

HAWTHORNE @ SHEEHAN ROAD

BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:
HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408
PHIL PAYONK
(336) 553-1700

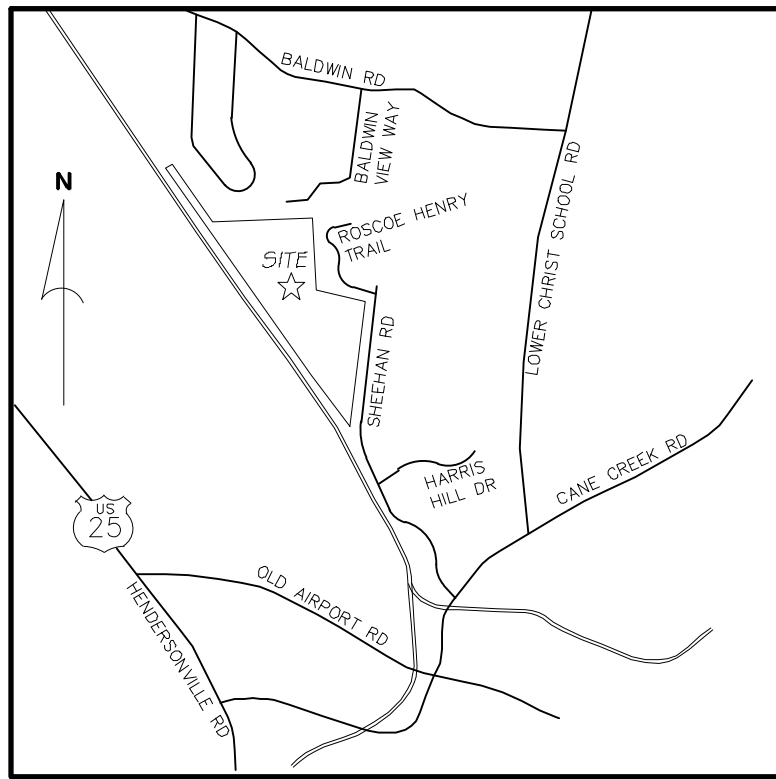
INDEX OF SHEETS

Sheet No.	Title
C000	COVER
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C202	PRELIMINARY PLAT PLAN
C301	ROUGH GRADING & EROSION CONTROL PLAN
C501	STORM DRAINAGE PLAN
C600	MASTER WATER PLAN
C701	SEWER PLAN
	ELEVATIONS

DEVELOPMENT DATA

OWNER/DEVELOPER: HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408
CONTACT: PHIL PAYONK
(336) 553-1700

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

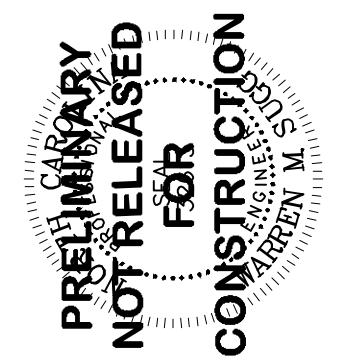


VICINITY MAP
(NOT TO SCALE)

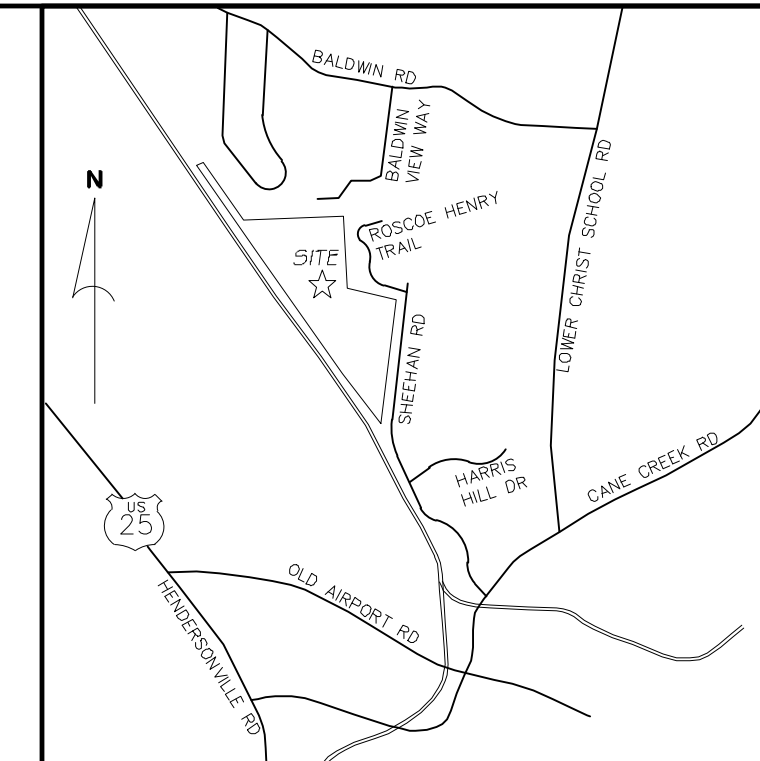


Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	07/07/2022	BUNCOMBE COUNTY BOA SUBMITTAL	MAD
2	08/12/2022	REVISED PER BUNCOMBE COUNTY COMMENTS	MAD



1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. **SINGLE-PHASE CONSTRUCTION.**
3. ALL WORK MUST BE PERFORMED BY A **NORTH CAROLINA** LICENSED CONTRACTOR.
4. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PRIVATE UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES, THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION, ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE **PRIVATE INTERNAL** DRIVES. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
7. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
8. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF HENDERSVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
9. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
10. **NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.**
11. CONSTRUCTION LIKELY TO BEGIN IN THE **SPRING OF 2023**; AND BE COMPLETED IN APPROXIMATELY **18 MONTHS**.
12. **NO RETAINING WALLS GREATER THAN 20'** TO BE PROPOSED FOR PROJECT.
13. PROPOSED UNITS TO BE LEASED BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.



VICINITY MAP
(NOT TO SCALE)

OWNER/DEVELOPER:	HAWTHORNE RESIDENTIAL PARTNERS 806 GREEN VALLEY ROAD, SUITE 311 GREENSBORO, NC 27408
CONTACT:	PHIL. PAYTON (336) 553-1700
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 225-5388
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 200 RIDGEFIELD COURT, SUITE 208 ASHEVILLE, NC 28806
CONTACT:	ROBERT C. BROWN, P.L.S. (828) 225-6562

PIN:	9653-87-6184, 9653-86-8484, 9653-87-2129 (PORTIONS OF 9653-85-9992, 9653-86-6796)
ADDRESS:	183 SHEEHAN RD, 231 SHEEHAN RD (999999 BALDWIN RD) DEED BOOK/PAGE: 892/441, 750/033, 5710/433, 2088/450, 1343/367
PROJECT ACREAGE:	28.49± ACRES (TRACT 1)
ZONING:	EMP

SIDE: 10'
REAR: 20'

ALLOWED PER ZONING: 12.0 UNITS/ACRE = 341 UNITS

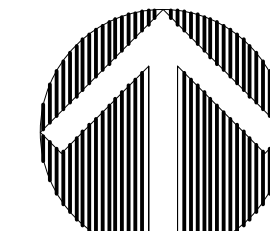
PROPOSED	260 UNITS
----------	-----------

EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 17 AC

1.75 SPACE/UNIT MIN. REQUESTED
(MIN. 2.00 SPACE/UNIT)

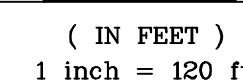
CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



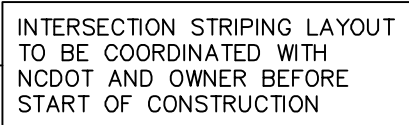
Know what's **below**.
Call before you dig.

NORTH

GRAPHIC SCALE



4. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
5. **SINGLE**—PHASE CONSTRUCTION.
6. ALL WORK MUST BE PERFORMED BY A **NORTH CAROLINA** LICENSED CONTRACTOR.
7. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
9. PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE **PRIVATE** INTERNAL DRIVES. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
10. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
11. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF HENDERSOVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
12. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
13. **NO** PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
14. CONSTRUCTION LIKELY TO BEGIN IN THE **SPRING OF 2023**; AND BE COMPLETED IN APPROXIMATELY **18 MONTHS**.
15. **NO** RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.
16. PROPOSED UNITS TO BE LEASED BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.



OWNER/DEVELOPER: HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408
PHIL PAYONK
(336) 553-1700

CONTACT:

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

CONTACT:

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

CONTACT:

PROJECT DATA

PIN: 9653-87-6184, 9653-86-8484,
9653-87-2129 (PORTIONS OF
9653-86-9992, 9653-86-6796)
ADDRESS: 183 SHEEHAN RD, 231 SHEEHAN RD
(99999 BALDWIN RD)
DEED BOOK/PAGE: 892/441, 750/033,
5710/433, 2088/450, 1343/367
28.49± ACRES (TRACT 1)
EMP

PROJECT ACREAGE:
ZONING:

SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'

DENSITY SUMMARY:

ALLOWED PER ZONING: 12.0 UNITS/ACRE = 341 UNITS

PROPOSED 260 UNITS

EXISTING USE: RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 17 AC

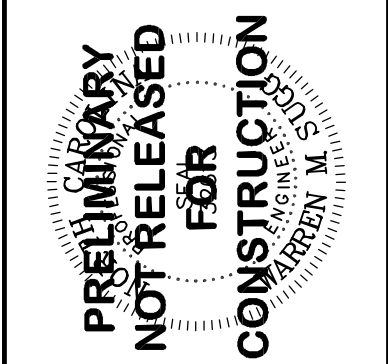
PARKING CALCULATIONS:

VEHICULAR: 1.75 SPACE/UNIT MIN. REQUESTED
(MIN. 9 HC SPACES)

NORTH

(IN FEET)
inch = 100 ft.

NO.	DATE	DESCRIPTION	BY
1	07/07/2022	BUNCOMBE COUNTY BOA SUBMITTAL	WAD
2	08/12/2022	REVISED PER BUNCOMBE COUNTY COMMENTS	WAD

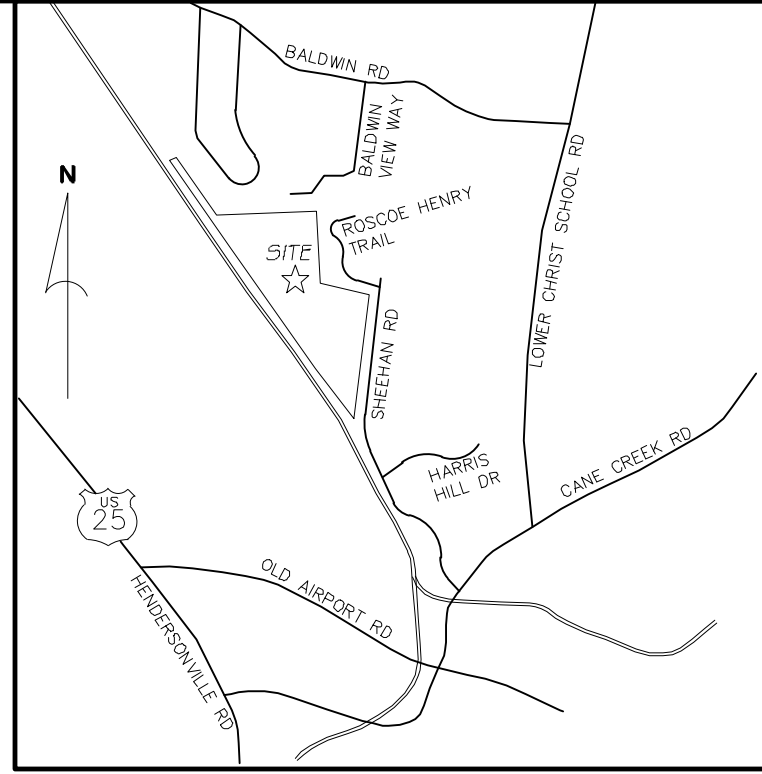
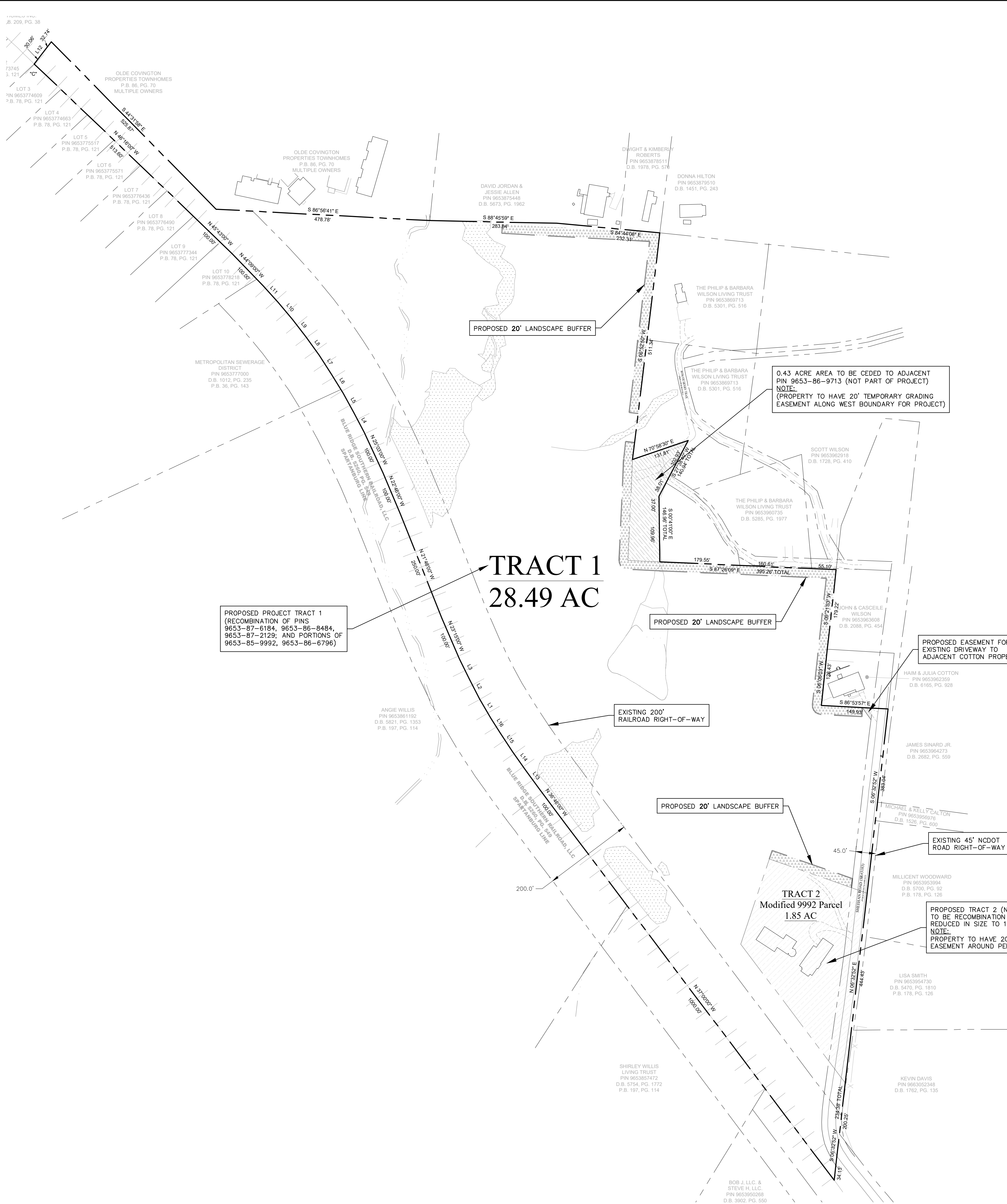


HAWTHORNE RESIDENTIAL PARTNERS - BLINCOMBE COUNTY, NORTH CAROLINA

C201

NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. **SINGLE-PHASE CONSTRUCTION.**
3. ALL WORK MUST BE PERFORMED BY A **NORTH CAROLINA** LICENSED CONTRACTOR.
4. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE **PRIVATE INTERNAL DRIVES**. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
7. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
8. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF HENDERSONVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
9. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
10. **NO** PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
11. CONSTRUCTION LIKELY TO BEGIN IN THE **SPRING OF 2023**; AND BE COMPLETED IN APPROXIMATELY **18 MONTHS**.
12. NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.
13. PROPOSED UNITS TO BE LEASED BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408
PHIL PAYONK
(336) 553-1700

CONTACT:

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

CONTACT:

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

PROJECT DATA

PIN: 9653-87-6184, 9653-86-8484,
9653-87-2129 (PORTIONS OF
9653-85-9992, 9653-86-6796)
183 SHEEHAN RD, 231 SHEEHAN RD
(99999 BALDWIN RD)
DEED BOOK/PAGE: 892/441, 750/033,
5710/433, 2088/450, 1343/367
28.49+ ACRES (TRACT 1)

PROJECT ACREAGE: EMP

ZONING:

SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'

DENSITY SUMMARY:
ALLOWED PER ZONING: 12.0 UNITS/ACRE = 341 UNITS

PROPOSED: 260 UNITS

EXISTING USE: RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

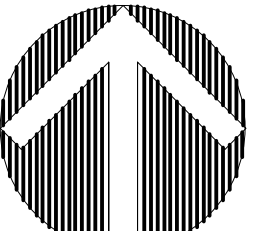
DISTURBED AREA: 17 AC

PARKING CALCULATIONS:
VEHICULAR: 1.75 SPACE/UNIT MIN. REQUESTED
(MIN. 9 HC SPACES)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



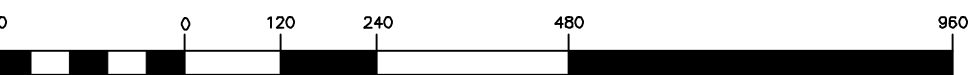
Know what's below.
Call before you dig.



NORTH

PRELIMINARY PLAT PLAN

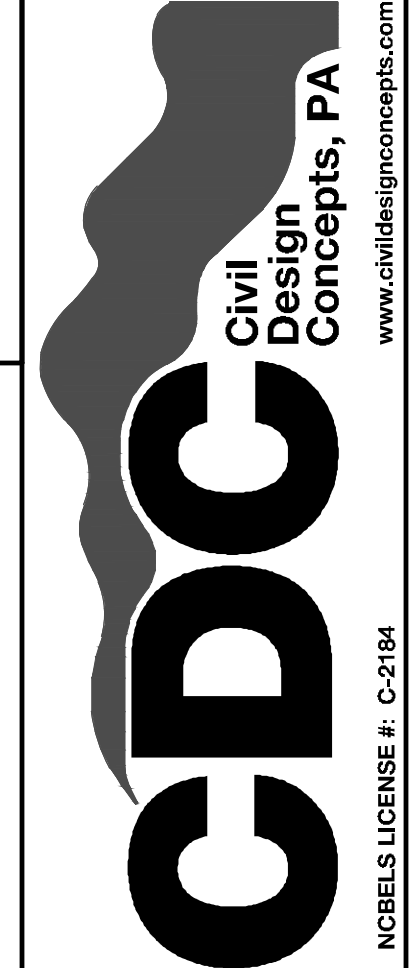
GRAPHIC SCALE



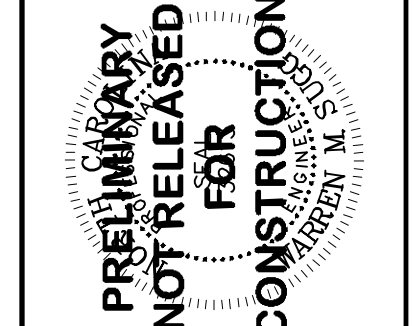
(IN FEET)
1 inch = 120 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHIL PAYONK
P.E.
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 492-4410
FAX (828) 492-4450



NO.	DATE	DESCRIPTION	BY
1	07/07/2022	BUNCOMBE COUNTY BOA SUBMITTAL	MAD
2	08/12/2022	REVISED PER BUNCOMBE COUNTY COMMENTS	MAD



PRELIMINARY PLAT PLAN FOR:

HAWTHORNE @ SHEEHAN ROAD

HAWTHORNE RESIDENTIAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

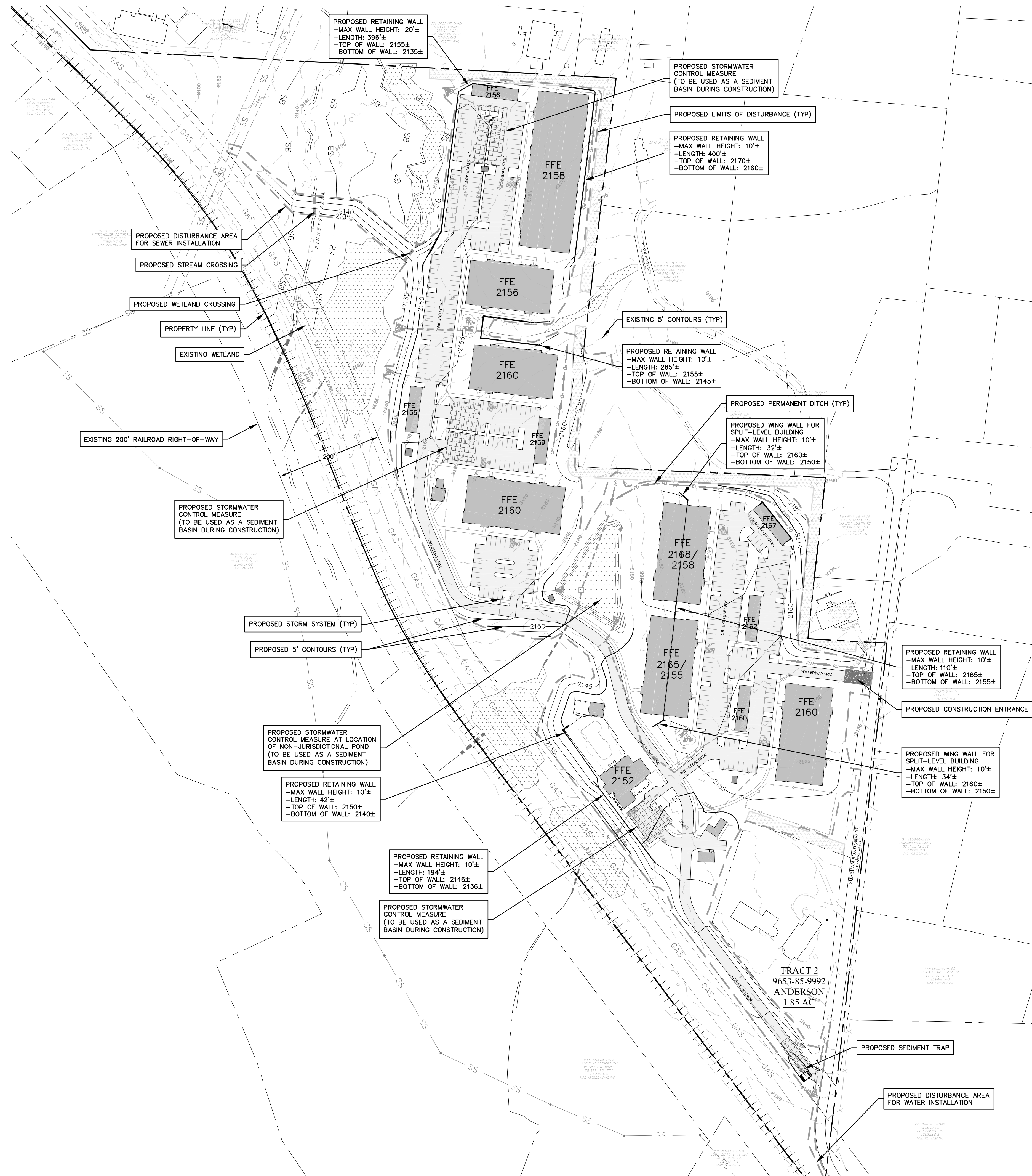
DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12115
xxx

SHEET

C202

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. SINGLE-PHASE CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PRIVATE UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE PRIVATE INTERNAL DRIVES. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
7. TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
8. THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF HENDERSOVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
9. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
10. NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
11. CONSTRUCTION LIKELY TO BEGIN IN THE SPRING OF 2023; AND BE COMPLETED IN APPROXIMATELY 18 MONTHS.
12. NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.
13. PROPOSED UNITS TO BE LEASED BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.



OWNER/DEVELOPER:	HAWTHORNE RESIDENTIAL PARTNERS 806 GREEN VALLEY ROAD, SUITE 31 GREENSBORO, NC 27408 PHIL PAYCOK (336) 553-1700
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 200 RIDGEFIELD COURT, SUITE 208 ASHEVILLE, NC 28806 ROBERT C. BROWN, P.L.S. (828) 225-6562
<u>PROJECT DATA</u>	
PIN:	9653-87-6184, 9653-86-8484, 9653-87-2129 (PORTIONS OF 9653-85-9992, 9653-86-6796)
ADDRESS:	183 SHEEHAN RD, 231 SHEEHAN RD (99999 BALDWIN RD) DEED BOOK/PAGE: 992/441, 750/033 5710/433, 2088/450, 1343/367 28.49± ACRES (TRACT 1) EMP
PROJECT ACREAGE:	
ZONING:	
<u>SETBACKS:</u>	
FRONT:	20'
SIDE:	10'
REAR:	20'
<u>DENSITY SUMMARY:</u>	
ALLOWED PER ZONING:	12.0 UNITS/ACRE = 341 UNITS
PROPOSED	260 UNITS
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
DISTURBED AREA:	17 AC
<u>PARKING CALCULATIONS:</u>	
VEHICULAR:	1.75 SPACE/UNIT MIN. REQUESTED (MIN. 9 HC SPACES)

NORTH

(IN FEET)
1 inch = 100 ft

NCBELS LICENSE #: C-2184

	NO.	DATE	DESCRIPTION	BY
1	07/07/2022	BINCOMBE COUNTY BOB SUBMITTAL	MAD	
2	08/12/2022	REVISED PER BINCOMBE COUNTY COMMENTS	MAD	

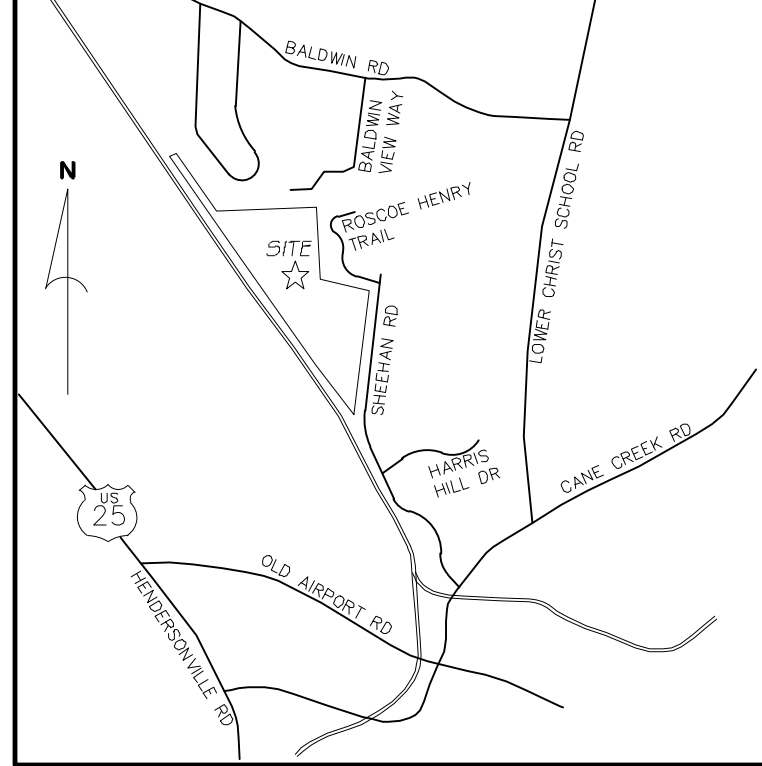
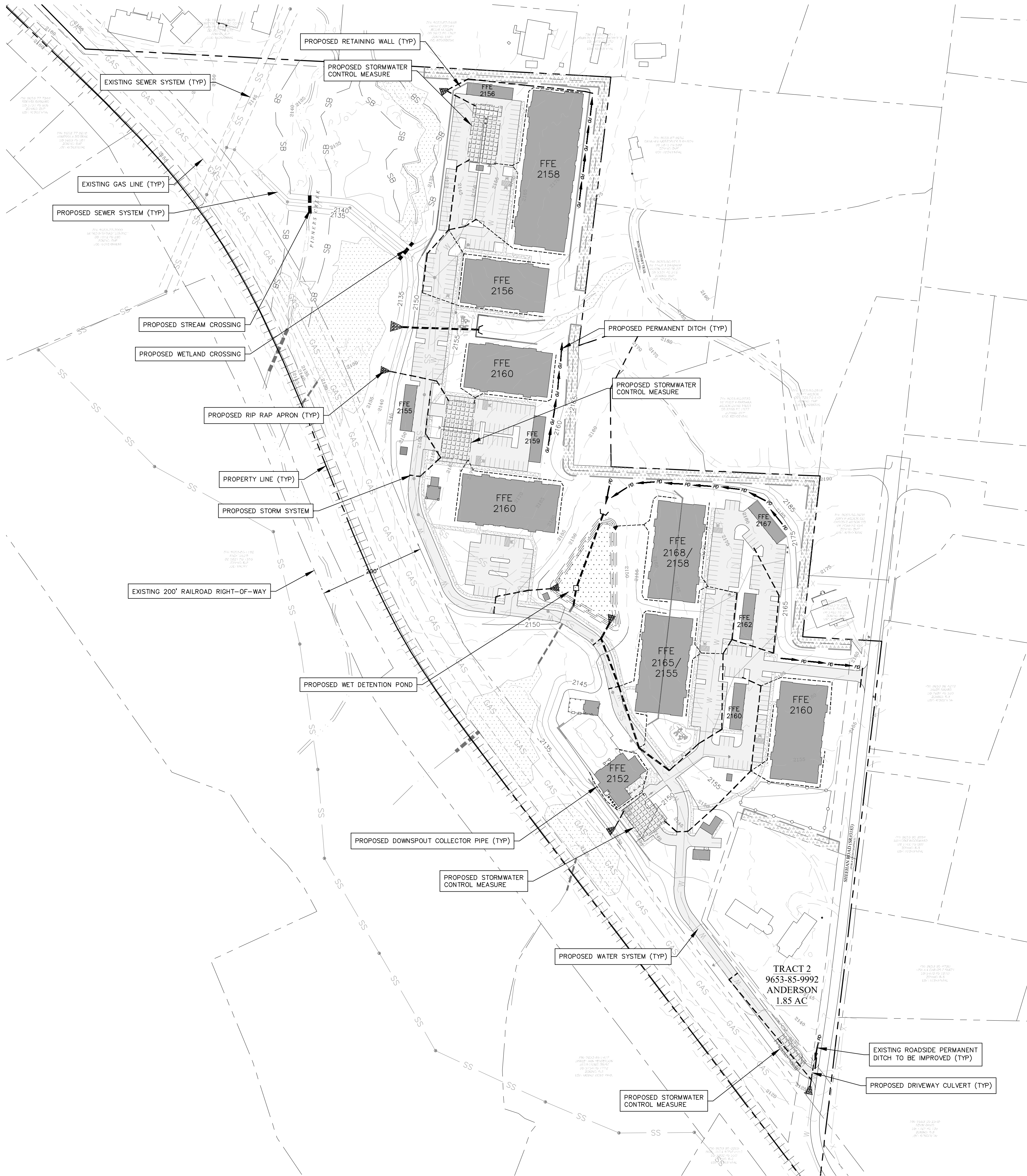


HAWTHORNE RESIDENTIAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

AMP
12115
xxx

C301

- NOTES
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - SINGLE-PHASE CONSTRUCTION.
 - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 - PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE PRIVATE INTERNAL DRIVES. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
 - TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 - THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF HENDERSONVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
 - APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
 - NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 - CONSTRUCTION LIKELY TO BEGIN IN THE SPRING OF 2023; AND BE COMPLETED IN APPROXIMATELY 18 MONTHS.
 - NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.
 - PROPOSED UNITS TO BE LEASED BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408
PHIL PAYOKN
(336) 553-1700

CONTACT:

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

CONTACT:

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

CONTACT:

PROJECT DATA

PIN: 9653-87-6184, 9653-86-8484,
9653-87-2129 (PORTIONS OF
9653-85-9992, 9653-86-6796)

ADDRESS: 183 SHEEHAN RD, 231 SHEEHAN RD
(99999 BALDWIN RD)
DEED BOOK/PAGE: 892/441, 750/033,
5710/433, 2088/450, 1343/367
28.49+ ACRES (TRACT 1)

PROJECT ACREAGE: 28.49+ ACRES (TRACT 1)

ZONING: EMP

SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'

DENSITY SUMMARY:
ALLOWED PER ZONING: 12.0 UNITS/ACRE = 341 UNITS

PROPOSED: 260 UNITS

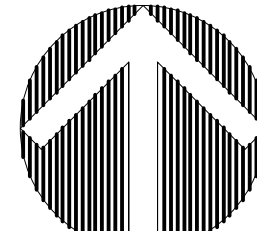
EXISTING USE: RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 17 AC

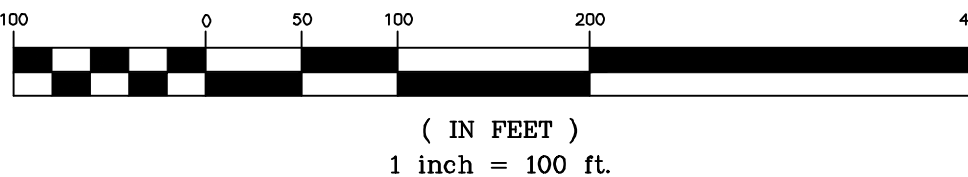
PARKING CALCULATIONS:
VEHICULAR: 1.75 SPACE/UNIT MIN. REQUESTED
(MIN. 9 HC SPACES)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



STORM DRAINAGE PLAN

GRAPHIC SCALE



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHIL PAYOKN
P.E.
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 452-4410
FAX (828) 452-4555

Civil Design Concepts, PA
www.civildesignconcepts.com

NCELS LICENSE #: C-2194

NO.	DATE	DESCRIPTION	BY
1	07/07/2022	BUNCOMBE COUNTY BOA SUBMITTAL	MAD
2	08/12/2022	REVISED PER BUNCOMBE COUNTY COMMENTS	MAD

PRELIMINARY
NOT FOR RELEASE
FOR CONSTRUCTION

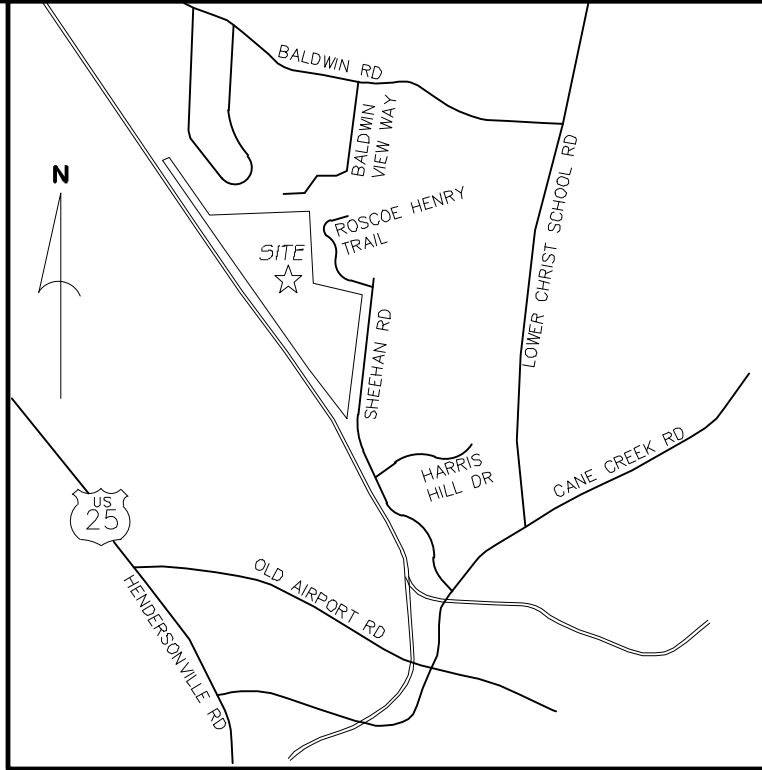
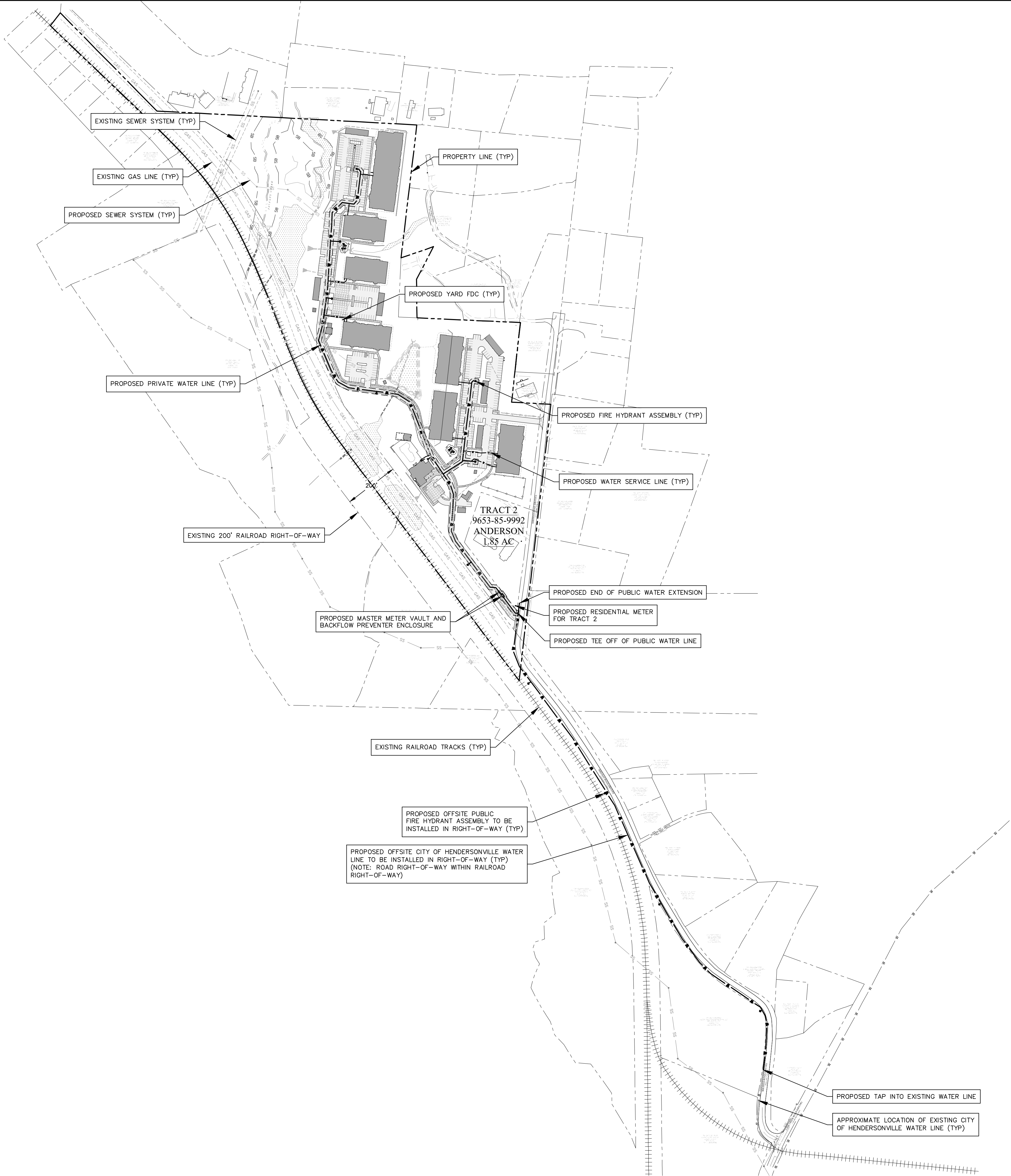
STORM DRAINAGE PLAN FOR:
HAWTHORNE @ SHEEHAN ROAD
HAWTHORNE RESIDENTIAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12115
xxx

SHEET
C501

- NOTES
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - SINGLE-PHASE CONSTRUCTION.**
 - ALL WORK MUST BE PERFORMED BY A **NORTH CAROLINA** LICENSED CONTRACTOR.
 - PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE **PRIVATE INTERNAL DRIVES**. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
 - TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 - THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF HENDERSONVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
 - APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
 - NO** PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 - CONSTRUCTION LIKELY TO BEGIN IN THE **SPRING OF 2023**; AND BE COMPLETED IN APPROXIMATELY **18 MONTHS**.
 - NO RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.
 - PROPOSED UNITS TO BE LEASED BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408
CONTACT: PHIL PAYONK
(336) 553-1700

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

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
200 RIDGEFIELD COURT, SUITE 208
ASHEVILLE, NC 28806
CONTACT: ROBERT C. BROWN, P.L.S.
(828) 225-6562

PROJECT DATA

PIN: 9653-87-6184, 9653-86-8484,
9653-87-2129 (PORTIONS OF
9653-85-9992, 9653-86-6796)
ADDRESS: 183 SHEEHAN RD, 231 SHEEHAN RD
(99999 BALDWIN RD)
DEED BOOK/PAGE: 892/441, 750/033,
5710/433, 2088/450, 1343/367
PROJECT ACREAGE: 28.49+ ACRES (TRACT 1)
ZONING: EMP

SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'

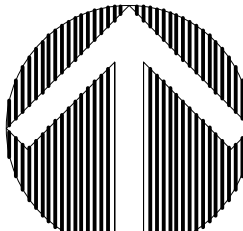
DENSITY SUMMARY:
ALLOWED PER ZONING: 12.0 UNITS/ACRE = 341 UNITS

PROPOSED: 260 UNITS
EXISTING USE: RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 17 AC

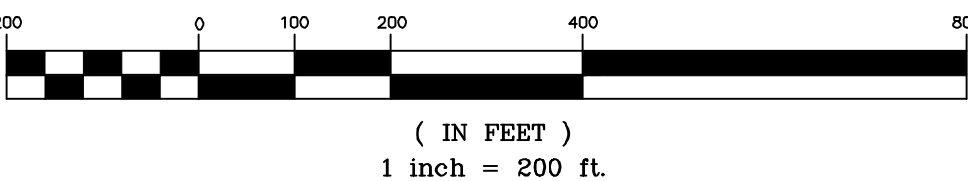
PARKING CALCULATIONS:
VEHICULAR: 1.75 SPACE/UNIT MIN. REQUESTED
(MIN. 9 HC SPACES)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



MASTER WATER PLAN

GRAPHIC SCALE



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

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

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2194

NO.	DATE	DESCRIPTION	BY
1	07/07/2022	BUNCOMBE COUNTY BOA SUBMITTAL	MAD
2	08/12/2022	REVISED PER BUNCOMBE COUNTY COMMENTS	MAD

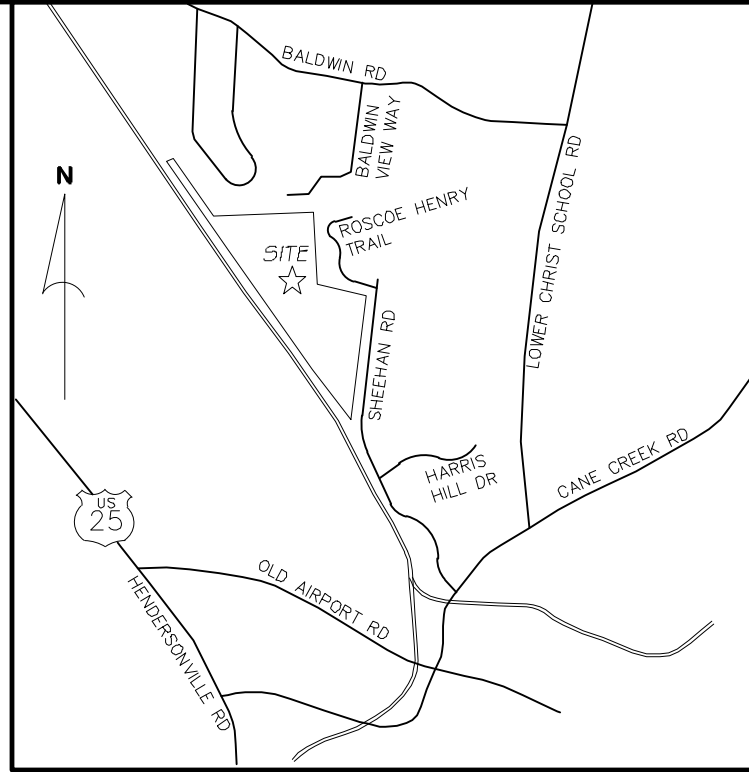
PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

MASTER WATER PLAN FOR:
HAWTHORNE @ SHEEHAN ROAD
HAWTHORNE RESIDENTIAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: CDC PROJECT NO.: 12115
XXX PERMIT NO. xxx

SHEET
C600

- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - SINGLE-PHASE CONSTRUCTION.**
 - ALL WORK MUST BE PERFORMED BY A **NORTH CAROLINA** LICENSED CONTRACTOR.
 - PROPOSED DEVELOPMENT WILL BE PROVIDED WITH UTILITIES VIA EXISTING RIGHT-OF-WAYS AND PROPOSED UTILITY EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - PROPOSED DRIVES WITHIN THE DEVELOPMENT TO BE **PRIVATE INTERNAL DRIVES**. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). DRIVEWAY MAINTENANCE IS THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.
 - TOPOGRAPHICAL INFORMATION SHOWN PROPOSED FROM PHOTOGRAMMETRIC METHODS.
 - THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND CITY OF HENDERSONVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE.
 - APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PARTY.
 - NO** PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 - CONSTRUCTION LIKELY TO BEGIN IN THE **SPRING OF 2023**; AND BE COMPLETED IN APPROXIMATELY **18 MONTHS**.
 - NO** RETAINING WALLS GREATER THAN 20' TO BE PROPOSED FOR PROJECT.
 - PROPOSED UNITS TO BE LEASED BY THE DEVELOPER. MAINTENANCE OF RECREATION, OPEN SPACE, AND COMMON AREAS WILL BE THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408
PHIL PAYONK
(336) 553-1700

CONTACT:

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

CONTACT:

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

CONTACT:

PROJECT DATA

PIN: 9653-87-6184, 9653-86-8484,
9653-87-2129 (PORTIONS OF
9653-85-9992, 9653-86-6796)
183 SHEEHAN RD, 231 SHEEHAN RD
(99999 BALDWIN RD)

ADDRESS:

PROJECT ACREAGE: 28.49± ACRES (TRACT 1)

ZONING: EMP

SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'

DENSITY SUMMARY:
ALLOWED PER ZONING: 12.0 UNITS/ACRE = 341 UNITS

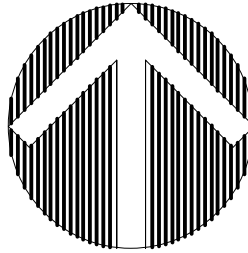
PROPOSED: 260 UNITS

EXISTING USE: RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 17 AC

PARKING CALCULATIONS:
VEHICULAR: 1.75 SPACE/UNIT MIN. REQUESTED
(MIN. 9 HC SPACES)

CDC INSPECTIONS HOTLINE:
828-771-4735 OR INSPECTION@CDCGO.COM



NORTH

SEWER PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

52 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 455-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBLS LICENSE # C-2184

MAD	REVISION	DATE	BY
1	07/07/2022		
2	08/12/2022		

PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

HAWTHORNE @ SHEEHAN ROAD

HAWTHORNE RESIDENTIAL PARTNERS - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12115
xxx

SHEET
C701



BUILDING TYPE 1 - FRONT ELEVATION



BUILDING TYPE 1 - SIDE ELEVATION



BUILDING TYPE 1 - REAR ELEVATION



BUILDING TYPE 1 - SIDE ELEVATION



BUILDING TYPE 2 - FRONT ELEVATION



BUILDING TYPE 2 - SIDE ELEVATION



BUILDING TYPE 2 - REAR ELEVATION



BUILDING TYPE 2 - SIDE ELEVATION



BUILDING TYPE 3 - FRONT ELEVATION



BUILDING TYPE 3 - SIDE ELEVATION



BUILDING TYPE 3 - REAR ELEVATION



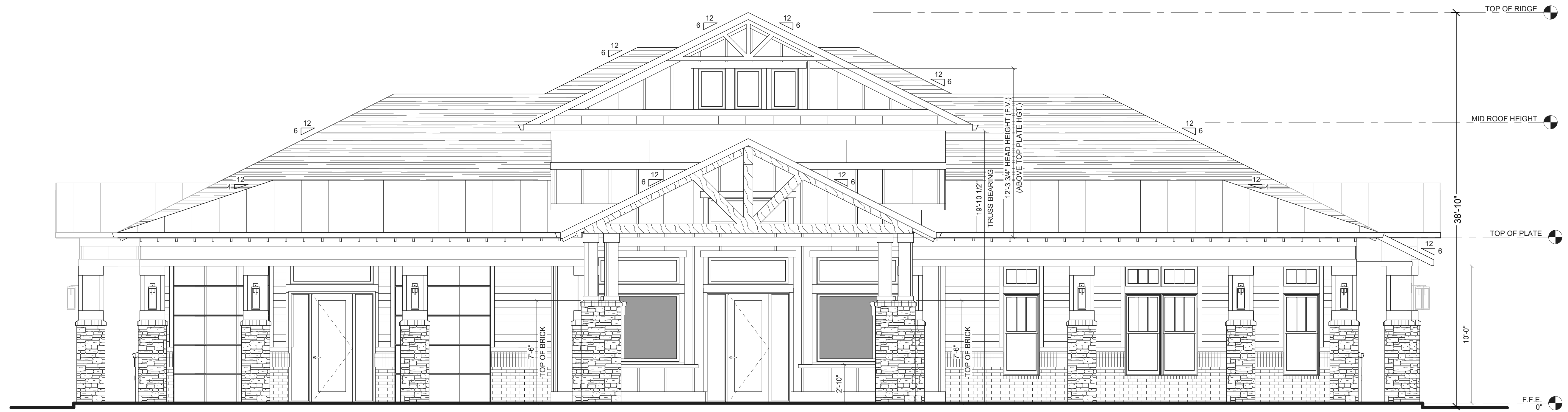
BUILDING TYPE 3 - SIDE ELEVATION



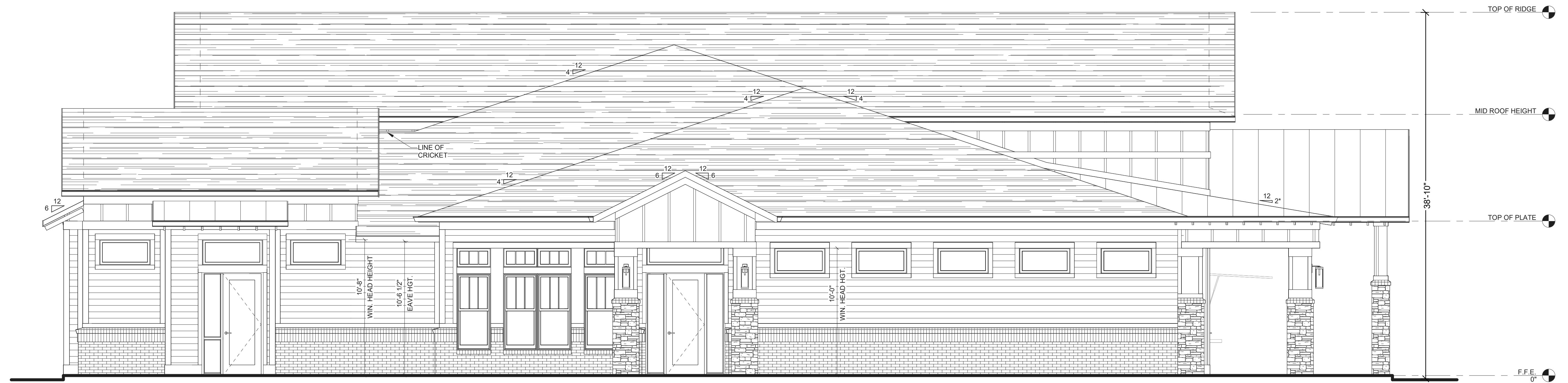
CLUB - FRONT ELEVATION



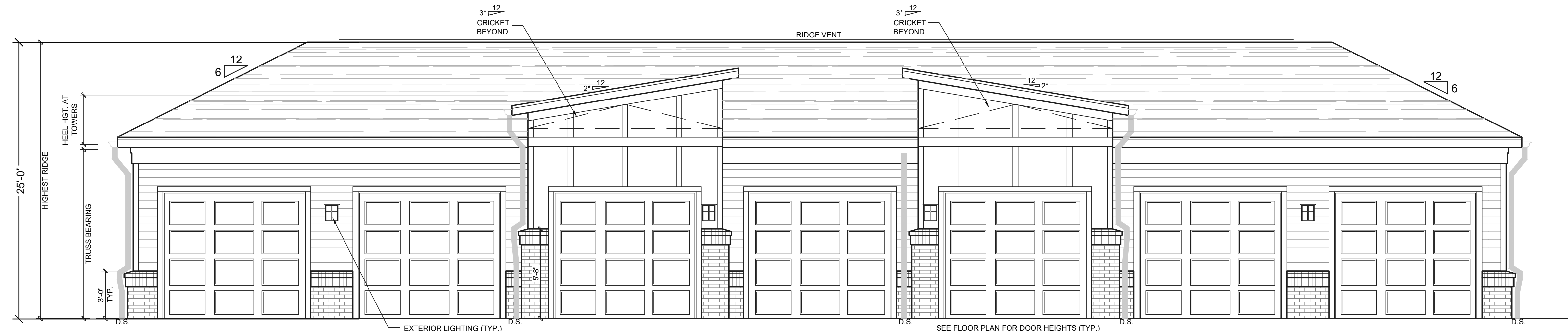
CLUB - SIDE ELEVATION



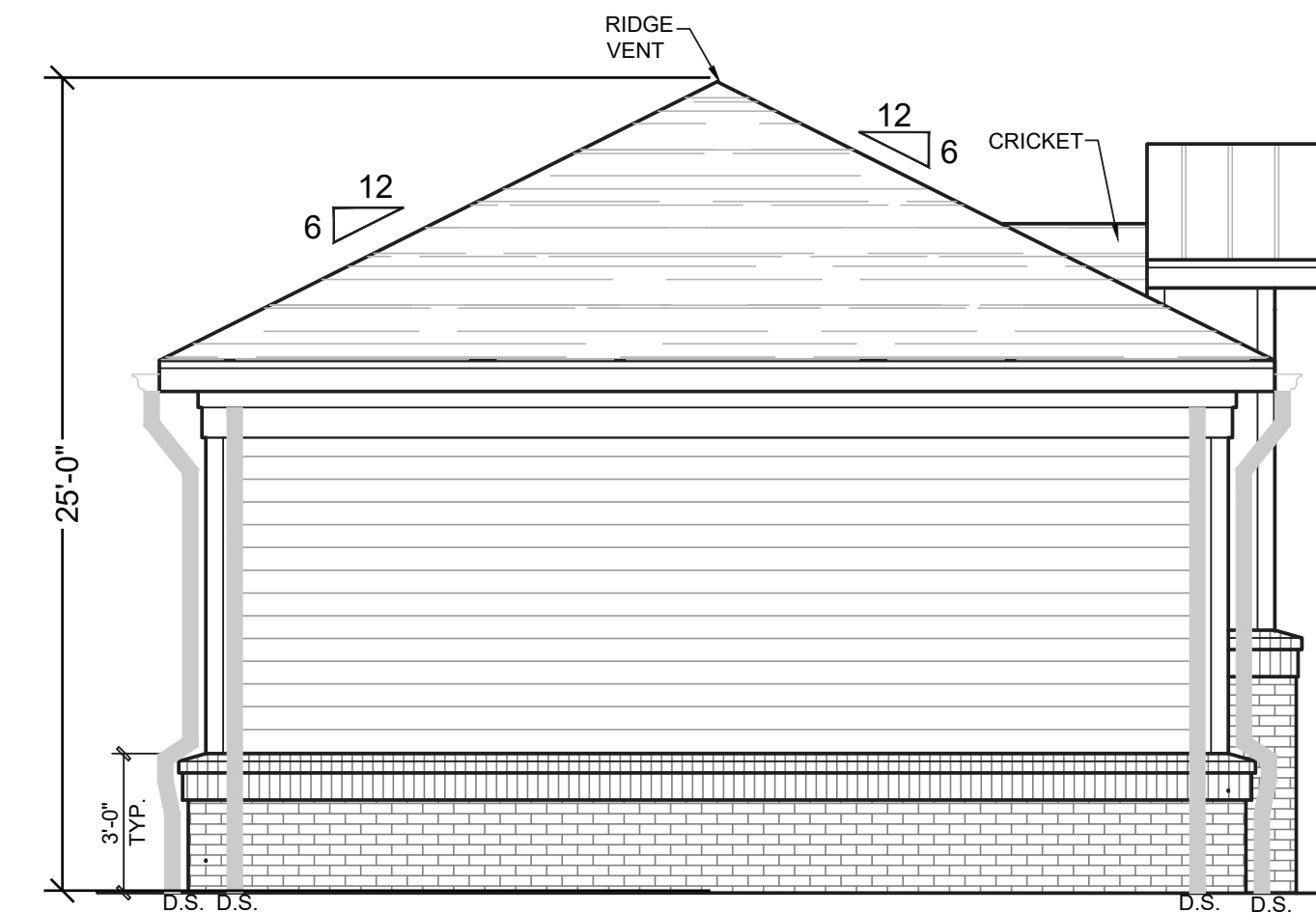
CLUB - REAR ELEVATION



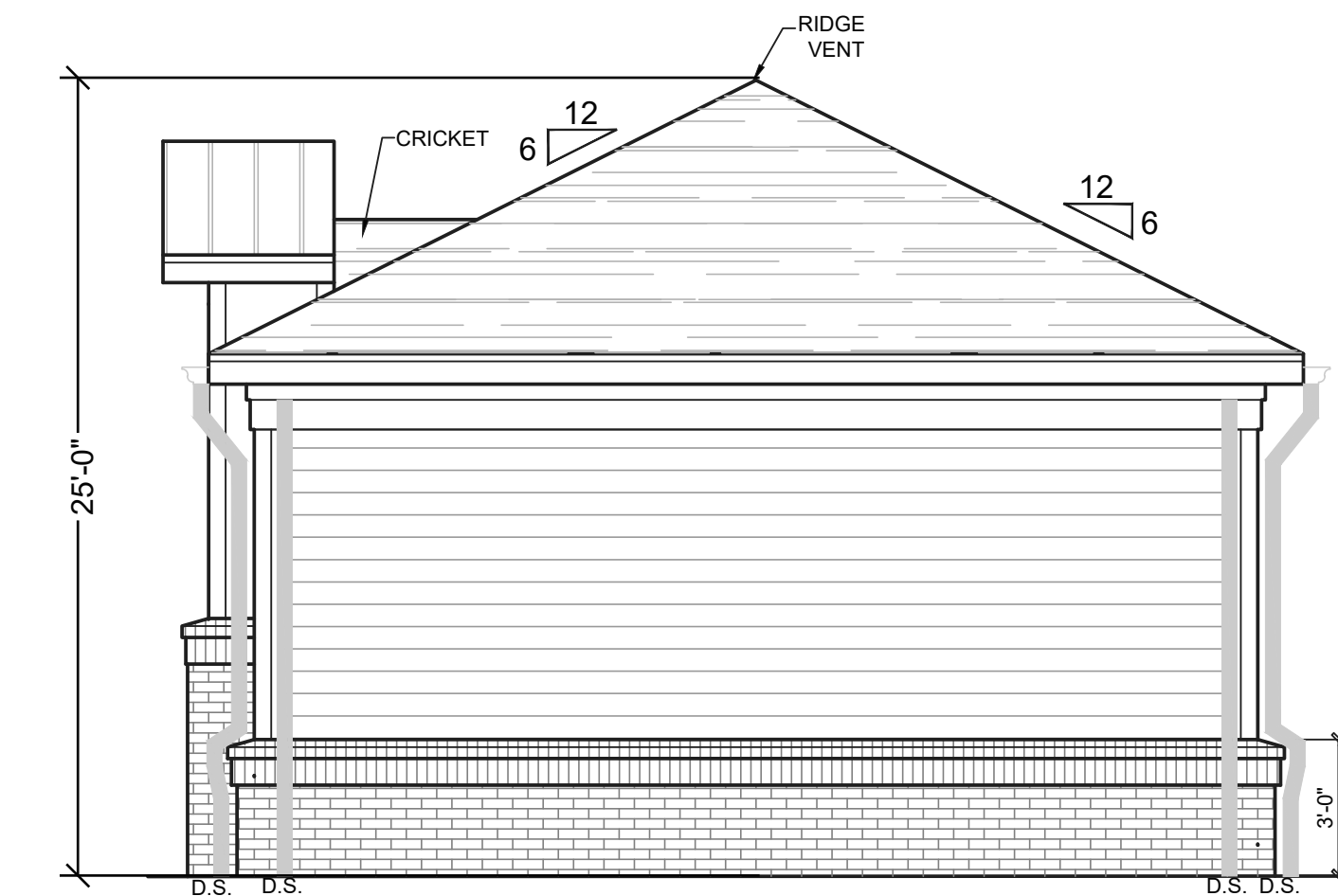
CLUB - SIDE ELEVATION



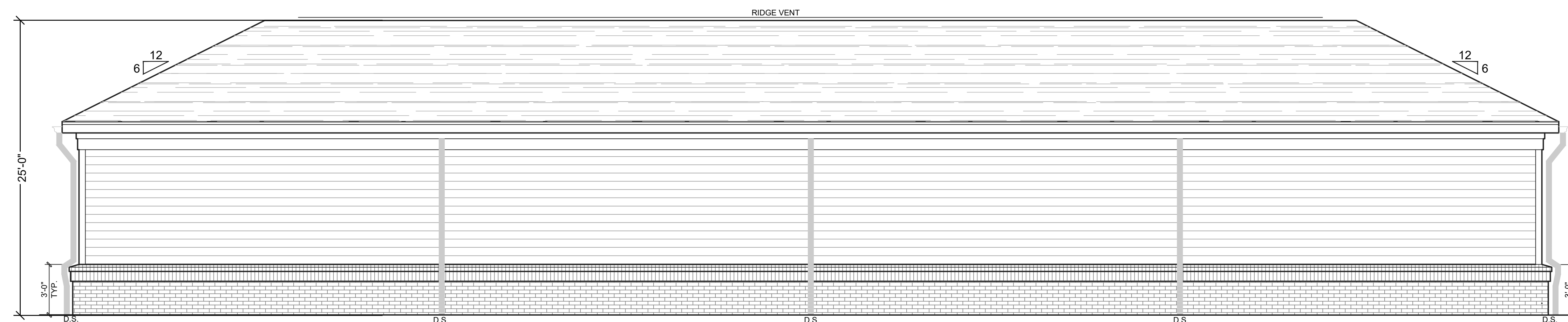
GARAGE - FRONT ELEVATION



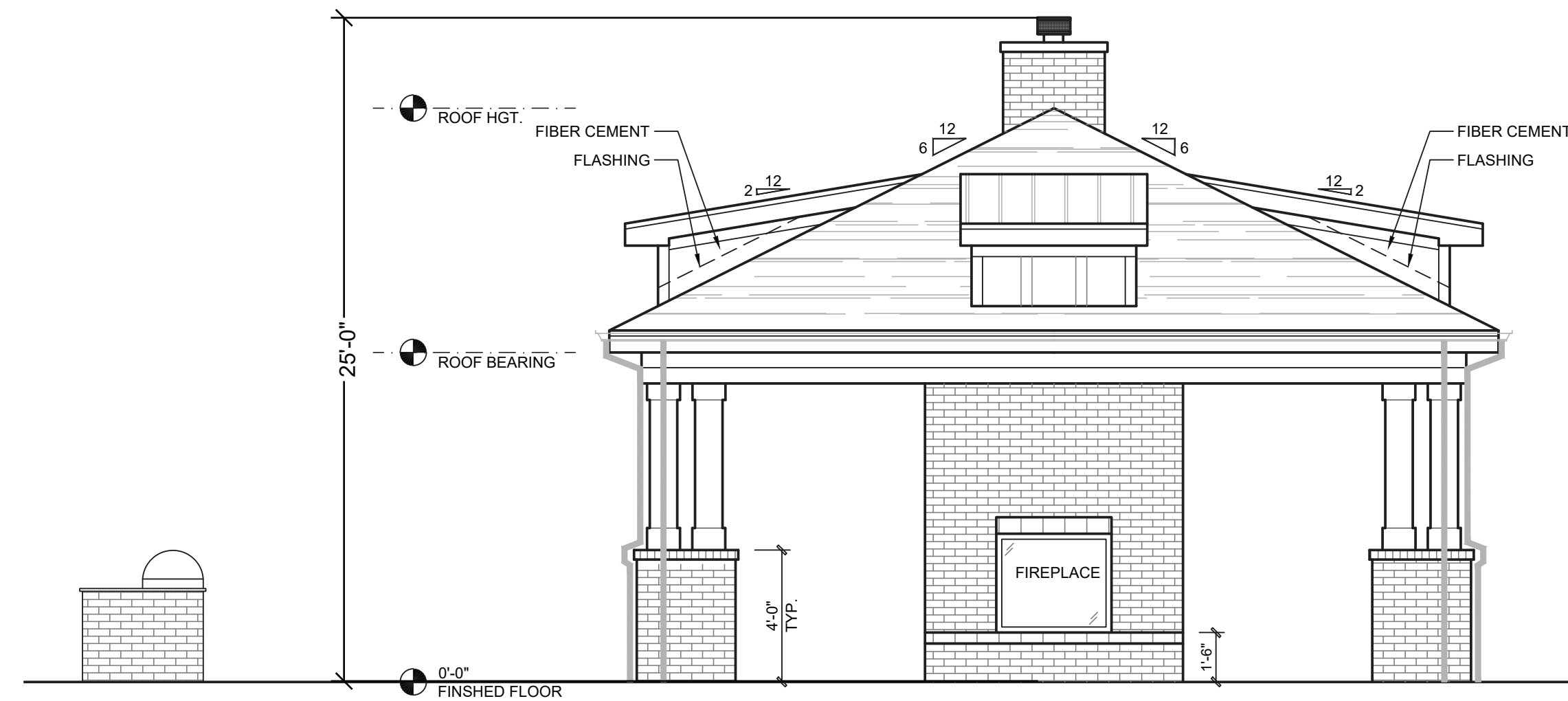
GARAGE - SIDE ELEVATION



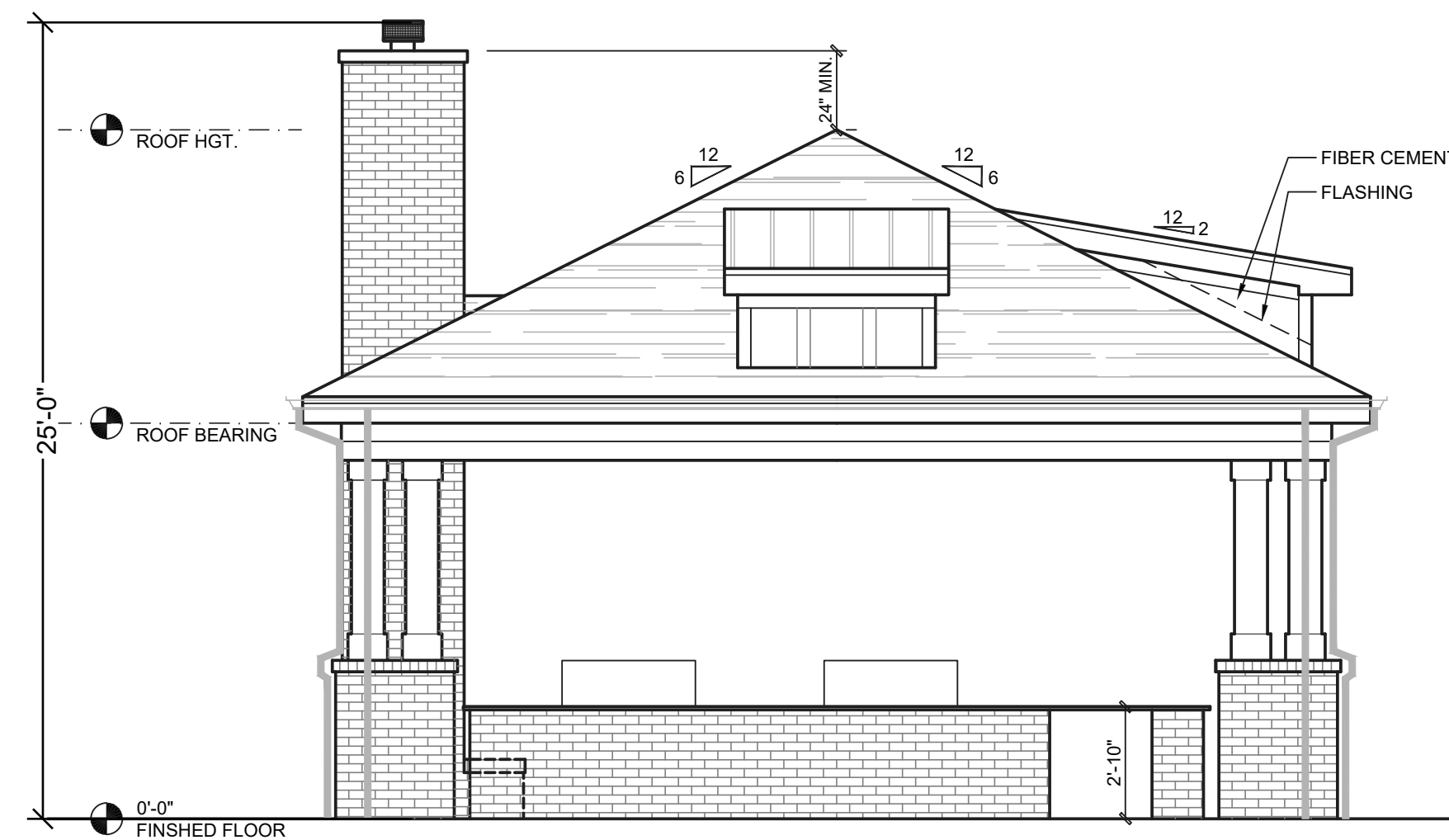
GARAGE - SIDE ELEVATION



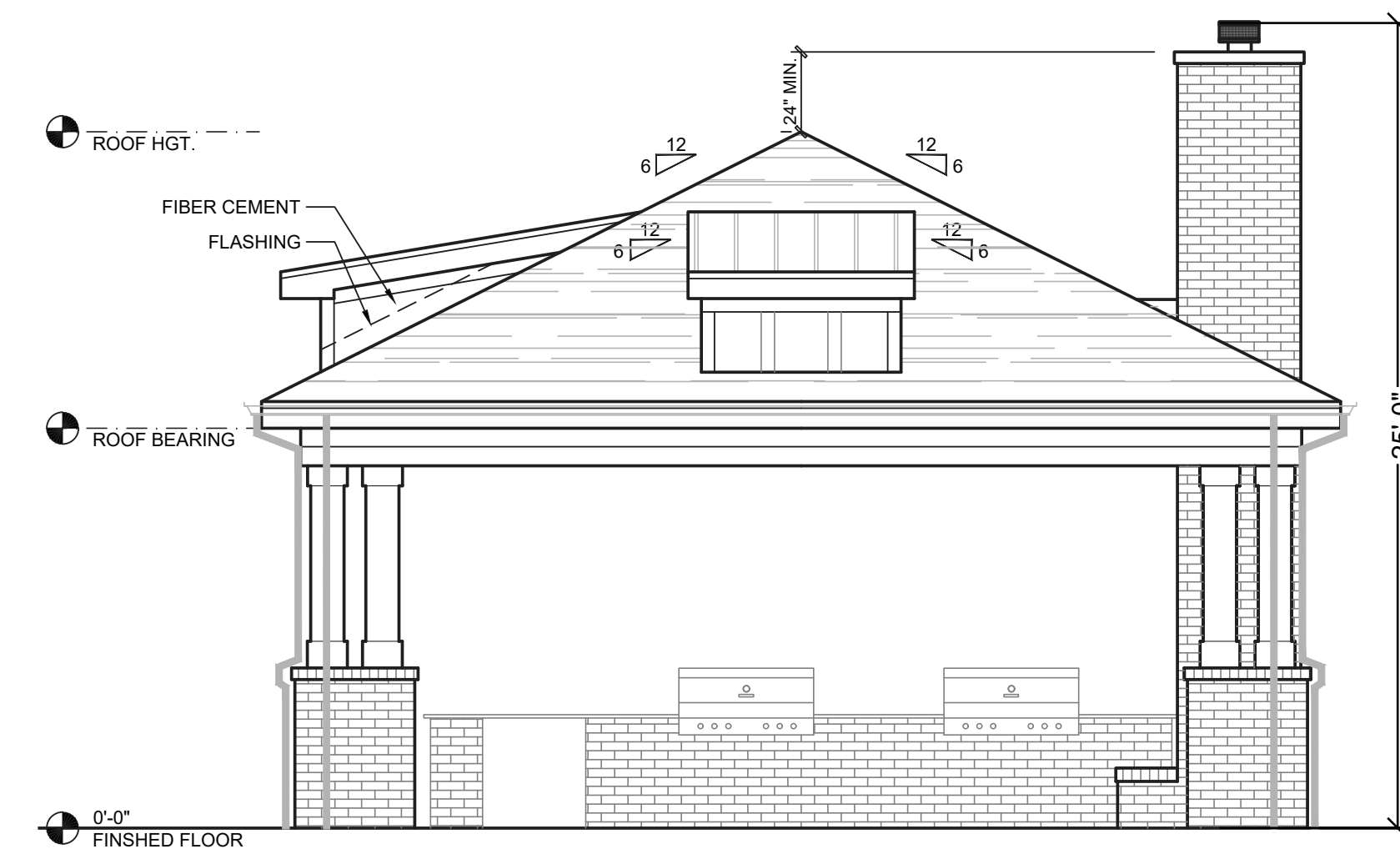
GARAGE - REAR ELEVATION



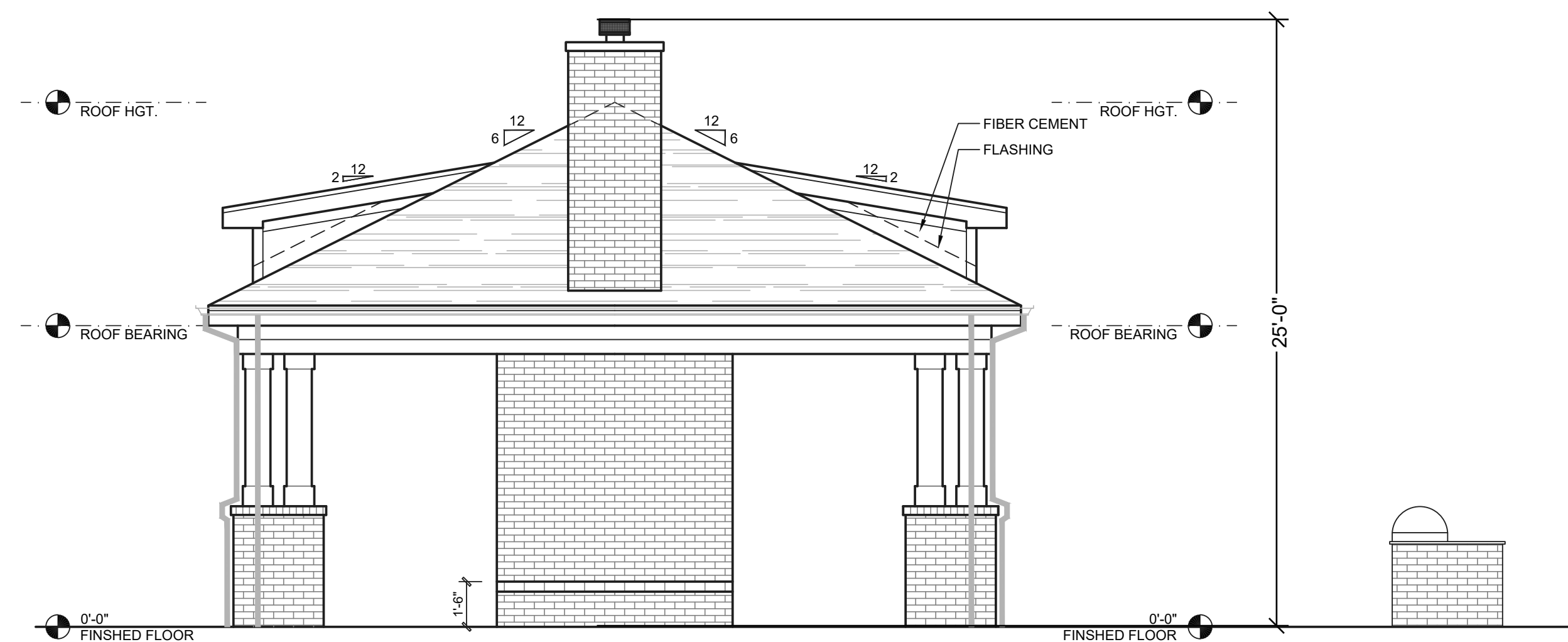
GRILLING PAVILION - FRONT ELEVATION



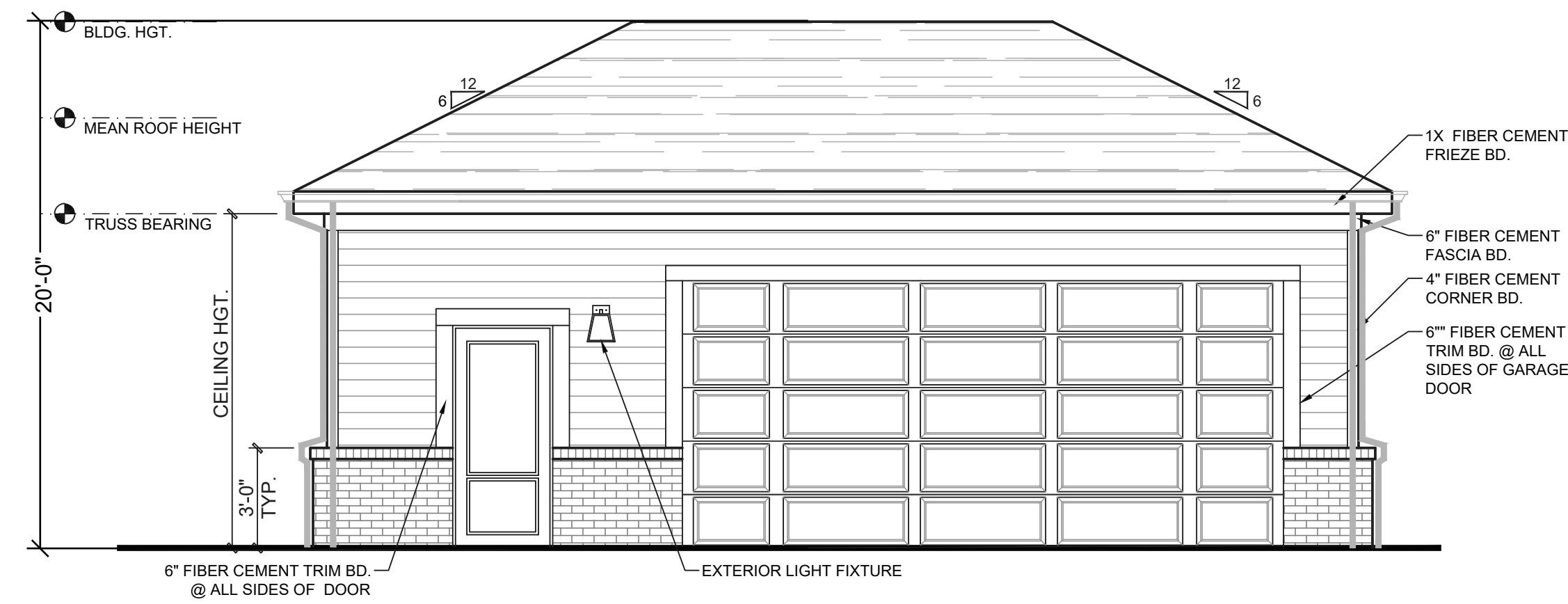
GRILLING PAVILION - SIDE ELEVATION



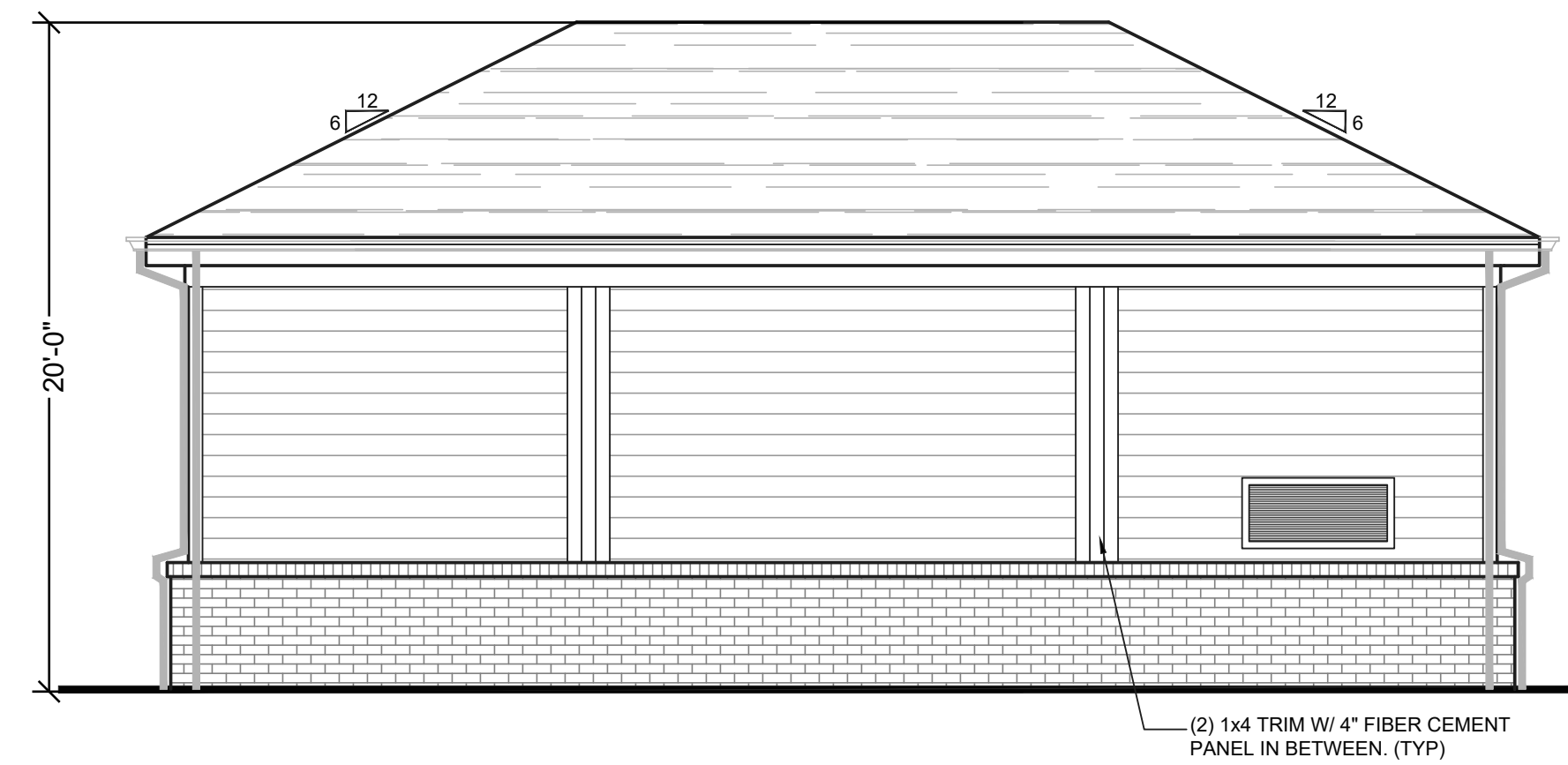
GRILLING PAVILION - SIDE ELEVATION



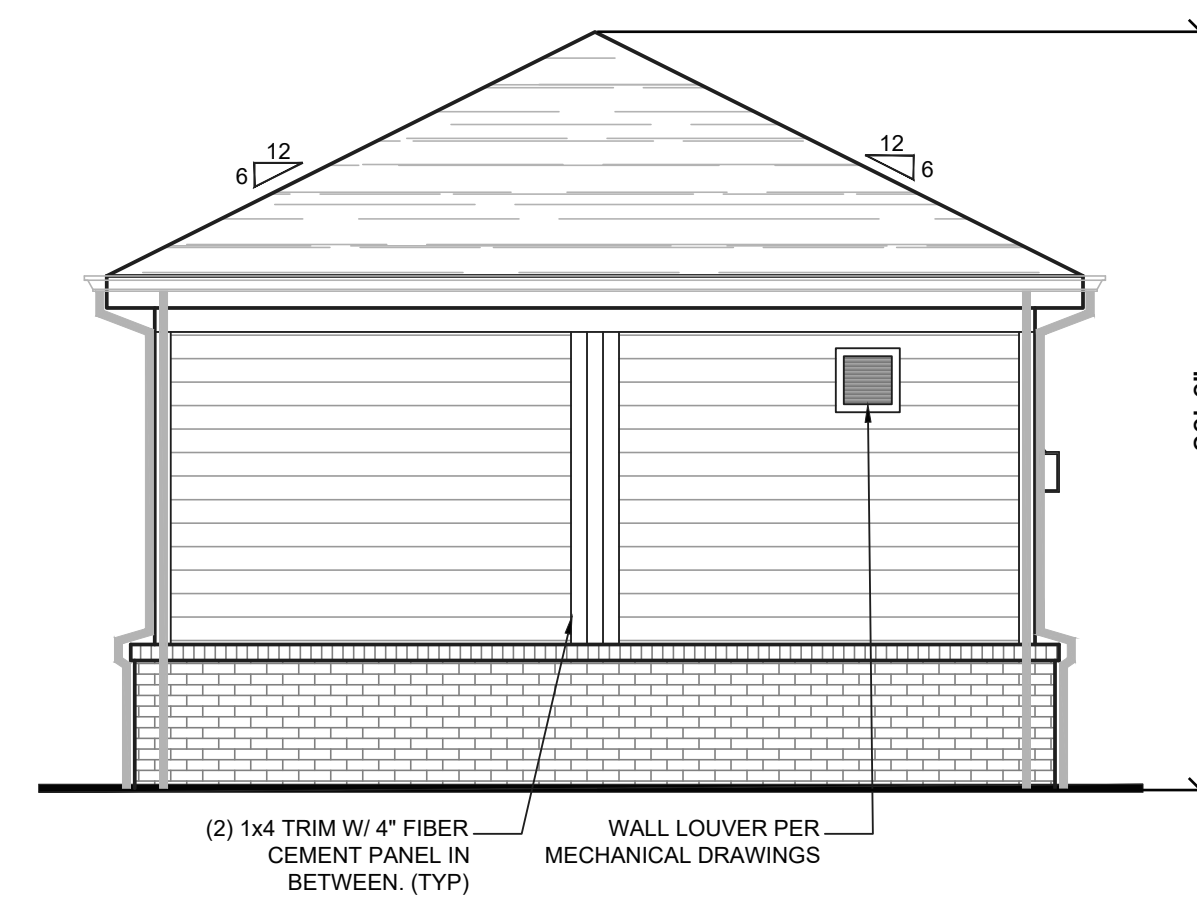
GRILLING PAVILION - REAR ELEVATION



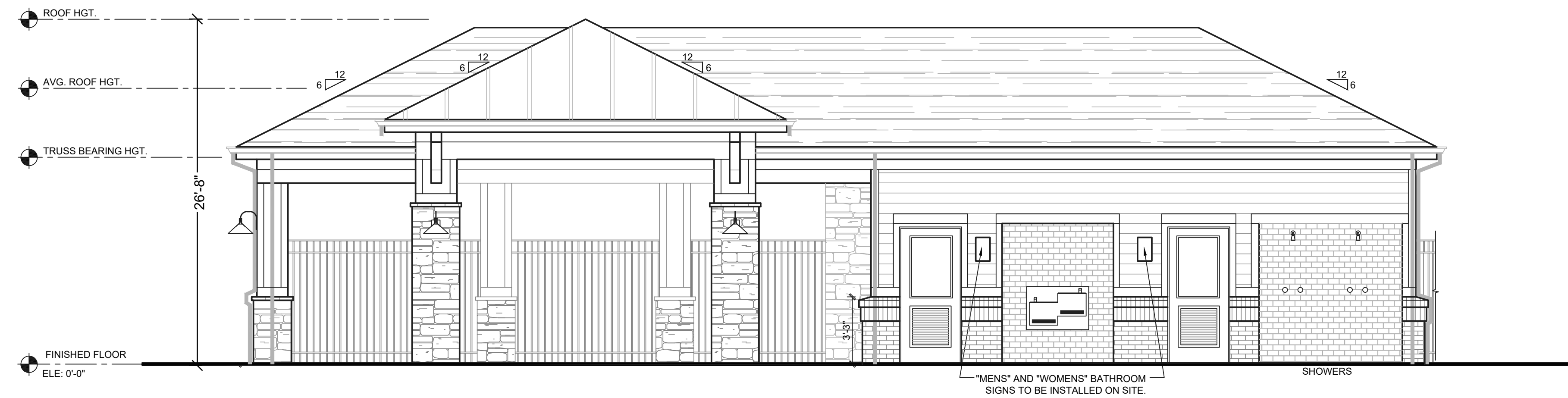
MAINTENANCE - FRONT ELEVATION



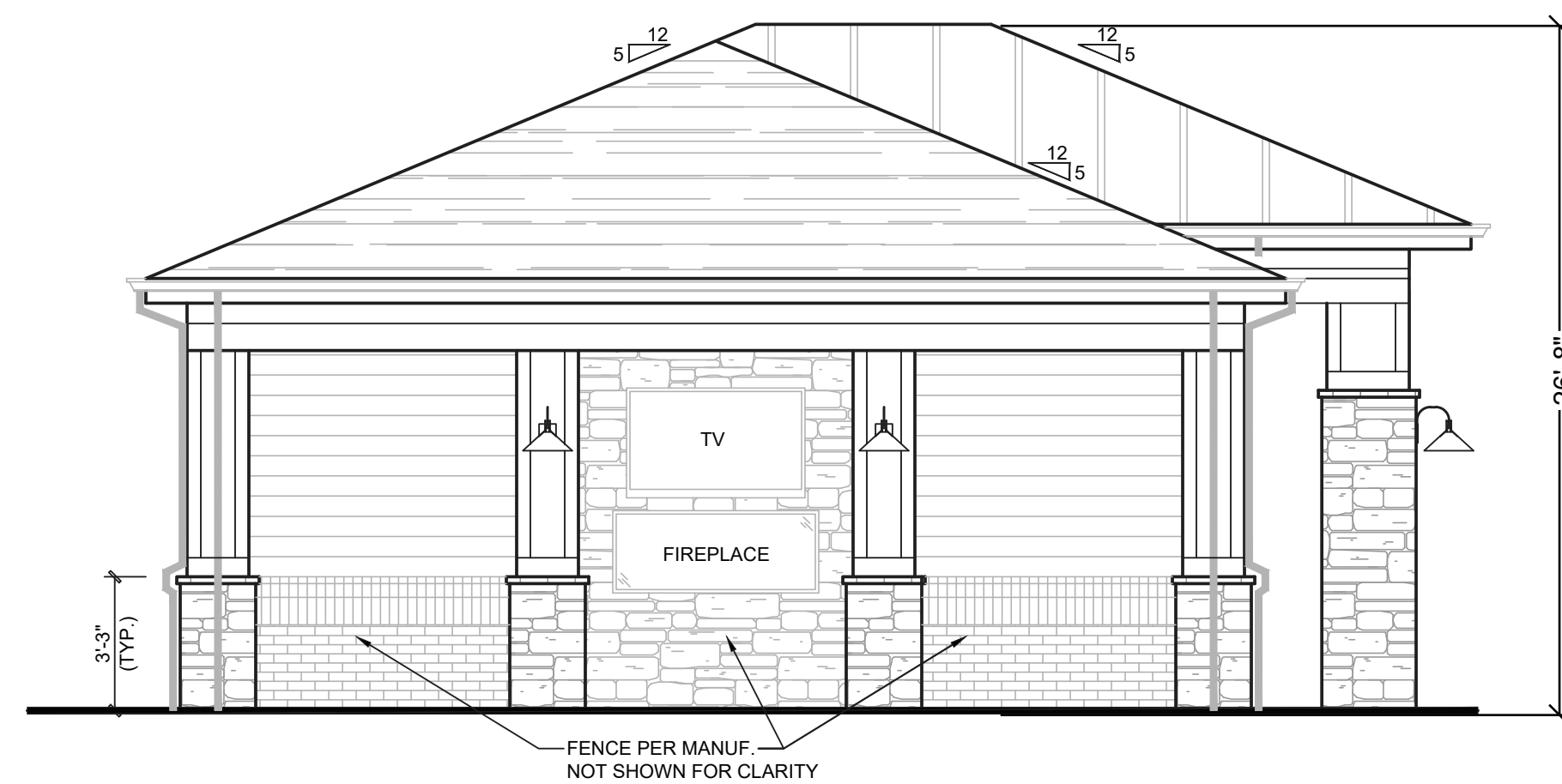
MAINTENANCE - REAR ELEVATION



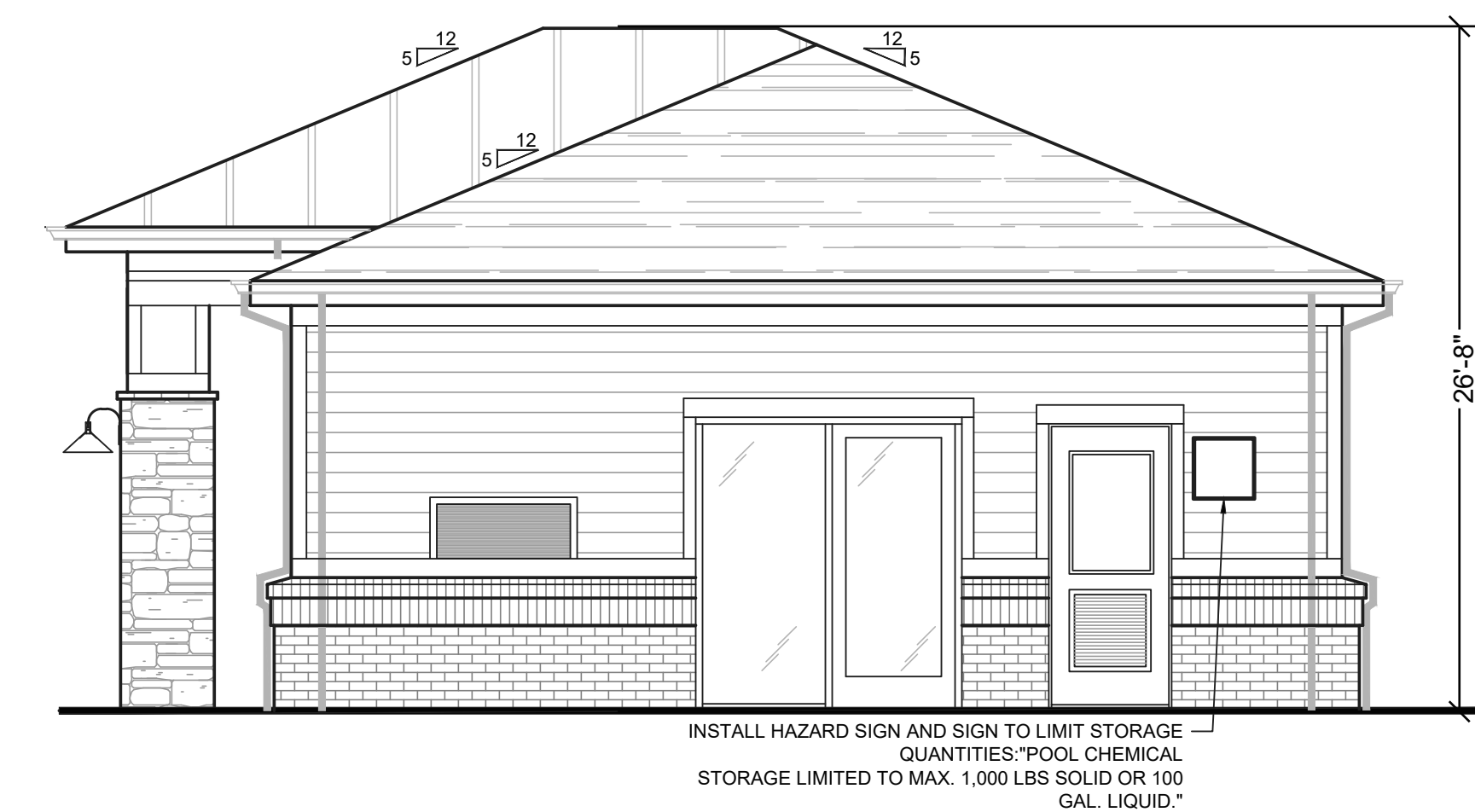
MAINTENANCE - SIDE ELEVATION



POOL HOUSE - FRONT ELEVATION



POOL HOUSE - SIDE ELEVATION



POOL HOUSE - SIDE ELEVATION



POOL HOUSE - REAR ELEVATION