



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, June 15, 2021 – 2:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. May 18, 2021 Tree Board Minutes
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Public Relations Update - Mary Jo Padgett
 - B. Tree Canopy Survey
 - C. Conditional Zoning District - Providence Walk Subdivision
 - D. HB 496
 - E. Tree Maintenance - Bearcat Loop
 - F. NeighborWoods
6. **OTHER BUSINESS**
 - A. Adoption of Annual Tree Board Meeting Schedule
7. **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 HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, May 18, 2021 – 2:00 PM

MINUTES

CALL TO ORDER

The meeting was called to order at 2:03 p.m. with the following members present:

Mac Brackett, Debbie Roundtree, Mark Madsen, Andy Crawford, and Glenn Lange.

Members Absent: Pat Christie, and Mia Freeman.

Tom Wooten was also present.

CONSIDERATION OF AGENDA

Motion to approve by Mark Madsen. Roll call vote – All Ayes.

APPROVAL OF MINUTES - April 20, 2021

Motion to approve by Mark Madsen. Roll call vote – All Ayes.

AGENDA ITEMS

1. Public Relations Update - *Mary Jo Padgett*

Mary Jo Padgett provided an update and emailed the update to the Tree Board Members. Tree Board events may be found on the City's website.

2. Tree Canopy Survey

Mike Huffman could not attend due to another meeting. He will attend the next meeting. Mac inquired about having someone with a drone take some photos from time to time in order to show tree loss on development projects in town. Mac said it would not cost much money to have the photos taken. The board agreed to discuss this further at a future meeting.

3. Conditional Zoning Districts- None at this time.

4. HB496 Discussion

Glenn provided an update on the bill and suggested contacting the Mayor to proceed with some type of objection to the bill. The bill will remove the City's ability to regulate tree removal and likely eliminate any conditions to protect trees on development projects. The parking lot landscaping requirements will remain in place. It will also eliminate the City's ability to remove hazardous trees on private property. Mac will contact the Mayor to set up a meeting or phone call to discuss the best way to proceed, then follow up with the rest of the board.

5. Tree Maintenance Bearcat Loop

Mark had been out to Bearcat Loop to look at the trees and noticed that some were in bad shape. He pruned some dead wood out of the trees and removed some wire from the bash of the trunks that were in place to protect the tree trunk from string trimmers. Mark said we need to do a better job of taking care of the trees that we plant.

6. Neighbor Woods

Andy and Glenn have not spoken to all of their neighbors about the tree planting project, so they don't have a tree count yet. Debbie has about 10 trees in the Oak/Whitted Street area so far. The tree planting list was discussed. For a Fall planting event, we need to place the order by August. Sullivan Park could use about 10 trees. This could be another Fall planting project.

STAFF COMMENTS None at this time.

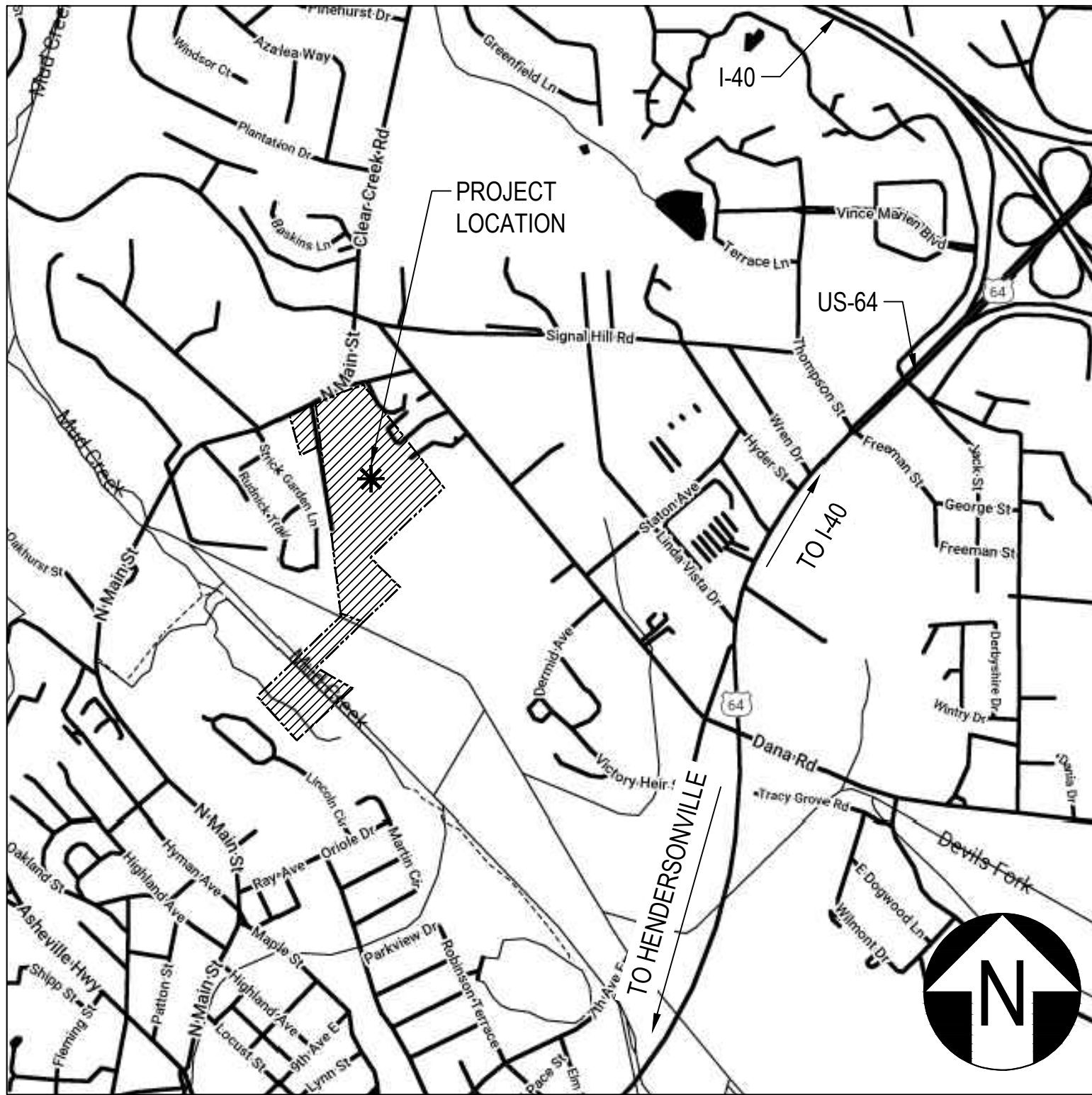
ADJOURNMENT

There being no further discussion, the meeting was adjourned at 3:06 p.m. upon unanimous assent of the Board.

, Chair

ATTEST:

Tom Wooton, Public Works Director



LOCATION MAP
NOT TO SCALE

PRELIMINARY SUBDIVISION PLANS
FOR THE
PROVIDENCE WALK SUBDIVISION
1828 N. MAIN STREET, HENDERSONVILLE, NC 28792
CITY OF HENDERSONVILLE
HENDERSON COUNTY, NORTH CAROLINA
JUNE 4, 2021

PREPARED FOR:
FIRST VICTORY, INC.
452 S. CALDWELL STREET
BREVARD, NC 28712
T: 828-884-7934
CONTACT: TRAVIS FOWLER

SHEET INDEX

SHEET NO.	DESCRIPTION
-	COVER SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	EXISTING CONDITIONS, TREE SURVEY, & DEMOLITION PLAN
C-4	EXISTING CONDITIONS & ADDITIONAL SITE INFORMATION
C-5	SITE PLAN
C-6	STORMWATER & UTILITY PLAN
C-7	LANDSCAPE & RESOURCE LAYOUT PLAN
C-8	LANDSCAPE & RESOURCE LAYOUT PLAN

REVISIONS

REVISION AND ISSUE NO.	SHEET NO.	DESCRIPTION	DATE
A - ISSUE 1	ALL	SUBMIT TO CITY OF HENDERSONVILLE FOR SITE PLAN REVIEW	6/4/2021

PROJECT NOTES:	
OWNER: Hickory Realty Fund, LLC 337 Schooner Lane Carbondale, CO 81623	DEVELOPER: First Victory, Inc. 452 S. Caldwell Street Brevard, NC 28712 T: 828-884-7934 Contact: Travis Fowler Email: mgoforth@ncapc.net
ENGINEER: High Country Engineering, PC (C-3347) 111 E. Chestnut Street Asheville, North Carolina 28801 T: 828-230-4511 Contact: Michael R. Goforth, PE Email: mgoforth@ncapc.net	
1. Property located in City of Hendersonville, North Carolina. Property address is 1828 N. Main Street, Hendersonville, NC 28792.	
2. PIN NUMBER: 9569-85-7172, 9569-85-3434, 9569-83-4918	
3. Zoning: Planned Commercial Development (PCD) by City of Hendersonville.	
4. Deed Book: 1609 and Page 267; Deed Book: 1612 and Page 444.	
5. Proposed use is for residential subdivision.	
6. Project Coordinates: 35.337333° N, 82.459146° W	
7. The receiving water course for this project is an Unnamed Tributary to Johnson Drainage Ditch. At the confluence, Johnson Drainage Ditch, Stream Index 6-55-8, is a Class C water as classified by NCDEQ.	
8. Total tract contains over ±18.37 acres.	
9. Boundary & Topographical information obtained from survey by Ronald James Culshall, PLS # L-4563 of Cole Surveying & Design, PA and dated May 24th, 2021.	
10. Contour interval is 2 feet.	
11. This property is shown on F.I.R.M. panel number 3700956900J, dated October 2, 2008 and a portion of the property is located within a special flood hazard zone "X" or "AE".	
12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.	
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.	
14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.	

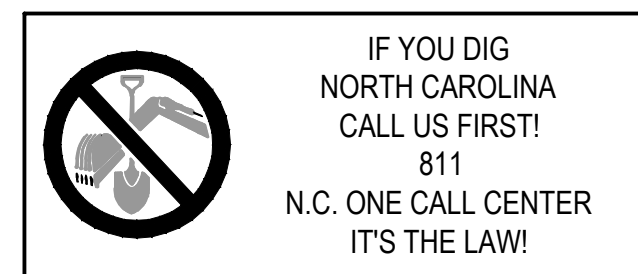


HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801

T: 828.230.4511
F: 828.348.5040
FIRM NO.: C-3347



PRELIMINARY SUBDIVISION PLANS
FOR THE
PROVIDENCE WALK SUBDIVISION
1828 N. MAIN STREET, HENDERSONVILLE, NC
CITY OF HENDERSONVILLE
HENDERSON COUNTY, NORTH CAROLINA
JUNE 4, 2021



DocuVerify ID: 5370486-A010-481C-A181-03FED567
www.docuverify.com

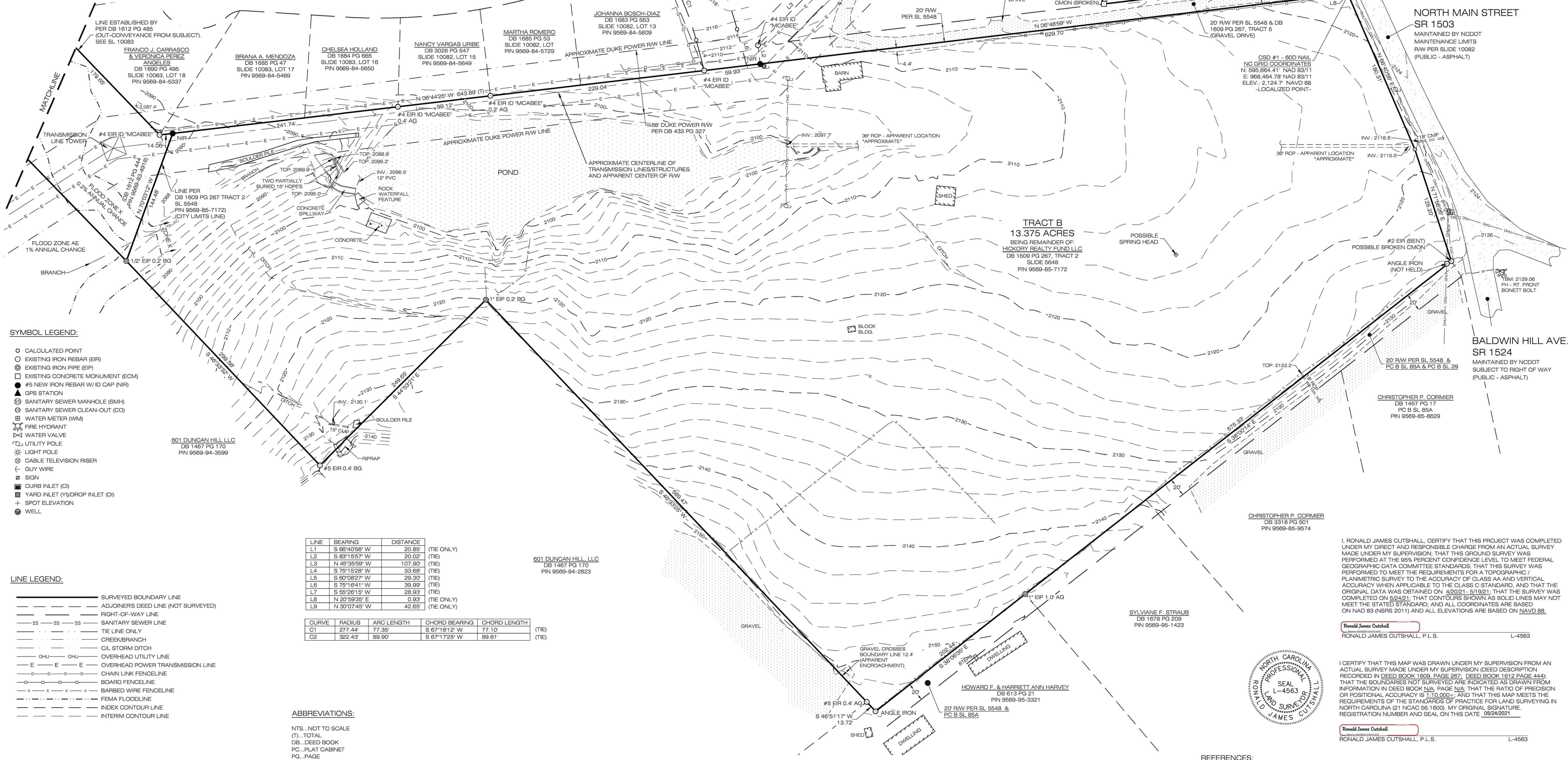


549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

- NOTES:
1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NO LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
 2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
 3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
 5. THESE PROPERTIES ARE ZONED PC-D BY CITY OF HENDERSONVILLE. HAVING SETBACKS AS FOLLOWS: ALL BUILDINGS AND STRUCTURES SHALL BE SET BACK NOT LESS THAN 40 FEET FROM THE NEAREST RIGHT-OF-WAY LINE FOR ANY STREET ADJOINING THE SITE. PROVIDED, HOWEVER, SUCH SETBACK MAY BE REDUCED TO TEN FEET WHEN PARKING IS SITUATED TO THE SIDE OR REAR OF THE LOT AND SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY. FURTHERMORE, SUCH BUILDINGS AND STRUCTURES SHALL BE SET BACK NOT LESS THAN 25 FEET FROM ANY EXTERIOR PROPERTY LINE, WHICH IS NOT CONTIGUOUS WITH A STREET OR OTHER RIGHT-OF-WAY. (SETBACKS NOT PLOTTED) PLEASE REFER TO THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
 6. BY GRAPHICAL LOCATION, PORTIONS OF THE PROPERTY IS SHOWN AS LYING INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 370966900J, EFFECTIVE DATE 10/22/2008. FLOODLINES SHOWN ARE TAKEN FROM THE FRIS NC GOV WEBSITE. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/ON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES, DIA. 8" BEFORE DIGGING.
 7. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
 8. CONTOUR INTERVAL = 2' FOOT.
 9. PLAT IS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.
 10. PER THE OFFICIAL ZONING MAP OF HENDERSONVILLE NC, PIN 9569-83-4918 IS NOT WITHIN THE CITY LIMITS OF HENDERSONVILLE AND IS WITHIN THE EXTRA TERRITORIAL JURISDICTION.

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.02' (H) & 0.03' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 4/20/2021
5. DATUM/EPOCH: NAD 83 (NRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GHD FACTOR(S): 0.999777 @ LOCALIZED POINT
9. UNITS: US SURVEY FOOT



BOUNDARY AND TOPOGRAPHICAL SURVEY FOR:
FIRST VICTORY, INC.
(OWNER OF RECORD: HICKORY REALTY FUND, LLC)
CITY OF HENDERSONVILLE, HENDERSON COUNTY, NC

MAP SET
SHEET 1 OF 2

THIS SHEET IS PART OF A MAP 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.

REFERENCES:

DB 1612 PG 444
DB 1609 PG 287
DB 1612 PG 485
DB 428 PG 471
SL 5640
SL 10082
SL 10083



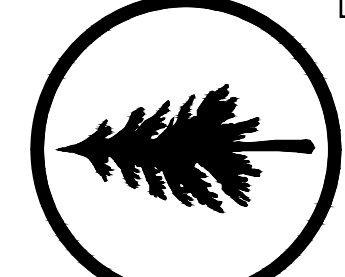
DATE OF PLAT: 05/24/2021		REVISIONS			
DATE OF SURVEY: 04/20/21 THRU 05/19/21	NO.	DATE	DESC.	BY	
PROJECT NO.: 21-062					
FIELD WORK: DG/CH					
DRAWN BY: RJC/JWC					
SCALE: 1" = 50'					
PINS: 9569-85-3434; 9569-85-7172; 9569-83-4918					

I, RONALD JAMES CUTSHALL, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% PERCENT CONFIDENCE LEVEL, TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC / PLANNIMETRIC SURVEY TO THE ACCURACY OF CLASS A; AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 4/20/21-5/19/21; THAT THE SURVEY WAS COMPLETED ON 5/24/21; THAT CONTOURS SHOWN AS SOLID LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD 83 (NRS 2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

Ronald James Cutshall
RONALD JAMES CUTSHALL, P.L.S. L-4563

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1609, PAGE 287; DEED BOOK 1612, PAGE 444); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS DATE 05/24/2021

Ronald James Cutshall
RONALD JAMES CUTSHALL, P.L.S. L-4563



HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
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NC FIRM NO.: C-3347

PRELIMINARY
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CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION	DATE	BY
Issue 1 - Submitted to City of Hendersonville for Review	5/4/2021	A

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:

SITE SURVEY
(BY OTHERS)

PROJECT NO.

FVC011

DATE:

6/4/2021

ISSUE NO. A-1

SHEET NO.

C-1

of

8

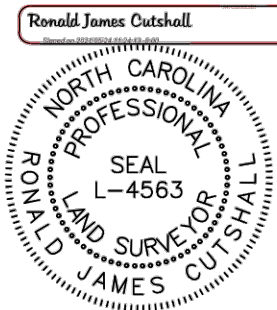


549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR:
FIRST VICTORY, INC.
(OWNER OF RECORD: HICKORY REALTY FUND, LLC)
CITY OF HENDERSONVILLE, HENDERSON COUNTY, NC



DATE OF PLAT: 05/24/2021		REVISIONS		
DATE OF SURVEY: 04/20/21 THRU 05/19/21	NO.	DATE	DESC.	BY
PROJECT NO.: 21-062				
FIELD WORK: DG/GH				
DRAWN BY: RJG/JWG				
SCALE: 1" = 50'				
PINS: 9569-85-3434; 9569-85-7172; 9569-83-4918				



05/24/2021

MAP SET
SHEET 2 OF 2

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HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
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NC FIRM NO.: C-3347



PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION
Issue 1 - Submitted to City of Hendersonville for Review

DATE
6/4/2021

A

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:

SITE SURVEY
(BY OTHERS)

PROJECT NO.
FVC011

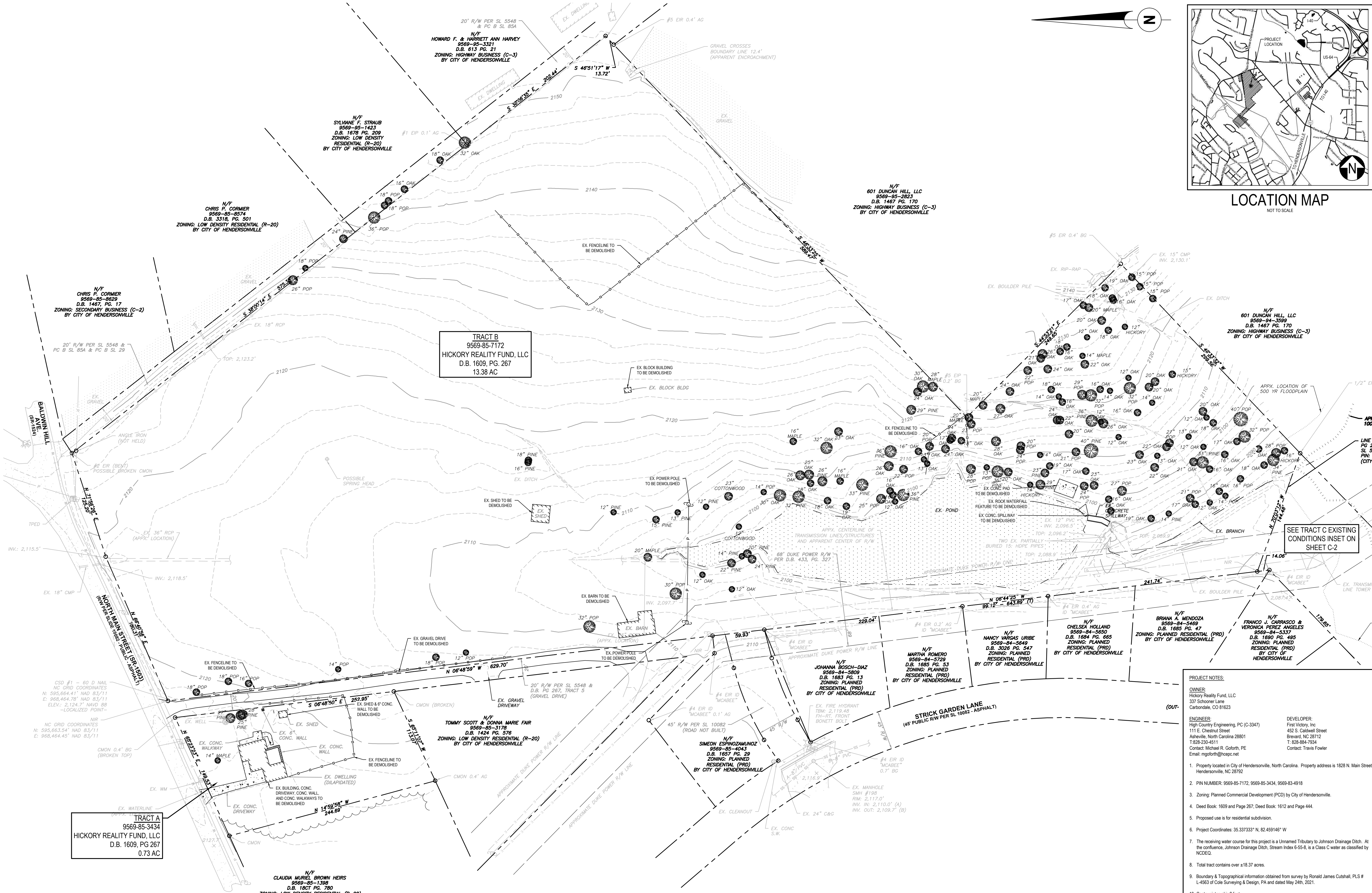
DATE:
6/4/2021
ISSUE No. A-1

SHEET NO.

C-2

of
8

SITE SURVEY
NOT TO SCALE



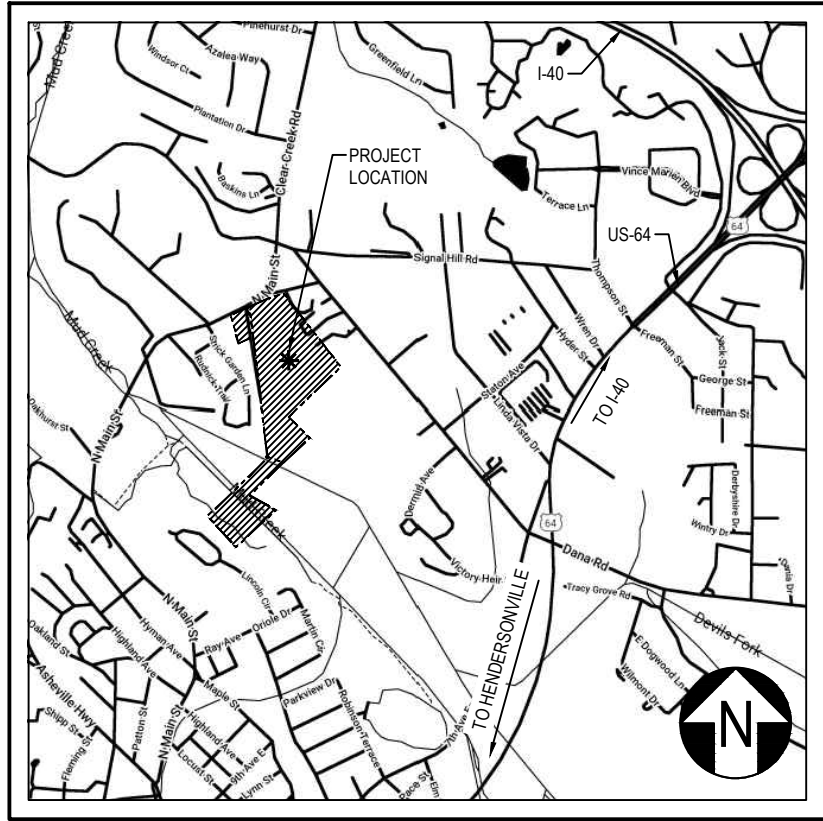
PROJECT NOTES:

OWNER:
Hickory Realty Fund, LLC
337 Schooner Lane
Carbondale, CO 81623

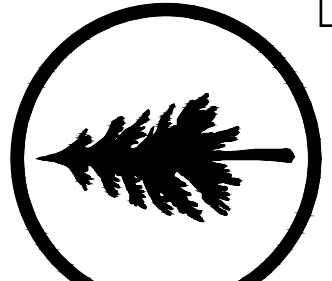
ENGINEER:
High Country Engineering, PC (C-3347)
111 E. Chestnut Street
Asheville, North Carolina 28801
T: 828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net

DEVELOPER:
First Victory, Inc.
452 S. Caldwell Street
Brevard, NC 28712
T: 828-884-7534
Contact: Travis Fowler

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LOCATION MAP
NOT TO SCALE



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PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION	
Issue 1 - Submitted to City of Hendersonville for Review	

DATE	BY
6/4/2021	A

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:
**EXISTING CONDITIONS,
TREE SURVEY, &
DEMOLITION PLAN**

PROJECT NO:
FVC011

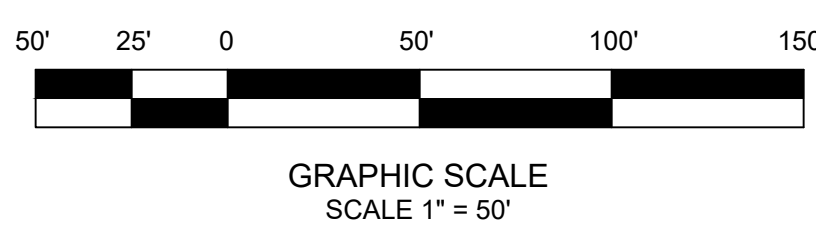
DATE:
6/4/2021

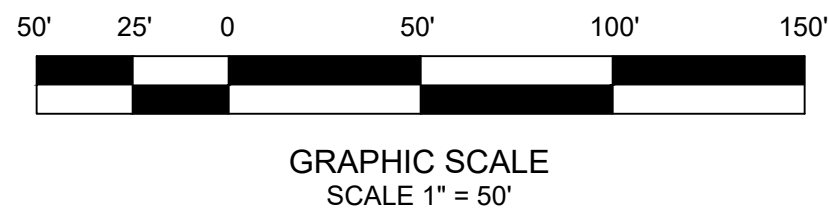
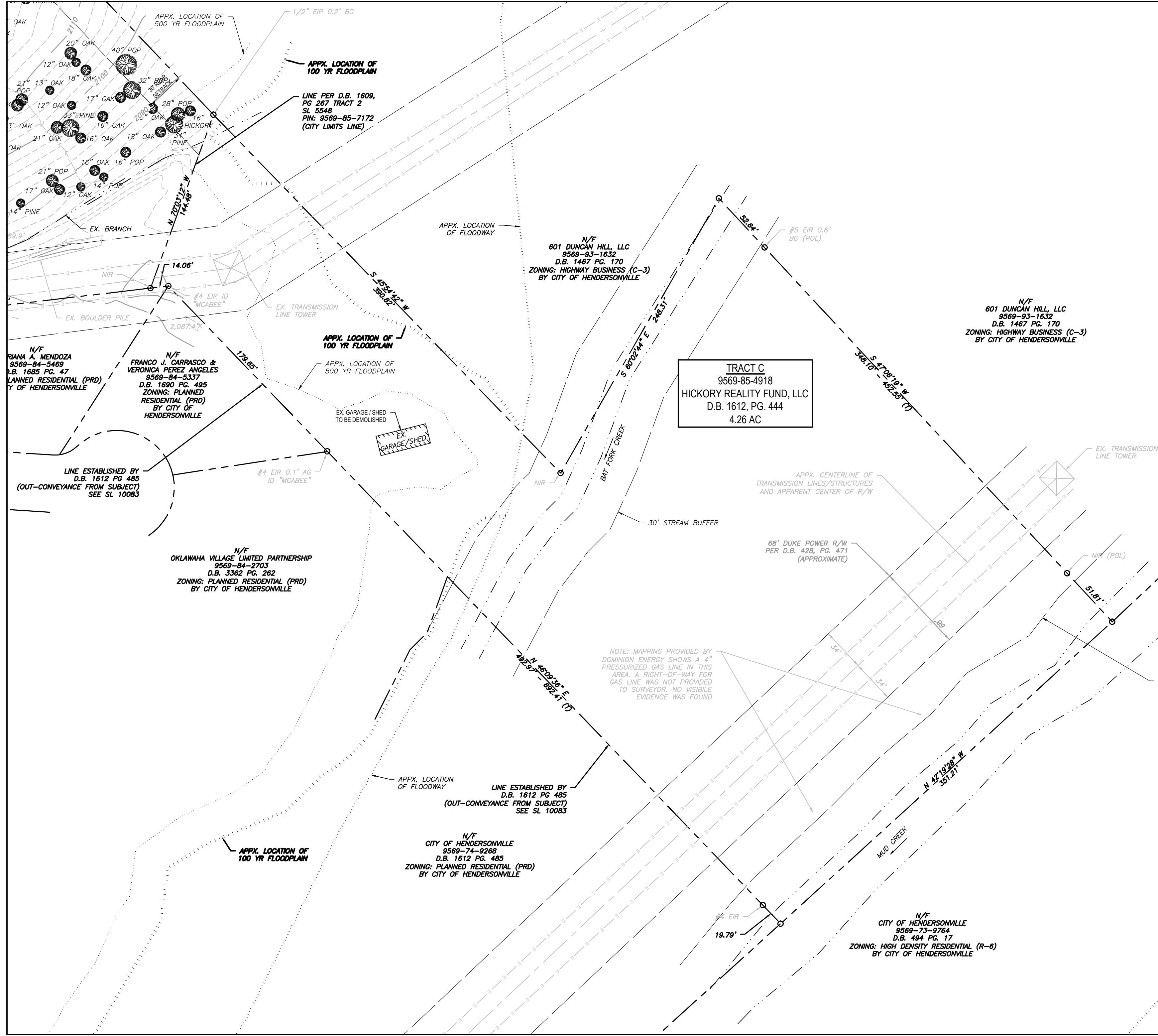
ISSUE NO: A-1

SHEET NO:
C-3

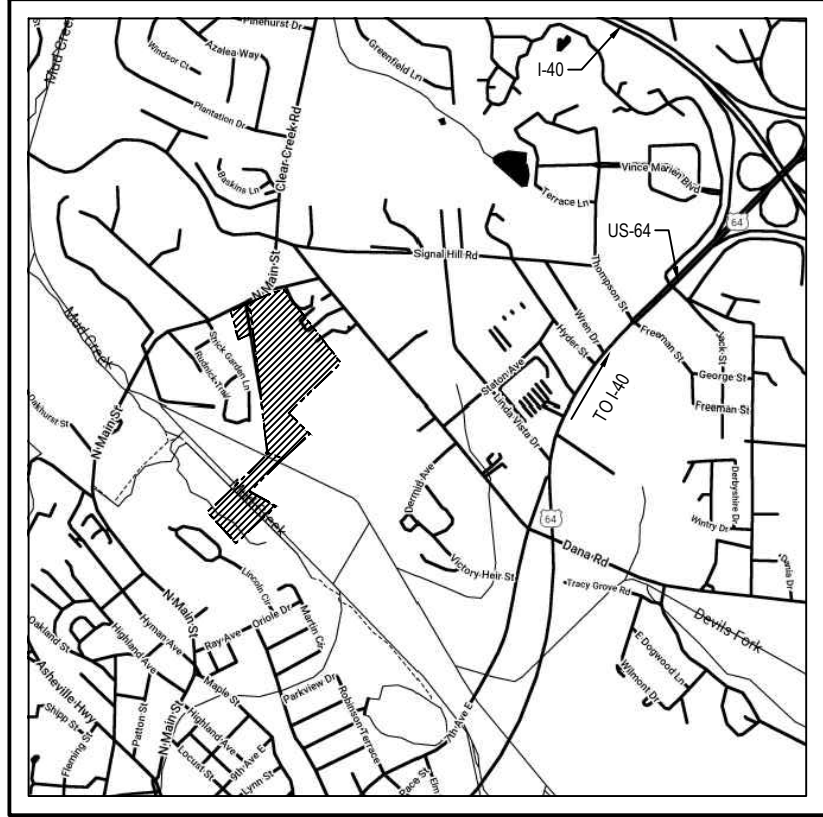
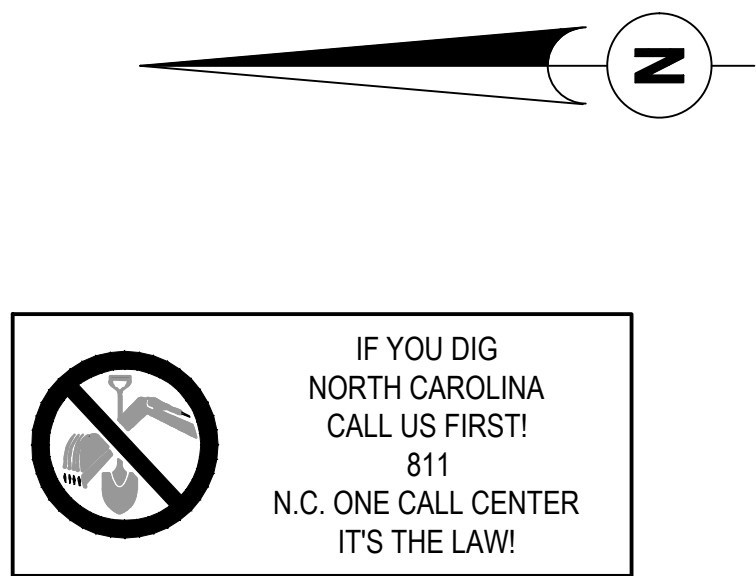
of
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IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

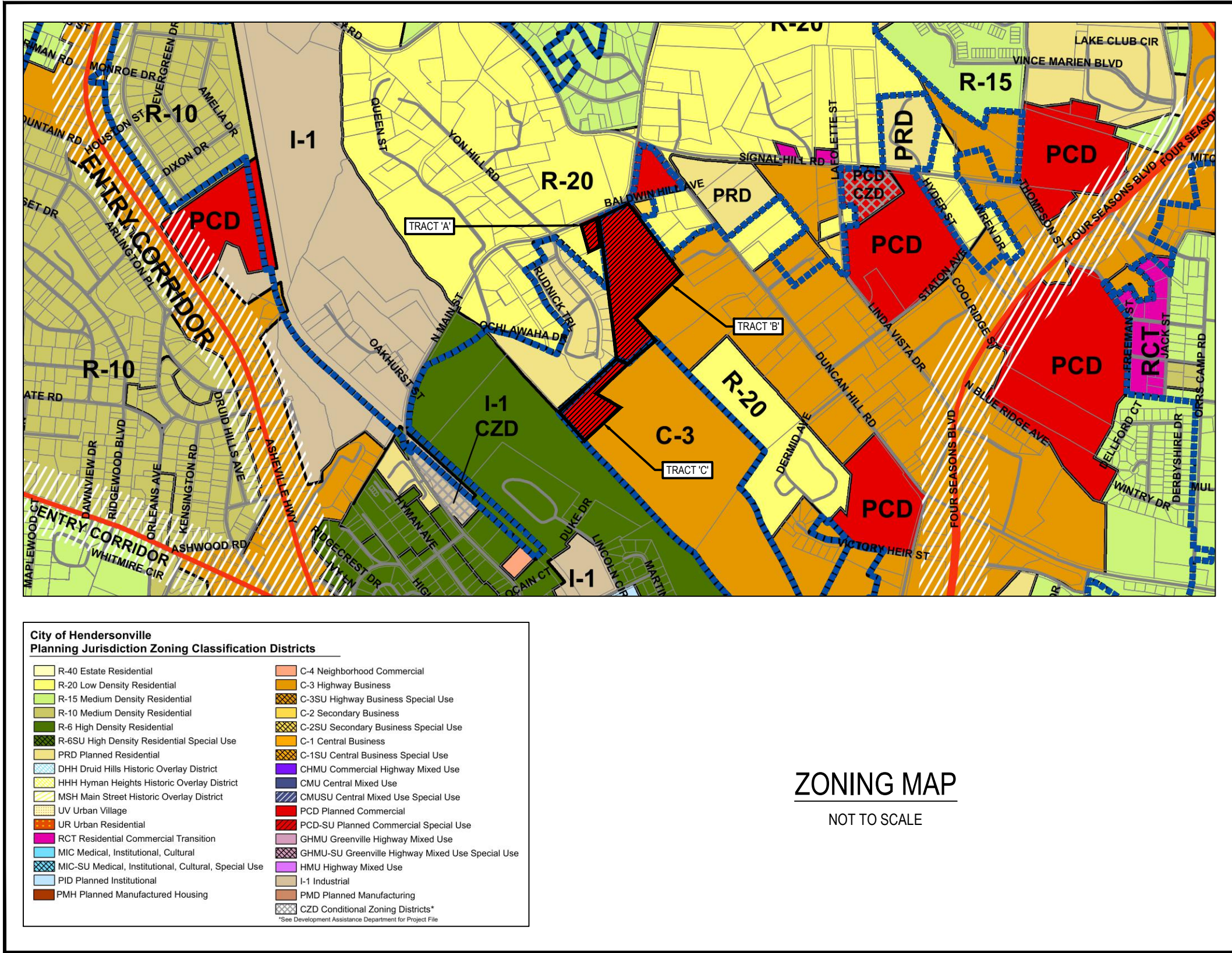




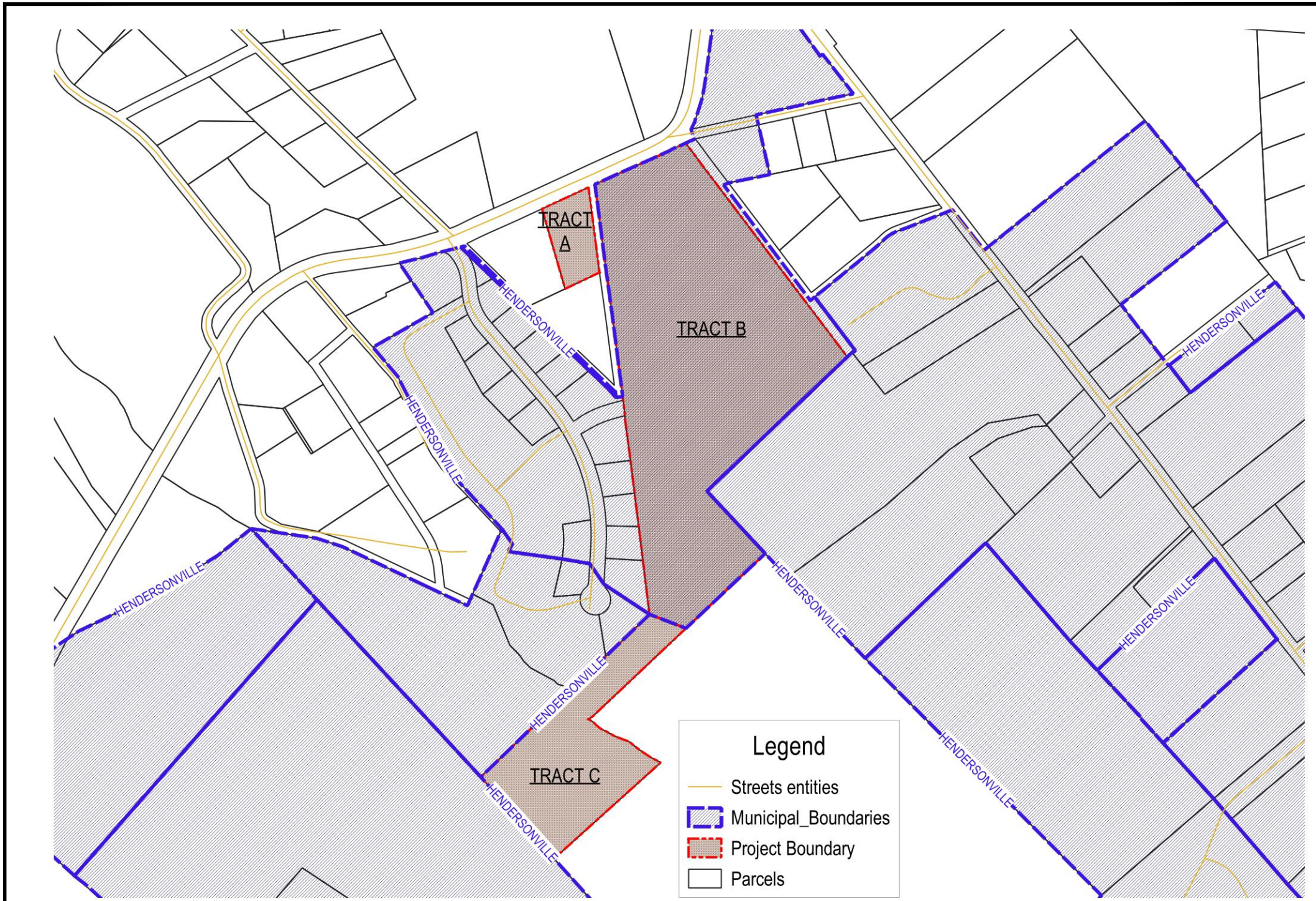
TRACT C EXISTING CONDITIONS MAP
SCALE: 1"=50'



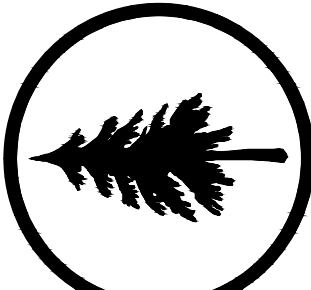
LOCATION MAP
NOT TO SCALE



ZONING MAP
NOT TO SCALE



HENDERSONVILLE CITY LIMITS MAP
NOT TO SCALE



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F: 828.348.5040

NC FIRM NO.: C-3347

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PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION
Issue 1 - Submitted to City of Hendersonville for Review

DATE
6/4/2021

A

PROJECT NAME:
PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

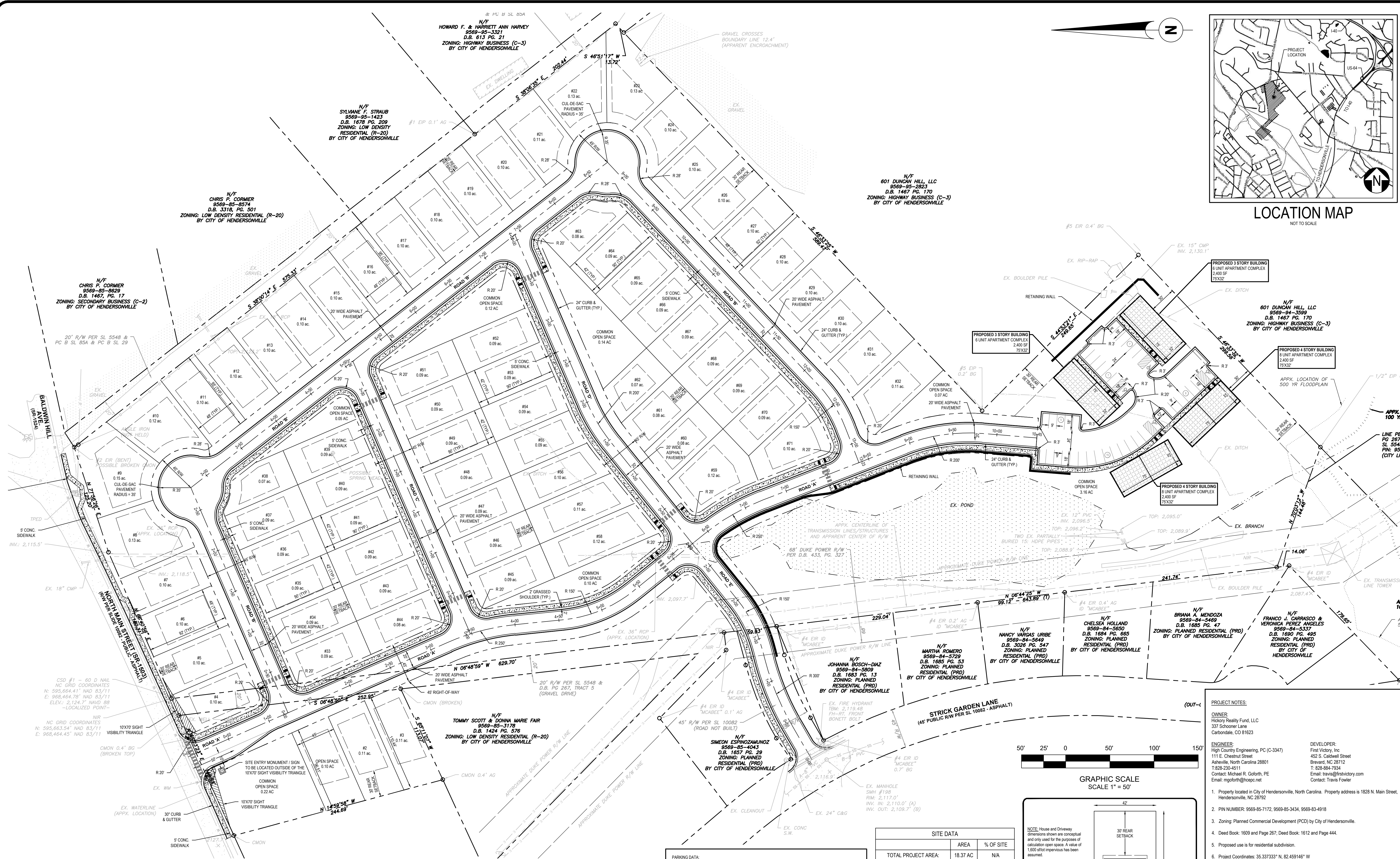
SHEET TITLE:
**EXISTING CONDITIONS
& ADDITIONAL SITE
INFORMATION**

PROJECT NO.
FVC011

DATE:
6/4/2021
ISSUE No. A-1

SHEET NO.
C-4

of
8



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REVISION DESCRIPTION	
1	Issue 1 - Submit to City of Hendersonville for Review
DATE	#
6/4/2021	A

PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

SHEET TITLE:
SITE PLAN

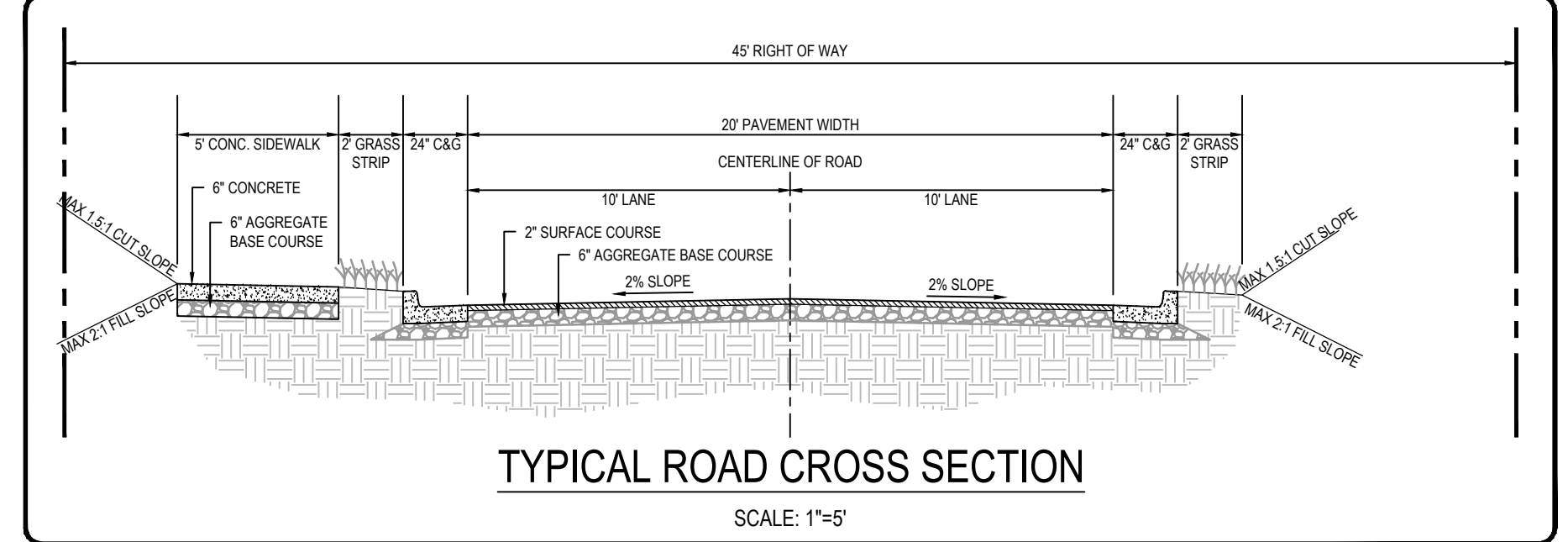
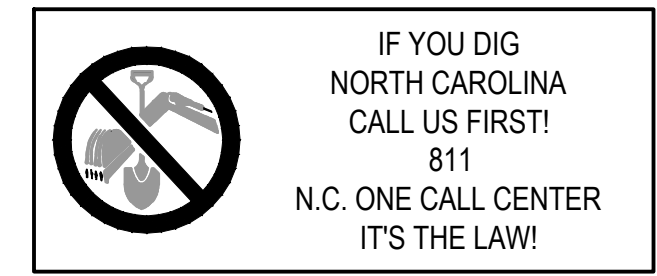
PROJECT NO:
FVC011

SHEET NO:
C-5

DATE:
6/4/2021

ISSUE NO. A-1

71 LOTS TOTAL



PARKING DATA	
REQUIRED:	
Residential Dwellings	28 Units (< 3 Bedrooms) 1 space/Unit < 3 Bdr 28 spaces
TOTAL MINIMUM PARKING REQUIRED	28 spaces
PROVIDED:	
Regular	(9' x 18')
Handicapped / Van	(8' wide w/ 8' staging)
TOTAL PARKING PROVIDED	38 spaces 42 spaces

COMPREHENSIVE PLAN COMPLIANCE:

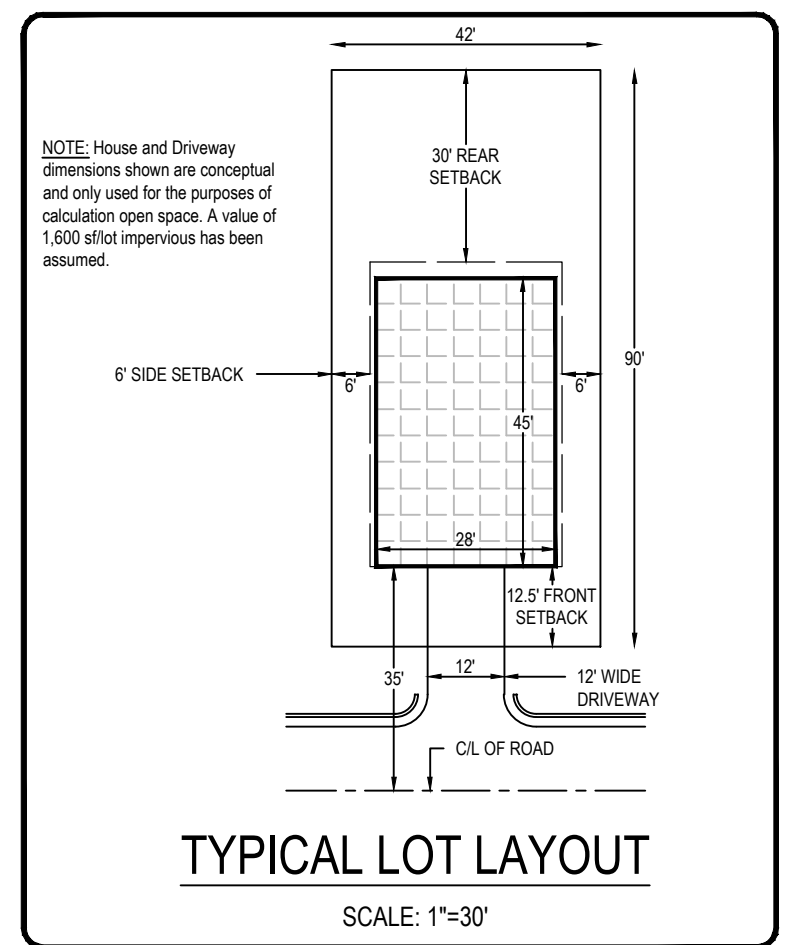
At this location a 71 lot single family subdivision with an additional apartment complex consisting of 28 units across 4 buildings is being proposed. The development was designed to meet the standards set forth in the City of Hendersonville's Zoning Ordinance and Subdivision Ordinance. The proposed layout is consistent with adjacent developments and creates a walkable neighborhood design with functional roadway corridors.

The parcels being developed are currently zoned as "Planned Commercial Development" (PCD) by the City of Hendersonville. Two of the three parcels are to be annexed into the city limits. The proposed zoning for the project is a "Planned Residential Development" (PRD) as this is the closest zoning classification in the City of Hendersonville's Comprehensive Plan which can be applied to this development.

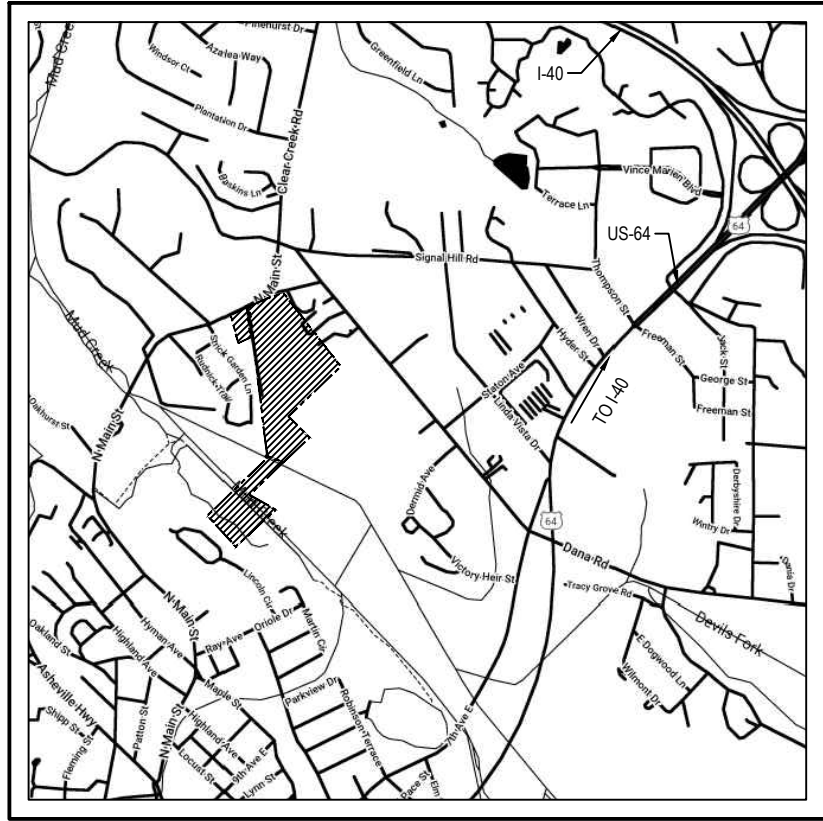
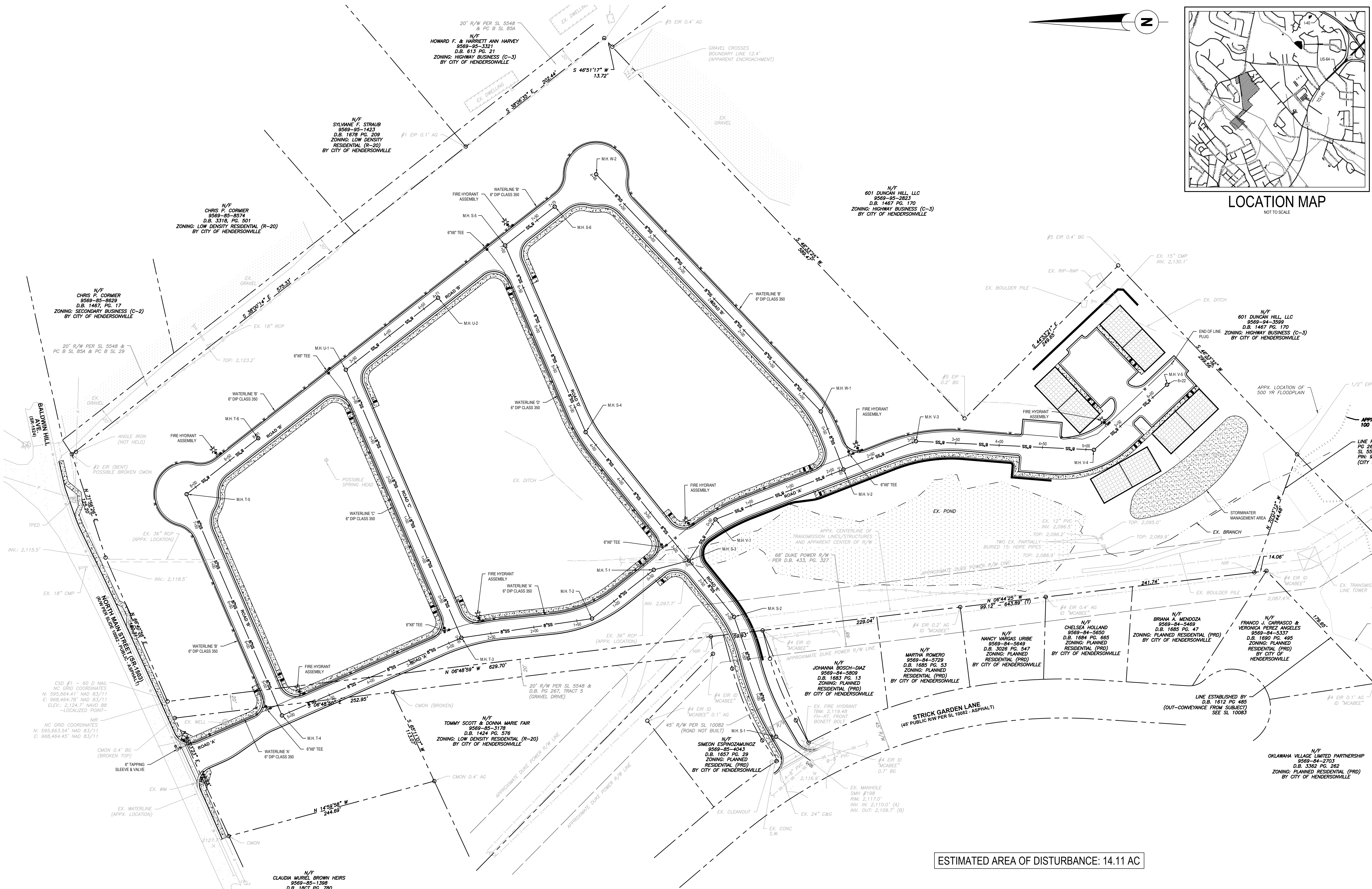
SITE DATA		
	AREA	% OF SITE
TOTAL PROJECT AREA:	18.37 AC	N/A
BUILDINGS:	9,600 SF	1.20 %
OPEN SPACE:	12.87 AC	70.06%
STREETS & PARKING:	2.29 AC	12.46%
SIDEWALKS:	0.38 AC	2.07%
COMMON OPEN SPACE:	9.28 AC	50.52%
PROJECT DENSITY:	5.4 UNITS / AC	

NOTES:

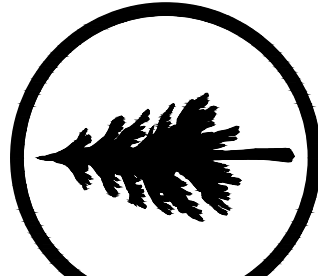
- The Open Space calculations include an assumed 1,600 sf/lot impervious area for typical driveway and house construction. See the Typical Lot Layout for details. The Building area shown in this table do NOT include the area as the individual lots are to be sold and independently developed.
- The minimum Common Open Space for this site per the City of Hendersonville Zoning Ordinance, Section 6-16-2 is 1.84 ac. "There shall be reserved for the use of all residents of the development either 10% of the project area or 500 sq. ft. per dwelling unit, whichever is more."
- a) 18.37 ac (0.10) = 1.84 ac
OR
b) 18.37 ac (0.10) = 1.84 ac
Density Calculations:
- Total Units: 71 Single Family Lots + 28 Apt + 99 Units
- Total Project Area: 18.37 ac
- Density = 99 units / 18.37 ac = 5.4 units / ac



- PROJECT NOTES:**
- OWNER:**
Hickory Realty Fund, LLC
337 Schooner Lane
Carrboro, NC 27510
- ENGINEER:**
High Country Engineering, P.C. (C-3347)
111 E. Chestnut Street
Asheville, North Carolina 28801
T: 828-230-4511
Email: hce@hcepc.com
Contact: Michael R. Gofforth, PE
Email: mrgofforth@hcepc.com
- DEVELOPER:**
First Victory, Inc.
452 S. Caldwell Street
Brevard, NC 28712
T: 828-884-7934
Email: info@firstvictory.com
Contact: Travis Fowler
- Property located in City of Hendersonville, North Carolina. Property address is 1828 N. Main Street, Hendersonville, NC 27036.
 - PIN NUMBER: 9569-85-7172, 9569-85-3434, 9569-83-4918
 - Zoning: Planned Commercial Development (PCD) by City of Hendersonville.
 - Deed Book: 1609 and Page 267; Deed Book: 1612 and Page 444.
 - Proposed use is for residential subdivision.
 - Project Coordinates: 35.337333° N, 82.459146° W
 - The receiving water course for this project is a Unnamed Tributary to Johnson Drainage Ditch. At the confluence, Johnson Drainage Ditch, Stream Index 6-55-8, is a Class C water as classified by NCDEQ.
 - Total tract contains over ±18.37 acres.
 - Boundary & Topographical information obtained from survey by Ronald James Cutshall, PL# L-4563 of Cole Surveying & Design, PA and dated May 24th, 2021.
 - Contour interval is 2 feet.
 - This property is shown on F.I.R.M. panel number 3700956900U, dated October 2, 2008 and a portion of the property is located within a special flood hazard zone "X" or "AE".
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.



LOCATION MAP
NOT TO SCALE



HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040

NC FIRM NO.: C-3347



PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

PRELIMINARY SUBDIVISION PLANS FOR

REVISION DESCRIPTION

DATE

#

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:
GRADING,
STORMWATER, &
UTILITY PLAN

PROJECT NO:
FVC011

DATE:
6/4/2021

ISSUE NO. A-1

SHEET NO.

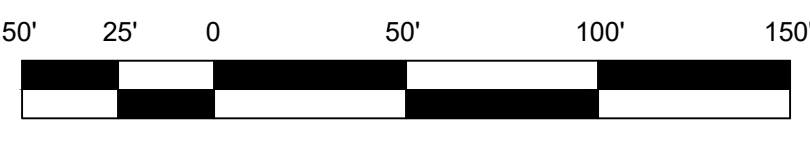
C-6

of

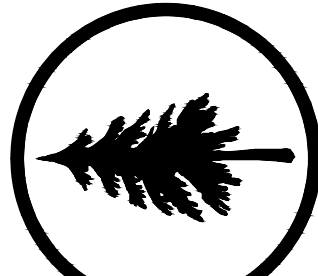
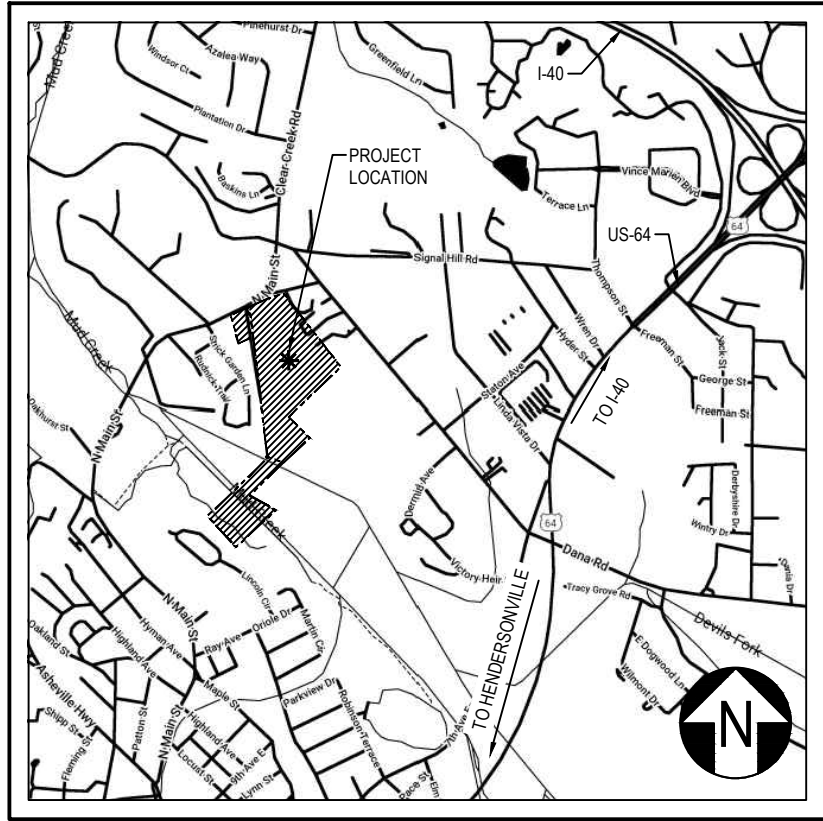
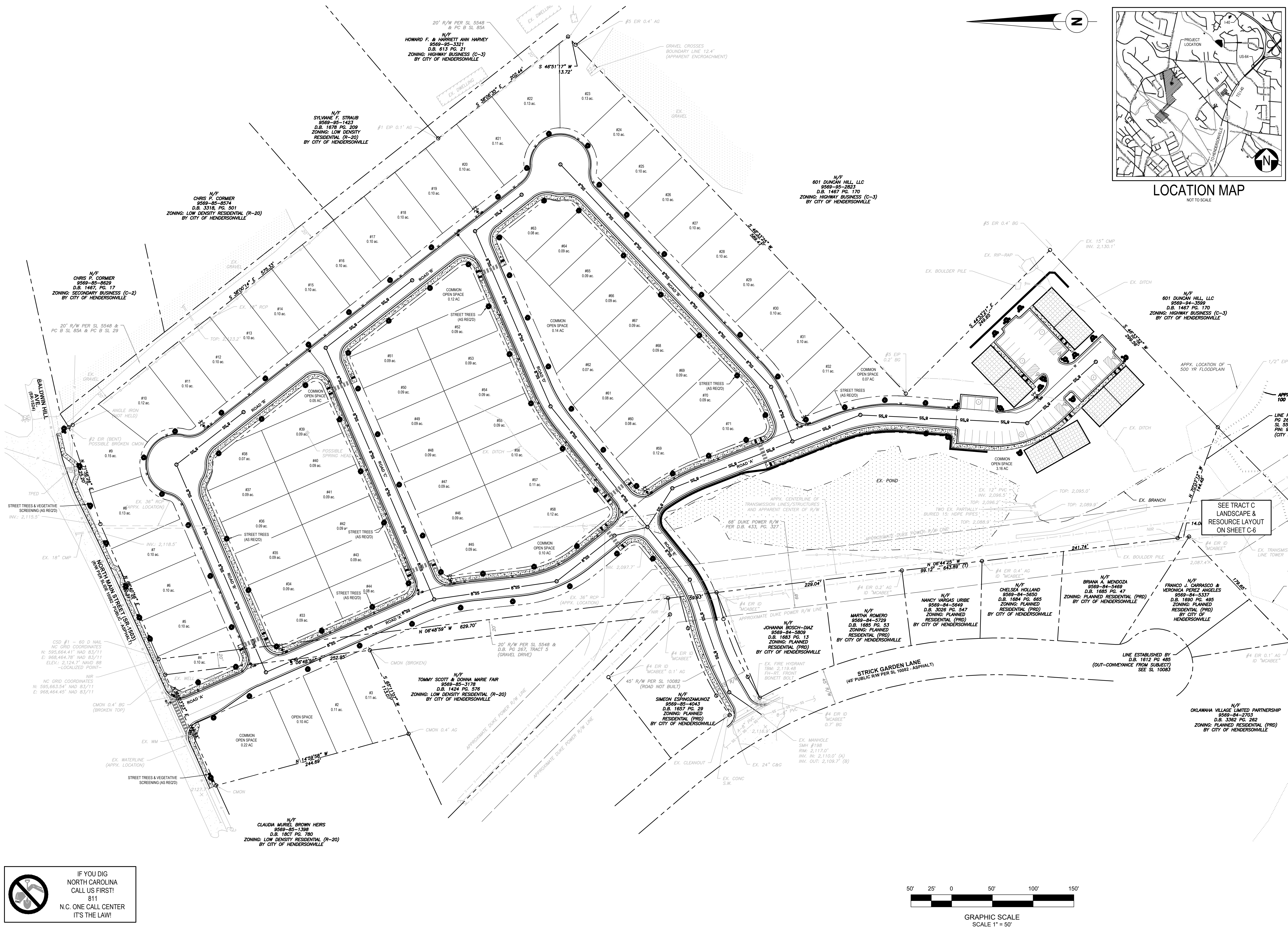
8

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ESTIMATED AREA OF DISTURBANCE: 14.11 AC



GRAPHIC SCALE
SCALE 1" = 50'



HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040

PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION	
Issue 1 - Submitted to City of Hendersonville for Review	

DATE	BY
6/4/2021	A

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:
**LANDSCAPE &
RESOURCE
LAYOUT PLAN**

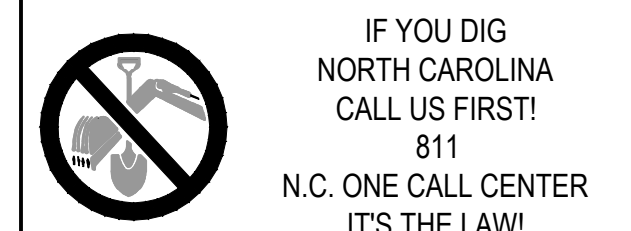
PROJECT NO:
FVC011

DATE:
6/4/2021

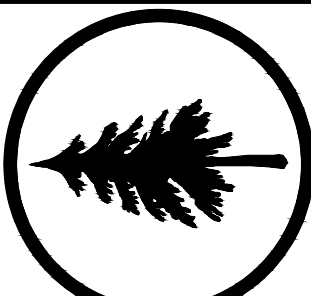
ISSUE No. A-1

SHEET NO.
C-7

of
8



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HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040

NC FIRM NO.: C-3347



PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION
Issue 1 - Submitted to City of Hendersonville for Review

DATE
6/4/2021

A

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:

**LANDSCAPE &
RESOURCE
LAYOUT PLAN**

PROJECT NO.

FVC011

DATE:

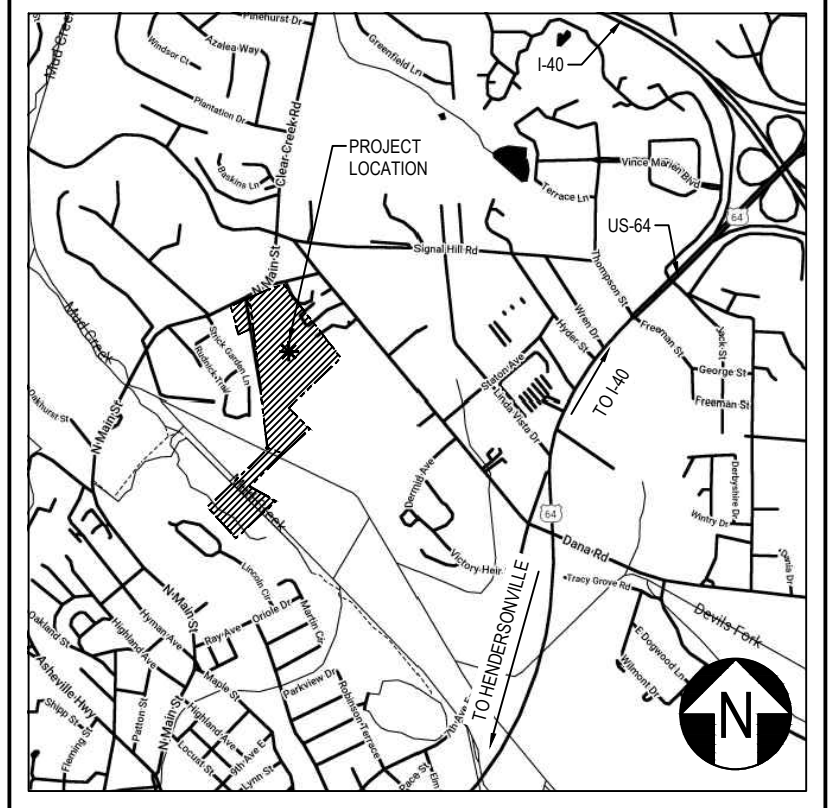
6/4/2021

ISSUE No. A-1

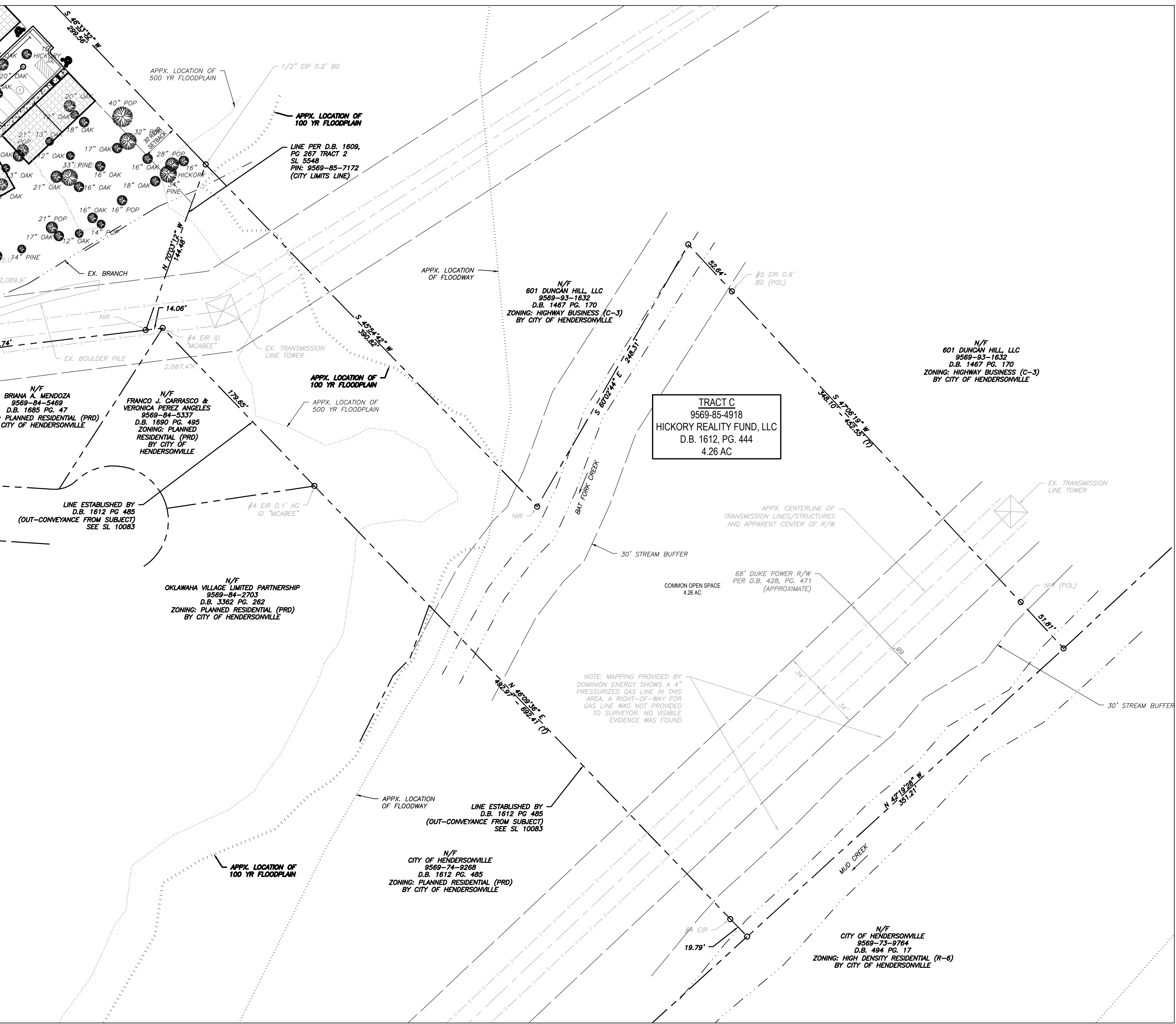
SHEET NO.

C-8

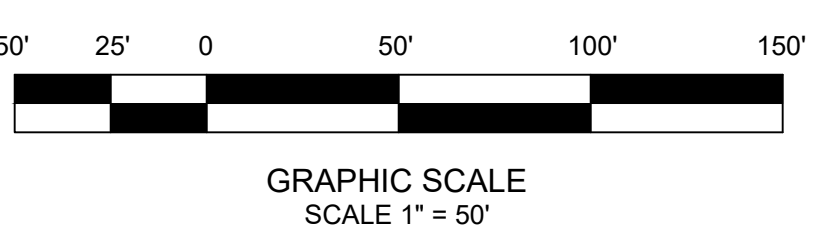
of 8



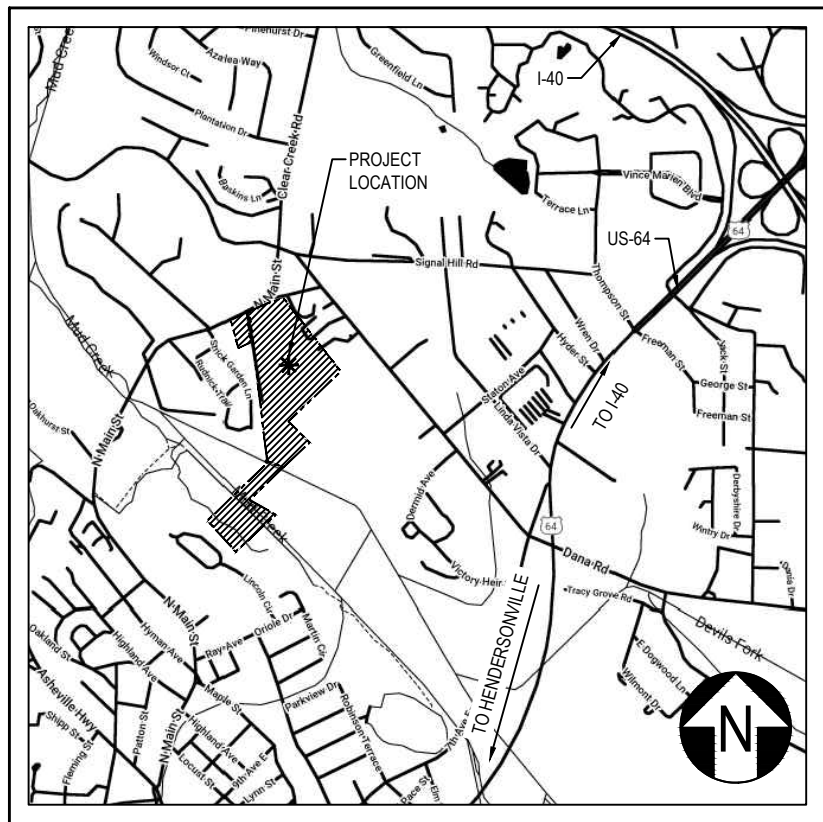
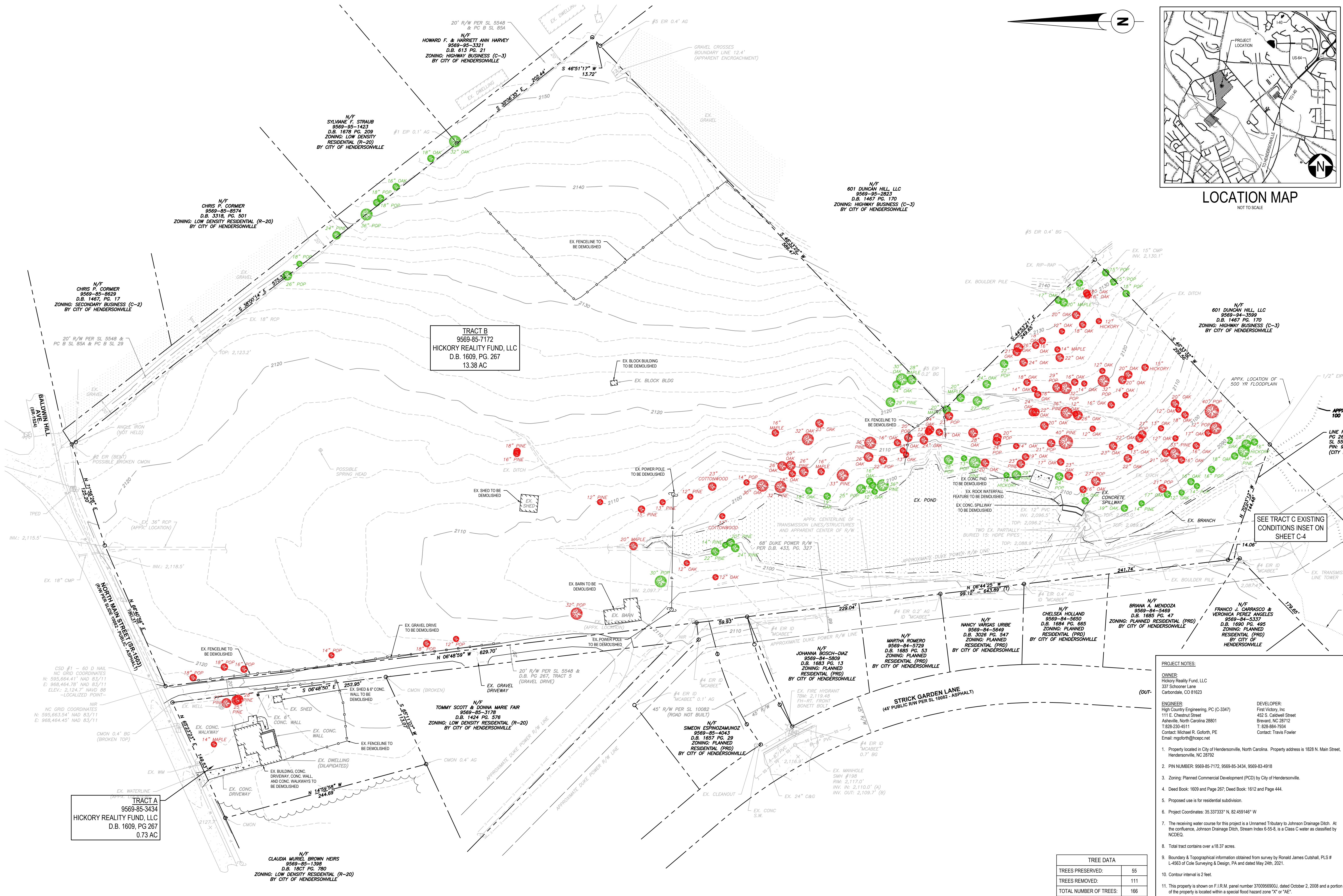
LOCATION MAP
NOT TO SCALE



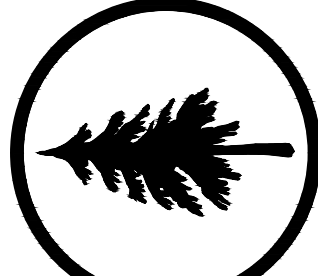
TRACT C LANDSCAPE & RESOURCE
LAYOUT PLAN
SCALE: 1"=50'



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LOCATION MAP
NOT TO SCALE



HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040

NC FIRM NO.: C-3347

PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION	
Issue 1 - Submit to City of Hendersonville for Review	
Issue 1 - Submit Revised Tree Survey to City of Hendersonville (Sheet C-3)	

DATE	BY	REVISION
6/4/2021	A	
6/10/2021	A	

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:
**EXISTING CONDITIONS,
TREE SURVEY, &
DEMOLITION PLAN**

PROJECT NO:
FVC011

DATE:
6/14/2021

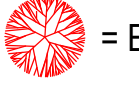
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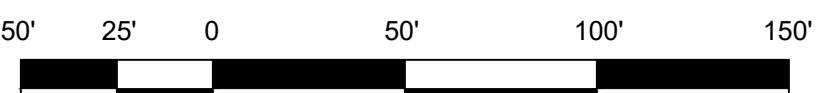
SHEET NO:
C-3

of
8

- PROJECT NOTES:**
- OWNER:**
Hickory Realty Fund, LLC
337 Schooner Lane
Carbondale, CO 81623
- ENGINEER:**
High Country Engineering, PC (C-3347)
111 E. Chestnut Street
Asheville, North Carolina 28801
T: 828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net
- DEVELOPER:**
First Victory, Inc.
452 S. Caldwell Street
Brevard, NC 28712
T: 828-884-7534
Contact: Travis Fowler
- Property located in City of Hendersonville, North Carolina. Property address is 1828 N. Main Street, Hendersonville, NC 28792
 - PIN NUMBER: 9569-85-7172, 9569-85-3434, 9569-83-4918
 - Zoning: Planned Commercial Development (PCD) by City of Hendersonville.
 - Deed Book: 1609 and Page 267; Deed Book: 1612 and Page 444.
 - Proposed use is for residential subdivision.
 - Project Coordinates: 35.337333° N, 82.459146° W
 - The receiving water course for this project is a Unnamed Tributary to Johnson Drainage Ditch. At the confluence, Johnson Drainage Ditch, Stream Index 6-55-8, is a Class C water as classified by NCDEQ.
 - Total tract contains over ±18.37 acres.
 - Boundary & Topographical information obtained from survey by Ronald James Cutshall, PLS # 14563 of Cole Surveying & Design, PA and dated May 24th, 2021.
 - Contour interval is 2 feet.
 - This property is shown on F.I.R.M. panel number 3700956900, dated October 2, 2008 and a portion of the property is located within a special flood hazard zone "X" or "AE".
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TREE DATA	
TREES PRESERVED:	55
TREES REMOVED:	111
TOTAL NUMBER OF TREES:	166

- TREE SURVEY LEGEND**
-  = EXISTING TREE TO BE PRESERVED
 -  = EXISTING TREE TO BE REMOVED



GRAPHIC SCALE
SCALE 1" = 50'

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NOTICE

City of Hendersonville Tree Board

305 Williams St. Operations Center, NC 28792

TREE BOARD **ANNUAL SCHEDULE OF REGULAR MEETINGS**

Regular Meetings of the City of Hendersonville Tree Board are held **on the Third Tuesday** beginning at **2:00 p.m.** in the City Operations Assembly Room located at 305 Williams St., Hendersonville NC. The following regular meetings have been scheduled for 2021-2022:

June 15, 2021
July 20, 2021
August 17, 2021
September 21, 2021
October 19, 2021
November 16, 2021
December 21, 2021

January 18, 2022
February 15, 2022
March 15, 2022
April 19, 2022
May 17, 2022
June 21, 2022
July 19, 2022
August 16, 2022
September 20, 2022
October 18, 2022
November 15, 2022
December 20, 2022

Board Chair Name
Chair

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Adopted: _____ *Posted* **08/21/2021**
<https://www.hendersonvillenc.gov>

