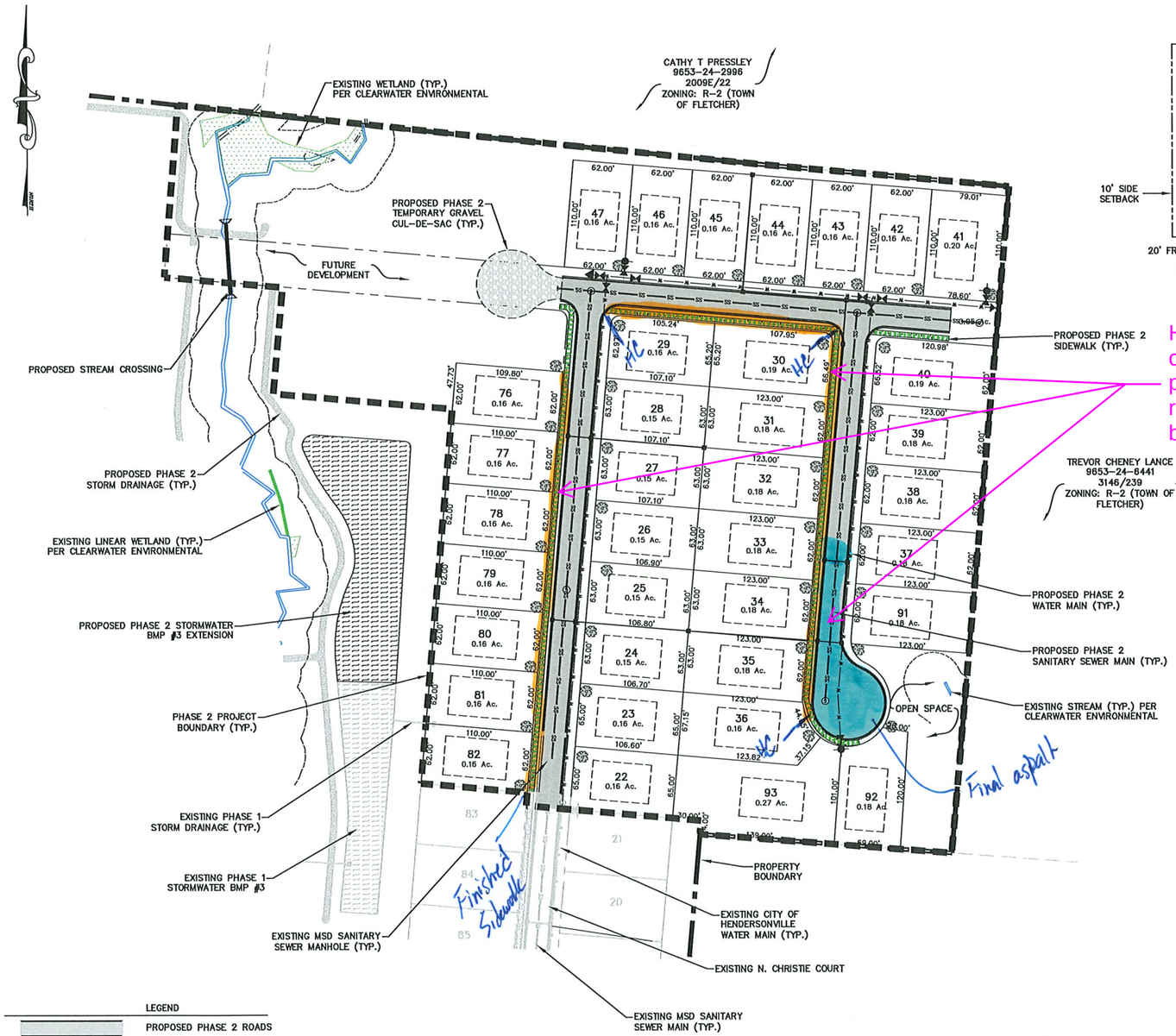
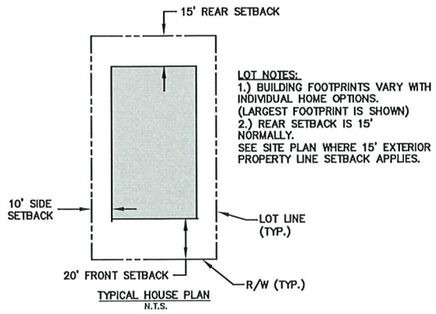
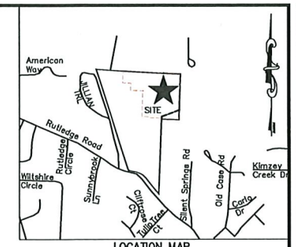




LOT NOTES:
1.) BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS. (LARGEST FOOTPRINT IS SHOWN)
2.) REAR SETBACK IS 15' NORMALLY.
SEE SITE PLAN WHERE 15' EXTERIOR PROPERTY LINE SETBACK APPLIES.



Highlighted areas are complete and are proposed to be removed from the bond.

PROJECT SUMMARY

PROJECT NAME:	RUTLEDGE ROAD SUBDIVISION (PHASE 2)
PIN #	9653-14-7331
DB/PG:	3775/272
ZONING	FLETCHER (R-2)
OWNER/DEVELOPER	WINDSOR BUILT HOMES SCOTT STREET, PRESIDENT 40 WEST BROAD STREET, SUITE 500 GREENVILLE, SC 29601 864-370-9037
PROPERTY ADDRESS	FLETCHER, NC 28732
MAILING ADDRESS	40 WEST BROAD STREET, SUITE 500 GREENVILLE, SC 29601 864-370-9037
ENGINEER	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739
TOTAL PROJECT AREA	10.35 AC±
PROPOSED LOTS	36 LOTS
OPEN SPACE/RECREATION AREA REQUIRED PROVIDED	 500 SF X 36 LOTS = 0.41 AC. 0.85AC.±
PROPOSED LENGTH OF ROADS	1,450 LF
MAXIMUM BUILDING HEIGHT	2.5 STORIES
MIN LOT WIDTH AT BUILDING LINE	60'
WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM	ON SITE (PUBLIC) MSD
EXISTING SETBACKS	FRONT 20' SIDE 10' REAR 15'

LEGEND

- PROPOSED PHASE 2 ROADS
- PROPOSED PHASE 2 SIDEWALKS
- PROPOSED PHASE 2 TRAILS
- W — PROPOSED PHASE 2 WATER
- SS — PROPOSED PHASE 2 SEWER
- EXISTING STREAMS
- EXISTING WETLANDS
- EXISTING LINEAR WETLAND
- EXISTING CULVERT
- PROPOSED 10'x70' SIGHT TRIANGLE

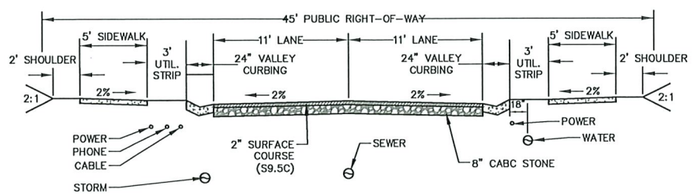
Remaining work to be bonded:

- Final lift of asphalt on Phase 2 Roads
- Internal sidewalks
- Street trees

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)



SINGLE FAMILY RESIDENTIAL ROAD (PUBLIC)
TYPICAL SECTION

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

Windsor Built Homes Rutledge Road Phase 2

Town of Fletcher
Henderson County
North Carolina

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036707 WILLIAM R. BUIE
DRAFT

REVISIONS

DATE	DESCRIPTION
8-16-23	SITE REVISION

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

PROJECT NUMBER:	23112
DATE:	4/23
DRAWN BY:	KHC
CHECKED BY:	WRB

Preliminary Subdivision Plan Phase 2

C-201

SCALE: 1"=60'