

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: August 15, 2023

SUBJECT: Master Plan for Etowah Residential Major Subdivision
(2023-03-M)

STAFF CONTACT: Matt Champion, Zoning Administrator
Autumn Radcliff, Planning Director

ATTACHMENTS:

1. Staff Report
2. Applications
3. Master Plan

SUMMARY OF REQUEST:

A Master Plan was received on behalf of Tribute Investment & Development, Inc., by Warren Sugg of Civil Design Concepts. The Master Plan shows a total of 242 residential lots. The subject area is located off Brevard Rd (US64) and Brickyard Rd (SR1323) in the Mills River Township. The entire parcel consists of 173.84 acres, but the subject area consists of 83.5 acres. The remaining 90.34 acres of the parent tract will remain unchanged. The proposed subdivision will be accessed through private roads built in accordance with the Land Development Code (LDC).

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

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

Suggested Motion:

I move that the TRC forward the Master Plan on to the Planning Board for further review if they meet all technical requirements based on the Henderson County Land Development Code, recommendations of the Henderson County Comprehensive Plan, and any conditions in the staff report or as discussed by the TRC.



STAFF REPORT

HENDERSON COUNTY PLANNING & ZONING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

Prepared by:

Matt Champion, Zoning Administrator

CASE:

Etowah Residential Master Plan
2023-03-M

TECHNICAL REVIEW COMMITTEE

MEETING DATE:

August 15, 2023

PROPERTY OWNER/APPLICANT:

WNC Resort Properties, LLC,
Tribute Construction (Matt Maynard)

PROPERTY LOCATION/ADDRESS:

Property is located at 470 Brickyard Rd,
Mills River Township

AGENT/ENGINEER:

Civil Design Concepts,
Warren Sugg, P.E.

PIN:

9529-52-4218

SUMMARY OF REQUEST:

A major residential subdivision application to develop a portion of the PIN listed above for 242 residential lots.

Existing Zoning

Residential District One (R1)

Existing Land Use

Golf Course and Resort with Amenities

Site Improvements

18-Hole Golf Course; Clubhouse; Event Space; & Amenities

Total Acreage

83.5 Acres (Development Area); 173.84 Acres (Total Area)

ADJACENT ZONING

USE OF LAND

North

Residential District One (R1)

Residential

East

Residential District One (R1)

Residential/Agriculture

South

R1 & Community Commercial (CC)

Residential/Commercial

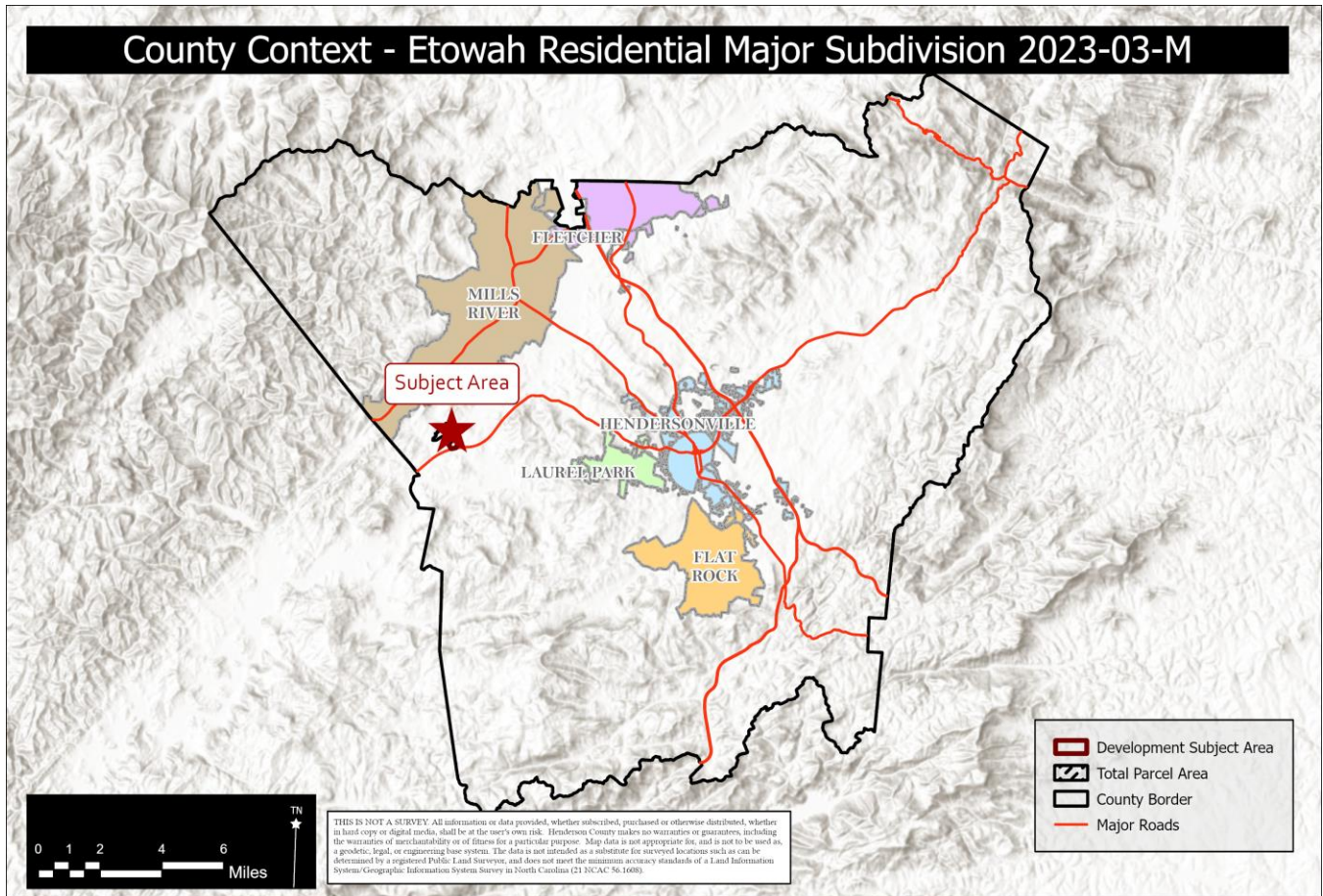
West

Residential District One (R1)

Residential/Agriculture



Map A: County Context Map



Property Owner: WNC Resort Properties, LLC Agent: Civil Design Concepts
Development Acreage: 83.5 Acres PIN: 9529-52-4218
Current Zoning: Residential One (R1)



Background:

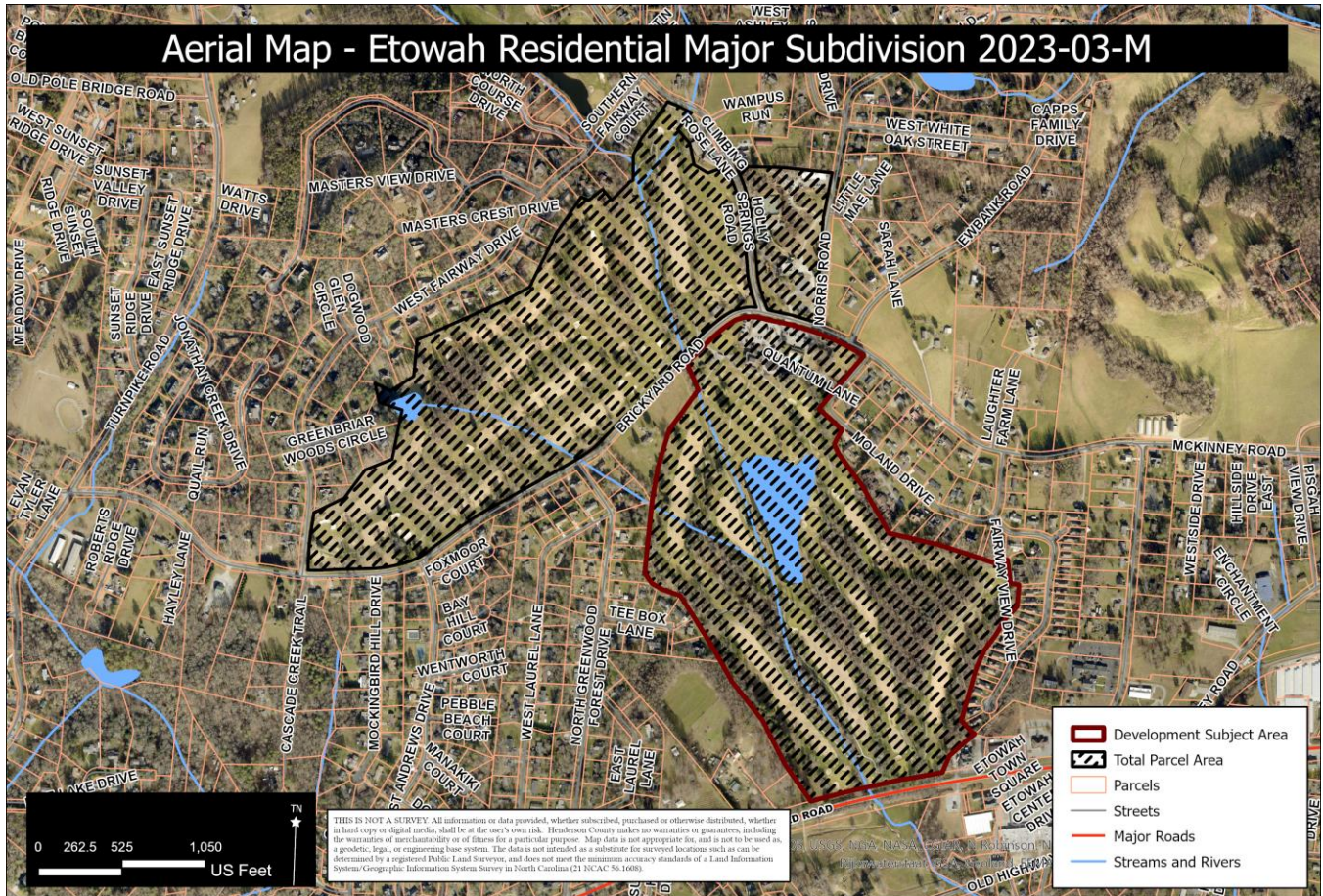
The Etowah Valley Golf and Resort property currently contains 27-hole golf course, 65 hotel rooms, two cottages, event center with commercial kitchen, a public restaurant, driving range, putting green, swimming pool, and tennis courts. 18 of the 27-holes, the existing clubhouse, and amenities listed above are located on the same parcel as the proposed major subdivision. 9-holes are located on a separate parcel that is not included in this major subdivision application.

The golf course and amenities were established prior to the adoption of the Land Development Code in September of 2007. The original 18-hole golf course and amenities began construction in 1964. The additional 9-holes, known as the north nine, was added to the existing 18-hole golf course starting in 1988.

Etowah Residential Master Plan

Prior to the Etowah Valley Golf and Resort, the subject area was part of the Moland-Drysdale Corporation. The industrial site produced brick that supplied much of the eastern US.

Map B: Aerial Map

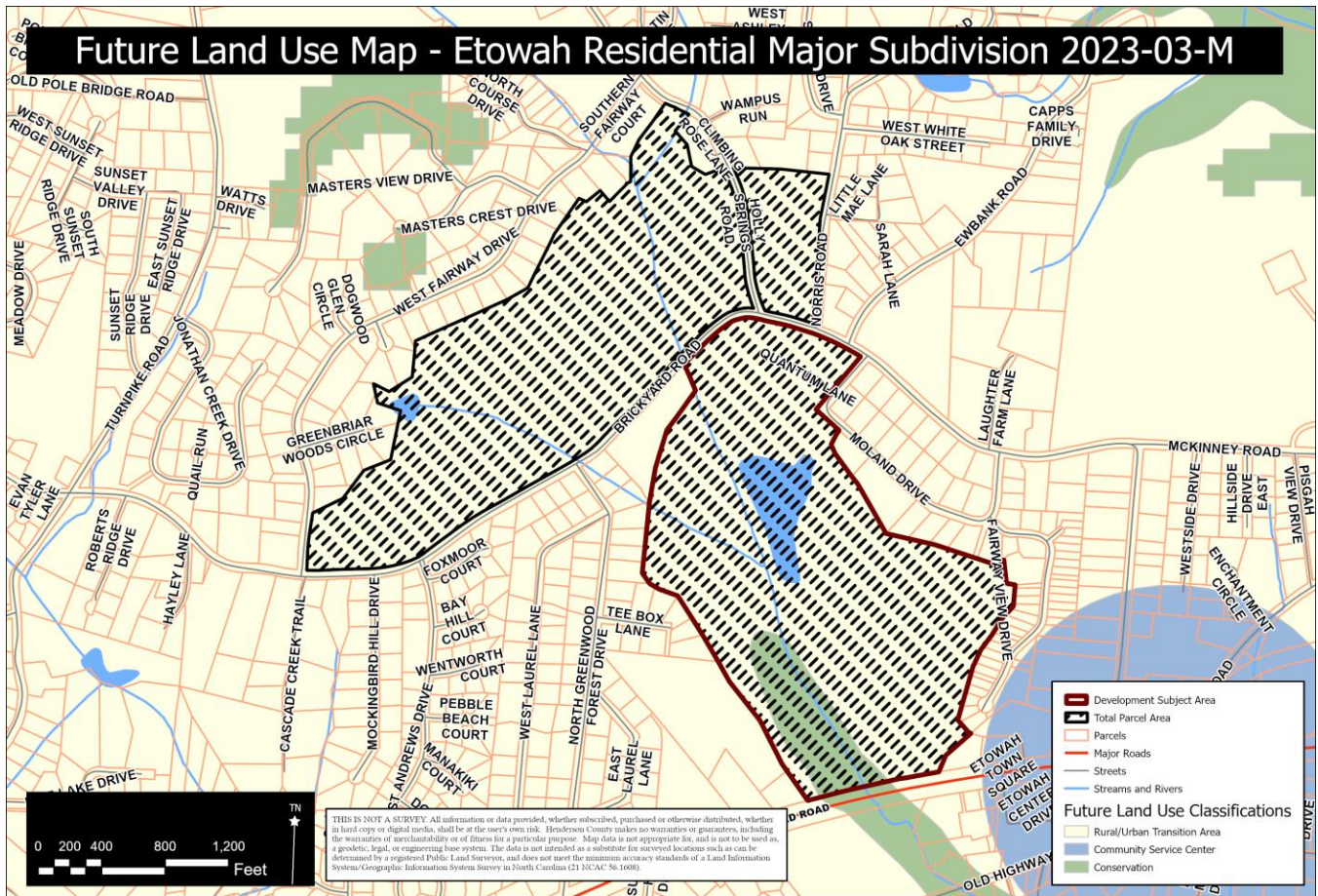


Property Owner: WNC Resort Properties, LLC Agent: Civil Design Concepts
 Development Acreage: 83.5 Acres PIN: 9529-52-4218
 Current Zoning: Residential One (R1)



The applicant, Tribute Construction represented by Matt Maynard, is seeking major subdivision approval with a new Master Plan for a project called Etowah Residential. The Master Plan shows a total of 242 residential lots on approximately 83.5 acres. The application is represented by Warren Sugg, P.E. with Civil Design Concepts, PA. The proposed development will be accessed off Brickyard Rd (SR1323) and Brevard Rd (US64). The development will be served by private roads and on-site amenities. The Master Plan shows a proposed 6,000SQFT clubhouse, 12,450LF of new private roadway, and 12,450LF of sidewalks/trails throughout the development parcel. The existing amenities for the Etowah Valley Golf and Resort will not be impacted by this project.

Map C: Future Land Use Map



Property Owner: WNC Resort Properties, LLC Agent: Civil Design Concepts
 Development Acreage: 83.5 Acres PIN: 9529-52-4218
 Current Zoning: Residential One (R1)



Comprehensive Plan Compatibility:

The Comprehensive Plan’s Future Land Use Map indicates the subject area as being located primarily with the Rural Transition Area and a small portion within the Conservation Area. (See Map C)

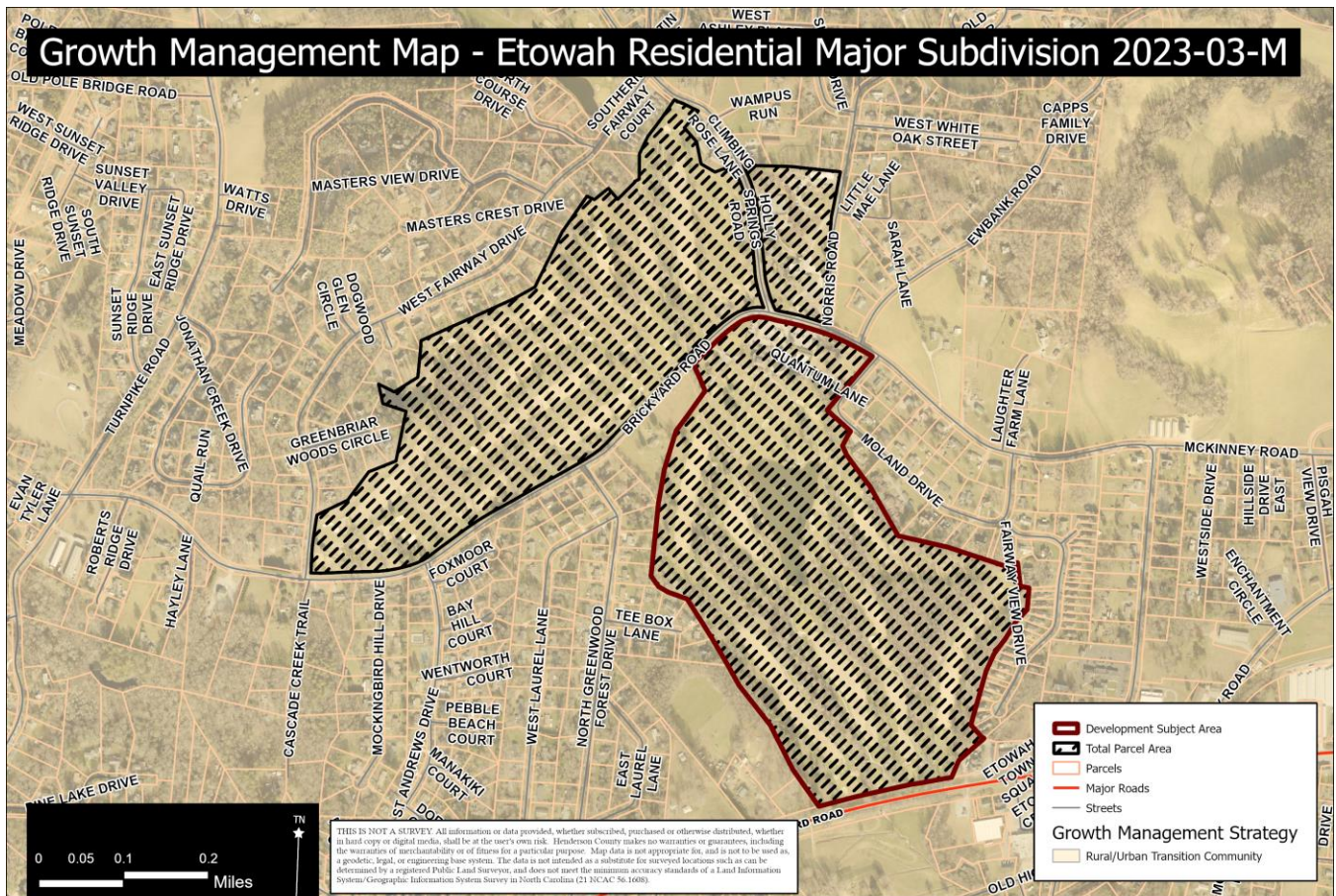
Rural Transition Area: The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development.” (CCP, Pg. 134).

Etowah Residential Master Plan

Conservation: Conservation Areas are “land areas that are intended to remain largely in their natural state, with only limited development.” (CCP, Pg. 138)

The Comprehensive Plan’s Growth Management Strategy Area indicates the subject area as within the Rural/Urban Transition Area designation. (See Map D)

Map D: Growth Management Strategy Map



Property Owner: WNC Resort Properties, LLC Agent: Civil Design Concepts
 Development Acreage: 83.5 Acres PIN: 9529-52-4218
 Current Zoning: Residential One (R1)



Etowah Residential Master Plan

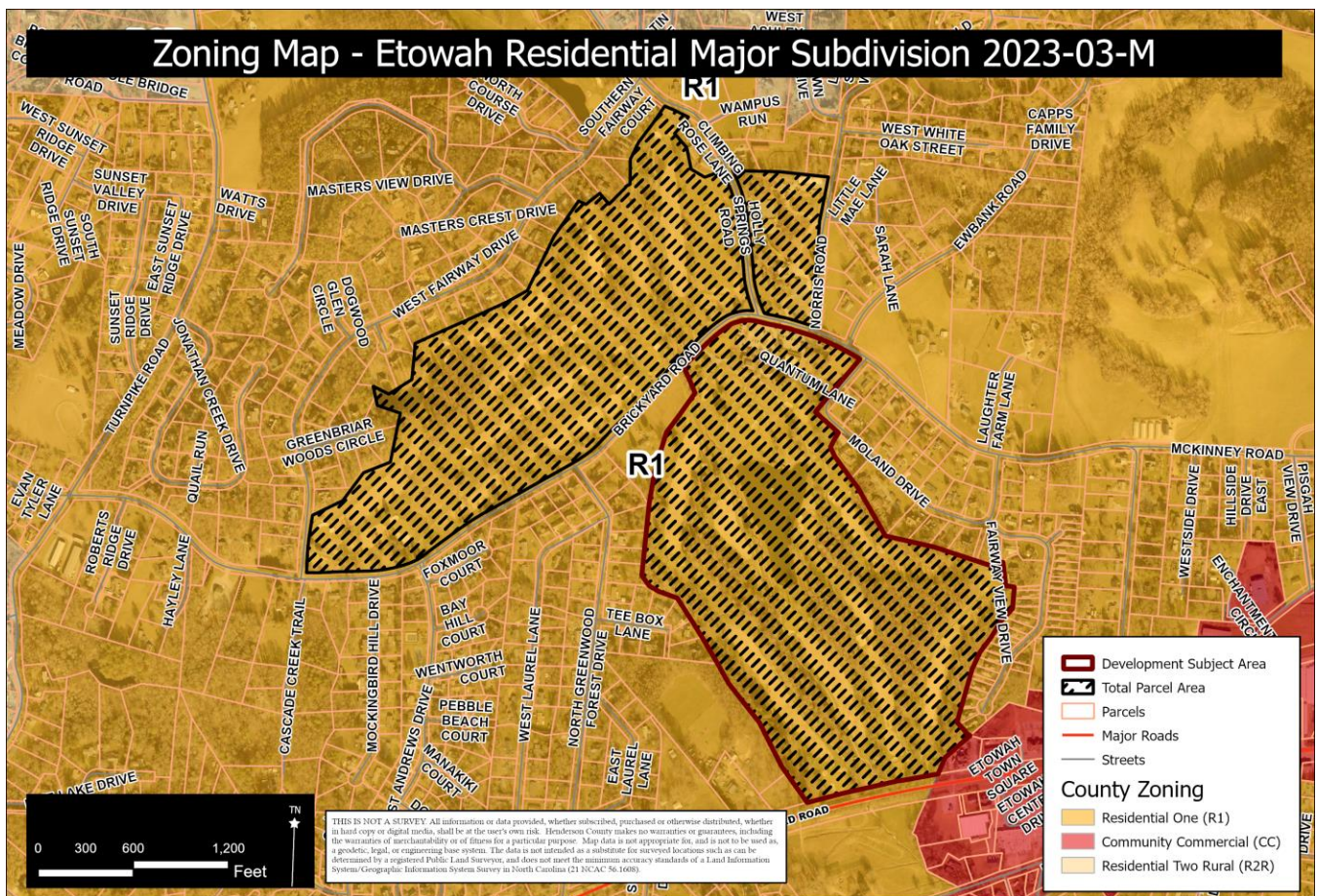
Henderson County Land Development Code Compatibility:

Henderson County Zoning Map indicates the subject area as Residential One (R1). (See Map E)

Residential District One (R1): The purpose of Residential One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*. (LDC §42-29)

R1 allows for standard residential density of 4 units per acre, intermediate density of 6 units per acre, and a maximum density of 12 units per acre. The new proposed Master Plan shows an overall density of no more than 6 units per acre.

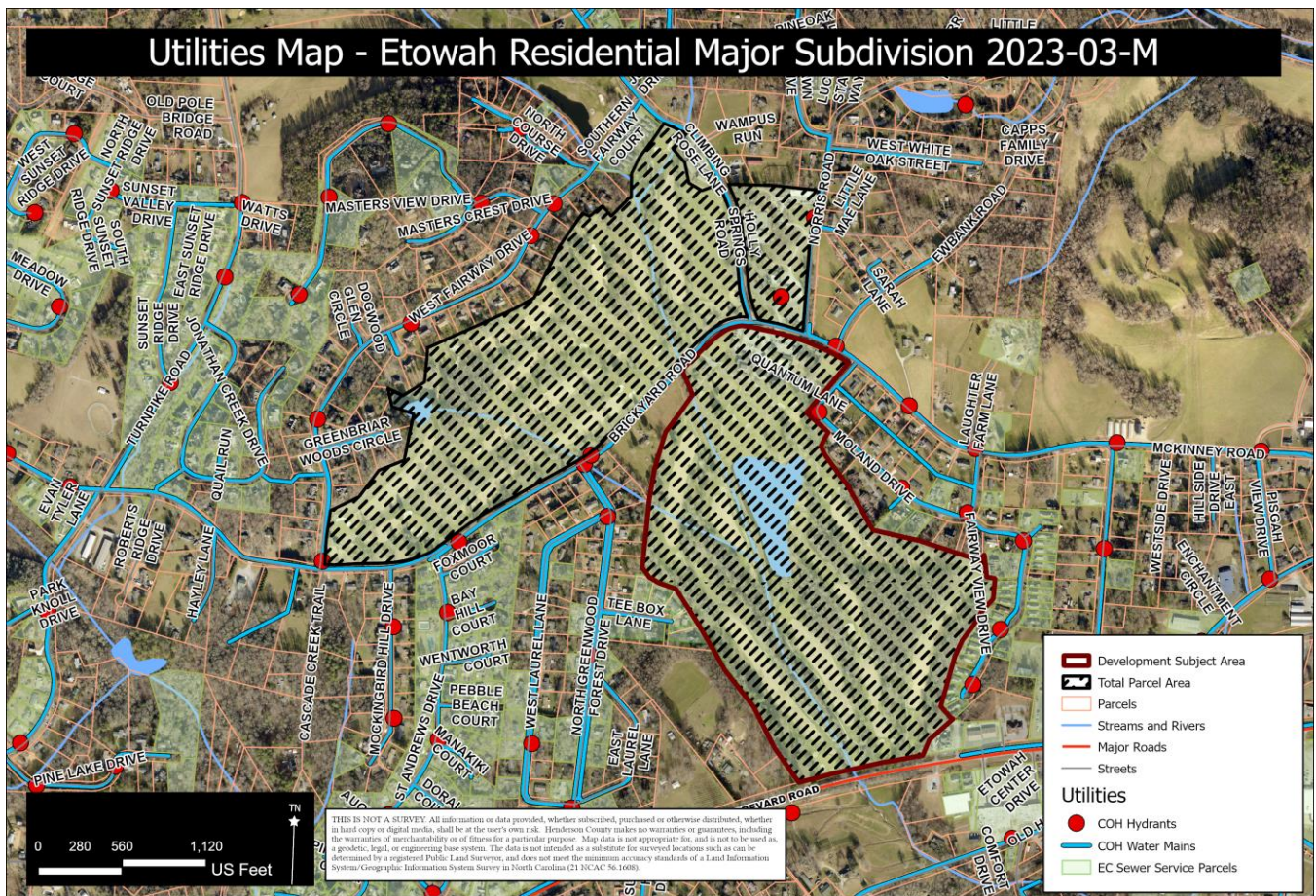
Map E: Zoning Map



Property Owner: WNC Resort Properties, LLC Agent: Civil Design Concepts
Development Acreage: 83.5 Acres PIN: 9529-52-4218
Current Zoning: Residential One (R1)



Map F: Utilities Map



Property Owner: WNC Resort Properties, LLC Agent: Civil Design Concepts
 Development Acreage: 83.5 Acres PIN: 9529-52-4218
 Current Zoning: Residential One (R1)



Public Utilities:

The application proposes to utilize the existing on-premises City of Hendersonville public water to serve the proposed subdivision. As part of the application, the applicant is proposing to construct an on-site wastewater treatment facility that will tie into the existing Etowah Community Sewer System. The discharge for the new treatment facility will be tied into the existing Etowah Community Sewer System discharge. Once the new on-site treatment facility is constructed, the system will be turned over to the Etowah Community Sewer System.

ANALYSIS:

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

Etowah Residential Master Plan

purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Planning Board should take into consideration: applicable recommendations of the *Henderson County Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial, or industrial.

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

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

Staff Comments:

1. **Water and Sewer Availability:** The site is proposed to be served by City of Hendersonville public water and a private on-site wastewater treatment facility that will be turned over to Etowah Community Sewer System after completion.
2. **Fire Protection Requirements:** The applicant will be required to install a minimum of one (1) hydrant per 1,000LF of road distance since the development area is served by City of Hendersonville public water Chapter 42 (LDC §42-95(D)).
3. **Open Space Requirements:** As a subdivision of greater than 35 lots, the applicant must meet the requirements of Chapter 42 (LDC §42-88) as a Conservation Subdivision. The Etowah Residential Master Plan shows a total of 20.87 acres of open space that represents approximately 25% of the subject area.
4. **Permanent Protection of Open Space and Management of Open Space.** The applicant shall submit a management plan for all proposed open space. Requirements for the plan can be found in §42A-88C. Open Space proposed for a conservation subdivision shall be protected in perpetuity by a binding legal document that is recorded with the deed. The document shall be one of the following 3 options: Permanent Conservation Easement, Permanent Restrictive Covenant, or an equivalent legal tool that provides permanent protection. Proof of a recorded legal instrument as well as an Open Space Management Plan must be submitted to the Planning Department before the final plat for the subdivision can be approved (§42A-88 C & D)
5. **Road System:** The Etowah Residential Master Plan shows a new total of 12,450LF of private roadway serving the entire site. The subdivision access will be directly off Brevard Rd (US64) and Brickyard Rd (SR1323). An emergency access is shown off

Brevard Rd (US64). The new roads shown are shown as a 50' private right-of-way with a paved 20' wide drive isle width. All new roads will require a street name to be approved by the Henderson County Property Addresser prior to plat approval. The road name regulatory signs must be installed and inspected prior to final plat approval. Private roads shall be constructed in accordance with the Private Subdivision Local Road Standards in Chapter 42 (LDC §42-109).

6. **Reasonable Pedestrian Access:** The major subdivision is proposing more than 100 lots with a proposed density greater than 2 units per acre. The applicant will be required to install one (1) linear foot of sidewalk or walking trail for every linear foot of improved or newly proposed roadway within the development parcel Chapter 42 (LDC §42-95(G)).
7. **Perennial and Intermittent Surface Water Buffers:** The project site is encumbered by multiple surface waters. Section §42-250 of the LDC regulates construction and permitting within the surface water buffer, requiring all built-upon areas 30 feet landward of all perennial and intermittent surface waters.
8. **Street Tree Requirements:** The applicant will be required to 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 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. The applicant must meet the standards as stated in Chapter 42 (LDC §42-145 & 146).
9. **Subdivision Setback and Buffering:** Since the proposed subdivision is located outside of a Community Service Center Node and within a residential zoning district, the applicant will be required to maintain a 50' structure setback from Brickyard Rd (SR1323) and Brevard Rd (US64), with the understanding that lots may be created which contain all or portions of the setback. Additionally, the applicant will be required to install a B2 buffer within the 50' structure setback since Brevard Rd (US64) is classified as a thoroughfare and Brickyard Rd (1323) is classified as a collector. The applicant must meet the standards as stated in Chapter 42 (LDC §42-95(I)).
10. **Dead Ends, Culs-de-sac, Turnarounds:** The Applicant proposes several turnarounds as shown on the Master Plan. All turnarounds must meet the requirements of the LDC §42-110(D).
11. **Development Plan:** 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).

12. **Soil Erosion and Sedimentation Control Plan:** The Applicant will be required to submit a Soil Erosion and Sedimentation Control Plan to the Henderson County Site Development Department. The total area of disturbance shown on the Master Plan is 50.0 acres. No ground disturbance can take place until a valid permit is obtained after approval of a Development Plan (LDC §42-255).
13. **Stormwater/Water Quality:** The Applicant will be required to obtain a stormwater control permit from the Site Development Department (LDC §42-239).
14. **Floodplain:** The applicant shall submit a floodplain development permit application to meet the standards as stated in Chapter 42 (LDC §42-349).
15. **Drainage, Culverts, 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 §42-105). 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 §42-102).
16. **Traffic Impact Analysis (TIA):** A Traffic Impact Analysis (TIA) is required by NCDOT due to the State's threshold for traffic generation by the proposed use. The applicant held a preliminary scoping meeting with NCDOT to determine the intersections to be studied, the peak hours for traffic counts, and any other potential impacts of the development. A condition of approval will include any required road improvements identified in the TIA and as approved and required by NCDOT. A copy of the TIA will be provided for review after completion.
17. **NCDOT Driveway Permit.** A NCDOT Driveway permit will be required for the access onto Brickyard Rd (SR1323) and both entrances on Brevard Rd (US64). Additionally, the applicant will be required to obtain encroachment agreements from NCDOT for any improvements made within the public right-of-way.
18. **Gates.** The Applicant should become familiar with the Entry Gate provisions of Chapter 42 (LDC §42-110 C). All entry gates shall be constructed and maintained as required by and in accordance with Chapter 42 of the Henderson County Code, *Entry Gates*.
19. **Final Plat Requirements:** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-342).

20. Miscellaneous Advisory Provisions: The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).

STAFF CONCLUSION

Neighborhood Compatibility Meeting was held on August 1, 2023, for the proposed subdivision. A copy of the NCM report will be forwarded to the Planning Board.

The TRC will review this application on August 15, 2023. Any conditions recommended by the TRC will be added and presented to the Planning Board.

**HENDERSON COUNTY
SUBDIVISION APPLICATION FORM**
(Please fill out all applicable items)

SUBDIVISION INFORMATION

Subdivision Name: Etowah

Subdivision Type (Circle One): Major Minor Non-Standard Special

Proposed Use of Property (Circle One): Residential Commercial Industrial

Conservation Subdivision: Yes No Gated entrance to property: Yes No

Existing Number of Lots: _____ Total Number of Proposed Lots: 242

Total Number Proposed Units: _____ Proposed Density (units per acre): less than 6 du/ac

Road System: () Public Private () Combination Public and Private

Water System: () Individual () Community Municipal

Sewer System: () Individual () Community Municipal

PARCEL INFORMATION

PIN: 9529-52-4218 Total Acreage: 83.5 AC Deed Book/Page: 1601/251 Township Mills River

Location of property to be divided: 470 Brickyard Road

Zoning District: R-1 Fire District: Horseshoe Fire

Water Supply Watershed: French Broad River Basin School District: _____

Any portion of property within or containing the following:

Floodplain or floodway: Yes No Perennial streams: Yes No

Protected mountain ridges: Yes No Cemetery: Yes No

Within 1/2 mile of a Farmland Preservation District: Yes No

Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:
Name: WNC Resort Properties, LLC Phone: _____
Address: 1310-A Patton Avenue City, State, Zip: Asheville, NC 28806

Applicant:
Name: Tribute Investment & Development, Inc. Phone: (910) 251-2388
Address: 332 Military Cutoff Road City, State, Zip: Wilmington, NC 28405

Agent: Agent Form (Circle One): Yes No
Name: _____ Phone: _____
Address: _____ City, State, Zip: _____

Plan Preparer:
Name: Civil Design Concepts Phone: (828) 252-5388
Address: 168 Patton Avenue City, State, Zip: Asheville, NC 28801

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

Matt Maynard  Jul 10, 2023
Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____






Subdivision_Application_Form_LDC Etowah

Final Audit Report

2023-07-10

Created:	2023-07-10
By:	Stephen Brown (sbrown@cdcgo.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwJWWsrm9-xQfA_DKah0RwB6uod7tpt5

"Subdivision_Application_Form_LDC Etowah" History

-  Document created by Stephen Brown (sbrown@cdcgo.com)
2023-07-10 - 12:23:27 PM GMT- IP address: 72.250.238.74
-  Document emailed to Matthew Maynard (matt@tributecompanies.com) for signature
2023-07-10 - 12:24:20 PM GMT
-  Email viewed by Matthew Maynard (matt@tributecompanies.com)
2023-07-10 - 1:00:13 PM GMT- IP address: 96.10.4.110
-  Document e-signed by Matthew Maynard (matt@tributecompanies.com)
Signature Date: 2023-07-10 - 1:13:53 PM GMT - Time Source: server- IP address: 96.10.4.110
-  Agreement completed.
2023-07-10 - 1:13:53 PM GMT

HENDERSON COUNTY
SUBDIVISION CERTIFICATE OF UNDERSTANDING

Please have the property owner(s) sign the below certificate for all Subdivisions. All property owners must sign the certificate and agents for the property owners cannot sign on their behalf.

Certificate of Understanding:

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of Henderson County as shown and described herein, and that I (we) hereby adopt this plan of subdivision. I (we) acknowledge that all lots created from a parent tract will count toward the total number of lots permitted under density regulations. I (we) further acknowledge that upgrading existing improvements (including roads) may be necessary in order to expand this subdivision. This certification is required per Henderson County Land Development Code 42-84.

7/6/23 _____
Date Owner

Date Owner

Date Owner

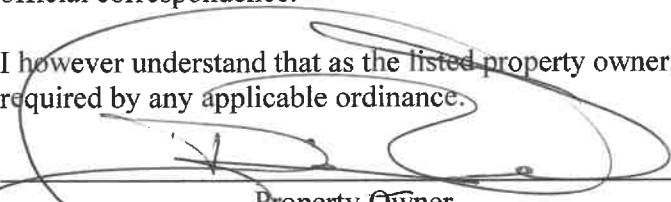
Date Owner

APPOINTMENT OF AGENT FORM (OPTIONAL)

I DARRELL REDMON owner of property located on 470 Brickyard Road,
(Name) (Street Name)
recorded in 1601/251 and having a parcel identification number of 9529-52-4218
(Deed Book/Page) (PIN)
located in Henderson County, North Carolina, do hereby appoint Warren Sugg, PE
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.



Property Owner

7/6/23

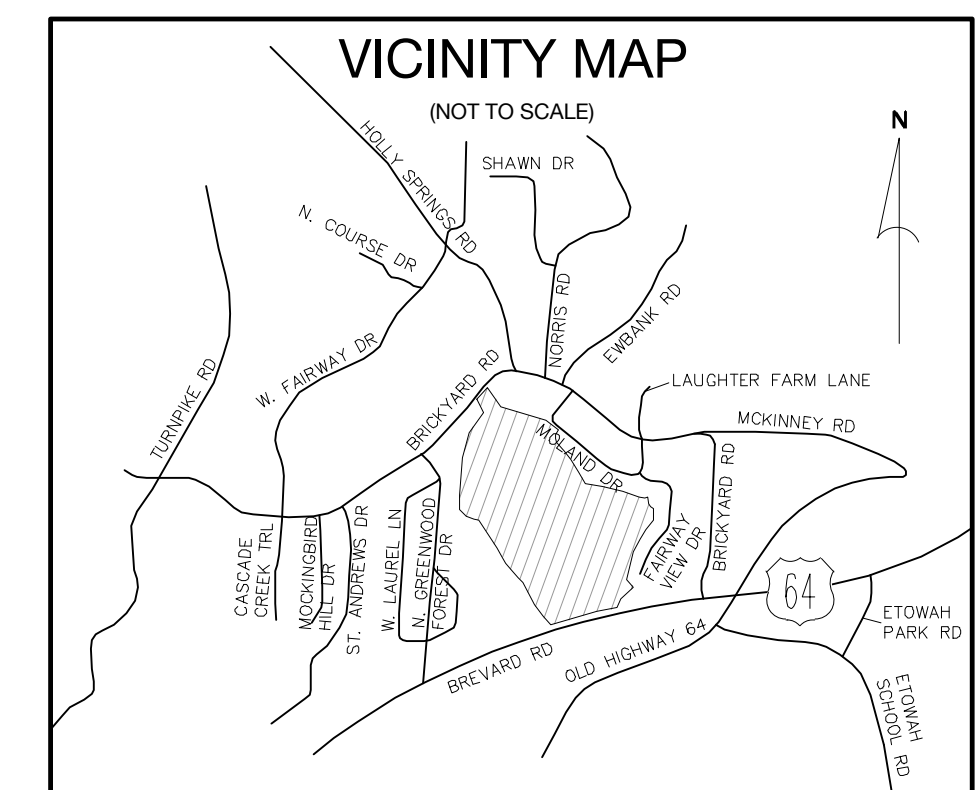
Date

ETOWAH RESIDENTIAL

ETOWAH, NORTH CAROLINA

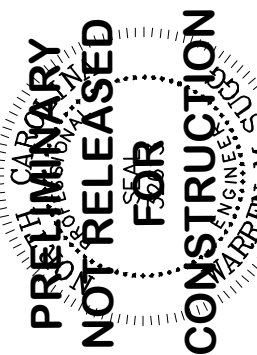
PREPARED FOR:
 TRIBUTE CONSTRUCTION
 332 MILITARY CUTOFF ROAD
 WILMINGTON, NC 28405
 MATT MAYNARD
 (910) 251-2388

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING & STORM DRAINAGE PLAN
C601	WATER PLAN
C701	SEWER PLAN



DEVELOPMENT DATA	
OWNER/DEVELOPER:	TRIBUTE CONSTRUCTION 332 MILITARY CUTOFF ROAD WILMINGTON, NC 28405
CONTACT:	MATT MAYNARD (910) 251-2388
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

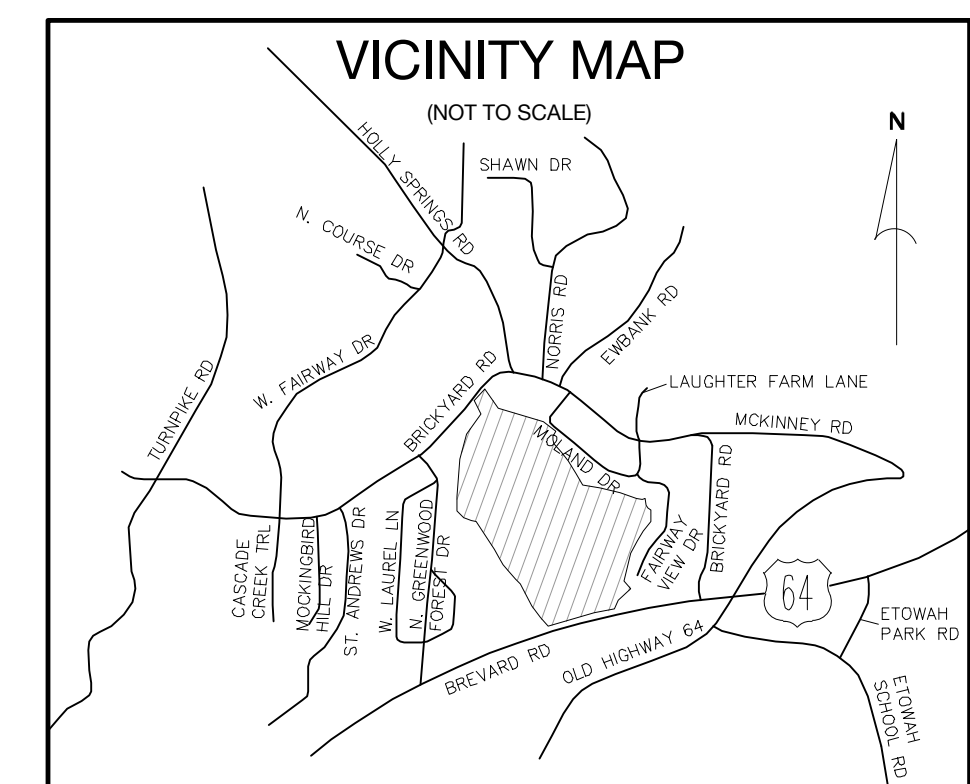
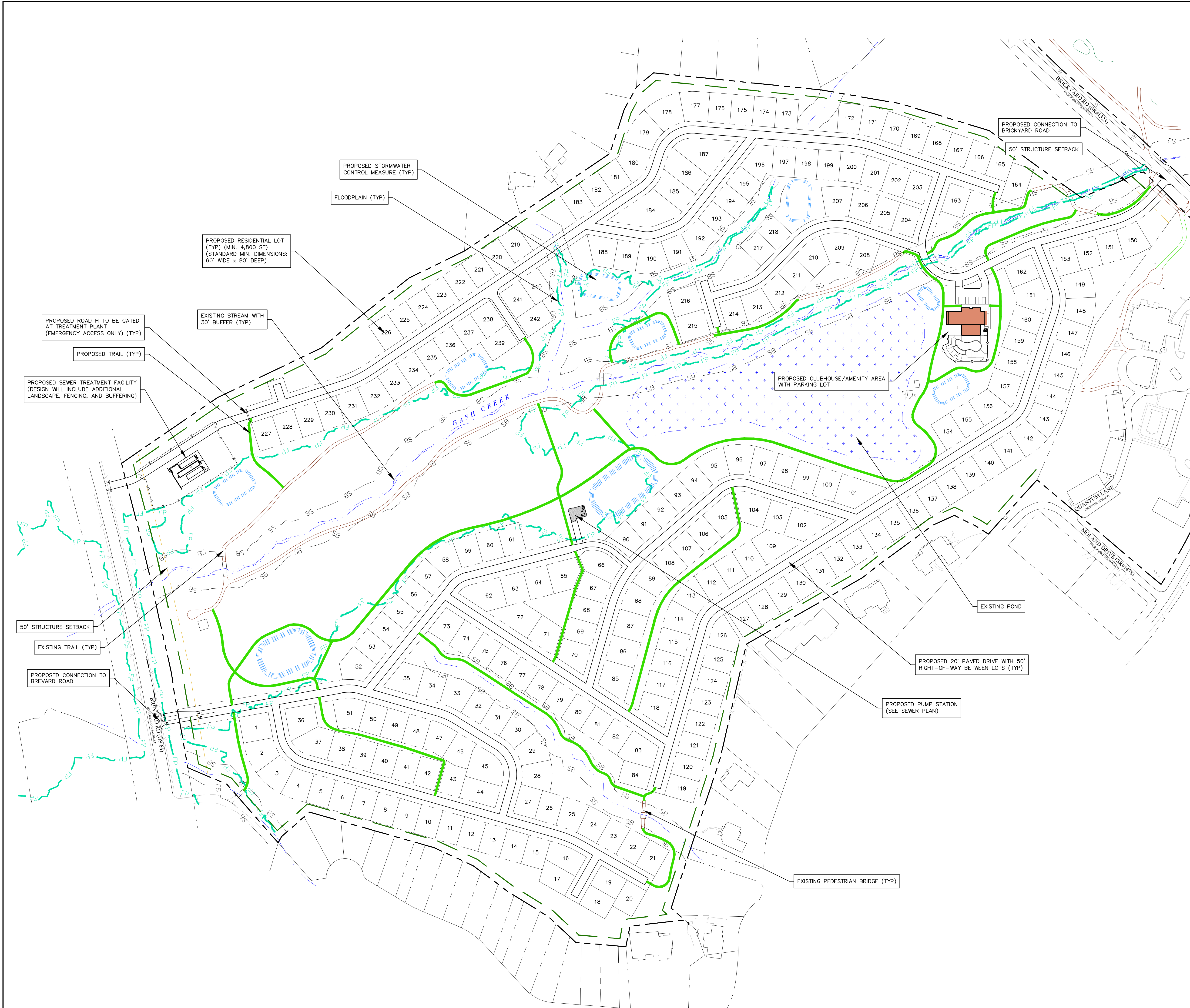
FOR REVIEW ONLY



NO.	DATE	DESCRIPTION	BY
1	06/30/2023	MASTER PLAN SUBMITTAL	MAD

CDC Civil Design Concepts, PA
 www.civildesignconcepts.com
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-5388
 FAX (828) 252-5388
 52 WALNUT STREET - SUITE 9
 WAYNESVILLE, NC 28798
 PHONE (828) 252-5388
 FAX (828) 455-5455
 NCELS LICENSE # C-2184

COVER FOR:
ETOWAH RESIDENTIAL
 TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA
 DRAWN BY: AHP
 CDC PROJECT NO.: 12171
 XXX PERMIT NO.: xxx
 SHEET
C000



DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION
332 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405
MATT MAYNARD
(910) 251-2388

CONTACT:

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

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES
200 RIDGEFIELD COURT, SUITE 208
ASHEVILLE, NC 28806
C.M. EDGERTON, JR., P.L.S.
(828) 225-6562

CONTACT:

PROJECT DATA

PIN: 9529-52-4218
ADDRESS: 470 BRICKYARD ROAD
DEED BOOK/PAGE: 1601/251
PROJECT ACREAGE: 83.5± ACRES
CURRENT ZONING: R-1 (RESIDENTIAL DISTRICT ONE)
PROPOSED SUBDIVISION TYPE: CONSERVATION
DISTURBED AREA: 50± AC

SETBACKS:

FRONT (EXTERIOR): 50' (US 64/BRICKYARD)
FRONT (INTERIOR): 20' (COLL.); 15' (LOCAL)
SIDE: 10'
REAR: 10'

ZONING DATA

COUNTY/TOWNSHIP: HENDERSON/MILLS RIVER
WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: HORSESHOE FIRE
WATER: PUBLIC
SEWER: PUBLIC

PROPOSED ROAD LENGTH: ±12,450 LF
PROPOSED SIDEWALK/TRAIL LENGTH: ±12,450 LF

BUILDING	DESCRIPTION	HEIGHT	GFA
A	CLUBHOUSE	1 STORY	6,000± SF
B	TREATMENT	1 STORY	5,500± SF

COMMON AREA:
REQUIRED (25%): 20.9± AC PROVIDED: 40.0 AC

LOTS: 242 LOTS
MIN. SIZE: 4,800 SF
INTERMEDIATE DENSIT MAX: 6 UNITS/ACRE

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5388
FAX (828) 455-5455

CDC Civil Design Concepts, PA
NCIBLS LICENSE # C-2184

FOR REVIEW ONLY
PRELIMINARY NOT RELEASED FOR CONSTRUCTION

ETOWAH RESIDENTIAL

TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA

SITE PLAN FOR:

DRAWN BY: AHP
CDC PROJECT NO.: 12171
XXX PERMIT NO.: xxx

SHEET
C201

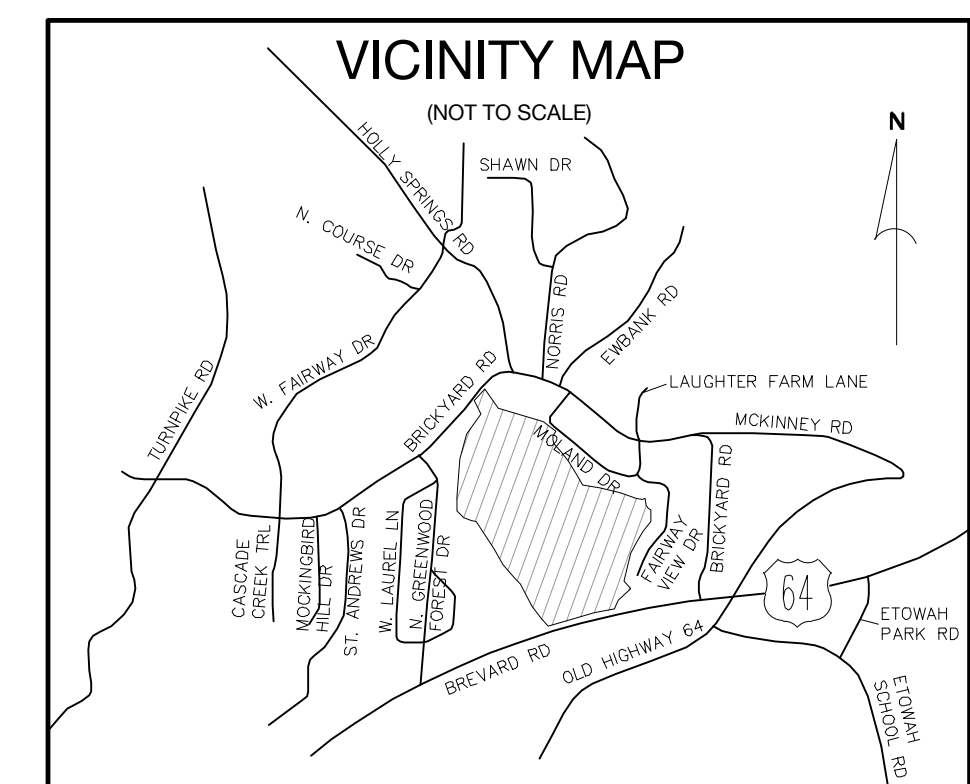
CDC INSPECTIONS HOTLINE:
828-771-4753 OR INSPECTION@CDCGO.COM

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

NORTH

SITE PLAN
GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.



DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION
332 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405
MATT MAYNARD
(910) 251-2388

CONTACT:

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

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES
200 RIDGEFIELD COURT, SUITE 208
ASHEVILLE, NC 28806
C.M. EDGERTON, JR., P.L.S.
(828) 225-6562

CONTACT:

PROJECT DATA

PIN: 9529-52-4218
ADDRESS: 470 BRICKYARD ROAD
DEED BOOK/PAGE: 1601/251
PROJECT ACREAGE: 83.5± ACRES
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PROPOSED SUBDIVISION TYPE: CONSERVATION
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SETBACKS:

FRONT (EXTERIOR): 50' (US 64/BRICKYARD)
FRONT (INTERIOR): 20' (COLL.); 15' (LOCAL)
SIDE: 10'
REAR: 10'

ZONING DATA

COUNTY/TOWNSHIP: HENDERSON/MILLS RIVER
WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: HORSESHOE FIRE
WATER: PUBLIC
SEWER: PUBLIC

PROPOSED ROAD LENGTH: ±12,450 LF
PROPOSED SIDEWALK/TRAIL LENGTH: ±12,450 LF

BUILDING	DESCRIPTION	HEIGHT	GFA
A	CLUBHOUSE	1 STORY	6,000± SF
B	TREATMENT	1 STORY	5,500± SF

COMMON AREA:
REQUIRED (25%): 20.9± AC PROVIDED: 40.0 AC

LOTS: 242 LOTS
MIN. SIZE: 4,800 SF
INTERMEDIATE DENSIT MAX: 6 UNITS/ACRE

Civil Design Concepts, PA

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28806
PHONE (828) 252-5388
FAX (828) 252-5385

NO.	DATE	DESCRIPTION	BY
1	06/30/2023	MASTER PLAN SUBMITTAL	MAD

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FOR
CONSTRUCTION

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Know what's below.
Call before you dig.

NORTH

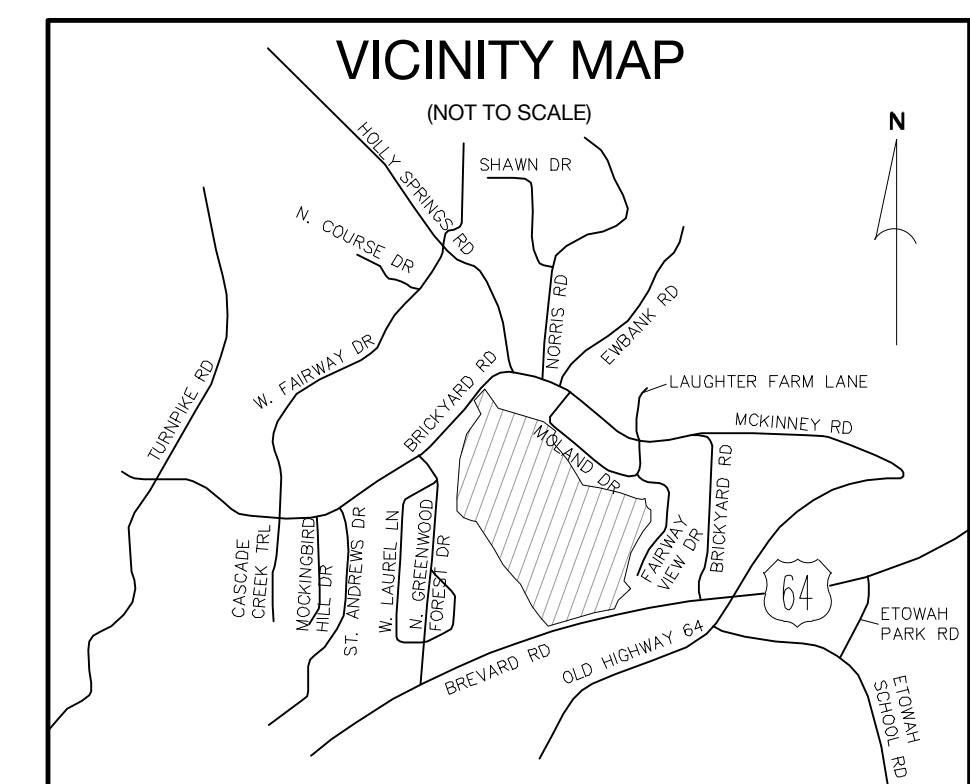
GRADING & STORM DRAINAGE PLAN

GRAPHIC SCALE

DRAWN BY: AHP
CDC PROJECT NO.: 12171
XXX PERMIT NO.: xxx

SHEET

C301



DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION
332 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405
MATT MAYNARD
(910) 251-2388

CONTACT:

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

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES
200 RIDGEFIELD COURT, SUITE 208
ASHEVILLE, NC 28806
C.M. EDGERTON, JR., P.L.S.
(828) 225-6562

CONTACT:

PROJECT DATA

PIN: 9529-52-4218
ADDRESS: 470 BRICKYARD ROAD
DEED BOOK/PAGE: 1601/251
PROJECT ACREAGE: 83.5± ACRES
CURRENT ZONING: R-1 (RESIDENTIAL DISTRICT ONE)
PROPOSED SUBDIVISION TYPE: CONSERVATION
DISTURBED AREA: 50± AC

SETBACKS:

FRONT (EXTERIOR): 50' (US 64/BRICKYARD)
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ZONING DATA

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PHONE (828) 252-5388
FAX (828) 455-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBLS LICENSE # C-2184

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1	06/30/2023	MASTER PLAN SUBMITTAL	MAD

CDC INSPECTIONS HOTLINE:
828-771-4753 OR INSPECTION@CDCGO.COM

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WATER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

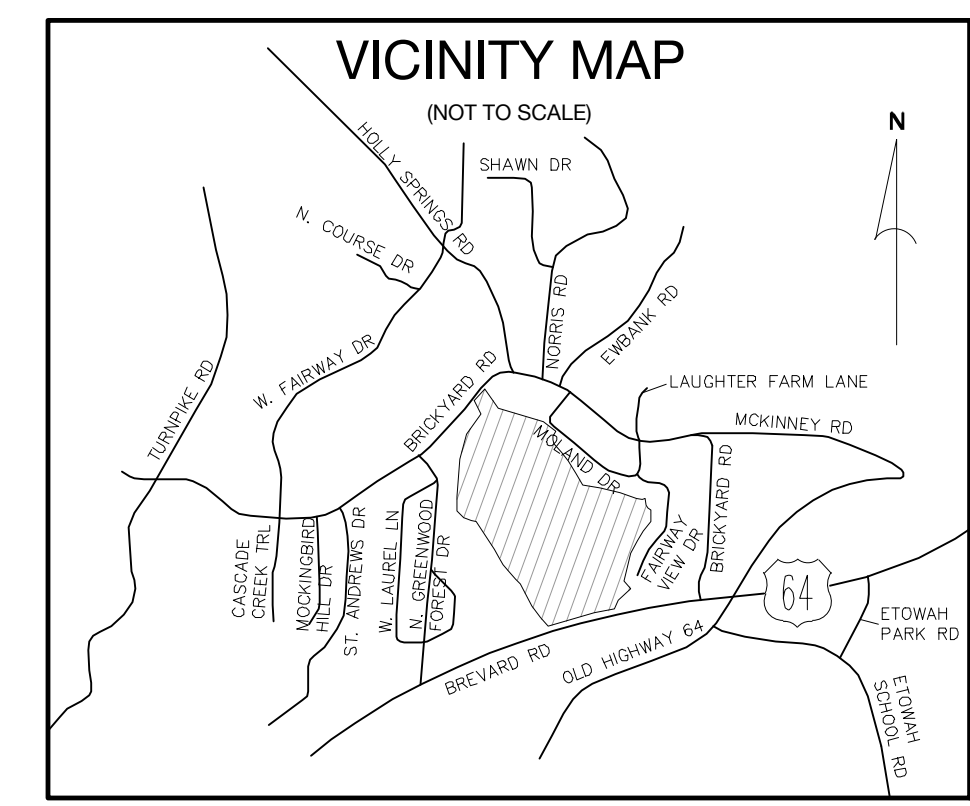
WATER PLAN FOR:

ETOWAH RESIDENTIAL

TRIBUTE CONSTRUCTION - ETOWAH, NORTH CAROLINA

DRAWN BY: AHP
CDC PROJECT NO.: 12171
XXX PERMIT NO.: xxx

SHEET
C601



DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBUTE CONSTRUCTION
332 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405
MATT MAYNARD
(910) 251-2388

CONTACT:

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

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES
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MASTER PLAN SUBMITTAL

DATE

DESCRIPTION

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

CDC INSPECTIONS HOTLINE:
828-771-1755 OR INSPECTION@CDCGO.COM

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SEWER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

ETOWAH RESIDENTIAL

DRAWN BY: AHP
CDC PROJECT NO.: 12171
XXX PERMIT NO.: xxx

C701