

THE RESERVE
AT SUNSET

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Preliminary
Not For
Construction

REVISIONS	
DATE	DESCRIPTION



Know what's below.
Call before you dig.

PROJECT NUMBER: 25161
DATE: 9-19-2025

MASTER
PLAN

C-100

SCALE: 1"=70'



LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED COH PUBLIC RIGHT OF WAY
	PROPOSED 18" CURB AND GUTTER
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERIMETER SETBACK

DEVELOPMENT BLOCK	
PROJECT NAME:	THE RESERVE AT SUNSET
PIN #	9579-98-0375
DB/PG:	4026-272
ACREAGE	3.88± AC
OWNER:	GREGORY MARTIN ALBEA 430 S MILLS RIVER RD MILLS RIVER, NC 28759
PIN #	9579-98-3527
DB/PG:	4026-272
ACREAGE	1.16± AC
OWNER:	GREGORY MARTIN ALBEA 430 S MILLS RIVER RD MILLS RIVER, NC 28759
PIN #	9579-98-4115
DB/PG:	4026-272
ACREAGE	15.78± AC
OWNER:	GREGORY MARTIN ALBEA 430 S MILLS RIVER RD MILLS RIVER, NC 28759
PIN #	9579-99-8724
DB/PG:	3664-522
ACREAGE	0.50± AC
OWNER:	JOSEPH HARLEY TAYLOR LAURA SUZANNE TAYLOR 395 OLD SUNSET HILL RD HENDERSONVILLE, NC 28792

GRAPHIC SCALE	
	(IN FEET)

DEVELOPER:	DRB GROUP SOUTH CAROLINA, LLC 30 PATEWOOD DRIVE, STE 180 GREENVILLE, SC 29615	TOTAL ACREAGE	21.32± AC
	CHAD CARSON-ENTITLEMENT MANAGER 864-593-8493 CHARLESCARSON@DRBGROUP.COM	WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
ENGINEER:	JARED L. DERIDDER, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739	SEWER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SURVEYOR:	ED HOLMES AND ASSOCIATES LAND SURVEYORS 200 RIDGEFIELD COURT SUITE 208 ASHEVILLE, NC 28806	ZONING:	PRD (CITY OF HENDERSONVILLE) PLANNED RESIDENTIAL DEVELOPMENT
		PERIMETER SETBACKS	(PRD) 40' FROM NEAREST RIGHT-OF-WAY (10' WHEN PARKING IS SITUATED TO THE SIDE OR REAR OF THE BUILDING) 30' FROM EXTERNAL PROPERTY BOUNDARY
		BUILDING SETBACKS (INTERNAL)	FRONT: 35' FROM CL OF ROAD SIDE: 5.5' REAR: 10'

