

**DEVELOPMENT DATA BLOCK**

NAME OF PROJECT: CAROLINA VILLAGE  
 PROJECT AREA = 4.0 AC±  
 PROJECT ADDRESS: 600 CAROLINA VILLAGE RD  
 PIN #: 9579-18-3554  
 DB/PG: 1341/582  
 PRD PLANNED RESIDENTIAL DISTRICT  
 OWNER/DEVELOPER: CAROLINA VILLAGE INC  
 600 CAROLINA VILLAGE RD  
 HENDERSONVILLE NC  
 ENGINEER: G THOMAS JONES III, P.E.  
 WGLA ENGINEERING  
 724 5TH AVENUE WEST  
 HENDERSONVILLE, NC 28739  
 (828) 687-7177  
 ARCHITECT: SFCS ARCHITECTS  
 305 SOUTH JEFFERSON STREET  
 ROANOKE, VA 24011  
 LAND SURVEYOR: HILL AND ASSOCIATES SURVEYORS  
 403 W BLUE RIDGE RD  
 EAST FLAT ROCK, NC, 28726  
 (828) 693-1409  
 WATER SYSTEM: CITY OF HENDERSONVILLE  
 SEWER SYSTEM: CITY OF HENDERSONVILLE  
 BUILDING SETBACKS (HENDERSONVILLE PRD)  
 FRONT: 0' (PARKING SITUATED TO REAR)  
 SIDE: 0'  
 REAR: 20'  
 MAX BUILDING HEIGHT = 35'  
 PARKING SUMMARY:

TOTAL PARKING REQUIRED = 123

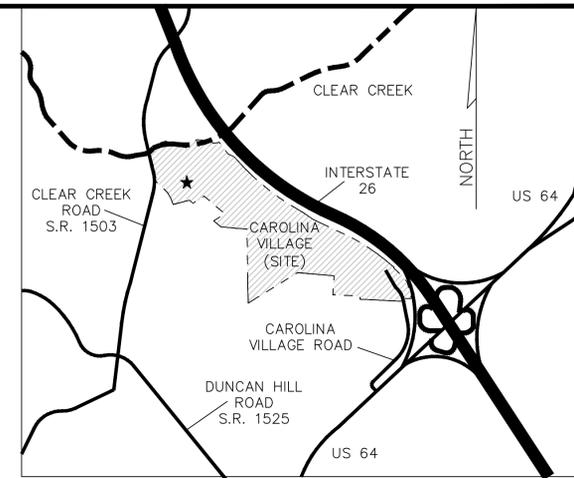
SURFACE: 90  
 CARPORTS: 60  
 TOTAL PROVIDED: 150 + GOLF CART PARKING

**GENERAL NOTES**  
 1.) ALL DIMENSIONS ARE IN FEET  
 2.) ALL LIGHTING SHALL BE FULLY SHIELDED & DIRECTED AWAY FROM RESIDENCES

**JURISDICTIONAL NOTES**  
 PROJECT BOUNDARY IS COMPLETELY WITHIN CITY LIMITS

**FLOOD HAZARD:**  
 THIS PROJECT IS NOT LOCATED WITHIN A 100YR FLOOD HAZARD AREA

**RECEIVING WATER COURSE:**  
 FRENCH BROAD RIVER BASIN



**LOCATION MAP**  
 1"=2000'

CONCEPTUAL SITE PLANS  
 for  
 60 UNIT INDEPENDENT  
 LIVING BUILDING  
 for  
**CAROLINA  
 VILLAGE**  
 CITY OF HENDERSONVILLE  
 HENDERSON COUNTY  
 NORTH CAROLINA

**INDEX**

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C-202	CONCEPTUAL SITE PLAN
G-XXX	BUILDING ELEVATION



WGLA ENGINEERING, PLLC  
 724 5th AVENUE WEST  
 HENDERSONVILLE, NC 28739  
 (828) 687-7177  
 WGLA.COM  
 NC LICENSE P-1342

**CAROLINA  
 VILLAGE**

HENDERSONVILLE  
 HENDERSON COUNTY  
 NORTH CAROLINA



**Preliminary  
 Not For  
 Construction**

REVISIONS	
DATE	DESCRIPTION



Know what's below.  
 Call before you dig.

PROJECT NUMBER: 25178  
 DATE: 1-13-26

COVER

**C-200**

SCALE: 1"=30'

**CAROLINA VILLAGE**

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



REVISIONS

DATE	DESCRIPTION



PROJECT NUMBER: 25178  
DATE: 12-15-25

**MASTER PLAN**

**C-201**

SCALE: 1"=160'

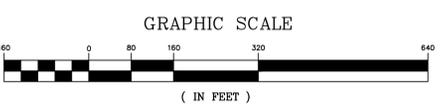
PROJECT: CAROLINA VILLAGE  
OWNER/DEVELOPER: CAROLINA VILLAGE INC  
600 CAROLINA VILLAGE RD  
HENDERSONVILLE, NC 28792  
CONTACT: KEVIN PARRIES  
(828) 692-6275  
ENGINEER: G. THOMAS JONES III P.E.  
WGLA ENGINEERING PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
ARCHITECT: SFCS ARCHITECTS  
305 SOUTH JEFFERSON STREET  
ROANOKE, VA 24011  
SURVEYOR: HILL AND ASSOCIATES SURVEYORS, PA  
403 WEST BLUE RIDGE ROAD  
EAST FLAT ROCK, NC 28726  
(828) 693-1409  
PIN: 9579-18-3554 93.888± AC  
CURRENT ZONING: PRD (CITY OF HENDERSONVILLE)  
CURRENT USE: PROGRESSIVE CARE FACILITIES  
SETBACKS:  
40 FT. FROM STREET R/W & RAILROADS  
10' SIDE AND REAR FOR PARKING  
FROM STREETS & RAILROADS  
30' FROM PROPERTY LINES  
WATER SUPPLY: PUBLIC (CITY OF HENDERSONVILLE)  
WASTEWATER TREATMENT: PUBLIC (CITY OF HENDERSONVILLE)  
FLOOD HAZARD NOTE: THIS PROJECT IS NOT LOCATED WITHIN A  
100yr FLOOD PLAIN HAZARD AREA PER  
NC FLOOD MAPPING MAP NO. 3700957900J  
REVISED DATE 10/2/2008



PROPOSED  
INDEPENDENT LIVING  
60 UNITS

- GENERAL NOTES:
- 1.) NO NEW SIGNS ARE PROPOSED WITH THIS PROJECT.
  - 2.) CAROLINA VILLAGE WILL BE RESPONSIBLE FOR MAINTENANCE OF COMMON OPEN SPACE, RECREATIONAL FACILITIES, SIDEWALK (OTHER THAN ALONG CLEAR CREEK ROAD), PARKING AND DRIVES SERVING THE PROJECT.
  - 3.) SOME OR ALL OF THE STREETS AND/OR DRIVES IN THIS DEVELOPMENT DO NOT MEET MINIMUM RIGHT-OF-WAY REQUIREMENTS FOR THE CITY OF HENDERSONVILLE. YOU ARE NOTIFIED THAT THESE ARE PRIVATE STREETS AND THAT THE CITY OF HENDERSONVILLE WILL NOT ACCEPT THEM FOR MAINTENANCE.
  - 4.) ALL ROADS AND DRIVES WITHIN THE CAROLINA VILLAGE CAMPUS (EXISTING AND PROPOSED) ARE PRIVATE.

- LIGHTING NOTES:
- 1.) SHOEBOX FIXTURES ON 15'-0" FIBERGLASS POLES WITH ASSOCIATED CONDUIT AND WIRING SHALL BE PROVIDED BY DUKE ENERGY.
  - 2.) ALL LIGHT FIXTURES WILL BE FULLY SHIELDED FROM PUBLIC RIGHT-OF-WAYS AND ADJACENT PROPERTIES.
  - 3.) FINAL POLE LOCATIONS SHALL BE DESIGNATED BY DUKE ENERGY.
  - 4.) ELECTRICAL LINES TO BE BURIED.



CITY OF HENDERSONVILLE  
PIN # 9569-99-1449  
D.B. 2025 PG. 149D  
ZONED: R-20 (CITY OF HENDERSONVILLE)

ROBERT HARRISON  
PIN # 9569-99-2461  
D.B. 9264 PG. 676  
ZONED: R-20 (COA)

MICHAEL HAYES  
PIN # 9569-99-2960  
D.B. 1810 PG. 70  
ZONED: R-20 (COA)

DONALD BROWN  
PIN # 9569-99-2149  
D.B. 1906 PG. 163  
ZONED: R-20 (COA)

WILLIAM FACE  
PIN # 9569-05-5959  
D.B. 1790 PG. 785  
ZONED: R-15  
(CITY OF HENDERSONVILLE)

ERNEST NOWELL  
PIN # 9579-08-0759  
D.B. 5077 PG. 107  
ZONED: R-15 (COA)

ERIC WILSON  
PIN # 9579-08-0880  
D.B. 5074 PG. 697  
ZONED: R-15 (COA)

DANIEL GARDEN  
PIN # 9579-08-0756  
D.B. 1448 PG. 60  
ZONED: R-15 (COA)

LARRY HOLBERT  
PIN # 9579-08-2767  
D.B. 1660 PG. 400  
ZONED: R-15 (COA)

KRISTINE LIND  
PIN # 9579-08-5429  
D.B. 1065 PG. 389  
ZONED: R-15 (COA)

E.A. LIND  
PIN # 9579-08-4441  
D.B. 1210 PG. 599  
ZONED: R-15 (CITY OF HENDERSONVILLE)

VALERIE REEVES  
PIN # 9579-08-5440  
D.B. 1524 PG. 777  
ZONED: R-15 (CITY OF HENDERSONVILLE)

DANIEL GARDEN  
PIN # 9579-08-7564  
D.B. 1448 PG. 60  
ZONED: R-15 (CITY OF HENDERSONVILLE)

JASON VAREBROUGH  
PIN # 9579-08-7176  
D.B. 4167 PG. 87  
ZONED: R-15 (COA)

R.C. GALLOWAY  
PIN # 9579-08-7085  
D.B. 5141 PG. 212  
ZONED: R-15 (COA)

CELINA FIGUEROA  
PIN # 9579-07-7982  
D.B. 5938 PG. 156  
ZONED: R-15 (COA)

ROBERT HANCOCK  
PIN # 9579-07-7383  
D.B. 4911 PG. 194  
ZONED: R-15 (COA)

HENRY GRONDI  
PIN # 9579-07-8695  
PLAT C 285A  
ZONED: R-15 (CITY OF HENDERSONVILLE)

SUESS HERIA  
PIN # 9579-07-6259  
D.B. 4059 PG. 669  
ZONED: R-20 (CITY OF HENDERSONVILLE)

HIGHLAND INVESTORS LIMITED PARTNERSHIP  
PIN # 9579-18-5858  
D.B. 1262 PG. 521  
ZONED: R-15 (CITY OF HENDERSONVILLE)

HENDERSONVILLE REAL ESTATE INVESTORS LLC  
PIN # 9579-27-5222  
D.B. 1482 PG. 295  
ZONED: PRD (CITY OF HENDERSONVILLE)

LAKE POINTE LANDING RETIREMENT INVESTORS  
PIN # 9579-56-1923  
D.B. 1044 PG. 300  
ZONED: PRD (CITY OF HENDERSONVILLE)

CAROLINA VILLAGE  
PIN # 9579-28-0250  
D.B. 1541 PG. 582  
ZONED: PRD (CITY OF HENDERSONVILLE)

CAROLINA VILLAGE  
PIN # 9579-57-8927  
D.B. 3917 PG. 103  
ZONED: PRD / R-15 (COA)

**CAROLINA VILLAGE**

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



REVISIONS	
DATE	DESCRIPTION



PROJECT NUMBER: 25178  
DATE: 1-13-26

**CONCEPTUAL SITE PLAN**

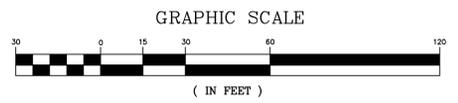
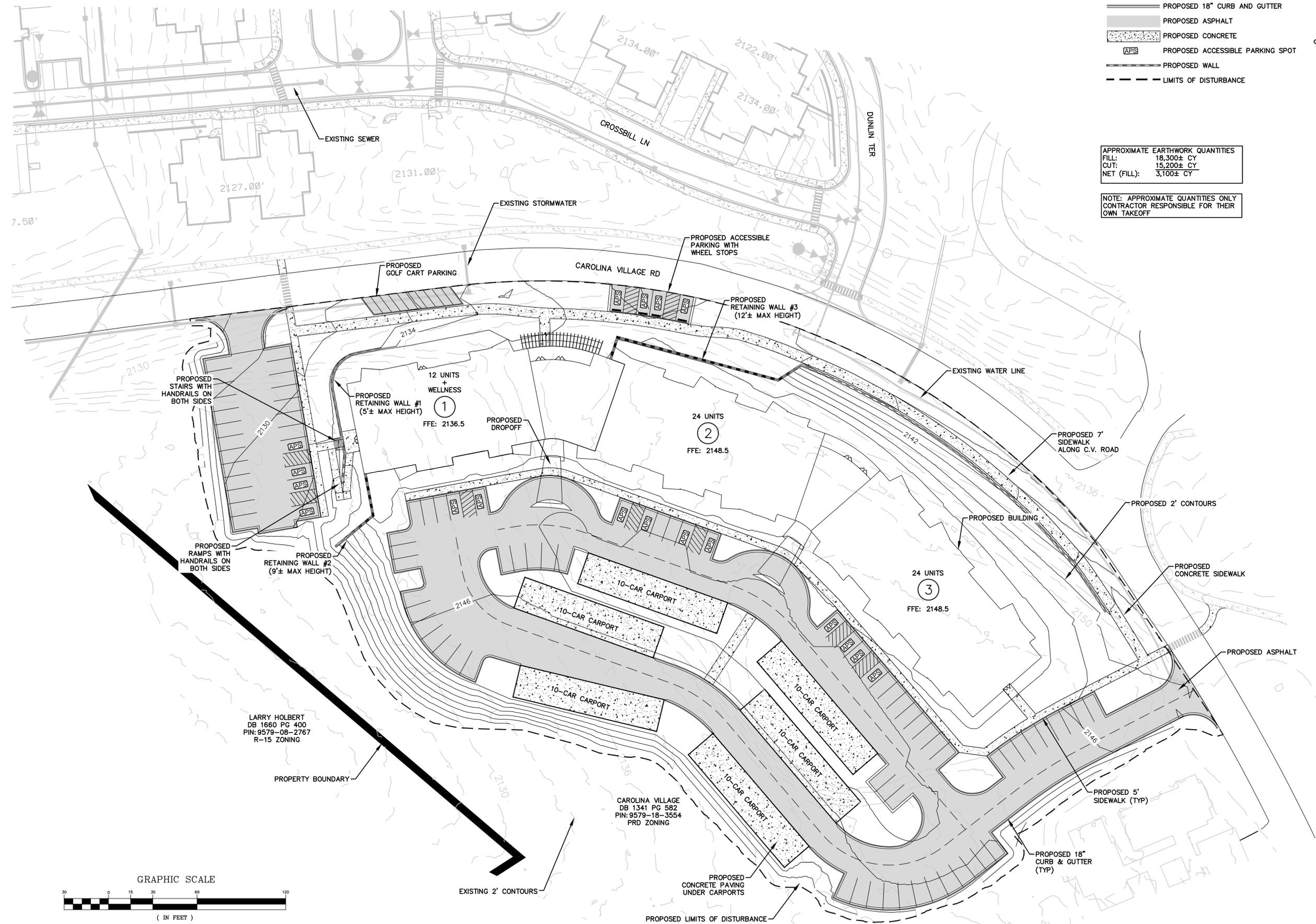
**C-202**

SCALE: 1"=30'

- LEGEND**
- EXISTING PROPERTY BOUNDARY
  - PROPOSED 18" CURB AND GUTTER
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - (APS) PROPOSED ACCESSIBLE PARKING SPOT
  - PROPOSED WALL
  - - - LIMITS OF DISTURBANCE

APPROXIMATE EARTHWORK QUANTITIES  
FILL: 18,300± CY  
CUT: 15,200± CY  
NET (FILL): 3,100± CY

NOTE: APPROXIMATE QUANTITIES ONLY  
CONTRACTOR RESPONSIBLE FOR THEIR OWN TAKEOFF



LARRY HOLBERT  
DB 1660 PG 400  
PIN: 9579-08-2767  
R-15 ZONING

CAROLINA VILLAGE  
DB 1341 PG 582  
PIN: 9579-18-3554  
PRD ZONING

