

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: May 4, 2021

SUBJECT: Development Plan for Phases 1-4 for Tap Root (2021-M04)

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

- 1.) Staff Report
- 2.) Master Plan
- 3.) Development Plan
- 4.) Conditions Response Letter

SUMMARY OF REQUEST:

Conditional District CD-2020-01 was approved by the Board of Commissioners on August 19, 2020. The master plan approved by the BOC included 699 residential units with specific associated amenities. As part of the conditions for approval set by the BOC and agreed upon by the applicant, each development plan must be reviewed and approved by the Planning Board. Development Plan for Phases 1-4 includes 427 single-family structures and 227 townhome units. The total area in Phases 1-4 is 297 acres. The property owner/developer is Forestar Group, Inc. and John Richardson Jr. will be serving as agent.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Development Plan for Phases 1-4 meets the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Development Plan for Phases 1-4 be subject to the developer addressing any issues raised by the TRC and addressing comments listed in the Staff Report.

Suggested Motion:

I move that the TRC forward Development Plan for Phases 1-4 for Tap Root, 2021-M04, to the Planning Board for further review pending it meets the technical requirements laid out in the Henderson County Land Development Code and any conditions in the staff report or as discussed by the TRC.

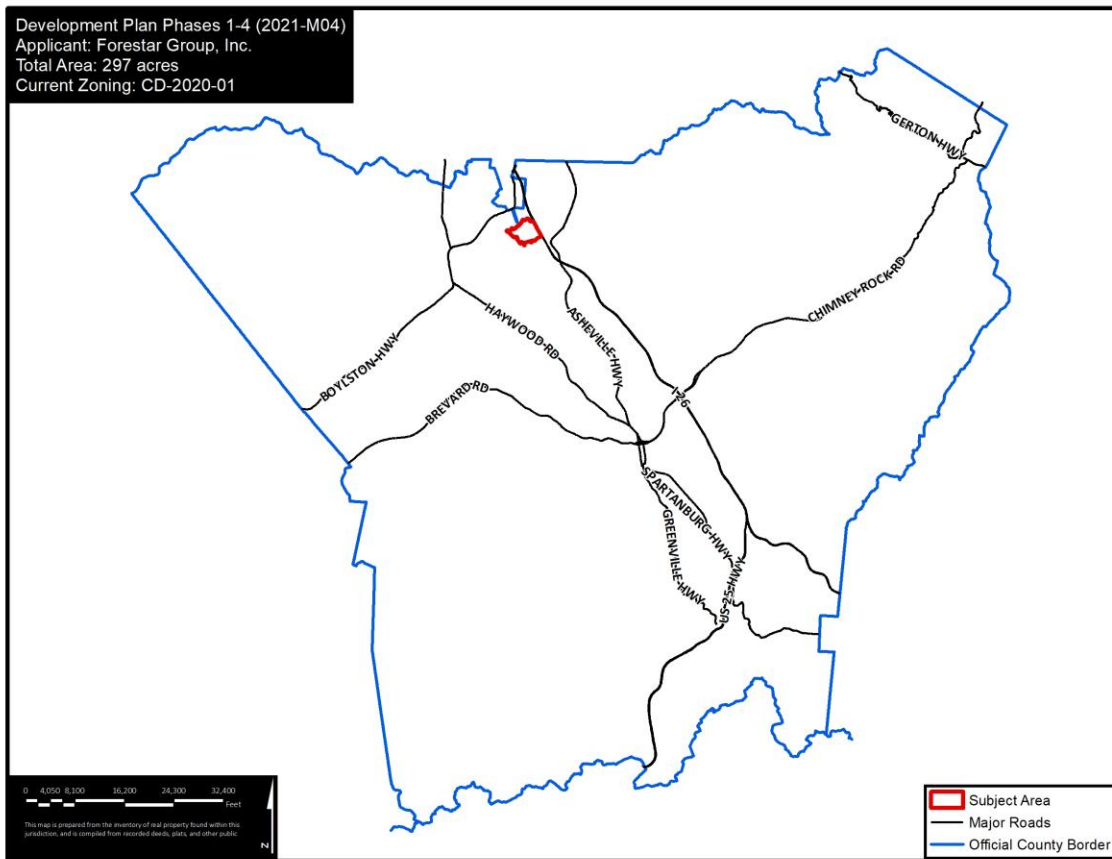
Henderson County Planning Department Staff Report
Development Plan for Tap Root Phases 1-4 (2021-M04)

Owner/Developer
Forestar Group, Inc. (John Richardson Jr, Agent)

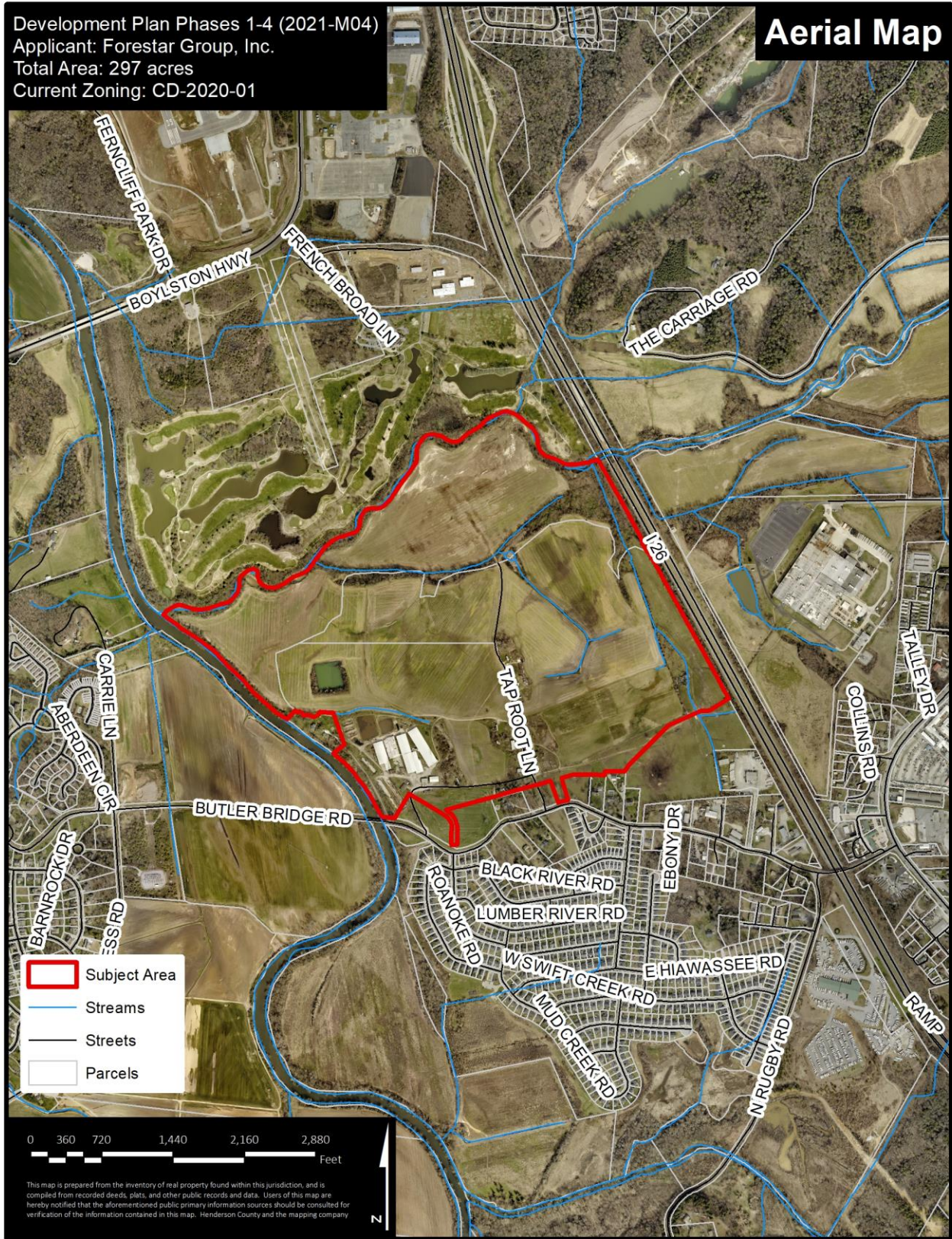
1. Development Plan Request

- 1.1. **Applicant:** Forestar Group, Inc. (John Richardson Jr, Agent)
- 1.2. **Plan Preparer:** Civil Design Concepts, P.A. (Michael Cain, P.E.)
- 1.3. **PINs:** 9652-03-1362, 9542-82-3681, & 9642-84-4544 (Property to be Recombined)
- 1.4. **Zoning:** Conditional District (CD-2020-01).
- 1.5. **Size:** Phase 1-4 acreage is approximately 297 acres.
- 1.6. **Location:** The subject area is located on Butler Bridge Road (SR 1345), adjacent to Interstate I-26, and just south of the Henderson County/Buncombe County line. The northern boundary of the site runs parallel to Cane Creek, while the French Broad River runs adjacent to the western boundary of the site.

Map A: County Context



Map B: Aerial



2. Current Uses of Subject Area and Adjacent Properties

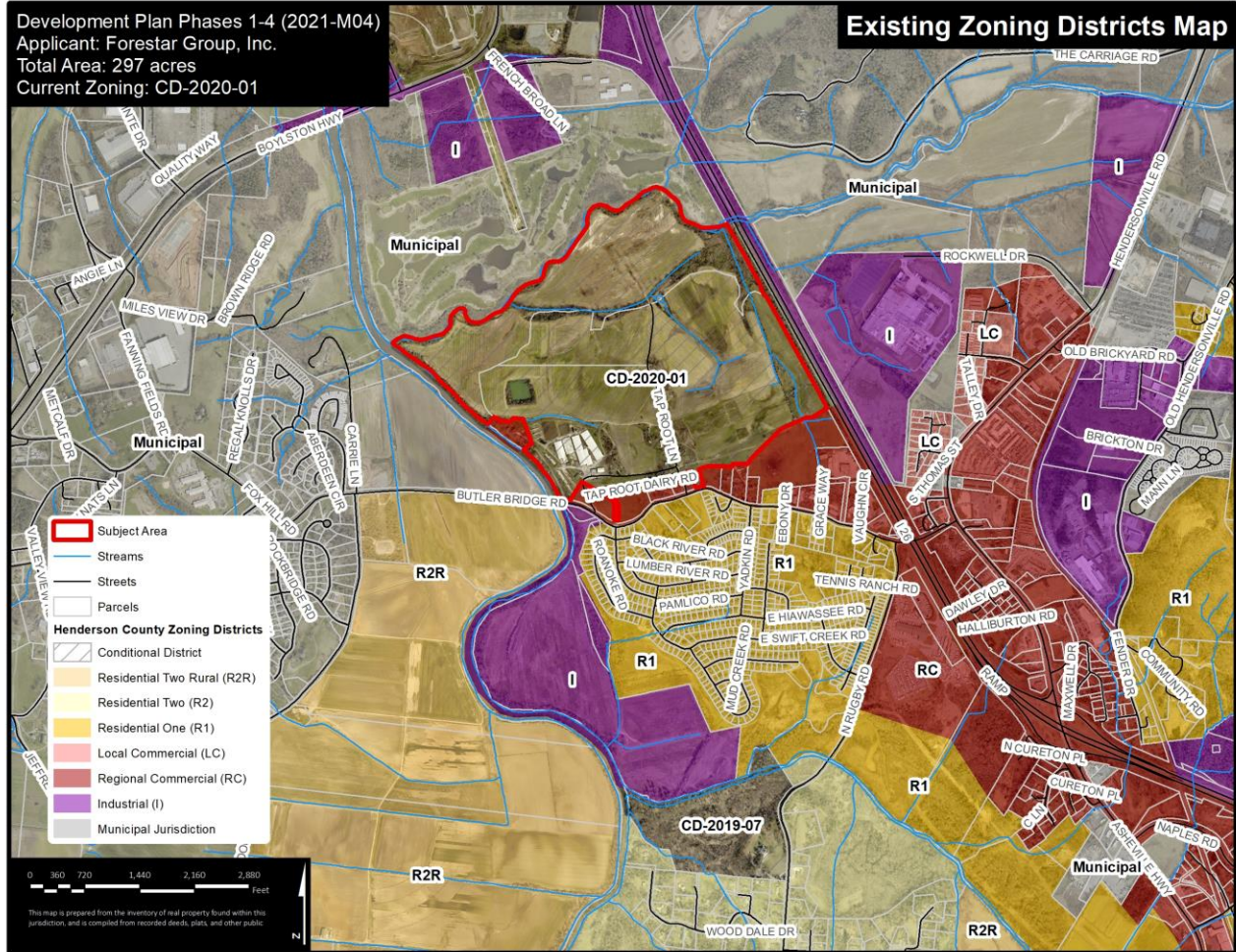
- 2.1. **Subject Area Uses:** The subject area is primarily used for agriculture with a limited number of residential structures located on the three parcels making up the subject area.
- 2.2. **Adjacent Area Uses:** The surrounding properties include a variety of uses. To the west, adjacent uses are primarily considered agricultural with one residential property between the subject area and the French Broad River. On the northern boundary of the subject area is a 171-acre parcel, which is utilized as a golf course. To the east of the subject area are agricultural uses as well as an 86-acre tract that is occupied by an industrial manufacturing facility. Parcels to the east of the subject area are separated by Interstate 26 (I-26). South of the subject area, along Butler Bridge Road, are a mixture of commercial, industrial, and residential properties. Included in the residential properties along Butler Bridge road is the River Stone subdivision which contains approximately 549 single-family homes.
- 2.3. **Asheville Regional Airport:** The Asheville Regional Airport property is located within 600 feet to the north of the subject area. According to the airport’s Executive Director, the developer is required to make an application to the Federal Aviation Administration (FAA) to determine if the development would have any impacts on the operations at the airport. A copy of this report showing no impact to airspace has been received. The airport has expressed concern with the noise of the aircraft on potential residents that could impact the operation of the airport and with the proximity to the runway and land use compatibility with aircraft traffic. The applicant has provided draft easement language and deed restrictions to mitigate legal challenges to the airport’s operations.

3. Current Zoning

- 3.1. **Application of Current Zoning:** The subject area is currently zoned Conditional District (CD-2020-01). (See Map C).
 - 3.1.1. **Conditional District (CD):** “Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special limitations and conditions on the use of the property proposed for rezoning” (Chapter 42, Land Development Code §42-45). Conditions may be imposed in the furtherance of the purpose of the LDC and the recommendations of the County Comprehensive Plan.
- 3.2. **Adjacent Zoning:** The subject area is adjacent to a variety of zoning districts including municipal zoning districts.
 - County Zoning: The subject area is adjacent to Regional Commercial (RC), Residential One (R1) and a small portion of Industrial (I) zoning to the south. An Industrial (I) zoning district is also directly adjacent to the east of the subject area.
 - Town of Fletcher: The Town of Fletcher is adjacent to the north and east of the subject area. The Town of Fletcher’s zoning designation is General Commercial (C-1) and Interstate Commercial (C-2).
 - Town of Mills River: The property across the French Broad River and adjacent to the subject area, are part of the Town of Mills River’s municipal district. These properties are zoned MR - Light Industrial (MR-LI).

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

Map C: Current Zoning

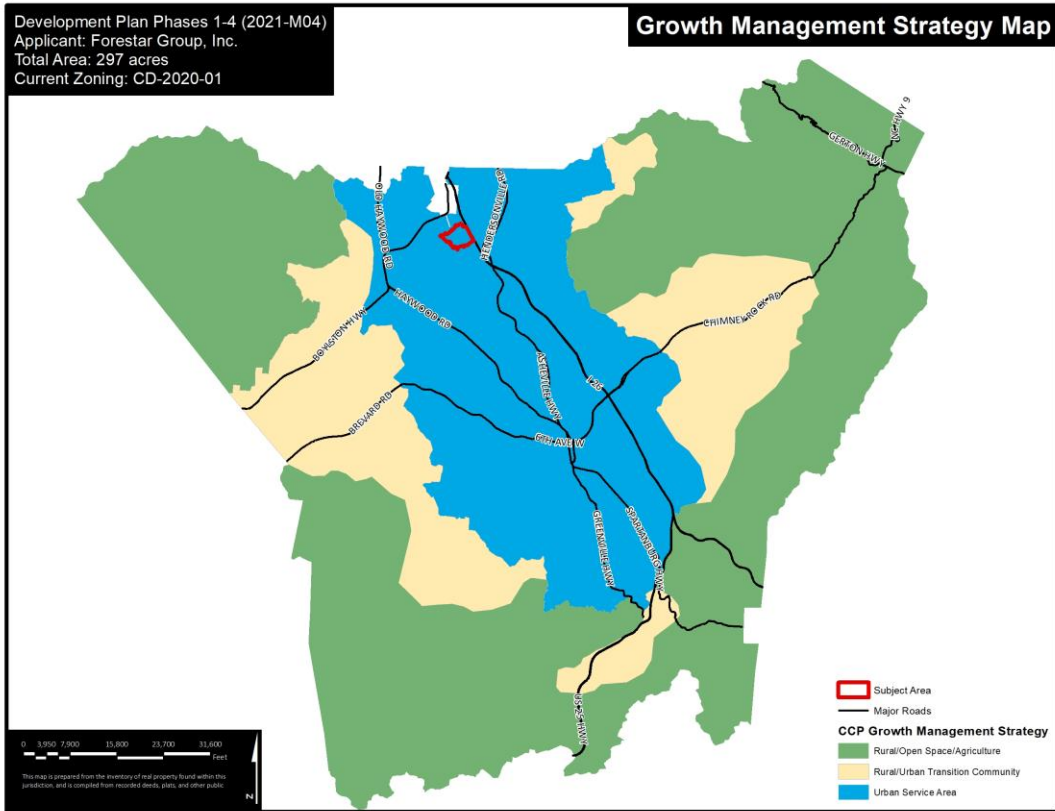


1. The Henderson County Comprehensive Plan (CCP)

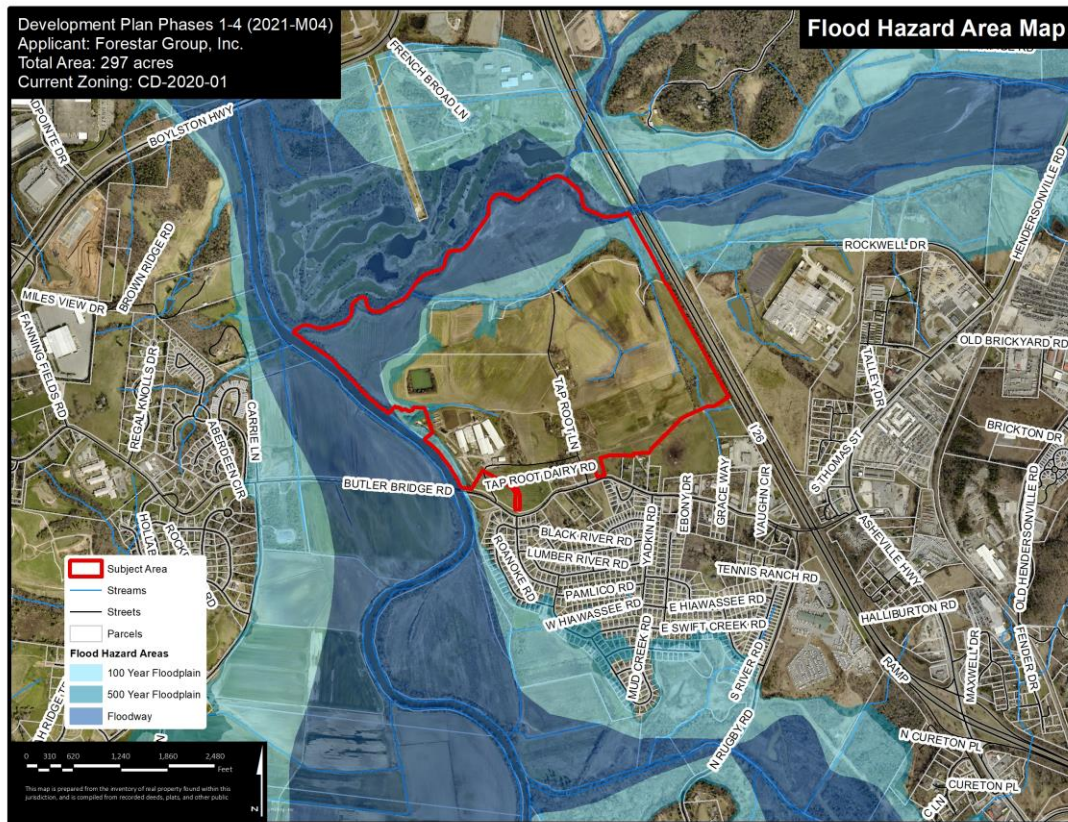
1.1. The CCP Future Land Use Map identifies the subject area as primarily being in an Industrial area with a large portion of the subject area along the French Board River being in the Conservation area (CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map E). The subject area is also located within the Urban Service Area.

1.1.1. **Industrial:** The CCP states that, “Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses except for Regional Commercial uses. Industrial areas depicted on Map #24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map #8, “Committee of 100” Recommended Industrial Development Zones.” (CCP, Pg. 140).

Map E: Growth Management Strategy Map



Map F: Floodplain Map



5. Floodplain

- 5.1. **Floodway:** Most of the identified flood prone area within the subject area is in the floodway or non-encroachment area (See Map G). The LDC does not allow structures in the floodway unless it is a functionally dependent facility, such as docks, new water or sewer lines, streambank restoration projects, recreational uses (excluding enclosed structures) and bridges.
- 5.2. **Floodplain:** The subject area contains both the 100-year and 500-year floodplains (See Map G). Structures are permitted in this area provided they are elevated, and up to 20% of this area may be filled by right.

6. Water and Sewer

- 6.1. **Public Water:** The applicant is proposing connection to public water via the City of Hendersonville to serve the development. The applicant must provide a capacity letter as a condition.
- 6.2. **Public Sewer:** The applicant is proposing connection to public sewer via the Metropolitan Sewerage District (MSD) to serve development. The applicant has provided a capacity letter as a condition of approval.

7. Conditional District Approval

- 7.1. **Approved Master Plan:** The subject area was rezoned to a conditional district, CD-2020-01, on August 19, 2020 by the Board of Commissioners. The master plan approved by the Board of Commissioners included the following:
- 699 (Project Total)
 - 427 Single-family
 - 227 Townhomes
 - Proposed Density of 3.05 units per acre
 - 4 Proposed Phases
 - Proposed Road Length, 29,700 LF
 - Minimum of 121 acres or 40.1% Open Space
 - Common Area and Development Amenities

8. Traffic Impact Analysis (TIA)

- 8.1. NCDOT required a Traffic Impact Analysis (TIA) due to the State's threshold for traffic generation by the proposed use. The applicant completed a preliminary scoping meeting with NCDOT to determine the intersections to be studied (8 intersections total), the peak hours for traffic counts, and any other potential impacts of the development. A condition of approval included any required road improvements identified in the TIA and as approved and required by NCDOT.

9. Development Plan

- 9.1. The development plan is a graphic representation or map of the tract of land to be developed indicating all proposed divisions of land, their uses, improvements, and other information as may be required to fully disclose the applicant's intentions. The purpose of the plan is to provide general and specific information and is not intended to be a

recordable document. The applicant may, only upon receipt of approval of the development plan proceed with the establishment of erosion and sedimentation control measures, clearing and other land-disturbing activities and improvement activities associated with the project (LDC§42-342).

9.2. As part of the conditions for approval set by the Board of Commissioners and agreed upon by the applicant, each development plan must be reviewed and approved by the Planning Board. The applicant is proposing to develop the subject areas 4 phases.

9.3. Development Plan Elements:

- Phase 1: 46.18 Acres
 - 128 Single Family Units & 52 Townhomes Units
- Phase 2: 42.11 Acres
 - 125 Single Family Units & 55 Townhomes Units
- Phase 3: 34.04 Acres
 - 105 Single Family Units & 61 Townhomes Units
- Phase 4: 32.95 Acres
 - 116 Single Family Units & 59 Townhomes Units
- Total Disturbed Area: 155.7 Acres
- Total Length of Roads:
 - 19,203 LF of Local Roads
 - 9,383 LF of Collector Roads
- Amenity Center Elements:
 - 31 Total Parking Spaces
 - Mailbox Cluster
 - Swimming Pool
 - Clubhouse for Residents
 - Playground,
 - Pickleball Courts

10. **Staff Comments**

10.1. **The CCP:** The CCP Future Land Use Map (See Map D) places the subject area in the Industrial Area and Conservation Area classifications.

10.2. **Adjacent Zoning:** The subject area is adjacent to Henderson County Regional Commercial (RC), Residential One (R1), and Industrial (I) zoning districts. The subject area is also adjacent to the Town of Fletcher General Commercial (C-1) and Interstate Commercial (C-2), and the Town of Mills River Light Industrial (MR-LI) zoning districts.

10.3. **Conditional Zoning Approval:** After a petition for conditional zoning is approved, the development and use of the property shall be governed by the existing Chapter requirements applicable to the district's category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Official Zoning Map.

10.3.1. Only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property. A change of location of the structures may be authorized pursuant to §42-50 (Alterations to Approval). Changes to the site plan layout shall not increase the number of structures. (LDC §42-49)

11. Technical Review Committee (TRC)

11.1. The TRC will review the application at their May 4, 2021 meeting.

12. Planning Board

12.1. The Planning Board will review the application at their May 20, 2021 meeting.

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).
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. **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.
6. **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.
7. **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).
8. **NCDOT Driveway Permit.** An NCDOT Driveway Permit is required for the proposed road to access the site. Design should meet requirements of NCDOT.

9. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-95H) 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 §42-185 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 §42-185.
10. **Water Quality.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Management Permit and a Floodplain Development 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).

TAP ROOT SUBDIVISION PHASES 1-4

HENDERSON COUNTY, NORTH CAROLINA

PREPARED FOR:

FORESTAR, INC

4008 MENDENHALL OAKS PKWY, SUITE 101

HIGH POINT, NC 27265

JOHN RICHARDSON, JR.

(704) 604-1571

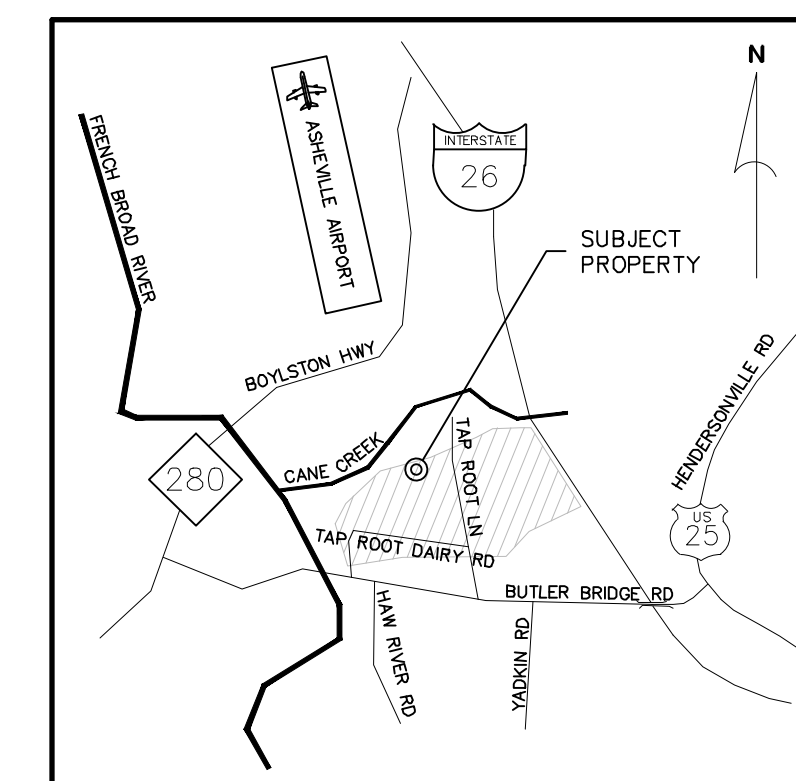
INDEX OF SHEETS

Sheet No.	Title
C000	COVER
-----	SURVEY
C010	MASTER INDEX PLAN
C020	MASTER PHASE PLAN
C100	EXISTING CONDITIONS & DEMOLITION MASTER PLAN
C200	MASTER SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C204	SITE PLAN
C205	SITE PLAN
C206	SITE PLAN
C207	SITE PLAN
C208	SITE PLAN
C209	SITE PLAN
C210	SITE PLAN
C211	SITE PLAN
C212	SITE PLAN
C213	SITE PLAN
C214	SITE PLAN
C215	SITE PLAN
C220	TAP ROOT FARMS PARKWAY PROFILE
C221	DAIRY FALLS ROAD PROFILE - STA 9+90 - STA 22+00
C222	DAIRY FALLS ROAD PROFILE - STA 22+00 - STA 35+64
C223	SALERS ROAD PROFILE
C224	RIVER BOTTOM ROAD PROFILE - STA 9+90 - STA 35+50
C225	RIVER BOTTOM ROAD PROFILE - STA 35+50 - STA 48+53
C226	WHEATFIELD ROAD PROFILE - STA 9+90 - STA 22+50
C227	WHEATFIELD ROAD PROFILE - STA 22+50 - STA 39+14
C228	SPRING MEADOW ROAD PROFILE
C229	SHORTHORN ROAD PROFILE
C230	GREEN PASTURE ROAD & MILKWEED ROAD PROFILES
C231	NARROW FIELD ROAD PROFILE - STA 9+90 - STA 30+00
C232	NARROW FIELD ROAD PROFILE - STA 30+00 - STA 35+85
C233	BOVINE BRANCH ROAD & VALLEY BREEZE ROAD PROFILES
C234	PINEY WOODS ROAD PROFILE
C235	LAGOON ROAD
C236	BURDOCK ROAD & DANDELION ROAD PROFILES
C300	ROUGH GRADING & EROSION CONTROL MASTER PLAN
C400	FINE GRADING & STORM MASTER PLAN
C600	MASTER UTILITY PLAN
C921	SITE DETAILS
C922	SITE DETAILS
C923	SITE DETAILS

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR, INC
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
CONTACT: JOHN RICHARDSON, JR.
(704) 604-1571

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



VICINITY MAP
(NOT TO SCALE)



Know what's below.
Call before you dig.

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

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4410
FAX (828) 452-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

COVER FOR:

TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C000

TO: D.R. HORTON, INC. A DELAWARE CORPORATION; TAP ROOT FARMS, LLC; DHI TITLE OF NORTH CAROLINA; AND CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 11, 13, 16, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2021.

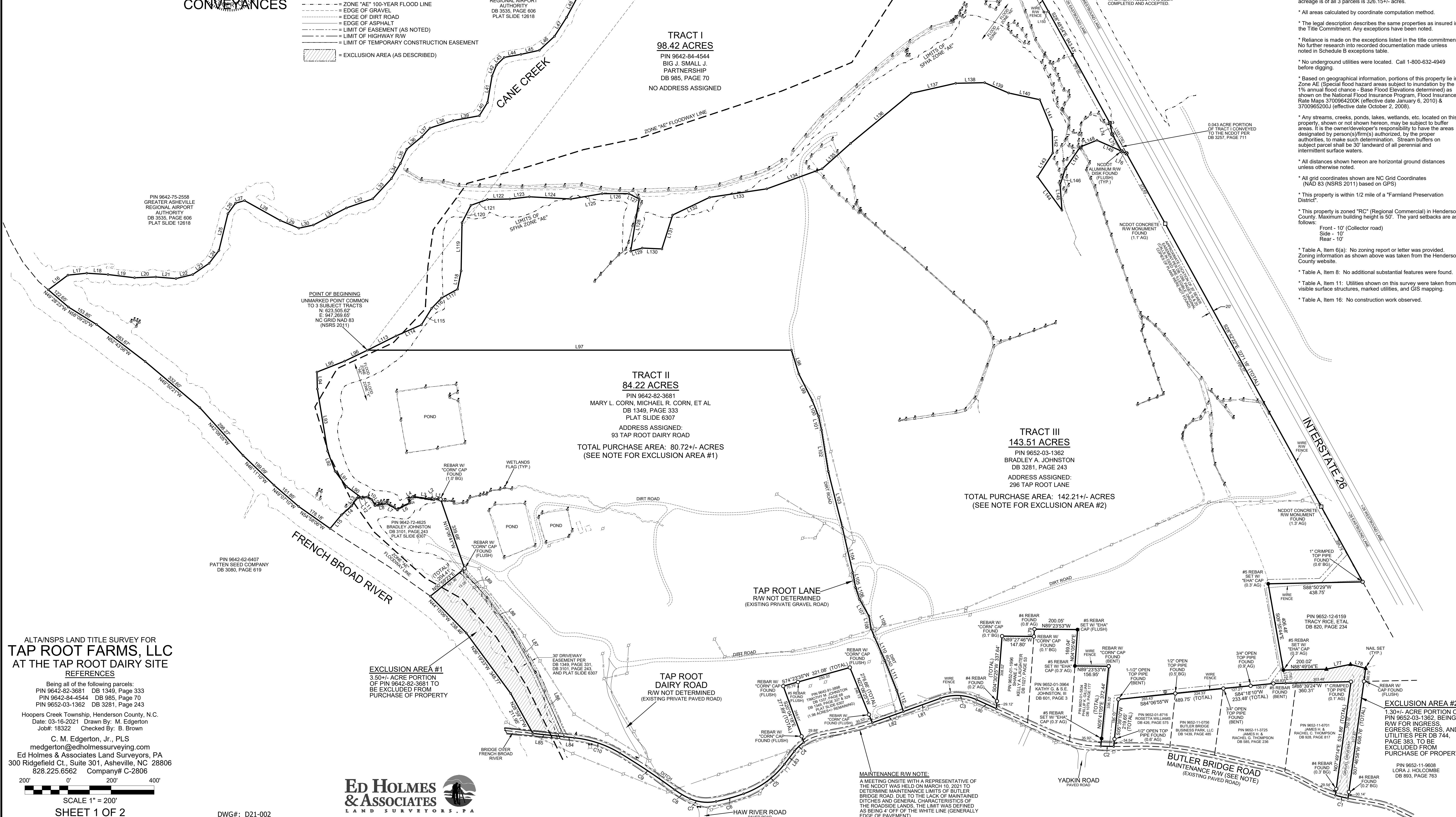
I ALSO HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND TRADITIONAL FIELD PROCEDURES; THAT THE LINES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM DEED BOOKS AND PLAT BOOKS AS REFERENCED. THAT THE RATIO OF PRECISION AS CALCULATED [21 NCAC 56.1603] IS 1:10,000 OR BETTER (CLASS A); THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

HORIZONTAL POSITIONAL ACCURACY: 0.01'±
VERTICAL POSITIONAL ACCURACY: 0.014'±
TYPE OF GPS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TOPCON TOOLS SOFTWARE)
DATE OF GNSS FIELD SURVEY: 12/28/2018
HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011)
PUBLISHED/FIXED HORIZONTAL CONTROL: NCGS MONUMENT "HEN 8"
LOCALIZATION POINT: N: 621,761.92; E: 947,843.66'
GEOID MODEL: GEOID 12
COMBINED GRID FACTOR: 0.99977654
UNITS: U.S. SURVEY FEET

DATE OF PLAT OR MAP: DATE: C.M. EDGERTON, JR., PLS L-4815

PRELIMINARY
NOT FOR
SALES OR
CONVEYANCES

- LEGEND:**
- = CORNER FOUND (AS NOTED)
 - = #5 REBAR SET WITH CAP
 - ▲ = MAG NAIL SET
 - = CONCRETE MONUMENT FOUND
 - (with dot) = CALCULATED POINT (UNMARKED)
 - (with cross) = SEWER MANHOLE
 - (with asterisk) = SEWER CLEANOUT
 - (with cross-hatch) = FIRE HYDRANT
 - (with vertical line) = WATER VALVE
 - (with horizontal line) = UTILITY POLE
 - (with diagonal line) = GUY WIRE
 - (with triangle) = GAS VALVE
 - (with square) = STREET SIGN
 - (with circle) = WETLANDS FLAG
 - (with diamond) = WETLANDS FLAGGED LINE
 - (with square) = FENCE (AS NOTED)
 - (with circle) = OVERHEAD UTILITY LINE
 - (with square) = UNDERGROUND SEWER LINE
 - (with circle) = UNDERGROUND WATER LINE
 - (with square) = UNDERGROUND GAS LINE
 - (with circle) = CUL / EDGE OF WATER
 - (with square) = SUBJECT PROPERTY BOUNDARY LINE
 - (with circle) = ADJOINER PROPERTY LINE
 - (with square) = ZONE "AE" FLOODWAY LINE
 - (with circle) = ZONE "AE" 100-YEAR FLOOD LINE
 - (with square) = EDGE OF GRAVEL
 - (with circle) = EDGE OF DIRT ROAD
 - (with square) = EDGE OF ASPHALT
 - (with circle) = LIMIT OF EASEMENT (AS NOTED)
 - (with square) = LIMIT OF TEMPORARY CONSTRUCTION EASEMENT
 - (with diagonal lines) = EXCLUSION AREA (AS DESCRIBED)



Vicinity Map
(not to scale)

NOTES

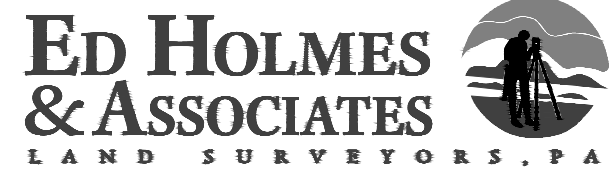
- * This is an ALTA survey of 3 existing parcels of land. Total acreage is of all 3 parcels is 326.15+/- acres.
- * All areas calculated by coordinate computation method.
- * The legal description describes the same properties as insured in the Title Commitment. Any exceptions have been noted.
- * Reliance is made on the exceptions listed in the title commitment. No further research into recorded documentation made unless noted in Schedule B exceptions table.
- * No underground utilities were located. Call 1-800-632-4949 before digging.
- * Based on geographical information, portions of this property lie in Zone AE (Special flood hazard areas subject to inundation by the 1% annual flood chance - Base Flood Elevations determined) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps 3700964200K (effective date January 6, 2010) & 3700965200J (effective date October 2, 2008).
- * 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/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination. Stream buffers on subject parcel shall be 30' landward of all perennial and intermittent surface waters.
- * All distances shown hereon are horizontal ground distances unless otherwise noted.
- * All grid coordinates shown are NC Grid Coordinates (NAD 83 (NSRS 2011) based on GPS)
- * This property is within 1/2 mile of a "Farmland Preservation District".
- * This property is zoned "RC" (Regional Commercial) in Henderson County. Maximum building height is 50'. The yard setbacks are as follows:
Front - 10' (Collector road)
Side - 10'
Rear - 10'
- * Table A, Item 6(a): No zoning report or letter was provided. Zoning information as shown above was taken from the Henderson County website.
- * Table A, Item 8: No additional substantial features were found.
- * Table A, Item 11: Utilities shown on this survey were taken from visible surface structures, marked utilities, and GIS mapping.
- * Table A, Item 16: No construction work observed.

ALTA/NSPS LAND TITLE SURVEY FOR TAP ROOT FARMS, LLC AT THE TAP ROOT DAIRY SITE REFERENCES

Being all of the following parcels:
PIN 9642-82-3681 DB 1349, Page 333
PIN 9642-84-4544 DB 985, Page 70
PIN 9652-03-1362 DB 3281, Page 243
Hoopers Creek Township, Henderson County, N.C.
Date: 03-16-2021 Drawn By: M. Edgerton
Job#: 18322 Checked By: B. Brown
C. M. Edgerton, Jr., PLS
medgerton@edholmessurveying.com
Ed Holmes & Associates Land Surveyors, PA
300 Ridgefield Ct., Suite 301, Asheville, NC 28806
828.225.6562 Company# C-2806

SCALE 1" = 200'
SHEET 1 OF 2

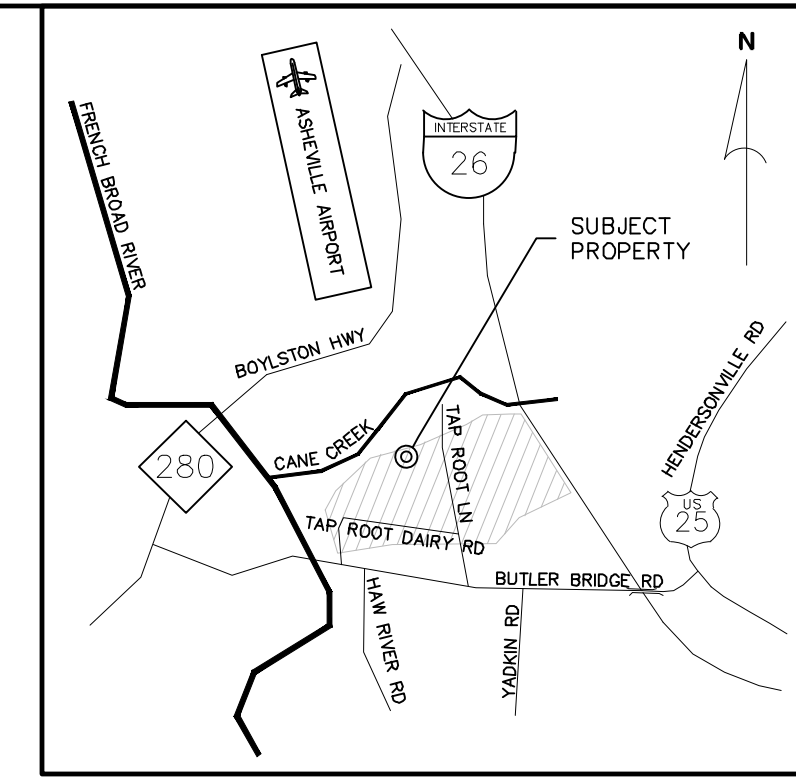
DWG#: D21-002



MAINTENANCE R/W NOTE:
A MEETING ON SITE WITH A REPRESENTATIVE OF THE NCDOT WAS HELD ON MARCH 10, 2021 TO DETERMINE MAINTENANCE LIMITS OF BUTLER BRIDGE ROAD. DUE TO THE LACK OF MAINTAINED DITCHES AND GENERAL CHARACTERISTICS OF THE ROADSIDE LANDS, THE LIMIT WAS DEFINED AS BEING 4' OFF OF THE WHITE LINE (GENERALLY EDGE OF PAVEMENT).

NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- MULTI-PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY UOOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
- SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 20' UNLESS OTHERWISE NOTED.
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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGEFIELD CT., SUITE 301
ASHEVILLE, NC 28806
C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544

ADDRESS: 93 TAP ROOT DAIRY RD
3281/243 AND 1349/333

DEED BOOK/PAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
CD-2020-01

ZONING: CD-2020-01

DISTURBED AREA: 155.7 ACRES ±

COUNTY/TOWNSHIP: HENDERSON/HOPPERS CREEK

SETBACKS:
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FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE

SEWER: MSD

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UNITS

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699 TOTAL PROJECT UNITS

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

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CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2164

FOR REVIEW ONLY

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MASTER INDEX PLAN FOR:

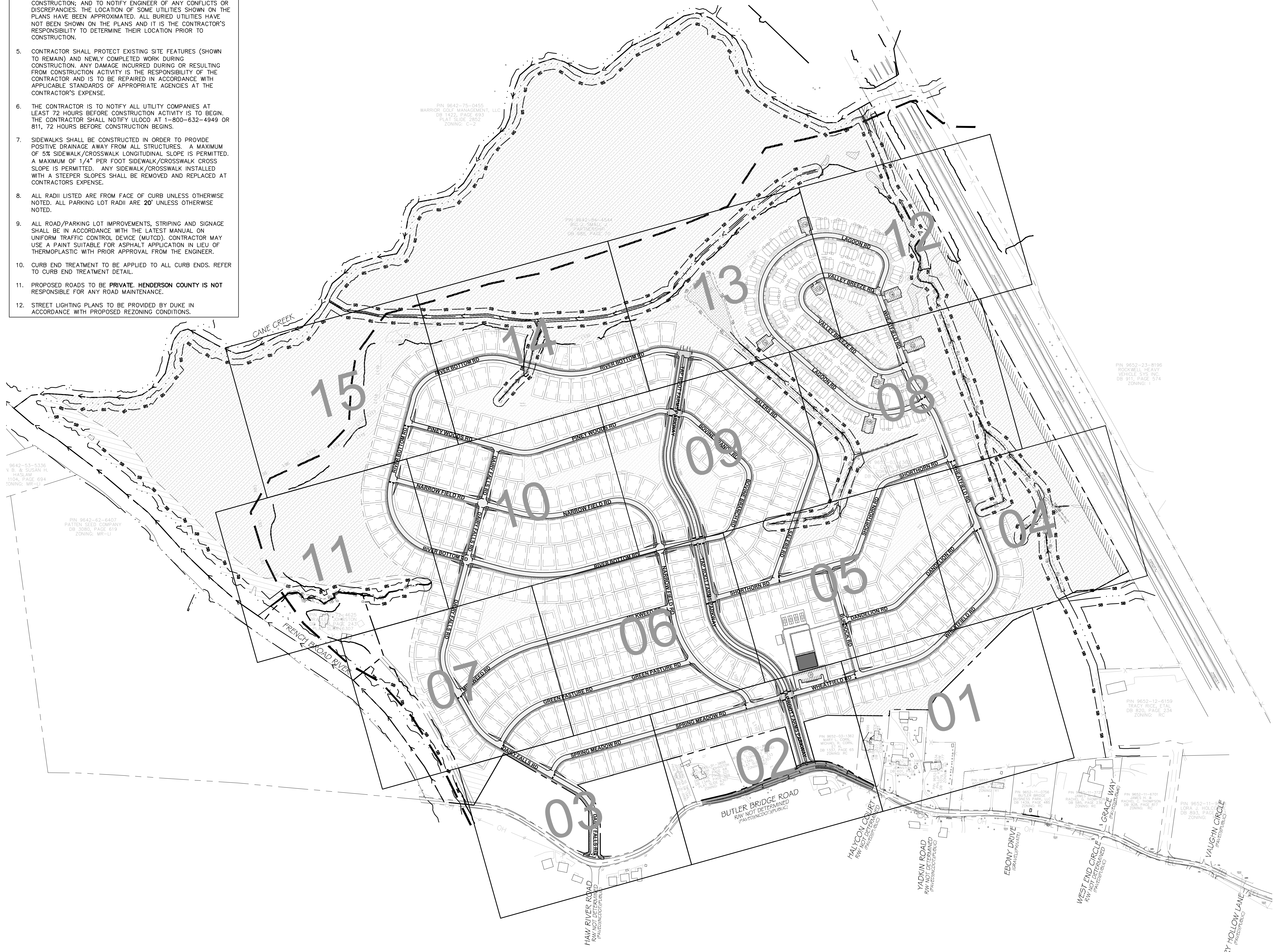
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO.
PLANNING: R-2020-01-C

SHEET

C010



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NORTH

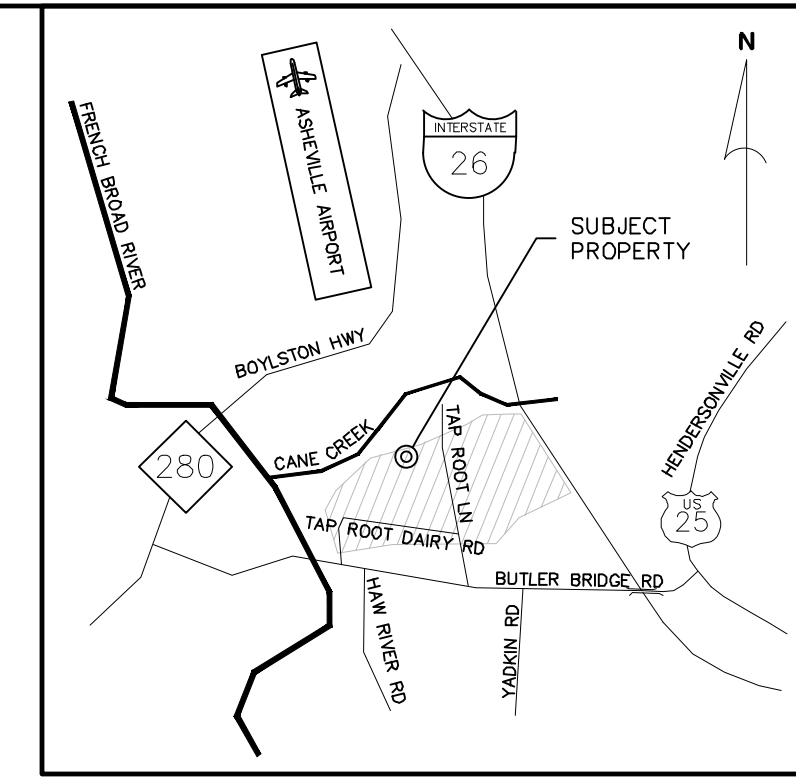
MASTER INDEX PLAN

GRAPHIC SCALE

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PN 9642-84-4544
 BIG 2 SMALL J
 PARTNERSHIP
 DB 955, PAGE 70



VICINITY MAP
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 HIGH POINT, NC 27265
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 ASHEVILLE, NC 28801
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 ASHEVILLE, NC 28806
 CONTACT: C.M. EDGERTON, JR.
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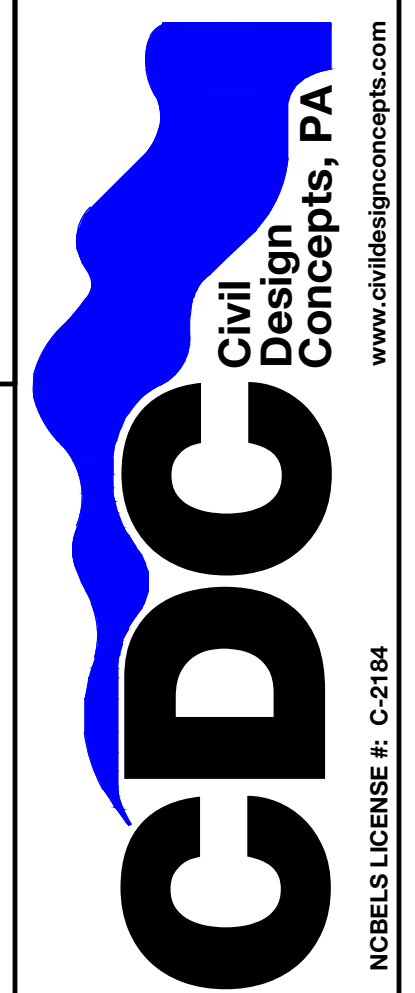
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 WAINESVILLE, NC 28786
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 FAX (828) 452-5655

NO.	DATE	DESCRIPTION	BY
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PRELIMINARY
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MASTER PHASE PLAN FOR:

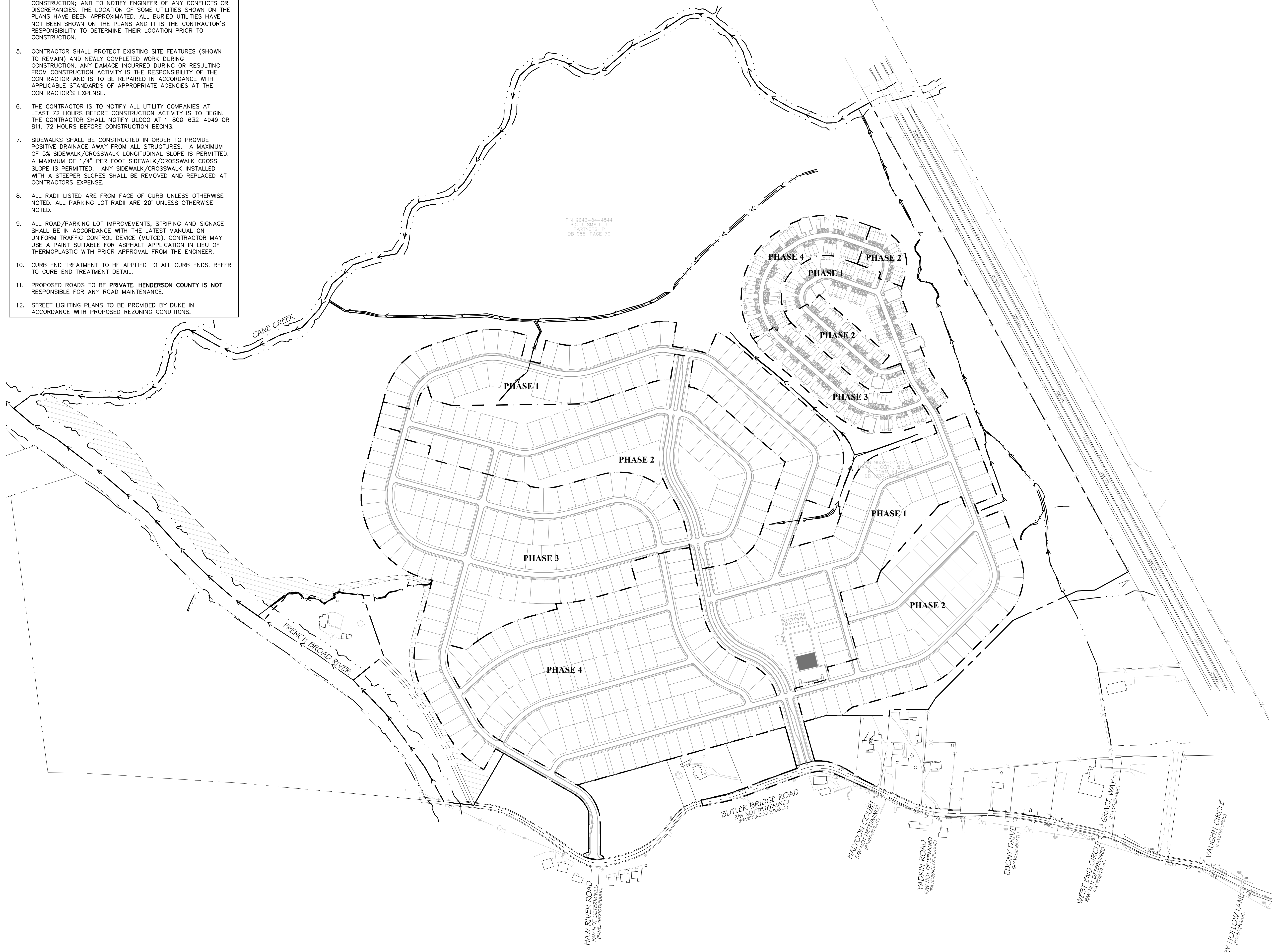
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
 CDC PROJECT NO.: 11854
 HENDERSON CO. PLANNING: R-2020-01-C

SHEET

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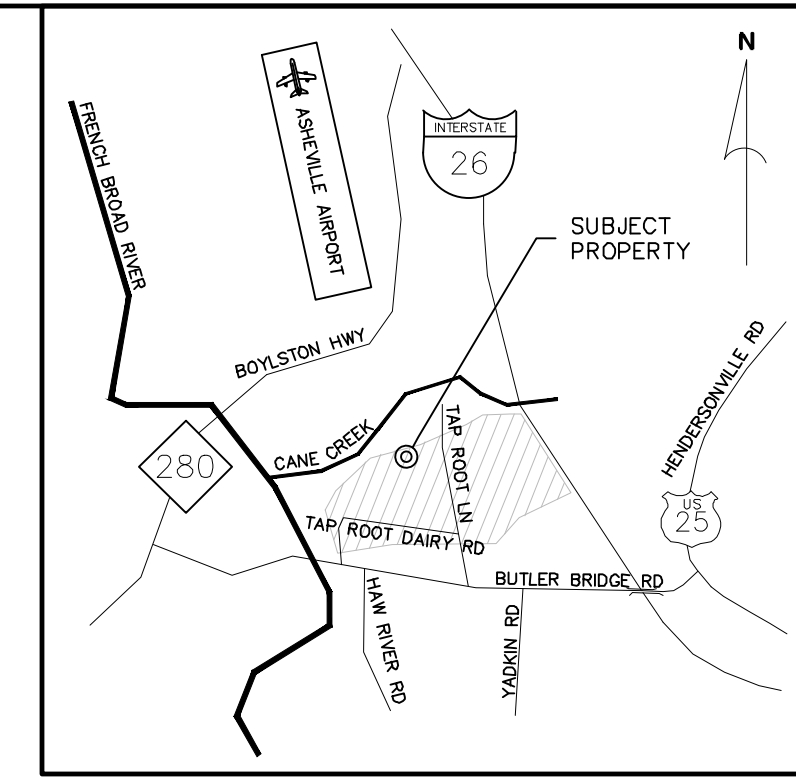
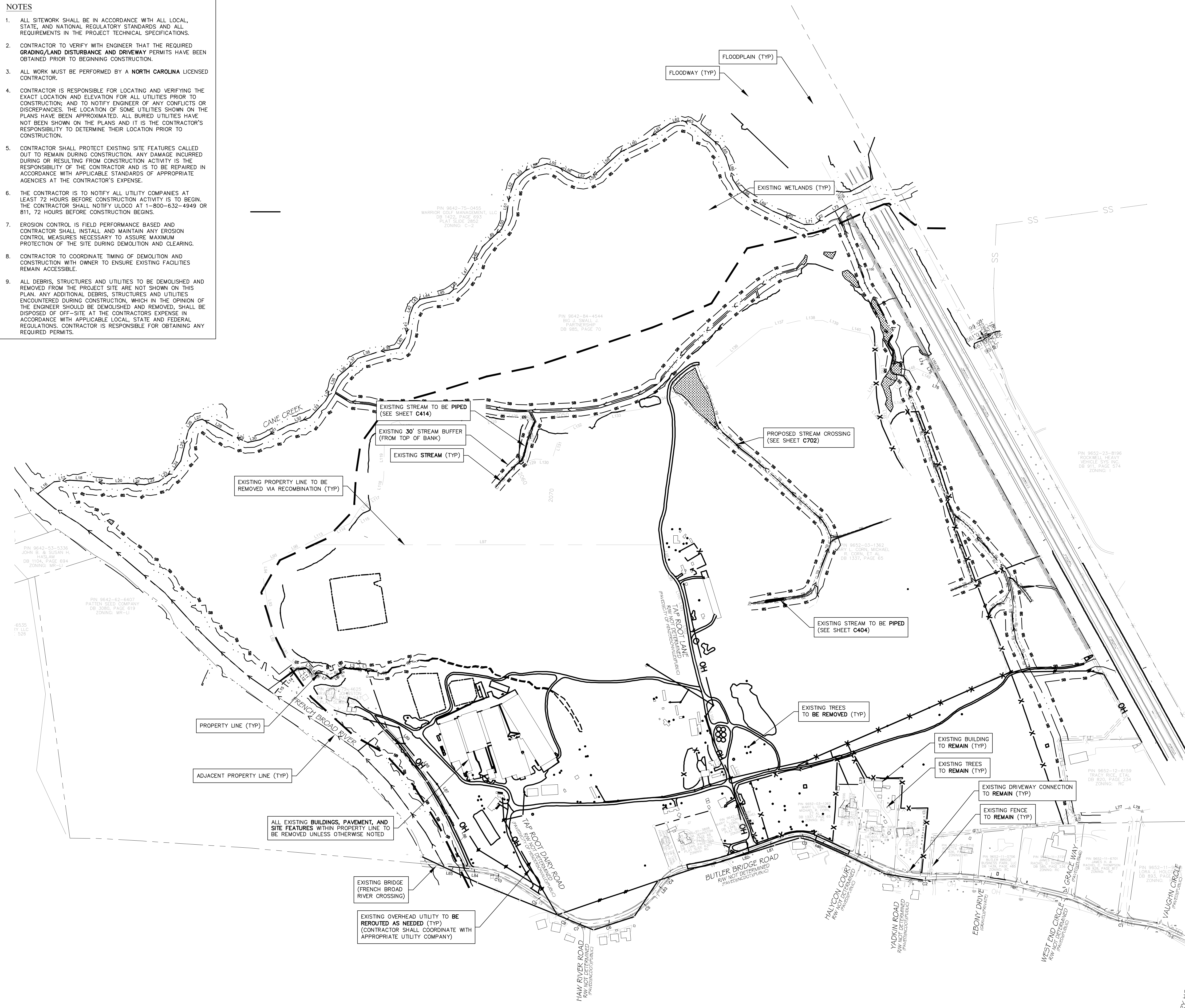


MASTER PHASE PLAN

GRAPHIC SCALE

NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING/LAND DISTURBANCE AND DRIVEWAY PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
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7. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
8. CONTRACTOR TO COORDINATE TIMING OF DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
9. ALL DEBRIS, STRUCTURES AND UTILITIES TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE ARE NOT SHOWN ON THIS PLAN. ANY ADDITIONAL DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.



VICINITY MAP
(NOT TO SCALE)

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TOTAL UNITS: 472 SINGLE FAMILY
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699 TOTAL PROJECT UNITS

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: E-2164

NO.	DATE	DESCRIPTION
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION MASTER PLAN FOR:
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C100

811 Know what's below. Call before you dig.

NORTH

EXISTING CONDITIONS & DEMOLITION MASTER PLAN

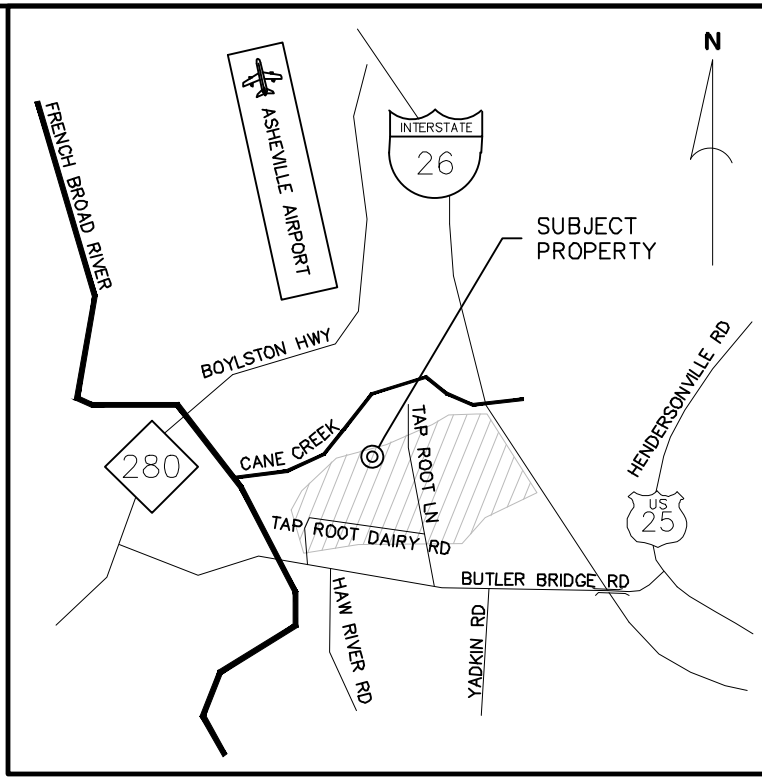
GRAPHIC SCALE
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- ZONING NOTES**
- SINGLE FAMILY LOT SIZES SHALL BE A MINIMUM OF 7,100 SQUARE FEET FOR AT LEAST 354 LOTS (75% OF THE TOTAL SINGLE FAMILY LOTS ON THE SUBJECT PROPERTY).
 - PHASE AREAS:
 I: 46.18 AC
 II: 42.11 AC
 III: 34.04 AC
 IV: 32.95 AC

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED SIGHT TRIANGLE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED NCDOT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OPEN SPACE



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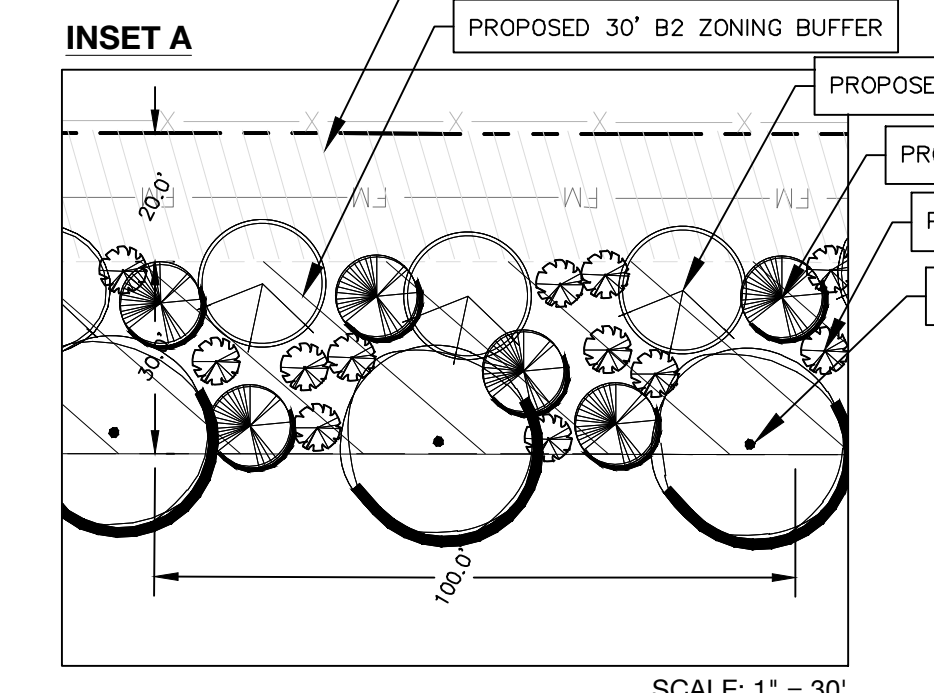
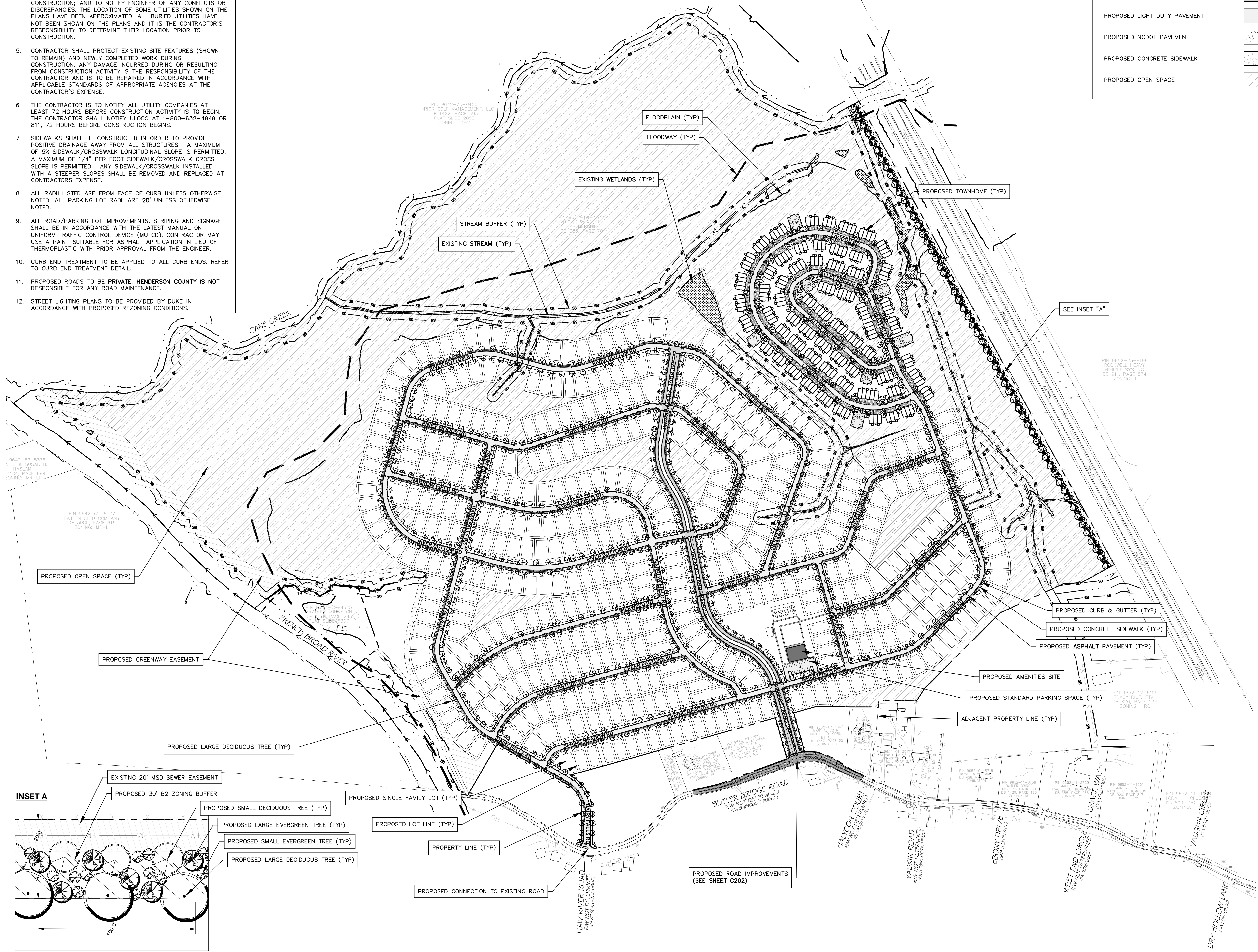
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NO.	DATE	DESCRIPTION	BY
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MASTER SITE PLAN FOR:
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
 CDC PROJECT NO.: 11854
 HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C200

811 Know what's below. Call before you dig.

NORTH

MASTER SITE PLAN

GRAPHIC SCALE

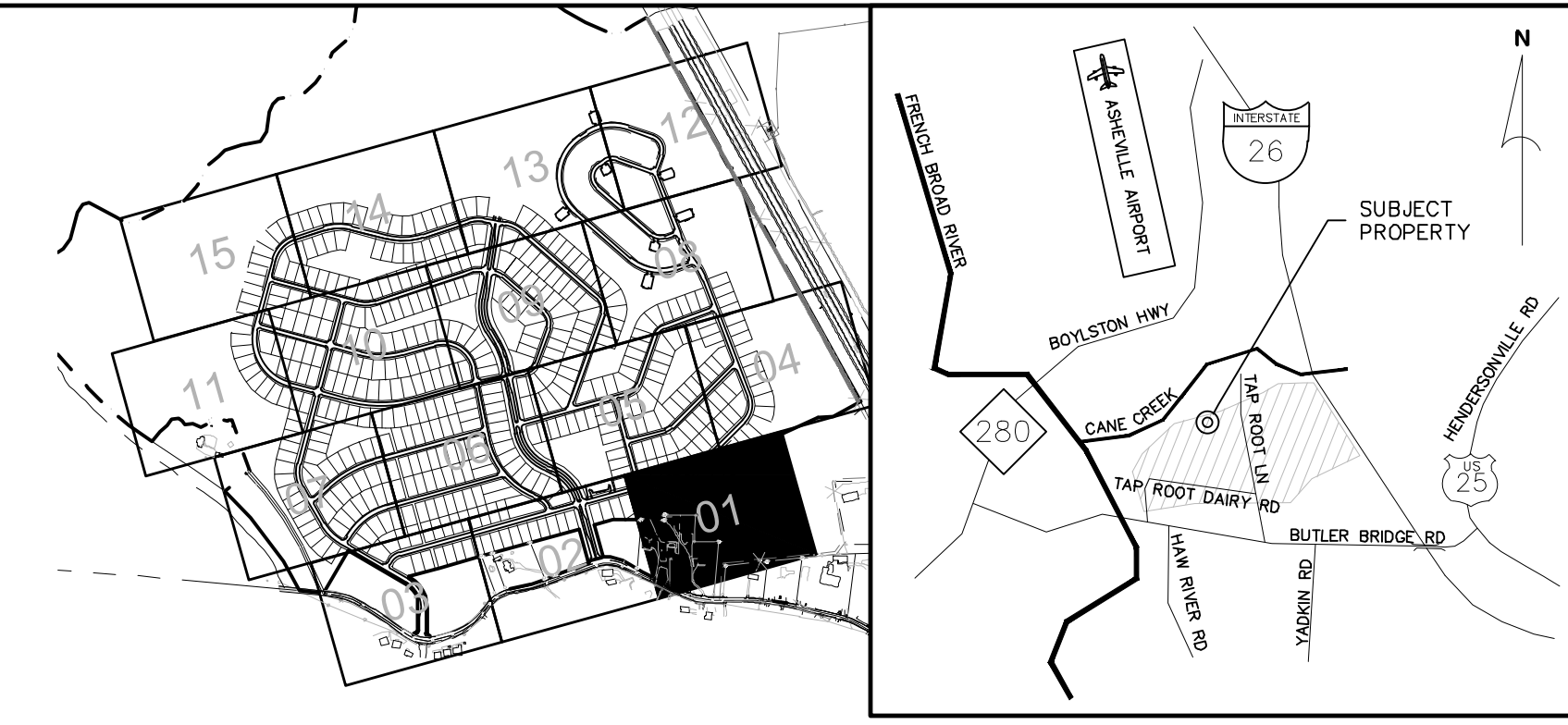
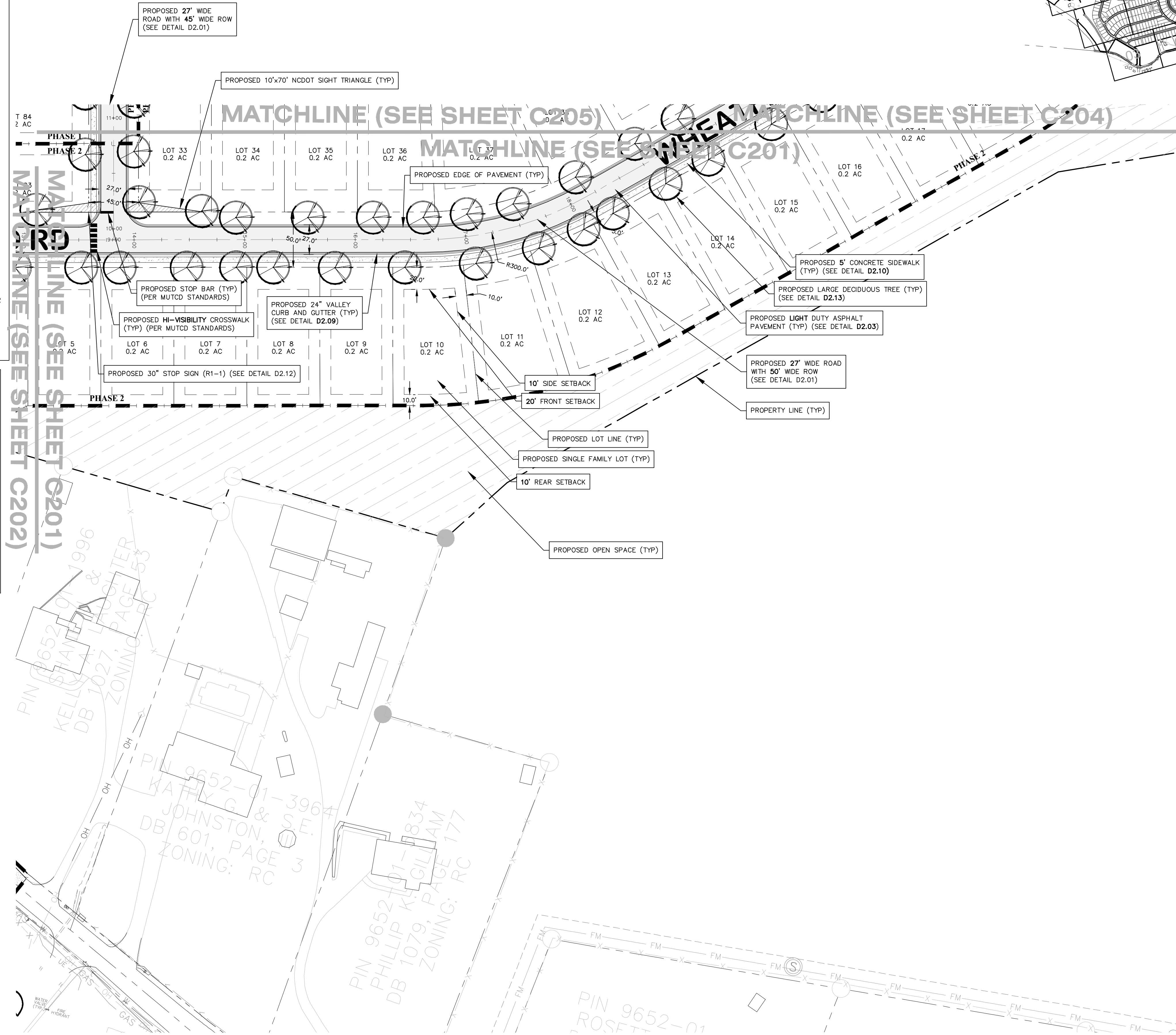
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- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED NCDOT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OPEN SPACE



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGEFIELD CT., SUITE 301
ASHEVILLE, NC 28806
C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544

ADDRESS: 93 TAP ROOT DAIRY RD
3281/243 AND 1349/333

SITE ACREAGE/PAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
CD-2020-01

DISTURBED AREA: 155.7 ACRES ±

COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

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

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE

SEWER: MSD

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COLLECTOR - 9,383 LF

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PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES

PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES

PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES

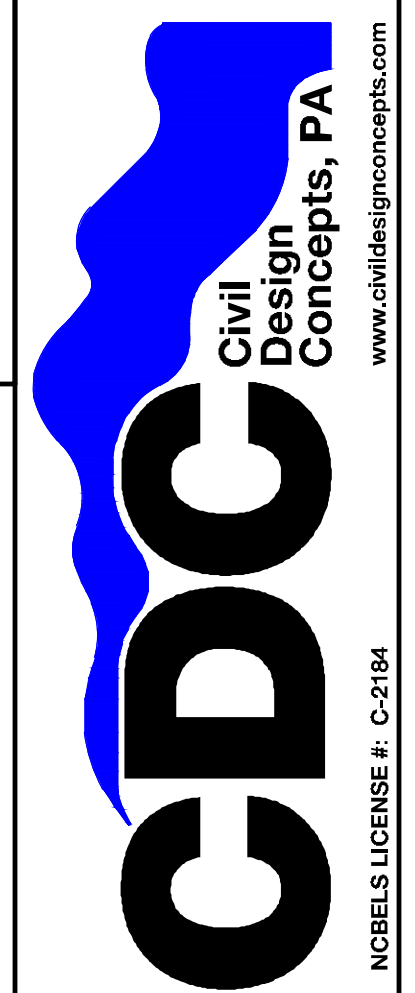
PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES

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

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
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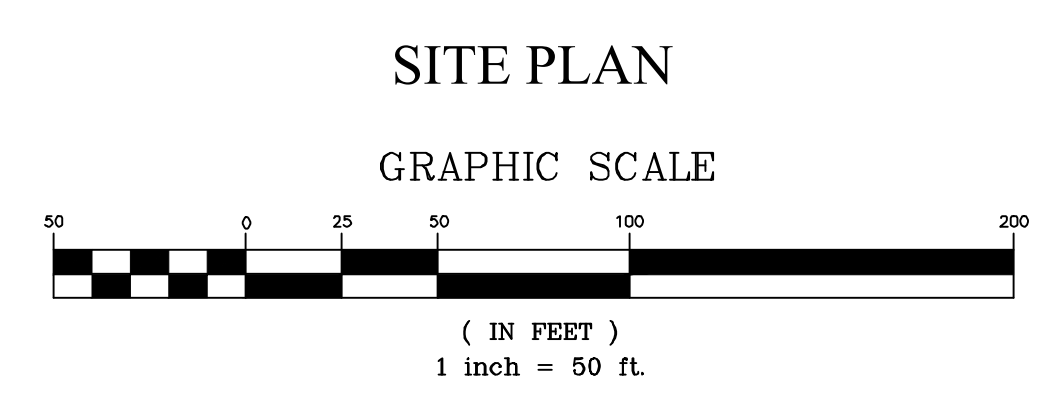
NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

TAP ROOT SUBDIVISION

SITE PLAN FOR:



DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

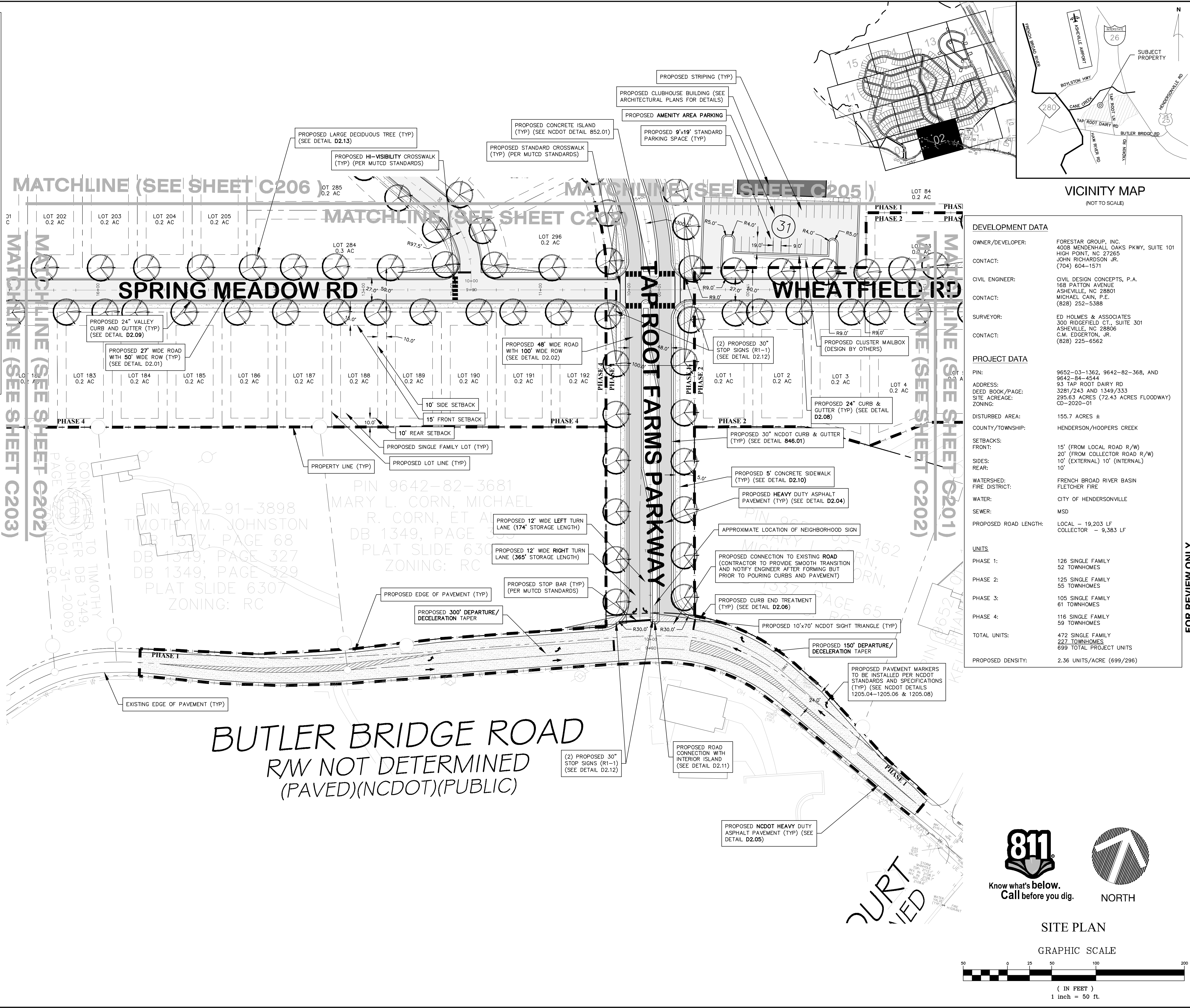
SHEET

C201

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RIGHT OF WAY LINE	
PROPOSED SIGHT TRIANGLE	
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CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCEBLS LICENSE #: C-2164

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DATE	DESCRIPTION	BY
03/25/2021 <td>DEVELOPMENT PLAN SUBMITTAL <td> </td></td>	DEVELOPMENT PLAN SUBMITTAL <td> </td>	

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TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

SITE PLAN FOR: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C202

811
Know what's below.
Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

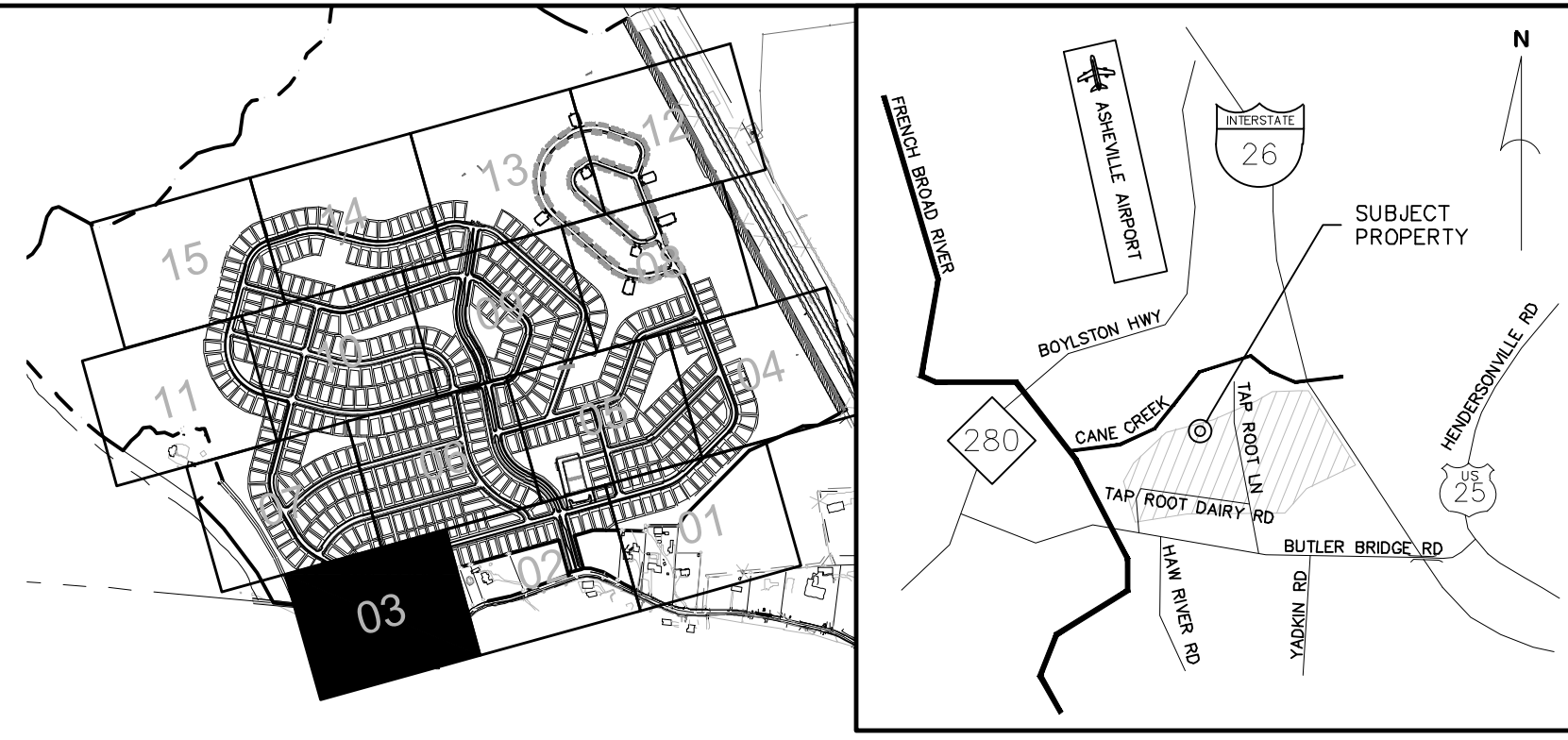
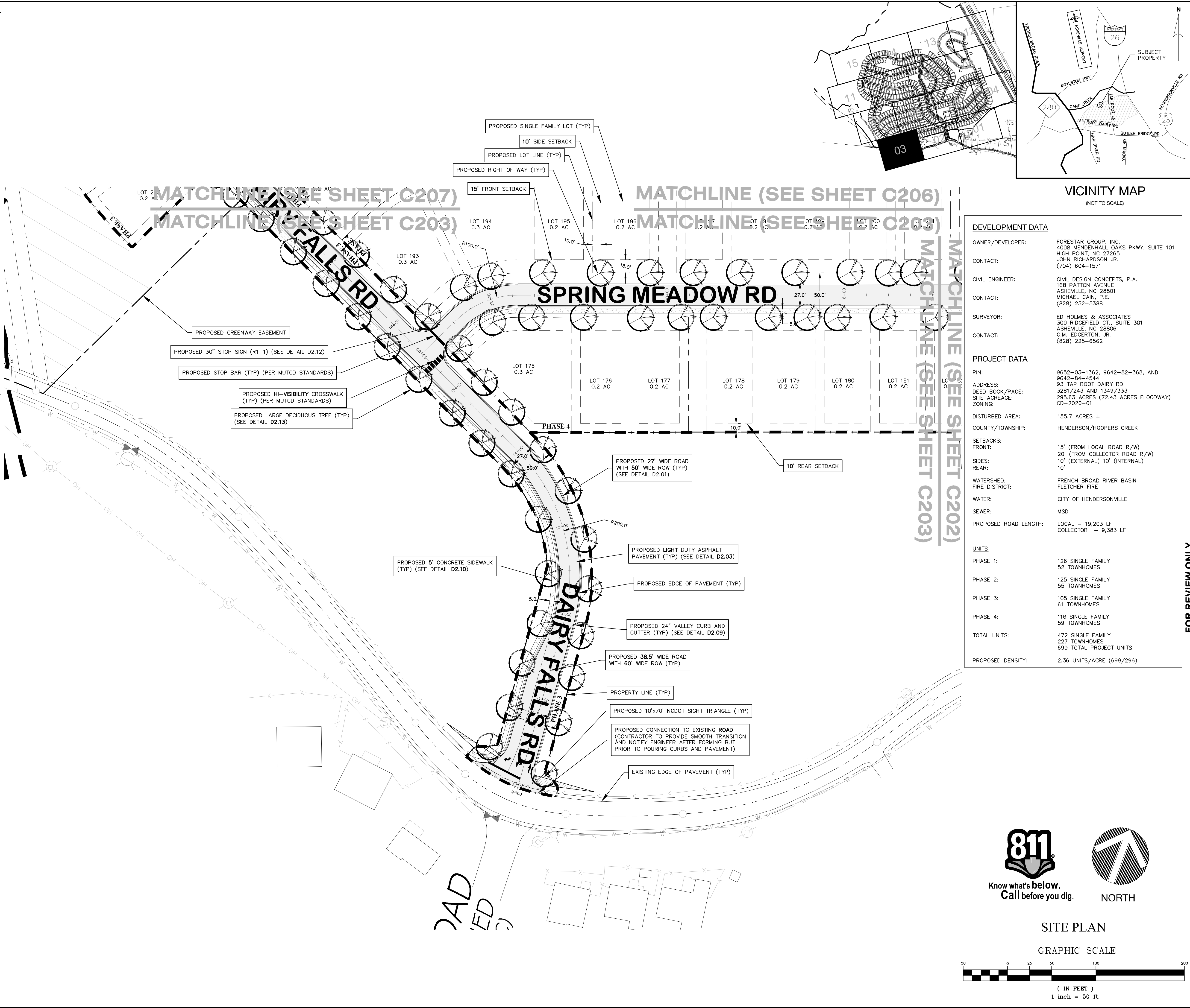
0 25 50 100 200
(IN FEET)
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PROPOSED OPEN SPACE	



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168 PATTON AVENUE
ASHEVILLE, NC 28801
MICHAEL CAIN, P.E.
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TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

CDC Civil Design Concepts, PA
www.cdcdesignconcepts.com
NCEBOLS LICENSE # C-2164

FOR REVIEW ONLY

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TAP ROOT SUBDIVISION

811 Know what's below. Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SHEET C203

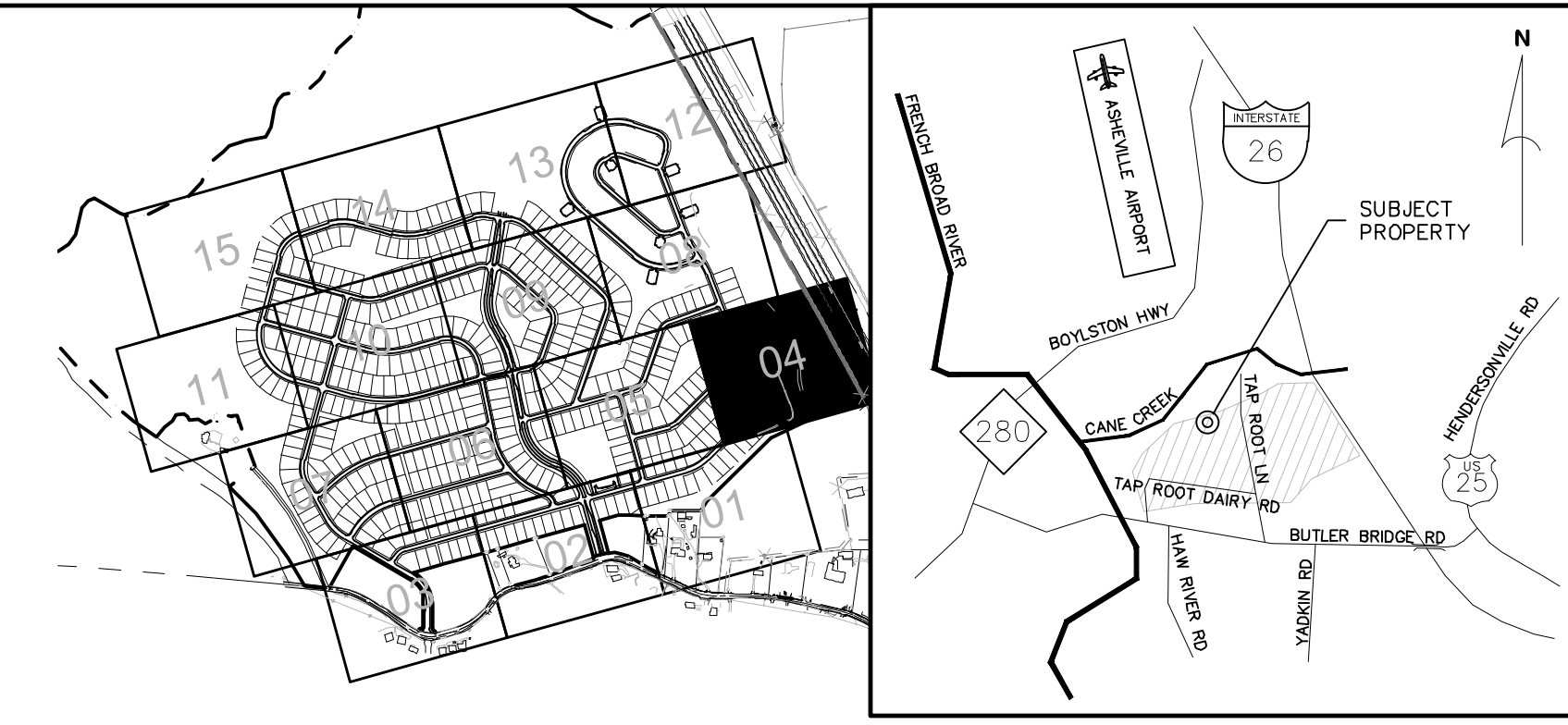
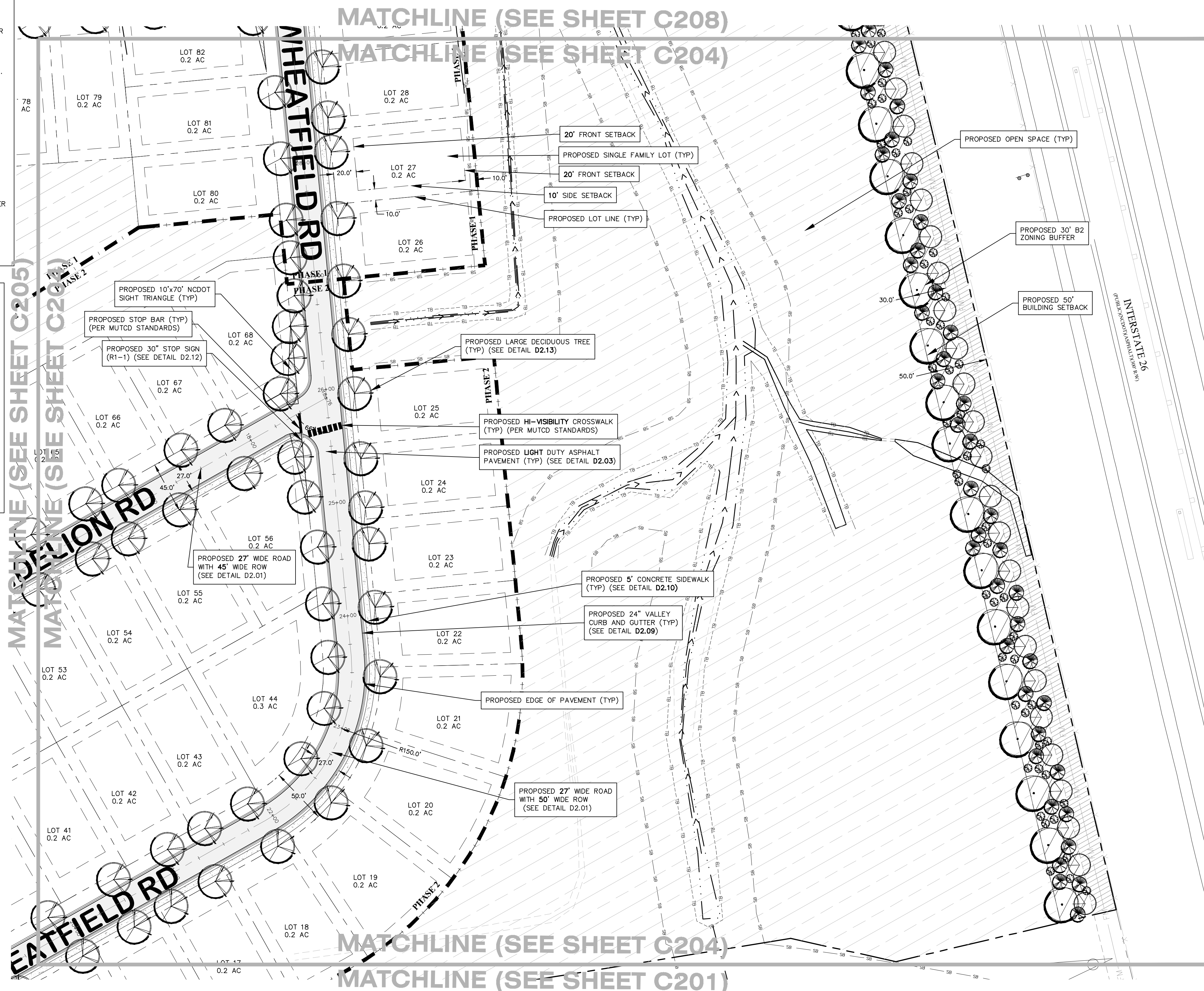
DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

NOTES

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VICINITY MAP
(NOT TO SCALE)

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4008 MENDENHALL OAKS PKWY, SUITE 101
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NCBELS LICENSE # C-2164

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN - SUBMITTAL	

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TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

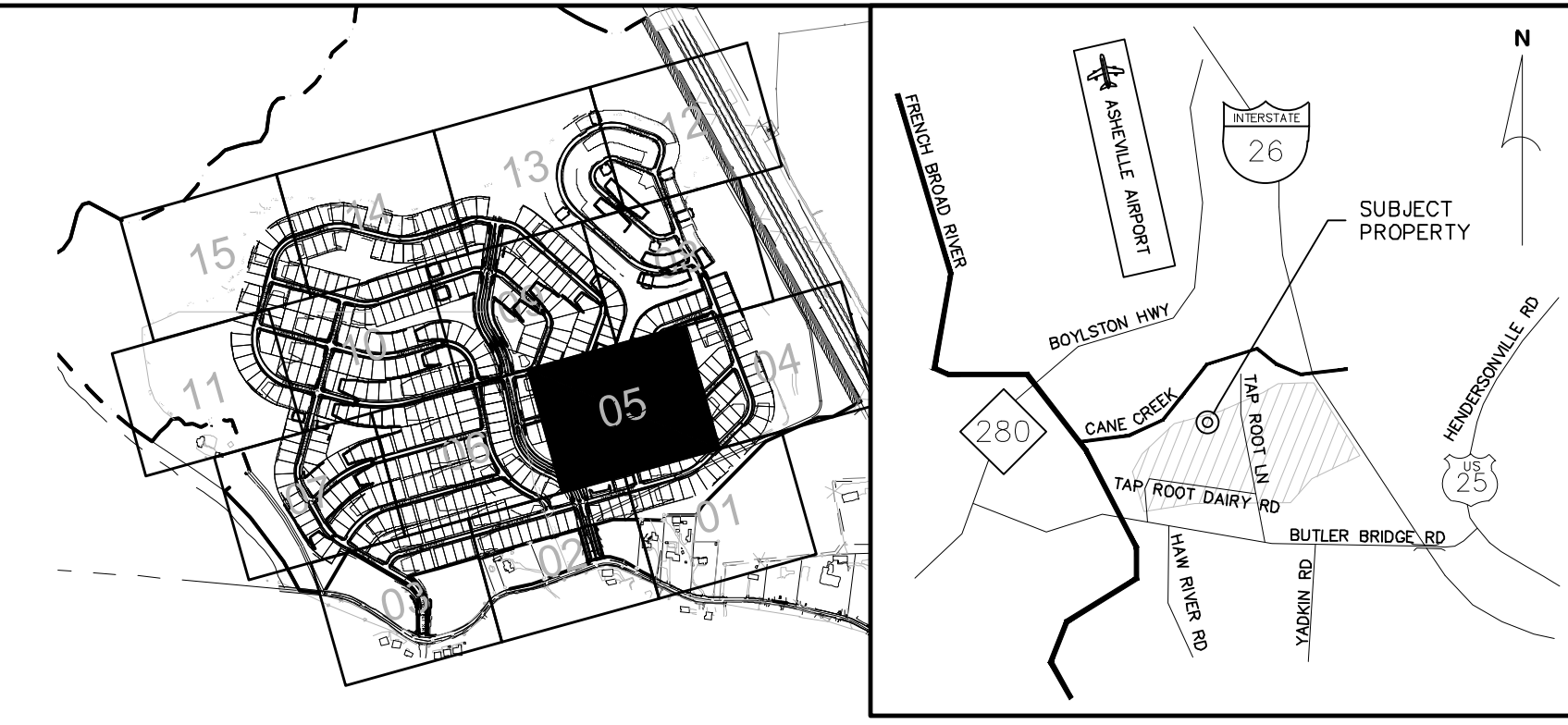
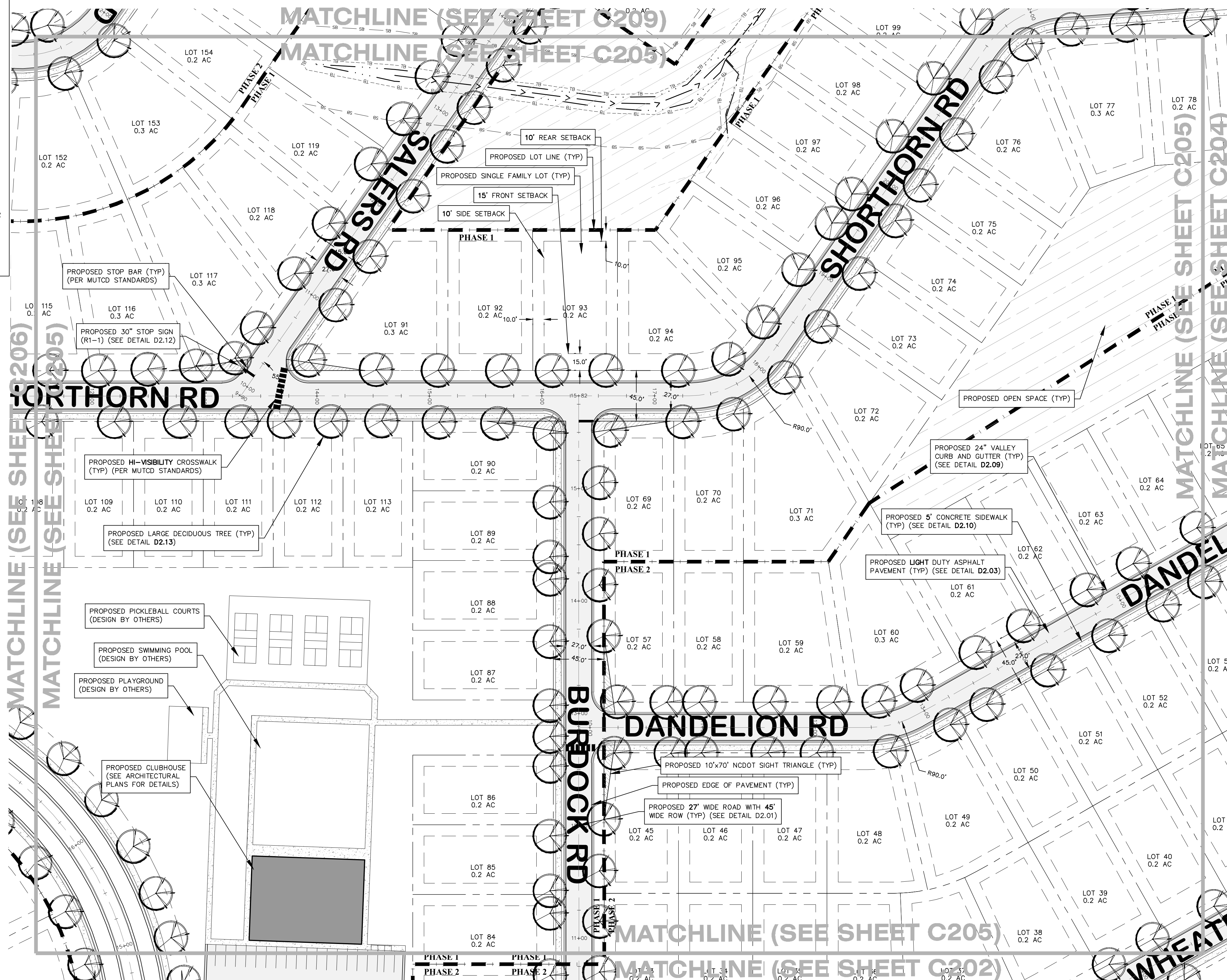
SHEET
C204

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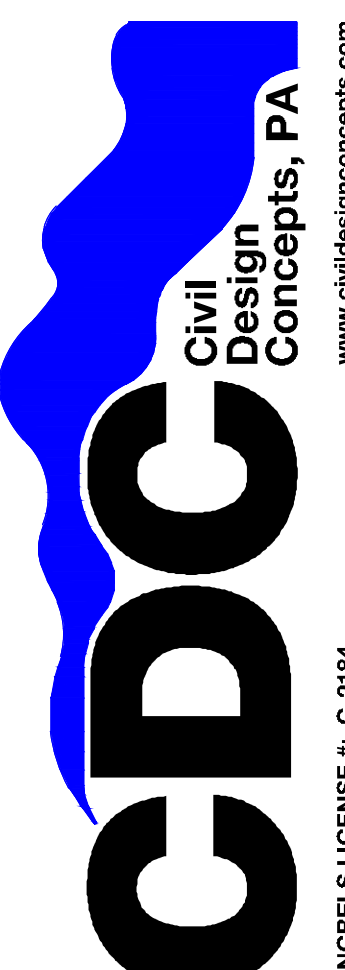
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CONTACT:	
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SETBACKS:	15' (FROM LOCAL ROAD R/W) 20' (FROM COLLECTOR ROAD R/W)
FRONT:	10' (EXTERNAL) 10' (INTERNAL)
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 402-4410
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 402-4410
FAX (828) 402-5388

www.cdcdesignconcepts.com

NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION


TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

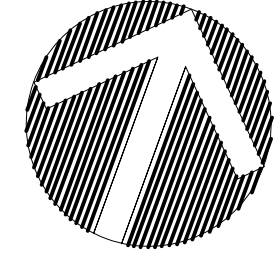
DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C205




Know what's below.
Call before you dig.



NORTH

SITE PLAN

GRAPHIC SCALE



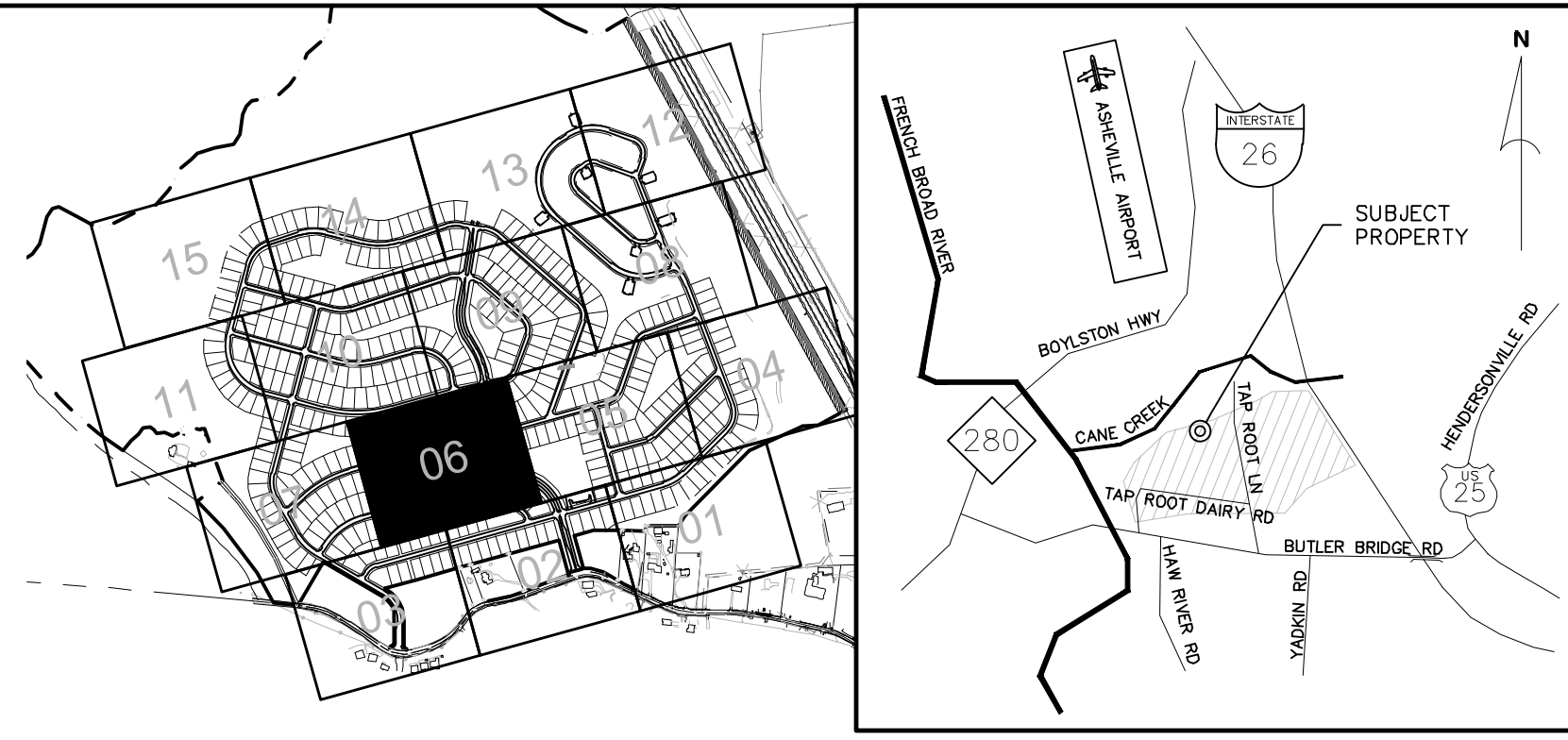
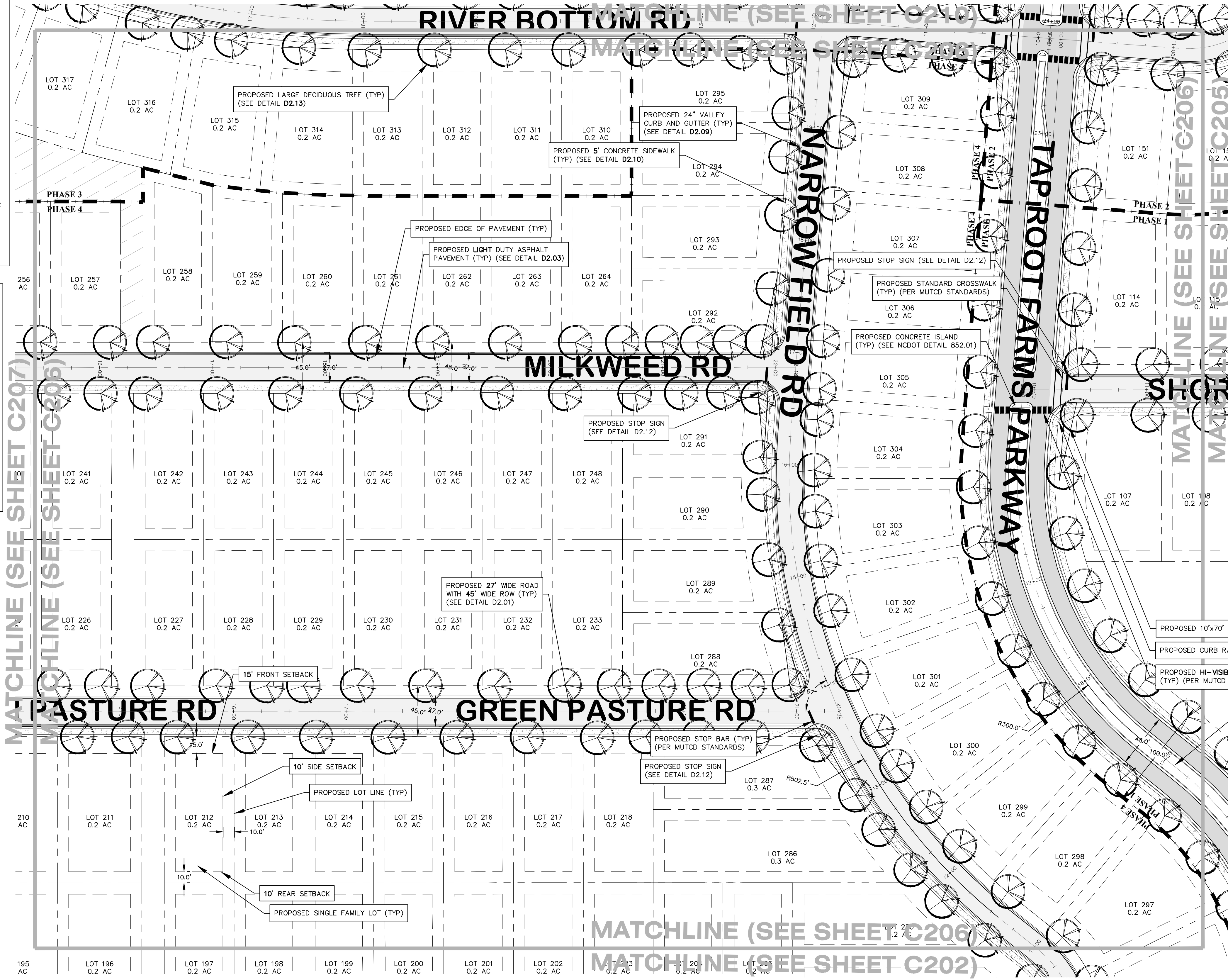
(IN FEET)
1 inch = 50 ft.

NOTES

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- STREET LIGHTING PLANS TO BE PROVIDED BY DUKE IN ACCORDANCE WITH PROPOSED REZONING CONDITIONS.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED SIGHT TRIANGLE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED NCDOT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OPEN SPACE



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
FIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806
DEED BOOK/PAGE:	3281/243 AND 1349/333
SITE ACREAGE:	295.63 ACRES (72.43 ACRES FLOODWAY) CD-2020-01
ZONING:	
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOPPERS CREEK
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- PROPOSED 10'x70' NCDOT SIGHT TRIANGLE (TYP)
- PROPOSED CURB RAMP (TYP) (SEE DETAIL D2.19)
- PROPOSED HI-VISIBILITY CROSSWALK (TYP) (PER MUTCD STANDARDS)
- PROPOSED 48' WIDE ROAD WITH 100' WIDE ROW (TYP) (SEE DETAIL D2.02)

811
Know what's below.
Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

168 PATTON AVENUE
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CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE #: C-2164

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TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

SITE PLAN FOR:

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

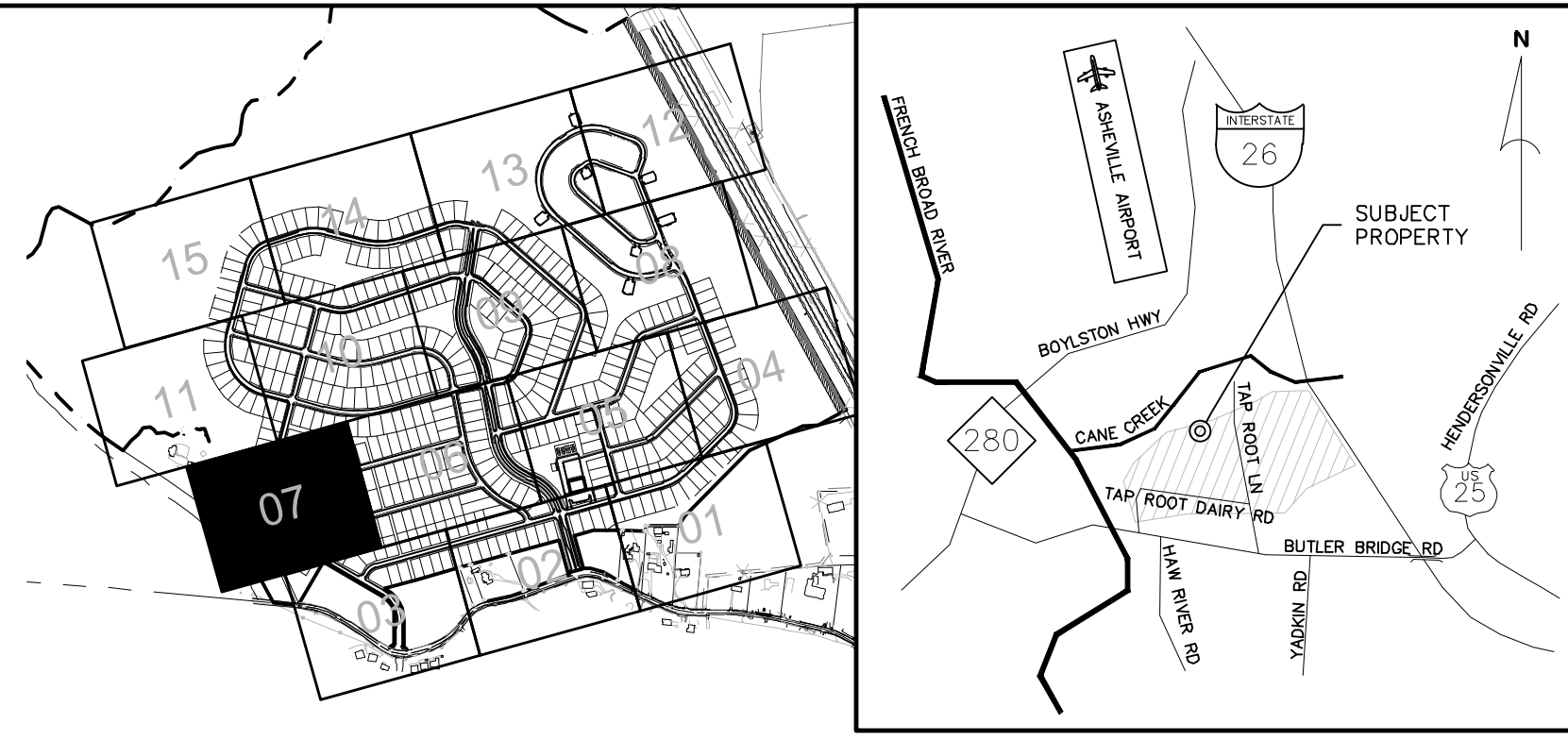
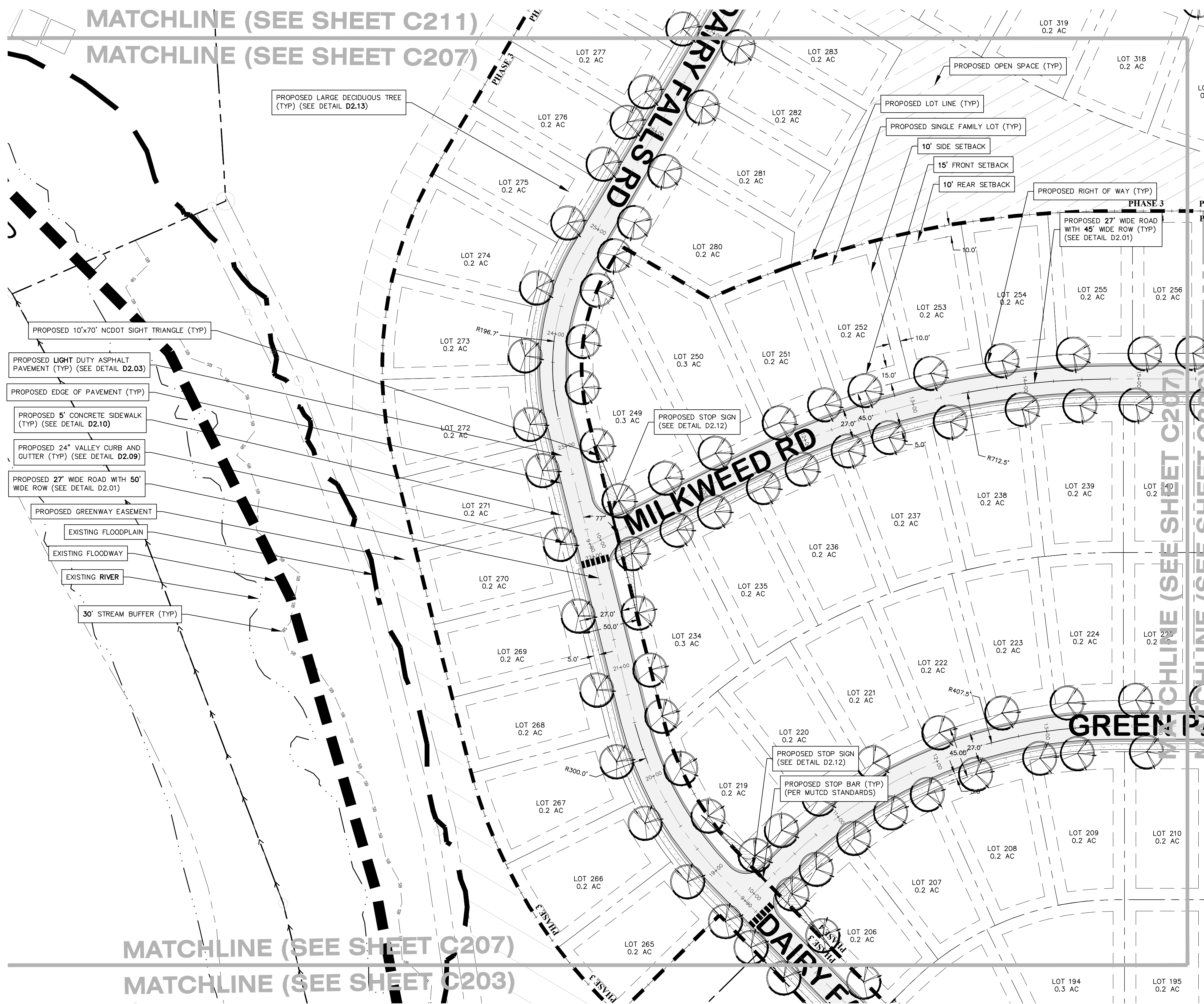
C206

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- PROPOSED NCDOT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OPEN SPACE



DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGECREST CT., SUITE 301
ASHEVILLE, NC 28806
C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS: 300 RIDGECREST CT., SUITE 301
3281/243 AND 1349/333
ASHEVILLE, NC 28806
SITE ACREAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
CD-2020-01

DISTURBED AREA: 155.7 ACRES ±
COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

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

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE
SEWER: MSD

PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES

PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES

PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES

PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES

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

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

811
Know what's below.
Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE
1 inch = 50 ft.

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

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27676
PHONE (828) 402-4410
FAX (828) 402-5656

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2164

NO.	DATE	DESCRIPTION
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

SITE PLAN FOR:
TAP ROOT SUBDIVISION

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

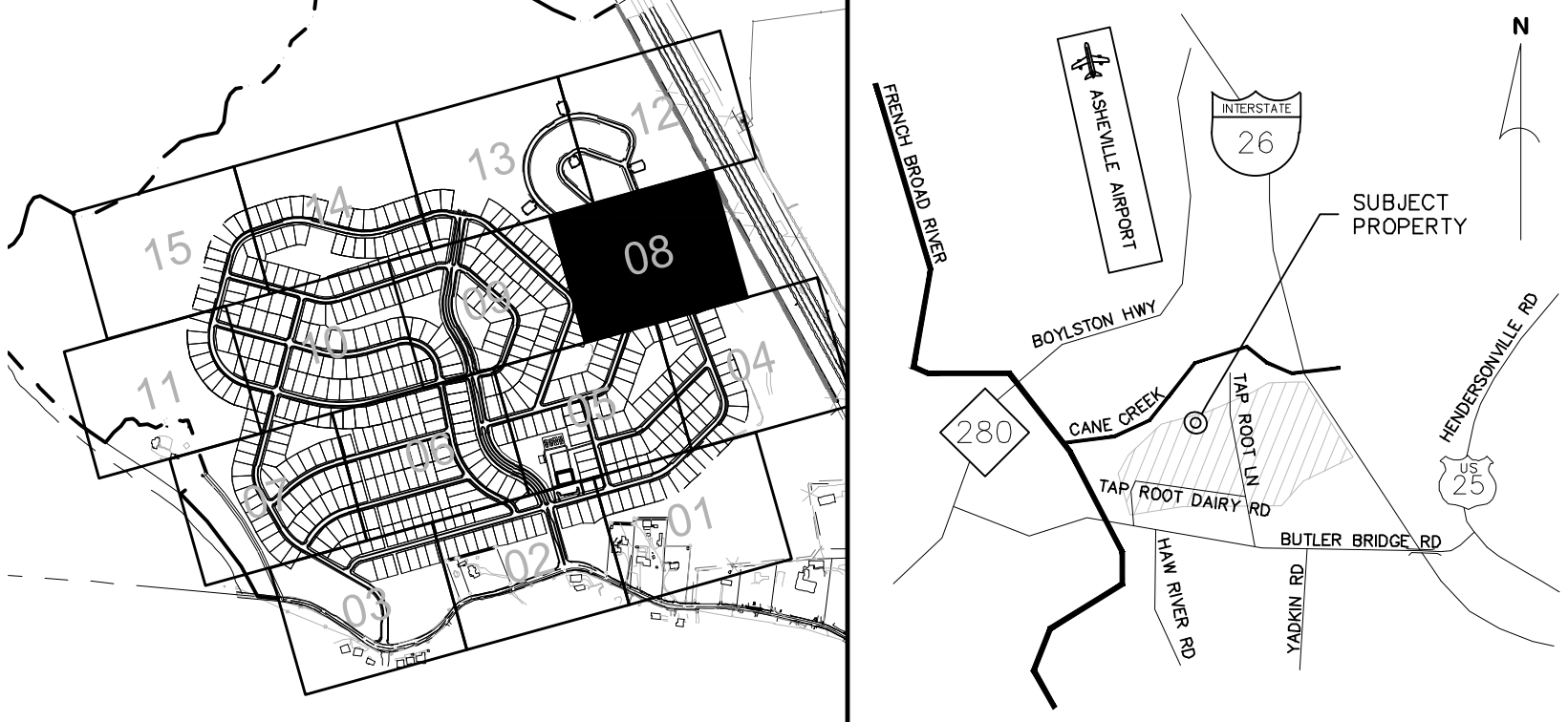
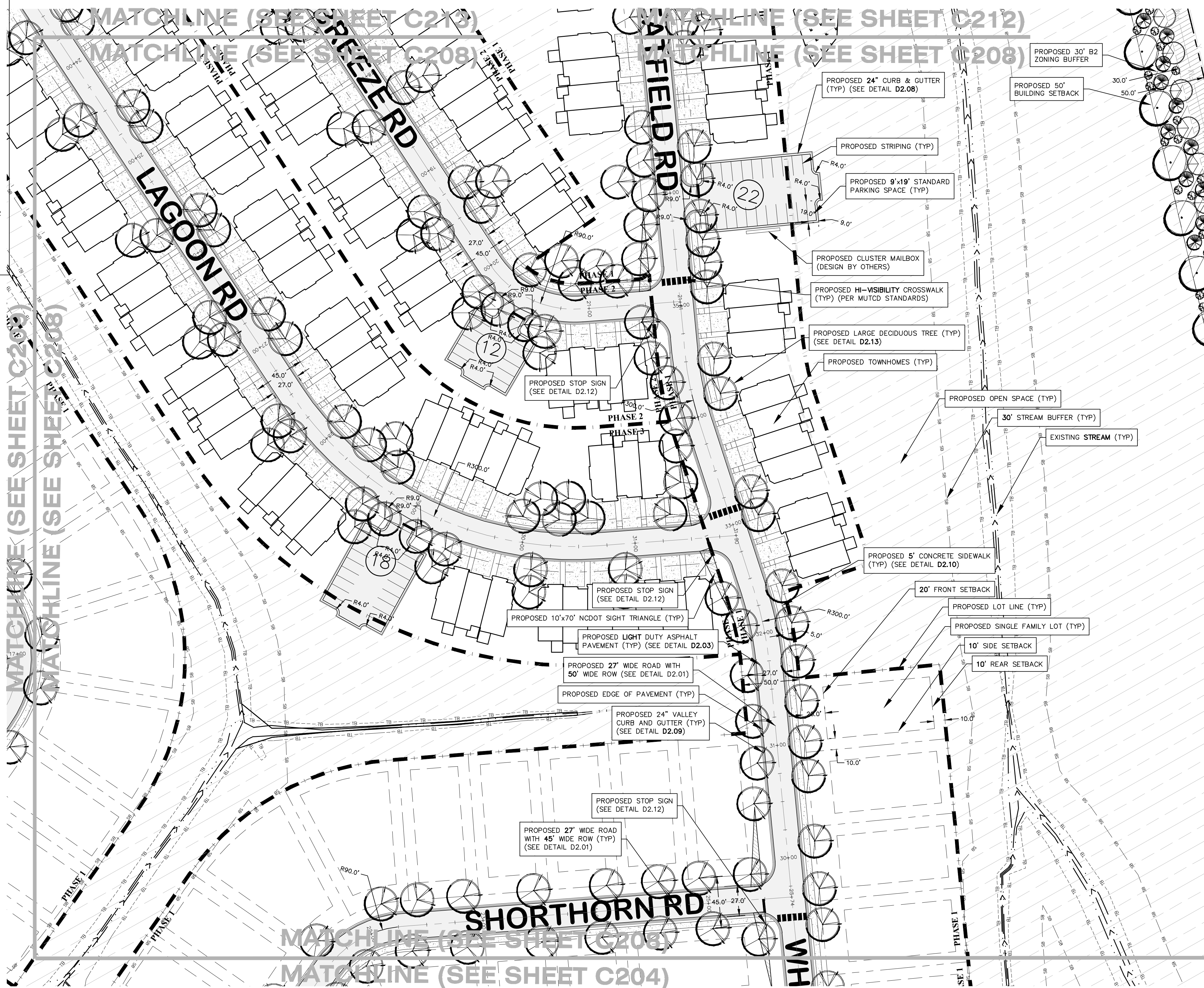
SHEET
C207

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DEVELOPMENT DATA

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4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGEFIELD CT., SUITE 301
ASHEVILLE, NC 28806
C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544

ADDRESS: 93 TAP ROOT DAIRY RD
3281/243 AND 1349/333

SITE ACREAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
CD-2020-01

DISTURBED AREA: 155.7 ACRES ±

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WATER: CITY OF HENDERSONVILLE

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PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

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NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION	BY
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TAP ROOT SUBDIVISION

SITE PLAN FOR:

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET






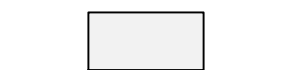

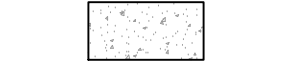

C208

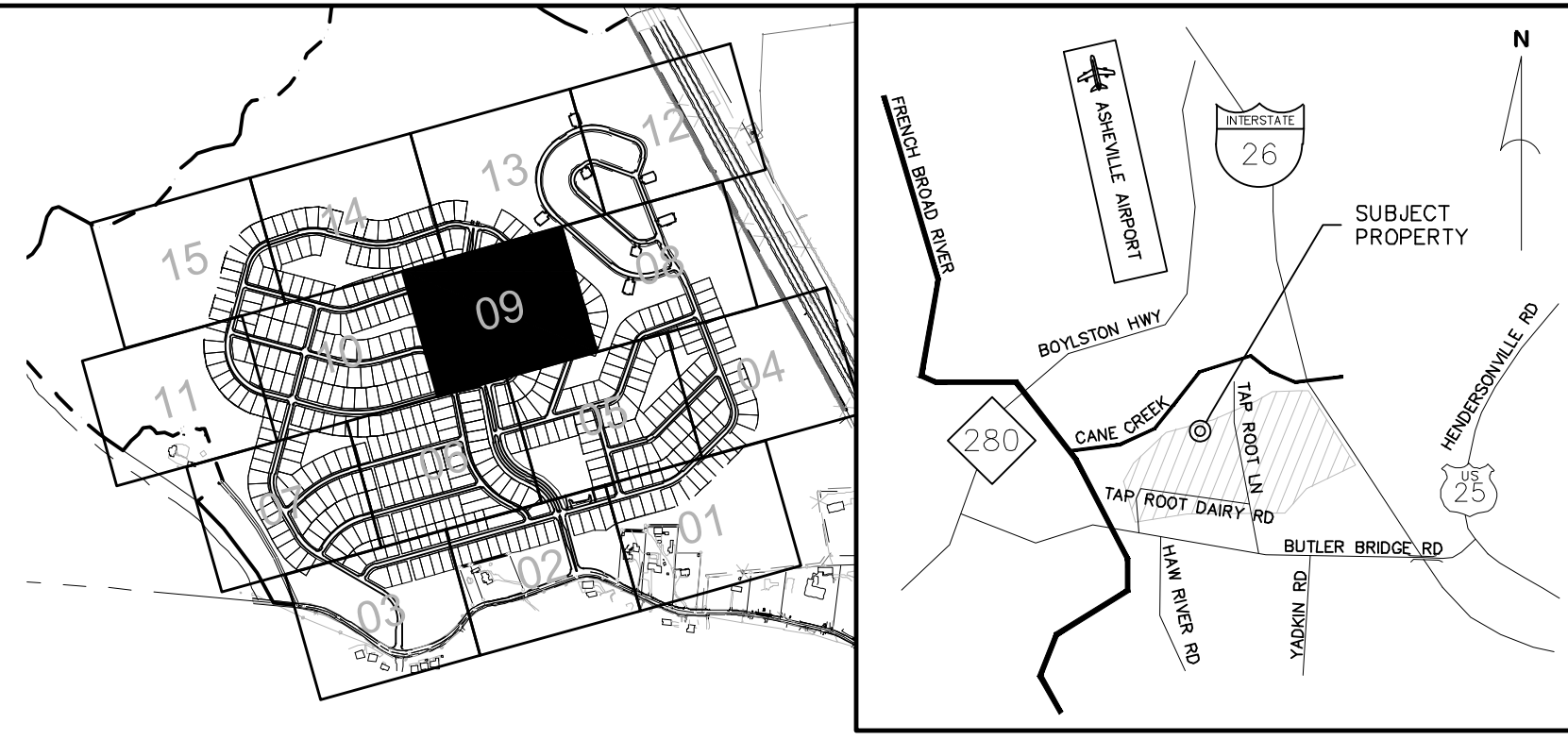
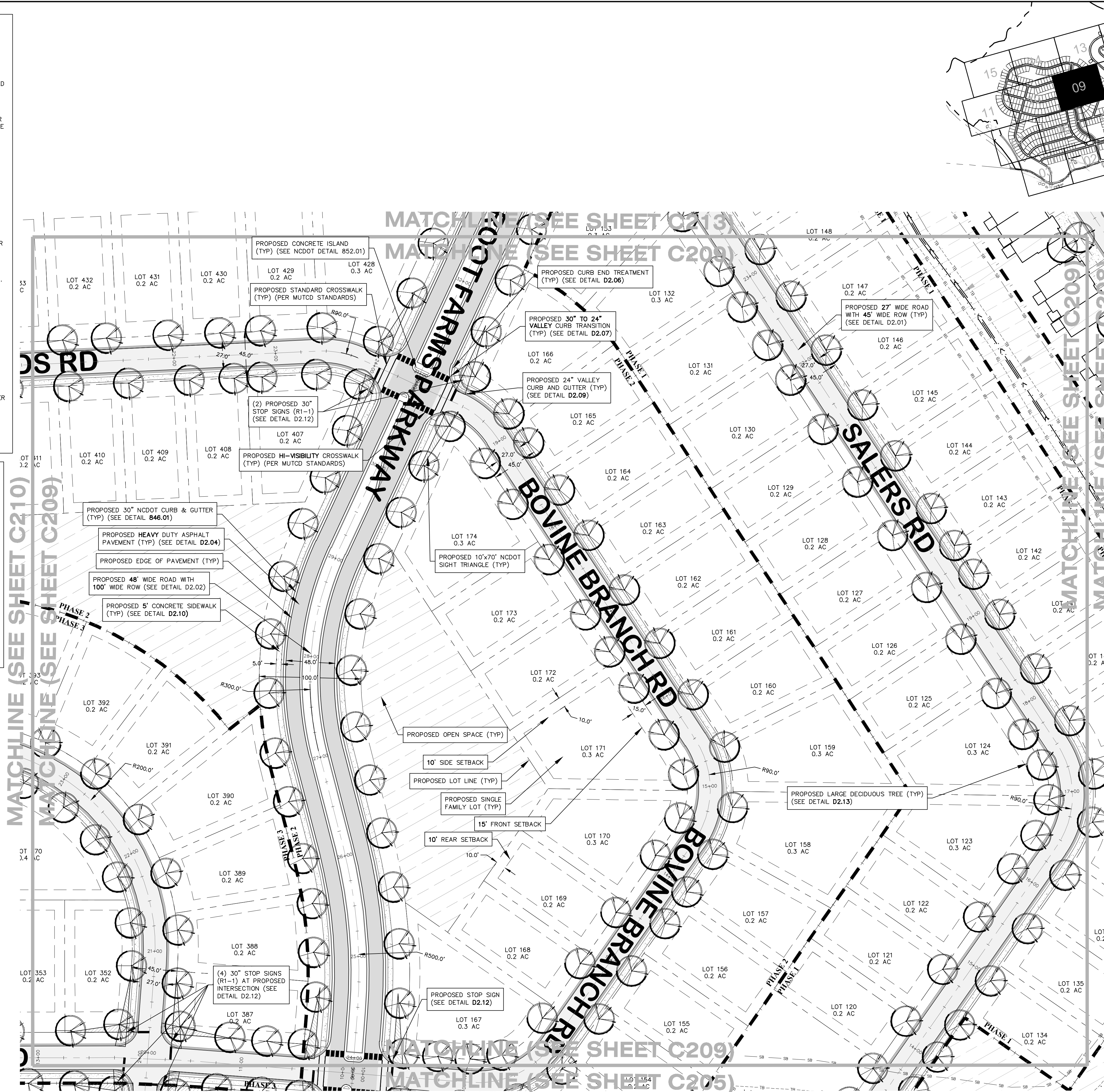


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DEED BOOK/PAGE: 3281/243 AND 1349/333

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CD-2020-01

ZONING:

DISTURBED AREA: 155.7 ACRES ±

COUNTY/TOWNSHIP: HENDERSON/HOOPEERS CREEK

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

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE

SEWER: MSD

PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES

PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES

PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES

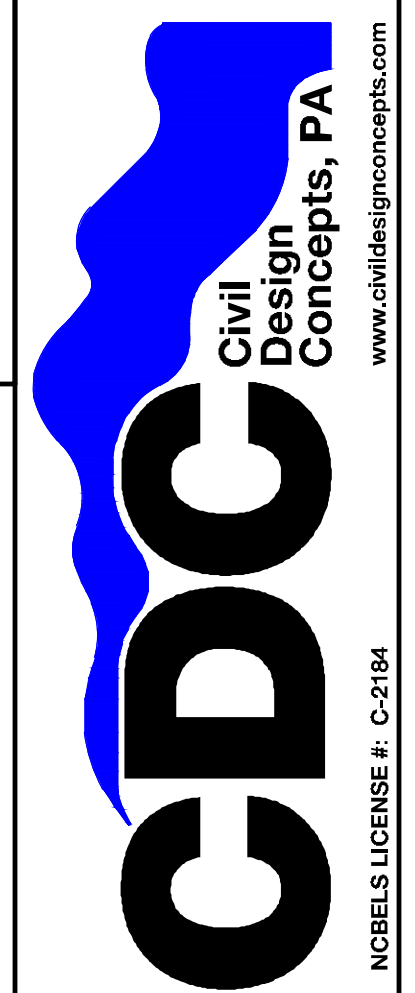
PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES

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

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
FAX (828) 492-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28776
PHONE (828) 492-4410
FAX (828) 492-5388



NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

FOR REVIEW ONLY

PRELIMINARY
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TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

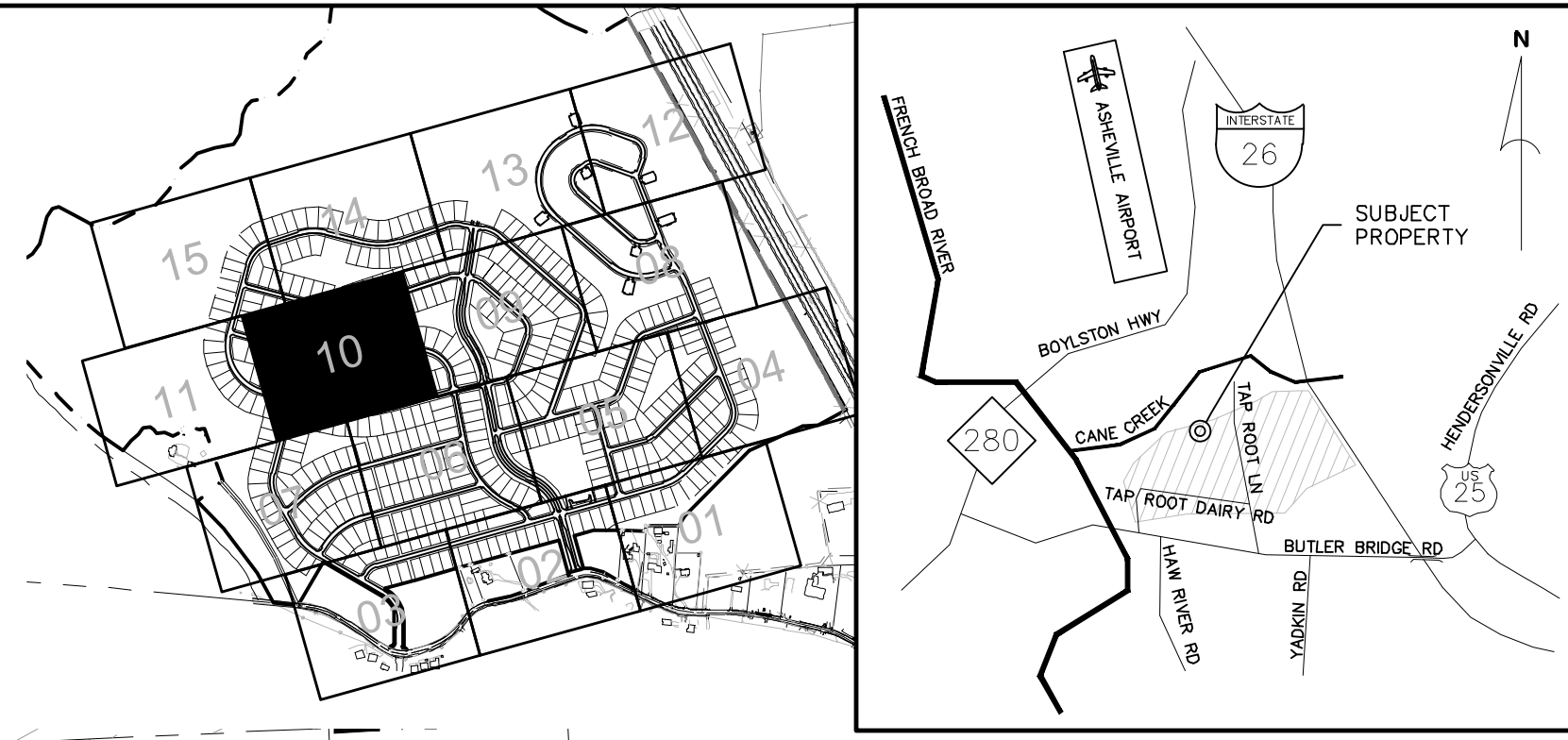
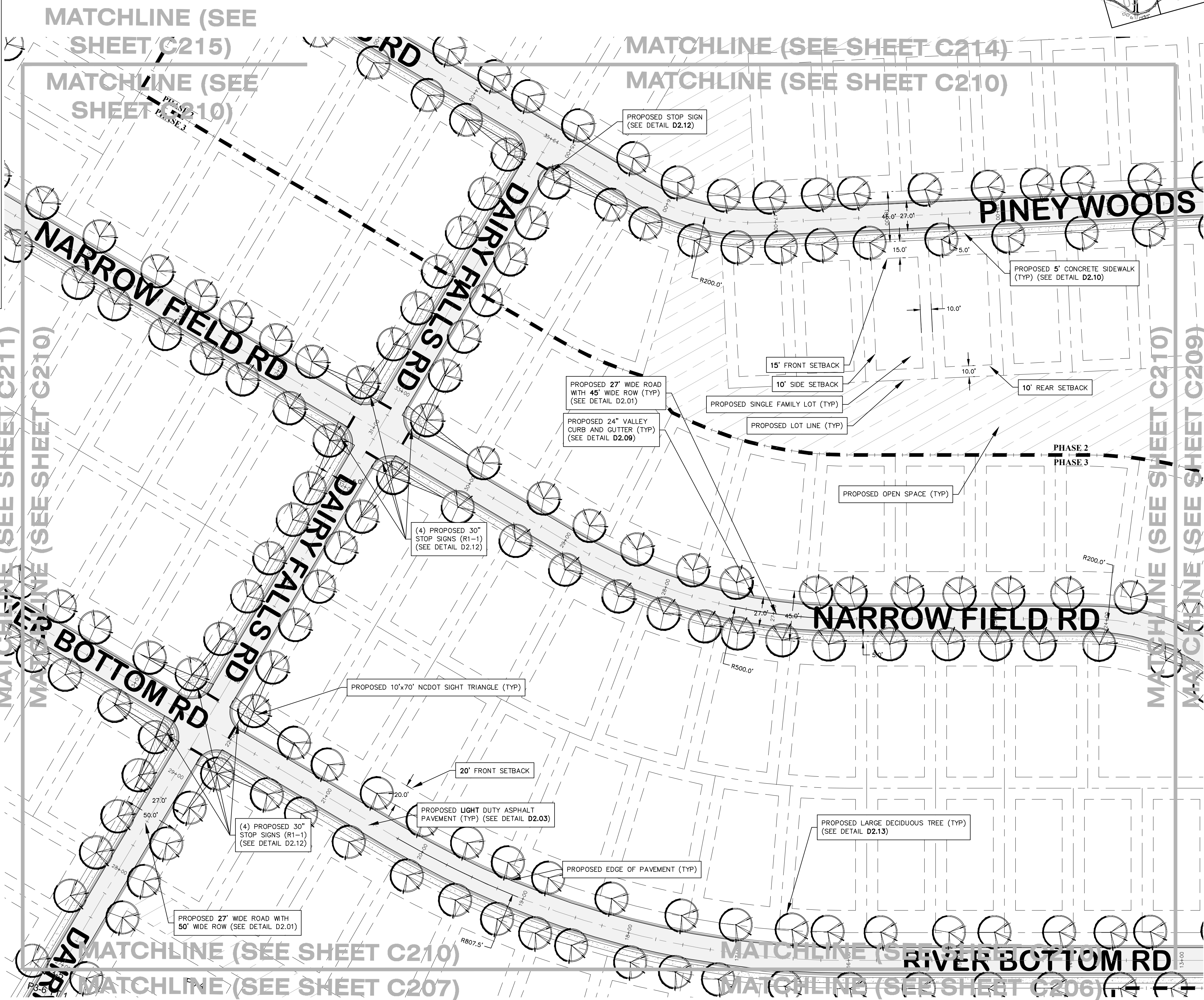
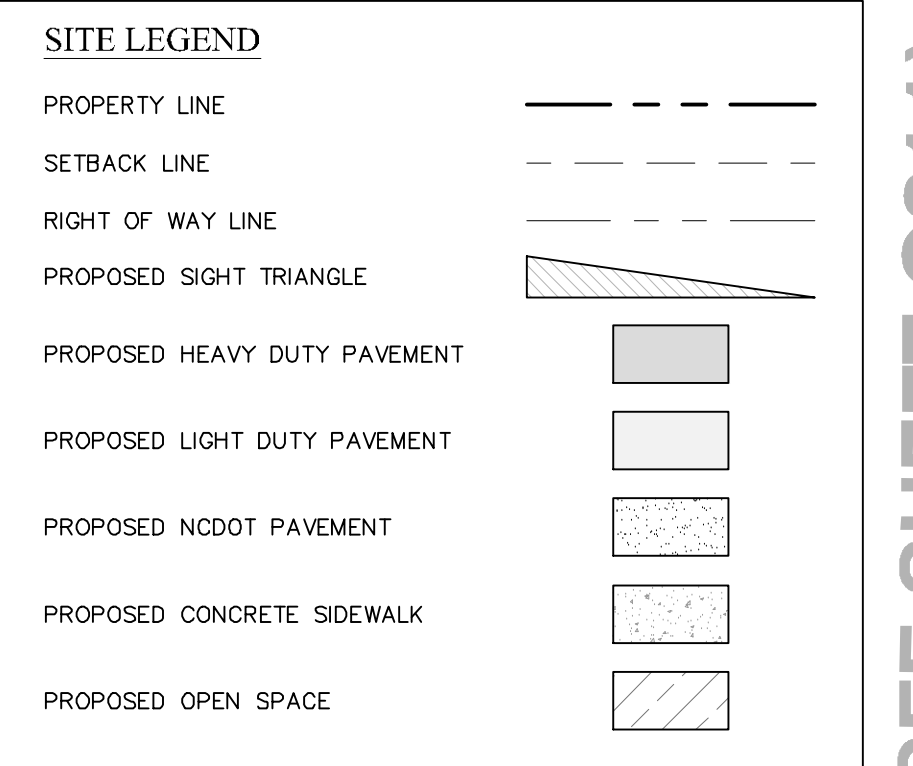
811
Know what's below.
Call before you dig.

SITE PLAN

GRAPHIC SCALE
1 inch = 50 ft.

C209

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DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
(704) 604-1571

CONTACT:

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

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES
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ASHEVILLE, NC 28806
C.M. EDGERTON, JR.
(828) 225-6562

CONTACT:

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3281/243 AND 1349/333

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CD-2020-01

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NCBELS LICENSE # C-2164

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TAP ROOT SUBDIVISION

SITE PLAN FOR:

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

811 Know what's below. Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

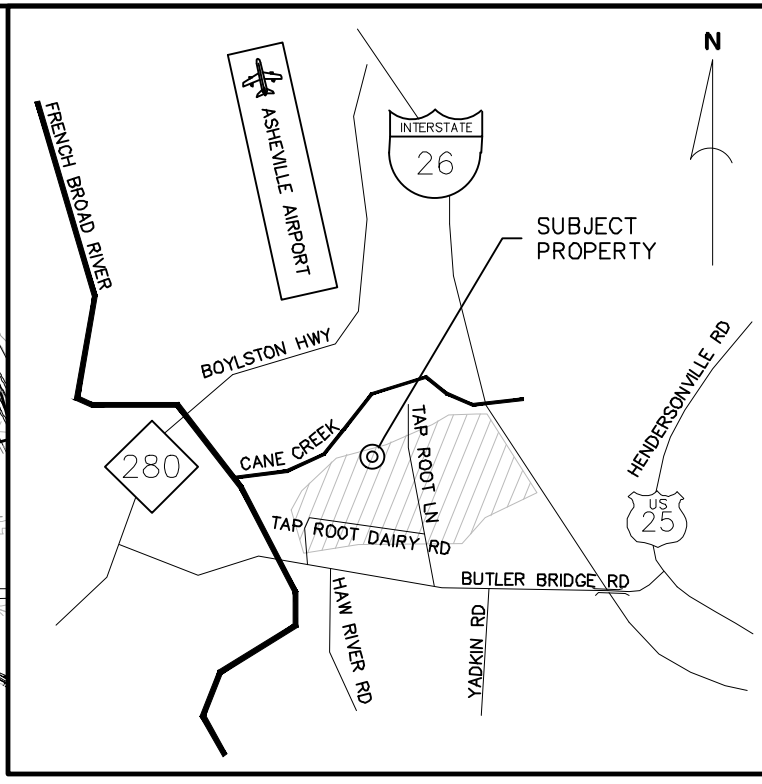
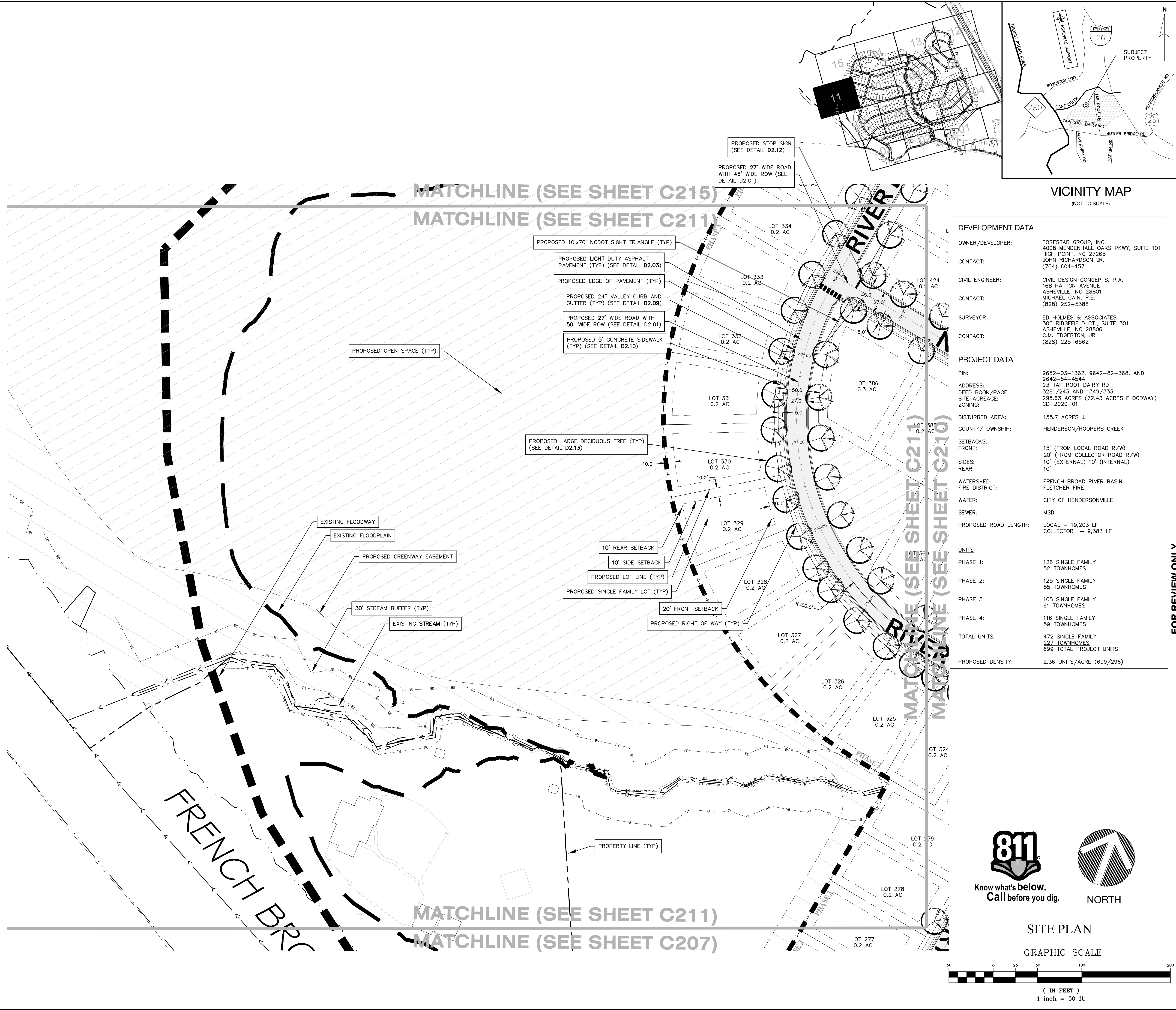
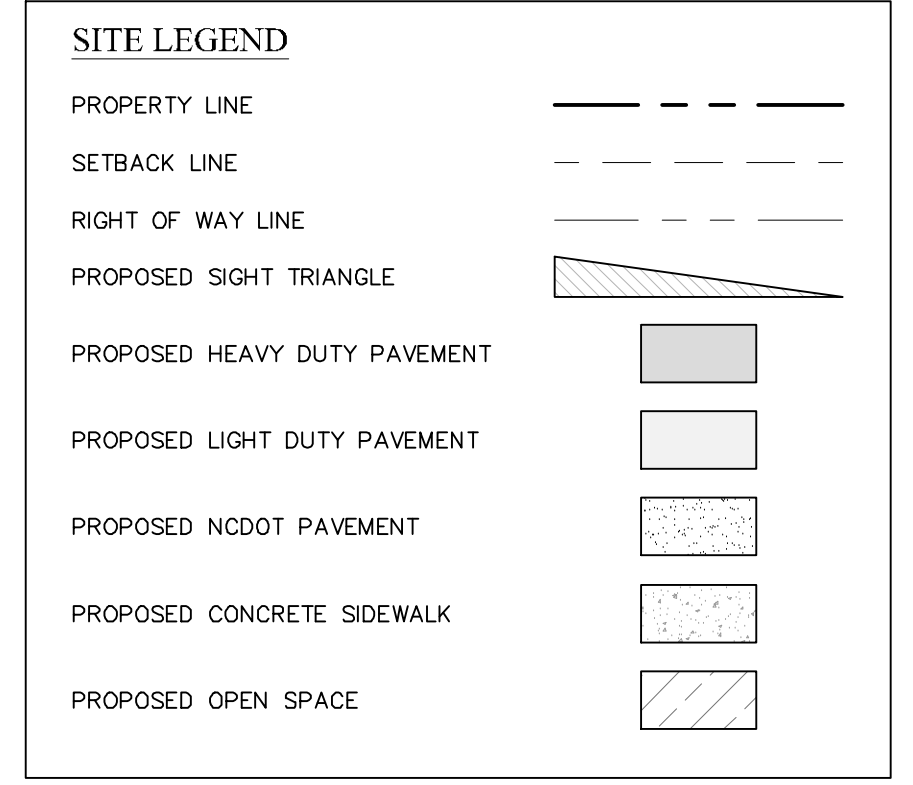
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(IN FEET)
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DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C210

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CONTACT:

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GRAPHIC SCALE

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TAP ROOT SUBDIVISION

SHEET C211

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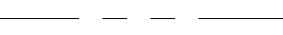


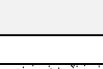
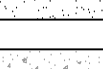
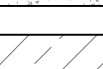
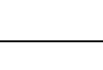
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CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

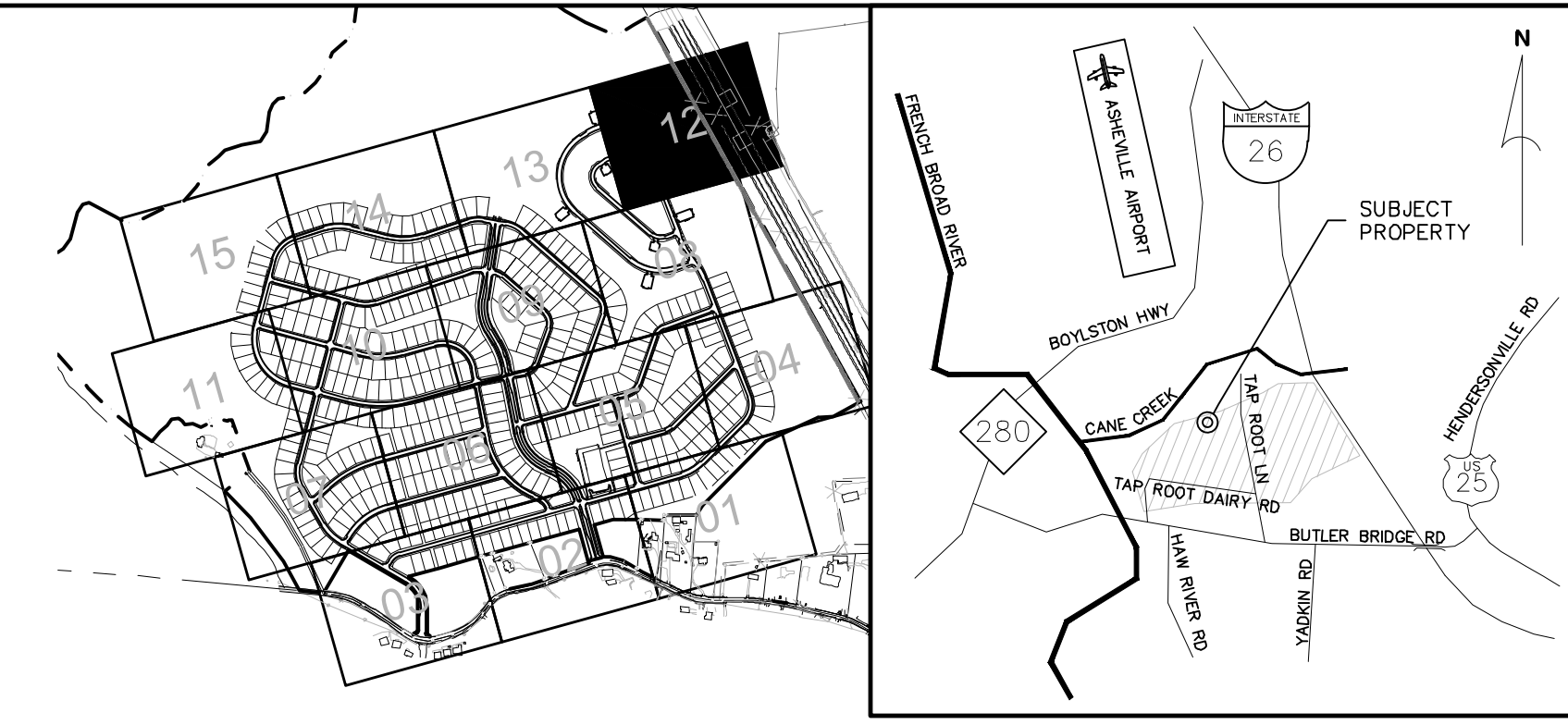
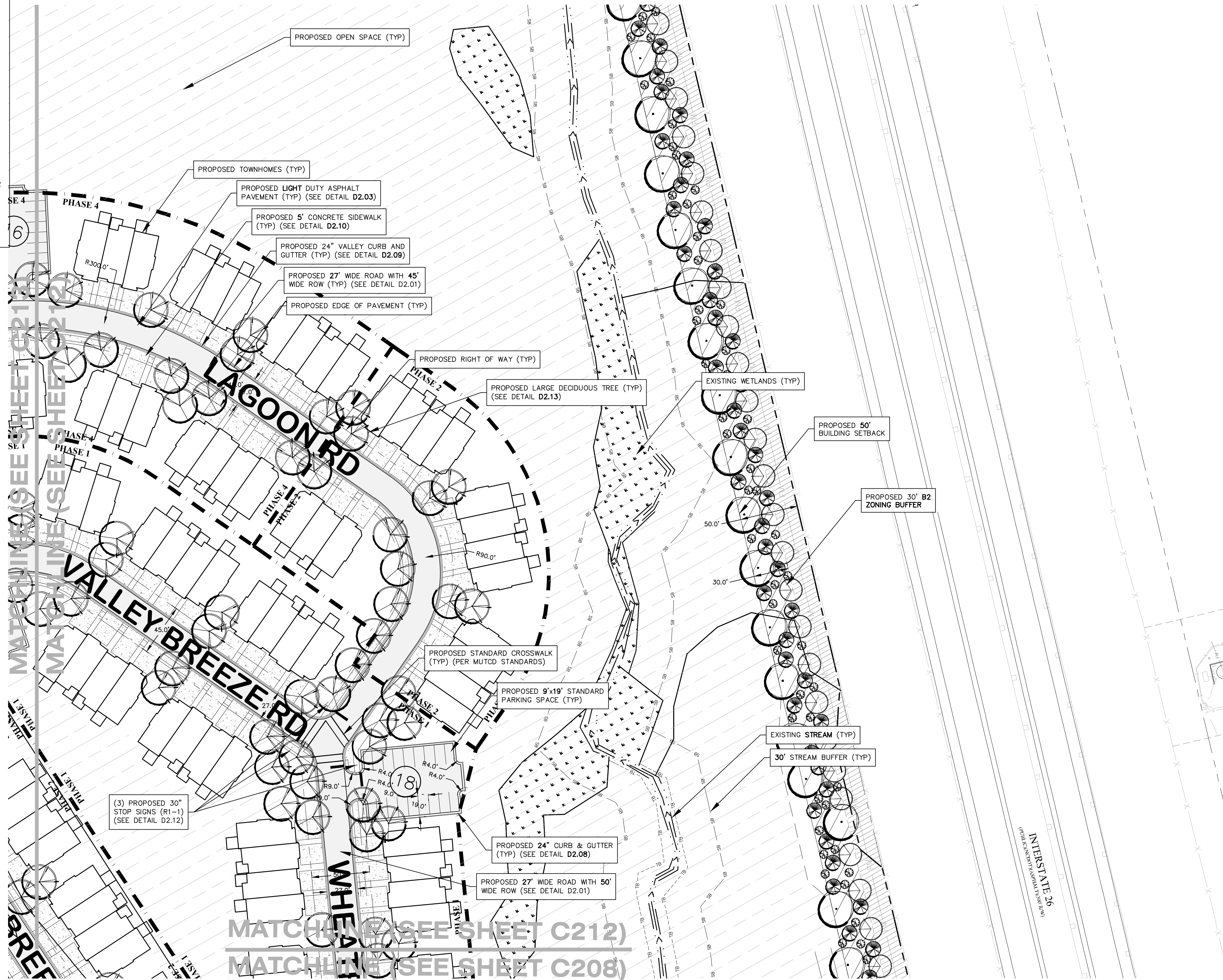
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- PROPOSED CONCRETE SIDEWALK 
- PROPOSED OPEN SPACE 



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

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TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C


SHEET
C212

811
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 NORTH

SITE PLAN

GRAPHIC SCALE



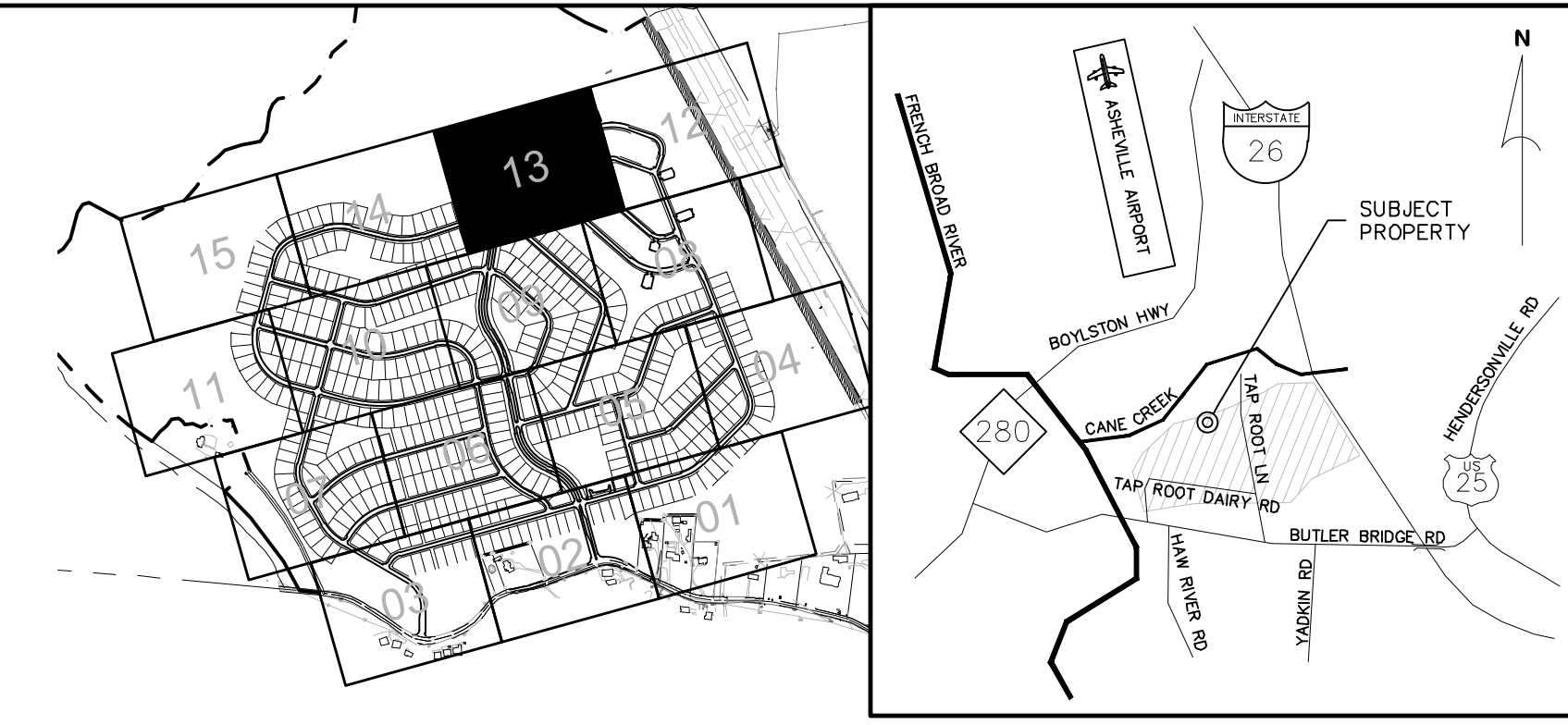
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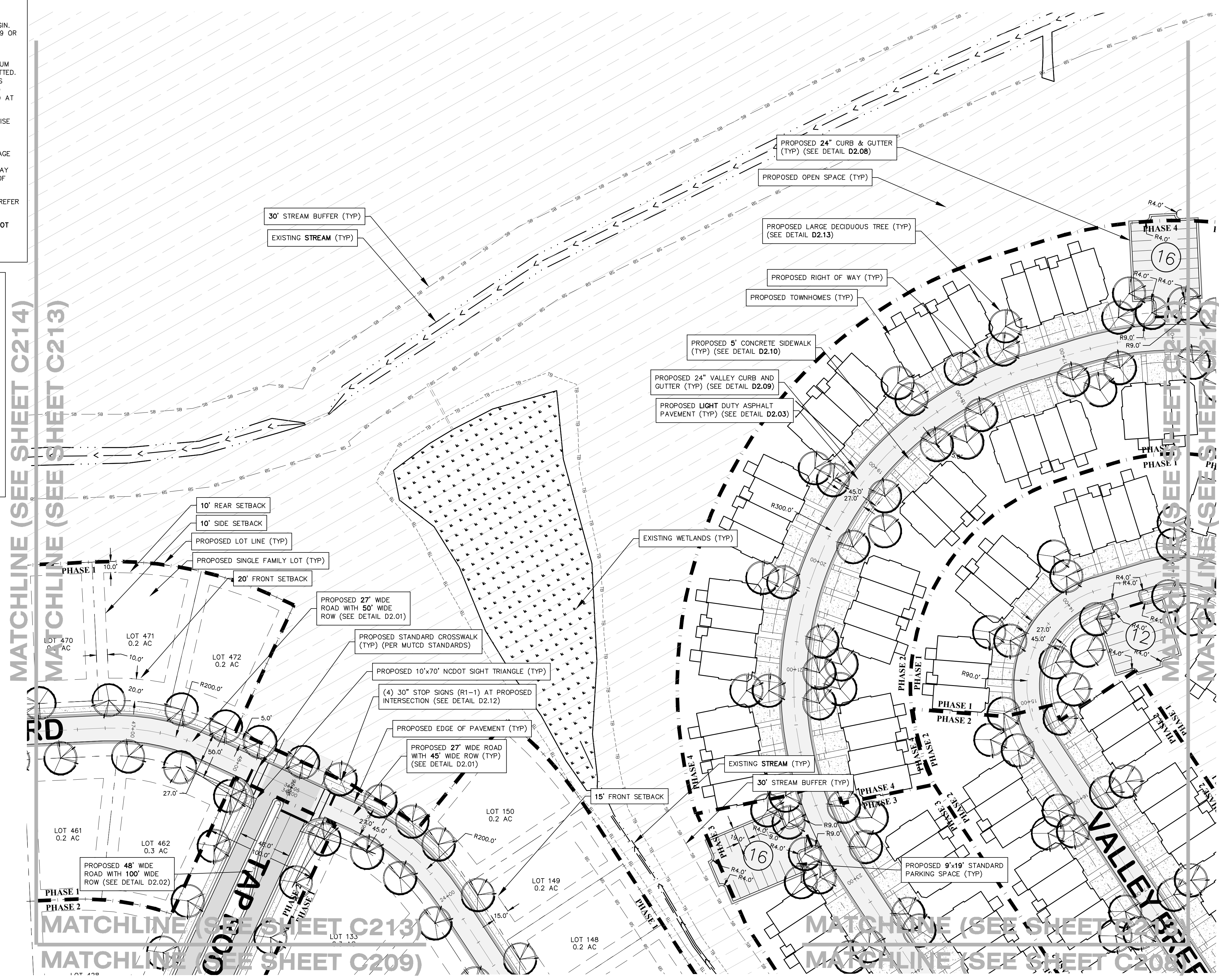
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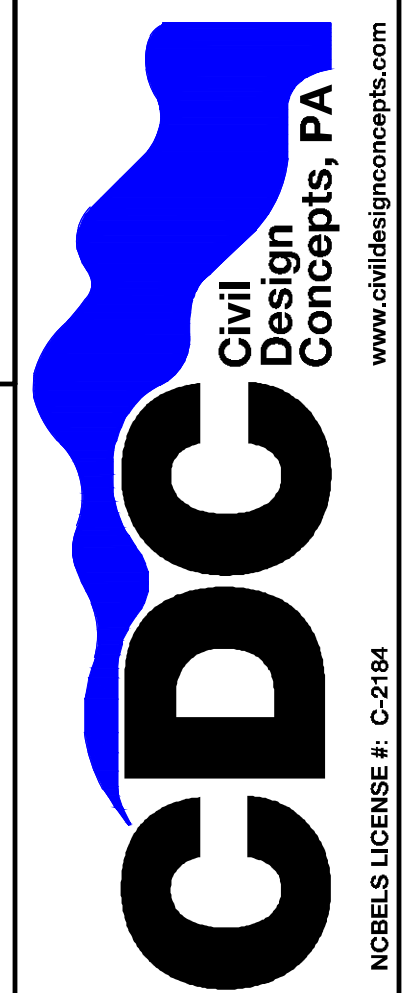
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OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD 3281/243 AND 1349/333
DEED BOOK/PAGE:	295.63 ACRES (72.43 ACRES FLOODWAY) CD-2020-01
SITE ACREAGE:	
ZONING:	
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOOPEERS CREEK
SETBACKS:	
FRONT:	15' (FROM LOCAL ROAD R/W)
REAR:	20' (FROM COLLECTOR ROAD R/W) 10' (EXTERNAL) 10' (INTERNAL)
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETOCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)

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



SR#	DESCRIPTION	DATE	BY
1	03/25/2021		

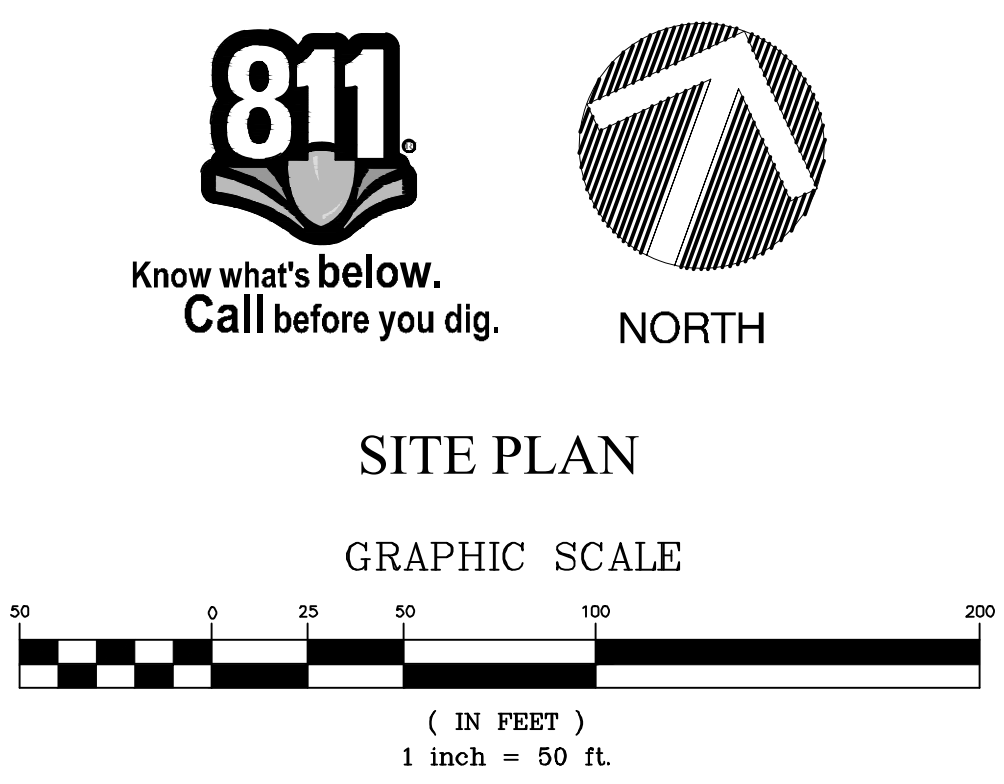
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CONSTRUCTION

TAP ROOT SUBDIVISION
FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C213



SITE PLAN




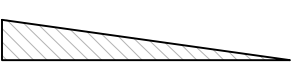

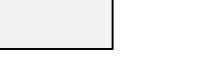



GRAPHIC SCALE

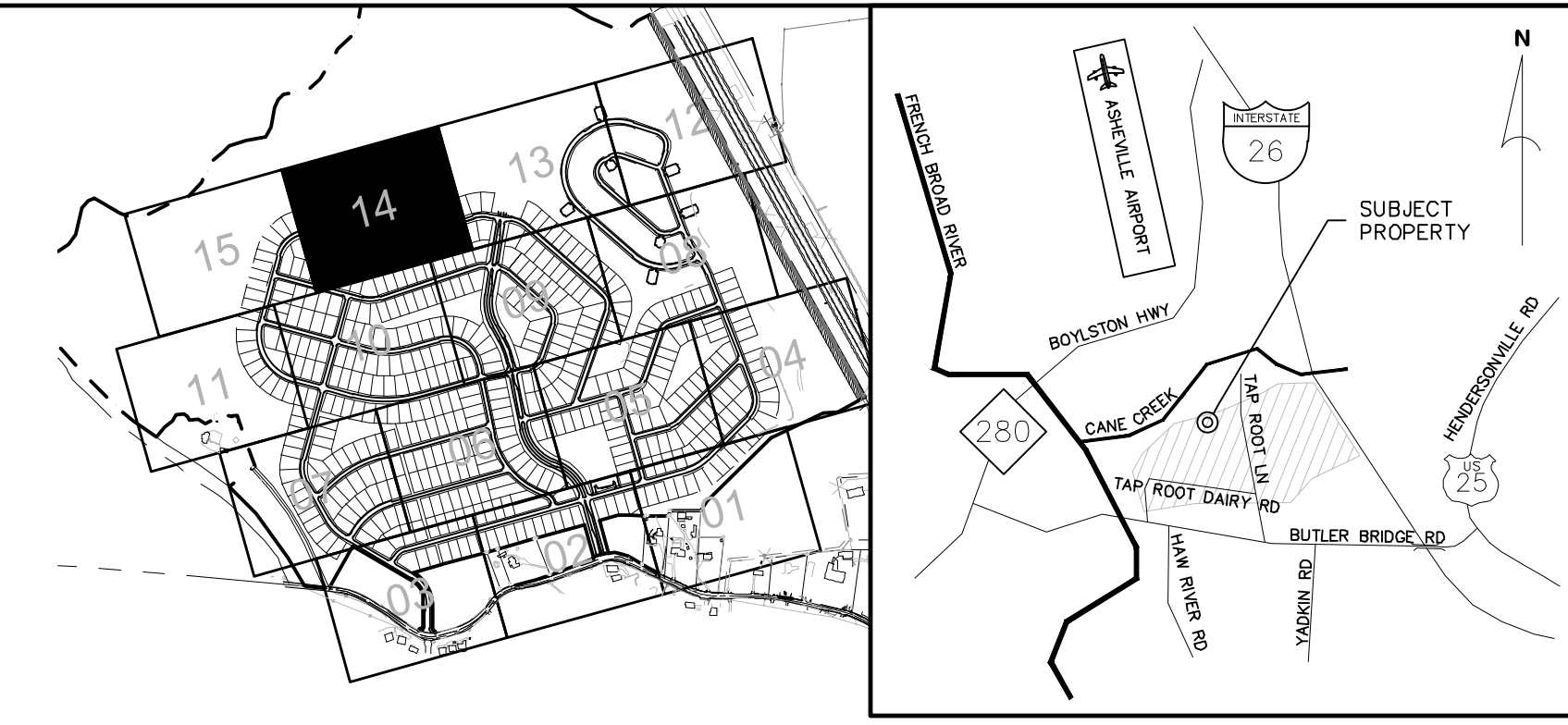
(IN FEET)
1 inch = 50 ft.

NOTES

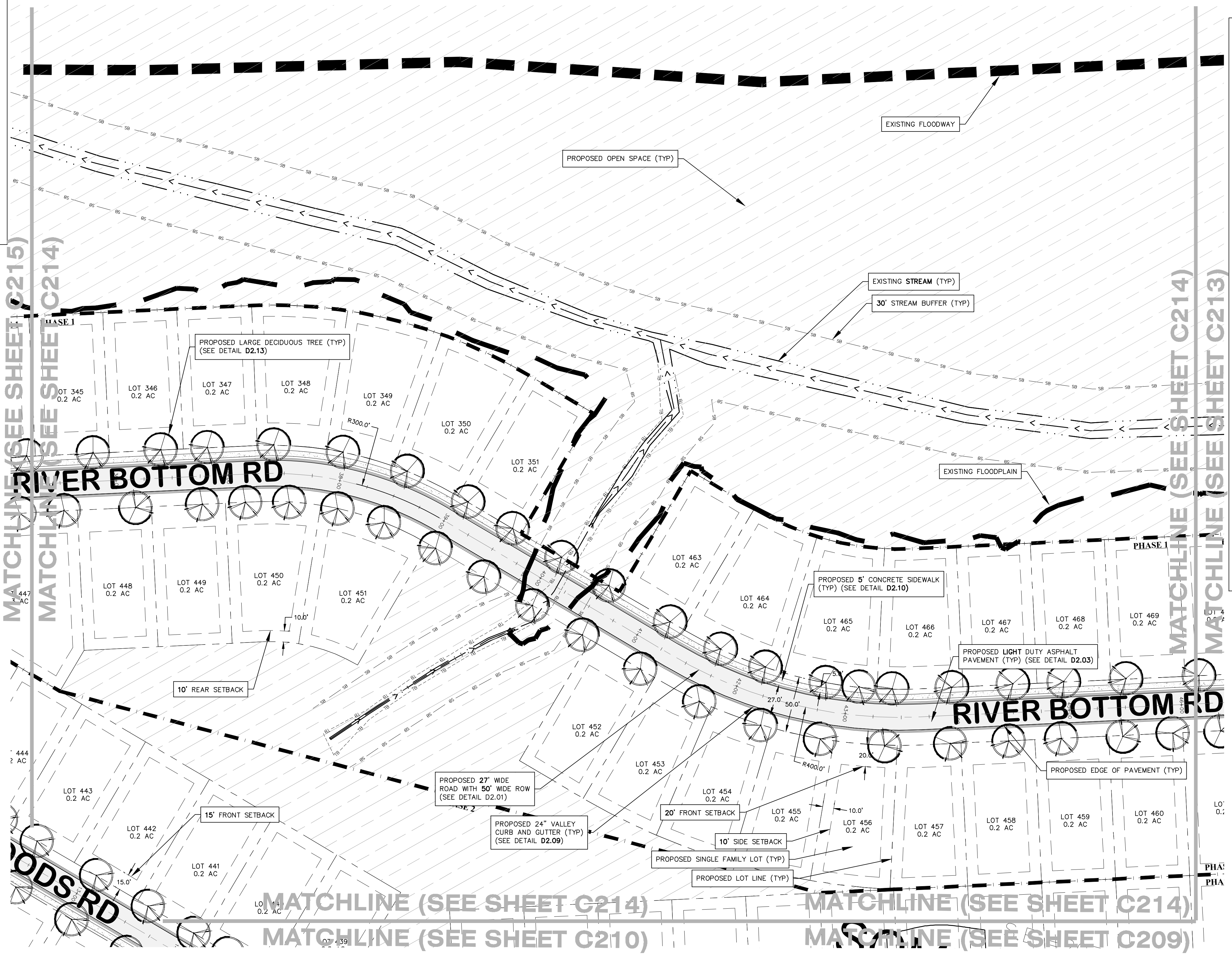
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SITE LEGEND

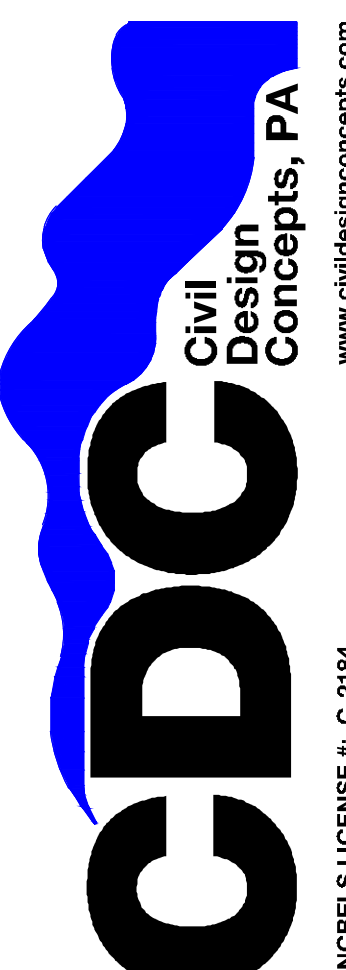
- PROPERTY LINE 
- SETBACK LINE 
- RIGHT OF WAY LINE 
- PROPOSED SIGHT TRIANGLE 
- PROPOSED HEAVY DUTY PAVEMENT 
- PROPOSED LIGHT DUTY PAVEMENT 
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- PROPOSED CONCRETE SIDEWALK 
- PROPOSED OPEN SPACE 



VICINITY MAP
(NOT TO SCALE)



DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
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COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
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www.civildesignconcepts.com


NCBELS LICENSE # C-2164

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	


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FOR
CONSTRUCTION**

SITE PLAN FOR:
TAP ROOT SUBDIVISION



811
Know what's below.
Call before you dig.




NORTH

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SHEET

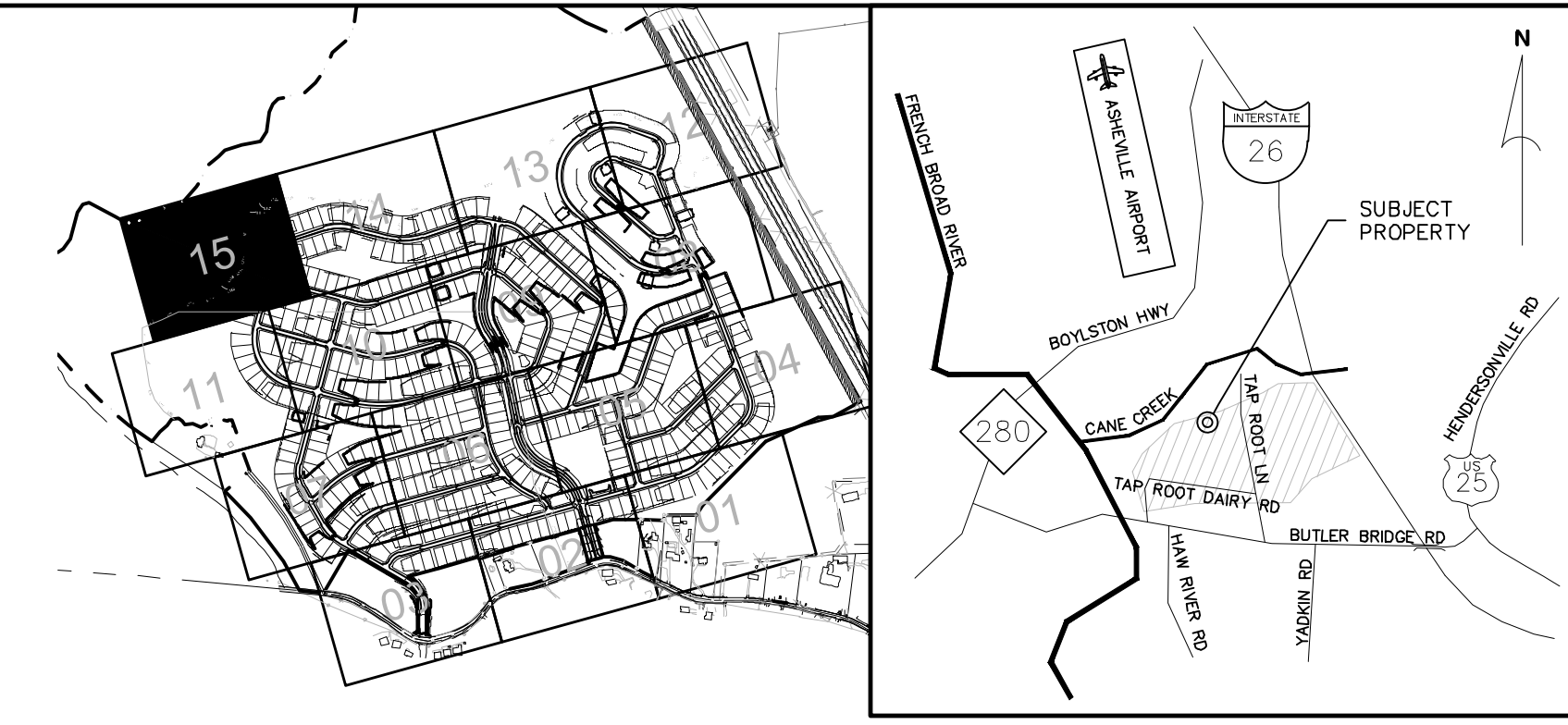
C214

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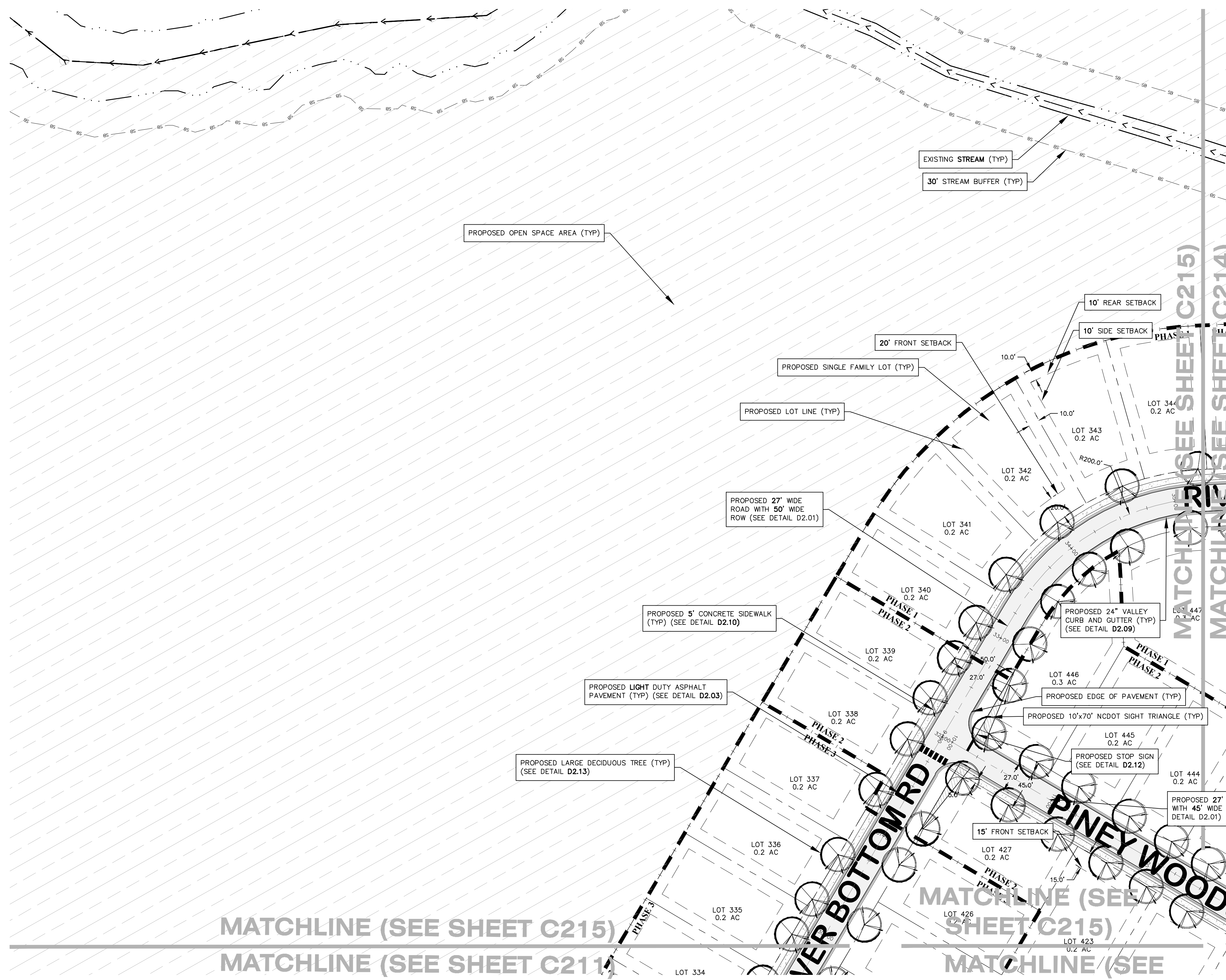
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SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED SIGHT TRIANGLE
- PROPOSED HEAVY DUTY PAVEMENT
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- PROPOSED OPEN SPACE



VICINITY MAP
(NOT TO SCALE)



DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
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SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
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SETBACKS:	
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FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
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PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
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PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
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PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 402-4410
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 402-4410
FAX (828) 402-5388

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NCBELS LICENSE # C-2164

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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**PRELIMINARY
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CONSTRUCTION**

SITE PLAN FOR:

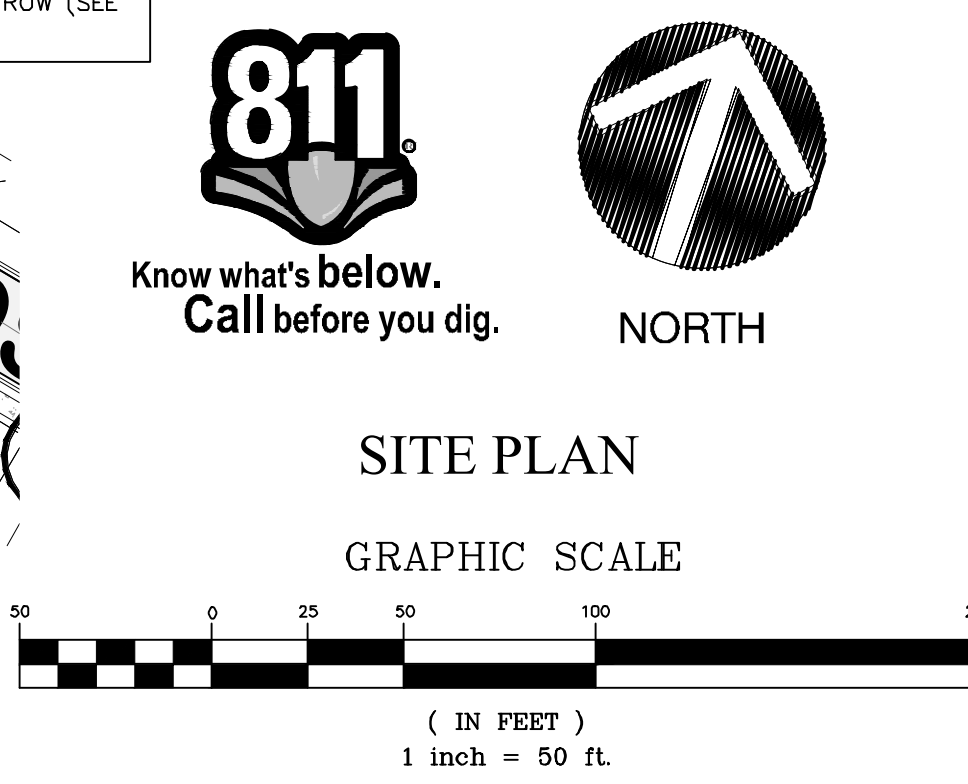
FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

TAP ROOT SUBDIVISION

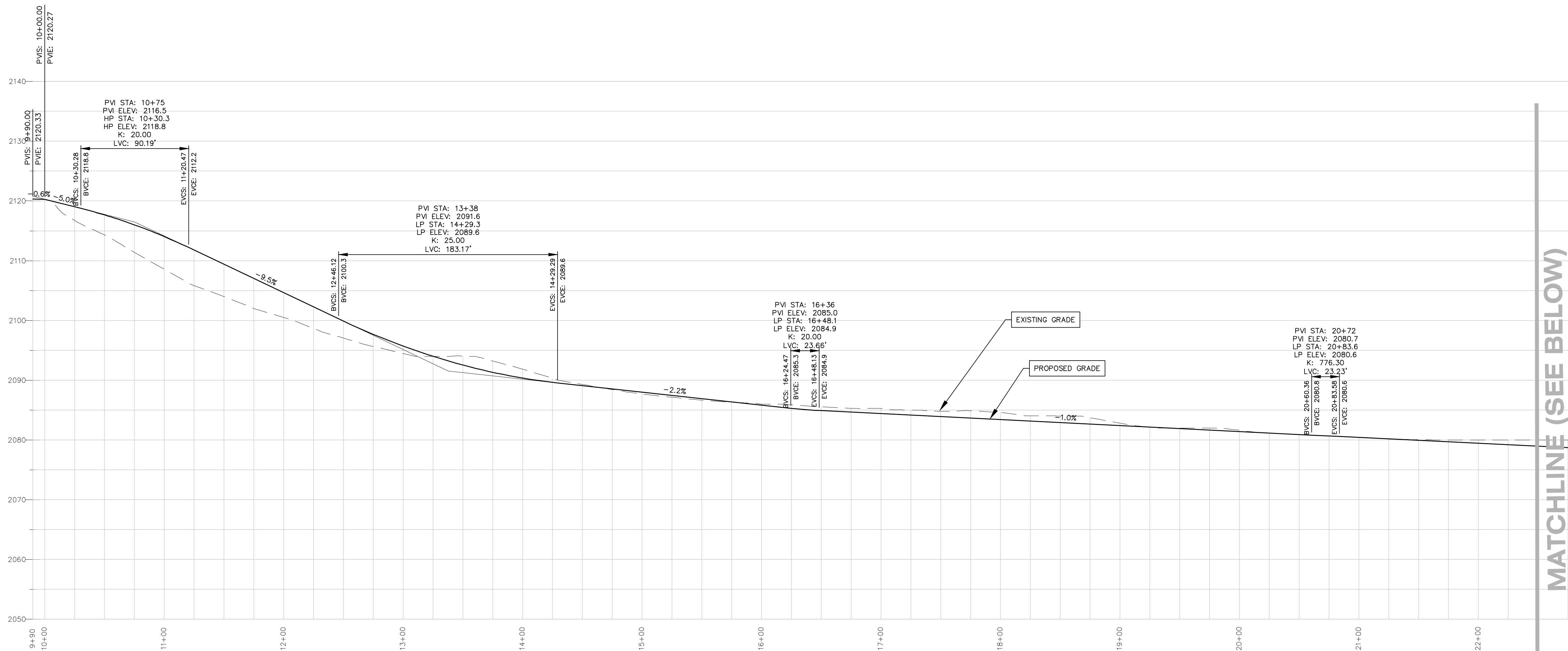
DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C215

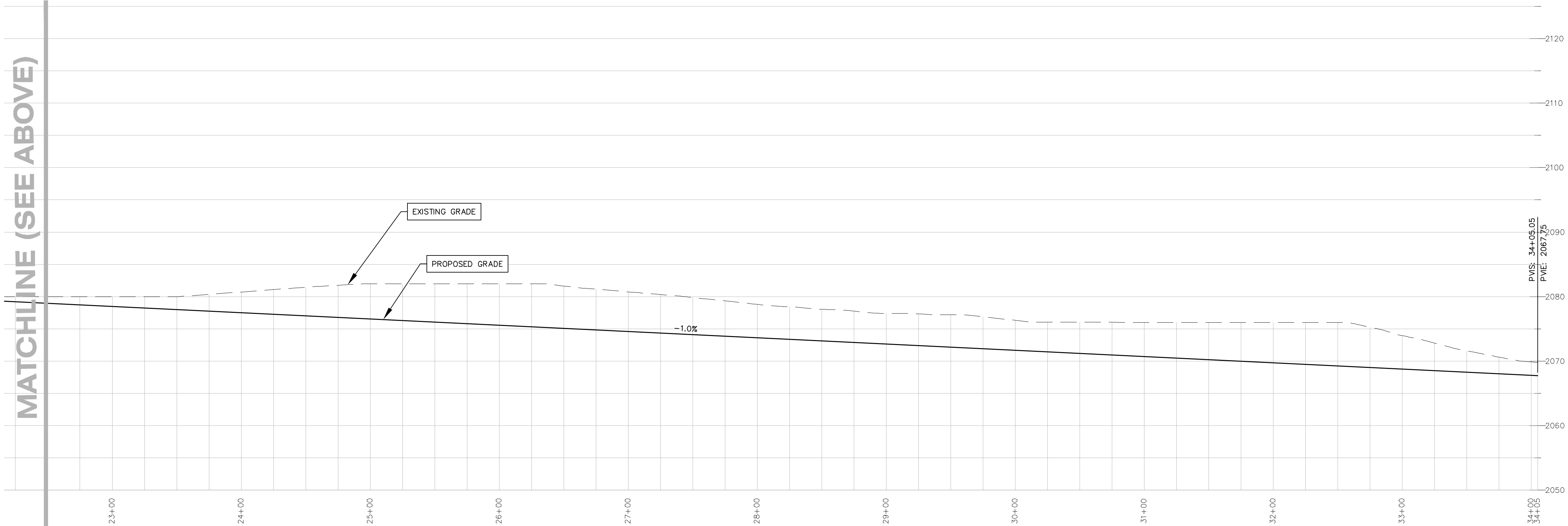


MATCHLINE (SEE SHEET C215)
MATCHLINE (SEE SHEET C211)
MATCHLINE (SEE SHEET C215)
MATCHLINE (SEE SHEET C210)



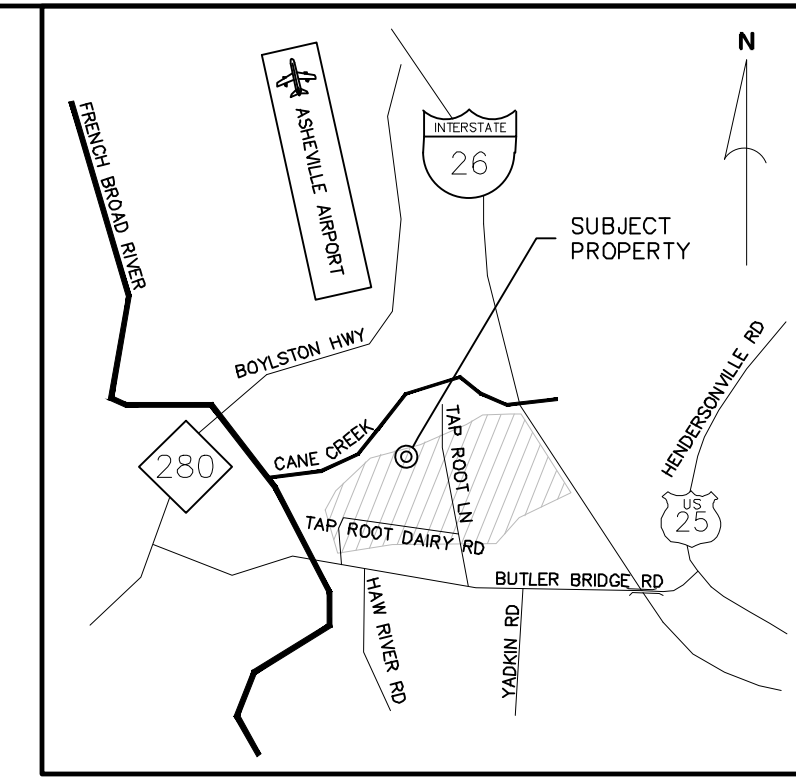
TAP ROOT FARMS PARKWAY

MATCHLINE (SEE BELOW)



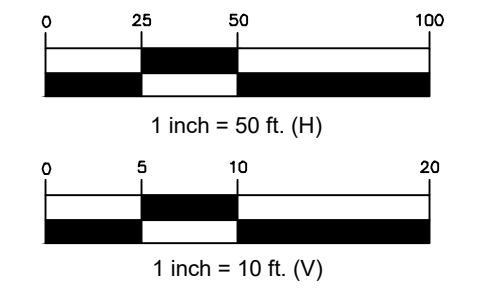
TAP ROOT FARMS PARKWAY

MATCHLINE (SEE ABOVE)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
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Know what's below.
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TAP ROOT FARMS PARKWAY
PROFILE

168 PATTON AVENUE
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TAP ROOT FARMS PARKWAY PROFILE FOR:

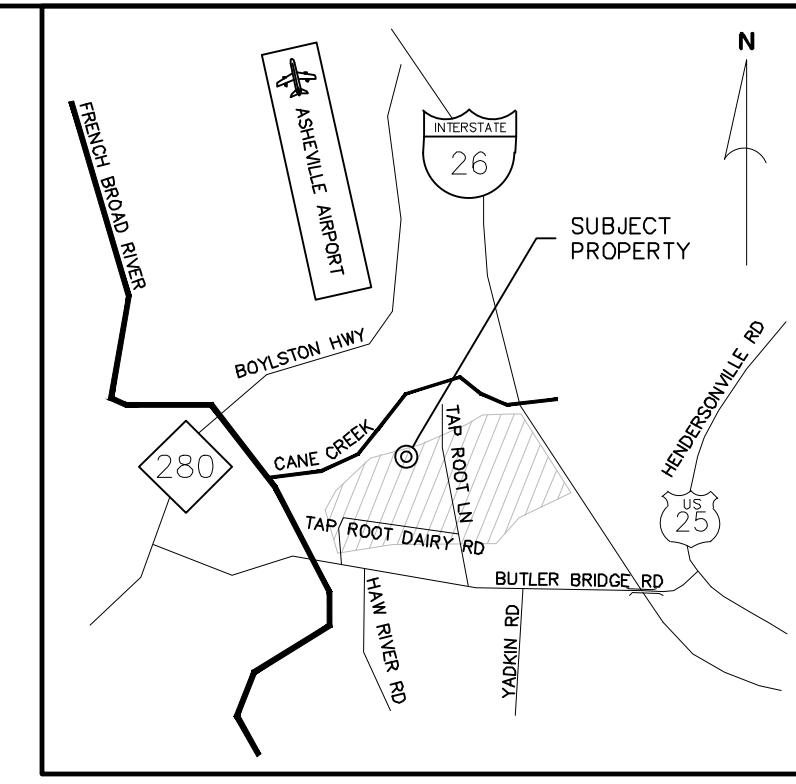
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

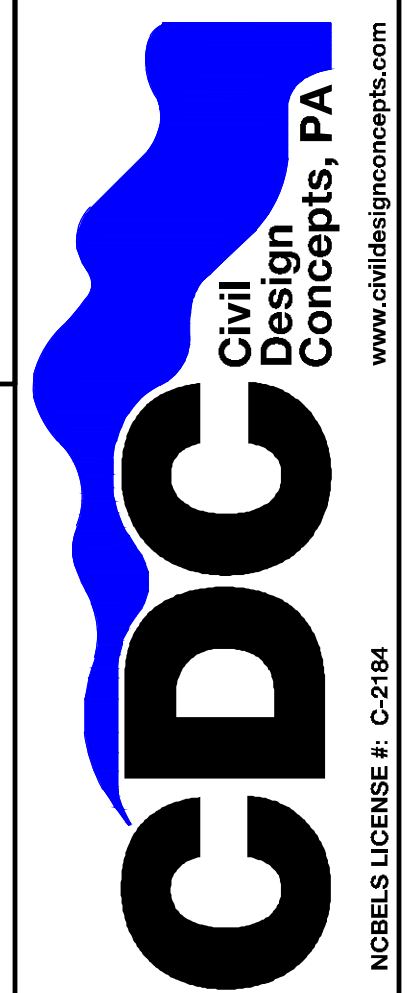
SHEET

C220



VICINITY MAP
(NOT TO SCALE)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
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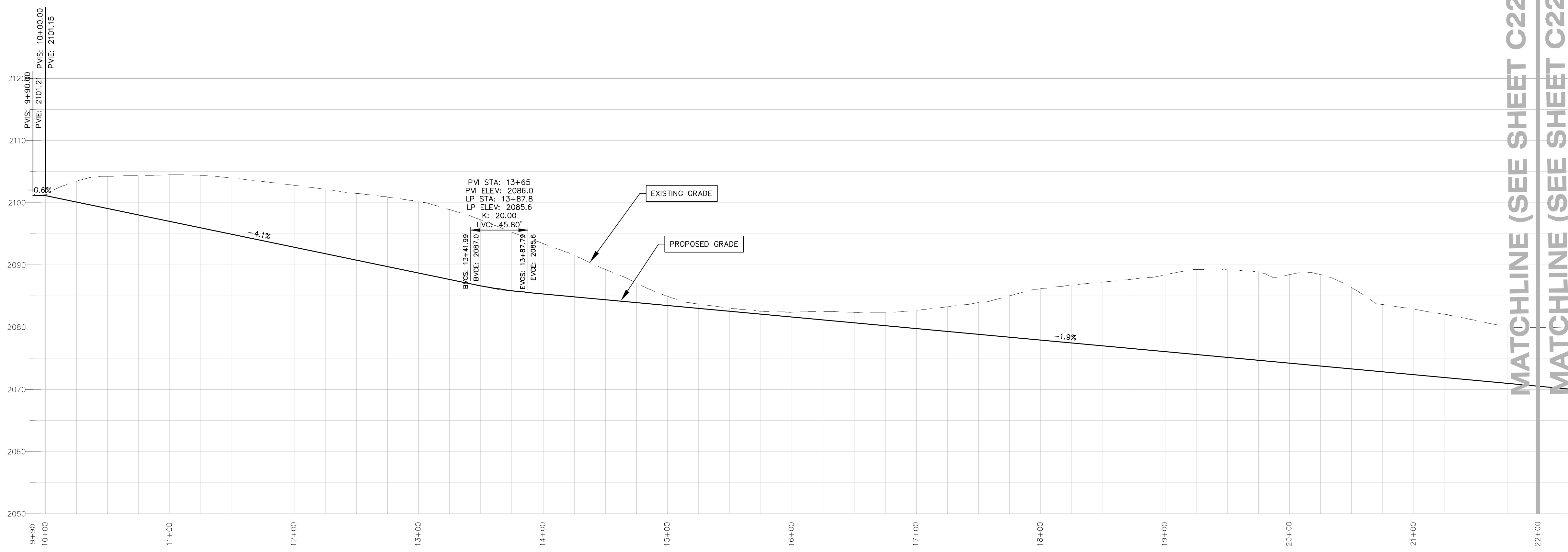
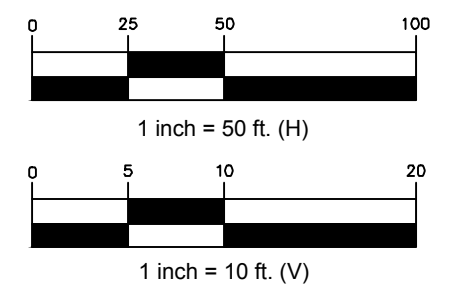
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DAIRY FALLS ROAD PROFILE - STA 9+90 - STA 22+00 FOR:
TAP ROOT SUBDIVISION
FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C221

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
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DAIRY FALLS ROAD

MATCHLINE (SEE SHEET C221)

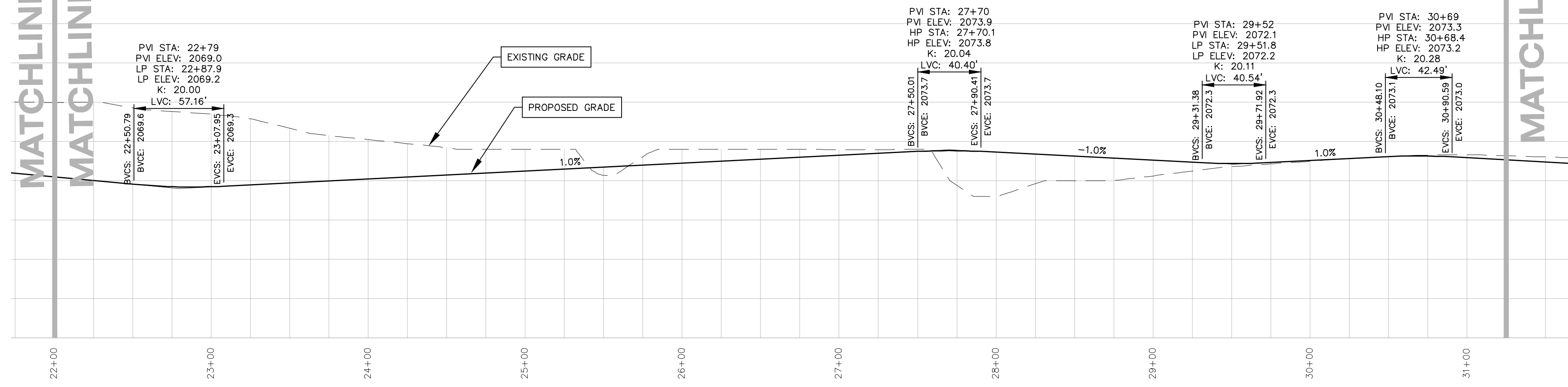
MATCHLINE (SEE SHEET C222)



Know what's below.
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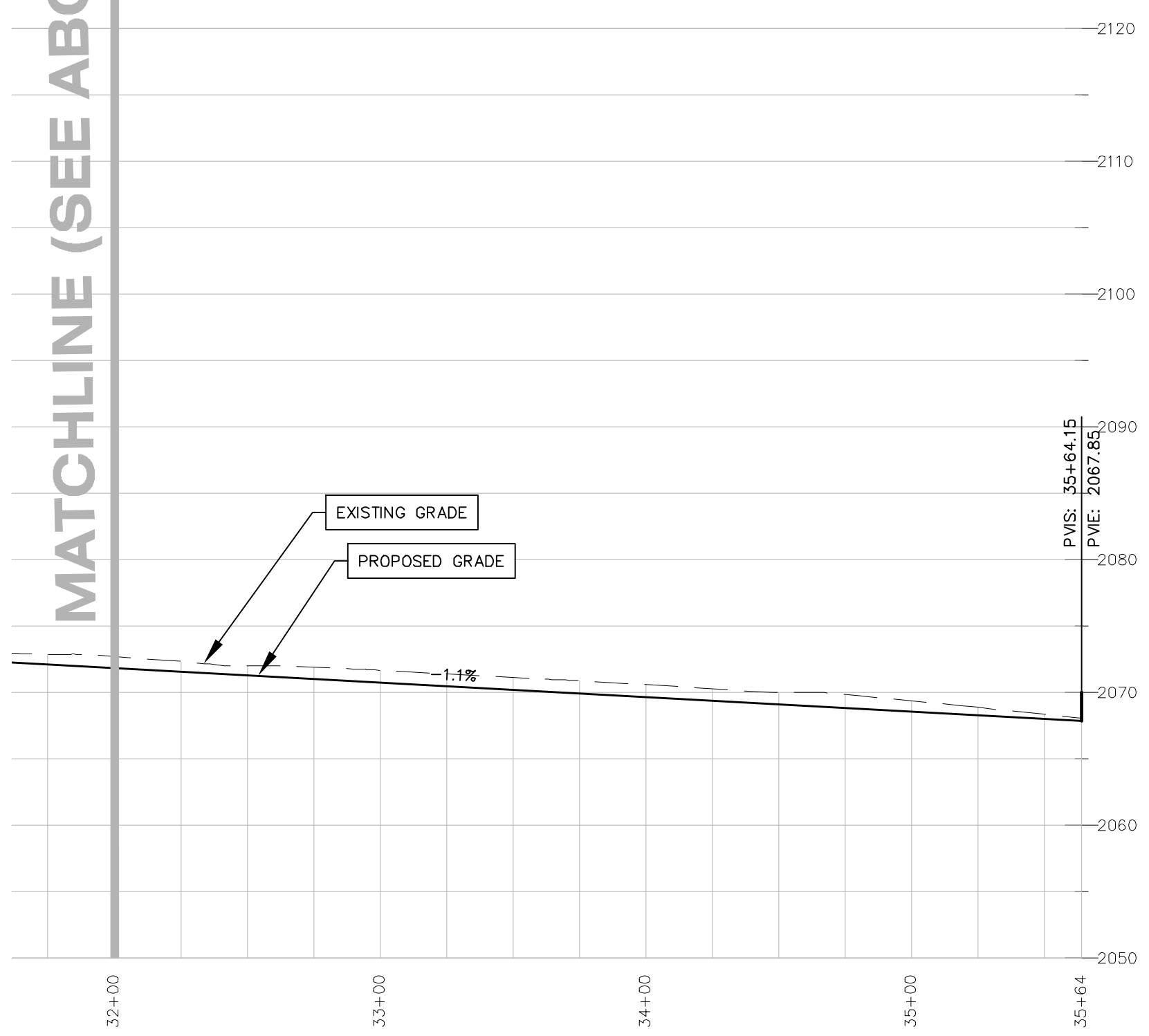
DAIRY FALLS ROAD
PROFILE - STA 9+90 -
STA 22+00

MATCHLINE (SEE SHEET C221)
MATCHLINE (SEE SHEET C222)



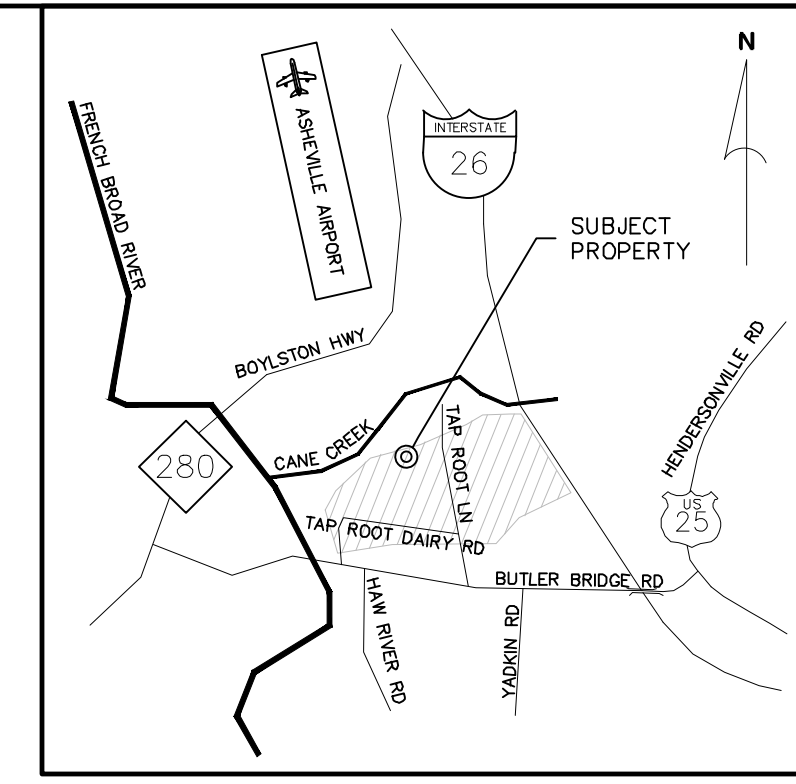
DAIRY FALLS ROAD

MATCHLINE (SEE ABOVE)



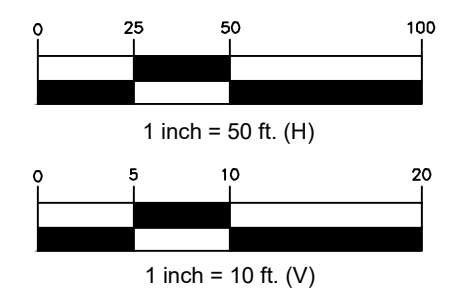
DAIRY FALLS ROAD

MATCHLINE (SEE BELOW)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD
DEED BOOK/PAGE:	3281/243 AND 1349/333
SITE ACREAGE:	295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING:	CD-2020-01
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
FRONT:	15' (FROM LOCAL ROAD R/W)
REAR:	20' (FROM COLLECTOR ROAD R/W)
SIDES:	10' (EXTERNAL) 10' (INTERNAL)
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



Know what's below.
Call before you dig.
DAIRY FALLS ROAD
PROFILE - STA 22+00 -
STA 35+64

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5386

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 402-4410
FAX (828) 402-4410

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

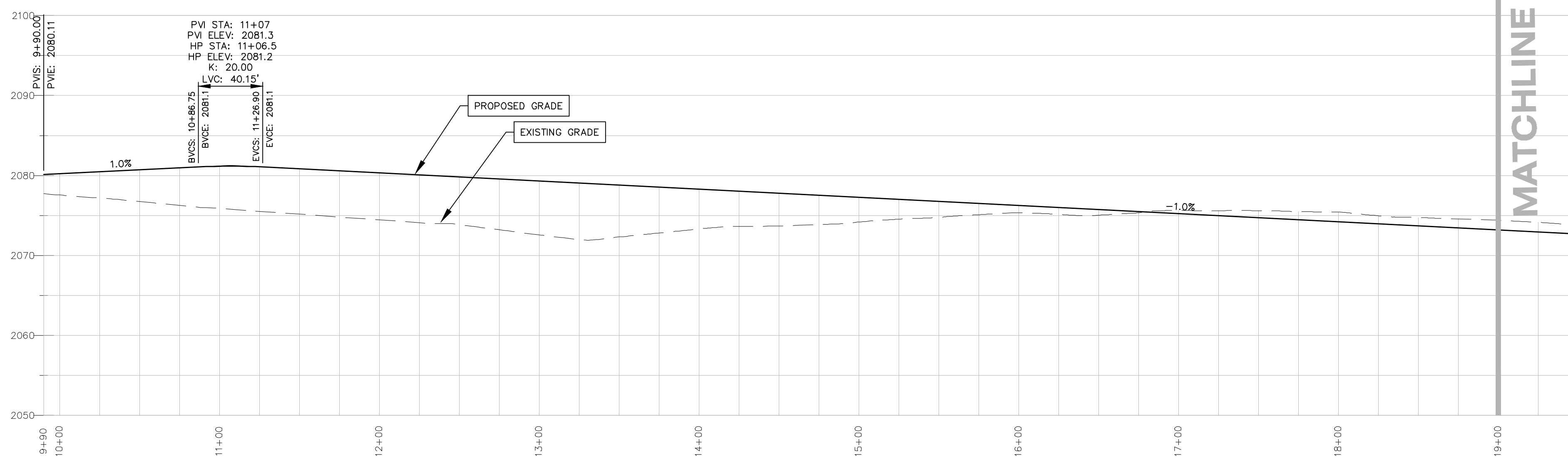
DAIRY FALLS ROAD PROFILE - STA. 22+00 - STA. 35+64 FOR:

TAP ROOT SUBDIVISION

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

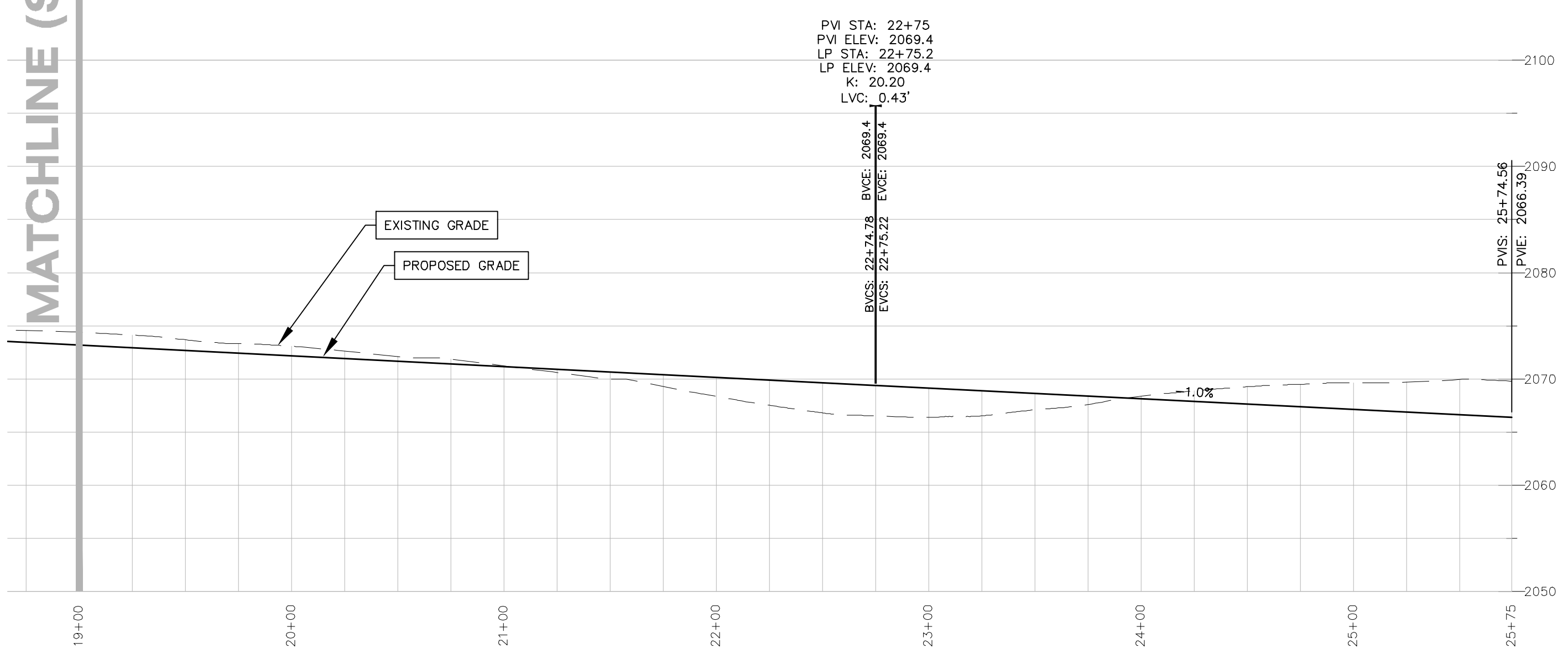
SHEET

C222



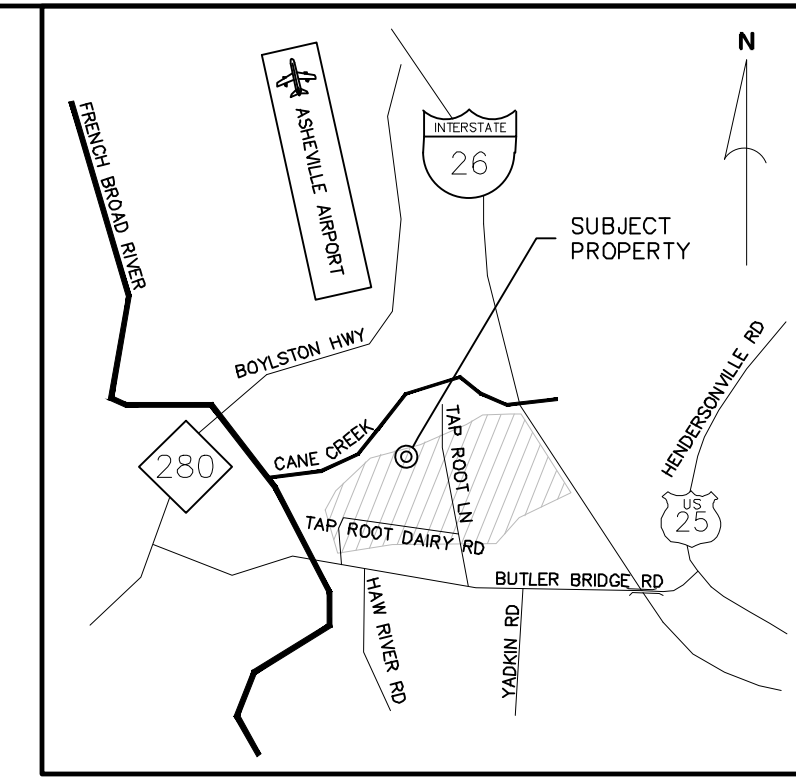
SALERS ROAD

MATCHLINE (SEE BELOW)



SALERS ROAD

MATCHLINE (SEE ABOVE)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

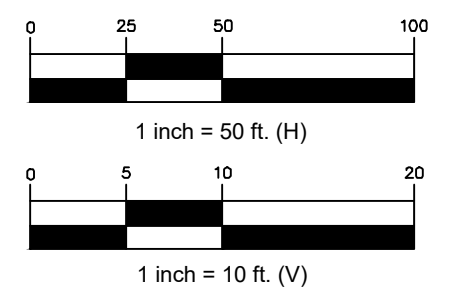
OWNER/DEVELOPER: FORESTAR GROUP, INC.
 4008 MENDENHALL OAKS PKWY, SUITE 101
 HIGH POINT, NC 27265
 JOHN RICHARDSON JR.
 (704) 604-1571
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 MICHAEL CAIN, P.E.
 (828) 252-5388
SURVEYOR: ED HOLMES & ASSOCIATES
 300 RIDGEFIELD CT., SUITE 301
 ASHEVILLE, NC 28806
 C.M. EDGERTON, JR.
 (828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS: 93 TAP ROOT DAIRY RD
DEED BOOK/PAGE: 3281/243 AND 1349/333
SITE ACREAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING: CD-2020-01
DISTURBED AREA: 155.7 ACRES ±
COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK
SETBACKS:
 FRONT: 15' (FROM LOCAL ROAD R/W)
 20' (FROM COLLECTOR ROAD R/W)
 SIDES: 10' (EXTERNAL) 10' (INTERNAL)
 REAR: 10'
WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE
WATER: CITY OF HENDERSONVILLE
SEWER: MSD
PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
 COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
 52 TOWNHOMES
PHASE 2: 125 SINGLE FAMILY
 55 TOWNHOMES
PHASE 3: 105 SINGLE FAMILY
 61 TOWNHOMES
PHASE 4: 116 SINGLE FAMILY
 59 TOWNHOMES
TOTAL UNITS: 472 SINGLE FAMILY
 227 TOWNHOMES
 699 TOTAL PROJECT UNITS
PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)



SALERS ROAD PROFILE

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

82 WALNUT STREET - SUITE 9
 WAYNESVILLE, NC 27786
 PHONE (828) 402-4410
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NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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CONSTRUCTION

SALERS ROAD PROFILE FOR:

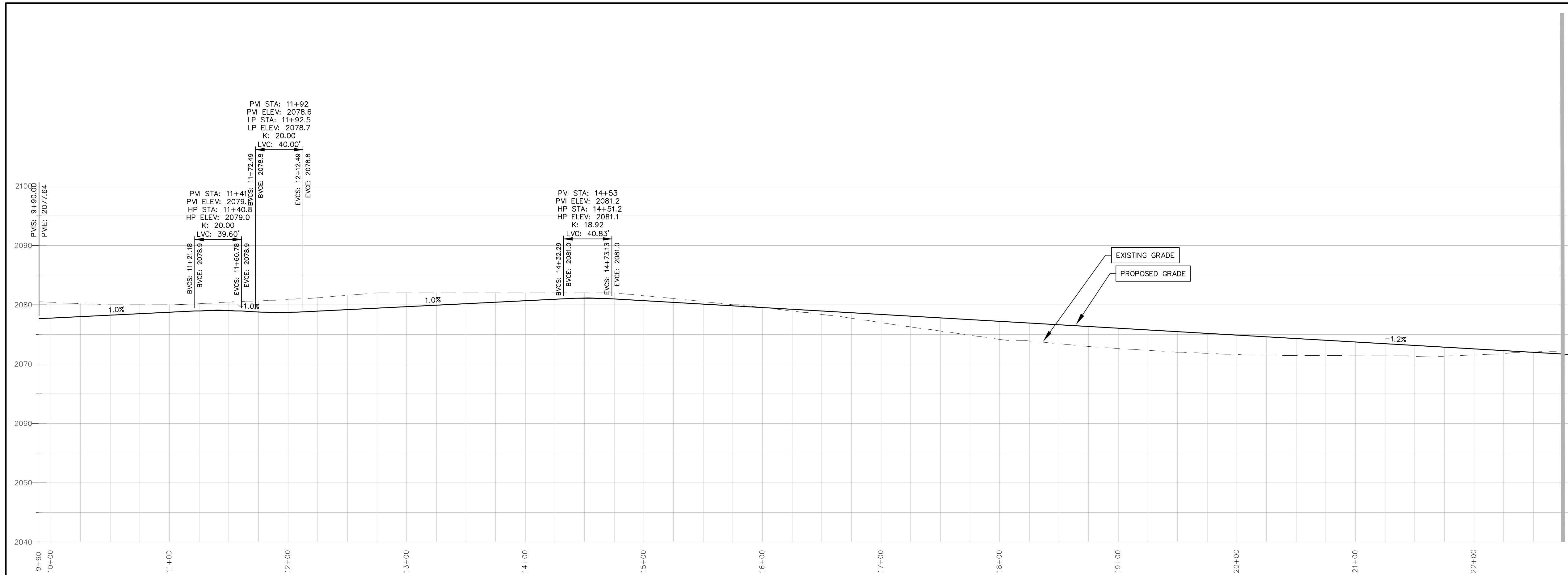
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
 CDC PROJECT NO.: 11854
 HENDERSON CO.
 PLANNING: R-2020-01-C

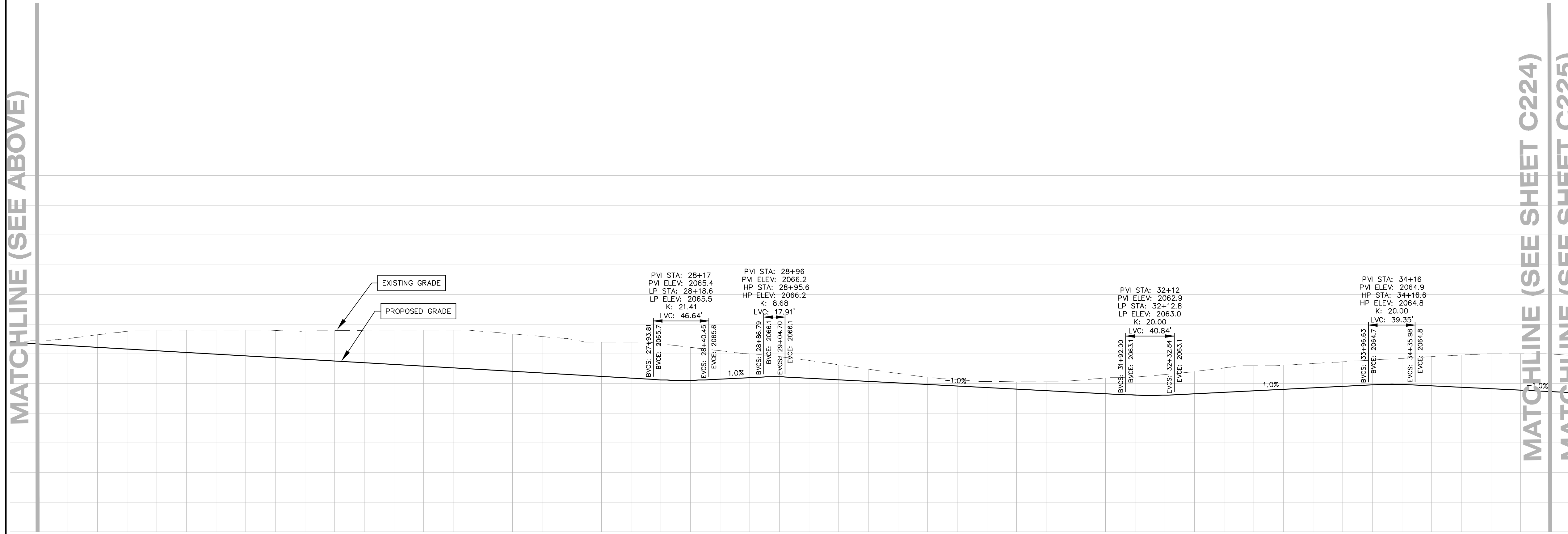
SHEET

C223



RIVER BOTTOM ROAD

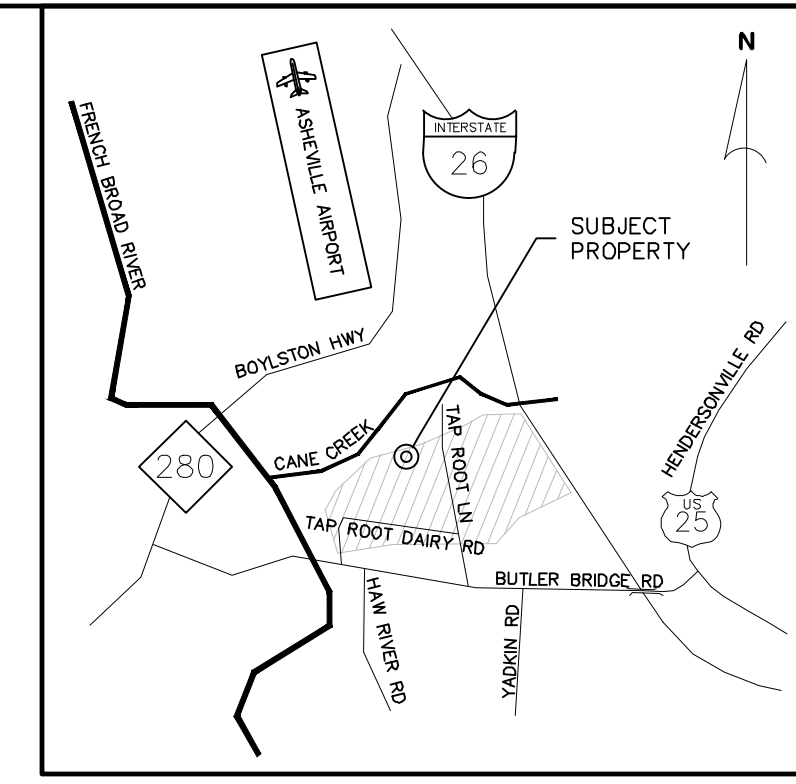
MATCHLINE (SEE BELOW)



RIVER BOTTOM ROAD

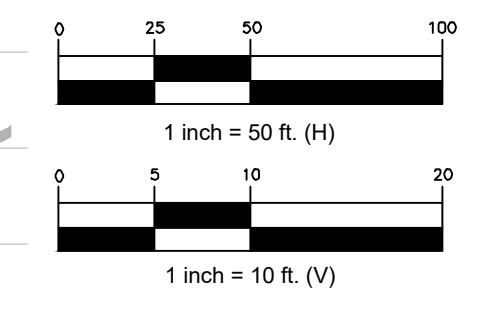
MATCHLINE (SEE SHEET C224)

MATCHLINE (SEE SHEET C225)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
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SETBACKS:	
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20' (FROM COLLECTOR ROAD R/W)	
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WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
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PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



RIVER BOTTOM ROAD
PROFILE - STA 9+90 - STA
35+50

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

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 402-4410
FAX (828) 402-6565

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NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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PRELIMINARY NOT RELEASED FOR CONSTRUCTION

TAP ROOT SUBDIVISION

RIVER BOTTOM ROAD PROFILE - STA 9+90 - STA 35+50 FOR:

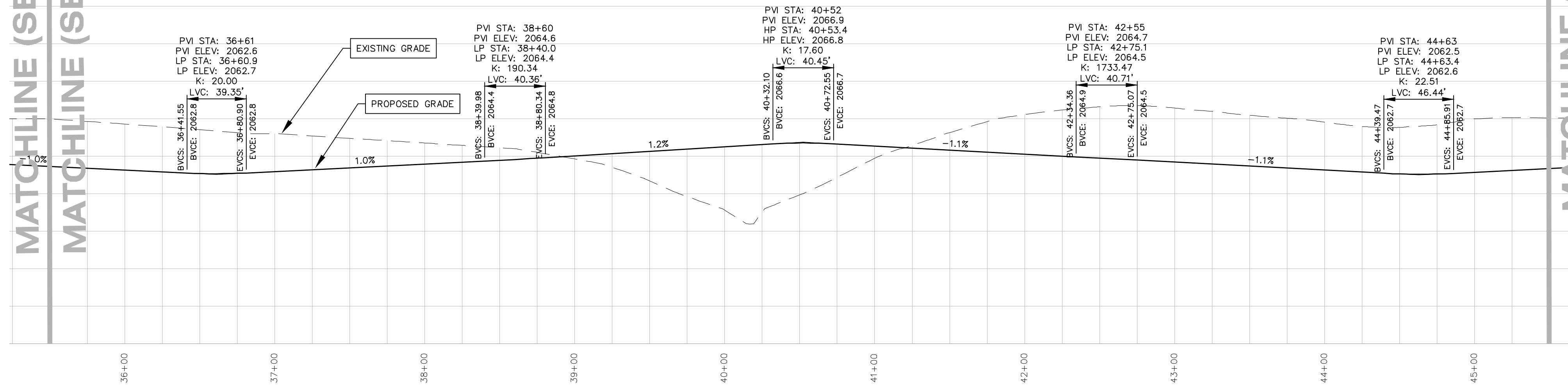
DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

SHEET

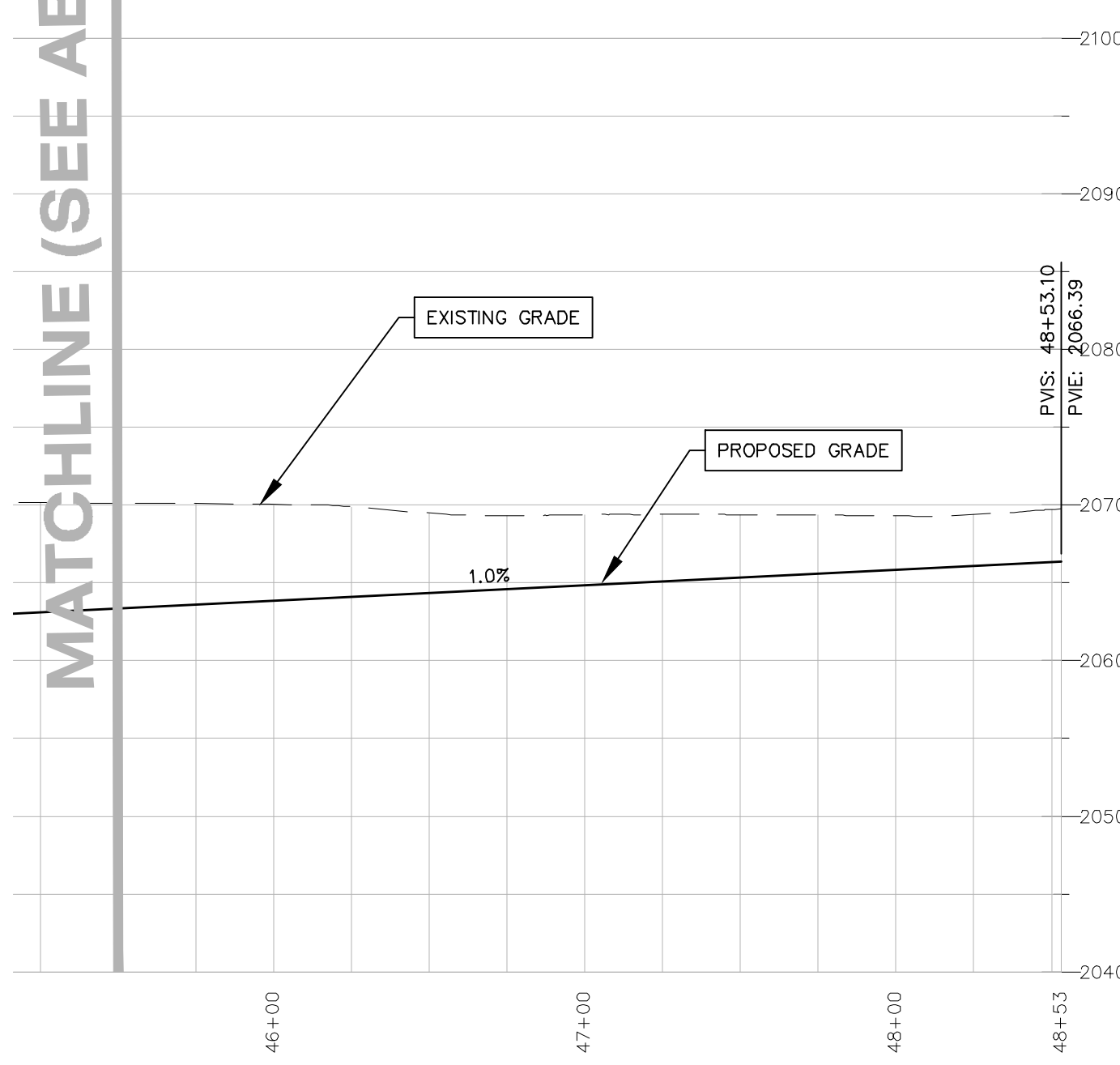
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MATCHLINE (SEE SHEET C224)
MATCHLINE (SEE SHEET C225)



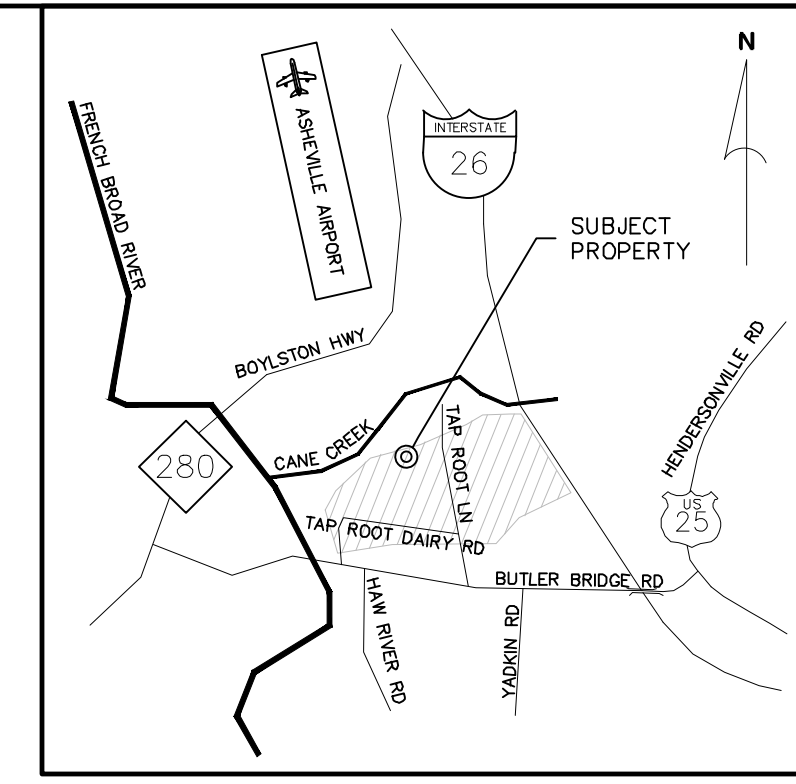
RIVER BOTTOM ROAD

MATCHLINE (SEE ABOVE)



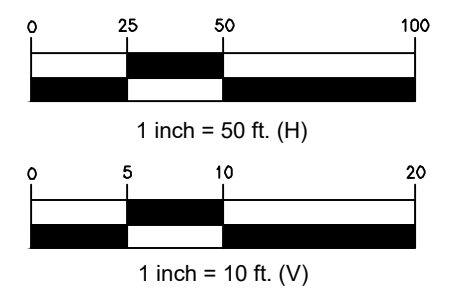
RIVER BOTTOM ROAD

MATCHLINE (SEE BELOW)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD
DEED BOOK/PAGE:	3281/243 AND 1349/333
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ZONING:	CD-2020-01
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
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WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
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TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



Know what's below.
Call before you dig.
RIVER BOTTOM ROAD
PROFILE - STA 35+50 - STA
48+53

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 402-4410
FAX (828) 252-5388

82 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
PHONE (828) 402-4410
FAX (828) 402-5388

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NCBELS LICENSE # C-2194

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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PRELIMINARY NOT RELEASED FOR CONSTRUCTION

RIVER BOTTOM ROAD PROFILE - STA 35+50 - STA 48+53 FOR

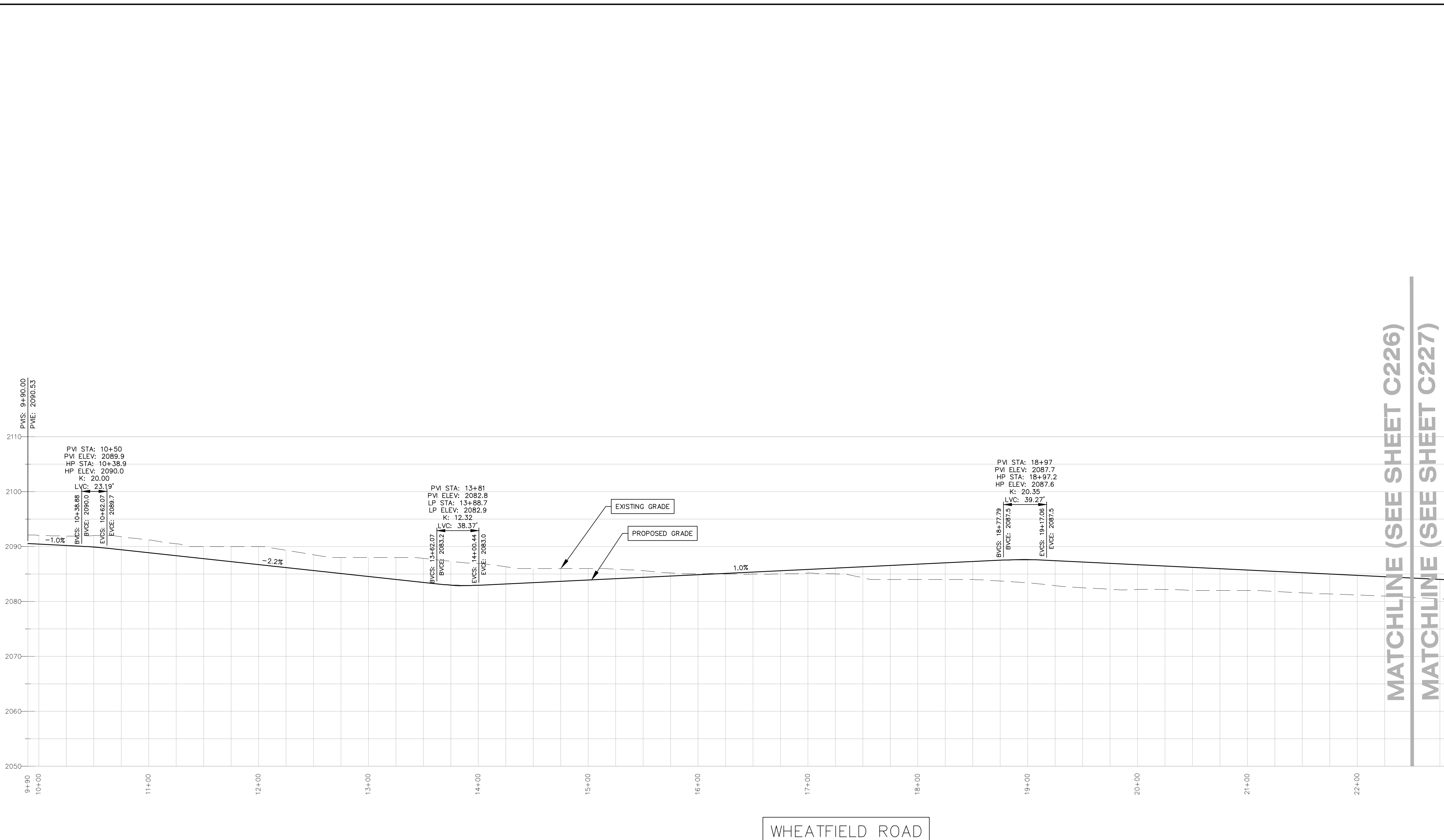
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DSP: 11854
HENDERSON CO. PLANNING: R-2020-01-C

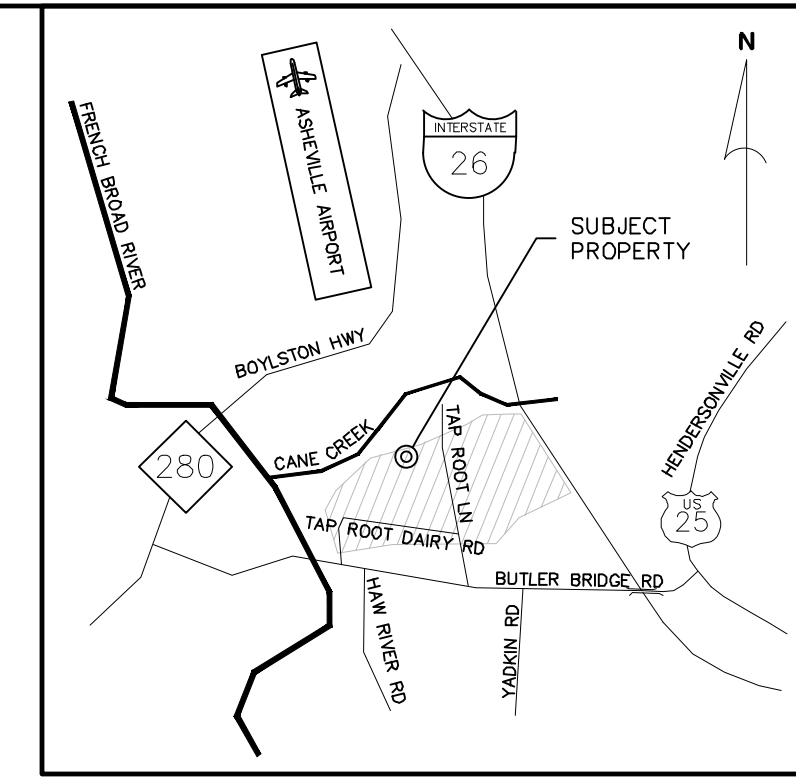
SHEET

C225

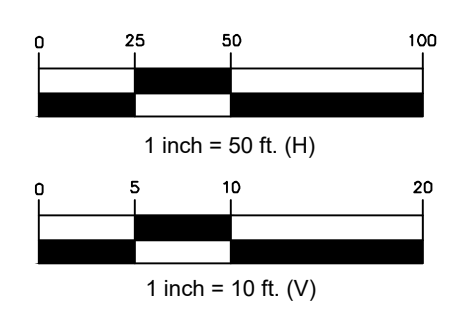


MATCHLINE (SEE SHEET C226)

MATCHLINE (SEE SHEET C227)



DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD
DEED BOOK/PAGE:	3281/243 AND 1349/333
SITE ACREAGE:	295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING:	CD-2020-01
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	15' (FROM LOCAL ROAD R/W) 20' (FROM COLLECTOR ROAD R/W) 10' (EXTERNAL) 10' (INTERNAL)
FRONT:	
REAR:	
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



WHEATFIELD ROAD
PROFILE - STA 9+90 - STA
22+50

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
PHONE (828) 492-4410
FAX (828) 492-5388

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NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION
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FOR REVIEW ONLY

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WHEATFIELD ROAD PROFILE - STA 9+90 - STA 22+50 FOR:

TAP ROOT SUBDIVISION

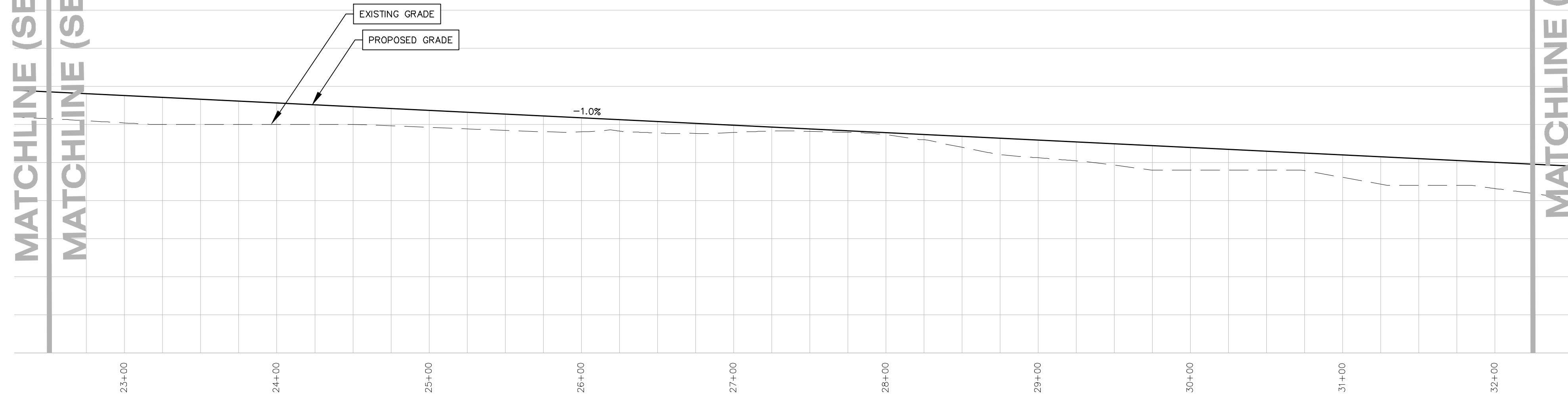
FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:	DSP
CDC PROJECT NO.:	11854
HENDERSON CO. PLANNING:	R-2020-01-C

SHEET

C226

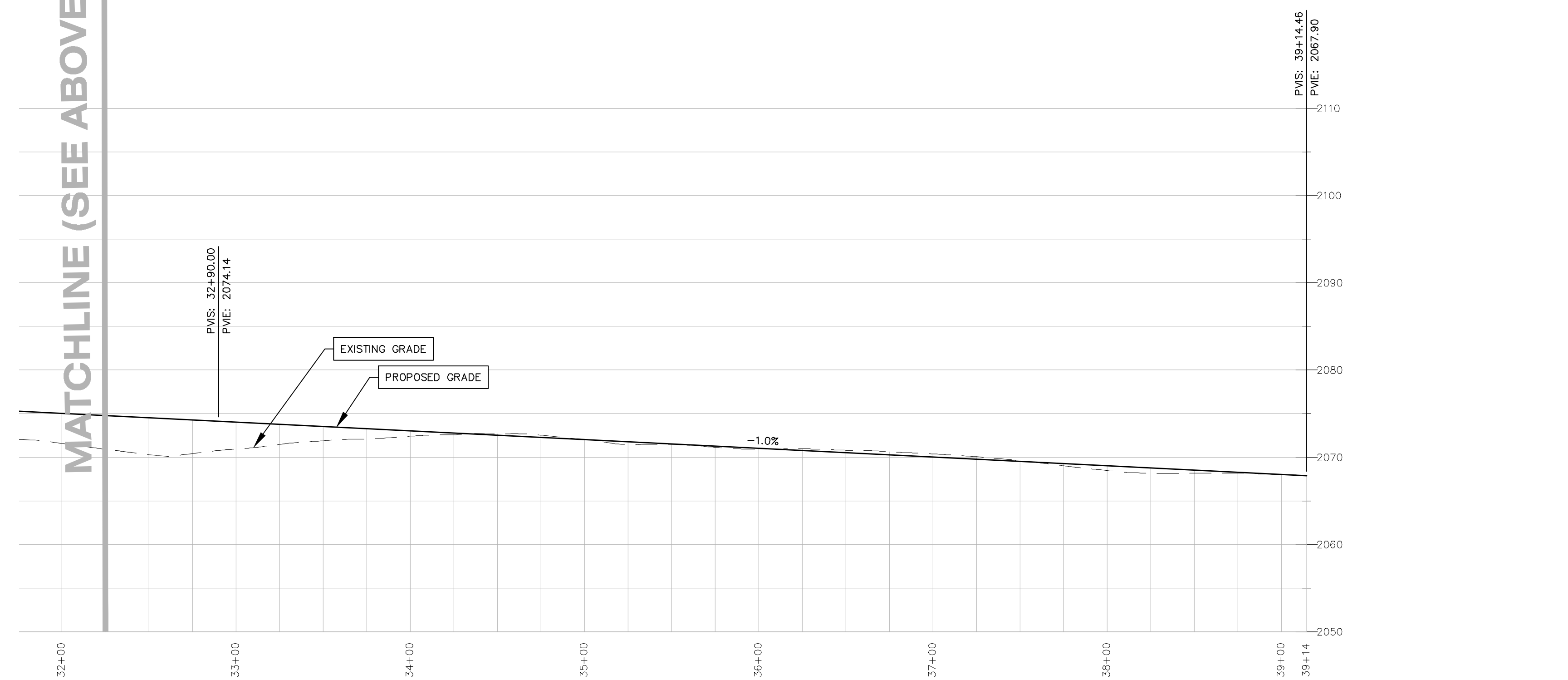
MATCHLINE (SEE SHEET C226)
MATCHLINE (SEE SHEET C227)



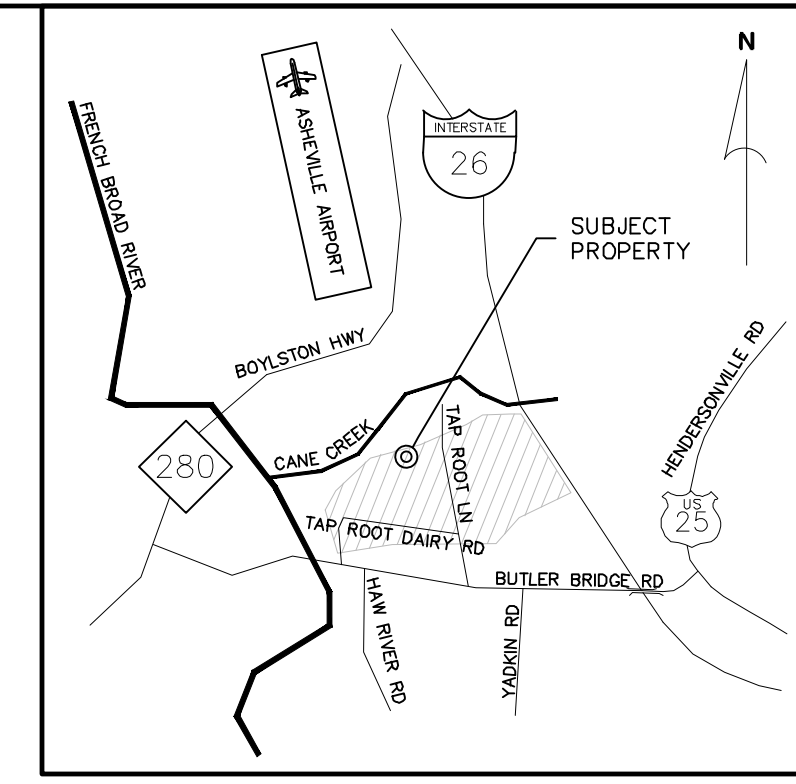
WHEATFIELD ROAD

MATCHLINE (SEE BELOW)

MATCHLINE (SEE ABOVE)



WHEATFIELD ROAD



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
CONTACT: JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGEFIELD CT., SUITE 301
ASHEVILLE, NC 28806
CONTACT: C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS: 93 TAP ROOT DAIRY RD
DEED BOOK/PAGE: 3281/243 AND 1349/333
SITE ACREAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING: CD-2020-01

DISTURBED AREA: 155.7 ACRES ±
COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

SETBACKS:
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20' (FROM COLLECTOR ROAD R/W)
SIDES: 10' (EXTERNAL) 10' (INTERNAL)
REAR: 10'

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE
SEWER: MSD

PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES

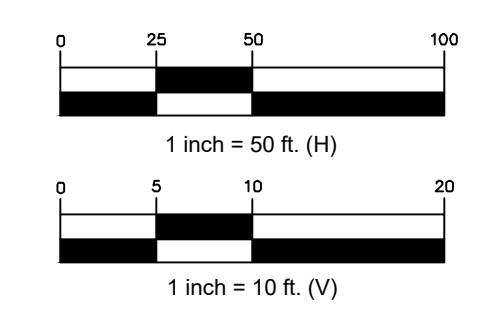
PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES

PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES

PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES

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

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)



WHEATFIELD ROAD
PROFILE - STA 22+50 - STA 39+14

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
FAX (828) 492-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
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CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION	BY
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WHEATFIELD ROAD PROFILE - STA 22+50 - STA 39+14 FOR:

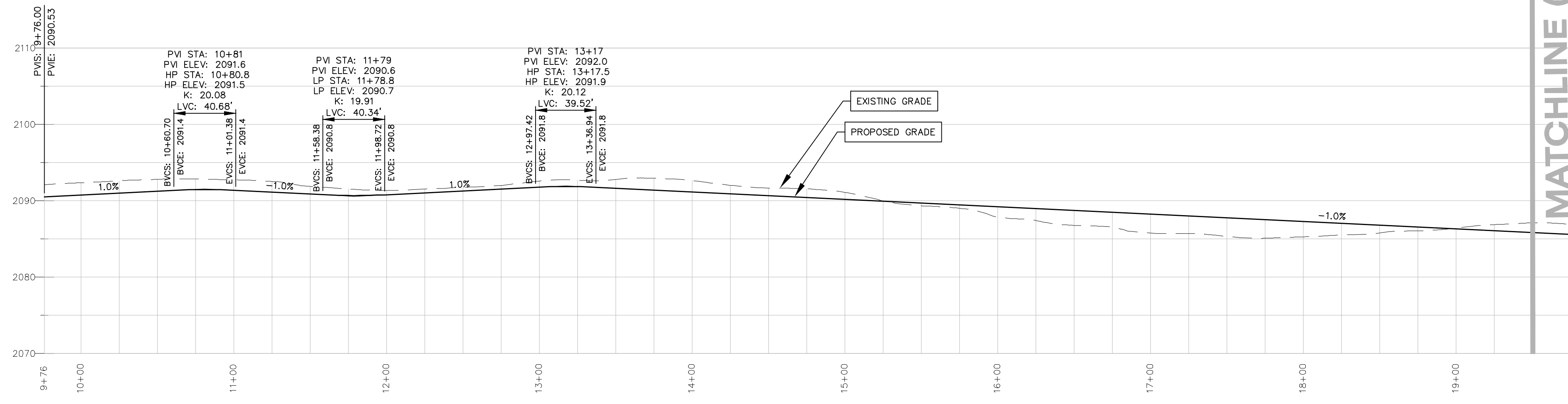
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

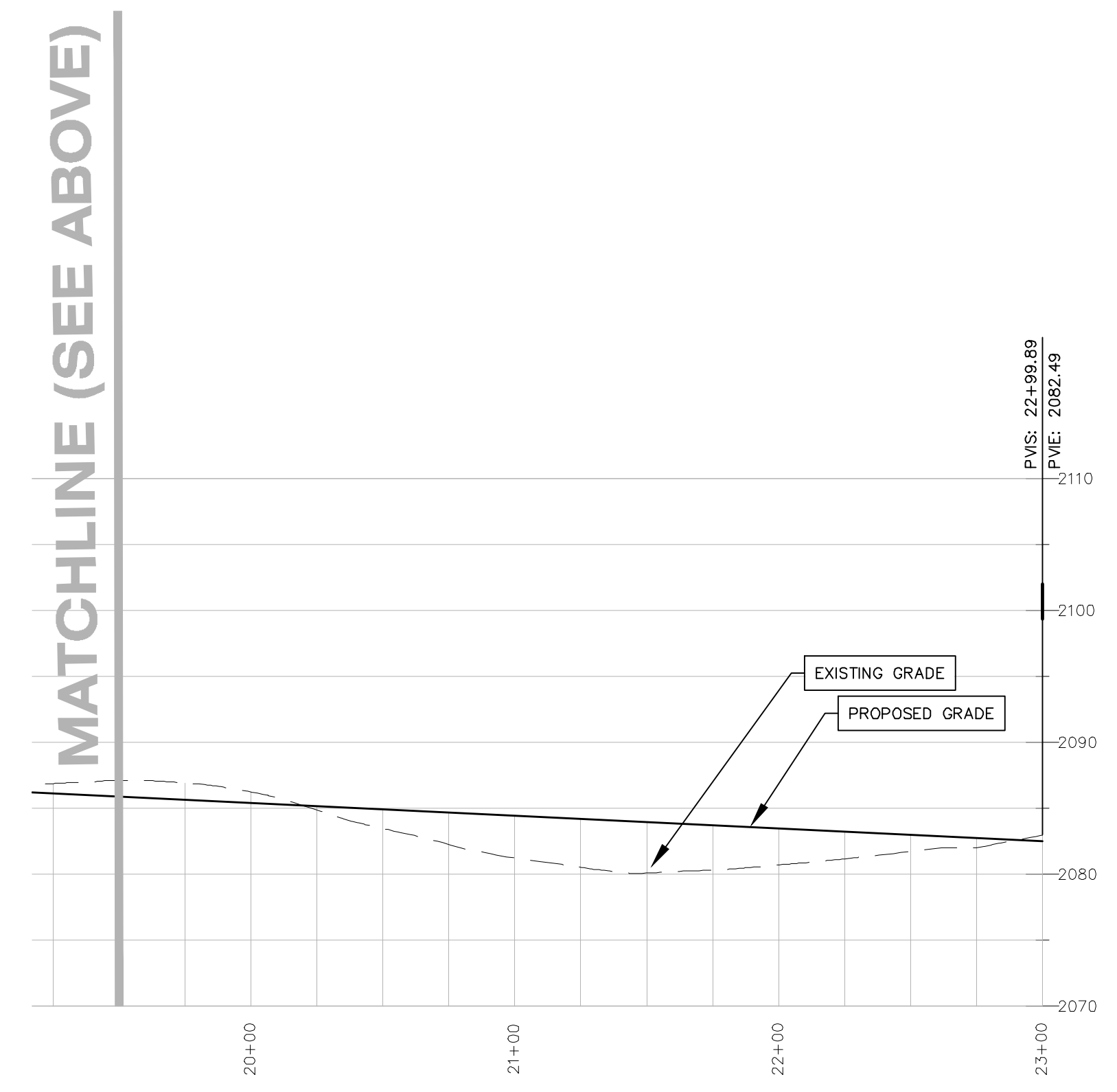
SHEET

C227

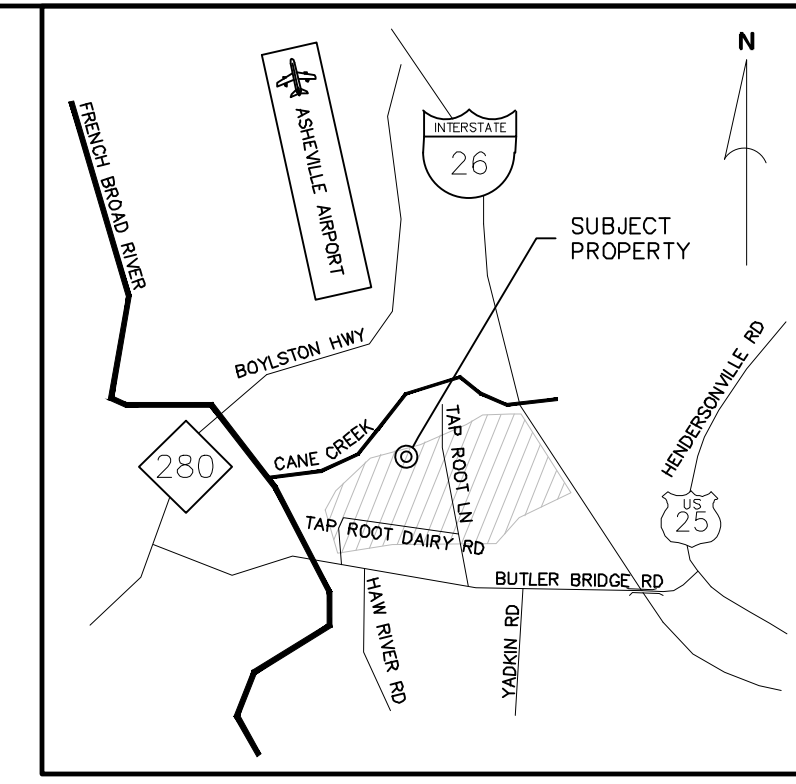


SPRING MEADOW ROAD

MATCHLINE (SEE BELOW)

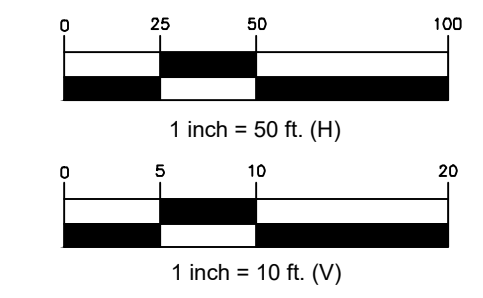


SPRING MEADOW ROAD



VICINITY MAP
(NOT TO SCALE)

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WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



SPRING MEADOW ROAD PROFILE

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
PHONE (828) 492-4410
FAX (828) 252-5388

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

NO.	DATE	DESCRIPTION	BY

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

SPRING MEADOW ROAD PROFILE FOR:

TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP

CDC PROJECT NO.: 11854

HENDERSON CO. PLANNING: R-2020-01-C

SHEET

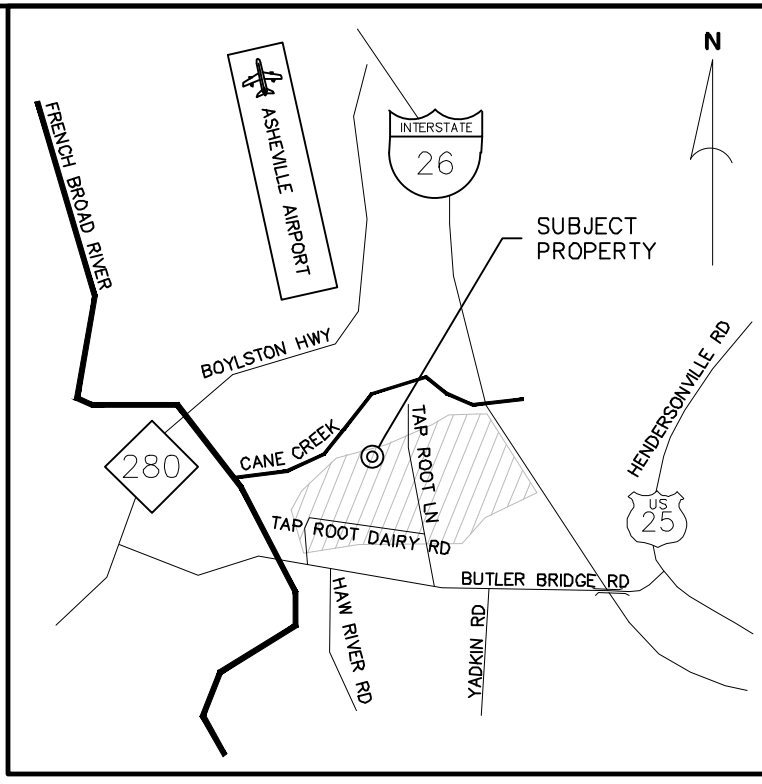
C228



MATCHLINE (SEE BELOW)

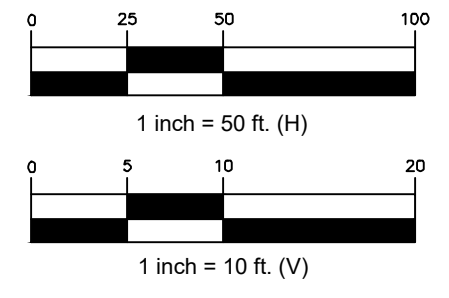


MATCHLINE (SEE ABOVE)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD
DEED BOOK/PAGE:	3281/243 AND 1349/333
SITE ACREAGE:	295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING:	CD-2020-01
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
FRONT:	15' (FROM LOCAL ROAD R/W)
REAR:	20' (FROM COLLECTOR ROAD R/W)
SIDES:	10' (EXTERNAL) 10' (INTERNAL)
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



Know what's below.
Call before you dig.

SHORTHORN ROAD PROFILE

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
FAX (828) 252-5388

82 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
PHONE (828) 492-4410
FAX (828) 498-6565

Civil Design Concepts, PA
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

FOR REVIEW ONLY

**PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION**

SHORTHORN ROAD PROFILE FOR:

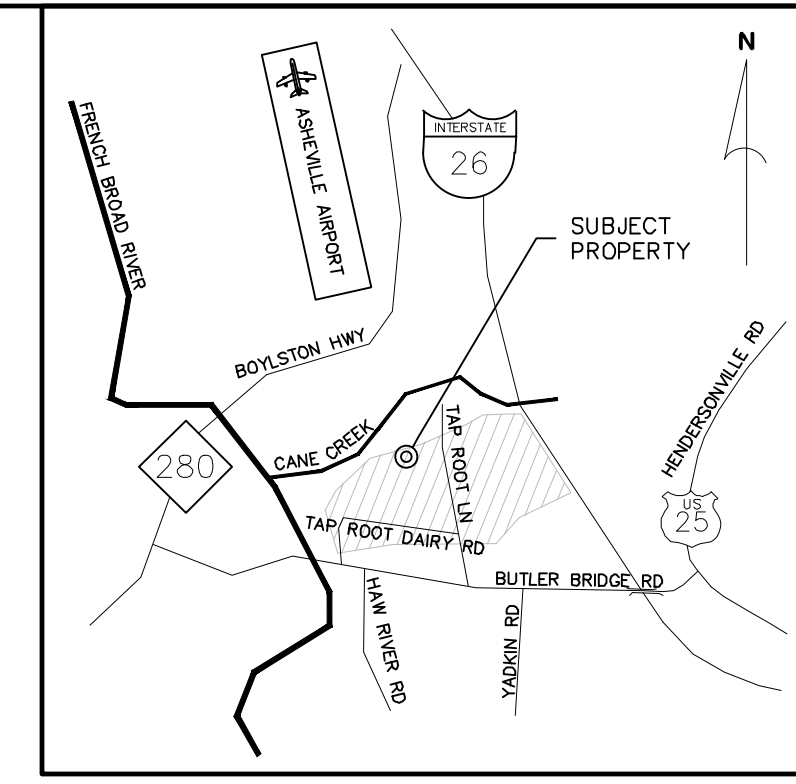
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

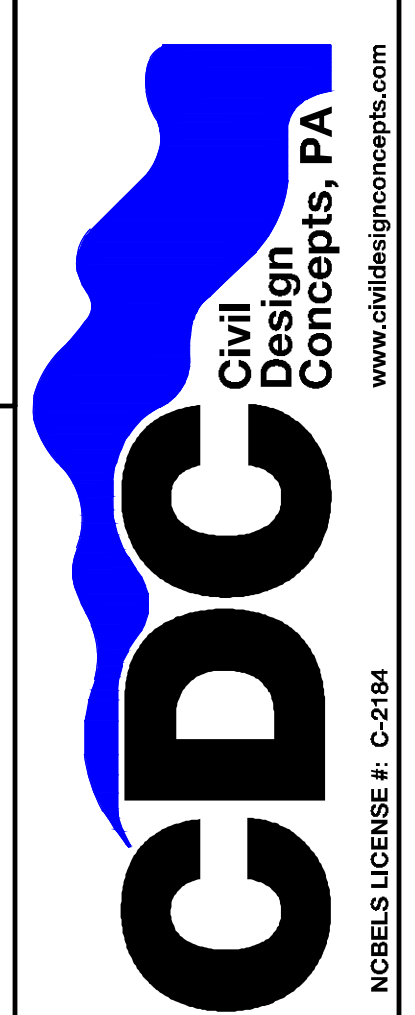
SHEET

C229



VICINITY MAP
(NOT TO SCALE)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 492-4410
FAX (828) 282-5886



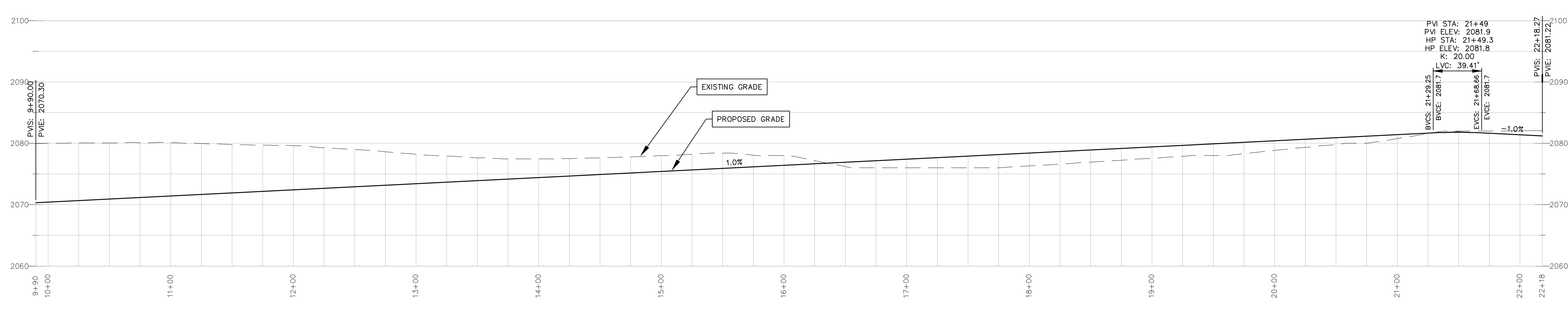
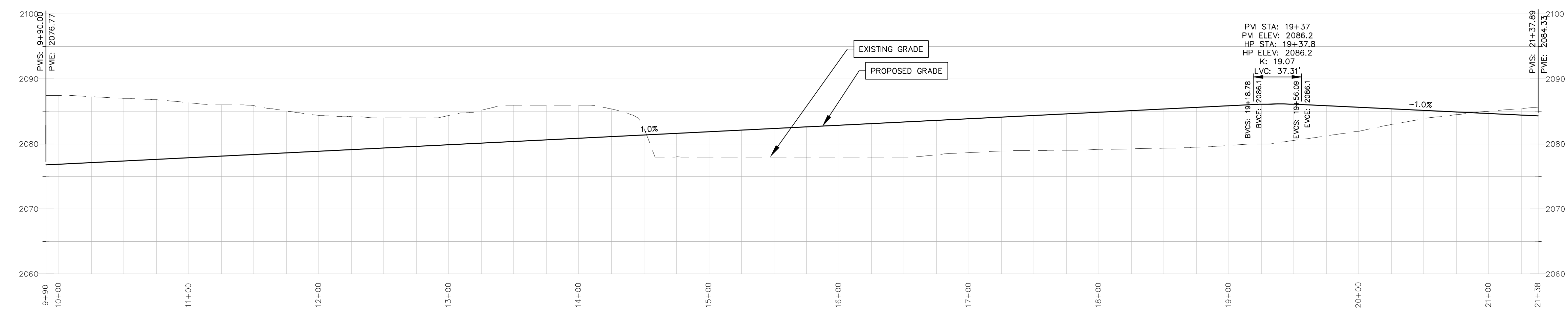
NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

FOR REVIEW ONLY
PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

GREEN PASTURE ROAD & MILKWEED ROAD PROFILES FOR:
TAP ROOT SUBDIVISION
FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C230



DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
CONTACT: JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGEFIELD CT., SUITE 301
ASHEVILLE, NC 28806
CONTACT: C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS: 93 TAP ROOT DAIRY RD
DEED BOOK/PAGE: 3281/243 AND 1349/333
SITE ACREAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING: CD-2020-01

DISTURBED AREA: 155.7 ACRES ±
COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

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

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE
SEWER: MSD

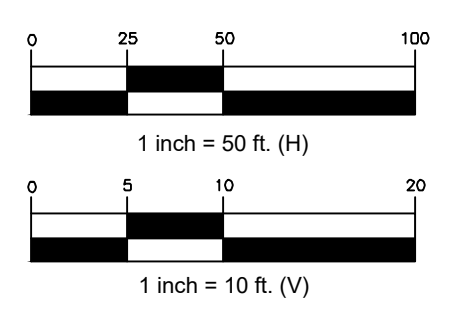
PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES
PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES
PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES
PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES

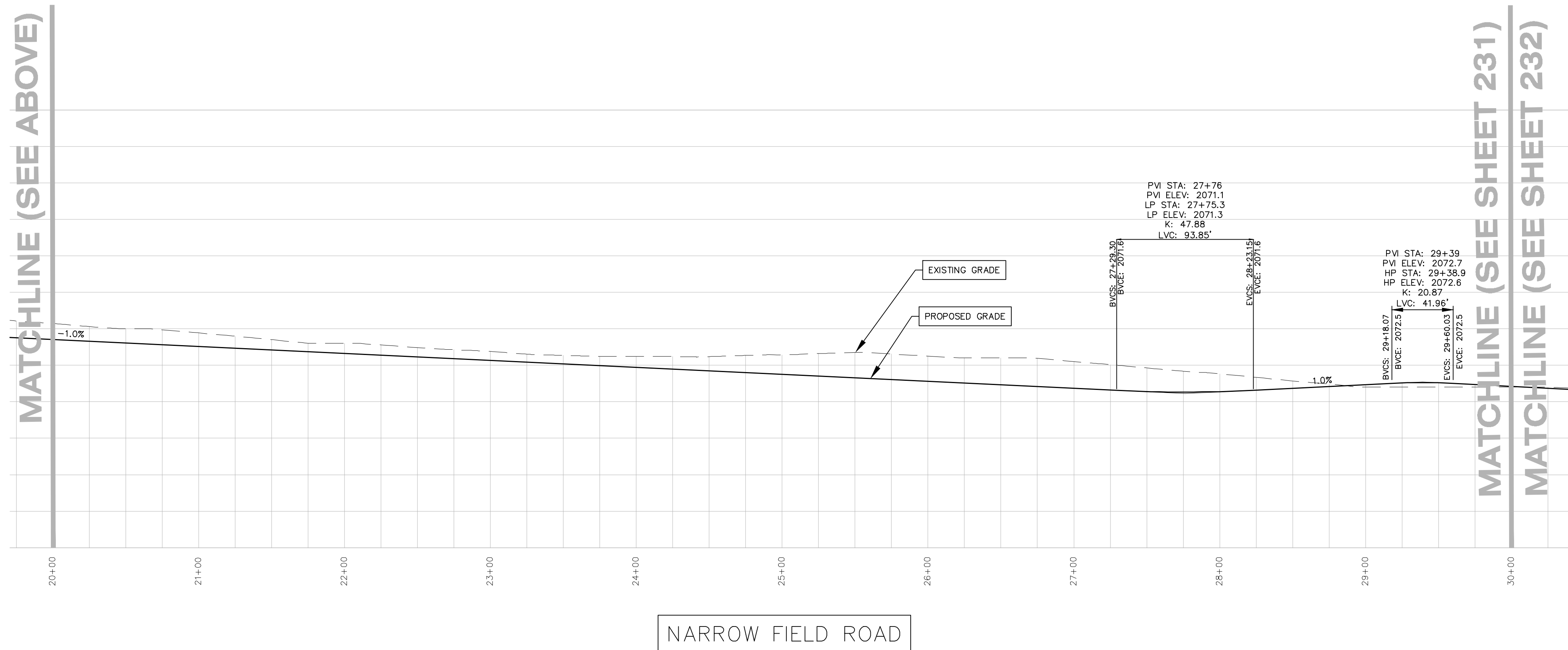
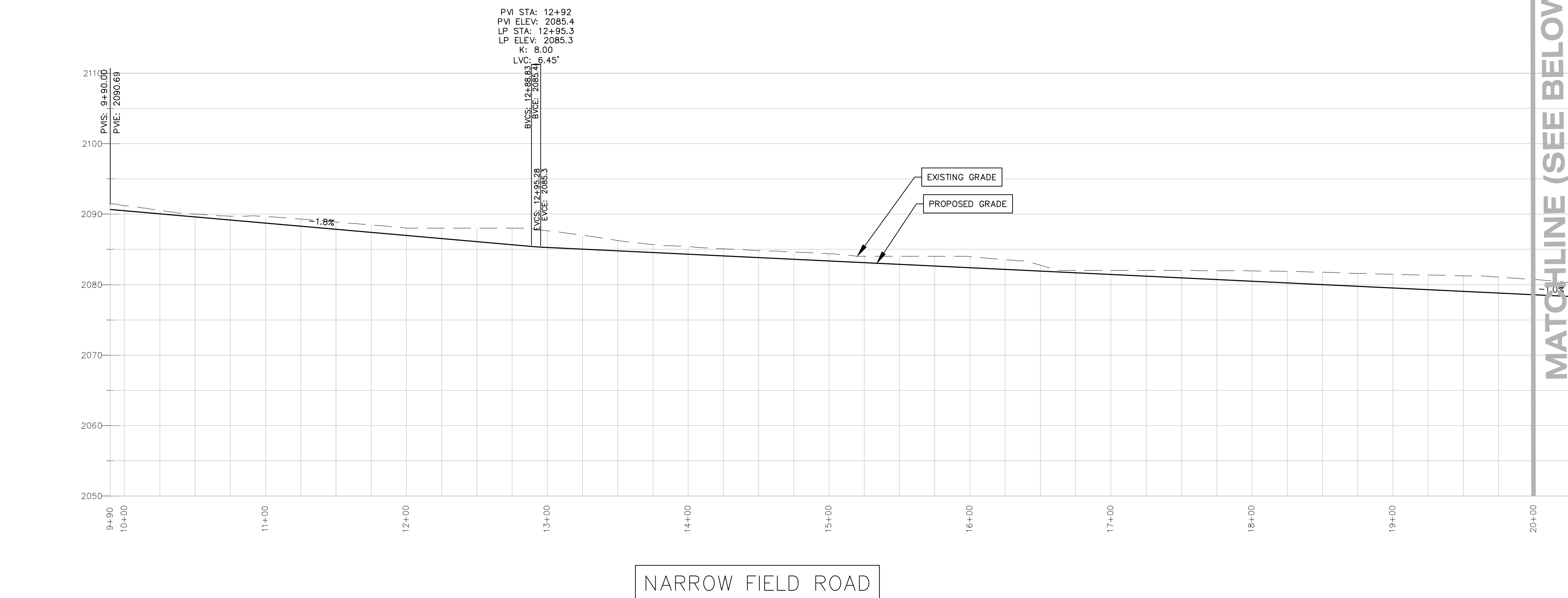
TOTAL UNITS: 472 SINGLE FAMILY
227 TOWNHOMES
699 TOTAL PROJECT UNITS

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)



Know what's below.
Call before you dig.

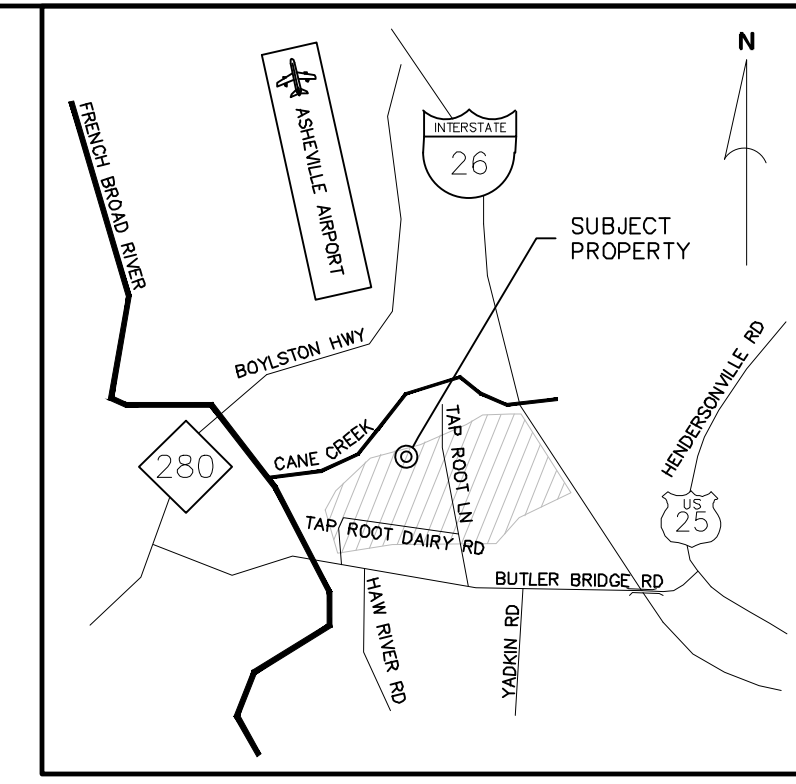
GREEN PASTURE ROAD & MILKWEED ROAD PROFILES



MATCHLINE (SEE BELOW)

MATCHLINE (SEE ABOVE)

MATCHLINE (SEE SHEET 231)
MATCHLINE (SEE SHEET 232)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGEFIELD CT., SUITE 301
ASHEVILLE, NC 28806
C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544

ADDRESS: 93 TAP ROOT DAIRY RD
3281/243 AND 1349/333

DEED BOOK/PAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
CD--2020-01

ZONING: CD--2020-01

DISTURBED AREA: 155.7 ACRES ±

COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

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

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE

SEWER: MSD

PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES

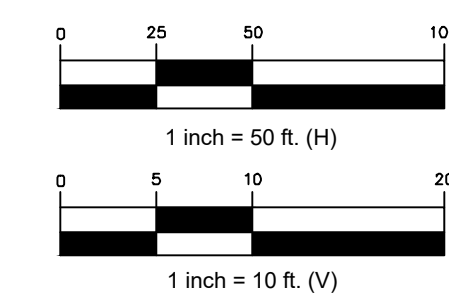
PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES

PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES

PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES

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

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)



Know what's below.
Call before you dig.

NARROW FIELD ROAD PROFILE - STA 9+90 - STA 30+00

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 402-4410
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
PHONE (828) 402-4410
FAX (828) 402-5388

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE #: C-2164

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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FOR
CONSTRUCTION**

NARROW FIELD ROAD PROFILE - STA 9+90 - STA 30+00 FOR:

TAP ROOT SUBDIVISION

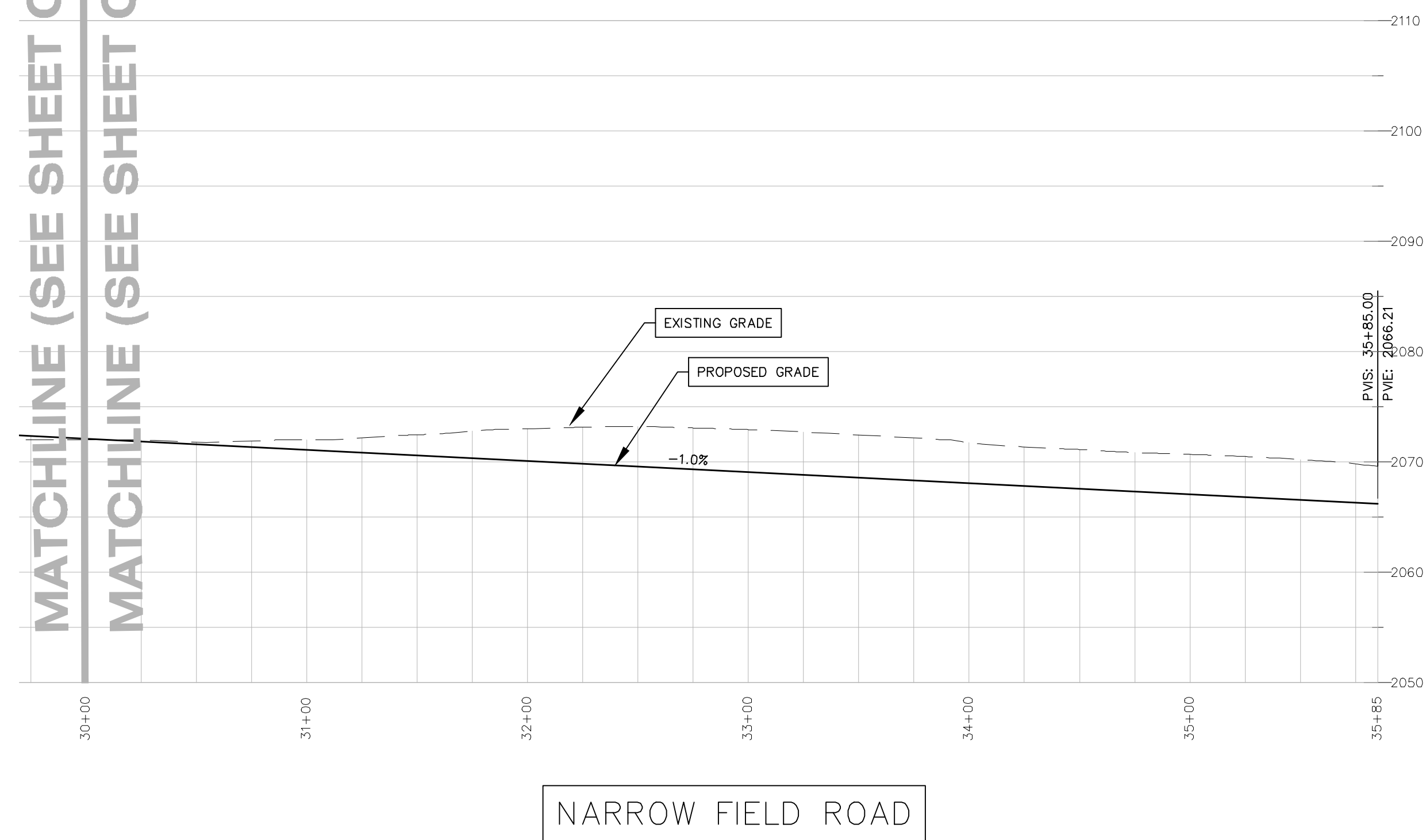
FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

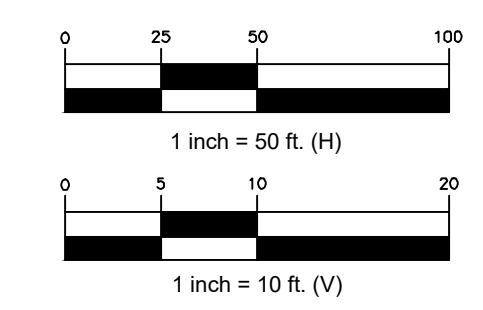
SHEET

C231

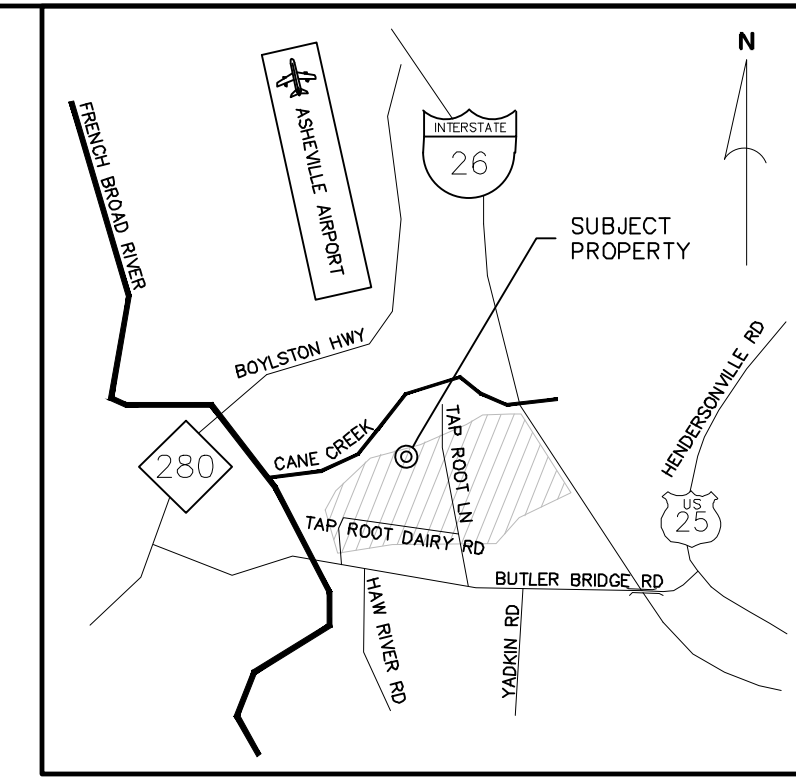
MATCHLINE (SEE SHEET C231)
 MATCHLINE (SEE SHEET C232)



NARROW FIELD ROAD



Know what's below.
 Call before you dig.
 NARROW FIELD
 ROAD PROFILE - STA
 30+00 - STA 35+85



DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD
DEED BOOK/PAGE:	3281/243 AND 1349/333
SITE ACREAGE:	295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING:	CD-2020-01
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
FRONT:	15' (FROM LOCAL ROAD R/W)
REAR:	20' (FROM COLLECTOR ROAD R/W)
SIDES:	10' (EXTERNAL) 10' (INTERNAL)
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)

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

82 WALNUT STREET - SUITE 9
 WAYNESVILLE, NC 27786
 PHONE (828) 402-4410
 FAX (828) 402-5656

Civil Design Concepts, PA
 www.civildesignconcepts.com
 NCBELS LICENSE #: C-2194

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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**PRELIMINARY
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 FOR
 CONSTRUCTION**

NARROW FIELD ROAD PROFILE - STA 30+00 - STA 35+85 FOR

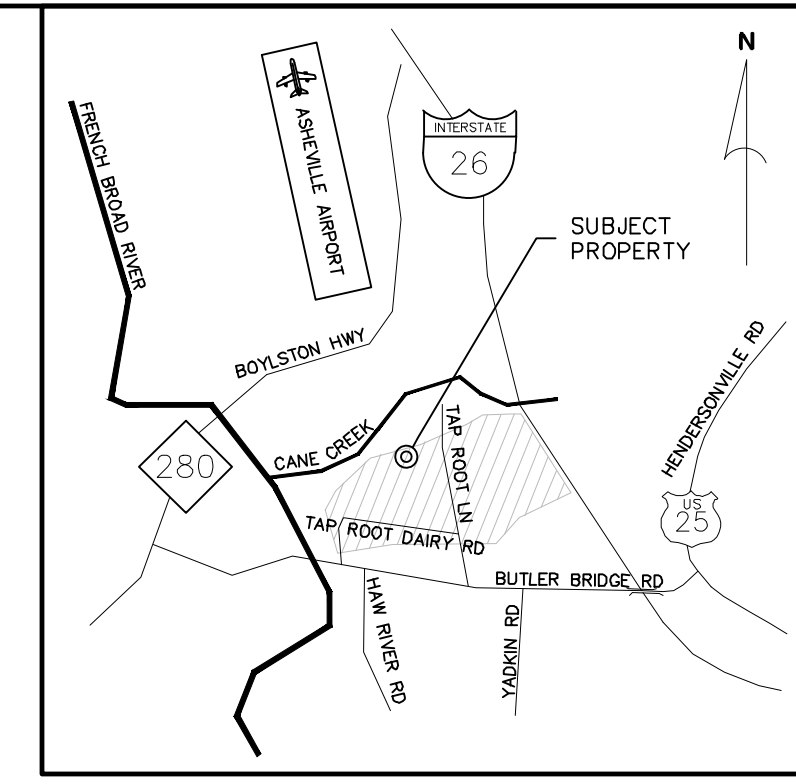
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:	DSP
CDC PROJECT NO.:	11854
HENDERSON CO. PLANNING:	R-2020-01-C

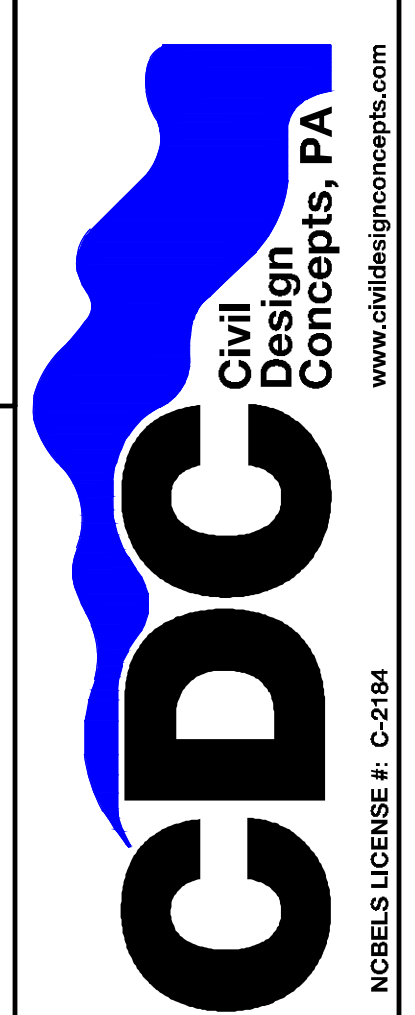
SHEET

C232



VICINITY MAP
(NOT TO SCALE)

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



NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

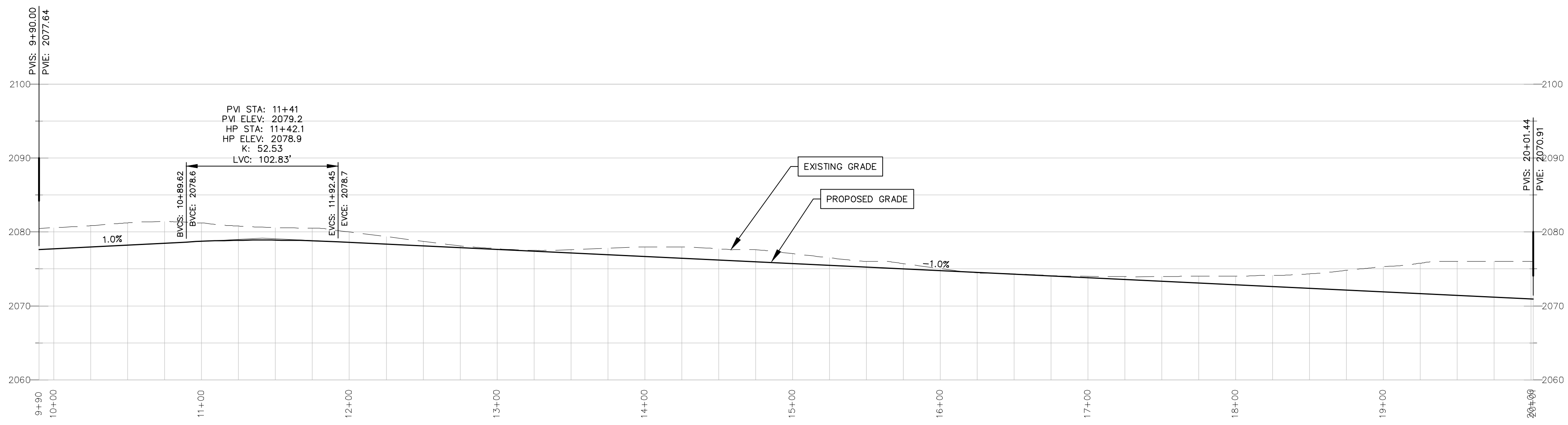
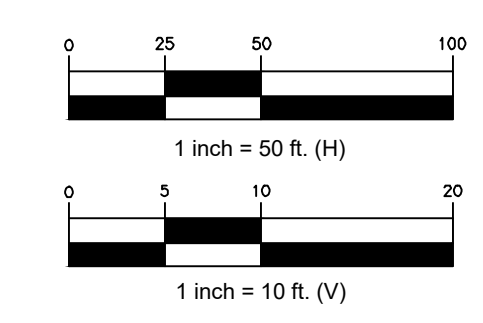
FOR REVIEW ONLY
PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

BOVINE BRANCH ROAD & VALLEY BREEZE ROAD PROFILES FOR:
TAP ROOT SUBDIVISION

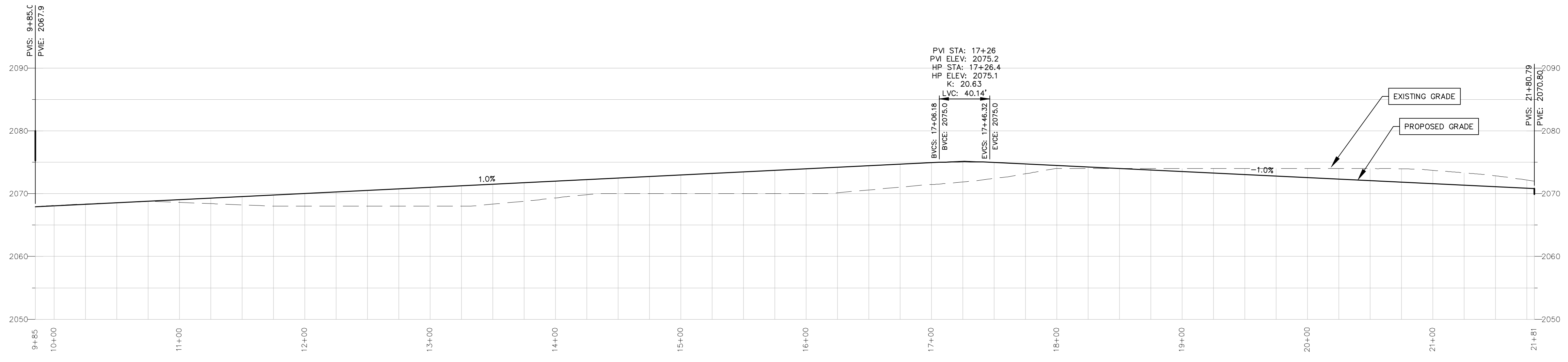
DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C233

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265 JOHN RICHARDSON JR. (704) 604-1571
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 MICHAEL CAIN, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806 C.M. EDGERTON, JR. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD
DEED BOOK/PAGE:	3281/243 AND 1349/333
SITE ACREAGE:	295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING:	CD-2020-01
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COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
FRONT:	15' (FROM LOCAL ROAD R/W)
REAR:	20' (FROM COLLECTOR ROAD R/W)
SIDES:	10' (EXTERNAL) 10' (INTERNAL)
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



BOVINE BRANCH ROAD

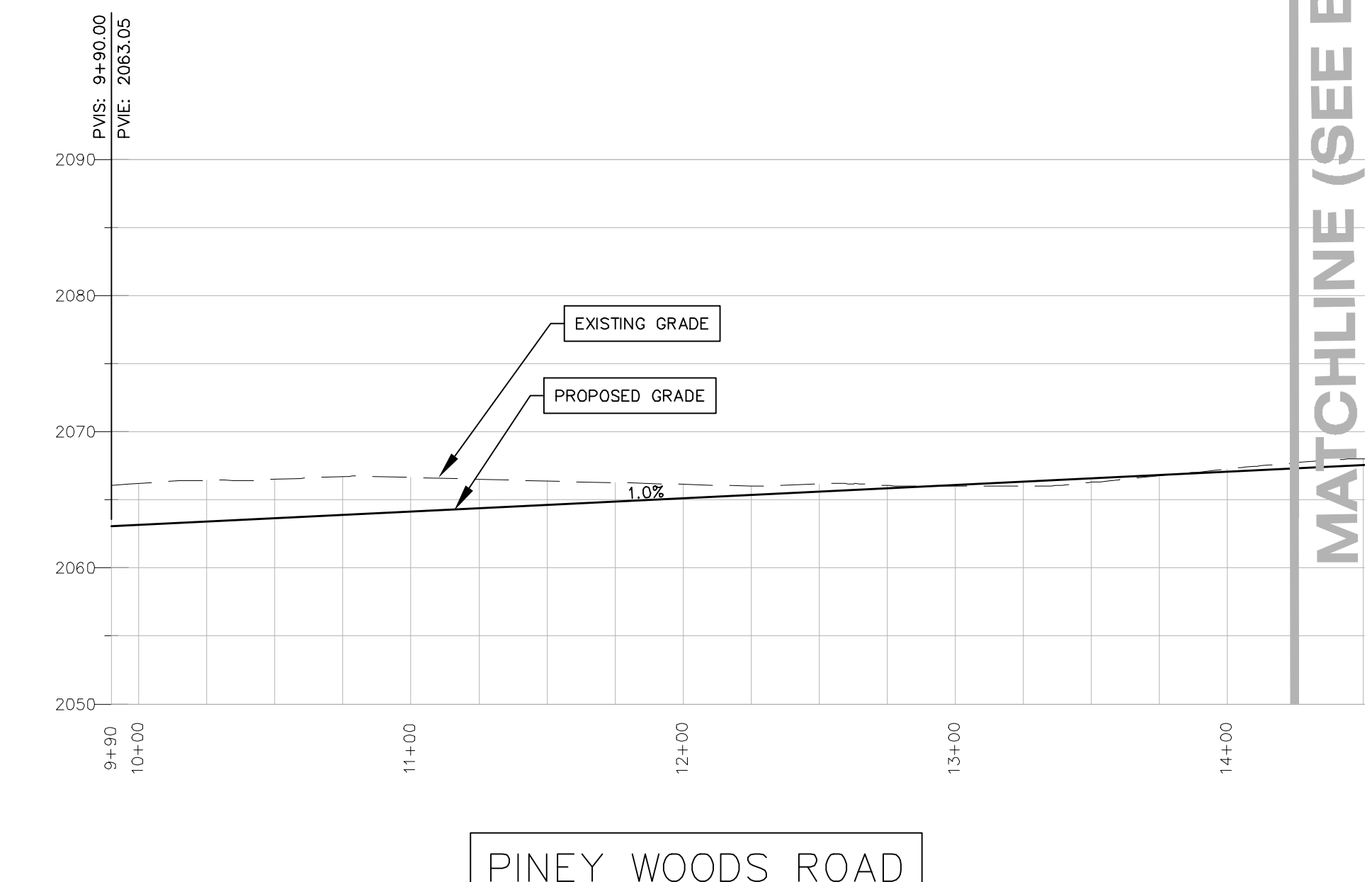
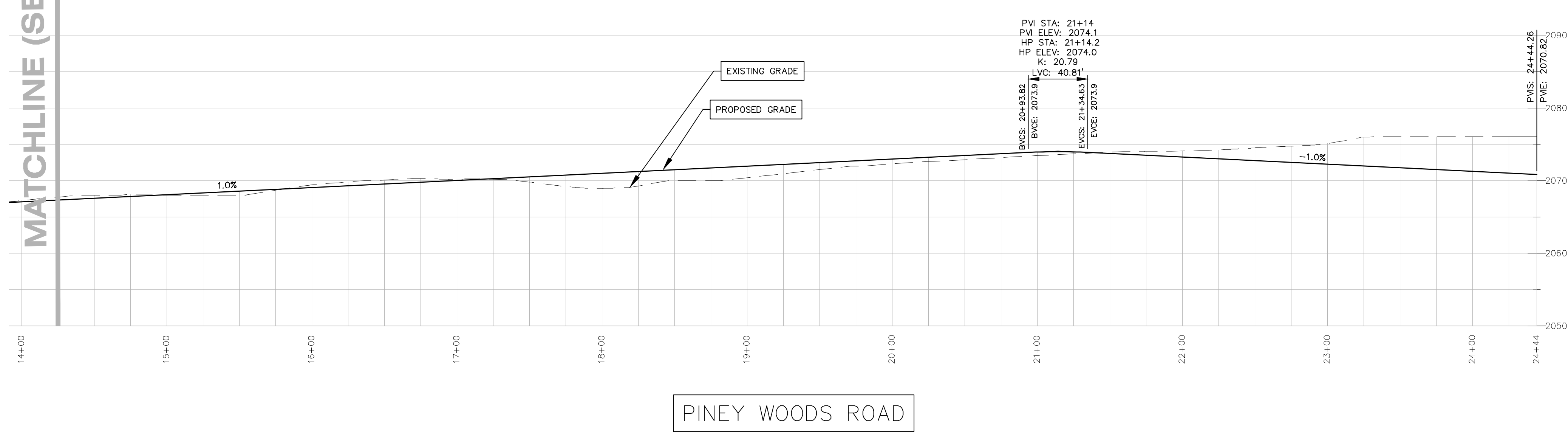


VALLEY BREEZE ROAD

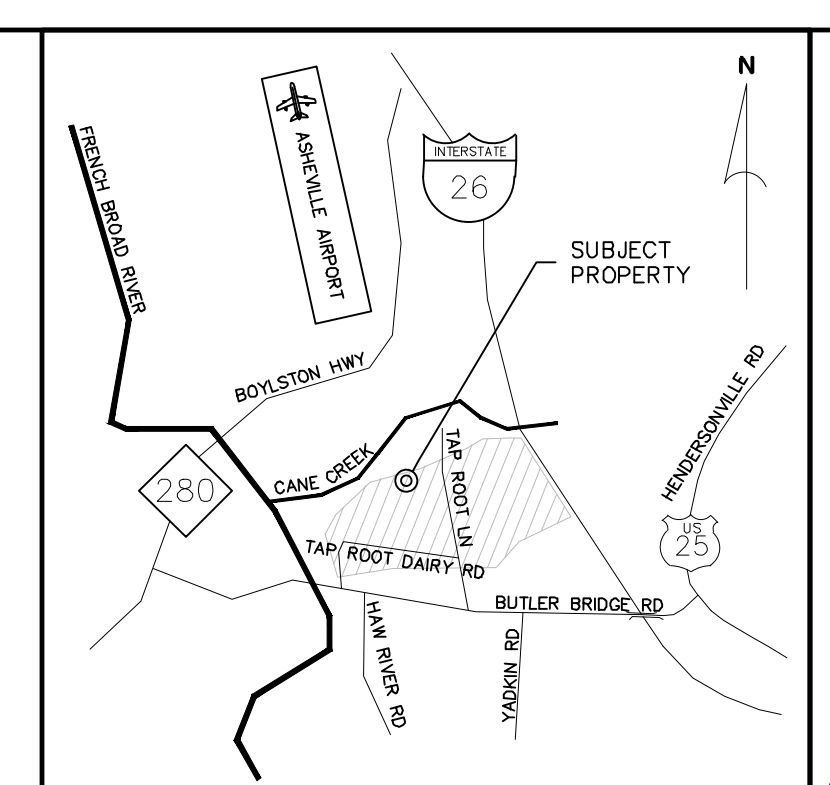


BOVINE BRANCH ROAD & VALLEY BREEZE ROAD PROFILES

MATCHLINE (SEE ABOVE)

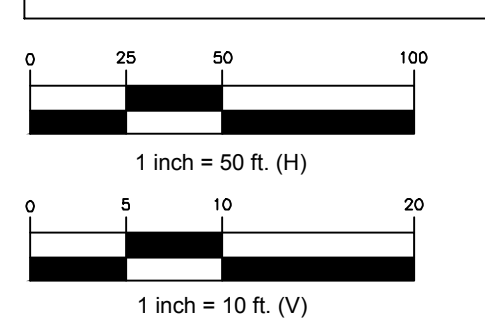


MATCHLINE (SEE BELOW)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265
CONTACT:	JOHN RICHARDSON JR. (704) 604-1571
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	MICHAEL CAIN, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT., SUITE 301 ASHEVILLE, NC 28806
CONTACT:	C.M. EDGERTON, JR. (828) 225-6562
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS:	93 TAP ROOT DAIRY RD
DEED BOOK/PAGE:	3281/243 AND 1349/333
SITE ACREAGE:	295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING:	CD-2020-01
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	15' (FROM LOCAL ROAD R/W)
FRONT:	20' (FROM COLLECTOR ROAD R/W)
SIDES:	10' (EXTERNAL) 10' (INTERNAL)
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)



PINEY WOODS ROAD PROFILE

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

82 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
PHONE (828) 402-4410
FAX (828) 402-5655

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

NO.	DATE	DESCRIPTION	BY

FOR REVIEW ONLY

**PRELIMINARY
NOT RELEASED
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CONSTRUCTION**

PINEY WOODS ROAD - PROFILE FOR:

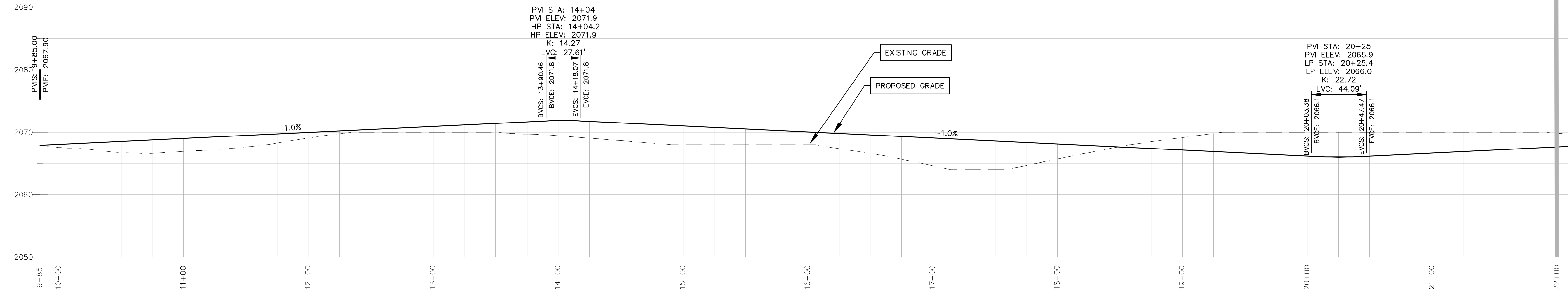
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

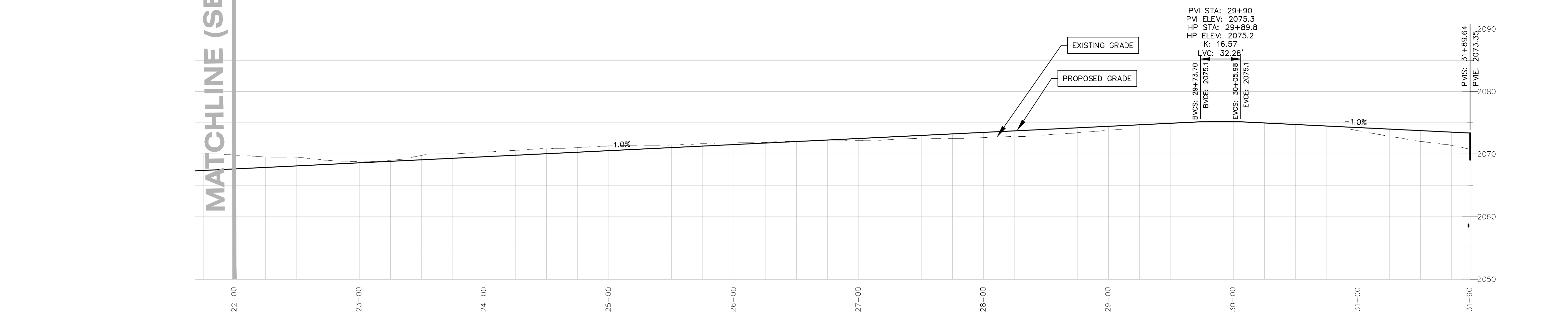
SHEET

C234



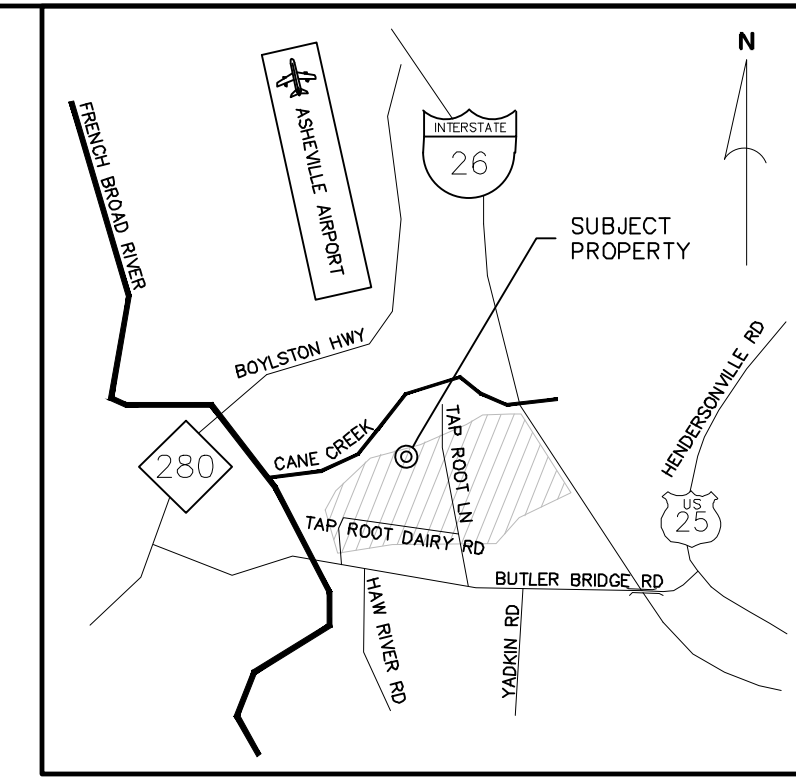
LAGOON ROAD

MATCHLINE (SEE ABOVE)



LAGOON ROAD

MATCHLINE (SEE BELOW)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
(704) 604-1571

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

SURVEYOR: ED HOLMES & ASSOCIATES
300 RIDGEFIELD CT., SUITE 301
ASHEVILLE, NC 28806
C.M. EDGERTON, JR.
(828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544
ADDRESS: 93 TAP ROOT DAIRY RD
DEED BOOK/PAGE: 3281/243 AND 1349/333
SITE ACREAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING: CD-2000-01

DISTURBED AREA: 155.7 ACRES ±
COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

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

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE
SEWER: MSD

PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES

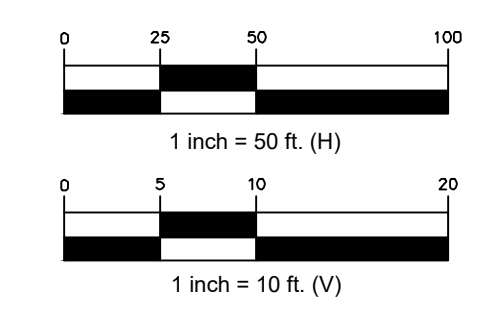
PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES

PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES

PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES

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

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)



LAGOON ROAD

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 402-4410
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27786
PHONE (828) 402-4410
FAX (828) 402-5388

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE #: C-2194

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

FOR REVIEW ONLY

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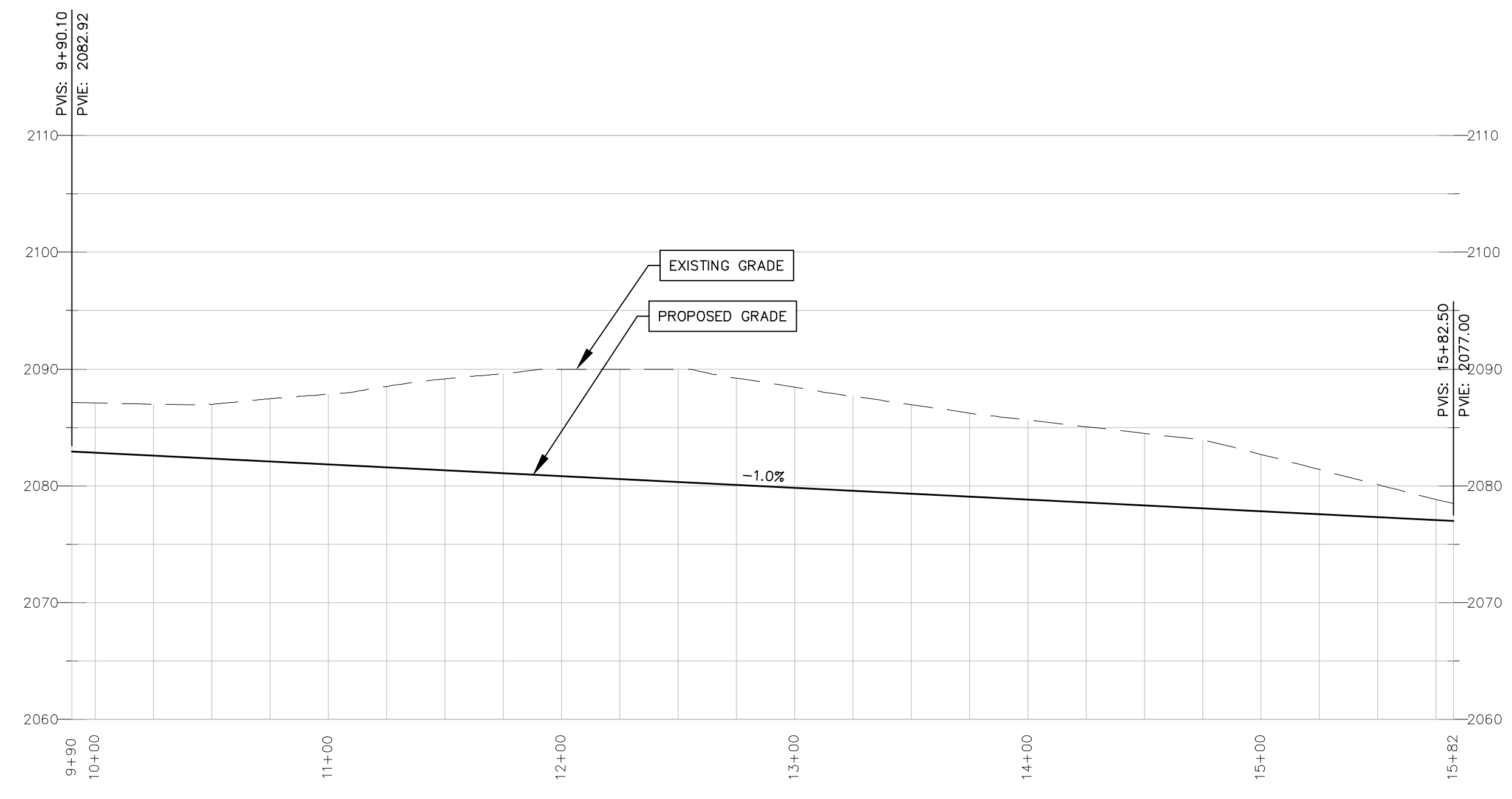
LAGOON ROAD FOR:
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

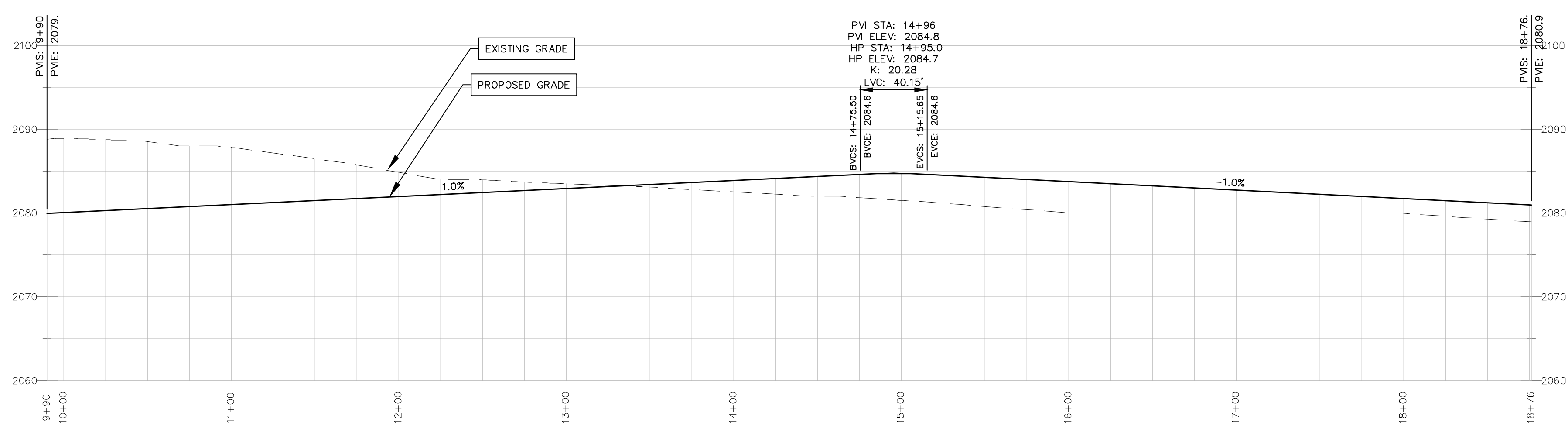
DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

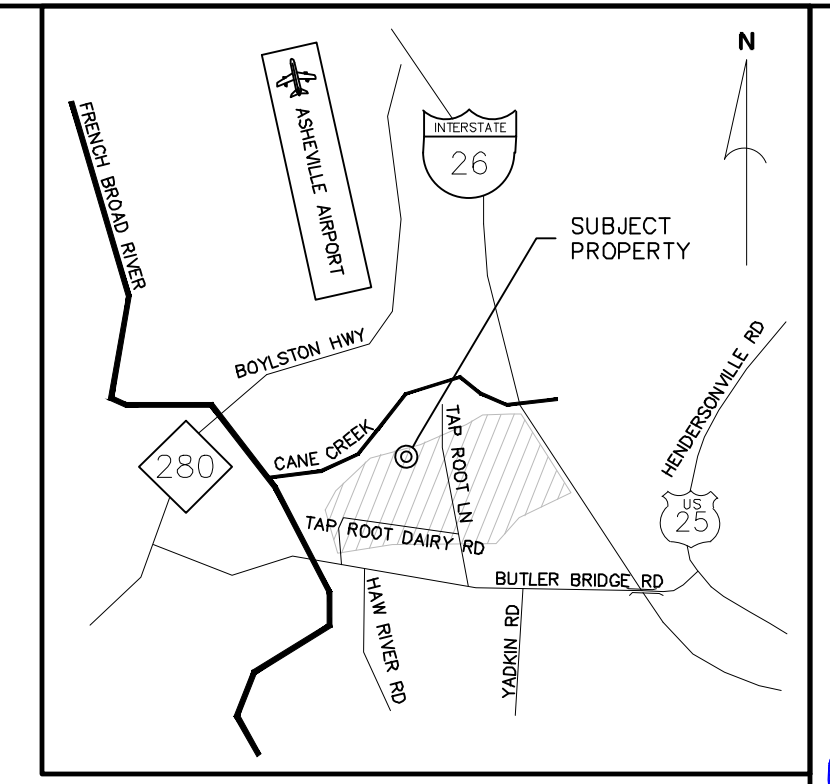
C235



BURDOCK ROAD



DANDELION ROAD



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
CONTACT: JOHN RICHARDSON JR.
(704) 604-1571

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: MICHAEL CAIN, P.E.
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SURVEYOR: ED HOLMES & ASSOCIATES
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CONTACT: C.M. EDGERTON, JR.
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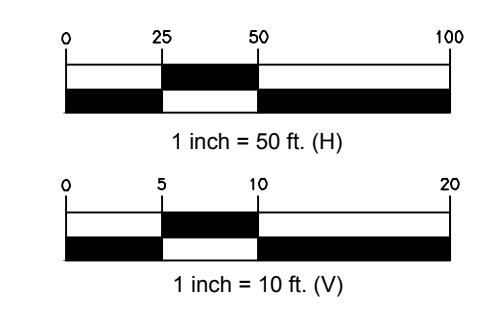
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BURDOCK ROAD & DANDELION ROAD PROFILES FOR:

TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

811
Know what's below.
Call before you dig.

BURDOCK ROAD & DANDELION
ROAD PROFILES

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C236

NOTES

- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES, CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
- 68 ACRES (30.2%)** OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
- SOIL TYPES** BaB, BaC, Co, Cu, DaA, DaB, Ko, Su, & W.
- RETAINING WALLS:**
ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN. WALL DESIGN TO ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.
WALL DESIGN TO INCLUDE FOOTING DRAIN AND MINIMUM WIDTH OF 12" OF #57 WASHED STONE BEHIND WALL FROM BOTTOM TO TOP OF WALL.
ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30" OR MORE SHALL BE PROTECTED WITH A GUARDRAIL. THE GUARDRAIL SHALL BE 42" MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21" SPHERE UNLESS ADJACENT TO A WALKING SURFACE. COORDINATE BARRIER STYLE AND COLOR WITH ARCHITECT AND ENGINEER. SEE SITE PLAN FOR APPROXIMATE LOCATION OF FENCING/BARRIERS.
CONTRACTOR TO SUBMIT TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.
CONTRACTOR RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL RETAINING WALLS PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS.
ALL RETAINING WALLS 4' OR GREATER TO BE SUBMITTED TO HENDERSON COUNTY BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY THE WALL ENGINEER UPON COMPLETION. RETAINING WALLS SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.

ROUGH GRADING & EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE: [Symbol]

SILT FENCE: [Symbol] SF

CONCENTRATED FLOW OUTLET: [Symbol]

SKIMMER & CONTROL STRUCTURE: [Symbol]

TEMPORARY PIPE: [Symbol]

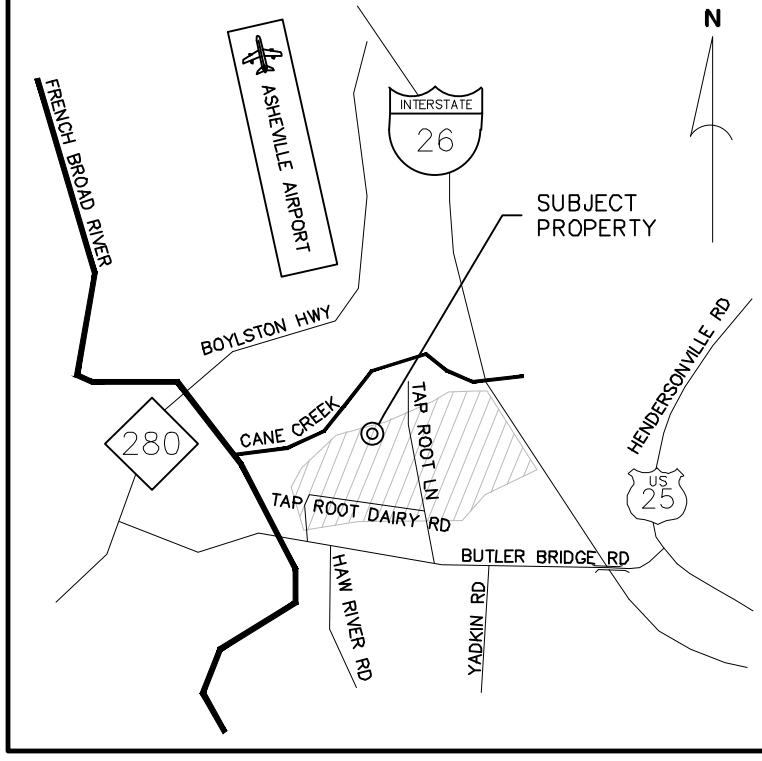
EXISTING CONTOURS: [Symbol] 00

PROPOSED CONTOURS: [Symbol] 00

TEMPORARY DIVERSION DITCH: [Symbol]

STONE RIP-RAP: [Symbol]

BAFFLE: [Symbol]



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www.civildesignconcepts.com

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 452-4410
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4410
FAX (828) 452-5385

NCBELS LICENSE #: C-2164

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
CONTACT: JOHN RICHARDSON JR.
(704) 604-1571

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: MICHAEL CAIN, P.E.
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ASHEVILLE, NC 28806
CONTACT: C.M. EDGERTON, JR.
(828) 225-6562

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3281/243 AND 1349/333
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CD-2020-01
ZONING: CD-2020-01
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FIRE DISTRICT: FLETCHER FIRE
WATER: CITY OF HENDERSONVILLE
SEWER: MSD
PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
COLLECTOR - 9,383 LF

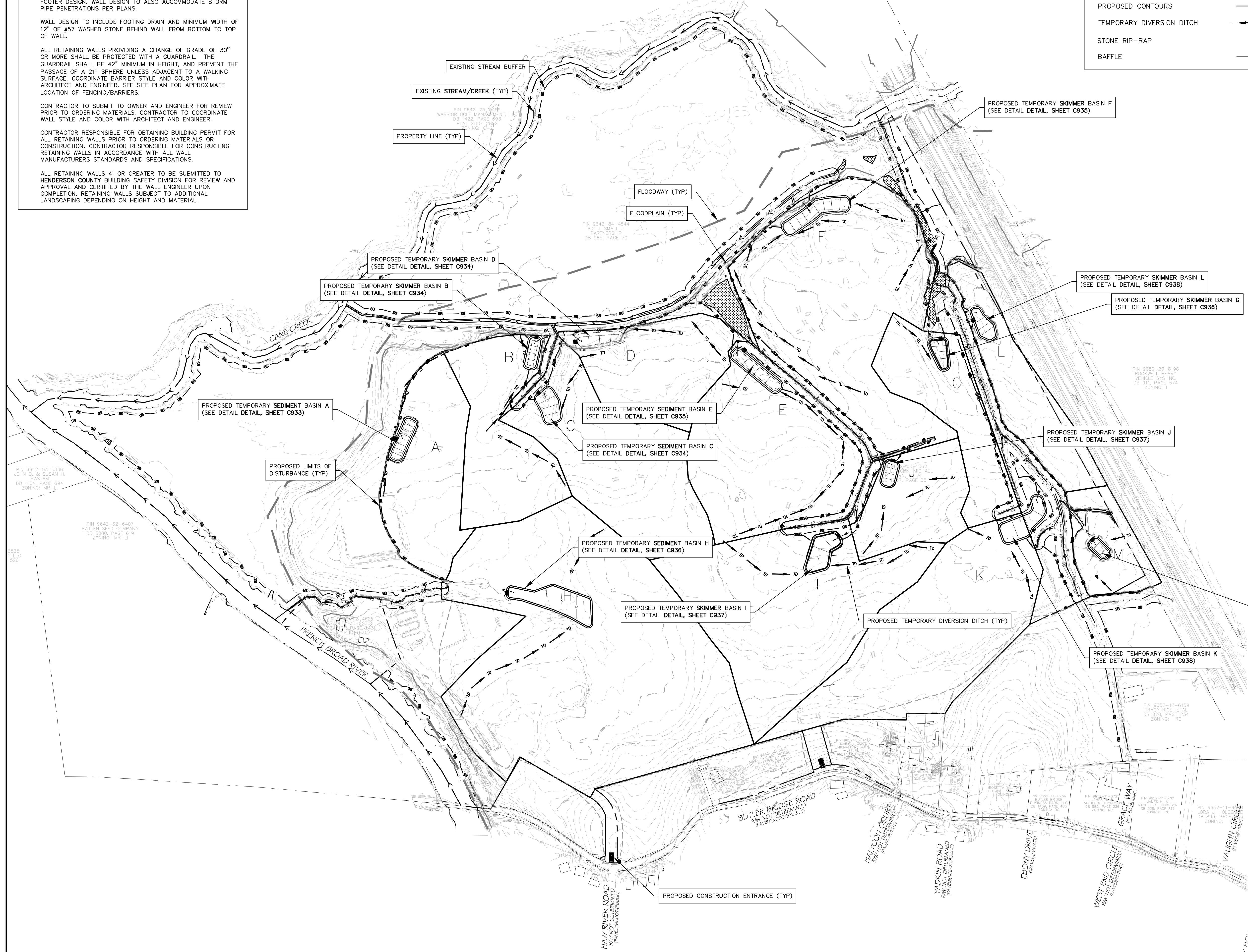
UNITS

PHASE 1: 126 SINGLE FAMILY
52 TOWNHOMES
PHASE 2: 125 SINGLE FAMILY
55 TOWNHOMES
PHASE 3: 105 SINGLE FAMILY
61 TOWNHOMES
PHASE 4: 116 SINGLE FAMILY
59 TOWNHOMES
TOTAL UNITS: 472 SINGLE FAMILY
227 TOWNHOMES
699 TOTAL PROJECT UNITS
PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL



811 Know what's below. Call before you dig.

NORTH

ROUGH GRADING & EROSION CONTROL MASTER PLAN

GRAPHIC SCALE

250 0 1250 250 500 1000
(IN FEET)
1 inch = 250 ft.

ROUGH GRADING & EROSION CONTROL MASTER PLAN FOR:
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C300

NOTES

- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES, CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
- 68 ACRES (30.2%)** OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
- SOIL TYPES** BaB, BoC, Co, Cu, DaA, DeB, Ko, Su, & W.
- RETAINING WALLS:**

ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN, WALL DESIGN TO ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.

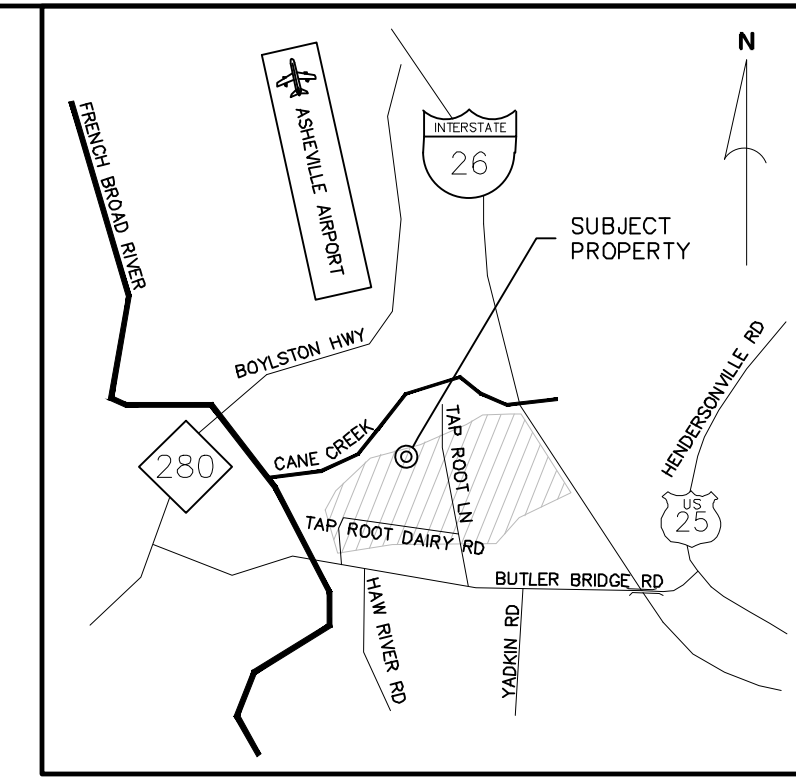
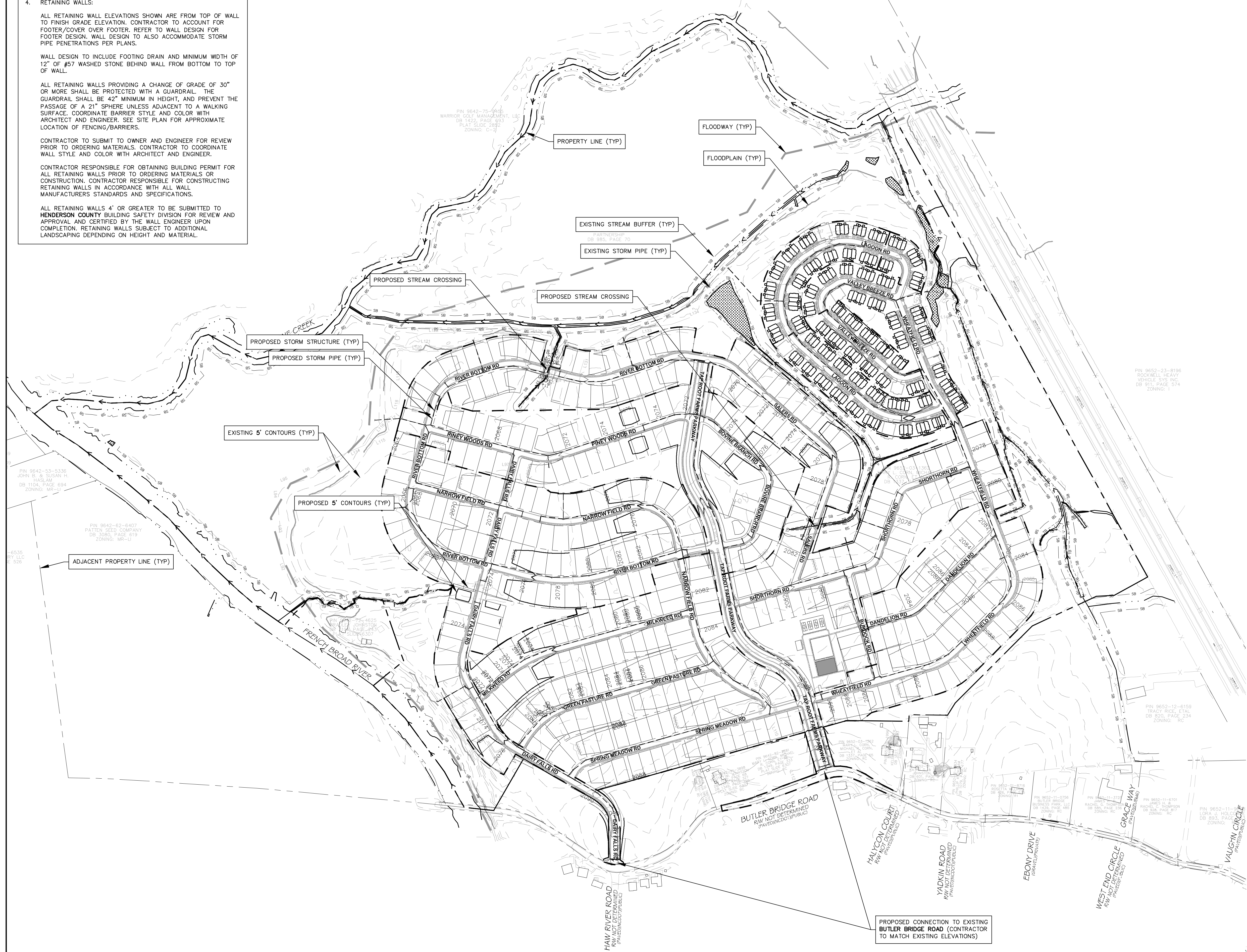
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CONTRACTOR TO SUBMIT TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.

CONTRACTOR RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL RETAINING WALLS PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS.

ALL RETAINING WALLS 4' OR GREATER TO BE SUBMITTED TO HENDERSON COUNTY BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY THE WALL ENGINEER UPON COMPLETION. RETAINING WALLS SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FORESTAR GROUP, INC. 4008 MENDENHALL OAKS PKWY, SUITE 101 HIGH POINT, NC 27265
CONTACT:	JOHN RICHARDSON JR. (704) 604-1571
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	MICHAEL CAIN, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT, SUITE 301 ASHEVILLE, NC 28808
CONTACT:	C.M. EDGERTON, JR. (828) 225-6562
PROJECT DATA	
PIN:	9652-03-1362, 9642-82-368, AND 9642-84-4544
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DEED BOOK/PAGE:	3281/243 AND 1349/333
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ZONING:	CD-2020-01
DISTURBED AREA:	155.7 ACRES ±
COUNTY/TOWNSHIP:	HENDERSON/HOPPERS CREEK
SETBACKS:	15' (FROM LOCAL ROAD R/W)
FRONT:	20' (FROM COLLECTOR ROAD R/W)
SIDES:	10' (EXTERNAL) 10' (INTERNAL)
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	CITY OF HENDERSONVILLE
SEWER:	MSD
PROPOSED ROAD LENGTH:	LOCAL - 19,203 LF COLLECTOR - 9,383 LF
UNITS	
PHASE 1:	126 SINGLE FAMILY 52 TOWNHOMES
PHASE 2:	125 SINGLE FAMILY 55 TOWNHOMES
PHASE 3:	105 SINGLE FAMILY 61 TOWNHOMES
PHASE 4:	116 SINGLE FAMILY 59 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	2.36 UNITS/ACRE (699/296)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 462-4410
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 462-4410
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CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2164

FOR REVIEW ONLY			
NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

FINE GRADING & STORM MASTER PLAN FOR

TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

811 Know what's below. Call before you dig.

NORTH

FINE GRADING & STORM MASTER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 250 ft.

DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C400

NOTES

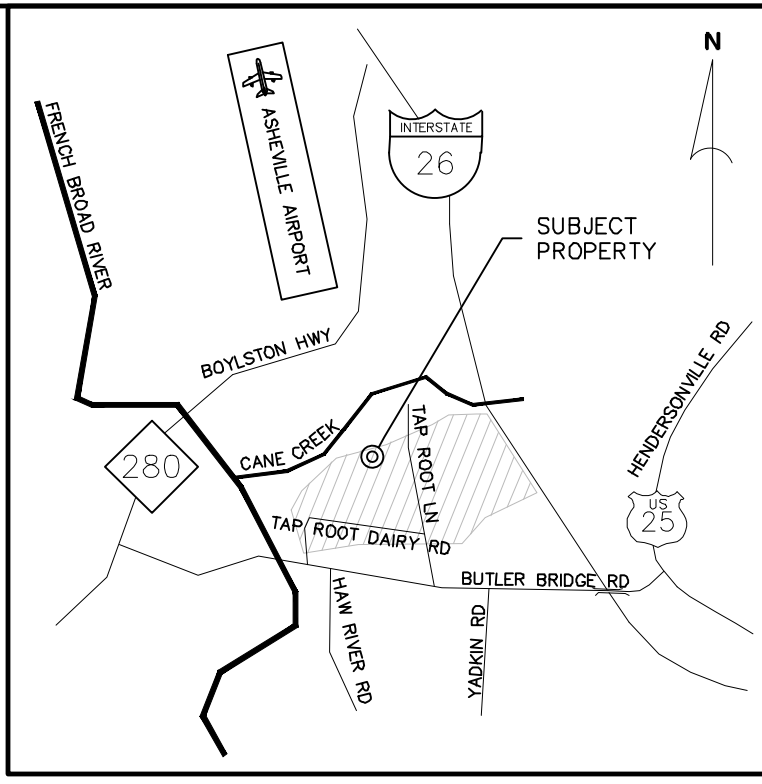
- SEE UTILITY DETAIL SHEETS FOR ALL GENERAL WATER & SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL UTILITY PLANS.
- WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER HENDERSON COUNTY STANDARDS AND SPECIFICATIONS.
- TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
- CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
- TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.

PIN 9642-75-2425
WARRIOR GOLF MANAGEMENT, LLC
DB 1422, PAGE 493
PLAT SUB 1032
ZONING: C-2

PIN 9642-84-4544
SIG. J. SMALL, J.
PARTNERSHIP
DB 985, PAGE 70

PIN 9642-84-4544
SIG. J. SMALL, J.
PARTNERSHIP
DB 985, PAGE 70

PIN 9652-12-6159
TRACY RICE, ETAL
DB 820, PAGE 234
ZONING: RC



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
4008 MENDENHALL OAKS PKWY, SUITE 101
HIGH POINT, NC 27265
JOHN RICHARDSON JR.
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CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
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FIRE DISTRICT: FLETCHER FIRE

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SEWER: MSD

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COLLECTOR - 9,383 LF

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TOTAL UNITS: 472 SINGLE FAMILY
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NCBELS LICENSE # C-2164

NO.	DATE	DESCRIPTION	BY
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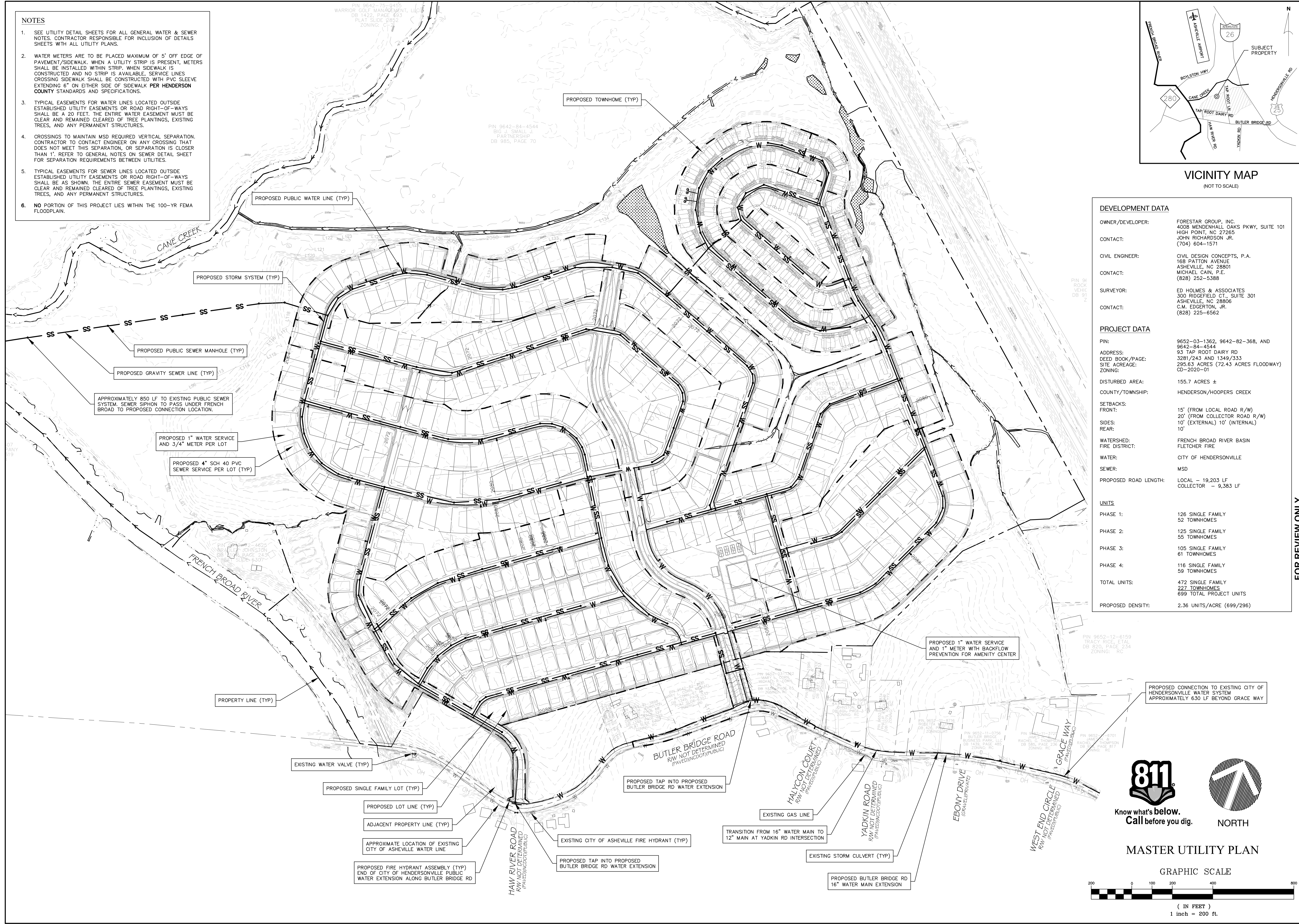
FOR REVIEW ONLY
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CONSTRUCTION

MASTER UTILITY PLAN FOR:
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSR
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C600



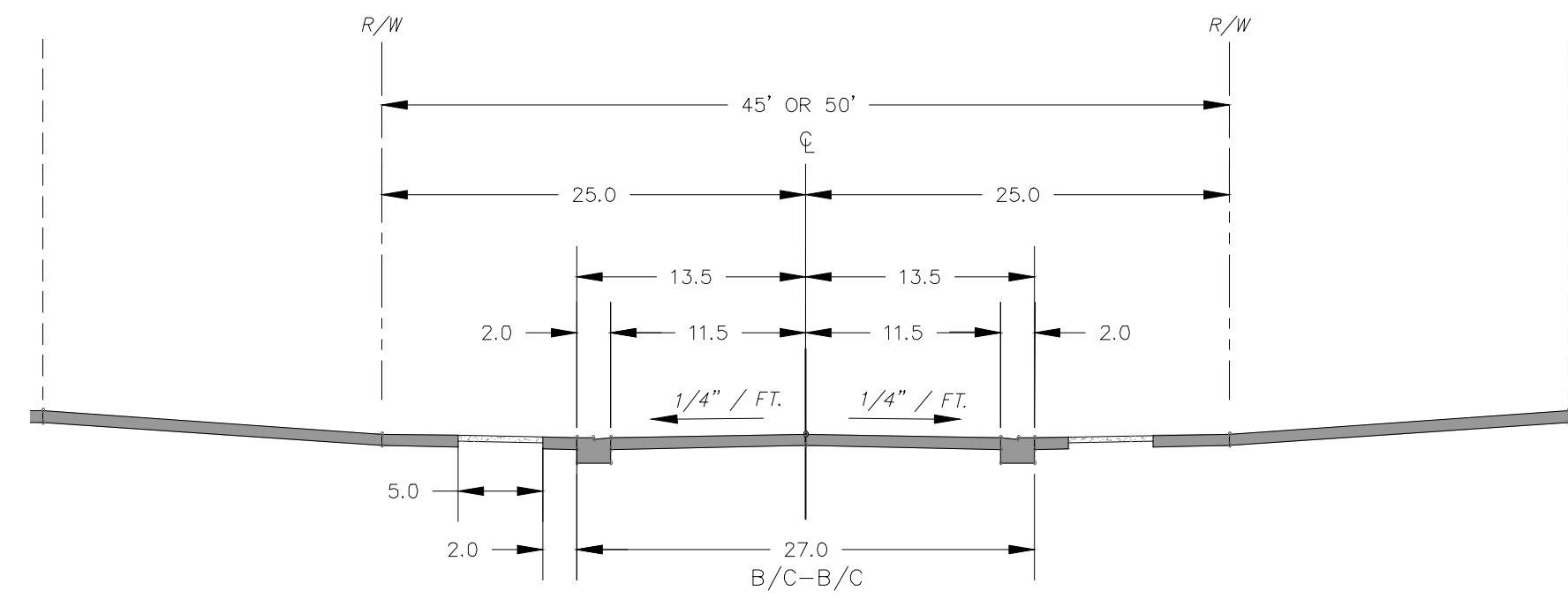
811 Know what's below. Call before you dig.

NORTH

MASTER UTILITY PLAN

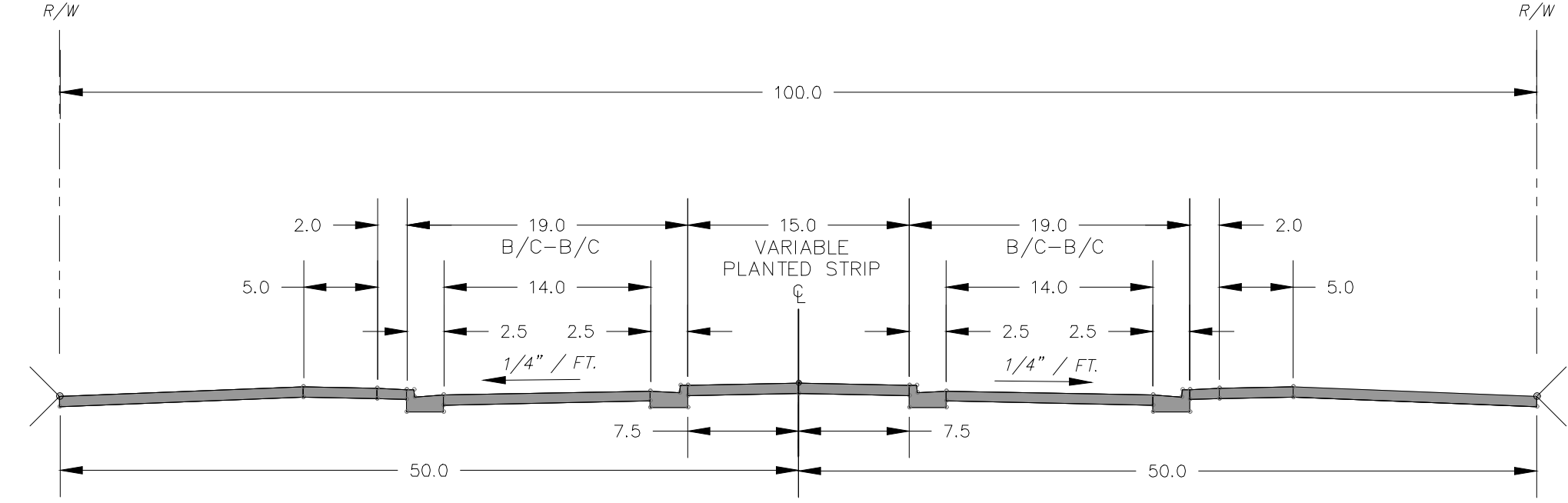
GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



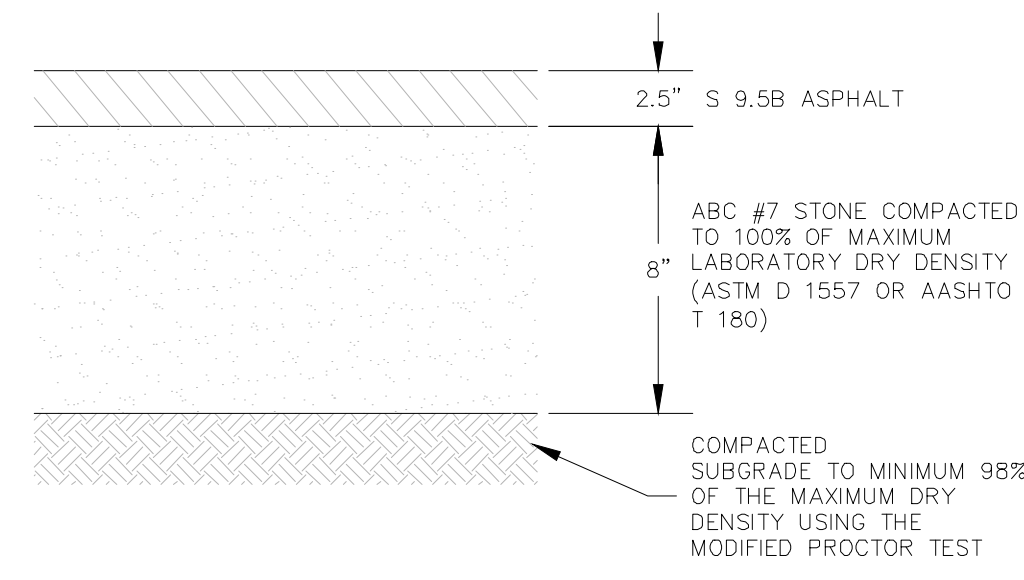
- NOTES:
1. GEOTECHNICAL ENGINEER TO APPROVE PROPOSED ROAD CROSS SECTION STONE DEPTH PRIOR TO CONSTRUCTION IN ACCORDANCE WITH NCDOT SUBDIVISION STANDARDS (STONE DEPTH CAN REDUCE TO 6" WITH GEOTECHNICAL ENGINEER LETTER OF APPROVAL AND MEETS NCDOT SPECS)
 2. MINIMUM 6" COMPACTED SUBGRADE TO BE COMPACTED TO MINIMUM OF 98% MODIFIED PROCTOR.
 3. ABC STONE TO BE COMPACTED TO MINIMUM 100% MODIFIED PROCTOR.
 4. REFER TO PAVEMENT CROSS SECTION FOR PAVEMENT SCHEDULE

D2.01 TYPICAL SINGLE FAMILY CROSS SECTION STANDARD ROAD

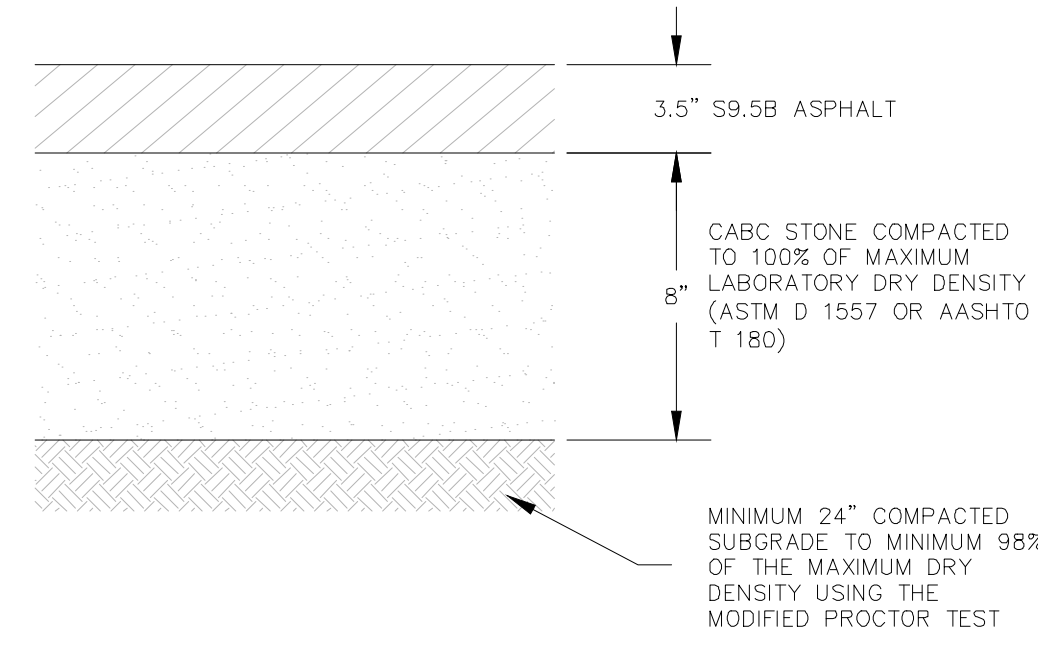


- NOTES:
1. GEOTECHNICAL ENGINEER TO APPROVE PROPOSED ROAD CROSS SECTION STONE DEPTH PRIOR TO CONSTRUCTION IN ACCORDANCE WITH NCDOT SUBDIVISION STANDARDS (STONE DEPTH CAN REDUCE TO 6" WITH GEOTECHNICAL ENGINEER LETTER OF APPROVAL AND MEETS NCDOT SPECS)
 2. MINIMUM 6" COMPACTED SUBGRADE TO BE COMPACTED TO MINIMUM OF 98% MODIFIED PROCTOR.
 3. ABC STONE TO BE COMPACTED TO MINIMUM 100% MODIFIED PROCTOR.
 4. REFER TO PAVEMENT CROSS SECTION FOR PAVEMENT SCHEDULE

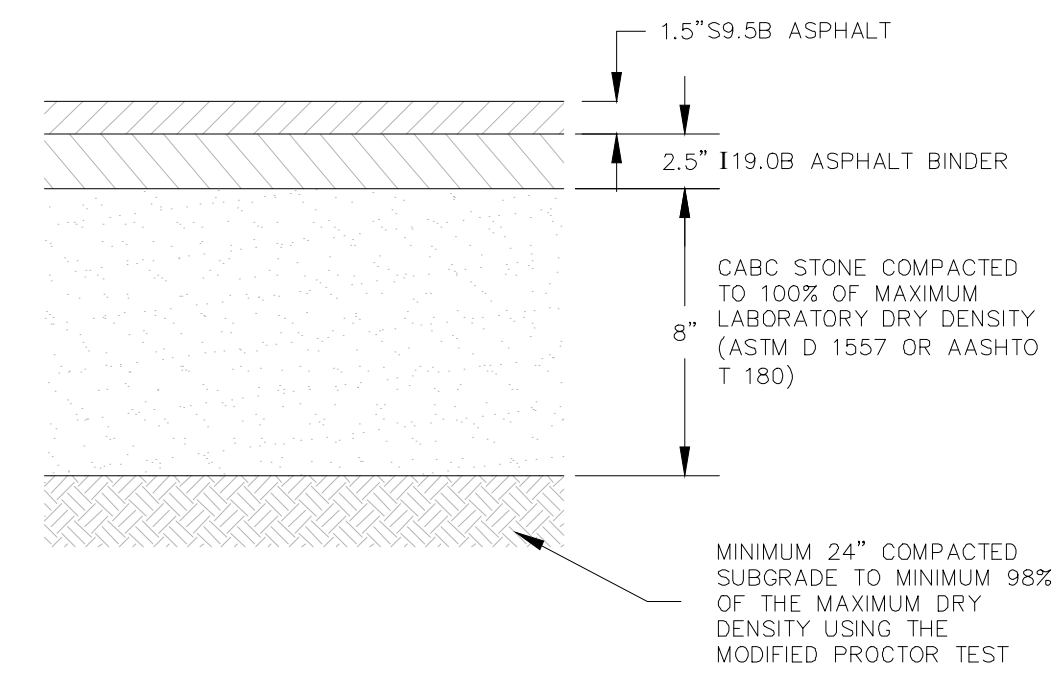
D2.02 TAP ROOT FARM PKWY CROSS SECTION



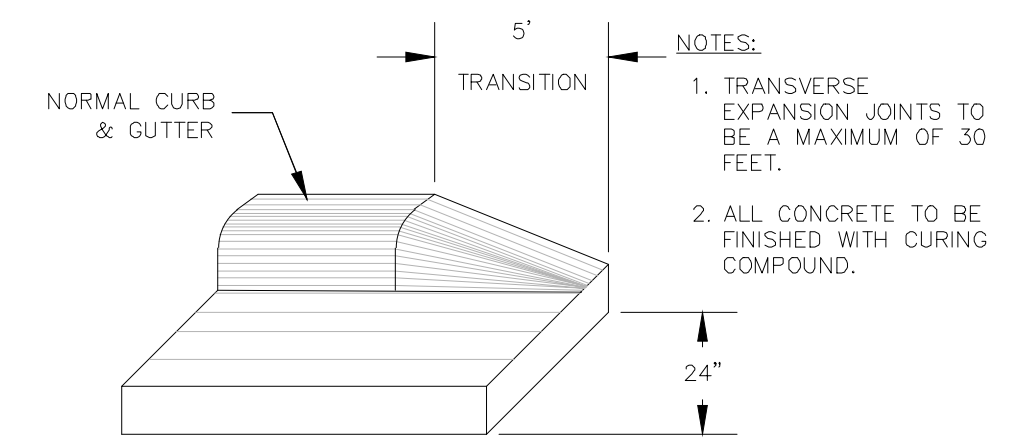
D2.03 TYPICAL LIGHT DUTY PAVEMENT CROSS SECTION NOT TO SCALE



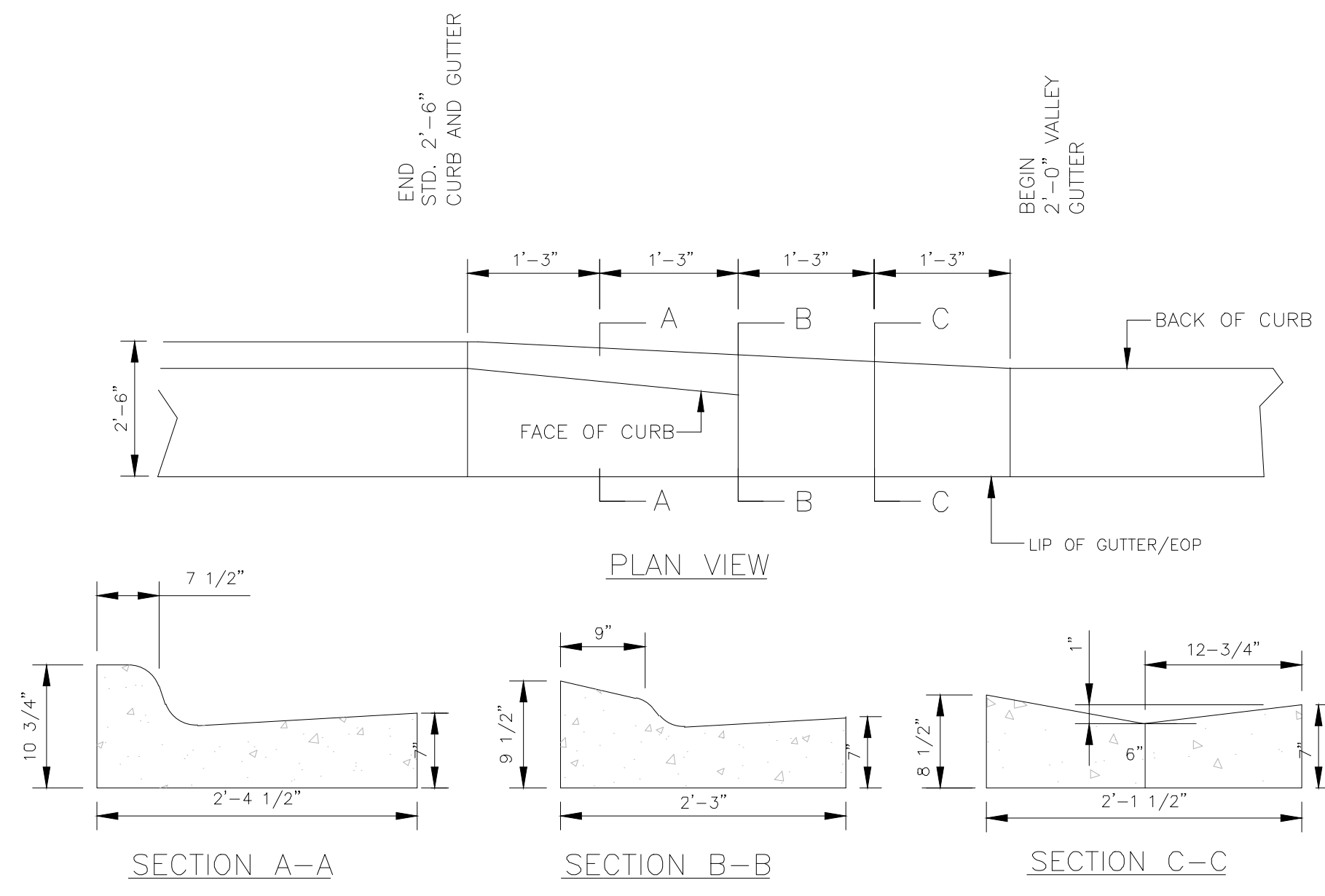
D2.04 TYPICAL HEAVY DUTY PAVEMENT CROSS SECTION NOT TO SCALE



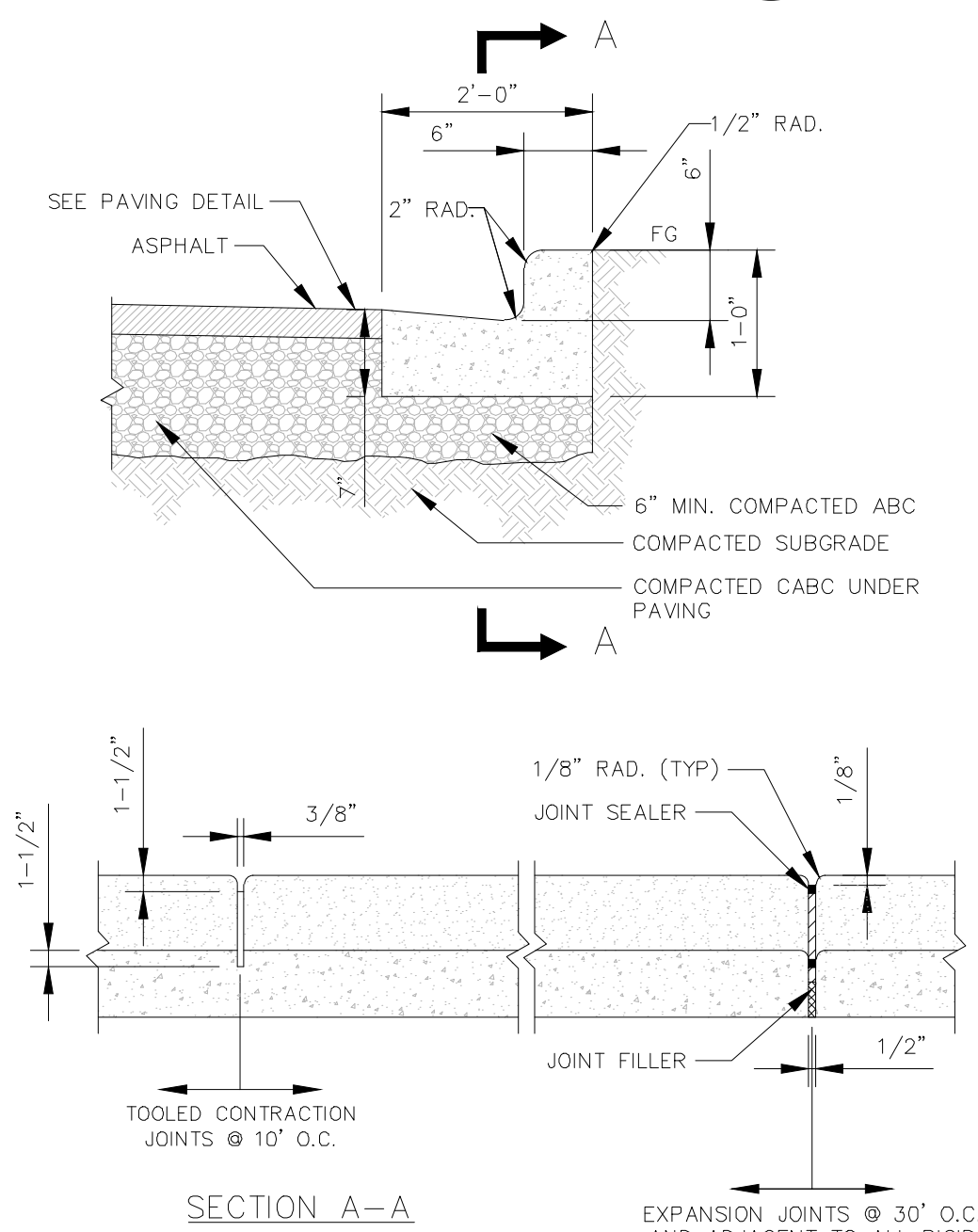
D2.05 NCDOT HEAVY DUTY PAVEMENT CROSS SECTION NOT TO SCALE



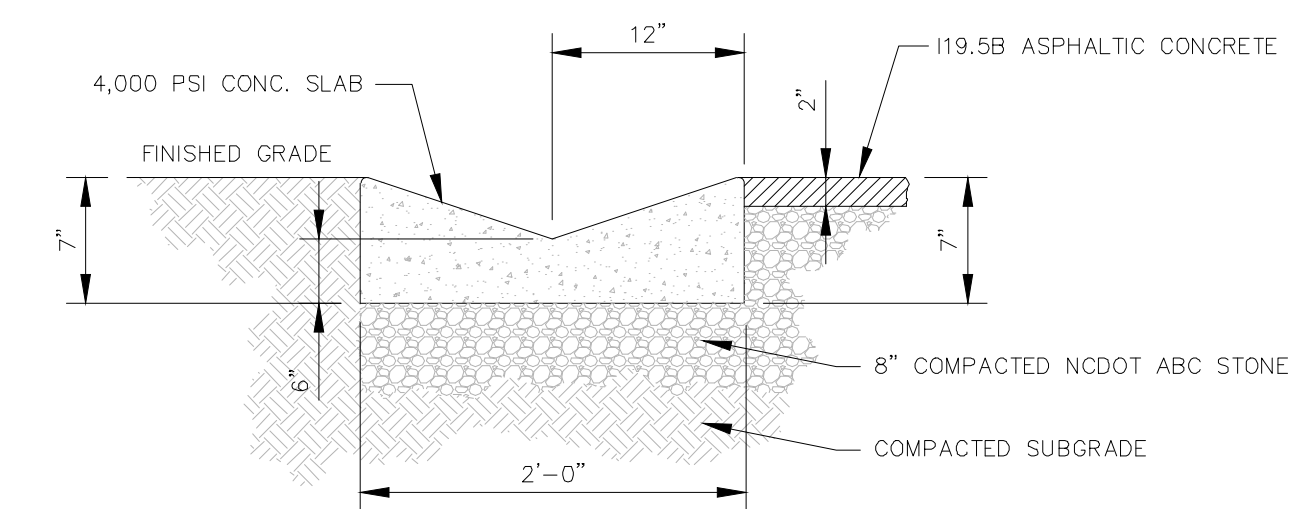
D2.06 CURB & GUTTER END TREATMENT NOT TO SCALE



D2.07 CURB TRANSITION 30" STANDARD CURB AND GUTTER TO 24" VALLEY GUTTER NOT TO SCALE



D2.08 CONCRETE CURB & GUTTER (24") DETAIL NOT TO SCALE



D2.09 24" VALLEY CURB DETAIL - TYPE II NOT TO SCALE

SITE DETAILS

168 PATTON AVENUE
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PHONE (828) 492-2880
FAX (828) 292-2886

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 492-4410
FAX (828) 498-2455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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SITE DETAILS FOR:

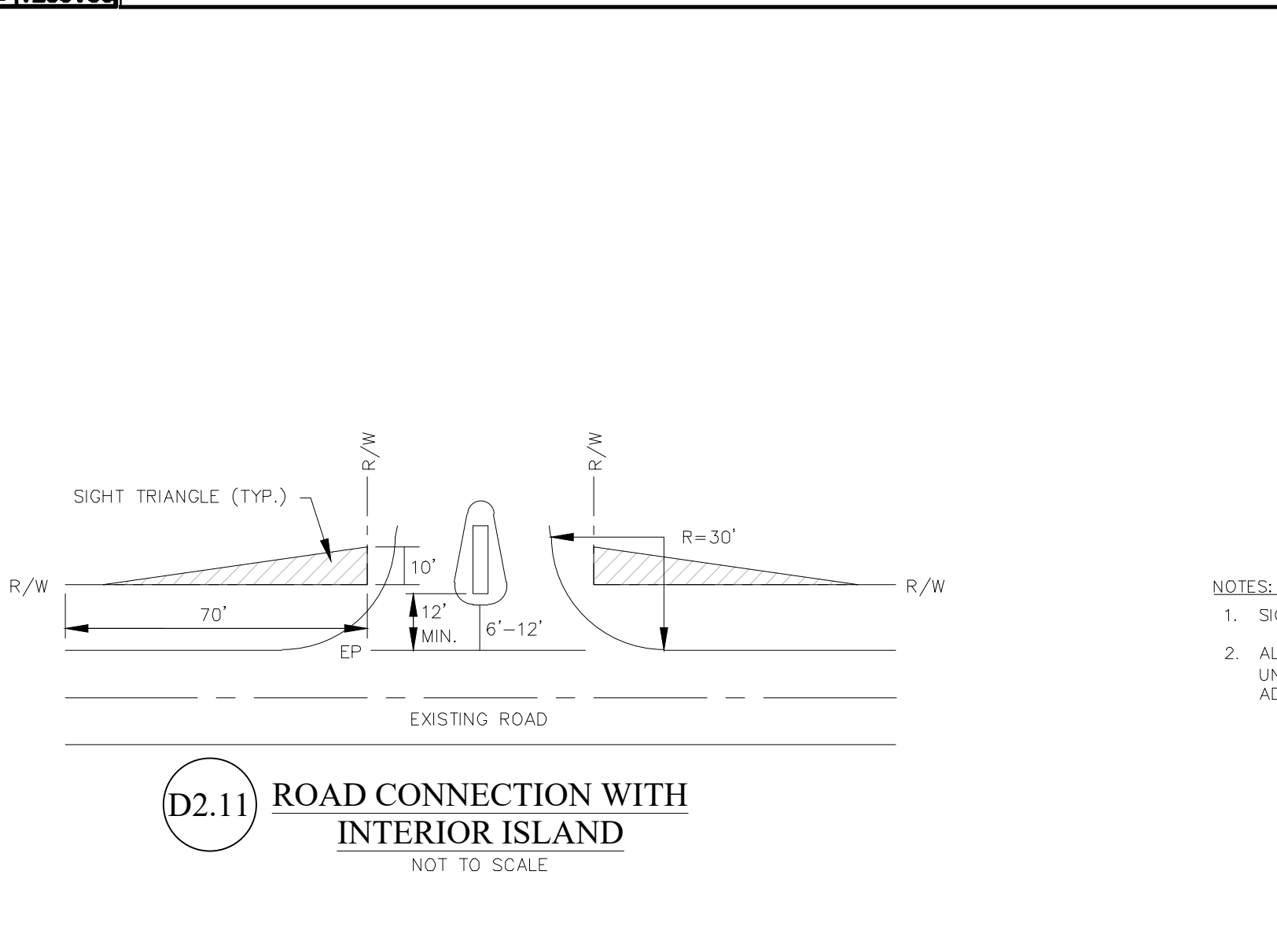
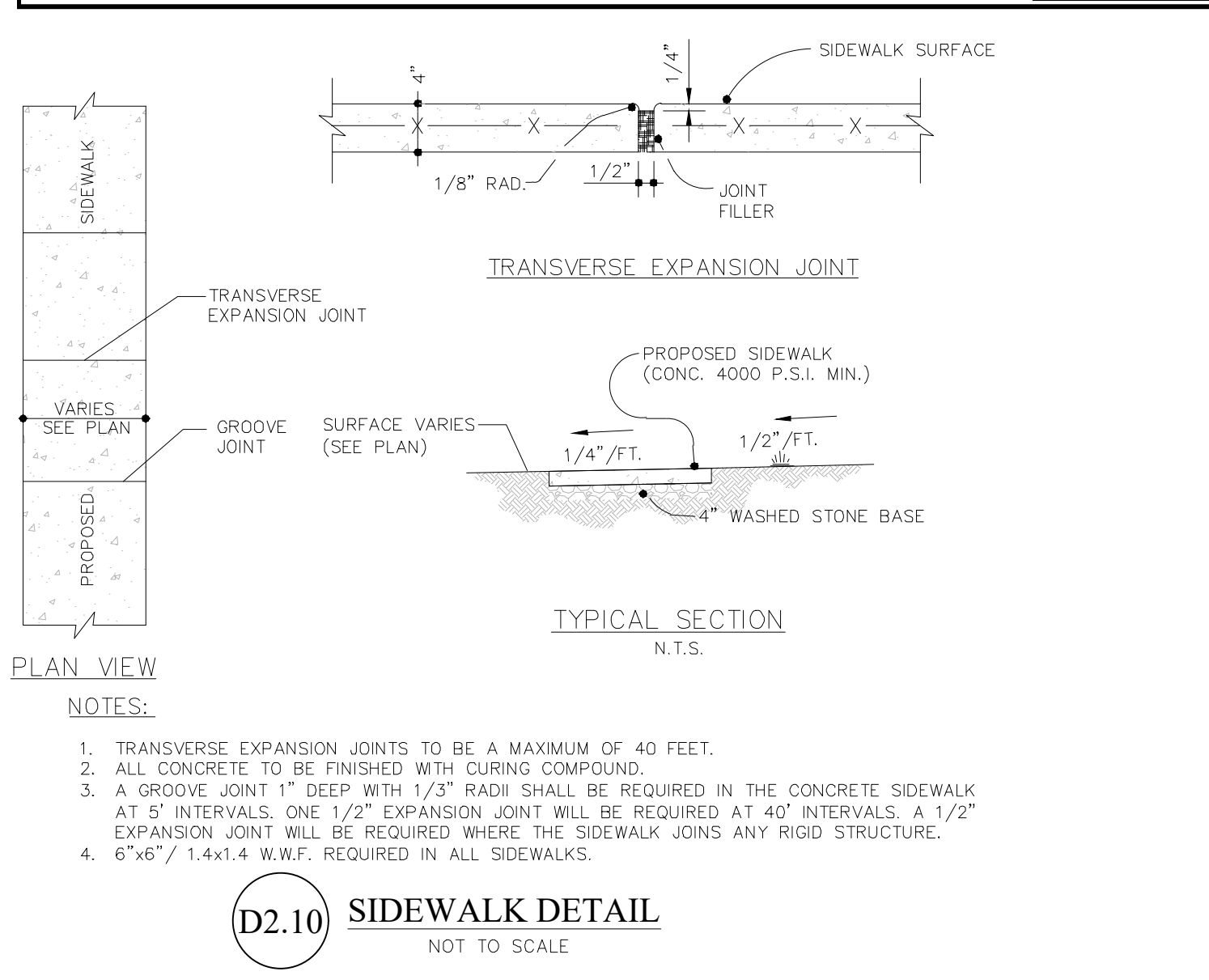
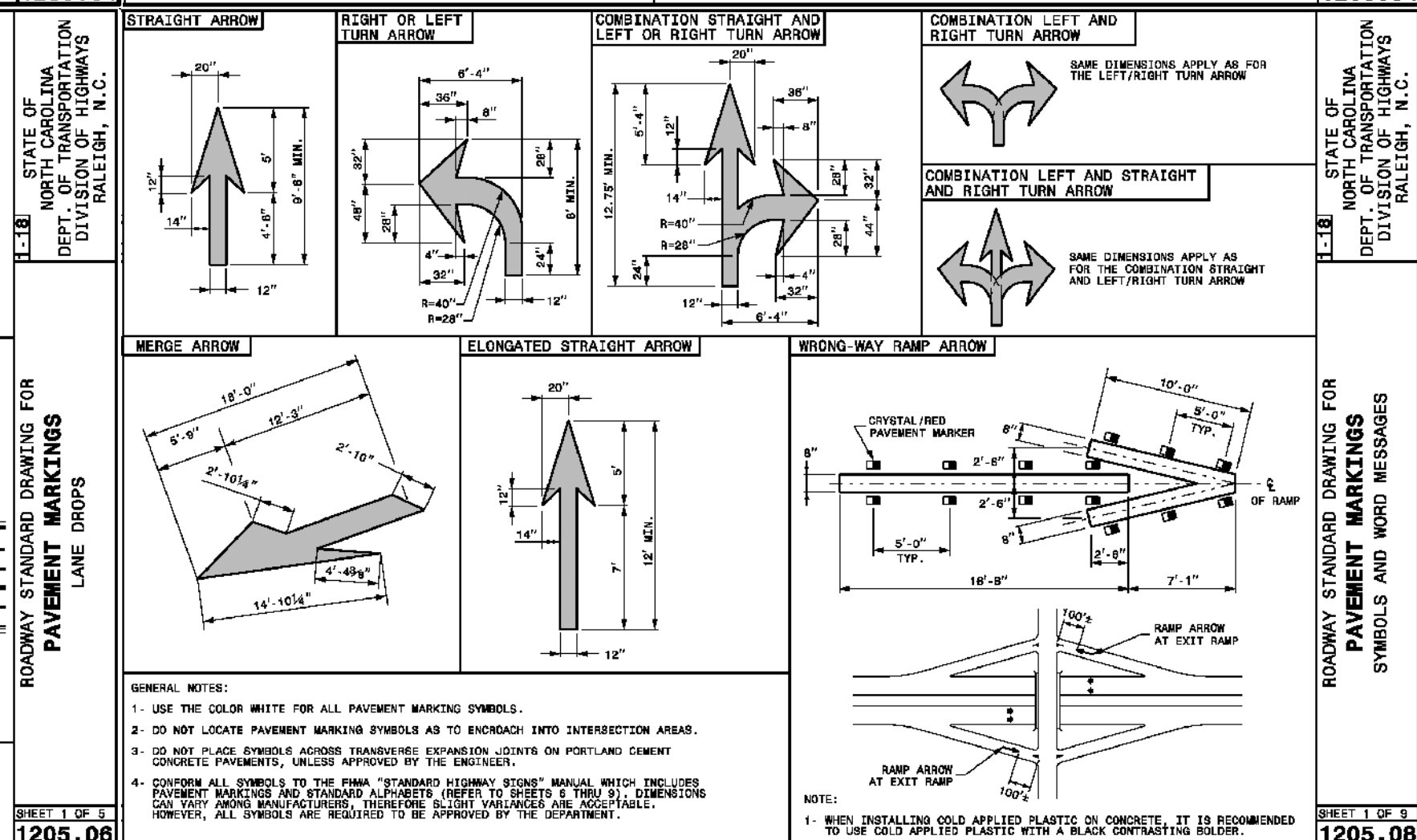
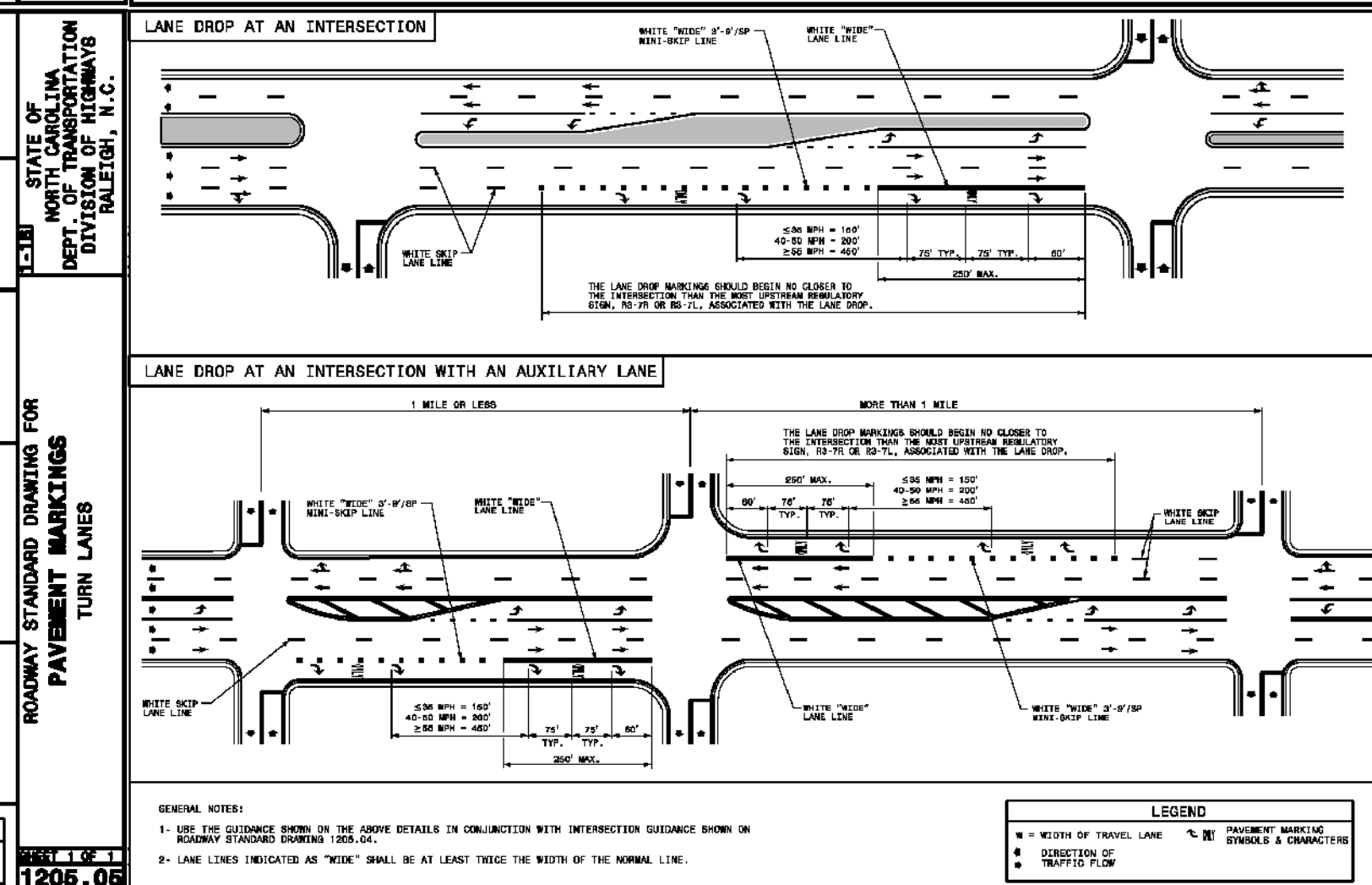
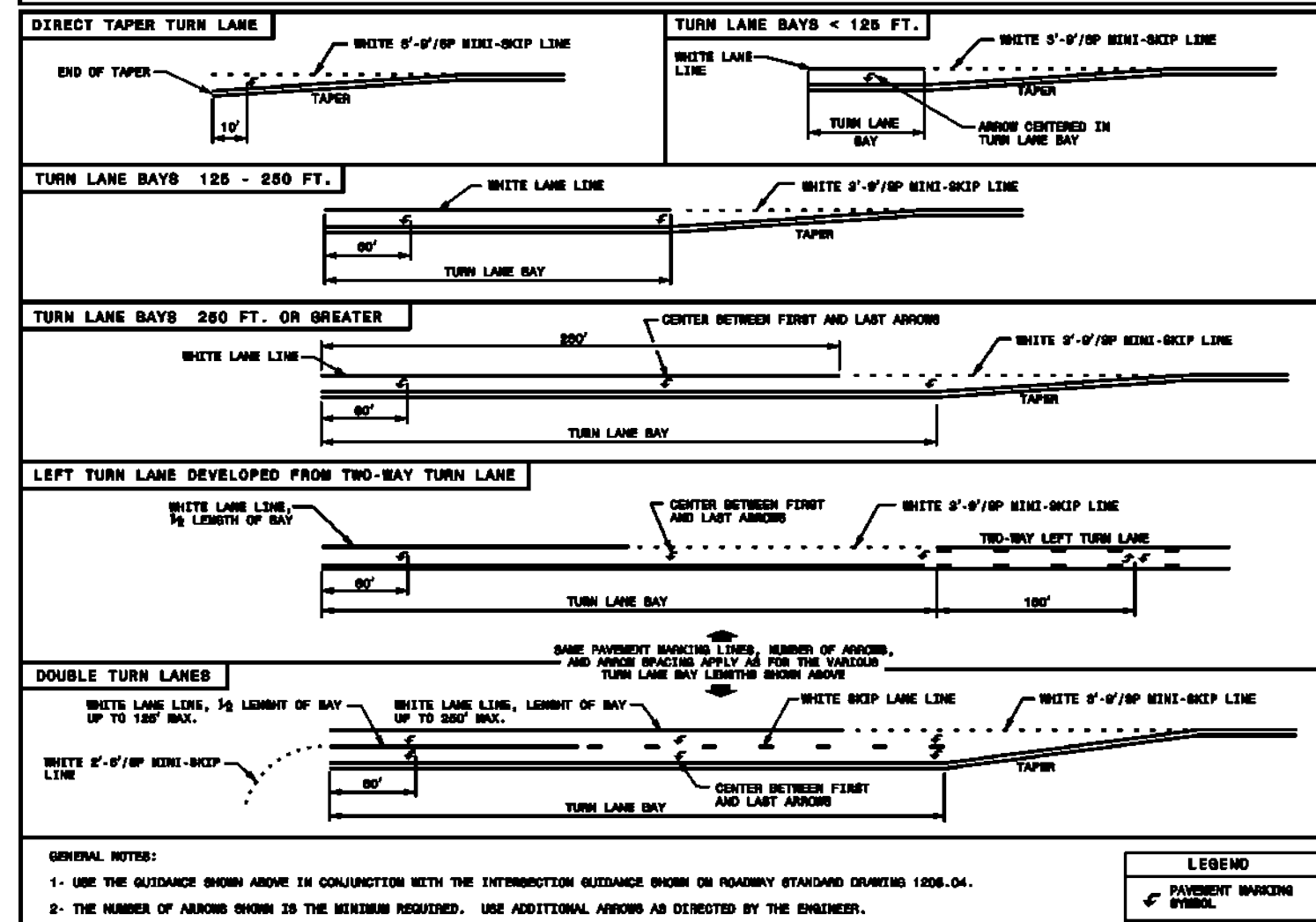
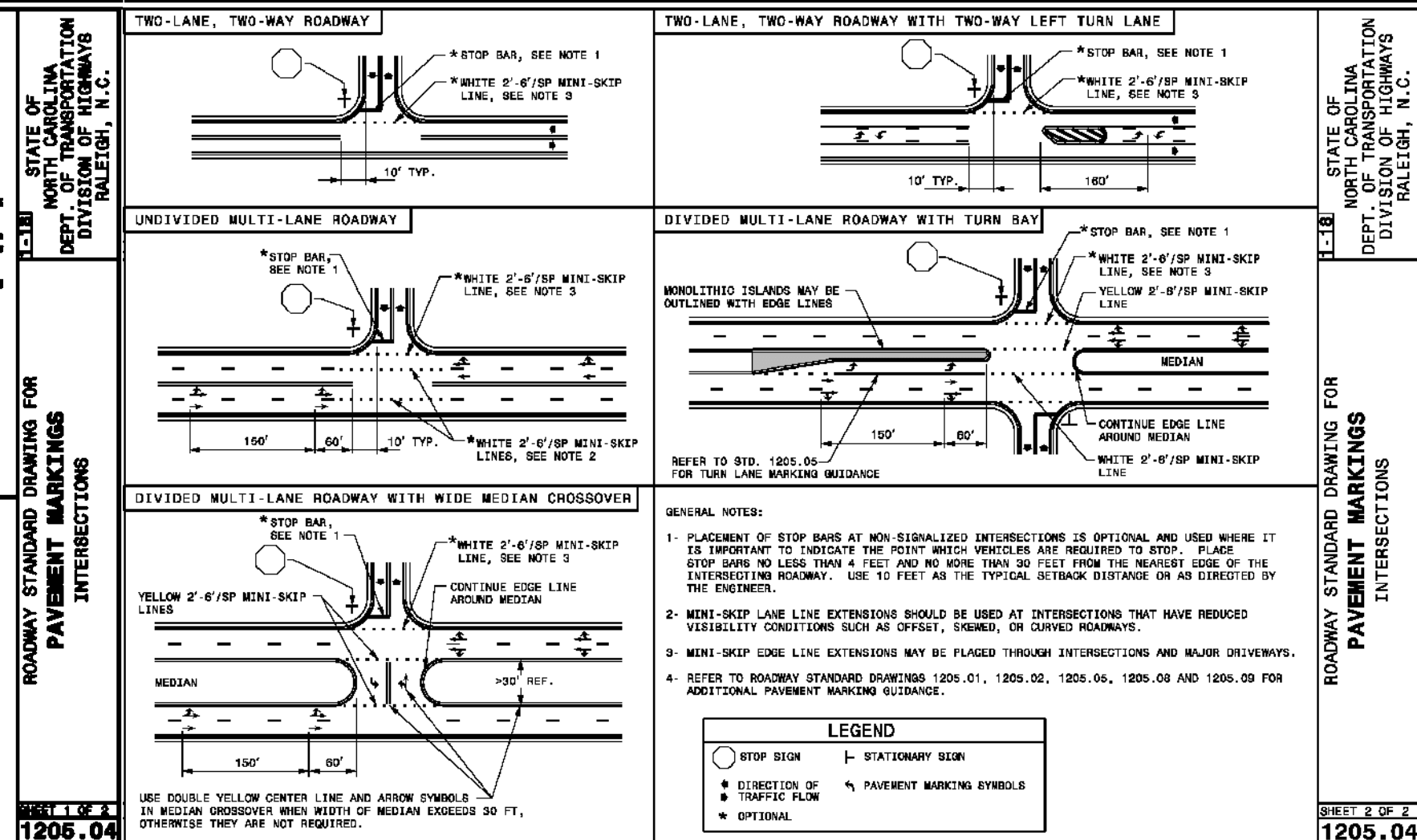
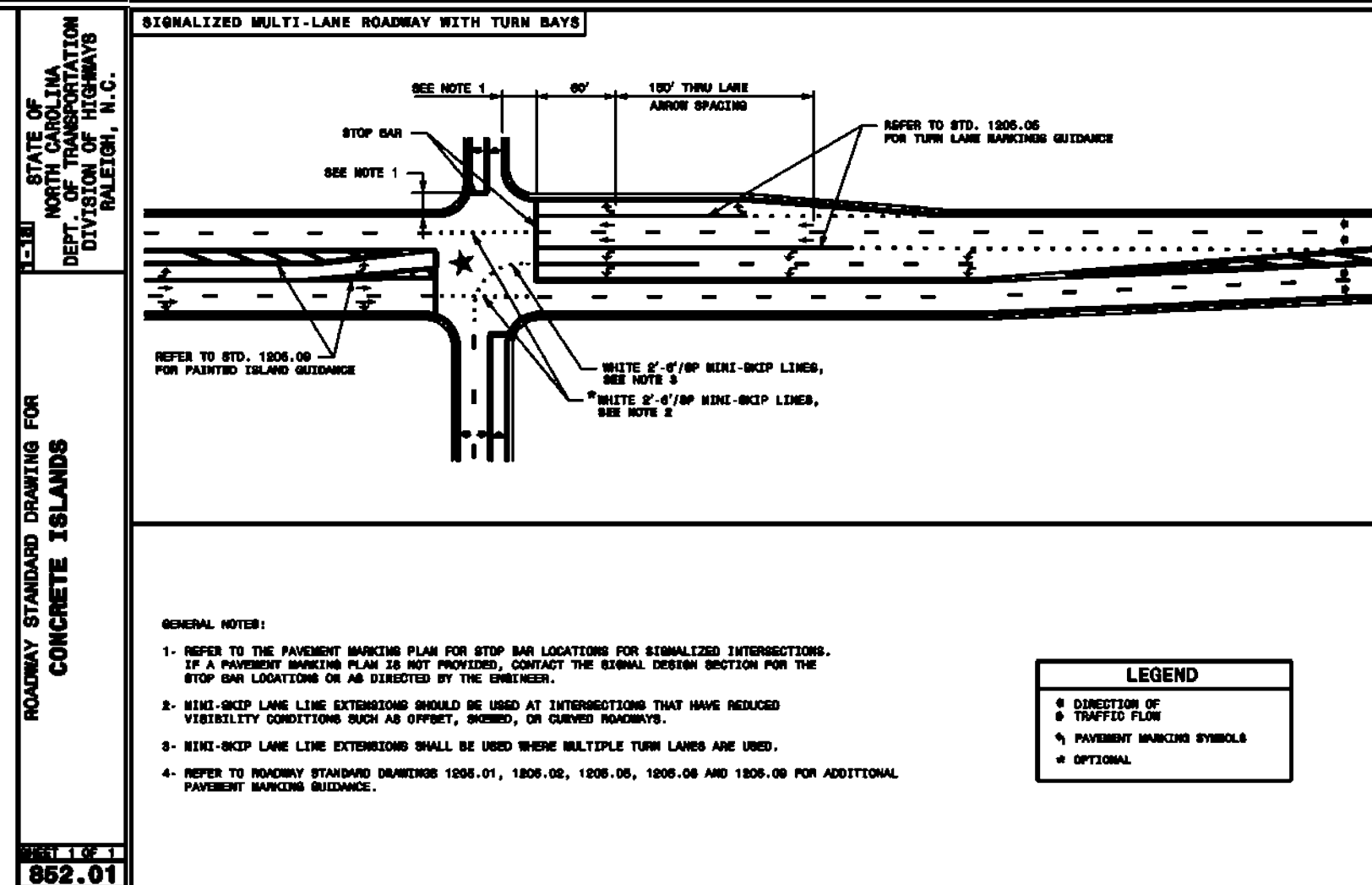
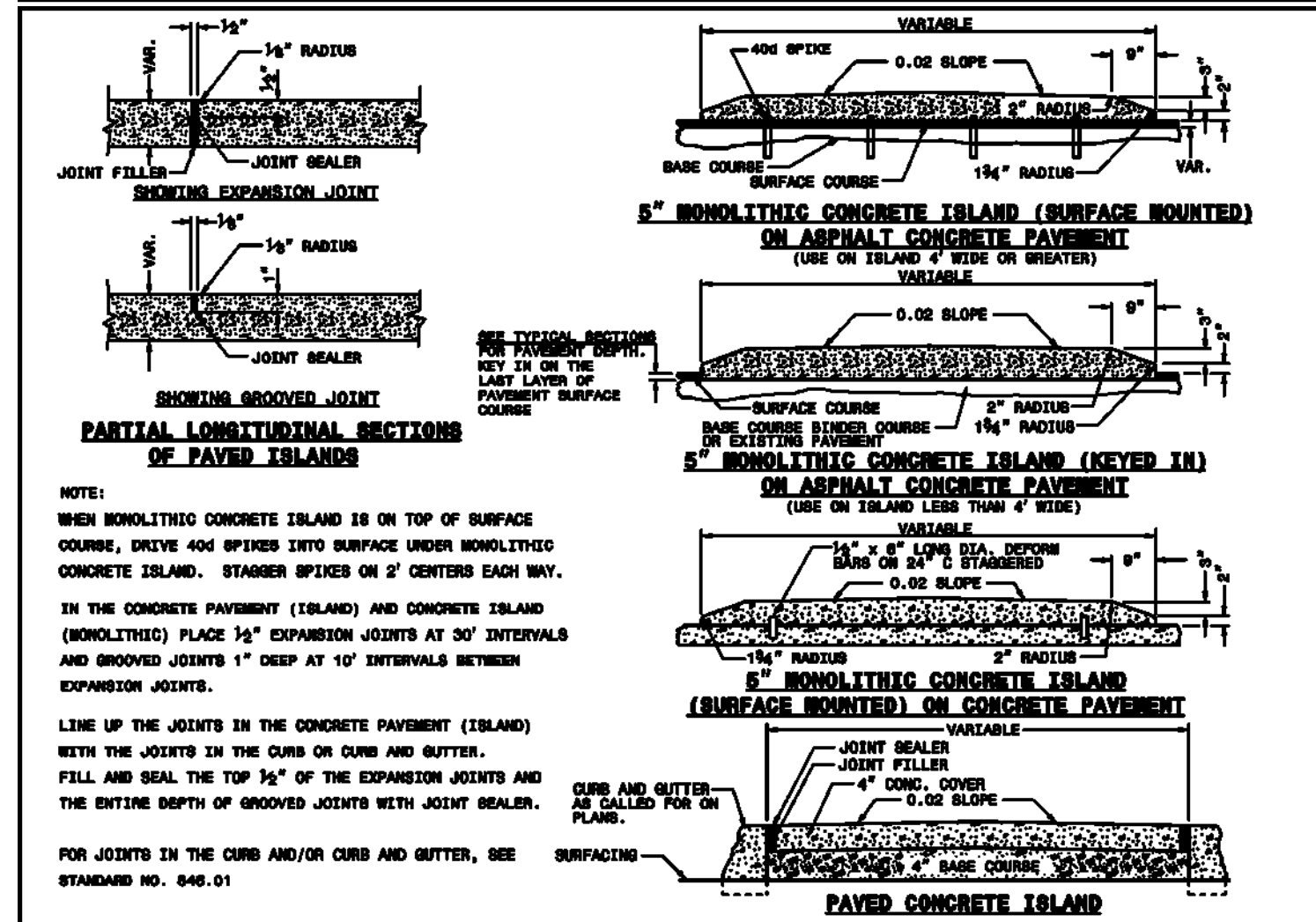
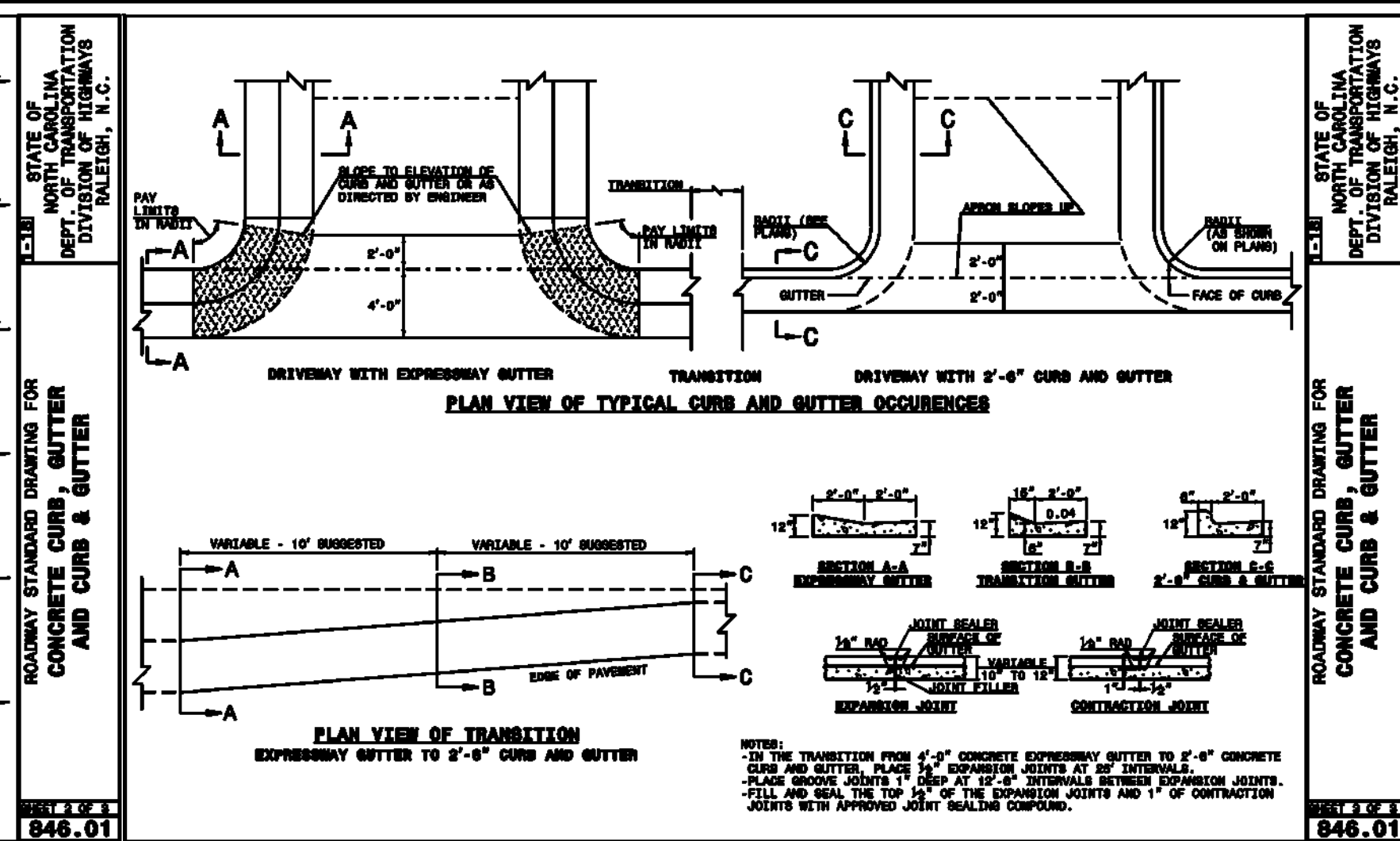
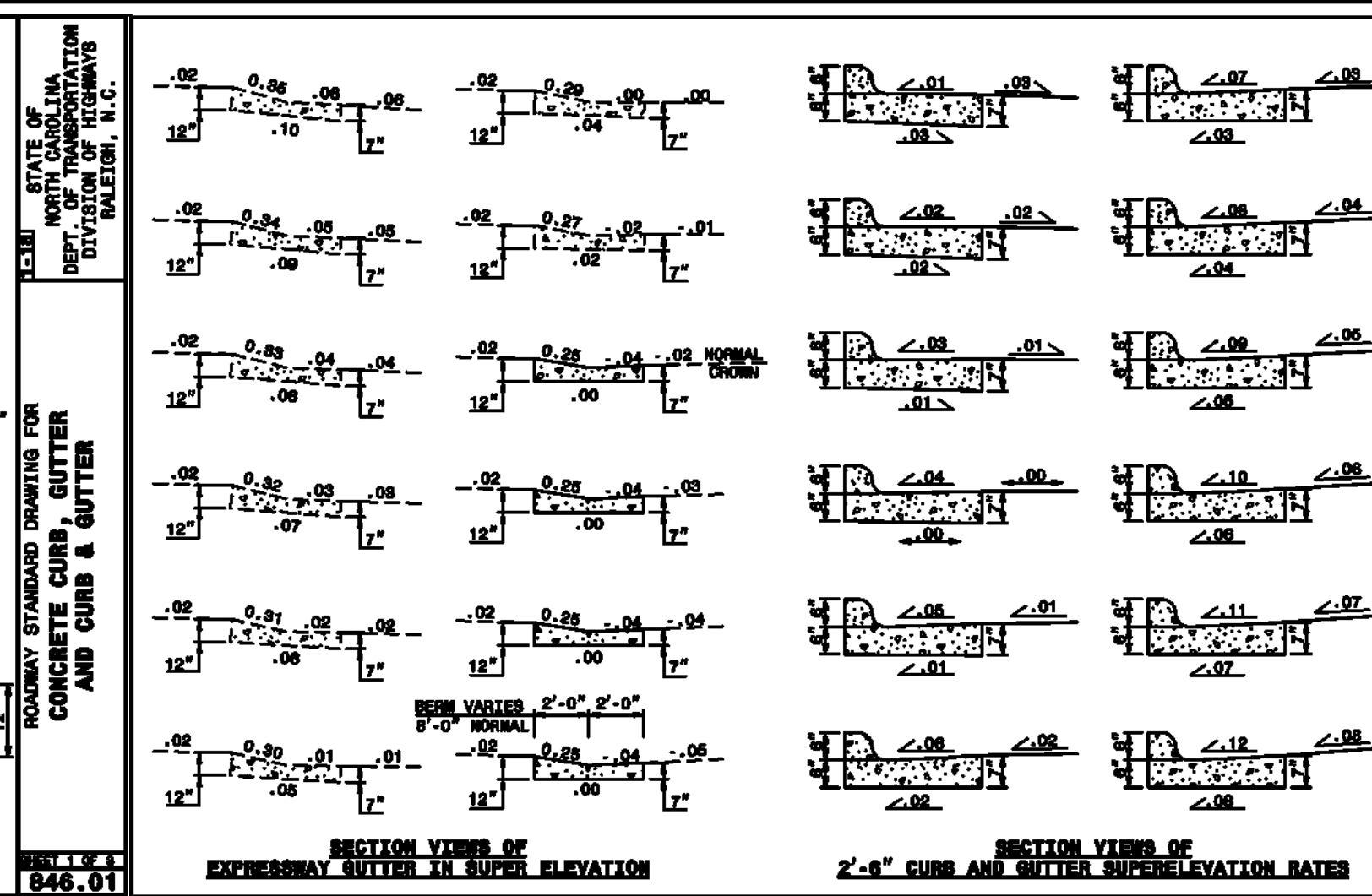
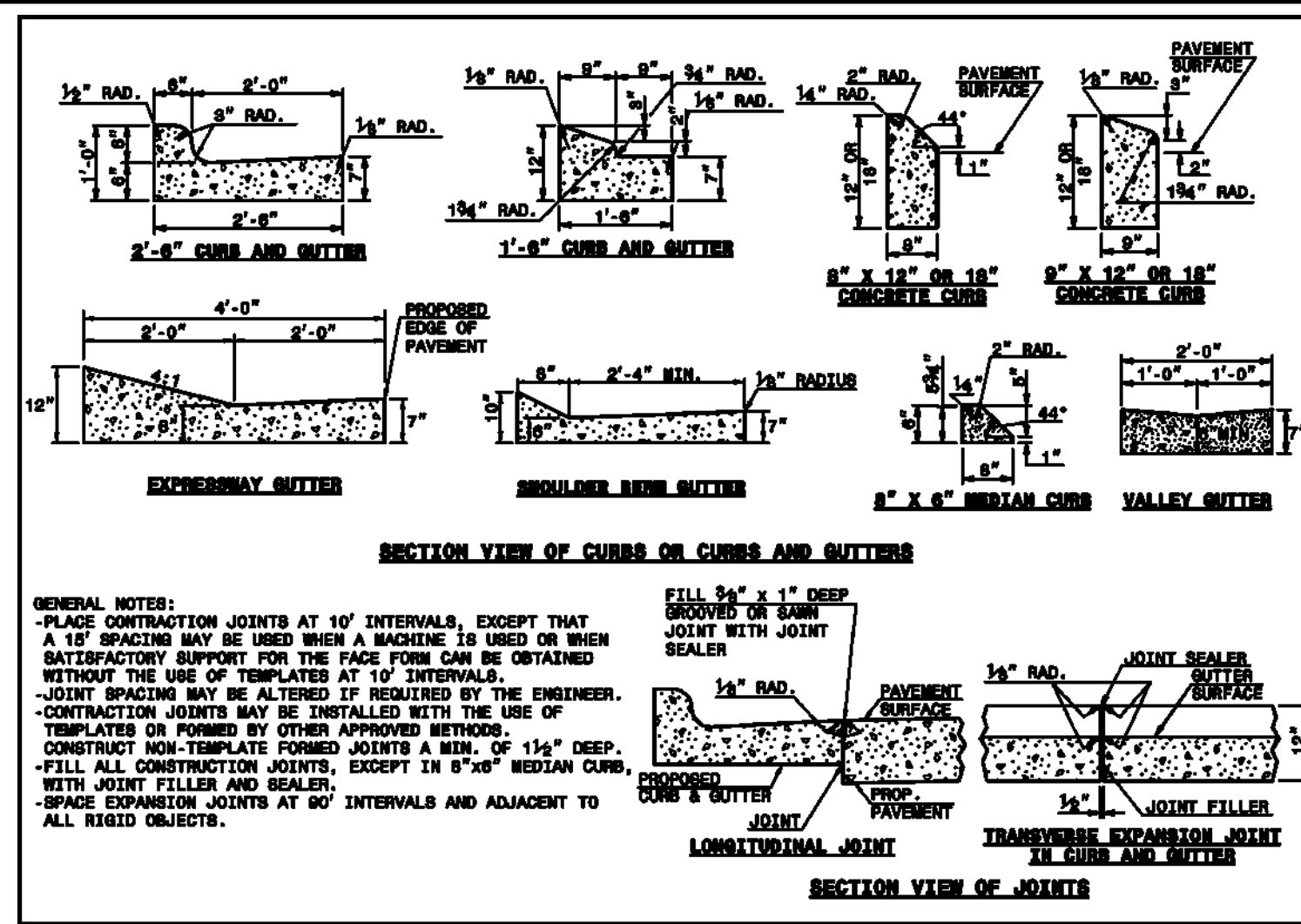
TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: DSP
CDC PROJECT NO.: 11854
HENDERSON CO. PLANNING: R-2020-01-C

SHEET

C921



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NCBELS LICENSE #: C-2164

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03/25/2021

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

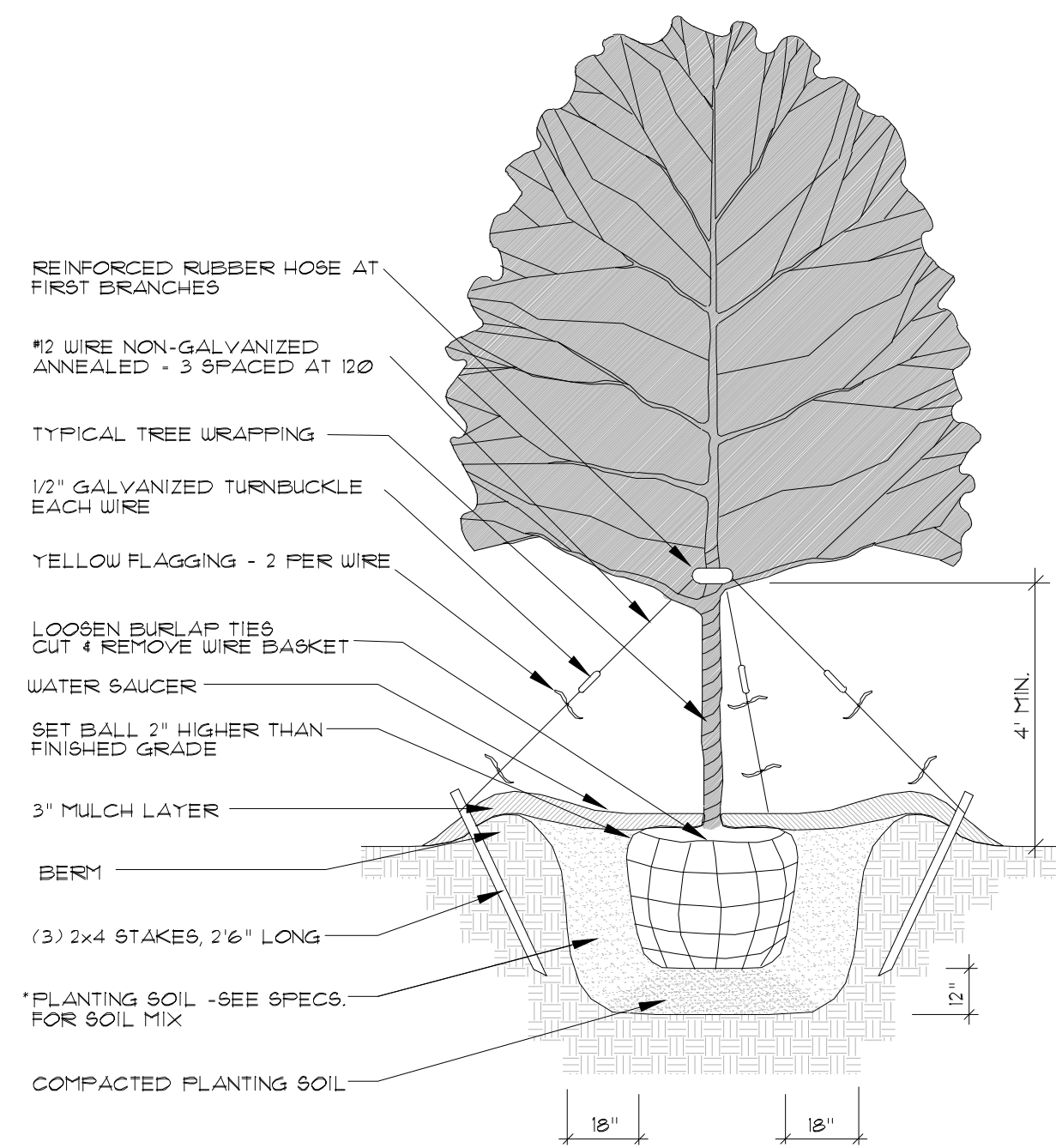
TAP ROOT SUBDIVISION

FOR EASTER, INC. - HENDERSON COUNTY, NORTH CAROLINA

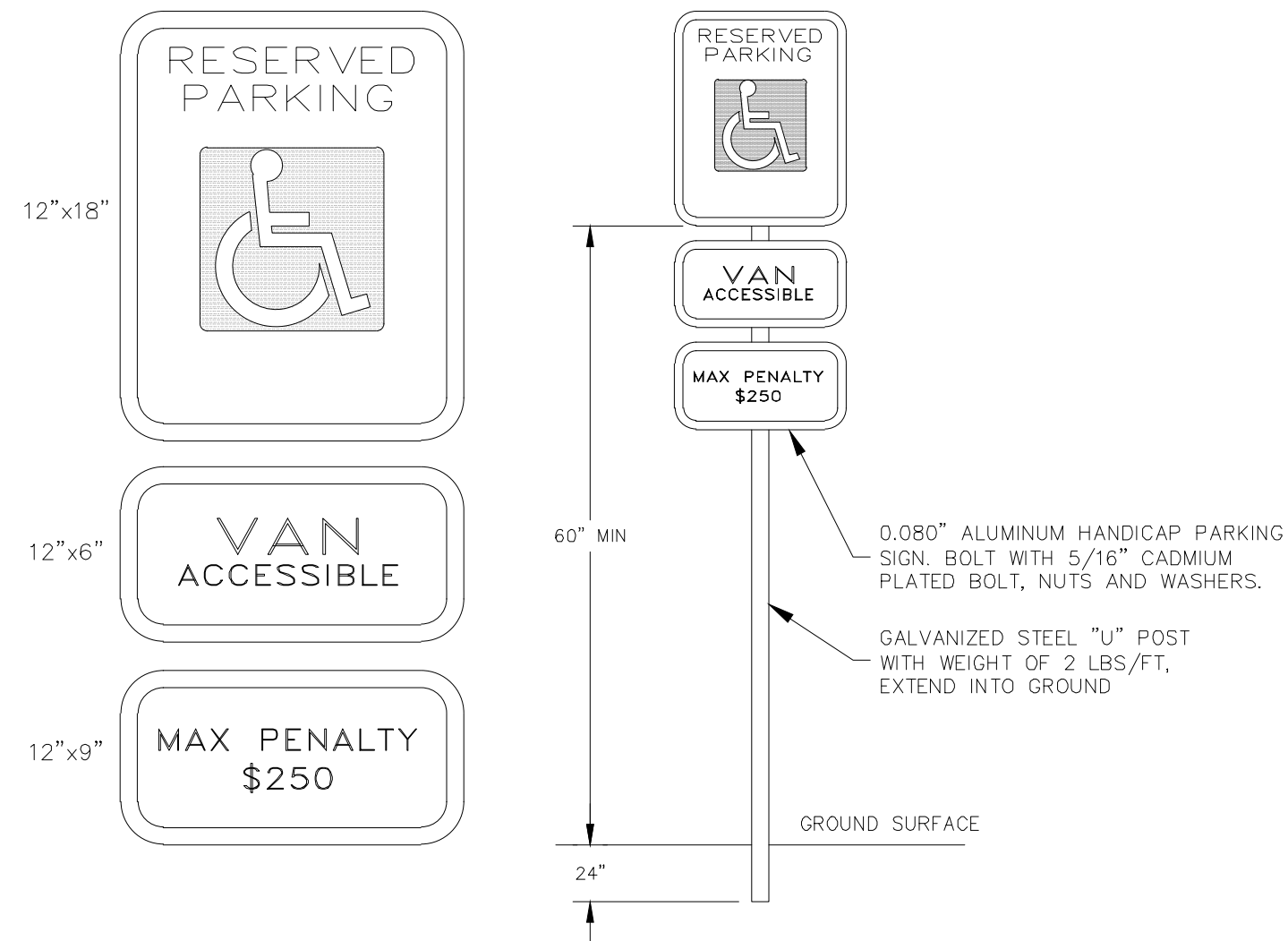
DSP
 11854
 HENDERSON CO.
 R-2020-01-C

SHEET

C922

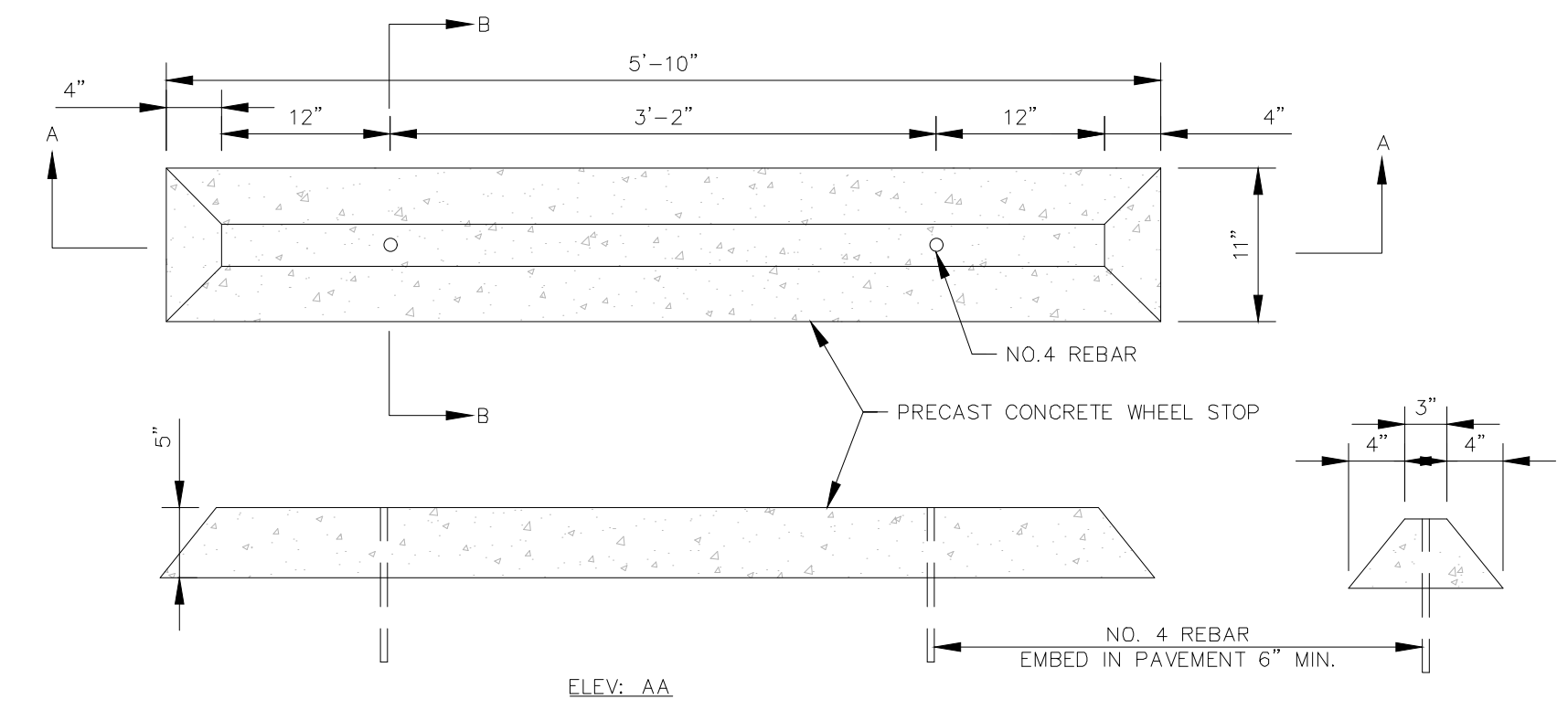


D2.13 TREE PLANTING DETAIL
NOT TO SCALE

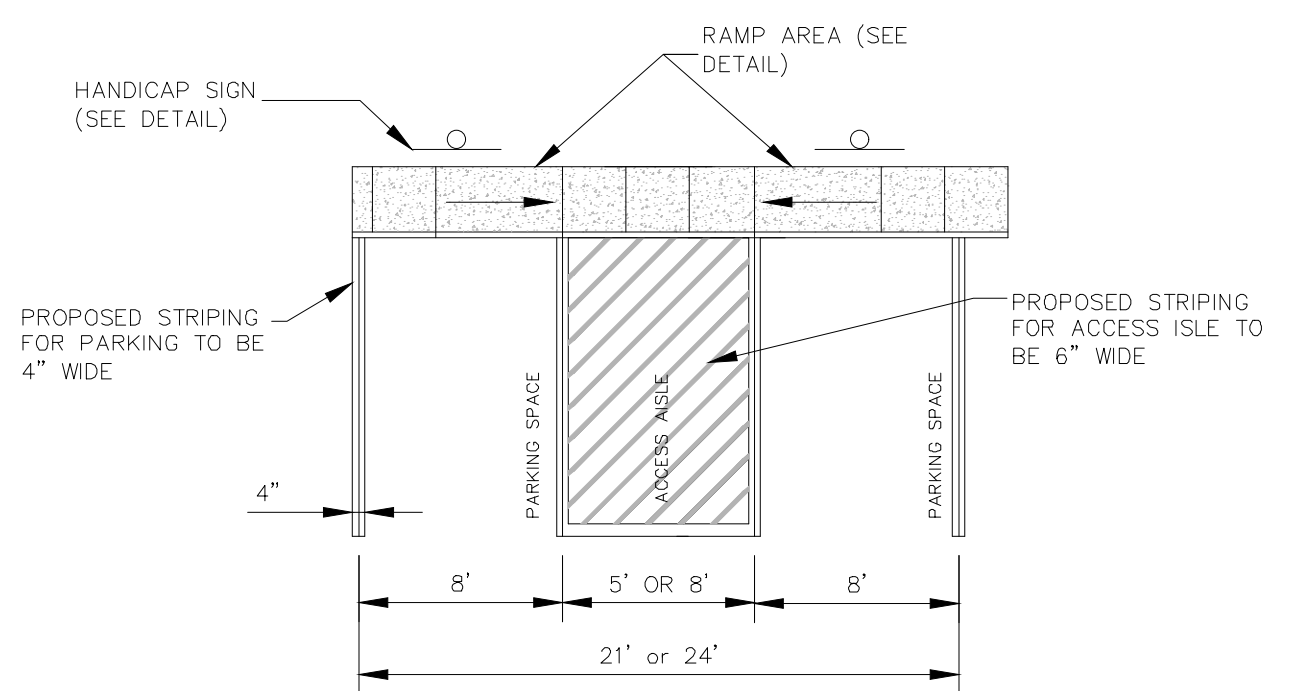


- NOTES:**
1. RESERVED PARKING SIGN SHALL INCLUDE A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE.
 2. SIGNS SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.
 3. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
 4. ALL SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

D2.14 ACCESSIBLE PARKING SPACE SIGN
NOT TO SCALE

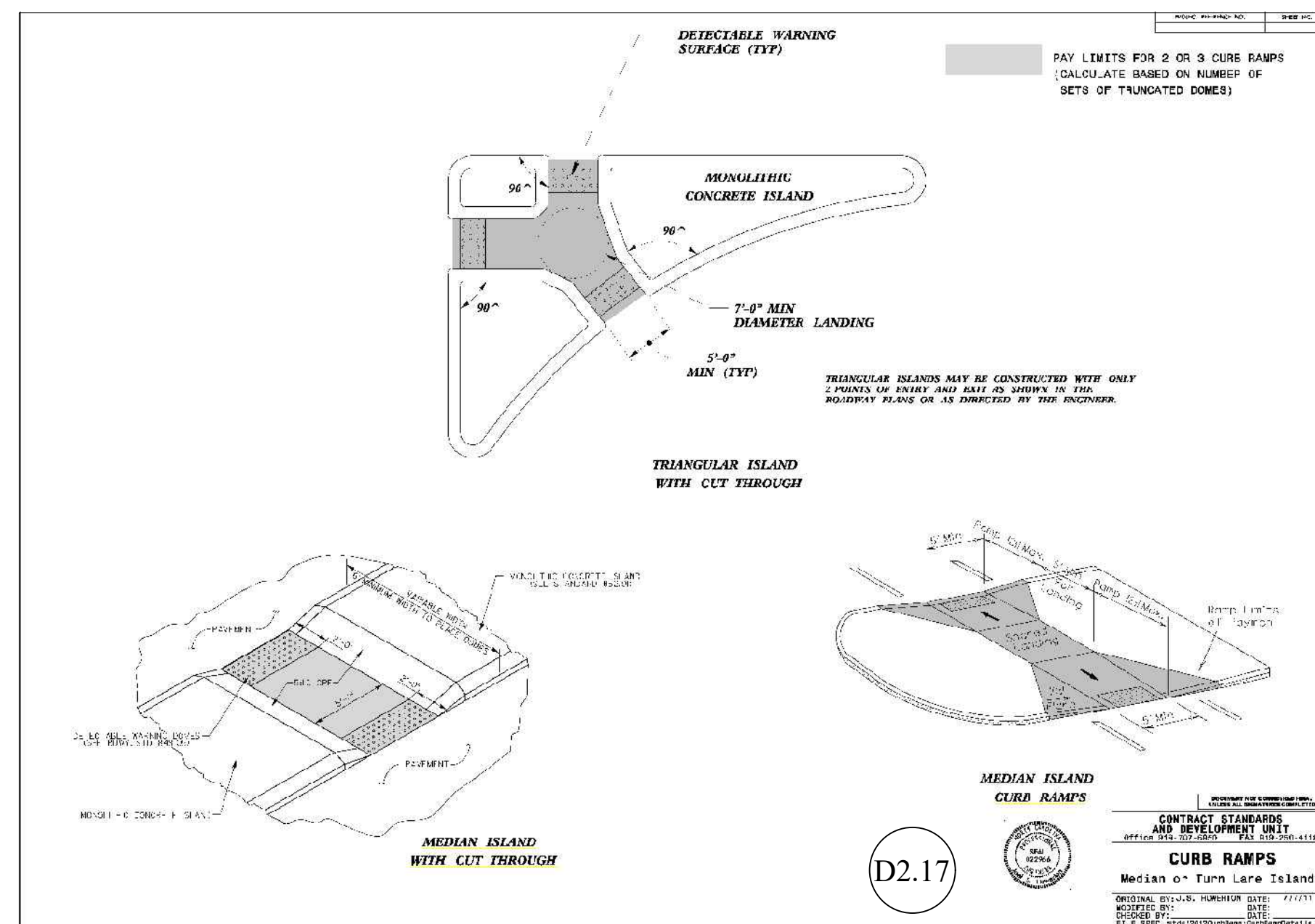


D2.15 WHEEL STOP DETAIL
NOT TO SCALE

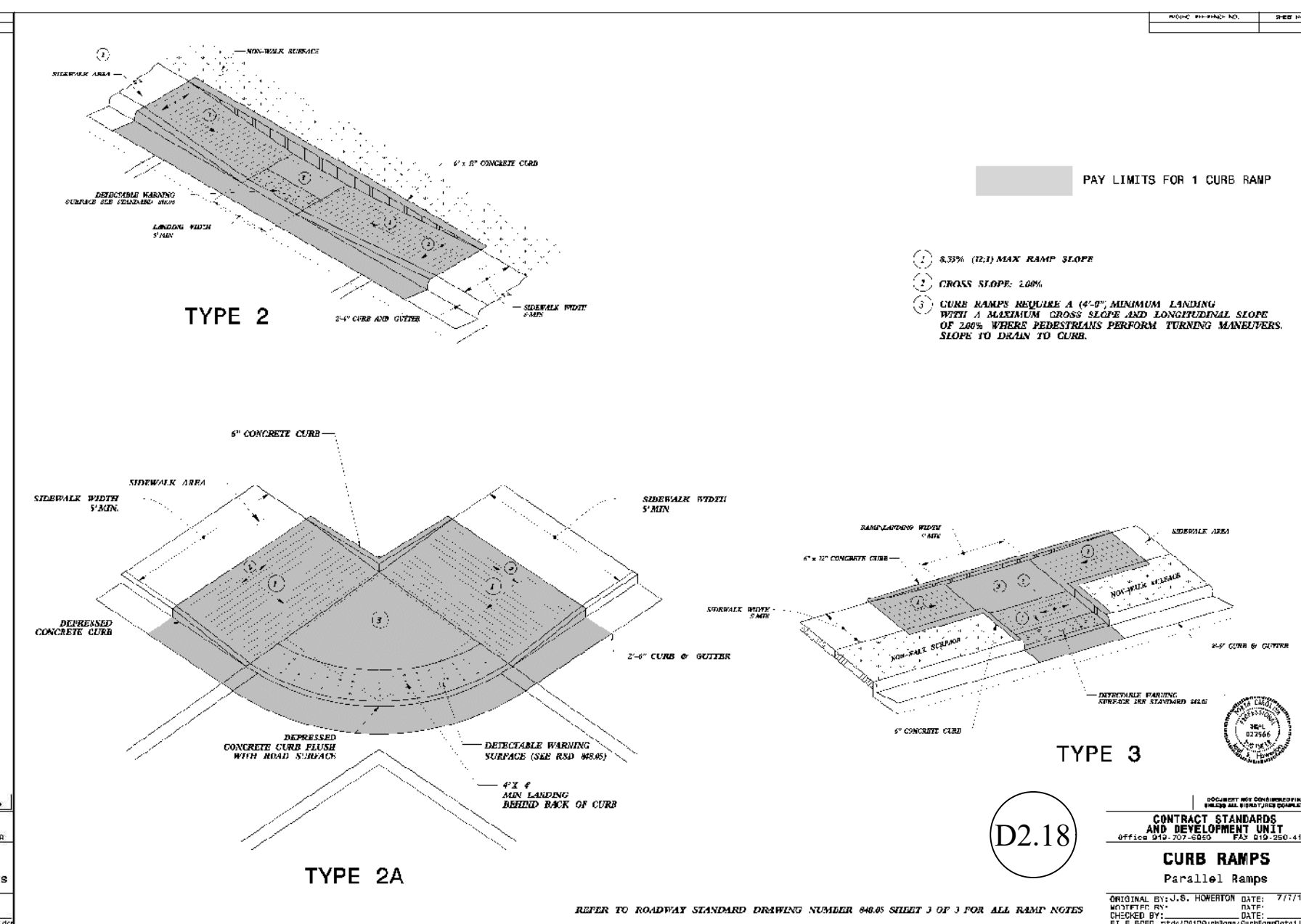


- NOTES:**
1. ACCESS AISLE FOR CARS SHALL BE 5' AND FOR VANS 8'
 2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

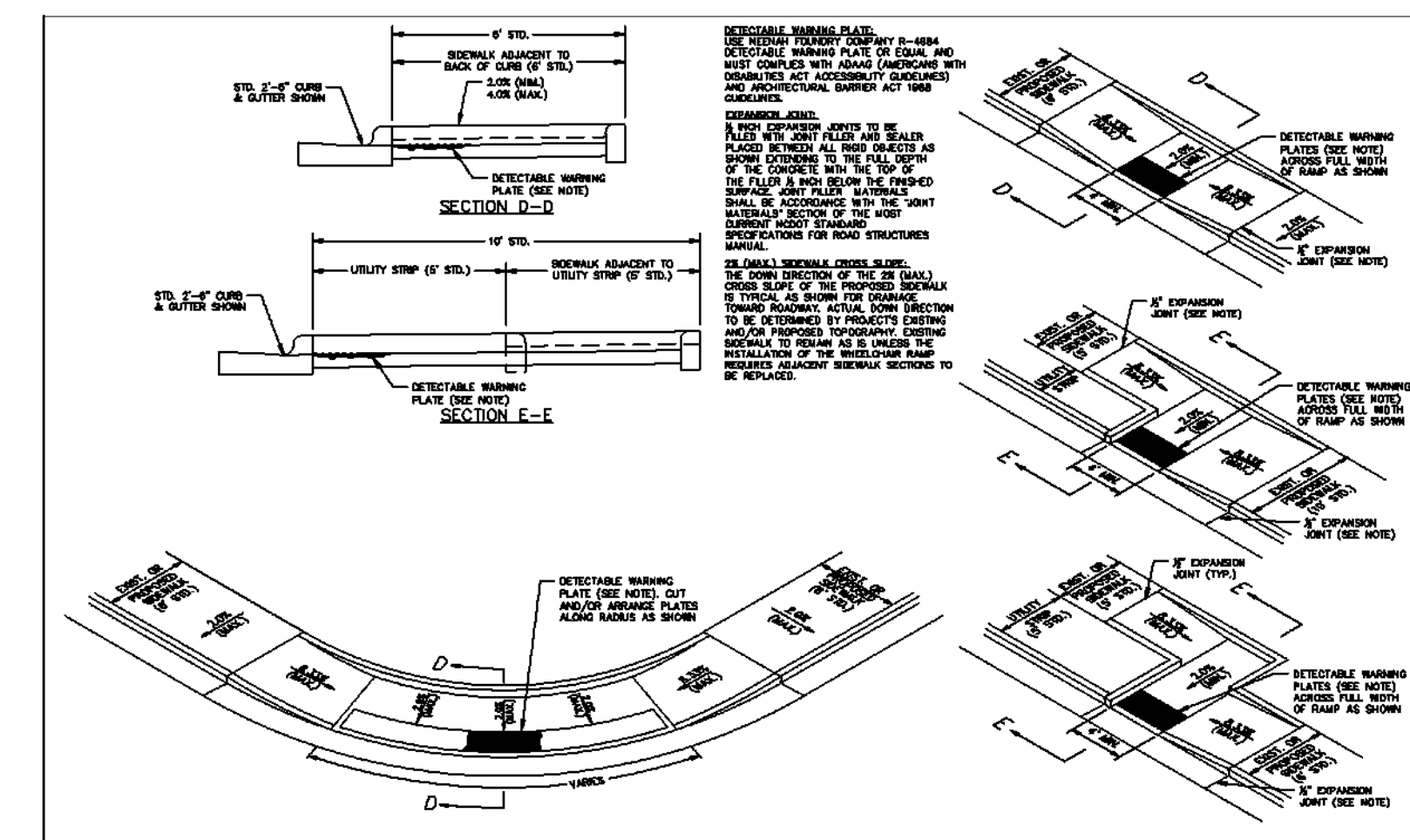
D2.16 STRIPING AND HANDICAP PARKING DETAIL
NOT TO SCALE



D2.17



D2.18



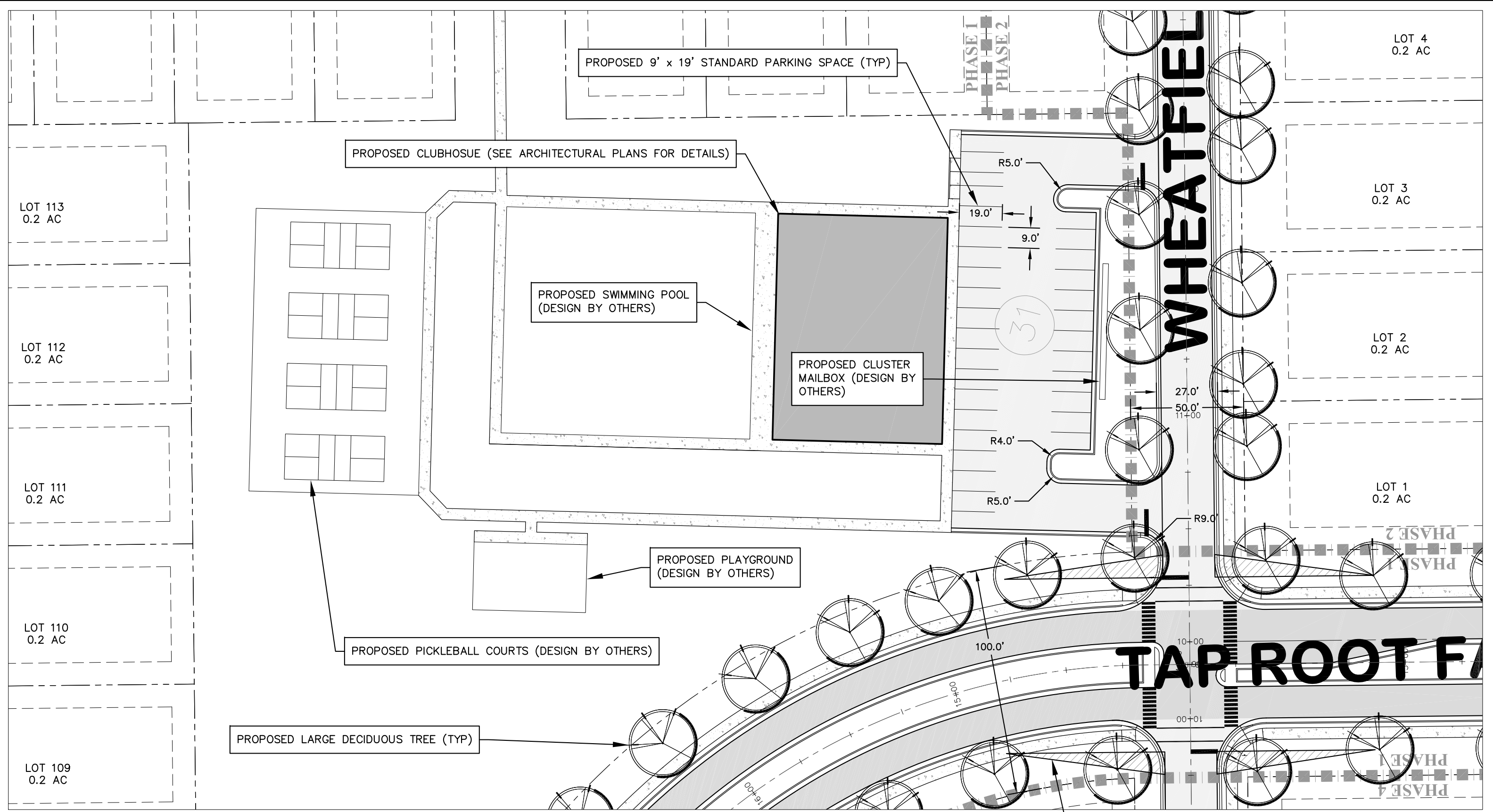
D2.19 CURB RAMP DETAIL
NOT TO SCALE

SITE DETAILS

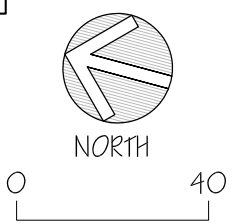
NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

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FOR
CONSTRUCTION



TAP ROOT AMENITY CENTER
DEVELOPMENT PLAN - SUPPLEMENTAL BULLETIN
APRIL 2021





March 25, 2021

Ms. Autumn Radcliff
Planning Director
Henderson County
100 N. King St
Hendersonville, NC 28792

Re: Tap Root Subdivision
Conditional Rezoning Application R-2020-01-C
CDC Project No.: 11854

Dear Ms. Radcliff,

On behalf of Forestar Group, Inc., we are pleased to submit the following information for your review and approval of our current development plans. The proposed conditions agreed upon for the Board of Commissioners approval (final version dated August 19, 2020) have been identified herein. How these conditions are proposed to be met ([in blue](#)) are listed below.

1. The Subject Property consist of 297 acres located on Butter 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.

[Tracts to be recombined. Please see sheet C200 for perimeter of proposed tract.](#)

2. The subject property is rezoned from RC to CD-2020-01.

[Property to be rezoned to CD-2020-01. Please see Development Data box on provided plans.](#)

3. Size and Scope of project (numbers are approximate, subject to confirmation when site plan is final):

a) Size of project: 297-acres.

b) There is permitted a maximum of 699 total residential units, of the following mix: 472 single family homes and 227 town homes. Single family lot sizes shall be a minimum of

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Phone 828-252-5388 Fax 828-252-5365**

**52 Walnut Street – Suite 9, Waynesville, NC 28786
Phone: 828-452-4410 Fax: 828-456-5455**

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 10 feet.

- c) Overall project density will not exceed 3.05 units per acre, including floodplain, greenway easements, or other open space areas proposed for conveyance to County or third-party conservation organization.

Total recombined site is 295.63 acres. 72.43 of the 295.63 acres are within the floodway. Remaining site acreage (223.20 acres) proposed for development. Total residential units is 699 (472 single family homes and 227 townhomes). No lots proposed under 7,100 square feet. All buildings have a minimum separation of 20 feet. All single-family lots proposed with side setbacks of 10 feet. Proposed density is 699 units / 295.63 acres = 2.36 units / acre.

4. I-26 and outer boundary of project: All buildings must maintain 50 foot minimum setback from the I-26 right of way; no landscape buffer required along outer project boundary.

Fifty-foot minimum setback observed for all buildings. Landscape buffer provided alongside I-26 to meet condition number 44.

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.

Phase lines have been shown on the provided plan set. Please see sheet C020.

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.

Sidewalks are a minimum of 5 feet in width. Proposed planted strips are at least 2 feet in width. Please see details D2.01 and D2.02 on sheet C921.

7. Interior roads shall be built to Chapter 42 design standards for residential subdivisions; minimum roadway width of 27 feet including 2 foot valley curb & gutter. The central “spine” road will have a central planted median, with paved surface of 14 foot minimum paved lanes and 30 inch 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.

All interior roads are proposed to be built in compliance with Chapter 42 design standards. Please see details D2.03-D2.05 on sheet C921 for proposed road cross sections.

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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 improvement for each phase of the project shall be completed before a certificate of occupancy is issued for any structure in that phase of the project.

Butler Bridge Rd lane additions and subdivision entrances have been proposed based upon the recommendations made by the approved TIA. The eastern (primary) entrance to the proposed subdivision is to become active upon the completion of phase 1. The western entrance is to be used for construction traffic during phases 2-4. This entrance will become active to subdivision occupants upon the completion of phase 3.

9. Parking:

- a) Off-street: 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 the townhome units and associated off-street parking are in Phase 1, Phase 2 and Phase 4.
- b) On-street Parking. Within the single-family area, on-street parking shall be allowed on only one side of the street. No on-street storage of boats, campers, recreational vehicles, or trailered apparatus shall be allowed.

All proposed units will have adequate parking for at least two automobiles. Additional parking (114 spaces) has been proposed within the townhome community area. Townhomes and associated parking areas are proposed during all phases of development.

10. Stormwater drainage facilities shall be built to NCDOT design standards for residential subdivisions; no standing water detention facilities allowed, only subsurface. Temporary surface water retention facilities where required by state regulation are allowed.

Design in progress. Any proposed detention facilities will be subsurface. Any temporary surface water retention facilities will follow state regulations. Please see sheet C400.

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.

Design in progress. Design to follow Henderson County fire standards. Approved hydrant spacing by Fire Marshall Kevin Waldrup is one hydrant per 1,000-LF of drivable surface in both the subdivision and along Butler Bridge Rd. Please see sheet C600.

12. Subsurface utilities are required for all phases of the development.

All proposed utilities are subsurface.

13. Landscaping---including street trees, buffers, and natural areas--will be provided as required by Chapter 42 and noted on subdivision Master Plan.

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All required landscaping has been proposed in compliance with Chapter 42. Street trees are shown at 1 tree per 50 linear feet of property frontage. Please see Inset A on sheet C200.

14. Greenway: 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. Other greenways and trails shall be as shown on the master plan.

A permanent greenway easement is proposed along the French Broad River. Please see sheet C200.

15. Open Space (see *Proposed Conditions if Rezoning Granted*)

Over 121 acres of the subject property has been designated as open space. Part of this area is within the townhome section. More than 10% of the total townhome area has been designated as open space. Open space areas have been shown on the master site plan.

16. Resident amenities (see *Proposed Conditions if Rezoning Granted*)

Central amenity area is 2.9 acres. Swimming pool has been provided. Clubhouse gross floor area anticipated at approximately 7,500 square feet. Playground and four pickleball courts have been provided. Please see sheet C205.

17. Attached as Exhibit "A-3" to the application is an example of the Avigation Easement, which applicant shall execute in substantially identical form by all the owner(s) of property making up the subject development prior to the sale of: (1) all of the property; (2) any portion of the property; and (3) any lots in the development. Further, any owner (including the developer) of residential property who sells property within the Tap Root Development is required to disclose to buyers that: (1) the property is located in close proximity to the Asheville Regional Airport; (2) the property is subject to the Avigation Easement (together with the recording information regarding the Avigation Easement in the Henderson County, North Carolina Registry). The Avigation Easement shall run with the land and be perpetual in nature, and shall bind all owners of all or any part of the Subject Property, now or in the future, and shall expressly benefit the United States, the Federal Aviation Administration, and the Greater Asheville Regional Airport Authority, and their respective successors.

Avigation Easement shall be put into effect and disclosed for all sales.

18. Street Lighting (see *Proposed Conditions if Rezoning Granted*)

Street lighting plans to be provided by Duke in accordance with the lighting levels, spacing, and pole specifications set forth.

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19. Street Trees—Street trees shall be installed per Chapter 42 requirements, using County-approved species.

Street trees are spaced per Chapter 42 requirements and will be selected from the county approved species list.

20. Building Code - Builder/ Developer to adhere to Chapter 42 requirement whenever such requirements exceed NC Building Code requirements.

Noted.

21. There must be a minimum separation of 20 feet between buildings in the townhome area. All single-family lots shall have a 10-foot side setback.

Building separation and setbacks have been observed for both townhomes and single-family homes.

22. Submit to and receive approval of a water utilities plan from a public water utility provider or authority.

Design in progress. Please see sheet C600.

23. Submit to and receive approval of a sewer utilities plan from the Metropolitan Sewerage District of Buncombe County.

Design in progress. Please see sheet C600.

24. Apply for and receive a swimming pool permit from the Henderson County Department of Public Health Division of Environmental Health prior to the pool construction.

Swimming pool permit to be obtained prior to pool construction.

25. Submit for prior approval all building plans for all structures to the County Inspections Department.

All building plans to be submitted to the County Inspections Department.

26. Apply for a floodplain, stormwater, and soil erosion control permit from the County for each phase of development.

Floodplain, stormwater, and erosion control permits to be obtained from the County.

27. Require cluster mailboxes per the standards and requirements of the USPS and identify on the development plan an area with appropriate vehicle access and parking.

Mailboxes for townhomes will be as shown on sheet C208. Mailboxes for single-family homes will be as shown on sheet C202 at amenity center.

28. Apply for and execute an encroachment agreement with NCDOT for utility work within the right of way of Butler Bridge Road and I-26.

Encroachment agreements to be obtained for all utility work within the Butler Bridge Rd right-of-way.

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29. Apply for and receive a NCDOT street access permit and comply with all required road improvements identified by the TIA and NCDOT.

NCDOT street access permit to be obtained. All required road improvements identified by the TIA have been incorporated.

30. Pay in full all fees for permits, as each fee is assessed or becomes due.

Fees to be paid in full for all permits as they become due.

31. The approval authority for each phase of the project is delegated to the Henderson County Planning Board. To the degree any phase exceeds 300 units or lots, as shown on the Master Site Plan, the same are deemed approved and the Board of Commissioners assigns to the planning board its authority to review and approve.

Approval authority recognized.

32. The County shall retain the right to suspend construction and the issuance of building permits if the developer is found by the County to be in noncompliance with any one of the conditions imposed on the Tap Root Project.

County right recognized.

33. Applicant shall implement the development plan and maintain compliance with all the conditions set out herein, all the features of the approved master plan, and all applicable provisions of Chapter 42 to the extent not waived or modified herein.

Project believes it has met these requirements.

*Please note the duplication of number 33 in *Proposed Conditions if Rezoning Granted* as well as the omission of number 41. Numbering has been revised for numbers 33-41.

34. Applicant has elected to carry out some of its responsibilities through a Homeowners Association (HOA), and the use of private restrictive covenants, as allowed by the Henderson County Code. The forms of the organizational documents and bylaws for the HOA, as well as the restrictive covenants, and other documents governing the operation of the HOA and the project (herein collectively "HOA documents") shall be reviewed by the County Attorney as to their legal sufficiency to satisfy this limited purpose prior to issuance of the permission of the Planning Office to record the final plat. To this end, the County reserves the right to review any amendment or revision to the HOA documents prior to its effectiveness to ensure continued compliance with this conditional zoning ordinance, and other applicable County ordinances.

County right recognized.

35. Failure to comply with any of the provisions of this conditional zoning ordinance or Chapter 42 (except as waived or modified hereby), or other applicable provisions of the County

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ordinances, shall subject the applicant or its successors to penalties at law or in equity as provided for in Chapter 42, other County ordinances, or North Carolina law, including repeal or amendment to this conditional zoning enactment.

Noted.

36. Open Space. The applicant is required to set aside 25% open space. Open space should be recorded with the register of deeds and is required to remain as shown on the approved site plan and cannot be developed. The open space does not have to be owned by the HOA, but can be held by an individual, organization or non-profit.

Open space provisions have been met. Please see item 15.

37. HOA. The developer is required to set up a HOA (Homeowner Association) and subsequent documents should be reviewed and approved by the County Attorney prior to recording of such restrictions.

HOA to be established and all subsequent documents shall be reviewed by the County Attorney prior to recordation.

38. Common Area/Open Space. Common area shall be provided for 10% of the total area in the townhome sections.

Common area/open space requirements have been met. See condition number 15 and the associated response for more detailed information.

39. Townhome Layout. There shall be a minimum space of 20 feet between buildings and a maximum building length of 150 feet per building.

All buildings are spaced at least 20-feet apart. Maximum building length does not exceed 150-feet per building.

40. Subsurface Utilities. Subsurface utilities are required for the townhome sections.

All proposed utilities for all phases are subsurface (as well as for townhomes).

41. Impervious Pavement. All paved surfaces (roads, parking areas, drives, sidewalks, etc.) may be impervious pavement or surfaces within the site, including the townhome phases, subject however to a Stormwater Phase II permit for new impervious surfaces as set forth below.

Noted.

42. Pedestrian Facilities. There shall be 1 linear foot of sidewalk or trail for every linear foot of improved or newly proposed roadway within the development. The sidewalk or trail must be at least 5 feet in width.

One linear foot of sidewalk proposed per every linear foot of newly proposed roadway. No additional trails necessary. Proposed sidewalk is at least 5-feet in width.

43. Private Roads. The applicant is proposing private roads, which are allowed. Certification by NCDOT is required to be on the final plat if public roads are proposed.

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All subdivision roads are proposed as private. No NCDOT certification necessary.

44. Buffering and Setbacks. All structures shall be setback 50 feet from 1-26 and that a B2 buffer (as defined in Chapter 42) is required within this setback.

B2 buffer is proposed, and structure setback of 50 feet has been observed. Please see Inset A on sheet C200.

45. Traffic Impact Analysis (TIA) Requirements. Any road improvements identified in the TIA and as approved and required by NCDOT shall be completed as a condition of approval. (see letter from NCDOT).

TIA requirements have been incorporated within the plans.

46. Erosion control permit required in phases as defined by the County.

Erosion control permits to be obtained from the County.

47. Stormwater Phase II permit required for all new impervious surfaces.

Stormwater permits to be obtained from the County.

48. If utilizing fill options within flood hazard areas, fill work must be completed prior to subdividing lots and record plat thereof.

Project will coordinate fill work as required.

49. ADA accessibility requirements for USPS cluster boxes shall be complied with.

USPS cluster boxes shall be ADA accessible.

50. Amenities are required to be built with ADA compliance.

ADA compliance maintained for all amenities.

51. An approved fire suppression plan is required.

Fire hydrants proposed to be installed at a minimum of 1000-feet of linear road distance and will be capable of producing flows of 1000gallons per minute per NC Fire Code. Residences are not to be sprinklered. Amenity center not to be sprinklered. Please see sheet C600. All calculations will be provided to City of Hendersonville Water for review/approval.

52. 27' wide roads within project.

Proposed local roads designed at a width of 27 feet.

53. Pool requires Department of Health overview.

Noted.

54. Developer shall obtain a capacity letter from the Metropolitan Sewerage District of Buncombe County.

Allocation was approved on February 19, 2020 under project # 2020024.

55. Traffic Impact Analysis shall be performed, and all necessary improvements shall be installed.

TIA performed in May of 2020. TIA requirements have been incorporated within the plans.

56. Any damage to existing NCDOT roadways during construction must be fixed immediately.

Noted.

57. Developer must obtain an encroachment agreement with NCDOT to any utility work within the public right-of-way.

Noted. Encroachments to be obtained for all necessary utility work within the public right-of-way (as stated in condition number 28).

58. Developer must secure the installation of waterline from N. Rugby Road and Butler Bridge Road intersection to site if City of Hendersonville waterline extension approved by the County.

Design in progress. Water main size of extension along Butler Bridge Rd collaboratively established with City of Hendersonville Water. Currently awaiting survey right-of-way information to complete design.

59. Individual water service for each unit (both single-family and townhomes) required.

Design in progress. Individual water services to be provided. See sheet C600.

60. Developer may not permit installation of fruit bearing trees on property.

Noted. No fruit bearing trees proposed.

61. The Board of Commissioners delegates review and approval of all subsequent development plans to the Planning Board provided that all substantial changes be referred to the Board of Commissioners as an amendment to the conditional zoning district.

Noted. Substantial changes to be referred to the board as an amendment.

62. The applicant includes all conditions agreed to and approved by the Board on the site plan that shall be recorded with the Henderson County Register of Deeds.

Noted.

B. Conditions Imposed by Board of Commissioners and Agreed to By the Rezoning Applicant Prior to Final Rezoning Approval

1. Add the following paragraph:

Mailing Address: P.O. Box 5432, Asheville, NC 28813
168 Patton Avenue, Asheville, NC 28801 52 Walnut Street – Suite 9, Waynesville, NC 28786
Phone 828-252-5388 Fax 828-252-5365 Phone: 828-452-4410 Fax: 828-456-5455

Each phase will be treated as a separate project for purposes of application of the conditions which are applicable to the entire development. Two or more phases may be under construction simultaneously, but developer shall take reasonable care to not create unsightly conditions or safety hazards in partially developed phases. Roads and sidewalks that are completed within a phase that are intended to extend into an adjoining phase still under construction shall, to the degree they are not actively used for housing, be restricted from access by residents by signage and reasonable barriers. This is solely for safety and appearance issues, and shall not be constructed as preventing developer from utilizing completed sidewalks and paths for the recreational use and exercise by residents.

Noted.

2. Add the following paragraph:

In the interest of aviation safety, Developer shall inform the Asheville Airport, through the office of its Chief Executive Officer, of the following events and according to the following time requirements:

- a) At least fifteen days prior to commencing constructions of a residential habitation structure in any particular phase, Developer/Applicant shall give written notice to the Airport of the phase in which this construction is to commence, and shall provide the Airport with a map of the area of the phase in which such construction will be conducted. Once notice is given as to each phase, it shall be deemed to give notice as to that entire phase.
- b) Upon learning of any condition created by aircraft travel over the development which in the opinion of Developer/Applicant would constitute an immediate hazard to the health, safety or well being of any resident of the subdivision or of the surrounding area, Developer/Applicant shall by reasonable means give notice to the Airport of that condition.

Noted.

3. Add the following paragraph:

County to inspect each phase to determine, within the expertise of county staff, compliance by the developer with the conditions imposed on the rezoning. If not in compliance, all phases of the project will be suspended until compliance is demonstrated by the developer.

Noted.

4. Add the following paragraph:

The applicant/developer shall upon request of Fletcher Fire & Rescue Dept., Inc., install at applicant/Developer's cost a water hydrant at or near the entrance to the subdivision, in a place specified by Fletcher Fire & Rescue Dept., Inc., for the purpose of providing water to fire trucks responding to emergencies in the subdivision or in other areas of the County. The hydrant shall be of such design as is specified by Fletcher Fire and Rescue.

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An area around the hydrant sufficient to allow its ready use and maintenance shall be dedicated to that use on a perpetual basis. The Details and method of such dedication shall be as determined by the County Attorney, in cooperation with the attorney for Applicant.

CDC provided Fletcher Fire & Rescue with a preliminary master water plan on February 25, 2021. This plan identified approximate hydrant locations. Spacing of these hydrants was based upon the requirements set forth by Henderson County and Fire Marshall Kevin Waldrup. Per Chief Garland with Fletcher Fire & Rescue a typical hydrant located 3 feet behind curb would be sufficient for filling of fire trucks. Preliminary hydrant placements appeared adequate for Fletcher Fire & Rescue. Fletcher Fire & Rescue shall be notified of any substantial hydrant location changes to the design previously discussed (pertaining to the hydrants at or near the entrance to the subdivision).

5. Add the following paragraph:

The applicant/developer agrees to use best reasonable efforts to attract qualified local bidders for sub-contracting, and to use such efforts to employ significant local labor to perform the work required on the project.

Noted.

If you should have any questions or comments regarding this submittal, please do not hesitate to contact our office.

Sincerely,



Michael Cain, P.E.
Civil Design Concepts, P.A.
mcain@cdcgo.com