

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY  
TECHINICAL REVIEW COMMITTEE**

**MEETING DATE:** October 6, 2020

**SUBJECT:** Combined Master and Development Plan for Academy Acres Major Subdivision (2020-M05)

**STAFF CONTACT:** Jacob Compher, Planner

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

**SUMMARY OF REQUEST:**

A subdivision application was submitted on behalf of the property owners, Vicki Gaye Galloway and Molly Lucille Worrell, by Greene River LLC on September 15, 2020. The application is for a Combined Master and Development Plan for Academy Acres Major Subdivision, consisting of 29 lots for single family dwellings and 1,966.97 linear feet of new private roadway. The subject area is located off Academy Road (SR1729) and contains 29.05 acres in three separate parcels (PIN: 9599-47-4615; 9599-47-8898; 9599-58-2406).

**TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Staff has found that the Combined Master and Development Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Combined Master Plan and Development Plan be subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

**Suggested Motion:**

I move that the TRC approve, approve with conditions, or deny the Combined Master and Development Plan based on the Henderson County Land Development Code and recommendations of the Henderson County Comprehensive Plan and any conditions in the staff report or as discussed by the TRC.

**Henderson County Planning Department Staff Report**

**Combined Master and Development Plan  
Academy Acres (2020-M05)**

**Property Owner(s): Vicki Gaye Galloway & Molly Lucille Worley  
Applicant: Greene River LLC  
PINs: 9599-47-4615; 9599-47-8898; 9599-58-2406**

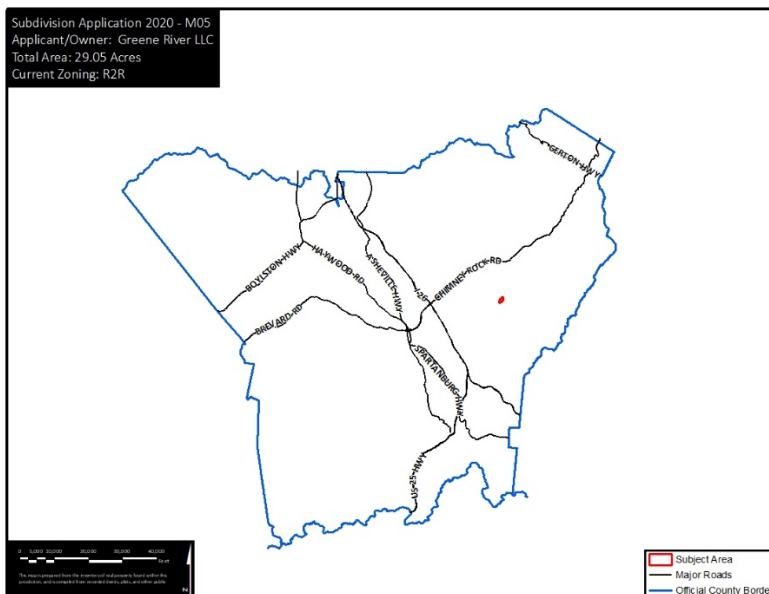
**Master & Development Plan Comments:**

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341), 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.

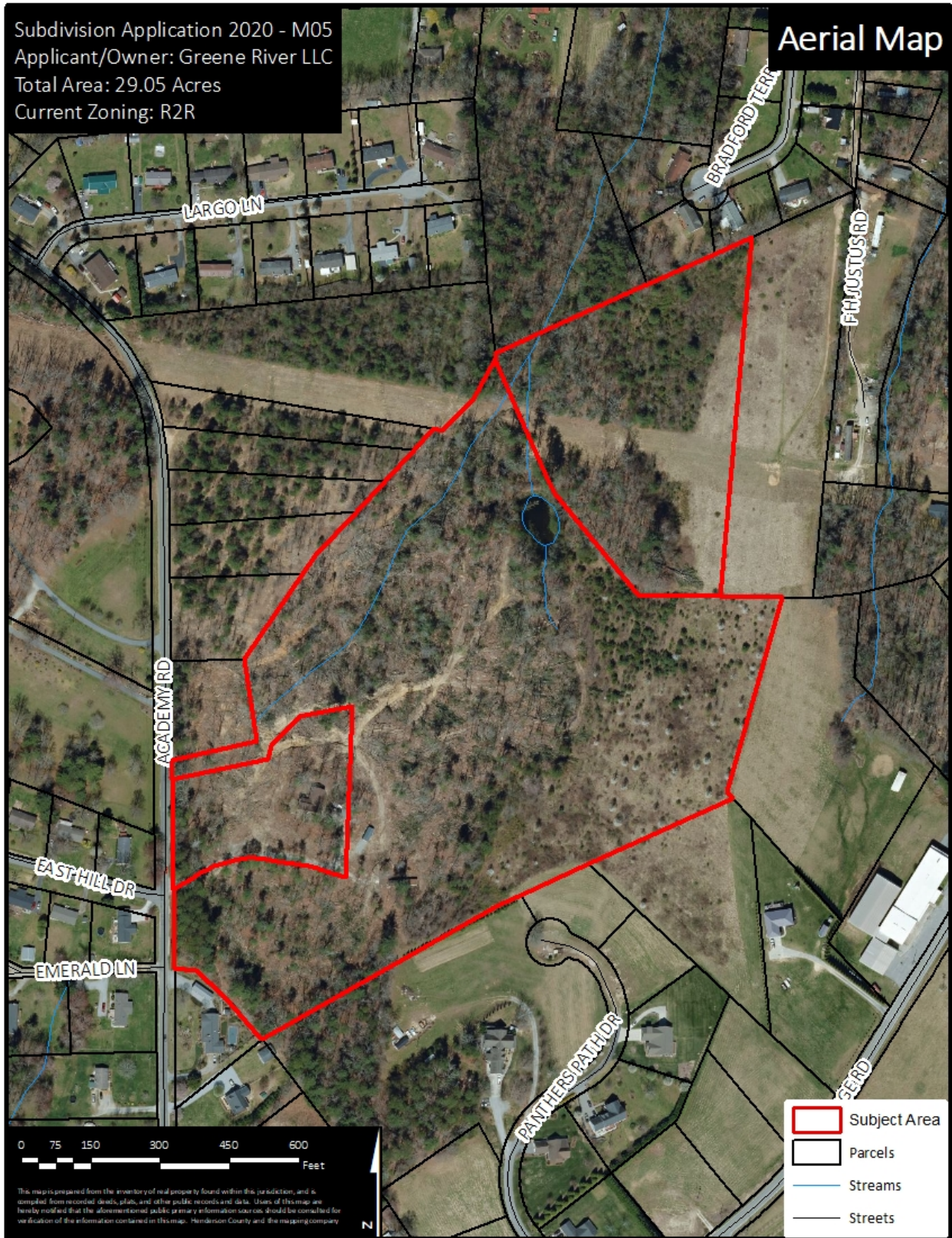
When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible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

Staff has reviewed the submitted Combined Master and Development Plan for the Greene River LLC, Academy Acres 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:

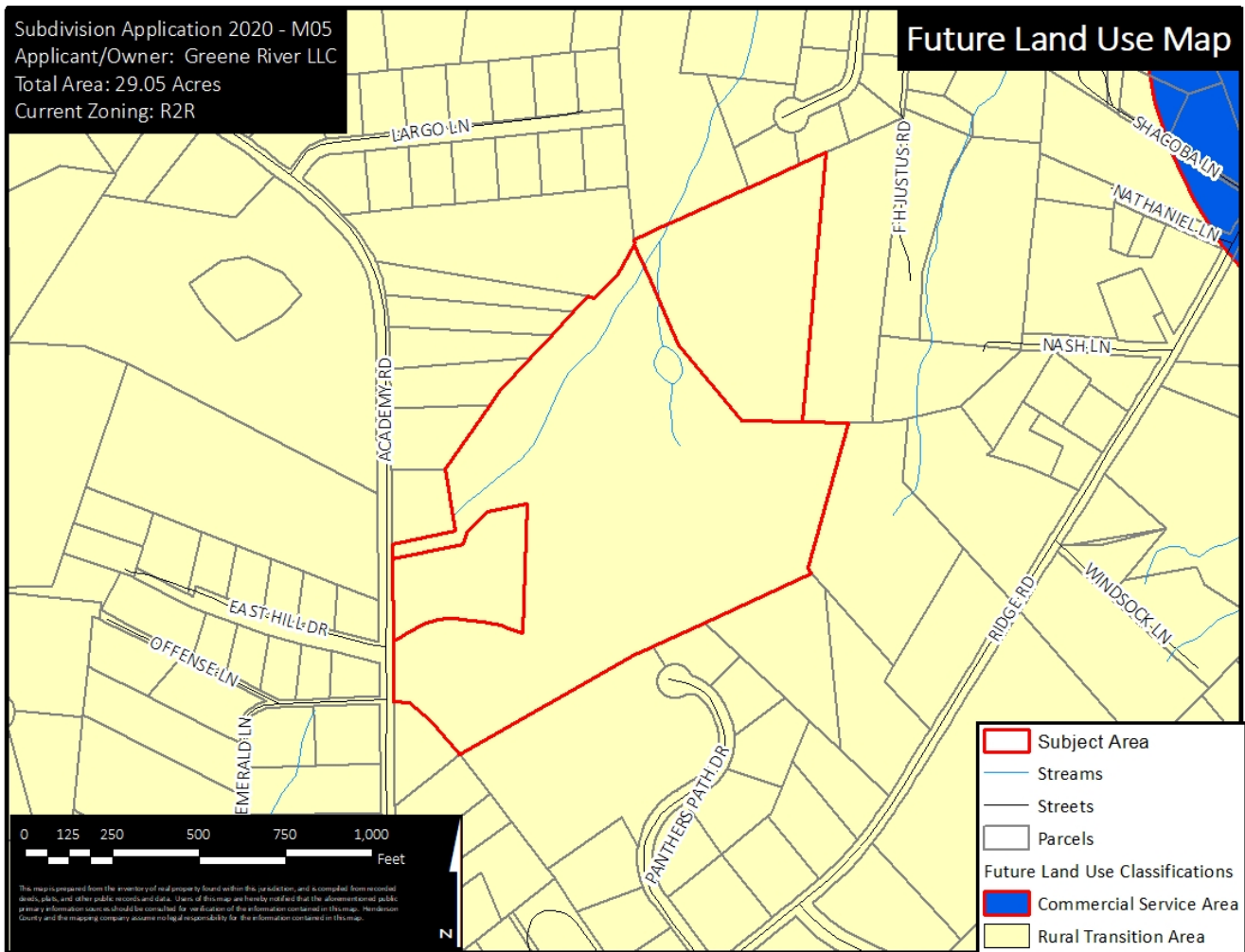
**Map A: County Context**



### Map B: Aerial Imagery

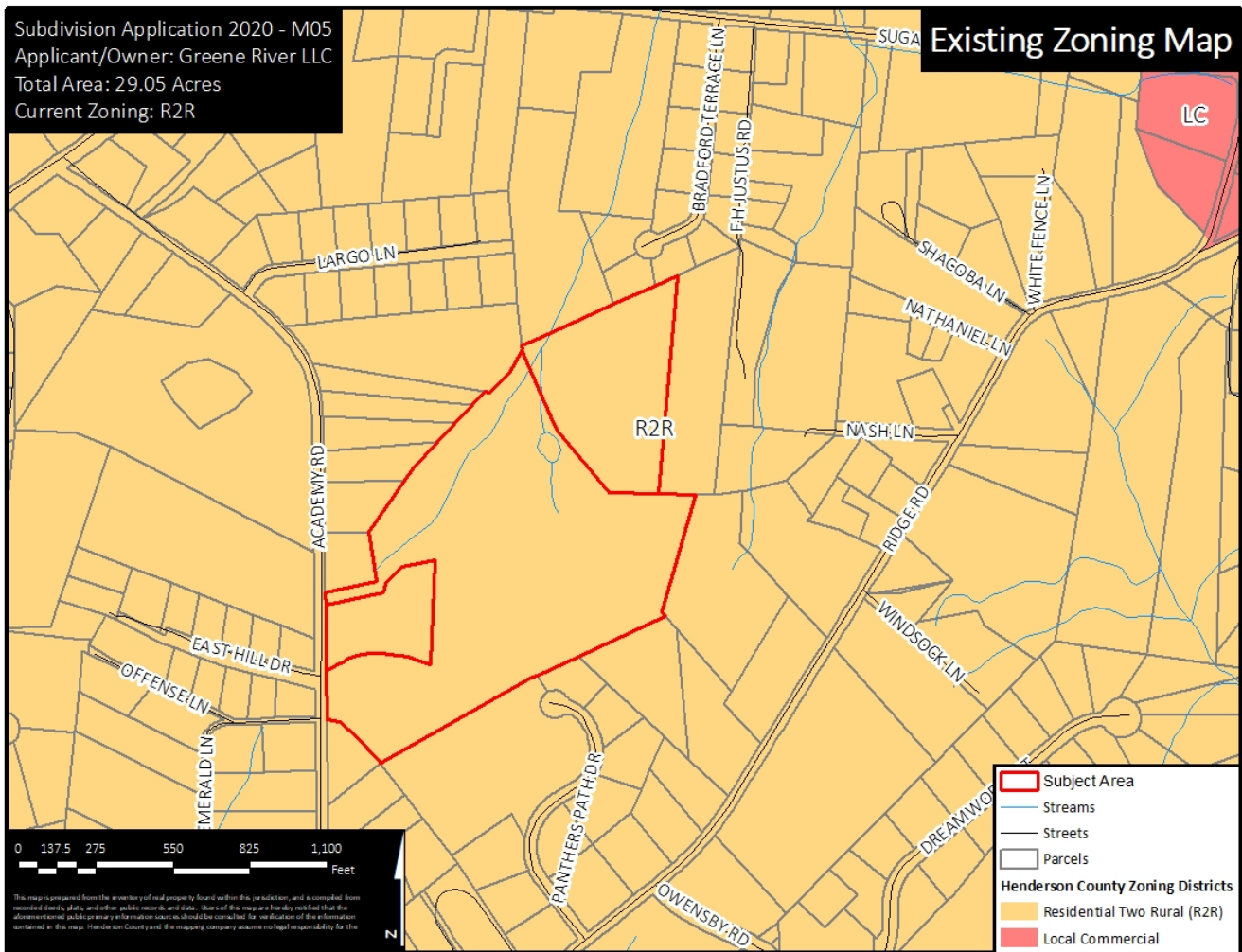


**Map C: County Comprehensive Plan Future Land Use Map**



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within a Rural/Urban Transition Area.
  - a. **Rural/Urban Transition Area:** “Land use policies and regulations will encourage moderate to low-density residential development that is consistent with a rural setting, with more dense residential development around defined Community Service Centers.”

**Map D: Official Zoning Map**



- Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, 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 Rural (R2R).

The purpose of Residential District Two Rural (R2R) 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 and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan.

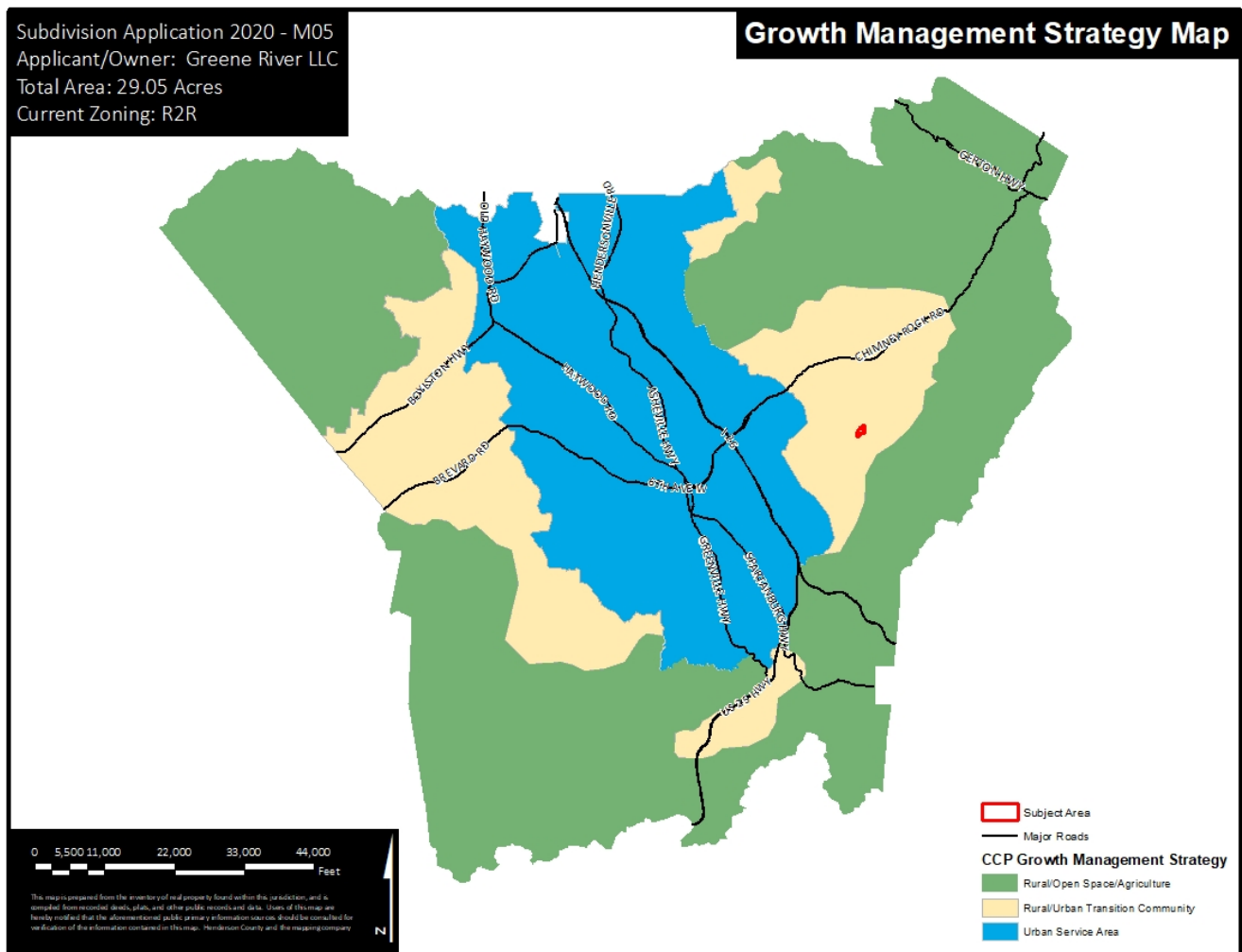
- Water and Sewer Availability.** The applicant intends to utilize public water with connection to the City of Hendersonville Water System. This is dependent upon an extension approval from the Board of Commissioners. The applicant proposes the use of individual septic systems for each lot in the subdivision.

**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 1,707.34 linear feet that is paved and 20' wide with 4' shoulders. An additional 259.63 linear feet is proposed for a shared private driveway easement to access lots 20 and 22. The road cross-section and branch turnaround section are shown on the attached master and development plan.

**5. Project Proposal Summary:**

- 29 lots
- 1 unit per acre density
- 0.85-acre average lot size
- 2.21 acres of open/common space
- 1,966.97 linear feet of private roads
- Public water
- Individual septic systems
- 66 proposed trees

**Map E: Growth Management Strategy Map**



**Master & Development 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 (LDC §42-95B).
2. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-104). The Applicant shall provide documentation from the gas company that there are no issues with the site plan, driveway crossing across the easement or proposed branch turnaround in the easement area before grading can begin. Any changes or adjustments to the master plan based on the gas company comments may require review and approval by the TRC.
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 §42-97).
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 §42-97).
5. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-145 and LDC §42-146) 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 §42-153 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 §42-146
6. **Perennial and Intermittent Surface Water Buffer.** All built-upon area shall be a minimum of 30 feet landward of all perennial and intermittent surface water, as defined in LDC §42-251. Stormwater permit will not be required by LDC §42-113. Total number of proposed lots does not exceed 35.
7. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-103). The names of the proposed roads and easements should be confirmed with the development plan approval.
8. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
9. **NCDOT Driveway Permit.** An NCDOT Driveway Permit is required for the proposed road to access the site. Design should meet requirements of NCDOT.

10. **Water Quality.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Management Permit has been received (LDC §42-95E).
11. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
12. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).



# CIVIL SITE DESIGN FOR ACADEMY ACRES SUBDIVISION COMBINED MASTER & DEVELOPMENT PLAN HENDERSON COUNTY, NC 28792

## PROJECT DATA BLOCK

OWNER: MOLLY LUCILLE WORRELL AND VICKI GAYLE GALLOWAY  
362 ACADEMY ROAD  
HENDERSONVILLE, NC 28792

DEVELOPER: GREENE RIVER LLC  
WESLEY GREENE

SUBDIVISION NAME: ACADEMY ACRES

PERMIT NUMBER: NOT YET ASSIGNED

PROJECT LOCATION: HENDERSON COUNTY, NORTH CAROLINA

CIVIL ENGINEER: WADE TRIM, INC.  
CHARLES JOHN CHRISTY  
53 NORTH MARKET STREET SUITE 200  
ASHEVILLE, NC 28801

LANDSCAPE ARCHITECT: WADE TRIM, INC.  
R. DANIEL HYATT  
53 NORTH MARKET STREET SUITE 200  
ASHEVILLE, NC 28801

PID'S: 9654-60-7917, 9654-60-7654, 9654-60-5843

PROPERTY SIZE: 9599-47-4615 2.28 ACRES  
9599-47-8898 20.67 ACRES  
9599-58-2406 6.1 ACRES  
TOTAL: 29.05 ACRES

TOWNSHIP: BLUE RIDGE

EXISTING ZONING: R2R

PROPOSED LOTS: 29

ALLOWABLE DENSITY: 1 UNIT PER ACRE

PROPOSED DENSITY: 1 UNIT PER ACRE

DISTURBED AREA: 1.00 ACRES

BUILDING SETBACKS: EXTERIOR LOTS: 15' FRONT, 10' SIDE, 10' BACK  
INTERIOR LOTS: 15' FRONT, 10' SIDE, 10' BACK

LIGHTING REQUIREMENTS: N/A-NO SITE LIGHTING PROPOSED

WATERSHED: FRENCH BROAD

USACE / NDEQ PERMITS REQUIRED: NO

SOILS TYPE: TcC, TATE FINE SANDY LOAM, 7-15% SLOPES  
HyC, HAYESVILLE LOAM, 7-15% SLOPES  
HyB, HAYESVILLE LOAM, 2-7% SLOPES

TOTAL ROAD LENGTH: 1707.34' CENTERLINE LENGTH

BUILT UPON AREA ESTIMATE: 129,206 SF  
2.97 AC. OR 10.21% BUILT UPON

WATER SYSTEM TYPE: PUBLIC

SEWER SYSTEM TYPE: INDIVIDUAL

## UTILITY INFORMATION

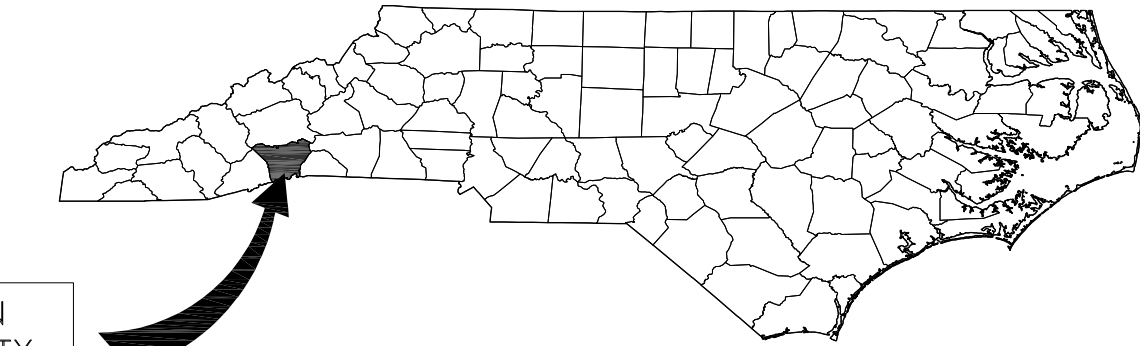
WATER: HENDERSONVILLE WATER AND SEWER  
305 WILLIAMS ST.  
HENDERSONVILLE, NC 28792  
828.254.9646

ELECTRICAL: DUKE-PROGRESS ENERGY  
P.O. BOX 1551  
RALEIGH, NC 27602-1551  
919.508.5400

## DESIGN PROFESSIONALS

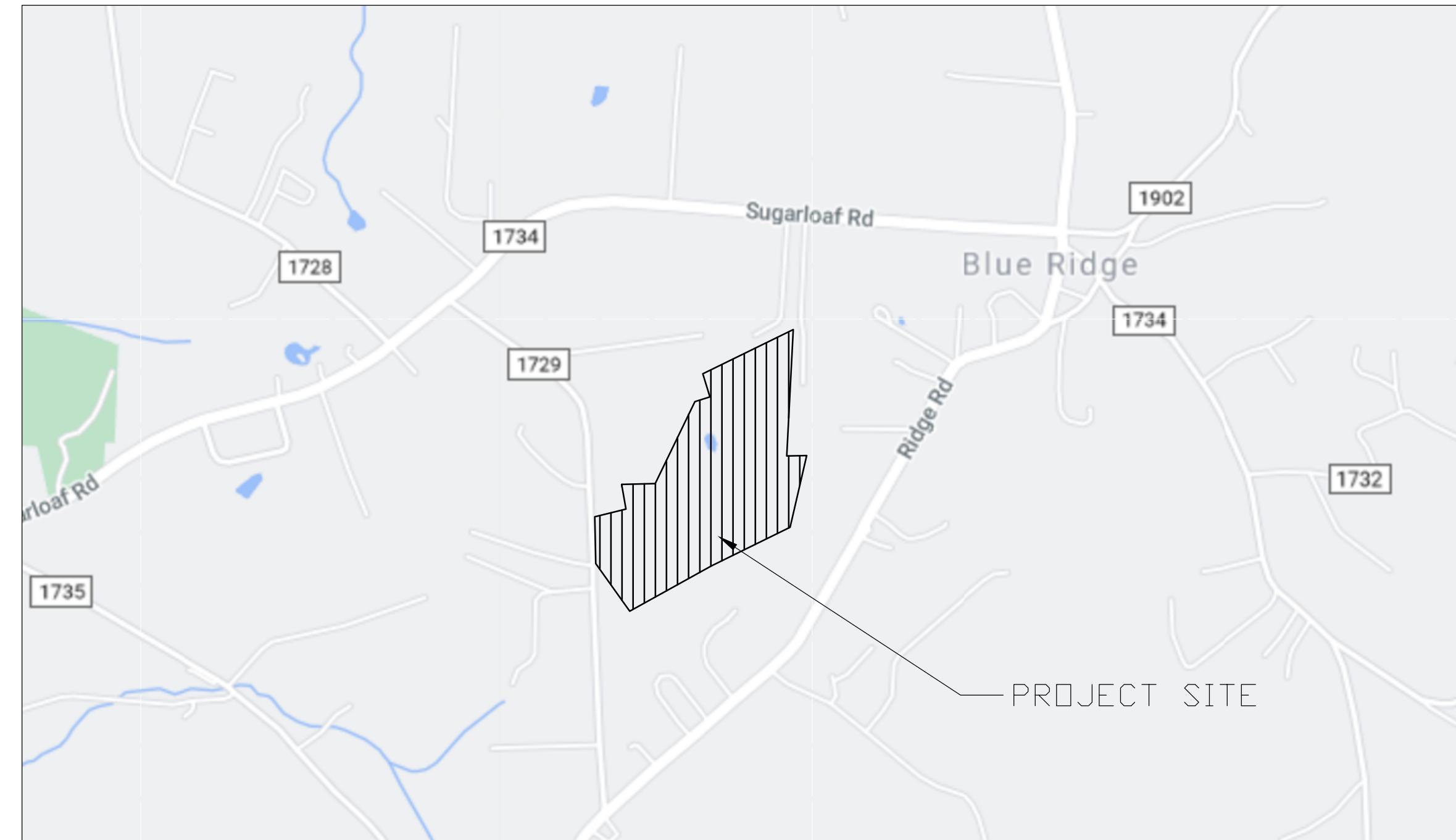
LANDSCAPE ARCHITECT: R. DANIEL HYATT  
53 N. MARKET STREET, SUITE 200  
ASHEVILLE, NC 28801  
828.255.1197  
RHYATT@WADETRIM.COM  
LICENCE NUMBER 1405

PROFESSIONAL ENGINEER: CHARLES J. CHRISTY  
53 N. MARKET STREET, SUITE 200  
ASHEVILLE, NC 28801  
828.255.1197  
CCHRISTY@WADETRIM.COM  
LICENCE NUMBER: 029142



PROJECT LOCATION  
HENDERSON COUNTY,  
NORTH CAROLINA

KEY MAP  
NOT TO SCALE



VICINITY MAP  
1" = 800'

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	REV
C0.0	COVER SHEET	-
C0.1	LEGEND SHEET	-
C0.2	EXISTING CONDITIONS	-
C1.0	MASTER AND DEVELOPMENT PLAN	-
C1.1	PROPOSED ROAD PROFILE AND TYPICAL	-
C2.0	GRADING AND STORMWATER PLAN	-
C5.0	PRELIMINARY WATER MAIN EXTENSION PLAN	-
C6.0	STREET TREE PLAN	-

PROJECT MANAGER: WADE TRIM, INC. FIELD BOOK INFORMATION: C:\PW\_WORK\WADE-TRIM\_AREONER\0105790A\PLTS-COVER.DWG - LAYOUT1 - PLOTTED 5/15/2020 1:11 PM BY: REGNIER, AREL

© Wade Trim, Group, Inc. ACADEMY ACRES MAJOR SUBDIVISION, HENDERSONVILLE, NC

SUBMITTED FOR TRC REVIEW - 09/15/2020

JOB NO. GEE200101A SHEET C0.0



PREPARED UNDER THE SUPERVISION OF:



PROJECT MANAGER: DANIEL HYATT  
 C:\\_PW\_WORK\WADE-TRIM-AREGNER\0105790A\PLTS-LEGEND.DWG - LAYOUT - PLOTTED 9/15/2020 1:12 PM BY: REGNER, ARIEL

	EXISTING	PROPOSED
<b>CABLE TV</b>		
CABLE TV POLE		
CABLE TV PEDESTAL		
OVERHEAD CABLE TELEVISION	—CTV— CTV—	—CTV— CTV—
UNDERGROUND CABLE TELEVISION	—UCTV— UCTV—	—UCTV— UCTV—
<b>ELECTRICAL</b>		
CIRCUIT BREAKER PANEL		
HANDHOLE		
MANHOLE		
OUTLET		
PEDESTAL		
TRANSFORMER BOX		
METER		
POWER POLE		
TRANSFORMER TOWER		
OVERHEAD ELECTRIC	—E— E—	—E— E—
UNDERGROUND ELECTRIC	—UE— UE—	—UE— UE—
<b>GAS</b>		
VENT		
BLOW OFF		
FILLER PIPE		
MANHOLE		
METER		
STOP BOX		
SHUTOFF VALVE		
<b>MONUMENTS</b>		
IRON (FOUND)		
IRON (SET)		
BENCH MARK		
BRASS PLATE		
CONCRETE NAIL		
DRILL HOLE		
GOVERNMENT CORNER		
GPS MONUMENT		
IRON PIPE		
MONUMENT BOX		
MONUMENT		
MERE STONE		
NGS MONUMENT		
NAIL & TAG		
PINCH IRON		
PK NAIL		
RAILROAD SPIKE		
RIGHT-OF-WAY MARKER		
SPIKE		
SHIPS SPIKE		
T-IRON		
USGS MONUMENT		
CROSS CUT		
CROSS CUT IN MONUMENT		
WOOD STAKE		
<b>OVERHEAD UTILITIES</b>		
DEADMAN ANCHOR		
FLOOD LIGHT		
GUY WIRE ANCHOR		
GUY POLE		
LAMP POLE		
METAL LIGHT POLE		
ORNAMENTAL LIGHT		
POLE BOX		
POWER & LIGHT POLE		
POWER & TELEPHONE POLE		
TELE, CTV, PWR & LIGHT POLE		
TELE, CTV, & POWER POLE		
TELE, & CTV POLE		
TELE, CTV, & LIGHT POLE		
TELE, & LIGHT POLE		
TELE, POWER, & LIGHT POLE		
UTILITY POLE		
OVERHEAD CABLE TV & TELEPHONE	—CTV&T—	—CTV&T—
OVERHEAD ELECTRIC & CABLE TV	—E&CTV—	—E&CTV—
OVERHEAD ELECTRIC, CABLE TV AND TELEPHONE	—E&CTV&T—	—E&CTV&T—
<b>SANITARY SEWER</b>		
CLEAN OUT		
PUMPSTATION MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER MANHOLE		
SEPTIC TANK		
SEWER VENT		
FORCEMAIN	—FM— FM—	—FM— FM—
SANITARY SEWER		
COMBINED SEWER		

	EXISTING	PROPOSED
<b>SITE (MISCELLANEOUS)</b>		
ABANDON ITEM		
ACCESSIBLE SYMBOL		
ADJUST ITEM		
FINISH GRADE		
FLOW ARROW		
PARKING COUNT		
RECONSTRUCT ITEM		
RELOCATE ITEM		
REMOVE ITEM		
SLOPE LABEL		
SPOT GRADE		
FLOOD LIGHT		
LAMP POLE		
LIGHT POLE (SINGLE LAMP)		
LIGHT POLE (DOUBLE LAMP 180°)		
LIGHT POLE (DOUBLE LAMP 90°)		
LIGHT POLE (THREE LAMP)		
LIGHT POLE (FOUR LAMP)		
ORNAMENTAL LIGHT POLE		
METAL LIGHT POLE		
TEST "H" PILE		
<b>STORM SEWER/DRAINAGE</b>		
CATCH BASIN (ROUND GRATE)		
CATCH BASIN (SQUARE GRATE)		
CISTERN		
BOX CULVERT		
CULVERT HEADWALL		
CULVERT END SECTION		
DOWN SPOUT		
ROUND INLET		
SQUARE INLET		
STORM MANHOLE		
STORM SEWER STUB		
DITCH CENTERLINE	—FLP— FLP—	—FLP— FLP—
FLOOD PLAIN	—FLP— FLP—	—FLP— FLP—
STORM SEWER	—FLP— FLP—	—FLP— FLP—
<b>TELEPHONE</b>		
TELEPHONE POLE		
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		
COMMUNICATIONS HANDHOLE		
FIRE CALL		
POLICE CALL		
PHONE BOOTH		
OVERHEAD TELEPHONE	—T— T—	—T— T—
UNDERGROUND TELEPHONE	—UT— UT—	—UT— UT—
<b>TOPOGRAPHIC FEATURES</b>		
AIR CONDITION UNIT UNIT		
ANTENNA		
FILL PORT		
FLAG POLE		
GAS PUMP		
GAS TANK (UNDERGROUND)		
LIGHT POLE BASE		
MONITORING WELL		
POST (ROUND)		
POST (SQUARE)		
ROCK		
SIGN POST		
SPRINKLER HEAD		
SPRINKLER JUNCTION BOX		
TRAFFIC SIGNAL		
UNDERGROUND MARKER		
U/G MARKER CABLE		
U/G MARKER ELECTRIC		
U/G MARKER FIBER OPTIC		
U/G MARKER GAS		
U/G MARKER TELEPHONE		
<b>UNDERGROUND UTILITIES</b>		
UTILITY MANHOLE		
FIBER OPTIC	—FO— FO—	—FO— FO—
UNDERGROUND CTV & TELEPHONE	—UCTV&T—	—UCTV&T—
UNDERGROUND ELEC. & CABLE TV	—UE&CTV—	—UE&CTV—
UNDERGROUND ELEC. & TELEPHONE	—UE&T—	—UE&T—
UNDERGROUND ELECTRIC, CABLE TV AND TELEPHONE	—UE&CTV&T—	—UE&CTV&T—

	EXISTING	PROPOSED
<b>VEGETATION</b>		
CONIFEROUS BUSH		
CONIFEROUS TREE		
DECIDUOUS BUSH		
DECIDUOUS TREE		
MULTI-STEM CONIFEROUS TREE		
MULTI-STEM DECIDUOUS TREE		
STUMP		
BRUSH LINE		
EDGE OF WOODS		
HEDGE		
TREE ROW		
<b>WATER (DOMESTIC)</b>		
BACKFLOW PREVENTER		
BLOW-OFF VALVE		
FAUCET		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
GATE VALVE & BOX		
GATE VALVE & WELL		
INDICATOR VALVE POST		
METER		
METER PIT		
VALVE		
WATER LINE STUB		
WATER TOWER BASE		
WELL		
SHUT OFF VALVE		
DOMESTIC WATER	—W— W—	—W— W—
FIRE WATER	—W— W—	—W— W—
<b>WATER (MISCELLANEOUS)</b>		
RECLAIM WATER GATE VALVE		
SPRINKLER HEAD		
SPRINKLER JUNCTION BOX		
RECLAIM WATER	—REC— REC—	—REC— REC—
<b>LINE WORK</b>		
BOUNDARY LINE		
BUILDING		
BUILDING SETBACK		
CHAIN LINK FENCE		
FIELD		
GARDEN		
GRAVEL		
GUARDRAIL		
LANDSCAPE		
ORNAMENTAL FENCE		
PROPERTY LINE		
RAILROAD TRACK CENTERLINE		
RIGHT OF WAY		
SECTION LINE		
SHORE LINE		
SILT FENCE		
TO BE DEMOLISHED		
TOP OF BANK		
UTILITY/DRAINAGE EASEMENT		
WALL		
WETLAND		
WOOD FENCE		
<b>PATTERNS</b>		
CONCRETE		
GRAVEL		
PAVEMENT		
HEAVY DUTY PAVEMENT		
EARTH (CROSS SECTION)		
ADA DETECTABLE WARNING		
ADA RAMP		
CONCRETE REMOVAL		
PULVERIZE PAVEMENT IN PLACE		
AGGREGATE REMOVAL		
LANDSCAPING REMOVAL		

STANDARD ABBREVIATION	
ABAN	ABANDON
APPD	APPROVED
APPROX	APPROXIMATE
HMA	HOT MIX ASPHALT
B-B	BACK TO BACK
BDRY	BOUNDARY
BF	BARRIER FREE
BIT	BITUMINOUS
BM	BENCHMARK
BO	BY OTHERS
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CS	COMBINED SEWER
CW	COLD WATER
DA	DRAINAGE AREA
DEMO	DEMOLITION
DI	DUCTILE IRON
DS	DOWNSPOUT
DW	DOMESTIC WATER
DWG	DRAWING
E	EASTING
E-E	EDGE TO EDGE
EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXC	EXCAVATE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FO	FIBER OPTIC
FOC	FACE OF CURB
FOUE	FIBER OPTIC UNDERGROUND ELECTRIC
FW	FIRE WATER
GB	GRADE BREAK
GDR	GUARD RAIL
GPM	GALLONS PER MINUTE
GUT	GUTTER
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HYD	HYDRANT
INT	INTERSECTION
INV	INVERT
IW	IRRIGATION WATER
LF	LINEAL FEET
LP	LOW POINT
MATCH	MATCH EXISTING ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
N	NORTHING
NG	NATURAL GAS
NTS	NOT TO SCALE
OH	OVERHEAD
PH	PHASE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRV	PRESSURE REDUCING VALVE
PVI	POINT OF VERTICAL INTERSECTION
Q	RATE OF FLOW
R	RADIUS
REF	REFERENCE
ROW	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
SAN	SANITARY SEWER
STM	STORM SEWER
SW	SIDEWALK
T/C	TOP OF CURB
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE
TOF	TOP OF FLANGE
TOW	TOP OF WALL
T/P	TOP OF PAVEMENT
TW	TOP OF WALK
U/G	



**PROJECT DATA BLOCK**

OWNER: MOLLY LUCILLE WORRELL AND VICKI GAYLE GALLOWAY  
 362 ACADEMY ROAD  
 HENDERSONVILLE, NC 28792

DEVELOPER: GREENE RIVER LLC  
 WESLEY GREENE

SUBDIVISION NAME: ACADEMY ACRES

PERMIT NUMBER: NOT YET ASSIGNED

PROJECT LOCATION: HENDERSON COUNTY, NORTH CAROLINA

CIVIL ENGINEER: WADE TRIM, INC.  
 CHARLES JOHN CHRISTY  
 53 NORTH MARKET STREET SUITE 200  
 ASHEVILLE, NC 28801

LANDSCAPE ARCHITECT: WADE TRIM, INC.  
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PID'S: 9654-60-7917, 9654-60-7654, 9654-60-5843

PROPERTY SIZE: 9599-47-4615 2.28 ACRES  
 9599-47-8898 20.67 ACRES  
 9599-58-2406 6.1 ACRES  
 TOTAL: 29.05 ACRES

TOWNSHIP: BLUE RIDGE

EXISTING ZONING: R2R

PROPOSED LOTS: 29

ALLOWABLE DENSITY: 1 UNIT PER ACRE

PROPOSED DENSITY: 1 UNIT PER ACRE

DISTURBED AREA: 1.00 ACRES

BUILDING SETBACKS: EXTERIOR LOTS: 15' FRONT, 10' SIDE, 10' BACK  
 INTERIOR LOTS: 15' FRONT, 10' SIDE, 10' BACK

LIGHTING REQUIREMENTS: N/A-NO SITE LIGHTING PROPOSED

WATERSHED: FRENCH BROAD

USACE / NCDEQ PERMITS REQUIRED: NO

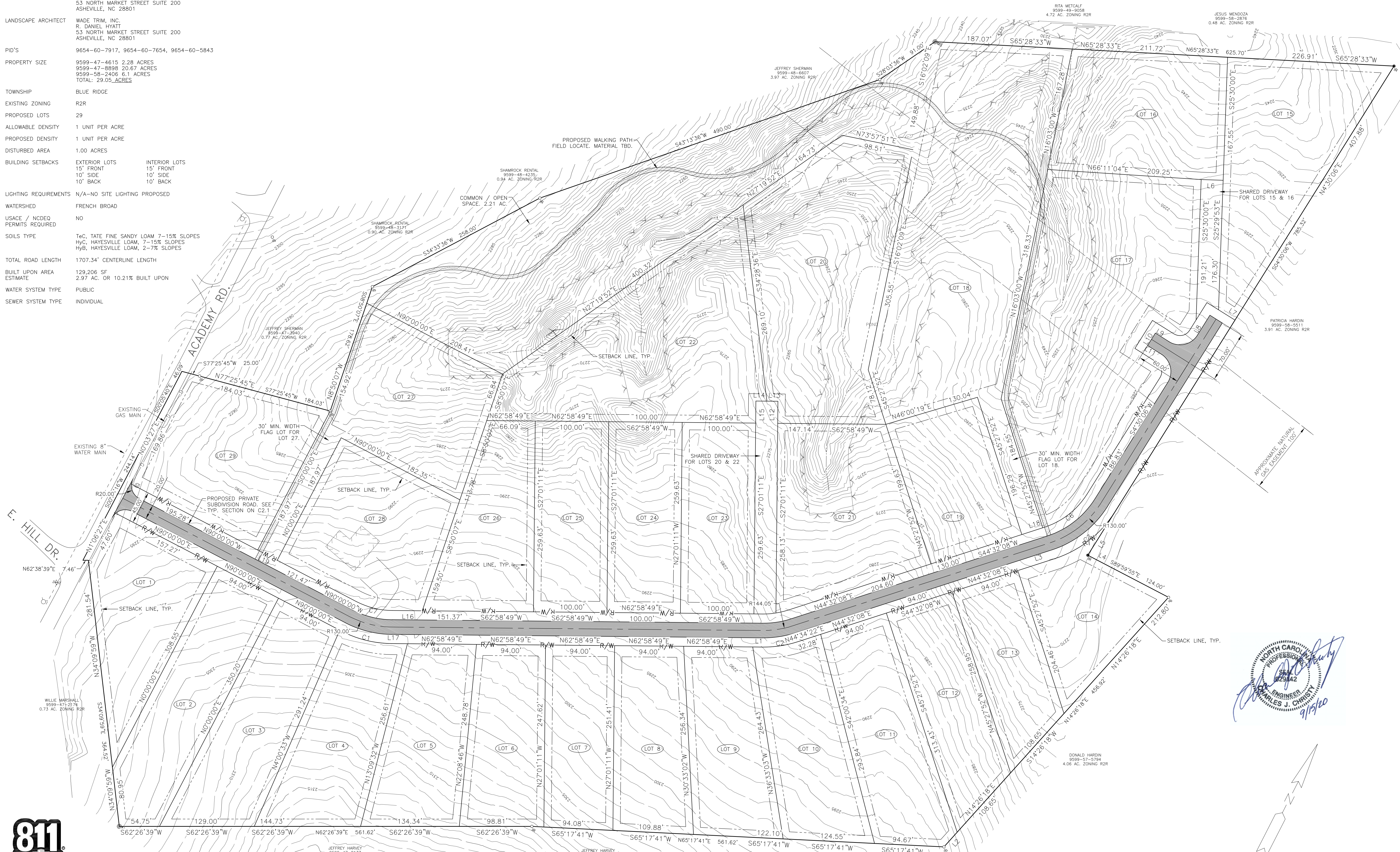
SOILS TYPE: TcC, TATE FINE SANDY LOAM 7-15% SLOPES  
 HcC, HAYESVILLE LOAM, 7-15% SLOPES  
 HyB, HAYESVILLE LOAM, 2-7% SLOPES

TOTAL ROAD LENGTH: 1707.34' CENTERLINE LENGTH

BUILT UPON AREA ESTIMATE: 129,206 SF  
 2.97 AC. OR 10.21% BUILT UPON

WATER SYSTEM TYPE: PUBLIC

SEWER SYSTEM TYPE: INDIVIDUAL

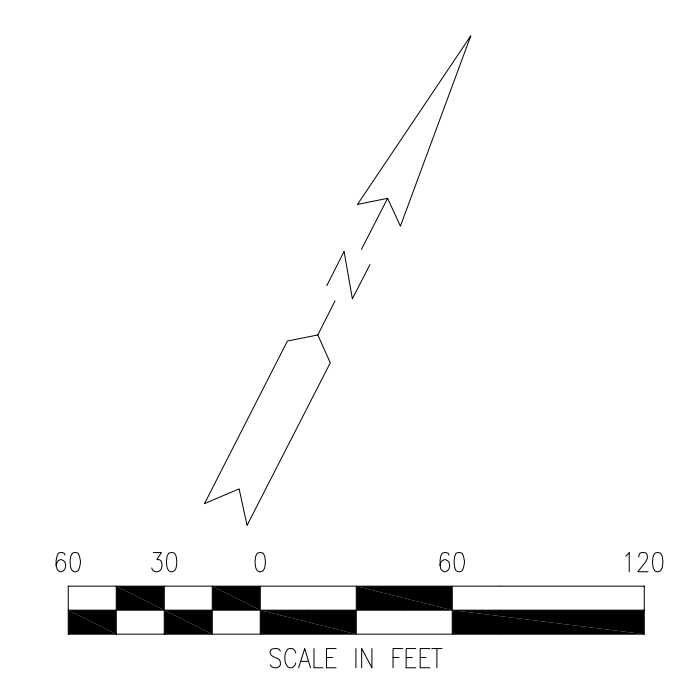


FIELD BOOK INFORMATION: PROJECT MANAGER: DANIEL HYATT, CADD WORK: WADE TRIM, AEGIONER: D0105790A.PALIS-1.0-MASTER PLAN.DWG - LAYOUT1 - PLOTTED 9/15/2020 1:12 PM BY REIGNER, AREL



Know what's below.  
 Call before you dig.

**PROFESSIONAL ENGINEER**  
 CHARLES J. CHRISTY  
 9/15/20



REV#	DATE	DESCRIPTION

45 N. Market Street, Suite 200  
 28801  
 828.255.1197  
 Corporate License Number: F-1083  
 www.wadetrिम.com

ACADEMY ACRES SUBDIVISION  
 for GREENE RIVER LLC.  
 HENDERSON COUNTY, NORTH CAROLINA 28792

MASTER AND DEVELOPMENT PLAN  
 ACADEMY ACRES SUBDIVISION, HENDERSON COUNTY, NC

ISSUED FOR: TRC REVIEW  
 DATE: 09/15/20  
 JOB NO: GEE200101A  
 SHEET: C2.0



**PROJECT DATA BLOCK**

OWNER: MOLLY LUCILLE WORRELL AND VICKI GAYLE GALLOWAY  
 362 ACADEMY ROAD  
 HENDERSONVILLE, NC 28792

DEVELOPER: GREENE RIVER LLC  
 WESLEY GREENE

SUBDIVISION NAME: ACADEMY ACRES

PERMIT NUMBER: NOT YET ASSIGNED

PROJECT LOCATION: HENDERSON COUNTY, NORTH CAROLINA

CIVIL ENGINEER: WADE TRIM, INC.  
 CHARLES JOHN CHRISTY  
 53 NORTH MARKET STREET SUITE 200  
 ASHEVILLE, NC 28801

LANDSCAPE ARCHITECT: WADE TRIM, INC.  
 R. DANIEL HYATT  
 53 NORTH MARKET STREET SUITE 200  
 ASHEVILLE, NC 28801

PID'S: 9654-60-7917, 9654-60-7654, 9654-60-5843

PROPERTY SIZE: 9599-47-4615 2.28 ACRES  
 9599-47-8898 20.67 ACRES  
 9599-58-2406 6.1 ACRES  
 TOTAL: 29.05 ACRES

TOWNSHIP: BLUE RIDGE

EXISTING ZONING: R2R

PROPOSED LOTS: 29

ALLOWABLE DENSITY: 1 UNIT PER ACRE

PROPOSED DENSITY: 1 UNIT PER ACRE

DISTURBED AREA: 1.00 ACRES

BUILDING SETBACKS: EXTERIOR LOTS: 15' FRONT, 10' SIDE, 10' BACK  
 INTERIOR LOTS: 15' FRONT, 10' SIDE, 10' BACK

LIGHTING REQUIREMENTS: N/A-NO SITE LIGHTING PROPOSED

WATERSHED: FRENCH BROAD

USACE / NCDEQ PERMITS REQUIRED: NO

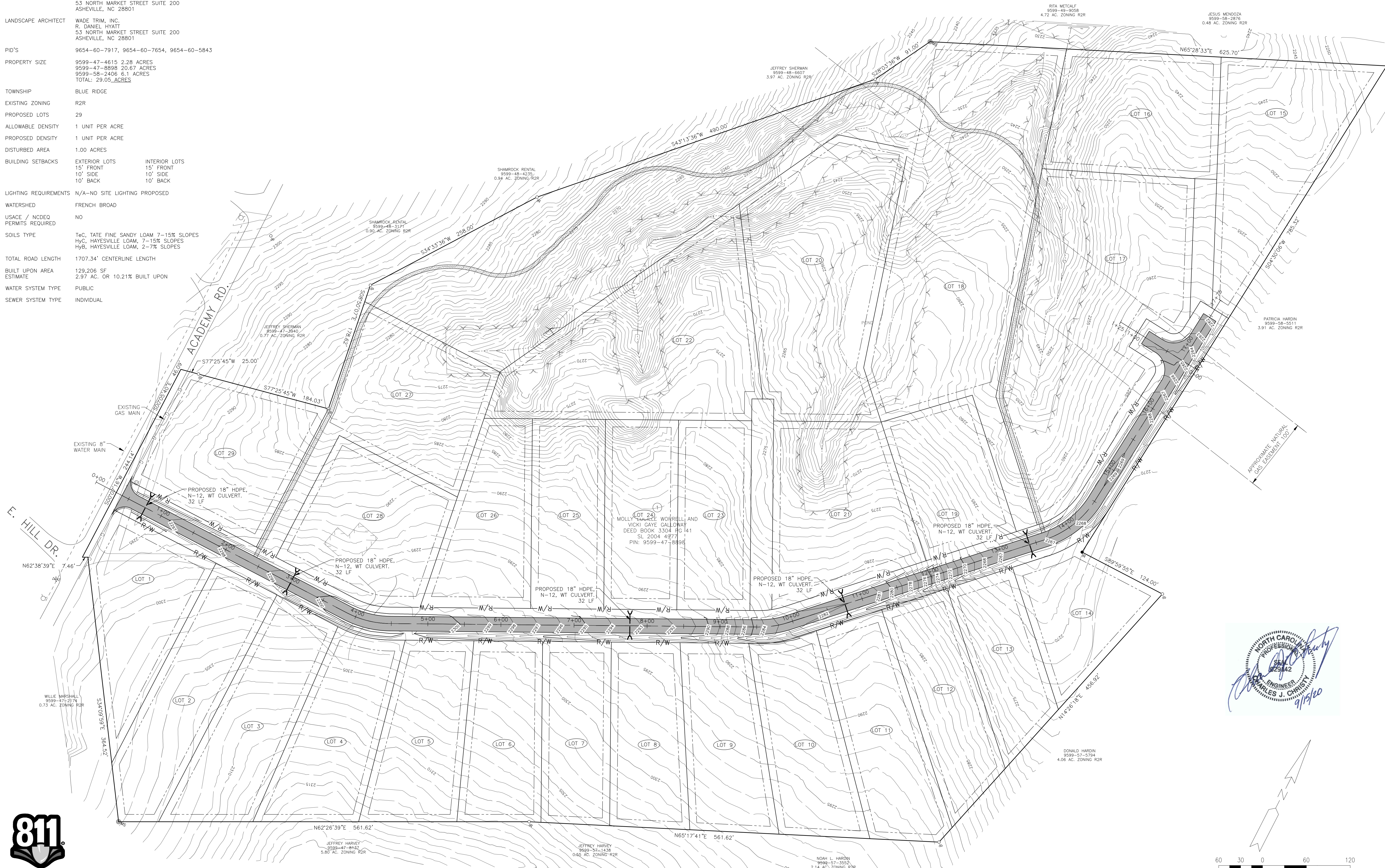
SOILS TYPE: TeC, TATE FINE SANDY LOAM 7-15% SLOPES  
 HyC, HAYESVILLE LOAM, 7-15% SLOPES  
 HyB, HAYESVILLE LOAM, 2-7% SLOPES

TOTAL ROAD LENGTH: 1707.34' CENTERLINE LENGTH

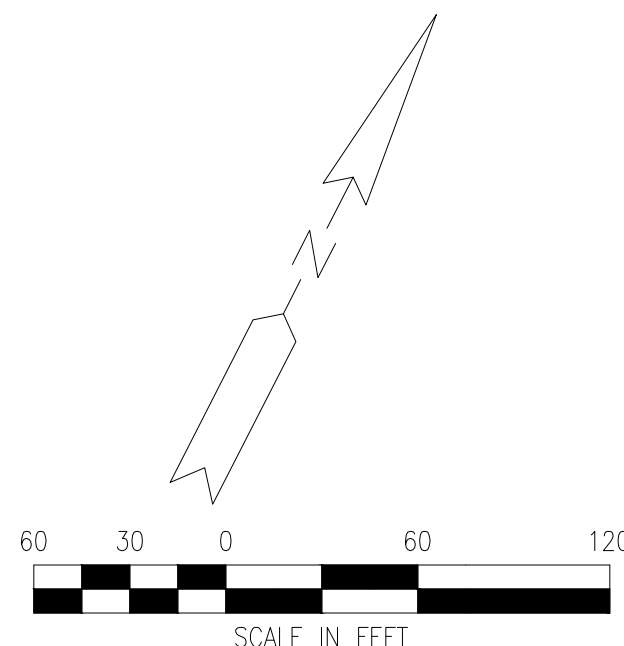
BUILT UPON AREA ESTIMATE: 129,206 SF  
 2.97 AC. OR 10.21% BUILT UPON

WATER SYSTEM TYPE: PUBLIC

SEWER SYSTEM TYPE: INDIVIDUAL



Professional Engineer Seal for Charles J. Christy, No. 029442, State of North Carolina. Signature and date 9/15/20.



PROJECT MANAGER: DANIEL HYATT  
 C:\PW\WORK\WADE-TRIM-AREONIER\0105750A\PLTS-GRADING\STORM.DWG - LAYOUT1 - PLOTTED 9/15/2020 1:24 PM BY: REGENER, AREL



Know what's below.  
 Call before you dig.

REV#	DATE	DESCRIPTION

453 N. Market Street, Suite 200  
 Asheville, NC 28801  
 828.255.1197  
 Corporate License Number: F-1063  
 www.wadetrim.com

ACADEMY ACRES SUBDIVISION  
 for GREENE RIVER LLC.  
 HENDERSON COUNTY, NORTH CAROLINA 28792

GRADING AND STORMWATER PLAN

ACADEMY ACRES SUBDIVISION, HENDERSON COUNTY, NC

ISSUED FOR: TRC REVIEW	DATE: 09/15/20	BY: RDH
JOB NO. GEE200101A	SHEET C3.0	

**PROJECT DATA BLOCK**

OWNER: MOLLY LUCILLE WORRELL AND VICKI GAYLE GALLOWAY  
 362 ACADEMY ROAD  
 HENDERSONVILLE, NC 28792

DEVELOPER: GREENE RIVER LLC  
 WESLEY GREENE

SUBDIVISION NAME: ACADEMY ACRES

PERMIT NUMBER: NOT YET ASSIGNED

PROJECT LOCATION: HENDERSON COUNTY, NORTH CAROLINA

CIVIL ENGINEER: WADE TRIM, INC.  
 CHARLES JOHN CHRISTY  
 53 NORTH MARKET STREET SUITE 200  
 ASHEVILLE, NC 28801

LANDSCAPE ARCHITECT: WADE TRIM, INC.  
 R. DANIEL HYATT  
 53 NORTH MARKET STREET SUITE 200  
 ASHEVILLE, NC 28801

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LIGHTING REQUIREMENTS: N/A-NO SITE LIGHTING PROPOSED

WATERSHED: FRENCH BROAD

USACE / NCDEQ PERMITS REQUIRED: NO

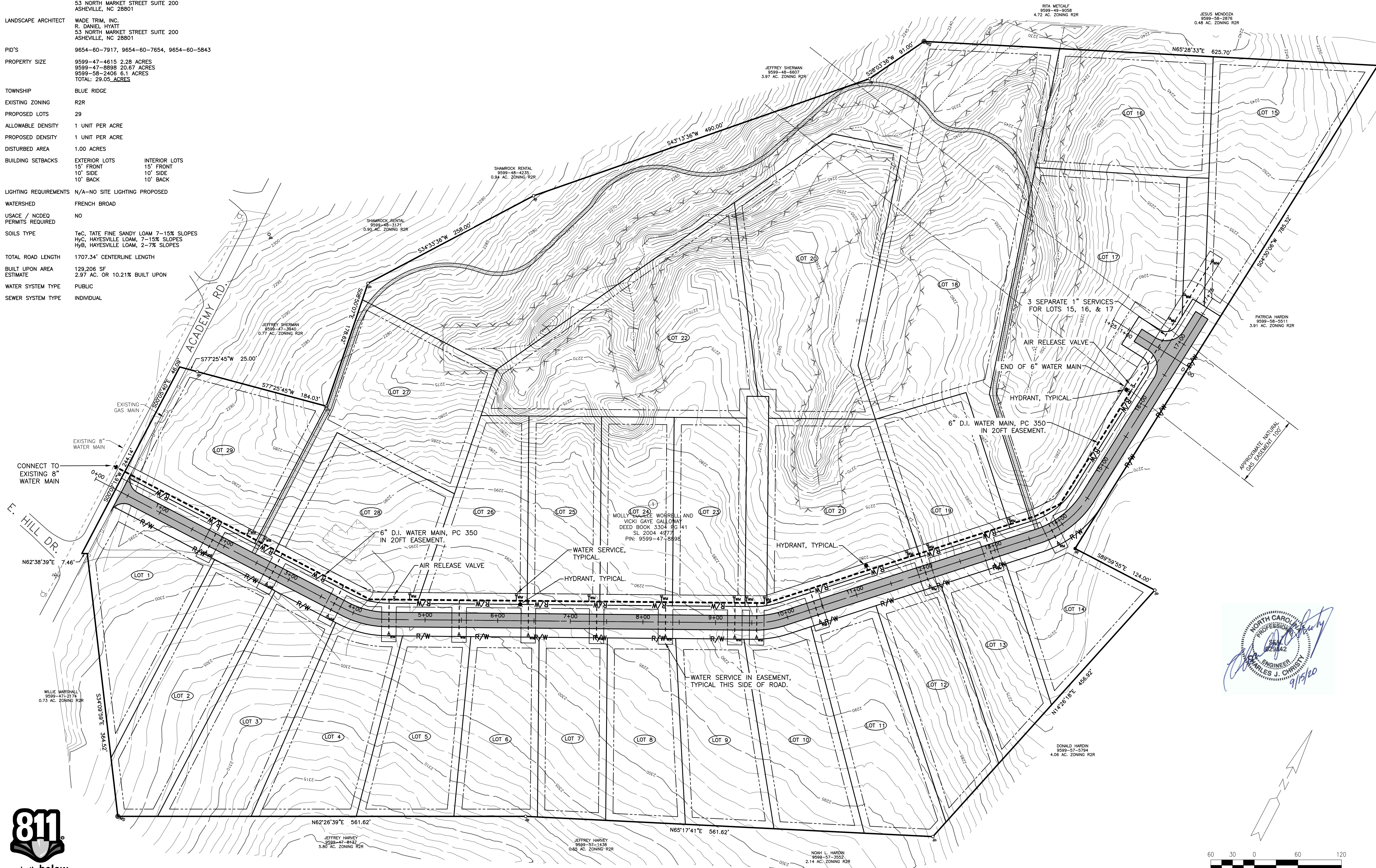
SOILS TYPE: TcC, TATE FINE SANDY LOAM 7-15% SLOPES  
 HyC, HAYESVILLE LOAM, 7-15% SLOPES  
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TOTAL ROAD LENGTH: 1707.34' CENTERLINE LENGTH

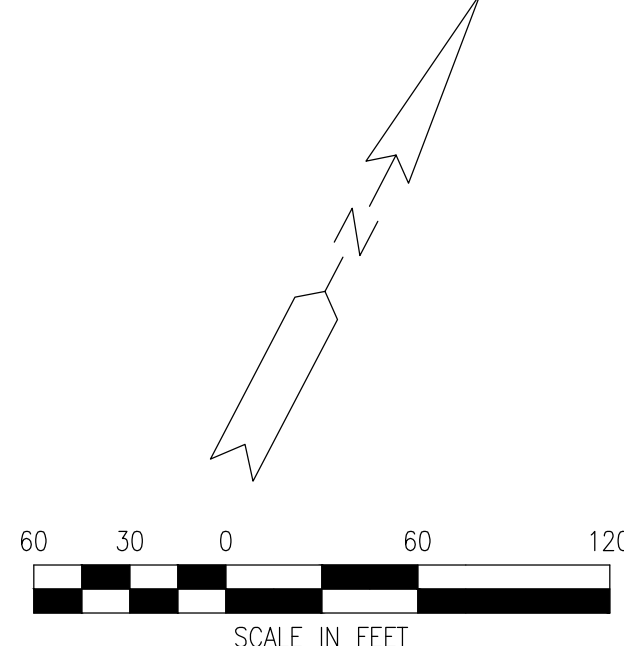
BUILT UPON AREA ESTIMATE: 129,206 SF  
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WATER SYSTEM TYPE: PUBLIC

SEWER SYSTEM TYPE: INDIVIDUAL



**Professional Engineer Seal:**  
 NORTH CAROLINA PROFESSIONAL ENGINEER  
 0729142  
 CHARLES J. CHRISTY  
 9/15/20



PROJECT MANAGER: DANIEL HYATT  
 C:\PW\WORK\WADE-TRIM-ACRENER\0105750A\PLTS-WATER MAIN.DWG - CS,0 - PLOTTED 9/15/2020 1:27 PM BY: REONIER, ARIEL  
 FIELD BOOK INFORMATION: -  
 WILLIE MARSHALL 9599-47-2174 0.73 AC. ZONING R2R  
 JEFFREY HARVEY 9599-47-8137 5.85 AC. ZONING R2R  
 JEFFREY HARVEY 9599-57-1438 0.68 AC. ZONING R2R  
 NOAH L. HARDIN 9599-57-3502 2.14 AC. ZONING R2R  
 DONALD HARDIN 9599-57-5794 4.06 AC. ZONING R2R  
 PATRICIA HARDIN 9599-58-5511 3.91 AC. ZONING R2R  
 JESUS MENDOZA 9599-58-2878 0.48 AC. ZONING R2R  
 RITA METCALF 9599-49-9058 4.72 AC. ZONING R2R  
 JEFFREY SHERMAN 9599-48-6607 3.97 AC. ZONING R2R  
 SHAMROCK RENTAL 9599-48-4235 0.94 AC. ZONING R2R  
 SHAMROCK RENTAL 9599-48-3171 0.90 AC. ZONING R2R  
 JEFFREY SHERMAN 9599-47-3940 0.77 AC. ZONING R2R



REV#	DATE	DESCRIPTION

53 N. Market Street, Suite 200  
 Asheville, NC 28801  
 828.255.1197  
 Corporate License Number: F-1063  
 www.wadetrिम.com

**ACADEMY ACRES SUBDIVISION**  
 for GREENE RIVER LLC.  
 HENDERSON COUNTY, NORTH CAROLINA 28792

WATER MAIN EXTENSION PLAN  
 ACADEMY ACRES SUBDIVISION, HENDERSON COUNTY, NC

ISSUED FOR: TRC REVIEW	DATE: 09/15/20	BY: RDH
JOB NO. GEE200101A		
SHEET C5.0		

**PROJECT DATA BLOCK**

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 362 ACADEMY ROAD  
 HENDERSONVILLE, NC 28792

DEVELOPER: GREENE RIVER LLC  
 WESLEY GREENE

SUBDIVISION NAME: ACADEMY ACRES

PERMIT NUMBER: NOT YET ASSIGNED

PROJECT LOCATION: HENDERSON COUNTY, NORTH CAROLINA

CIVIL ENGINEER: WADE TRIM, INC.  
 CHARLES JOHN CHRISTY  
 53 NORTH MARKET STREET SUITE 200  
 ASHEVILLE, NC 28801

LANDSCAPE ARCHITECT: WADE TRIM, INC.  
 R. DANIEL HYATT  
 53 NORTH MARKET STREET SUITE 200  
 ASHEVILLE, NC 28801

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USACE / NCDEQ PERMITS REQUIRED: NO

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 HcC, HAYESVILLE LOAM, 7-15% SLOPES  
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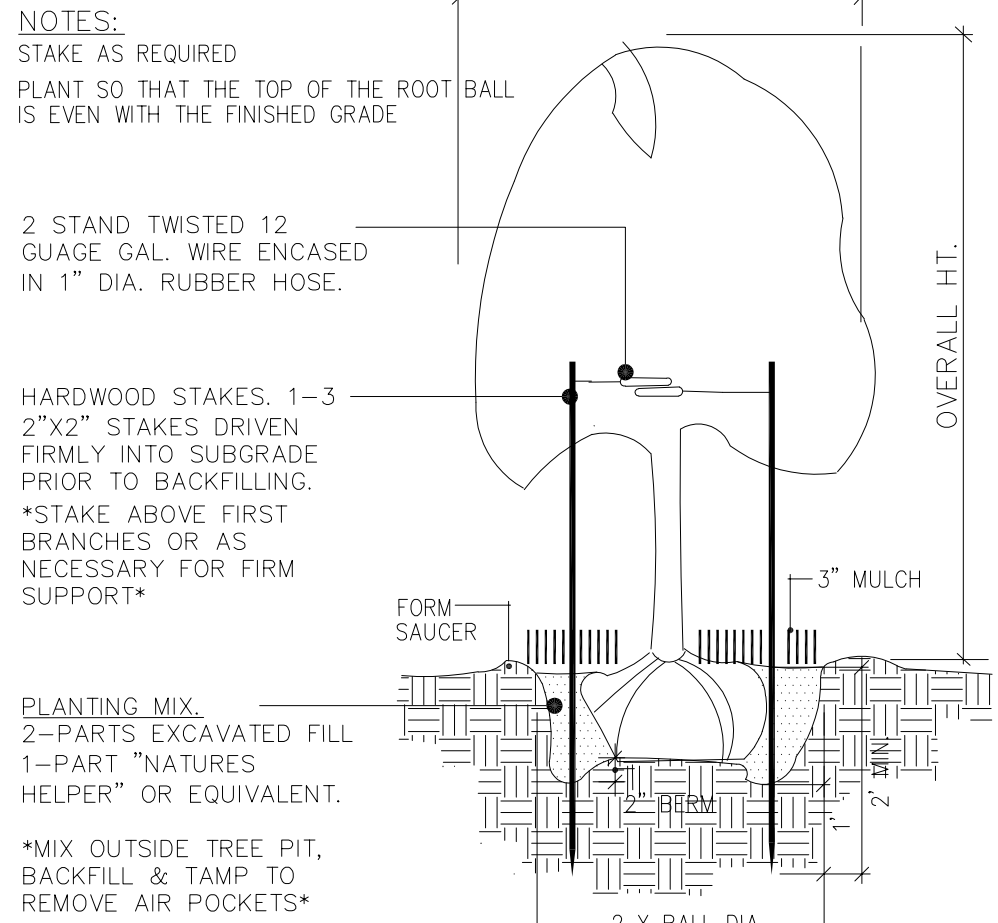
WATER SYSTEM TYPE: PUBLIC

SEWER SYSTEM TYPE: INDIVIDUAL

**STREET TREE SCHEDULE**

SYMBOL	QUANTITY	NAME	SPECIFICATION
	66	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 TO 2-1/2 CAL. B&B OR CONTAINER. SINGLE STEM, DENSE, FULL, AND WELL MATCHED PLANTS.

**CALCULATIONS SUMMARY**  
 3,533 LF OF ROADWAY ABUTTING PROPERTY LINES  
 275 LF OF ROADWAY WITHIN GAS LINE EASEMENT  
 3,258 LF REMAINING / 1 TREE PER 50 LF = **66 TREES**

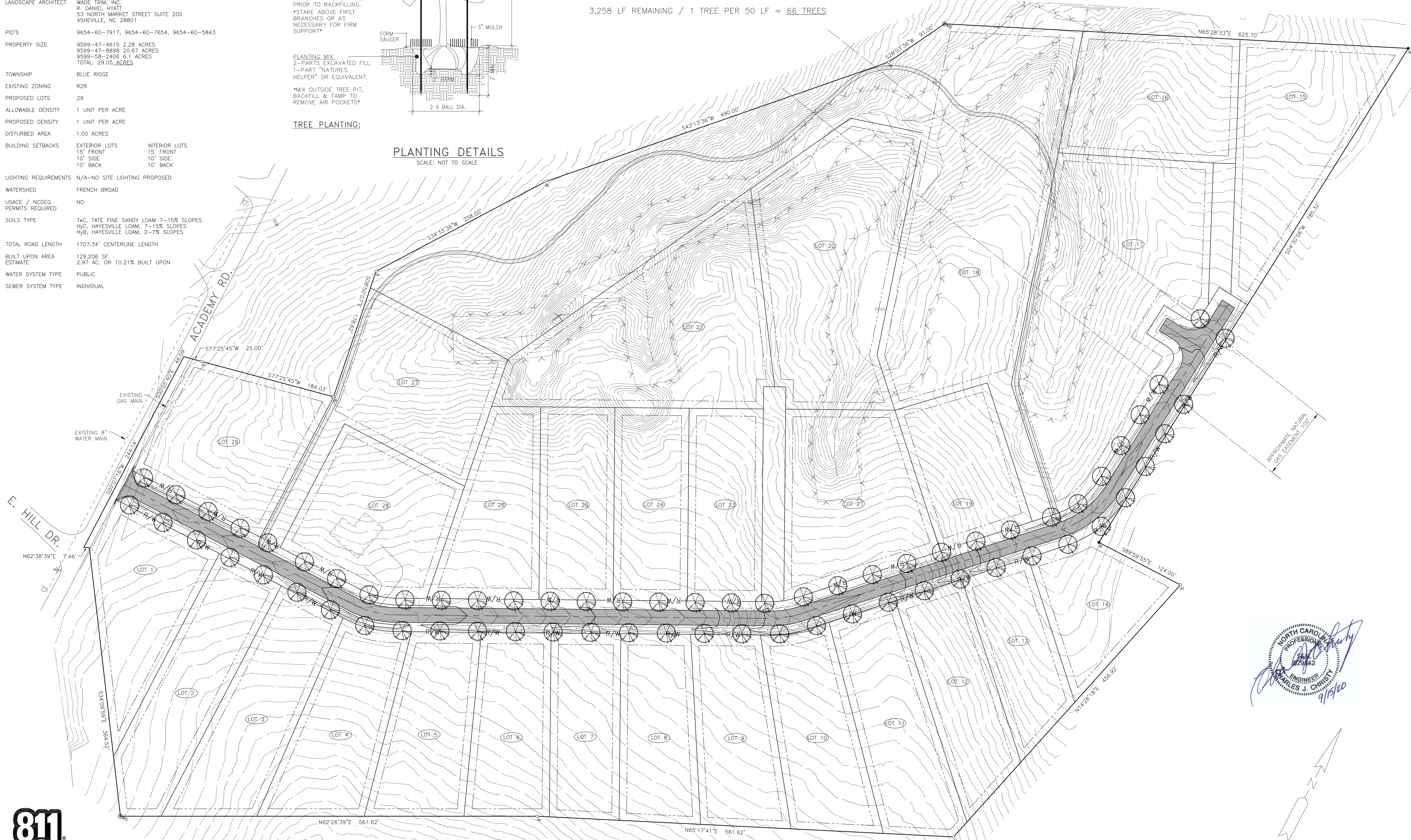


**TREE PLANTING:**

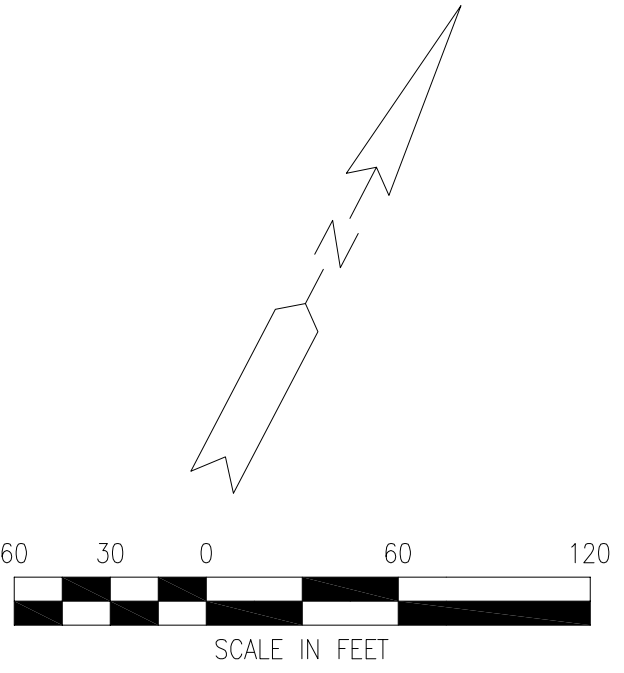
**PLANTING MIX:**  
 2-PARTS EXCAVATED FILL  
 1-PART "NATURES HELPER" OR EQUIVALENT.

\*MIX OUTSIDE TREE PIT, BACKFILL & TAMP TO REMOVE AIR POCKETS\*

**PLANTING DETAILS**  
 SCALE: NOT TO SCALE



**NORTH CAROLINA PROFESSIONAL ENGINEER**  
 CHARLES J. CHRISTY  
 9/15/20



FIELD BOOK INFORMATION: C:\PW\_WORK\WADE-TRIM\_AEGONIER\0105790A\PLTS-TREE PLANDWG - LAYOUT1 - PLOTTED 9/15/2020 1:14 PM BY REGNIER, ARIEL



REV#	DATE	DESCRIPTION	BY

451 N. Market Street, Suite 200  
 Asheville, NC 28801  
 828.255.1197  
 Corporate License Number: F-1063  
 www.wadetrिम.com

ACADEMY ACRES SUBDIVISION  
 for GREENE RIVER LLC.  
 HENDERSON COUNTY, NORTH CAROLINA 28792

STREET TREE PLAN

ISSUED FOR: TRC REVIEW

DATE: 09/15/20

BY: ROH

JOB NO. GEE200101A

SHEET C6.0

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