



# **CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING AND VIA ZOOM**

**Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Tuesday, March 15, 2022 – 2:00 PM**

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## **AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. Approval of the February 15, 2022 Minutes**
  - A. February 15, 2022 Minutes
- 4. NEW BUSINESS**
  - A. Public Relations Update - Mary Jo Padgett
  - B. Bee City Update - Patrice German; Kim Bailey
  - C. Spring Planting Projects:
    - A. Oklawaha Greenway Trail
    - B. Wolf Chase
    - C. 9th Avenue
  - D. Vegetation Removal Permit Application - 225 N. Main Street
  - E. Renewal Maintenance Contract for Bee Mural & Bearcat Loop
  - F. Conditional Zoning District - Hawkins Pointe Apartments
  - G. Conditional Zoning District - White Pine Villas Apartments
  - H. Conditional Zoning District - Duncan Terrace Apartments
- 5. OLD BUSINESS**
  - A. Changes to City Ordinances/Zoning Concerning Trees
- 6. OTHER BUSINESS**
  - A. Utility Update
  - B. Tree Board Budget Expenditures
  - C. Vice Chairperson

D. Staff Comments

7. **ADJOURNMENT**

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.*



# CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING (AND VIA ZOOM)

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Tuesday, February 15, 2022 – 2:00 PM

## MINUTES

### 1. CALL TO ORDER

The meeting was called to order at 2:02 pm.

### 2. APPROVAL OF AGENDA

The agenda was approved. Motion by Glenn Lange, Vote - All Ayes.

### 3. APPROVAL OF MINUTES

#### A. January 26, 2022 Minutes

The January 26, 2022 minutes were approved as written. Motion by Mark Madsen, Vote - All Ayes.

### 4. NEW BUSINESS

#### A. Public Relations Update - Mary Jo Padgett

Mary Jo provided an update via email and discussed the items during the meeting. The Tree Walk on 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue was a big success. Mary Jo sent a "Thank You" note to City Council. Bee City USA will now be managed by Patrice German (Bullington Gardens). An education event will be held on March 10th at 5 pm and Mary Jo need two volunteers and an MC. Mary Jo covered the calendar of events.

#### B. Bee City Update - Patrice German

Patrice German will be replacing Kim Bailey as Bee City USA Coordinator. There are a few items that need to be finished for the agreement such as insurance. A press release will be coming out soon, maybe Friday, announcing the change. Patrice will continue to have a presence at the Farmer's Market, Bee Bold, and with the Henderson County Beekeeper's Association plus other events.

#### C. Earth Care Ministry - Richard Bobb

Richard Bobb discussed the Earth Care Ministry through Trinity Presbyterian Church. The have about thirty active members who are willing to volunteer to help the Tree Board.

#### D. Rezoning: Conditional Zoning District – Southgate Apartments (P21-62-CZD) – *Matthew Manley, AICP – Planning Manager*

This project has reduced the size of the buildings, parking lot, and impervious surfaces on the site. They are keeping the same number of proposed trees and shrubs as they had planned for under the original project.

A motion was made by Glenn Lange, vote - All Ayes:

Motion: Based on the following guiding city code documents (the Municipal Code, Chapter 46, Article IV, Division 1, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-1, Strategy 1.2 and Goal NR-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to protection of natural resources and the prioritization of existing tree canopy, the Tree Board recommends the following development conditions be placed on this property:

1. Plant slope area with diverse and appropriate species of native upland small maturing or understory trees, shrubs (both with proper spacing) and herbaceous plants.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
3. Attempt to eradicate invasive plant species found on the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

E. Rezoning: Conditional Rezoning: Apple Ridge Affordable Housing (P22-08-CZD) - *Tyler Morrow, Planner II*

A discussion was held concerning this project. The developer stated that there were about 182 trees that were 12 inches or larger and they were likely removing 47 trees, most of the trees that will be removed are Pine Trees. The developer will attempt to save a few of the trees to be removed but they were unsure if they could be saved so they added them to the list of trees that will be removed.

A motion was made by Glenn Lange, vote - All Ayes.

Motion: Based on the following guiding city code documents (the Municipal Code, Chapter 46, Article IV, Division 1, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-1, Strategy 1.2 and Goal NR-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to protection of natural resources and the prioritization of existing tree canopy, the Tree Board recommends the following development conditions be placed on this property:

1. Preserve as many 12" or larger canopy trees as possible.
2. All preserved trees must be protected from construction activities as prescribed in the



zoning code 15-4c regardless of use for a tree credit.

3. Either through Conserving Carolina or a landscape architect provide and implement a vegetative planting plan that will enhance the existing stream corridors, reduce erosion, provide filtration and infiltration of stormwater from turf managed areas, and enhance wildlife habitat in the 20-foot transition zone along both sides of the streams on the property, in any other areas not within lot lines along the streams, and beyond proposed retaining wall along multi-family units. For this development condition, the Tree Board recommends the use of diverse and appropriate species of native upland and lowland trees, shrubs, and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators).

4. Attempt to eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

F. Collaboration with Environmental & Sustainability Board - Glenn Lange

The Environmental Sustainability Board is interested in working with the Tree Board on a variety of things such as ordinance changes and zoning changes. The two boards are collecting information and will continue having conversations about working together.

G. Possible Tree & Shrub Planting on Greenway

A discussion was held about planting trees and shrubs along the Oklawaha Greenway Trail between 7th Avenue and North Main Street in order to replace some of the trees that have died or fell and been removed. Mark Madson had identified locations to plant about 52 trees. It was proposed to work with volunteers to plant the trees, City Staff would work with the Tree Board to purchase the trees and dig the holes once the locations had been staked. The project could be split into phases. Funds from the current budget could be used to purchase the trees and soil amendments or they could apply for grants. Once the trees are planted, city staff could GPS the trees so we would have a record of the trees, where they are planted and record the species. Additional discussions will be held.

Tom Wooten will print two copies of the Oklawaha Greenway Trail map of the proposed area for Mark and Glenn. Tom will also email a pdf of the area to Mark and Glenn.

## 5. OLD BUSINESS

A. Changes to City Ordinances/Zoning Concerning Trees - Glenn Lange

No Action Taken.

B. NeighborWoods

Debbie Roundtree has some property owners who are interested in this program.

C. Pollinator Bed Traffic Island Four Seasons Boulevard

No action taken. Plan to move forward with the RFP in the spring.

## 6. OTHER BUSINESS

### A. Utility Update

No utility update.

### B. Tree Board Budget Expenditures and FY 2022/2023 Request

Tom Wooten provided an update in the agenda packet for the upcoming budget. Tom will email the current budget to the Tree Board (the update he submitted in the agenda packet did not contain all of the information necessary for an update).

### C. Staff Comments

No Staff Comments.

## 7. ADJOURNMENT

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**City of Hendersonville**  
**Public Works Department**  
 (828-697-3084)

**Application For Selective Vegetation Removal Permit**

Application is hereby made in accordance with City of Hendersonville Ordinance Article IV Section 46-120 (b) Permit required for removal of trees or scrubs.

Name of Firm/Individual:

Address:

Telephone Number:

Property Owner Name:

Dunlap Construction Co  
720 B' Grove St  
Hendersonville NC 28792  
828-388-0859

Mrs Mrs Jason Kraus

Reason for Request:

Overgrown Tree in front of Building in planter

The owner of this property is offering to pay for this trees removal & installing a new tree or plantings.

Exact Location of Area and Describe which vegetation is to be removed: (attach sketch/drawing)

The large Holy Tree in front of Bldg in a planter on the side walk on MAIN St  
225 N. Main St

  
 Applicant's Signature

3-7-22  
 Date

Application is hereby Approved subject to the attached considerations:

\_\_\_\_\_  
 Director, Public Works

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Tree Board Member

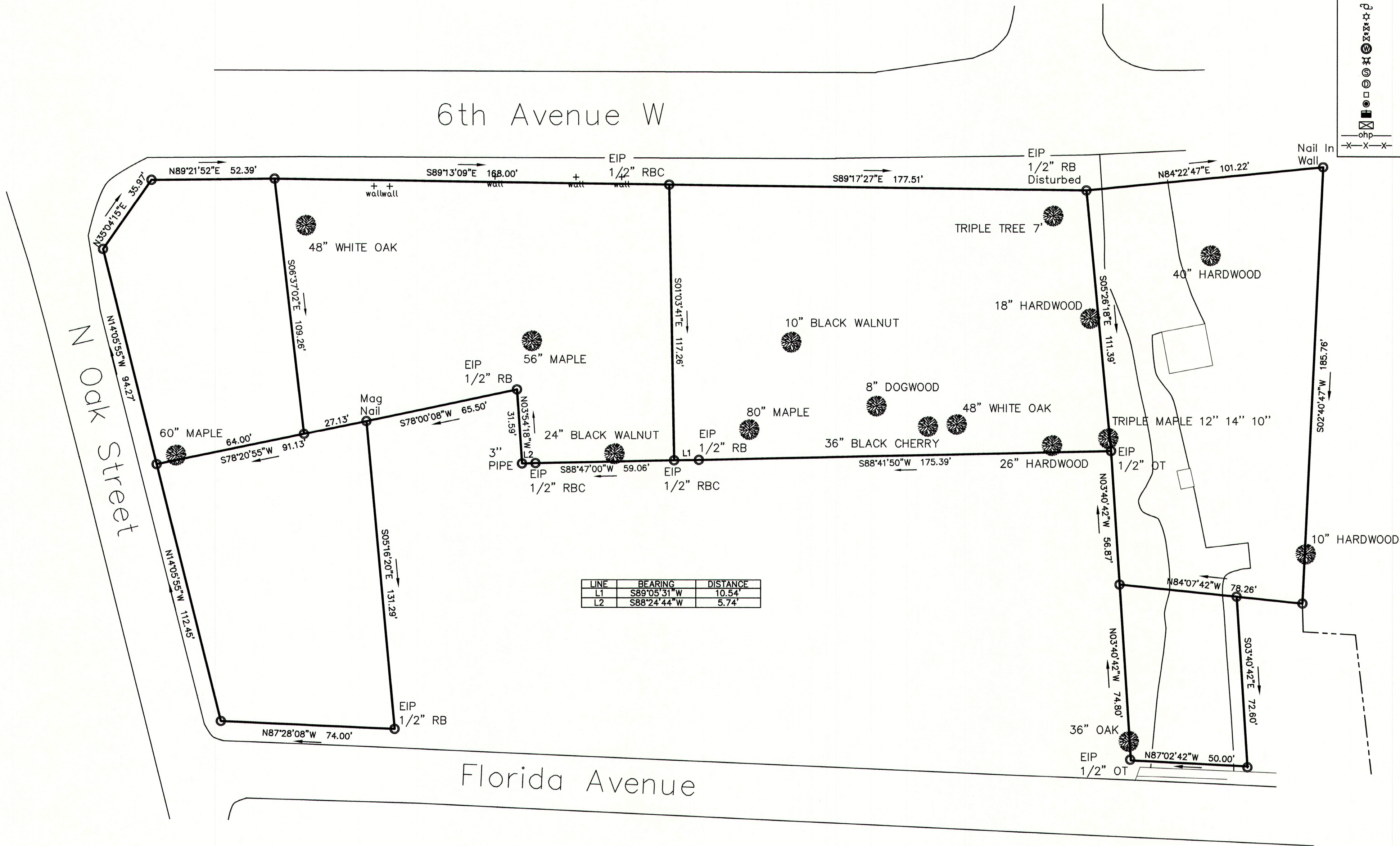
\_\_\_\_\_  
 Date





LEGEND:

○	NIP	NEW IRON PIN
●	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
⊕		POWER POLE
⊙		LIGHT POLE
⊗		WATER VALVE
⊘		GAS VALVE
⊙		WATER METER
⊗		FIRE HYDRANT
⊙		SANITARY SEWER MANHOLE
⊙		STORM DRAIN MANHOLE
⊙		CATCH BASIN
⊙		CLEANOUT
⊙		CURB INLET
⊙		TRANSFORMER
⊙		OVERHEAD POWER
⊙		FENCE LINE



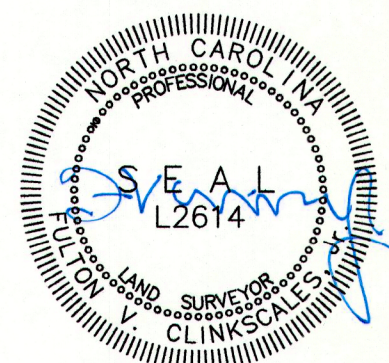
LINE	BEARING	DISTANCE
L1	S89°05'31\"W	10.54'
L2	S88°24'44\"W	5.74'

Not For Recordation

The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.

This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.

Plat of Boundary Survey for  
738 6Th Avenue West  
Hendersonville Township, Henderson County,  
North Carolina



FREELAND — CLINKSCALES  
& ASSOCIATES, INC. of NC  
Engineers \* Land Surveyors  
201 2nd AVE. EAST  
HENDERSONVILLE, N.C. 28792  
(828) 697-6539  
(828) 697-4195 (fax)  
fcaofnc@outlook.com  
Firm No. C-1562

REF. PLAT BOOK	xx/xx
REF. DEED. BOOK	1691/331 816/168 1221/642 3108/643
TAX MAP	9568-58-1916
PARTY CHIEF	ABP
DRAWN	BLB
DATE	March 3, 2022
DWG.NO.	H42067





# HAWKINS POINTE

## SENIOR LIVING

UNIT MIX

52 Total Units:

(12)	Unit 1B	(1 BR, Type B Accessible with Tub)	660 sf
(5)	Unit 1LB	(1 BR, Type B Accessible with Tub)	672 sf
(10)	Unit 1B-C	(1 BR, Type B Accessible with Curb Shower)	660 sf
(8)	Unit 1LB-C	(1 BR, Type B Accessible with Curb Shower)	672 sf
(2)	Unit 1A W/ TUB	(1 BR, Type A Accessible)	660 sf
(2)	Unit 1LA-S	W/ ROLL-IN SHOWER (1 BR, Type A Accessible) (Includes Audio-Visual Impairment Accommodations in Designated Unit)	672 sf
(6)	Unit 2B	(2 BR, Type B Accessible with Tub)	901 sf
(5)	Unit 2B-C	(2 BR, Type B Accessible with Curb Shower)	901 sf
(1)	Unit 2A W/ TUB	(2 BR, Type A Accessible)	901 sf
(1)	Unit 2A-S	W/ ROLL-IN SHOWER (2 BR, Type A Accessible) (Includes Audio-Visual Impairment Accommodations)	901 sf

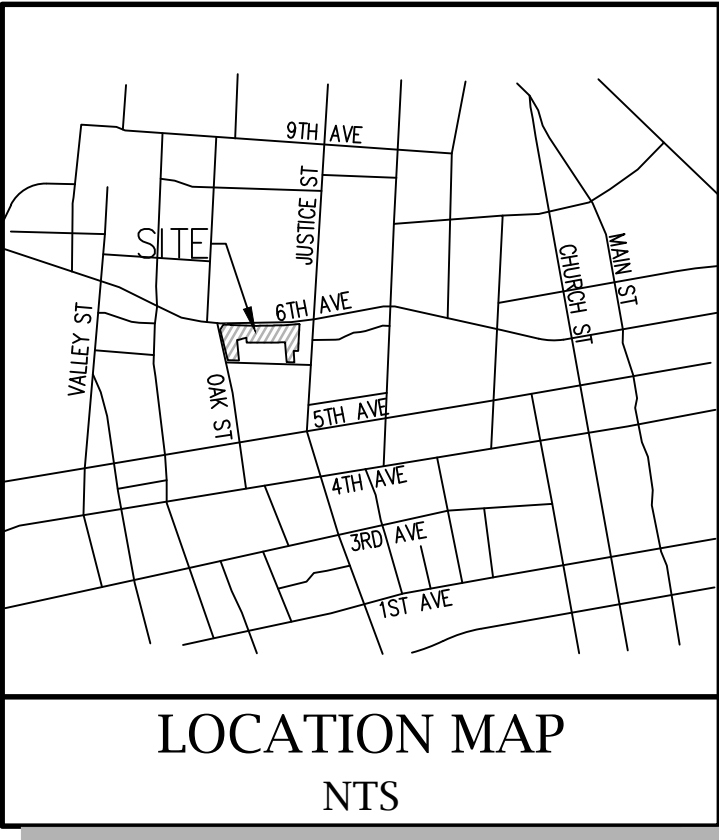
BUILDING AREAS

Total Net Area: 55,535 sf  
Total Gross Area: 55,841 sf

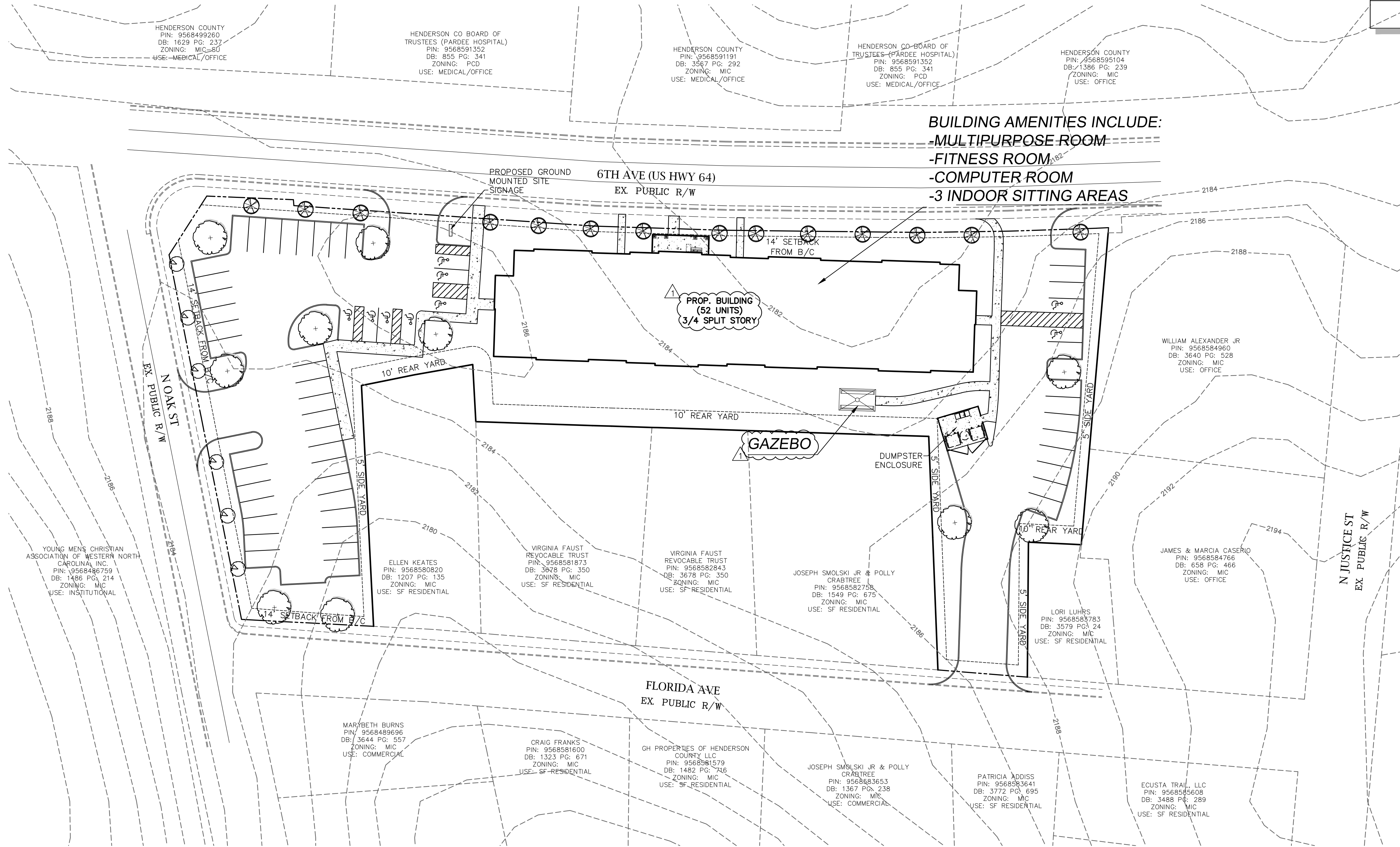
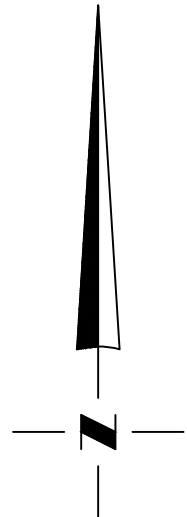
AMENITIES

Laundry Room, Mail Area, Office,  
Indoor Sitting Areas,  
Multipurpose Rm w/ Kitchen, Gazebo,  
Covered Patio w/ Seating, Computer Room,  
Balcony w/ Seating, Exercise Room





LOCATION MAP  
NTS



- BUILDING AMENITIES INCLUDE:**
- MULTIPURPOSE ROOM
  - FITNESS ROOM
  - COMPUTER ROOM
  - 3 INDOOR SITTING AREAS

PROPERTY OWNERS:	1 SIXTH AVENUE LLC 14 MCDOWELL STREET ASHEVILLE, NC 28801
	2 REGIONAL PROPERTIES A NC GENERAL PARTNERSHIP 14 MCDOWELL STREET ASHEVILLE, NC 28801
	3 CASTLES AND COTTAGES, LLC 265 ROANOKE RD FLETCHER, NC 28732
PARCEL #:	9568583734, 956884911, 9568582974, 9568581916, 9568489996 & 9568489860
DEED BOOK & PAGE:	3108/643, 1221/642, 816/168, & 1691/331
TOTAL SITE ACREAGE:	±1.68 AC (±73,030 SF)
CURRENT ZONING:	MIC
PROPOSED ZONING:	UR
EXISTING USE:	VACANT/BUILDINGS
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED DENSITY:	1 52 UNITS
FRONT SETBACK:	14' (FROM EX/PROP BACK OF CURB)
SIDE YARD:	5'
REAR YARD:	10'
REQUIRED PARKING:	1 52 1 = 1.0 SPACE PER UNIT (ELDERLY MULTIFAMILY DWELLING)
PROPOSED PARKING:	56

DEVELOPMENT SUMMARY



Mc<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.9797

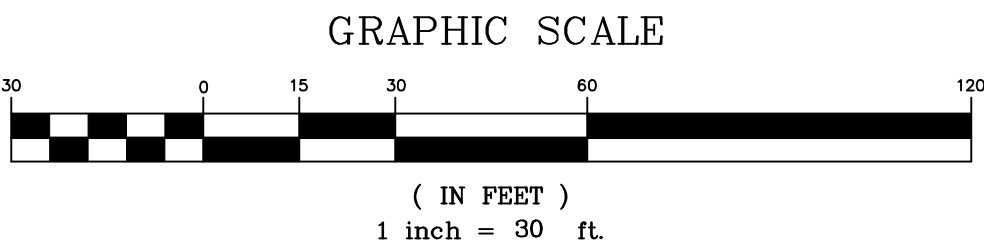
PROPOSED DEVELOPMENT:  
**HAWKINS POINTE**  
6TH AVENUE  
HENDERSONVILLE, NC

DEVELOPED BY:  
**WODA COOPER  
DEVELOPMENT, INC**  
500 SOUTH FRONT STREET, 10th FLOOR  
COLUMBUS, OH 43215

REZONING  
SITE PLAN

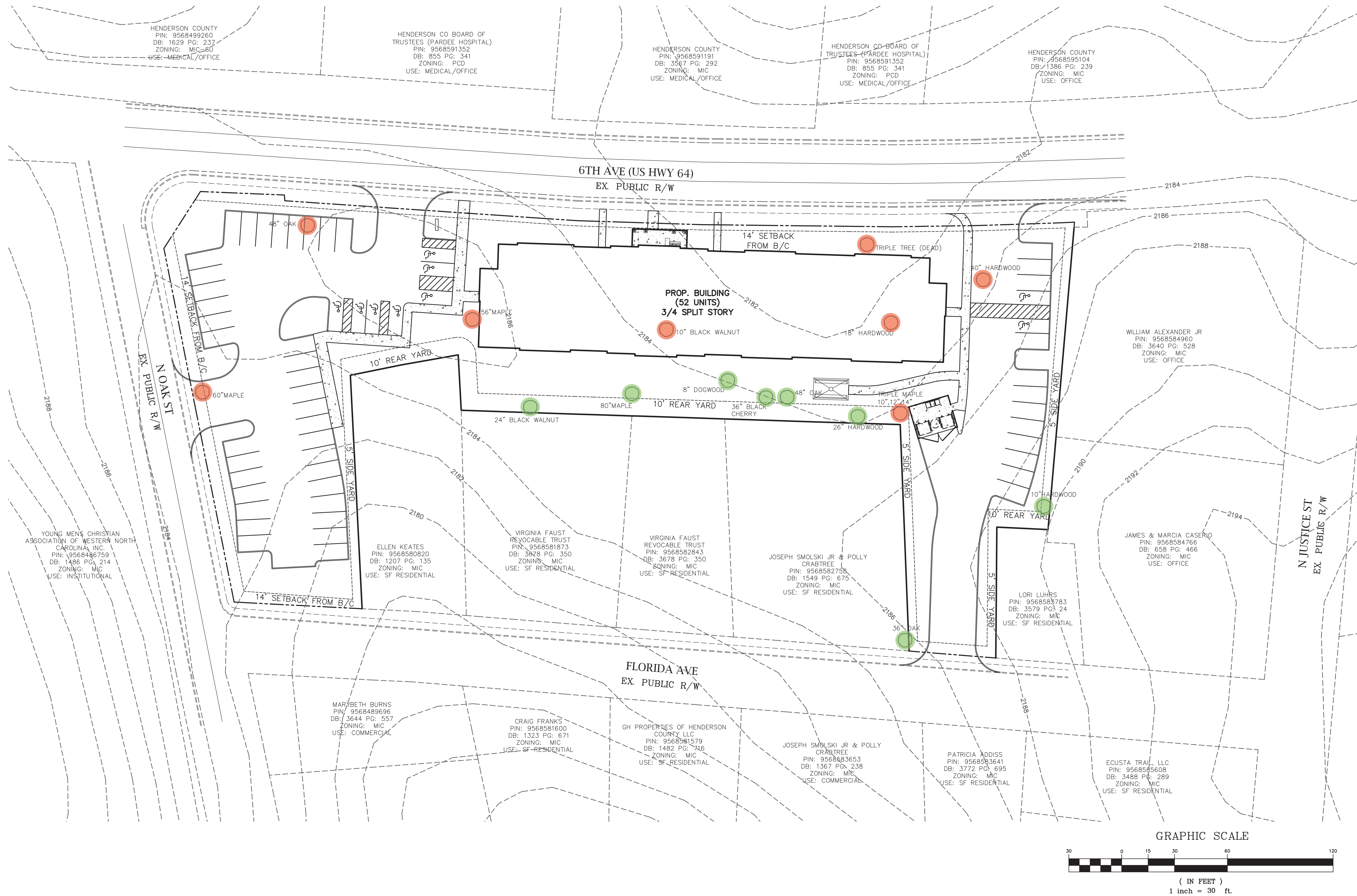
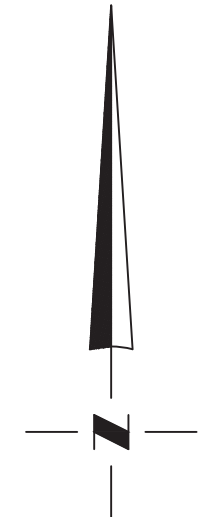
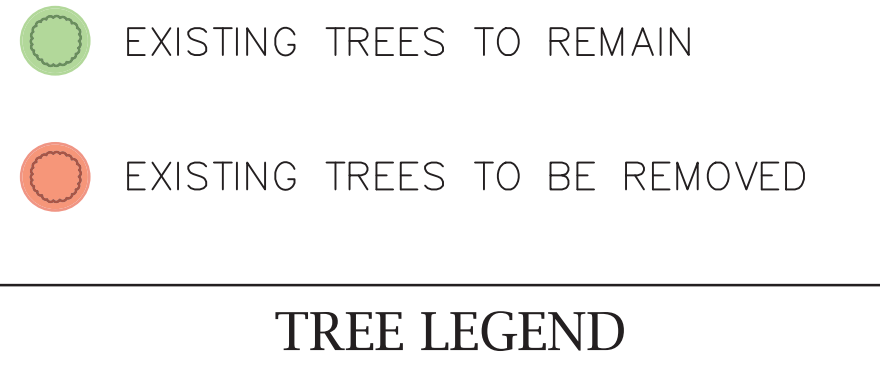
REVISIONS		
1	3/4/22	REVISED GAZEBO/BLDG/PARKING

CAD FILE: 22-004 BASE.DWG  
PROJECT NO.: 22-004  
DESIGNED BY: JDM  
DATE: JANUARY 14, 2022



RZ1.0





M<sup>c</sup><sup>2</sup>

ENGINEERING

MC<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.9797

PROPOSED DEVELOPMENT:  
**HAWKINS POINTE**  
6TH AVENUE  
HENDERSONVILLE, NC

DEVELOPED BY:  
**WODA COOPER  
DEVELOPMENT, INC**  
500 SOUTH FRONT STREET, 10th FLOOR  
COLUMBUS, OH 43215

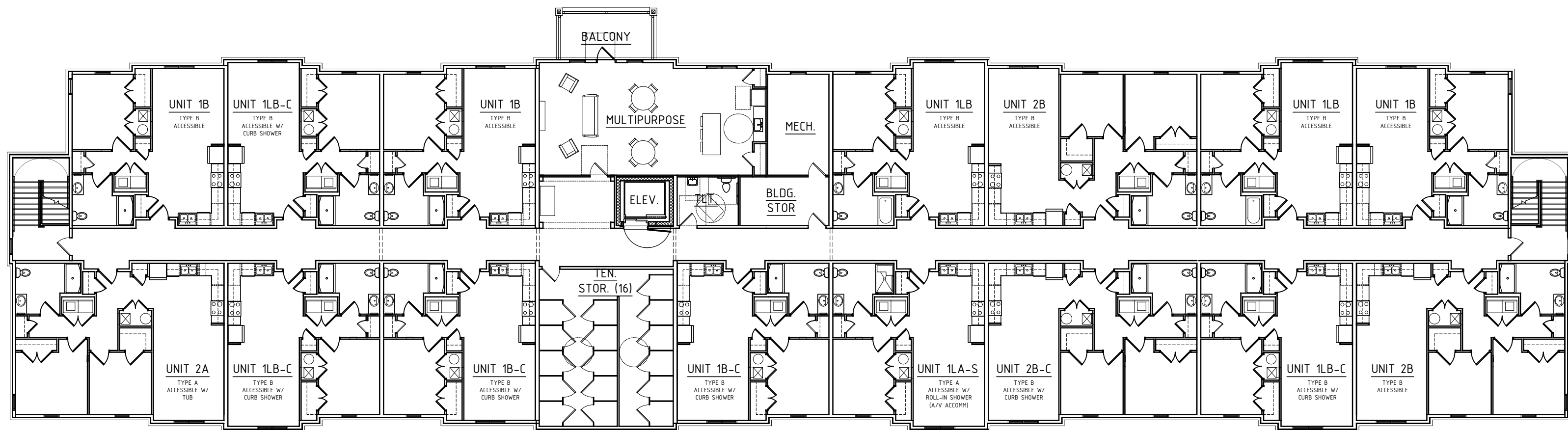
REZONING  
TREE SURVEY

REVISIONS		
1	3/4/22	REVISED GAZEBO/BLDG/PARKING

CAD FILE: 22-004 BASE.DWG  
PROJECT NO.: 22-004  
DESIGNED BY: JDM  
DATE: JANUARY 14, 2022

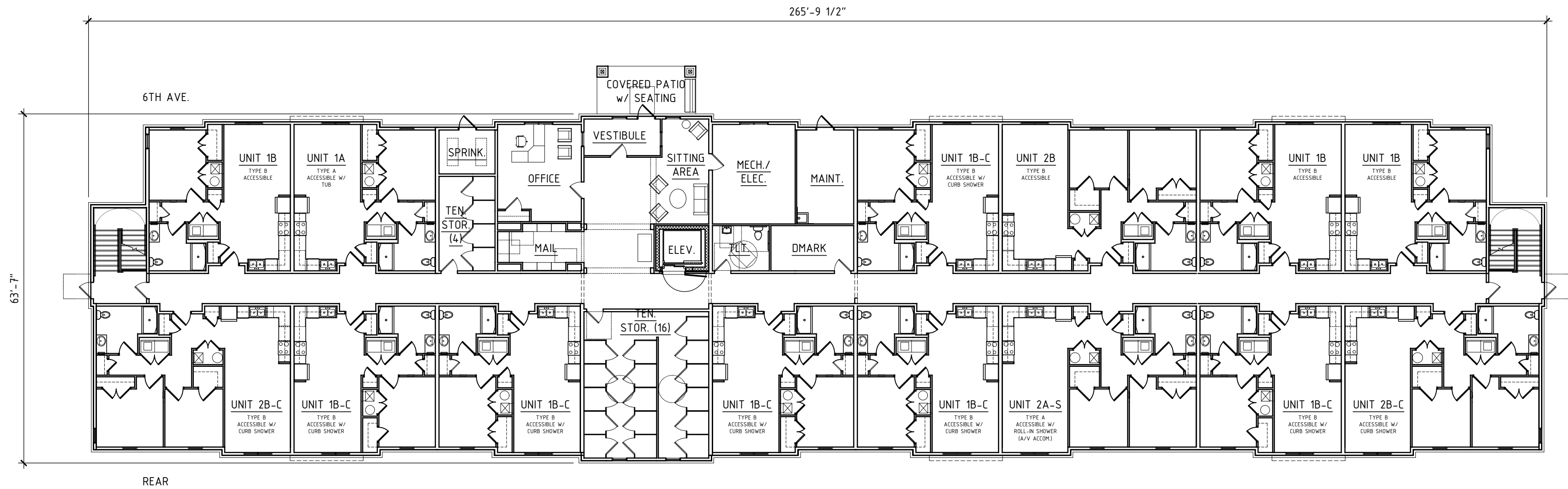
RZ2.0





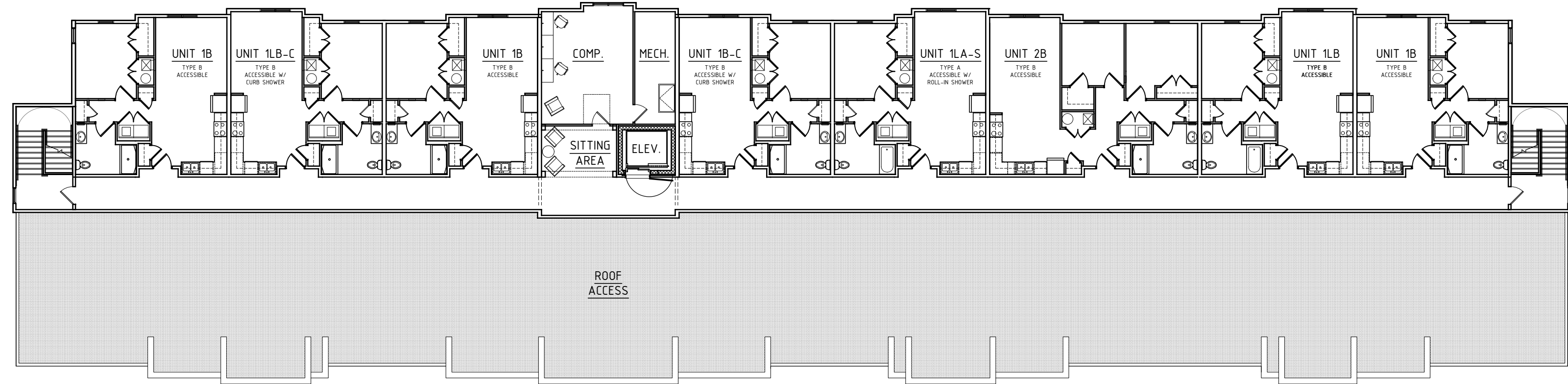
SECOND FLOOR PLAN

1/16" = 1'-0"



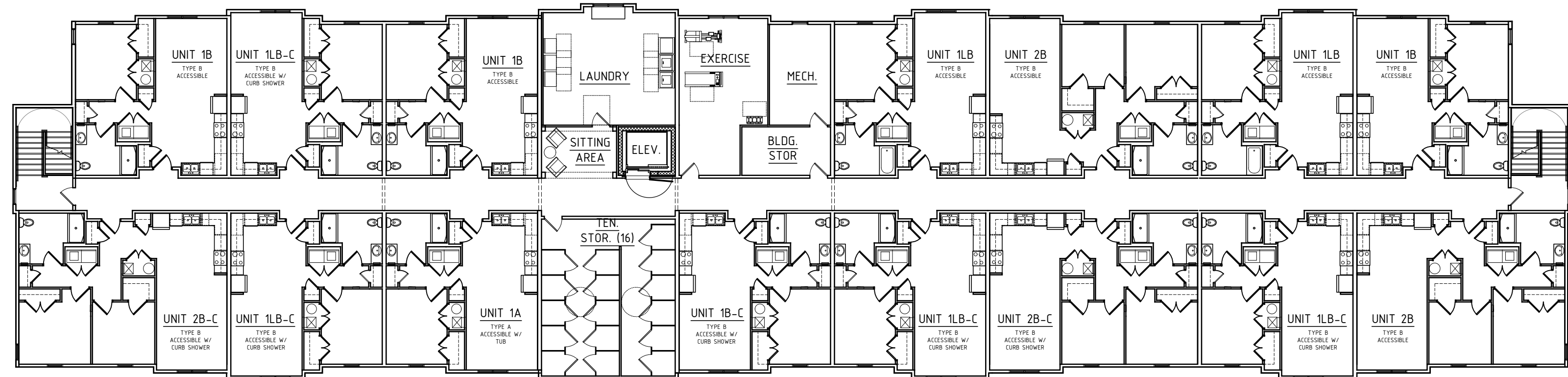
FIRST FLOOR PLAN

1/16" = 1'-0"



FOURTH FLOOR PLAN

1/16" = 1'-0"



THIRD FLOOR PLAN

1/16" = 1'-0"





REAR ELEVATION

1/16" = 1'-0"



LEFT ELEVATION

1/16" = 1'-0"



RIGHT ELEVATION

1/16" = 1'-0"

BUILDING MATERIALS:

GUTTERS & DOWNSPOUTS - ALUMINUM (WHITE)

SIDING & TRIM - VINYL LAP SIDING (TWO COLORS) AND TRIM (TYP.)

ACCENT SIDING - VERTICAL VINYL SIDING

WINDOWS - VINYL W/ WIDE TRIM

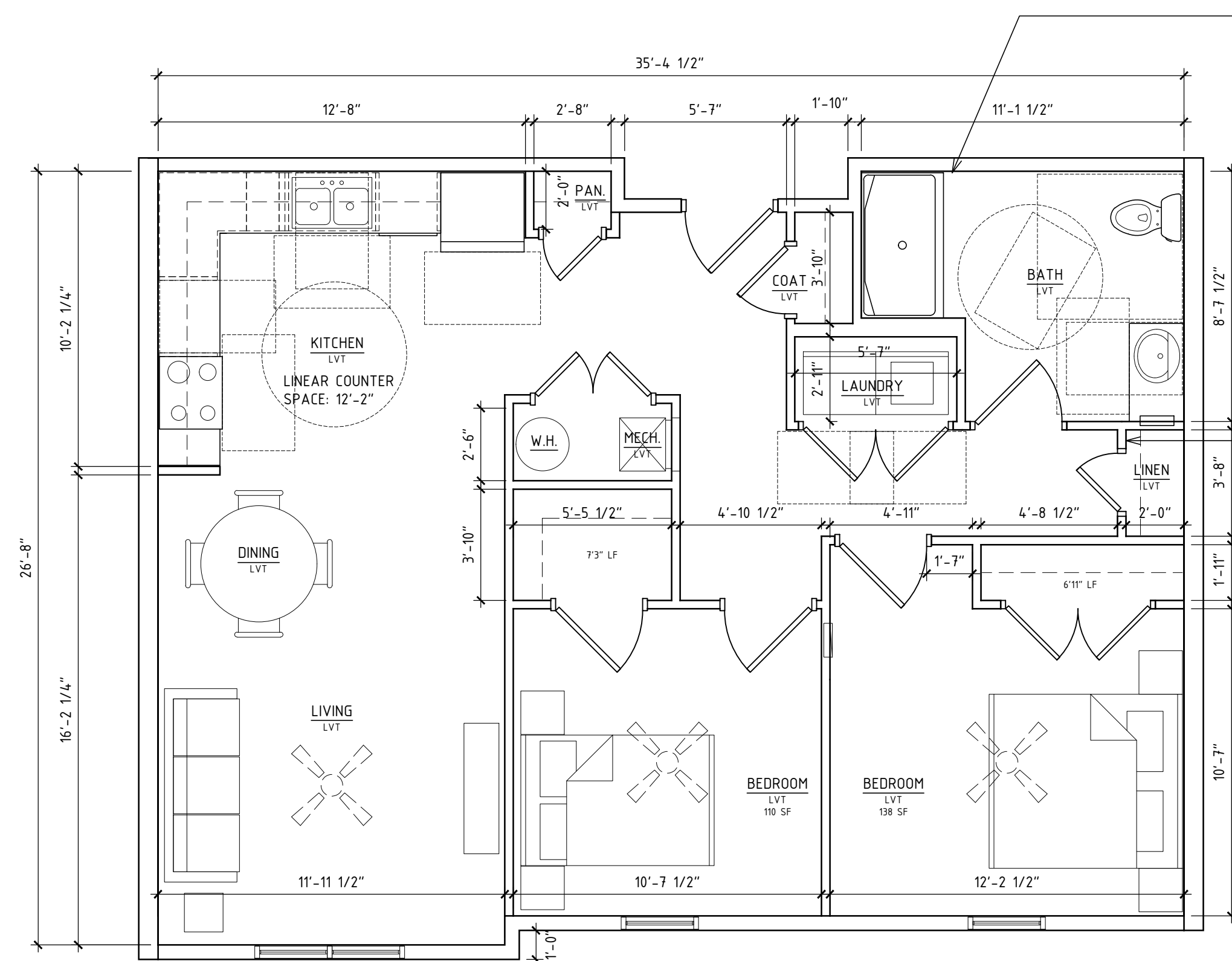
MASONRY - BRICK VENEER W/ CONTINUOUS ROWLOCK CAP

COLUMNS - FIBER CEMENT BOARD & TRIM (WHITE) OVER BRICK



FRONT ELEVATION (6TH AVE)

1/16" = 1'-0"

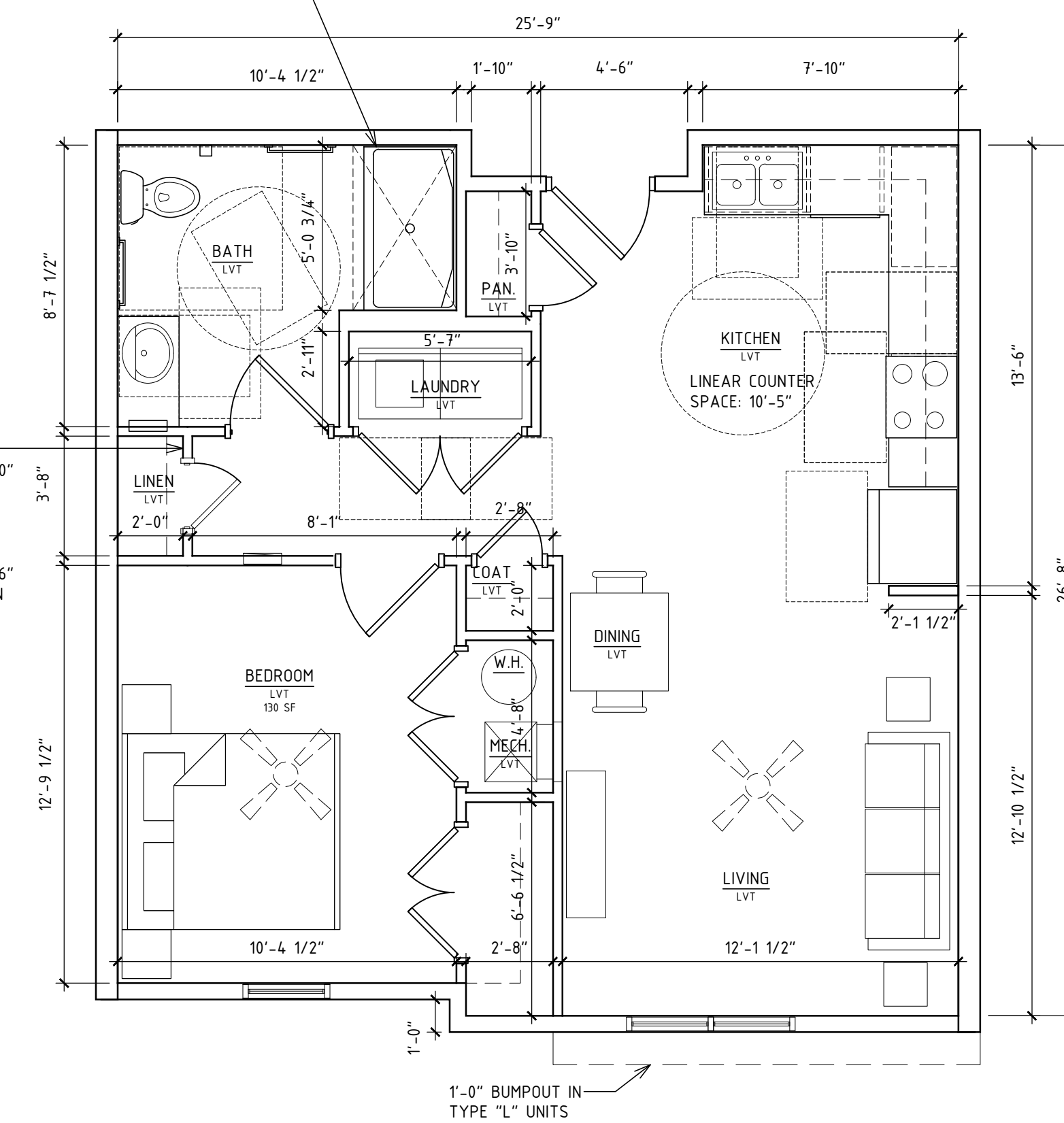


UNIT TYPE 2B, 2B-C, 2A &amp; 2A-S - TWO BEDROOM UNIT PLAN

1/16" = 1'-0"

901 SF

NOTE: WINDOWS VARY  
THROUGHOUT THE BUILDING.  
SEE BUILDING PLANS AND  
ELEVATIONS FOR WINDOW  
SIZES AND LOCATIONS FOR  
EACH UNIT.

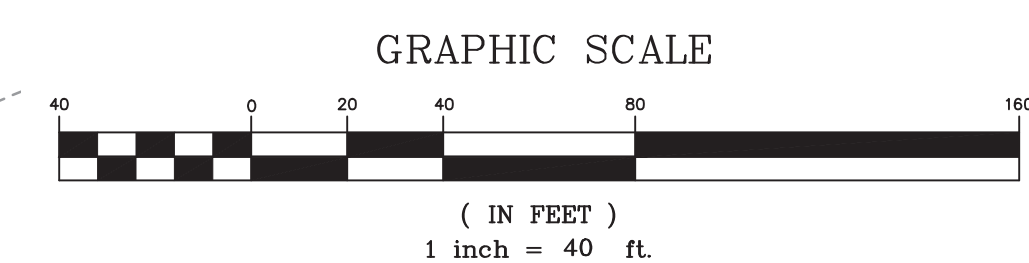
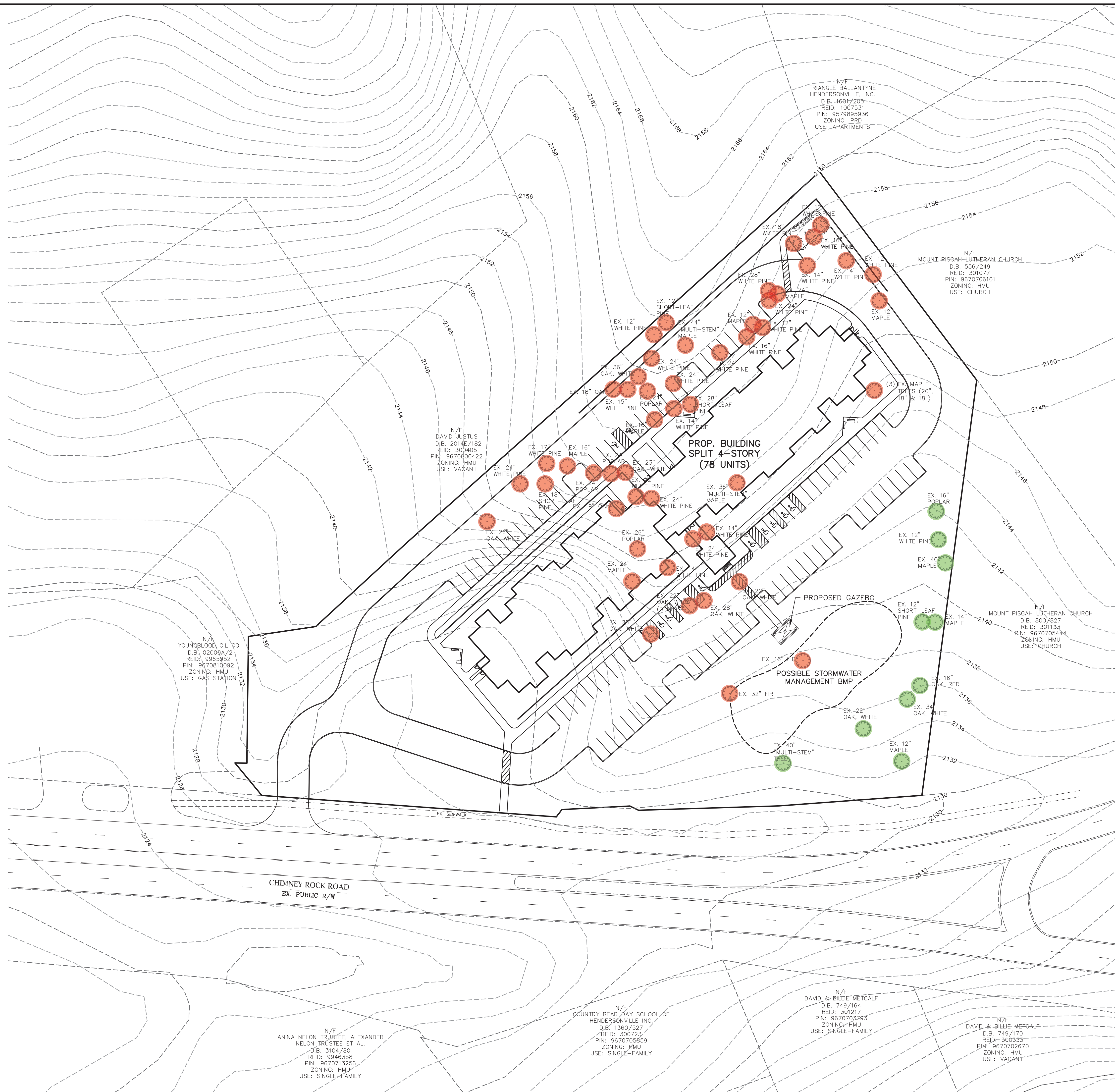
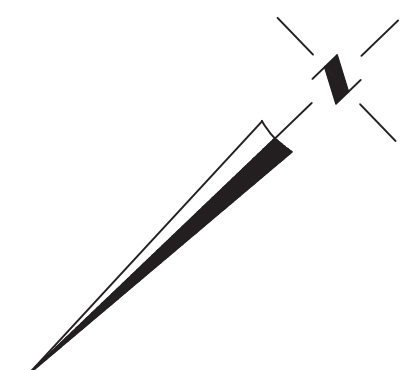
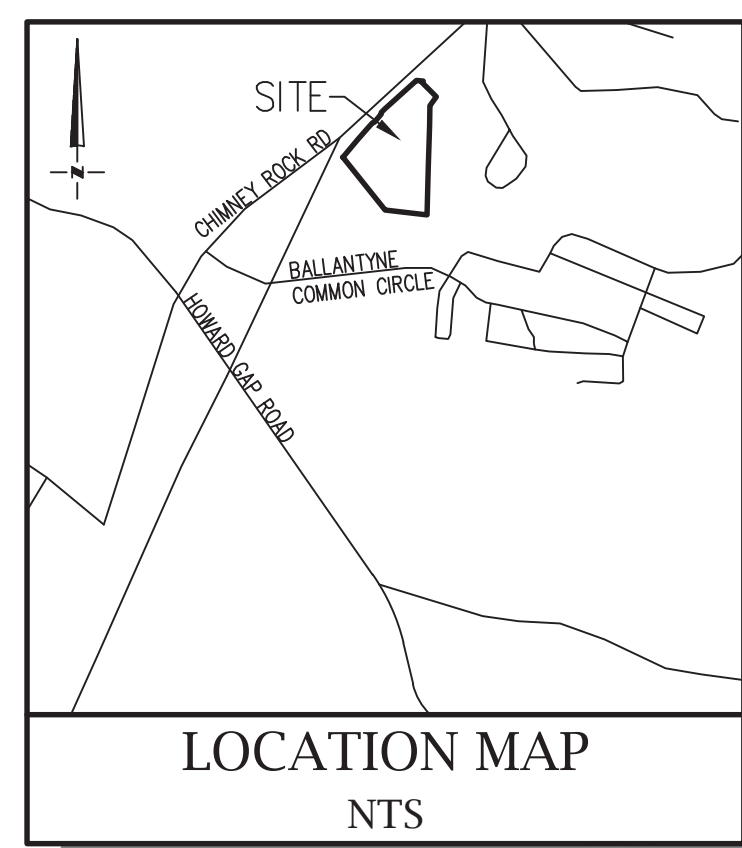
UNIT 1B & UNIT 2B TO HAVE  
TUB.UNIT 1B-C & UNIT 2B-C TO  
HAVE CURB SHOWER.UNIT 1A W/ TUB & UNIT 2A  
W/ TUB TO HAVE  
ACCESSIBLE TUB WITH  
REMOVABLE SEAT.UNIT 1A-S W/ ROLL-IN  
SHOWER & UNIT 2A-S W/  
ROLL-IN SHOWER TO HAVE  
ACCESSIBLE 3'-0"x5'-0"  
ROLL-IN SHOWER.(SEE BUILDING PLANS FOR  
UNIT DESIGNATIONS.)UNIT 1B & 1B-C  
TO HAVE (1) 2'-0"  
DOOR AT LINEN  
CLOSETUNIT 1A & 1A-S  
TO HAVE (2) 1'-6"  
DOORS AT LINEN  
CLOSETUNIT 1B & 1B-C  
TO HAVE (1) 2'-0"  
DOOR AT LINEN  
CLOSETUNIT 1A & 1A-S  
TO HAVE (2) 1'-6"  
DOORS AT LINEN  
CLOSET

UNIT TYPE 1B, 1LB, 1B-C, 1LB-C 1A &amp; 1LA-S - ONE BDRM PLAN

1/16" = 1'-0"

660 SF/672 SF





M<sup>c</sup>

ENGINEERING

Mc<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.9797

PROPOSED DEVELOPMENT:  
WHITE PINE VILLAS  
CHIMNEY ROCK ROAD  
HENDERSONVILLE, NC

DEVELOPED BY:  
BROADCAST  
CONSTRUCTION &  
DEVELOPMENT, INC.  
195 ROCKBRIDGE ROAD  
MILLS RIVER, NC 28759

REZONING  
TREE SURVEY

		REVISIONS

CAD FILE: 20-004 BASE.DWG  
PROJECT NO.: 20-004  
DESIGNED BY: JDM  
DATE: JANUARY 14, 2021

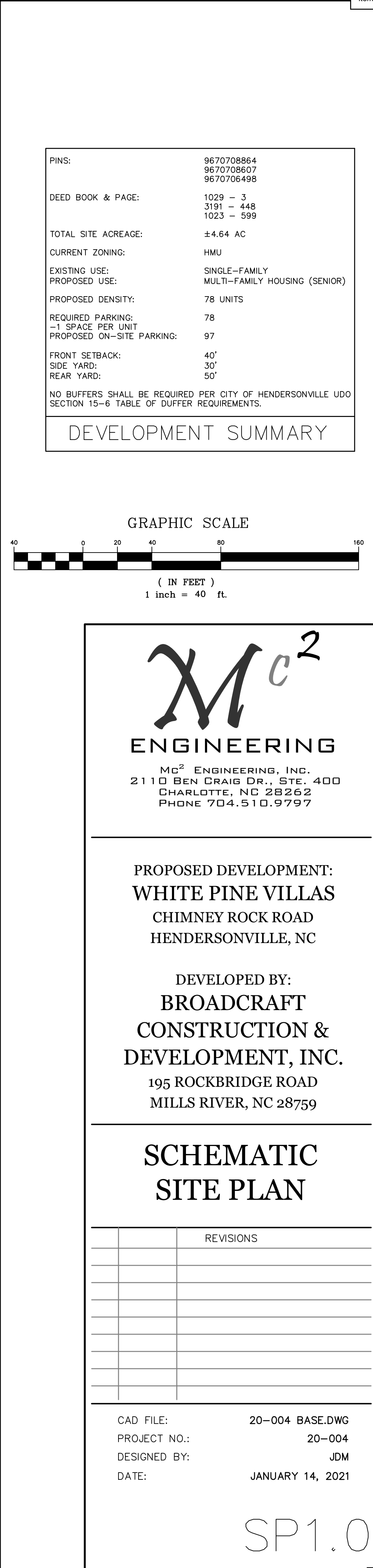
SP3.0



MISCELLANEOUS NOTES  
1. PROPOSED PROJECT TO BE CONSTRUCTED IN ONE PHASE.

1. PROPOSED PROJECT TO BE CONSTRUCTED IN ONE PHASE.

## DEVELOPMENT SUMMARY



## DEVELOPMENT SUMMARY

( IN FEET )  
1 inch = 40 ft.

MC<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.9797

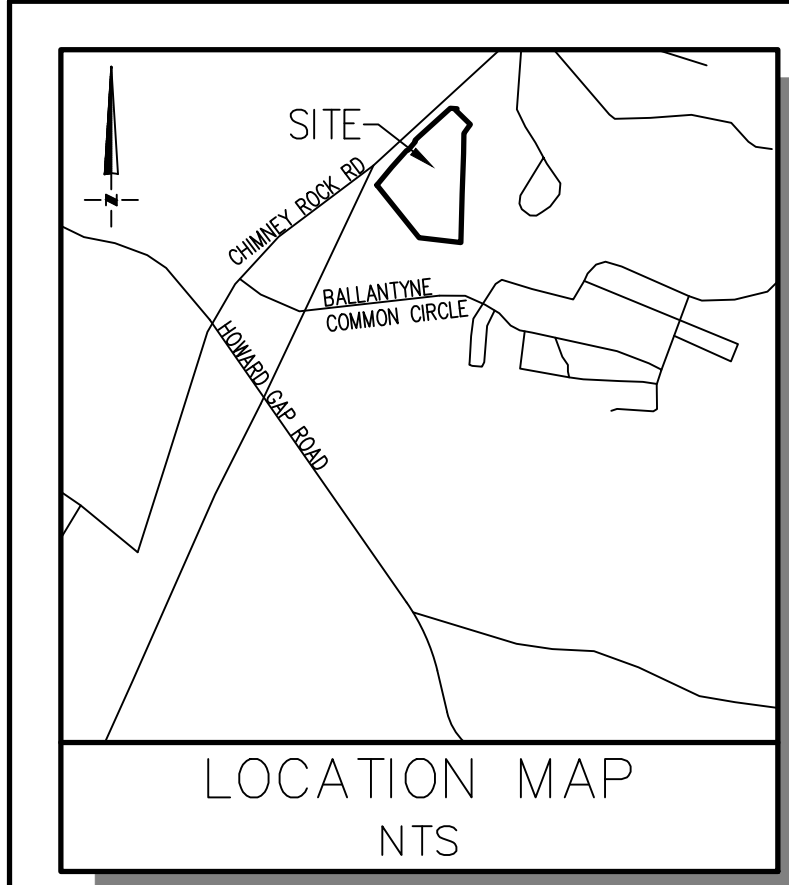
DEVELOPED BY:  
**BROADCAST  
CONSTRUCTION &  
DEVELOPMENT, INC.**  
195 ROCKBRIDGE ROAD  
MILLS RIVER, NC 28759

# SCHEMATIC SITE PLAN

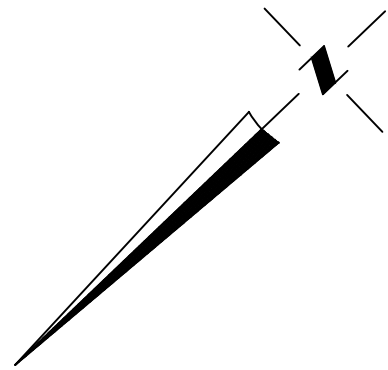
[illegible]

CAD FILE: 20-004 BASE.DWG  
PROJECT NO.: 20-004  
DESIGNED BY: JDM  
DATE: JANUARY 14, 2021

SP1.0



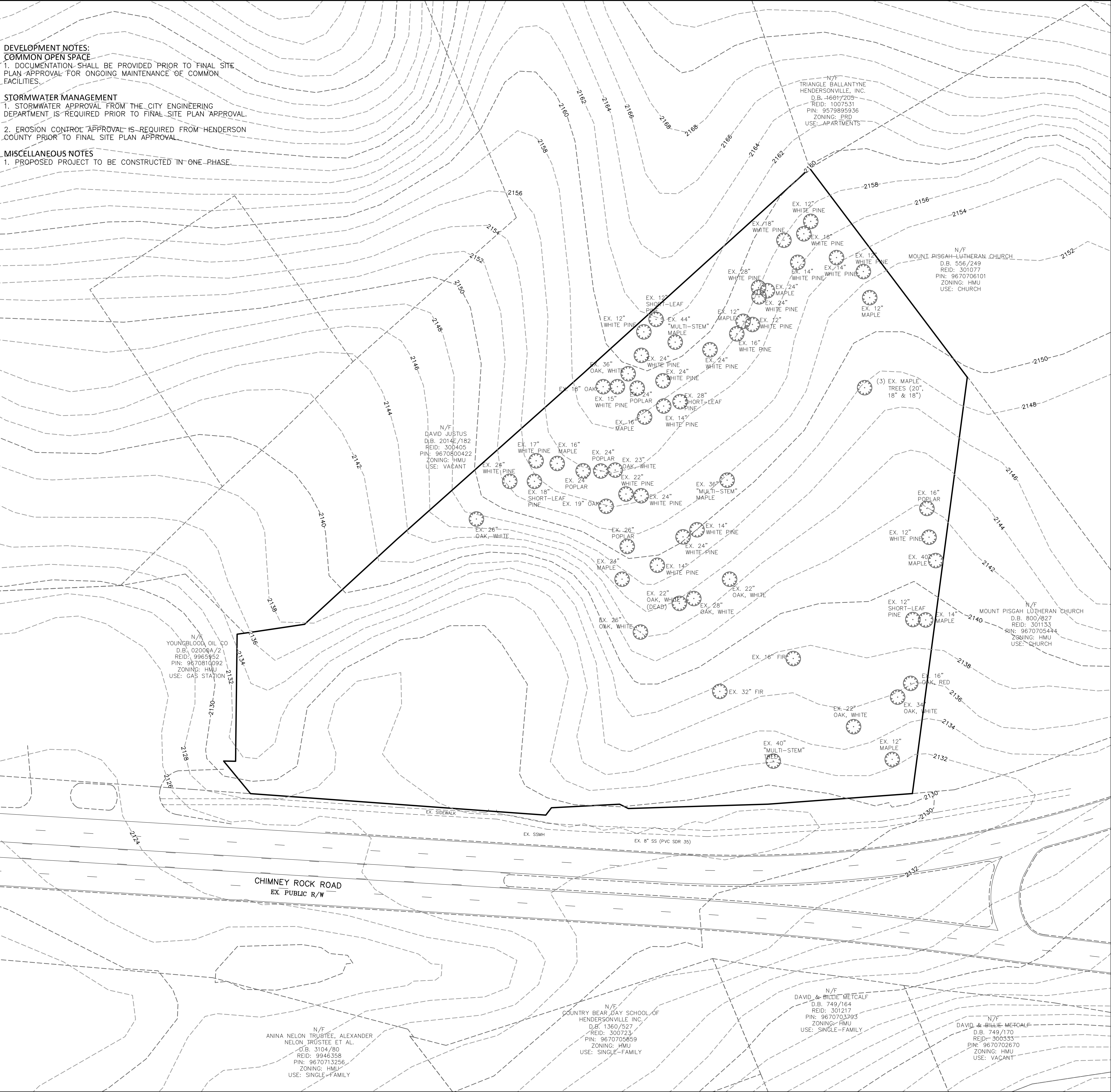
LOCATION MAP  
NTS



LAND OWNER:	JEFFREY AND DONNA DONALDSON 2968 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792
	THE DONALDSON FAMILY REVOCABLE TRUST 743 KYLES CREEK ROAD HENDERSONVILLE, NC 28792
	BETTY AND LARRY LAWS 2626 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792
PINS:	9670708864 9670708607 9670706498
JURISDICTION:	HENDERSON COUNTY
TOWNSHIP:	CLEAR CREEK
DEED BOOK & PAGE:	1029 - 3 3191 - 448 1023 - 599
TOTAL SITE ACREAGE:	±4.64 AC (202,118 SF)
CURRENT ZONING:	HMU
PROPOSED ZONING:	PRD
EXISTING USE:	SINGLE-FAMILY
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED UNITS:	78 UNITS
PROPOSED DENSITY:	16.8 DU/AC
PROPOSED BUILDING HEIGHT:	50' (GRADE - MIDPOINT OF ROOF)
REQUIRED PARKING:	117 - 1.5 SPACES PER 1-2 BEDROOM UNITS - 2 SPACES PER 3+ BEDROOMS UNITS
REQUIRED PARKING (REDUCED):	94
REQUESTING 20% REDUCTION IN ENTRY CORRIDOR	
PROPOSED ON-SITE PARKING:	97
HANDICAP PARKING:	13 (4 VAN ACCESSIBLE)
FRONT SETBACK:	40'
SIDE YARD:	30'
REAR YARD:	30'
OPEN SPACE/FOOTPRINT REQUIRED	
- MAXIMUM ALLOWABLE FOOTPRINT:	40,000 SF
- PROPOSED FOOTPRINT:	±31,900 SF
- REQUIRED MINIMUM OPEN SPACE:	60% (121,271 SF)
- PROPOSED OPEN SPACE:	60% (121,271 SF)
- PROPOSED ASPHALT AREA:	±49,000 SF
- PROPOSED SIDEWALK AREA:	±4,400 SF
- REQUIRED MINIMUM COMMON OPEN SPACE:	39,000 SF
(500 SF PER UNIT WITH 78 UNITS TOTAL)	
PROPOSED COMMON OPEN SPACE:	39,000 SF
(HATCHED AREA INDICATED COMMON OPEN SPACE)	

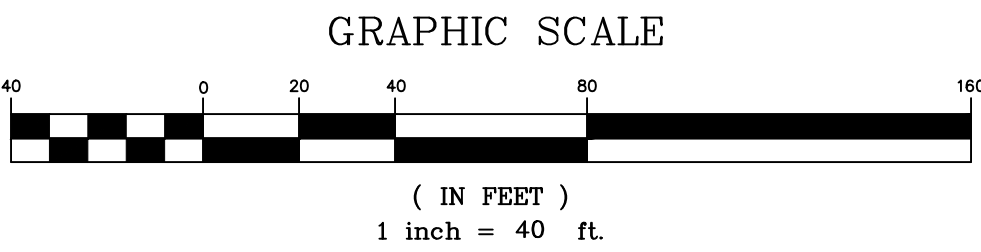
DEVELOPMENT SUMMARY

- DEVELOPMENT NOTES:**  
**COMMON OPEN SPACE**  
1. DOCUMENTATION SHALL BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL FOR ONGOING MAINTENANCE OF COMMON FACILITIES.
- STORMWATER MANAGEMENT**  
1. STORMWATER APPROVAL FROM THE CITY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL.
2. EROSION CONTROL APPROVAL IS REQUIRED FROM HENDERSON COUNTY PRIOR TO FINAL SITE PLAN APPROVAL.
- MISCELLANEOUS NOTES**  
1. PROPOSED PROJECT TO BE CONSTRUCTED IN ONE PHASE.



PINS:	9670708864 9670708607 9670706498
DEED BOOK & PAGE:	1029 - 3 3191 - 448 1023 - 599
TOTAL SITE ACREAGE:	±4.64 AC
CURRENT ZONING:	HMU
EXISTING USE:	SINGLE-FAMILY
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED DENSITY:	78 UNITS
REQUIRED PARKING:	78
-1 SPACE PER UNIT	
PROPOSED ON-SITE PARKING:	97
FRONT SETBACK:	40'
SIDE YARD:	30'
REAR YARD:	50'
NO BUFFERS SHALL BE REQUIRED PER CITY OF HENDERSONVILLE UDO SECTION 15-6 TABLE OF DUFFER REQUIREMENTS.	

DEVELOPMENT SUMMARY



**Mc<sup>2</sup>**  
**ENGINEERING**

Mc<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.9797

PROPOSED DEVELOPMENT:  
**WHITE PINE VILLAS**  
CHIMNEY ROCK ROAD  
HENDERSONVILLE, NC

DEVELOPED BY:  
**BROADCAST  
CONSTRUCTION &  
DEVELOPMENT, INC.**  
195 ROCKBRIDGE ROAD  
MILLS RIVER, NC 28759

SCHEMATIC  
SITE PLAN

	REVISIONS

CAD FILE:	20-004 BASE.DWG
PROJECT NO.:	20-004
DESIGNED BY:	JDM
DATE:	JANUARY 14, 2021

SP3.0



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## BUFFER YARD REQUIREMENTS

BASED ON CODE OF ORDINANCES CITY OF  
HENDERSONVILLE, NC - SECTION 15-6: BUFFERYARDS  
TABLE OF BUFFER REQUIREMENTS

- PROPOSED LAND USE
  - RESIDENTIAL DWELLING,
  - MULTI-FAMILY - PRD
- ADJACENT LAND USE
  - NE PROPERTY -
  - TELECOMMUNICATIONS TOWER
  - C3 COMMERCIAL
  - (NO BUFFERYARD REQUIRED)
  - SE ADJACENT PROPERTY-  
CHURCH (R20 RESIDENTIAL)
  - (NO BUFFERYARD REQUIRED)
  - ALL OTHER ADJACENT LAND  
USE ABUTS ROADWAYS

## PARKING LANDSCAPE REQUIREMENTS

BASED ON CODE OF ORDINANCES CITY OF  
HENDERSONVILLE, NC - SECTION 15-9: LANDSCAPING  
FOR VEHICULAR USE AREAS

### A) PERIMETER AND INTERIOR PLANTINGS

- 1 TREE AND 2 SHRUBS PER 4,000 SQ. FT. OF  
VEHICULAR USE AREA
- AT LEAST 75% OF THE REQUIRED PARKING LOT  
TREES MUST BE BROADLEAF CANOPY TREES.
- TOTAL VEHICULAR USE AREA - 75,009 SF
  - 75,435 SF / 4,000 SF = 19 TREES REQUIRED
  - 38 SHRUBS REQUIRED
  - 20 CANOPY TREES PROVIDED 100%
  - 0 NON-CANOPY TREES PROVIDED 0%
  - 19 TOTAL TREES PROVIDED
  - 59 SHRUBS PROVIDED

### B) PLANTING STRIPS

- WHEN A VEHICULAR USE AREA LOT IS LOCATED  
WITHIN 100 FEET OF AN ABUTTING PROPERTY AND  
NO BUFFERYARD IS REQUIRED, A PLANTING STRIP  
WHICH IS A MINIMUM OF FIVE FEET WIDE SHALL BE  
PLANTED BETWEEN THE VEHICULAR USE AREA AND  
THE ABUTTING PROPERTY.
- ONE LARGE EVERGREEN OR DECIDUOUS TREE  
AND FIVE EVERGREEN OR DECIDUOUS SHRUBS  
SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF  
PROPERTY LINE THAT PARALLELS THE VEHICULAR  
USE AREA.
- TOTAL LF OF ADJACENT PROPERTY - 269 LF
  - 269 LF / 40 LF = 7 LARGE TREES REQUIRED
  - 34 SHRUBS REQUIRED
  - 8 LARGE TREES PROVIDED
  - 34 SHRUBS PROVIDED

### C) BUFFERING FROM STREET

- VEHICULAR USE AREAS GREATER THAN 4,000 FT<sup>2</sup>  
ANY PORTION OF WHICH IS LOCATED WITHIN 50  
FEET OF THE RIGHT-OF-WAY OF A STREET MUST BE  
BUFFERED FROM THE STREET.
- THE BUFFER SHALL BE AT LEAST THREE FEET HIGH AT  
MATURITY AND CAN CONSIST OF PLANT MATERIAL  
ALONE.
- A VEGETATIVE BUFFER SHALL CONSIST OF AT LEAST  
ONE EVERGREEN OR DECIDUOUS SHRUB PLANTED  
FOR EVERY FIVE LINEAR FEET OF BUFFER REQUIRED.
- TOTAL LF OF ADJACENT PROPERTY - 72 LF
  - 72 LF / 5 LF = 15 SHRUBS REQUIRED
  - 15 SHRUBS PROVIDED

## 1 LANDSCAPE PLAN

SCALE: 1"=50'

### PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ACE OCG	6	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	B & B	2" CAL.	6' MIN.
COR R57	12	CORNUS X 'RUTCAN' TM / CONSTELLATION FLOWERING DOGWOOD	15 GAL		6' MIN.
CRY RA2	3	CRYPTOMERIA JAPONICA 'RADICANS' / RADICANS CRYPTOMERIA	15 GAL		6' MIN.
JUN BUR	3	JUNIPERUS VIRGINIANA 'BURKI' / BURKI RED CEDAR	15 GAL	2" CAL.	6' MIN.
QUE TLA	8	QUERCUS NUTTALLI 'ONSTIC' TM / ESP. PLANADE NUTTALL OAK	B & B	2" CAL.	6' MIN.
THU EME	12	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	7 GAL		
ULM PRI	8	ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM	B & B	2" CAL.	
ULM CKV	6	ULMUS PARVIFOLIA 'SMALL FRYE' / 'SMALL FRYE'	B & B	2" CAL.	
VIT SHO	12	VITEX AGNUS-CASTUS 'SHOAL CREEK' / SHOAL CREEK CHASTE TREE	7 GAL		6' MIN.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
ABE LIR	60	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD ABELIA	3 GAL		
AZA A16	98	AZALEA X 'ROBLED' TM / AUTUMN CHIFFON ENCORE AZALEA	3 GAL		
CAM THE	12	CAMELLIA JAPONICA 'WHITE BY THE GATE' / WHITE BY THE GATE CAMELLIA	7 GAL		
CEP FAS	72	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' / COLUMNAR PLUM YEW	3 GAL		
CHA DWIH	24	CHAMAECYPARIS OBTUSA 'DWARF HINOKI' / DWARF HINOKI FALSE CYPRESS	5 GAL		
DIS MYR	116	DISTYLIUM MYRICOIDES 'BLUE LEAF ISU	3 GAL		
HYD LI2	28	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	3 GAL		
ILE CA2	119	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL		
ILE BUR	23	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL	18" HT. MIN.	
ILE SCH	143	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY	3 GAL	18" HT. MIN.	
LIR BI2	230	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		
NAN GUL	61	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO	5 GAL		
PAN SHE	12	PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	3 GAL		
TER HLE	86	TERNSTROEMIA GYMNANTHERA 'BLT G01' TM / MONTAGUE CLEYERA	5 GAL		
THU DEG	26	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE	7 GAL		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
CYN DAC	155,045 SF	CYNODON DACTYLON '419' / 419 HYBRID BERMUDA GRASS	SOD		
EUO FOR	1,090	EUONYMUS FORTUNEI / WINTERCREEPER	4" POT		

### REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	STEEL EDGING	145 LF	
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	269.53 CY	
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	TAN CREEK STONE - 3-4" SIZE (WITH FILTER FABRIC)	16.33 CY	

### PLANTING NOTES:

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
- PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. PULL MULCH BACK 6 IN. FROM ROOT FLARE.
- TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.
- TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED. DETAILS ARE PROVIDED ON THIS SHEET.
- CONTRACTOR SHALL TEST SOIL pH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- ALL PLANT BEDS TO RECEIVE 3" DEEP HARDWOOD MULCH, PULLED 6" AWAY FROM THE TRUNK.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PREEMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- ALL TREES MUST BE TESTED FOR pH AND AMENDED PRIOR TO INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE.
- ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.
- CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
- BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED. CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- TURF GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOD BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL. SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRASH, AND CLODS OVER ENTIRE AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL AT THE END FOR THE ESTABLISHED PERIOD.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 12 MONTHS ESTABLISHMENT PERIOD FOLLOWING DATE OF COMPLETED CONSTRUCTION.

### IRRIGATION NOTES

THE CONTRACTOR TO PROVIDE AN IRRIGATION SYSTEM THAT CONFORMS TO THE FOLLOWING STANDARDS AND THE ACCOMPANYING SPECIFICATIONS.

#### THE CONTRACTOR SHALL:

- CONTRACTOR SHALL PROVIDE AN IRRIGATION LAYOUT PLAN FOR OWNER APPROVAL BEFORE CONSTRUCTION.
  - 1 SET OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY OWNER.
  - ENSURE ALL LANDSCAPE PLANTING AREAS ARE DRIP IRRIGATED.
  - PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
  - PROVIDE APPROVED BACKFLOW PREVENTER AND COORDINATE THE INSTALLATION OF 1" METER SERVICE FOR IRRIGATION SYSTEM UNLESS OTHERWISE PROVIDED BY THE G.C..
  - PROVIDE AUTOMATIC TIMER CONTROL AND RELATED ITEMS SUCH AS RAIN/FREEZE SENSOR AS SPECIFIED.
  - ENSURE THAT ALL TRENCHING IS OUTSIDE OF TREE DRIP LINE IF POSSIBLE AND NO ROCKS, DEBRIS OR SHARP OBJECTS SHALL BE BACKFILLED IN THE TRENCH.
  - FLUSH ALL PIPING PRIOR TO INSTALLATION OF SPRINKLERS.
  - COORDINATE THE LOCATION AND INSTALL ALL IRRIGATION SLEEVES UNDER ALL PAVEMENT PRIOR TO PAVING (MIN. SCHEDULE 40, 4" SLEEVE).
  - REVIEW AND FAMILIARIZE A REPRESENTATIVE OF THE OWNER WITH ALL SETTINGS AND FEATURES OF THE IRRIGATION SYSTEM. ALL DOCUMENTATION SUCH AS MANUALS SHALL BE PROVIDED TO THE OWNER AT THIS TIME.
  - PROVIDE A 1 YEAR WARRANTY OF PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZING AND FOLLOWING STARTUP AS REQUIRED BY LOCATION.
  - CLEAN UP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM BY THE OWNER.
- THE IRRIGATION SYSTEM SHALL:
- PROVIDE 100% COVERAGE OF ALL NEW PLANT BEDS & SOD AREAS.
  - HAVE ALL VALVES LOCATED IN PLANTED BEDS IF POSSIBLE.
  - HAVE A MINIMUM OF 18" OF COVER ON ALL MAINLINES AND A MINIMUM OF 12" OF COVER ON ALL LATERALS.
  - SHALL NOT HAVE ANY SPRAY HEADS OR PIPING IN SCOOT RIGHTS OF WAY.

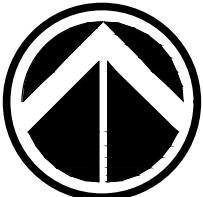
LANDSCAPE ARCHITECT:  
The LandArt Design Group, Inc.  
P.O. Box 3161  
Spartanburg, SC 29304  
Phone: (864) 585-7500  
Fax: (864) 585-3808  
Tipton Pitts, ASLA  
tip@landartdesigngroup.com

**LANDART**  
landscape architecture

LandArtDesignGroup.com



Know what's below.  
Call before you dig.



0 50 100 150 feet  
SCALE: 1" = 50'

## OVERALL LANDSCAPE PLAN

SHEET

L1

OF 2

DUNCAN TERRACE APARTMENTS  
DUNCAN HILL ROAD AND SIGNAL HILL ROAD  
CITY OF HENDERSONVILLE, NORTH CAROLINA

**LANDART**  
landscape architecture

641 E Main St., Spartanburg, SC 29302  
phone 864.585.7500 / fax 864.585.3808  
LandArtDesignGroup.com / info@landartdesigngroup.com

SHEET TITLE:  
OVERALL LANDSCAPE  
PLAN

JOB #:

19012-00

DATE:

02/28/22

DRAWN:

BB

APPROVED:

TP

REVISIONS:

1. REV PER CIVIL CHANGES 02/28/22

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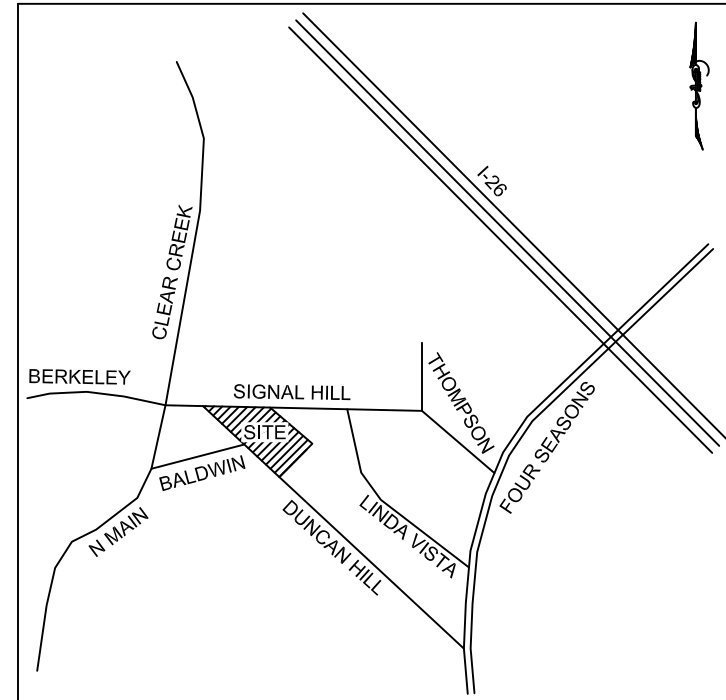
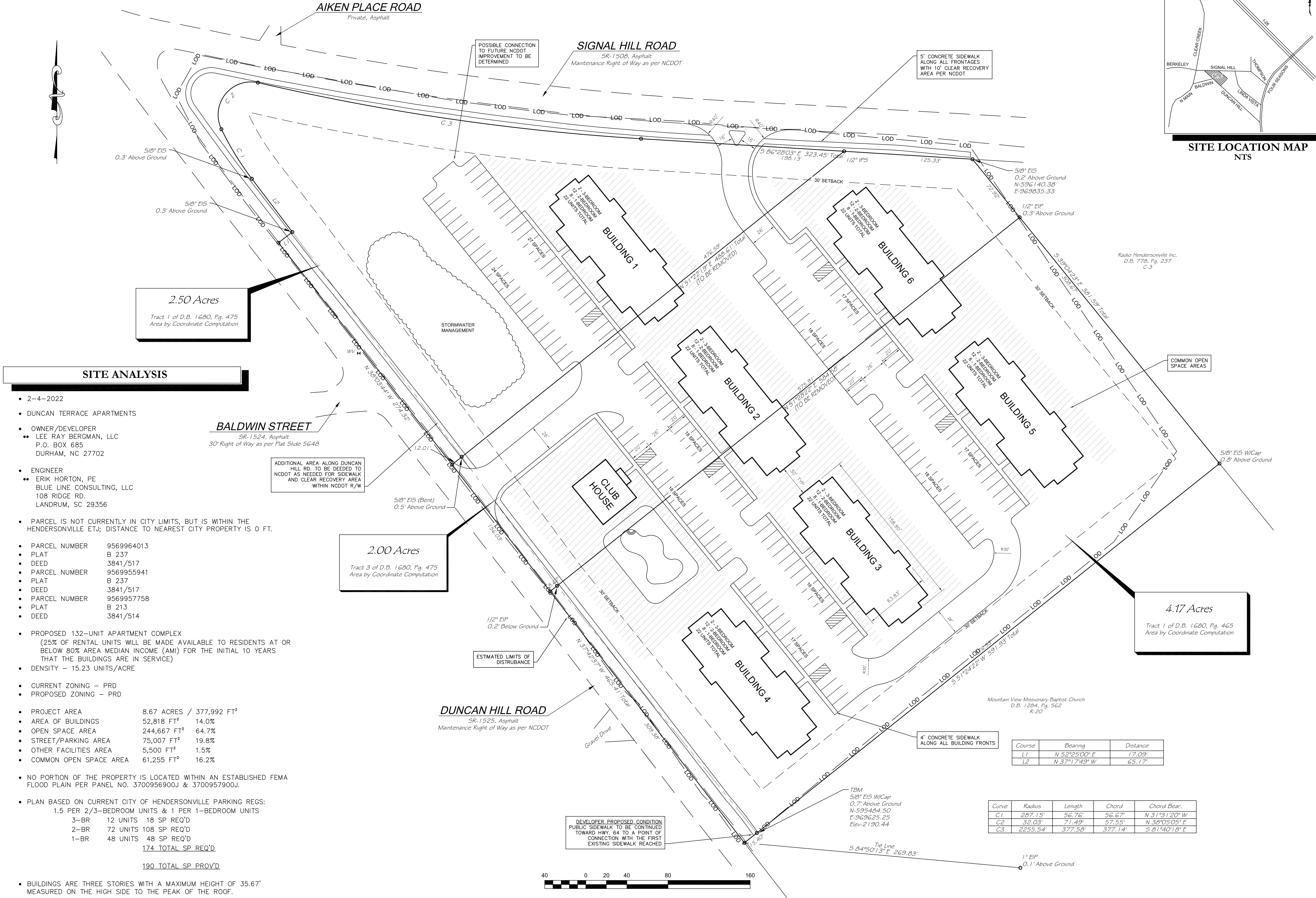
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SITE ANALYSIS

- 2-4-2022
- DUNCAN TERRACE APARTMENTS
- OWNER/DEVELOPER
  - LEE RAY BERGMAN, LLC
  - P.O. BOX 685
  - DURHAM, NC 27702
- ENGINEER
  - ERIK HORTON, PE
  - BLUE LINE CONSULTING, LLC
  - 108 RIDGE RD.
  - LANDRUM, SC 29356
- PARCEL IS NOT CURRENTLY IN CITY LIMITS, BUT IS WITHIN THE HENDERSONVILLE ETJ; DISTANCE TO NEAREST CITY PROPERTY IS 0 FT.
- PARCEL NUMBER 9569964013
- PLAT B 237
- DEED 3841/517
- PARCEL NUMBER 9569955941
- PLAT B 237
- DEED 3841/517
- PARCEL NUMBER 9569957758
- PLAT B 213
- DEED 3841/514
- PROPOSED 132-UNIT APARTMENT COMPLEX (25% OF RENTAL UNITS WILL BE MADE AVAILABLE TO RESIDENTS AT OR BELOW 80% AREA MEDIAN INCOME (AMI) FOR THE INITIAL 10 YEARS THAT THE BUILDINGS ARE IN SERVICE)
- DENSITY - 15.23 UNITS/ACRE
- CURRENT ZONING - PRD
- PROPOSED ZONING - PRD
- PROJECT AREA 8.67 ACRES / 377,992 FT²
- AREA OF BUILDINGS 52,818 FT² 14.0%
- OPEN SPACE AREA 244,667 FT² 64.7%
- STREET/PARKING AREA 75,007 FT² 19.8%
- OTHER FACILITIES AREA 5,500 FT² 1.5%
- COMMON OPEN SPACE AREA 61,255 FT² 16.2%
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700956900J & 3700957900J.
- PLAN BASED ON CURRENT CITY OF HENDERSONVILLE PARKING REGS:
  - 1.5 PER 2/3-BEDROOM UNITS & 1 PER 1-BEDROOM UNITS
  - 3-BR 12 UNITS 18 SP REQ'D
  - 2-BR 72 UNITS 108 SP REQ'D
  - 1-BR 48 UNITS 48 SP REQ'D
  - 174 TOTAL SP REQ'D
  - 190 TOTAL SP PROV'D
- BUILDINGS ARE THREE STORIES WITH A MAXIMUM HEIGHT OF 35.67' MEASURED ON THE HIGH SIDE TO THE PEAK OF THE ROOF.

BLUE LINE CONSULTING, LLC

108 RIDGE RD.  
LANDRUM, SC 29356  
(864) 884-2158

NO.	DATE	REVISION
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Duncan Terrace Apartments

Hendersonville, North Carolina

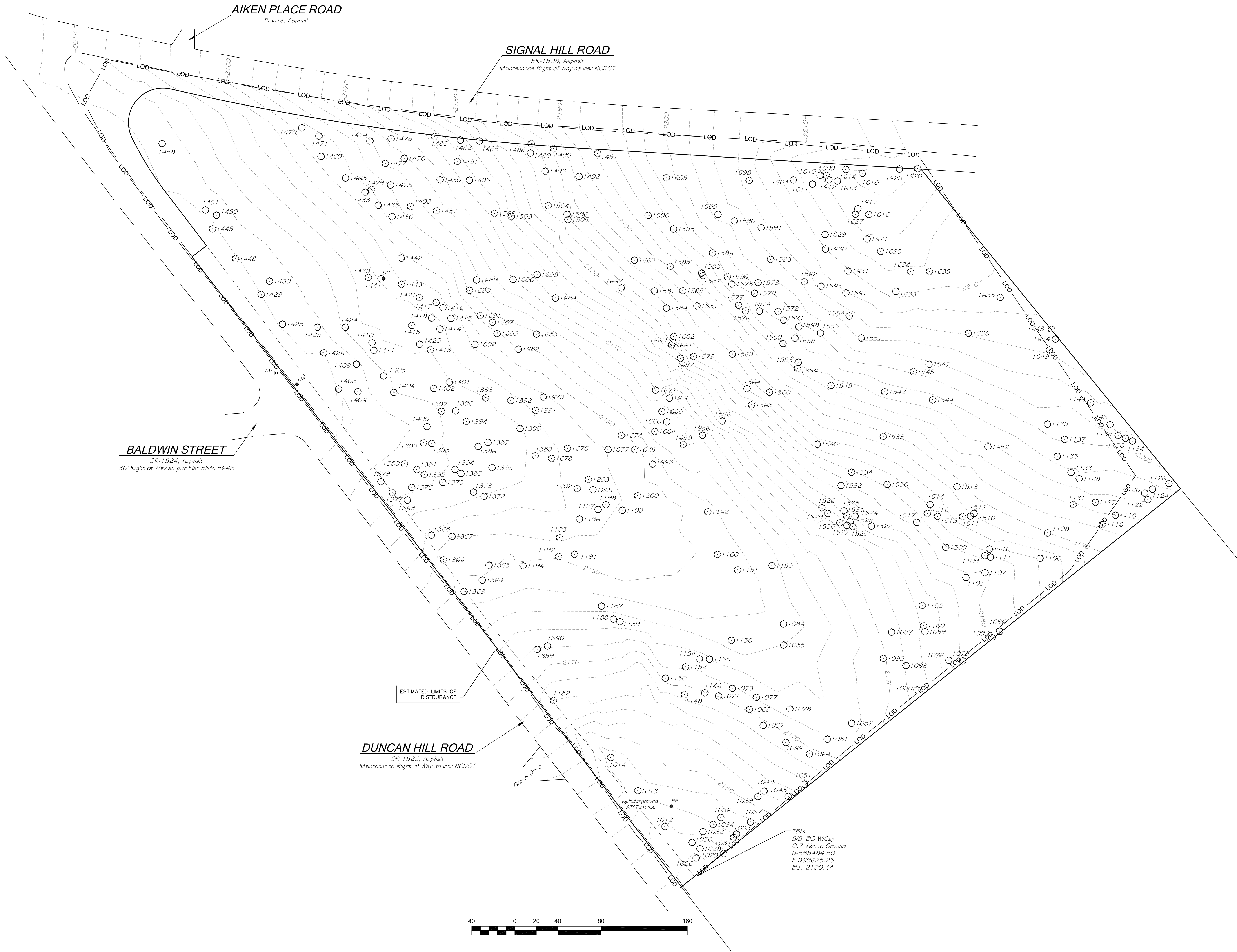
Site Plan

1"=40' PROJECT NO. 21036

DRAWN: MEH SHEET NO.

DATE: 3-4-2022

CV-1



ESTIMATED LIMITS OF  
DISTURBANCE

**DUNCAN HILL ROAD**  
SR-1525, Asphalt  
Maintenance Right of Way as per NCDOT

**BALDWIN STREET**  
SR-1524, Asphalt  
30' Right of Way as per Plat Slide 5648

**AIKEN PLACE ROAD**  
Private, Asphalt

**SIGNAL HILL ROAD**  
SR-1508, Asphalt  
Maintenance Right of Way as per NCDOT

TBM  
5/8" DIS W/Cap  
0.7' Above Ground  
N-595484.50  
E-969625.25  
Elev-2190.44

Underground  
AT&T marker

Gravel Drive



Item H.  
CORPORATE SEAL

ENGINEER SEAL

**BLUE LINE**  
CONSULTING, LLC

108 RIDGE RD.  
LANDRUM, SC 29356  
(864) 884-2158

NO.	DATE	REVISION
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PROJECT:

**Duncan Terrace  
Apartments**  
Hendersonville, North Carolina

SHEET TITLE:

**Tree Plan**

SCALE: 1"=40'

PROJECT NO. 21038

DRAWN: MEH

SHEET NO. 2-4-2022

DATE:

CV-3

22

Point	Description
1012	12" Maple
1013	36" Maple
1014	32" Maple
1026	30" OAK
1028	20" PINE
1029	14" OAK
1030	14" OAK
1031	12" PINE
1032	16" OAK
1033	10" PINE
1034	10" PINE
1036	16" PINE
1037	24" OAK
1039	12" PINE
1040	12" PINE
1048	16" OAK + 10" LOCUST
1051	12" PINE
1064	10" PINE
1066	18" POPLAR
1067	16" OAK
1069	18" OAK
1071	18" OAK
1073	10" LOCUST
1076	20" PINE
1077	10" HICKORY
1078	10" HICKORY
1079	22" OAK
1081	10" POPLAR
1082	12" + 10" POPLAR
1085	30" OAK
1086	14" PINE
1090	10" POPLAR
1093	10" POPLAR
1094	12" MAPLE
1095	10" POPLAR
1096	10" POPLAR
1097	10" MAPLE
1099	30" PINE
1100	30" PINE
1102	14" POPLAR
1105	30" OAK
1106	22" OAK
1107	10" + 20" MAPLE
1108	18" POPLAR x 3
1109	26" OAK
1110	20" PINE
1111	12" BEECH x 2
1116	14" OAK
1118	30" OAK
1120	24" OAK
1122	22" OAK
1124	24" MAPLE
1126	34" PINE + 30" OAK
1127	10" PINE
1128	10" PINE
1131	10" PINE
1133	10" PINE

1134	22" OAK
1135	10" PINE
1136	40" OAK
1137	14" PINE
1138	24" OAK
1139	14" PINE
1143	42" + 22" OAK
1144	30" OAK
1146	10" POPLAR
1148	10" OAK
1150	12" OAK
1151	10" POP
1152	20" POP
1154	12" HICKORY
1155	10" HICKORY
1156	10" POPLAR
1158	10" PINE
1160	10" POPLAR
1162	10" POPLAR
1182	22" POPLAR
1187	16" + 10" MAPLE
1188	16" OAK x 2
1189	10" HICKORY
1191	10" OAK
1192	22" OAK
1193	18" OAK
1194	10" POPLAR
1196	22" POPLAR
1197	26" + 14" MAPLE x 2
1198	10" HICKORY
1199	10" OAK
1200	10" POPLAR
1201	10" OAK
1202	12" BIRCH
1203	12" HICKORY
1359	10" OAK x 2
1360	14" OAK
1363	26" OAK
1364	10" POPLAR
1365	8" OAK
1366	40" OAK
1367	20" CEDAR
1368	36" OAK
1369	10" OAK
1372	12" HICKORY
1373	10" HICKORY
1375	12" HICKORY
1376	10" OAK
1377	10" OAK
1379	10" OAK x 2
1380	40" PINE
1381	10" OAK
1382	10" OAK
1383	10" HICKORY
1384	10" OAK
1385	10" POPLAR x 2
1386	10" MAPLE
1387	10" POPLAR
1389	8" POPLAR

Point	Description
1390	8" POPLAR
1391	14" HICKORY
1392	16" HICKORY
1393	16" HICKORY
1394	12" HICKORY
1396	16" HICKORY / 12" HICKORY
1397	8" OAK
1398	16" OAK
1399	40" PINE
1400	10" PINE
1401	14" OAK
1402	22" OAK
1404	16" POPLAR
1405	48" OAK
1406	24" HOLLY
1408	12" CEDAR
1409	8" HICKORY
1410	16" HICKORY
1411	14" CEDAR
1413	10" OAK
1414	10" OAK
1415	18" OAK
1416	14" OAK / 10" OAK
1417	8" BIRCH
1418	16" OAK
1419	14" HICKORY
1420	16" OAK
1421	10" OAK x 2
1424	20" OAK
1425	36" PINE
1426	8" OAK
1428	10" OAK
1429	8" OAK
1430	8" OAK
1433	14" OAK x 2
1435	16" HICKORY
1436	14" OAK
1439	16" HICKORY
1441	8" PINE
1442	8" OAK
1443	16" OAK / 12" OAK
1448	8" OAK
1449	6" POPLAR
1450	8" OAK
1451	OAK CLUSTER
1458	OAK CLUSTER
1468	14" HICKORY
1469	10" OAK x 2
1470	12" OAK
1471	10" OAK
1474	22" POPLAR
1475	40" OAK
1476	8" OAK
1477	10" HICKORY
1478	16" OAK
1479	12" POPLAR / 12" OAK
1480	12" POPLAR

1481	10" HICKORY
1482	12" POPLAR / 12" POPLAR
1483	POPLAR CLUSTER
1485	POPLAR CLUSTER
1488	MAPLE CLUSTER
1489	10" HICKORY
1490	10" POPLAR x 2
1491	12" POPLAR
1492	14" POPLAR
1493	10" OAK
1495	16" OAK
1497	10" HICKORY
1499	12" OAK
1502	10" OAK
1503	10" HICKORY
1504	14" POPLAR
1505	8" POPLAR
1506	10" HICKORY
1509	30" MAPLE
1510	14" POPLAR
1511	10" POPLAR
1512	10" PINE / 12" PINE
1513	10" LOCUST
1514	12" PINE
1515	10" POPLAR
1516	10" POPLAR
1517	10" POPLAR
1522	40" PINE
1524	12" OAK
1525	20" OAK
1526	20" OAK x 3
1527	18" OAK
1528	10" POPLAR
1529	20" OAK
1530	30" OAK
1531	20" OAK
1532	10" BIRCH
1534	14" POPLAR
1535	20" OAK
1536	10" PINE
1539	10" PINE
1540	36" PINE
1542	22" OAK
1544	14" PINE
1547	14" PINE
1548	22" OAK
1549	14" PINE
1553	34" PINE
1554	14" PINE
1555	8" PINE
1556	26" OAK
1557	22" OAK
1558	10" OAK
1559	18" HOLLY
1560	36" PINE
1561	20" OAK
1562	8" OAK x 2
1563	16" PINE
1564	20" PINE

Point	Description
1564	20" PINE
1565	20" POPLAR
1566	22" OAK
1568	8" OAK
1569	24" PINE / 22" PINE
1570	10" POPLAR
1571	18" PINE
1572	12" HOLLY
1573	12" POPLAR
1574	18" PINE
1576	10" PINE
1577	10" POPLAR
1578	10" OAK
1579	24" PINE
1580	16" PINE
1581	14" PINE
1582	24" POPLAR
1583	16" OAK
1584	20" PINE
1585	12" PINE
1586	12" PINE x 2
1587	36" PINE x2
1588	36" OAK x2
1589	12" PINE
1590	10" OAK
1591	10" OAK
1593	10" OAK
1595	48" OAK
1596	12" POPLAR
1598	36" OAK
1604	10" OAK
1605	14" OAK
1609	10" MAPLE
1610	10" MAPLE
1611	10" OAK
1612	12" OAK
1613	10" OAK
1614	10" OAK
1616	10" OAK
1617	10" BIRCH
1618	20" PINE
1620	10" OAK
1621	10" BIRCH
1623	10" OAK
1625	10" BIRCH
1627	14" PINE / 10" BIRCH
1629	10" PINE
1630	10" OAK
1631	10" MAPLE
1633	24" OAK
1634	12" PINE / 12" OAK
1635	12" OAK
1636	10" POPLAR
1638	10" PINE / 10" PINE
1643	24" OAK
1649	HOLLY CLUSTER
1652	12" POPLAR

1654	24" OAK
1656	10POPLAR x 2
1657	24" PINE
1658	26" PINE
1660	18" PINE
1661	18" PINE
1662	20" PINE
1663	30" POPLAR
1664	10" MAPLE
1666	14" PINE
1667	8" POPLAR x 2
1668	10" OAK / 20" OAK
1669	10" MAPLE
1670	10" POPLAR
1671	14" OAK
1674	16" MAPLE
1675	16" MAPLE x 3
1676	10" OAK
1677	10" POPLAR
1678	12" BIRCH
1679	10" OAK
1682	20" OAK
1683	14" POPLAR
1684	10" PINE
1685	12" OAK
1686	10" HICKORY
1687	12" POPLAR
1688	10" POPLAR
1689	14" MAPLECLUSTER
1690	16" OAK
1691	12" MAPLECLUSTER
1692	14" HICKORY

CV-4

Tree Schedule

1"=40' PROJECT NO. 21038  
DRAWN: MEH SHEET NO. 2-4-2022

PROJECT: Duncan Terrace Apartments  
Hendersonville, North Carolina

REVISION

NO.

DATE

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BLUE LINE CONSULTING, LLC

108 RIDGE RD.  
LANDRUM, SC 29356  
(864) 884-2158

ENGINEER SEAL

Item H.  
CORPORATE SEAL







	<b>Budget Date</b>	<b>Transaction</b>	<b>Reserved Transaction Amount</b>
Four Seasons Blvd Mowing	7/7/21	8277	1,400.00USD
Four Seasons Blvd Mowing	8/3/21	8378	1,850.00USD
Four Seasons Blvd Mowing	10/5/21	8628	1,400.00USD
Kelsey Jarvis - Pollinator Bed Maint.	8/30/21	083021	245.00USD
Kelsey Jarvis - Pollinator Bed Maint.	12/1/21	120121	437.50USD
Tree Purchase - BB Barnes	8/25/21	TXN00052099	179.98USD
Tree Purchase - BB Barnes	9/15/21	TXN00052411	1,034.87USD
Bags of Mulch for NeighborWoods	10/8/21	TXN00052702	98.90USD
Bags of Mulch for NeighborWoods	10/18/21	TXN00052799	16.65USD
PR Services - MJP	9/21/21	092121	183.75USD
PR Services - MJP	11/17/21	110921	463.75USD
PR Services - MJP	1/5/22	010422	210.00USD
PR Services - MJP	3/9/22		726.25USD
Tree Pruning Bearcat Blvd - MM	9/17/21	2113	150.00USD
Environmental Education Alliance - ESB	10/9/21	100921	435.00USD
Arbor Day Membership	11/8/21	TXN00052969	20.00USD
Bill Leatherwood - Bearcat Loop Trees	12/28/21	376	2,475.00USD
Flagstone for Bee Mural Pollinator Bed	1/12/22	211129TB	45.33USD

<b>Reservation Category</b>	<b>Reserved</b>
Payables expenditures	1,400.00
Payables expenditures	1,850.00
Payables expenditures	1,400.00
	<b>4,650.00</b>
Payables expenditures	245.00
Payables expenditures	437.50
	<b>682.50</b>
Payables expenditures	179.98
Payables expenditures	1,034.87
Payables expenditures	98.90
Payables expenditures	16.65
	<b>1,330.40</b>
Payables expenditures	183.75
Payables expenditures	463.75
Payables expenditures	210.00
	726.25
	<b>1,583.75</b>
Payables expenditures	150.00
	<b>150.00</b>
Payables expenditures	435.00
	<b>435.00</b>
Payables expenditures	20.00
	<b>20.00</b>
Payables expenditures	2,475.00
	<b>2,475.00</b>
Payables expenditures	45.33
	<b>45.33</b>
Total Spent	11,371.98
Tree Board Budget	43,250.00
Balance Remaining	31,878.02