD
PROPOSED NUMBER OF UNITS: 460
PROPOSED DENSITY: 2.8 UNITS PER ACRE
PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S; THOMAS, CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS
ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739
DEVELOPER: MIKE WASHBURN
ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842
EMAIL: EMWASHBURN@GMAIL.COM
PHONE: 843-343-3947
ENGINEER: BROOKS ENGINEERING
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: SITEWORK STUDIOS
CONTACT: ROBERT DULL
ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801
EMAIL: RDULL@SITEWORKSTUDIOS.COM
PHONE: 828-674-5592



EXISTING SUBJECT PROPERTY BOUNDARY (TYP)

EXISTING ASPHALT ROAD (TYP)

100-YEAR FLOOD HAZARD LIMIT (TYP)

TRACY GROVE ROAD
S.R. 1793
RIGHT OF WAY WIDTH UNKNOWN

APPROXIMATE LOCATION OF CITY OF HENDERSONVILLE EXISTING 8" WATER MAIN (TYP)

EXISTING TREE LINE (TYP)

ADJACENT PROPERTY BOUNDARY (TYP)

DAVID MAUPIN &
SARAH W. THEW
D.B. 3543 PG. 52
R-15 MDR

WILLIAM D. & LISA
M. CRUMPLER
D.B. 3022 PG. 602
R-15 MDR

TODD A. & JULIE
H. CONNOR
D.B. 3499 PG. 372
R-15 MDR

GINGER ELLIOTT
D.B. 3089 PG. 691
R-15 MDR

CLYDE K. & GINGER C. ELLIOTT
D.B. 943 PG. 316
R-15 MDR

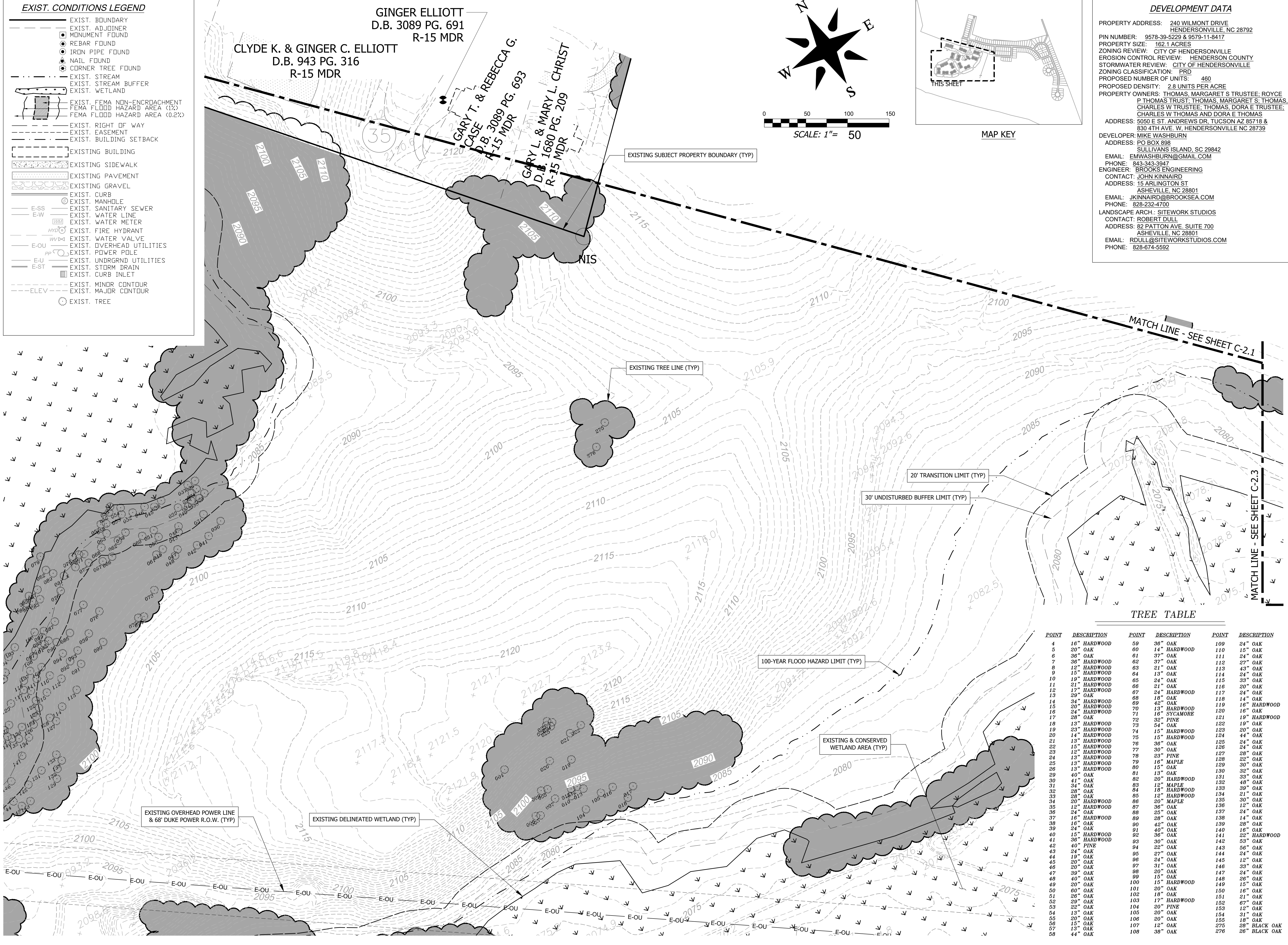
GARY T. & REBECCA G.
CASE
D.B. 3089 PG. 693
R-15 MDR

GARY L. & MARY L. CHRIST
D.B. 1680 PG. 209
R-15 MDR

REVISIONS/SUBMISSIONS		Date
No.	1	10-05-2021
	2	12-03-2021
WATER & SEWER ALLOCATIONS		
CZD SUBMISSION		
PRELIMINARY - NOT FOR CONSTRUCTION		
BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA ENGINEERING C-375		
Designed: LBC	Reviewed: JHK	Scale: AS NOTED
Drawn: LBC	Checked: JHK	Date: 12-03-2021
15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		
WASHBURN PROPERTY DEVELOPMENT CONDITIONAL ZONING REVIEW		NORTH CAROLINA
Project No: 539921	C-2.1	
Drawing Title: EXISTING CONDITIONS & TREE SURVEY 1		
Location: L:\2021 Projects\539921 Washburn_Hendersonville DO & Plan\DWG\Civil Base-539921.dwg		

EXIST. CONDITIONS LEGEND

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



DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792

PIN NUMBER: 9578-39-5229 & 9579-11-8417

PROPERTY SIZE: 162.1 ACRES

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: CITY OF HENDERSONVILLE

ZONING CLASSIFICATION: PRD

PROPOSED NUMBER OF UNITS: 460

PROPOSED DENSITY: 2.8 UNITS PER ACRE

PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S; THOMAS, CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS

ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739

DEVELOPER: MIKE WASHBURN

ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842

EMAIL: EMWASHBURN@GMAIL.COM

PHONE: 843-343-3947

ENGINEER: BROOKS ENGINEERING

CONTACT: JOHN KINNAIRD

ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: JKINNAIRD@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH.: SITEWORK STUDIOS

CONTACT: ROBERT DULL

ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801

EMAIL: RDULL@SITEWORKSTUDIOS.COM

PHONE: 828-674-5592

Project No:		Drawing Title:	
539921		C-2.2	
WASHBURN PROPERTY DEVELOPMENT		CITY OF HENDERSONVILLE	
CONDITIONAL ZONING REVIEW		NORTH CAROLINA	
EXISTING CONDITIONS & TREE SURVEY 2		Drawing Title:	

Brooks Engineering Associates

Planning • Engineering • Surveying • Environmental Services •

Designed:	Reviewed:
LBC	JHK
Drawn:	Scale:
LBC	AS NOTED
Checked:	Date:
JHK	12-03-2021

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

PRELIMINARY - NOT FOR CONSTRUCTION

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

POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
4	16" HARDWOOD	59	36" OAK	109	24" OAK
5	20" OAK	60	14" HARDWOOD	110	15" OAK
6	36" OAK	61	37" OAK	111	24" OAK
7	36" HARDWOOD	62	37" OAK	112	27" OAK
8	12" HARDWOOD	63	21" OAK	113	43" OAK
9	15" HARDWOOD	64	13" OAK	114	24" OAK
10	19" HARDWOOD	65	24" OAK	115	33" OAK
11	21" HARDWOOD	66	21" OAK	116	20" OAK
12	17" HARDWOOD	67	24" HARDWOOD	117	24" OAK
13	29" OAK	68	18" OAK	118	14" OAK
14	84" HARDWOOD	69	42" OAK	119	16" HARDWOOD
15	20" HARDWOOD	70	13" HARDWOOD	120	16" OAK
16	24" HARDWOOD	71	16" SYCAMORE	121	19" HARDWOOD
17	28" OAK	72	32" PINE	122	19" OAK
18	13" HARDWOOD	73	54" OAK	123	20" OAK
19	23" HARDWOOD	74	15" HARDWOOD	124	44" OAK
20	14" HARDWOOD	75	15" HARDWOOD	125	24" OAK
21	13" HARDWOOD	76	36" OAK	126	24" OAK
22	15" HARDWOOD	77	30" OAK	127	26" OAK
23	12" HARDWOOD	78	23" PINE	128	22" OAK
24	13" HARDWOOD	79	16" MAPLE	129	30" OAK
25	13" HARDWOOD	80	15" OAK	130	35" OAK
26	13" HARDWOOD	81	13" OAK	131	33" OAK
29	40" OAK	82	20" HARDWOOD	132	48" OAK
30	41" OAK	83	12" MAPLE	133	39" OAK
31	34" OAK	84	18" HARDWOOD	134	21" OAK
32	28" OAK	85	12" HARDWOOD	135	30" OAK
33	28" OAK	86	20" MAPLE	136	12" OAK
34	20" HARDWOOD	87	36" OAK	137	28" OAK
35	12" HARDWOOD	88	25" OAK	138	14" OAK
36	24" OAK	89	28" OAK	139	28" OAK
37	16" OAK	90	42" OAK	140	16" OAK
38	16" OAK	91	40" OAK	141	25" HARDWOOD
39	24" OAK	92	36" OAK	142	53" OAK
40	15" HARDWOOD	93	30" OAK	143	56" OAK
41	36" HARDWOOD	94	22" OAK	144	24" OAK
42	40" PINE	95	27" OAK	145	12" OAK
43	24" OAK	96	24" OAK	146	33" OAK
44	19" OAK	97	31" OAK	147	24" OAK
45	20" OAK	98	20" OAK	148	26" OAK
46	20" OAK	99	15" OAK	149	15" OAK
47	39" OAK	100	15" HARDWOOD	150	16" OAK
48	40" OAK	101	20" OAK	151	21" OAK
49	20" OAK	102	18" OAK	152	67" OAK
50	60" OAK	103	17" HARDWOOD	153	12" OAK
51	151" OAK	104	20" PINE	154	31" OAK
52	29" OAK	105	30" OAK	155	18" OAK
53	22" OAK	106	20" OAK	156	28" BLACK OAK
54	18" OAK	107	12" OAK	157	26" BLACK OAK
55	20" OAK	108	38" OAK		
56	15" OAK				
57	13" OAK				
58	44" OAK				

EXIST. CONDITIONS LEGEND

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

DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792

PIN NUMBER: 9578-39-5229 & 9579-11-8417

PROPERTY SIZE: 162.1 ACRES

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: CITY OF HENDERSONVILLE

ZONING CLASSIFICATION: PRD

PROPOSED NUMBER OF UNITS: 480

PROPOSED DENSITY: 2.8 UNITS PER ACRE

PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S, THOMAS, CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS

ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739

DEVELOPER: MIKE WASHBURN

ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842

EMAIL: EMWASHBURN@GMAIL.COM

PHONE: 843-343-3947

ENGINEER: BROOKS ENGINEERING

CONTACT: JOHN KINNAIRD

ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: JKINNAIRD@BROOKSEA.COM

PHONE: 828-232-4700

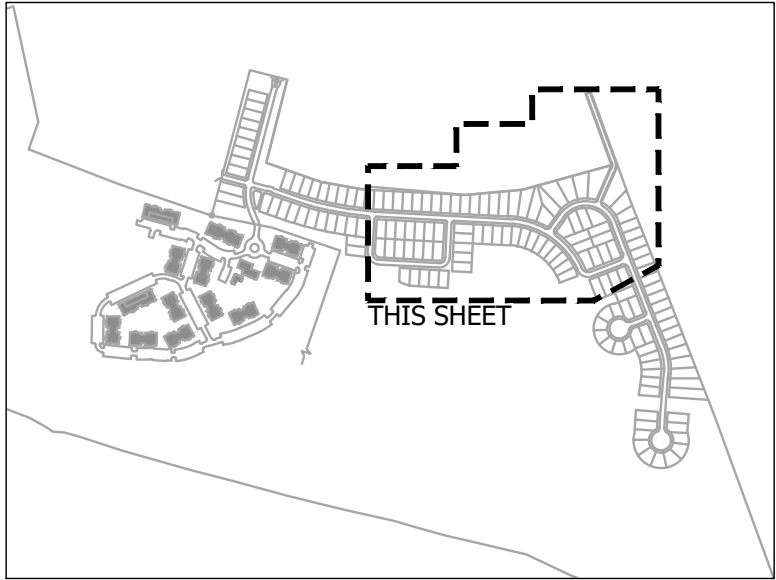
LANDSCAPE ARCH: SITEWORK STUDIOS

CONTACT: ROBERT DULL

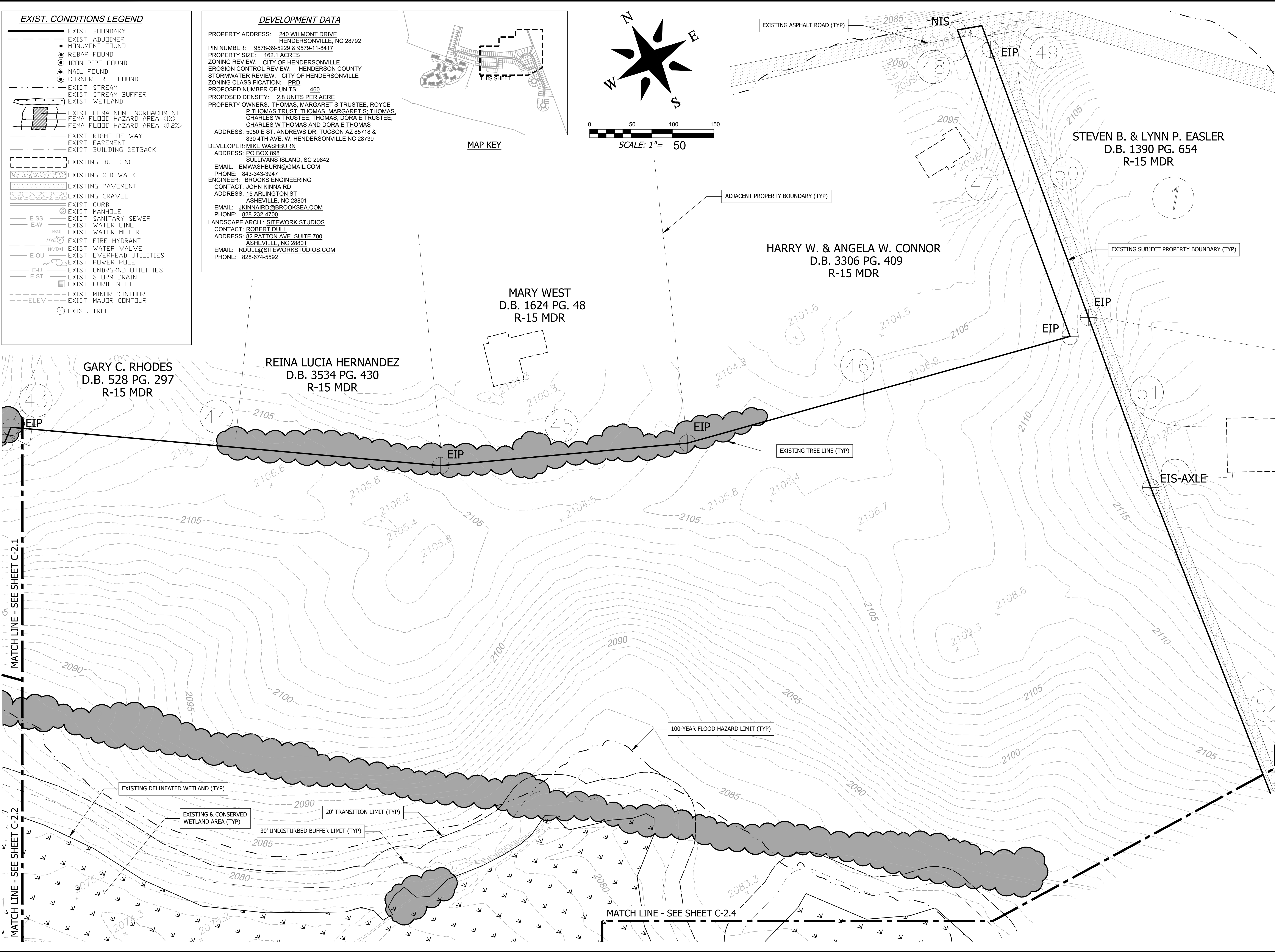
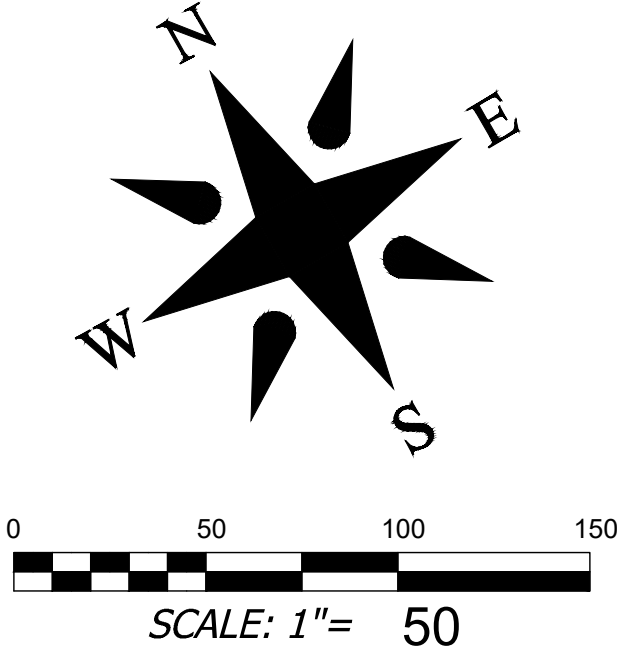
ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801

EMAIL: RDULL@SITEWORKSTUDIOS.COM

PHONE: 828-674-5592

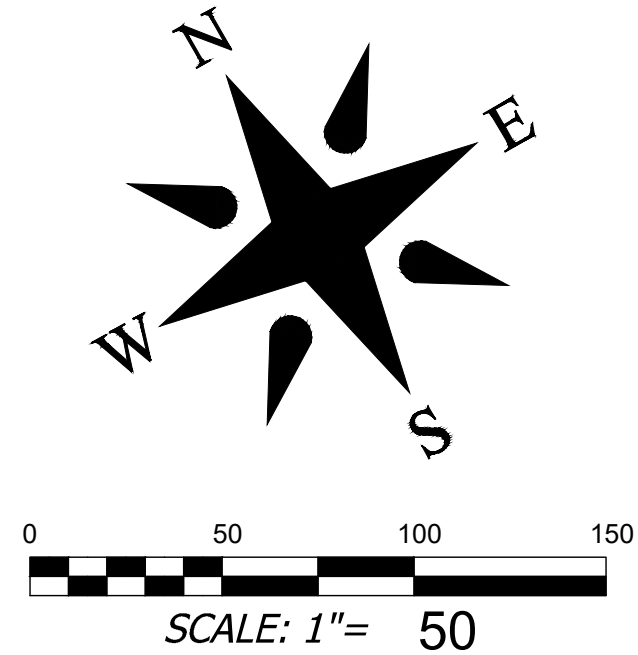


MAP KEY

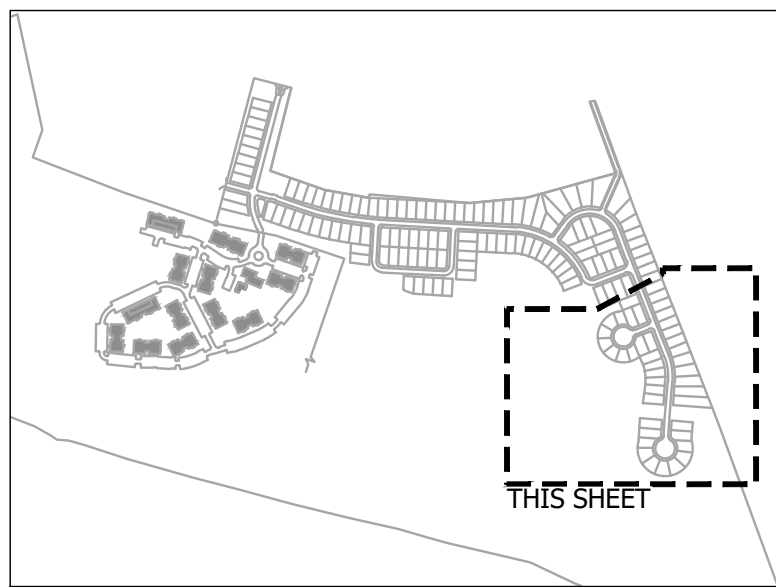
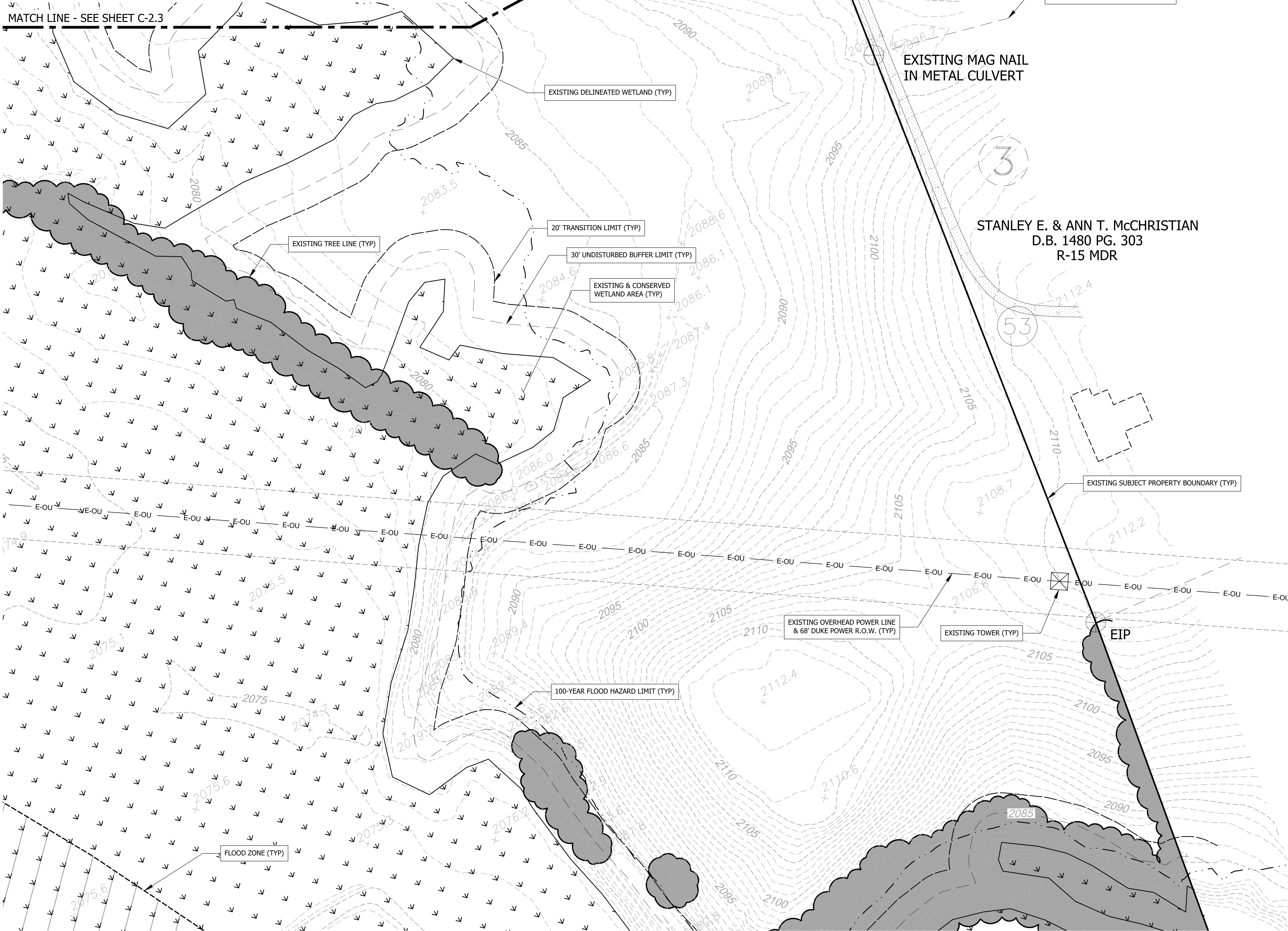


Project No: 539921		WASHBURN PROPERTY DEVELOPMENT				Designed: LBC		Reviewed: JHK				No. 1 2		REVISIONS/SUBMISSIONS WATER & SEWER ALLOCATIONS CZD SUBMISSION		Date 10-05-2021 12-03-2021	
C-2.3		CONDITIONAL ZONING REVIEW				Drawn: LBC		Scale: AS NOTED									
Drawing Title: EXISTING CONDITIONS & TREE SURVEY 3		CITY OF HENDERSONVILLE NORTH CAROLINA		Planning • Engineering • Surveying • Environmental Services •		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.lbrooksea.com		PRELIMINARY - NOT FOR CONSTRUCTION									
Item B. Revision/Submission number with a triangle indicates changes made on this sheet																	
Location: L:\2021 Projects\539921 Washburn - Hendersonville DD & Plant\DWG\Civil-Base-539921.dwg																	

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



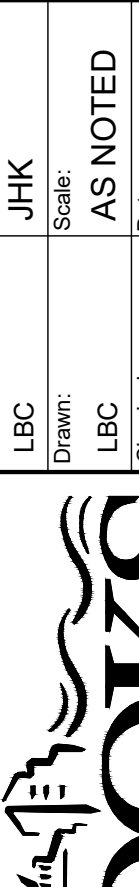
MATCH LINE - SEE SHEET C-2.3



MAP KEY

DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792
PIN NUMBER: 9578-39-5229 & 9579-11-8417
PROPERTY SIZE: 162.1 ACRES
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PRD
PROPOSED NUMBER OF UNITS: 460
PROPOSED DENSITY: 2.8 UNITS PER ACRE
PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S; THOMAS, CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS
ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739
DEVELOPER: MIKE WASHBURN
ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842
EMAIL: EMWASHBURN@GMAIL.COM
PHONE: 843-343-3947
ENGINEER: BROOKS ENGINEERING
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: SITEWORK STUDIOS
CONTACT: ROBERT DULL
ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801
EMAIL: RDULL@SITEWORKSTUDIOS.COM
PHONE: 828-674-5592

Project No: 539921		WASHBURN PROPERTY DEVELOPMENT				Designed: JHK		Reviewed: JHK				PRELIMINARY - NOT FOR CONSTRUCTION		No. 1 2		REVISIONS/SUBMISSIONS WATER & SEWER ALLOCATIONS CZD SUBMISSION		Date 10-05-2021 12-03-2021	
C-2.4		CONDITIONAL ZONING REVIEW				LBC		LBC											
Drawing Title: EXISTING CONDITIONS & TREE SURVEY 4		CITY OF HENDERSONVILLE NORTH CAROLINA		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com															
				Planning • Engineering • Surveying • Environmental Services •															
Item B.																			
Revised: Submittal number with a triangle indicates changes made on this sheet																			



WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

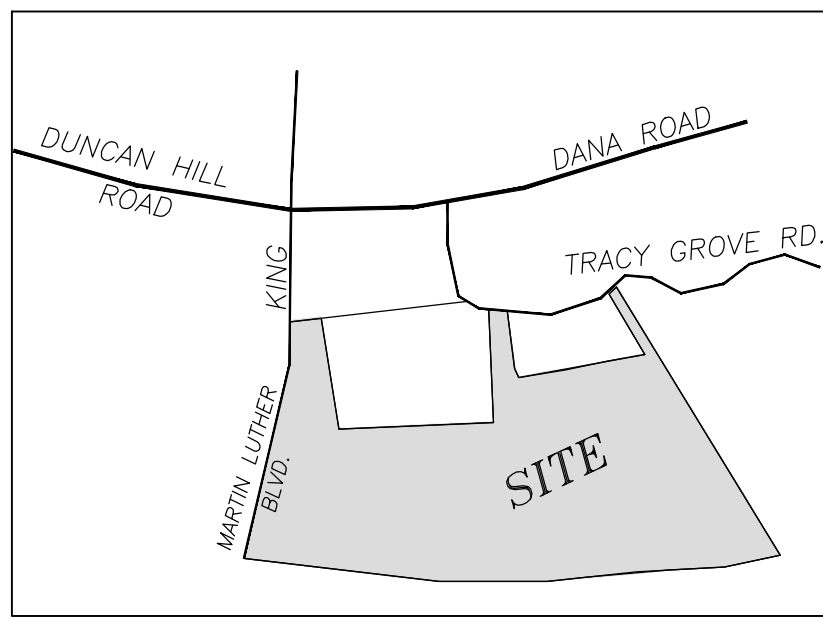
DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY
SITE PLAN
REFERENCE SHEET

SHEET NO.

L-100



VICINITY MAP - NTS

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

DEVELOPER CONTACT:
MIKE WASHBURN
PO BOX 898 - SULLIVANS ISLAND, SC 29842
828-343-3947

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

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

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

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

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

PIN: 9578-39-5229

SIZE OF PROPERTY: 161.47 AC
SIZE OF PROPERTY MINUS FLOODWAY AREA: 56.8 AC

EXISTING IMPERVIOUS SURFACE:
0 SF (0 ACRES)
0

PROPOSED IMPERVIOUS SURFACE:
961,322 SF (22.1 AC)
13.7% OF SITE

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

TOTAL PROJECT AREA CALCULATIONS:

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

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

COMMON OPEN SPACE:
REQUIRED AT 500 SF PER DWELLING UNIT: 230,000 SF (5.3 AC)
PROPOSED COMMON OPEN SPACE: 528,850 SF (12.1 AC)

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

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

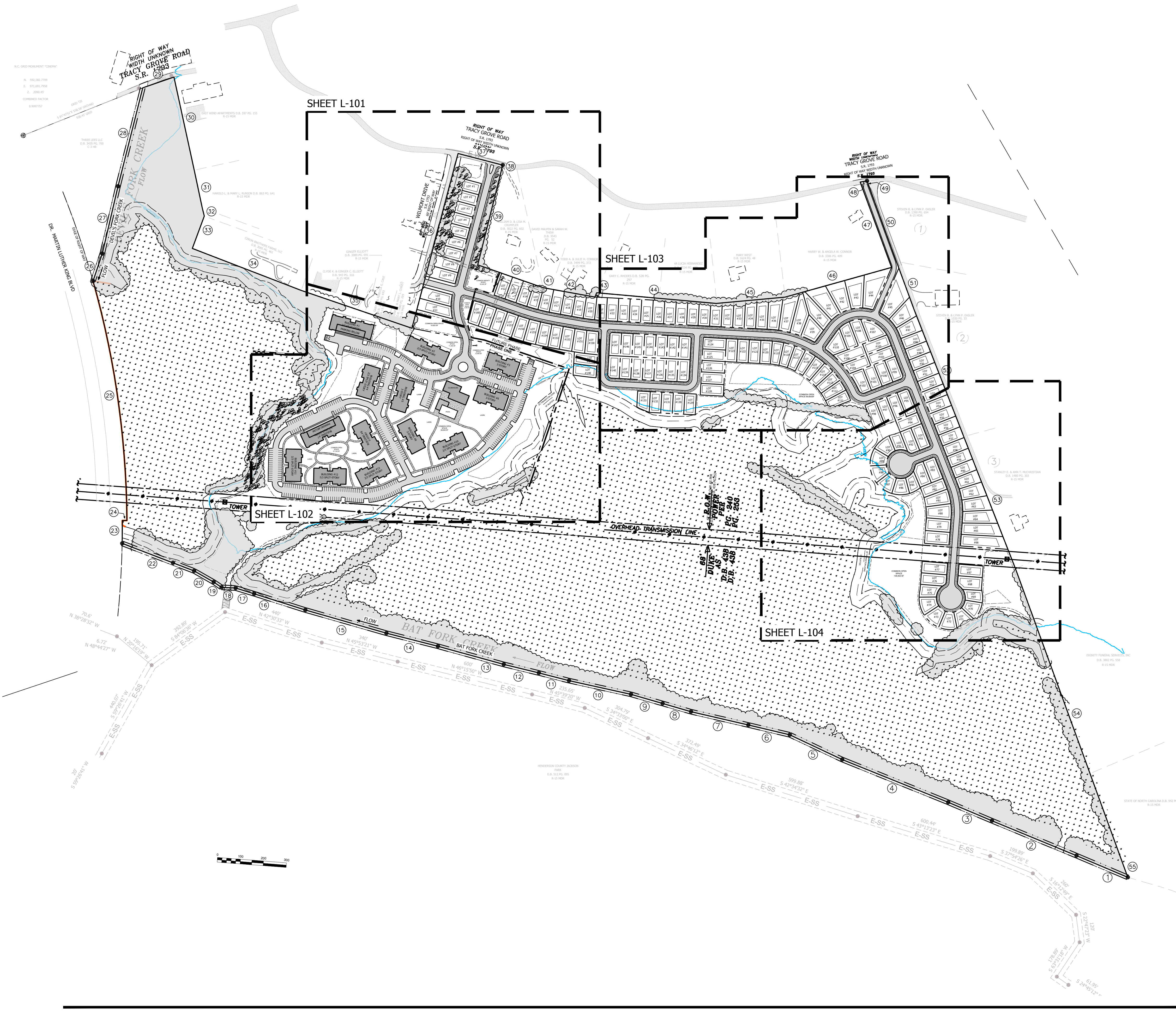
SETBACKS:
MINIMUM 40 FT SETBACK FROM NEAREST ROW FROM ANY STREET.
MINIMUM 30 FT SETBACK FROM ANY EXTERIOR PROPERTY LINE.

BUILDING HEIGHT MAXIMUM: 35 FT
PROPOSED BUILDING HEIGHT: 46FT (HEIGHT LIMITATION EXEMPTION)

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

NOTES:

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





WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

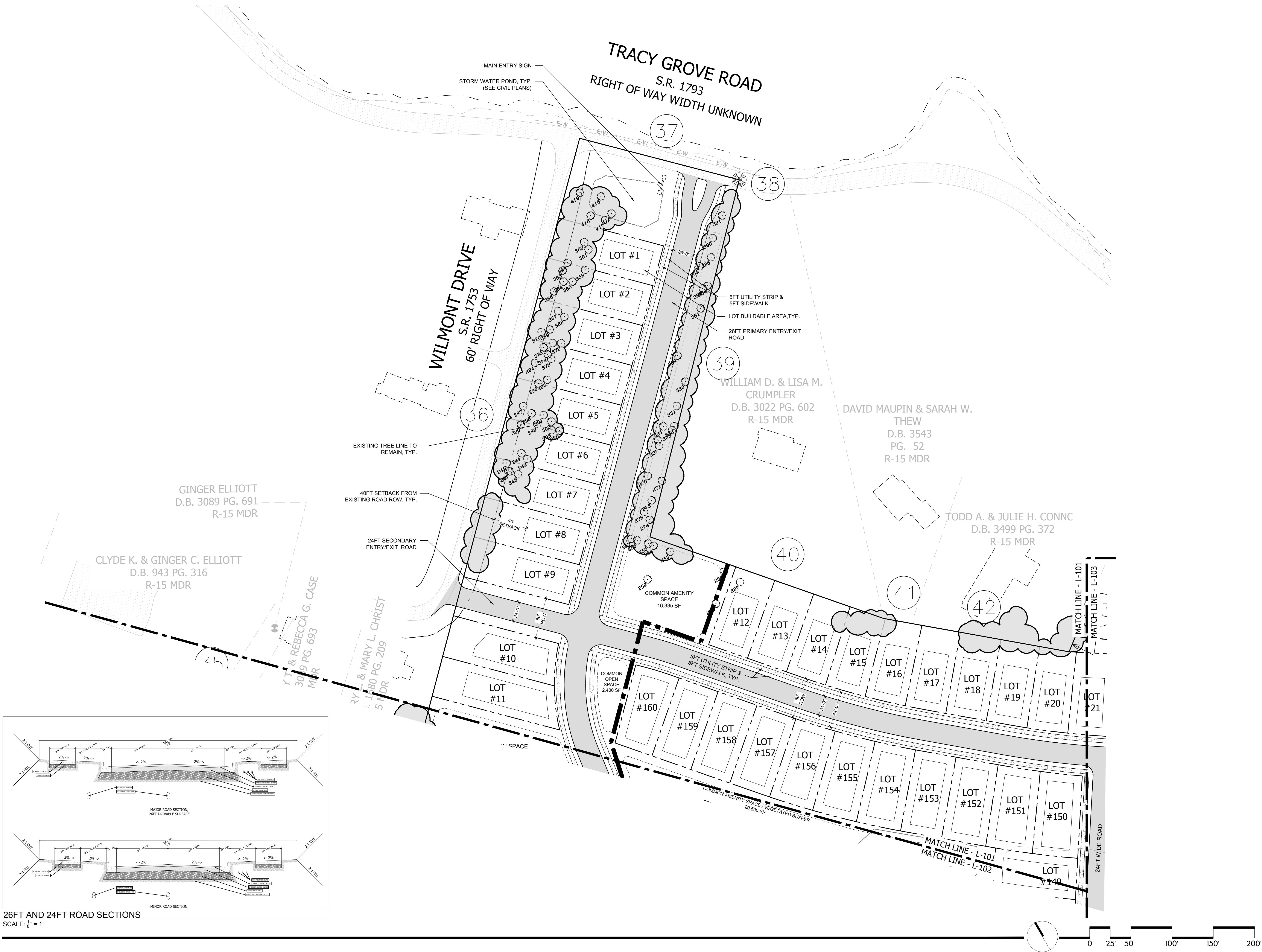
DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.

L-101



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



Item B.

sitework

STUDIOS

LANDSCAPE ARCHITECTURE

82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.0945

NOT FOR
CONSTRUCTION

PLANNING
COMMISSION
C-188
APPROVED
JAN 11 2021
SITESTUDIOS

WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

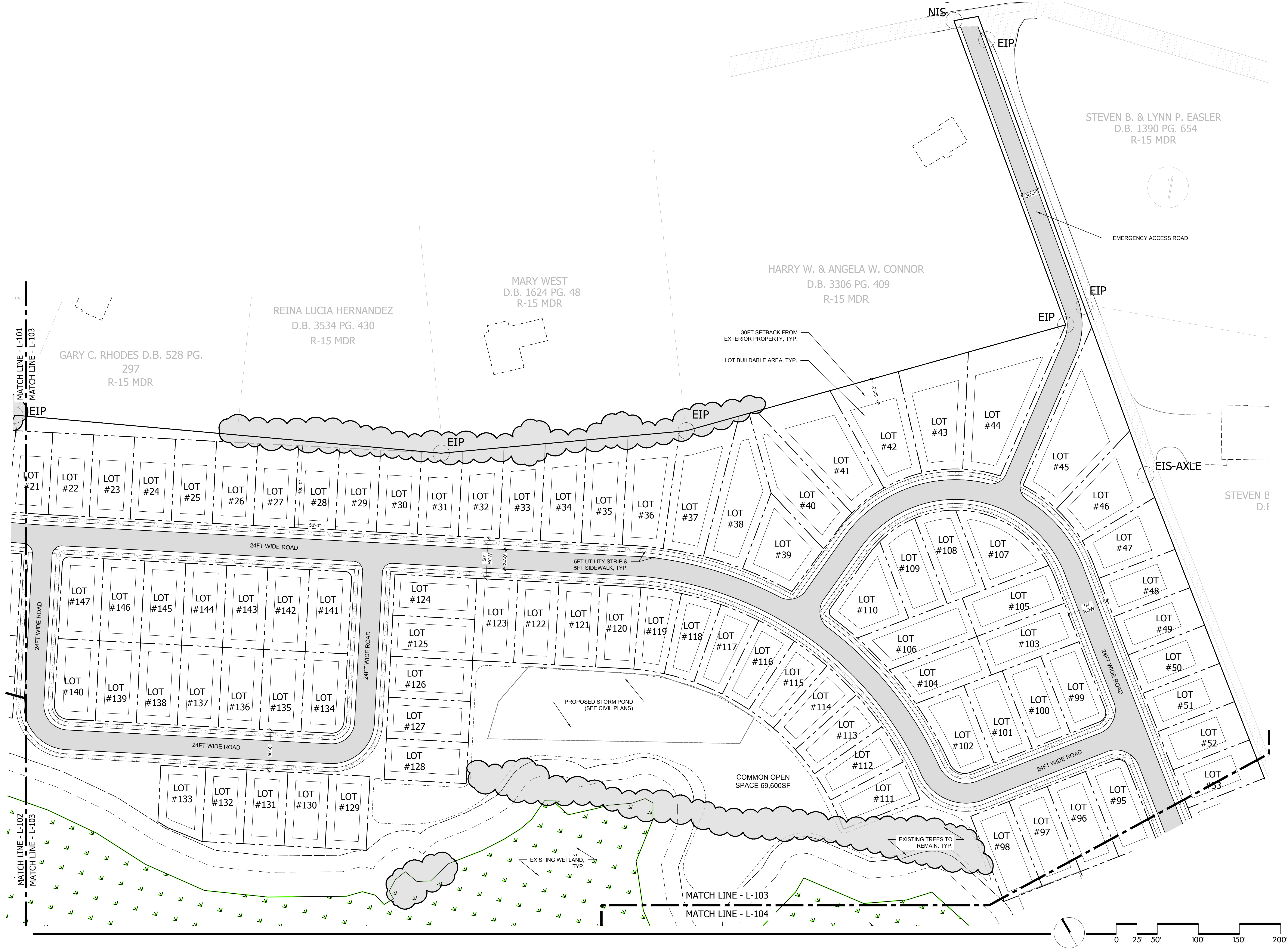
DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.
L-102

17



Item B.

sitework

STUDIOS

LANDSCAPE ARCHITECTURE

80 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

NOT FOR CONSTRUCTION

PLANNING

PLANNING

PLANNING

WASHBURN PROPERTY DEVELOPMENT

PREPARED FOR:

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL ZONING REVIEW

DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NO.
L-103

18

WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS		
NO.	REMARKS	DATE

CONDITIONAL ZONING REVIEW

DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NO.

L-104





WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

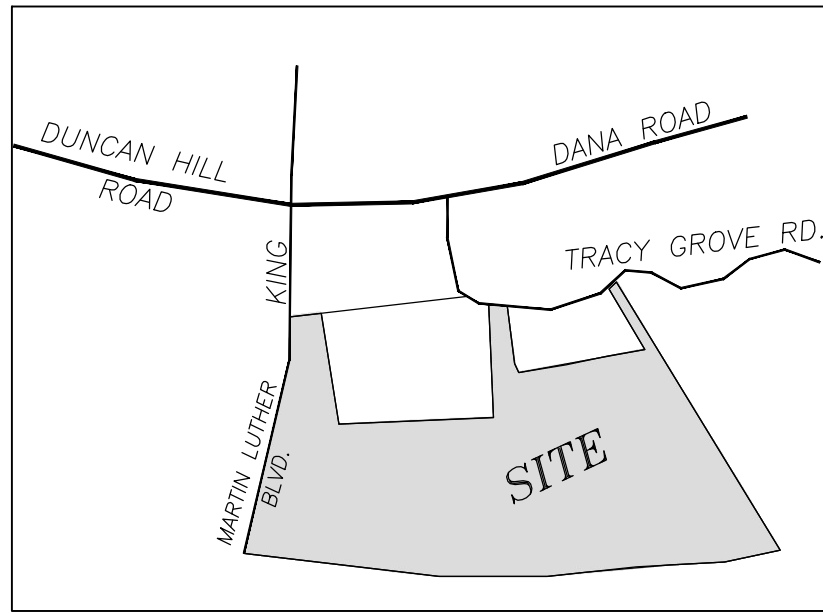
DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN
REFERENCE SHEET

SHEET NO.

L-200



VICINITY MAP - NTS

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

DEVELOPER CONTACT:
MIKE WASHBURN
PO BOX 898 - SULLIVANS ISLAND, SC 29842
828-343-3947

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

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

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

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

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

PIN: 9578-39-5229

SIZE OF PROPERTY: 161.47 AC

PARKING REQUIREMENTS:

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

LANDSCAPE REQUIREMENTS:

BUFFERYARD:
NONE REQUIRED

PARKING LOT LANDSCAPE REQUIREMENTS (VUA):

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

STREET TREE NOT REQUIRED YET PROPOSED (ST):

NUMBER OF STREET TREES PROVIDED = 175 TREES
*NO SINGLE TREE SPECIES SHALL COMPRISE OF MORE THAN 25% OF TREES PLANTED.

SCREENING LANDSCAPE REQUIREMENT (SP):

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

PLANTING STRIP LANDSCAPE REQUIREMENT (PS):

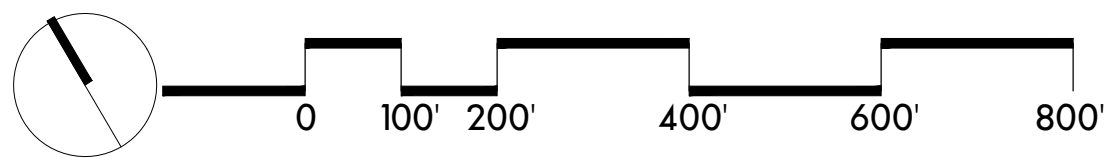
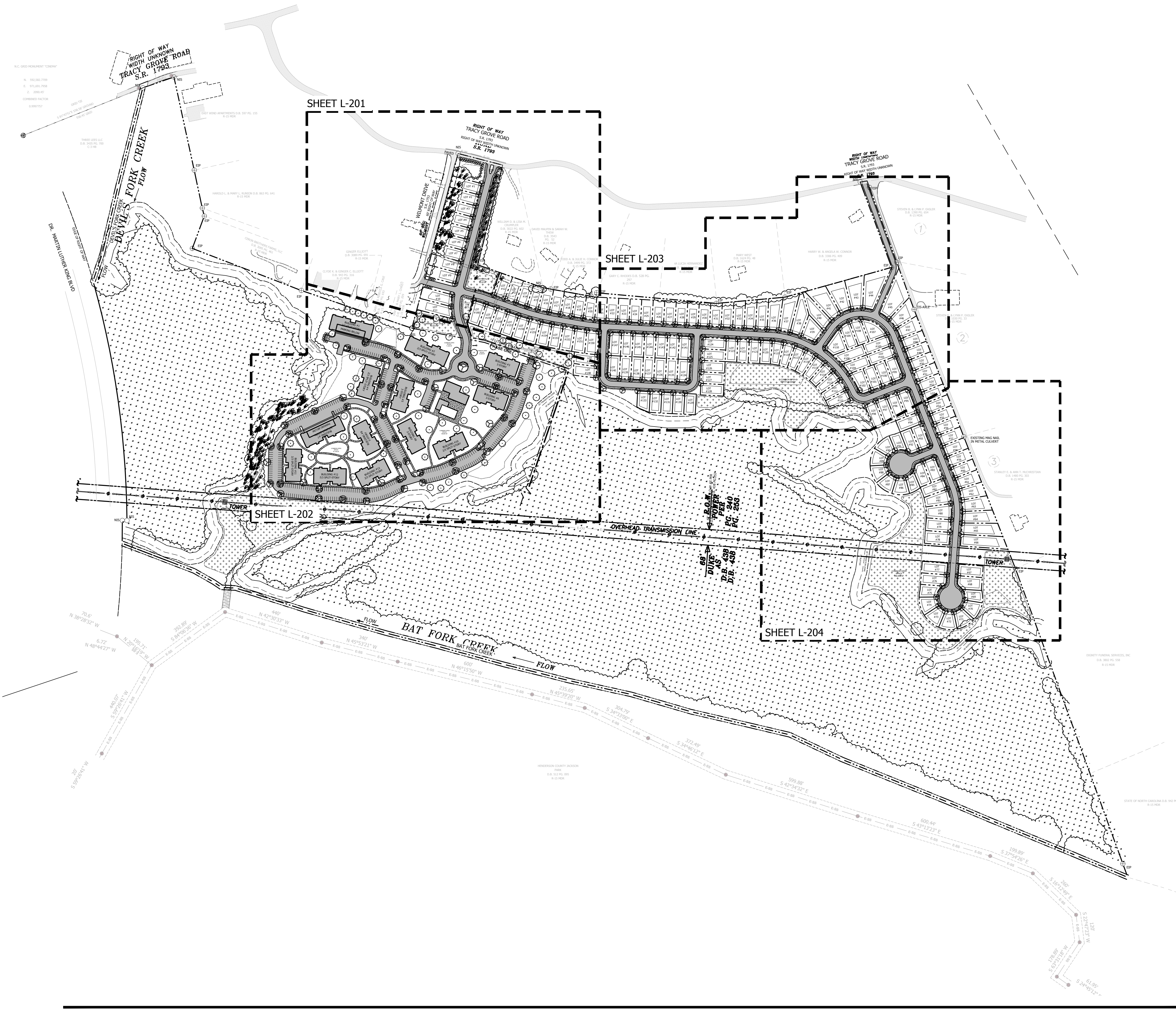
PLANTING STRIP AT 1 LARGE TREE / 5 SHRUBS PER 40 LINEAR FEET.
PLANTINGS REQUIRED = 11 TREES / 55 SHRUBS
TREE PRESERVATION CREDITS (7"-12" CAL. TREES) = 19 TREES (38 CREDITS)
SHRUBS PROVIDED = 55 SHRUBS

STREET BUFFER LANDSCAPE REQUIREMENTS:

1 SHRUB PER 5 LINEAR FEET
PLANTINGS REQUIRED AT 250 LF = 50 SHRUBS
PLANTS PROVIDED = 50 SHRUBS

ADDITIONAL LANDSCAPE:

70 DECIDUOUS / EVERGREEN LANDSCAPE AND SCREEN TREES.



WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS		
NO.	REMARKS	DATE

CONDITIONAL ZONING REVIEW

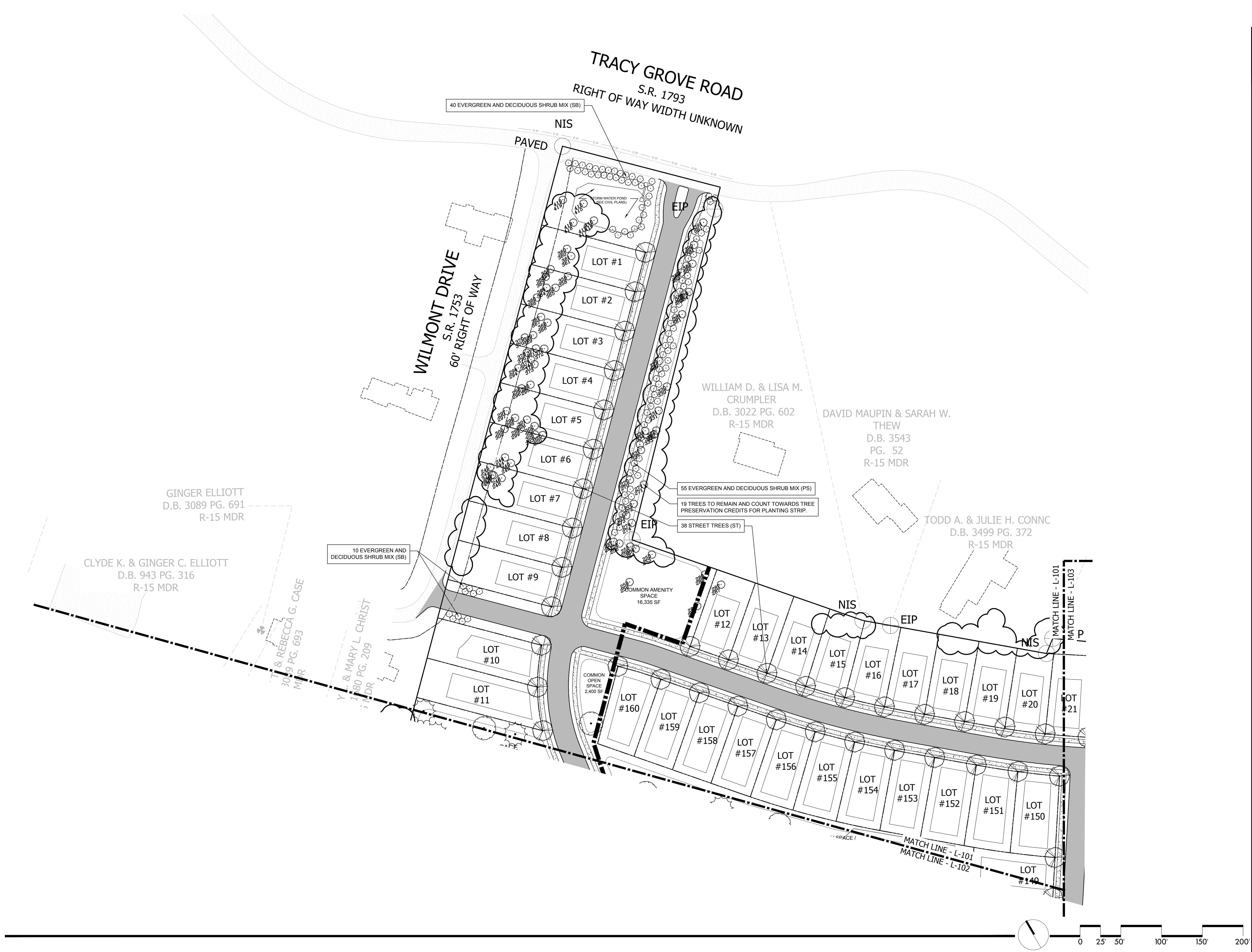
DATE:
12.03.2021

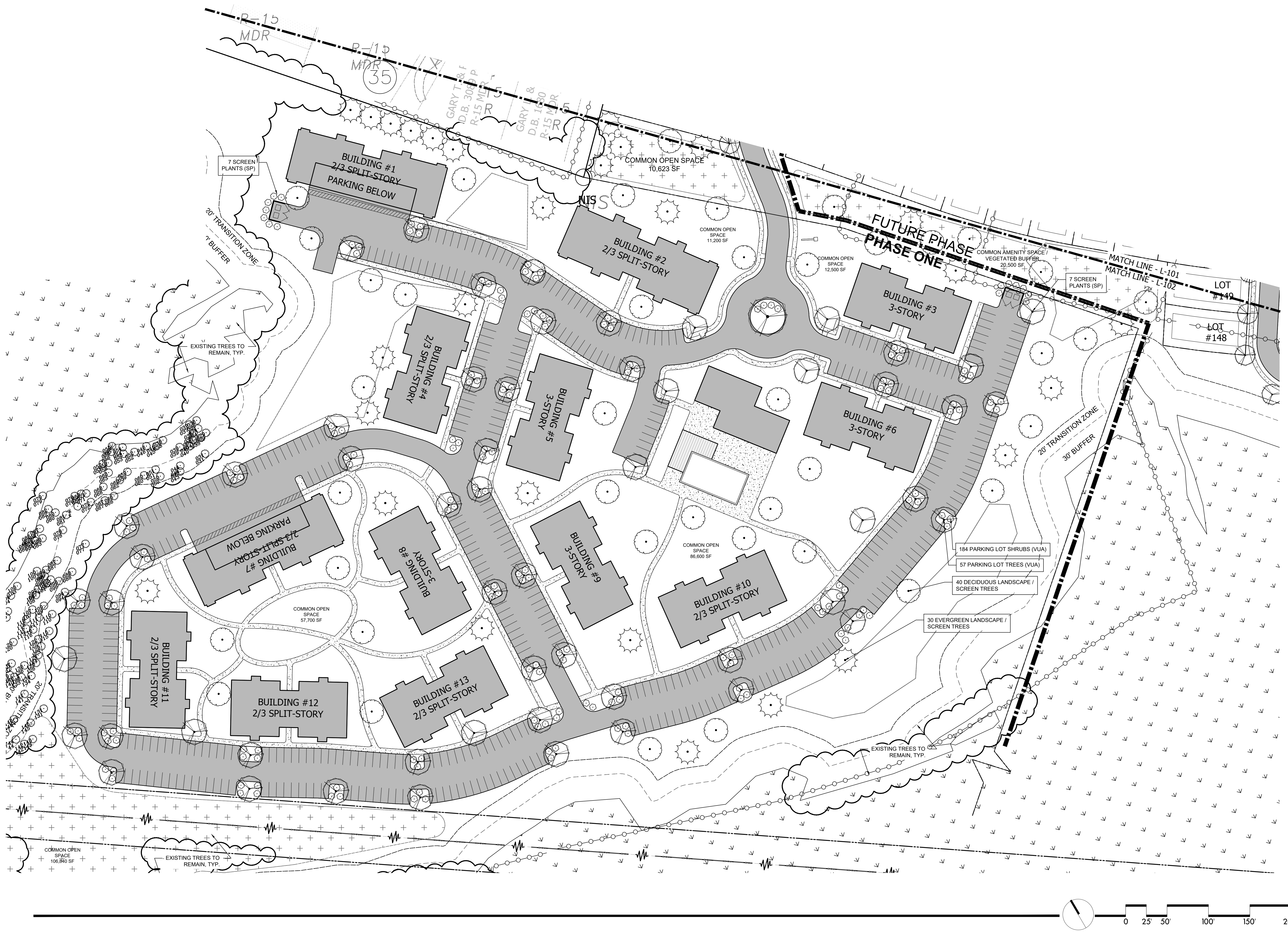
SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NO.

L-201





Item B.

sitework

STUDIOS

LANDSCAPE ARCHITECTURE

60 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.0945

NOT FOR CONSTRUCTION

SEAL

C-188

CONTRACT STUDIO

WASHBURN PROPERTY DEVELOPMENT

PREPARED FOR:

REVISIONS		
NO.	REMARKS	DATE

CONDITIONAL ZONING REVIEW

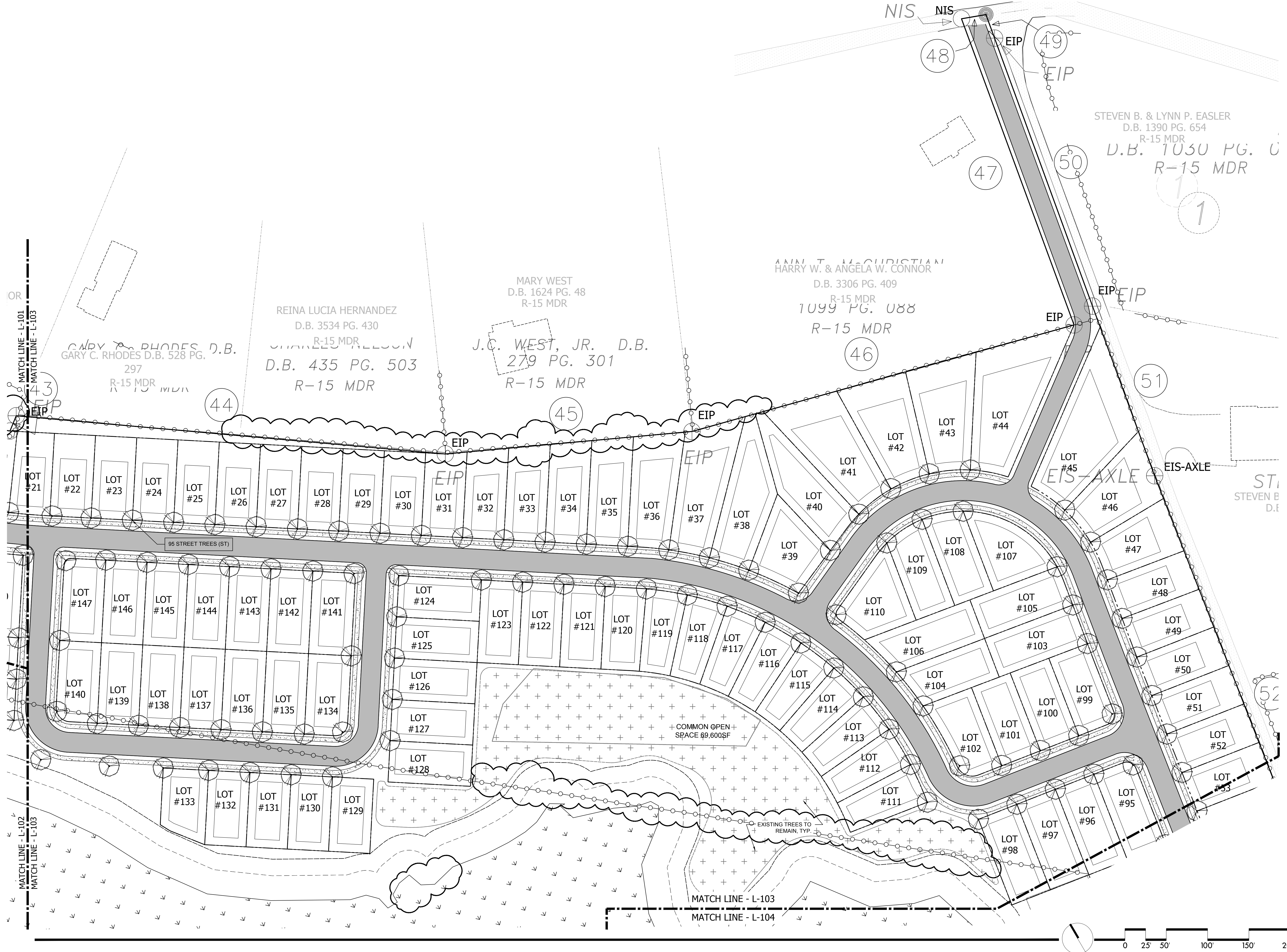
DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NO.
L-202

22



LANDSCAPE ARCHITECTURE
80 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

NOT FOR CONSTRUCTION

WASHBURN PROPERTY DEVELOPMENT

PREPARED FOR:

REVISIONS		
NO.	REMARKS	DATE

CONDITIONAL ZONING REVIEW

DATE: 12.03.2021

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

SHEET NO. L-203



WASHBURN PROPERTY
DEVELOPMENT

PREPARED FOR:

REVISIONS		
NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

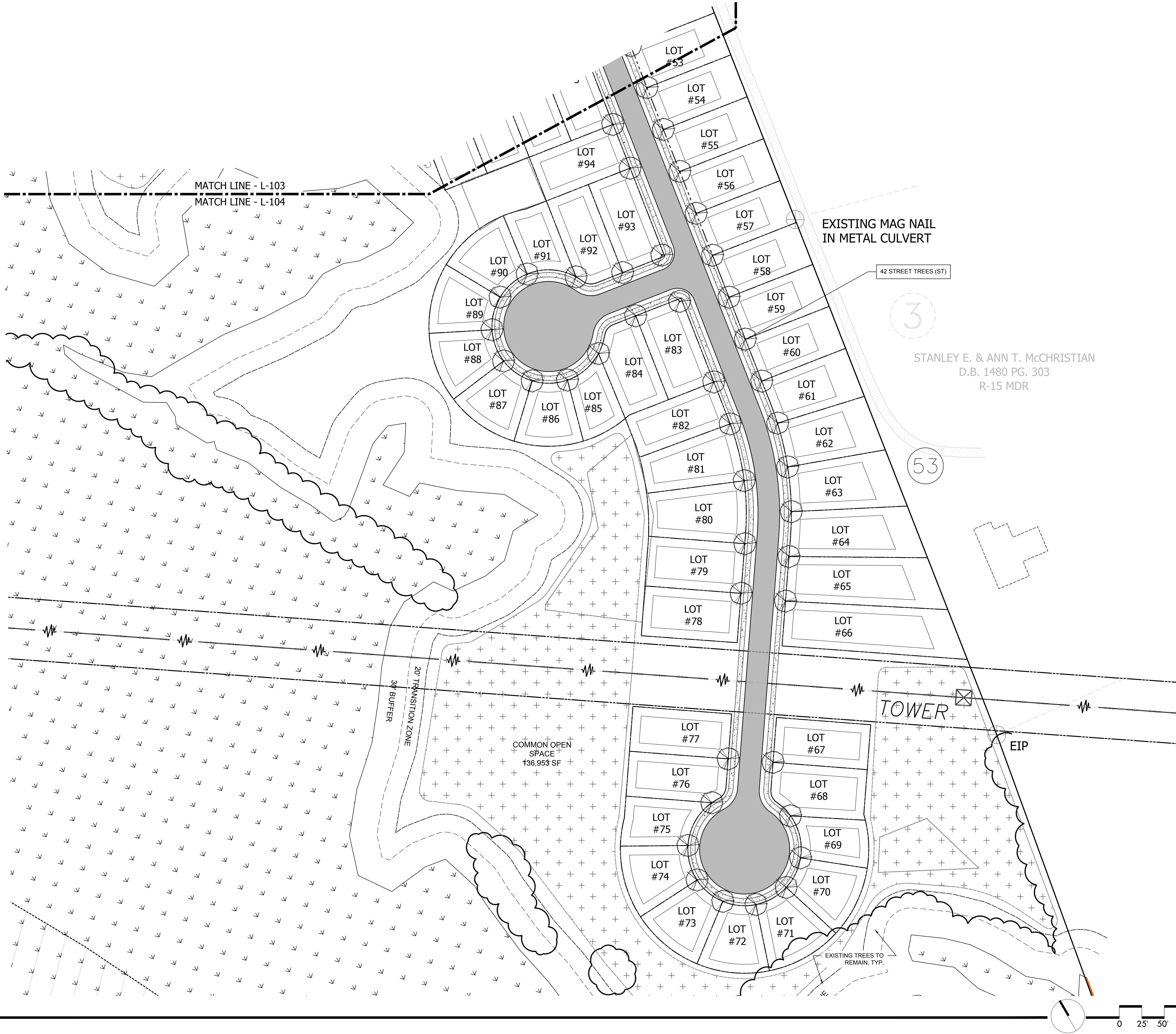
DATE:
12.03.2021

SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN

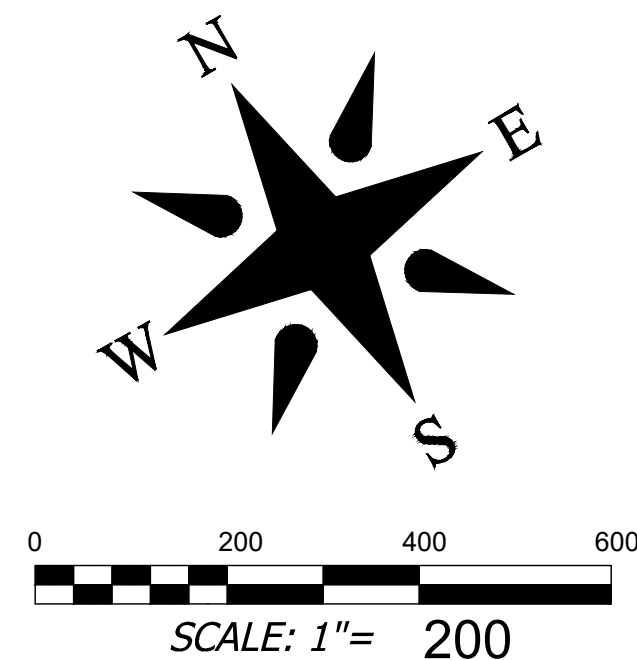
SHEET NO.

L-204



STORMWATER & UTILITIES LEGEND

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



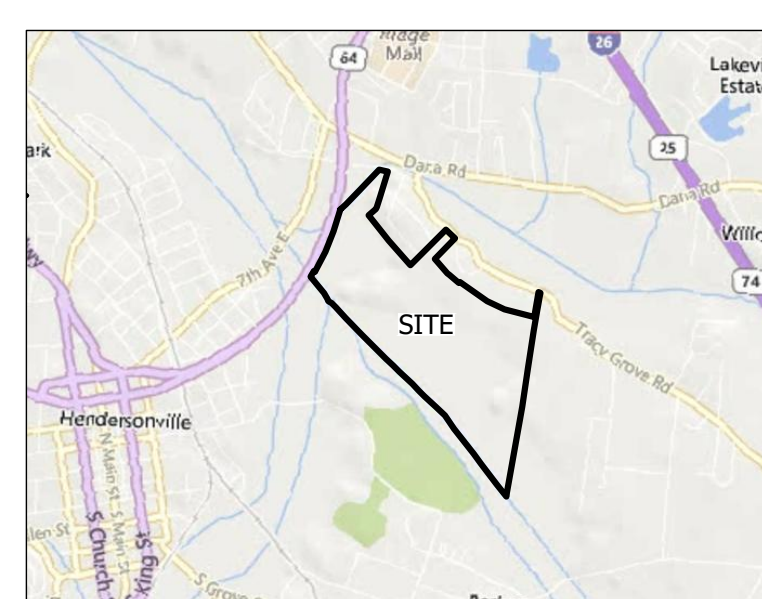
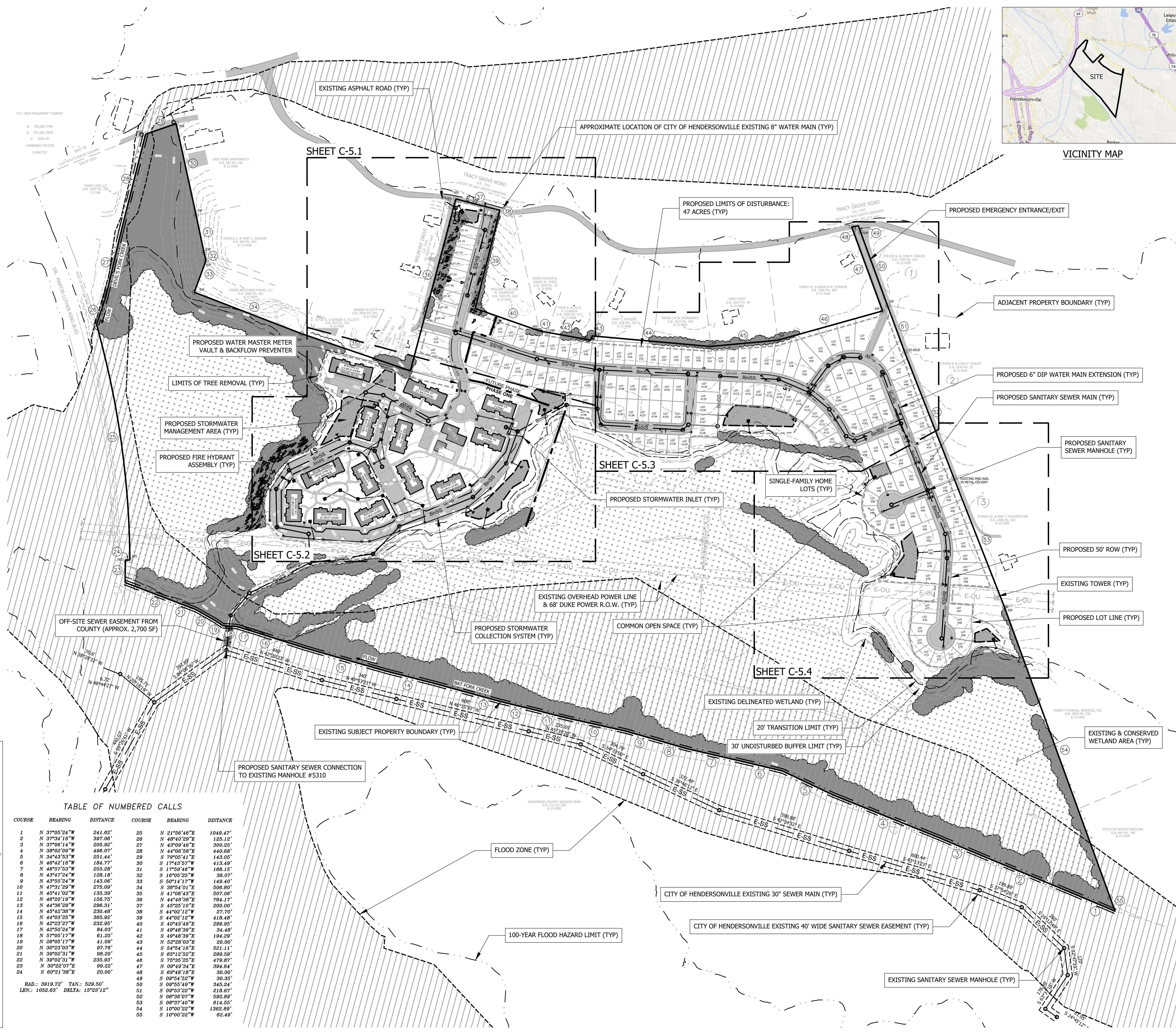
DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792
PIN NUMBER: 9578-39-5229 & 9579-11-8417
PROPERTY SIZE: 162.1 ACRES
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PRD
PROPOSED NUMBER OF UNITS: 460
PROPOSED DENSITY: 2.8 UNITS PER ACRE
PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S TRUSTEE; CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS
ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739
DEVELOPER: MIKE WASHBURN
ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842
EMAIL: EMWASHBURN@GMAIL.COM
PHONE: 843-343-3947
ENGINEER: BROOKS ENGINEERING
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: SITEWORK STUDIOS
CONTACT: ROBERT DULL
ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801
EMAIL: RDULL@SITEWORKSTUDIOS.COM
PHONE: 828-674-5592

TABLE OF NUMBERED CALLS

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 37°05'24"W	841.82'	25	N 21°56'40"E	1049.47'
2	N 37°34'18"W	397.06'	26	N 48°40'29"E	125.12'
3	N 37°06'14"W	205.92'	27	N 43°09'46"E	300.25'
4	N 38°02'09"W	496.07'	28	N 44°06'58"E	440.88'
5	N 34°45'53"W	251.44'	29	S 70°05'41"E	143.05'
6	N 46°42'18"W	184.77'	30	S 17°43'57"W	413.49'
7	N 46°57'53"W	255.28'	31	S 17°59'46"W	168.15'
8	N 49°47'24"W	128.18'	32	S 16°05'23"W	36.07'
9	N 43°55'24"W	143.06'	33	S 60°14'17"W	149.40'
10	N 47°31'29"W	275.09'	34	S 38°54'01"E	506.80'
11	N 45°41'02"W	135.39'	35	S 41°08'43"E	507.06'
12	N 46°00'18"W	156.70'	36	N 44°46'38"E	784.17'
13	N 44°38'29"W	296.31'	37	S 45°25'10"E	200.00'
14	N 45°42'38"W	830.48'	38	S 44°02'12"W	27.70'
15	N 44°03'25"W	385.92'	39	S 44°02'12"W	418.48'
16	N 42°23'27"W	232.95'	40	S 40°43'49"E	399.95'
17	N 42°50'24"W	84.03'	41	S 40°48'39"E	34.48'
18	N 57°05'17"W	61.25'	42	S 49°48'39"E	194.29'
19	N 28°00'17"W	41.00'	43	N 52°28'03"E	20.00'
20	N 30°23'03"W	97.78'	44	S 54°54'16"E	521.11'
21	N 39°02'31"W	96.20'	45	S 65°12'52"E	299.59'
22	N 39°02'31"W	235.93'	46	S 75°35'25"E	479.87'
23	N 30°22'07"E	99.23'	47	N 09°42'34"E	394.64'
24	S 60°21'38"E	20.00'	48	S 69°48'18"E	30.00'
			49	S 09°54'32"W	30.35'
			50	S 09°55'48"W	345.24'
			51	S 09°53'22"W	218.67'
			52	S 08°38'07"W	592.89'
			53	S 08°37'49"W	614.55'
			54	S 10°00'25"W	1385.89'
			55	S 10°00'22"W	62.49'

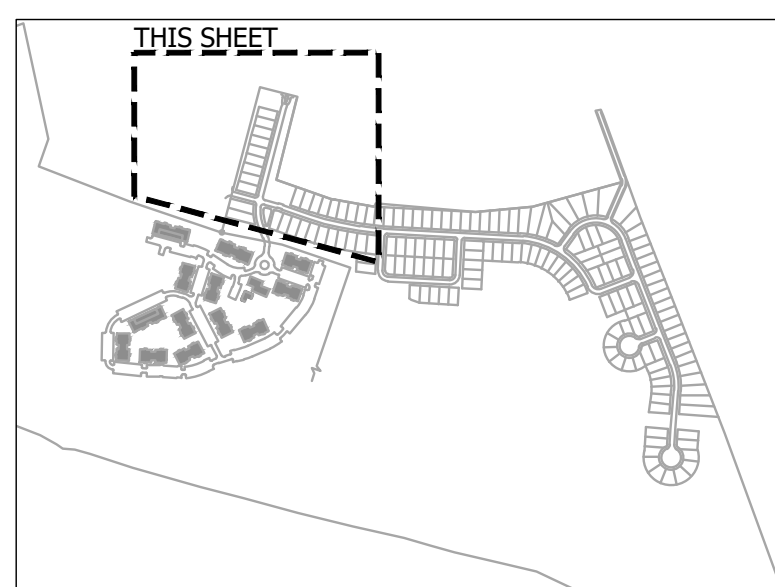
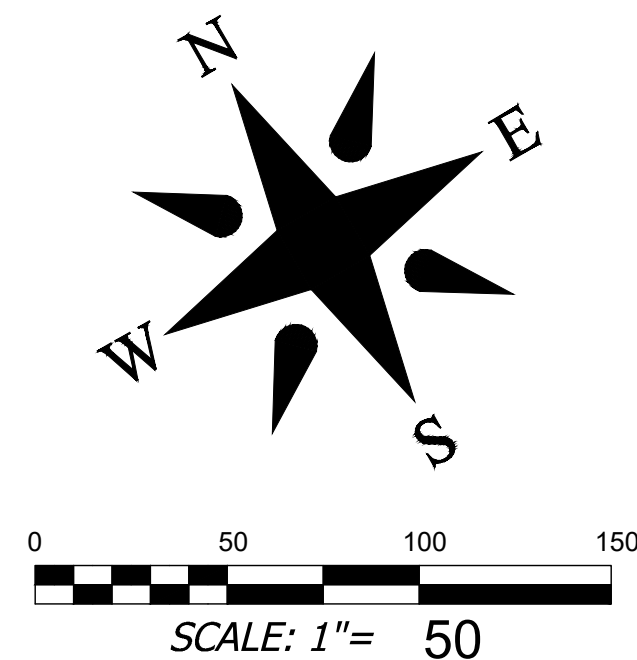
RAP: 3919.72" TAN: 529.50"
LEN: 1052.63" DELTA: 15°23'12"



VICINITY MAP

STORMWATER & UTILITIES LEGEND NEW BUILDING NEW PAVEMENT NEW CONCRETE SIDEWALK NEW GRAVEL NEW CURB & GUTTER NEW YARD INLET NEW DROP INLET NEW CURB INLET NEW JUNCTION BOX NEW HEADWALL NEW FLARED END SECTION NEW STORM PIPE RIP RAP LINED DITCH NEW MINOR CONTOUR NEW MAJOR CONTOUR NEW PROPERTY LINES NEW RIGHT OF WAY NEW WATER DISTRIBUTION MAIN NEW WATER FIRE HYDRANT NEW WATER VALVE NEW AIR/VAC RLS VALVE NEW WATER BLOW-OFF VALVE NEW WATER DOMESTIC METER NEW WATER EASEMENT NEW MANHOLE NEW SEWER LINE NEW SANITARY CO / SERVICE NEW SEWER EASEMENT NEW WALL (BY OTHERS) EXIST. TREE TO REMAIN		DEVELOPMENT DATA PROPERTY ADDRESS: 240 WILMONT DRIVE HENDERSONVILLE, NC 28792 PIN NUMBER: 9578-39-5229 & 9579-11-8417 PROPERTY SIZE: 162.1 ACRES ZONING REVIEW: CITY OF HENDERSONVILLE EROSION CONTROL REVIEW: HENDERSON COUNTY STORMWATER REVIEW: CITY OF HENDERSONVILLE ZONING CLASSIFICATION: PRD PROPOSED NUMBER OF UNITS: 460 PROPOSED DENSITY: 2.8 UNITS PER ACRE PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S TRUSTEE; CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739 DEVELOPER: MIKE WASHBURN ADDRESS: PO BOX 898 SULLIVANS ISLAND, SC 29842 EMAIL: EMWASHBURN@GMAIL.COM PHONE: 843-343-3947 ENGINEER: BROOKS ENGINEERING CONTACT: JOHN KINNAIRD ADDRESS: 15 ARLINGTON ST ASHEVILLE, NC 28801 EMAIL: JKINNAIRD@BROOKSEA.COM PHONE: 828-232-4700 LANDSCAPE ARCH.: SITEWORK STUDIOS CONTACT: ROBERT DULL ADDRESS: 82 PATTON AVE, SUITE 700 ASHEVILLE, NC 28801 EMAIL: RDULL@SITEWORKSTUDIOS.COM PHONE: 828-674-5592
REVISIONS/SUBMISSIONS 10-05-2021 WATER & SEWER ALLOCATIONS 12-03-2021 CZD SUBMISSION	REVISIONS/SUBMISSIONS 10-05-2021 WATER & SEWER ALLOCATIONS 12-03-2021 CZD SUBMISSION	
NO. 1 2	NO. 1 2	
PRELIMINARY - NOT FOR CONSTRUCTION		
BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT. # C-3725		
Reviewed: JHK Scale: AS NOTED Date: 12-03-2021	Designed: LBC Drawn: LBC Checked: JHK	
15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		
WASHBURN PROPERTY DEVELOPMENT CONDITIONAL ZONING REVIEW NORTH CAROLINA CITY OF HENDERSONVILLE		
Project No: 539921	Drawing Title: OVERALL STORMWATER & UTILITY PLAN	
C-5.0	Overall Stormwater & Utility Plan	

	NEW BUILDING
	NEW PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW GRAVEL
	NEW CURB & GUTTER
	NEW YARD INLET
	NEW DROP INLET
	NEW CURB INLET
	NEW JUNCTION BOX
	NEW HEADWALL
	NEW FLARED END SECTION
ST	NEW STORM PIPE
	RIP RAP LINED DITCH
ELEV	NEW MINOR CONTOUR
	NEW MAJOR CONTOUR
	NEW PROPERTY LINES
	NEW RIGHT OF WAY
6inW	NEW WATER DISTRIBUTION MAIN
	NEW WATER FIRE HYDRANT
	NEW WATER VALVE
	NEW AIR/VAC RLS VALVE
	NEW WATER BLOW-OFF VALVE
	NEW WATER DOMESTIC METER
P-WE	NEW WATER EASEMENT
	NEW MANHOLE
6inSS	NEW SEWER LINE
	NEW SANITARY CO / SERVICE
P-SE	NEW SEWER EASEMENT
	NEW WALL (BY OTHERS)
	EXIST. TREE TO REMAIN



PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792

PIN NUMBER: 9578-39-5229 & 9579-11-8417

PROPERTY SIZE: 162.1 ACRES

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: CITY OF HENDERSONVILLE

ZONING CLASSIFICATION: FRD

PROPOSED DENSITY: 460

PROPOSED DENSITY: 2.8 UNITS PER ACRE

PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE
P THOMAS TRUSTEE; THOMAS, MARGARET S, THOMAS,
CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE;
CHARLES W THOMAS AND DORA E THOMAS

ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 &
830 4TH AVE. W. HENDERSONVILLE NC 28739

DEVELOPER: MIKE WASHBURN

ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842

EMAIL: EMWASHBURN@GMAIL.COM

PHONE: 843-343-3947

ENGINEER: BROOKS ENGINEERING

CONTACT: JOHN KINNAIRD

ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: JKINNAIRD@BROOKSEA.COM

PHONE: 828-232-4700

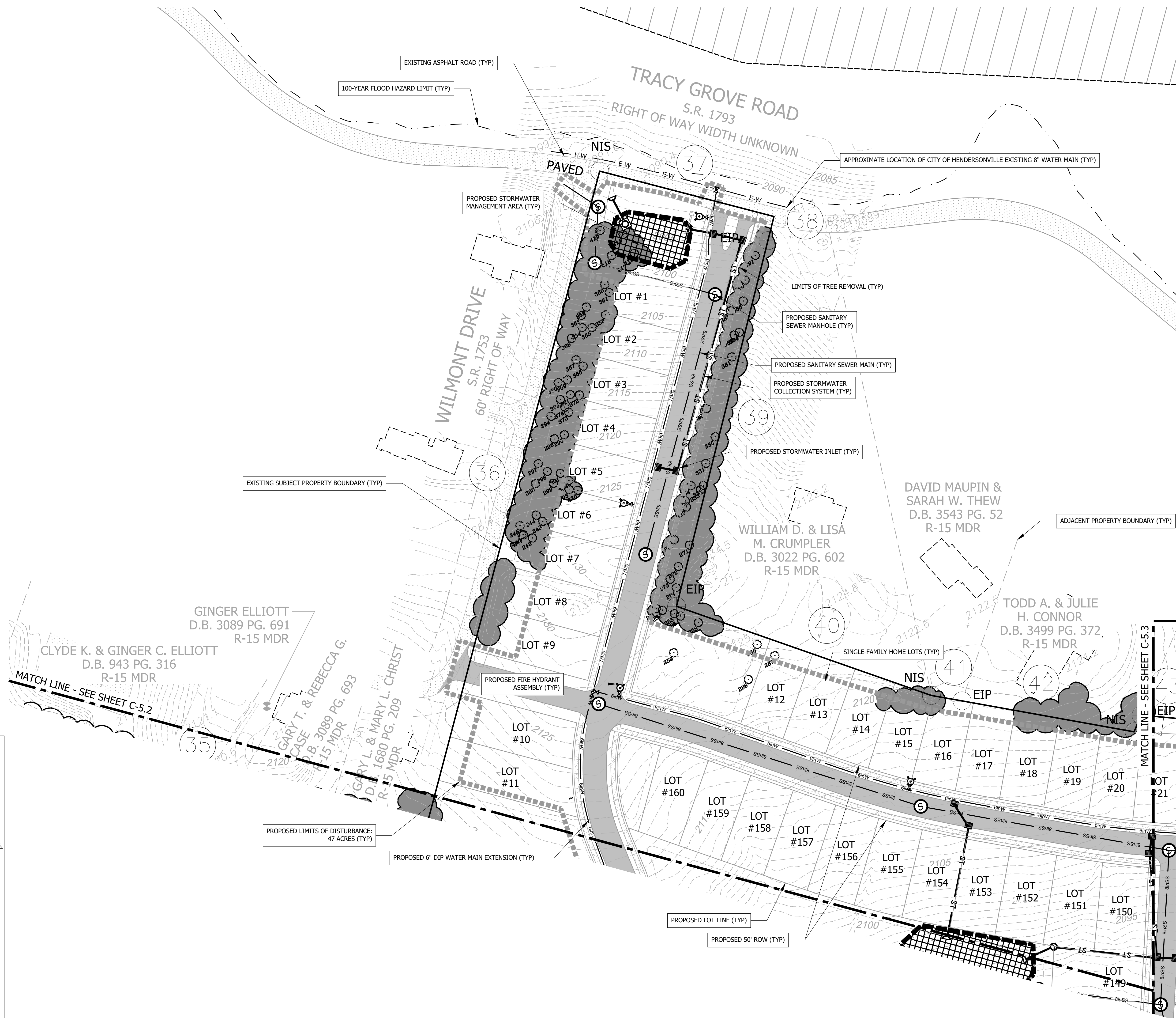
LANDSCAPE ARCH: SITEWORK STUDIOS

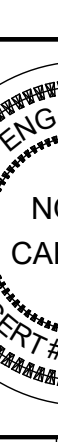
CONTACT: ROBERT DULL

ADDRESS: 82 PATTON AVE, SUITE 700
ASHEVILLE, NC 28801

EMAIL: RDULL@SITEWORKSTUDIOS.COM

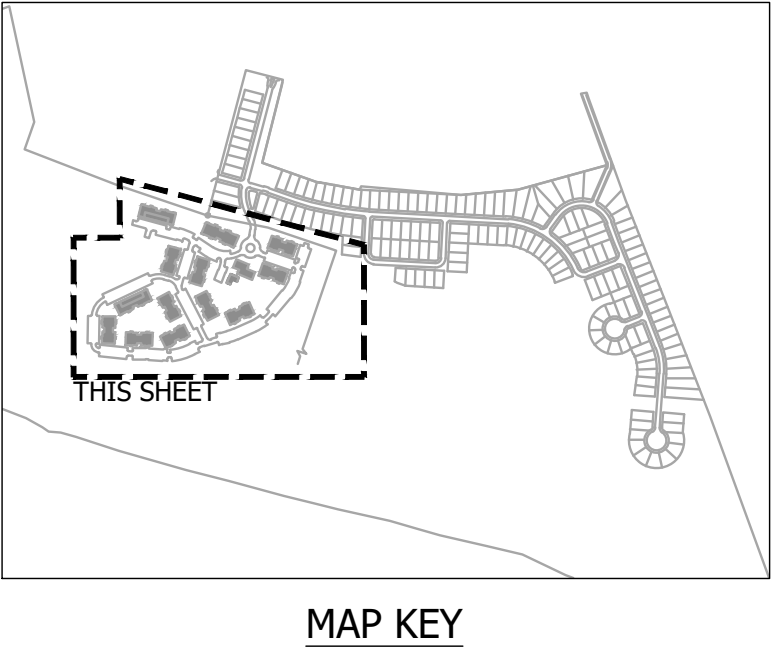
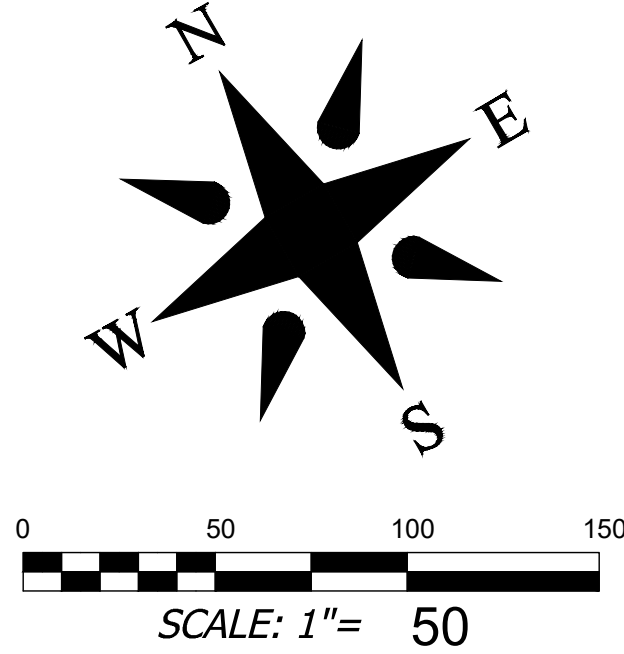
PHONE: 828-674-5592



Project No: 539921		WASHBURN PROPERTY DEVELOPMENT		 BROOKS ENGINEERING ASSOCIATES	Designed: LBC Scale: LBC Checked: JHK	Reviewed: JHK AS NOTED Date: 12-03-2021		PRELIMINARY - NOT FOR CONSTRUCTION	No.		REVISIONS/SUBMISSIONS	Date
C-5.1		CONDITIONAL ZONING REVIEW							1	WATER & SEWER ALLOCATIONS	10-05-2021	
									2	CZD SUBMISSION		12-03-2021
				</								

STORMWATER & UTILITIES LEGEND

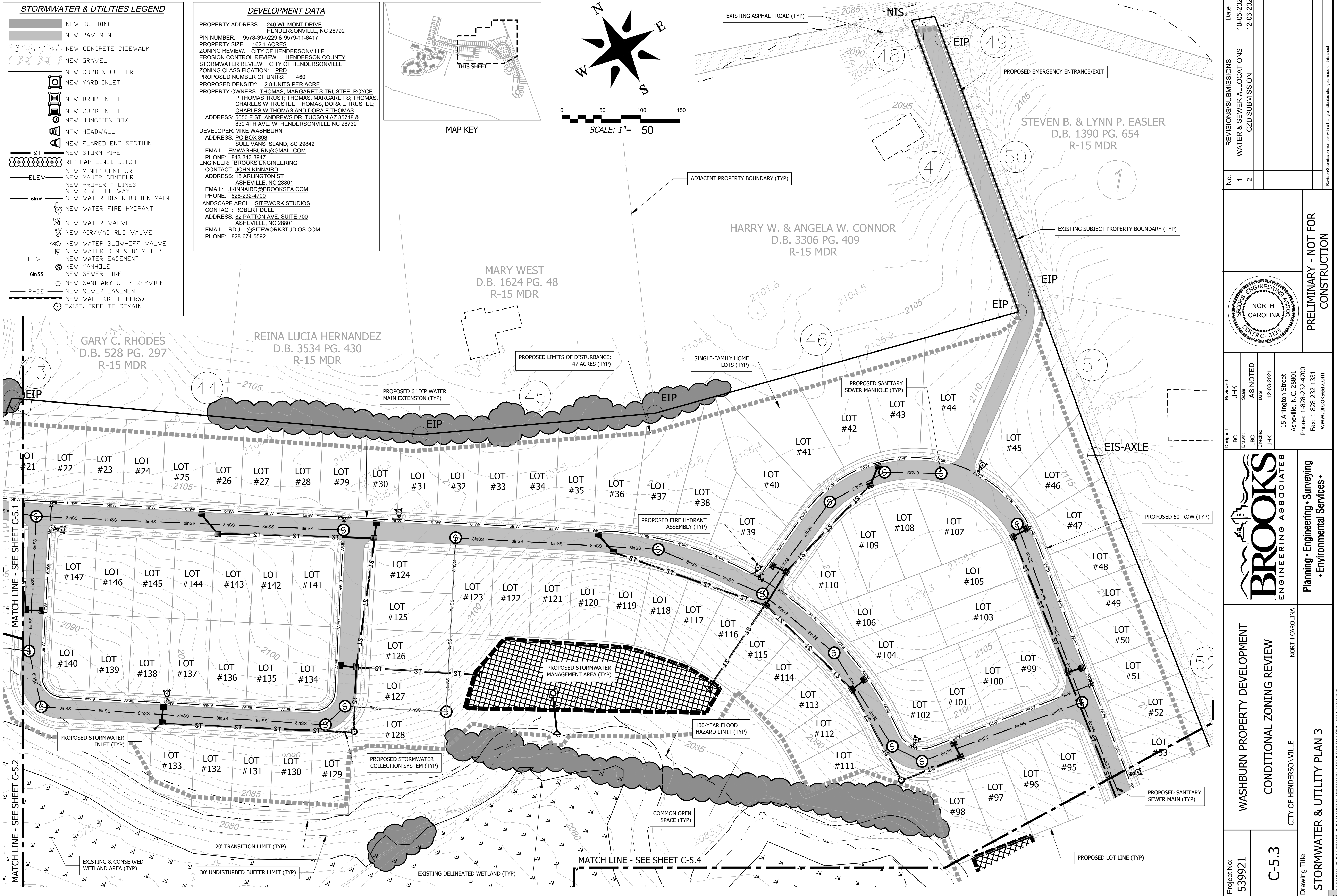
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW GRAVEL
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW HEADWALL
- NEW FLARED END SECTION
- NEW STORM PIPE
- RIP RAP LINED DITCH
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR
- NEW PROPERTY LINES
- NEW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



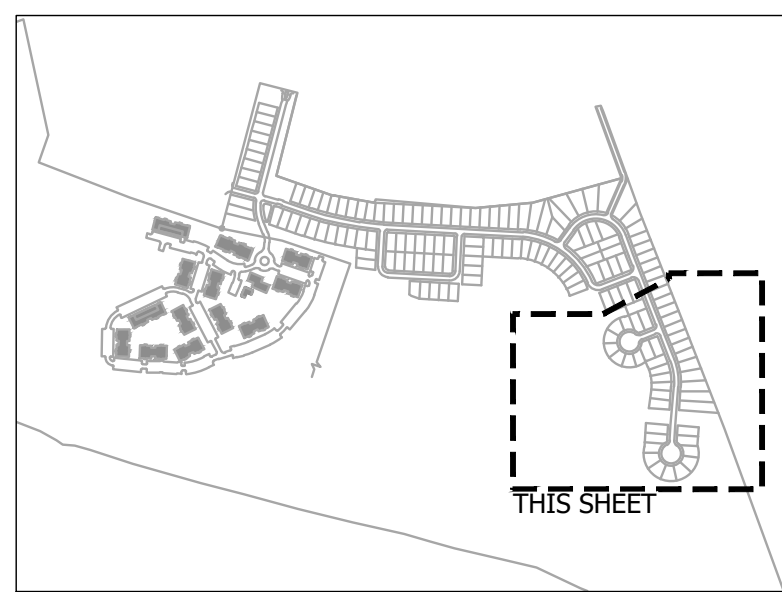
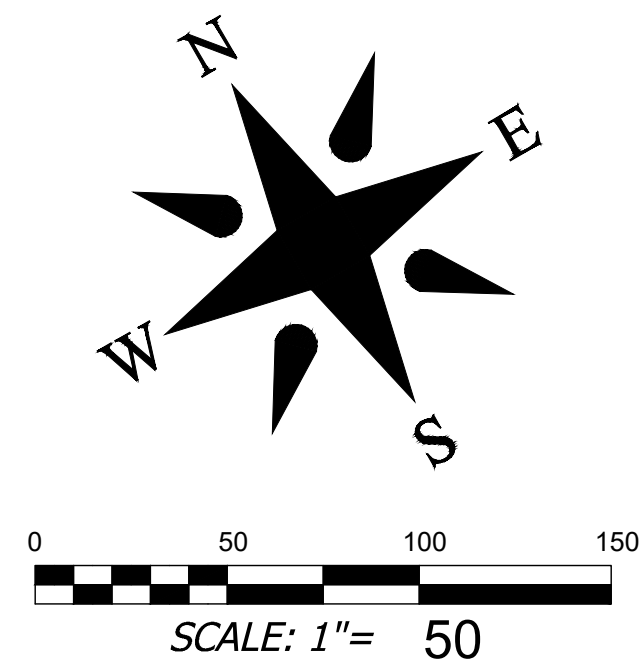
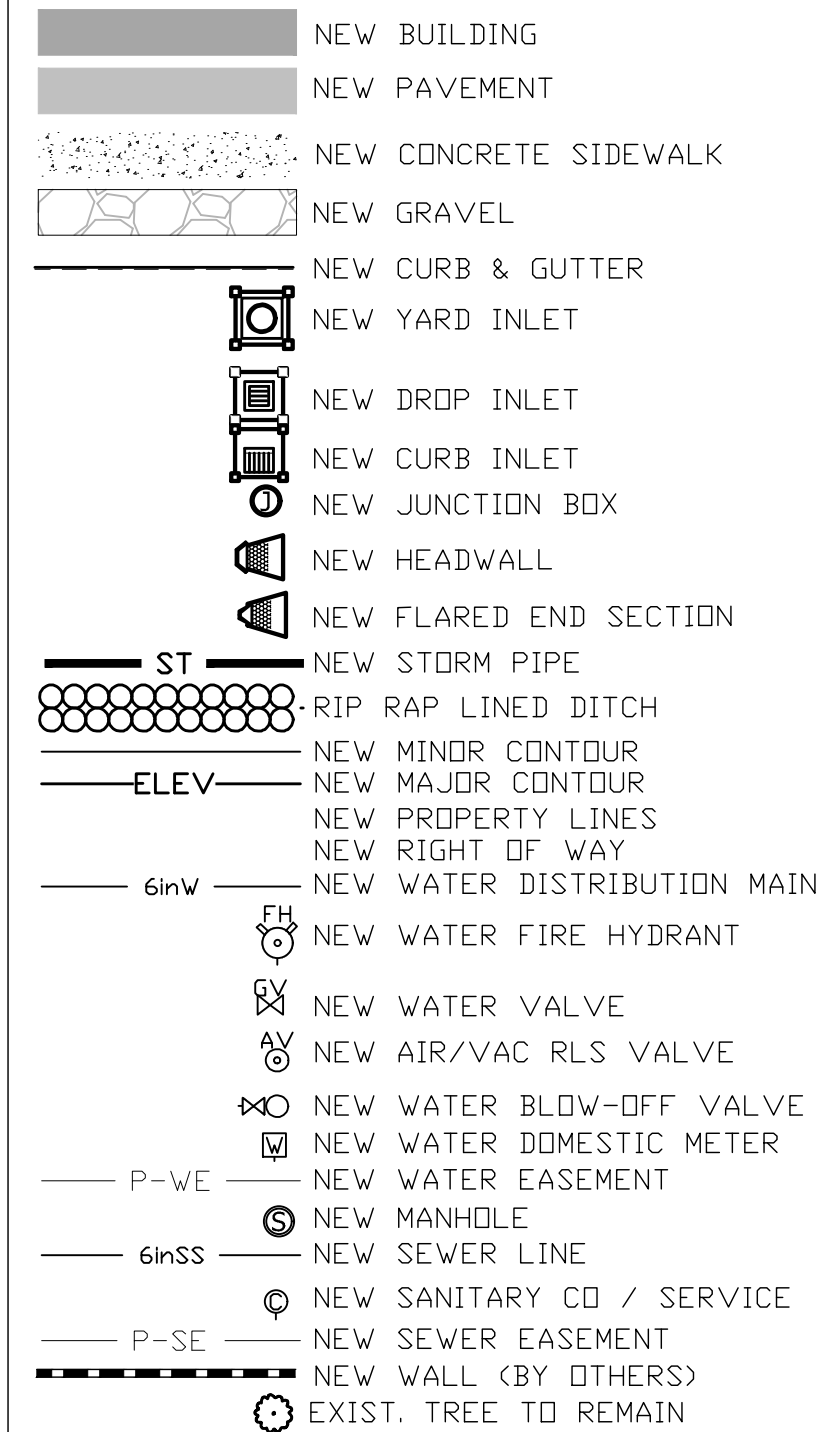
DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE, HENDERSONVILLE, NC 28792
PIN NUMBER: 9578-39-5229 & 9579-11-8417
PROPERTY SIZE: 162.1 ACRES
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PRD
PROPOSED NUMBER OF UNITS: 460
PROPOSED DENSITY: 2.8 UNITS PER ACRE
PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE P THOMAS TRUST; THOMAS, MARGARET S; THOMAS, CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE; CHARLES W THOMAS AND DORA E THOMAS
ADDRESS: 5050 E ST. ANDREWS DR, TUCSON AZ 85718 & 830 4TH AVE. W, HENDERSONVILLE NC 28739
DEVELOPER: MIKE WASHBURN
ADDRESS: PO BOX 898, SULLIVANS ISLAND, SC 29842
EMAIL: EMWASHBURN@GMAIL.COM
PHONE: 843-343-3947
ENGINEER: BROOKS ENGINEERING
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST, ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: SITEWORK STUDIOS
CONTACT: ROBERT DULL
ADDRESS: 82 PATTON AVE, SUITE 700, ASHEVILLE, NC 28801
EMAIL: RDULL@SITEWORKSTUDIOS.COM
PHONE: 828-674-5592

Project No:		Drawing Title:	
539921		C-5.2	
WASHBURN PROPERTY DEVELOPMENT		CITY OF HENDERSONVILLE	
CONDITIONAL ZONING REVIEW		STORMWATER & UTILITY PLAN 2	
NORTH CAROLINA		NORTH CAROLINA	
BROOKS ENGINEERING ASSOCIATES		BROOKS ENGINEERING ASSOCIATES	
Planning • Engineering • Surveying • Environmental Services •		Planning • Engineering • Surveying • Environmental Services •	
Reviewed: JHK		Reviewed: JHK	
Scale: AS NOTED		Scale: AS NOTED	
Date: 12-03-2021		Date: 12-03-2021	
15 Arlington Street, Asheville, N.C. 28801		15 Arlington Street, Asheville, N.C. 28801	
Phone: 1-828-232-4700		Phone: 1-828-232-4700	
Fax: 1-828-232-1331		Fax: 1-828-232-1331	
www.brooksea.com		www.brooksea.com	
PRELIMINARY - NOT FOR CONSTRUCTION		PRELIMINARY - NOT FOR CONSTRUCTION	



STORMWATER & UTILITIES LEGEND



MAP KEY

DEVELOPMENT DATA

PROPERTY ADDRESS: 240 WILMONT DRIVE
HENDERSONVILLE, NC 28792
PIN NUMBER: 9578-39-5229 & 9579-11-8417
PROPERTY SIZE: 162.1 ACRES
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PRD
PROPOSED NUMBER OF UNITS: 460
PROPOSED DENSITY: 2.8 UNITS PER ACRE
PROPERTY OWNERS: THOMAS, MARGARET S TRUSTEE; ROYCE
P THOMAS TRUST; THOMAS, MARGARET S; THOMAS,
CHARLES W TRUSTEE; THOMAS, DORA E TRUSTEE;
CHARLES W THOMAS AND DORA E THOMAS
ADDRESS: 5050 E ST. ANDREWS DR. TUCSON AZ 85718 &
830 4TH AVE. W. HENDERSONVILLE NC 28739
DEVELOPER: MIKE WASHBURN
ADDRESS: PO BOX 898
SULLIVANS ISLAND, SC 29842
EMAIL: EMWASHBURN@GMAIL.COM
PHONE: 843-343-3947
ENGINEER: BROOKS ENGINEERING
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: SITEWORK STUDIOS
CONTACT: ROBERT DULL
ADDRESS: 82 PATTON AVE. SUITE 700
ASHEVILLE, NC 28801
EMAIL: RDULL@SITEWORKSTUDIOS.COM
PHONE: 828-674-5592



Project No: 539921		WASHBURN PROPERTY DEVELOPMENT		DESIGNED: LBC DRAWN: LBC CHECKED: JHK 12-03-2021		REVIEWED: JHK SCALE: AS NOTED DATE: 12-03-2021				No.		REVISIONS/SUBMISSIONS		Date	
C-5.4		CONDITIONAL ZONING REVIEW								1		WATER & SEWER ALLOCATIONS		10-05-2021	
										2		CZD SUBMISSION		12-03-2021	

CONDITIONAL REZONING DISTRICT

APPLICANT GUIDELINES

WASHBURN PROPERTY DEVELOPMENT

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday of the month. Because of the multi-step application process for a conditional rezoning, applicants are encouraged to reach out to Community Development staff when conducting initial project feasibility assessments.

CZD – APPLICATION COMPONENTS

Conditional Zoning District Applications consist of three required meetings and one primary application deadline. The application components are described below and include the;

- 1) Neighborhood Compatibility Meeting (NCM) – Held prior to the application deadline, this meeting is hosted by the applicant and involves the presentation of a “Concept Plan” in a public meeting by the applicant. The Planning Division moderates the meeting and records public feedback. Due to noticing requirements a deadline for requesting an NCM is included in the timeline on page 2 to assure that the meeting can be hosted prior to the preliminary site plan application deadline. “Concept Plan” requirements are not as strenuous as those associated with Preliminary Site Plan submissions; they are outlined on page two of this document.
- 2) Preliminary Site Plan Application Deadline – The NCM and all preliminary site plan application requirements must be completed and submitted by this deadline. Incomplete applications will not be considered for inclusion on the Planning Board agenda. Partial submissions which have not met the standards established by the City’s Zoning Ordinance as outlined on page 4 of this document, will not be accepted for review until complete.
- 3) Planning Board – Held approximately 1 month after the submission of a complete Preliminary Site Plan Application. The meeting includes a Planning Division staff report and presentation on the application and may include an applicant presentation if desired. The Planning Board makes a recommendation for approval or denial of the application to City Council.
- 4) City Council – Held approximately 1 month after the Planning Board meeting and recommendation. The meeting includes a Planning Division staff report and presentation and may include an applicant presentation if desired. The City Council takes final action on approving or denying the Conditional Zoning District at this meeting.

The following pages includes specific dates associated with the application components outlined above along with a detailed overview of the Preliminary Site Plan Application requirements.

CZD - APPLICATION TIMELINE

Deadline for NCM request 4:00 pm	Preliminary Site Plan Deadline 4:00 pm	Planning Board 4:00 pm	City Council 5:45 pm
December 23 rd , 2020 →	January 1 st , 2021 →	February 8 th , 2021 →	March 4 th , 2021
January 22 nd , 2021	February 5 th , 2021	March 8 th , 2021	April 1 st , 2021
February 19 th , 2021 →	March 5 th , 2021 →	April 12 th , 2021 →	May 6 th , 2021
March 19 th , 2021	April 2 nd , 2021	May 10 th , 2021	June 3 rd , 2021
April 23 rd , 2021 →	May 7 th , 2021 →	June 14 th , 2021 →	July 1 st , 2021
May 21 st , 2021	June 4 th , 2021	July 12 th , 2021	August 5 th , 2021
June 18 th , 2021 →	July 2 nd , 2021 →	August 9 th , 2021 →	September 2 nd , 2021
July 23 rd , 2021	August 6 th , 2021	September 13 th , 2021	October 1 st , 2021
August 20 th , 2021 →	September 3 rd , 2021 →	October 11 th , 2021 →	November 4 th , 2021
September 17 th , 2021	October 1 st , 2021	November 8 th , 2021	December 2 nd , 2021
October 22 nd , 2021 →	November 5 th , 2021 →	December 13 th , 2021 →	January 6 th , 2022
November 19 th , 2021	December 3 rd , 2021	January 10 th , 2022	February 3 rd , 2022

CZD – NCM CONCEPT PLAN REQUIREMENTS

A Neighborhood Compatibility Meeting can be held at any time prior to the submission of a Preliminary Site Plan. However, due to noticing requirements, the applicant must request an NCM no later than the deadline listed above for the meeting record to be completed by the Preliminary Site Plan deadline which follows on the chart above. The following components of a Concept Plan must be submitted in order to host a Neighborhood Compatibility Meeting.

- 1) A completed application with developer/applicant and property owner signatures.
- 2) Application Fee: \$100 per acre with a \$500 minimum.
- 3) A Concept Plan showing
 - a. Location and boundaries of the property.
 - b. How individual buildings are to be situated on the site, including distances from these buildings to property lines.
 - c. Proposed drives & parking.
 - d. Location of signs and outdoor lighting.
 - e. Proposed restrictive covenants, if available, shall be presented.
 - f. The plan need not be exactly to scale; although, all distances and dimensions shall be shown.

CZD – PRELIMINARY SITE PLAN REQUIREMENTS

This information constitutes the minimum requirements for staff review, comments will follow on the schedule outlined in the Conditional Rezoning Request process timeline. Please submit two paper copies and a PDF file of the following:

- ✓
GAS
- 1) **Site Survey:** Shall be submitted as a single to scale sheet measuring at least 24" by 36" and shall include the following site-specific information:
 - a. Site Topography: 2' Contours:
 - b. Existing Tree Survey – survey should indicate tree line in addition to species and diameter of trees which are 12 inches or greater DBH:
 - c. Adjacent Property Information:
 - d. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - e. Inset Vicinity Map.

 - ✓
GAS 2) **Preliminary Site Plan:** Intended to be the primary schematic site plan, the preliminary site plan should be developed on a single to scale sheet measuring at least 24" by 36" and shall include the following project specific information:
 - a. Basic Project Information – Please include this information in chart form:
 - i. Date with month, day, and year:
 - ii. Title of Project:
 - iii. Name of Project Designer, Developer, and Property Owner:
 - iv. Project Zoning: per City of Hendersonville Zoning Map
 - v. Parking Requirements
 1. Calculation of parking spaces required per ordinance.
 2. Notation of parking spaces provided.
 - vi. Project Square Footage/Acreage & Percentage of Total Site
 1. Total Project Area
 2. Site Coverage – Buildings
 3. Site Coverage – Open Space
 4. Site Coverage – Streets & Parking
 5. Site Coverage – Other Facilities
 6. Site Coverage – Common Open Space
 - b. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - c. Inset Vicinity Map:
 - d. City Limits – If in City please note accordingly, if outside of City and proposed for annexation, please note nearest location of City boundary by distance in feet:
 - e. Adjacent Properties - Zoning Designations & Owner Names:

- f. Building Layout & Pedestrian and Vehicular Infrastructure:
 - i. Building Dimensions
 - ii. Sign Data
 - iii. Density (residential)
 - iv. Building Height as measured from Average Finished Grade
 - v. Sidewalks
 - vi. Off-Street Parking
 - vii. Off-Street Loading and Unloading
- g. Preliminary Access Layout:
 - i. Proposed Streets, Alleys, Driveways, etc.
 - ii. Entrance and Exit Locations:
- h. Proposed Project Phasing: (if applicable)

✓ (LAD) 3) **Preliminary Landscape & Resource Layout Plan (Zoning Ordinance Article 15 & 17; Stormwater Mngt - City Code of Ordinances Chapter 24 Article III):**

this plan may be included as a separate sheet if submitting agent is concerned for the readability of the plan.

- a. Property Buffers
- b. Planting strips/beds/etc.
- c. Street Trees, Perimeter & Interior Plantings
- d. Screening
- e. Floodplain
- f. Stream Buffers
- g. Site Lighting
- h. Common open space
- i. Open space maintenance arrangements

✓ (Civic) 4) **Preliminary Utility Layout Plan:** This plan shall be included as a separate plan.

- a. Stormwater Plan:
 - i. Please include a proposed area of site disturbance.
 - ii. If area of disturbance exceeds an acre, then demonstrated compliance with stormwater ordinance required.
- b. Water & Sewer
 - i. Please include utility layout and proposed connections.

5) **Traffic Impact Analysis:** Applicants shall include a TIA for conditional zoning applications which, when development is completed, are expected to generate 100 or more peak-hour trips (am or pm) or 1,000 or more daily trips. Trip generation predictions are to be defined by the latest edition of the manual *Trip Generation* published by the Institute of Transportation Engineers.

✓ (LAD) 6) **Statement on Comprehensive Plan Compliance:** Zoning Ordinance Article 14

✓
(2M)

- 7) **Submittal Checklist:** Include this document with submittal requirements confirmed by affirmation of inclusion and signature of submitting agent.



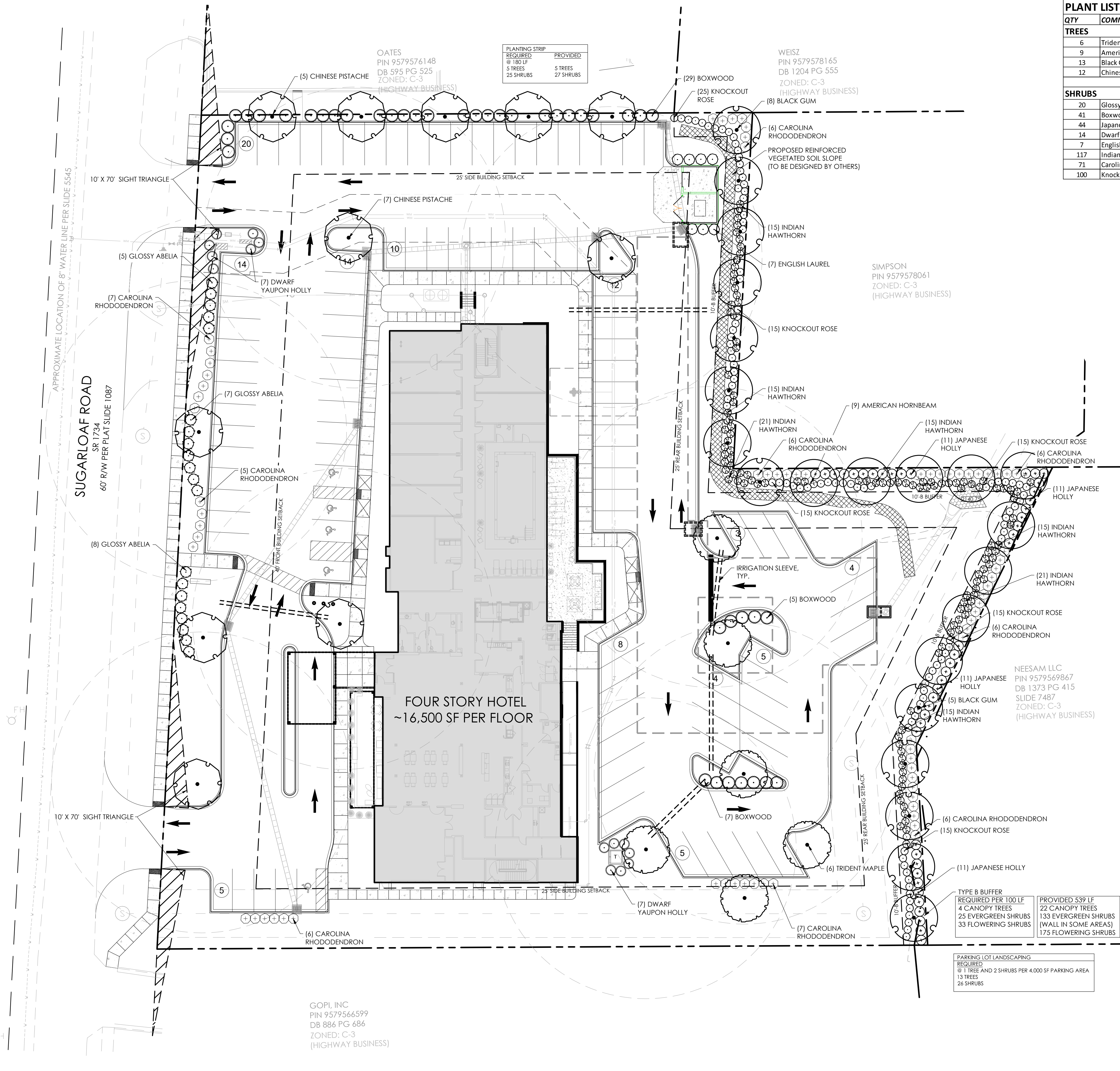
Compatibility with Comprehensive Plan

Project: Washburn Property Development

Location: Hendersonville, NC

Date: 12.03.21

- Proposed Southgate Apartment Project location is in a **Single Family Development** district according to Existing Land Use Map 8.2a.
- Existing zoning for the property is PRD Planned Residential Development.
- The property is categorized as a **Preservation / Enhancement** on the Growth Management Map 8.3a.
 - These areas are for enhancing and maintaining existing neighborhood character. This development maintains and expands the single family home neighborhood character that exists.
- The property is identified as a **Medium Intensity Neighborhood** according to the Future Land Use Map 8.3b.
 - The proposed development falls within the “proposed gross density” allowed in the Medium Intensity Neighborhood chart (table 8.3a) at 2.8 units per acre.



HENDERSONVILLE HOME 2

PIN # 9579567956
SUGARLOAF ROAD, HENDERSONVILLE, NC

LANDSCAPE PLAN

REVISIONS:

5/9/18 PER NCDOT COMMENTS
6/22/18 PER REVIEW COMMENTS
6/29/18 PER LANDSCAPE COMMENTS
8/6/18 PER LANDSCAPE COMMENTS
8/8/18 PER BUILDING REVISION
7/15/21 MOVE CONSTRUCTION ENT.
12/08/21 BUFFER MODIFICATION

2021-12-07-X-LANDSCAPE MOD-216064.DWG

PROJECT NUMBER: 216064

DATE: 03/21/2018 DRAWN BY: KMG

SHEET C09 OF 17

36

City of Hendersonville
Public Works Department
(828-697-3084)

Application For Selective Vegetation Removal Permit

Application is hereby made in accordance with City of Hendersonville Ordinance Article IV Section 46-120 (b) Permit required for removal of trees or scrubs.

Name of Firm/Individual:

Address:

Telephone Number:

Property Owner Name:

Beth Melton
321 Fleming St.
Hendersonville, NC 28739
828-577-3079
Beth + Chad Melton

Reason for Request:

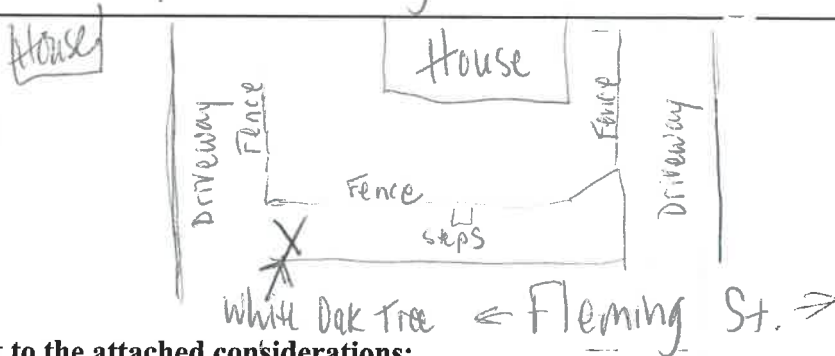
Tree is quite large and not located in a place
that seems like it will be able to anchor thru tree
during high winds or storms. Questionable root health.

Exact Location of Area and Describe which vegetation is to be removed: (attach sketch/drawing)

Right side of right of way when facing house.

[Signature]
Applicant's Signature

11/24/21
Date



Application is hereby Approved subject to the attached considerations:

Director, Public Works

Date

Tree Board Member

Date

Epperson Tree

2080 Mountain Page Rd
 Saluda, NC 28773-7827 US
 (828)606-4980
 eppersontreemgr@gmail.com

**EPPERSON TREE**

Estimate

ADDRESS

Beth Melton
 321 Fleming St
 Hendersonville, NC 28739
 828-577-3079

ESTIMATE # 12320**DATE 11/24/2021**

ACTIVITY	QTY	RATE	AMOUNT
Arborist consultation I Matt Beauregard, ISA Certified Arborist #SO-10333A have inspected the following tree in person on 11/24/21.	1	0.00	0.00

My report/ recommendation is as follows.

Regarding the 35 inch diameter White Oak (Quercus alba), measured at breast height (DBH), located on the Southeast corner of the property owned by Chad and Beth Melton at 321 Fleming St, Hendersonville NC, 28739.

The above mentioned tree (white Oak), in my opinion is structurally comprised due to its location, and its proximity to 3 observed underground utilities. 1 underground electric line, and 2 water meters/ lines.

The tree is located less than 3 feet from a two sided artificially cut embankment. The depth of this embankment is measured at up to 44 inches below the root flair. (the point where the tree trunk meets the ground).

At the bottom of the cut embankments are a paved road (Fleming St), and the neighbors gravel driveway. Both of these surfaces prevent water and nutrients from being available to any

Please like us on Facebook! Epperson's Tree Service

Payment due at completion of job. Unpaid invoices over 30 days will be charged a 10% late fee!

All work performed in accordance with ANSI A300 standards.

Not responsible for driveways due to driving necessary equipment to complete the job!

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

roots that could possibly be in that area. This leads to root rot. (If it hasn't already begun). On the "house side" of this tree, there is the underground service drop, (the electric line powering the house).

If this was either installed or serviced any time within the last 20 years, it would have also resulted in significant root damage. Likely contributing to root rot.

It is therefore my professional recommendation that the tree be removed to prevent it from destroying any of the 4 houses within its reach.

TOTAL

\$0.00

Accepted By

Accepted Date

Please like us on Facebook! Epperson's Tree Service

Payment due at completion of job. Unpaid invoices over 30 days will be charged a 10% late fee!

All work performed in accordance with ANSI A300 standards.

Not responsible for driveways due to driving necessary equipment to complete the job!