

PROJECT INFORMATION

OWNER/APPLICANT: SEN-ASHEVILLE I, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL 33139
 PHONE: (305) 672-0702
 EMAIL: jturchin@turchinserver.com
 CONTACT: JOHN TURCHIN

LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
 P.O. BOX 2200
 ASHEVILLE, NC 28802
 PHONE: (828) 242-0111
 EMAIL: bgrasso@landplancollab.com
 CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NC 28801
 PHONE: (828) 232-4700
 EMAIL: mbrooks@brooksea.com
 CONTACT: MARK BROOKS, PE

SURVEYOR: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NC 28801
 PHONE: (828) 232-4700
 EMAIL: psexton@brooksea.com
 CONTACT: PAUL SEXTON, PLS

SITE INFORMATION

PIN: 9640116673, 9640216060, 9640216420, 9640304804, 96403141154 & 9640311473

ZONING DISTRICT: R-2
 PROJECT ACREAGE: 79.588 AC.
 AVERAGE SLOPE: 8.8%
 WETLAND ACREAGE: 3.90 AC.
 FLOODWAY ACREAGE: 4.93 AC.
 100-YR. FLOOD PRONE ACREAGE: 30.67 AC.
 DEVELOPABLE ACREAGE: 70.75+/- AC.
 PERMITTED DENSITY: SINGLE-FAMILY: 1 UNIT/AC.
 MULTI-FAMILY: 2 UNITS/AC.
 36 LOTS (COMMON AREA NOT INCLUDED)
 0.452 LOTS/AC.
 FRONT YARD: 15'
 SIDE YARD: 10'
 REAR YARD: 10'
 40'

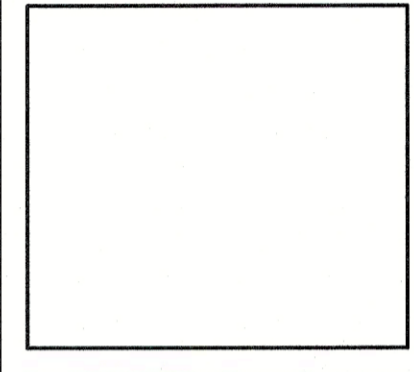
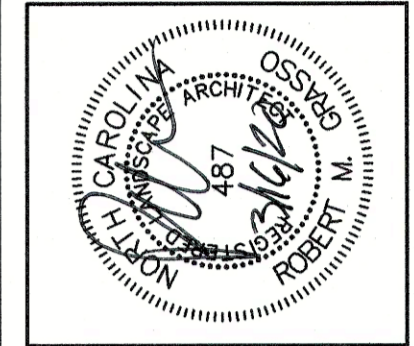
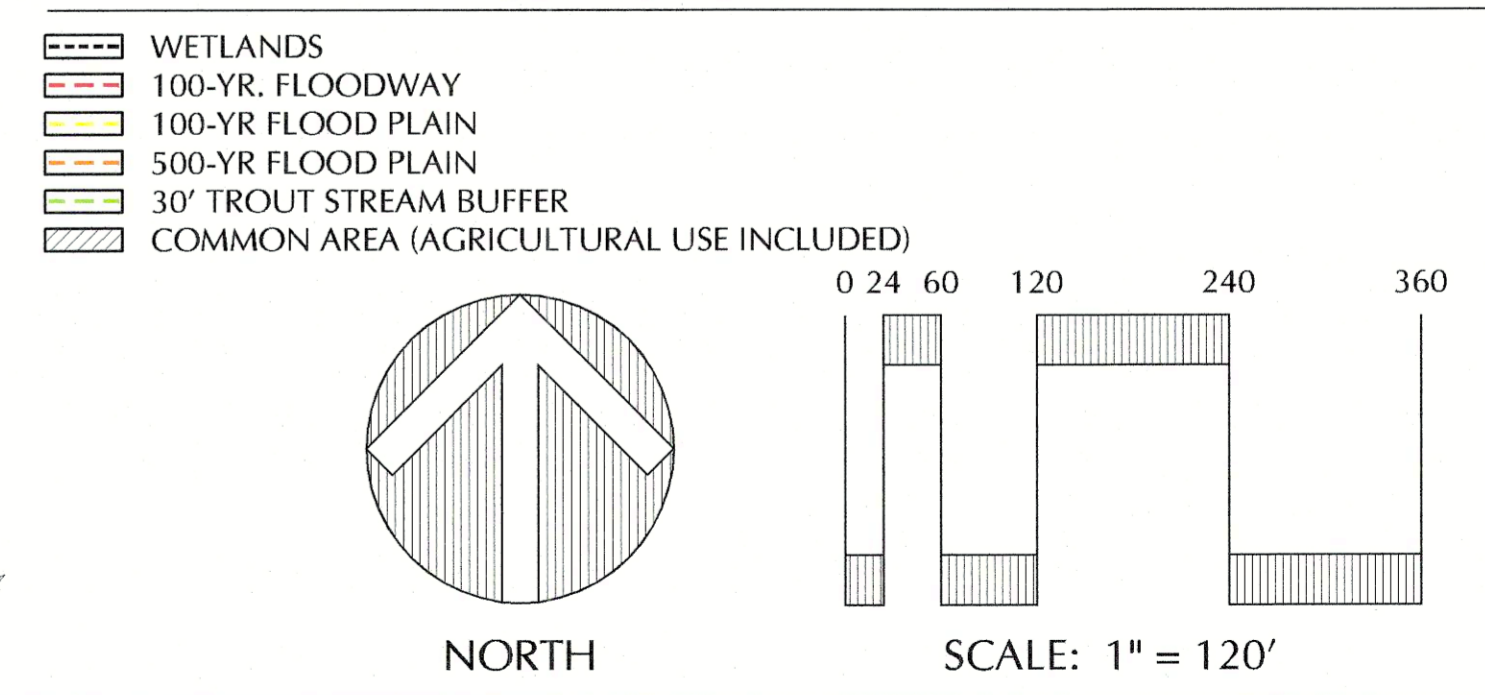
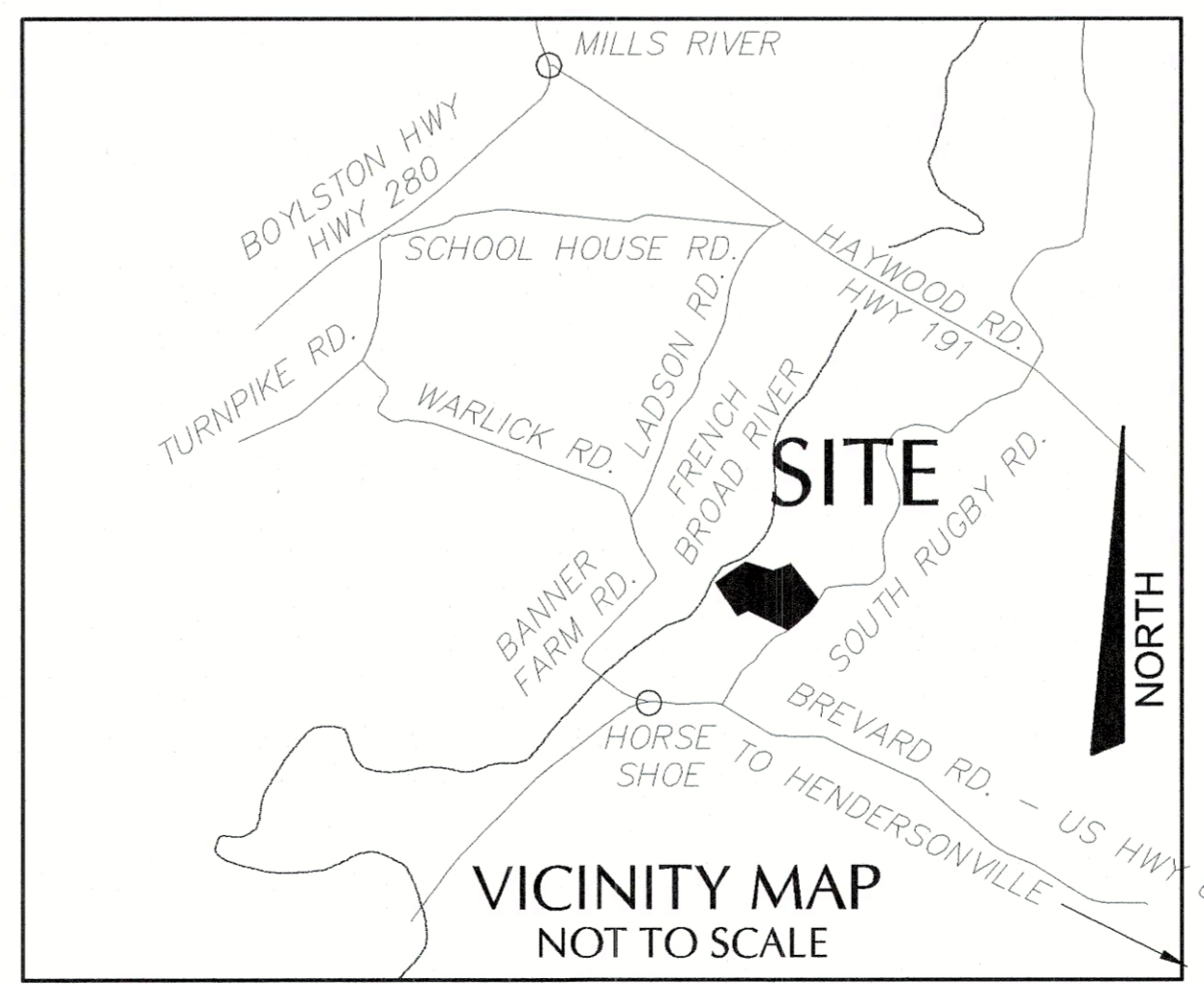
PROPOSED TOTAL NO. OF LOTS-UNITS: 36 LOTS (COMMON AREA NOT INCLUDED)
 PROPOSED DENSITY: 0.452 LOTS/AC.
 REQUIRED BUILDING SETBACKS: FRONT YARD: 15'
 SIDE YARD: 10'
 REAR YARD: 10'
 40'

MAXIMUM BUILDING HEIGHT: 40'
 PROPOSED HOSPITALITY USE: HOTEL (SHORT-TERM RENTAL COTTAGES)
 PROPOSED SPA: A COMMERCIAL ESTABLISHMENT, PROVIDING FACILITIES DEVOTED ESPECIALLY TO HEALTH, FITNESS, WEIGHT LOSS, BEAUTY, RELAXATION, FOOD SERVICE & DINING FACILITY.

PROPOSED NO. OF RESIDENTIAL PKG. SPACES: 76 SPACES (2 SPACES/UNIT)
 PROPOSED NO. OF SPA PKG. SPACES: 12 SPACES
 PROPOSED NO. OF TRAILER PKG. SPACES: 7 SPACES
 OPEN SPACE ACREAGE: 56.054 AC. (70.4%)
 IMPERVIOUS SURFACE ACREAGE: 9.03 AC. (11.3%)
 3,000 SF/RESIDENCE & 1,200 SF/RENTAL COTTAGE
 2,980 LF
 LENGTH OF SUBDIVISION ROADS: 7,664 LF
 LENGTH OF DRIVEWAYS: 7,664 LF
 SERVING LOTS 1, 2, 3, 4 & 5
 SERVING LOTS 8, 9, 10, 11 & 12
 SERVING LOTS 20 & 21
 SERVING LOTS 28, 29, 30 & 31
 SERVING LOTS 33, 34, 35, 36 & 37
 SEWER: INDIVIDUAL SEPTIC SYSTEMS
 UNDERGROUND POWER, TELEPHONE & CATV
 WS IV

- SPA FACILITIES**
- A DINING & KITCHEN (3,000 SF, APPROX.)
 - B BARBECUE AREA (800 SF, APPROX.)
 - C CLUBHOUSE (2,720 SF, APPROX.)
 - D SPA, EQUESTRIAN BARN & 5 GUEST ROOMS (8,670 SF, APPROX.)
 - E EVENT BUILDING & STORAGE (6,035 SF, APPROX.)
 - F ARTS & CRAFTS & MAINTENANCE BUILDING (2,580 SF, APPROX.)
 - G YOGA STUDIO & EVENT BUILDING (6,820 SF, APPROX.)
 - H RIDING RING
 - I MAINTENANCE & STORAGE BUILDING (5,365 SF, APPROX.)
 - J RENTAL COTTAGE LOT (10 UNITS)
 - K POOL AMENITY
 - L HORSE TRAILER/RV PARKING AREA

- ROAD LEGEND**
- M SUBDIVISION ROAD ENTRANCE/EXIT
 - N SUBDIVISION ROAD EXIT
 - O TWO-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
 - P ONE-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
 - Q SHARED DRIVEWAY (PRIVATELY MAINTAINED)
 - R "T" TURN-AROUND (60' LENGTH)
 - S ACCESS ROAD FOR EMERGENCY VEHICLES
- ENVIRONMENTAL LEGEND**
- WETLANDS
 - 100-YR. FLOODWAY
 - 100-YR FLOOD PLAIN
 - 500-YR FLOOD PLAIN
 - 30' TROUT STREAM BUFFER
 - COMMON AREA (AGRICULTURAL USE INCLUDED)



MASTER PLAN

THE HORSESHOE FARM
 HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 2016300
 DWG. NAME: horseshoe-site.dwg
 DATE: March 16, 2020

REV.	DATE	BY
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SHEET
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