

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE**

**MEETING DATE:** June 4, 2019

**SUBJECT:** Combined Master and Development for Haywood Crossing Major Subdivision (2019 – M04)

**STAFF CONTACT:** Eric Warren, Planner

**ATTACHMENTS:** 1. Staff Report  
2. Combined Master & Development Plan

#### **SUMMARY OF REQUEST:**

A subdivision application was submitted on behalf of property owners Spano & Associates Haywood, LLC, on May 9, 2019. The application is for Haywood Crossing Major Subdivision, consisting of 20 lots for single family dwellings and 743.33 ft of new private roadway. The subject area is located off Haywood Rd (NC 191) and contains 20.38 acres in eight parcels (PINs: 9650-06-9662, 9650-17-5207, 9650-16-5805, 9650-16-4528, 9650-16-1443, 9650-16-3229, 9650-16-4056

#### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Staff has found that the Combined Master and Development Plan appears to meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC).

**Suggested Motion:** I move that the TRC (approve, approve with conditions, or deny) the Combined Master and Development plan for Haywood Crossing Major Subdivision based on the conditions noted in the staff report and any conditions discussed by the TRC.

**Henderson County Planning Department Staff Report**

**Combined Master and Development Plan  
Haywood Crossing (2019 – M04)**

**Property Owner(s):** Spano & Associates Haywood, LLC

**Agent:** Scott Burwell, PE - McGill Associates, P.A.

**PINs:** 9650-06-9662, 9650-17-5207, 9650-16-5805, 9650-16-4528, 9650-16-1443, 9650-16-3229, 9650-16-4056

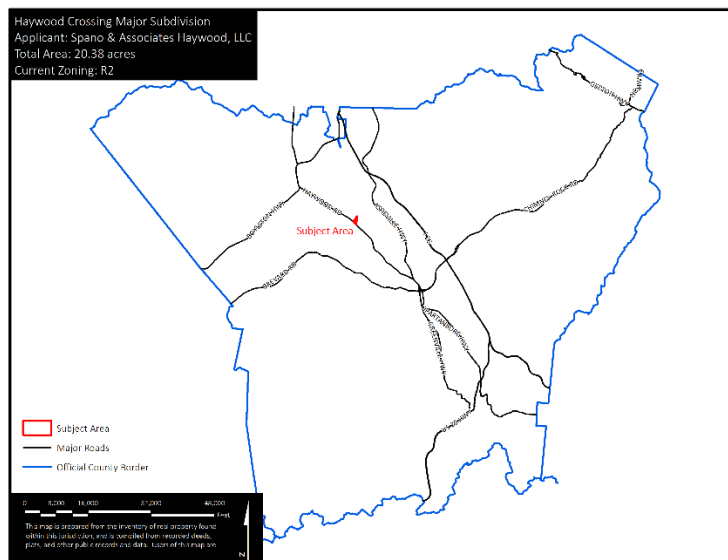
**Master Plan Comments:**

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County’s roads and governmental services. During the review of the Combined the Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42A-75).

Staff has reviewed the submitted Combined Master and Development Plan for the **Haywood Crossing Major Subdivision**, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

**Map A: County Context**





### Map B: Aerial Imagery





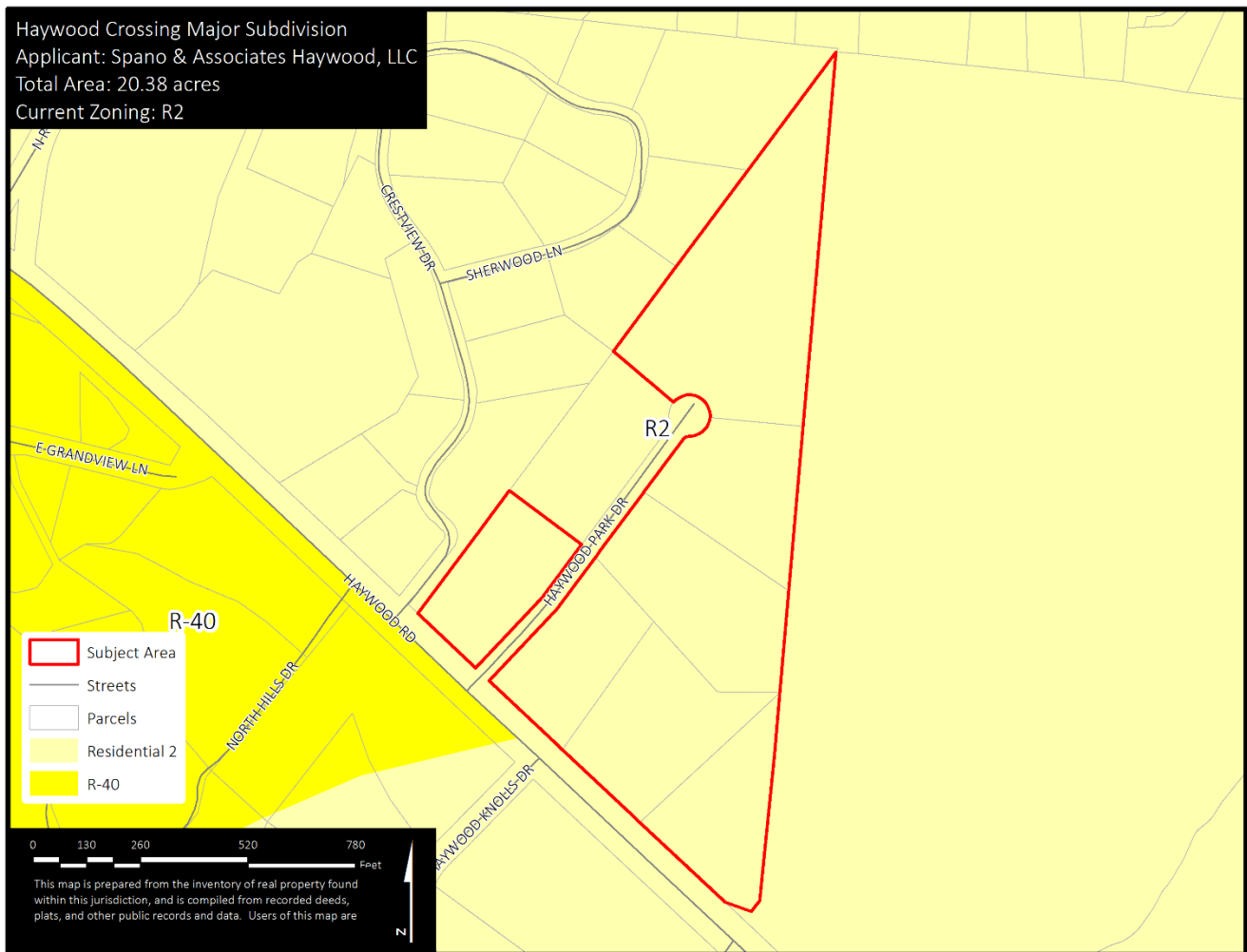
### Map C: County Comprehensive Plan Future Land Use Map



**1. The Henderson County 2020 Comprehensive Plan (CCP)**

- a. The CCP Future Land Use Map identifies the subject area as being in the Urban Services Area (USA). A Community Service Center node is located 192 feet to the north west of the subject area (2020 CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map D).
- b. **Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community. The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities” (2020 CCP, Pg. 129).

**Map D: Official Zoning Map**



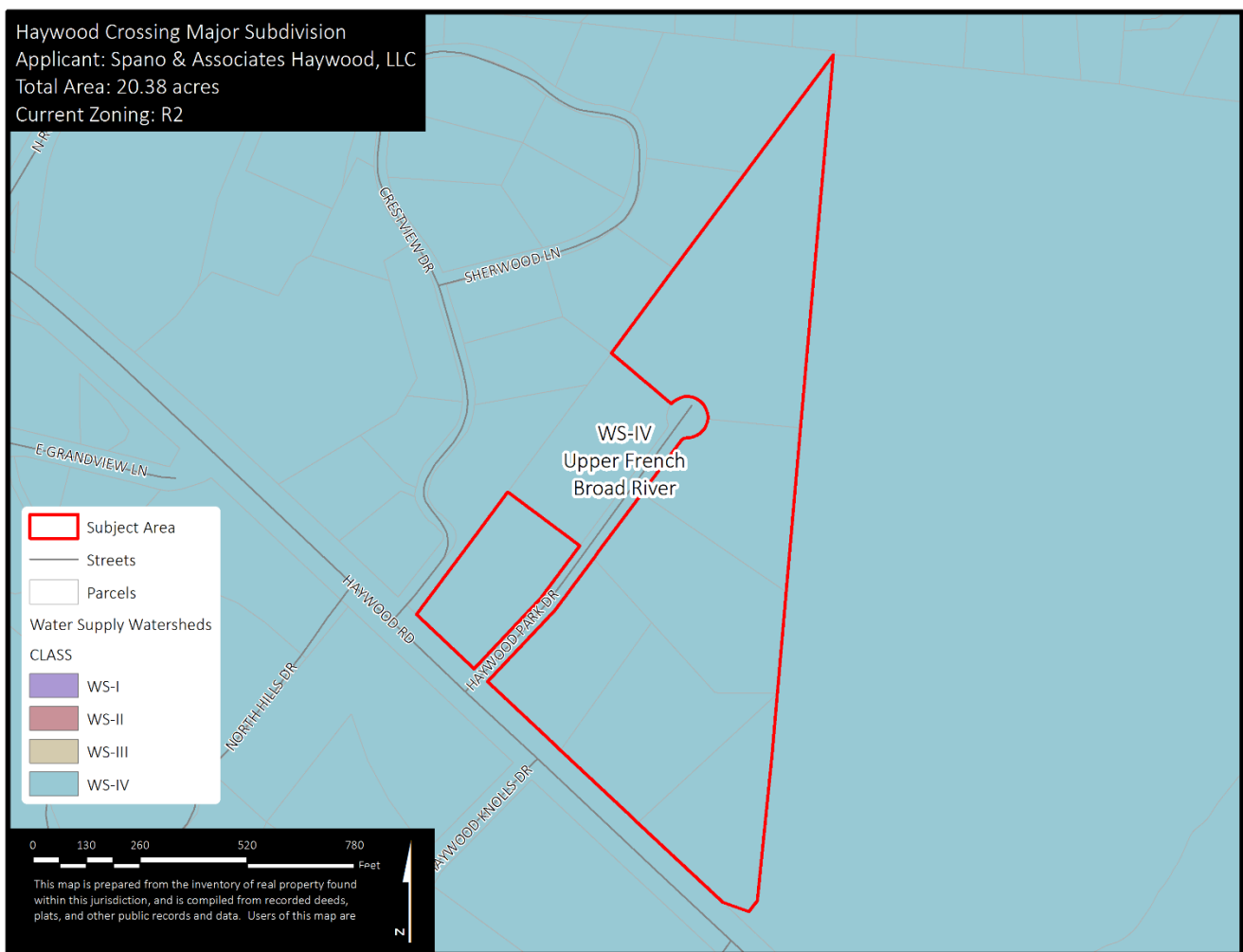
**2. Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential District Two (R2) (See Map D: Official Zoning Map).

**Residential Two (R2):** “The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density *residential development* consistent with the recommendations of the *Comprehensive Plan*. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential *uses*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.” Standard density is one unit per acre with a max density of two units per acre (LDC §42A-28).

- a. R2 allows for a standard density of 1 unit per acre. The Combined Master and Development plan for Haywood Crossing Subdivision proposes a density of 0.98 units per acre.

3. **Water and Sewer Availability.** The subdivision will utilize public water and sewer with connection proposed to the City of Hendersonville Water System and the Cane Creek Sewer District sewer system. Each new road section has a proposed fire hydrant in addition to the existing hydrant on the existing Haywood Park Dr.
4. **Road System:** The subdivision will be served by private roads built in accordance with the Subdivision Local Road standard stated in the LDC. The total linear footage of new roads proposed is 743.33 linear feet. There is a combination of 16' wide roads and a 12' shared driveway proposed, with 4' shoulders. The road cross-section and cul-de-sac section are attached to the combined plan. The applicant has been pre-approved by the Property Addressing Coordinator for the proposed road name, Haywood Crossing. There are 870.00 feet of existing roads.

**Map E: Water Supply Watershed**



5. **Water Supply Watershed:** The subject property is located within the WS-IV-PA and allows a maximum built upon limit of 24% under the Low-Density option. The proposed built upon area is 13.05% of the subject area.

**6. Project Proposal Summary:**

- 20 Lots
- 0.98 units per acre density
- 0.78-acre average lot size
- 1.84 acres of open space
- 51 proposed street trees
- B2 buffer adjacent to Haywood Rd (NC 191)
- 743.33 linear feet of new private roads
- Public water and sewer systems

**Master Plan Comments:**

1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A-113B).
2. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-104).
3. **Shoulder Stabilization.** All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42A-97).
4. **Road Drainage, Culverts and Shoulder Stabilization.** Road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §42A-100). All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42A-97).
5. **Street Tree Requirements.** According to the street tree requirements of Chapter 42A (LDC §42A-145 and LDC §42A-146) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees may be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with LDC §42A-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet off the edge of the right-of-way as required by LDC §42A-146
6. **Perennial Streams.** A 30' setback requirement for all perennial streams
7. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42A-87).

8. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-343).
9. **Technical Review Committee (TRC)**
  - a. The TRC will review this application for major subdivision on June 4, 2019



# HAYWOOD CROSSING MASTER AND DEVELOPMENT PLAN SPANO & ASSOCIATES HAYWOOD, LLC.

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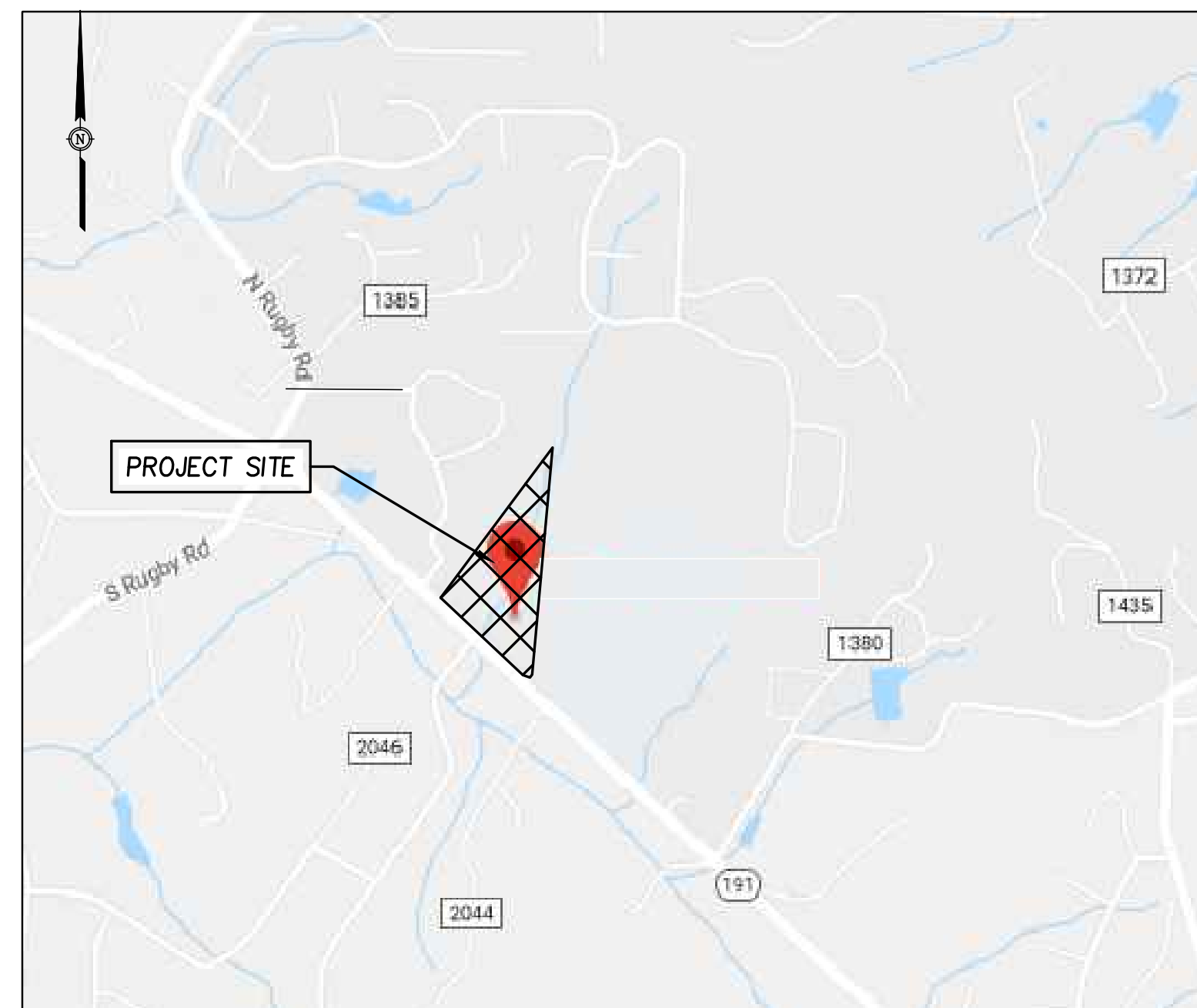
## HAYWOOD COUNTY, NORTH CAROLINA

### OWNER/DEVELOPER CONTACT:

NAME: MR. RALPH SPANO  
ADDRESS: 1540 INTERNATIONAL PKWY #200, LAKE MARY, FL 32746  
PHONE: 828-559-9444  
EMAIL: SPANO1688@GMAIL.COM

### ENGINEER CONTACT:

NAME: SCOTT BURWELL, P.E.  
ADDRESS: 55 BROAD STREET, ASHEVILLE, NC 28801  
PHONE: 828-252-0575  
EMAIL: SCOTT.BURWELL@MCGILLASSOCIATES.COM



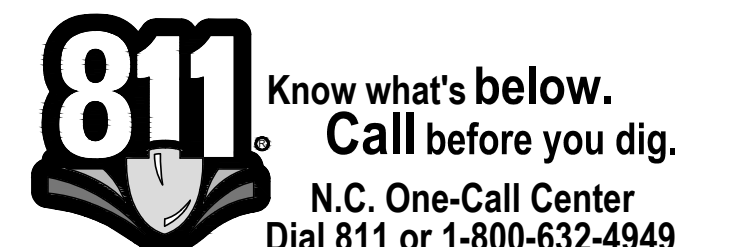
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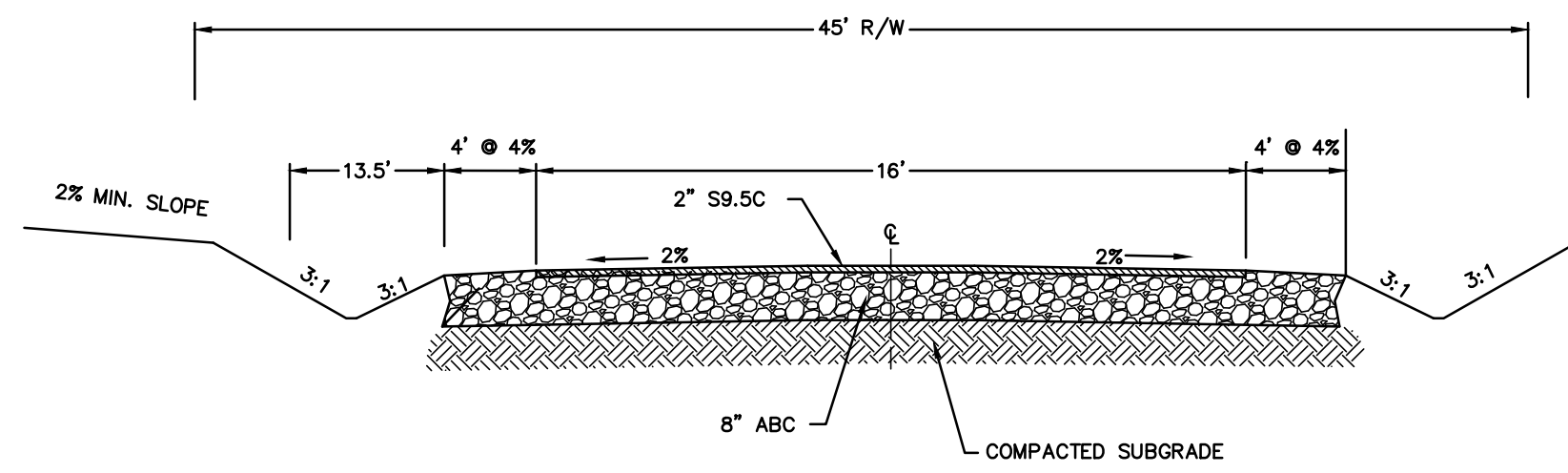
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- G-002 . . . . . LEGEND AND DETAILS
- CD-101 . . . . . EXISTING CONDITIONS
- C-101 . . . . . MASTER PLAN
- C-102 . . . . . STORMWATER AND UTILITY PLAN



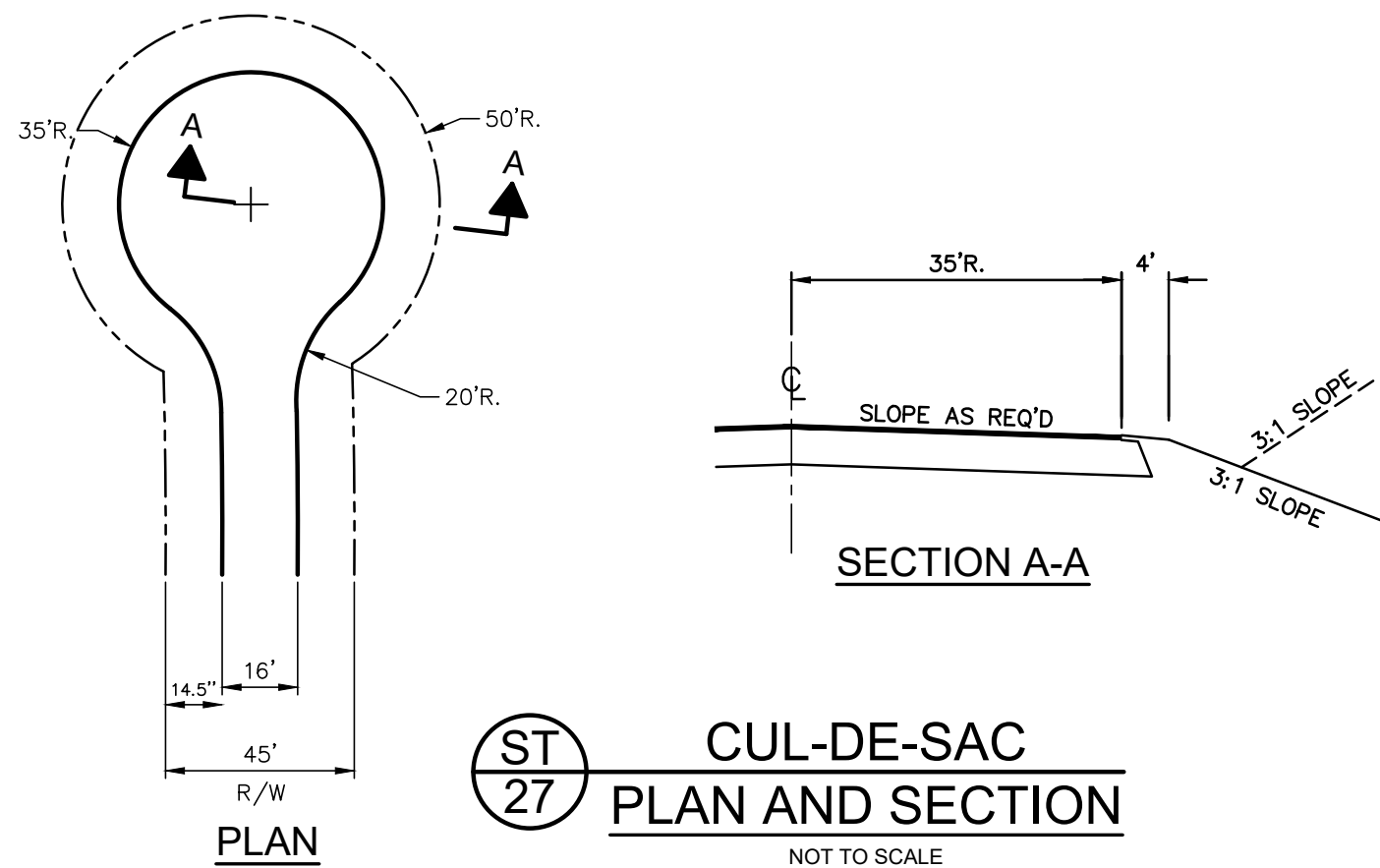
FOR  
REVIEW  
ONLY

MAY 2019





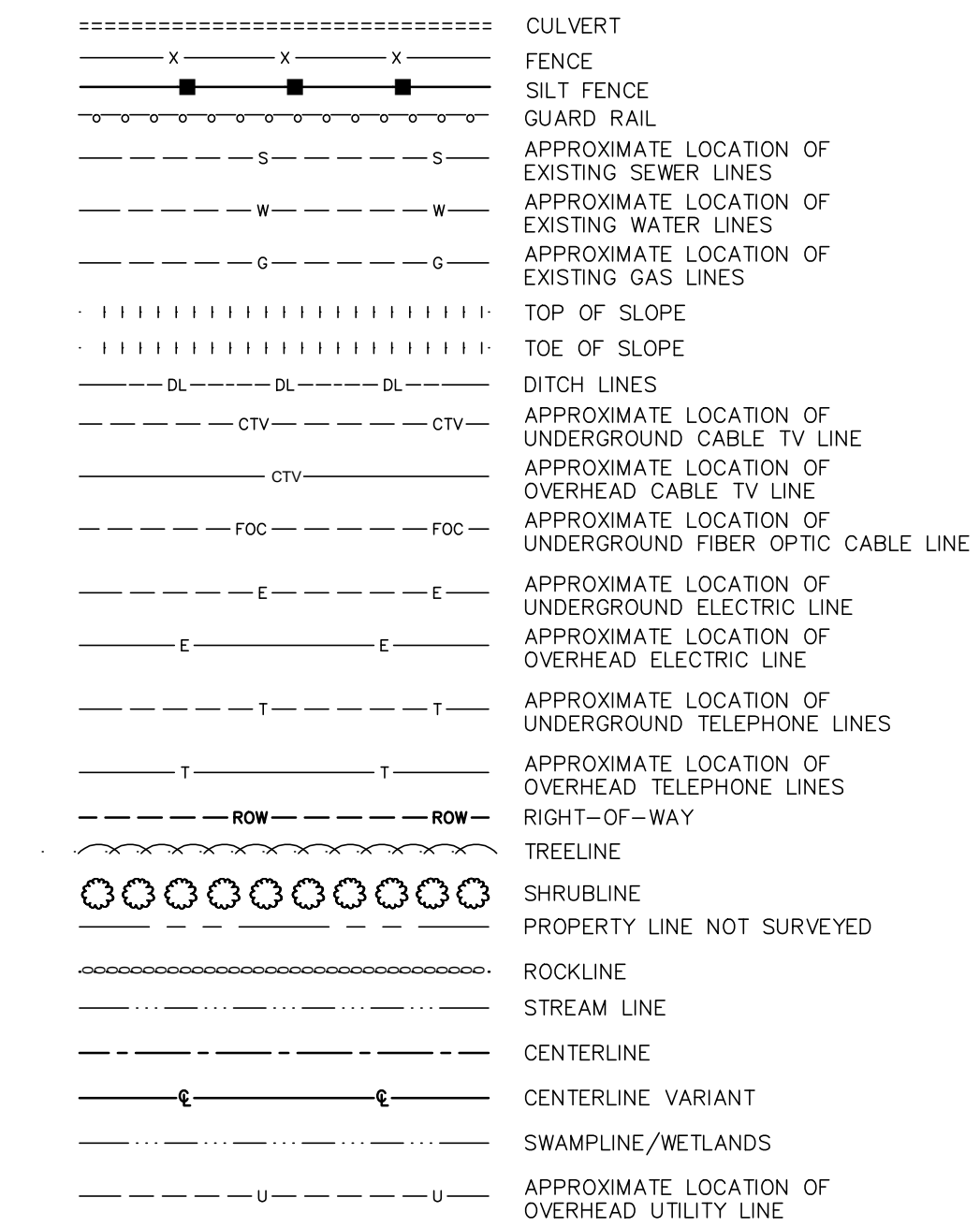
**ST 8**  
TYPICAL PRIVATE ROAD  
CROSS-SECTION  
NOT TO SCALE



**ST 27**  
CUL-DE-SAC  
PLAN AND SECTION  
NOT TO SCALE

### EXISTING CONDITIONS LEGEND

TEL PED	TELEPHONE PEDESTAL	△	CALCULATED POINT
ELEC PED	ELECTRIC PEDESTAL	○ IPS	1/2" REBAR SET WITH CAP
CATV PED	CABLE TV PEDESTAL	☒	CONCRETE MONUMENT
SIGN	SIGN	☒ CM-R/W	RIGHT-OF-WAY MONUMENT
CATV	UNDERGROUND CABLE TV SIGN	○ DOT MON	D.O.T. CONTROL POINT
UG FOC	UNDERGROUND FIBER OPTIC CABLE SIGN	● RBF	REBAR FOUND
UG TCS	UNDERGROUND TELEPHONE CABLE SIGN	● RRSPIKE	RAILROAD SPIKE
UG GAS	UNDERGROUND GAS LINE SIGN	⊙ PK NL	PK NAIL FOUND / SET
UG ELEC	UNDERGROUND ELECTRIC LINE SIGN	⊙ SPINDLE	SPINDLE FOUND / SET
LP	UTILITY POLE	⊙ CP/HUB	HUB & TACK SET
UP	GUY WIRE ANCHOR	△ CP/NL GPS	CONTROL POINT NAIL SET / FOUND
TSP	TRAFFIC SIGNAL POLE	△ CP/NL	CONTROL POINT/NAIL SET GPS
R	RAILROAD CROSSING SIGNAL	⊙ CP/TEMP	CONTROL POINT TEMPORARY MARK
MH	MANHOLE	⊙ NGS METAL ROD	NATIONAL GEODETIC SURVEY METAL ROD
SSMH	SANITARY SEWER MANHOLE	⊙ NGS CM	NATIONAL GEODETIC SURVEY CONCRETE MONUMENT
SDMH	STORM DRAIN MANHOLE	⊙	TEMPORARY CONTROL POINT SET
COMM	COMMUNICATION MANHOLE	⊙	NETWORK TRIANGULATION POINT
ELMH	ELECTRICAL MANHOLE	▲	STAKE FOUND
J.B.	JUNCTION BOX	⊙	INTERSTATE HIGHWAY
SPIGOT	SPIGOT/YARD HYDRANT	⊙	U.S. HIGHWAY
C.O.	SEWER CLEAN-OUT	⊙	FINISHED FLOOR ELEVATION
E.SS	ELECTRIC SERVICE STUB-OUT	⊙	MONITORING WELL
G.SS	GAS SERVICE STUB-OUT	⊙	PIEZOMETER
CB	CATCH BASIN	⊙	LANDFILL GAS MONITORING PROBE
CI	CURB INLET	⊙	SURFACE WATER SAMPLING LOCATION
WM	WATER METER	⊙	LANDFILL GAS VENT
FH	FIRE HYDRANT	⊙	LANDFILL GAS COLLECTION WELLHEAD
WV	WATER VALVE	⊙	POTABLE WATER WELL
BLOWOFF VALVE	BLOW OFF VALVE	⊙	MAILBOX OR PAPER BOX
G/M	GAS METER	⊙	POSTAL DROP BOX
G/V	GAS VALVE	⊙	SATELLITE DISH
ICV	IRRIGATION CONTROL VALVE	⊙	YARD ORNAMENT
PIV	POST INDICATOR VALVE	⊙	STATUE, BIRD BATHS, ETC.
E.JUNC	ELECTRIC JUNCTION BOX OR OUTLET	⊙	TREES
SG BOX	TRAFFIC SIGNAL BOX	⊙	SHRUBS / BUSHES

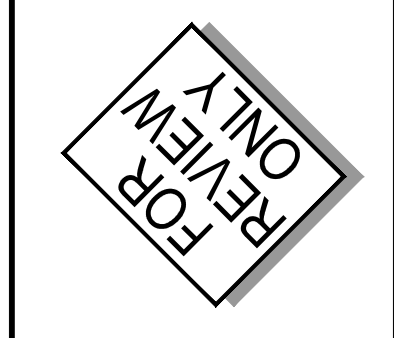


IPS	IRON PIN SET	CMU	CONCRETE MASONRY UNIT
RBF	REBAR FOUND	CPP	CORRUGATED PLASTIC PIPE
OTIF	OPEN TOP IRON PIN FOUND	DIP	DUCTILE IRON PIPE
CTIF	CRIMPED TOP IRON PIN FOUND	E&T	ELECTRIC & TELEPHONE
CMU	CONCRETE MASONRY UNIT	FOC	FIBER OPTIC CABLE
R/W	RIGHT OF WAY	GIP	GALVANIZED IRON PIPE
CL	CENTERLINE	O/H	OVERHEAD
C	CURVE (SEE CURVE TABLE)	RCP	REINFORCED CONCRETE PIPE
POB	POINT OF BEGINNING	U/G	UNDERGROUND
CP	CALCULATED POINT	VCP	VITRIFIED CLAY PIPE
PB	PLAT BOOK	PVC	POLYVINYL CHLORIDE PIPE
DB	DEED BOOK	FFE	FINISHED FLOOR ELEVATION
L	LINE (SEE LINE TABLE)	PG	PAGE
BLDG	BUILDING	REF	REFERENCE
CIP	CAST IRON PIPE	DOT	DEPARTMENT OF TRANSPORTATION
CMP	CORRUGATED METAL PIPE	NGS	NATIONAL GEODETIC SURVEY
CONC	CONCRETE	NCS	NORTH CAROLINA STATE PLANE
		MTR BOX	METER BOX

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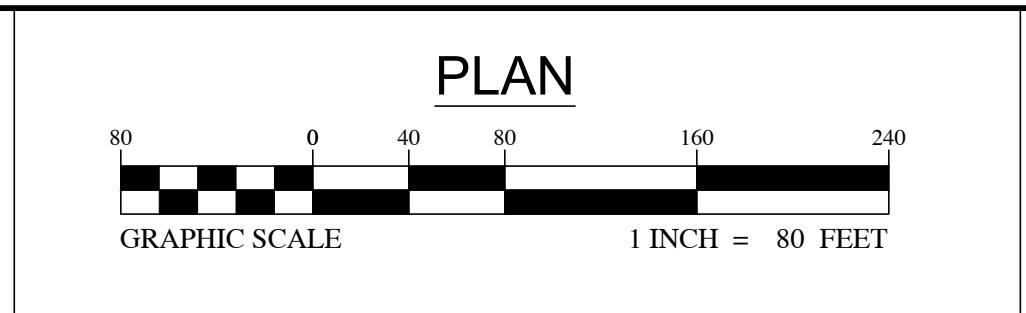
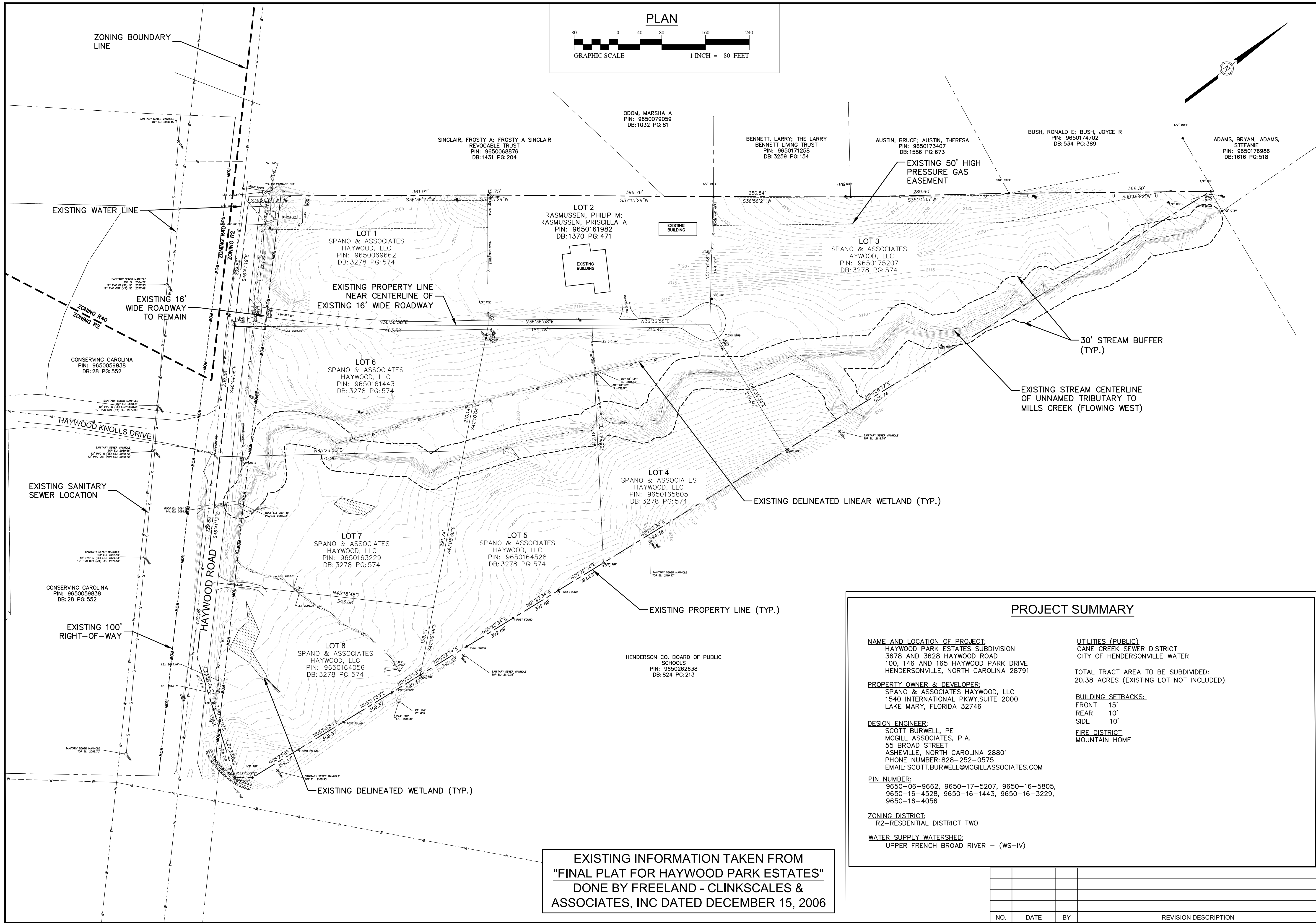
**HAYWOOD CROSSING**  
**MASTER AND DEVELOPMENT PLAN**  
**SPANO & ASSOCIATES HAYWOOD, LLC.**  
**HENDERSON COUNTY, NORTH CAROLINA**

JOB NO.: 18.00143  
 DATE: MAY 2019  
 DESIGNED BY: TAH  
 CADD BY: TAH  
 DESIGN REVIEW:  
 CONST. REVIEW:  
 FILE NAME:  
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**LEGEND AND DETAILS**

**SHEET**  
**G-002**

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FOR REVIEW ONLY

HAYWOOD CROSSING  
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 FILE NAME: 18.00143 - CD-101 Existing Conditions.dwg

**EXISTING CONDITIONS**

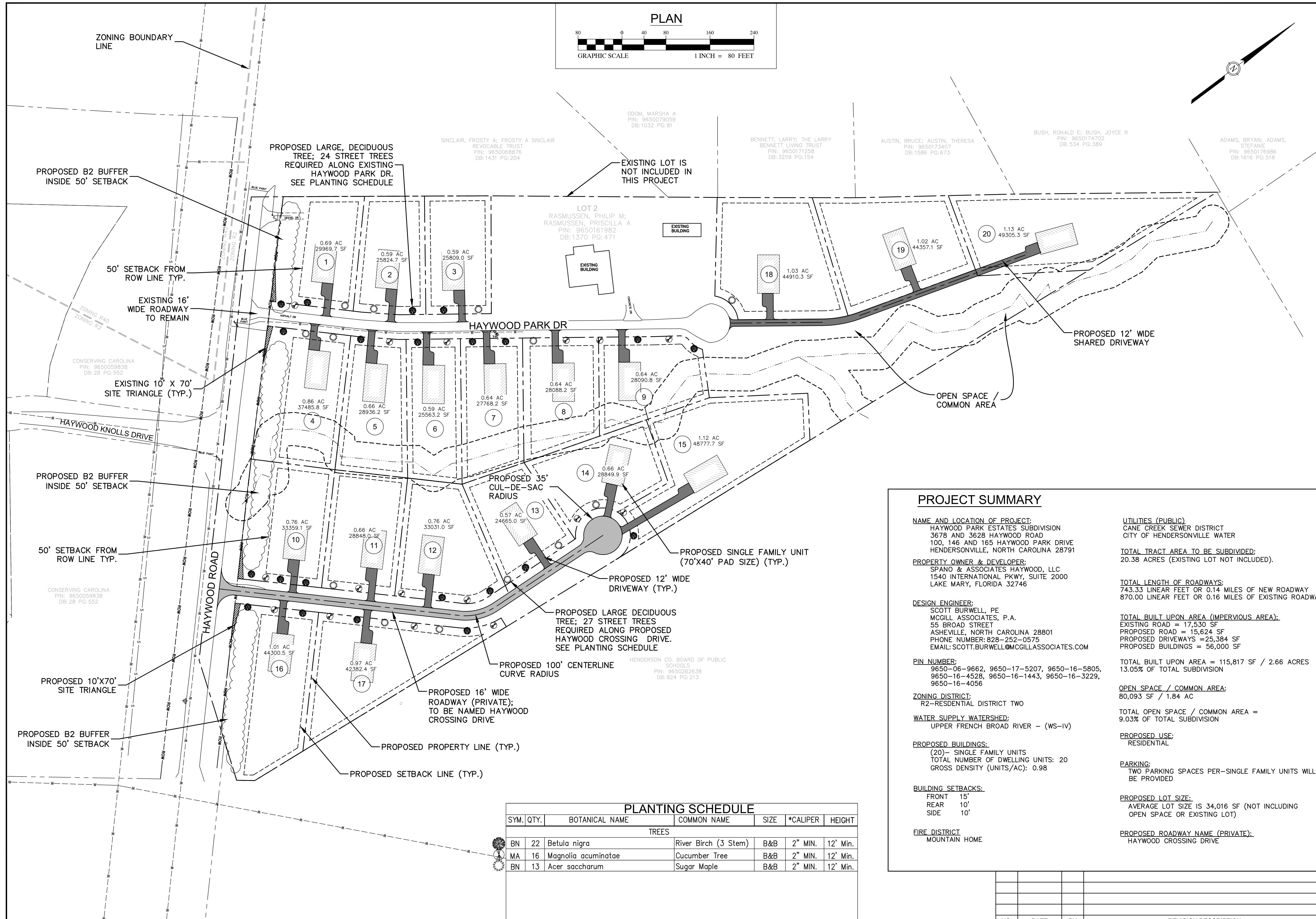
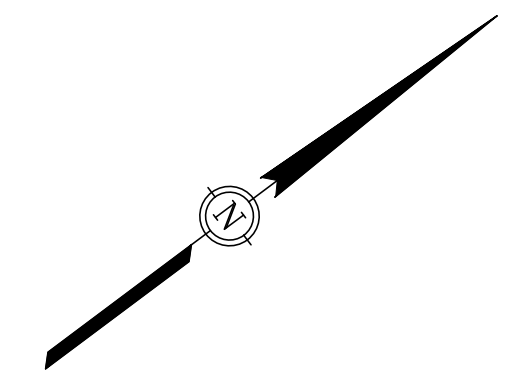
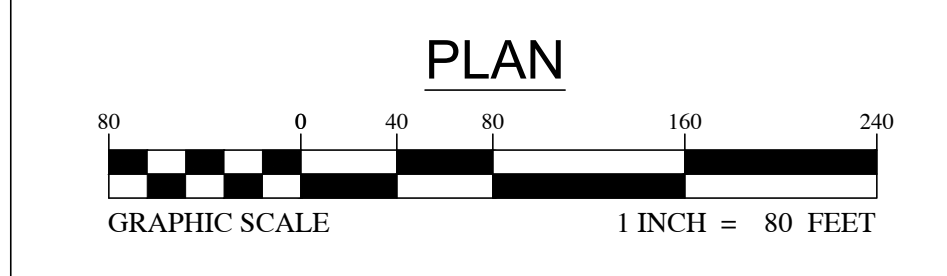
SHEET  
**CD-101**

EXISTING INFORMATION TAKEN FROM  
 "FINAL PLAT FOR HAYWOOD PARK ESTATES"  
 DONE BY FRELAND - CLINKSCALES &  
 ASSOCIATES, INC DATED DECEMBER 15, 2006

PROJECT SUMMARY	
<b>NAME AND LOCATION OF PROJECT:</b> HAYWOOD PARK ESTATES SUBDIVISION 3678 AND 3628 HAYWOOD ROAD 100, 146 AND 165 HAYWOOD PARK DRIVE HENDERSONVILLE, NORTH CAROLINA 28791	<b>UTILITIES (PUBLIC)</b> CANE CREEK SEWER DISTRICT CITY OF HENDERSONVILLE WATER
<b>PROPERTY OWNER &amp; DEVELOPER:</b> SPANO & ASSOCIATES HAYWOOD, LLC 1540 INTERNATIONAL PKWY, SUITE 2000 LAKE MARY, FLORIDA 32746	<b>TOTAL TRACT AREA TO BE SUBDIVIDED:</b> 20.38 ACRES (EXISTING LOT NOT INCLUDED).
<b>DESIGN ENGINEER:</b> SCOTT BURWELL, PE MCGILL ASSOCIATES, P.A. 55 BROAD STREET ASHEVILLE, NORTH CAROLINA 28801 PHONE NUMBER: 828-252-0575 EMAIL: SCOTT.BURWELL@MCGILLASSOCIATES.COM	<b>BUILDING SETBACKS:</b> FRONT 15' REAR 10' SIDE 10'
<b>PIN NUMBER:</b> 9650-06-9662, 9650-17-5207, 9650-16-5805, 9650-16-4528, 9650-16-1443, 9650-16-3229, 9650-16-4056	<b>FIRE DISTRICT</b> MOUNTAIN HOME
<b>ZONING DISTRICT:</b> R2-RESIDENTIAL DISTRICT TWO	
<b>WATER SUPPLY WATERSHED:</b> UPPER FRENCH BROAD RIVER - (WS-IV)	

NO.	DATE	BY	REVISION DESCRIPTION





### PROJECT SUMMARY

**NAME AND LOCATION OF PROJECT:**  
HAYWOOD PARK ESTATES SUBDIVISION  
3678 AND 3628 HAYWOOD ROAD  
100, 146 AND 165 HAYWOOD PARK DRIVE  
HENDERSONVILLE, NORTH CAROLINA 28791

**PROPERTY OWNER & DEVELOPER:**  
SPANO & ASSOCIATES HAYWOOD, LLC  
1540 INTERNATIONAL PKWY, SUITE 2000  
LAKE MARY, FLORIDA 32746

**DESIGN ENGINEER:**  
SCOTT BURWELL, PE  
MCGILL ASSOCIATES, P.A.  
55 BROAD STREET  
ASHEVILLE, NORTH CAROLINA 28801  
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9650-16-4056

**ZONING DISTRICT:**  
R2-RESIDENTIAL DISTRICT TWO

**WATER SUPPLY WATERSHED:**  
UPPER FRENCH BROAD RIVER - (WS-IV)

**PROPOSED BUILDINGS:**  
(20)- SINGLE FAMILY UNITS  
TOTAL NUMBER OF DWELLING UNITS: 20  
GROSS DENSITY (UNITS/AC): 0.98

**BUILDING SETBACKS:**  
FRONT 15'  
REAR 10'  
SIDE 10'

**FIRE DISTRICT:**  
MOUNTAIN HOME

**UTILITIES (PUBLIC):**  
CANE CREEK SEWER DISTRICT  
CITY OF HENDERSONVILLE WATER

**TOTAL TRACT AREA TO BE SUBDIVIDED:**  
20.38 ACRES (EXISTING LOT NOT INCLUDED).

**TOTAL LENGTH OF ROADWAYS:**  
743.33 LINEAR FEET OR 0.14 MILES OF NEW ROADWAY  
870.00 LINEAR FEET OR 0.16 MILES OF EXISTING ROADWAY

**TOTAL BUILT UPON AREA (IMPERVIOUS AREA):**  
EXISTING ROAD = 17,530 SF  
PROPOSED ROAD = 15,624 SF  
PROPOSED DRIVEWAYS = 25,384 SF  
PROPOSED BUILDINGS = 56,000 SF

**TOTAL BUILT UPON AREA = 115,817 SF / 2.66 ACRES**  
13.05% OF TOTAL SUBDIVISION

**OPEN SPACE / COMMON AREA:**  
80,093 SF / 1.84 AC

**TOTAL OPEN SPACE / COMMON AREA =**  
9.03% OF TOTAL SUBDIVISION

**PROPOSED USE:**  
RESIDENTIAL

**PARKING:**  
TWO PARKING SPACES PER-SINGLE FAMILY UNITS WILL  
BE PROVIDED

**PROPOSED LOT SIZE:**  
AVERAGE LOT SIZE IS 34,016 SF (NOT INCLUDING  
OPEN SPACE OR EXISTING LOT)

**PROPOSED ROADWAY NAME (PRIVATE):**  
HAYWOOD CROSSING DRIVE

PLANTING SCHEDULE					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	*CALIPER HEIGHT
TREES					
BN	22	Betula nigra	River Birch (3 Stem)	B&B	2" MIN. 12' Min.
MA	16	Magnolia acuminatae	Cucumber Tree	B&B	2" MIN. 12' Min.
BN	13	Acer saccharum	Sugar Maple	B&B	2" MIN. 12' Min.

FOR REVIEW ONLY

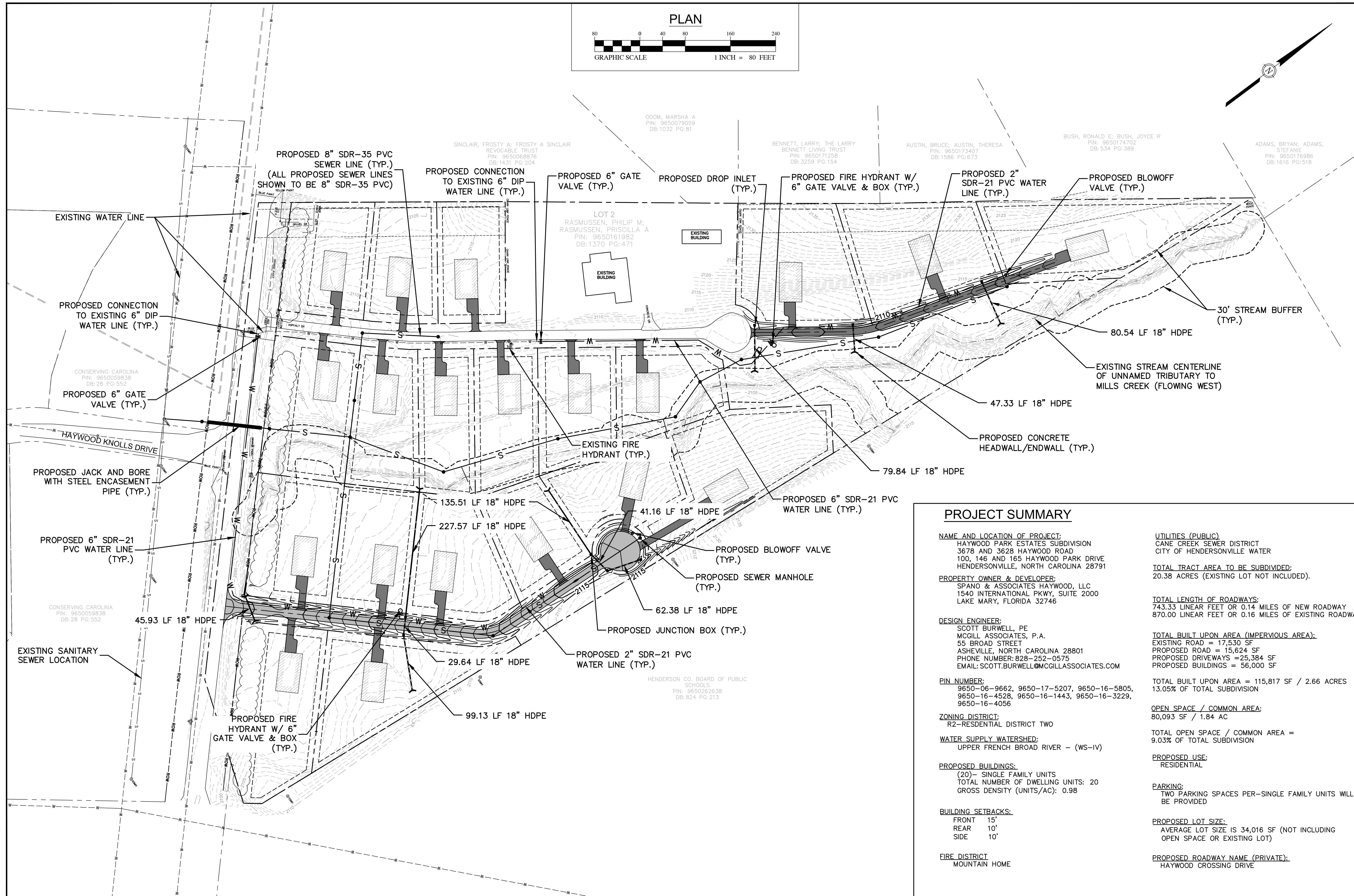
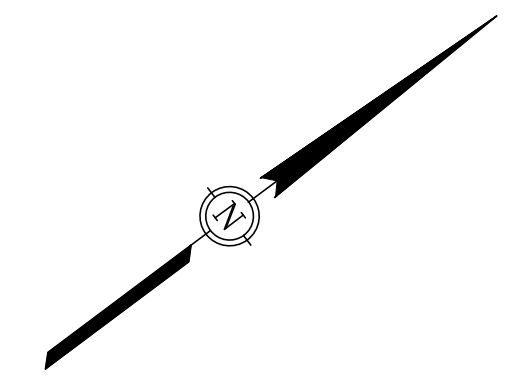
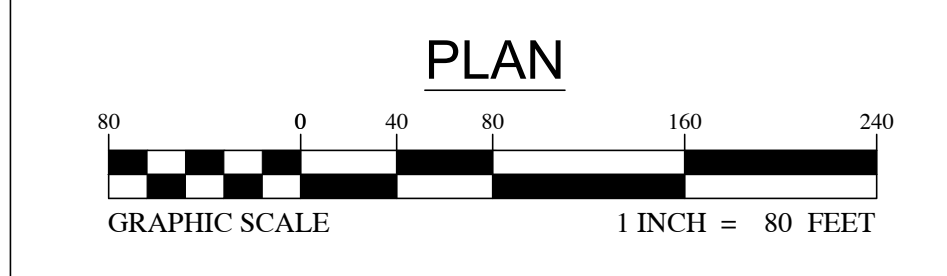
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HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 18.00143  
DATE: APRIL 2019  
DESIGNED BY: TAH  
CADD BY: TAH  
DESIGN REVIEW:  
CONST. REVIEW:  
FILE NAME: 18.00143 - C-101 Master Plan 4.5.19.dwg

MASTER PLAN

NO.	DATE	BY	REVISION DESCRIPTION

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**PROJECT SUMMARY**

**NAME AND LOCATION OF PROJECT:**  
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3678 AND 3628 HAYWOOD ROAD  
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**PROPERTY OWNER & DEVELOPER:**  
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1540 INTERNATIONAL PKWY, SUITE 2000  
LAKE MARY, FLORIDA 32746

**DESIGN ENGINEER:**  
SCOTT BURWELL, PE  
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ASHEVILLE, NORTH CAROLINA 28801  
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EXISTING ROAD = 17,530 SF  
PROPOSED ROAD = 15,624 SF  
PROPOSED DRIVEWAYS = 25,384 SF  
PROPOSED BUILDINGS = 56,000 SF

**TOTAL BUILT UPON AREA = 115,817 SF / 2.66 ACRES  
13.05% OF TOTAL SUBDIVISION**

**OPEN SPACE / COMMON AREA:**  
80,093 SF / 1.84 AC

**TOTAL OPEN SPACE / COMMON AREA =  
9.03% OF TOTAL SUBDIVISION**

**PROPOSED USE:**  
RESIDENTIAL

**PARKING:**  
TWO PARKING SPACES PER-SINGLE FAMILY UNITS WILL  
BE PROVIDED

**PROPOSED LOT SIZE:**  
AVERAGE LOT SIZE IS 34,016 SF (NOT INCLUDING  
OPEN SPACE OR EXISTING LOT)

**PROPOSED ROADWAY NAME (PRIVATE):**  
HAYWOOD CROSSING DRIVE



FOR REVIEW ONLY

HAYWOOD CROSSING  
MASTER AND DEVELOPMENT PLAN  
SPANO & ASSOCIATES HAYWOOD, LLC.  
HENDERSON COUNTY, NORTH CAROLINA

JOB NO.:  
DATE:  
DESIGNED BY: TAH  
CADD BY: TAH  
DESIGN REVIEW:  
CONST. REVIEW:  
FILE NAME: 18000143 - C-101 Master Plan 4.5.19.dwg

STORMWATER AND  
UTILITY PLAN

SHEET  
C-102

NO.	DATE	BY	REVISION DESCRIPTION

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