PROJECT DATA BLOCK

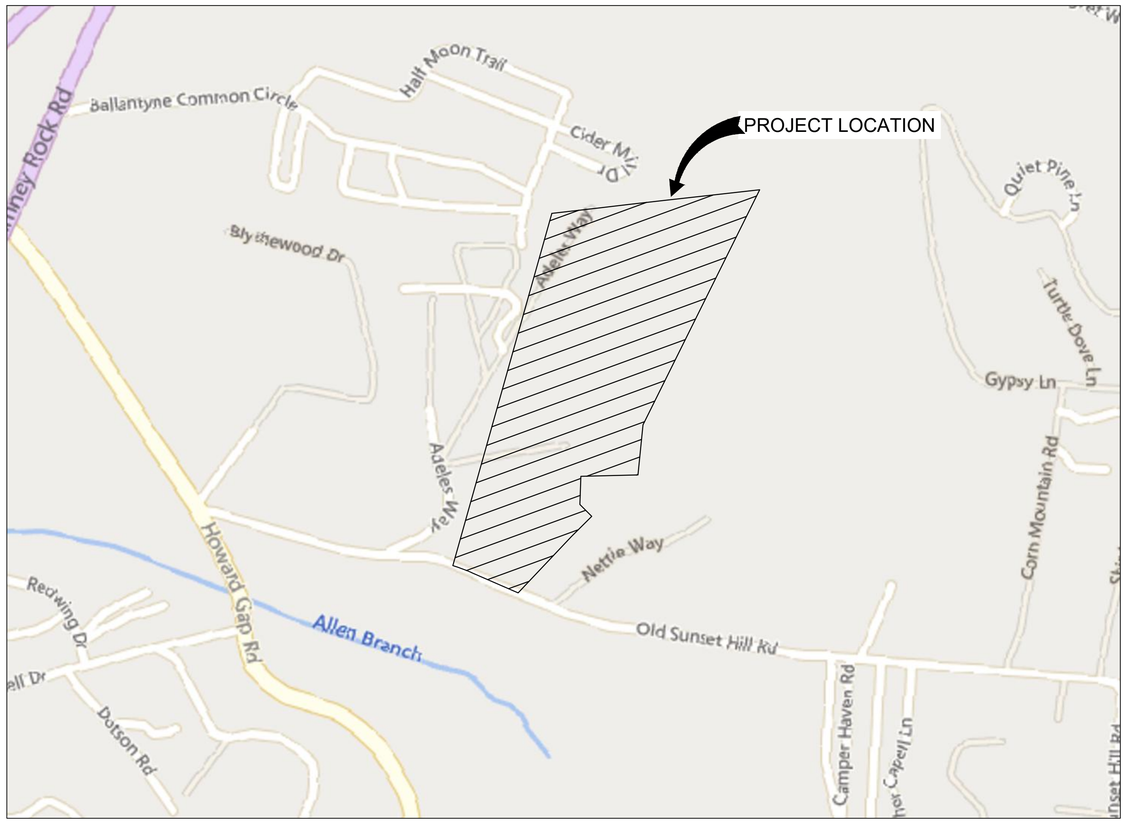
LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
OWNER	GREGORY M. ALBEA 430 S. MILLS RIVER ROAD MILLS RIVER, NC 28759
DEVELOPER	SAGE COMMUNITIES LLC, 1854 HENDERSONVILLE RD, STE A ASHEVILLE, NC 28803 828.450.2598
PROJECT ADDRESS	205, 221, 285 OLD SUNSET HILL ROAD HENDERSONVILLE, NC 28792
PID & PROPERTY SIZE	9579-98-0375 (3.71 AC) 9579-98-3527 (1.16 AC) 9579-99-4115 (15.77 AC) TOTAL: 20.64 AC
ZONING	RS-6

	REQUIRED	PROPOSED
MIN. LOT SIZE	6000 SF	6050 SF
MIN. LOT WIDTH	45 FT	55 FT

BUILDING SETBACK:

FRONT	25' (FRONT FACING GARAGE)
SIDE	5'
BACK	10'
DENSITY - PROPOSED	66 LOTS
DISTURBED AREA	612,680 SF (14.1 AC)
OPEN SPACE	297,986 SF (32.86%)

DEVELOPMENT PLAN
FOR
OLD SUNSET SUBDIVISION
OLD SUNSET HILL ROAD
HENDERSONVILLE, NC 28792



LOCATION MAP
SCALE: 1"=300'



KEY MAP
NOT TO SCALE

N

SHEET INDEX	
SHEET #	SHEET TITLE
C0.0	COVER SHEET
C0.1	LEGEND SHEET
C0.2	EXISTING CONDITIONS
C1.0	PROPOSED SITE PLAN - MASTER VIEW
C1.1	SITE PLAN - SOUTH
C1.2	SITE PLAN - NORTH
C1.3	SITE DETAILS & BUILDING PROFILES
C2.0	GRADING PLAN - MASTER VIEW
C2.1	GRADING PLAN - SOUTH
C2.2	GRADING PLAN - NORTH
C2.3	GRADING PROFILES
C3.0	STORMWATER - EXISTING DRAINAGE AREAS
C3.1	STORMWATER - PROPOSED DRAINAGE AREAS
C3.2	STORMWATER PLAN - MASTER VIEW
C3.3	STORWATER PLAN - SOUTH
C3.4	STORWATER PLAN - NORTH
C5.0	PROPOSED WATER PLAN
C5.1	PROPOSED SANITARY SEWER PLAN

REV#	DATE	DESCRIPTION	BY

SUBMITTED FOR REVIEW - 10/23/2026

WADE TRIM
Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | www.wadetrim.com
Corporate License Number: F-1063

SEAL

ISSUED FOR: DATE: BY:

JOB NO. SCE2011.02A

SHEET C0.0

OLD SUNSET SUBDIVISION

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PROJECT MANAGER: ARIEL REGNIER
CAD MANAGER: PAM ARCHER/2019\SCE2011\02A\IT-GCS-SCE2011\02A.DWG PLOTTED: 10/23/2026 4:25 PM BY REGNIER, ARIEL

EXISTING CONDITIONS LEGEND

LINE WORK

- BOUNDARY
- RIGHT OF WAY — R/W
- BUILDING SETBACK
- BUILDING
- CURB & GUTTER
- EDGE OF GRAVEL
- CHAIN LINK FENCE — X — X
- ORNAMENTAL FENCE
- WOOD FENCE
- FIELD LINE — F — F
- GUARD RAIL
- TOP OF BANK
- DITCH CENTERLINE
- FLOOD PLAIN LINE — FLP
- SHORE OR EDGE OF WATER
- WETLAND
- RETAINING/SCREEN WALL
- RAILROAD TRACKS
- EDGE OF WOODS
- EDGE OF BRUSH
- EDGE OF HEDGE ROW
- TREE ROW
- MAJOR CONTOUR — 100
- MINOR CONTOUR — 101

HATCHING

- HMA SURFACE
- CONCRETE SURFACE
- AGGREGATE SURFACE
- BRICK PAVERS

TOPOGRAPHIC FEATURES

- SPOT ELEVATION + 100.59
- FOUND IRON ROD IR
- SET IRON PIPE IP
- GOVERNMENT CORNER
- BENCHMARK BM
- GPS MONUMENT BOX
- PK NAIL PK
- FOUND T IRON IRON
- FOUND PINCHED IRON PI
- FOUND SPIKE SPK
- TRAVERSE POINT
- RIGHT-OF-WAY MARKER RW
- UNDERGROUND MARKER U
- SOIL BORING SB
- AC UNIT AC
- ANTENNA
- BASKETBALL POST BP
- BILL BOARD SIGN BASE SGNB
- CAMERA TOWER
- FILL PORT
- FLAG POLE FP
- FOUNTAIN
- GAS PUMP
- LIGHT POLE BASE (NO LAMP)
- MAIL BOX MB
- MONITORING WELL SWELL
- NEWSPAPER BOX NB
- OIL WELL OW
- PIER PIER
- PILING PL
- PARKING METER PM
- ROUND POST OR BOLLARD P
- SQUARE POST P
- ROCK ROCK
- SATELLITE DISH
- SIGN POST S
- TRAFFIC LIGHT SIGNAL
- WOOD STAKE WS
- VOLLEY BALL POLE VP
- TETHER BALL POLE TP
- SWING SET
- CLIMBING BARS
- MERRY-GO-ROUND
- STRAIGHT SLIDE
- SPIRAL SLIDE
- EVERGREEN TREE OR BUSH
- DECIDUOUS TREE OR BUSH
- STUMP

UTILITIES LINE WORK

- WATER MAIN (UP TO 24") — W — W
- WATER MAIN (24" AND UP)
- SANITARY SEWER MAIN (UP TO 24") — SAN
- SANITARY SEWER MAIN (24" AND UP)
- SANITARY SEWER FORCE MAIN — FM
- STORM SEWER LINE (UP TO 24") — ST — ST
- STORM SEWER LINE (24" AND UP)
- OVERHEAD ELECTRIC — OH-E
- UNDERGROUND ELECTRIC — UG-E
- GAS MAIN OR SERVICE — G — G
- UNDERGROUND TELEPHONE — UG-T
- OVERHEAD TELEPHONE — OH-T
- FIBER OPTICS — FO
- OIL PIPE LINE — OIL

UTILITIES SYMBOLS

- FIRE HYDRANT
- WATER VALVE IN BOX
- DOMESTIC WATER SHUT OFF OR WSO
- SPRINKLER HEAD SH
- SPRINKLER JUNCTION BOX JB
- POST INDICATOR VALVE
- GATE VALVE & WELL
- METER PIT MP
- WATER METER WM
- WATER FAUCET WF
- SANITARY SEWER MANHOLE S
- SANITARY SEWER CLEAN OUT CO
- SANITARY PUMP STATION PS
- SANITARY SEWER VENT SV
- SANITARY SEWER SEPTIC TANK
- STORM CATCH BASIN CB
- STORM CURB INLET CI
- STORM MANHOLE ST
- DOWNSPOUT DS
- STORM SEWER CLEAN OUT CO
- STORM SEWER END SECTION
- STORM SEWER HEADWALL
- ELECTRIC METER EM
- ELECTRIC MANHOLE E
- UTILITY MANHOLE U
- POWER PEDESTAL PP
- ELECTRIC HAND HOLE HH
- TRANSFORMER BOX E
- POWER POLE
- UTILITY POLE
- POWER & LIGHT POLE
- TELEPHONE, POWER & L.P.
- POWER & TELEPHONE POLE
- GUY ANCHOR GA
- GUY POLE GP
- DEADMAN ANCHOR DA
- FLOOD LIGHT
- DECORATIVE LIGHT POLE
- LIGHT POLE
- METAL LIGHT POLE
- GAS METER GM
- GAS MANHOLE G
- TELEPHONE PEDESTAL TP
- TELEPHONE POLE

PROPOSED LEGEND

SITE LINE WORK

- CANOPY LIMITS
- BUILDING LINE
- CURB AND GUTTER
- STRAIGHT CURB
- BUILDING SETBACK
- RIGHT OF WAY LINE — R/W
- RETAINING/SCREEN WALL
- CHAIN LINK FENCE
- ORNAMENTAL FENCE
- WOOD FENCE
- GUARD RAIL
- THICKENED EDGE CONCRETE
- STOP BAR
- CURB & GUTTER REMOVAL
- STRAIGHT CURB REMOVAL
- PAINT STRIPE REMOVAL
- UTILITY REMOVAL/ABANDON
- SAWCUT FULL, FULL DPETH
- TEMPORARY SILT FENCE
- MAJOR CONTOUR — 100
- MINOR CONTOUR — 101
- DRAINAGE SWALE
- TOP OF BANK
- LIMITS OF DISTURBANCE/ PROJECT LIMITS

UTILITY LINE WORK

- WATER MAIN (UP TO 24") — W — W
- WATER MAIN (24" AND UP)
- SANITARY SEWER MAIN (UP TO 24") — SAN — SAN
- SANITARY SEWER MAIN (24" AND UP)
- SANITARY SEWER FORCE MAIN — FM — FM
- STORM SEWER LINE (UP TO 24") — ST — ST
- STORM SEWER LINE (24" AND UP)
- OVERHEAD ELECTRIC — OH-E
- UNDERGROUND ELECTRIC — E — E
- GAS MAIN OR SERVICE — G — G
- UNDERGROUND TELEPHONE — T — T
- OVERHEAD TELEPHONE — OH-T

SITE SYMBOLS

- REMOVAL ITEM — REM- XXX
- RELOCATE ITEM — REL- XXX
- ADJUST STRUCTURE — ADJ- XXX
- ABANDON ITEM — ABN
- RECONSTRUCT STRUCTURE — REC- XXX
- DECIDUOUS TREE/BUSH REMOVAL
- EVERGREEN TREE/BUSH REMOVAL
- STUMP REMOVAL — ST
- FILTER BERM OR CHECK DAM
- TEMPORARY INLET PROTECTION
- EROSION CONTROL KEY (TEMPORARY) — ## T
- EROSION CONTROL KEY (PERMANENT) — ## P
- SOIL TYPE — XxX
- PARKING COUNT — 5
- TRAFFIC FLOW ARROW
- SIGN AND SIGN POST — S
- BOLLARD — P
- ACCESSIBLE SYMBOL
- DETECTACBLE WARNING SURFACE
- CURB ELEVATION WHERE: T = TOP OF CURB G = GUTTER OR PVMT. — 100.50 T 100.00 G
- THICKENED EDGE WALK ELEV. WHERE: T = TOP OF WALK P = PAVEMENT — 100.50 T 100.00 P
- SPOT ELEV. — 100.00 XXX

WHERE XXX IS ONE OF THE FOLLOWING:

TOP OF CONCRETE ELEV.	TOC
FINISH GRADE ELEV.	FG
DOOR ELEV.	DOOR
RIM ELEV.	RIM
BACK OF CURB ELEV.	BOC
GUTTER ELEV.	GUT
MATCH EXISTING ELEV.	MATCH
TOP OF PAVEMENT ELEV.	T/P
TOP OF WALL ELEV.	TOW
BOTTOM OF WALL ELEV.	BOW
TOP OF BANK ELEV.	TOB
TOE OF SLOPE ELEV.	TOE
FIINISH FLOOR ELEV.	FFE
ADJUST RIM ELEV.	ADJUST

- DRAINAGE FLOW
- DRAINAGE SLOPE — 1.0%
- FINISH GRADE SLOPE — 4:1
- HIGH POINT — H.P.
- GRADE BREAK — G.B.

UTILITY SYMBOLS

- FIRE HYDRANT
- WATER VALVE IN BOX
- DOMESTIC WATER SHUT OFF — WSO
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- GATE VALVE & WELL
- METER PIT — MP
- SANITARY SEWER MANHOLE (UP TO 6' DIA.) — S
- SANITARY SEWER MANHOLE (60" DIA. AND UP)
- SANITARY SEWER CLEAN OUT — CO
- SANITARY PUMP STATION — PS
- STORM CATCH BASIN (UP TO 60" DIA.) — CB
- STORM CURB INLET — CI
- STORM MANHOLE (UP TO 60" DIA.) — ST
- STORM MANHOLE/CATCH BASIN (60" DIA. AND UP)
- DOWNSPOUT — DS
- STORM SEWER END SECTION
- STORM SEWER CLEAN OUT — CO
- TRANSFORMER BOX — E
- POWER POLE
- ELECTRIC METER — EM
- ELECTRIC MANHOLE — E
- POWER PEDISTAL — PP
- DECORATIVE LIGHT POLE
- SINGLE LIGHT POLE
- PARKING LOT LIGHT POLE
- GAS METER — GM
- TELEPHONE PEDISTAL — TP

HATCHING

- CONSTRUCTION ENTRANCE
- STAGING/STOCK PILE AREA
- HMA SURFACE
- HEAVY DUTY HMA SURFACE
- CONCRETE SURFACE
- HEAVY DUTY CONCRETE SURFACE
- DECORATIVE CONCRETE SURFACE
- AGGREGATE SURFACE
- PAINTED ISLAND
- BUILDING REMOVAL
- BITUMINOUS SURFACE REMOVAL
- CONCRETE SURFACE REMOVAL
- AGGREGATE SURFACE REMOVAL
- WOODED AREA REMOVAL
- PRIMARY CONSERVATION AREA

LANDSCAPE HATCH

- PERENNIALS-1
- PERENNIALS-2
- GROUND COVER-1
- GROUND COVER-2
- SEED MIX-1
- SEED MIX-2
- MULCH
- ROCK
- LAWN

STANDARD ABBREVIATION

ABAN	ABANDON	CMP	CORRUGATED METAL PIPE	FFE	FINISHED FLOOR ELEVATION	LF	LINEAL FEET	Q	RATE OF FLOW	TW	TOP OF WALK
ALI	ALIGNMENT	CO	CLEAN OUT	FG	FINISHED GRADE	LP	LOW POINT	R	RADIUS	U/G	UNDERGROUND
APPD	APPROVED	CONC	CONCRETE	FO	FIBER OPTIC	MATCH	MATCH EXISTING	REF	REFERENCE	UE	UNDERGROUND ELECTRIC
APPROX	APPROXIMATE	CS	COMBINED SEWER	FOC	FACE OF CURB	MAX	MAXIMUM	ROW	RIGHT OF WAY	UTIL	UTILITY
HMA	HOT MIX ASHPALT	CW	COLD WATER	FW	FIRE WATER	MIN	MINIMUM	RCP	REINFORCED CONCRETE PIPE	VC	VERTICAL CURVE
B	BOTTOM	DA	DRAINAGE AREA	GB	GRADE BREAK	MDF	MAIN DISTRIBUTION FRAME	RR	RAILROAD	VERT	VERTICAL
B-B	BACK TO BACK	DEMO	DEMOLITION	GDR	GUARD RAIL	N	NORTHING	SAN	SANITARY SEWER	W	WATER
BDRY	BOUNDARY	DI	DUCTILE IRON	GPM	GALLONS PER MINUTE	NG	NATURAL GAS	ST	STORM SEWER	WT	WADE TRIM
BF	BARRIER FREE	DS	DOWNSPOUT	GUT	GUTTER	NTS	NOT TO SCALE	SW	SIDEWALK		
BIT	BITUMINOUS	DW	DOMESTIC WATER	GV	GATE VALVE	OH	OVERHEAD	T	TOP		
BLDG	BUILDING	DWG	DRAWING	HDPE	HIGH DENSITY POLYETHYLENE	PG	PLAN GRADE	T/C	TOP OF CURB		
BM	BENCHMARK	E	EASTING	HP	HIGH POINT	PH	PHASE	TOB	TOP OF BANK		
BO	BY OTHERS	E-E	EDGE TO EDGE	HOR	HORIZONTAL	PI	POINT OF INTERSECTION	TOC	TOP OF CONCRETE		
BOC	BACK OF CURB	EL	ELEVATION	HYD	HYDRANT	PIV	POST INDICATOR VALVE	TOE	TOE OF SLOPE		
BOW	FINISH GRADE AT BOTTOM OF WALL	EOP	EDGE OF PAVEMENT	INT	INTERSECTION	℄	PROPERTY LINE	TOF	TOP OF FLANGE		
CB	CATCH BASIN	ESMT	EASEMENT	INV	INVERT	PRV	PRESSURE REDUCING VALVE	TOW	TOP OF WALL		
℄	CENTERLINE	EXC	EXCAVATE	IW	INDUSTRIAL WASTE	PVI	POINT OF VERTICAL INTERSECTION	T/P	TOP OF PAVEMENT		

REV#	DATE	DESCRIPTION	BY

WADE TRIM
Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
LEGEND SHEET

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C0.1

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
CAD OPERATOR:
J:\WORKING\SCE\2011.01A_ARE\CONEREFO1864512\SHT-GLS-SCE2011.01A.DWG PLOTTED: 10/23/2020 4:25 PM BY REGINER, ARIEL

PROJECT DATA BLOCK

LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
OWNER	GREGORY M. ALBEA 430 S. MILLS RIVER ROAD MILLS RIVER, NC 28759
DEVELOPER	SAGE COMMUNITIES LLC. 1854 HENDERSONVILLE RD, STE A ASHEVILLE, NC 28803 828.450.2598
PROJECT ADDRESS	205, 221, 285 OLD SUNSET HILL ROAD HENDERSONVILLE, NC 28792
PID & PROPERTY SIZE	9579-98-0375 (3.71 AC) 9579-98-3527 (1.16 AC) 9579-99-4115 (15.77 AC) TOTAL: 20.64 AC
ZONING	RS-6

	REQUIRED	PROPOSED
MIN. LOT SIZE	6000 SF	6050 SF
MIN. LOT WIDTH	45 FT	55 FT

BUILDING SETBACK:	
FRONT	25' (FRONT FACING GARAGE)
SIDE	5'
BACK	10'
DENSITY - PROPOSED	66 LOTS
DISTURBED AREA	612,680 SF (14.1 AC)
OPEN SPACE	297,986 SF (32.86%)
LOCATION	CITY OF HENDERSONVILLE CITY LIMITS



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

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
EXISTING CONDITIONS

ISSUED FOR:	DATE:	BY:

JOB NO.
SCE2011.01A

SHEET
C0.2

OLD SUNSET SUBDIVISION

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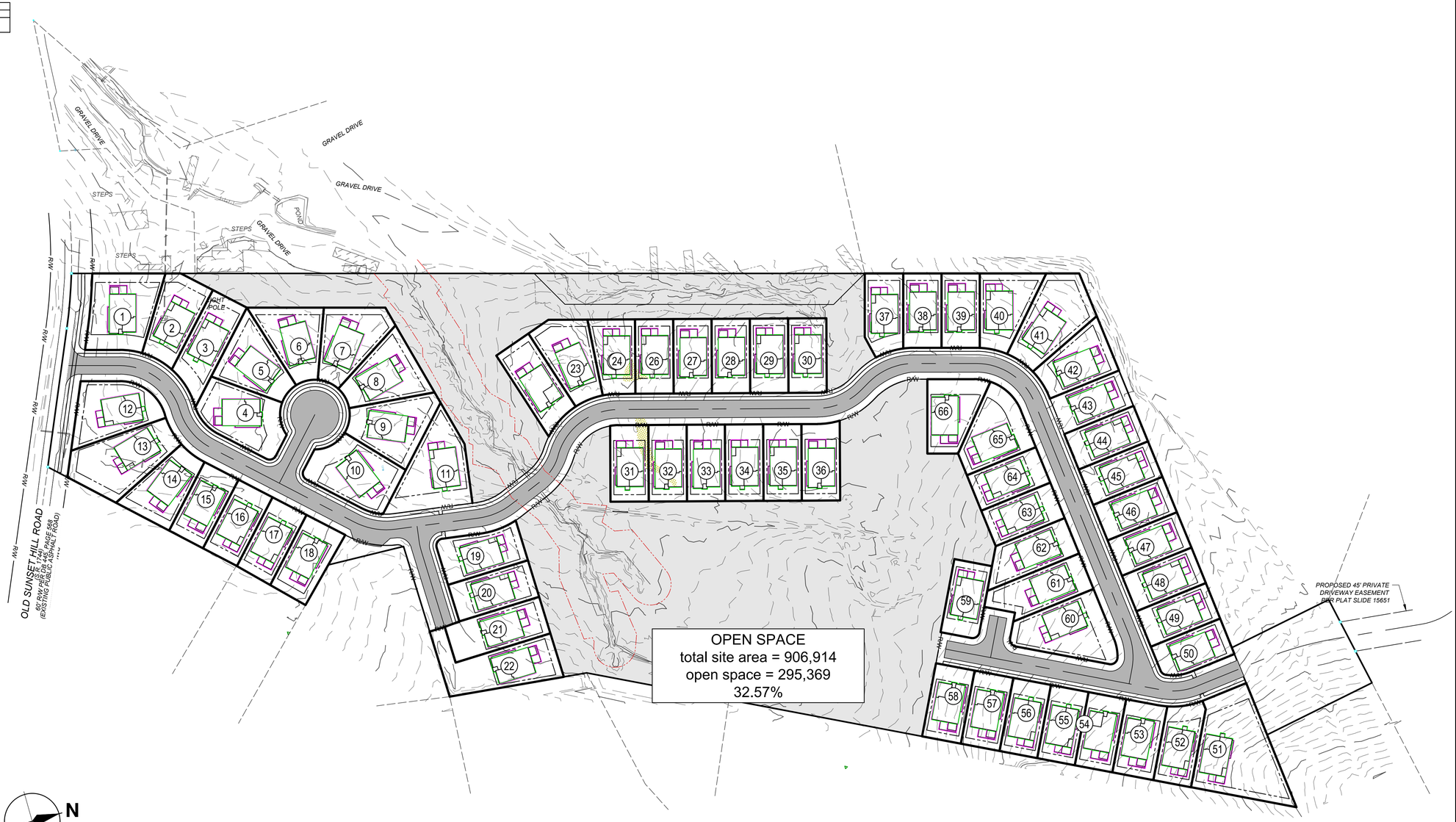
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PROJECT DATA BLOCK

LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
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DISTURBED AREA	612,680 SF (14.1 AC)
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LOCATION	CITY OF HENDERSONVILLE CITY LIMITS



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N

HORIZONTAL SCALE IN FEET
40 20 0 40 80

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD, SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
PROPOSED SITE PLAN - MASTER VIEW

ISSUED FOR: DATE: BY:

JOB NO. SCE2011.01A

SHEET C1.0

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
CAD FILE NAME: C:\WADE TRIM_ARE\DWFD\196431\SHT-CSP-SCE2011\01A.DWG PLOTTED: 10/22/2020 4:25 PM BY REGNIER, ARIEL

GENERAL NOTES:

1. DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE INDICATED.
2. PROPOSED BUILDING OUTLINES ARE FOR REPRESENTATIONAL PURPOSES ONLY; PROPOSED SINGLE FAMILY HOMES APPROXIMATELY 40' X 60', WITH OPTIONAL PORCHES OFF THE BACK
3. DO NOT SCALE FROM PLAN
4. CONTRACTOR TO DEVELOP LOTS INDIVIDUALLY AND WILL NEED TO OBTAIN PERMITS FOR EACH LOT AS NEEDED
5. BUILDING ELEVATIONS TO BE PROVIDED AND PERMITTED BY CONTRACTOR
6. ALL CONCRETE PAVING SHALL BE 4,000 PSI CONCRETE
7. PINK AND GREEN OF BUILDINGS REPRESENT EXTENTS OF POTENTIAL ROOF LINES



Know what's below. Call before you dig.

N

HORIZONTAL SCALE IN FEET
40 20 0 40 80

REV#	DATE	DESCRIPTION	BY

WADE TRIM

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2884 | www.wadetrim.com
Corporate License Number: F-1063

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
SITE PLAN - SOUTH

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C1.1

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
CHECKED BY:
DRAWN BY: WADE TRIM, ARE/GNERD1\98451\2\SHT-CSP-SCE201101A.DWG PLOTTED 10/23/2020 4:23 PM BY REGNER, ARIEL



Know what's below. Call before you dig.

REV#	DATE	DESCRIPTION	BY

WADE TRIM

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
SITE PLAN - NORTH

ISSUED FOR: DATE: BY:

JOB NO. SCE2011.01A

SHEET C1.2

OLD SUNSET SUBDIVISION

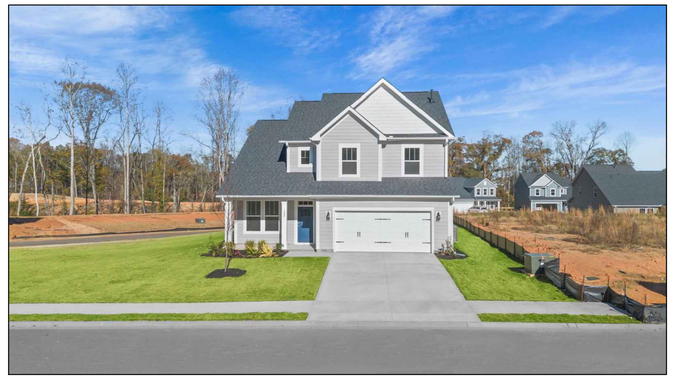
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PROJECT MANAGER
DWG NAME: I:\SCE2011.01A WADE TRIM, ARE\ENGR\01864512\SHT-CSP-SCE201101A.DWG PLOTTED: 10/23/2020 4:25 PM BY REGNER, ARIEL



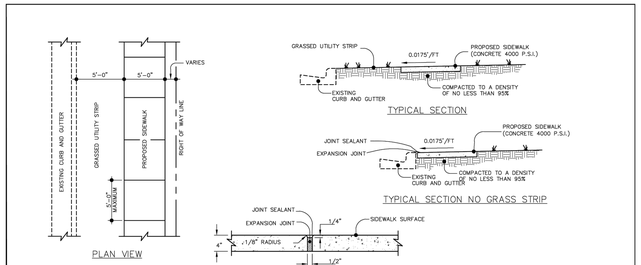












NOTES:

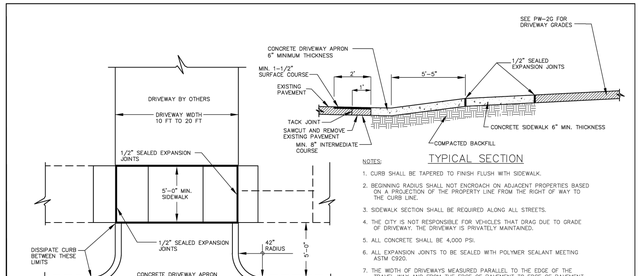
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.
4. ALL SIDEWALK MUST BE INSPECTED BY CITY INSPECTOR PRIOR TO CONCRETE PLACEMENT.
5. SIDEWALK CROSS SLOPE WILL BE A MAXIMUM OF 0.02"/1" PER ADA REQUIREMENTS.
6. ALL SIDEWALK WILL BE LEFT IN A BROOM FINISH CONDITION.
7. CONTRACTOR MUST REPAIR ALL DAMAGE TO SIDEWALK PRIOR TO TRANSFER OF OWNERSHIP.
8. EXPANSION JOINT MATERIAL TO BE INSTALLED AT ALL LOCATIONS WHERE SIDEWALK ABUTS A RIGID STRUCTURE.
9. ALL EXPANSION JOINTS TO BE SEALED WITH POLYMER SEALANT MEETING ASTM C920

DATE: 05/19/2023

SCALE: NOT TO SCALE PW DWG. NO. 01

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
(828) 697-3000 (office)
www.cityofhendersonville.org

STANDARD CONCRETE SIDEWALK



NOTES:

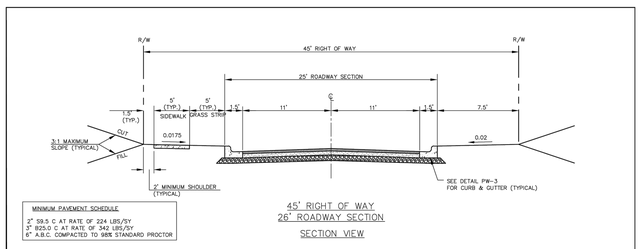
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. SIDEWALK SECTION SHALL BE REQUIRED ALONG ALL STREETS.
4. THE CITY IS NOT RESPONSIBLE FOR VEHICLES THAT DRAG DUE TO GRADE OF DRIVEWAY. THE DRIVEWAY IS PRIVATELY MAINTAINED.
5. ALL CONCRETE SHALL BE 4,000 PSI.
6. ALL EXPANSION JOINTS TO BE SEALED WITH POLYMER SEALANT MEETING ASTM C920.
7. THE WIDTH OF DRIVEWAYS MEASURED PARALLEL TO THE EDGE OF THE TRAVEL WAY AND FROM THE EDGE OF PAVEMENT TO EDGE OF PAVEMENT AT THE NARROWEST WIDTH, SHALL BE WITHIN THE SPECIFIED MINIMUM AND MAXIMUM LIMITS.
8. A DRIVEWAY THE ONE-WAY OPERATION SHALL HAVE A MINIMUM 10 FOOT AND A MAXIMUM 20 FOOT WIDTH.

DATE: 09/25/2025

SCALE: NOT TO SCALE PW DWG. NO. 02

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
(828) 697-3000 (office)
www.cityofhendersonville.org

DRIVEWAY APRON



MINIMUM PAVEMENT SCHEDULE

2" S9.5 C AT RATE OF 224 LBS/SY
3" B25.0 C AT RATE OF 342 LBS/SY
6" A.B.C. COMPACTED TO 98% STANDARD PROCTOR

NOTES:

1. NORMAL CROWN OF 0.02" PER FOOT UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.
2. PAVEMENT DESIGN SHALL BE REQUIRED AND APPROVED BY **NCDOT** (FOR NCDOT ROADS) AND/OR CITY OF HENDERSONVILLE PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
4. TACK COAT SHALL BE APPLIED BENEATH EACH LAYER OF ASPHALT MIX TO BE PLACED AT A RATE OF 0.04 GAL/SY
5. GRASS UTILITY STRIP REQUIRED UNLESS APPROVED BY PUBLIC WORKS DIRECTOR.
6. FINAL SURFACE COURSE TO BE APPLIED UPON CITY OF HENDERSONVILLE APPROVAL.

DATE: 08/08/2024

SCALE: NOT TO SCALE PW DWG. NO. 04

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
(828) 697-3000 (office)
www.cityofhendersonville.org

TYPICAL ROADWAY SECTION

REV#	DATE	DESCRIPTION	BY

WADE TRIM
Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
SITE DETAILS & BUILDING PROFILES

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C1.3

OLD SUNSET SUBDIVISION

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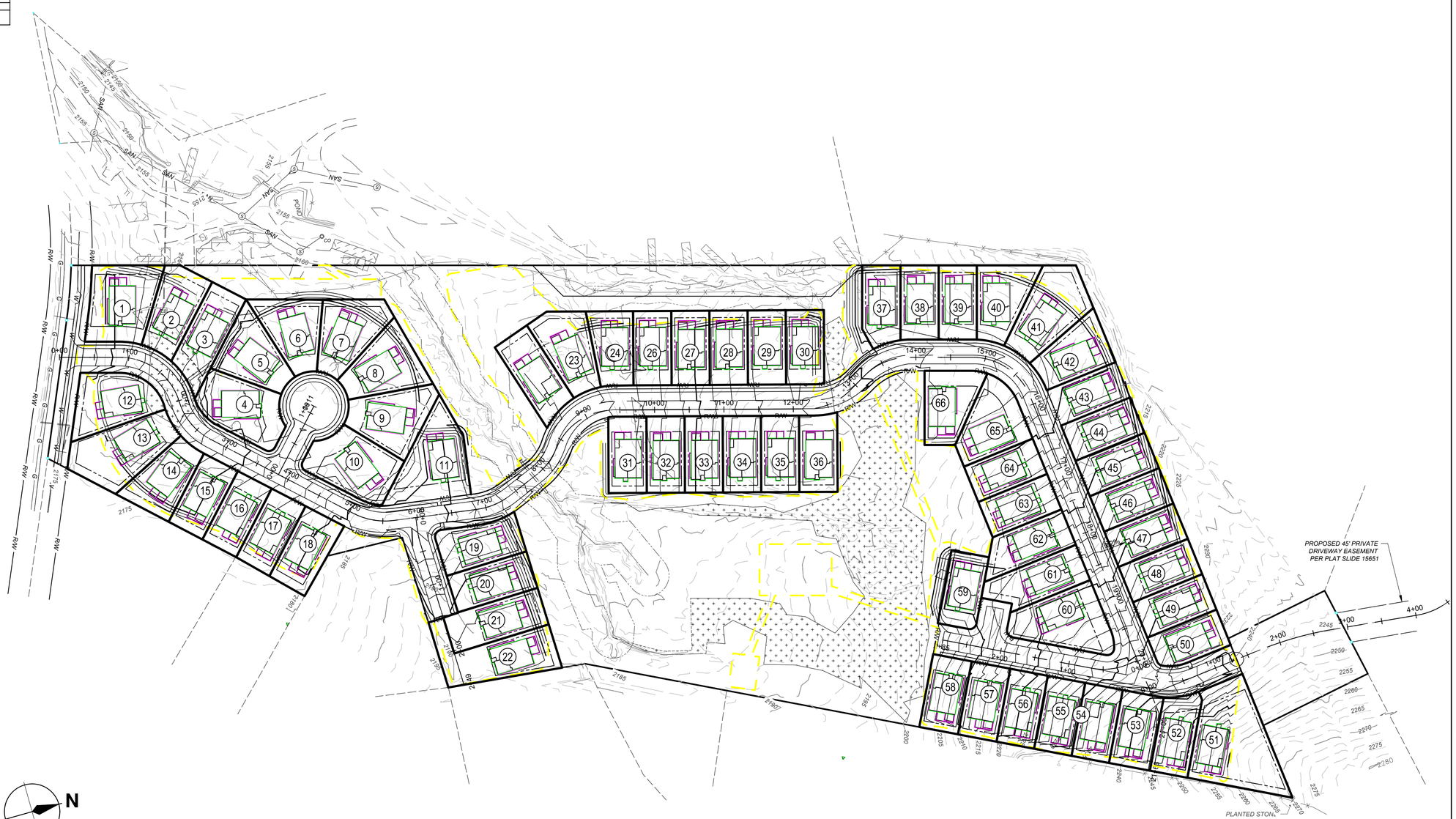
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DRAWN/CHECKED BY: KRIM, ABEGNERO/ 1984512/SHT-CSP-SCE2011.01A.DWG PLOTTED: 10/23/2025 4:25 PM BY REGNER, ARIEL

PROJECT DATA BLOCK

LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
OWNER	GREGORY M. ALBEA 430 S. MILLS RIVER ROAD MILLS RIVER, NC 28759
DEVELOPER	SAGE COMMUNITIES LLC. 1854 HENDERSONVILLE RD, STE A ASHEVILLE, NC 28803 828.450.2598
PROJECT ADDRESS	205, 221, 285 OLD SUNSET HILL ROAD HENDERSONVILLE, NC 28792
PID & PROPERTY SIZE	9579-98-0375 (3.71 AC) 9579-98-3527 (1.16 AC) 9579-99-4115 (15.77 AC) TOTAL: 20.64 AC
ZONING	RS-6

	REQUIRED	PROPOSED
MIN. LOT SIZE	6000 SF	6050 SF
MIN. LOT WIDTH	45 FT	55 FT

BUILDING SETBACK:	
FRONT	25' (FRONT FACING GARAGE)
SIDE	5'
BACK	10'
DENSITY - PROPOSED	66 LOTS
DISTURBED AREA	612,680 SF (14.1 AC)
OPEN SPACE	297,986 SF (32.86%)
LOCATION	CITY OF HENDERSONVILLE CITY LIMITS



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

N

HORIZONTAL SCALE IN FEET
40 20 0 40 80

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
GRADING PLAN - MASTER VIEW

ISSUED FOR: DATE: BY:

JOB NO. SCE2011.01A

SHEET C2.0

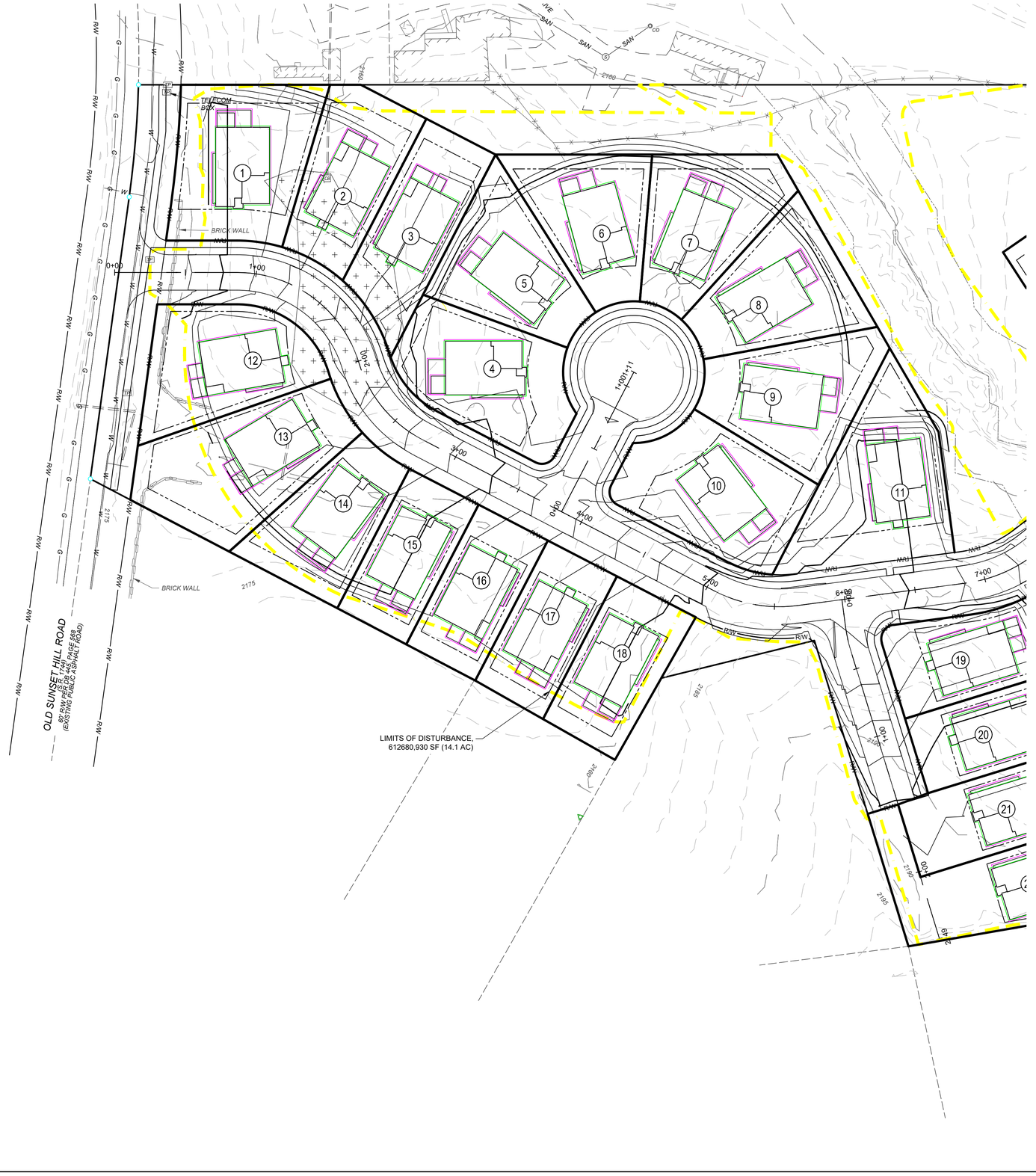
OLD SUNSET SUBDIVISION

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PROJECT MANAGER
C:\Users\ARIEL.REGNIER\DESKTOP\WADE TRIM_AREGNIER\01864572\SHT-CGP-SCE2011.01A.DWG PLOTTED 10/23/2026 4:26 PM BY REGNIER, ARIEL

GRADING NOTES:

CUT	21759 CY
FILL	37033 CY
NET	15275 CY FILL



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HORIZONTAL SCALE IN FEET
40 20 0 40 80

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2884 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
GRADING PLAN - SOUTH

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C2.1

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
CAD: ADMIN@WADETRIM, AREGNER@1804512SHT.CGP-SCE201101A.DWG,PLOTTED: 10/23/2026 4:26 PM BY: REGNER, ARIEL

PROJECT MANAGER:
C:\PW_WORK\WADE-TRIM_AREGNIER\D1864512\SHT-CGP-SCE2011101A.DWG PLOTTED 10/23/2026 4:26 PM BY REGNIER, ARIEL

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40 20 0 40 80

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JOB NO. SCE2011.01A

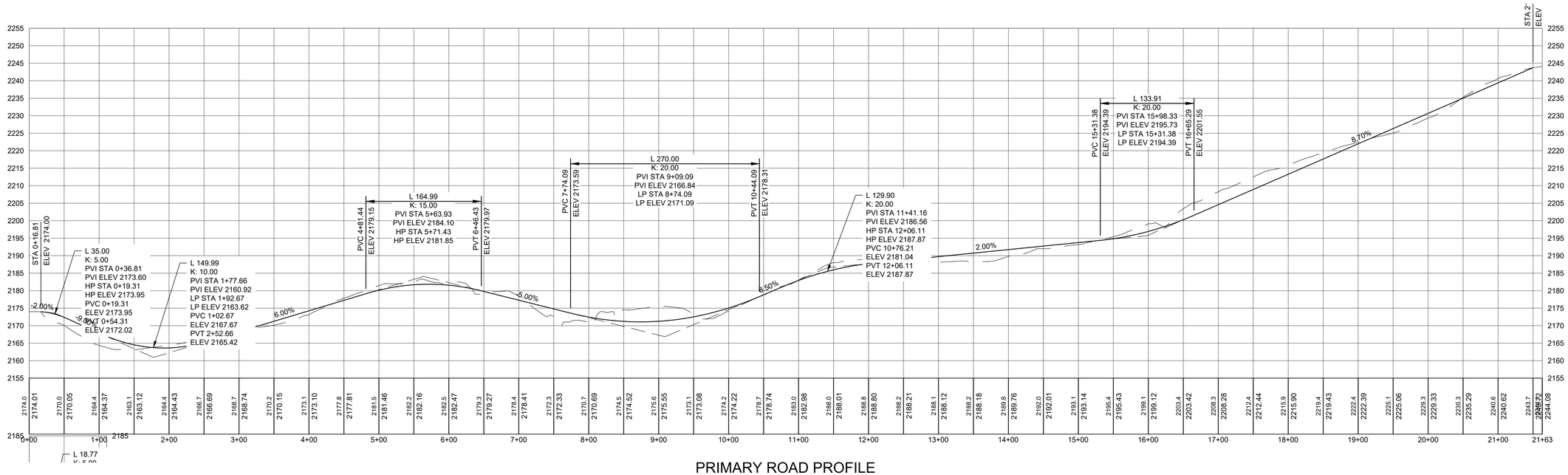
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SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
GRADING PLAN - NORTH

WADE TRIM
Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

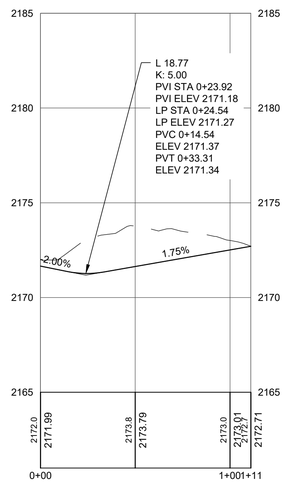
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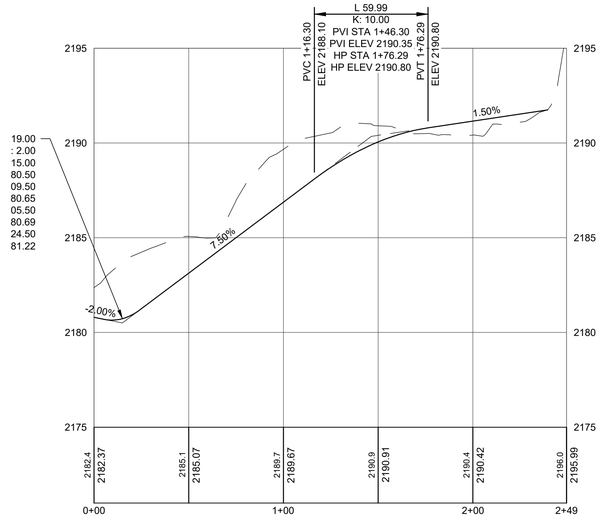
PRIMARY ROAD PROFILE

SCALE: 1" = 80'



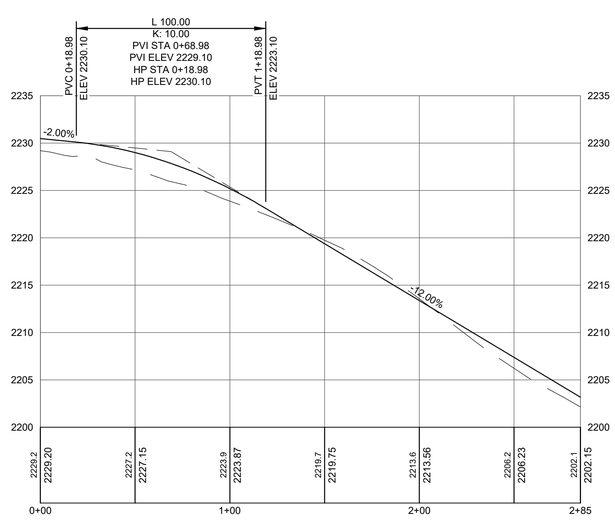
CUL-DE-SAC SOUTH PROFILE

SCALE: 1" = 40'



STUB OUT SOUTH PROFILE

SCALE: 1" = 40'



NORTH CONNECTION ROAD PROFILE

SCALE: 1" = 40'

REV#	DATE	DESCRIPTION	BY

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828.255.1197 | 800.482.2864 | www.wadetrim.com
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WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
GRADING PROFILES

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C2.3

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
PLOT BY: RREGNIER
DWG: J:\WORKING_TRM_ARE\RNIER\018645\12SHT-COP-SCE2011\01A\DWG P_PLOTTED 10/23/2020 4:28 PM BY REGNIER, ARIEL

PROJECT DATA BLOCK

LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
OWNER	GREGORY M. ALBEA 430 S. MILLS RIVER ROAD MILLS RIVER, NC 28759
DEVELOPER	SAGE COMMUNITIES LLC. 1854 HENDERSONVILLE RD, STE A ASHEVILLE, NC 28803 828.450.2598
PROJECT ADDRESS	205, 221, 285 OLD SUNSET HILL ROAD HENDERSONVILLE, NC 28792
PID & PROPERTY SIZE	9579-98-0375 (3.71 AC) 9579-98-3527 (1.16 AC) 9579-99-4115 (15.77 AC) TOTAL: 20.64 AC
ZONING	RS-6

	REQUIRED	PROPOSED
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MIN. LOT WIDTH	45 FT	55 FT

BUILDING SETBACK:	
FRONT	25' (FRONT FACING GARAGE)
SIDE	5'
BACK	10'

DENSITY - PROPOSED	66 LOTS
DISTURBED AREA	612,680 SF (14.1 AC)
OPEN SPACE	297,986 SF (32.86%)
LOCATION	CITY OF HENDERSONVILLE CITY LIMITS



HORIZONTAL SCALE IN FEET
40 20 0 40 80

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REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
STORMWATER - EXISTING DRAINAGE AREAS

ISSUED FOR: DATE: BY:

JOB NO. SCE2011.01A

SHEET C3.0

OLD SUNSET SUBDIVISION

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PROJECT MANAGER
P:\SCE\2011.01A OLD SUNSET SUBDIVISION\WADE TRIM_ARE\ENERGO\1864512\SHT-CST-SCE201101A.DWG PLOTTED 10/23/2024 4:26 PM BY REGNIER, ARIEL

PROJECT DATA BLOCK

LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
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HORIZONTAL SCALE IN FEET
40 20 0 40 80

PROJECT MANAGER:
CAD FILE NAME: WADE TRIM_ABEONERO186453\2SHT-CDT-SCE2011\01A.DWG PLOTTED: 10/23/2020 4:28 PM BY REGNIER, ARIEL

REV#	DATE	DESCRIPTION	BY

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53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
STORMWATER - PROPOSED DRAINAGE AREAS

ISSUED FOR:	DATE:	BY:

JOB NO.
SCE2011.01A

SHEET
C3.1

OLD SUNSET SUBDIVISION

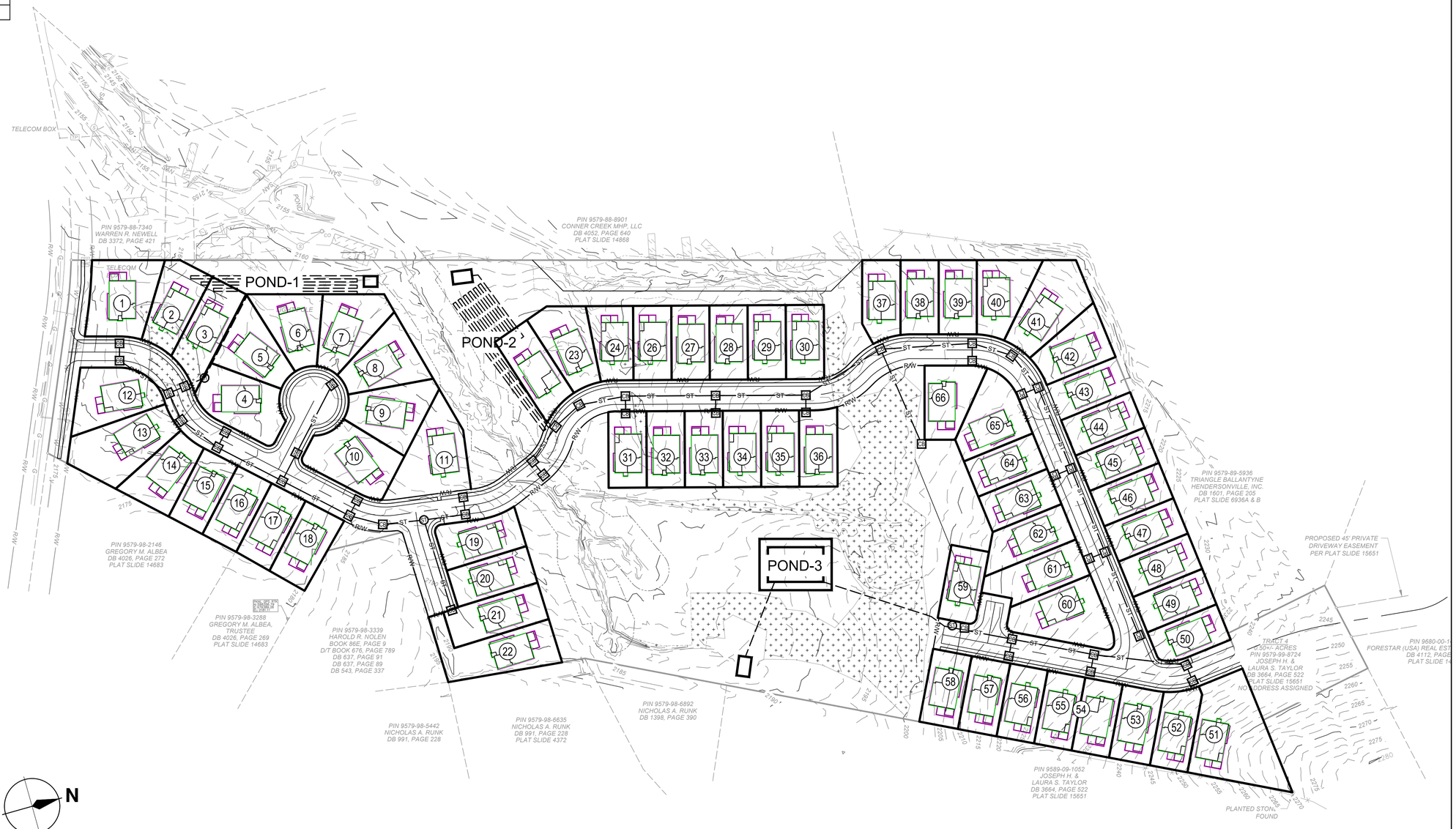
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PROJECT DATA BLOCK

LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
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PROJECT ADDRESS	205, 221, 285 OLD SUNSET HILL ROAD HENDERSONVILLE, NC 28792
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Know what's below. Call before you dig.

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HORIZONTAL SCALE IN FEET
40 20 0 40 80

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
STORMWATER PLAN - MASTER VIEW

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C3.2

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
CAD MANAGER: TRIM, ABEGNEREG186453\2SHIT-CDT-SCE2011\01A.DWG PLOTTED: 10/23/2020 4:28 PM BY REGNER, ARIEL

STORMWATER NOTES:

3457 LF	24" HDPE
3601 LF	48" HDPE
45	4'X4' PRECAST CURB INLET CATCH BASIN
3	4' DIA. PRECAST MANHOLE
BAY FILTER STRUCTURES & CARTRIDGES	3 & 10

POND-1

REQUIRED DETAINED VOLUME	21,000 CF
APPROX. REQUIRED 48" STORAGE PIPE	1,670 LF

PROPOSED:
1,675 LF 48" PIPE
BAYFILTER 3 CARTRIDGES

POND-2

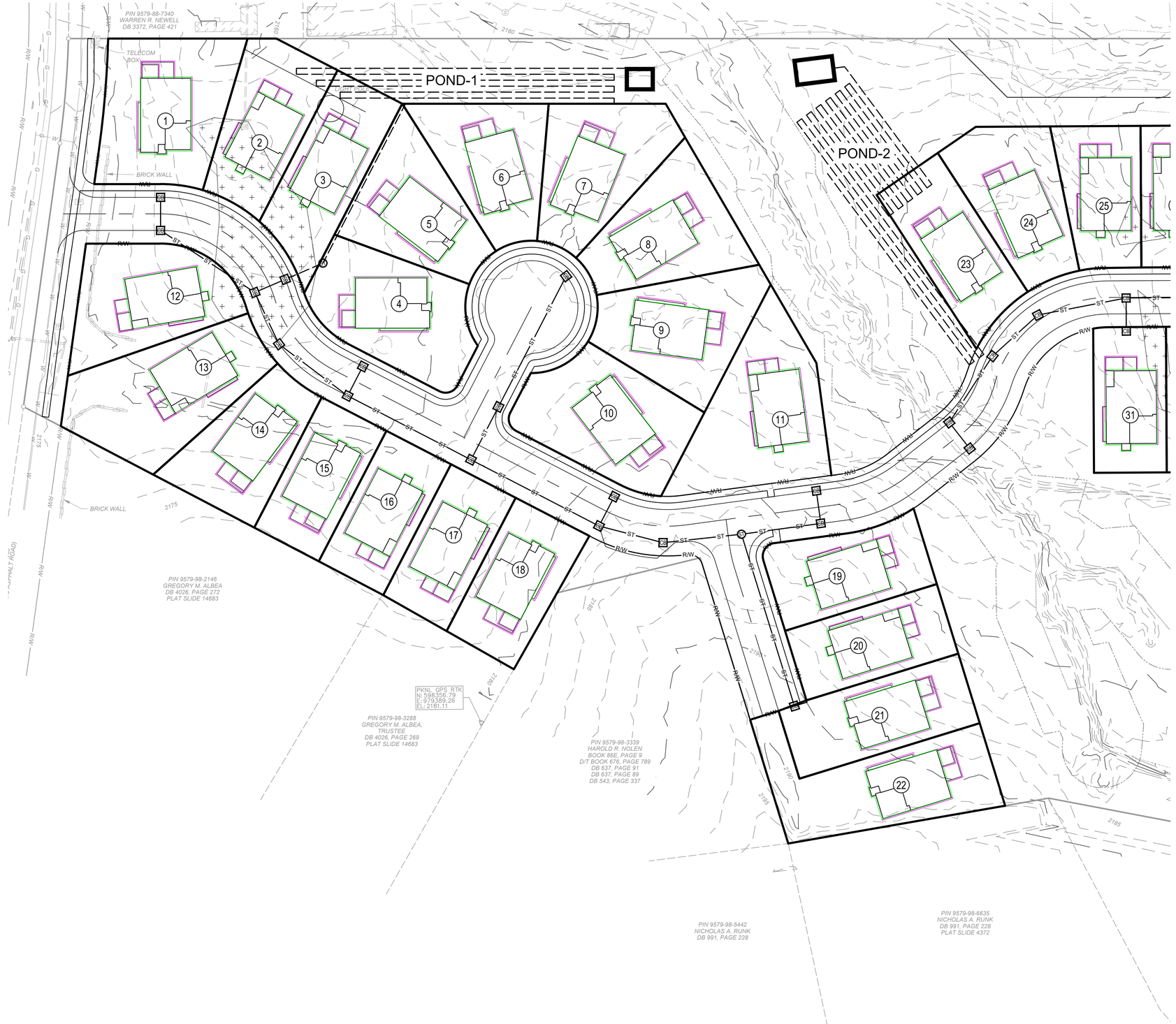
REQUIRED DETAINED VOLUME	24,000 CF
APPROX. REQUIRED 48" STORAGE PIPE	1,908 LF

PROPOSED:
1,926 LF 48" PIPE
BAYFILTER 3 CARTRIDGES

POND-3

REQUIRED DETAINED VOLUME	56,000 CF

PROPOSED:
56,000 CF DRY POND
BAY FILTER 4 CARTRIDGES



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HORIZONTAL SCALE IN FEET
40 20 0 40 80

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2884 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
STORWATER PLAN - SOUTH

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C3.3

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
DESIGNED BY: WADE TRIM, ARE/GONERO
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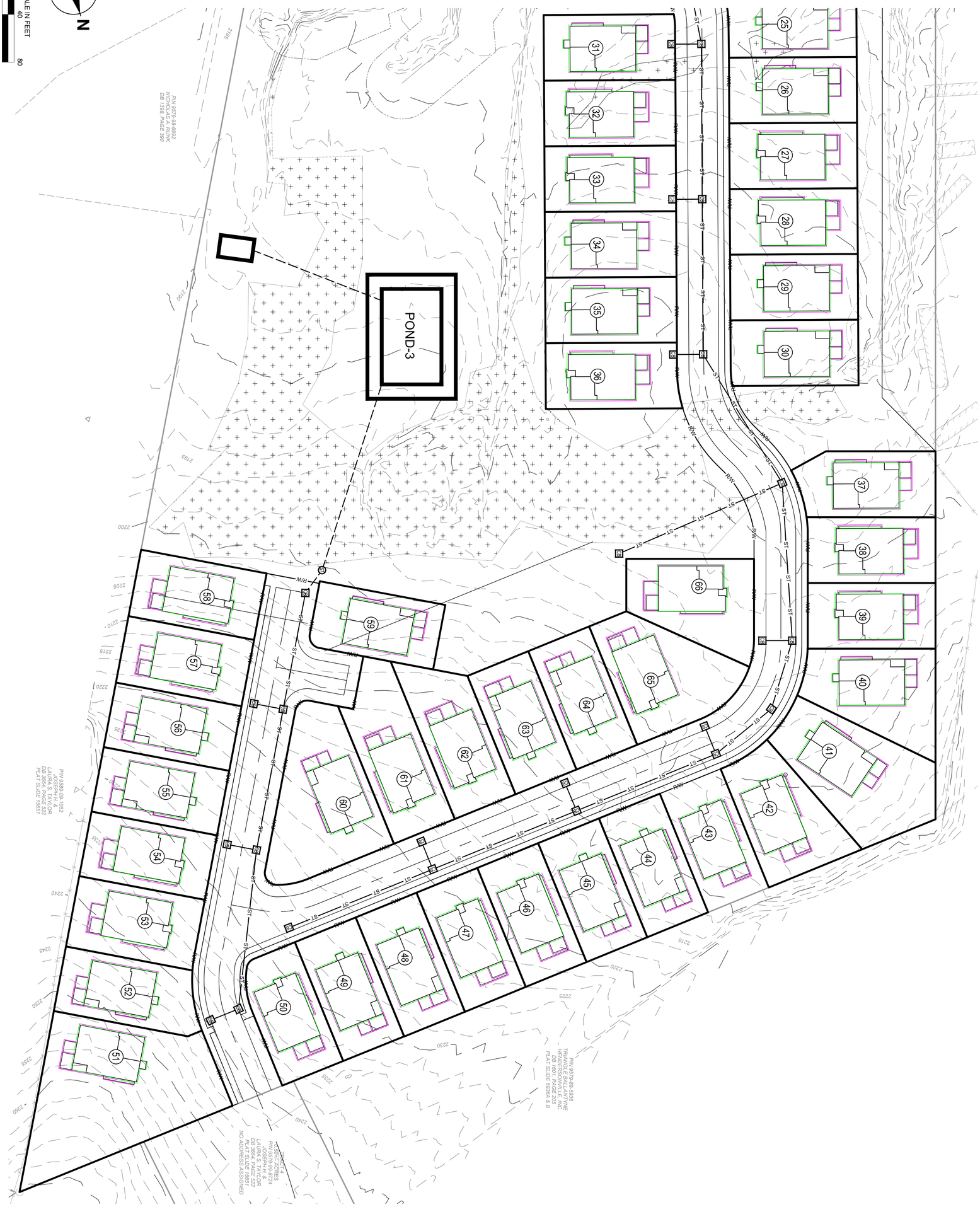
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C:\PW_WORK\WADE-TRIM_AREGNIER\D1864512\SHT-CST-SCE201101A.DWG PLOTTED 10/23/2026 4:26 PM BY REGNIER, ARIEL

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SHEET C3.4

JOB NO. SCE2011.01A

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SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
STORWATER PLAN - NORTH

WADE TRIM

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

REV#	DATE	DESCRIPTION	BY

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OLD SUNSET SUBDIVISION

PROJECT DATA BLOCK

LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
OWNER	GREGORY M. ALBEA 430 S. MILLS RIVER ROAD MILLS RIVER, NC 28759
DEVELOPER	SAGE COMMUNITIES LLC. 1854 HENDERSONVILLE RD, STE A ASHEVILLE, NC 28803 828.450.2598
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ZONING	RS-6

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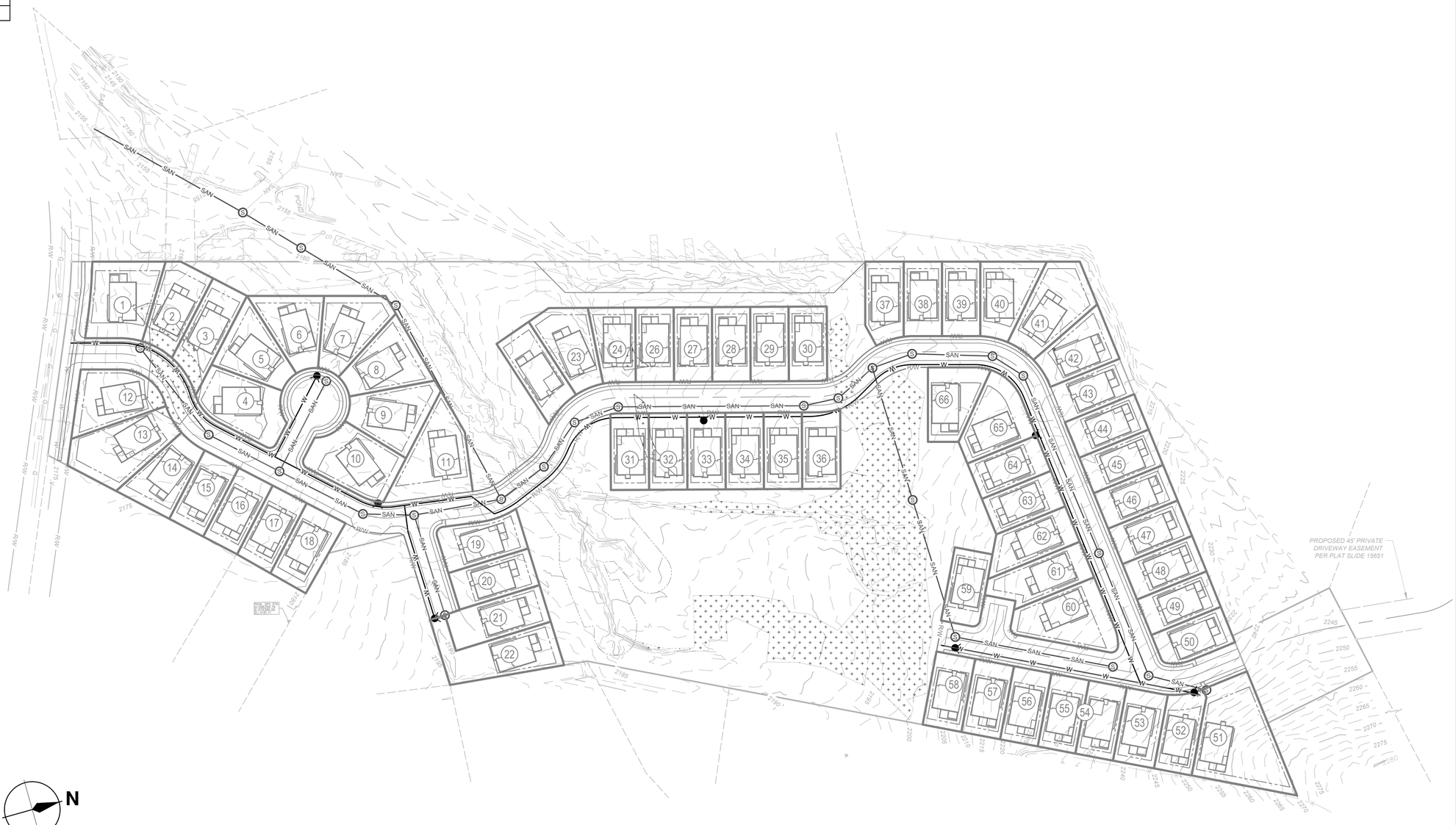
BUILDING SETBACK:

FRONT	25' (FRONT FACING GARAGE)
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DENSITY - PROPOSED	66 LOTS
DISTURBED AREA	612,680 SF (14.1 AC)
OPEN SPACE	297,986 SF (32.86%)
LOCATION	CITY OF HENDERSONVILLE CITY LIMITS

WATER NOTES:

2676 LF	PROPOSED 6" DIP WATER MAIN
7	PROPOSED HYDRANTS



Know what's below. Call before you dig.

HORIZONTAL SCALE IN FEET
40 20 0 40 80

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
PROPOSED WATER PLAN

ISSUED FOR: DATE: BY:

JOB NO. SCE2011.01A

SHEET C5.0

OLD SUNSET SUBDIVISION

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PROJECT MANAGER:
DWG: K:\ASHE\SAGE TRM_ARE\ONER\01864\12SHIT-CUP-SCE2011\01A.DWG PLOTTED 10/22/2026 4:33 PM BY REGNIER, ARIEL

PROJECT DATA BLOCK

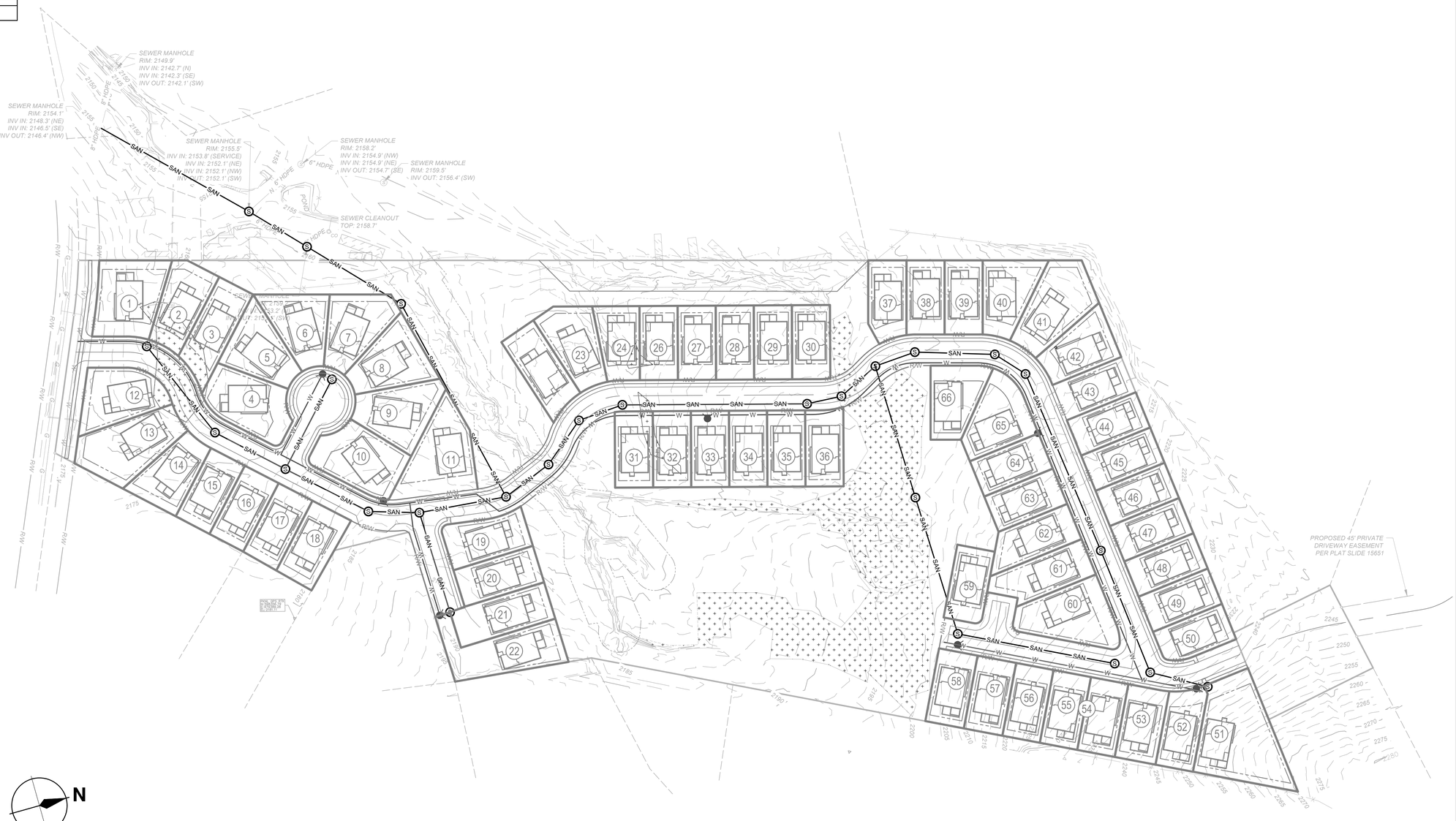
LANDSCAPE ARCHITECT	WADE TRIM, INC R. DANIEL HYATT, PLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8116
CIVIL ENGINEER	WADE TRIM, INC ARIEL REGNIER, PE 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801 828.237.8192
OWNER	GREGORY M. ALBEA 430 S. MILLS RIVER ROAD MILLS RIVER, NC 28759
DEVELOPER	SAGE COMMUNITIES LLC. 1854 HENDERSONVILLE RD, STE A ASHEVILLE, NC 28803 828.450.2598
PROJECT ADDRESS	205, 221, 285 OLD SUNSET HILL ROAD HENDERSONVILLE, NC 28792
PID & PROPERTY SIZE	9579-98-0375 (3.71 AC) 9579-98-3527 (1.16 AC) 9579-99-4115 (15.77 AC) TOTAL: 20.64 AC
ZONING	RS-6

	REQUIRED	PROPOSED
MIN. LOT SIZE	6000 SF	6050 SF
MIN. LOT WIDTH	45 FT	55 FT

BUILDING SETBACK:	
FRONT	25' (FRONT FACING GARAGE)
SIDE	5'
BACK	10'
DENSITY - PROPOSED	66 LOTS
DISTURBED AREA	612,680 SF (14.1 AC)
OPEN SPACE	297,986 SF (32.86%)
LOCATION	CITY OF HENDERSONVILLE CITY LIMITS

SANITARY SEWER NOTES:

4173 LF	PROPOSED 8" HDPE PVC SANITARY SEWER MAIN
28	PROPOSED 4' DIAMETER MANHOLES



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

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HORIZONTAL SCALE IN FEET
40 20 0 40 80

PROJECT MANAGER:
CAD FILE NAME: P:\WADE TRIM_AREGNIER\018645\12SHIT-CUP-SCE2011101\A.DWG PLOTTED: 10/23/2020 4:33 PM BY REGNIER, ARIEL

REV#	DATE	DESCRIPTION	BY

Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | 800.482.2864 | www.wadetrim.com
Corporate License Number: F-1063

WADE TRIM

SAGE COMMUNITIES, LLC.
1854 HENDERSONVILLE RD. SUITE A
ASHEVILLE, NC 28803
OLD SUNSET SUBDIVISION
PROPOSED SANITARY SEWER PLAN

ISSUED FOR: DATE: BY:

JOB NO.
SCE2011.01A

SHEET
C5.1

OLD SUNSET SUBDIVISION

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