BIRKSHIRE TRACE

McMILLAN PAZDAN SMITH ARCHITECTURE

THREE NOTCH GROUP NO: R772525004

196 UNDERWOOD RD

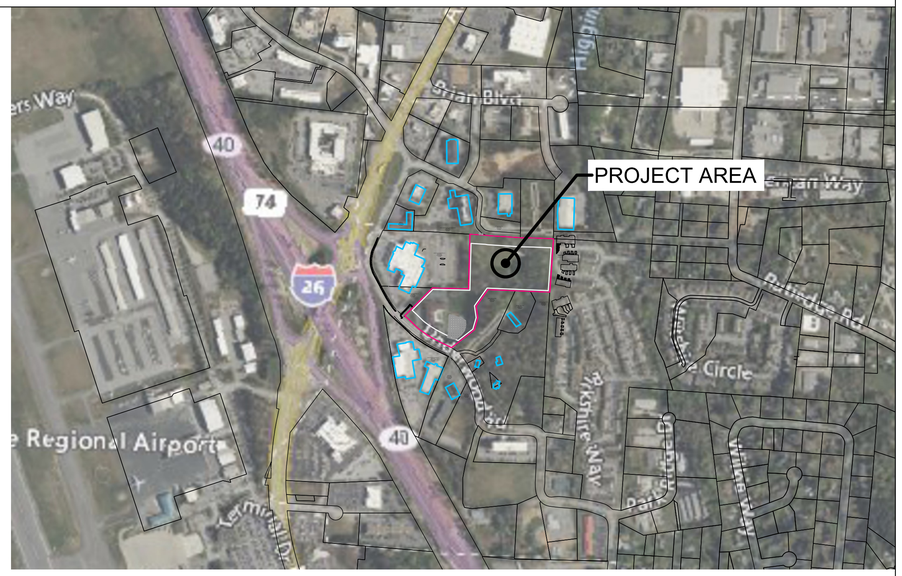
FLETCHER, NC 28732

SHEET NO	SHEET NAME
GENERAL	
C-000	COVER SHEET
C-100	DEMO
C-101	SITE PLAN
GENERAL	
A01	BUILDING A,B,C FLOOR PLANS
A02	BUILDING A AND C ELEVATIONS
A03	BUILDING B ELEVATIONS



SITE MAP

1" = 200'



VICINITY MAP

1" = 500'

DEVELOPMENT DATA		
ZONING:	C-2	
PARCEL ID NUMBER:	9643738923, 9643841236, 9643843220, 9643844274	
TYPE OF DEVELOPMENT:	RESIDENTIAL	
DISTURBED AREA:	7.0 AC	
TOTAL SITE AREA (Ac.)	7.71 AC	
NO. OF LOTS:	115 UNITS	
GROSS DENSITY (UNITS/Ac.):	14.90	
BUILDING SETBACKS:	FRONT:	MAX 60'
	SIDE:	5'
	REAR:	NONE
UTILITY PROVIDERS		
WATER PROVIDER: CITY OF ASHVILLE		
SEWER PROVIDER: MSD BUNCOMBE		

TAFT MILLS GROUP
TRISTAN D. WILLIAM
P.O. BOX 566
GREENVILLE, NC 27834
(252) 341-8150

PROJECT ENGINEER: JOHN KINNAIRD, PE
STREET ADDRESS: 122 LYMAN STREET, SUITE 10
CITY, STATE, ZIP: ASHEVILLE, NC 28801
PHONE: (828) 232-4700
E-MAIL: JOHN.KINNAIRD@3NOTCH.COM

THREE NOTCH GROUP, INC. NORTH CAROLINA CERT # C - 4971

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

DATE:

NO. REVISION/SUBMISSION

PROFESSIONAL SEAL:

03/06/2026

COA: ECA105

ADDRESS:
122 LYMAN STREET
SUITE 10
ASHVILLE, NC 28801
(828) 232-4700

THREE NOTCH GROUP

PRELIMINARY - NOT FOR CONSTRUCTION

BIRKSHIRE TRACE
196 UNDERWOOD RD
FLETCHER, NC 28732

PROJECT NO:

DATE: 02/03/2026

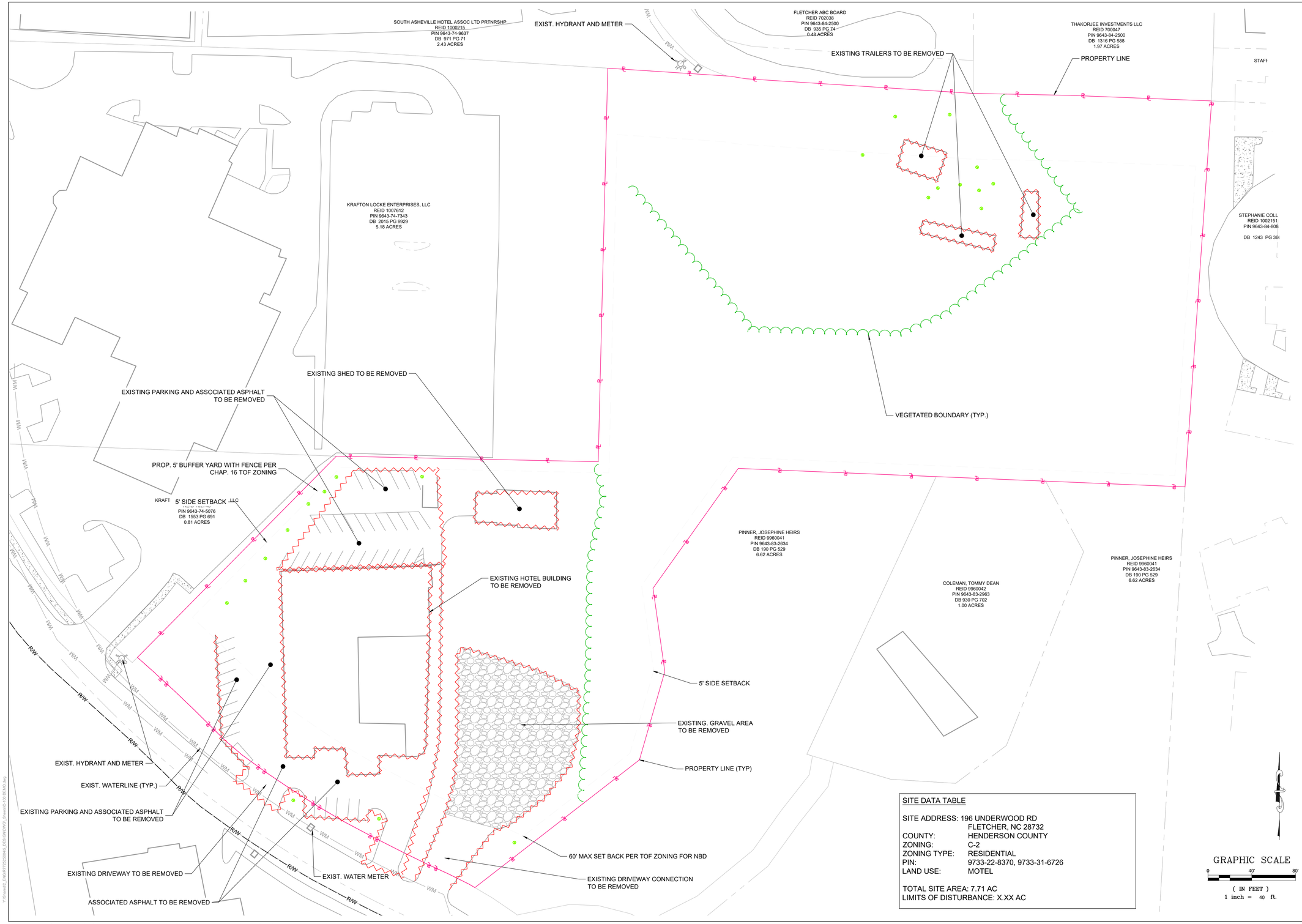
SCALE:

SHEET NO: C-000

DRAWING TITLE: COVER

Y:\Shared\2_ENGR\772525004\5_DESIGN\DWG_Sheets\C-000 - COVER.dwg, 3/6/2026 12:17 PM, William Lange

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SITE DATA TABLE

SITE ADDRESS:	196 UNDERWOOD RD FLETCHER, NC 28732
COUNTY:	HENDERSON COUNTY
ZONING:	C-2
ZONING TYPE:	RESIDENTIAL
PIN:	9733-22-8370, 9733-31-6726
LAND USE:	MOTEL

TOTAL SITE AREA: 7.71 AC
LIMITS OF DISTURBANCE: X.XX AC

NO.	REVISION/SUBMISSION	DATE:

PROFESSIONAL SEAL:

03/06/2026

COA: ECA105

ADDRESS:
122 LYMAN STREET
SUITE 10
ASHVILLE, NC 28801
(828) 232-4700

THREE NOTCH GROUP

PRELIMINARY - NOT FOR CONSTRUCTION

BIRKSHIRE TRACE
196 UNDERWOOD RD
FLETCHER, NC 28732

PROJECT NO: RY72525004
DATE: 20260306
SCALE: AS SHOWN
SHEET NO: C-100
DRAWING TITLE: DEMO

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SITE DATA TABLE

SITE ADDRESS:	196 UNDERWOOD RD FLETCHER, NC 28732
PROPERTY OWNERS:	ARDEN HOSPITALITY LLC AVL HOLDINGS LLC
COUNTY:	HENDERSON COUNTY
ZONING:	C-2
ZONING TYPE:	RESIDENTIAL
PIN:	9733-22-8370, 9733-31-6726
LAND USE:	MULTI-FAMILY

TOTAL SITE AREA: 7.71 AC.
LIMITS OF DISTURBANCE: 7.00 AC.

FLETCHER ZONING NBD

SETBACKS:
FRONT - 60'
SIDE - 0'
REAR - 0'
MAX HEIGHT - 3 STORIES - 44'-6"
PARKING:
2 SPACES / 1 BEDROOM UNIT &
1 SPACE PER BEDROOM

OPEN SPACE DEDICATION:
600 SF PER UNIT - 69,000 SF
69,752 SF - OPEN SPACE PROVIDED

7.71 ACRES

TOTAL

140,740 GSF

UNITS:
115 TOTAL
1 BED - 24 (21%)
2 BED - 74 (64%)
3 BED - 17 (15%)

PARKING:
247 TOTAL REQUIRED
247 TOTAL PROVIDED
18 HANDICAP PROVIDED

NCHFA REQUIRED AMENITIES:
- COMMUNITY ROOM
- COVERED PICNIC AREA
- PLAYGROUND

NCHFA ADDITIONAL AMENITIES:
- COMPUTER CENTER
- EXERCISE ROOM
- OUTDOOR SITTING AREA WITH BENCHES
- TOT LOT

SOUTH ASHEVILLE HOTEL ASSOC LTD PRTNRSHP
REID 1000215
PIN 9643-74-9637
DB 971 PG 71
2.43 ACRES

FLETCHER ABC BOARD
REID 702038
PIN 9643-84-2500
DB 935 PG 74
0.48 ACRES

THAKORJEE INVESTMENTS LLC
REID 700047
PIN 9643-84-2500
DB 1316 PG 588
1.97 ACRES

STAFFORD HILL CONDOMIN
REID 1002577
PIN 9643-84-8428
DB 1571 PG 176
0.51 ACRES

KRAFTON LOCKE ENTERPRISES, LLC
REID 1007612
PIN 9643-74-7343
DB 2015 PG 9929
5.18 ACRES

KRAFTON LOCKE ENTERPRISES, LLC
REID 702745
PIN 9643-74-5076
DB 1553 PG 691
0.81 ACRES

STEPHANIE COLLINS
REID 1002151
PIN 9643-84-8088
DB 1243 PG 366

PINNER, JOSEPHINE HEIRS
REID 9960041
PIN 9643-83-2634
DB 190 PG 529
6.62 ACRES

COLEMAN, TOMMY DEAN
REID 9960042
PIN 9643-83-2963
DB 930 PG 702
1.00 ACRES

PINNER, JOSEPHINE HEIRS
REID 9960041
PIN 9643-83-2634
DB 190 PG 529
6.62 ACRES

R/W
EXIST. HYDRANT AND METER
SECONDARY SITE ENTRY
ROCKWOOD ROAD (R/W VARIES)
PROPOSED SIDEWALK TO EXTEND THROUGH THE DRIVE SEE NOTE 16 FOR CONSTRUCTION DETAILS
PROPERTY LINE
60' MAX SET BACK PER TOF ZONING FOR NBD
BUILDING D
9,630 / FLOOR(3)
28,890 GSF
22 TOTAL UNITS
HEIGHT: 44.5'
BUILDING E
9,630 / FLOOR(3)
28,890 GSF
22 TOTAL UNITS
HEIGHT: 44.5'
COVERED PICNIC AREA AND SITTING AREA (10,007 SF)
5' SIDEWALK
E-ST
WM
PROP. 5' BUFFER YARD WITH FENCE PER CHAP. 16 TOF ZONING
EXISTING COMMERCIAL
TRASH AND RECYCLING
PROP. BMP 1
EXISTING MULTI-FAMILY
SHADED AREA DEFINE PROP. OPEN SPACE BOUNDARY (TYP.)
COVERED PICNIC AREA AND SITTING AREA (31,507 SF)
20' STORM ACCESS EASEMENT (TYP.)
PROP. 5' BUFFER YARD WITH FENCE
PROPOSED DUMPSTER PAD AND ENCLOSURE TO BE IN ACCORDANCE WITH ARTICLE 4.8 AND ARTICLE 8.4 OF THE LAND DEVELOPMENT CODE
5' SIDE SETBACK
TRASH AND RECYCLING
PLAYGROUND TOT LOT AREA (15,267 SF)
VEGETATED BOUNDARY TO BE PROTECTED IN ACCORDANCE WITH THE ORDINANCE "PROTECTION OF EXISTING VEGETATION DURING CONSTRUCTION"
PROP. SAN SEWER MH (TYP)
PROP. PLANTING FOR 50' PARKING REQUIREMENT (TYP.)
UNDEVELOPED
PROP. BIKE RACK (TYP.)
PROP. CURB (TYP.)
PROP. SAN SEWER LINE (TYP)
5' SIDE SETBACK
PROP. HANDICAP PARKING (TYP)
PROP. FH (TYP.)
PROPERTY LINE (TYP)
EXISTING COMMERCIAL
PROPERTY LINE
BUILDING B
11,060 / FLOOR(3)
33,180 GSF
26 TOTAL UNITS
HEIGHT: 42.66'
OPEN AREA (3,398 SF)
BUILDING C
9,630 / FLOOR(3)
28,890 GSF
23 TOTAL UNITS
HEIGHT: 44.5'
COVERED PICNIC AREA AND SITTING AREA (9,573 SF)
BUILDING A
9,630 / FLOOR(3)
28,890 GSF
22 TOTAL UNITS
HEIGHT: 44.5'
EXIST. HYDRANT AND METER
EXIST. WATERLINE (TYP.)
NCDOT SIGHT 10' x 70' SIGHT TRIANGLE (TYP.)
PROPOSED SIDEWALK TO EXTEND THROUGH THE DRIVE SEE NOTE 16 FOR CONSTRUCTION DETAILS
PROP. WATER METER
UNDERWOOD ROAD (60' R/W)
PROP. BACKFLOW
EXIST. WATER METER TO BE ABANDONED AT THE TAP TO THE EXISTING MAIN LINE
60' MAX SET BACK PER TOF ZONING FOR NBD
EXISTING COMMERCIAL
EXISTING RIGHT OF WAY

GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. PLANS SHALL STATE THE DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION). EMBANKMENT REQUIREMENTS NEED TO BE FULLY STATED ON DETAIL SHEETS.
2. EXISTING GROUNDWATER ELEVATION SHOULD BE VERIFIED BEFORE STORM WATER CONTROL MEASURES ARE CONSTRUCTED. THE GROUND WATER LEVEL SHOULD BE 1.0 FOOT BELOW THE PROPOSED BOTTOM CHAMBER FOR ALL WATER QUALITY FEATURES. WET PONDS WILL HAVE TO SHOW THAT SOILS WILL BE ABLE TO RETAIN STORM WATER.
3. BMP EASEMENT AND ACCESS EASEMENT ADJACENT TO R/W (MIN. 20' WIDE) IS REQUIRED ON FINAL PLAT.
4. SITE PLAN WILL NEED TO INCLUDE A PHOTOMETRIC PLAN SHOWING LIGHT MEASUREMENTS ALL THE WAY UP TO THE PROPERTY LINES.
5. UPON APPROVAL OF THE CONDITIONAL PLANS WITH THE TOWN OF FLETCHER, PLANS WILL BE SUBMITTED TO NCDEQ. THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC, AND HENDERSON COUNTY FIRE MARSHALL. A COPY OF APPROVAL LETTERS WILL BE SENT TO TOWN OF FLETCHER PLANNING DEPARTMENT PRIOR TO SITE PLAN APPROVAL.
6. THERMOPLASTIC SHALL BE UTILIZED FOR PAVEMENT MARKINGS.
7. NO OUTDOOR STORAGE AND SALES WILL BE PERMITTED ON SITE.
8. ALL MECHANICAL, ELECTRICAL, AND BUILDING OPERATIONS EQUIPMENT WILL BE SCREENED FROM PUBLIC RIGHT OF WAY AND ADJACENT PROPERTIES.
9. FRONT SETBACK HAS BEEN REDUCED BECAUSE OF NBD ZONING REQUIREMENTS PARKING WAS PLACED IN BACK OF BUILDING.
10. A NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE TOWN THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWING.
11. ALL PARKING SPACES TO BE 9' WIDE BY 18' LONG.
12. REQUIRED LOADING SPACE SHALL BE AVAILABLE FOR THE LOADING AND UNLOADING OF VEHICLES, AND SHALL NOT BE USED FOR STORAGE OF VEHICLES OR MATERIALS, OR TO MEET OFF-STREET PARKING REQUIREMENTS, OR IN CONDUCTING THE USE.
13. ALL PROPERTIES ARE WITHIN TOWN OF FLETCHER LIMITS.
14. ADDITIONAL PERMITS MAT BE REQUIRED FOR ON-SITE WETLANDS, IF ADDITIONAL WETLAND PERMITTING IS REQUIRED NO CONSTRUCTION CAN BEGIN UNTIL PERMITS ARE OBTAINED.
15. A TIA WILL BE PROVIDED AT A LATER DATE. ALL RECOMMENDATIONS FROM THE TIA AND NCDOT WILL BE IMPLEMENTED ON THE FINAL CONSTRUCTION PLANS.
16. SIDEWALK SHALL BE A MINIMUM OF 6" THICK,CONTRACTION JOINTS SPACED EVERY 5 FEET,EXPANSION JOINTS SHALL BE PLACED EVERY 40',ONE HALF INCH THICK BY SIX INCH WIDE EXPANSION JOINTS TO BE CONSTRUCTED WHERE A SIDEWALK TOUCHES A STREET.

NO.	REVISION/SUBMISSION	DATE:

PROFESSIONAL SEAL:

03/09/2026

COA: ECA105

ADDRESS:
122 LYMAN STREET
SUITE 10
ASHVILLE, NC 28801
(828) 232-4700

THREE NOTCH GROUP

PRELIMINARY - NOT FOR CONSTRUCTION

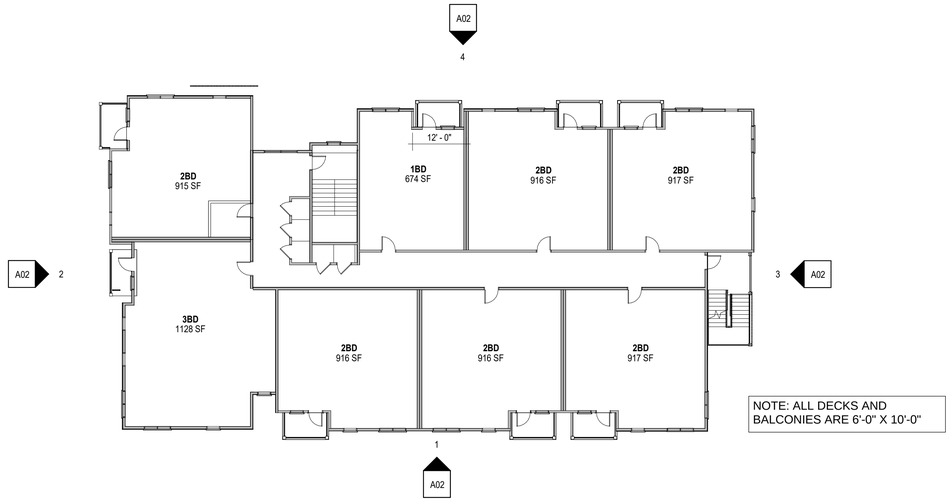
BIRKSHIRE TRACE
196 UNDERWOOD RD
FLETCHER, NC 28732

PROJECT NO: R772525004
DATE: 2026/03/09
SCALE: AS SHOWN
SHEET NO: C-101
DRAWING TITLE: SITE PLAN

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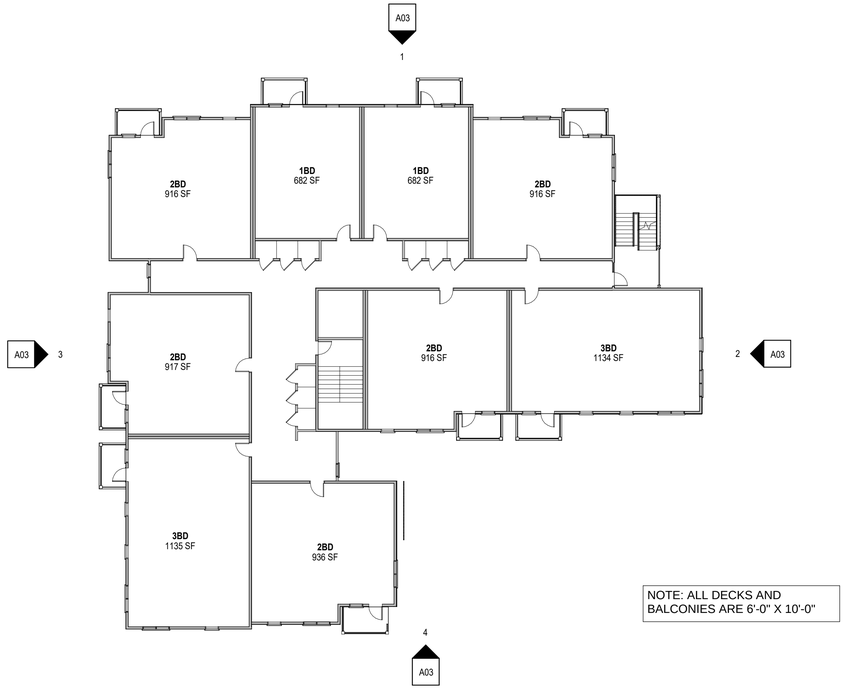
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NOTE: ALL DECKS AND BALCONIES ARE 6'-0" X 10'-0"

2 / A01 LEVEL 02 AND 03 _ BUILDING A, C, D AND E

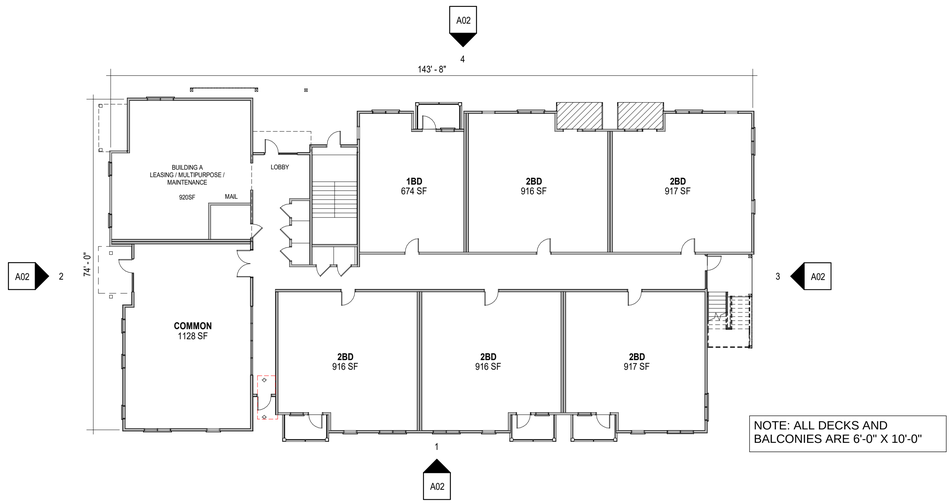
1/16" = 1'-0"



NOTE: ALL DECKS AND BALCONIES ARE 6'-0" X 10'-0"

4 / A01 LEVEL 02 AND 03 _ BUILDING B

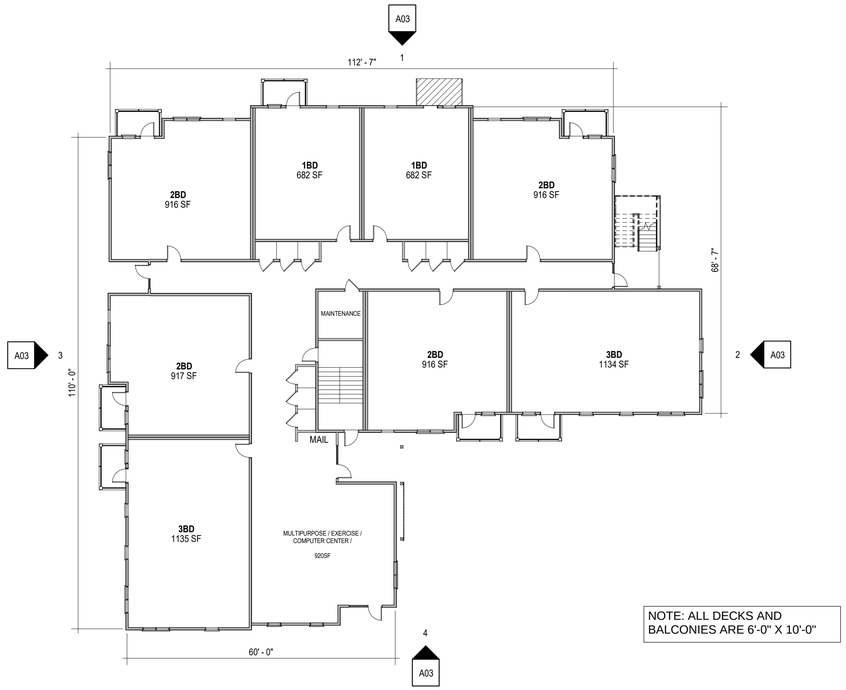
1/16" = 1'-0"



NOTE: ALL DECKS AND BALCONIES ARE 6'-0" X 10'-0"

1 / A01 LEVEL 01_ BUILDING A, C, D AND E

1/16" = 1'-0"



NOTE: ALL DECKS AND BALCONIES ARE 6'-0" X 10'-0"

3 / A01 LEVEL 01 BUILDING B

1/16" = 1'-0"

mcmillan pazdan smith
ARCHITECTURE

CONSULTANT LOGO

SEALS

TAFT-MILLS GROUP, LLC

CONDITIONAL ZONING DISTRICT APPLICATION

BIRKSHIRE TRACE - 196 UNDERWOOD RD. FLETCHER, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: NOT SET
PROJECT ARCHITECT: NOT SET
DRAWN BY: Author

SHEET TITLE:

BUILDING A,B,C FLOOR PLANS

SHEET NO. A01

PROJ. NO. 025963.00

2/17/2026 1:47:59 PM - C:\Users\mshuman\Desktop_Multifar Panda Smith\Documents\MTFC_MULTIfamily_EMERGENCE_HOA_LLC_LMTC_FLETCHER_SITE.rvt
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4 A02 NORTH ELEVATION _ BUILDING A, C, D AND E

3/32" = 1'-0"



3 A02 EAST ELEVATION _ BUILDING A, C, D AND E

3/32" = 1'-0"



1 A02 SOUTH ELEVATION _ BUILDING A, C, D AND E

3/32" = 1'-0"



2 A02 WEST ELEVATION _ BUILDING A, C, D AND E

3/32" = 1'-0"

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ARCHITECTURE

CONSULTANT LOGO

SEALS

TAFT-MILLS GROUP, LLC

CONDITIONAL ZONING DISTRICT APPLICATION

BIRKSHIRE TRACE - 196 UNDERWOOD RD, FLETCHER, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: NOT SET
PROJECT ARCHITECT: NOT SET
DRAWN BY: Author

SHEET TITLE:

BUILDING A AND C ELEVATIONS

SHEET NO. A02

PROJ. NO. 025963.00

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1 A03 **NORTH ELEVATION BUILDING B**

3/32" = 1'-0"



2 A03 **EAST ELEVATION BUILDING B**

3/32" = 1'-0"



4 A03 **SOUTH ELEVATION BUILDING B**

3/32" = 1'-0"



3 A03 **WEST ELEVATION BUILDING B**

3/32" = 1'-0"

mcmillan pazdan smith
ARCHITECTURE

CONSULTANT LOGO

SEALS

TAFT-MILLS GROUP, LLC

CONDITIONAL ZONING DISTRICT APPLICATION

BIRKSHIRE TRACE - 196 UNDERWOOD RD. FLETCHER, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: NOT SET
PROJECT ARCHITECT: NOT SET
DRAWN BY: Author

SHEET TITLE:

BUILDING B ELEVATIONS

SHEET NO. A03

PROJ. NO. 025963.00