

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** January 21, 2025

**SUBJECT:** Hidden Creek Master Plan & Development Plan

**STAFF CONTACT:** Matt Champion, Zoning Administrator

**ATTACHMENTS:**

1. Staff Report
2. Combined Master & Development Plan

#### **SUMMARY OF REQUEST:**

A Combined Master Plan and Development Plan was received on behalf of UAG Hidden Creek, LLC, by Hunter Marks, Watermark Landscape Architecture, on December 23, 2024. The applicant is seeking approval of a Combined Master Plan Development Plan. The Combined Master and Development Plan proposes a total of 14 total lots with a total of 13 residential single-family structures. There is 1 existing residential single-family structure that is slated to remain as part of the development. The Combined Master and Development Plan includes a total of approximately 41.68 acres with 13 single-family residential lots. The remaining acreage not included with this application is shown as "Future Phase" that will require a Revised Combined Master and specific phase Development Plan submittal. The proposal shows a total of 2,970LF of new private roadway and 1,134LF of new private driveway to serve all the lots. All the proposed lots in included in this proposal will be served by private water and private septic. Additionally, there is a single pavilion proposed on the remaining acreage not included with the subdivision.

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

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

#### **Suggested Motion:**

I move that the TRC approve the Combined Master Plan and Development Plan for Hidden Creek with conditions listed 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

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**CASE:**

Hidden Creek Combined Master &  
Development Plan

**TRC MEETING DATE:**

January 21, 2025

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**PROPERTY OWNER/APPLICANT:**

UAG Hidden Creek, LLC (Daniel Buraglia)

**PROPERTY LOCATION/ADDRESS:**

Property is located at 42 Hidden Lake Rd,  
Crab Creek Township

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**AGENT/ENGINEER:**

Hunter Marks, Watermark Landscape  
Architecture

**All of PINs:**

9546-75-9228 & 9546-75-0593

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**SUMMARY OF REQUEST**

An application for a new Combined Master and Development Plan to construct 12 additional single-family residential structures on the PINs listed above.

**Existing Zoning**

Residential District Two Rural (R2R)

**Existing Land Use**

Vacant/Residential

**Site Improvements**

1 Existing Residential Single-Family Structure

**Total Acreage**

41.68 Acres

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**ADJACENT ZONING****USE OF LAND**

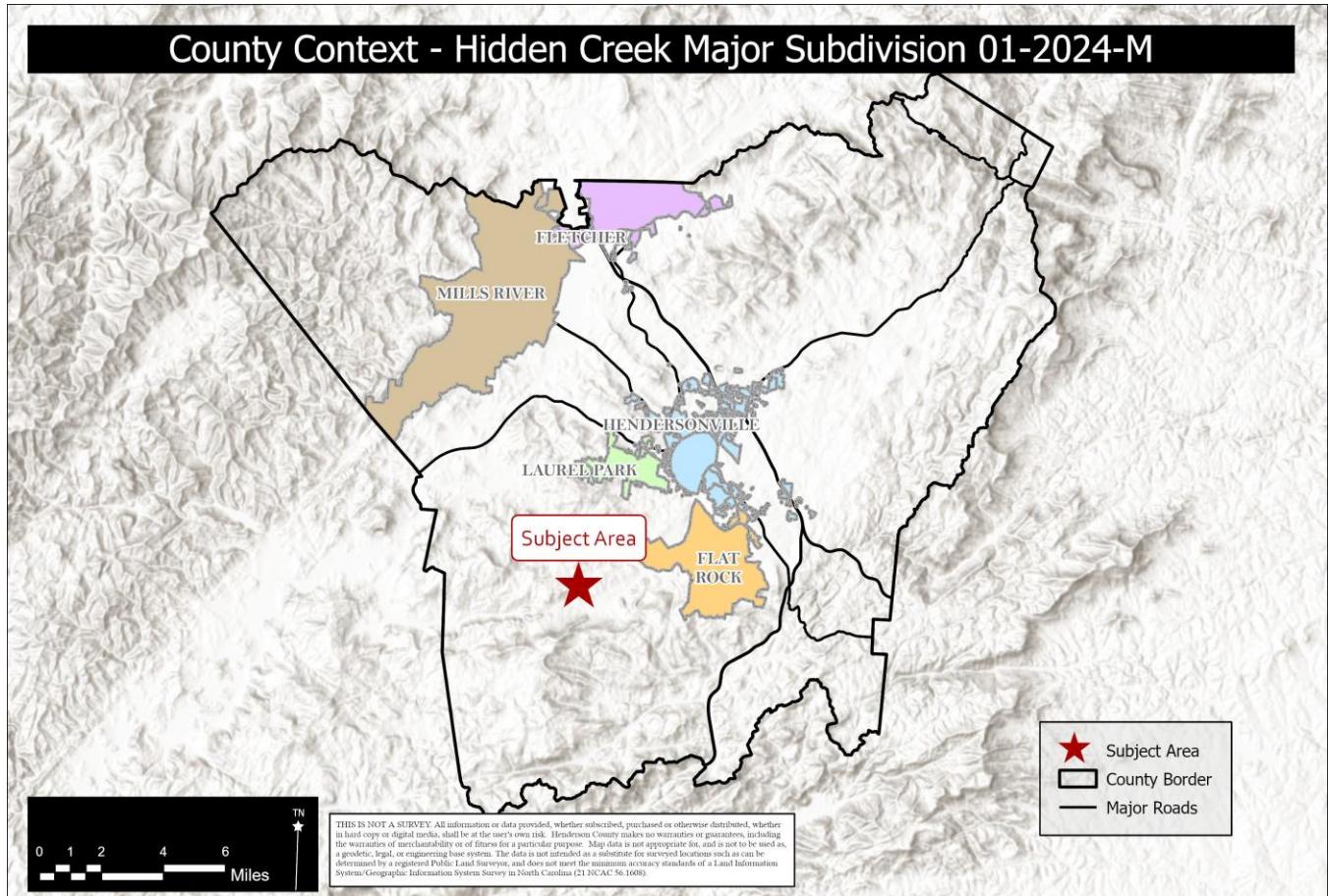
|              |                                      |        |
|--------------|--------------------------------------|--------|
| <b>North</b> | Residential District Two Rural (R2R) | Vacant |
|--------------|--------------------------------------|--------|

|             |                          |             |
|-------------|--------------------------|-------------|
| <b>East</b> | Estate Residential (R40) | Residential |
|-------------|--------------------------|-------------|

|              |                                      |             |
|--------------|--------------------------------------|-------------|
| <b>South</b> | Residential District Two Rural (R2R) | Residential |
|--------------|--------------------------------------|-------------|

|             |                                      |        |
|-------------|--------------------------------------|--------|
| <b>West</b> | Residential District Two Rural (R2R) | Vacant |
|-------------|--------------------------------------|--------|

### Map A: County Context Map



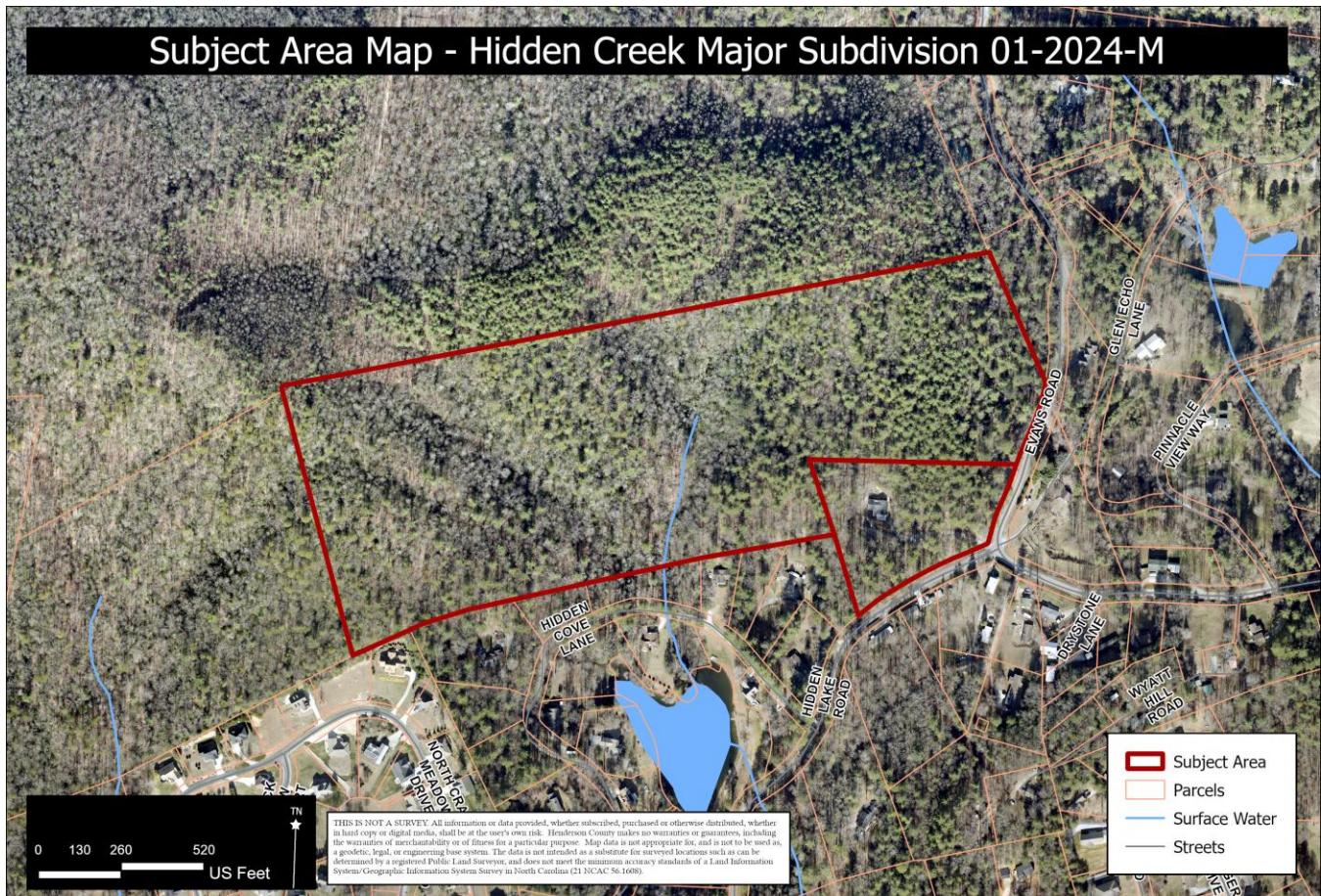
Property Owner: UAG Hidden Creek, LLC Applicant: Daniel Buraglia Agent: Hunter Marks  
Assessed Acreage: 41.68 Acres PINs: 9546-75-0593 & 9546-75-9228  
Current Zoning: Residential Two Rural (R2R)



### Background:

The subject area included in this application was acquired by the applicant on May 26, 2023, as shown in Deed Book 4049 on Pages 303 and 336. PIN: 9546-75-9228 contains a 1,962SQFT single-family dwelling that was constructed in 1935 and PIN: 9546-75-0593 is currently vacant and heavily forested. A minor subdivision was recorded in 2020 on plat slide 12906 separating the existing single-family dwelling from the larger vacant parcel. On the recorded plat, a potential area containing unmarked graves is noted per Henderson County Land Records. The potential unmarked grave site is shown on the Combined Master and Development Plan and is slated to remain on the same parcel as the existing single-family residential structure.

### Map B: Aerial Map



Property Owner: UAG Hidden Creek, LLC Applicant: Daniel Buraglia Agent: Hunter Marks

Assessed Acreage: 41.68 Acres PINs: 9546-75-0593 & 9546-75-9228

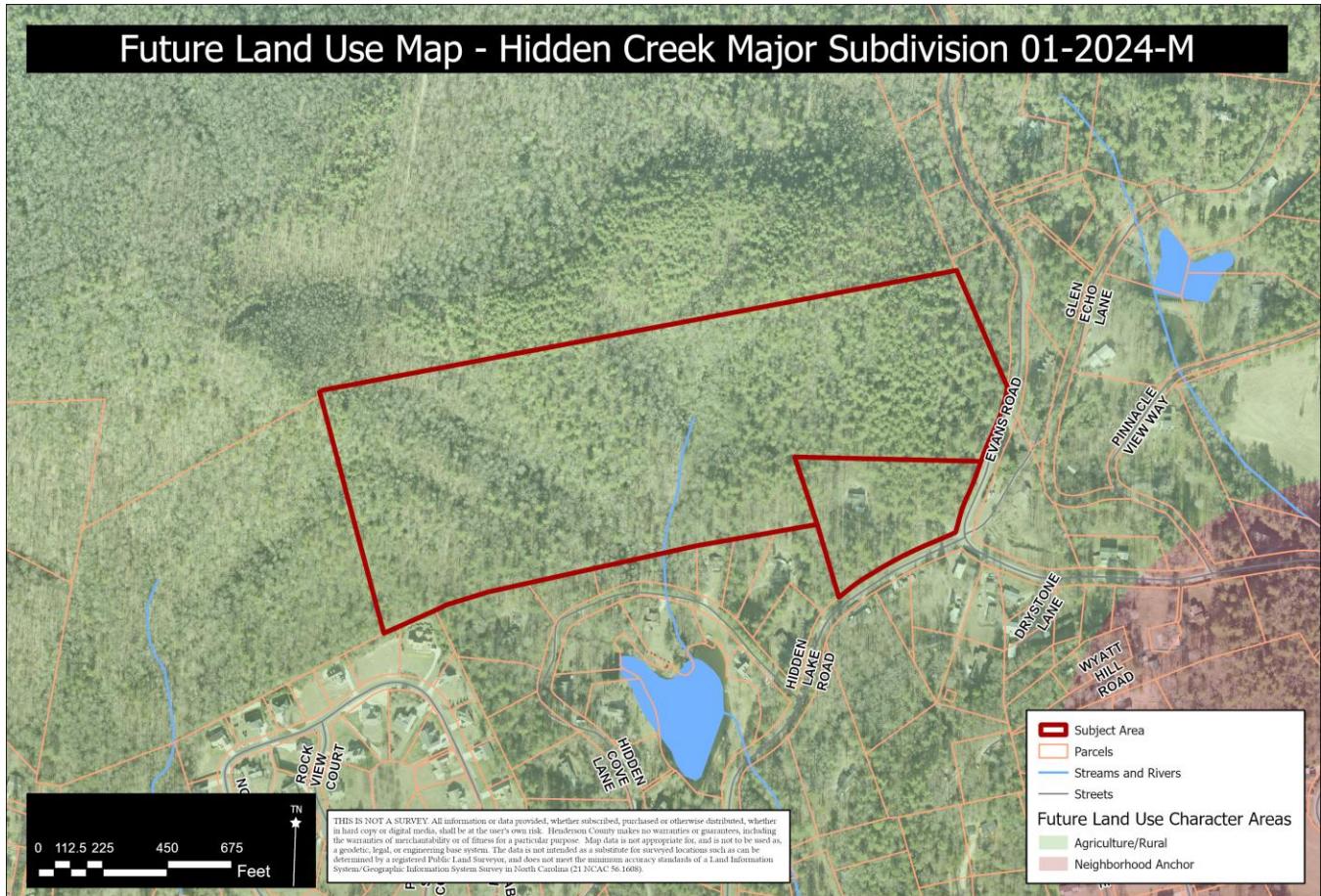
Current Zoning: Residential Two Rural (R2R)



The applicant, UAG Hidden Creek, LLC, is seeking approval of a Combined Master Plan Development Plan. The Combined Master and Development Plan proposes a total of 14 total lots with a total of 13 residential single-family structures. There is 1 existing residential single-family structure that is slated to remain as part of the development. The Combined Master and Development Plan includes a total of approximately 41.68 acres with 13 single-family residential lots. The remaining acreage not included with this application is shown as "Future Phase" that will require a Revised Combined Master and specific phase Development Plan submittal. The proposal shows a total of 2,970LF of new private roadway and 1,134LF of new private driveway to serve all the lots. All the proposed lots in included in this proposal will be served by private water and private septic. Additionally, there is a single pavilion proposed on the remaining acreage not included with the subdivision.

## Hidden Creek

Map C: 2045 Future Land Use Map



Property Owner: UAG Hidden Creek, LLC Applicant: Daniel Buraglia Agent: Hunter Marks

Assessed Acreage: 41.68 Acres PINs: 9546-75-0593 & 9546-75-9228

Current Zoning: Residential Two Rural (R2R)



### Comprehensive Plan Compatibility:

**Henderson County 2045 Comprehensive Plan (2045 Plan):** The 2045 Plan Future Land Use Map places the subject area in the Agriculture/Rural character area.

- Agriculture/Rural Character Areas** are important for their ability to support diverse agricultural activities. Development in these areas should be uses that do not interfere with agricultural production or drastically change the rural landscape. There are also areas that are significantly constrained due to steep slopes, few road networks, and limited access to infrastructure including broadband and cellular service. Forestry management, agriculture, very low density residential, outdoor recreation, and tourism are expected uses in these areas. (2045 Plan Part 2 Page 43).

- i. **Where:** In and around concentrations of working agricultural lands. Also includes areas in and around conservation areas, steep mountain ridges and on the edges of the County
- ii. **Density:** The majority of the areas will have a maximum allowable density of one unit per acre and the environmentally sensitive areas will have a maximum allowable density of one unit per five acres (gross density)
- iii. **Uses:** Forestry, very low-density single family residential, outdoor recreation/tourism, and agriculture of all types including row crops, orchards, greenhouses, production and distribution facilities, agritourism operations, and some rural businesses

### **Henderson County Land Development Code Compatibility:**

Henderson County Zoning Map indicates the subject area as Residential District Two Rural (R2R). (See Map D)

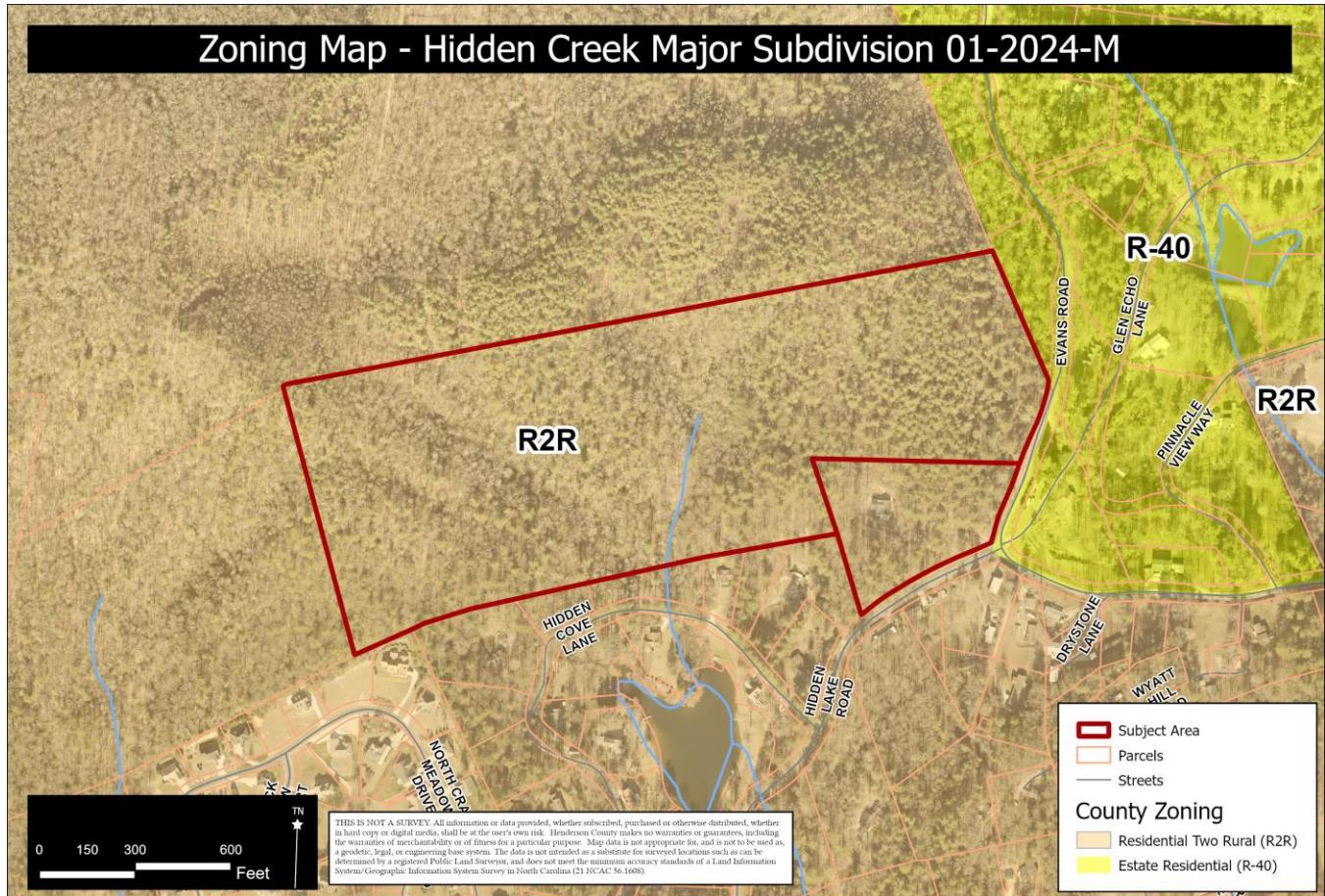
**Residential District Two Rural (R2R):** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized outside areas designated as Utility Service Area (USA) in the *Comprehensive Plan*. (LDC §42-29)

R2R Density per LDC:

1. Standard residential density of 1 unit per acre
2. Maximum density of 2 units per acre.
3. For tracks of land with slopes of 60% or greater that account for 10% or more of the tract, the density shall be  $\frac{1}{2}$  the eligible density.
  - a. Slopes greater than 60% for the project is 1.02 acres out of 41.68 acres (2.48%)

The proposed Development Plan shows an overall density of 0.31 units per acre.

### Map D: Zoning Map



Property Owner: UAG Hidden Creek, LLC Applicant: Daniel Buraglia Agent: Hunter Marks

Assessed Acreage: 41.68 Acres PINs: 9546-75-0593 & 9546-75-9228

Current Zoning: Residential Two Rural (R2R)

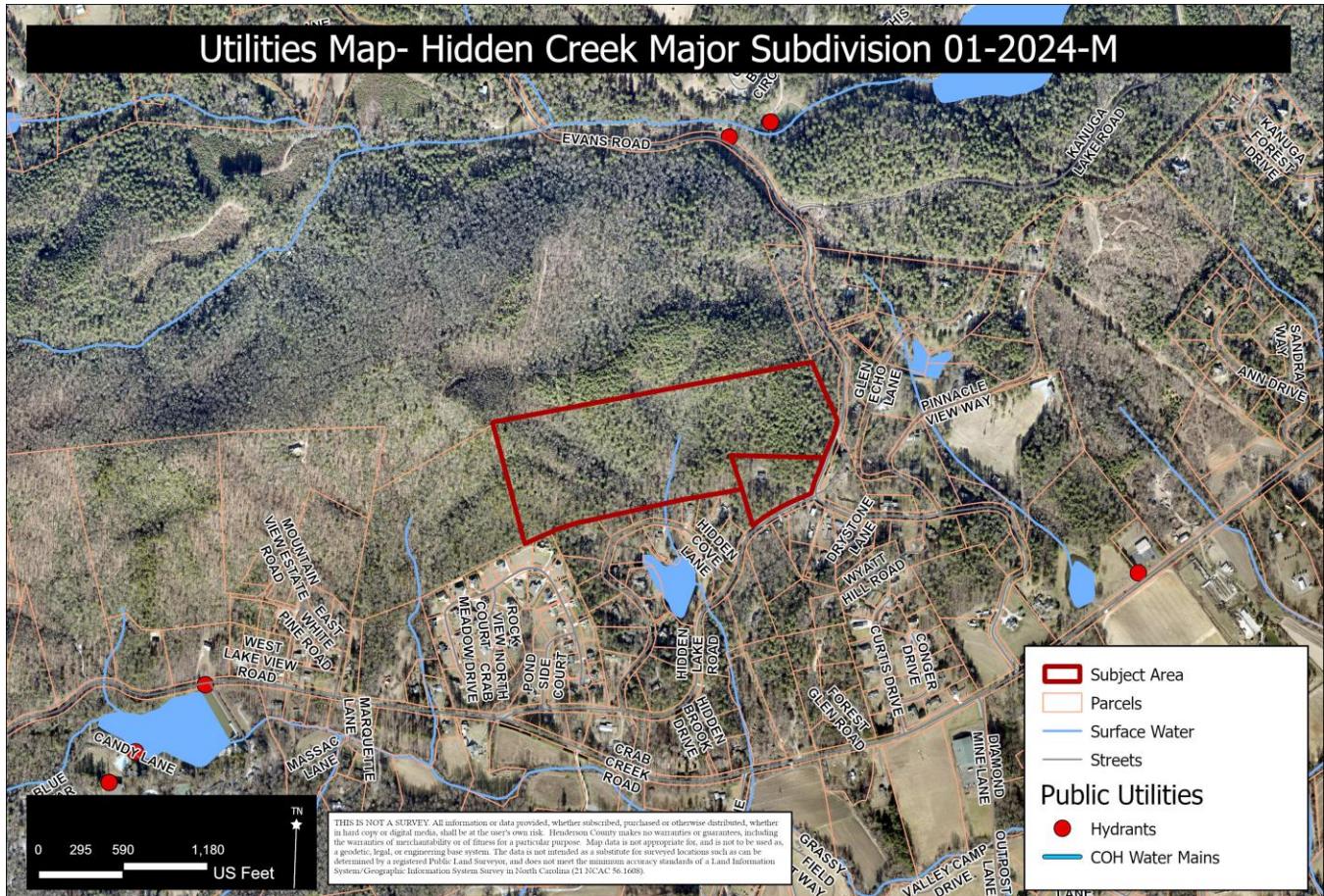


### Public Utilities:

The existing residential structure is currently served by an individual well and septic. The proposed development will also be served by private utilities.

## Hidden Creek

Map E: Utilities Map



Property Owner: UAG Hidden Creek, LLC Applicant: Daniel Buraglia Agent: Hunter Marks

Assessed Acreage: 41.68 Acres PINs: 9546-75-0593 & 9546-75-9228

Current Zoning: Residential Two Rural (R2R)



### ANALYSIS:

According to Chapter 42 of the Henderson County LDC, §42-341, the purpose of Development Plans is to provide general and specific information, displayed as a graphic representation or map, indicating all proposed divisions of land, their uses, improvements, and any other information required to fully disclose the applicant's intentions.

When reviewing the Development Plan, it is important to consider that it conforms with the Master Plan, no additional lots are created (other than indicated on the Master Plan), and all technical requirements and development standards have been met.

Staff has reviewed the submitted Combined Master Plan and Development Plan for Hidden Creek, taking into consideration the recommendations of the *2045 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 private wells and private septic systems.
2. **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.
3. **Road System:** The Combined Master and Development Plan shows a proposed 2,970LF of new private roadway and 1,134LF of new private driveway easement. A portion of the proposed private roadway is shown to have a 40' right-of-way that will need to be increased to 45' to meet the standards of a subdivision local road. Additionally, the same portion of private roadway is shown to be 16' wide with gravel at grades equal to or below 15% and paved at grades equal to or below 18%. The other portion of proposed private roadway is shown as a one-way limited local road. The limited local road is 12' in width with a 30' right-of-way. The limited local road is also a mixture of gravel and asphalt to meet the grade standards in the LDC. A private driveway easement is shown to serve 4 lots on the Combined Master and Development Plan. The private driveway easement is shown as a 14' wide gravel surface with a grade not to exceed 25%. 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).
4. **Road Grade.** The Applicant must identify the type of material utilized on the surface of the proposed private roads for the subdivision. The maximum road grade for local roads constructed of gravel is 15 percent and 18 percent for a paved surface. A professional engineer or professional land surveyor must certify on the Final Plat that no portion of the road has a grade that exceeds 15 or 18 percent or submit a final as-built graded center line profile showing grade and alignment of the road (LDC §42-81 C (Table 3.3) and §42-81 C (4)).
5. **Gates.** The Applicant should become familiar with the Entry Gate provisions of Chapter 42 (LDC §42A-81 C(7)). All entry gates shall be constructed and maintained as required by and in accordance with Chapter 42 of the Henderson County Code, *Entry Gates*.

6. **Dead Ends, Cul-de-sacs, Turnarounds:** The Applicant proposes three (3) turnarounds, as shown on the Combined Master and Development Plan. All turnarounds must meet the requirements of the LDC §42-110(D).
7. **Soil Erosion and Sedimentation Control Plan:** The Applicant will be required to submit a Soil Erosion and Sedimentation Control Plan to Henderson County Site Development. No ground disturbance can take place until a valid permit is obtained (LDC §42-255).
8. **Stormwater/Water Quality:** The Applicant shall submit a written notice from the Site Development Department verifying that a stormwater control permit is not required (LDC §42-239).
9. **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).
10. **Miscellaneous Advisory Provisions:** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
11. **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).
12. **NCDOT Driveway Permit.** A NCDOT Driveway permit will be required for the access onto Banner Farm Rd (SR 1314).
13. **Street Tree Requirements:** The Applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees may be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees 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).
14. **Open Space Requirements:** As there are only 23 lots proposed, there are no requirements for open space.

### **STAFF CONCLUSION**

TRC Review: January 21, 2025

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# HIDDEN CREEK CABINS

HENDERSON COUNTY, NORTH CAROLINA

## MAJOR SITE PLAN SUBMITTAL SUBDIVISION

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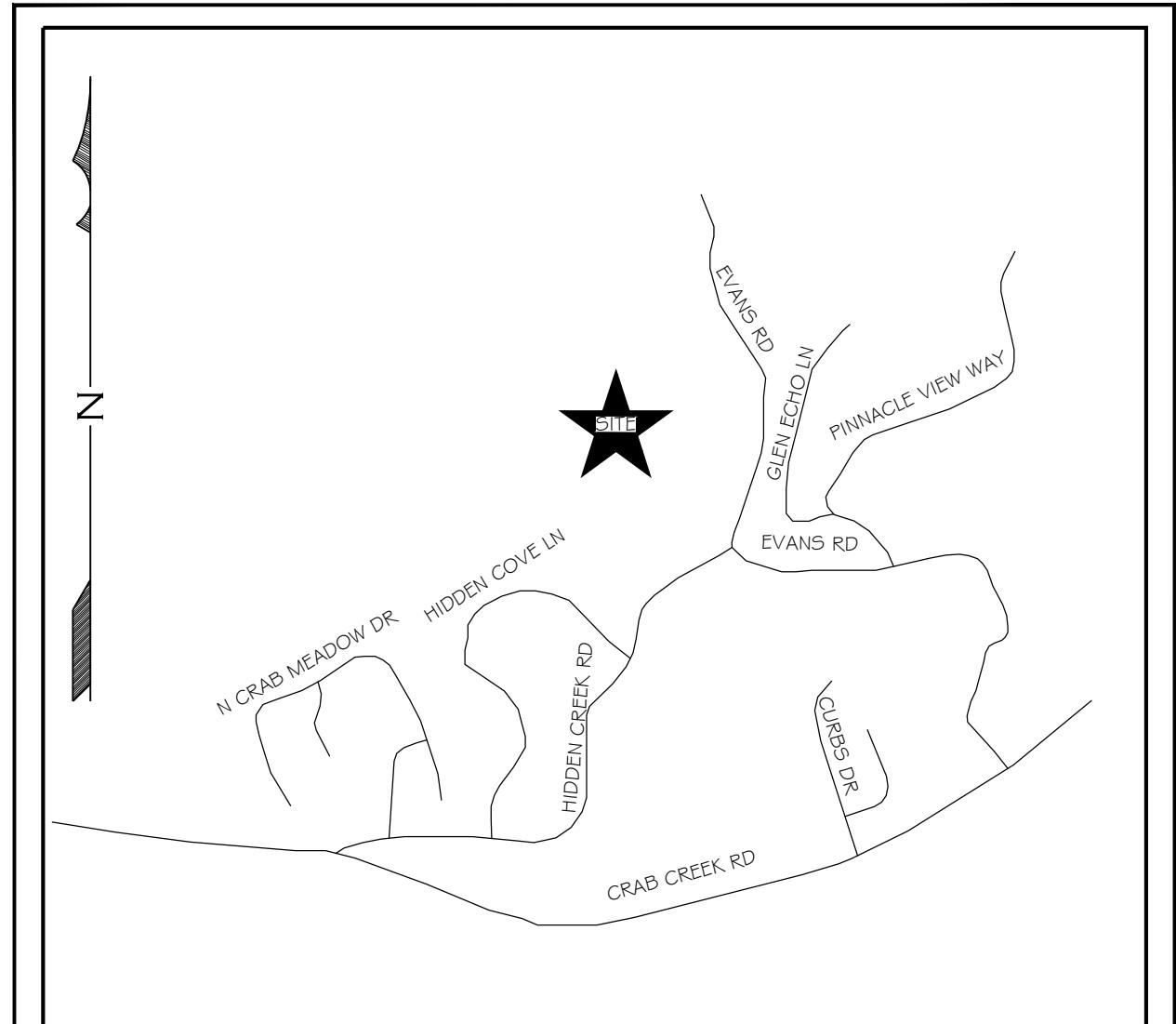
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|-------------|-------------------------|--------|
| SHEET S - 1 | COVER SHEET             | 1 OF 6 |
| SHEET S - 2 | SITE SURVEY             | 2 OF 6 |
| SHEET S - 3 | SITE & LAYOUT PLAN      | 3 OF 6 |
| SHEET S - 4 | GRADING PLAN            | 4 OF 6 |
| SHEET S - 5 | CONCEPTUAL UTILITY PLAN | 5 OF 6 |
| SHEET S - 6 | DETAILS                 | 6 OF 6 |

- OWNER**  
UAG HIDDEN CREEK, LLC  
DANIEL BURAGLIA  
267 HOLLY ARBOR LANE  
ASHEVILLE, NC, 28803  
TEL. (305) 767-9357
- LANDSCAPE ARCHITECT**  
HUNTER MARKS, RLA, ASLA, LEED AP  
WATERMARK LANDSCAPE ARCHITECTURE  
513 N. JUSTICE STREET, STE. C  
HENDERSONVILLE, NORTH CAROLINA 28791  
TEL. (828) 595-2327
- SURVEYOR**  
FULTON V. CLINKSCALES  
FREELAND - CLINKSCALES & ASSOCIATES  
201 2ND AVENUE EAST  
HENDERSONVILLE, NC 28792  
TEL. (828) 697-6539
- CIVIL ENGINEER**  
ULRICK GARRISON  
ADVANTAGE CIVIL ENGINEERING  
346 MERRIMON AVE  
ASHEVILLE, NC 28801  
(828) 412-3923



PROJECT MAP

SCALE : 1"=400'



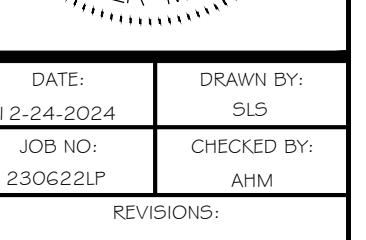
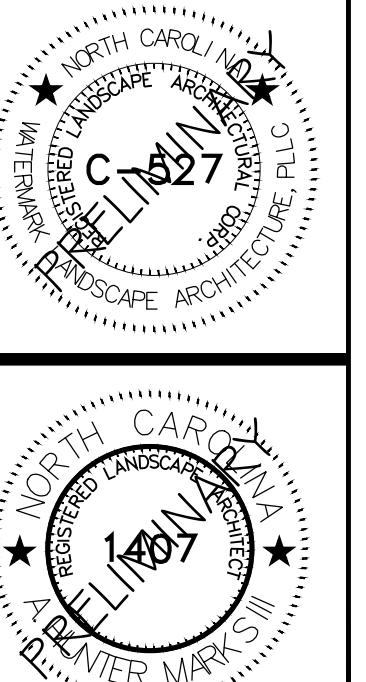
VICINITY MAP

NOT TO SCALE



HIDDEN CREEK CABINS

HENDERSON COUNTY, NORTH CAROLINA



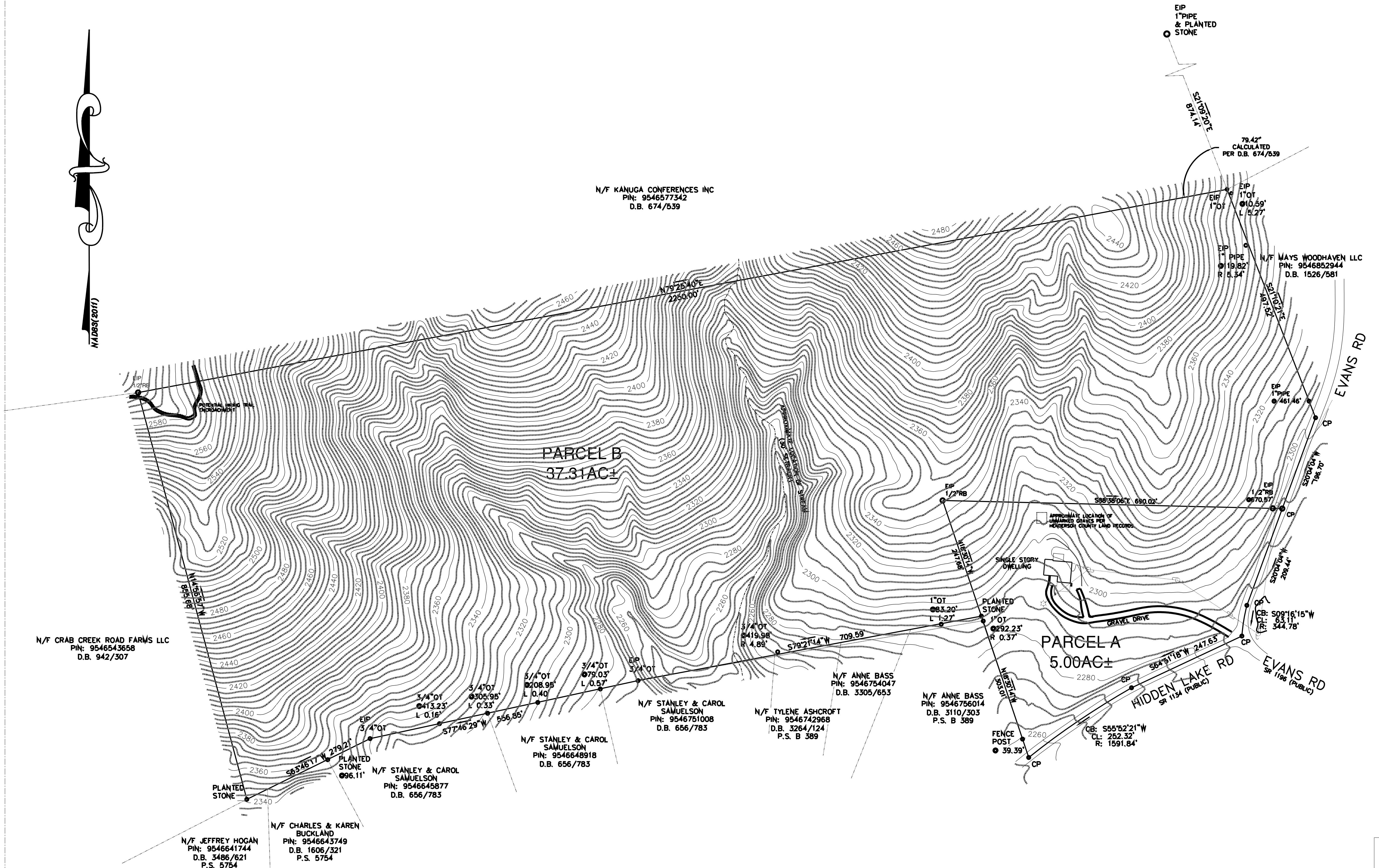
COVER

S-1

1 OF 6

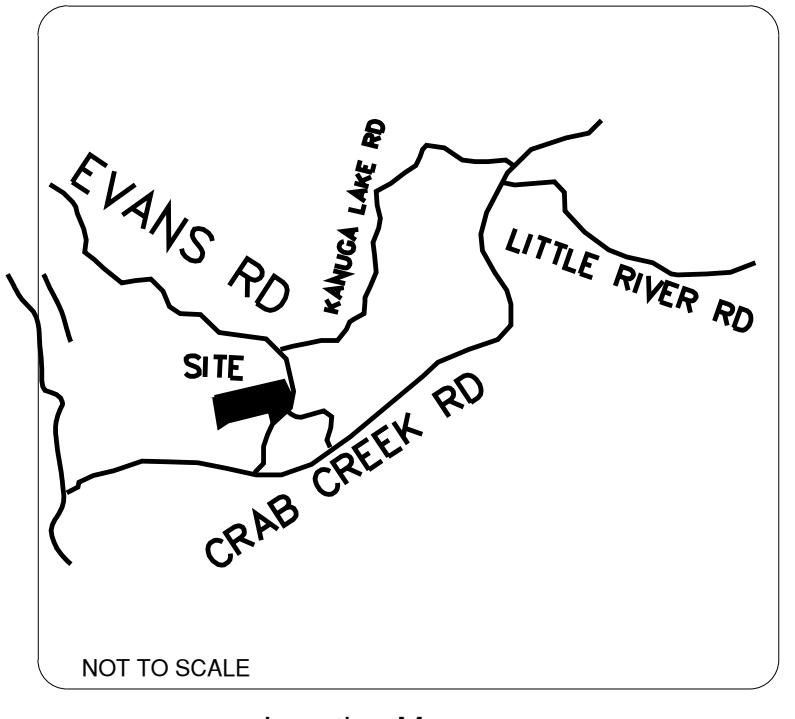


SPECIAL NOTE:  
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.  
CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.



Boundary Survey for  
Danny Buraglia  
42 Hidden Lake Road  
Crab Creek Township  
Henderson County  
State of North Carolina

|  |                |
|--|----------------|
| FREELAND - CLINKSCALES & ASSOCIATES, INC. OF NC<br>Engineers' Land Surveyors<br>201 2nd AVE. EAST<br>HENDERSONVILLE, NC 28792<br>(828) 693-1800<br>fclinks@outlook.com | N/A            |
| REF. PLAT BOOK   | 502-615        |
| REF. DEED BOOK   | 502-615        |
| TAX MAP  | 502-73-205     |
| PARTY CHIEF  | ADV            |
| DRAWN  | ADV            |
| DATE   | April 28, 2023 |
| DWG. NO.   | N40506         |





## HIDDEN CREEK CABINS

HENDERSON COUNTY, NORTH CAROLINA

### PROJECT SUMMARY

|   |  |
|---|--|
| TOTAL PROJECT AREA                      | 41.68 ACRES  |
| PIN NUMBER                              |  |
| EX LOT 1:                               | 9546750593   |
| EX LOT 2:                               | 9546759228   |
| ZONING                                  | R2R  |
| EXISTING                                | R2R  |
| PROPOSED                                | R2R  |
| ADJACENT PROPERTIES                     | R2R  |
| SETBACKS                                | R2R<br>STREAM  |
| PROPERTY USE                            | OPENWOODED<br>RESIDENTIAL SUBDIVISION  |
| EXISTING                                |  |
| PROPOSED                                |  |
| PROPERTY SUBDIVISION                    | 2<br>14  |
| EXISTING                                |  |
| PROPOSED                                |  |
| SITE COVERAGE                           | 15,400 SF (1%)<br>1,548,308.64SF (84.65%)<br>- INCLUDES COMMON OPEN SPACE<br>ROADS/PARKING 50,871.25F (.35%) |
| STRUCTURES                              | I (TO REMAIN)<br>13 HOMES (12 NEW PLUS 1 EXISTING), I PERGOLA  |
| PARKING                                 | REQUIRED<br>PROPOSED 20<br>25  |
| ROAD LENGTH (PUBLIC)                    | 0 LF<br>PROPOSED 2,970 LF<br>- MAXIMUM PROPOSED GRADE 1.5%<br>- ACCESS TO PROPOSED PRIVATE DRIVEWAY EASEMENT |
| ROAD LENGTH (PRIVATE DRIVEWAY EASEMENT) | 0 LF<br>PROPOSED 1,134 LF<br>- MAXIMUM PROPOSED GRADE 2.5%   |
| FIRE DISTRICT                           | VALLEY HILL FIRE, GATEWAY DRIVE STATION  |
| WATER                                   | PRIVATE  |
| SEWER                                   | PRIVATE  |
| TRASH                                   | PRIVATE  |

### NOTES

1. ALL ADJACENT PROPERTIES ARE ZONED R2R.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN.
3. NO PORTION OF THE PROJECT IS WITHIN THE CITY OF HENDERSONVILLE.
4. PER HENDERSON COUNTY ZONING, ALL LIGHTING SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY.
5. 2 EXISTING LOTS TO BE COMBINED TO 1 AND SUBDIVIDED INTO 14.
6. ALL ROAD SECTIONS GREATER THAN 15% GRADE ARE TO BE PAVED WITH ASPHALT, ANYTHING LESS THAN 15% GRADE IS TO BE GRAVEL.

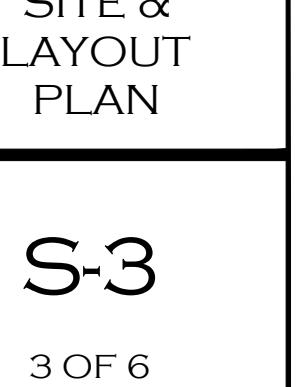
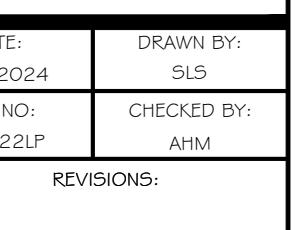


**SITE & LAYOUT PLAN**  
Scale 1"=50'-0"  
0 25 50 100 200

**S-3**  
3 OF 6



**SPECIAL NOTE:**  
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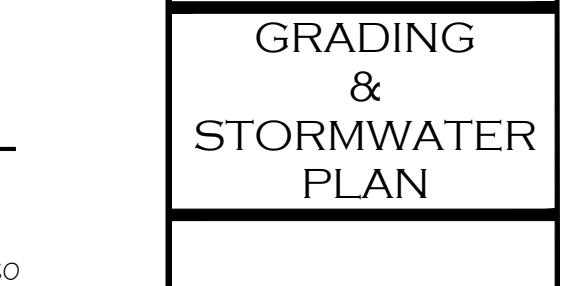
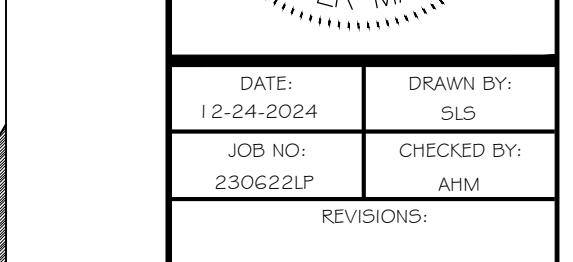
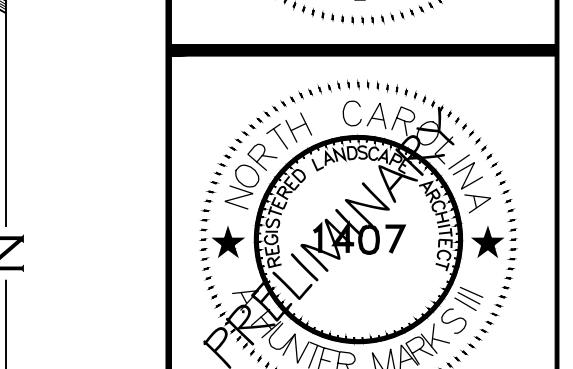


## HIDDEN CREEK CABINS

HENDERSON COUNTY, NORTH CAROLINA

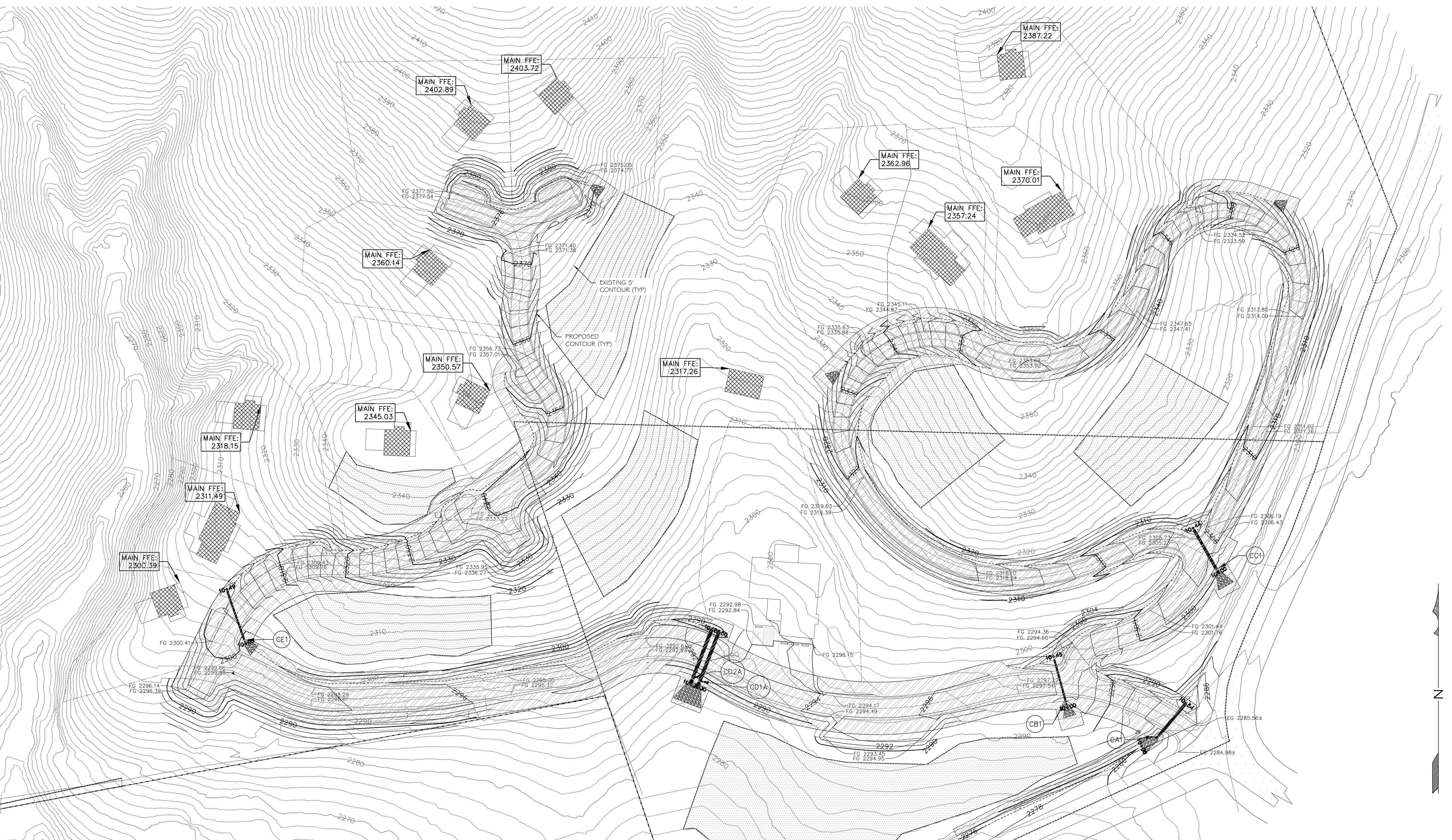
N

GRADING &  
STORMWATER  
PLAN

S-4  
4 OF 6

NOTE: SEE SUBMITTED, GRADING, EROSION CONTROL, AND STORMWATER PLANS - ATTACHED.

GRADING & STORMWATER  
Scale: 1" = 40' - 0"  
0 20 40 60 80 100 120 140 160



SPECIAL NOTE:  
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CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.

## HIDDEN CREEK CABINS

HENDERSON COUNTY, NORTH CAROLINA



DATE: 12-24-2024

DRAWN BY: SLS

JOB NO: 230622LP

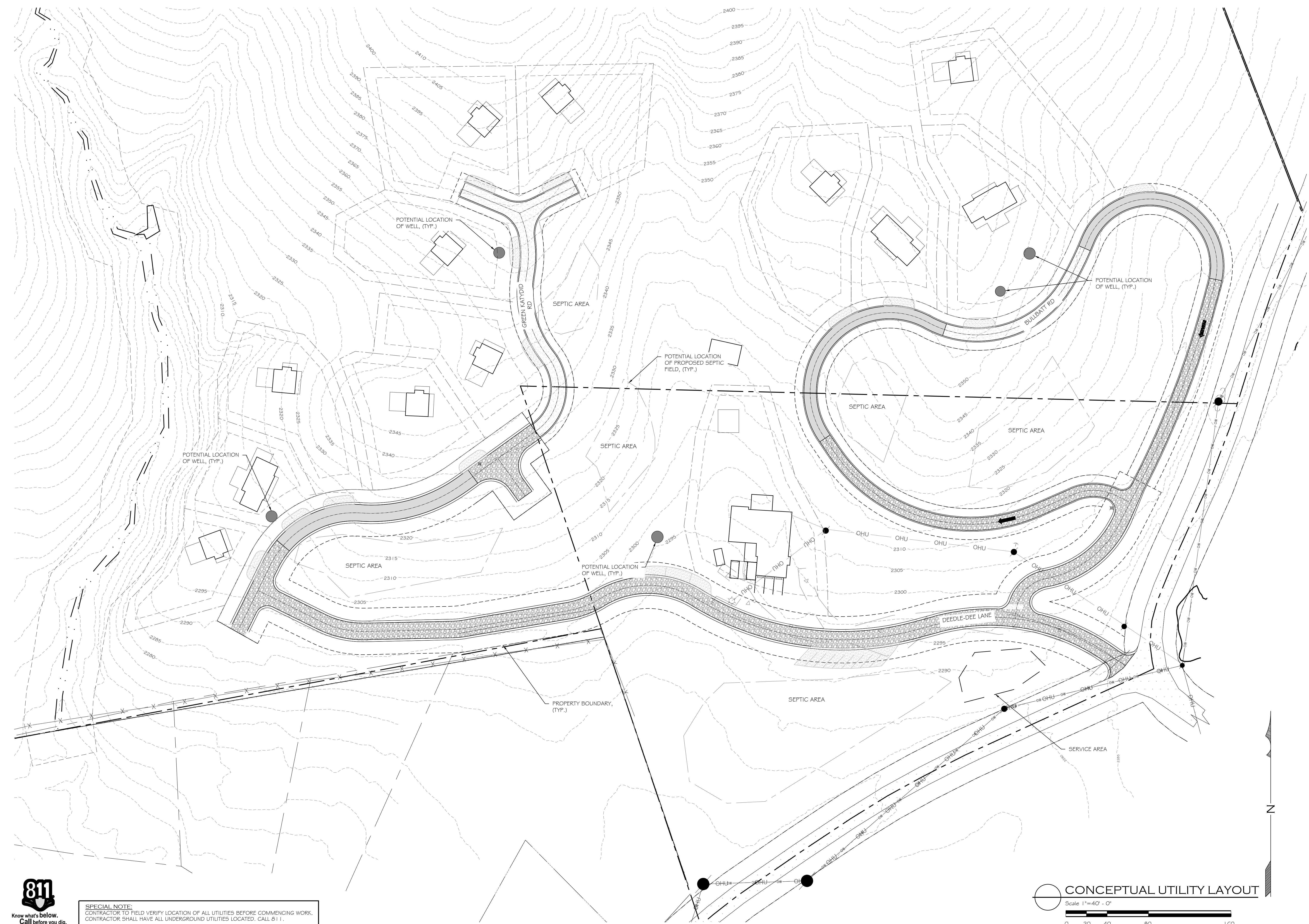
CHECKED BY: AHM

REVISIONS:

CONCEPTUAL  
UTILITY  
LAYOUT

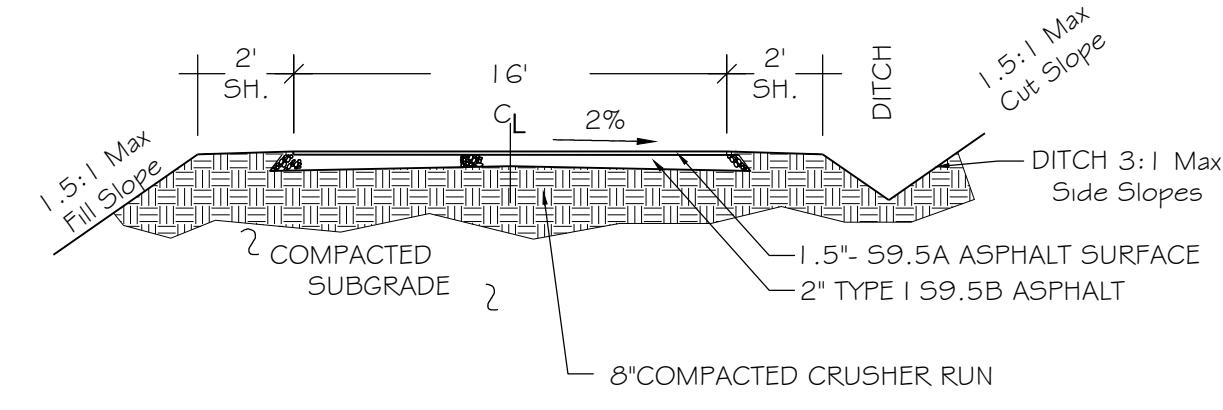
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5 OF 6

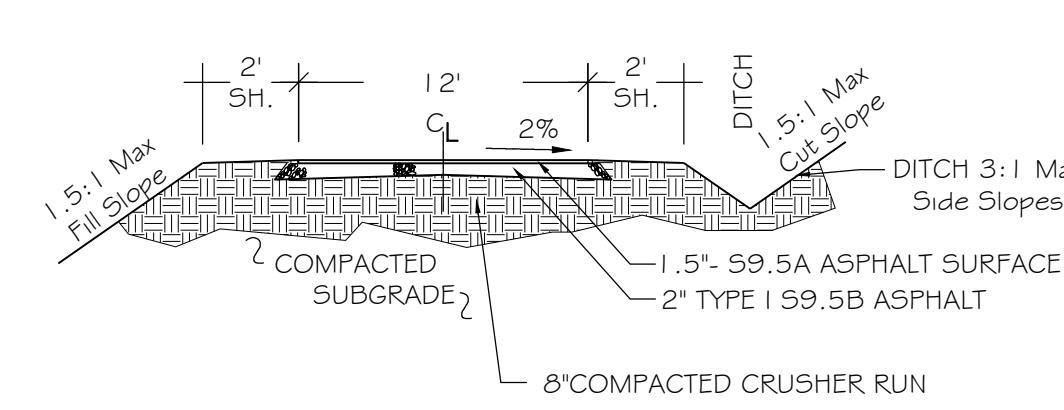




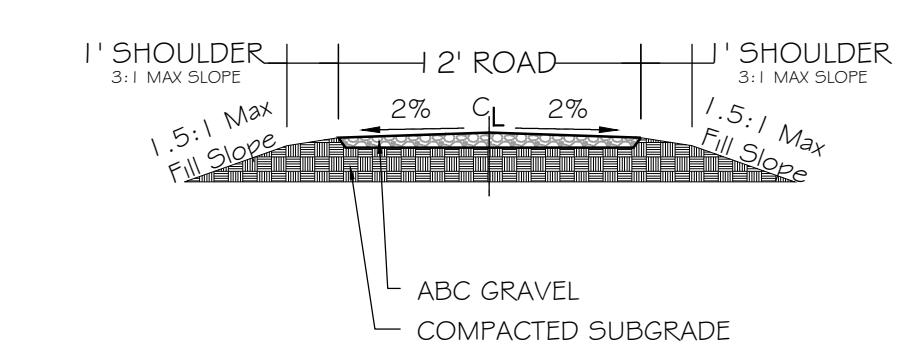
Know what's below.  
Call before you dig.



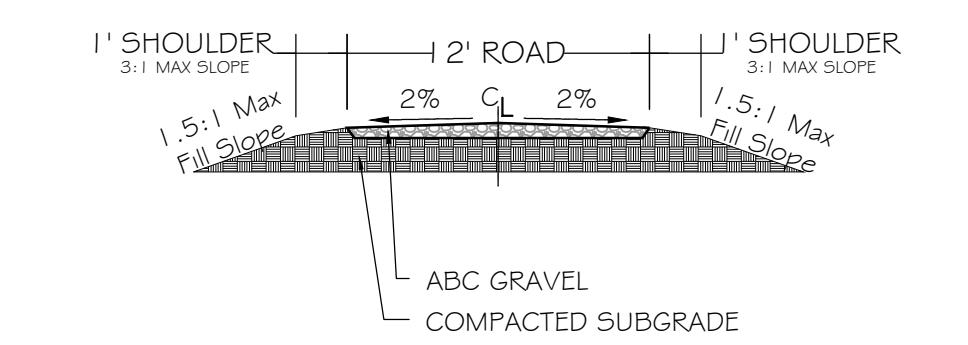
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2  
S-5  
NOT TO SCALE



3  
S-5  
NOT TO SCALE

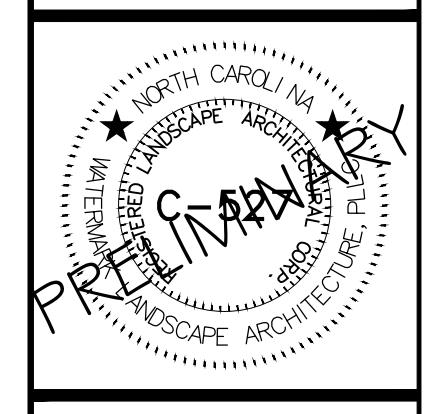


4  
S-5  
NOT TO SCALE

**WATERMARK**  
LANDSCAPE ARCHITECTURE • LAND PLANNING • CONSULTING  
513 N. JUSTICE STREET STE. C, HENDERSONVILLE, NC 28739  
(828) 575-2327  
www.WATERMARKLAND.COM

## HIDDEN CREEK CABINS

HENDERSON COUNTY, NORTH CAROLINA



|            |             |
|------------|-------------|
| DATE:      | DRAWN BY:   |
| 12-24-2024 | SLS         |
| JOB NO:    | CHECKED BY: |
| 230622LP   | AHM         |

DETAILS

S-6

6 OF 6

**SPECIAL NOTE:**  
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.  
CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.

| DEVELOPMENT DATA |   |
|------------------|---|
| OWNER/DEVELOPER: | UAG HIDDEN CREEK, LLC<br>267 HOLLY ARBOR LANE<br>ASHEVILLE, NORTH CAROLINA 28803<br>CONTACT: DANIEL BURGESS<br>(305) 767-9357             |
| CIVIL ENGINEER:  | ADVANTAGE CIVIL ENGINEERING, P.A.<br>346 MERRIMON AVENUE<br>ASHEVILLE, NORTH CAROLINA 28801<br>CONTACT: MIKE LOVY, P.E.<br>(828) 412-3923 |
| SURVEYOR:        | KEE MAPPING & SURVEYING<br>P.O. BOX 2565<br>ASHEVILLE, NORTH CAROLINA 28802<br>CONTACT: DREW VAN DUNKERKEN<br>(828) 575-9021              |

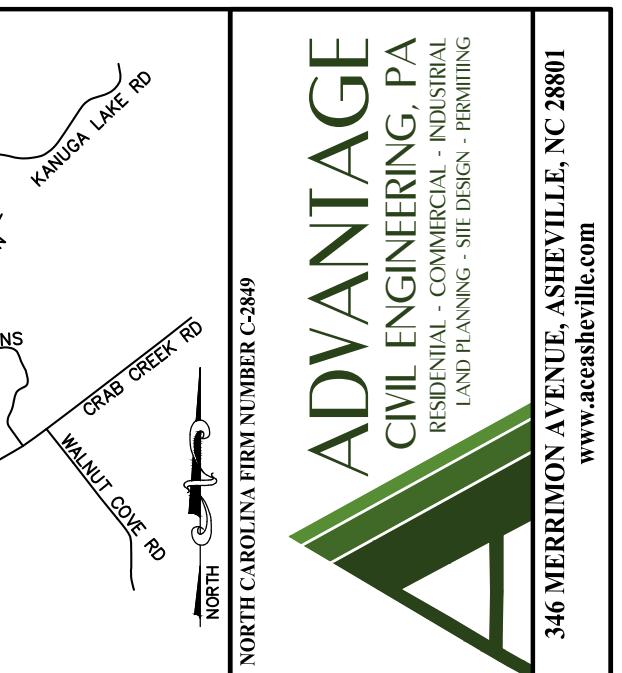
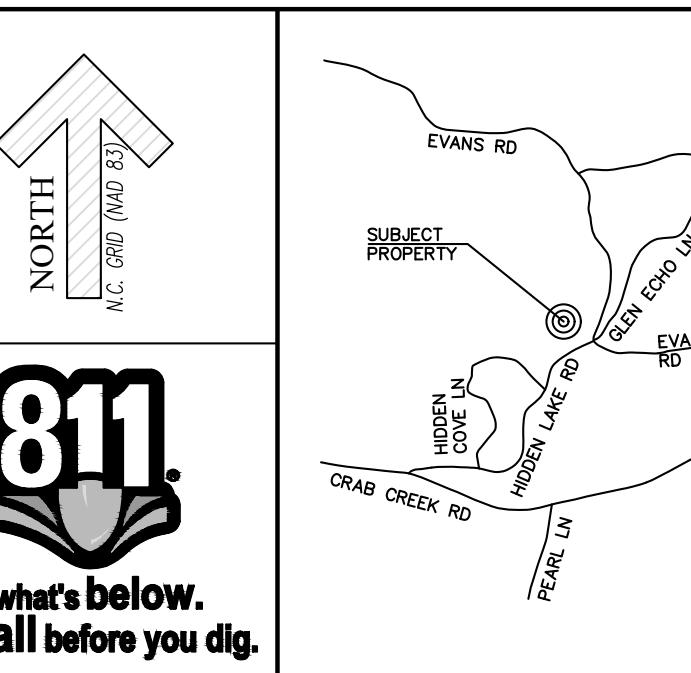
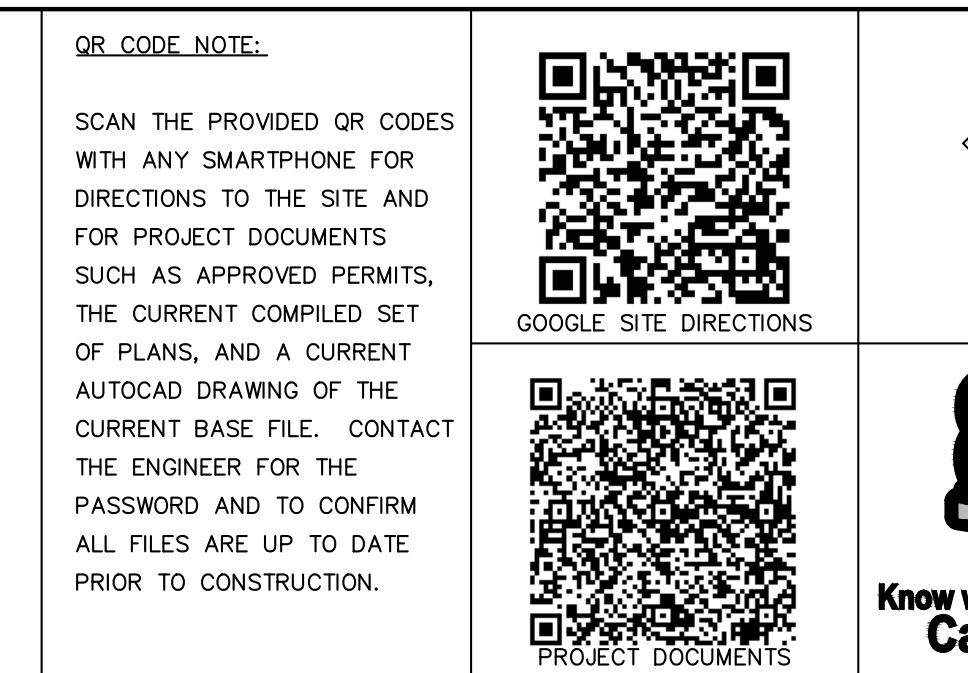
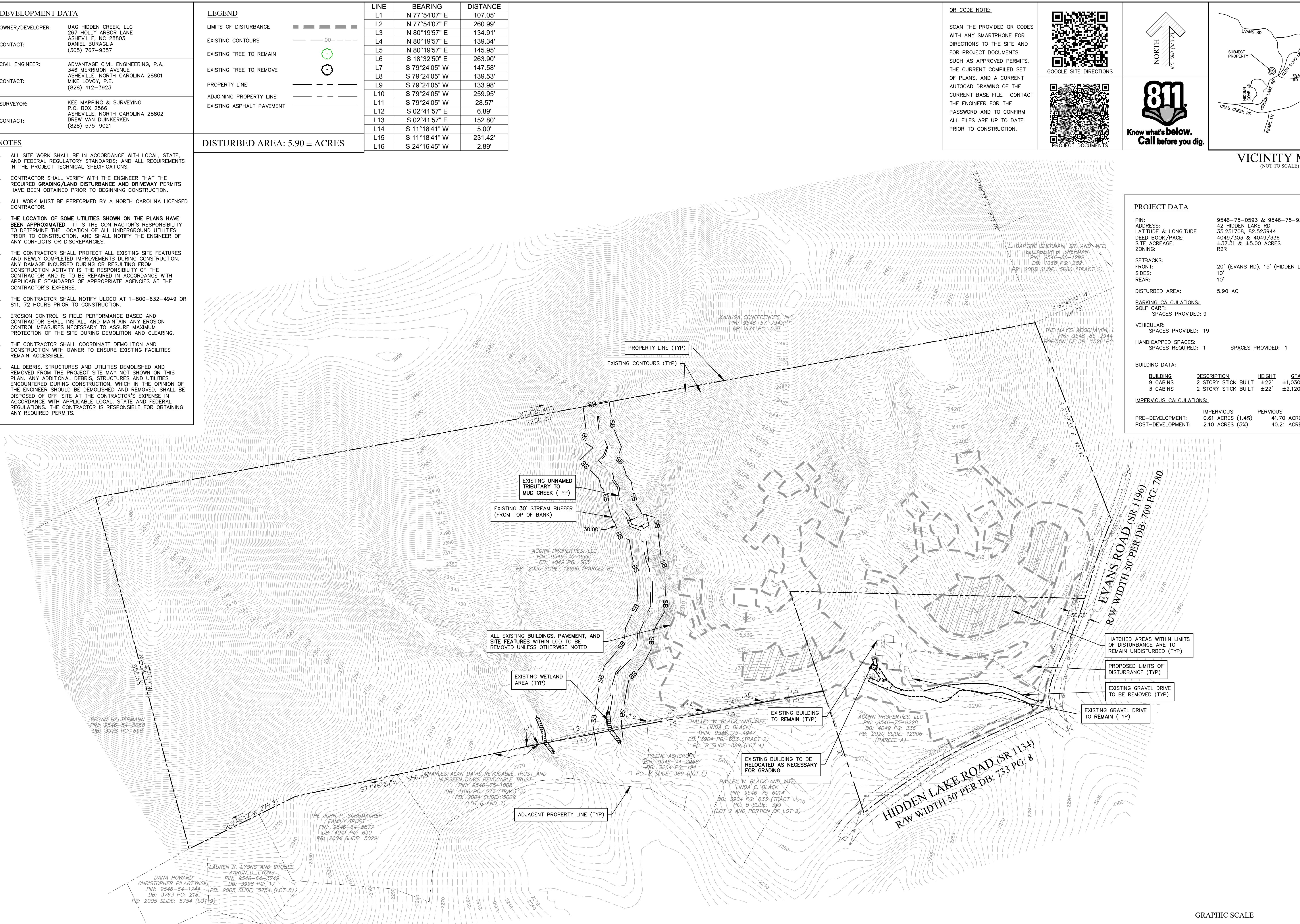
| LEGEND                    |  |
|---------------------------|--|
| LIMITS OF DISTURBANCE     |  |
| EXISTING CONTOURS         |  |
| EXISTING TREE TO REMAIN   |  |
| EXISTING TREE TO REMOVE   |  |
| PROPERTY LINE             |  |
| ADJOINING PROPERTY LINE   |  |
| EXISTING ASPHALT PAVEMENT |  |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 77°54'07" E | 107.05'  |
| L2   | N 77°54'07" E | 260.99'  |
| L3   | N 80°19'57" E | 134.91'  |
| L4   | N 80°19'57" E | 139.34'  |
| L5   | N 80°19'57" E | 145.95'  |
| L6   | S 18°32'50" E | 263.90'  |
| L7   | S 79°24'05" W | 147.58'  |
| L8   | S 79°24'05" W | 139.53'  |
| L9   | S 79°24'05" W | 133.98'  |
| L10  | S 79°24'05" W | 259.95'  |
| L11  | S 79°24'05" W | 28.57'   |
| L12  | S 02°41'57" E | 6.89'    |
| L13  | S 02°41'57" E | 152.80'  |
| L14  | S 11°18'41" W | 5.00'    |
| L15  | S 11°18'41" W | 231.42'  |
| L16  | S 24°16'45" W | 2.89'    |

#### NOTES

- ALL SITE WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE REQUIRED GRADING/LAND DISTURBANCE AND DRIVEWAY PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND NEWLY COMPLETED IMPROVEMENTS DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY ULCO at 1-800-632-4949 or 811, 72 HOURS PRIOR TO CONSTRUCTION.
- EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
- THE CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
- ALL DEBRIS, STRUCTURES AND UTILITIES DEMOLISHED AND REMOVED FROM THE PROJECT SITE MAY NOT BE SHOWN ON THIS PLAN. ANY ADDITIONAL DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.

DISTURBED AREA: 5.90 ± ACRES



VICINITY MAP  
(NOT TO SCALE)

| PROJECT DATA   |                                      |
|--|--------------------------------------|
| PIN:   | 8546-75-0593 & 9546-75-9228          |
| ADDRESS:   | 42 HIDDEN LAKE RD                    |
| LATITUDE & LONGITUDE:  | 35.251708, 82.523944                 |
| DEED BOOK/PAGE:  | 4049/303 & 4049/336                  |
| SITE ACREAGE:  | ±37.31 ± 5.00 ACRES                  |
| ZONING:  | R2R                                  |
| SETBACKS:  |                                      |
| FRONT:   | 20' (EVANS RD), 15' (HIDDEN LAKE RD) |
| SIDES:   | 10'                                  |
| REAR:  | 10'                                  |
| DISTURBED AREA:  | 5.90 AC                              |
| PARKING CALCULATIONS:  |                                      |
| GOLF CART SPACES PROVIDED:   | 9                                    |
| VEHICULAR SPACES PROVIDED:   | 19                                   |
| HANDICAPPED SPACES:  |                                      |
| SPACES REQUIRED: 1 SPACES PROVIDED: 1                                      |                                      |
| BUILDING DATA:   |                                      |
| BUILDING DESCRIPTION HEIGHT GFA  |                                      |
| 9 CABINS 2 STORY STICK BUILT ±22' ±1,030 SF EA                             |                                      |
| 3 CABINS 2 STORY STICK BUILT ±22' ±2,120 SF EA                             |                                      |
| IMPERVIOUS CALCULATIONS:   |                                      |
| PRE-DEVELOPMENT: IMPERVIOUS 0.61 ACRES (1.4%) PERVIOUS 41.70 ACRES (98.6%) |                                      |
| POST-DEVELOPMENT: 2.10 ACRES (5%) 40.21 ACRES (95%)                        |                                      |

|                    |                             |          |     |
|--------------------|-----------------------------|----------|-----|
| 1                  | INITIAL PERMITTING PLAN SET | 11/27/24 | LB  |
|                    | DESCRIPTION                 | DATE     | INT |
| ACE PROJECT NO:    | 24006                       | REV#     |     |
| ZONING PERMIT NO.: | TBD                         |          |     |
| GR&EC PERMIT NO.:  | TBD                         |          |     |
| STORM PERMIT NO.:  | TBD                         |          |     |
| WATER PERMIT NO.:  | TBD                         |          |     |
| SEWER PERMIT NO.:  | TBD                         |          |     |

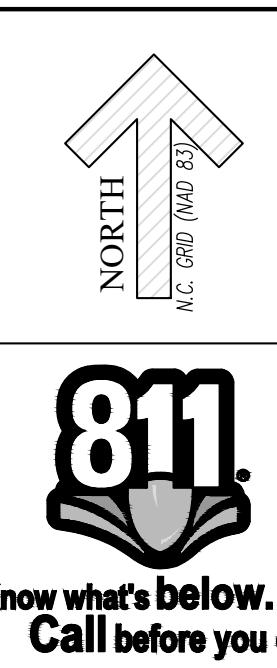
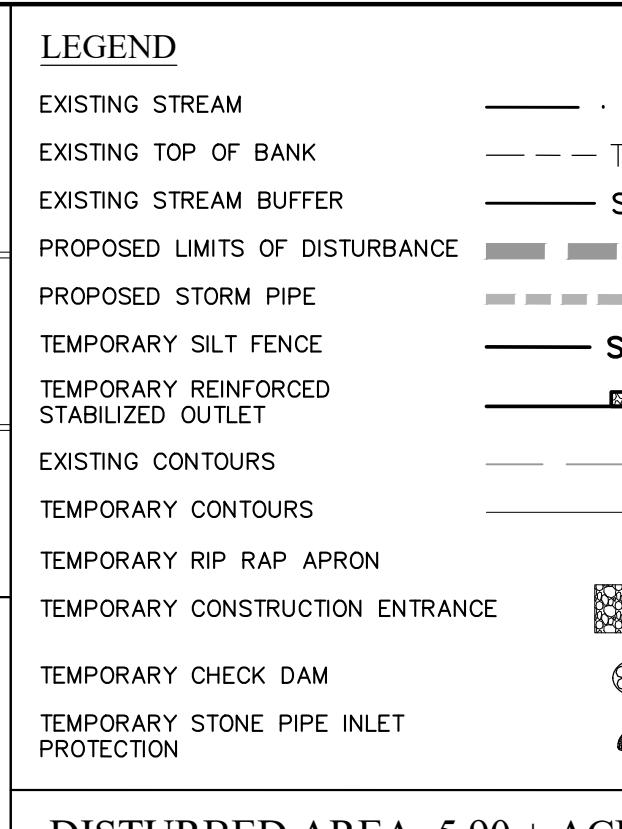
**HIDDEN CREEK**  
EXISTING CONDITIONS & DEMOLITION PLAN

42 HIDDEN LAKE RD  
HENDERSONVILLE, NC 28739

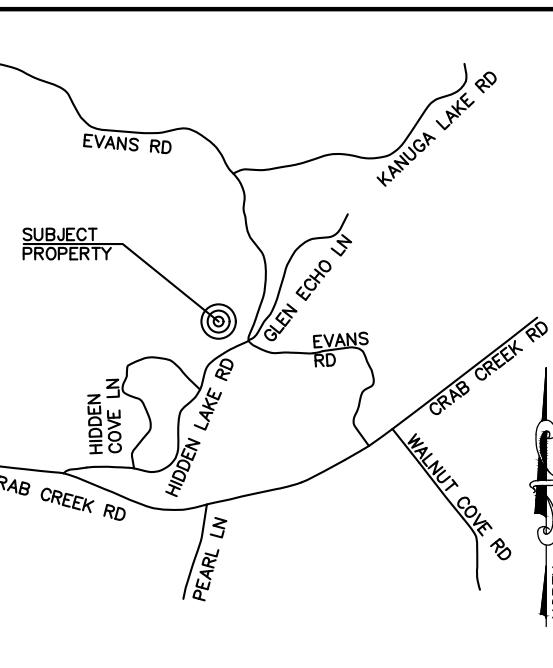
Graphic Scale: 100 0 50 100 200 400 (in FEET)  
1 inch = 100 ft.

**C1.1**  
SHEET

| DEVELOPMENT DATA   |   |
|--|---|
| OWNER/DEVELOPER:   | UAG HIDDEN CREEK, LLC<br>267 HOLLY ARBOR LANE<br>ASHEVILLE, NC 28803<br>CONTACT: DANIEL BURGESS<br>(305) 767-9357                         |
| CIVIL ENGINEER:  | ADVANTAGE CIVIL ENGINEERING, P.A.<br>346 MERRIMON AVENUE<br>ASHEVILLE, NORTH CAROLINA 28801<br>CONTACT: MIKE LOVY, P.E.<br>(828) 412-3923 |
| SURVEYOR:  | KEE MAPPING & SURVEYING<br>P.O. BOX 2569<br>ASHEVILLE, NORTH CAROLINA 28802<br>CONTACT: DREW VAN DUNKERKEN<br>(828) 575-9021              |
| NOTES  |   |
| <p>1. SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.</p> <p>2. NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.</p> <p>3. SOIL TYPE B.</p> |   |
| DISTURBED AREA: 5.90 ± ACRES   |   |



NORTH  
N.C. 3900 (NAD 83)



VICINITY MAP  
(NOT TO SCALE)

ADVANTAGE  
CIVIL ENGINEERING, PA  
RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
LAND PLANNING - SITE DESIGN - PERMITTING

346 MERRIMON AVENUE, ASHEVILLE, NC 28801  
www.aceasheville.com

## HIDDEN CREEK EROSION CONTROL PLAN

42 HIDDEN LAKE RD  
HENDERSONVILLE, NC 28739

DATE: INT

REV#:

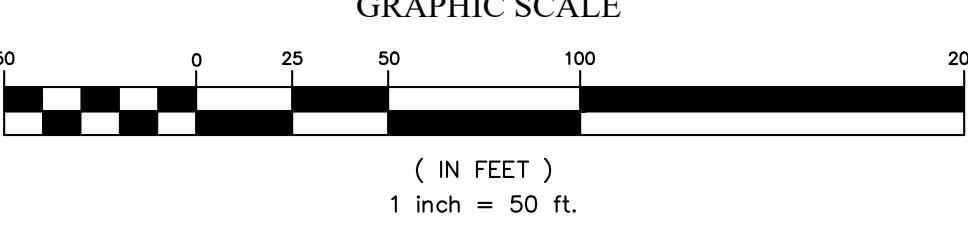
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INITIAL PERMITTING PLAN SET

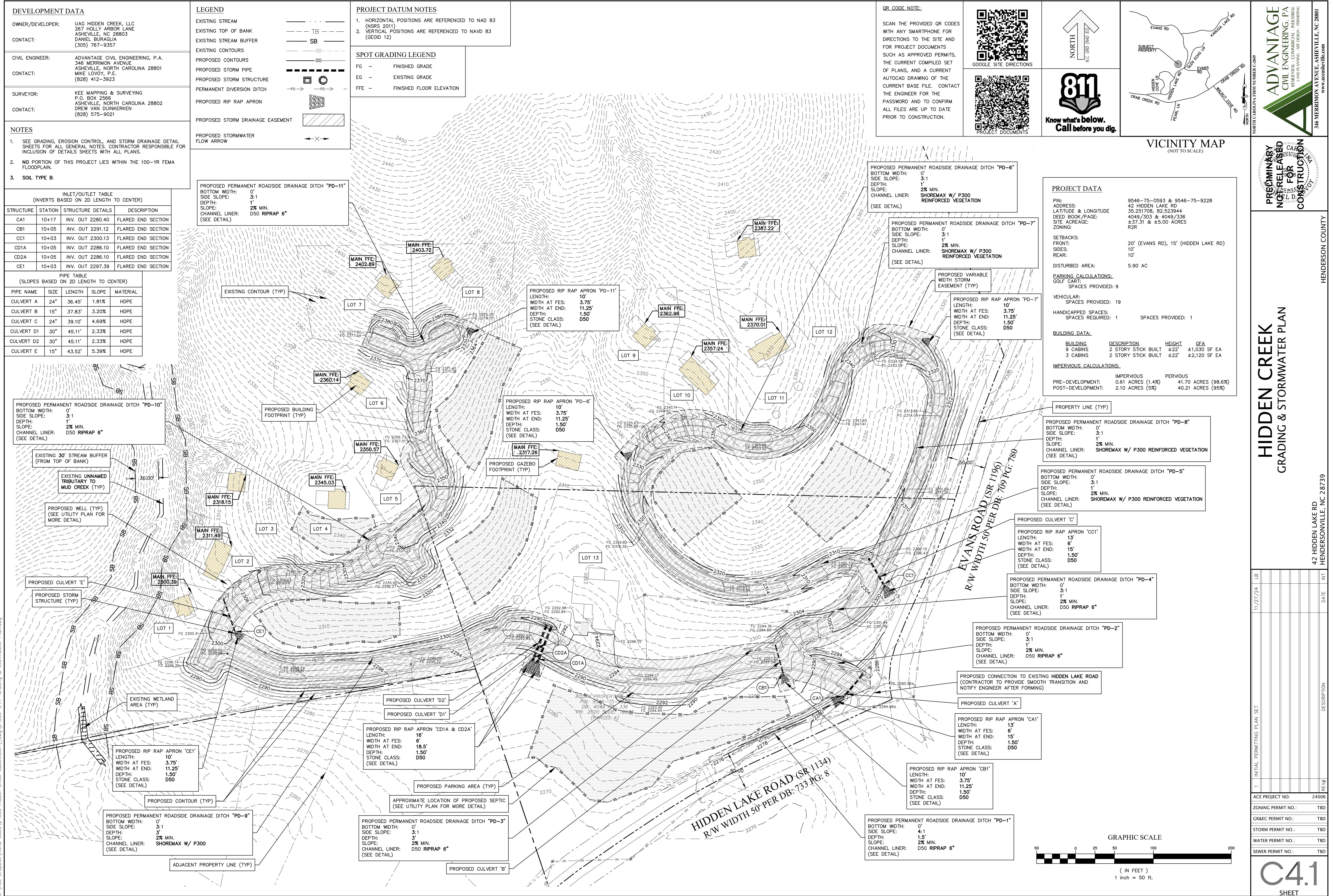
11/27/24 LB

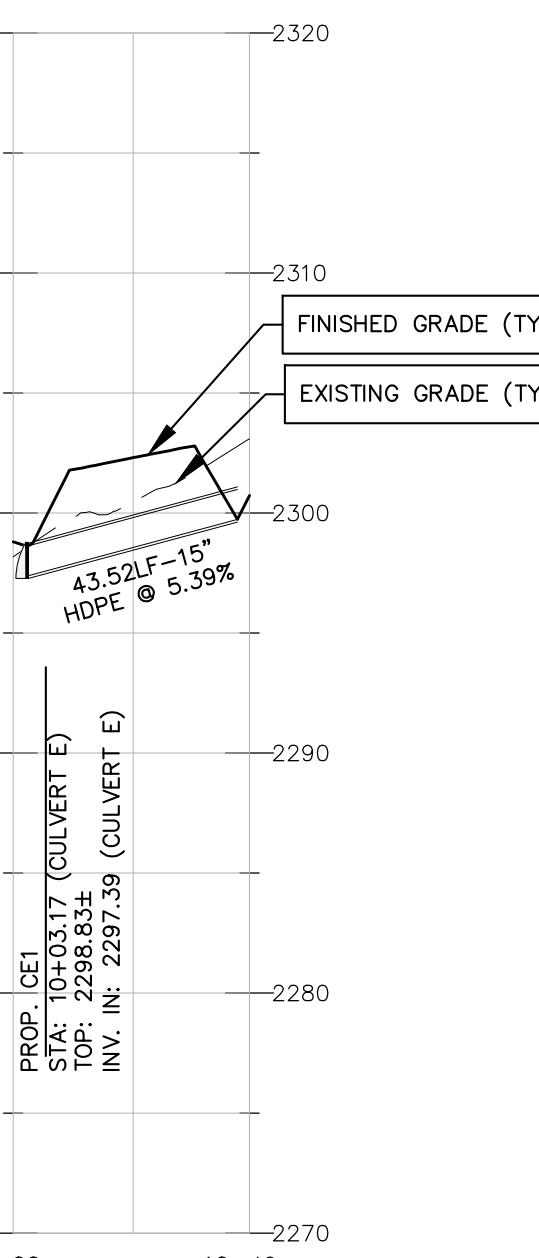
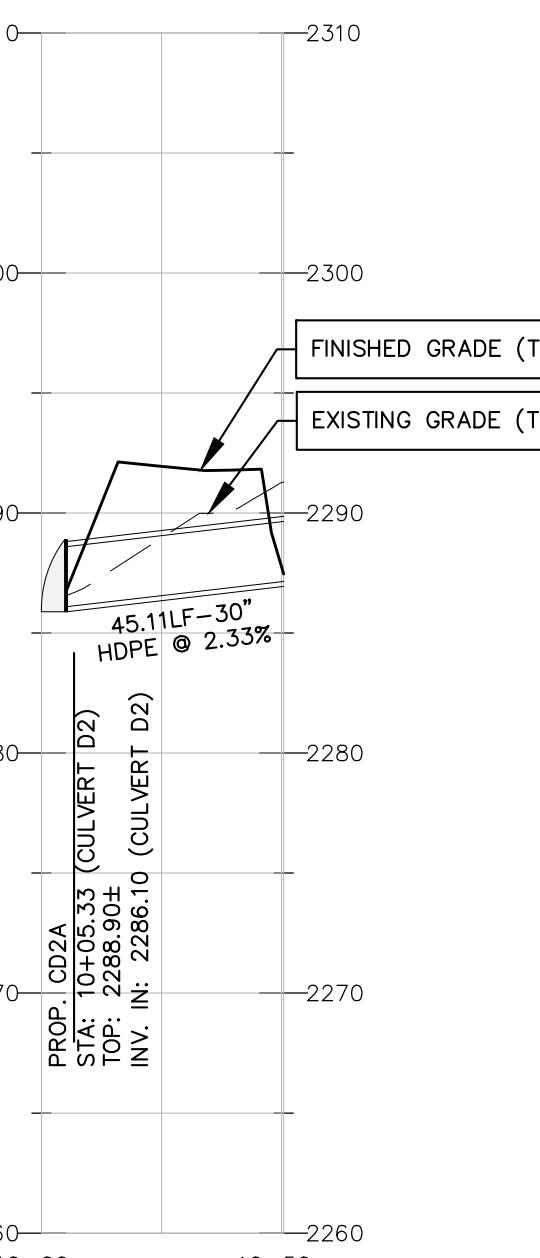
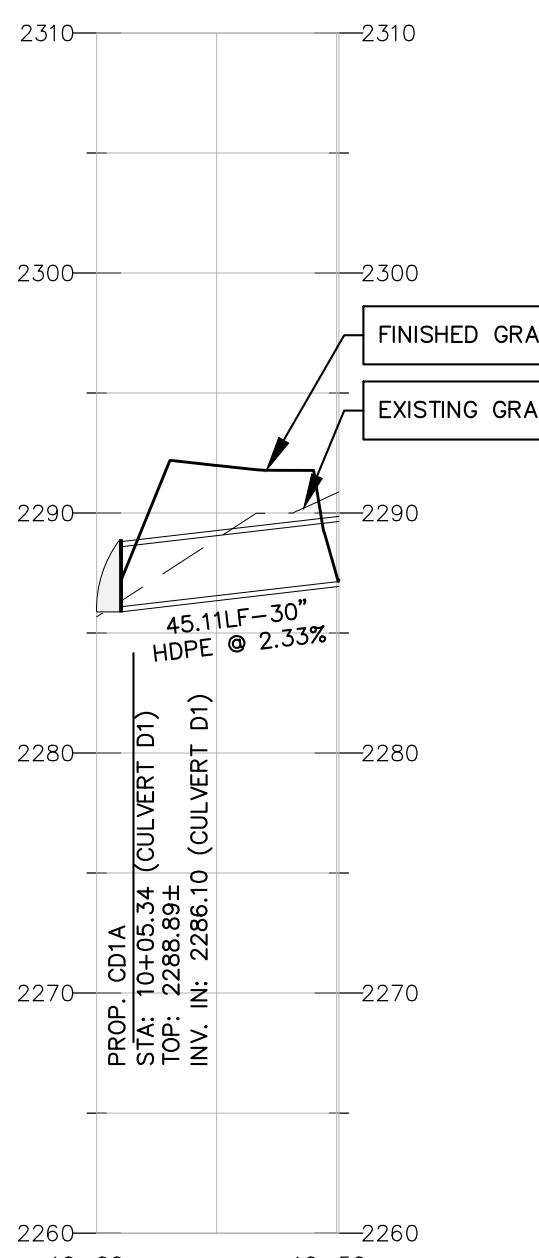
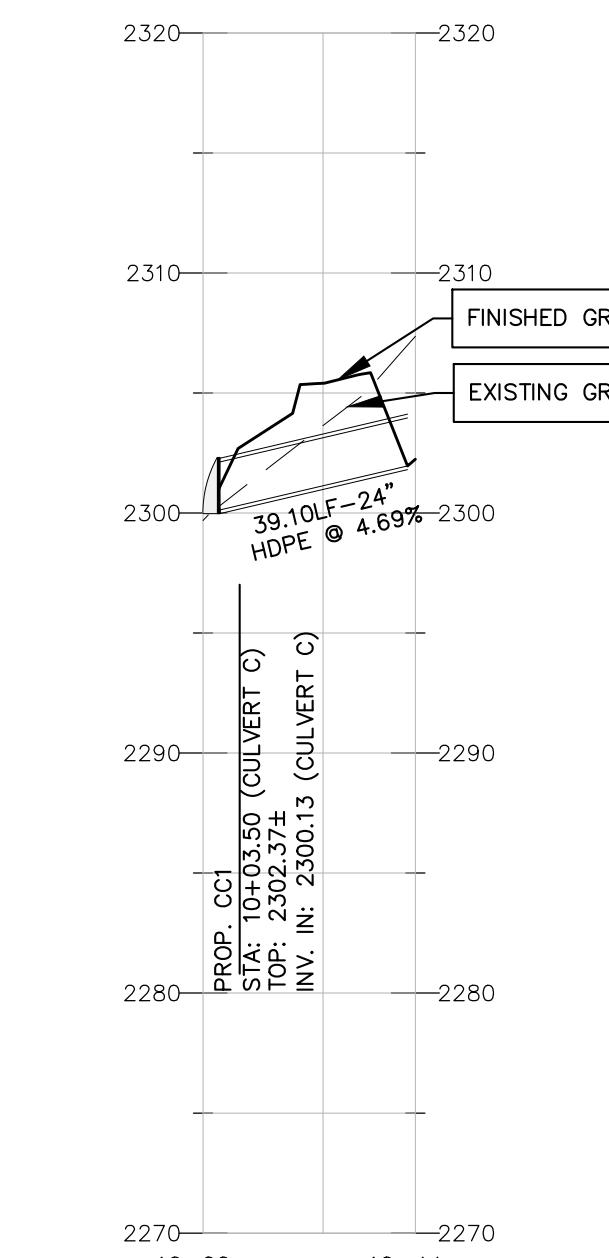
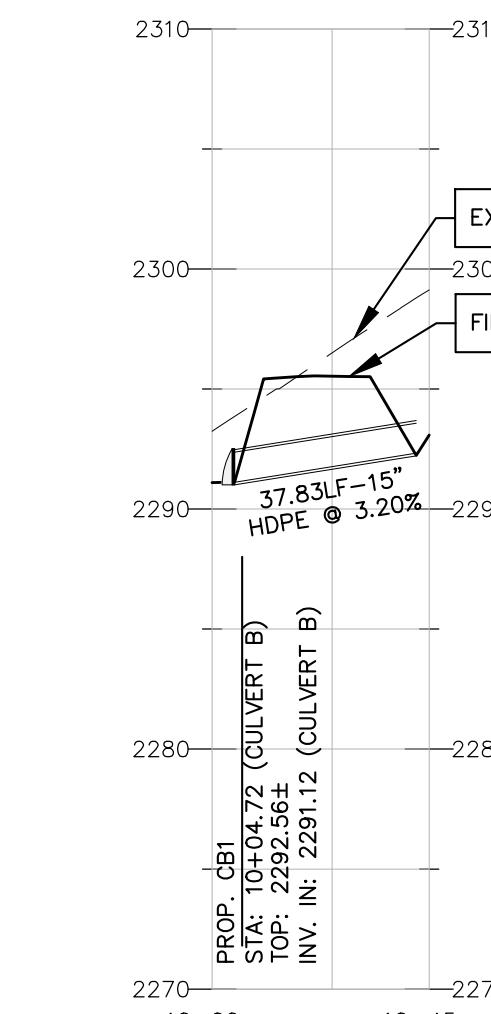
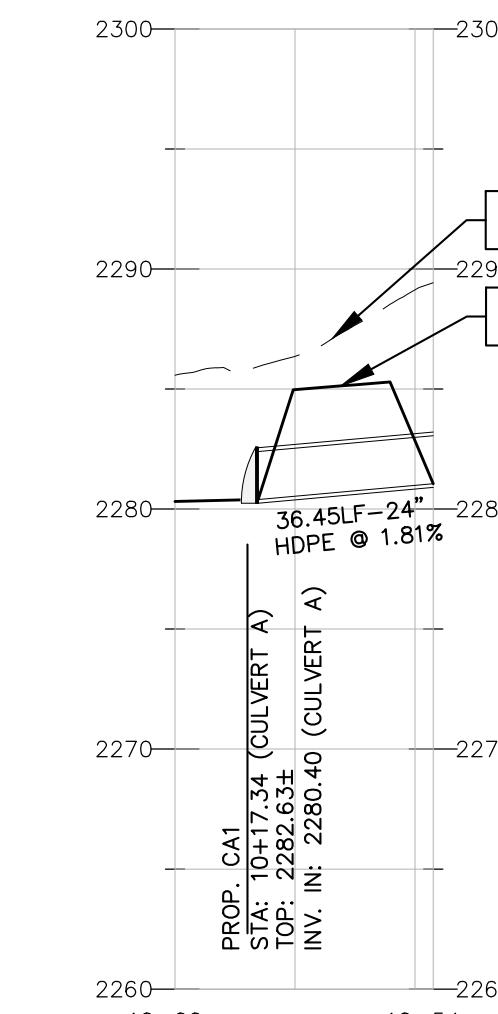
| DESCRIPTION        | DATE  | INT |
|--------------------|-------|-----|
| ACE PROJECT NO:    | 24006 |     |
| ZONING PERMIT NO.: | TBD   |     |
| GR&EC PERMIT NO.:  | TBD   |     |
| STORM PERMIT NO.:  | TBD   |     |
| WATER PERMIT NO.:  | TBD   |     |
| SEWER PERMIT NO.:  | TBD   |     |

C3.1  
SHEET



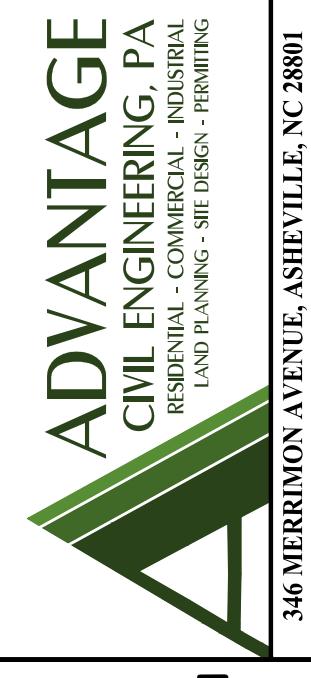
( IN FEET )  
1 inch = 50 ft.





## HIDDEN CREEK STORMWATER PROFILES

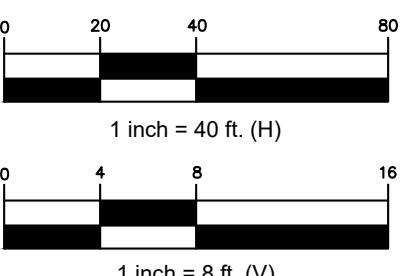
NORTH CAROLINA FIRM NUMBER C289

346 MERRIMON AVENUE, ASHEVILLE, NC 28801  
www.aceasheville.com

NOTE:  
THE PIPE LENGTHS, SLOPES, AND INVERTS SHOWN  
IN THE ABOVE PROFILES ARE BASED ON A 2D  
LENGTH AND MEASURED FROM CENTER TO CENTER  
OF STRUCTURES. CONTRACTOR SHALL VERIFY ALL  
INVERTS AND LINE LENGTHS PRIOR TO  
CONSTRUCTION.



Know what's below.  
Call before you dig.



**C4.2**  
SHEET

42 HIDDEN LAKE RD  
HENDERSONVILLE, NC 28739

HENDERSON COUNTY

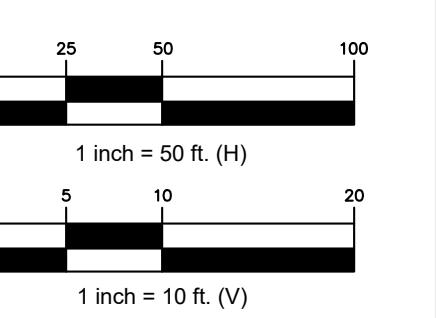
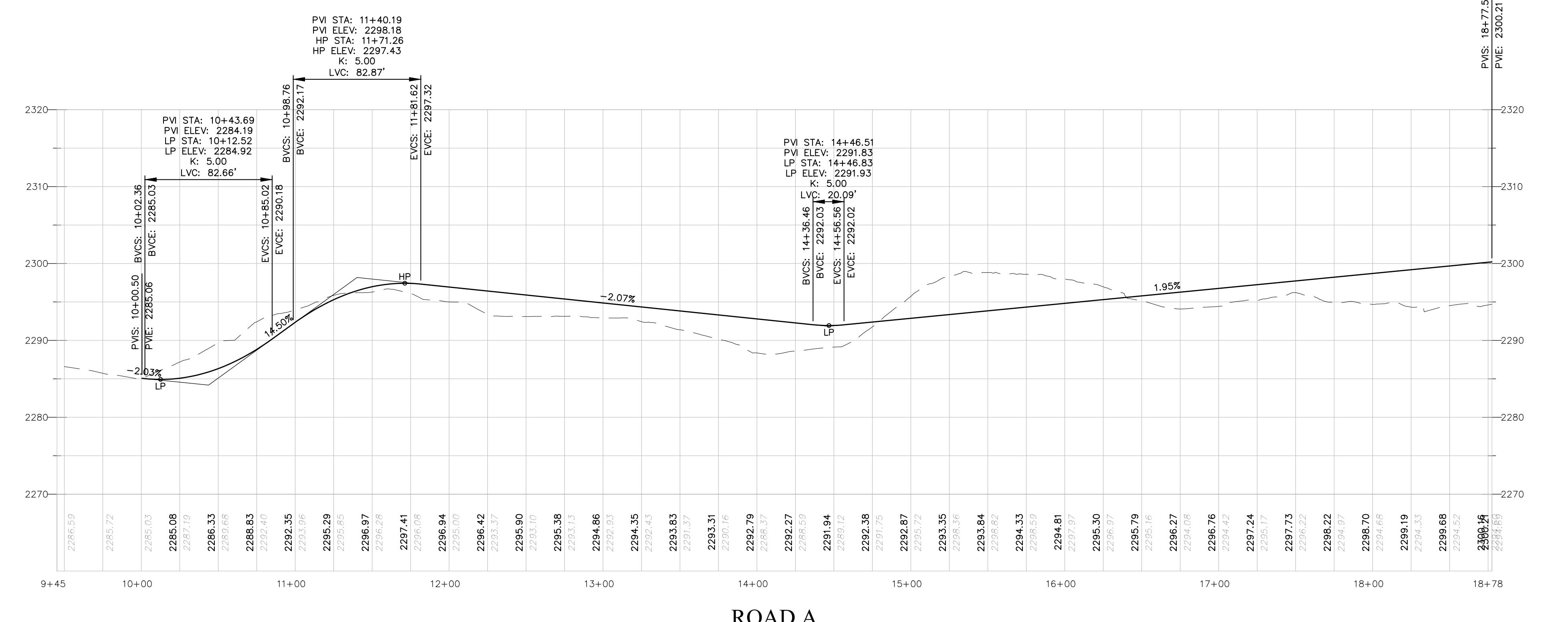
HENDERSON COUNTY

www.aceasheville.com

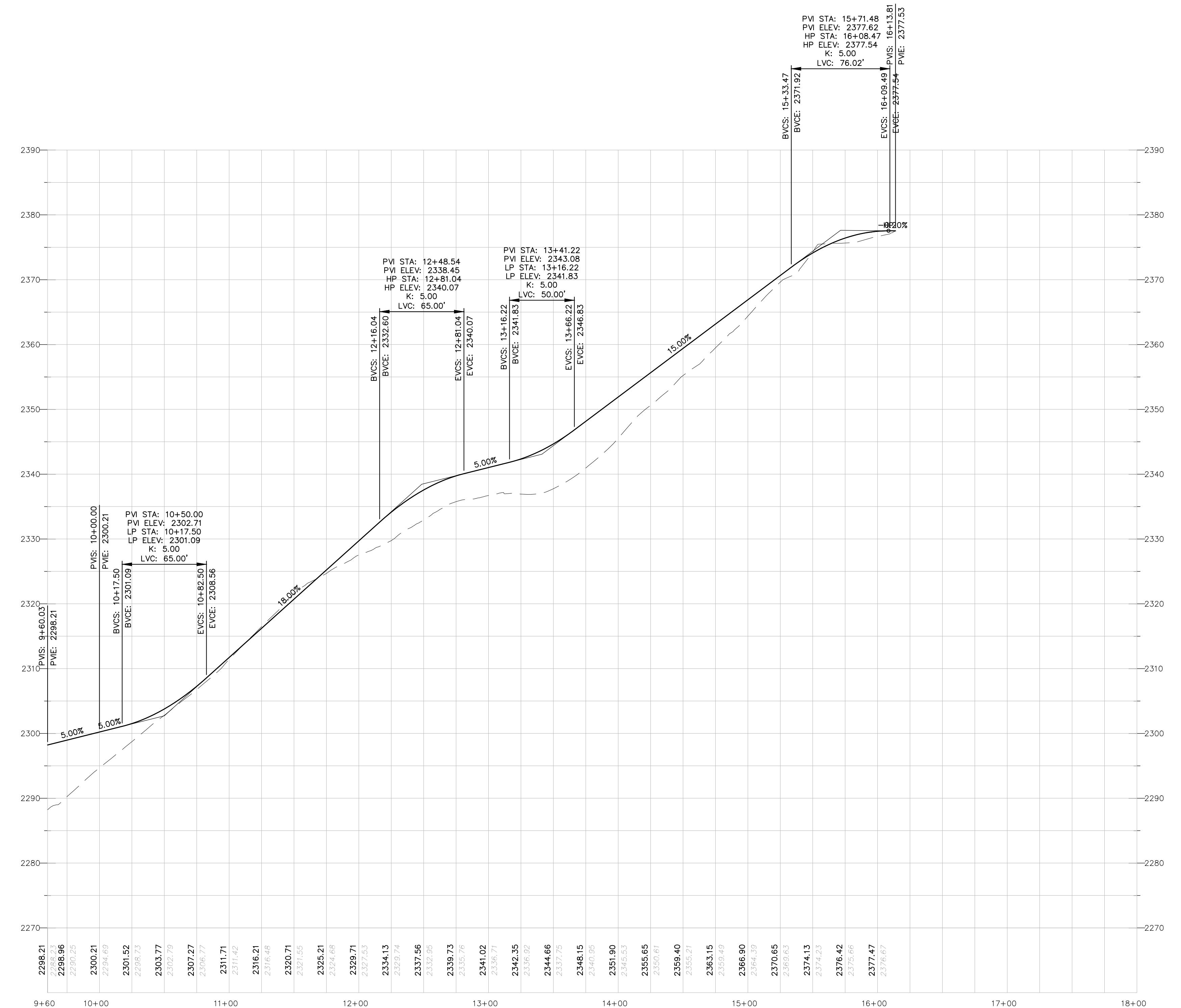
42 HIDDEN LAKE RD  
HENDERSONVILLE, NC 28739

HENDERSON COUNTY

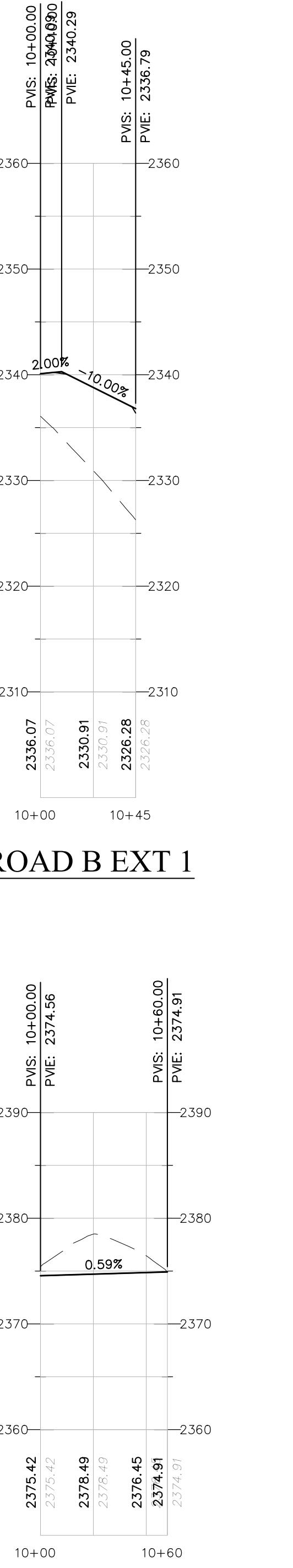
www.aceasheville.com



| Preliminary<br>NOT FOR<br>CONSTRUCTION        |  | HIDDEN CREEK<br>ROAD PROFILES |      | ADVANTAGE<br>CIVIL ENGINEERING, PA<br>RESIDENTIAL, COMMERCIAL, INDUSTRIAL<br>LAND PLANNING - SITE DESIGN - PERMITTING |  |
|---|--|-------------------------------|------|---|--|
|   |  | DATE                          | REV# | DATE  | REV#                                     |
| 42 HIDDEN LAKE RD<br>HENDERSONVILLE, NC 28739 |  | HENDERSON COUNTY              |      | NORTH CAROLINA FIRM NUMBER C289<br>www.aceasheville.com   | 346 MERRIMON AVENUE, ASHEVILLE, NC 28801 |



ROAD B



ROAD B EXT 1



ROAD B EXT 2

| HIDDEN CREEK<br>ROAD PROFILES |                             | PREDIINARY<br>NOT RELEASED<br>FOR<br>CONSTRUCTION |          |
|-------------------------------|-----------------------------|---|----------|
| 1                             | INITIAL PERMITTING PLAN SET | 11/27/24  | LB       |
| ACE PROJECT NO:               | 24006                       | PWS:  | 10+00.00 |
| ZONING PERMIT NO.:            | TBD                         | PME:  | 2374.56  |
| GR&EC PERMIT NO.:             | TBD                         | PWS:  | 2336.07  |
| STORM PERMIT NO.:             | TBD                         | PME:  | 2340.90  |
| WATER PERMIT NO.:             | TBD                         | PWS:  | 2330.91  |
| SEWER PERMIT NO.:             | TBD                         | PME:  | 2326.28  |
| REV#                          |                             | DATE  | INT      |
| DESCRIPTION                   |                             | 42 HIDDEN LAKE RD<br>HENDERSONVILLE, NC 28739     |          |

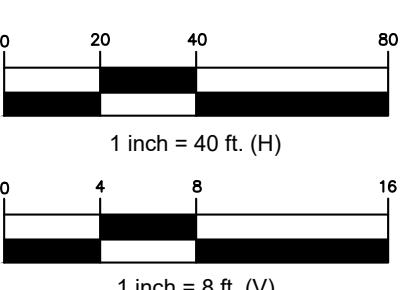
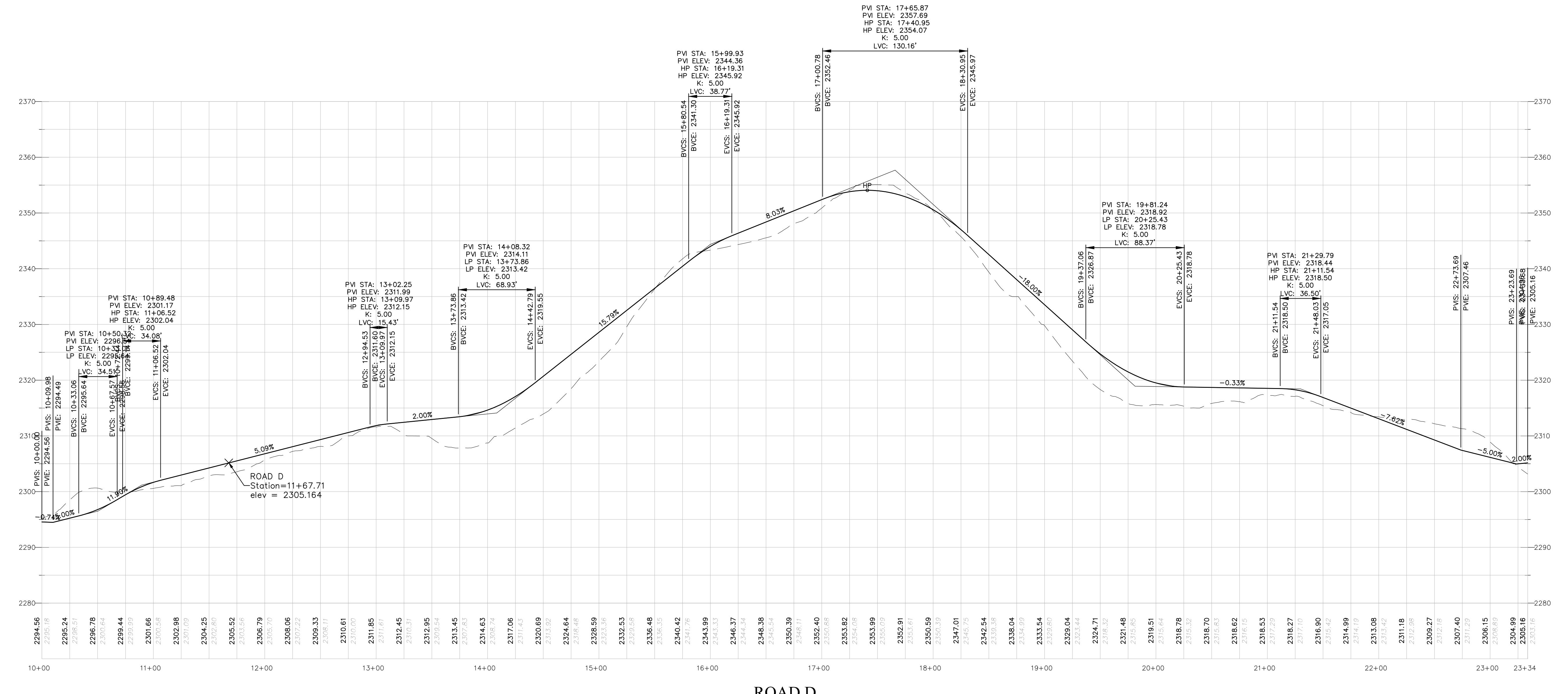
**ADVANTAGE**  
CIVIL ENGINEERING, PA  
RESIDENTIAL - COMMERCIAL - INDUSTRIAL  
LAND PLANNING - SITE DESIGN - PERMITTING  
346 MERRIMOS AVENUE, ASHEVILLE, NC 28801  
www.advantagecivileng.com

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

0 25 50 100  
1 inch = 50 ft. (H)

0 5 10 20  
1 inch = 10 ft. (V)

**C5.2**  
SHEET



**ADVANTAGE**  
CIVIL ENGINEERING, PA  
RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
LAND PLANNING - SITE DESIGN - PERMITTING

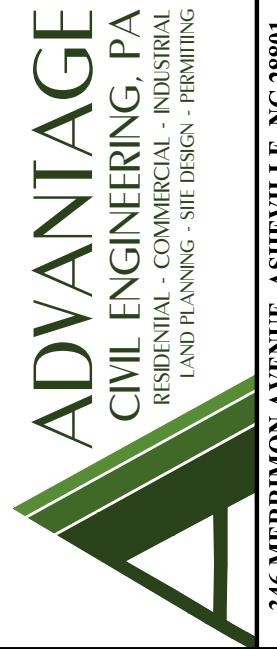
www.aceasheville.com

## HIDDEN CREEK ROAD PROFILES

42 HIDDEN LAKE RD  
HENDERSONVILLE, NC 28739

| REV#               | DESCRIPTION                 | DATE     | INT |
|--------------------|-----------------------------|----------|-----|
| 1                  | INITIAL PERMITTING PLAN SET | 11/27/24 | LB  |
| 24006              |                             |          |     |
| ZONING PERMIT NO.: | TBD                         |          |     |
| GR&EC PERMIT NO.:  | TBD                         |          |     |
| STORM PERMIT NO.:  | TBD                         |          |     |
| WATER PERMIT NO.:  | TBD                         |          |     |
| SEWER PERMIT NO.:  | TBD                         |          |     |

NORTH CAROLINA FIRM NUMBER C289



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