

# **REQUEST FOR COMMITTEE REVIEW**

## **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** May 19, 2026

**SUBJECT:** Conditional Rezoning Application #R-2026-02-CD N. Cureton Place

**PRESENTER:** Matt Champion, Zoning Administrator

**ATTACHMENTS:** 1.) Staff Report  
2.) Master Plan  
3.) Trip Generation Letter

### **SUMMARY OF REQUEST:**

Rezoning Application #R-2026-02-CD was initiated on March 30, 2026, and requests that the County conditionally rezone approximately 12.53 acres of land from Regional Commercial (RC) to a Conditional District (CD-2026-02). The project contains all of REIDs 10003733, 700995, 10003731, 700357, and a portion of 10013324 that has direct access to N Cureton Place (SR 2049). Egolf Properties, LLC and Stuart Rubin, Trustee are listed as the current property owners. The applicant is N. Cureton Place TH, LLC.

The applicant is proposing to develop the subject area for a residential development containing 102 townhome dwelling units. Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighborhood compatibility meeting was held on Wednesday, April 29, 2026, in the King Street Meeting Room. A copy of the meeting summary will be provided to the Planning Board.

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

Should the conditional rezoning application meet the technical standards laid out in the Henderson County Land Development Code, the appropriate action by the Technical Review Committee would be to forward the application to the Planning Board for further review with any comments or conditions.

### **Suggested Motion:**

I move that the TRC forward the conditional rezoning application, #R-2026-02-CD with conditions as discussed, to the Planning Board as it meets the technical requirements of the Land Development Code.



# STAFF REPORT

## HENDERSON COUNTY PLANNING DEPARTMENT

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

### Prepared by:

Matt Champion, Zoning Administrator

**APPLICATION #**  
R-2026-02-CD

**TECHNICAL REVIEW COMMITTEE MEETING DATE:** May 19, 2026

**PROPERTY OWNERS:**  
Egolf Properties, LLC  
& Stuart I. Rubin, Trustee

**PROPERTY LOCATION/ADDRESS:**  
35 North Cureton Place (SR 2049) 44 Cureton Place (SR 1366) Blue Ridge Township

**APPLICANT:**  
N. Cureton Place TH, LLC  
(Brett Basnight)

**REID(S):**  
10003733, 700995, 10003731, 700357, & a Portion of 10013324

### **SUMMARY OF REQUEST**

A rezoning of the above-referenced PINs (hereafter the subject area) from **Regional Commercial (RC)** to **Conditional District (CD-2026-02)** for the N. Cureton Place development.

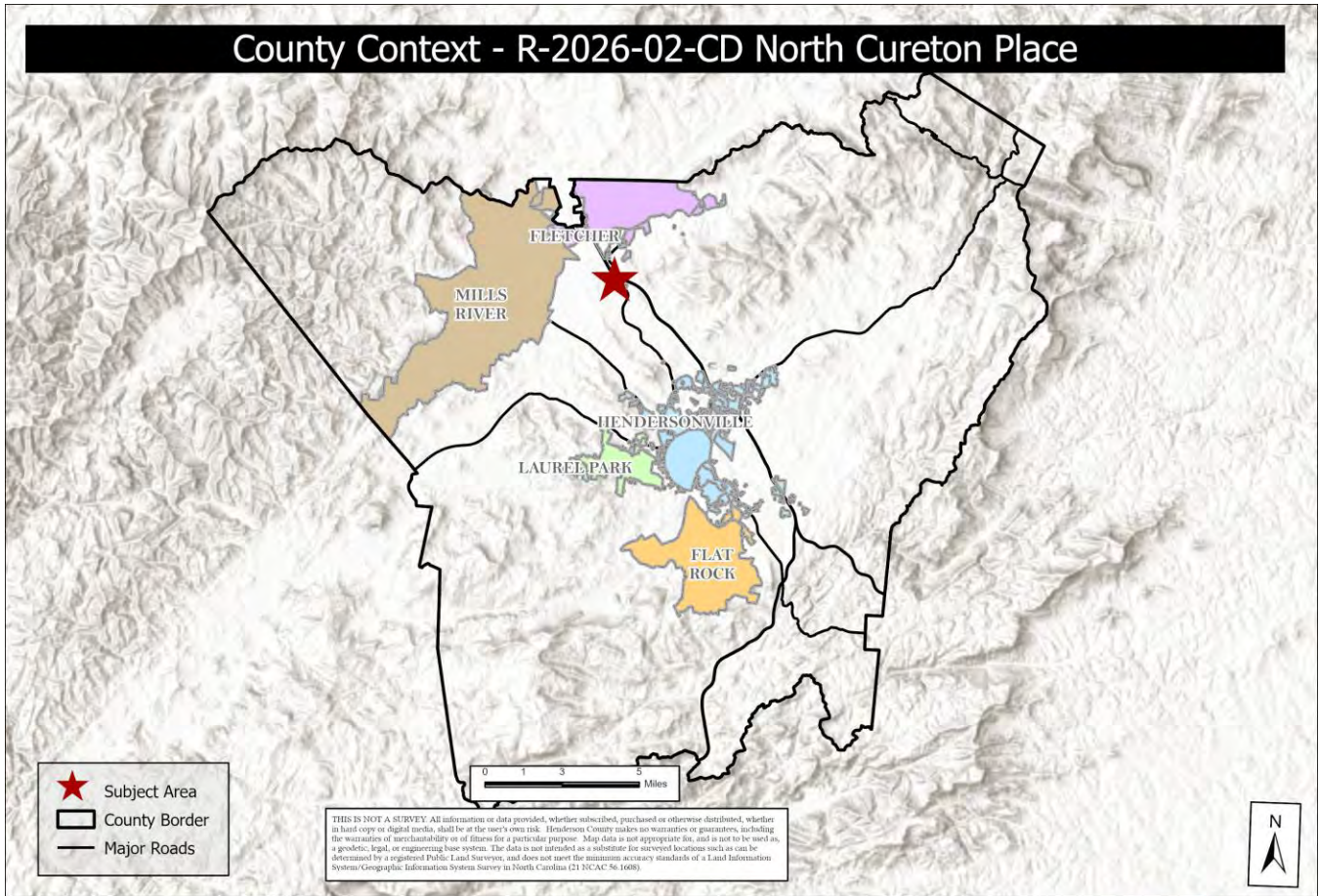
<b>Existing Zoning</b>	Regional Commercial (RC)
<b>FLUM Character Area</b>	Community Center
<b>Existing Land Use</b>	Vacant
<b>Site Improvements</b>	N/A
<b>Request Acreage</b>	12.53 acres per engineer site plan

### **ADJACENT ZONING**

### **USE OF LAND**

<b>North</b>	RC	Commercial/I-26
<b>East</b>	R1, RC	Residential
<b>South</b>	R1, RC	Vacant/Agriculture
<b>West</b>	RC	Commercial/Vacant

Map A: County Context



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324  
Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



**BACKGROUND:**

The applicants, the N. Cureton Place TH, LLC, seek to rezone all of REIDs 10003733, 10003731, 700995, and 700357, and a portion of REID 10013324 from Regional Commercial (RC) to Conditional District (CD-2026-02). The subject area is approximately 12.53 acres. The attached site plan proposes a 102-unit townhome residential development.

Map B: Subject Area



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324  
 Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



**SUBJECT AREA & ADJACENT PROPERTIES:**

**Subject Area**

All parcels included in this application are currently vacant. On June 6, 2022, the Board of Commissioners held a public hearing to close a portion of the right-of-way for N. Cureton Place at the request of NCDOT. The request was approved. There is an existing garden easement located on the southern end of REID 10003733 for the benefit of an adjoining property owner.

**Adjacent Uses**

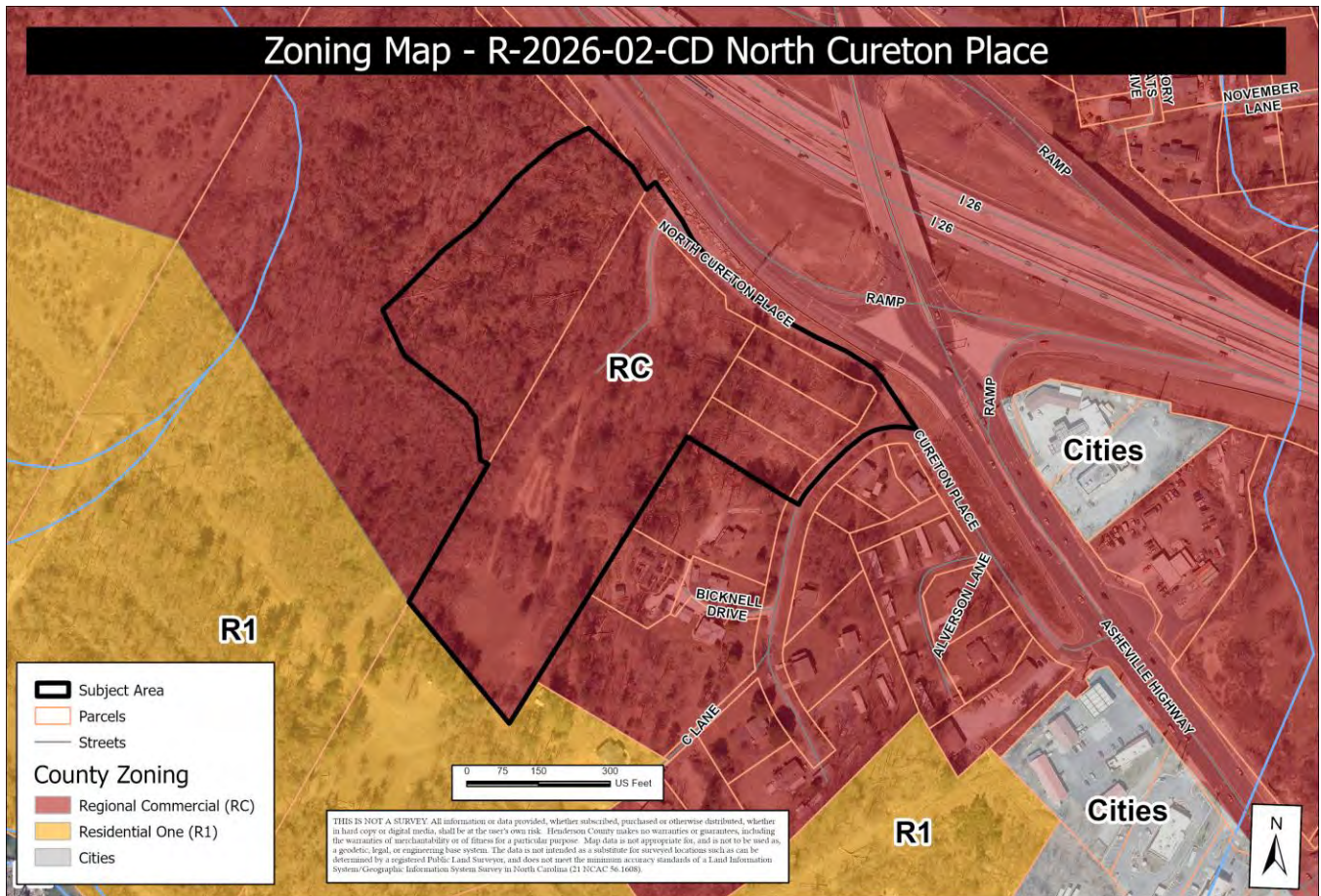
**West:** The parcel to the West of the subject area is vacant land.

**South:** The parcels to the South of the subject area contain residential structures and vacant land.

**East:** The parcels to the East of the subject area contain residential structures.

**North:** The parcels to the North of the subject area, across I-26, contain commercial structures.

Map C: Current Zoning



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC  
 Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324  
 Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



**District Comparison:**

**Regional Commercial (RC):** “The purpose of the Regional Commercial (RC) zoning district is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development that includes a variety of retail sales and services, public and private administrations, offices, and all other uses done primarily for sale or profit on the local, community, and regional level. This general use district is meant to be in the Utility Service Area (USA) as defined in the *Comprehensive Plan*.” Residential density in Regional Commercial is 16 units per acre, a maximum impervious surface allowance of 80%, and a maximum height of 50’ (LDC §42-28). The subject area has been zoned Regional Commercial (RC) since the adoption of the Henderson County Land Development Code in September 2007.

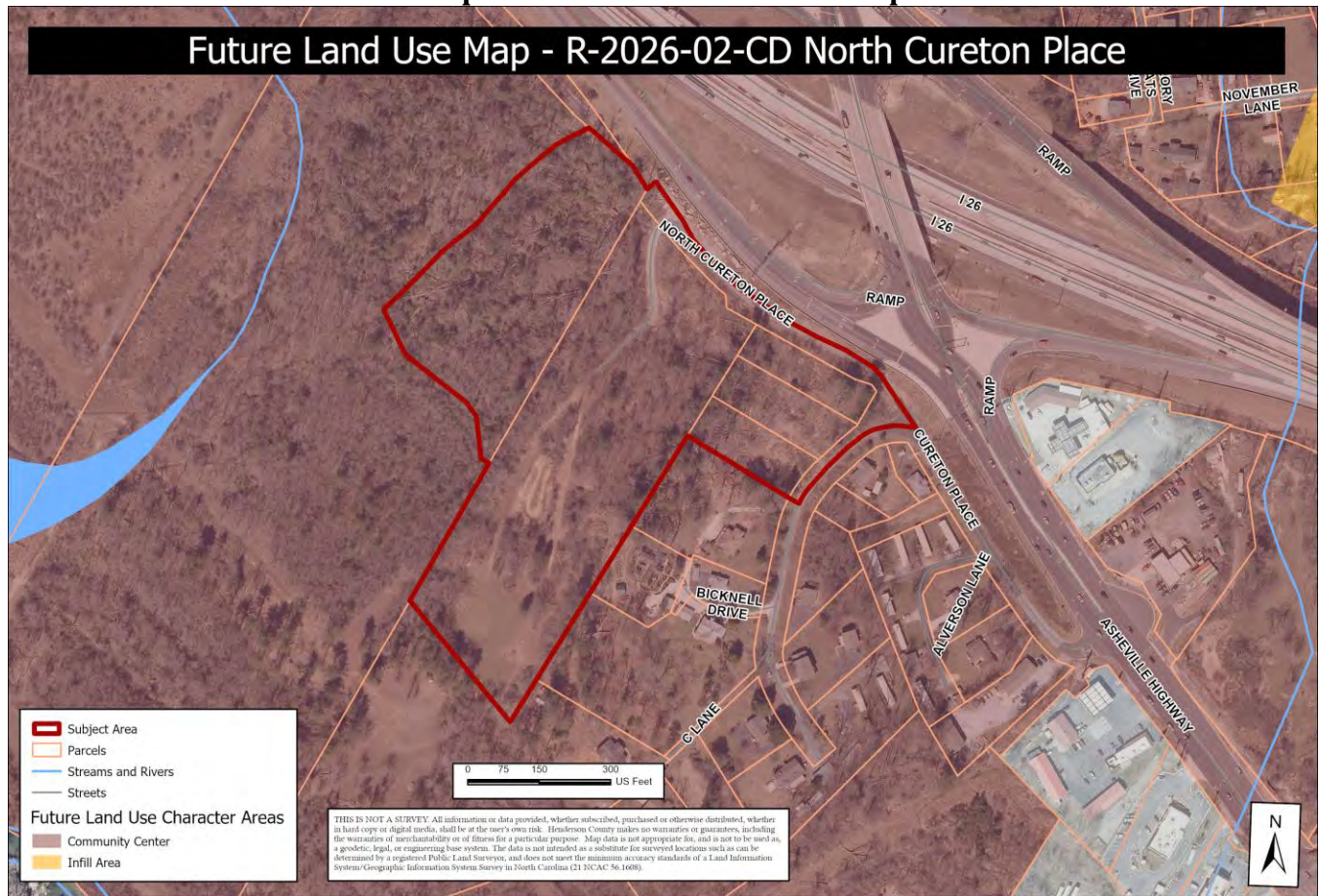
**Conditional District (CD):** “Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special 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.

**Nearby Development:** The Farmhouse at Tap Root, CD-2023-02, was approved by the Board of Commissioners on April 3, 2023. The proposed residential development was originally located within the Regional Commercial (RC) zoning district that consisted of 19.12 acres. The project proposed 306 residential units within 12 structures. The Board of Commissioners approved the conditional rezoning for 270 residential units within 12 structures.

**Conditional Zoning Approval:** If 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. Only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property.

Map D: 2045 Future Land Use Map



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC  
 Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324  
 Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



**2045 Comprehensive Plan Compatibility**

The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the **Community Center** character area.

**Community Center:** From Part 2, page 46, “Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have higher concentrations of nonresidential uses and commercial services that contribute to the tax base.

**However, mixed-use development is also encouraged, especially to offer multi-story units** that provide commercial use on the bottom and residential units or office space above.” (The proposed use is consistent with the defined uses for the Community Center character area)

- **Where:** Typically found at intersections of State Roads or thoroughfares in areas near residential development that can be served by commercial uses. (This property is accessed off US25 and is within easy access to I-26)
- **Uses:** Medium to large-scale retail, services, restaurants, some offices, businesses, light industry, and institutional uses. **Mix of housing, including single-family homes,**

**townhomes, and apartments.** (This proposal is consistent with townhome units and is surrounded by many varied uses, including commercial, light industry, and residential.)

- **Utility Access:** Typically served by water and potentially sewer.  
(This property is served by both water and sewer)

**Plan Outcomes & Goals:**

Of the three outcomes described in the Comprehensive Plan, this project will help to accomplish the outcome of Connectivity due to its ideal location for future residents to live and work in a walkable and transit accessible area.

The 2045 Comprehensive Plan describes the need for Henderson County to allow for more types of housing to accommodate a wider range of occupants, especially *Middle Housing* options (see page 88). Goal 7 of the plan states specifically to “diversify housing choices and increase availability”. This project would help to accomplish this goal.

**Map F: Utilities Map**



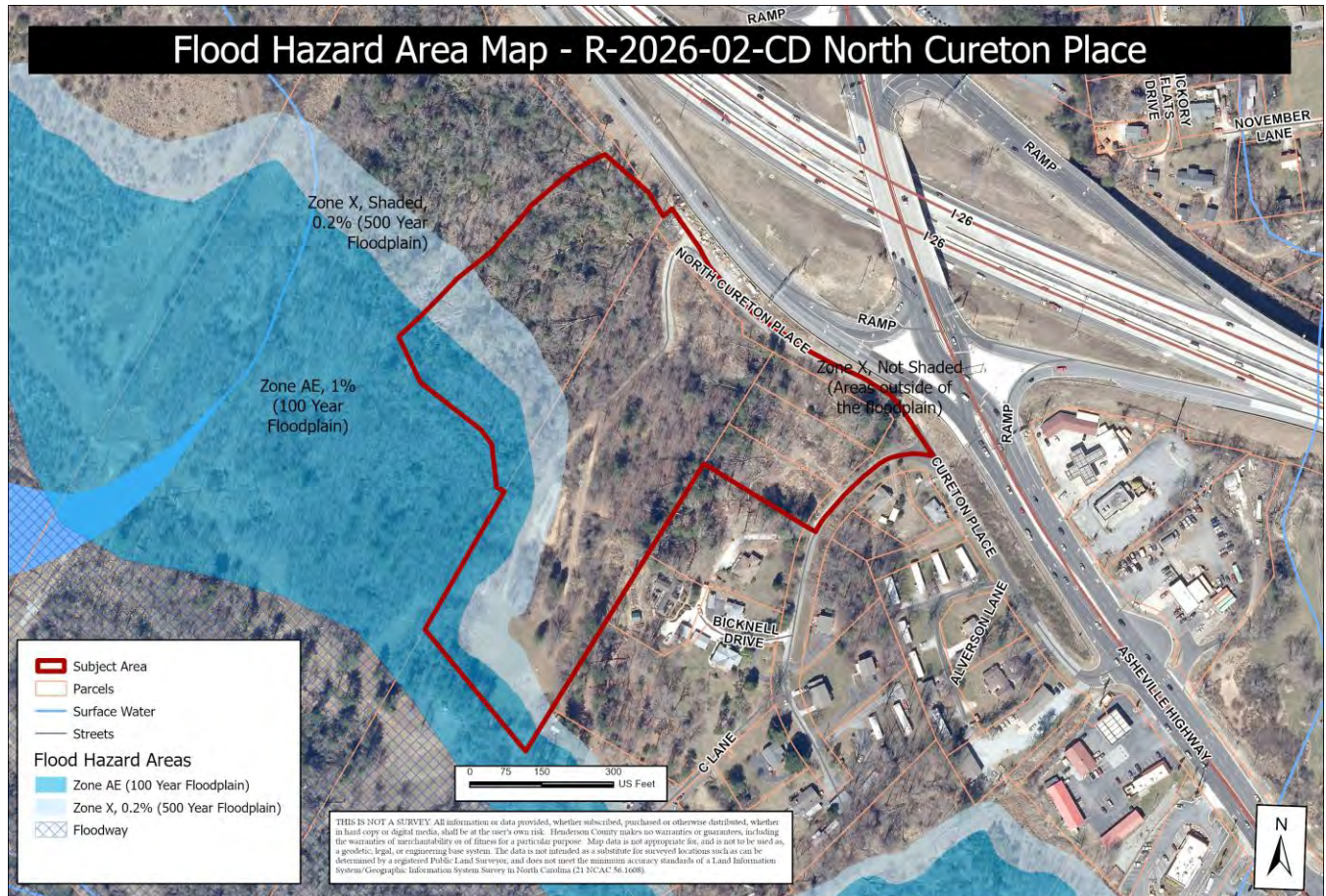
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Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



**Water and Sewer**

The applicant is proposing connections to Metropolitan Sewerage District (MSD) public sewer and City of Hendersonville public water, which are located on the adjacent parcel. Staff has received allocation letters from both the City of Hendersonville and MSD.

**Map E. Flood Hazard Area Map**



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324  
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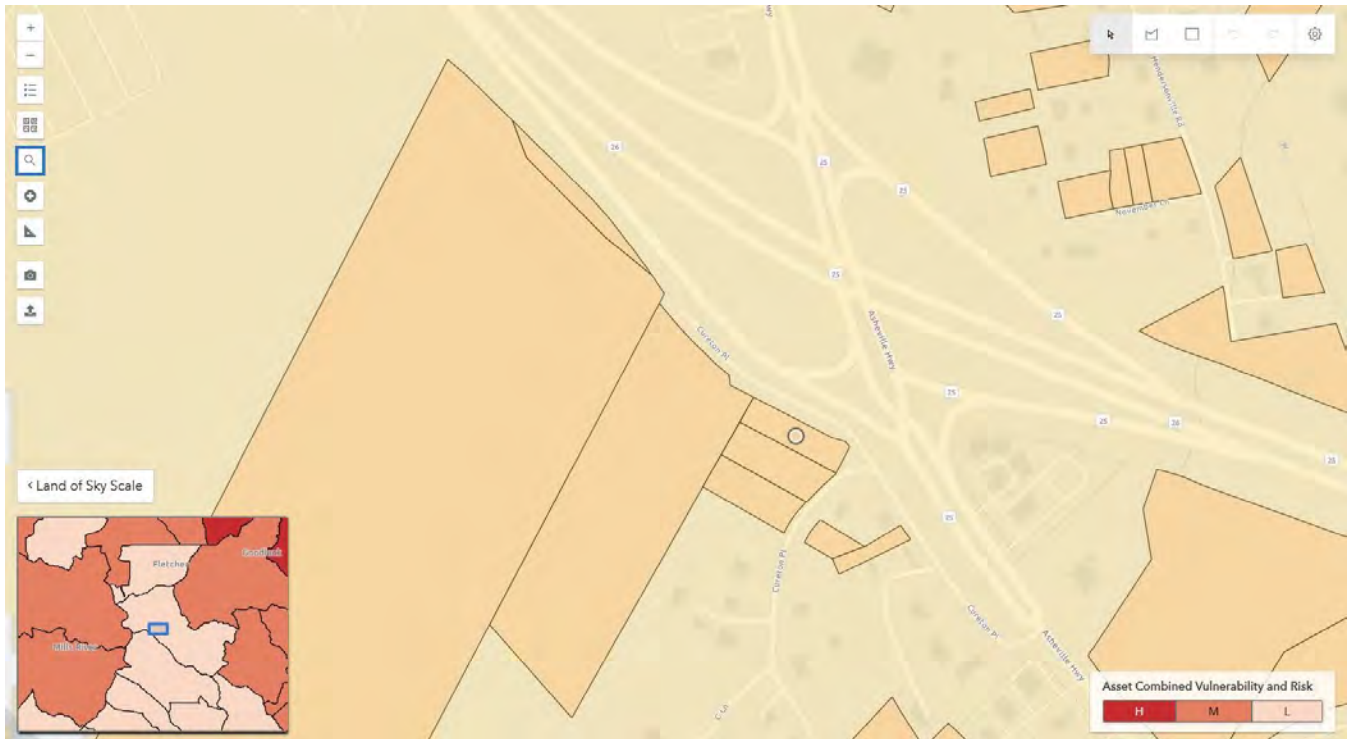
**Flood Hazard Area**

The subject area is partially encumbered by the 100-year and the 500-year flood hazard areas. Henderson County’s Floodplain Development Ordinance only regulates the area within the 100-year flood hazard area. The subject area does not contain any “floodway” designation.

The master plan shows 3 townhome units within the 100-year flood hazard area. According to Henderson County’s Floodplain Administrator, the applicant can fill up to 20% of the 100-year flood hazard area located in the subject area. If fill is not utilized to bring the structures out of the flood hazard area, the structures would have to be elevated 2’ above base flood elevation.

**AccelAdapt - Land of Sky Resilience Assessment Tool**

AccelAdapt addresses resilience through actionable vulnerability assessments and risk insights. Its data-informed and defensible analyses can improve resilience planning while preparing for a more adaptive future. **This analysis is intended to be informational and is not regulatory.** See images below. There is no potential for future debris flow pathways within the subject area. There is a risk of wildfire. The wildfire risk may be reduced with the development of property since it is currently forested and vacant.



**Proposed Conditional District (CD-2026-02) Development**

As part of the rezoning application, the applicant has submitted a site plan of the proposed development. The applicant is proposing to use the site for a residential development with on-site amenities for the residents. The standard density of RC is sixteen (16) units per acre. The Conditional District allows the Board of Commissioners to place conditions or restrictions on the property that binds this specific development and location. The site plan limits the development size and density as shown if approved. Any changes would require an amended site plan and approval of the Board of Commissioners. Below is an overview of the proposed development.

- 102 total residential townhome units
  - 20 total residential structures
  - Ranging from 3 townhome units per structure to 6 townhome units per structure
  - Overall density of 8 units per acre
  - Minimum of 20' between structures
- Amenities
  - Pool, dog park, mailbox, and community grill

- Sidewalks throughout development
- 218 total parking spaces proposed
  - 2 parking spaces per dwelling unit
  - 14 parking spaces for amenities
    - Including 2 ADA parking spaces
- Landscaping
  - Proposed 30' landscape buffer along eastern property line
- Private roadway
  - 22' and 26' wide drive aisles throughout development
  - 2 driveway connections to N Cureton Place (SR 2049)
  - 45' private rights-of-way
- Public utilities
  - City of Hendersonville public water
  - Metropolitan sewerage district public sewer
- Open Space is shown as a minimum of 2.5 acres (20%)
- Common Space is shown as a minimum of 1.25 acres (10%)

### **Traffic Impact Analysis (TIA)**

The applicant has submitted a Trip Generation Letter detailing the number of vehicular trips the development will generate. The Trip Generation Letter will be submitted to NCDOT for their review as the proposed number of trips does not meet Henderson County's threshold for a TIA as outlined in the Land Development Code. If NCDOT requires a Traffic Impact Analysis (TIA), any required road improvements identified in the TIA, and as approved and required by NCDOT, will be included as a county condition if the rezoning is approved.

### **Neighborhood Compatibility Meeting**

The Neighborhood Compatibility Meeting was held on April 29, 2026, and a meeting summary will be provided to the Planning Board and Board of Commissioners

### **Technical Review Committee (TRC) Recommendations**

TRC will meet on May 19, 2026. Any conditions placed on the project will be included in the attached conditions list.

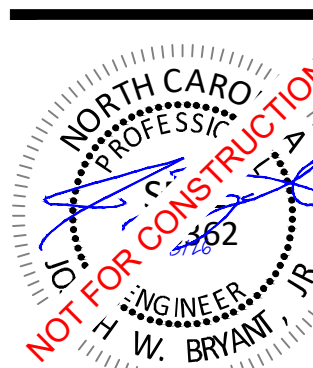
### **Planning Board Recommendations**

The Planning Board will review the application on May 21, 2026. Any conditions placed on the project will be included in the attached conditions list.

### **Board of Commissioners Public Hearing**

TBD

**DISCLAIMER:**  
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR.

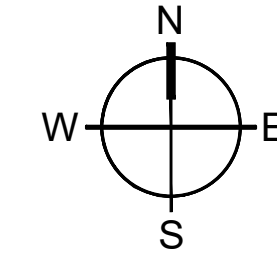
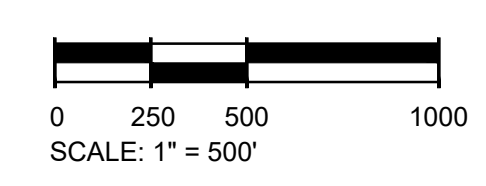
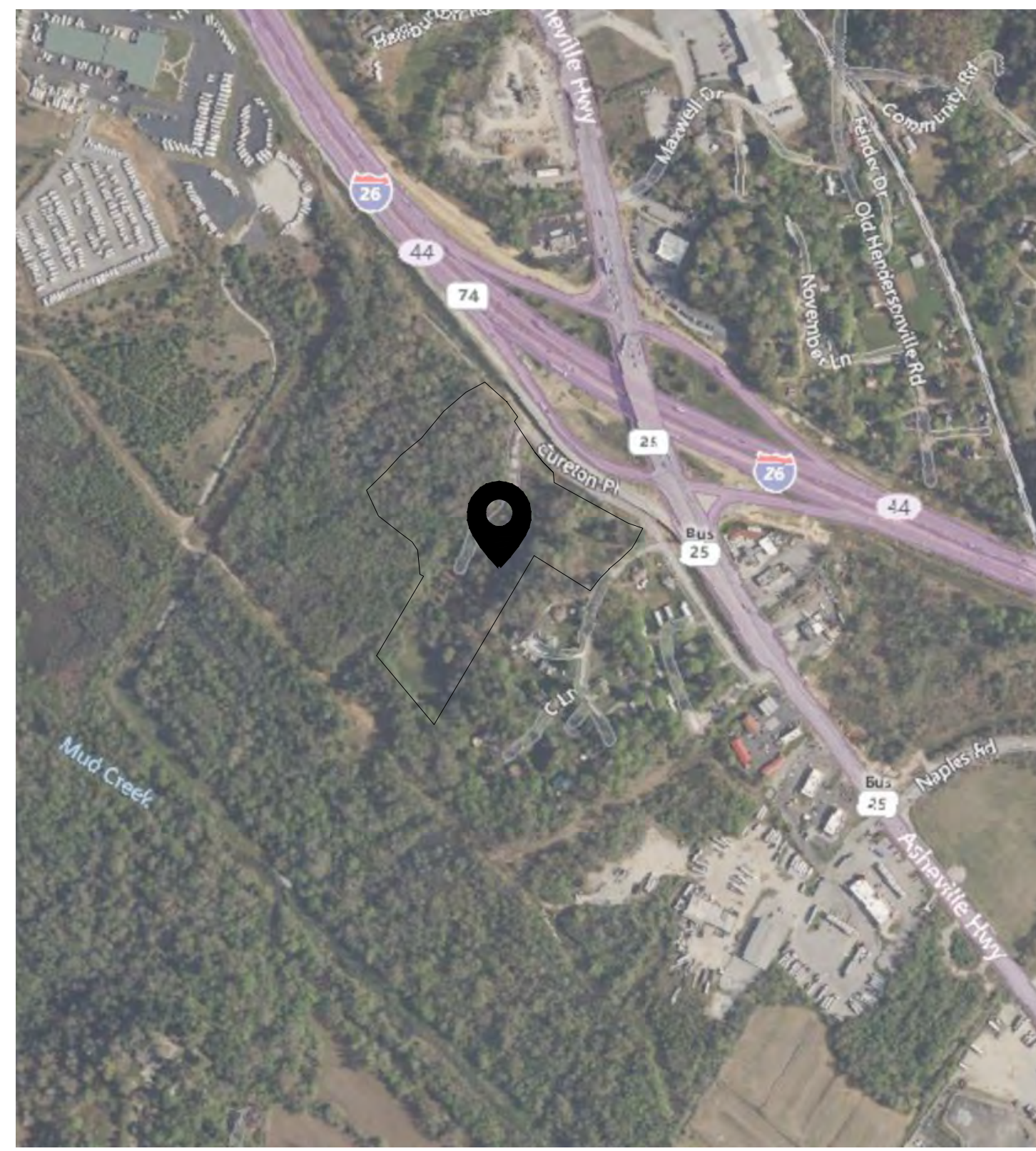


# NORTH CURETON PLACE

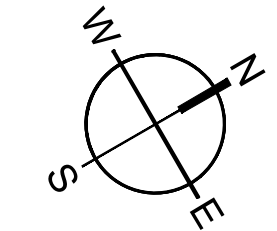
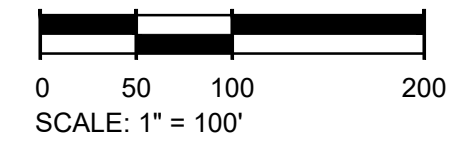
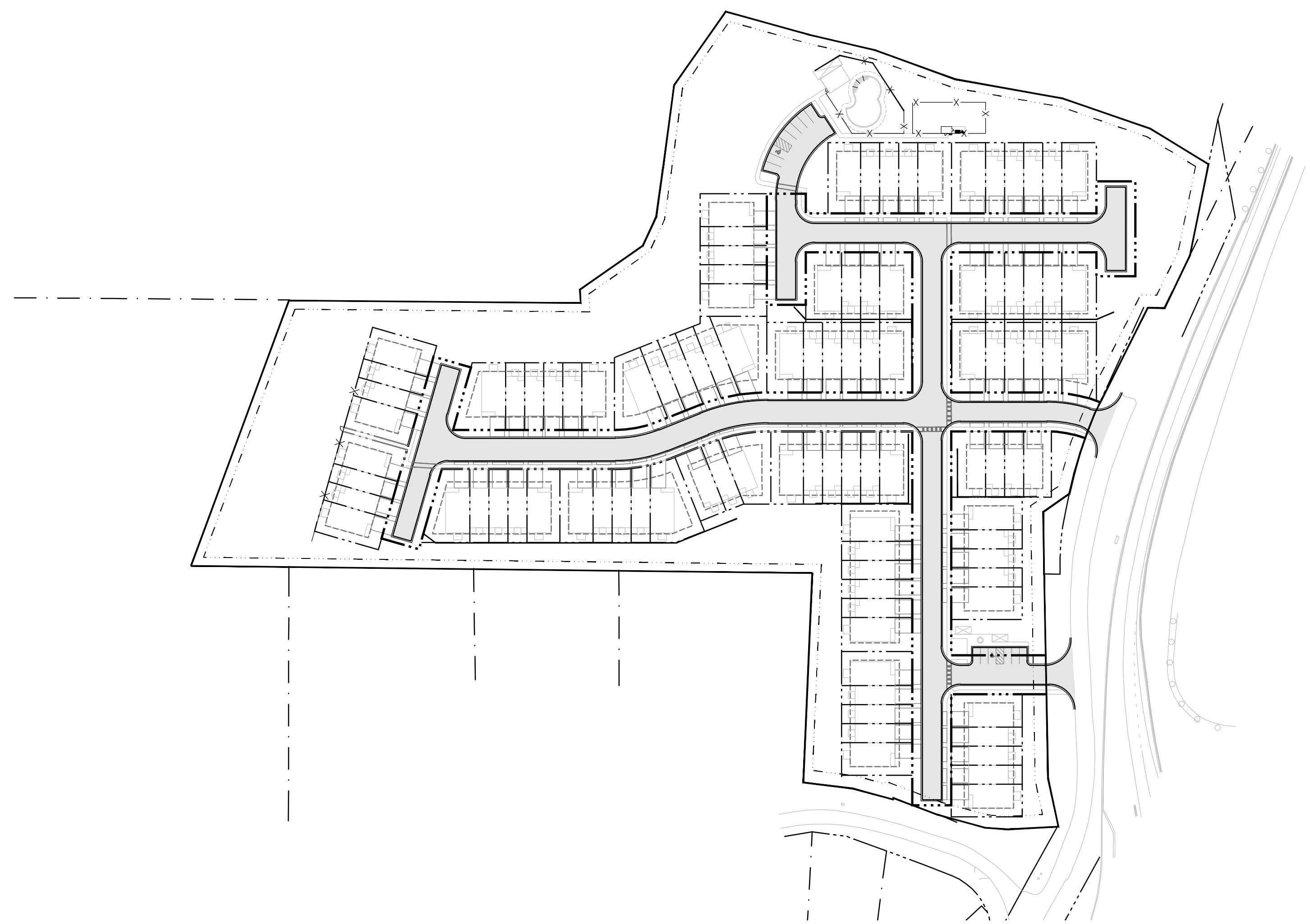
## HENDERSON COUNTY, NC

TMS# 9651480155 / 9651484201 / 9651485333 / 9651483142 / 9651384118

### SITE LOCATION MAP



### SITE OVERVIEW



Sheet List Table	
Sheet Number	Sheet Title
C1.0	Titlesheet
C1.1	Legend & Revision Notes
C2.0	Survey (1 of 5)
C2.1	Survey (2 of 5)
C2.2	Survey (3 of 5)
C2.3	Survey (4 of 5)
C2.4	Survey (5 of 5)
C3.0	Overall Demo Plan
C4.0	Overall Site Plan
C8.0	Overall Rough Grading & Drainage Plan
C12.0	Overall Utility Plan

### PROJECT DESCRIPTION

PROPOSED 102 UNIT TOWNHOUSE DEVELOPMENT AND AMENITY AREA WITHIN HENDERSON COUNTY, NC.

### GENERAL NOTES

- PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS:**
- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY ED HOLMES & ASSOCIATES SURVEYING COMPANY, DATED 11/11/2024. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM ED HOLMES & ASSOCIATES AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
  - PER REFERENCE SURVEY, ALL ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE NC NAD 83 (2011). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
  - PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

### PROJECT CONTACTS

**DEVELOPER:**  
N. CURETON PLACE TH, LLC  
1708 C AUGUSTA ST, PMB #142  
GREENVILLE, SC 29601  
CONTACT: BRETT BASNIGHT  
PHONE: (704) 724-7019

**WATER CONTACTS:**  
CITY OF HENDERSONVILLE  
305 WILLIAMS STREET  
HENDERSONVILLE, NC 28792  
PHONE: (828) 697-3073

**CIVIL ENGINEER & LANDSCAPE ARCHITECT:**  
SEAMON, WHITESIDE & ASSOCIATES, INC  
JUDSON MILLS BUILDING 6000, SUITE 6060  
701 EASLEY BRIDGE ROAD  
GREENVILLE, SC 29611  
CONTACT: JOE BRYANT, P.E.  
PHONE: (864) 298-0534

**SEWER CONTACTS:**  
MSDBC  
2028 RIVERSIDE DRIVE  
ASHEVILLE, NC 28804  
PHONE: (828) 254-9646

**SURVEYOR:**  
ED HOLMES & ASSOCIATES (HOLMES GEOSPATIAL)  
200 RIDGEFIELD COURT, SUITE 208  
ASHEVILLE, NC 28806  
CONTACT: ANDREW WOLFE  
PHONE: (828) 225-6562

**HENDERSON COUNTY:**  
PLANNING DEPARTMENT  
213 1ST AVE E  
HENDERSONVILLE, NC 28792  
PHONE: (828) 697-4819

NORTH CURETON PLACE  
N. CURETON PLACE TH, LLC  
HENDERSON COUNTY, NC

PERMIT SET  
(NOT FOR CONSTRUCTION)  
SW+ PROJECT: 12985  
DATE: 04/13/2026  
DRAWN BY: AC/NS  
CHECKED BY: CG

**REVISION HISTORY**

NO.	DESCRIPTION

TITLESHEET



Know what's below.  
Call before you dig.

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29521 | JUDSON HILL BUILDING GROUP, GREENVILLE, SC 29615 | FOR PETERSON DR., CHARLOTTE, NC 28217 | 1501 GERRARD STREET, SUMMERVILLE, SC 29586 | 1501 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29596 | 225 S. WEST ST. #600, RALEIGH, NC 27603  
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# NORTH CAROLINA - DRAWING LEGEND

NOTE: THIS LEGEND DOES NOT APPLY TO 'SURVEYING' SHEET(S).  
THOSE ARE SHOWN IN THE ORIGINAL FORMAT AS RECEIVED BY THE SURVEYOR.

LINES			SYMBOLS			SYMBOLS			ABBREVIATIONS		
	EXISTING	NEW		EXISTING	NEW		EXISTING	NEW		EXISTING	NEW
PROPERTY BOUNDARY		N/A	BENCHMARK		N/A	POWER POLE			ACCESS EASEMENT	EX. A.E.	A.E.
RIGHT OF WAY			PROPERTY CORNER		N/A	LIGHT POLE			AUTHORITY HAVING JURISDICTION	EX. AHJ	AHJ
LOT LINE	N/A		SEWER MANHOLE			ELECTRIC BOX		N/A	CORRUGATED METAL PIPE	EX. CMP	CMP
ADJOINING PROPERTY LINE		N/A	SEWER PUMP STATION	N/A		ELECTRIC MANHOLE		N/A	DRAINAGE EASEMENT	EX. S.D.E.	S.D.E.
CENTERLINE			SEWER GREASE TRAP	N/A		CABLE PEDESTAL		N/A	DUCTILE IRON PIPE	EX. DIP	DIP
SETBACK			SEWER CLEANOUT			TELEPHONE PEDESTAL		N/A	GASKETED REINFORCED CONCRETE PIPE	EX. GRCP	GRCP
BUFFER			SEWER OIL & WATER SEPARATOR	N/A		GAS VALVE		N/A	GENERAL UTILITY EASEMENT	EX. G.U.E.	G.U.E.
STREAM BUFFER		N/A	SEWER SERVICE CONNECTION	N/A		TREE			HIGH-DENSITY POLYETHYLENE PIPE	EX. HDPE	HDPE
STREAM CENTERLINE		N/A	STORM CATCH BASIN			ADA PARKING			HOME OWNER'S ASSOCIATION	EX. HOA	HOA
WETLAND BUFFER		N/A	STORM SLAB TYPE CATCH BASIN			SIGN			IN ACCORDANCE WITH	EX. IAW	IAW
FLOOD LINE		N/A	STORM DROP INLET			WHEELSTOP	N/A		INGRESS/EGRESS EASEMENT	EX. I.E.E.	I.E.E.
EASEMENT			STORM DOUBLE CATCH BASIN	N/A		TRASH CAN	N/A		POLYVINYL CHLORIDE PIPE	EX. PVC	PVC
CURB & GUTTER (STRAIGHT)			STORM OPEN THROAT CATCH BASIN	N/A		BOLLARD	N/A		POND MAINTENANCE EASEMENT	EX. P.M.E.	P.M.E.
CURB & GUTTER (ROLL)			STORM ISOLATION BOX			REVISION ID	N/A		PROPERTY OWNER'S ASSOCIATION	EX. POA	POA
FENCE			STORM JUNCTION BOX						REINFORCED CONCRETE PIPE	EX. RCP	RCP
GUARDRAIL			STORM MANHOLE			<b>SWPPP SYMBOLS</b>					
TREELINE		N/A	STORM OUTLET CONTROL STRUCTURE			PORTABLE TOILET			<b>HATCHES</b>		
PHASE LINE	N/A		STORM YARD INLET (ROUND/RECTANGULAR)			CONCRETE WASHOUT BASIN			STANDARD DUTY ASPHALT		
SEWER (GRAVITY)			STORM FLARED END SECTION	N/A		CONSTRUCTION ENTRANCE - GRAVEL (NCDEQ 6.06)			HEAVY DUTY ASPHALT		
SEWER (FORCE MAIN)			STORM BEEHIVE GRATE	N/A		CONSTRUCTION ENTRANCE WITH TIRE WASH			DOT ASPHALT		
WATER LINE			WATER METER			TEMPORARY CHECK DAM (NCDEQ 6.63)			MILL & RESURFACE (NCDEQ)		
FIRE LINE	N/A		WATER METER RESIDENTIAL (SINGLE DOUBLE)			TEMPORARY STRAW WATTLE / SILT SOCK			STANDARD DUTY CONCRETE (ADA PARKING SPACES)		
WATER SERVICE	N/A		WATER DETECTOR CHECK	N/A		SKIMMER			HEAVY DUTY CONCRETE		
CONDUIT			WATER IRRIGATION METER	N/A		HARDWARE CLOTH & GRAVEL INLET PROTECTION (NCDEQ 6.51)			CONCRETE SIDEWALK		
NATURAL GAS			WATER YARD HYDRANT	N/A		BLOCK AND GRAVEL INLET PROTECTION (NCDEQ 6.52)			CONCRETE SIDEWALK (RESIDENTIAL)		
OVERHEAD ELECTRICAL			WATER BACKFLOW PREVENTER	N/A		ROCK DOUGHNUT INLET PROTECTION (NCDEQ 6.54)			DETECTABLE WARNING		
UNDERGROUND ELECTRICAL			WATER BENDS (11.25°, 22.5°, 45°, 90°)	N/A		ROCK PIPE INLET PROTECTION (NCDEQ 6.15)			GRAVEL		
TELEPHONE			WATER TEE	N/A		EROSION CONTROL MATTING (NCDEQ 6.17)			RIVER ROCK		
UNDERGROUND CABLE			WATER CROSS	N/A		MULCHING (SEE TURF AND GRASSES SPECIES, NCDEQ 6.14)			AGGREGATE		
UNDERGROUND FIBER OPTIC			WATER CAP	N/A		SURFACE ROUGHENING (NCDEQ 6.03)			FRESHWATER WETLAND		
PREVIOUS PHASE STORM PIPE			WATER BLOW OFF	N/A		TEMPORARY SEEDING (SEE SCHEDULE IN EC NOTES, NCDEQ 6.10)			FRESHWATER WETLAND/STREAM BUFFER		
STORM PIPE			WATER BUTTERFLY VALVE	N/A		TYPICAL LOT EROSION CONTROL SODDING (SEE TURF AND GRASSES SPECIES, NCDEQ 6.12)			ACTIVE OPEN SPACE		
ROOF DRAIN			WATER CHECK VALVE	N/A		PERMANENT SEEDING (SEE TURF AND GRASSES SPECIES, NCDEQ 6.11)			PASSIVE OPEN SPACE		
SUBSURFACE DRAINAGE			WATER GATE VALVE			SILT FENCE OUTLET STRUCTURE (NCDEQ 6.41)			TREE SAVE AREA		
DRAINAGE BASIN LIMITS	N/A		WATER POST INDICATOR	N/A		RIPRAP (FES, BPE) (SEE DRAINAGE REPORT FOR SIZING)			BUFFER MITIGATION DISTURBANCE		
SWALE ARROW	N/A		WATER TAPPING SLEEVE AND VALVE	N/A		TURF REINFORCEMENT MAT (SEE TURF AND GRASSES SPECIES)			TREE MITIGATION AREA		
GENERAL FLOW ARROW	N/A		WATER REDUCER	N/A					EROSION CONTROL MATTING		
ELEVATION CONTOUR			WATER FIRE HYDRANT								
SILT FENCE			WATER FDC REMOTE	N/A							
SILT FENCE & TREE PROTECTION	N/A		WATER FDC ON BUILDING	N/A							
REINFORCED SILT FENCE											
REINFORCED SILT FENCE & TREE PROTECTION	N/A										
TREE PROTECTION	N/A										
NON TRENCH TREE PROTECTION	N/A										
POROUS BAFFLE	N/A										
SEDIMENT TUBE	N/A										
TURBIDITY BARRIER	N/A										
WALL	N/A										
REVISION CLOUD (ENCLOSES REVISION)	N/A										

SW  
 SEAMON WHITESIDE

MOUNT PLEASANT, SC 843.884.1667  
 GREENVILLE, SC 864.298.0534  
 SUMMERVILLE, SC 843.972.0710  
 SPARTANBURG, SC 864.272.1272  
 CHARLOTTE, NC 980.312.5450  
 RALEIGH, NC 980.312.5450  
 WWW.SEAMONWHITESIDE.COM

**DISCLAIMER:**  
 PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR.

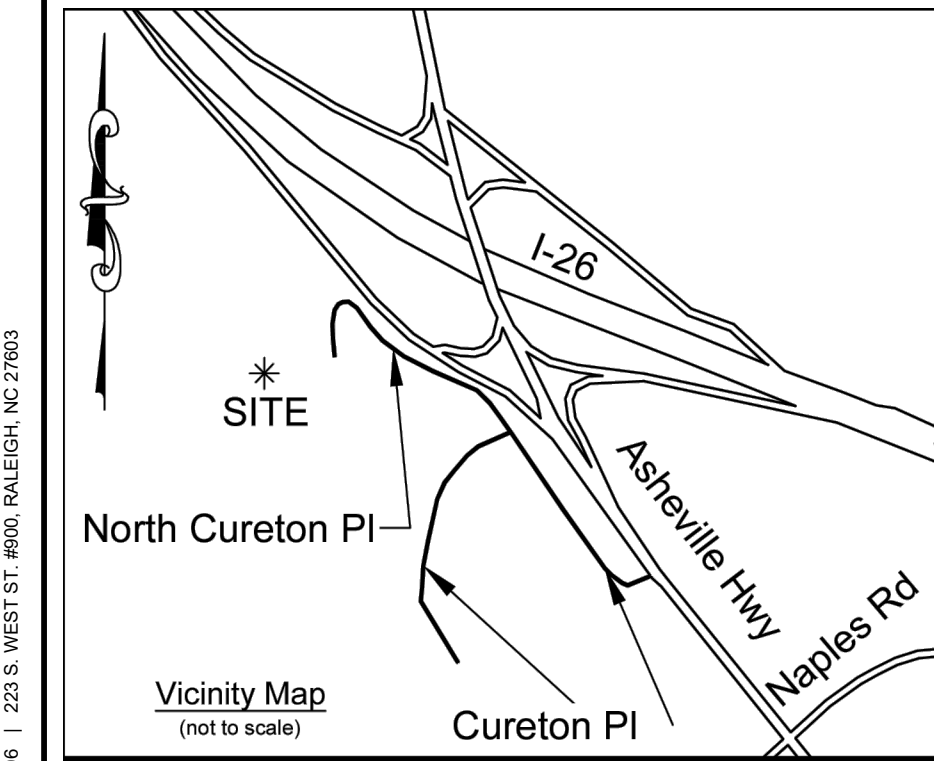
NORTH CAROLINA  
 SEAMON WHITESIDE & ASSOCIATES, INC.  
 NO. C-2466  
 STATE OF NORTH CAROLINA

NORTH CURETON PLACE  
 N. CURETON PLACE TH, LLC  
 HENDERSON COUNTY, NC

PERMIT SET  
 (NOT FOR CONSTRUCTION)  
 SW+ PROJECT: 12985  
 DATE: 04/13/2026  
 DRAWN BY: AC/NS  
 CHECKED BY: CG

NO.	DATE	DESCRIPTION

**LEGEND & REVISION NOTES**



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	483.59	115.49'	115.42'	S 41°34'12" E	13°41'01"
C2	501.71'	98.14'	97.98'	S 42°28'55" E	11°12'27"

LINE	BEARING	DISTANCE
L1	N 30°06'27" E	14.81
L2	N 30°06'27" E	14.43
L3	S 44°06'33" E	73.86
L4	S 37°59'58" E	74.42
L5	S 18°42'33" E	107.40
L6	S 42°13'09" E	300.40
L7	S 48°28'34" E	180.83
L8	S 33°54'00" E	87.32
L9	S 30°58'55" W	18.79
L10	S 30°58'55" W	5.12
L11	S 30°25'22" W	60.77
L12	S 33°20'10" E	118.92
L13	S 35°16'36" E	134.22
L14	S 04°57'13" E	37.04
L15	S 60°59'07" E	71.72
L16	S 60°56'07" E	1.01
L17	S 31°09'27" W	87.01
L18	S 60°49'40" E	1.51
L19	S 31°03'13" W	99.95
L20	S 59°12'33" E	2.32
L21	S 31°46'48" W	99.84
L22	S 67°30'12" E	4.30
L23	S 30°14'29" W	224.30
L24	S 60°07'24" E	7.71
L25	S 30°12'54" W	167.89
L26	S 60°55'53" E	1.45
L27	S 30°30'34" W	213.16
L28	S 59°54'26" E	0.94
L29	S 30°09'40" W	111.77
L30	S 60°56'07" E	235.28
L31	S 72°14'11" W	56.05
L32	S 31°03'22" E	87.01
L33	S 28°58'17" W	57.37
L34	N 39°47'43" W	41.42

NORTH RUGBY PROPERTIES LLC  
 PIN 9651-29-6020  
 DB 1518 PG 334

88' ELECTRICAL EASEMENT  
 PER DB 606 PG 47

**SUBJECT PROPERTY**  
 STUART & DORIS RUBIN TRUST  
 PIN 9651-38-3153  
 DB 1155 PG 380 - TRACT 22  
 37.458± ACRES

**LINE TYPE LEGEND**

---	PROPERTY LINE - SURVEYED
---	ADJOINING PARCEL LINE - NOT SURVEYED
---	UNDERGROUND COMMUNICATION LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND POWER LINE
---	UNDERGROUND SANITARY SEWER LINE
---	UNDERGROUND WATER LINE
---	OVERHEAD UTILITY LINE
---	EDGE OF CONCRETE
---	EDGE OF GRAVEL
---	EDGE OF PAVEMENT
---	CHAIN LINK FENCE (AS DESCRIBED)
---	METAL FENCE (AS DESCRIBED)
---	QUADRANT
---	RIPRAP
---	TREELINE
---	BUILDING

**SYMBOL LEGEND**

●	SURVEY CONTROL POINT
○	UNMARKED POINT
○	MONUMENT FOUND (AS DESCRIBED)
○	5/8" REBAR WITH "ED HOLMES AND ASSOC." CAP SET
○	MAGNETIC NAIL FOUND
○	NCDD MONUMENT
○	CLEANOUT
○	CURB INLET
○	DOWNSPOUT
○	ELECTRICAL METER
○	ELECTRICAL SERVICE
○	FIRE HYDRANT
○	GAS MARKER
○	GAS STUB
○	GAS VALVE
○	GENERAL MAP SYMBOL - FEATURE EXTENDS BEYOND
○	IRRIGATION CONTROL VALVE
○	MAILBOX
○	MANHOLE (SANITARY SEWER)
○	MANHOLE (STORMWATER)
○	MANHOLE (WATER LINE ACCESS)
○	SIGN
○	SPICOT
○	TELEPHONE PEDESTAL
○	UTILITY POLE
○	UTILITY POLE WITH GUY WIRE
○	WATER METER
○	WATER VALVE
○	POST (AS DESCRIBED)
○	+2209.2 SPT ELEVATION (TYPICAL)

**ABBREVIATION LEGEND**

+/-FL	ABOVE/BELOW FLUSH WITH ADJACENT GRADE
APPX	APPROXIMATE
BWFL	BARBED WIRE FENCELINE
CB	CATCH BASIN
CI	CURB INLET
CL	CIRCLE
CLFL	CHAIN LINK FENCELINE
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DR	DRIVE
E	EASTING
FO	FIBER OPTICS
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HWY	HIGHWAY
N	NORTHING
PG	PAGE
PN	PARCEL IDENTIFIER NUMBER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
R/W	RIGHT-OF-WAY
R/S	SECONDARY ROAD (NCDD)
SSM#	SANITARY SEWER MANHOLE
ST	STREET
SW	SIDEWALK
WRFL	WIRE FENCELINE
UB	UTILITY BOX

- Notes**
- This survey is of existing parcels of land.
  - Areas, if shown, are calculated by coordinate computation method.
  - This property may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, not discovered during the course of this survey.
  - The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
  - Adjoining property owner information shown per the Henderson County GIS website.
  - This survey was conducted without benefit of title search.
  - The subject property is zoned RC (Regional Commercial District) and R1 (Residential District One) per the Henderson County Zoning Ordinance. Depiction of setbacks requires interpretation and they are not shown hereon.
  - All distances shown hereon are grid distances (i.e., survey feet) unless otherwise noted.
  - The subject property lies within special flood hazard zones "AE" and "AE - Floodway" according to the National Flood Insurance Program, flood insurance rate map 37009651001, revised date 10/2008.
  - All coordinates shown are N.C. grid, NAD '83 (2011) coordinates.
  - The subject property is zoned RC (Regional Commercial District) and R1 (Residential District One) per the Henderson County Zoning Ordinance. Depiction of setbacks requires interpretation and they are not shown hereon.
  - Note that creeks, rivers and wetlands shown, or not shown hereon may be subject to buffers.
  - Elevations shown hereon are relative to the North American Vertical Datum of 1988 utilizing Geoid12B and NGS monument "Barb". See GNSS certification. Contour intervals shown are 1 foot and 5 feet for minor and major contours, respectively.
  - This topographic and planimetric mapping is derived from ground and airborne survey methods. In the digital CAD version(s) of the delivered geospatial data, layer prefix "L" indicates data derived from conventional field measurements, and layer prefix "VL" indicates data derived from LIDAR.
  - LIDAR data used to compile portions of the topographic mapping was taken from the North Carolina Spatial Data website and was tested to meet current ASPRS standards in order to produce a one-foot contour interval. Ground survey for checkshot locations was performed at the 95 percent confidence level to meet FGDC Standards.
  - Surveyor was provided an exhibit titled "Property Described in Civil Action Entitled State of North Carolina Department of Transportation vs. Stuart I. Rubin, As Trustee of the Stuart I. Rubin Revocable Trust Dated February 11, 2003" with revision date 08/12/2024. This exhibit shows a revision to the controlled access line on the Rubin property which differs from that shown on highway plans for project I-4400C as provided to the surveyor by NCDOT. A recorded deed was not recovered which matches this judgment and it is advised that this line may affect the Rubin property as shown hereon.

I, Andrew M. Wolfe certify the following information was used in conjunction with the GNSS portion of the survey:

(1) Class of survey: Vertical Control (21 NCAC 56.1605(a)) Class C (GPS)  
 Horizontal Accuracy (21 NCAC 56.1606(c)(1)): Class A  
 Vertical Accuracy (21 NCAC 56.1606(c)(2)): Class C (GPS)

(2) Type of GNSS field procedure: Real Time Kinematic  
 Horizontal Positional accuracy (2σ): 0.07 ft  
 Vertical Positional accuracy (2σ): 0.12 ft

(3) Dates of GNSS survey: 08/02/24-07/2024  
 (4) Datum/EPOCH: NAD 83(2011) Epoch 2010.00, NAVD 88  
 (5) Published/Fixed-control use: NGS Monument "Barb"  
 (6) Geoid model: Geoid 12B  
 (7) Combined grid factor(s): 0.999780349  
 (8) Units: U.S. Survey Feet

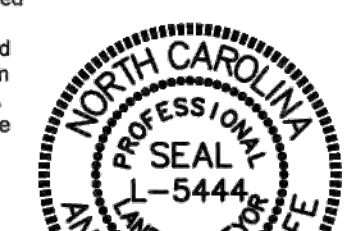
I, Andrew M. Wolfe, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this survey is a combination of ground and aerial LIDAR, and was performed at the 95 percent confidence level to meet Federal Geographic Data Committee standards to produce a digital terrain model suitable for one foot contour mapping; that the local horizontal accuracy for survey control and distinct surveyed features is 0.07 feet; that the local vertical accuracy for survey control and distinct surveyed features is 0.12 feet; that the original data was obtained from 6/8/2024-9/19/24; that the survey was completed on 8/29/2024; that the LIDAR data set was produced to meet ASPRS Positional Accuracy Standards for Digital Geospatial Data, edition 1 (2014) for a 5.0 cm RMSE horizontal accuracy class and tested to meet a 10.0 cm RMSE non-vegetated vertical accuracy (NVA) class; the data in areas labeled as obscured or low confidence, if any, may not meet the stated standard; and all coordinates are based on NAD 83 (2011), and all elevations are based on NAVD83 (Geoid12B).

*Andrew Wolfe*  
 Professional Land Surveyor  
 License Number L-5444  
 Date: 11/1/24

I, Andrew M. Wolfe certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1155, Page 380 - Tract 22 and Book 1230, Page 387); that the boundaries not surveyed are dashed and indicated as drawn from information in reference sources as shown hereon; that the ratio of precision or positional accuracy is Class A (<0.10' ± 50ppm); and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 1st day of November, 2024.

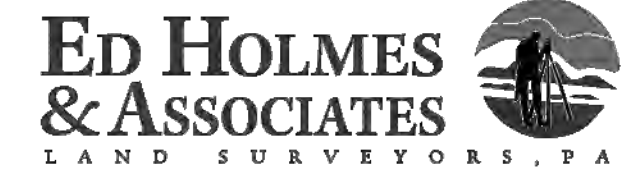
*Andrew Wolfe*  
 Professional Land Surveyor  
 License Number L-5444



Boundary and Topographical Survey  
 of Property Owned by  
**Stuart & Doris Rubin Trust  
 and EGOLF Properties, LLC**

**REFERENCES**  
 PIN: 9651-38-3153  
 Deed Book 1155, Page 380 - Tract 22  
 Deed Book 730, Page 511  
 PIN: 9651-48-0155  
 Deed Book 1230, Page 387

Hooper's Creek Township, Henderson County, NC  
 Field Work Completed: 09-19-2024  
 Drawn By: A. Wolfe  
 JOB #24237  
 Andrew Wolfe, PLS  
 awolfe@edholmessurveying.com  
 www.edholmessurveying.com  
 Company Licensure # C-2806  
 200 Ridgfield Court, Suite 208, Asheville, NC 28806  
 828.225.6562

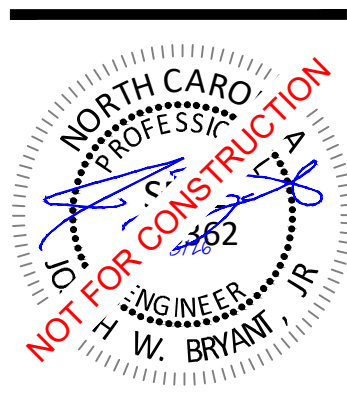


SCALE 1" = 50'  
 Revised 11/1/24 to add control access line - see note #16.  
 Drawing Number: D24-146  
 N:\JOBS\24237 N Cureton Place\Geomatics\DWG  
 Sheet 1 of 4

NOTE:  
 NOT TO SCALE

**SEAMON WHITESIDE**  
 MOUNT PLEASANT, SC  
 843.884.1667  
 GREENVILLE, SC  
 864.298.0534  
 SUMMERVILLE, SC  
 843.972.0710  
 SPARTANBURG, SC  
 864.272.1272  
 CHARLOTTE, NC  
 980.312.5450  
 RALEIGH, NC  
 980.312.5450  
 WWW.SEAMONWHITESIDE.COM

**DISCLAIMER:**  
 PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR



**NORTH CURETON PLACE**  
 N. CURETON PLACE TH, LLC  
 HENDERSON COUNTY, NC

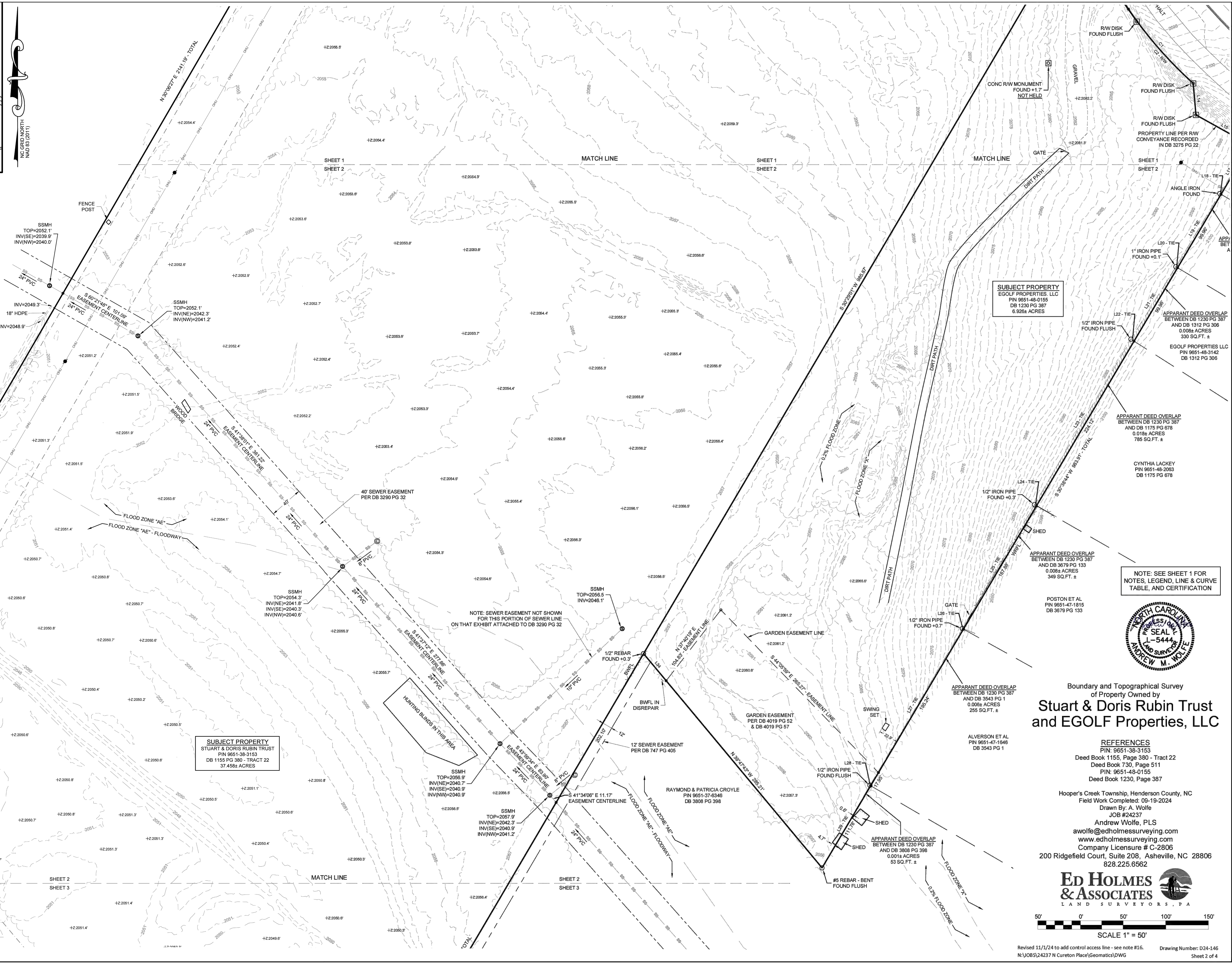
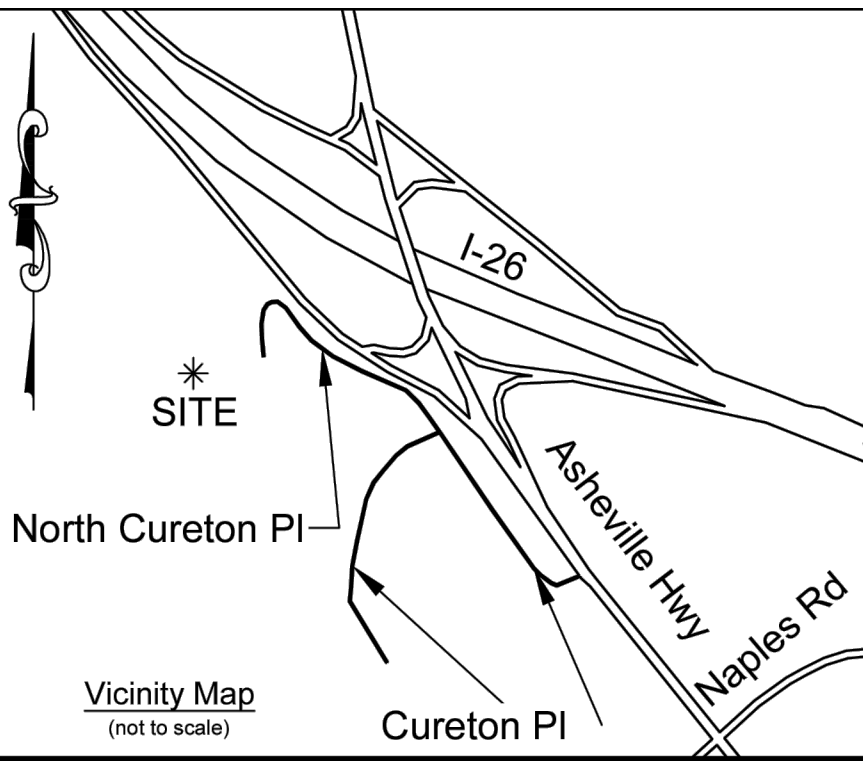
PERMIT SET  
 (NOT FOR CONSTRUCTION)  
 SW+ PROJECT: 12985  
 DATE: 04/13/2026  
 DRAWN BY: AC/NS  
 CHECKED BY: CG

**REVISION HISTORY**

NO.	DATE	DESCRIPTION

**SURVEY (1 OF 5)**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29561 | JUDSON HILL BUILDINGS 600A, 7th FLOOR OFFICE DR. SUITE 200, GREENVILLE, SC 29611 | FOR PETERSON DR. CHARLOTTE, NC 28217, 17th FLOOR OFFICE DR. SUITE 200, GREENVILLE, SC 29611 | 225 S. WEST ST. #600, RALEIGH, NC 27603



NORTH RUGBY PROPERTIES LLC  
PIN 9651-29-6020  
DB 1518 PG 334

SUBJECT PROPERTY  
STUART & DORIS RUBIN TRUST  
PIN 9651-38-3153  
DB 1155 PG 380 - TRACT 22  
37.458± ACRES

SUBJECT PROPERTY  
EGOLF PROPERTIES, LLC  
PIN 9651-48-0155  
DB 1230 PG 387  
6.925± ACRES

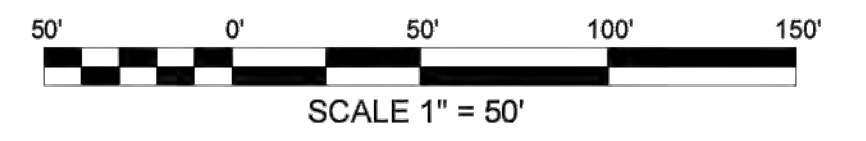
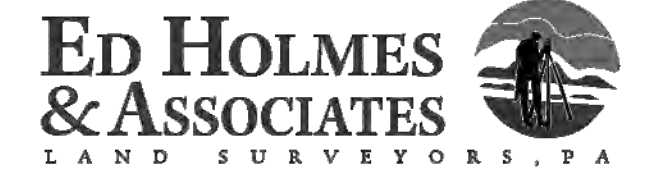
NOTE: SEE SHEET 1 FOR  
NOTES, LEGEND, LINE & CURVE  
TABLE, AND CERTIFICATION



Boundary and Topographical Survey  
of Property Owned by  
**Stuart & Doris Rubin Trust  
and EGOLF Properties, LLC**

REFERENCES  
PIN: 9651-38-3153  
Deed Book 1155, Page 380 - Tract 22  
Deed Book 730, Page 511  
PIN: 9651-48-0155  
Deed Book 1230, Page 387

Hooper's Creek Township, Henderson County, NC  
Field Work Completed: 09-19-2024  
Drawn By: A. Wolfe  
JOB #24237  
Andrew Wolfe, PLS  
awolfe@edholmessurveying.com  
www.edholmessurveying.com  
Company Licensure # C-2806  
200 Ridgfield Court, Suite 208, Asheville, NC 28806  
828.225.6562



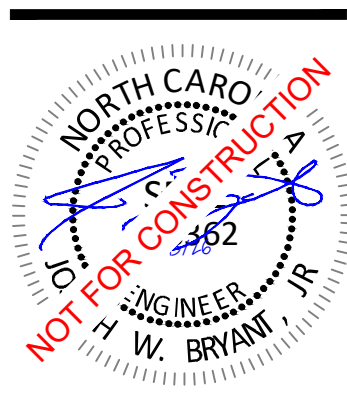
SCALE 1" = 50'  
Revised 11/1/24 to add control access line - see note #16. Drawing Number: D24-146  
N:\JOB\S24237\N Cureton Place\Geomatics\DWG Sheet 2 of 4

NOTE:  
NOT TO SCALE



MOUNT PLEASANT, SC 843.884.1667  
GREENVILLE, SC 864.298.0534  
SUMMERVILLE, SC 843.972.0710  
SPARTANBURG, SC 864.272.1272  
CHARLOTTE, NC 980.312.5460  
RALEIGH, NC 980.312.5450  
WWW.SEAMONWHITESIDE.COM

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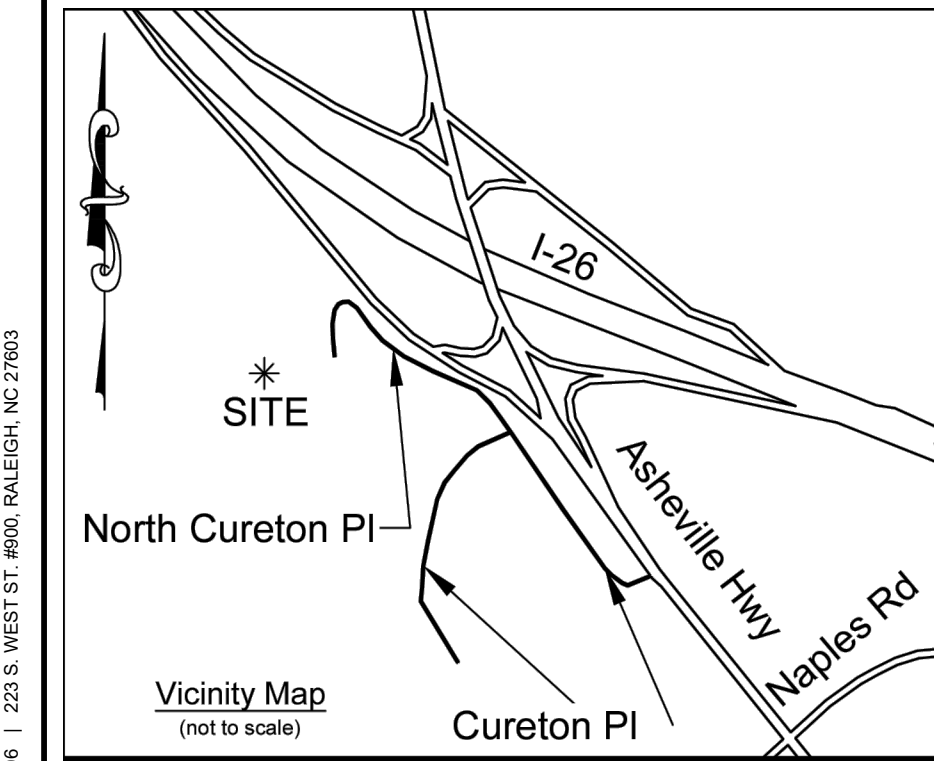
**NORTH CURETON PLACE**  
N. CURETON PLACE TH, LLC  
HENDERSON COUNTY, NC

PERMIT SET  
(NOT FOR CONSTRUCTION)  
SW+ PROJECT: 12985  
DATE: 04/13/2026  
DRAWN BY: AC/NS  
CHECKED BY: CG

REVISION HISTORY

NO.	DESCRIPTION

SURVEY  
(2 OF 5)



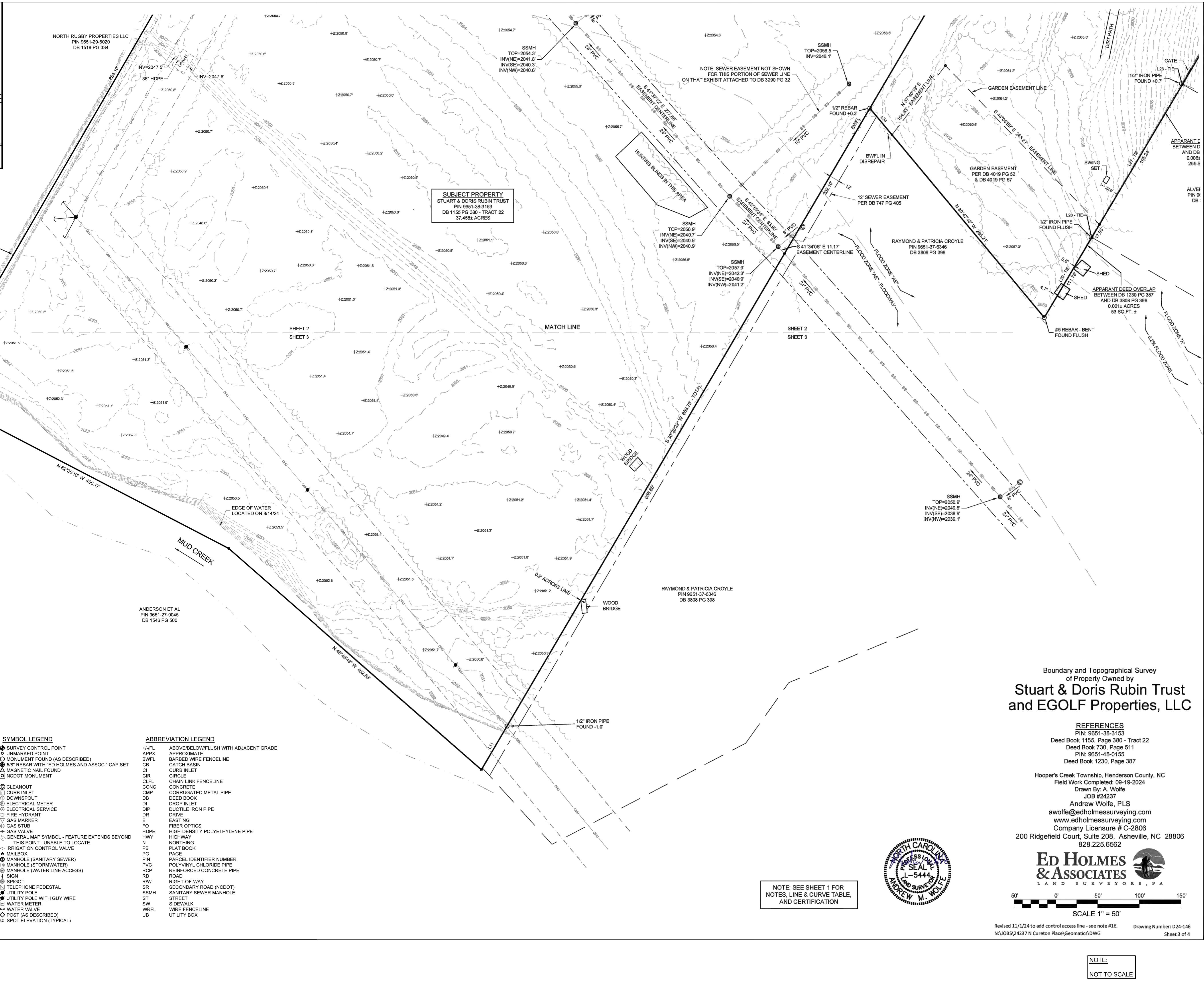
North Cureton PI  
Cureton PI  
Asheville Hwy  
Naples Rd  
I-26

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29661 | JUDSON HILL & BUILDINGS, 711 EASLEY PARADE DR, SUITE 200, GREENVILLE, SC 29615 | 100 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29306 | 223 S. WEST ST. #600, RALEIGH, NC 27603  
 NC GRID NORTH  
 NAD 83 (2011)

LINE TYPE LEGEND	SYMBOL LEGEND	ABBREVIATION LEGEND
— — — — — PROPERTY LINE - SURVEYED	● SURVEY CONTROL POINT	+/-FL ABOVE/BELOWFLUSH WITH ADJACENT GRADE
— — — — — ADJOINING PARCEL LINE - NOT SURVEYED	○ UNMARKED POINT	APPX APPROXIMATE
— — — — — UNDERGROUND COMMUNICATION LINE	○ UNMARKED POINT (AS DESCRIBED)	BWFL BARBED WIRE FENCELINE
— — — — — UNDERGROUND GAS LINE	○ 5" REBAR WITH "ED HOLMES AND ASSOC." CAP SET	CB CATCH BASIN
— — — — — UNDERGROUND POWER LINE	△ MAGNETIC NAIL FOUND	CI CURB INLET
— — — — — UNDERGROUND SANITARY SEWER LINE	⊙ NCDDOT MONUMENT	CIR CIRCLE
— — — — — UNDERGROUND WATER LINE	⊙ CLEANOUT	CLFL CHAIN LINK FENCELINE
— — — — — OVERHEAD UTILITY LINE	⊙ CURB INLET	CONC CONCRETE
— — — — — EDGE OF CONCRETE	⊙ DOWNSPOUT	CMP CORRUGATED METAL PIPE
— — — — — EDGE OF GRAVEL	⊙ ELECTRICAL METER	DB DEED BOOK
— — — — — EDGE OF PAVEMENT	⊙ ELECTRICAL SERVICE	DI DROP INLET
— — — — — CHAIN LINK FENCE (AS DESCRIBED)	⊙ FIRE HYDRANT	DIP DUCTILE IRON PIPE
— — — — — METAL FENCE (AS DESCRIBED)	⊙ GAS MARKER	DR DRIVE
— — — — — WIRE FENCE (AS DESCRIBED)	⊙ GAS STUB	E EASTING
— — — — — GUARDRAIL	⊙ GAS VALVE	FO FIBER OPTICS
— — — — — RIPRAP	⊙ GENERAL MAP SYMBOL - FEATURE EXTENDS BEYOND THIS POINT - UNABLE TO LOCATE	HDPE HIGH-DENSITY POLYETHYLENE PIPE
— — — — — TREELINE	⊙ IRRIGATION CONTROL VALVE	HWY HIGHWAY
— — — — — BUILDING	⊙ MAILBOX	N NORTHING
	⊙ MANHOLE (SANITARY SEWER)	PB PLAT BOOK
	⊙ MANHOLE (STORMWATER)	PG PAGE
	⊙ MANHOLE (WATER LINE ACCESS)	PIN PARCEL IDENTIFIER NUMBER
	⊙ SIGN	PVC POLYVINYL CHLORIDE PIPE
	⊙ SPIGOT	RCR REINFORCED CONCRETE PIPE
	⊙ TELEPHONE PEDESTAL	RD ROAD
	⊙ UTILITY POLE WITH GUY WIRE	R/W RIGHT-OF-WAY
	⊙ WATER METER	SR SECONDARY ROAD (NCDDOT)
	⊙ WATER VALVE	SSMH SANITARY SEWER MANHOLE
	⊙ POST (AS DESCRIBED)	ST STREET
	+2.2092.2 SPOT ELEVATION (TYPICAL)	SW SIDEWALK
		WRFL WIRE FENCELINE
		UB UTILITY BOX

NOTE: SEE SHEET 1 FOR NOTES, LINE & CURVE TABLE, AND CERTIFICATION

NOTE: NOT TO SCALE



**SUBJECT PROPERTY**  
 STUART & DORIS RUBIN TRUST  
 PIN 9651-38-3153  
 DB 1155 PG 380 - TRACT 22  
 37.458± ACRES

NOTE: SEWER EASEMENT NOT SHOWN FOR THIS PORTION OF SEWER LINE ON THAT EXHIBIT ATTACHED TO DB 3260 PG 32

NOTE: PROPERTY LINE RUNS WITH CENTER OF DITCH IN THIS AREA

EDGE OF WATER LOCATED ON 8/14/24

WOOD BRIDGE

WOOD DRIVE

RAYMOND & PATRICIA CROYLE  
 PIN 9651-37-6346  
 DB 3808 PG 398

RAYMOND & PATRICIA CROYLE  
 PIN 9651-37-6346  
 DB 3808 PG 398

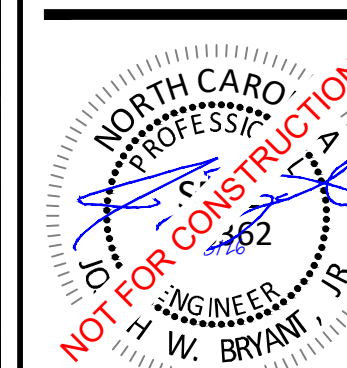
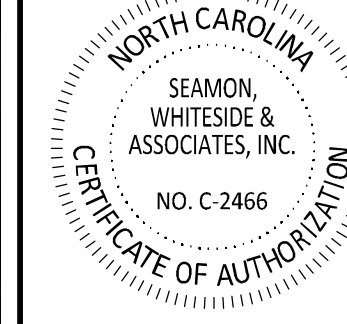
1/2" IRON PIPE FOUND -1.0'

SCALE 1" = 50'

Revised 11/1/24 to add control access line - see note #16. Drawing Number: D24-146  
 N:\JOB\S24237 N Cureton Place\Geomatics\DWG Sheet 3 of 4

**SW**  
 SEAMON WHITESIDE

DISCLAIMER:  
 PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR



**NORTH CURETON PLACE**  
 N. CURETON PLACE TH, LLC  
 HENDERSON COUNTY, NC

Boundary and Topographical Survey of Property Owned by  
**Stuart & Doris Rubin Trust and EGOLF Properties, LLC**

REFERENCES  
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Hooper's Creek Township, Henderson County, NC  
 Field Work Completed: 09-19-2024  
 Drawn By: A. Wolfe  
 JOB #24237  
 Andrew Wolfe, PLS  
 awolfe@edholmessurveying.com  
 www.edholmessurveying.com  
 Company Licensure # C-2806  
 200 Ridgefield Court, Suite 208, Asheville, NC 28806  
 828.225.6562

**Ed Holmes & Associates**  
 LAND SURVEYORS, P.A.

SCALE 1" = 50'

Revised 11/1/24 to add control access line - see note #16. Drawing Number: D24-146  
 N:\JOB\S24237 N Cureton Place\Geomatics\DWG Sheet 3 of 4

PERMIT SET  
 (NOT FOR CONSTRUCTION)

SW+ PROJECT: 12985  
 DATE: 04/13/2026  
 DRAWN BY: AC/NS  
 CHECKED BY: CG

REVISION HISTORY

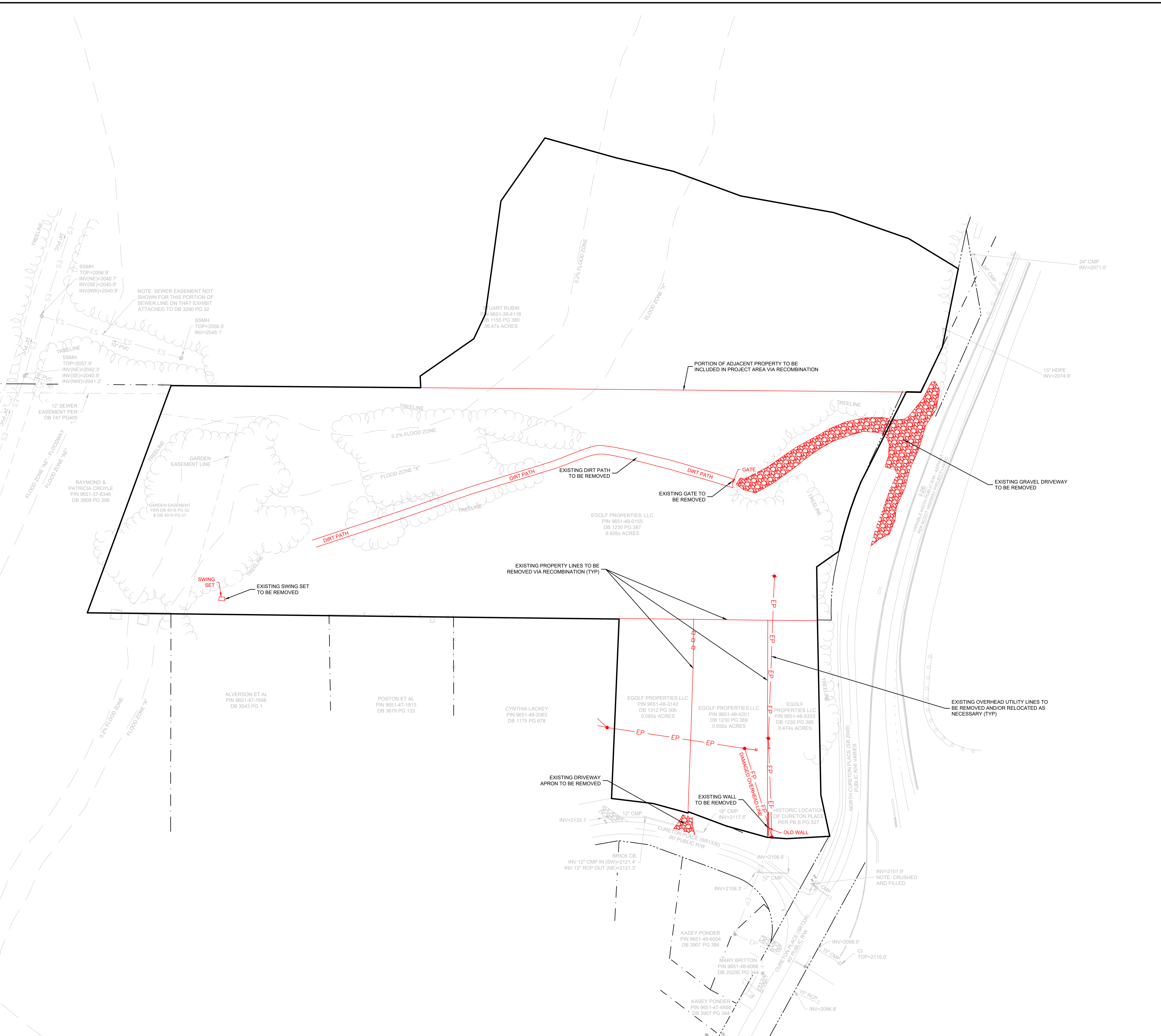
SURVEY  
 (3 OF 5)

C2.2





51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29561 | JUDSON HILL & BUILDINGS, 711 EASLEY AVENUE, GREENVILLE, SC 29611 | FOR PETERSON DR. CHARLOTTE, NC 28017 | 123 S. WEST ST. #600, RALEIGH, NC 27603  
 51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29561 | JUDSON HILL & BUILDINGS, 711 EASLEY AVENUE, GREENVILLE, SC 29611 | FOR PETERSON DR. CHARLOTTE, NC 28017 | 123 S. WEST ST. #600, RALEIGH, NC 27603  
 51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29561 | JUDSON HILL & BUILDINGS, 711 EASLEY AVENUE, GREENVILLE, SC 29611 | FOR PETERSON DR. CHARLOTTE, NC 28017 | 123 S. WEST ST. #600, RALEIGH, NC 27603



- EXISTING CONDITIONS / DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  2. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWING PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  3. THERE SHALL BE NO BURNING ON THE SITE.
  4. ALL EXISTING STRUCTURES (IF ENCOUNTERED) AND RELATED FOOTINGS, FOUNDATIONS, STEPS, ETC. ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES.
  5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO FACILITATE CONSTRUCTION. SEE THE SPECIFICATIONS FOR SPECIFIC DIRECTION.
  6. EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR UNDERGROUND TANKS, IF ENCOUNTERED, ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES. THE LOCATION OF ANY TANKS SHALL BE RECORDED AND THE ENGINEER SHALL BE NOTIFIED AT ONCE.
  7. WELLS, IF ENCOUNTERED, SHALL BE ACCURATELY LOCATED BY THE CONTRACTOR, PROTECTED, UNLESS DIRECTED OTHERWISE ON THESE PLANS AND SURROUNDING GRADES MAINTAINED SUCH THAT SURFACE RUNOFF CANNOT ENTER THE WELL OPENING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE.
  8. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
  9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION ACTIVITIES.
  10. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
  11. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
  12. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UTILITIES AND CONFIRM LOCATION, AND DEPTH IF NECESSARY BY MEAN OF NON DESTRUCTIVE INVESTIGATION (I.E., POT HOLE WITH VAC OR WATER). ANY UTILITIES LOCATED BY CONTRACTOR THAT ARE DAMAGED ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  13. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF DAMAGED ITEMS NOT TO BE DEMOLISHED DURING CONSTRUCTION ACTIVITIES.
  14. DO NOT DISTURB EXISTING UTILITIES TO REMAIN IN SERVICE. CONTRACTOR IS TO COORDINATE UTILITY INFRASTRUCTURE DEMOLITION ACTIVITIES WITH UTILITY PROVIDER PRIOR TO COMPLETING THE WORK.
  15. ALL DEMOLITION DEBRIS IS TO BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.
  16. ALL TREES WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED UNLESS NOTED OTHERWISE.

**EXISTING UTILITY NOTE:**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**SEAMON WHITESIDE**  
 MOUNT PLEASANT, SC 29561  
 843.884.1667  
 GREENVILLE, SC 29615  
 864.298.0534  
 SUMMERVILLE, SC 29586  
 843.972.0710  
 SPARTANBURG, SC 29176  
 864.272.1272  
 CHARLOTTE, NC 28203  
 980.312.5450  
 RALEIGH, NC 27603  
 980.312.5450  
 WWW.SEAMONWHITESIDE.COM

**DISCLAIMER:**

PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

**NORTH CURETON PLACE**  
 N. CURETON PLACE TH, LLC  
 HENDERSON COUNTY, NC

PERMIT SET  
 (NOT FOR CONSTRUCTION)

SW+ PROJECT: 12985  
 DATE: 04/13/2026  
 DRAWN BY: AC/NS  
 CHECKED BY: CG

**REVISION HISTORY**

NO.	DESCRIPTION

Know what's below.  
 Call before you dig.

SCALE: 1" = 60'

**OVERALL DEMO PLAN**

C3.0

51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLER BUILDINGS, 711 EASLEY AVENUE DR, SUITE 600, GREENVILLE, SC 29611 | 100 PETERSON DR., CHARLOTTE, NC 28217 | 1701 CEDAR STREET, SUMMERVILLE, SC 29586 | 100 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29306 | 223 S. WEST ST. #600, RALEIGH, NC 27603

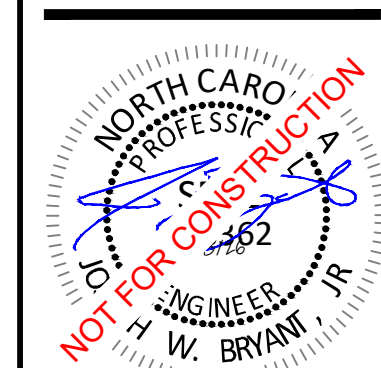
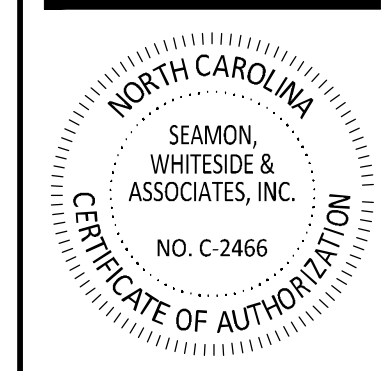


VICINITY MAP: MAP NOT TO SCALE



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
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SPARTANBURG, SC  
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- SITE PLAN NOTES:**
- CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTES MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
  - ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
  - PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
  - ALL STRIPING WITHIN PUBLIC RIGHT OF WAY TO BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
  - CONTRACTOR IS RESPONSIBLE FOR PREPARATION & MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES.
  - ALL WALLS GREATER THAN 30" IN HEIGHT REQUIRE 42" GUARDRAIL / HANDRAIL / FENCE
  - DEVELOPER AND CONTRACTOR TO COMPLY WITH ALL LANDSCAPING OR VEGETATION STANDARDS IMPOSED BY HENDERSON COUNTY ORDINANCE.

**PROJECT DATA**

PIN: 9651480155 / 9651484201 / 9651485333 / 9651483142 / 9651384118  
 MUNICIPALITY: HENDERSON COUNTY | FIRE DISTRICT: FLETCHER FIRE  
 WATERSHED: FRENCH BROAD RIVER BASIN  
 WATER PROVIDER: CITY OF HENDERSONVILLE | SEWER: MSD  
 ADDRESS: 35 N CURETON PLACE / 44 CURETON PLACE  
 DEED BOOK / PAGE: 1230/385; 1230/389; 1312/306; 1230/387; 1155/380  
 PROJECT ACREAGE: ± 12.53 ACRES (545,874 SF) TOTAL  
 (INCLUDES ± 3.8 ACRES OF RUBIN PARCEL)  
 CURRENT ZONING: RC (REGIONAL COMMERCIAL)  
 PROPOSED ZONING: CZD (CONDITIONAL ZONING DISTRICT)  
 SETBACKS: FRONT - 15' (15' INTERNAL CZ REQUEST) | SIDE & REAR - 10'  
 HEIGHT LIMITATION: 45' HEIGHT MAXIMUM  
 BUILDING SPACING: MINIMUM BUILDING SEPARATION = 20'  
 HEIGHT LIMITATION NOTE:  
 45 FEET FROM UPPER SURFACE OF GROUND LEVEL SUB-FLOOR TO HIGHEST RIDGE LINE, EXCLUSIVE OF VENTS AND CHIMNEY STACKS

**PARKING CALCULATIONS:**  
 2 SPACES / DWELLING UNIT REQUIRED  
 102 DU = 204 SPACES REQUIRED (PROVIDED VIA DRIVEWAY / GARAGE)  
 AMENITY AREA: 14 SPACES PROVIDED (2 ADA) - SEE NOTES

**DENSITY CALCULATIONS:**  
 ALLOWED: 732.5 UNITS MAX (16 UNITS / ACRE)  
 PROVIDED: 102 DWELLING UNITS (8 UNITS / ACRE)

**OPEN SPACE CALCULATIONS:**  
 NOTE: THE PROJECT SHALL CONTAIN 20% OF THE SUBJECT PROPERTY (2.5 ACRES AS OPEN SPACE. A MINIMUM OF 1.25 ACRES OF THE TOTAL AREA IN THE PROJECT SHALL BE COMMON SPACE, INCLUDING AMENITY SPACE

<b>OPEN SPACE:</b>		
REQUIRED:	2.5 AC (20%)	PROVIDED: > 2.5 AC
<b>COMMON OPEN SPACE:</b>		
REQUIRED:	1.25 (10%)	PROVIDED: > 1.25 AC

**SITE LEGEND**

GARDEN EASEMENT - APPROXIMATE LIMITS	
CONCEPTUAL STORMWATER DETENTION	
PROPERTY LINE	
RECOMBINED PROPERTY LINE	
TOWNHOUSE LOT LINE	
BUFFER   30' B2 ADJ. TO RESIDENTIAL USE	
EXT. SETBACK   FRONT: 15' / SIDE & REAR: 10'	
INTERNAL LOT SETBACK	
PARKING COUNT	

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



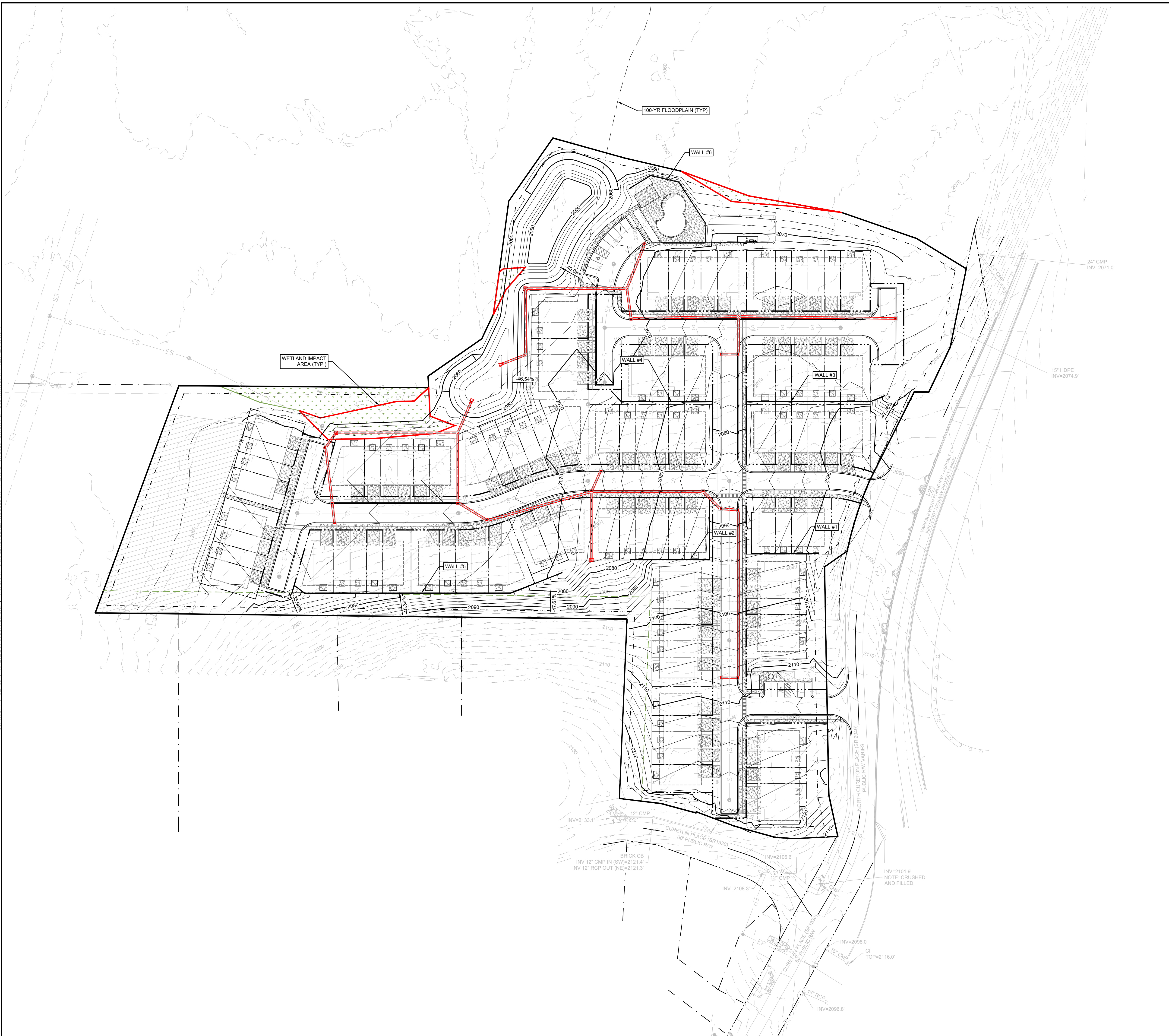
**NORTH CURETON PLACE**  
 N. CURETON PLACE TH, LLC  
 HENDERSON COUNTY, NC

**PERMIT SET**  
 (NOT FOR CONSTRUCTION)  
 SW+ PROJECT: 12985  
 DATE: 04/13/2026  
 DRAWN BY: AC/NS  
 CHECKED BY: CG

**REVISION HISTORY**


**OVERALL SITE PLAN**  
 C4.0

51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON HILL & BUILDINGS ARCHITECTURE, INC. | 225 S. WEST ST. #400, RALEIGH, NC 27603



**SPOT ELEVATION KEY (FINISHED GRADING)**

- A - ASPHALT SURFACE OF FINISHED ASPHALT ROADWAY OR WALKING PATH
  - BC - BOTTOM OF CURB ELEVATION
  - BR - BOTTOM OF RAMP ELEVATION
  - BS - BOTTOM OF STAIRS ELEVATION
  - BW - FINISHED GRADE ELEVATION AT BOTTOM OF WALL
  - BW/TW - FINISHED GRADE ELEVATION AT START/END OF WALL
  - C - CONCRETE PAVING ELEVATION
  - D - (DIRT) FINISHED GROUND ELEVATION
  - F - (FLOW) ELEVATION AT WHICH SURFACE WATER FLOWS INTO DRAINAGE STRUCTURE
    - SURFACE OF ASPHALT ADJACENT TO THROAT OR GRATE AT CURB INLET
    - SURFACE OF ACCESS COVER FOR JUNCTION OR ISOLATION BOX
    - SURFACE OF GRATE AT OUTSIDE EDGE FOR CATCH BASIN, GUTTER INLET, OR GRATED POND STRUCTURE
  - FEE - FINISHED FLOOR ELEVATION
  - G - (GUTTER) SURFACE OF FINISHED GUTTER AT LOWEST POINT (ALONG WATER FLOW PATH)
  - HP - HIGH POINT
  - LP - LOW POINT
  - ME - MATCH EXISTING (INDICATES TO MATCH ELEVATION OF EXISTING SURFACE AT POINT OF CONNECTION)
  - PAD - FINISHED PAD ELEVATION
  - TC - TOP OF CURB ELEVATION
  - TR - TOP OR RAMP ELEVATION
  - TS - TOP OF STAIRS ELEVATION
  - TW - FINISHED GRADE ELEVATION AT TOP OF WALL
  - W - (WALK) SURFACE OF FINISHED CONCRETE OR INTERLOCKING PAVER SIDEWALK, PATIO, PLAZA, OR SLAB
- EXAMPLE: A - 12.56 MEANS THAT THE SURFACE OF NEW ASPHALT IS TO BE AT ELEVATION 12.56

**STANDARD GRADING PLAN NOTES:**

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. REFER TO ROADWAY PLAN & PROFILE SHEETS, DRAINAGE PLAN SHEETS, AND ROADWAY & DRAINAGE DETAIL SHEETS FOR ADDITIONAL DRAINAGE AND GRADING INFORMATION AND REQUIREMENTS.
4. REFER TO THE "SPOT ELEVATION KEY" FOR INFORMATION ON SPOT ELEVATIONS.
5. COORDINATE WITH THE OWNER AND THE PROJECT GEOTECHNICAL CONSULTANT FOR LOT FILL COMPACTION AND TESTING REQUIREMENTS.
6. CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, PONDS, POND DIKES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS PRIOR TO REQUESTING FINAL AS-BUILT SURVEY FROM SURVEYOR.

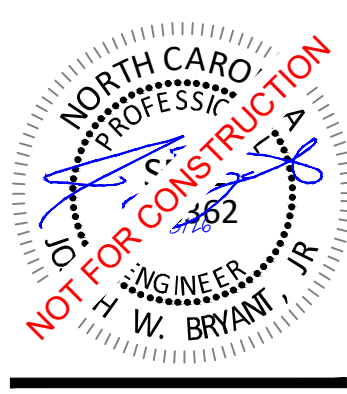
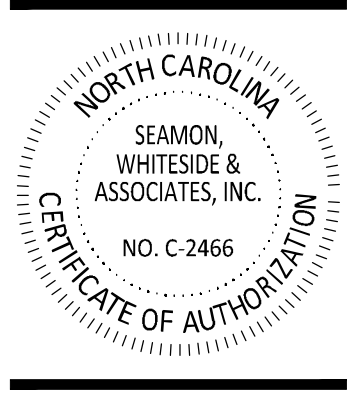
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**NORTH CURETON PLACE**  
 N. CURETON PLACE TH, LLC  
 HENDERSON COUNTY, NC

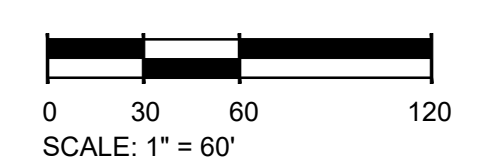
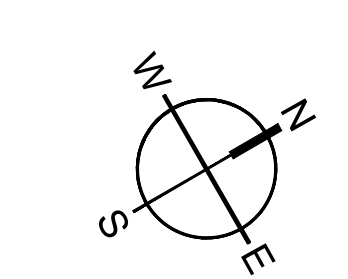
PERMIT SET  
 (NOT FOR CONSTRUCTION)  
 SW+ PROJECT: 12985  
 DATE: 04/13/2026  
 DRAWN BY: AC/NS  
 CHECKED BY: CG

**REVISION HISTORY**

NO.	DESCRIPTION

**OVERALL ROUGH GRADING & DRAINAGE PLAN**

**C8.0**



51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29524 | JUDSON HILL & BUILDINGS ARCHITECTURE, GREENVILLE, SC 29615 | FOR PETERSON DR. CHARLOTTE, NC 28217 | 715 S. CEMETARY STREET, SUMMERVILLE, SC 29586 | 225 S. WEST ST. #600, RALEIGH, NC 27601



**STANDARD SEWER PLAN NOTES:**

- FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- MANHOLE COVERS ARE NOT ALLOWED WITHIN CURB AND GUTTER AND ARE TO BE INSTALLED COMPLETELY WITHIN OR COMPLETELY OUT OF PAVED AREAS (INCLUDING SIDEWALKS).
- SEWER MANHOLE CONES ADJACENT TO CURB AND/OR SIDEWALK RAMP SHALL BE ROTATED TO LOCATE MANHOLE FRAME AND COVER AWAY FROM THE SIDEWALK RAMP AND CURBS.
- REFER TO THE SEWER AUTHORITY'S STANDARD NOTES, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES, INCLUDING WATERTIGHT MANHOLE LOCATIONS.
- REFER TO SEWER DETAIL SHEETS AND SEWER PROFILE SHEETS FOR DETAILS AND ANY ADDITIONAL SEWER SYSTEM INFORMATION.

**STANDARD WATER PLAN NOTES:**

- FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- VALVES ARE NOT TO BE LOCATED WITHIN CURB AND GUTTER.
- FIRE HYDRANTS, VALVES, WATER SERVICES, AND OTHER SYMBOLS MAY NOT BE TO SCALE FOR CLARITY PURPOSES. REFER TO WATER DETAIL SHEETS AND COORDINATE WITH ENGINEER AND/OR WATER PROVIDER FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING FIRE HYDRANT LOCATIONS AND WATER FITTING SEPARATION DISTANCES.
- REFER TO WATER DETAIL SHEETS FOR SPECIFIC INFORMATION REGARDING EXACT PLACEMENT REQUIRED FOR WATER SERVICES, INCLUDING RELATIONSHIP TO PROPERTY LINES, EASEMENTS, AND SIDEWALKS.
- REFER TO WATER DETAIL SHEETS AND WATER PROFILE SHEETS (IF APPLICABLE) FOR DETAILS AND ANY ADDITIONAL WATER SYSTEM INFORMATION.
- REFER TO THE WATER AUTHORITY'S STANDARD NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES.

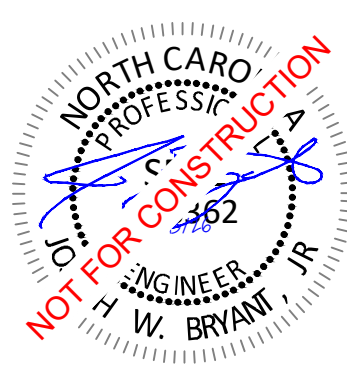
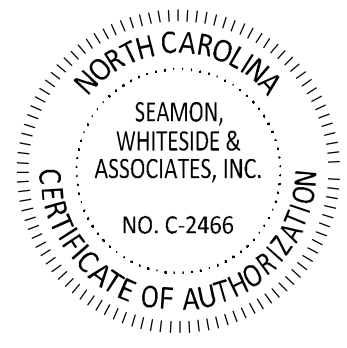
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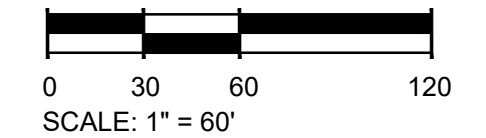
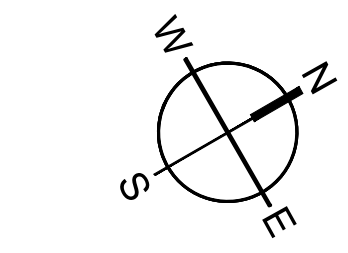
**NORTH CURETON PLACE**  
N. CURETON PLACE TH, LLC  
HENDERSON COUNTY, NC

PERMIT SET  
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SW+ PROJECT: 12985  
DATE: 04/13/2026  
DRAWN BY: AC/NS  
CHECKED BY: CG

**REVISION HISTORY**

NO.	DESCRIPTION

OVERALL UTILITY PLAN



**CITY COUNCIL:**

BARBARA G. VOLK  
Mayor  
DR. JENNIFER HENSLEY  
Mayor Pro Tem  
GINA BAXTER  
MELINDA P. LOWRANCE  
LYNDSEY SIMPSON



# CITY OF HENDERSONVILLE

*The City of Four Seasons*

**Brendan Shanahan, PE**  
City Engineer

**OFFICERS:**

JOHN F. CONNET  
City Manager  
ANGELA S. BEEKER  
City Attorney  
JILL MURRAY  
City Clerk

**Applicant:** Brett Basnight  
1708 C Augusta St, PMB #142  
Greenville, SC 29605

March 26, 2026

**Project Name:** N. Cureton Place  
**Project Number:** 26104  
**PIN(s):** 9651480155, 9651484201, 9651483142, 9651485333

**Availability Determination**

We received your request dated 3/2/2026 for public water availability for the above referenced property located in unincorporated Henderson County in the Fletcher Fire District. The project consists of new construction of 130 residential townhomes. Although the parcel has frontage that abuts a public water main an extension of water infrastructure will be required for service within the proposed development.

**Requested Flow Water:** 52,000 GPD  
90 GPM

**Extension and Connection to Public Water:**

1. The location of existing public water is a 16-inch water main located along N. Cureton Place. The Applicant shall extend public water from the point of connection to serve the proposed project.
2. This letter does not guarantee flows and residual pressures for fire protection. In the event the Public System does not meet the Applicant's fire requirement, it is the responsibility of the Applicant to reduce the fire requirement through building design modifications or by completing any necessary improvements to the existing Public System to meet the fire flow requirement.
3. Industrial, commercial, fire, irrigation or any other water connection that poses a potential hazard to the Public System at the discretion of the City is required to install an approved backflow prevention device. Contact the City's Utilities Compliance Coordinator for specific information regarding the type and location of the backflow prevention device if the proposed extension will include connections of this type.

Please submit water plans and supporting documentation to the Engineering Department, attention Deborah Sholl at [EngineeringReview@hvlnc.gov](mailto:EngineeringReview@hvlnc.gov). All public water or sewer extensions must be designed and constructed by a North Carolina licensed Utility Contractor in accordance with the North Carolina Division of Environmental Quality's (NCDEQ) Rules Governing Public Water Systems and O2T Rules, respectively. Extensions and connections to the City's Public System(s) must also abide by the City's Code of Ordinances, City Extension Policy, and Construction Standards and Specifications. Review of non-residential connection and plumbing plans may also be required. Refer to the City's Water and Sewer Fee Schedule for applicable fees, which may include but are not limited to engineering review, connection and/or construction inspection (per linear foot of extension). Fees will be assessed in accordance with the Fee Schedule in effect at the date the services are rendered.

This letter verifies availability of the City's Public System(s) to the subject parcel(s) as described herein. It is **not** an approval for any extension of or connection to the City's Public System(s). The attached plans were provided by the applicant and are for conceptual purposes only. City Staff have used the best information available at the time

of the request to determine water and sewer availability for the aforementioned project. However, the City does not warrant or guarantee that any information is accurate or current. This information is undertaken at the Applicant's sole risk and the City will not be held liable for issues that may arise based upon the reliance or interpretation of this information. Field verification is recommended to confirm the location and size of the existing infrastructure.

This availability letter will expire on **March 26, 2027** if an approval of engineered plans is not issued by the City. An increase in the water or sewer demands from this letter may require a new availability request at the sole discretion of the City.

Sincerely,

**CITY OF HENDERSONVILLE**

*Brendan Shanahan*

Brendan Shanahan, PE

City Engineer

(828) 233-3237

[bshanahan@hvlnc.gov](mailto:bshanahan@hvlnc.gov)

*Attachments: Infrastructure System Map  
Availability Request Form*

Cc: *City of Hendersonville:*

Ben Allamong,	GIS Technician II
Chris Conard,	Construction Manager
Paul Curtis,	Utility Location Specialist
Brent Detwiler,	Assistant City Manager – Public Services
Bradley Duncan,	Utility System Supervisor
Gracie Erwin,	Utilities Compliance Coordinator
Tracy Fletcher,	Utilities Operations Support Specialist
Chad Freeman,	Assistant Utilities Director
Adela Gutierrez Ramirez,	Civil Engineer
Sam Hayes,	Planner II
Will Hutchinson,	GIS Technician II
Matt Manley,	Strategic Projects Manager
Devin Owen,	Utilities Engineer II
Jonathan, Owen	Utility Systems Supervisor
Travis Penland,	GIS Administrator
Tim Sexton,	Utility Systems Supervisor
Deborah Sholl,	Project Coordinator II
Chad Thompson,	Utilities Operations Support Specialist
Adam Steurer,	Utilities Director
Jose Vargas Uribe,	Utility Location Specialist
Paul Williams,	Utility Production Specialist

*Henderson County:*

Matt Champion,	Development Project Planner
Crystal Lyda,	Building Services Director
Autumn Radcliff,	Planning Director

*Fire Official:*

Kevin Waldrup, Henderson County Fire Marshal

*North Carolina Department of Transportation:*

Rusty Darnell, District Project Engineer  
Nick Dorato, Assistant District Engineer  
Elias Hord, Assistant District Engineer  
Troy Wilson, District Engineer

*MSD of Buncombe County:*

Samuel Gettleman, Planning and Development Manager

*Dominion Energy:*

Tony Woody, Dominion Energy

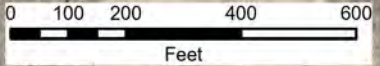
# CITY OF HENDERSONVILLE UTILITY AVAILABILITY

## N. Cureton Place

N. Cureton Place  
 PIN: 9651480155, 9651484201,  
 9651483142, 9651485333  
 Fletcher Fire Department



- Sewer Layers**
- Gravity Main
  - Proposed Gravity Main
  - Public Gravity Main
  - Abandoned
- Water Layers**
- Fire Hydrants
  - City Fire Hydrant
  - Water Main
  - City Water Main
  - Private Fire Line
  - Abandoned Water Main



The City of Hendersonville makes every effort to confirm the accuracy of this information; however, it does not warrant or guarantee that any information provided is accurate or current.



# Availability Confirmation Request Form

## Important Information

An availability request form is required for all utility extensions. Non-residential connections meeting the criteria listed below require formal water and/or sewer availability confirmation and utility connection/utility extension plan approvals before a tap application is submitted.

A water and/or sewer extension is required for any property that does not meet one of the following conditions:

1. The property has frontage to an existing public water and/or sewer main.
2. The property is within 300 feet of an existing public water and/or gravity sewer main, with the connection crossing only one private property and a private-party utility easement agreement in place.

If a property meets one of these conditions, a non-residential tap application may still require utility availability confirmation and a utility connection/extension plan if any of the following criteria apply:

- Connections with meters sized 1.5 inches or larger
- Any connection involving a fire line
- Any connection to a private system

### Acknowledgement

I have read and understand the information listed above. I understand this request form is required for all utility extensions or non-residential connections that meet the criteria listed above.

### Initials

Handwritten initials "NS" in black ink, written in a cursive style.

### Name

Nicholas R Sims

## Request Information

**This is a:**  
New Request

## Project Contact Information

**Project Name:**  
N. Cureton Place

**Applicant (Primary Contact Person)**  
Brett Basnight

**Phone Number:**  
(704) 724-7019

**Applicant's Email:**  
bbasnight@longkeydev.com

**Applicant's Mailing Address:**  
1708 C Augusta St., PMB #142, Greenville, South Carolina 29605

**PIN(s) or PID(s):**  
9651480155, 9651484201, 9651483142, 9651485333

**Property Owner(s):**  
EGOLF PROPERTIES LLC

**Property Owner's Email:**  
na@na.com

**Developer:**  
Long Key Development (Brett Basnight)

**Developer's Email:**  
bbasnight@longkeydev.com

**Engineering Firm**  
Seamon Whiteside & Associates, Inc.

**Engineer's Name**  
Andrew Di Lillo

**Engineer's Email:**  
adilillo@seamonwhiteside.com

## Payment Information

Information in this section is for billing purposes. There is a \$100 fee\* for each Availability Confirmation Request submitted. Fee can be paid via credit card or check. Checks can be made payable to City of Hendersonville and may be mailed or dropped off at the City Operations Center (305 Williams Street, Hendersonville, NC 28756).

If you have any questions please contact the project coordinator, Deborah Sholl (dsholl@hvInc.gov).

***\*Please note this fee is subject to change from time to time at the discretion of City Council. Please see [Fee Schedule](#) for current fee rates.***

**Entity Responsible for Fee Payment**  
Developer

## Contact Information for Billing

**Phone Number**

(704) 724-7019

**Billing Address**

1708 C Augusta St., PMB #142, Greenville, South Carolina 29605

**Required Project Information**

**1. Project Type:**

Please make up to 2 selections.

Water Extension

**2. Project is:**

Please indicate if development is New Construction or Modification of Existing.

New Construction

**3. Project Description**

**Type of proposed development:**

Residential

**Type of proposed uses (describe in detail below):**

Residential townhomes approximately 130 units.

**Number of Units Proposed**

130

**Will parcel(s) be subdivided?**

Yes

**Will development remain under single ownership?**

Yes

**Water Demands**

[Estimated Water Demands \(15 NCAC 18C .0409 Service Connections\)](#)

**Estimated Demand Per Day**

52,000

**Estimated Peak Demand**

90

**4. Required Attachments**

**Calculation Attachment**

**Required Demand Calculations**

Attach estimated water/wastewater demand calculations

**Demand Attachments**

Water Demand Calcs.pdf

**Additional Attachment**

**Required Site Concept Plan**

Attach a site concept plan showing property/properties to be served

**Site Plan Attachments**

2026-02-13 N Cureton Concept 2.1.pdf

**Required Attachments**

**ADDITIONAL INFORMATION**

**5**

5. Will the project include  $\geq$  6-inch private sewer line(s) serving multiple buildings?

No

**6**

6. Will the project include  $\geq$  2-inch private water line(s) serving multiple buildings?

No

**7. Meter Information**

7. Will the project include a  $\geq$  1.5-inch water meter?

No

**Proposed Meter Size**

3/4 - inch

**8. Fire Line**

8. Is a fire line proposed?

No

**9. Irrigation Meter**

9. Will the project include a separate irrigation meter(s)?

Yes

**Proposed Irrigation Meter Size**

1

**Connections that are Industrial/Commercial and/or involve Food Service, Fermented Beverage Production, Industrial Waste:**

[Backflow Assembly Requirement for Industrial/Commercial Water Connections:](#)

Contact Environmental Compliance Coordinator for hazard and cross-connection control assessment. Backflow preventer required for facilities determined to have cross-connections, possible cross-connections, and potential hazard to the public potable water system.

[Backflow Prevention Assembly Installation Application and Guidelines](#)

*Food Service Establishments:*

[Waste Survey/Permit Application - Food Service Establishments](#)

*Breweries Cideries, Wineries and Distilleries:*

[Brewery/Winery/Cidery/Distilled Spirits Survey](#)

*Industrial Waste*

[Industrial Waste Survey Short Form](#)

*The City of Hendersonville reserves the right, in its sole discretion, to approve or decline any availability request. Connections and extensions shall be in accordance with all applicable laws, ordinances, rules and requirements of the City of Hendersonville Water and Sewer and Engineering Departments. **NOTE:** Water and wastewater availability are valid for one year from the date of approval.*

**This section**

I have read and acknowledge the information above.

**Acknowledgement**

A handwritten signature in black ink, appearing to read 'A. Lewis', is positioned in the lower-left quadrant of the page.

[For assistance with the availability confirmation request form please contact the Project Coordinator.](#)

**Project Name:** N. Cureton Place  
**Project Number:** 12985  
**Location:** Henderson County, NC  
**Tax Map Number:** 9651-48-0155, 9651-48-4201, 9651-48-3142, 9651-48-5333

Daily Flow for Residential Connection = 400 gallon / connection  
Units = 130  
Daily Demand = 52000 gpd  
Peak Demand = 130000 gpd \*2.5 peak factor  
90.3 gpm



# Metropolitan Sewerage District

of Buncombe County, North Carolina

## Allocation Approval

**This approval is not to be used to obtain a building permit  
and is for gravity sewer extension only.**

---

Applicant:	CHARLIE GREER	Reviewed & Approved by: DYLAN DYER on 3/19/2026
Company:	SEAMON WHITESIDE	
Mailing Address:	701 EASLEY BRIDGE ROAD, COLLETTSVILLE, NC 28611	
Phone:	864-298-0534 (C)	
Project #:	2026050	
Project Name:	N. CURETON PLACE	
Project Location:	NORTH CURETON PLACE & CURETON PLACE	
PIN:	9651480155	9651483142 9651484201 9651485333

---

MSD of Buncombe County has approved your request for **29,250 GPD**

The connection point (manhole #) will be **74-488101**

The project will consist of **(130) TOWNHOMES**

**Your final approval is contingent upon compliance of the items below:**

- An 8-inch public gravity sewer extension is required. Please consult the Sewer Extension Manual for Developers and Sewer Extension Policy on MSD website at [www.msdbc.org](http://www.msdbc.org) and have your engineer submit plans for review and permitting. If you have questions, please contact Samuel Gettleman at [sgettleman@msdbc.org](mailto:sgettleman@msdbc.org) or (828)-225-8270.
- Please complete and submit a Sewer Service Application and MSD staff will contact you with the applicable fees.

**Comments:**

- \* Sewer Service Application will not be processed nor will Building Permit be released until Sewer Extension Permit has been issued.
- \* Building Permit will be on hold until Sewer Service Application has been processed and applicable fees paid.
- \* C.O's will be on hold until sewer closeout is complete.

The North Carolina Department of Environmental Quality (NCDEQ) requires MSD to issue this approval based on line condition/capacity of the receiving sewer and remaining plant capacity.

This allocation approval will expire on **03/19/2027** if no construction has started.

If you have any questions, please contact MSD.

---

Samuel Gettleman  
MSD Planning and Development



February 26, 2026

**Brett Basnight**  
**Long Key Development**  
**1708 C Augusta Street, PMB #142**  
**Greenville, SC 29605**  
**E: [BBasnight@longkeydev.com](mailto:BBasnight@longkeydev.com)**  
**P: 843-813-2542**

**Reference: Cureton Place – Henderson County, NC**  
**Subject: Trip Generation Letter**

Dear Mr. Basnight:

This letter provides a trip generation summary for the proposed Cureton Place residential development that is to be located on N Cureton Place, south of the I-26/Asheville Highway interchange, in Henderson County, North Carolina. The development is proposed to consist of up to 120 residential townhomes. See attached for a copy of the preliminary site plan.

**Trip Generation:**

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development was estimated using methodology contained within the ITE Trip Generation Manual, 12<sup>th</sup> Edition. Refer to the table below for the trip generation potential of the proposed development.

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Attached (215)	120 DU	787	14	42	35	26

It is estimated that the proposed development will generate approximately 787 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is projected that 56 trips (14 entering, 42 exiting) will occur during the weekday AM peak hour and 61 trips (35

entering, 26 exiting) during the weekday PM peak hour. Based on the industry-standard trip generation methodology, the proposed development is anticipated to generate approximately one (1) vehicle trip per minute during the peak times of the day.

## Findings and Summary:

Based on the Henderson County Code (42-135), further analysis is not required for any development generating less than 1,000 vehicle trips per day or 100 vehicle trips per hour. Based on the ITE trip generation methodology, Cureton Place is expected to generate numbers well below the daily and peak hour thresholds for further analysis. The projected trips for the proposed development are also expected to be significantly less than the typical threshold NCDOT supports for requiring a Traffic Impact Analysis (TIA) (3,000 trips per day).

The traffic volumes generated by the proposed development are expected to have minimal impact on the Asheville Highway and the I-26 corridor. Recent modifications to the adjacent interchange have worked to accommodate traffic growth in the area by increasing the capacity of the interchange, while also increasing safety along the corridor.

If you should have any questions, please feel free to contact me at [mmathewson@drmp.com](mailto:mmathewson@drmp.com).

Sincerely,

A handwritten signature in black ink that reads "Molly C. Mathewson".

Molly Mathewson, PE  
Traffic Analysis Project Manager  
**DRMP, Inc.**  
License #F-1524

Attachments: Conceptual site plan