

REQUEST FOR COMMITTEE REVIEW

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: February 18, 2020

SUBJECT: Rezoning Application #R-2020-01-C Tap Root Farms

PRESENTER: Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner

ATTACHMENTS: 1.) Site/Master Plan

SUMMARY OF REQUEST:

Rezoning Application #R-2020-01-C was initiated on January 31, 2020 and requests that the County conditionally rezone approximately 297 acres of land from Regional Commercial (RC) to a Conditional District (CD-2020-01). The project consists of 3 parcels located off Butler Bridge Road with a total acreage of 319.66 acres. The proposed rezoning does not include approximately 22.66 acres located directly adjacent to Butler Bridge Road. The property owners and applicants are the same, Mary Louise Corn et al.

The applicant is proposing a residential development with a mix of single-family lots and townhomes that total 699 units. The development is required to be approved as a conditional rezoning due to the number of units. Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighbor compatibility meeting is scheduled for Friday, February 21, 2020 in the King Street Meeting Room. A copy of the meeting report will be available at the TRC meeting on March 3rd.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

No motion is suggested at this time. Staff wishes to present the Tap Root site plan for a preliminary review. TRC will review the application during their March 3, 2020 meeting where a formal recommendation will be request.

Suggested Motion:

N/A

TAP ROOT SUBDIVISION

HENDERSON COUNTY, NORTH CAROLINA MASTER PLAN - PRELIMINARY FOR APPROVAL JANUARY 31, 2020

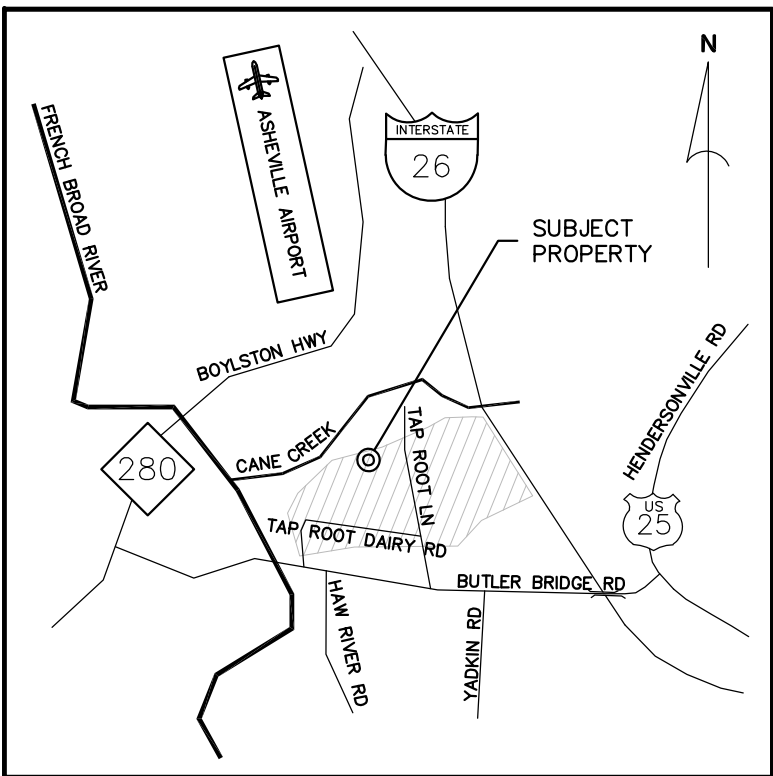
PREPARED FOR:
JOHNSTON FAMILY GROUP
735 BUTLER BRIDGE ROAD
FLETCHER, NC 28732
WILLIAM ALEXANDER
(828) 697-6022

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C101	MASTER EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER PHASE PLAN
C201	MASTER SITE PLAN
C202	SITE CROSS SECTIONS PLAN
C400	MASTER STORM PLAN
C600	MASTER SEWER PLAN
C700	MASTER WATER PLAN

DEVELOPMENT DATA	
OWNER/DEVELOPER:	JOHNSTON FAMILY GROUP 735 BUTLER BRIDGE ROAD FLETCHER, NC 28732
CONTACT:	WILLIAM ALEXANDER (828) 697-6022
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

VICE CHAIR

DATE



VICINITY MAP
(NOT TO SCALE)



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

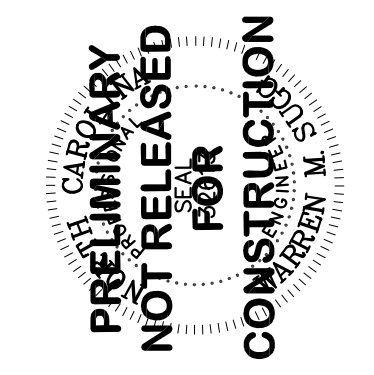
52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 455-5400
FAX (828) 455-5405

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NCELS LICENSE # C-2184

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NO.	DATE	DESCRIPTION	BY
1	01/31/2020	TRC SUBMITTAL	MAD



COVER FOR:

TAP ROOT SUBDIVISION
DEVELOPMENT

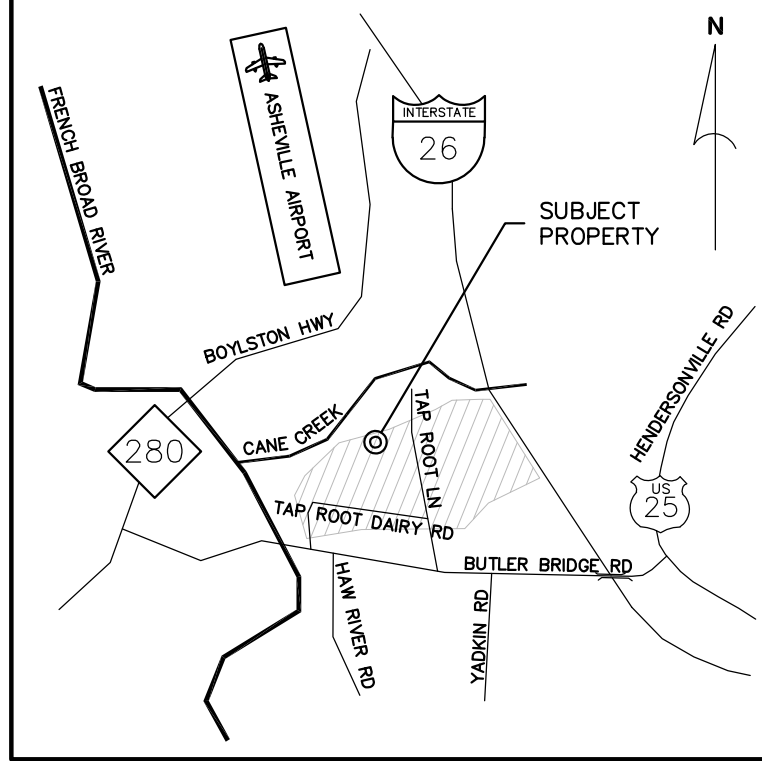
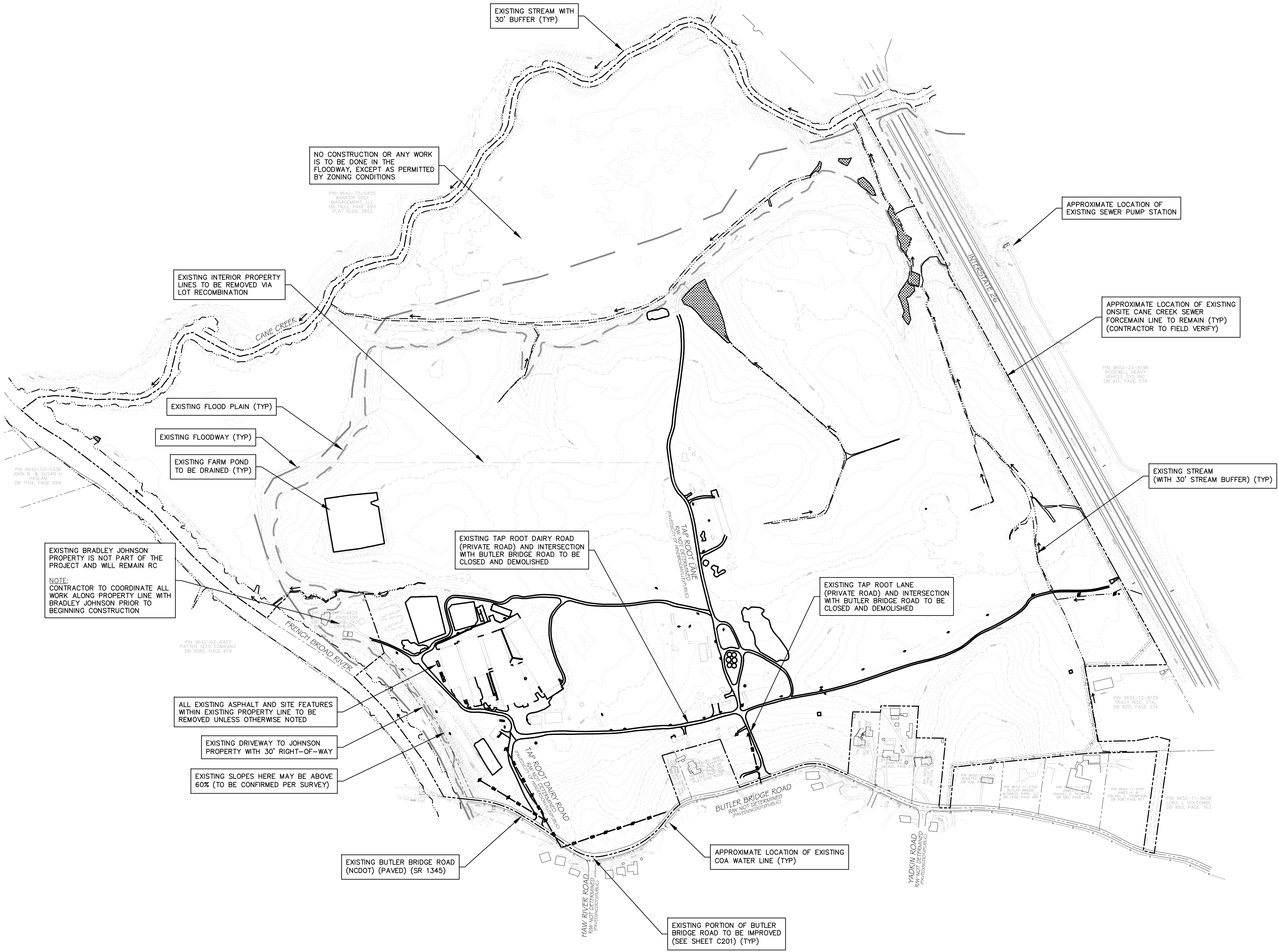
JOHNSTON FAMILY GROUP - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:

AMP
11854

SHEET

C000




VICINITY MAP
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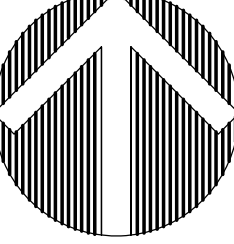
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SURVEYOR:	ED HOLMES AND ASSOCIATES, P.A. 300 RIDGEFIELD CT. #301 ASHEVILLE, NC 28806 MICHAEL EDGERTON, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE ROAD
DEED BOOK/PAGE:	1337/65, 1349/333, 985/070
SITE ACREAGE:	297 ACRES
ZONING:	EXISTING: REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	15' (FROM LOCAL/COLLECTOR ROAD R/W) 20' (FROM THOROUGHFARE/FREEWAY R/W)
FRONT:	10' (EXTERNAL) 10' (INTERNAL)
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
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PROPOSED ROAD LENGTH:	LOCAL - 16,500 LF COLLECTOR - 10,700 LF THOROUGHFARE - 2,500 LF
UNITS	
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PHASE 2:	92 SINGLE FAMILY 72 TOWNHOMES
PHASE 3:	160 SINGLE FAMILY
PHASE 4:	111 SINGLE FAMILY 104 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.4 UNITS/ACRE

APPROVED BY: _____

VICE CHAIR OF HENDERSON COUNTY BOARD OF COMMISSIONERS _____ DATE _____




Know what's below.
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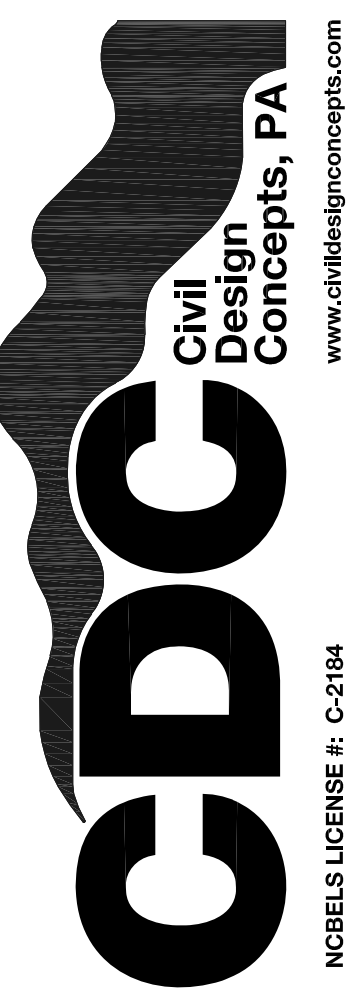
NORTH

MASTER EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



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FOR REVIEW ONLY

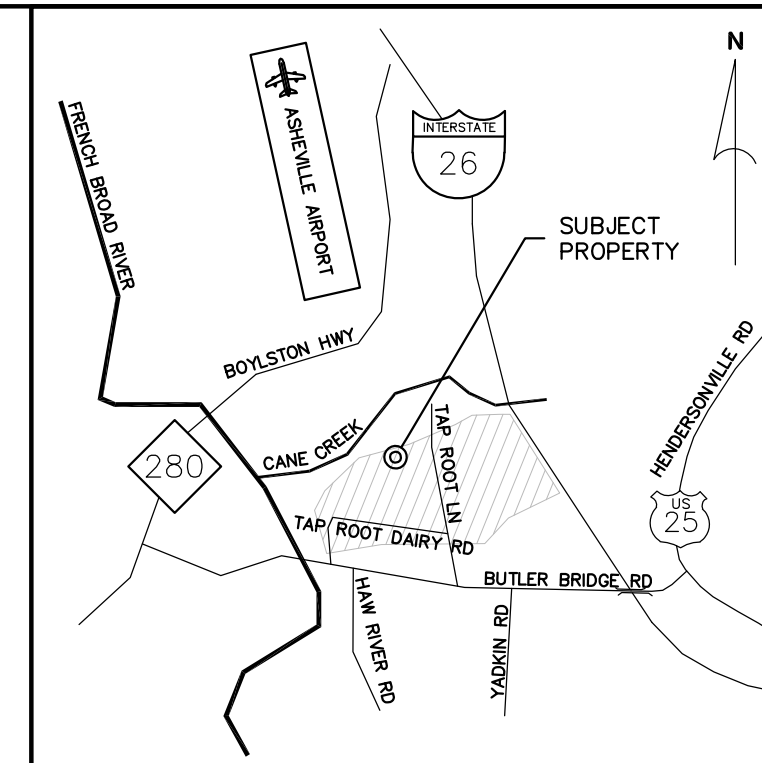
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NOT RELEASED
FOR
CONSTRUCTION

JOHNSTON FAMILY GROUP - HENDERSON COUNTY, NORTH CAROLINA

TAP ROOT SUBDIVISION
DEVELOPMENT

DRAWN BY: AMP
CDC PROJECT NO.: 11854

SHEET
C101



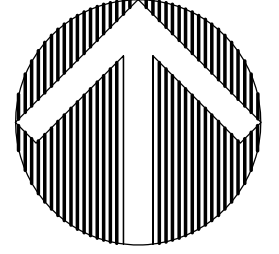
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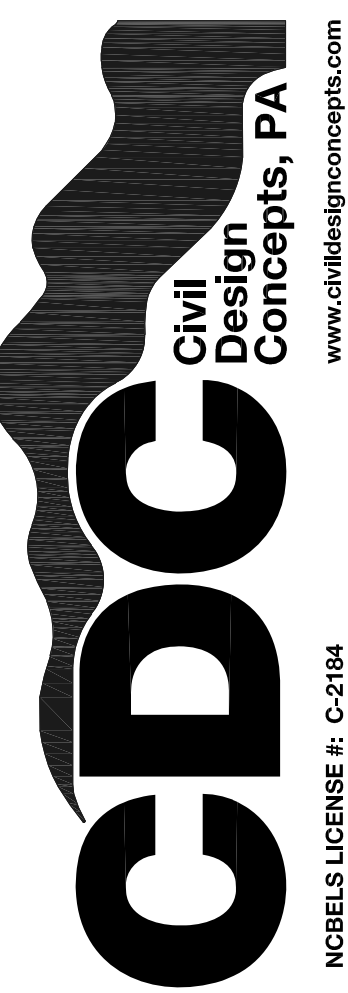
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MASTER PHASE PLAN

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CIVIL DESIGN CONCEPTS, P.A.
PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION
MICHAEL EDGERTON, P.L.S.

MASTER PHASE PLAN FOR:

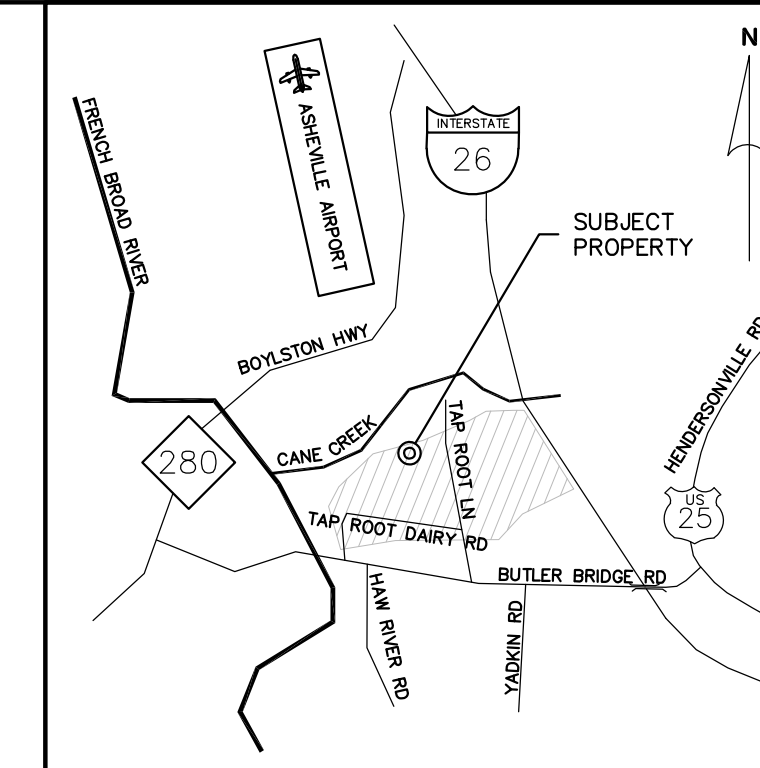
TAP ROOT SUBDIVISION
DEVELOPMENT

JOHNSTON FAMILY GROUP - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 11854

SHEET

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GENERAL NOTES FOR HENDERSON COUNTY

GENERAL CHARACTERISTICS AND PROPOSED CONDITIONS

THE FOLLOWING CONDITIONS ARE PROPOSED BY THE APPLICANT AND ARE IN ADDITION TO AND INTENDED TO SUPPLEMENT THE APPROVED SITE PLAN AND THE HENDERSON COUNTY LAND DEVELOPMENT CODE (HEREIN "HENDERSON COUNTY LDC"). IN CASE OF ANY CONFLICT BETWEEN THIS DOCUMENT, THE LDC, AND THE SITE PLAN, THE APPROVED SITE PLAN IS INTENDED TO CONTROL. TO THE EXTENT THAT ANY SPECIFICATION OR DEVELOPMENT STANDARD HAS BEEN OMITTED FROM OR IS NOT ADDRESSED IN THE SITE PLAN OR THIS DOCUMENT, THE PRESUMPTION IS THAT THE STANDARD OR SPECIFICATION IN THE LDC SHALL APPLY.

1. THE SUBJECT PROPERTY CONSISTS OF 297 ACRES LOCATED ON BUTLER BRIDGE ROAD IN HENDERSON COUNTY (PINS: 9652-03-1362, 9642-82-3681, 9642-84-4544). THE SUBJECT PROPERTY CURRENTLY CONSISTS OF THREE TRACTS, SHOWN AS TRACT 1, 2 AND 3 ON EXHIBIT A HERETO. THOSE TRACTS FOR PURPOSES OF CONSIDERATION OF THIS APPLICATION WILL BE RECOMBINED INTO ONE TRACT, THE PERIMETER OF WHICH IS ILLUSTRATED ON THE SITE PLAN.
2. THE SUBJECT PROPERTY IS REZONED FROM RC TO R-1 (CD)
3. SIZE AND SCOPE OF PROJECT (NUMBERS ARE APPROXIMATE, SUBJECT TO CONFIRMATION WHEN SITE PLAN IS FINAL):
 - a. SIZE OF PROJECT: 297 ACRES.
 - b. AS SHOWN ON THE SITE PLAN: MAXIMUM OF 699 TOTAL RESIDENTIAL UNITS, INCLUDING 472 SINGLE FAMILY HOMES (67.67%) AND 227 TOWN HOMES (32.33%); SINGLE FAMILY LOT SIZES SHALL BE A MINIMUM OF 7,100 SQUARE FEET FOR AT LEAST 354 LOTS (75%) OF THE TOTAL SINGLE FAMILY LOTS ON THE SUBJECT PROPERTY. ALL BUILDINGS TO HAVE A MINIMUM 20 FOOT SEPARATION. ALL SINGLE FAMILY LOTS WILL HAVE SIDE SETBACKS OF TEN FEET.
 - c. OVERALL PROJECT DENSITY WILL NOT EXCEED 2.4 UNITS PER ACRE, INCLUDING FLOODPLAIN, GREENWAY EASEMENTS, OR OTHER OPEN SPACE AREAS PROPOSED FOR CONVEYANCE TO COUNTY OR THIRD PARTY CONSERVATION ORGANIZATION.
4. I-26 AND OUTER BOUNDARY OF PROJECT: ALL BUILDINGS MUST MAINTAIN 50 FOOT MINIMUM SETBACK FROM THE 1-26 RIGHT OF WAY; NO LANDSCAPE BUFFER REQUIRED ALONG OUTER PROJECT BOUNDARY.
5. THE DEVELOPMENT PLAN WILL PROVIDE FOR FOUR SEPARATE PHASES OF CONSTRUCTION, WITH EACH PHASE BEING THOSE AREAS DEPICTED AS SUCH ON THE SITE PLAN. THE SPECIFIC PROVISIONS AND CONDITIONS FOR DEVELOPMENT SET OUT BELOW SHALL APPLY TO EACH PHASE. UNIT SALES SHALL BE ALLOWED FROM AN INDIVIDUAL PHASE AT SUCH TIME AS THE INDIVIDUAL PHASE HAS COMPLIED WITH THE REQUIREMENTS OF CHAPTER 42, ARTICLE III, SUBPART A OF THE LAND DEVELOPMENT CODE (42-74 ET SEQ.), FOR THE REZONED CONDITIONAL DISTRICT, SUBJECT TO SUCH MODIFICATIONS AND REQUIREMENTS AS MAY BE IMPOSED ON THAT DISTRICT PURSUANT TO THIS APPLICATION.

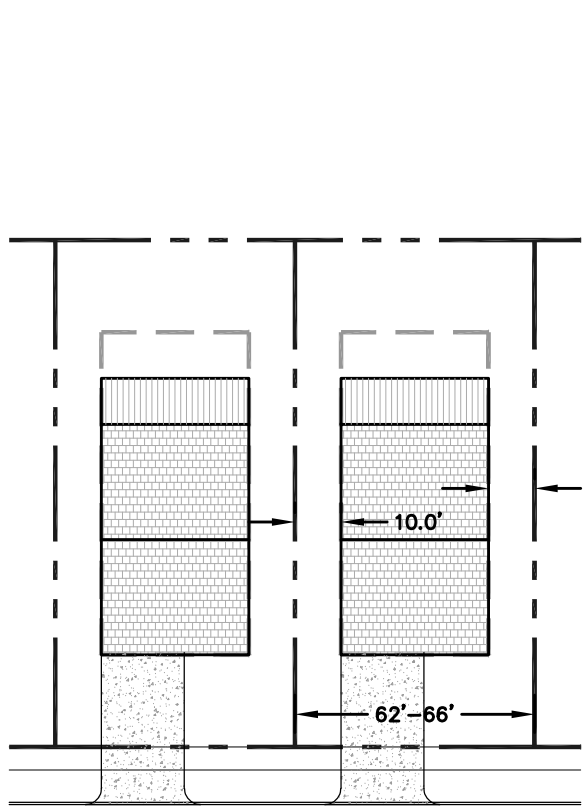
STREETS, TRAFFIC AND PARKING

6. SIDEWALKS NOT LESS THAN 5 FEET IN WIDTH SHALL BE INSTALLED ON AT LEAST ONE SIDE OF EACH ROADWAY WITHIN THE DEVELOPMENT, WITH A PLANTED STRIP AT LEAST 2 FEET IN WIDTH BETWEEN SIDEWALK AND CURB.
7. INTERIOR ROADS -- SHALL BE BUILT TO HENDERSON COUNTY DESIGN STANDARDS FOR RESIDENTIAL SUBDIVISIONS; MINIMUM ROADWAY WIDTH OF 27 FEET INCLUDING 2' VALLEY CURB & GUTTER. THE CENTRAL "SPINE" ROAD WILL HAVE A CENTRAL PLANTED MEDIAN, WITH PAVED SURFACE OF 14' MINIMUM PAVED LANES AND 30" CURB AND GUTTER AND WILL BE BUILT TO NCDOT STANDARDS WITH MINIMUM 60 FOOT ROAD RIGHT OF WAY. NO PERVIOUS PAVEMENT SHALL BE REQUIRED WITHIN THE DEVELOPMENT.
8. TRAFFIC IMPACTS ON BUTLER BRIDGE ROAD -- THE PROJECT WILL ADHERE TO ALL RECOMMENDATIONS OF TRAFFIC IMPACT ANALYSIS APPROVED BY NCDOT. ALL NCDOT- REQUIRED IMPROVEMENTS MUST BE COMPLETE NOT LATER THAN THE COMPLETION OF CONSTRUCTION OF 50 % + 1 OF THE TOTAL UNITS IN EACH PHASE OF THE PROJECT, UNLESS NCDOT DIRECTS OTHERWISE. HOWEVER, ENTRANCE IMPROVEMENTS FOR EACH PHASE OF THE PROJECT SHALL BE COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR ANY STRUCTURE IN THAT PARTICULAR PHASE OF THE PROJECT.
9. OFF-STREET PARKING: EACH UNIT SHALL HAVE SUFFICIENT OFF STREET PARKING FOR AT LEAST TWO AUTOMOBILES. AN ADDITIONAL 114 OFF-STREET SPACES (.5 SPACE PER TOWNHOME UNIT) SHALL BE PROVIDED, WITH LOCATIONS AS SHOWN ON THE SITE PLAN. ALL OF THE TOWNHOME UNITS AND ASSOCIATED OFF-STREET PARKING ARE LOCATED IN PHASE 1, PHASE 2, AND PHASE 4.
 - a. ON-STREET PARKING: WITHIN THE SINGLE FAMILY AREA, ON-STREET PARKING SHALL BE ALLOWED ON ONLY ONE SIDE OF THE STREET.
 - b. NO ON-STREET STORAGE OF BOATS, CAMPERS, RECREATIONAL VEHICLES, OR TRAILERED APPARATUS SHALL BE ALLOWED.

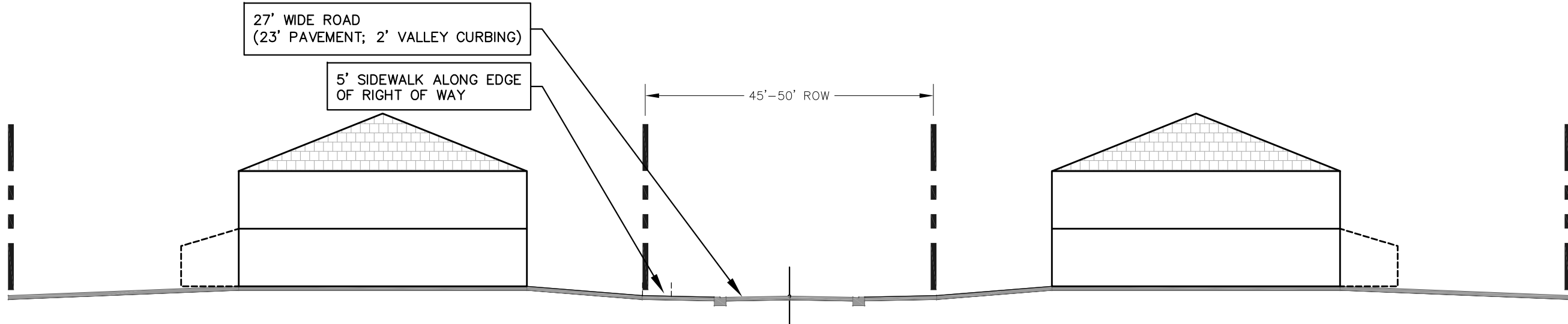
INFRASTRUCTURE

10. STORMWATER DRAINAGE FACILITIES SHALL BE BUILT TO NCDOT DESIGN STANDARDS FOR RESIDENTIAL SUBDIVISIONS; NO STANDING WATER DETENTION FACILITIES ALLOWED, ONLY SUBSURFACE.
11. FIRE HYDRANT LOCATIONS SHALL BE PROVIDED PER HENDERSON COUNTY FIRE STANDARDS WITHIN DEVELOPMENT AND BE APPROVED BY THE FIRE MARSHALL AND INDICATED ON THE DEVELOPMENT PLAN.
12. SUBSURFACE UTILITIES ARE REQUIRED FOR ALL PHASES OF THE DEVELOPMENT. LANDSCAPING, OPEN SPACE AND AMENITIES
13. LANDSCAPING---INCLUDING STREET TREES, BUFFERS, AND NATURAL AREAS---WILL BE PROVIDED AS REQUIRED BY THE HENDERSON COUNTY LDC AND NOTED ON MASTER PLAN
14. GREENWAY:
 - a. A PERMANENT EASEMENT WILL BE RESERVED ALONG THE FRENCH BROAD RIVER FOR USE BY THE COUNTY AS A GREENWAY, IN THE APPROXIMATE LOCATION SHOWN ON THE MASTER PLAN. THE EASEMENT WILL BE 50 FEET IN WIDTH WHERE NOT RESTRICTED BY TOPOGRAPHY OR INDIVIDUAL LOT OWNERSHIP, BUT IN NO CASE MAY THE EASEMENT BE LESS THAN 20 FEET IN WIDTH. LOTS THAT ADJOIN THE GREENWAY MAY BE SMALLER THAN STANDARD IN ORDER TO ACCOMMODATE THE GREENWAY. THIS EASEMENT SHALL NOT BE DEFEASIBLE. LOTS ABUTTING THE PROPOSED FUTURE PUBLIC GREENWAY SHALL EXECUTE A DISCLOSURE STATEMENT.
 - b. OTHER GREENWAYS AND TRAILS SHALL BE AS SHOWN ON THE MASTER PLAN.
15. OPEN SPACE:
 - a. THE APPLICANT WILL SET ASIDE APPROXIMATELY 121 ACRES OF THE SUBJECT PROPERTY AS OPEN SPACE. A MINIMUM OF 10% OF THE TOTAL AREA IN THE TOWNHOME SECTIONS SHALL BE OPEN SPACE.
 - b. OPEN SPACE AREAS (APPROXIMATE SIZE AND LOCATION) SHALL BE SHOWN ON THE MASTER PLAN. THESE AREAS SHALL BE DESIGNATED AND (WHERE APPLICABLE) DEDICATED FOR EACH PHASE OF THE PROJECT AS PLATS ARE RECORDED. THE OPEN SPACE DOES NOT HAVE TO BE OWNED BY THE HOA, BUT CAN BE HELD BY AN INDIVIDUAL, ORGANIZATION OR NON-PROFIT OR THE COUNTY, SUBJECT TO RESTRICTIONS TO PREVENT DEVELOPMENT.

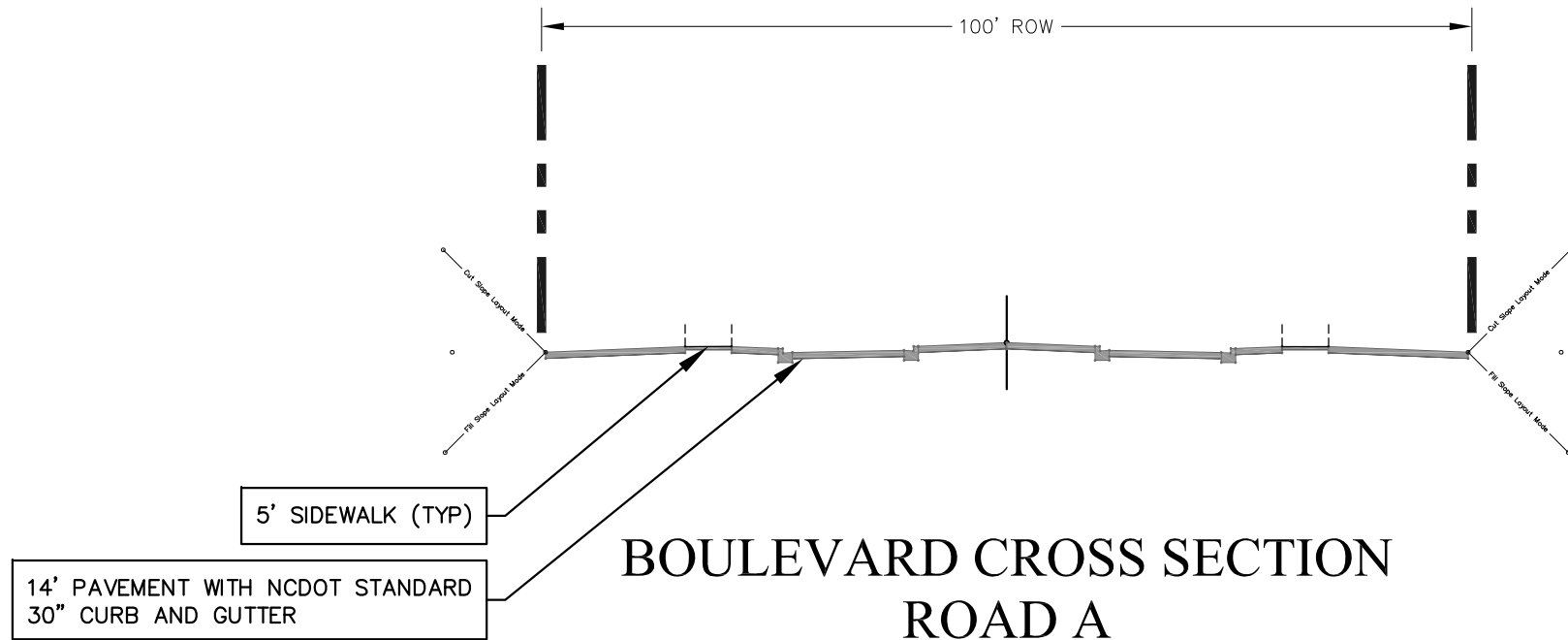
c. ALL AREAS OF OPEN SPACE LOCATED IN THE 100 YEAR FLOOD PLAIN OR THE FLOOD WAY SHALL BE USED ONLY FOR THOSE PURPOSES ALLOWED FOR CONSERVATION AREAS UNDER CHAPTER 42, WITH THE FOLLOWING EXCEPTIONS: (i) THE GREENWAY AREA PROVIDED FOR IN SECTION 14, ABOVE, WHICH SHALL UPON REQUEST OF THE COUNTY BE CONVEYED TO THE COUNTY, AND (ii) PASSIVE RECREATION OF ALL TYPES, AND (iii) MOTOR VEHICLE TRAFFIC SHALL BE ALLOWED FOR SPECIAL EVENT PARKING AUTHORIZED BY THE HOA OR DEVELOPER, MAINTENANCE OF THE PROPERTY AND/OR ENVIRONMENTAL ENHANCEMENT OR CLEANUP PROJECTS (INCLUDING PROJECTS TO IMPROVE THE BANK CONDITION, SUBSURFACE STREAMBED CONDITION, WATER QUALITY, NAVIGABILITY, OR FISH AND WILDLIFE HABITAT IN AND ALONG THE EXISTING WATER COURSES), FOR HANDICAP ACCESS AND PARKING FOR AND AT WATER ACCESS AND ENJOYMENT SITES ALONG CANE CREEK AND THE FRENCH BROAD RIVER; (iv) OWNERS, DEVELOPER, OR SUBSEQUENT OWNERS MAY USE ANY PORTION OF THE OPEN AREAS FOR THE TRANSMISSION OF PUBLIC OR PRIVATE UTILITIES TO SERVIDE THE DEVELOPMENT OR SURROUNDING PROPERTIES AND IN CONJUNCTION THEREWITH MAY CONVEY INTERESTS AND EASEMENTS IN THE LANDS TO PUBLIC UTILITIES, BRANCHES OF GOVERNMENT, OR OTHER APPROPRIATE PARTIES, (v) FOR CONVEYANCE TO THIRD PARTIES OR GOVERNMENTAL ENTITIES AS MAY NECESSARY AND REASONABLE FOR THE ESTABLISHMENT OF, REPAIR OF, CONSTRUCTION OF OR USE OF ROADS AND STREETS, AND (vi) PUBLIC USES OF THE LAND FOR PUBLIC RECREATION IF THE COUNTY, A NON-PROFIT APPROVED BY THE COUNTY, OR ANY MUNICIPALITY TAKES OWNERSHIP AND CONTROL THEREOF FOR THE PUBLIC GOOD. THE EXACT LOCATION & SIZE OF THE GREENWAY AREAS TO BE CONVEYED TO THE COUNTY SHALL BE APPROVED BY THE COUNTY. THE DEVELOPER SHALL PREPARE AND DELIVER TO THE COUNTY A PROPERLY PREPARED SURVEY PLAT OF THAT AREA. THERE SHALL BE RETAINED TO THE LAND OWNER (DEVELOPER) REASONABLE POINTS OF ACCESS TO THE FRENCH BROAD RIVER AND TO CANE CREEK ALONG AND THROUGH THE GREENWAY AREA. OWNER SHALL HAVE THE AUTHORITY TO DESIGNATE THOSE AREAS OF ACCESS. THE COUNTY WILL COVER ALL CLOSING COSTS. THE DEVELOPER (LAND OWNER) SHALL PROVIDE A CLEAR & UNENCUMBERED TITLE TO THE PROPERTY SHOWN ON THE PLAT. A REASONABLE EASEMENT FOR ACCESS TO THE GREENWAY FOR MAINTENANCE OF THE GREENWAY SHALL BE CONVEYED TO THE COUNTY ACROSS THE ROADS OF THE SUBDIVISION, AND ACROSS ANY OPEN SPACE AREA NECESSARY TO ACCESS THE GREENWAY, WITH THE COURSE THEREOF BEING DETERMINED BY OWNER, BUT WHICH IN ANY EVENT SHALL ALLOW MOTOR VEHICLE ACCESS TO THE GREENWAY. FOLLOWING CONVEYANCE OF THE GREENWAY AREA, APPLICANT SHALL HAVE NO FURTHER RESPONSIBILITY FOR THESE AREAS.



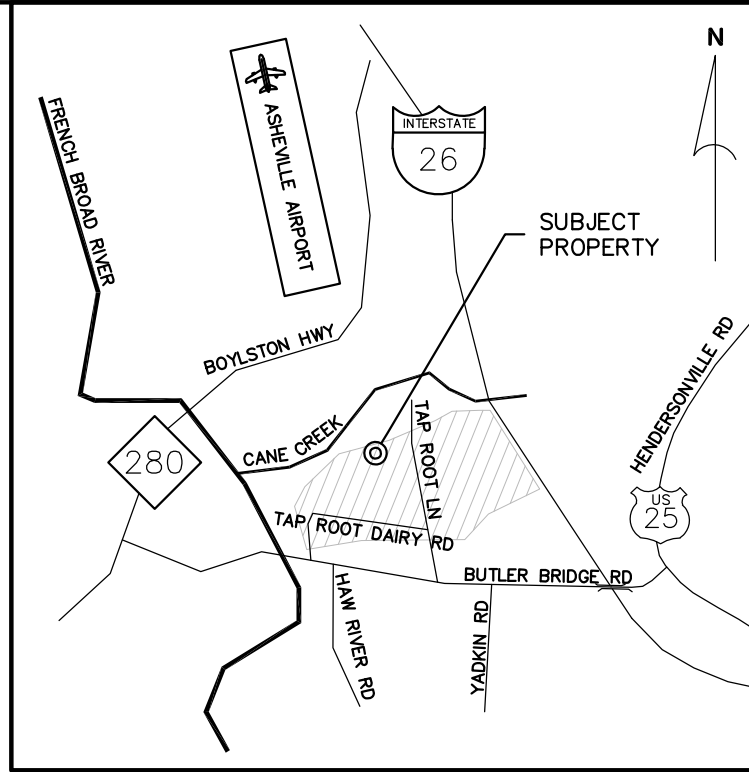
TYPICAL SINGLE FAMILY SITE LAYOUT



TYPICAL SINGLE FAMILY CROSS SECTION STANDARD ROAD



BOULEVARD CROSS SECTION ROAD A



VICINITY MAP (NOT TO SCALE)

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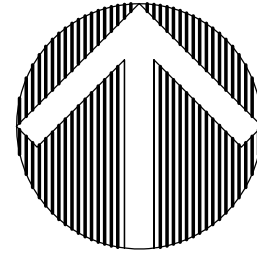
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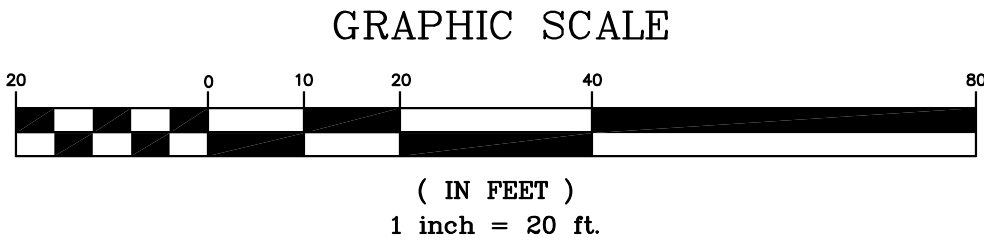
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DEVELOPMENT**

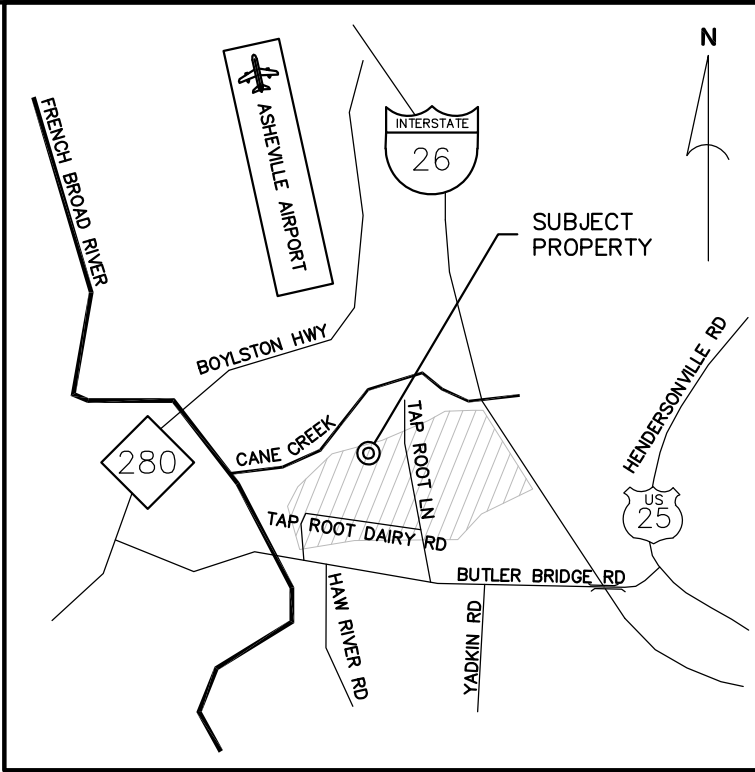
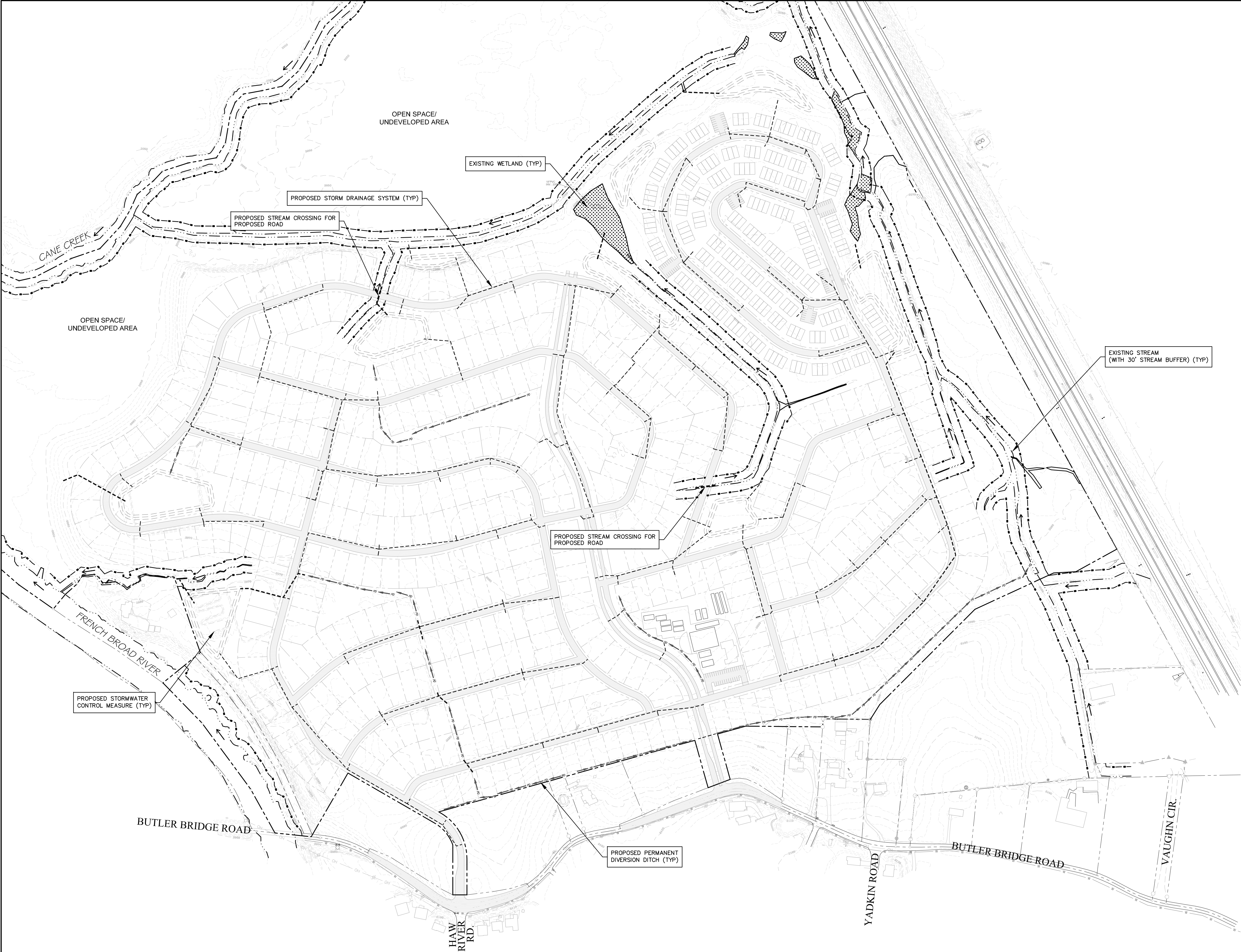
JOHNSTON FAMILY GROUP - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.: _____

AMP
11854

SHEET

C202

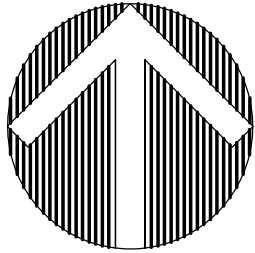


VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	JOHNSTON FAMILY GROUP 735 BUTLER BRIDGE ROAD FLETCHER, NC 28732 WILLIAM ALEXANDER (828) 697-6022
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES, P.A. 300 RIDGEFIELD CT. #301 ASHEVILLE, NC 28806 MICHAEL EDGERTON, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE ROAD
DEED BOOK/PAGE:	1337/65, 1349/333, 985/070
SITE ACREAGE:	297 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	15' (FROM LOCAL/COLLECTOR ROAD R/W)
FRONT:	20' (FROM THOROUGHFARE/FREEWAY R/W)
SIDES:	10' (EXTERNAL) 10' (INTERNAL)
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 16,500 LF COLLECTOR - 10,700 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE 1:	109 SINGLE FAMILY 51 TOWNHOMES
PHASE 2:	92 SINGLE FAMILY 72 TOWNHOMES
PHASE 3:	160 SINGLE FAMILY
PHASE 4:	111 SINGLE FAMILY 104 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.4 UNITS/ACRE

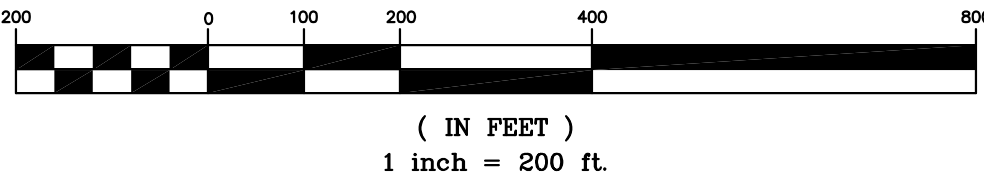
APPROVED BY: _____

VICE CHAIR OF HENDERSON COUNTY BOARD OF COMMISSIONERS _____ DATE _____



MASTER STORM PLAN

GRAPHIC SCALE



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 455-5400
FAX (828) 455-5405

Civil Design Concepts, PA

NCBELS LICENSE # C-2184

MAD	TRC SUBMITTAL	DATE	DESCRIPTION
1		01/31/2020	

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

WARREN SUGG, P.E.
MICHAEL EDGERTON, P.L.S.

MASTER STORM PLAN FOR:

TAP ROOT SUBDIVISION
DEVELOPMENT

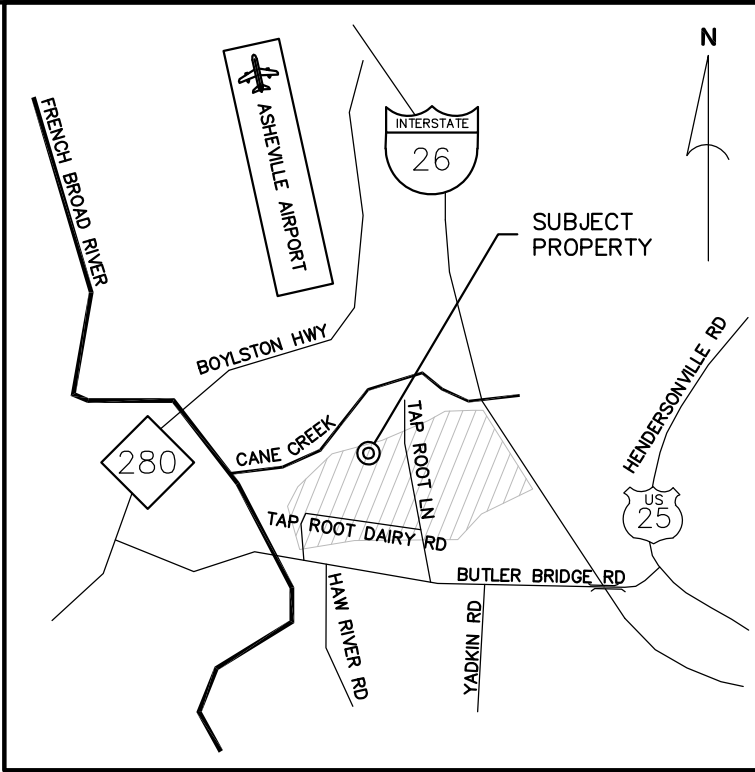
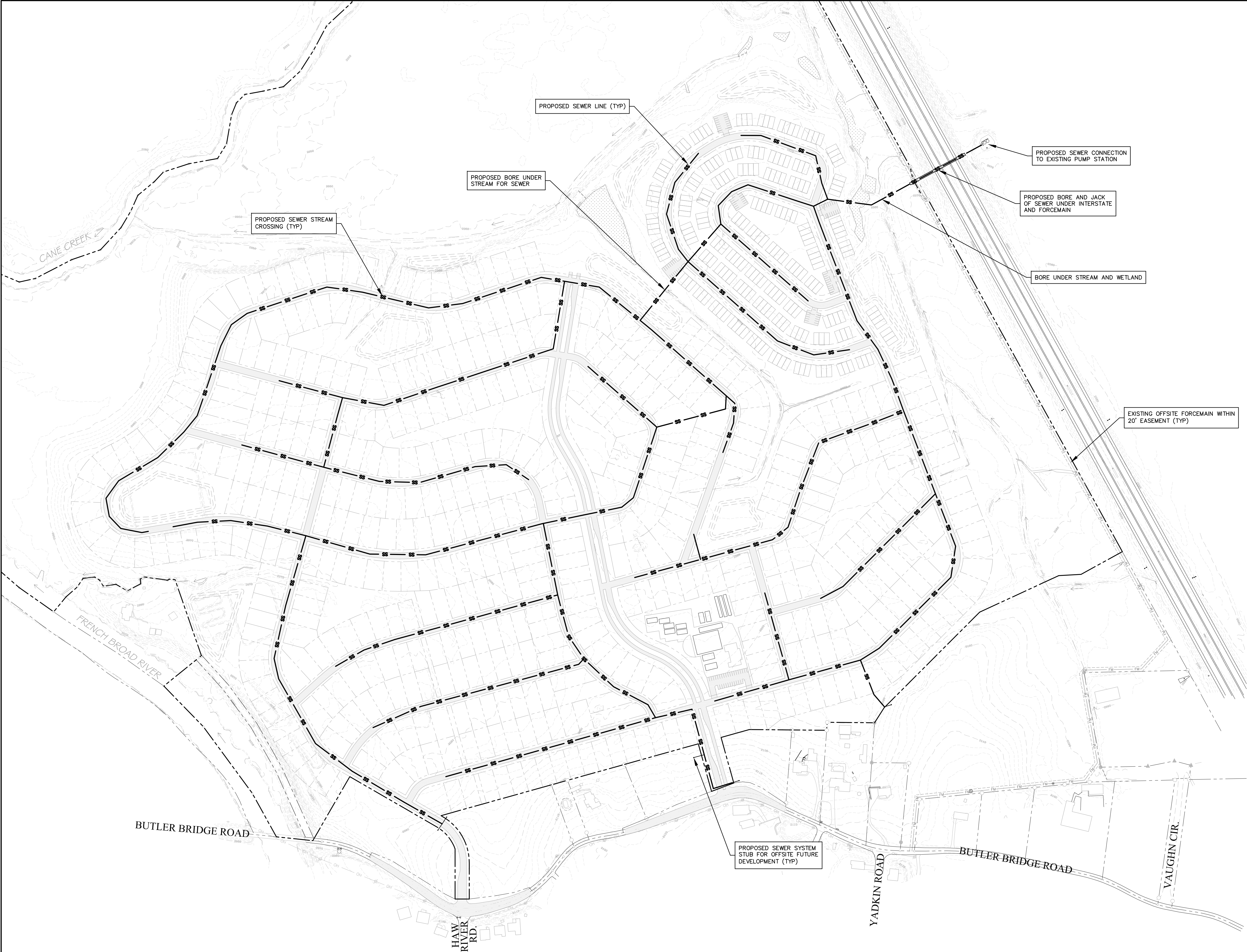
JOHNSTON FAMILY GROUP - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:

AMP
11854

SHEET

C400



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: JOHNSTON FAMILY GROUP
735 BUTLER BRIDGE ROAD
FLETCHER, NC 28732
WILLIAM ALEXANDER
(828) 697-6022

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES AND ASSOCIATES, P.A.
300 RIDGEFIELD CT. #301
ASHEVILLE, NC 28806
MICHAEL EDGERTON, P.L.S.
(828) 225-6562

CONTACT:

PROJECT DATA

PIN: 9652-03-1362; 9642-82-3681;
9642-84-4544

ADDRESS: TAP ROOT LANE/BUTLER BRIDGE ROAD
DEED BOOK/PAGE: 1337/65, 1349/333, 985/070
SITE ACREAGE: 297 ACRES
ZONING: EXISTING: RC - REGIONAL COMMERCIAL
PROPOSED: CZ - CONDITIONAL ZONING

COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

SETBACKS: 15' (FROM LOCAL/COLLECTOR ROAD R/W)
FRONT: 20' (FROM THOROUGHFARE/FREEWAY R/W)
SIDES: 10' (EXTERNAL) 10' (INTERNAL)
REAR: 10'

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: PUBLIC
SEWER: PUBLIC

PROPOSED ROAD LENGTH: LOCAL - 16,500 LF
COLLECTOR - 10,700 LF
THOROUGHFARE - 2,500 LF

UNITS

PHASE 1: 109 SINGLE FAMILY
51 TOWNHOMES

PHASE 2: 92 SINGLE FAMILY
72 TOWNHOMES

PHASE 3: 160 SINGLE FAMILY

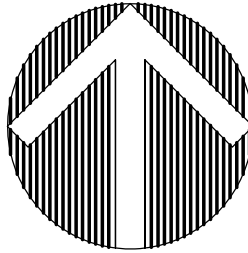
PHASE 4: 111 SINGLE FAMILY
104 TOWNHOMES

TOTAL UNITS: 472 SINGLE FAMILY
227 TOWNHOMES
699 TOTAL PROJECT UNITS

PROPOSED DENSITY: 2.4 UNITS/ACRE

APPROVED BY:

VICE CHAIR OF HENDERSON COUNTY BOARD OF COMMISSIONERS DATE



NORTH

MASTER SEWER PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
WARREN SUGG, P.E.
MICHAEL EDGERTON, P.L.S.

MASTER SEWER PLAN FOR:

TAP ROOT SUBDIVISION
DEVELOPMENT

DRAWN BY: AMP
CDC PROJECT NO.: 11854

SHEET

C600

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

168 PATTON AVENUE
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FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 455-5455
FAX (828) 455-5455

NCBELS LICENSE # C-2184

