

**FORESTAR
OLD SUNSET
HILL
SUBDIVISION**

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

**Preliminary
Not For
Construction**

REVISIONS

DATE	DESCRIPTION

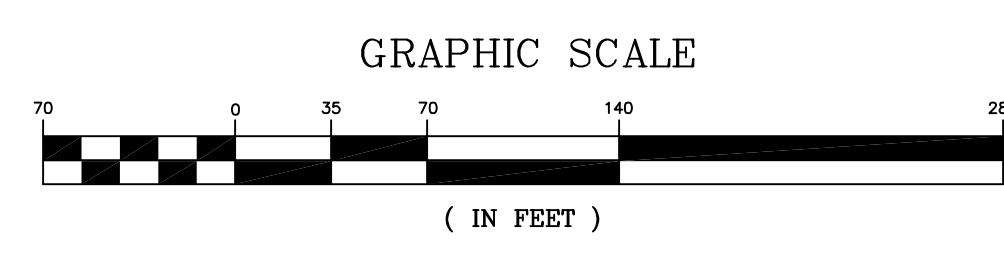
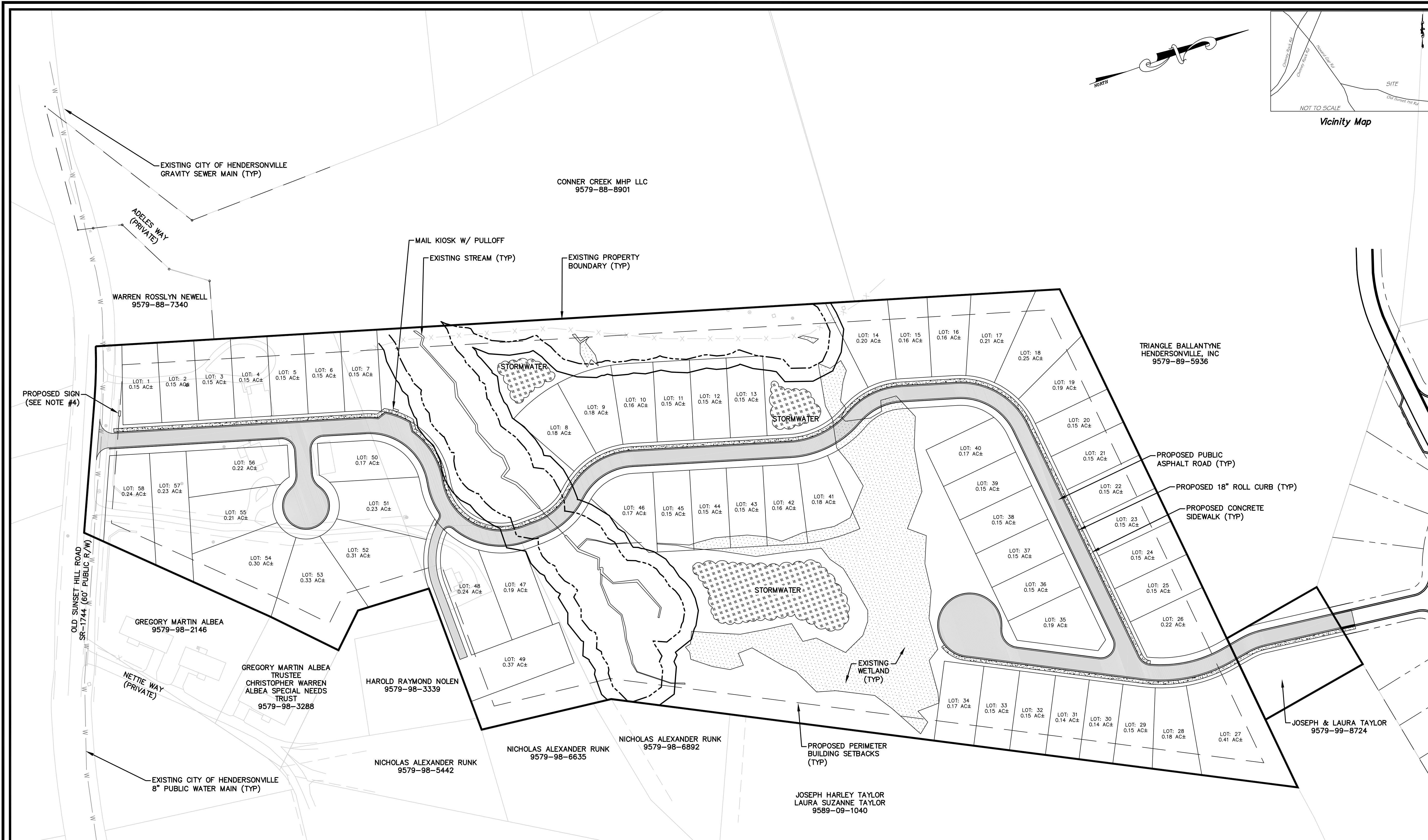


PROJECT NUMBER: 23186
DATE: 6-21-24

**CONCEPT
PLAN**

C-200

SCALE: 1"=70'



- NOTES:**
- 1.) ALL PORTIONS OF THIS PROJECT ARE PROPOSED TO BE LOCATED TOTALLY WITHIN CITY LIMITS.
 - 2.) SITE LIGHTING TO BE DESIGNED BY DUKE ENERGY AND 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.
 - 3.) ALL OPEN SPACE AND COMMON OPEN SPACE WITHIN THE PROPOSED SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - 4.) ALL PROPOSED SIGNAGE SIZE, HEIGHT, ORIENTATION, AND APPEARANCE TO BE IN ACCORDANCE WITH CITY ZONING ORDINANCE ARTICLE XIII. COORDINATE WITH LANDSCAPE ARCHITECTS PLANS FOR DETAILS.
 - 5.) NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100YR FLOOD HAZARD AREA PER NORTH CAROLINA FLOOD PLAIN MAPPING
 - 6.) ALL STREETS ARE TO BE CONVEYED TO CITY OF HENDERSONVILLE OWNERSHIP AND MAINTENANCE AT COMPLETION OF PROJECT.

