



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

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. January 26, 2022 Minutes

4. NEW BUSINESS

A. Public Relations Update - Mary Jo Padgett

B. Bee City Update - Patrice German

C. Earth Care Ministry - Richard Bobb

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

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

F. Collaboration with Environmental & Sustainability Board - Glenn Lange

G. Possible Tree & Shrub Planting on Greenway

5. OLD BUSINESS

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

B. NeighborWoods

C. Pollinator Bed Traffic Island Four Seasons Boulevard

6. OTHER BUSINESS

A. Utility Update

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

C. 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 - ZOOM MEETING

Zoom Meeting
Wednesday, January 26, 2022 – 2:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order at 2:13 p.m.

2. APPROVAL OF AGENDA

The agenda was amended to remove items 5A, 5E, 6A, 6B, 6C, 6D, 7A and 7C. Motion by Mark Madsen, roll call vote. Mark Madsen – aye, Glenn Lange – Aye, Mary Davis - aye, Pat Christie – Aye, Landon Justice – aye, Mac Brackett – aye.

(Andy Crawford – absent)

3. APPROVAL OF MINUTES

A. Consideration of the December 21, 2021 Minutes and of the December 28, 2021 Special Zoom Meeting

Motion to approve by Pat Christie. Roll Call Vote; Pat Christie – aye, Mark Madsen – aye, Glenn Lange – aye, Mary Davis – aye, Landon Justice – aye, Mac Brackett – aye.

5. NEW BUSINESS

~~A. Public Relations Update – Mary Jo Padgett~~

B. Conditional Zoning District - Washburn Tract Apartments/Single Family

Motion by Glenn Lange.

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 Tree Board's assessment that this tract contains an important and sensitive natural area, one of the few major wetland habitats remaining in Hendersonville and the tract lies adjacent to the Bat Fork Bog, a state designated Natural Heritage Area, the Tree Board recommends the following development conditions be placed on this property:

Provide and implement a vegetative planting plan developed by a landscape architect and approved by staff to vegetate between all built areas/impervious surfaces, and the entire required buffer line along the wetland with diverse and appropriate species of native upland and wetland trees, native shrubs and other native perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) to enhance wildlife habitat, increase tree canopy, assist in stormwater filtering of pollution from built areas and slow down and infiltrate stormwater runoff from the site. No turf grasses can be used in this area and invasive plants (as listed in the city's

Recommended Landscape Species List for Street Trees and Land Development Projects) must be removed. The developer shall protect the trees that they have proposed to save in accordance with Section 15-4 Existing Vegetation of the Zoning Ordinance; the developer should eliminate all parking spaces above the minimum required number of spaces in order to maximize open space and preserve as many large mature trees as possible; and implement a minimum 25 foot Type C Buffer without any walls, fences or berms (defined in Zoning Code Section 15-6 [c]) in all areas where the apartments bordering R-15 residential zoned properties to increase tree canopy, wildlife habitat, and provide additional buffering for existing residential areas. Existing non-invasive trees and shrubs should remain and can contribute to this buffer. Furthermore, we recommend that Lots 7, 8, 9, and 10 be utilized as open space in order to preserve the large mature Oak Trees.

Roll call vote: Glenn Lange – aye, Pat Christie – aye, Landon Justice – aye, Mary Davis – aye, Mark Madsen – aye, Mac Brackett – aye.

C. Conditional Zoning District - Greenville Highway Apartments

Motion by Landon Justice.

The Tree Board recommends the developer protect the trees along the edge of the parking lots and the stream according to Article XV, Section 15-4(C) of the Zoning Ordinance.

Roll Call Vote; Landon Justice – aye, Pat Christie – aye, Glenn Lange – aye, Mark Madsen – aye, Mary Davis – aye, Mac Brackett – aye.

D. Conditional Zoning District - Honda Motorsports

Motion by Mary Davis.

Based on the following city code documents: Division 1, Article IV - Trees and Shrubs of the Municipal code, Section 46 -116 and Section 46-117; Zoning Code Article XV Buffering, Screening, and Landscaping, 15-1 a, b, c, d and 15-4 a; Vision Statement for Natural and Environmental Resources; and Comprehensive plan goal NR-1, strategy 1.2 and Goal NR-2.3

Recommending natural vegetation be retained on slope outside the disturbance and appropriate native grasses and herbaceous plants be planted beyond the impermeable parking surface, and down to and around the retaining pond. Recommend replanting of trees, shrubs, grasses, and herbaceous plants in the slope area, to be disturbed, just north of retaining pond. This will provide a buffer and filter as well as decrease erosion and water runoff. It can provide a transition to abutting property as well as additional future cover. Recommending no turf grasses to be used.

Roll Call Vote; Mary Davis – aye, Landon Justice – aye, Mark Madsen – aye, Glenn Lange – aye, Pat Christie – aye, Mac Brackett – aye.

~~E. Collaboration with Environmental & Sustainability Board~~

6. OLD BUSINESS

~~A. Changes to the City Ordinance/Zoning Concerning Trees – Glenn Lange~~

~~B. NeighborWoods~~

~~C. Pollinator Bed Traffic Island Four Seasons Blvd~~

~~D. Bee City Update~~**7. OTHER BUSINESS**~~A. Utility Update~~**B. Proposed Tree Board Budget for 2022/2023:**

HWY 64 Maintenance - \$15,000

Tree Replacement & Supplies - \$1,500

Arborists Services - \$2,000

Publicity - \$3,000

Arbor Day - \$250

NeighborWoods - \$4,000

Maintenance of Pollinator Beds at Hands on Museum and Bearcat Loop - \$5,000

Pollinator Bed on Four Seasons Boulevard - \$17,500

Maintenance of Pollinator Bed on Four Seasons Boulevard - \$5,000

Landscape Plan for Greenway Trail - \$2,500

Total Request - \$55,750

Motion to approve by Glenn Lange.

Roll call vote; Glenn Lange – aye, Pat Christie – aye, Mark Madsen – aye, Landon Justice – aye, Mary Davis – aye, Mac Brackett – aye.

~~C. Staff Comments~~**8. ADJOURNMENT**

The meeting was adjourned at 4:40 p.m.

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CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** February 15, 2021

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Southgate Apartments (P21-62-CZD)
– Matthew Manley, AICP – Planning Manager

***SUMMARY:** This project came before the Tree Board previously on November 16, 2021. A motion was made by Glenn Lange to accept the plan as presented and requested the developer to plant as much native plants as possible on the steep slopes. However, the landscaping plan has changed along with other aspects of the Site Plan. The number of total plantings is the same despite the fact that the required number of plantings has been reduced due a reduction in the overall intensity of the development. However, the total number of trees to be removed has increased significantly due to changes in the site plan. The initial version that went to the Tree Board had 9 of 21 Trees being removed (42%). The current plan shows 17 of 21 trees being removed (80%) - 5 Poplars, 2 Oaks and 1 Maple that were originally slated for preservation are now being shown as removed. Currently the site has 21 mature trees on it.*

PROJECT/PETITIONER NUMBER:	P21-62-CZD
PETITIONER NAME:	Suzanne Godsey, Sitework Studios (applicant) David Royster, Capitol Funds (owner / developer)
ATTACHMENTS:	1. Site Plan

SITE DEVELOPMENT PLANS FOR SOUTHGATE APARTMENTS

PREPARED FOR:

CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

sitework
STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Ave | Suite 700 | Asheville, NC 28801
828.225.4945 | siteworkstudios.com



PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

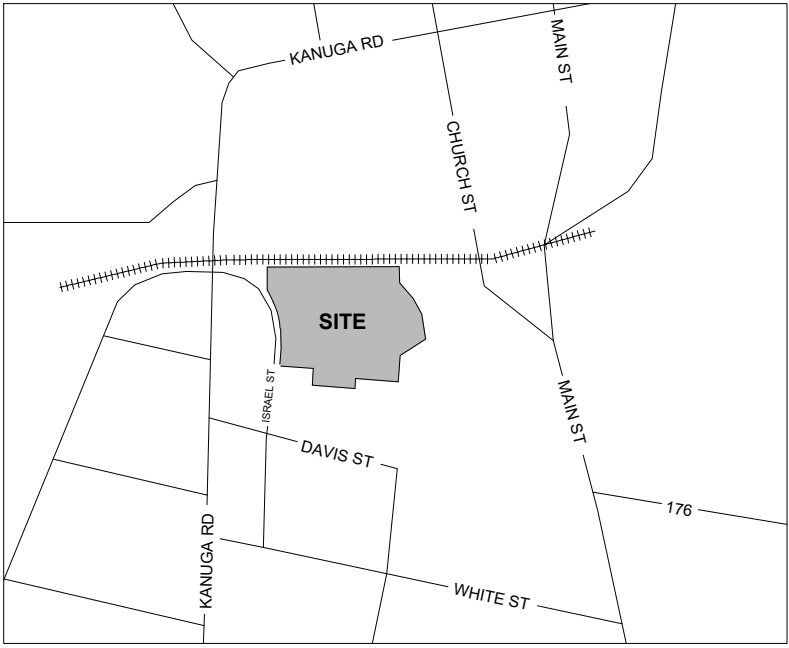
PROPERTY INFORMATION
PROPERTY PIN: 9568-75-5382
SIZE OF PROPERTY: 3.63 AC

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

ARCHITECT:
ROBIN RAINES , AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

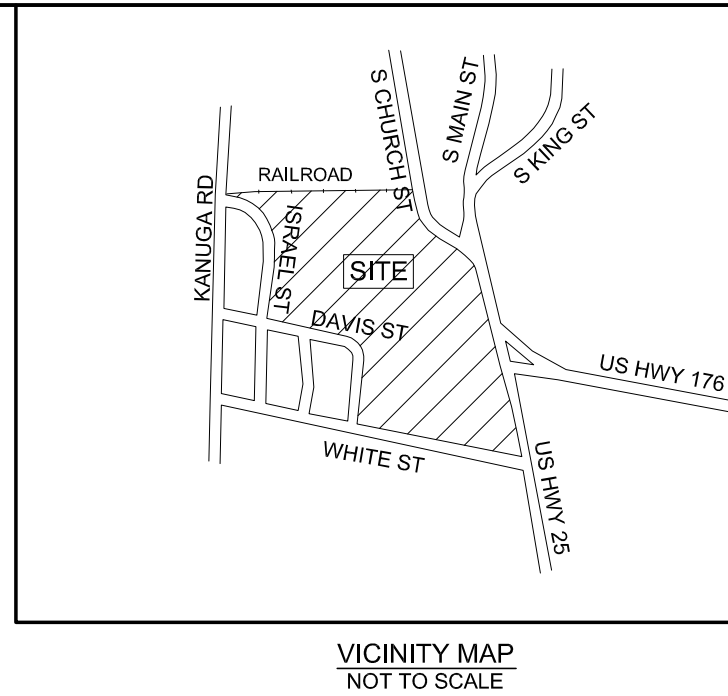
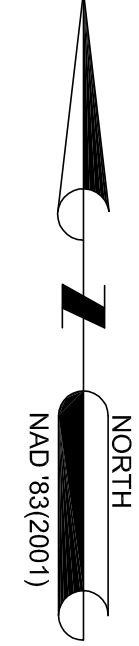
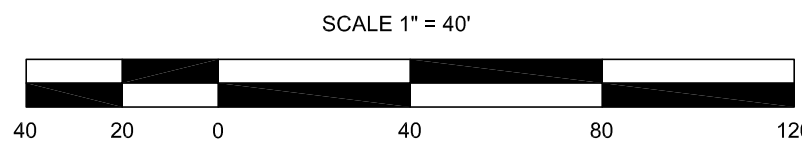
CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388



VICINITY MAP
NTS

DRAWING INDEX

SHEET #	SHEET TITLE
	SITE SURVEY
L-100	SITE SURVEY AND TREE DEMOLITION PLAN
L-200	PRELIMINARY SITE PLAN
L-300	PRELIMINARY LANDSCAPE PLAN
	RENDERED MASTER PLAN
C301	ROUGH GRADING AND EROSION CONTROL PLAN
C501	STORM PLAN
C601	UTILITY PLAN
A1.0	ELEVATIONS
A1.1	ELEVATIONS
A2.1	1ST AND 2ND FLOOR PLANS
A2.2	3RD AND 4TH FLOOR PLANS



DATE:	2-5-16
PROJECT NO.:	11020
DRAWING NO.:	G-16-3693
DRAWN BY:	ESM / AMW
SCALE:	1"=40'

CAPITOL FUNDS, INC.
BEING TRACT 1 OF PLAT SLIDE 8712

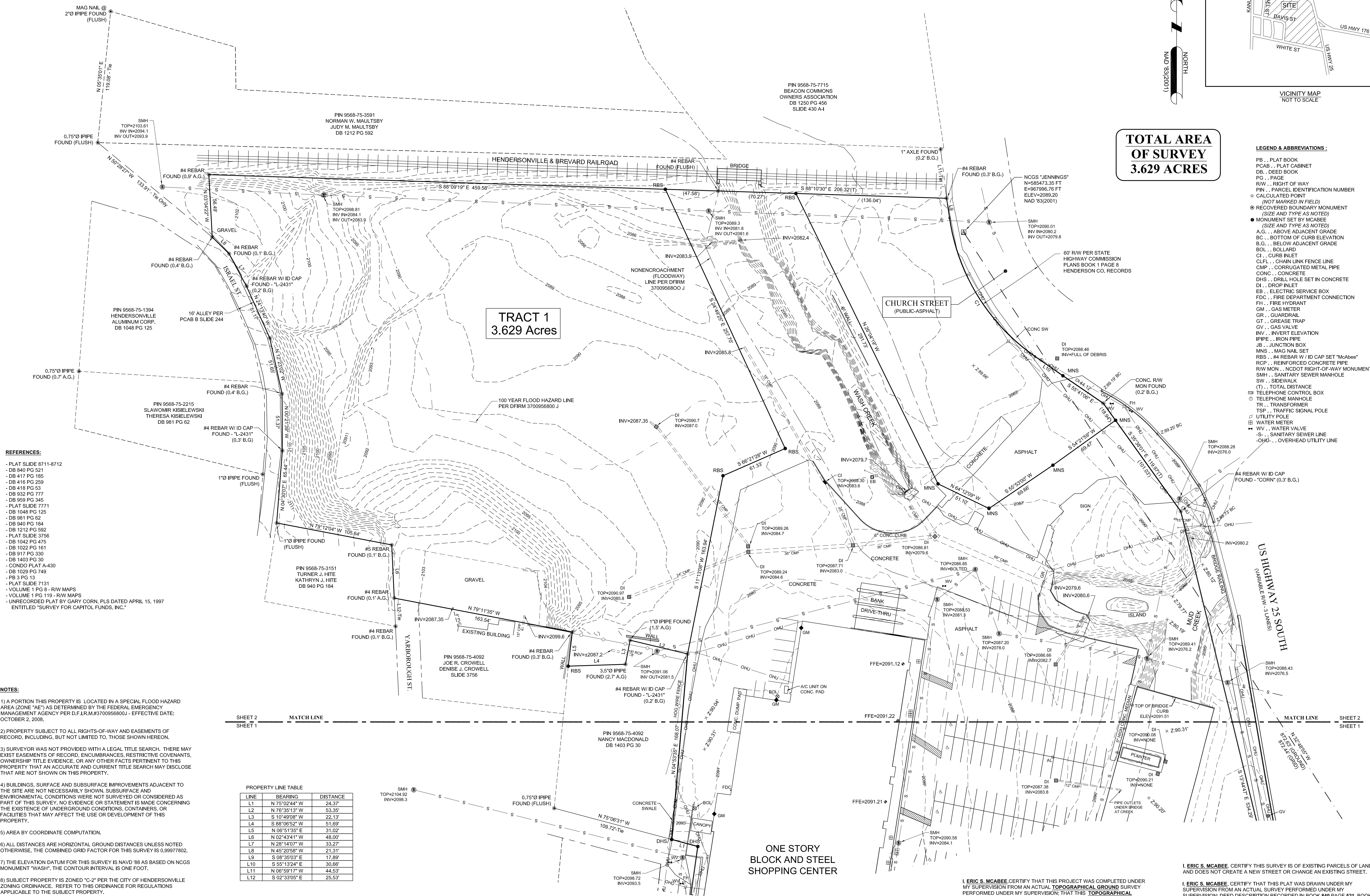
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, N.C.

PIN: 9568-75-5382

**McABEE &
ASSOCIATES, P.A.**
PROFESSIONAL LAND SURVEYING

ic S. McAbee, PLS
Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

8



REFERENCES:

- PLAT SLIDE 8711-8712
- DB 840 PG 521
- DB 417 PG 185
- DB 416 PG 259
- DB 416 PG 53
- DB 932 PG 777
- DB 959 PG 345
- PLAT SLIDE 7771
- DB 1046 PG 125
- DB 981 PG 62
- DB 940 PG 184
- DB 1212 PG 592
- PLAT SLIDE 3756
- DB 1042 PG 475
- DB 1022 PG 161
- DB 917 PG 330
- DB 1403 PG 30
- CONDO PLAT A-430
- DB 1029 PG 749
- PB 3 PG 13
- PLAT SLIDE 7131
- VOLUME I PG 8 - RW MAPS
- VOLUME I PG 119 - RW MAPS
- UNRECORDED PLAT BY GARY CORN, PLS DATED APRIL 15, 1997
- ENTITLED "SURVEY FOR CAPTOL FUNDS, INC."

NOTES:

- (1) A PORTION THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "AE") AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.D.R.I.R.M.J.07/0958600 - EFFECTIVE DATE: OCTOBER 2, 2008.
- (2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- (3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY BE UNRECORDED EASEMENTS, ETC., ENCUMBRANCES, RESTRICTIVE COVENANTS, ETC., THAT MAY AFFECT THE PROPERTY. THE SURVEYOR HAS NO OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
- (4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT SHOWN. THERE MAY BE ADJACENT SURFACE AND SUBSURFACE IMPROVEMENTS THAT MAY AFFECT THE PROPERTY. ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
- (5) AREA BY COORDINATE COMPUTATION.
- (6) ALL DISTANCES ARE HORIZONTAL GRID DISTANCES UNLESS NOTED OTHERWISE. THE COMBINED GRID FACTOR FOR THIS SURVEY IS .99977802.
- (7) THE ELEVATION DATUM FOR THIS SURVEY IS NAVD 83 AS BASED ON NGCS 83 "MEANS OF ELEVATION". THE CONTIGUOUS INTERVAL IS ONE FOOT.
- (8) SUBJECT PROPERTY IS ZONED "C-2" PER THE CITY OF HENDERSONVILLE ZONING ORDINANCE. THE ZONING ORDINANCE IS ONE FOOT.
- (9) APPLICABLE TO THE SUBJECT PROPERTY.

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°02'44" W	24.37'
L2	N 76°35'13" W	53.35'
L3	S 10°49'08" W	22.13'
L4	S 88°06'52" W	51.69'
L5	N 06°51'35" E	31.02'
L6	N 02°43'41" W	48.00'
L7	N 28°14'07" W	33.27'
L8	N 45°20'58" W	21.31'
L9	S 08°35'03" E	17.89'
L10	S 55°13'24" E	30.66'
L11	N 06°59'17" W	44.53'
L12	S 02°33'05" E	25.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	183.63'	151.03'	146.81'	N 31°39'41" W

I, **ERIC S. MCABEE**, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL **TOPOGRAPHICAL GROUND SURVEY**. I PERFORMED UNDER MY SUPERVISION; THAT THIS **TOPOGRAPHICAL GROUND SURVEY** WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED FROM **03-06-2012 THRU 02-4-2016**; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES BASED ON THE NORTH AMERICAN DATUM (NAD83-2007). WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS **5TH DAY OF FEBRUARY, 2016**.

I, **ERIC S. MCCABE**, CERTIFY THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, **ERIC S. MCCABE**, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK **840** PAGE **521**, BOOK **417** PAGE **185**, BOOK **416** PAGE **259**, BOOK **418** PAGE **53**, BOOK **932** PAGE **777** AND BOOK **959** PAGE **345**; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS **1:38,852**; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30.7(1)(1)(C) AS AMENDED.

BY MY ORIGINAL SIGNATURE AND SEAL THIS **5TH** DAY OF **FEBRUARY**, **2018**.

PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

DEVELOPER CONTACT:
SELUWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

ARCHITECT:
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1 NORTH PACK SQUARE
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828.281.2344

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 84 APARTMENTS

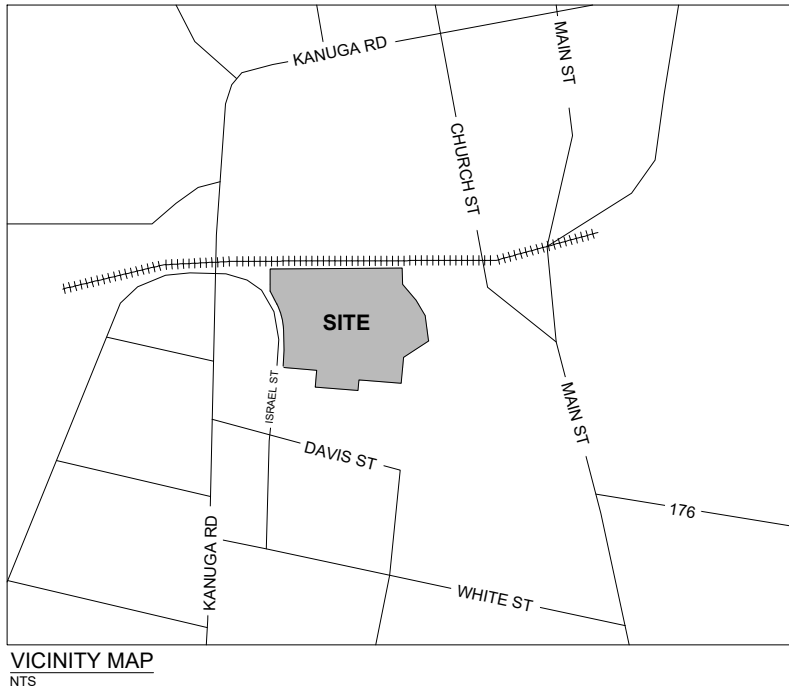
PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

TREE SURVEY NOTES:

- A FIELD SURVEY WAS COMPLETED BY SITEWORK STUDIOS ON NOVEMBER 3, 2021. TREES 12" DBH OR GREATER WERE IDENTIFIED.
- THIS PLAN SHOWS WHICH TREES WILL BE REMOVED DUE TO CONSTRUCTION ACTIVITY, TREE CONDITION OR TREE TYPE.



sitework
STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945



SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

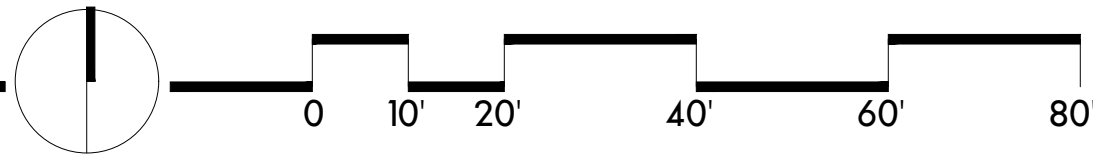
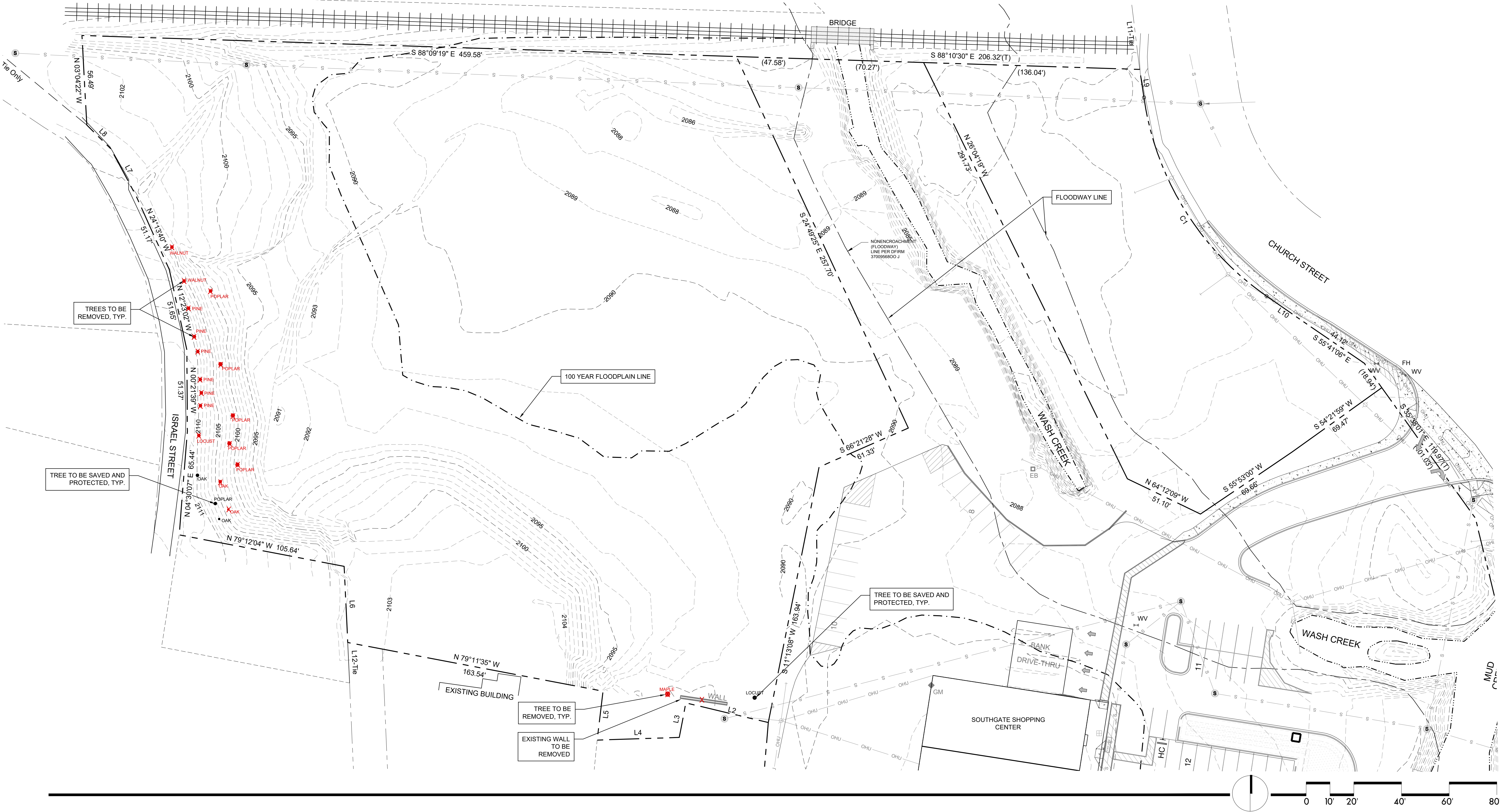
DATE:
02.04.2022

SHEET TITLE:

SITE SURVEY AND
TREE DEMOLITION
PLAN

SHEET NO.

L-100



CONDITIONAL ZONING DEVELOPER CONDITIONS:

1. PROVIDE AN ADDITIONAL 44 TREES AND 78 SHRUBSTO REFLECT THE NUMBER OF PLANTINGS SHOWN TO THE TREE BOARD DURING THEIR SITE REVIEW. DUE TO SITE PLAN CHANGES, THE NUMBER OF REQUIRED PLANTINGS WERE REDUCED, HOWEVER OUR PROPOSED FINAL PLANTINGS WILL REFLECT THE TOTAL QUANTITY SHOWN TO THE BOARD.
2. SEVERAL MODIFICATION REQUESTS FROM THE FLOOD STANDARDS OF THE ZONING ORDINANCE ARE NECESSARY FOR THIS PROJECT DUE ITS UNIQUE BOUNDARY CONFIGURATION, EXISTING SLOPE, EXTENT OF FLOODPLAIN ON THE PARCEL AND CONFLICTS IN PROVIDING HANDICAP ACCESSIBILITY TO BUILDINGS THAT ARE REQUIRED TO BE RAISED 2 FEET ABOVE BASE FLOOD ELEVATION WHILE ALSO REQUIRED TO KEEP ALL PARKING ALLOWED IN THE FLOODPLAIN AT EXISTING GRADE (4'+/- GRADE DIFFERENTIAL) AND WHERE NOT FILL IS ALLOWED. THE SPECIFIC MODIFICATIONS WILL BE LISTED ON FINAL PLANS FOR RECORDATION AND APPROVAL.

NOTES:

1. ALL PROPOSED ENTRANCE AND EXIT POINTS SHALL FOLLOW THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S "POLICY ON STREET AND DRIVEWAY ACCESS TO NC HIGHWAYS".
2. ANY PUBLIC ACCESS THROUGH PROPOSED SITE FOR THE ECUSTA TRAIL WILL BE MAINTAINED BY OTHERS AND IN A DEDICATED EASEMENT.
3. ENTIRE PROPERTY IS WITHIN THE CITY LIMITS.
4. SITE LIGHTING WILL BE PROVIDED BY DUKE ENERGY AND WILL COMPLY WITH ANY CITY OF HENDERSONVILLE LIGHTING STANDARDS.
5. THE 30 STREAM BUFFER FOR WASH CREEK IS OUTSIDE OF THIS DEVELOPMENT'S PROPERTY BOUNDARIES.
6. OPEN SPACE WILL BE MAINTAINED BY THE APARTMENT MANAGEMENT COMPANY.

PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
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82 PATTON AVENUE, SUITE 700
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ARCHITECT:
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1 NORTH PACK SQUARE
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CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
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SURVEYOR:
ERIC MCABEE, PLS
MCABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

TOTAL PROJECT AREA CALCULATIONS:

TOTAL PROJECT AREA = 3.63 AC. (158,122.8 SF)
BUILDING COVERAGE = 22,134 SF / 0.5 AC (14% OF SITE)
STREETS AND PARKING COVERAGE = 45,091 SF / 1.03 AC (28% OF SITE)
OPEN SPACE COVERAGE = 51,341.6 SF / 1.17 AC (32% OF SITE)
LANDSCAPE AREAS/ SLOPED BANK COVERAGE = 39,556.2 SF / 0.9 AC (26% OF SITE)

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

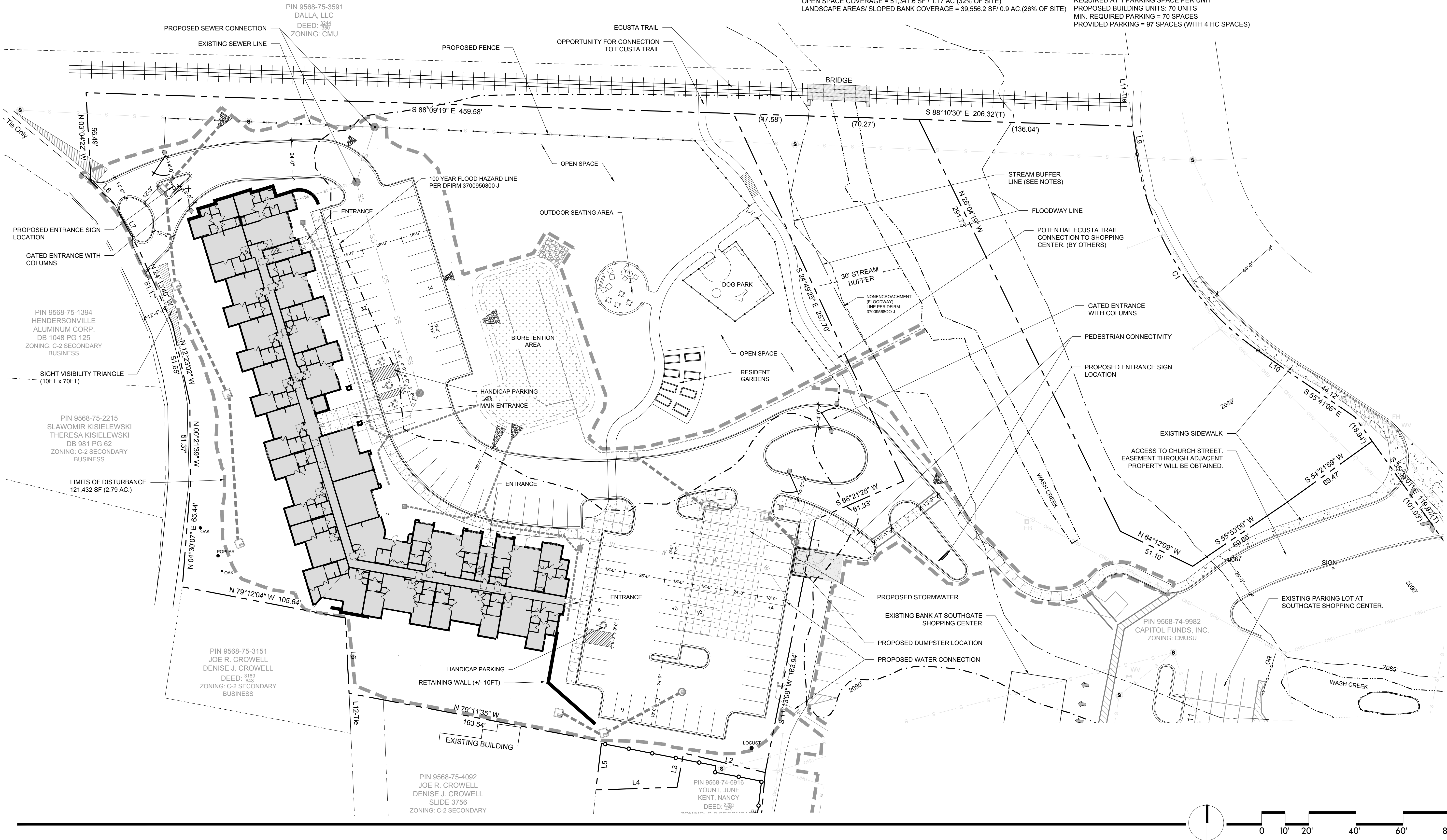
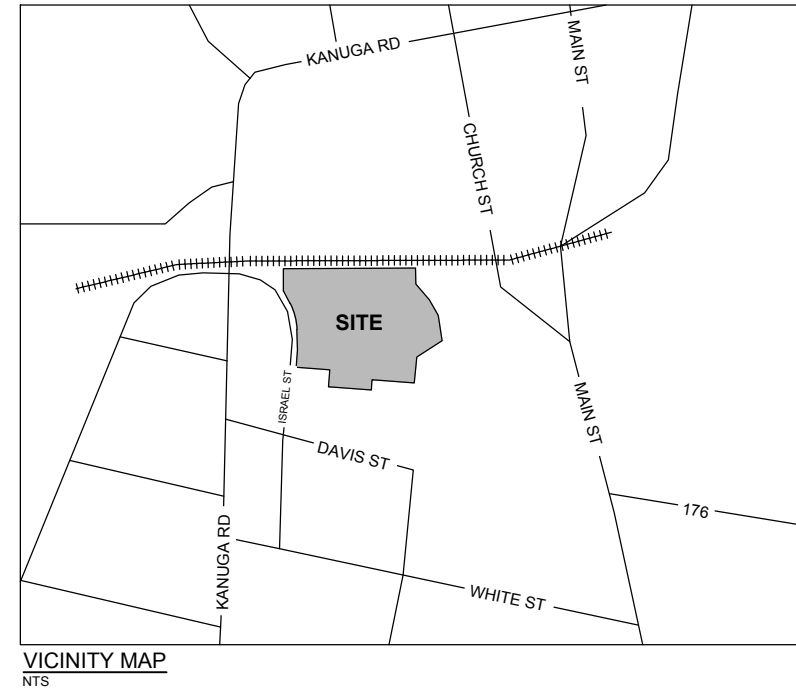
EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
77,034 SF (1.77 ACRES)
48.7% OF SITE

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
PROPOSED BUILDING HEIGHT: 60 FT

PARKING REQUIREMENTS:
REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)



Item D.

sitework

STUDIOS

LANDSCAPE ARCHITECTURE

82 Patton Avenue | Suite 101 | Asheville, NC 28801 | 828.225.4945

NOT FOR CONSTRUCTION

SOUTH CAROLINA

REGISTERED PROFESSIONAL

LANDSCAPE ARCHITECT

ERIC MCABEE, PLS

MCABEE & ASSOCIATES, PA

C-188

2019

SOUTHGATE APARTMENTS

PREPARED FOR:

CAPITOL FUNDS, INC.

P.O. BOX 144

SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL ZONING REVIEW

DATE:

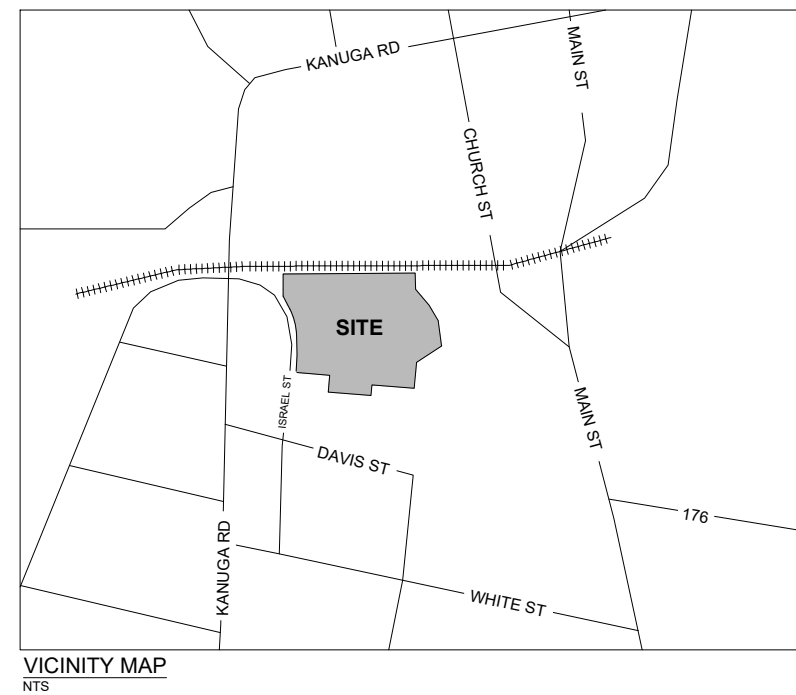
02.04.2022

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NO.

L-200

VICINITY MAP
NRS

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE REQUIREMENTS (PL)

1 TREE / 2 SHRUB PER 4,000 SF OF VEHICULAR USE AREA (VUA)
TOTAL SQUARE FOOTAGE OF VEHICULAR USE AREAS = 45,091 SF
PLANTINGS REQUIRED = 11 TREES / 23 SHRUBS
NUMBER OF TREES PROVIDED: 11
NUMBER OF SHRUBS PROVIDED: 23

STREET TREE LANDSCAPE REQUIREMENTS (ST)

TOTAL LINEAL FOOTAGE OF PUBLIC ROW (ISRAEL ST.) = 273 LF
REQUIRED AT 1 TREE PER 35 LINEAR FOOT
NUMBER OF TREES REQUIRED = 8 TREES
NUMBER OF TREES PROVIDED = 8 TREES

OPEN SPACE LANDSCAPE REQUIREMENTS (OSL)

5 SF OF OPEN SPACE PER 100 SF OF GROSS FLOOR AREA
PROPOSED GROSS FLOOR AREA = 81,897 SF
REQUIRED OPEN SPACE = 4,095 SF
30% OF OPEN SPACE ALLOWED ON ENCLOSED GROUND FLOOR
OPEN SPACE PROPOSED ON GROUND FLOOR = 1,228 SF
OUTDOOR OPEN SPACE PROPOSED = 2,867 SF
1 TREE REQUIRED PER 500 SF OF OPEN SPACE
REQUIRED OUTDOOR OPEN SPACE TREES = 9 TREES
PROPOSED OUTDOOR OPEN SPACE TREES = 9 TREES

PLANTING STRIP REQUIREMENT (PS)

TOTAL LINEAL FOOTAGE OF VUA ABUTTING PROPERTY = 409 LF
REQUIRED AT 1 TREE / 5 SHRUBS PER 40 LINEAR FOOT
PLANTINGS REQUIRED: 10 TREE / 51 SHRUBS
NUMBER OF TREES PROVIDED = 10
NUMBER OF SHRUBS PROVIDED = 52

SPECIAL PROVISION - MIXED USE OPEN SPACE (SP)

REQUIRED AT 1 TREE / 5 SHRUB PER 4,000 SF OF OPEN SPACE
PLANTINGS REQUIRED = 1 TREE / 5 SHRUBS
NUMBER OF TREES PROVIDED = 1
NUMBER OF SHRUBS PROVIDED = 5

PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

ARCHITECT:
ROBIN RAINES, AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
78,408 SF (1.8 ACRES)
49.5% OF SITE

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

PARKING REQUIREMENTS:
REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)

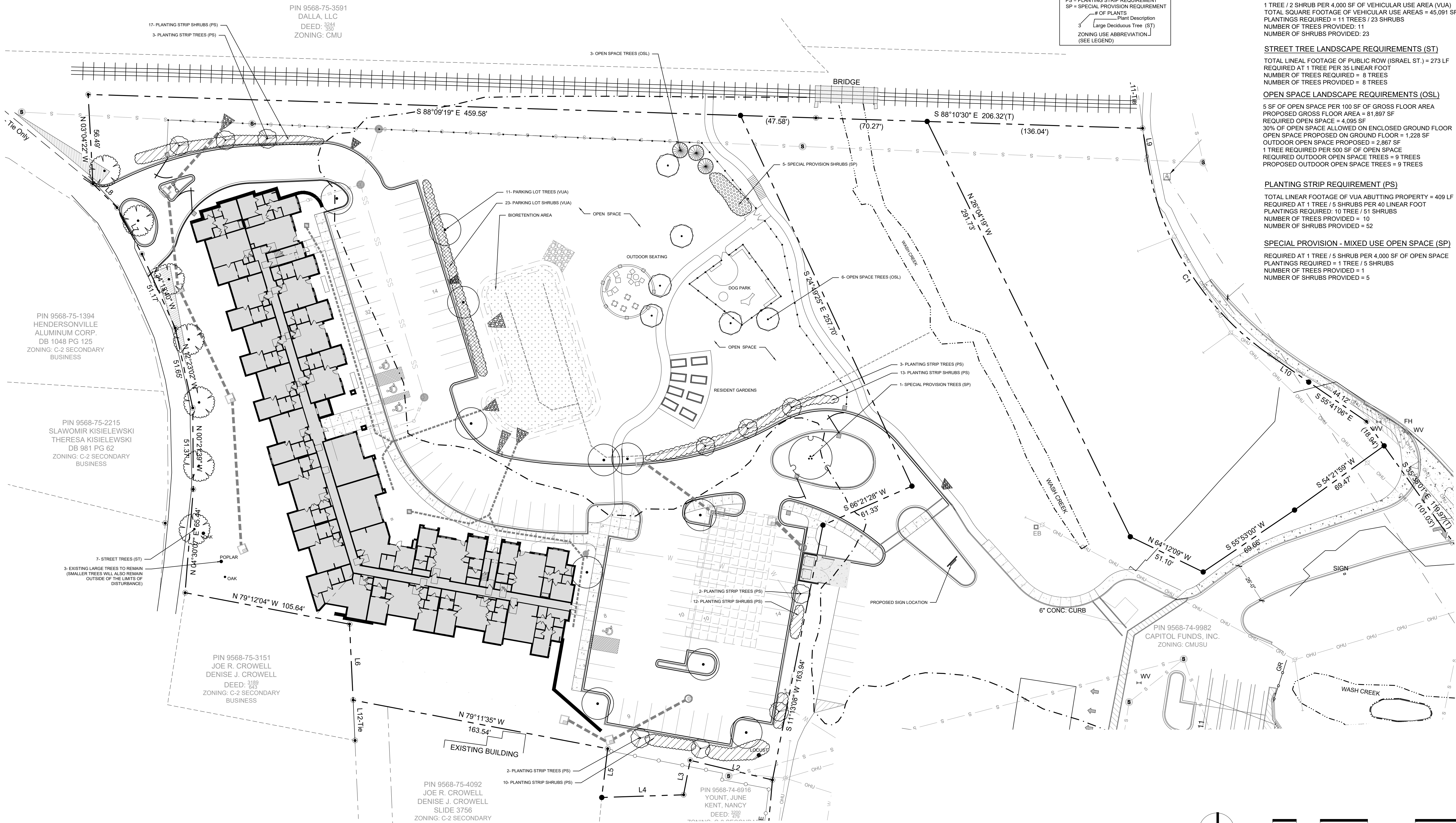
TOTAL PROJECT AREA CALCULATIONS:
BUILDING COVERAGE = 29,590 SF / 0.68 AC (19% OF SITE)
STREETS AND PARKING = 48,818 SF / 1.12 AC (31% OF SITE)
OPEN SPACE = 19,320 SF / 0.44 AC (12% OF SITE)

LANDSCAPE NOTES

- BIORETENTION AREAS WILL HAVE ADDITIONAL PLANTINGS PROVIDED THAN WHAT IS SHOWN ON THIS PRELIMINARY PLAN.
- SHRUBS AND ORNAMENTAL TREES ARE PROPOSED IN SEWER LINE EASEMENT ALONG THE NORTHERN PROPERTY LINE. NO PLANTS WILL BE INSTALLED DIRECTLY ABOVE THE EXISTING SEWER LINE.

PLANTING LEGEND

ST = STREET TREE REQUIREMENT
VUA = PARKING LOT REQUIREMENT
OSL = OPEN SPACE REQUIREMENT
PS = PLANTING STRIP REQUIREMENT
SP = SPECIAL PROVISION REQUIREMENT
OF PLANTS
Plant Description
Large Deciduous Tree (ST)
ZONING USE ABBREVIATION
(SEE LEGEND)



SOUTHGATE APARTMENTS

PREPARED FOR:

CAPITOL FUNDS, INC.

P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

DATE:
02.04.2022

SHEET TITLE:
PRELIMINARY
LANDSCAPE
PLAN

SHEET NO.

L-300

PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENISE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

ARCHITECT:
ROBIN RAINES, AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

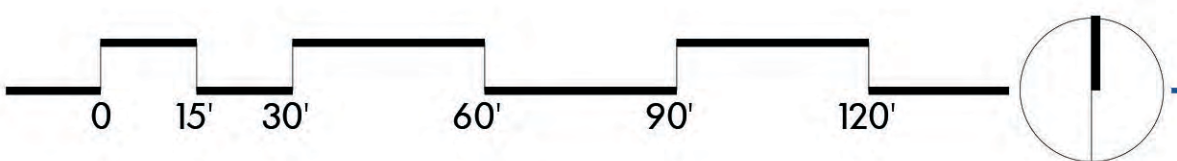
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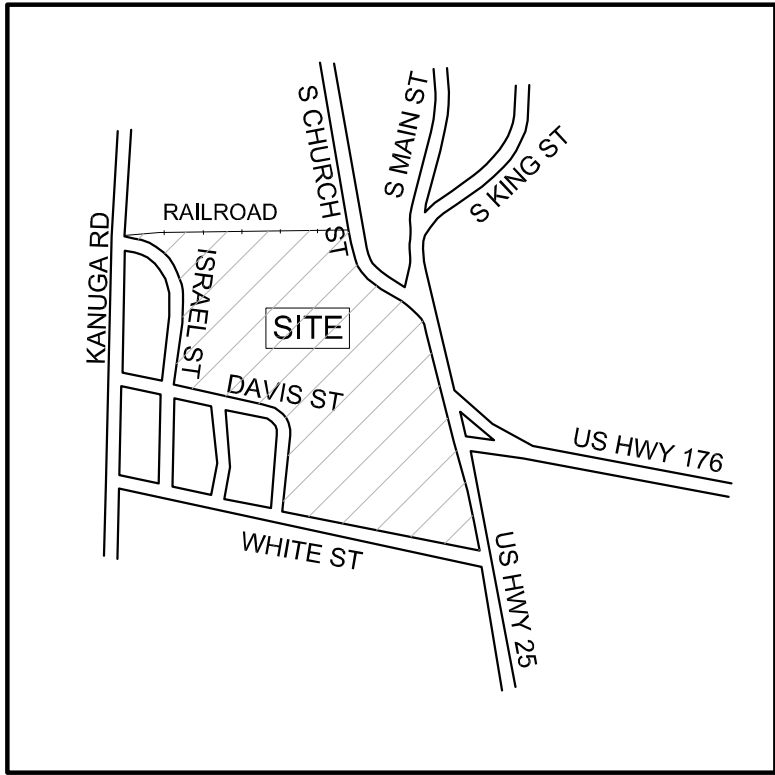
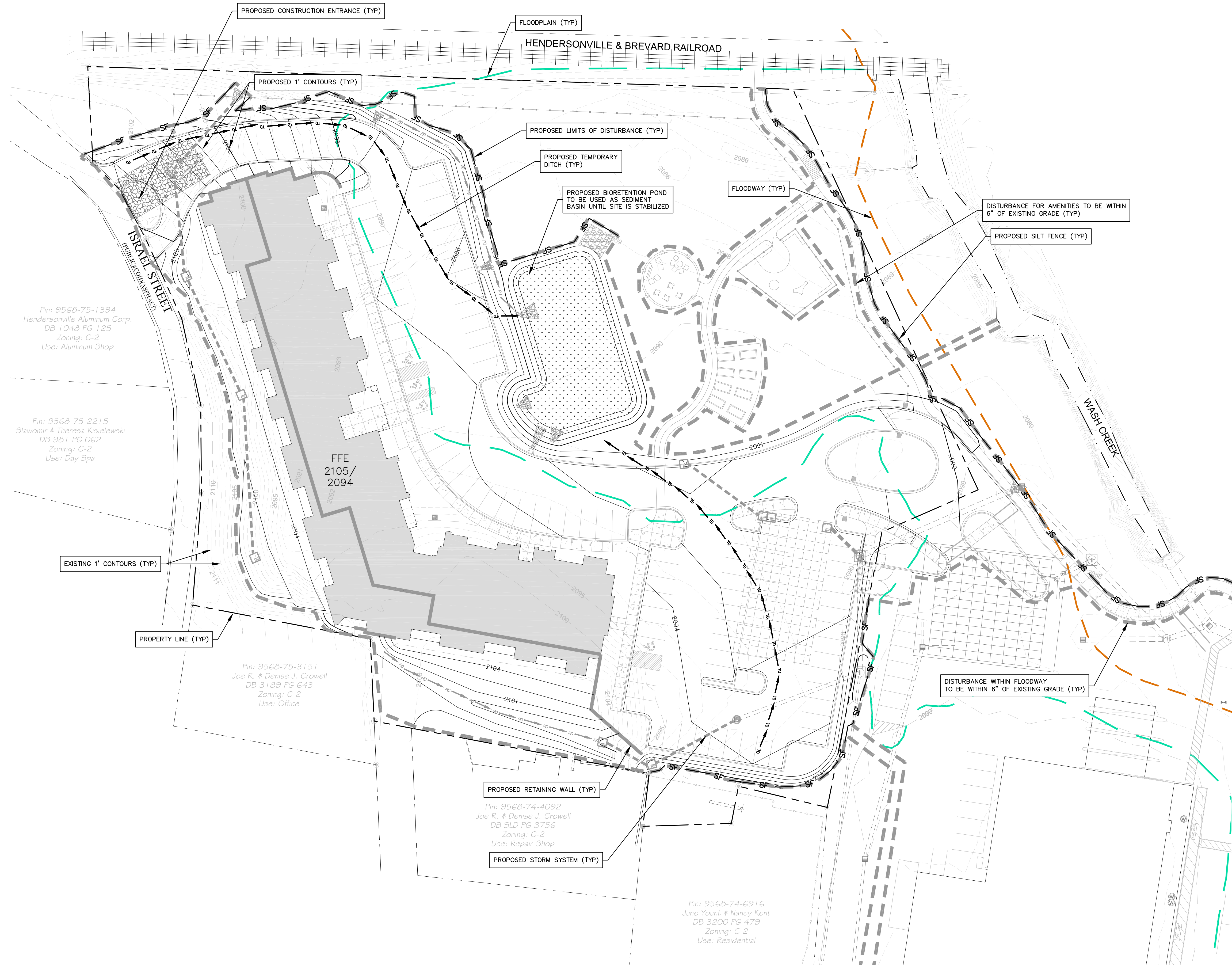
SIZE OF PROPERTY: 3.63 AC



SOUTHGATE APARTMENTS

HENDERSONVILLE, NORTH CAROLINA





VICINITY MAP
(NOT TO SCALE)

PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
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CHARLOTTE, NC 28209

LANDSCAPE ARCHITECT:
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SITWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
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828.225.4945

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ROWHOUSE ARCHITECTS
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828.281.2344

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

SURVEYOR:
ERIC MCABEE, PLS
MCABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

TOTAL PROJECT AREA CALCULATIONS:
TOTAL PROJECT AREA = 3.63 AC. (158,122.8 SF)
BUILDING COVERAGE = 22,134 SF / 0.5 AC (14% OF SITE)
STREETS AND PARKING COVERAGE = 45,091 SF / 1.03 AC (28% OF SITE)
OPEN SPACE COVERAGE = 51,341.6 SF / 1.17 AC (32% OF SITE)
LANDSCAPE AREAS/ SLOPED BANK COVERAGE = 39,556.2 SF / 0.9 AC (26% OF SITE)

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
78,408 SF (1.8 ACRES)
49.5% OF SITE

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
PROPOSED BUILDING HEIGHT: 60 FT

PARKING REQUIREMENTS:
REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)

DISTURBED AREA 3.0 ACRES

sitework
STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CDC Civil Design Concepts, PA

ASHEVILLE OFFICE
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385
NCBELA LICENSE # C-2104

WAYNESVILLE OFFICE
92 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 405-4405
FAX (828) 405-5405
www.cdconcepts.com

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS		
NO.	REMARKS	DATE

**CONDITIONAL
ZONING REVIEW**

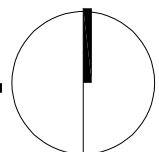
DATE:
02.04.2022

SHEET TITLE:

**ROUGH GRADING &
EROSION CONTROL
PLAN**

SHEET NO.

C-301





SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

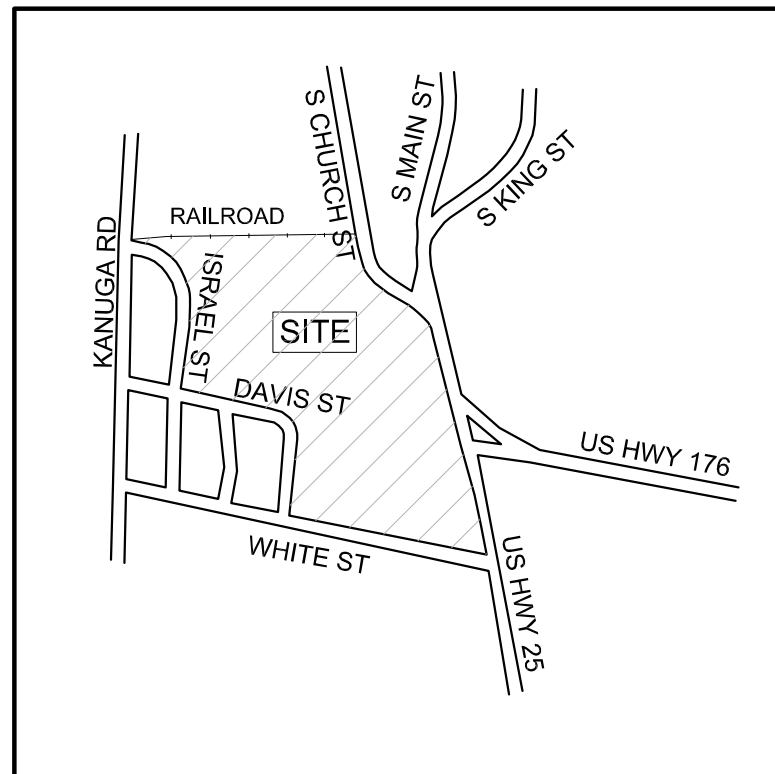
DATE:
02.04.2022

SHEET TITLE:

STORM DRAINAGE
PLAN

SHEET NO.

C-501



VICINITY MAP
(NOT TO SCALE)

PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 McABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

ARCHITECT:
ROBIN RAINES, AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

TOTAL PROJECT AREA CALCULATIONS:

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LANDSCAPE AREAS/ SLOPED BANK COVERAGE = 39,556.2 SF / 0.9 AC (26% OF SITE)

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

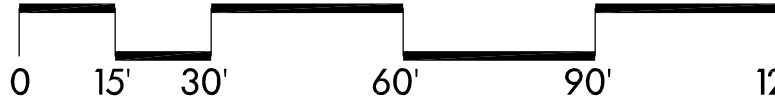
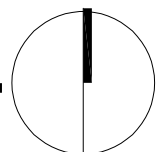
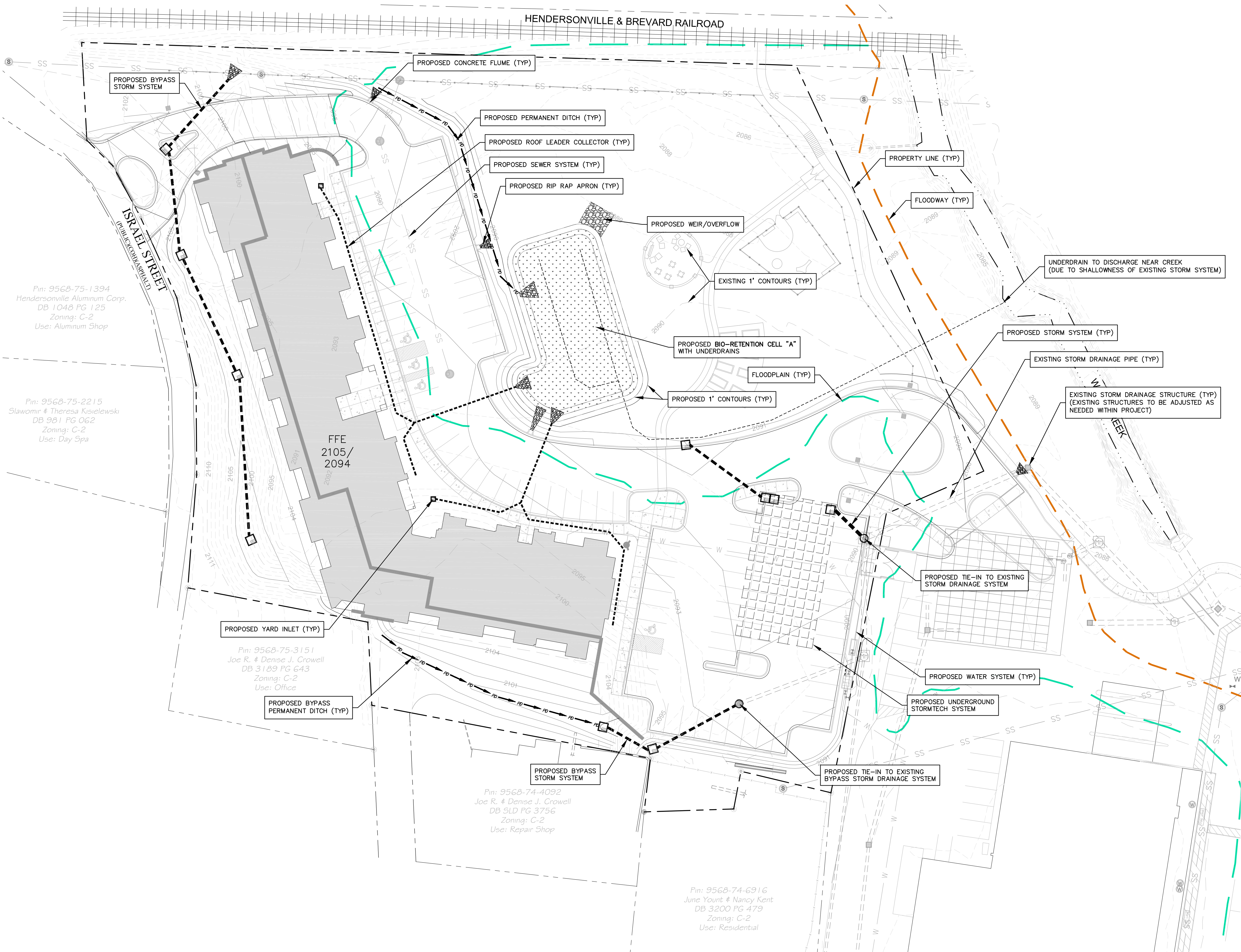
PROPOSED IMPERVIOUS SURFACE:
78,408 SF (1.8 ACRES)
49.5% OF SITE

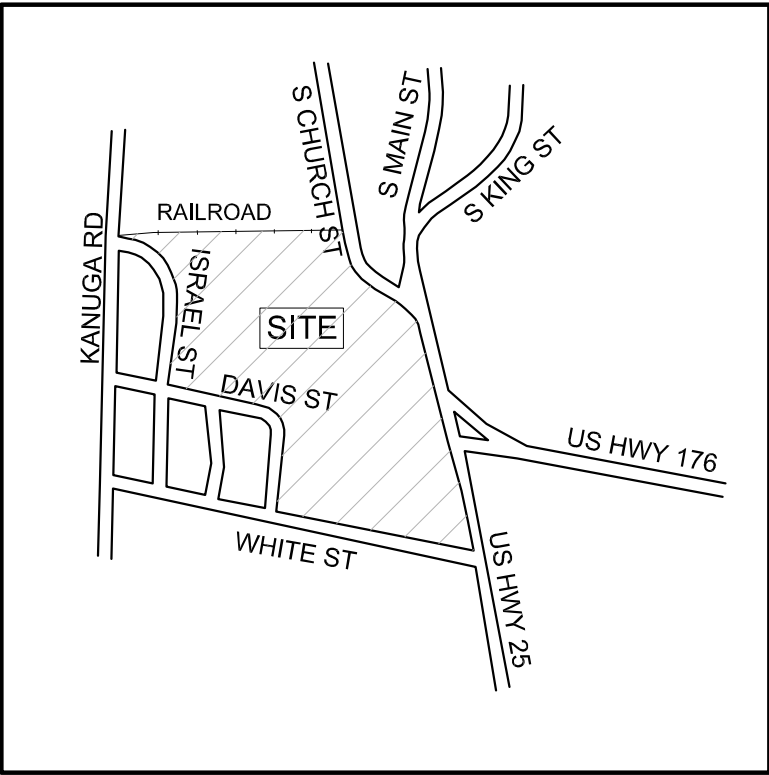
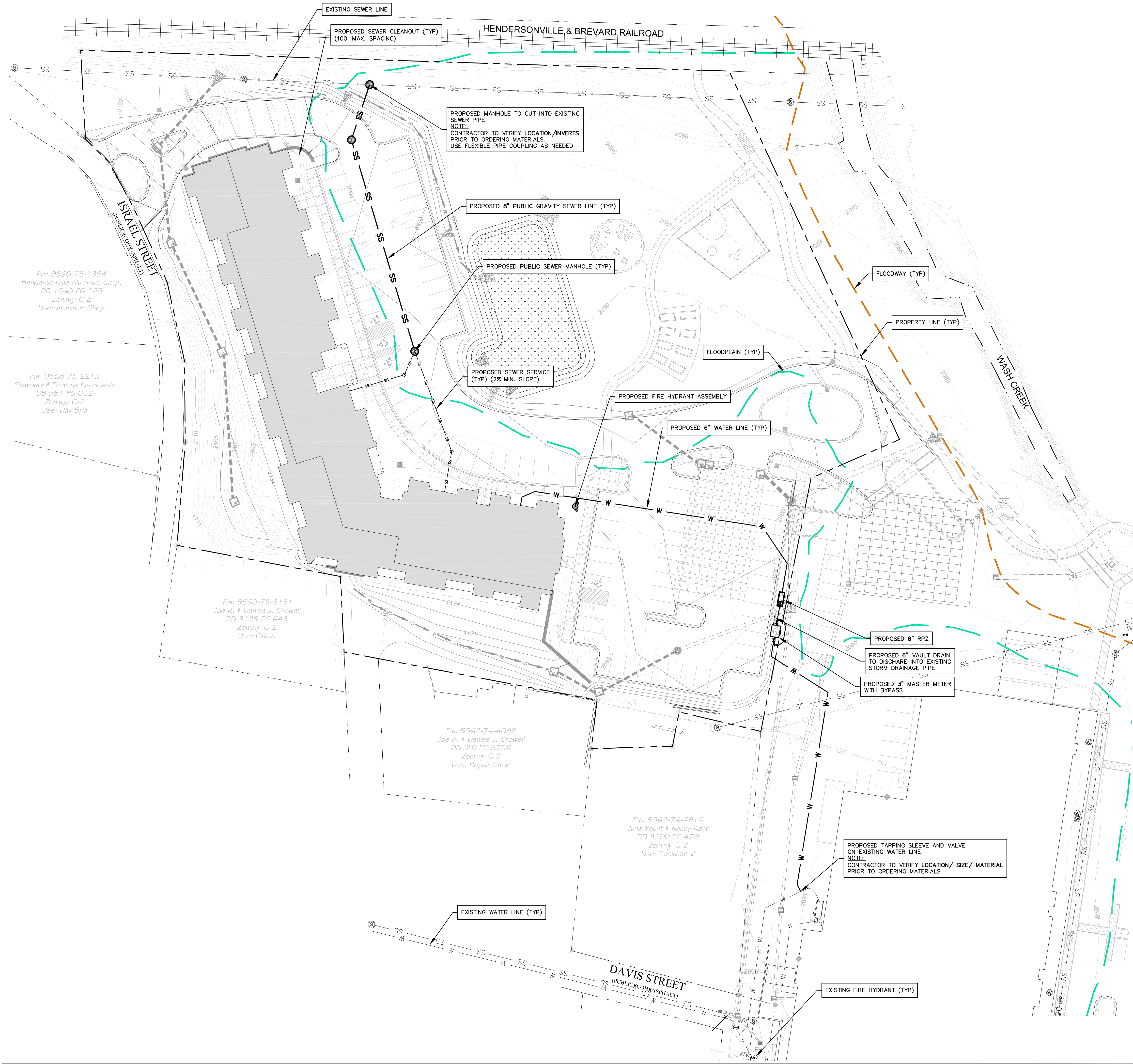
SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
PROPOSED BUILDING HEIGHT: 60 FT

PARKING REQUIREMENTS:
REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)

DISTURBED AREA 3.0 ACRES





VICINITY MAP
(NOT TO SCALE)

PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

LANDSCAPE ARCHITECT:
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SITWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

ARCHITECT:
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ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

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DISTURBED AREA 3.0 ACRES

Item D.

sitework

STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CDC

Civil Design Concepts, PA

ASHEVILLE OFFICE
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385
NCBELA LICENSE # C-2104

WAYNESVILLE OFFICE
52 WAYNE STREET - SUITE 9
WAYNESVILLE, NC 28796
PHONE (828) 405-4405
FAX (828) 405-5405
www.cdastudios.com

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

DATE:
02.04.2022

SHEET TITLE:

UTILITY PLAN

SHEET NO.

C-601

15



one north pack square
asheville, north carolina
28801

T1 828.281.2344
T2 828.231.1931

SOUTHGATE APARTMENTS

PREPARED FOR: CAPITOL FUNDS, INC.

PO BOX 144 - SHELBY, NC 28151

Release / Revision Dates[illegible]

Date _____

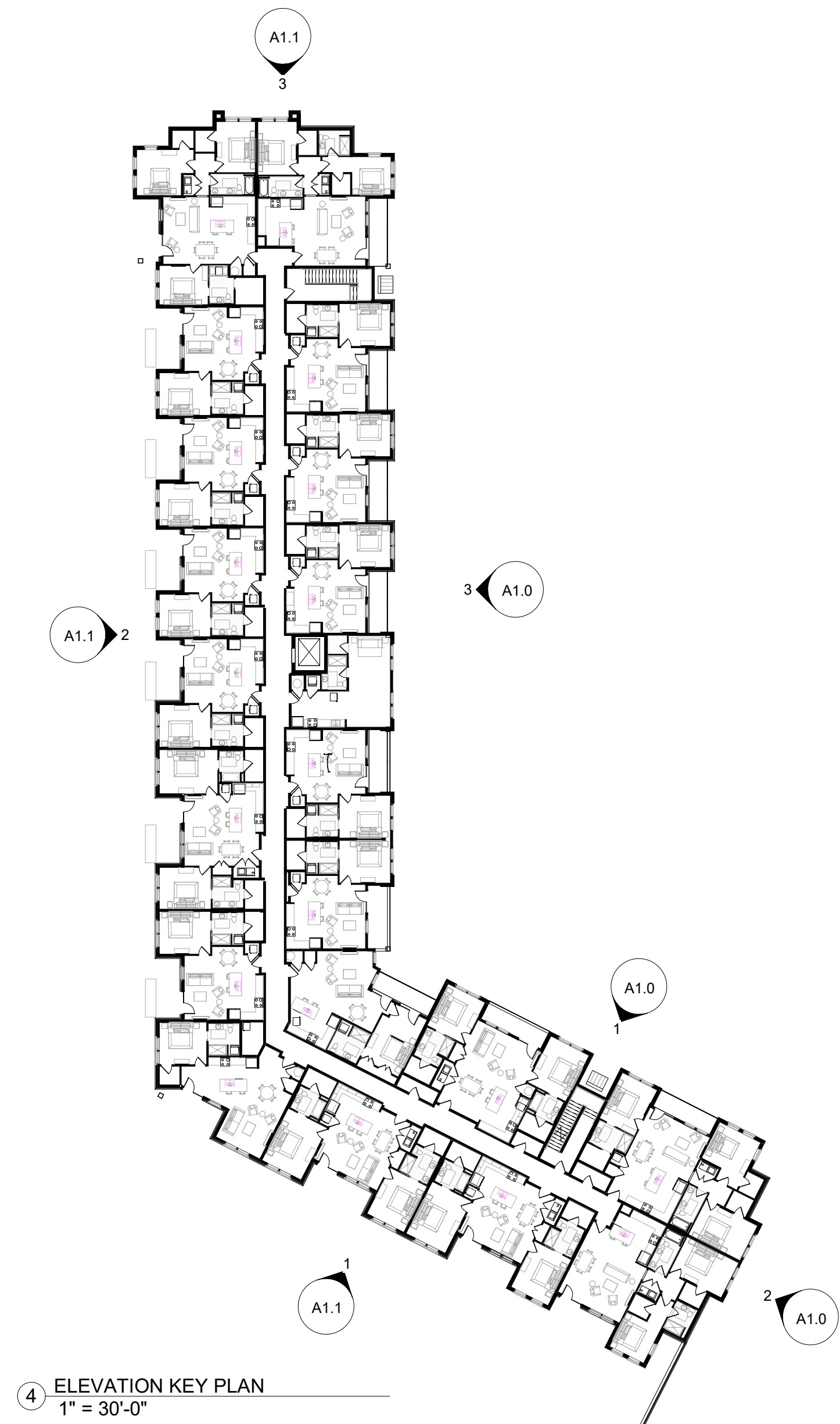
2.2.2022

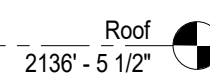
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ELEVATIONS

A1.0

2/2/2022 10:49:28 AM 16



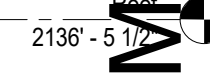


4th Floor
2127' - 0"

3rd Floor
2116' - 0"

2nd Floor
2105' - 0"

1 SOUTH ELEVATION
1/8" = 1'-0"

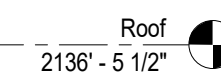


4th Floor
2127-50

3rd 2116.0°

2nd Floor
2105' - 0"

② SOUTHWEST ELEVATION
1/8" = 1'-0"



4th Floor
2127' - 0"

3rd Floor
2116' - 0"

2nd Floor
2105' - 0"

1st Floor
2094' - 0"

③ NORTH WEST ELEVATION
1/8" = 1'-0"

SOUTHGATE APARTMENTS

PREPARED FOR: CAPITOL FUNDS, INC.

PO BOX 144 - SHELBY, NC 28151

Release / Revision Dates[illegible]

Date _____

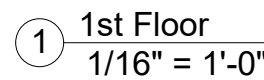
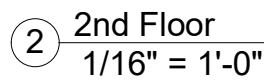
2.2.2022

Sheet Title

ELEVATIONS

A1.1

TYPE 1A		
1 BR UNIT	22551 SF	TYPE 1A
33	22551 SF	
TYPE 1B		
1 BR UNIT	2391 SF	TYPE 1B
3	2391 SF	
TYPE 1C		
1 BR UNIT	3336 SF	TYPE 1C
4	3336 SF	
TYPE 2A		
2 BR UNIT	9467 SF	TYPE 2A
9	9467 SF	
TYPE 2B		
2 BR UNIT	4407 SF	TYPE 2B
4	4407 SF	
TYPE 2C		
2 BR UNIT	7565 SF	TYPE 2C
7	7565 SF	
TYPE 3A		
3 BR UNIT	5173 SF	TYPE 3A
4	5173 SF	
TYPE 3B		
3 BR UNIT	3904 SF	TYPE 3B
3	3904 SF	
TYPE 3A		
STUDIO UNIT	1654 SF	TYPE 3A
3	1654 SF	
70	60448 SF	



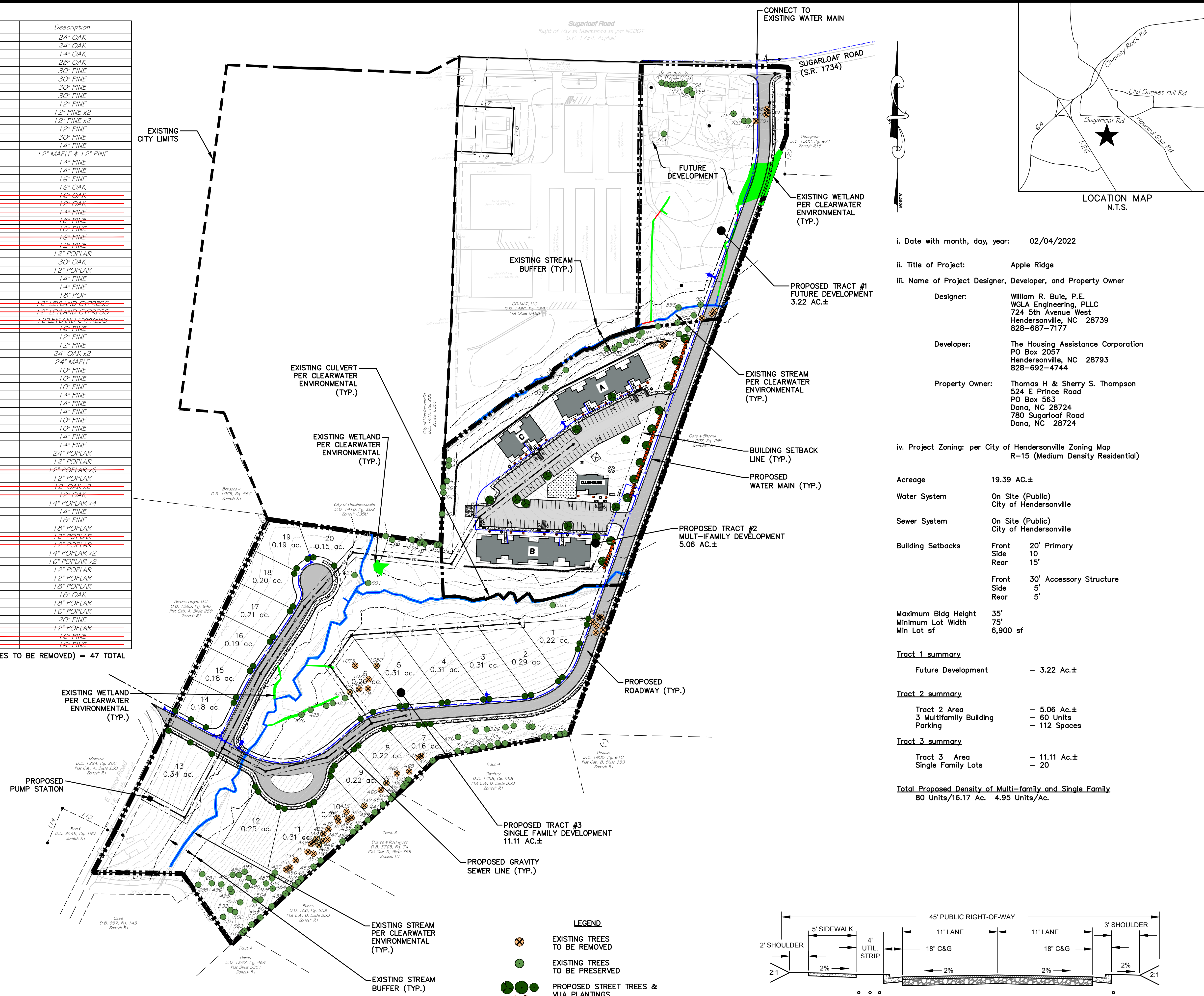
Date
2.2.2022

Sheet Title
1ST + 2ND FLOOR
PLANS

Point	Description
383	24" OAK
384	14" OAK
389	12" OAK
390	14" POPLAR
391	12" OAK x2
393	18" POPLAR
396	18" POPLAR x2
405	22" PINE
406	12" PINE
407	24" OAK & 22" PINE
411	12" POPLAR
414	10" POPLAR
415	16" POPLAR
* 419	20" PINE
* 420	20" PINE
* 421	20" PINE
422	12" MAPLE
423	20" POPLAR
424	20" PINE
425	18" MAPLE
426	16" OAK
429	18" PINE
* 430	18" PINE
* 431	18" PINE
* 432	24" PINE
* 433	14" PINE
* 434	12" POPLAR
* 435	14" PINE
436	14" PINE
437	14" PINE
438	12" OAK
439	12" OAK
441	20" PINE
* 442	12" PINE
* 444	14" PINE
* 445	14" PINE
* 446	10" MAPLE
* 447	14" PINE
* 448	14" PINE
* 449	14" PINE
* 450	14" PINE
* 451	12" PINE
* 452	18" OAK
453	12" OAK
* 454	18" PINE x2
* 455	14" PINE
* 456	12" PINE
457	18" PINE
459	10" OAK
* 460	18" PINE
* 461	14" PINE
462	30" PINE
463	12" PINE
465	12" OAK
* 466	18" PINE
467	12" BIRCH
* 468	12" BIRCH
* 470	12" PINE
* 471	12" PINE
472	24" POPLAR
475	12" BIRCH
476	12" PINE
477	30" PINE
478	14" OAK
479	12" POPLAR
481	12" OAK
482	24" OAK
483	30" OAK
484	14" OAK
485	14" PINE
486	18" PINE
487	14" PINE
488	18" PINE
489	12" PINE
490	12" PINE
491	14" POPLAR x2
492	14" POPLAR
493	16" PINE
494	12" POPLAR
495	12" POPLAR
496	14" POPLAR
497	14" OAK
498	12" POPLAR
499	12" PINE
500	12" PINE
501	12" PINE
502	12" PINE
503	12" PINE
504	12" POPLAR
505	12" SOURWOOD

Point	Description
507	24" OAK
508	24" OAK
509	14" OAK
510	28" OAK
513	30" PINE
514	30" PINE
515	30" PINE
516	30" PINE
517	12" PINE
518	12" PINE x2
519	12" PINE x2
520	12" PINE
521	30" PINE
524	14" PINE
525	12" MAPLE & 12" PINE
526	14" PINE
527	14" PINE
528	16" PINE
553	16" OAK
* 554	16" OAK
* 555	12" OAK
* 556	14" PINE
* 557	18" PINE
* 558	18" PINE
* 559	18" PINE
* 560	16" PINE
* 561	12" PINE
591	12" POPLAR
605	30" OAK
621	12" POPLAR
689	14" PINE
690	14" PINE
691	18" POP
* 698	12" LEYLAND CYPRESS
* 699	12" LEYLAND CYPRESS
* 700	12" LEYLAND CYPRESS
* 701	16" PINE
702	12" PINE
703	12" PINE
704	24" OAK x2
724	24" MAPLE
754	10" PINE
755	10" PINE
756	10" PINE
757	14" PINE
758	14" PINE
759	14" PINE
765	10" PINE
766	10" PINE
799	14" PINE
800	14" PINE
890	24" POPLAR
893	12" POPLAR
* 897	12" POPLAR x3
903	12" POPLAR
* 904	12" OAK x2
* 905	12" OAK
906	14" POPLAR x4
907	14" PINE
908	18" PINE
909	18" POPLAR
* 915	12" POPLAR
* 916	12" POPLAR
917	14" POPLAR x2
918	16" POPLAR x2
919	12" POPLAR
920	12" POPLAR
921	18" POPLAR
922	18" OAK
923	18" POPLAR
936	16" POPLAR
939	20" PINE
* 1073	12" POPLAR
* 1079	16" PINE
* 1080	16" PINE

* (TREES TO BE REMOVED) = 47 TOTAL



- i. Date with month, day, year: 02/04/2022
- ii. Title of Project: Apple Ridge
- iii. Name of Project Designer, Developer, and Property Owner
- Designer: William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177
WGLA.COM
NC LICENSE P-1342
- Developer: The Housing Assistance Corporation
PO Box 2057
Hendersonville, NC 28793
828-692-4744
- Property Owner: Thomas H & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
Dana, NC 28724
- iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

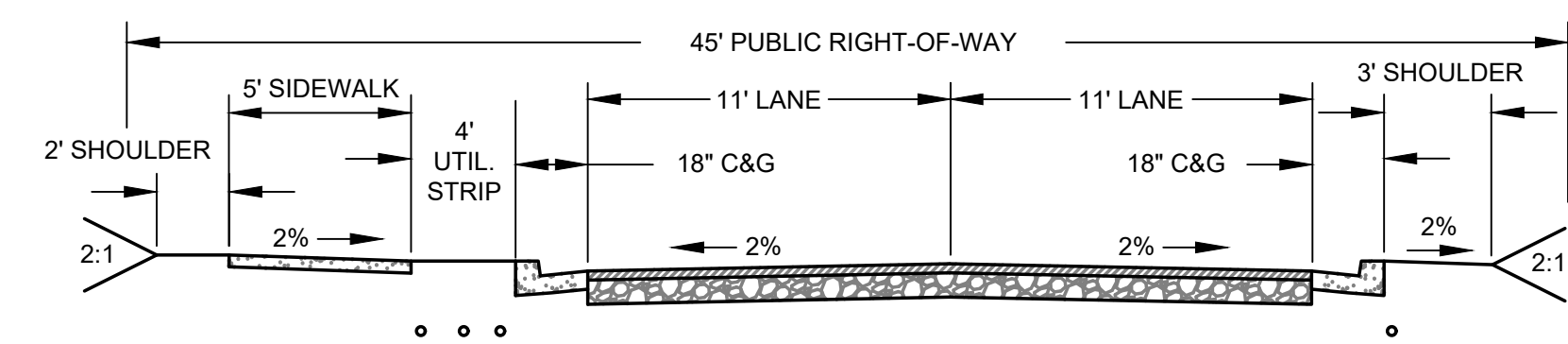
Acreage	19.39 AC.±
Water System	On Site (Public) City of Hendersonville
Sewer System	On Site (Public) City of Hendersonville
Building Setbacks	Front 20' Primary Side 10 Rear 15'
	Front 30' Accessory Structure Side 5' Rear 5'
Maximum Bldg Height	35'
Minimum Lot Width	75'
Min Lot sf	6,900 sf

Tract 1 summary	
Future Development	- 3.22 Ac.±

Tract 2 summary	
Tract 2 Area	- 5.06 Ac.±
3 Multifamily Building	- 60 Units
Parking	- 112 Spaces

Tract 3 summary	
Tract 3 Area	- 11.11 Ac.±
Single Family Lots	- 20

Total Proposed Density of Multi-family and Single Family
80 Units/16.17 Ac. 4.95 Units/Ac.



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

Apple Ridge

Hendersonville Township
Henderson County
North Carolina

Preliminary
Not For
Construction



Know what's below.
Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Site Plan

C-100

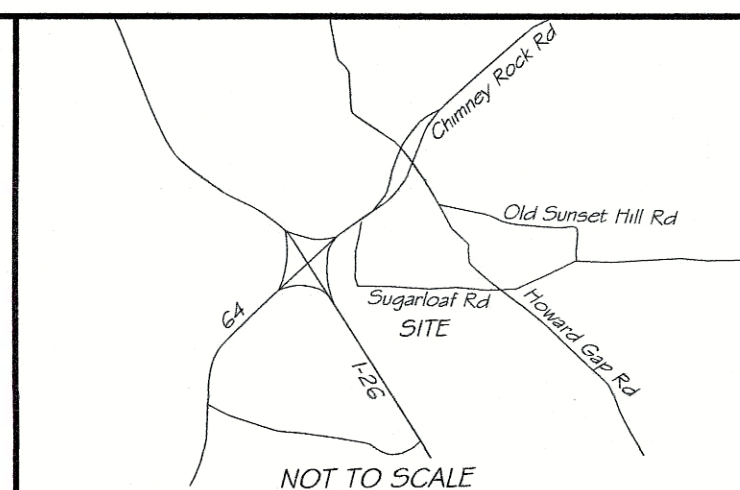
SCALE: 1"=100'

Grid North
NAD83 (2011)

Point	Description	Point	Description
383	24" OAK	507	24" OAK
384	14" OAK	508	24" OAK
389	12" OAK	509	14" OAK
390	14" POPLAR	510	28" OAK
391	12" OAK x2	513	30" PINE
393	18" POPLAR	514	30" PINE
396	18" POPLAR x2	515	30" PINE
405	22" PINE	516	30" PINE
406	12" PINE	517	12" PINE
407	24" OAK & 22" PINE	518	12" PINE x2
411	12" POPLAR	519	12" PINE x2
414	10" POPLAR	520	12" PINE
415	16" POPLAR	521	30" PINE
419	20" PINE	524	14" PINE
420	20" PINE	525	12" MAPLE & 12" PINE
421	20" PINE	526	14" PINE
422	12" MAPLE	527	14" PINE
423	20" POPLAR	528	16" PINE
424	20" PINE	553	16" OAK
425	18" MAPLE	554	16" OAK
426	16" OAK	555	12" OAK
429	18" PINE	556	14" PINE
430	18" PINE	557	14" PINE
431	18" PINE	559	18" PINE
432	24" PINE	560	16" PINE
433	14" PINE	561	12" PINE
434	12" POPLAR	591	12" POPLAR
435	14" PINE	605	30" OAK
436	14" PINE	621	12" POPLAR
437	14" PINE	689	14" PINE
438	12" OAK	690	14" PINE
439	12" OAK	691	18" POP
441	20" PINE	698	12" LEYLAND CYPRESS
442	12" PINE	699	12" LEYLAND CYPRESS
444	14" PINE	700	12" LEYLAND CYPRESS
445	14" PINE	701	16" PINE
446	10" MAPLE	702	12" PINE
447	14" PINE	703	12" PINE
448	14" PINE	704	24" OAK x2
449	14" PINE	724	24" MAPLE
450	14" PINE	754	10" PINE
451	12" PINE	755	10" PINE
452	18" OAK	756	10" PINE
453	12" OAK	757	14" PINE
454	12" PINE x2	758	14" PINE
455	14" PINE	759	14" PINE
456	12" PINE	765	10" PINE
457	18" PINE	766	10" PINE
459	10" OAK	799	14" PINE
460	14" PINE	800	14" PINE
461	14" PINE	890	24" POPLAR
462	30" PINE	893	12" POPLAR
463	18" PINE	897	12" POPLAR x3
465	12" OAK	903	12" POPLAR
466	18" PINE	904	12" OAK x2
467	12" BIRCH	905	12" OAK
468	12" BIRCH	906	14" POPLAR x4
469	12" BIRCH	907	14" PINE
470	12" PINE	908	18" PINE
471	12" PINE	909	18" POPLAR
472	24" POPLAR	915	12" POPLAR
475	12" BIRCH	916	12" POPLAR
476	12" PINE	917	14" POPLAR x2
477	30" PINE	918	16" POPLAR x2
478	14" OAK	919	12" POPLAR
479	12" POPLAR	920	12" POPLAR
481	12" OAK	921	18" POPLAR
482	24" OAK	922	18" OAK
483	30" OAK	923	18" POPLAR
484	14" OAK	936	16" POPLAR
485	14" PINE	939	20" PINE
486	18" PINE	1073	12" POPLAR
487	14" PINE	1079	16" PINE
488	18" PINE	1080	16" PINE
489	12" PINE		
490	12" PINE		
491	14" POPLAR x2		
492	14" POPLAR		
493	16" PINE		
494	12" POPLAR		
495	12" POPLAR		
496	14" POPLAR		
497	14" OAK		
498	12" POPLAR		
499	12" PINE		
500	12" PINE		
501	12" PINE		
502	12" PINE		
503	12" PINE		
504	12" POPLAR		
505	12" SOURWOOD		

L2 - L8 are with centerline of creek
L12 - L20 are Tie Lines

Course	Bearing	Distance
L1	N 28°25'04" E	94.45'
L2	N 58°06'04" E	65.59'
L3	N 64°46'26" E	43.91'
L4	N 24°14'16" E	16.61'
L5	N 55°42'45" E	72.05'
L6	N 79°10'39" E	23.32'
L7	N 58°40'48" E	42.90'
L8	N 71°41'13" E	59.22'
L9	S 47°32'27" W	110.66'
L10 Total	N 35°00'10" W	180.90'
L11	N 89°25'06" W	188.93'
L12	N 64°26'04" W	14.85'
L13	N 64°26'04" W	105.67'
L14	S 23°11'59" W	79.12'
L15	N 25°36'11" W	10.50'
L16	S 02°12'59" W	102.90'
L17	S 87°18'37" E	118.52'
L18	S 02°45'54" W	95.92'
L19	N 87°22'19" W	117.42'
L20	S 02°01'39" W	80.58'



Vicinity Map



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 1589, Page 689 & 685,) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 20 day of Dec, 20 21.

Cameron S. Baker
Professional Land Surveyor No. L-4920

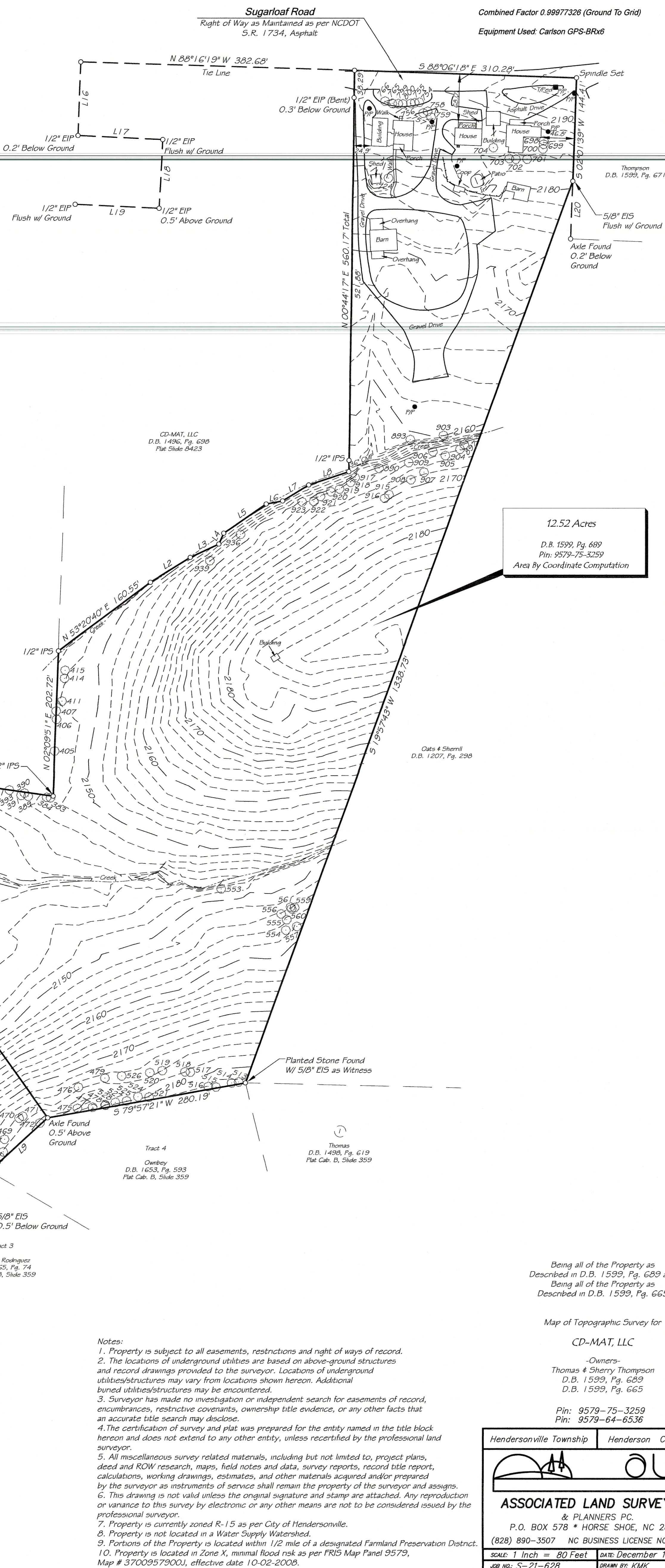
Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced to NAVD 88 (Geoid 12)

Combined Factor 0.99977326 (Ground To Grid)

Equipment Used: Carlson GPS-BRX6



Notes:

1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title survey may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R-15 as per City of Hendersonville.
8. Property is not located in a Water Supply Watershed.
9. Portions of the Property is located within 1/2 mile of a designated Farmland Preservation District.
10. Property is located in Zone X, minimal flood risk as per FRIS Map Panel 9579, Map # 3700957900J, effective date 10-02-2008.

Being all of the Property as Described in D.B. 1599, Pg. 689 and Being all of the Property as Described in D.B. 1599, Pg. 665

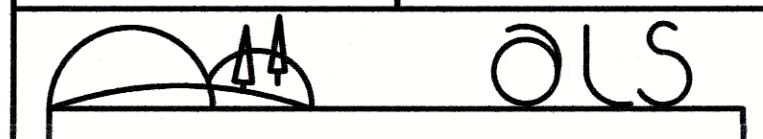
Map of Topographic Survey for

CD-MAT, LLC

-Owners-
Thomas & Sherry Thompson
D.B. 1599, Pg. 689
D.B. 1599, Pg. 665

Pin: 9579-75-3259
Pin: 9579-64-6536

Hendersonville Township Henderson County, NC



ASSOCIATED LAND SURVEYORS & PLANNERS PC

P.O. BOX 578 * HORSE SHOE, NC 28742

(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 80 Feet DATE: December 14, 2021 JOB NO: S-21-628 DRAWN BY: KMK INTERCAD 8.0

Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
o = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
ROW = Right of Way
RRS = Railroad Spike
CFP = Corrugated Plastic Pipe
CMP = Corrugated Metal Pipe
T/Ped = Telephone Pedestal
P/P = Power Pole

80 0 80 160 240
GRAPHIC SCALE - FEET

Building Setbacks for Principal Structures as per City of Hendersonville R-15 Zoning:
Front: 30'
Side: 10'
Rear: 15'

Apple Ridge
Hendersonville Township
Henderson County
North Carolina

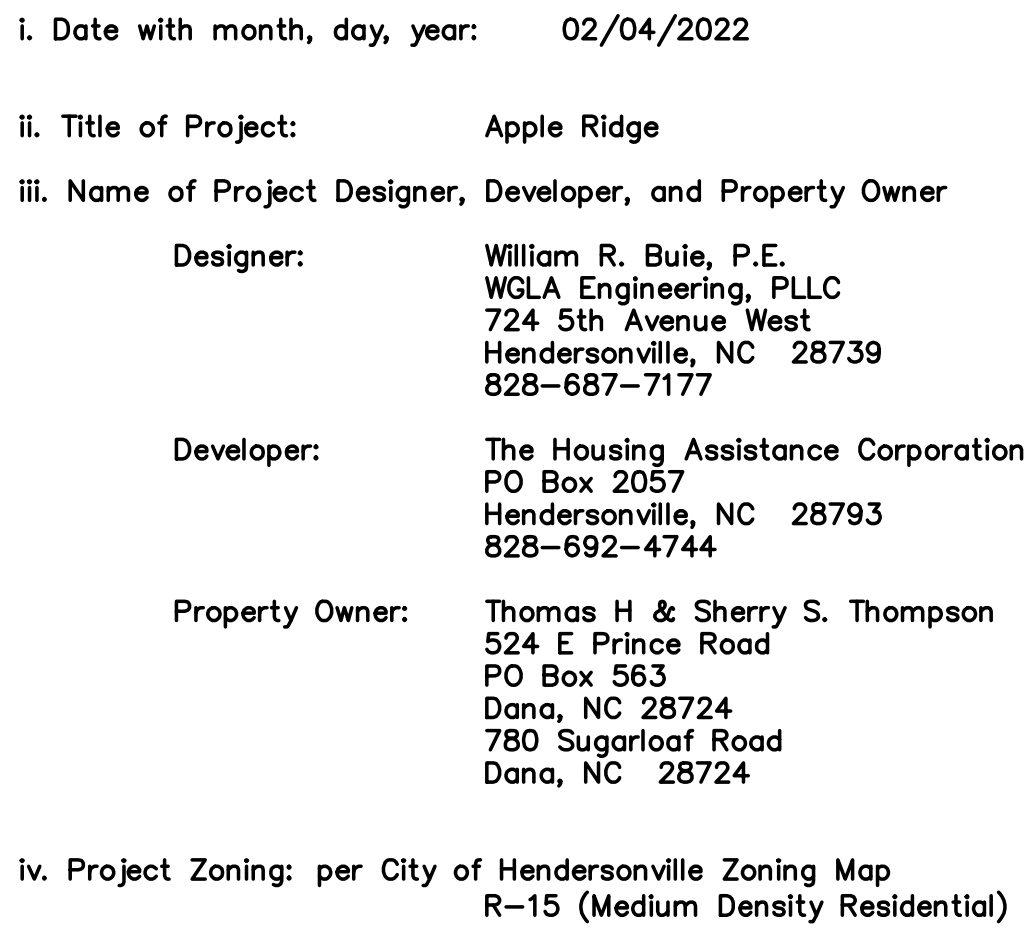
Hendersonville Township
Henderson County
North Carolina



PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

C-100

22



Acreage	19.39 AC.±		
Water System	On Site (Public) City of Hendersonville		
Sewer System	On Site (Public) City of Hendersonville		
Building Setbacks	Front	20'	Primary
	Side	10'	
	Rear	15'	
	Front	30'	Accessory Structure
	Side	5'	
	Rear	5'	
Maximum Bldg Height	35'		
Minimum Lot Width	75'		
Min Lot sf	6,900 sf		

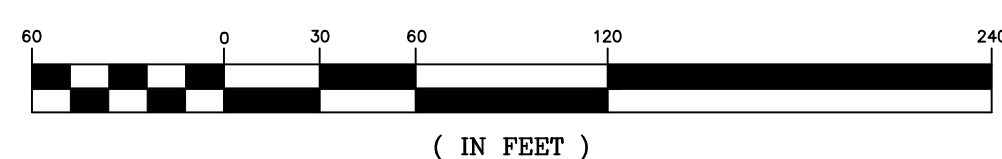
Future Development - 3.22 Ac.±

Tract 2 Area - 5.06 Ac.±
3 Multifamily Building - 60 Units
Parking - 112 Spaces

Tract 3 Area - 11.11 Ac.±
Single Family Lots - 20

Total Proposed Density of Multi-family and Single Family
80 Units/16.17 Ac. 4.95 Units/Ac.





vi. Project Square Footage/Acreage & Percentage of Total Site

1. Total Project Area	– (220,413 SF) 5.06 Ac. (100%) (Multi-Family)
2. Site Coverage – Buildings (Footprint)	– (9,177 SF) Bldg "A" – (11,017 SF) Bldg "B" – (4,137 SF) Bldg "C" – <u>(26,317 SF) 0.60 Ac. (11.86%) (Total Buildings)</u>
3. Site Coverage – Open Space	– (128,081 SF) 2.94 Ac (58.10%)
4. Site Coverage – Streets & Parking	– (39,760 SF) 0.91 Ac. (17.98%) (Parking) – (11,090 SF) 0.25 Ac. (4.94%) (Sidewalks/Dumpster) – (15,165 SF) 0.35 Ac. (6.91%) (Road)
5. Site Coverage – Other Facilities	– (1,986 SF) 0.05 Ac. (0.98%) (Clubhouse)
6.	
7. Site Coverage – Common Open Space	– (30,000 SF) 0.68 Ac. (13.62%) Required – (71,180 SF) 1.63 Ac. (32.21%) Provided

[illegible]

PROJECT NUMBER:	21164
DATE:	10/2
DRAWN BY:	KHC
CHECKED BY:	WRE

Preliminary
Site Plan
Multi-Family
Development

C-200

SCALE: 1"=30'

WGLA Engineering

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

Apple Ridge

Hendersonville Township
Henderson County
North Carolina

**Preliminary
Not For
Construction**



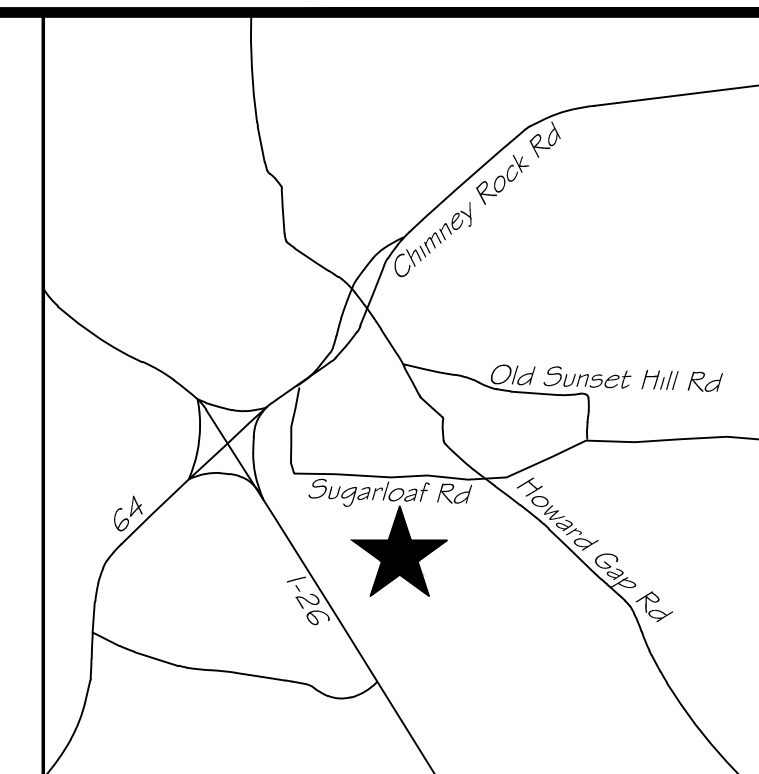
Know what's below.
Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

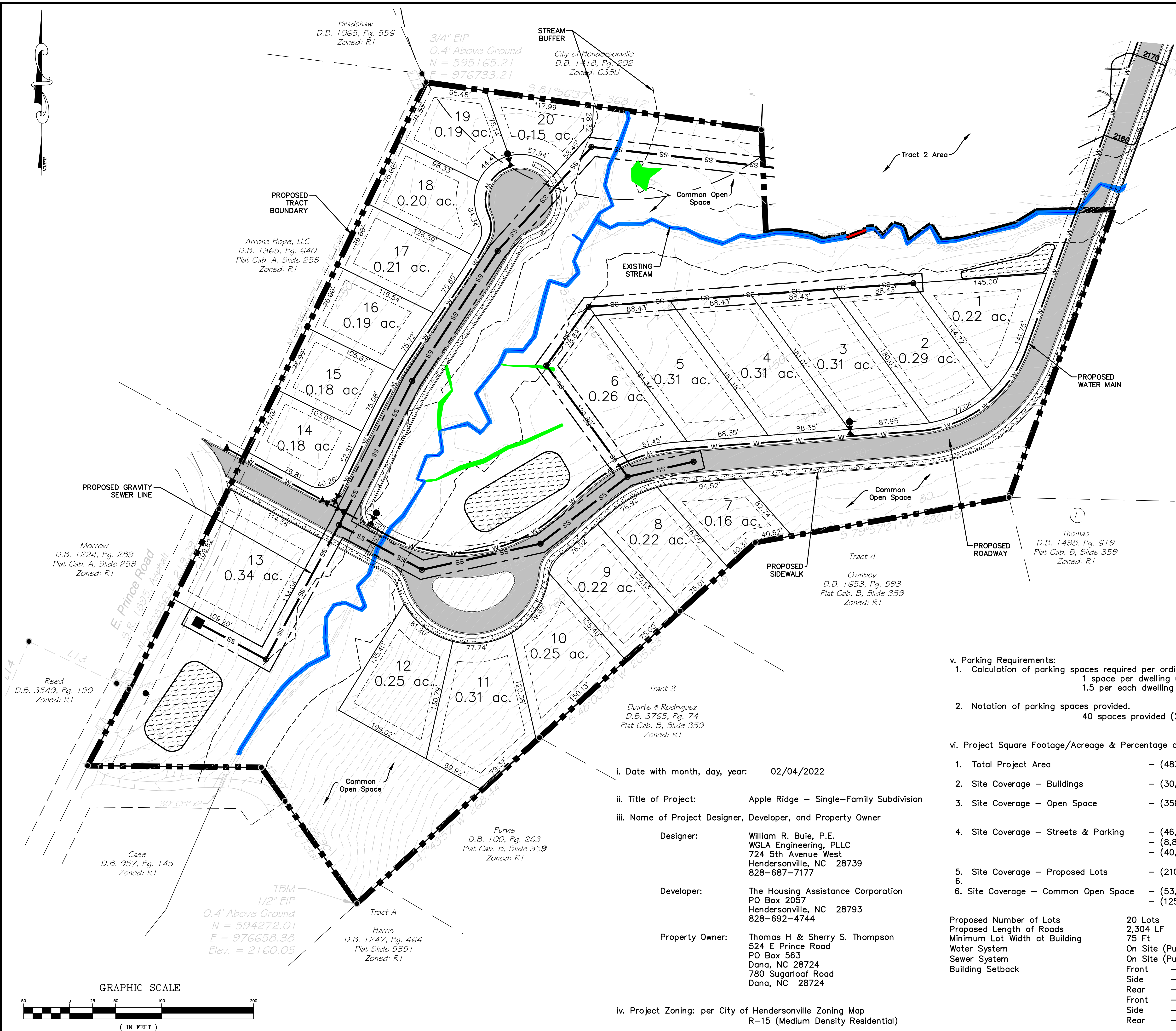
Preliminary
Site Plan
Single-Family
Development

C-201

SCALE: 1"=50'



LOCATION MAP
N.T.S.



- v. Parking Requirements:
- Calculation of parking spaces required per ordinance.
1 space per dwelling unit or
1.5 per each dwelling unit exceeding 3 bedrooms
 - Notation of parking spaces provided.
40 spaces provided (2 per lot)

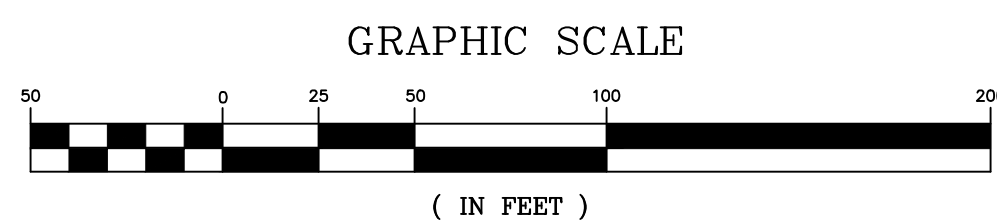
vi. Project Square Footage/Acreage & Percentage of Total Site

- | | |
|--------------------------------------|--|
| 1. Total Project Area | — (483,952 SF) 11.11 Ac. (100%) (Single-Family) |
| 2. Site Coverage — Buildings | — (30,000 SF) 0.69 Ac. (6.21%) (Avg House 1,500 SF) |
| 3. Site Coverage — Open Space | — (358,434 SF) 8.23 Ac. (74.07%) |
| 4. Site Coverage — Streets & Parking | — (46,651 SF) 1.07 Ac. (9.63%) (Roads)
— (8,867 SF) 0.20 Ac. (1.80%) (Sidewalks)
— (40,000 SF) 0.92 Ac. (8.28%) (Driveway) |
| 5. Site Coverage — Proposed Lots | — (210,394 SF) 4.83 Ac. (43.47%) (Lots) |
| 6. Site Coverage — Common Open Space | — (53,796 SF) 1.23 Ac. (11.07%) Required
— (125,518 SF) 2.88 Ac. (25.92%) Provided |

Proposed Number of Lots
Proposed Length of Roads
Minimum Lot Width at Building
Water System
Sewer System
Building Setback

20 Lots
2,304 LF
75 Ft
On Site (Public) City of Hendersonville
On Site (Public) City of Hendersonville
Front — 20' Primary
Side — 10'
Rear — 15'
Front — 30' Accessory Structure
Side — 5'
Rear — 5'

- i. Date with month, day, year: 02/04/2022
- ii. Title of Project: Apple Ridge — Single-Family Subdivision
- iii. Name of Project Designer, Developer, and Property Owner
- | | |
|-----------------|---|
| Designer: | William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177 |
| Developer: | The Housing Assistance Corporation
PO Box 2057
Hendersonville, NC 28793
828-692-4744 |
| Property Owner: | Thomas H. & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
Dana, NC 28724 |
- iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)



[illegible]

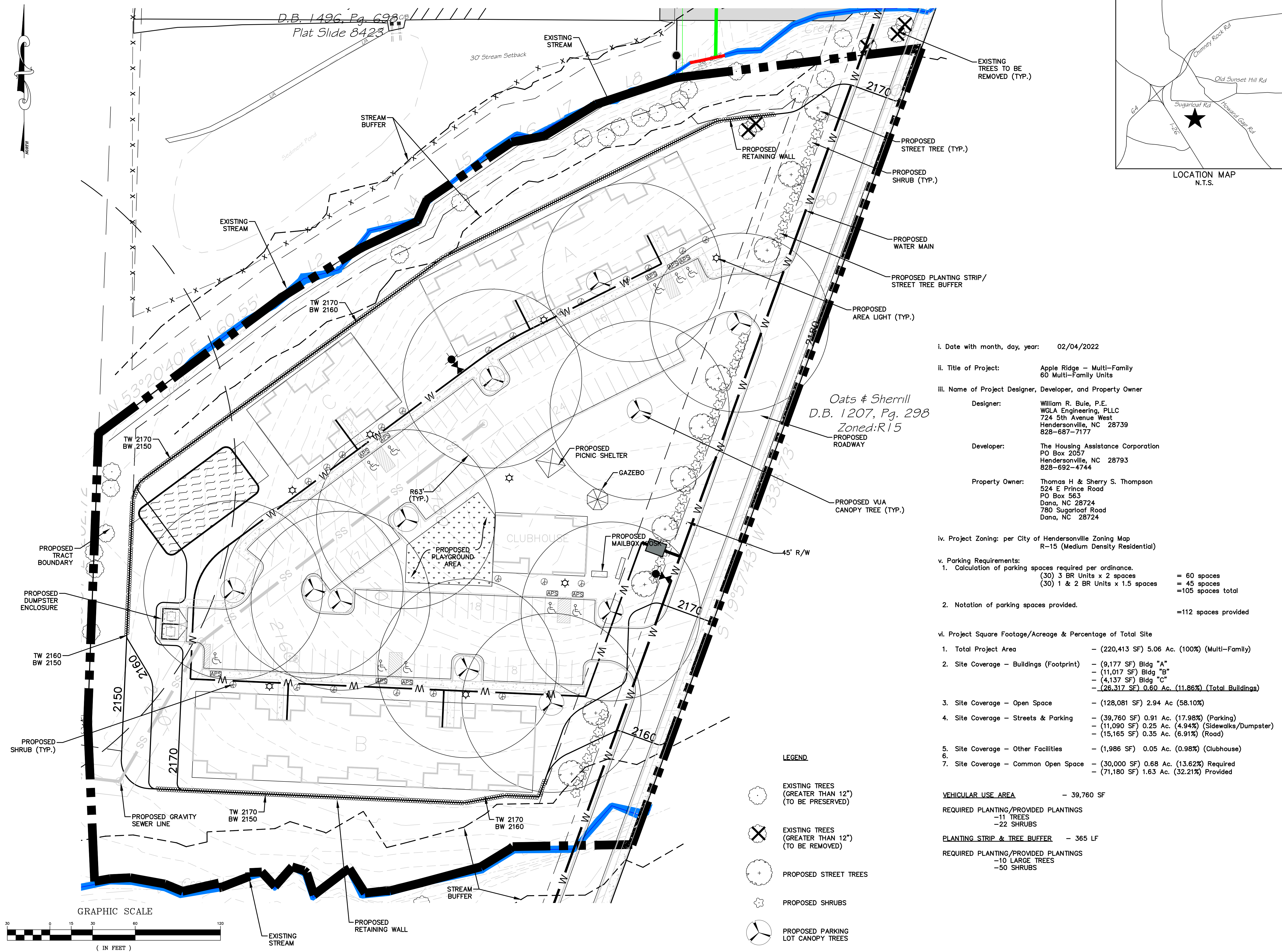
Know what's **below**.
Call before you dig.

PROJECT NUMBER: 211
DATE: 1/1
DRAWN BY: KH
CHECKED BY: WF

Preliminary
Landscape &
Resource Layout Plan
Development

C-300

SCALE: 1"=30'



Date with month, day, year: 02/04/2022

ii. Title of Project: Apple Ridge – Multi-Family
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177

Developer: The Housing Assistance Corporation
PO Box 2057
Hendersonville, NC 28793
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

v. Parking Requirements:

1. Calculation of parking spaces required per ordinance.

(30) 3 BR Units x 2 spaces	= 60 spaces
(30) 1 & 2 BR Units x 1.5 spaces	= 45 spaces
	=105 spaces total

2. Notation of parking spaces provided.

=112 spaces provided

vi. Project Square Footage/Acreage & Percentage of Total Site

1. Total Project Area	– (220,413 SF) 5.06 Ac. (100%) (Multi-Family)
2. Site Coverage – Buildings (Footprint)	– (9,177 SF) Bldg "A" – (11,017 SF) Bldg "B" – (4,137 SF) Bldg "C" – <u>(26,317 SF) 0.60 Ac. (11.86%) (Total Building)</u>
3. Site Coverage – Open Space	– (128,081 SF) 2.94 Ac (58.10%)
4. Site Coverage – Streets & Parking	– (39,760 SF) 0.91 Ac. (17.98%) (Parking) – (11,090 SF) 0.25 Ac. (4.94%) (Sidewalks/Dur – (15,165 SF) 0.35 Ac. (6.91%) (Road)
5. Site Coverage – Other Facilities	– (1,986 SF) 0.05 Ac. (0.98%) (Clubhouse)
6.	
7. Site Coverage – Common Open Space	– (30,000 SF) 0.68 Ac. (13.62%) Required – (71,180 SF) 1.63 Ac. (32.21%) Provided

VEHICULAR USE AREA - 39,760 SF

REQUIRED PLANTING/PROVIDED PLANTINGS

- 11 TREES
- 22 SHRUBS

PLANTING STRIP & TREE BUFFER - 365 LF

REQUIRED PLANTING/PROVIDED PLANTINGS

- 10 LARGE TREES
- 50 SHRUBS

WGLA Engineering

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

Apple Ridge

Hendersonville Township
Henderson County
North Carolina

**Preliminary
Not For
Construction**



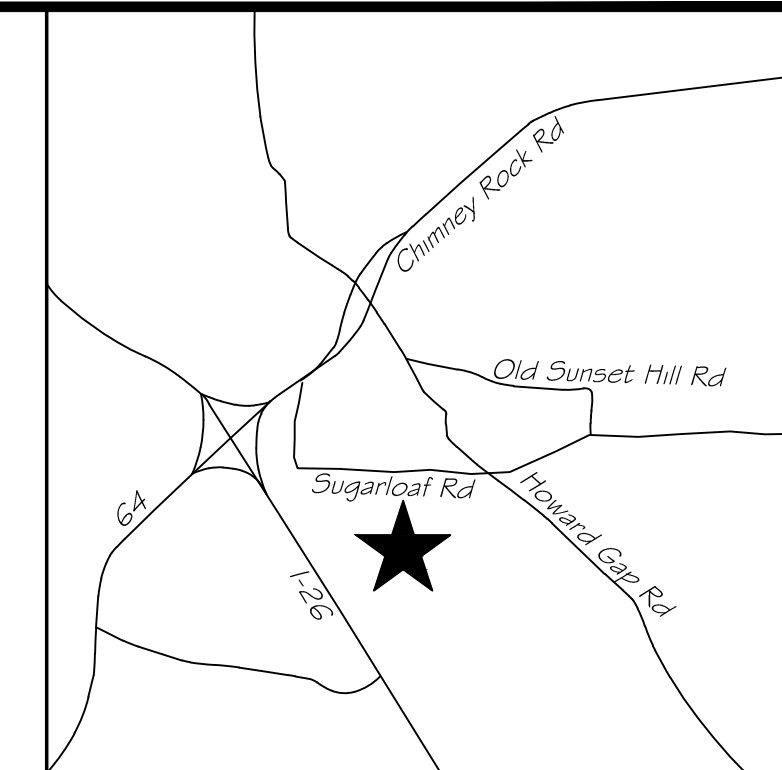
Know what's below.
Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

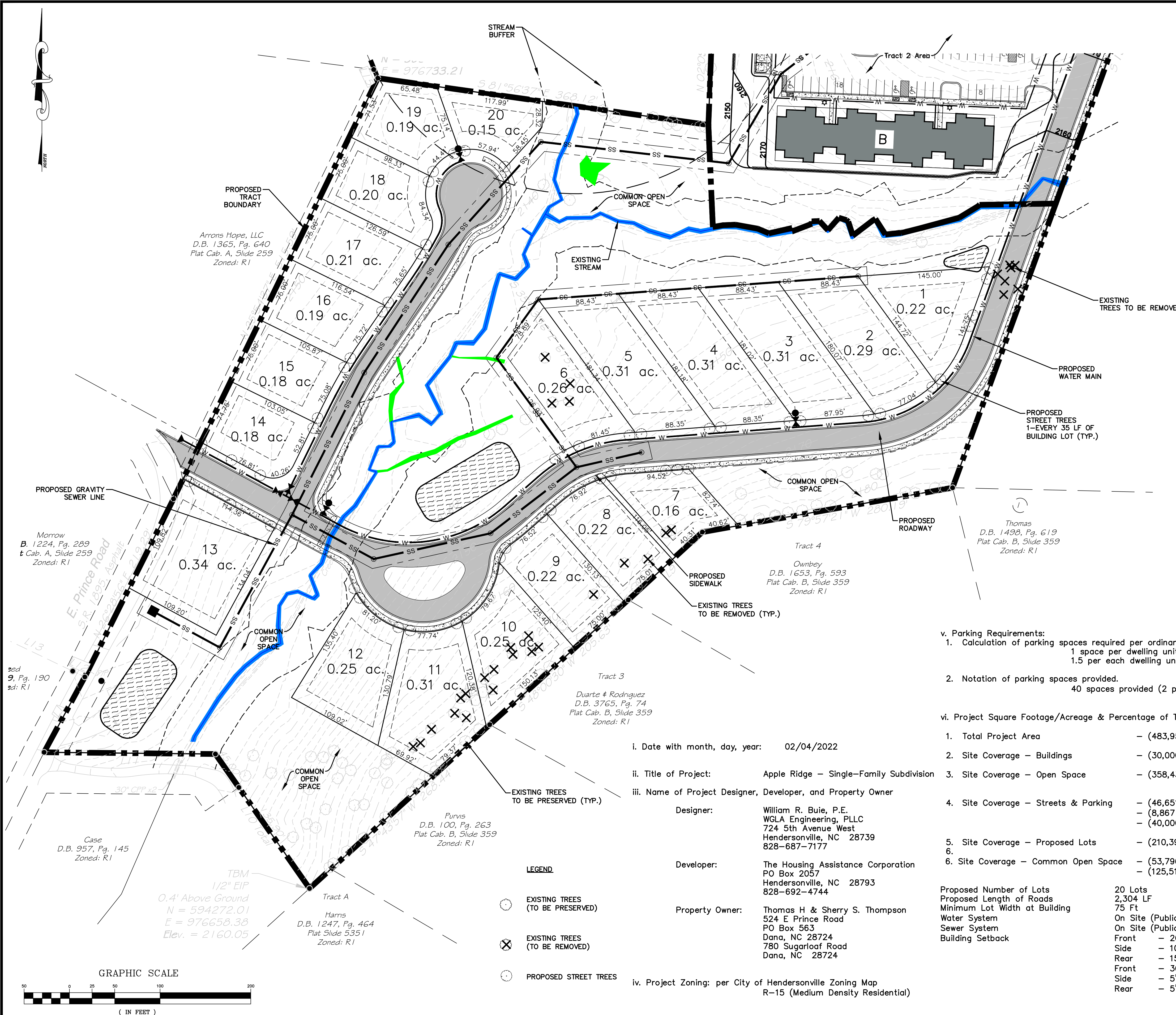
Preliminary
Landscape &
Resource Layout Plan
Development

C-301

SCALE: 1"=50'



LOCATION MAP
N.T.S.



WGLA
Engineering

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

Apple Ridge
Hendersonville Township
Henderson County
North Carolina

Preliminary
Not For
Construction



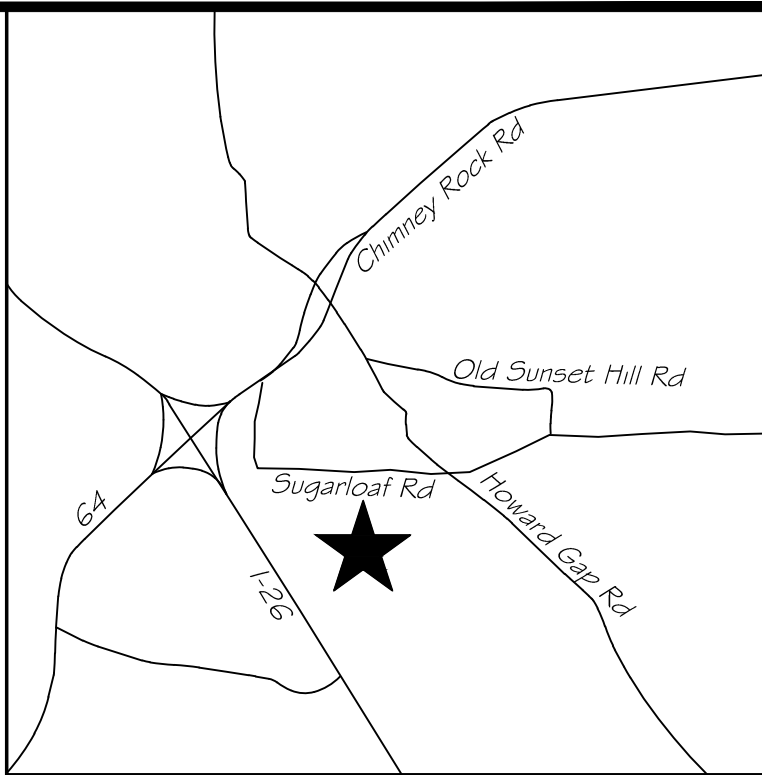
Know what's below.
Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Storm Water
Management Plan

C-400

SCALE: 1"=30'



LOCATION MAP
N.T.S.

i. Date with month, day, year: 02/04/2022

ii. Title of Project: Apple Ridge – Multi-Family
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177

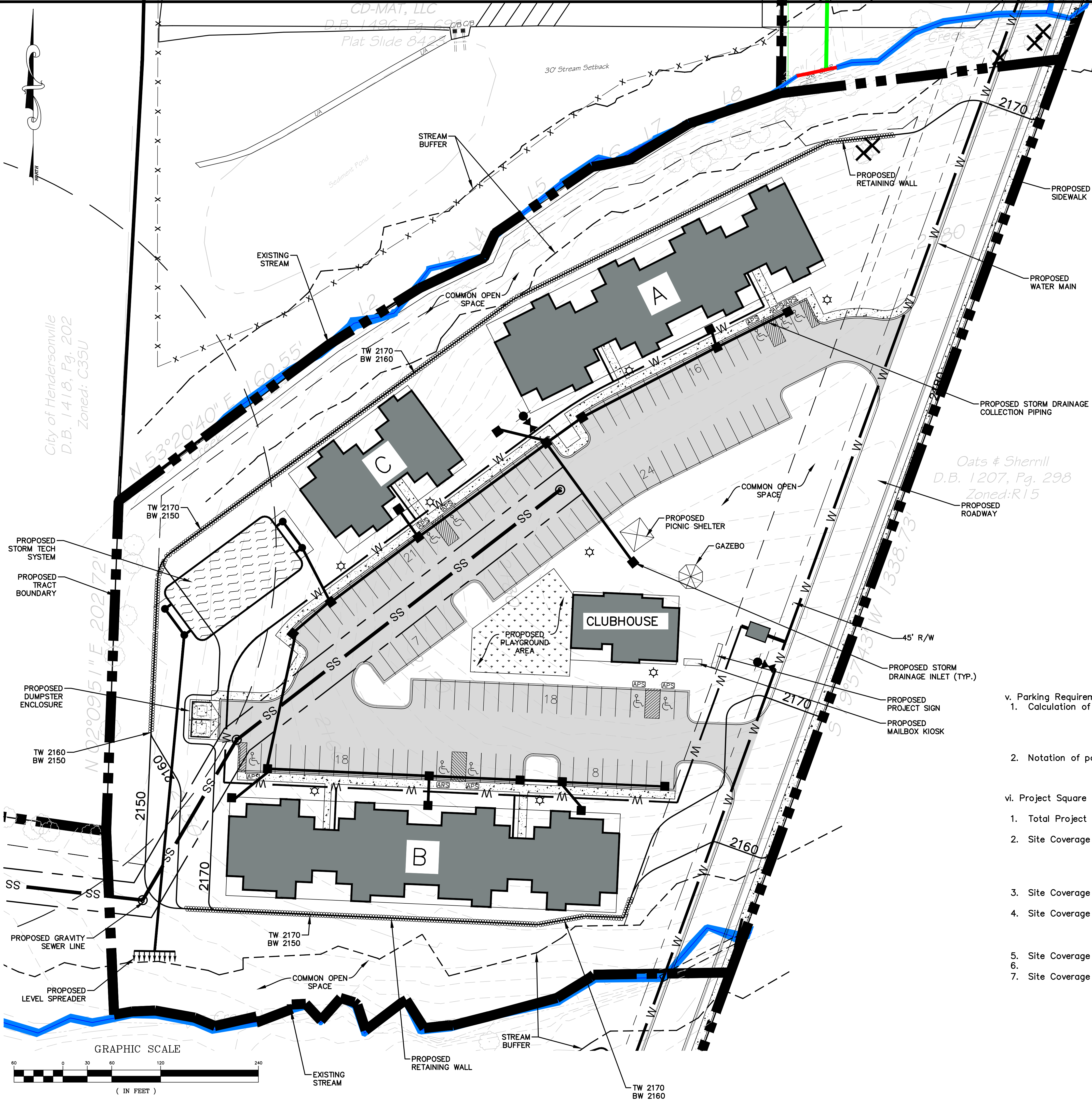
Developer: The Housing Assistance Corporation
PO Box 2057
Hendersonville, NC 28793
828-692-4744

Property Owner: Thomas H. & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

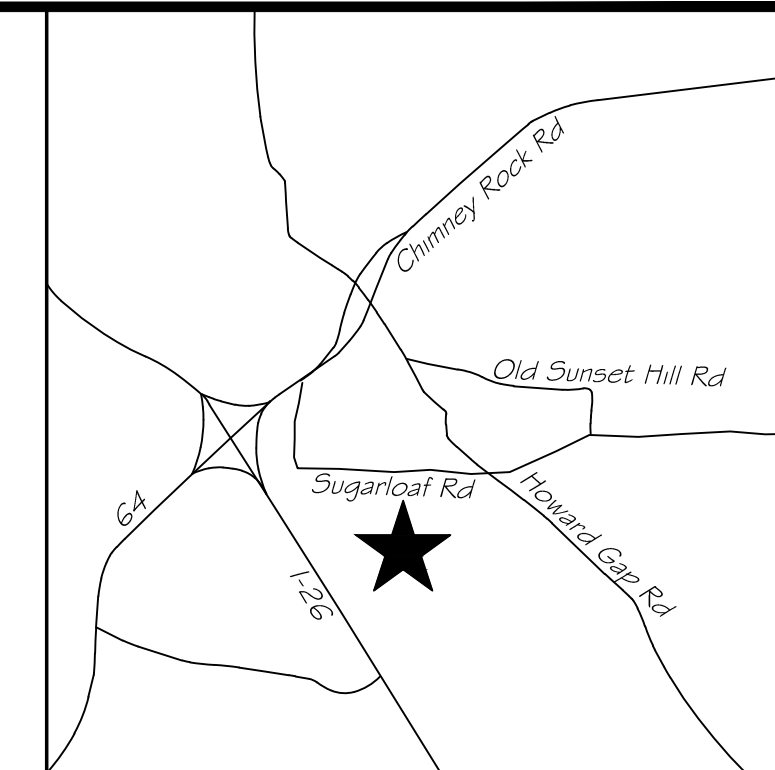
- v. Parking Requirements:
- Calculation of parking spaces required per ordinance.
(30) 3 BR Units x 2 spaces = 60 spaces
(30) 1 & 2 BR Units x 1.5 spaces = 45 spaces
=105 spaces total
 - Notation of parking spaces provided.
=112 spaces provided

- vi. Project Square Footage/Acreage & Percentage of Total Site
- Total Project Area – (220,413 SF) 5.06 Ac. (100%) (Multi-Family)
 - Site Coverage – Buildings (Footprint)
– (9,177 SF) Bldg "A"
– (11,017 SF) Bldg "B"
– (4,137 SF) Bldg "C"
– (26,317 SF) 0.60 Ac. (11.86%) (Total Buildings)
 - Site Coverage – Open Space – (128,081 SF) 2.94 Ac (58.10%)
 - Site Coverage – Streets & Parking
– (39,760 SF) 0.91 Ac. (17.98%) (Parking)
– (11,090 SF) 0.25 Ac. (4.94%) (Sidewalks/Dumpster)
– (15,165 SF) 0.35 Ac. (6.91%) (Road)
 - Site Coverage – Other Facilities – (1,986 SF) 0.05 Ac. (0.98%) (Clubhouse)
 - Site Coverage – Common Open Space
– (30,000 SF) 0.68 Ac. (13.62%) Required
– (71,180 SF) 1.63 Ac. (32.21%) Provided



WGLA Engineering

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



LOCATION MAP
N.T.S.

Apple Ridge

Hendersonville Township
Henderson County
North Carolina

**Preliminary
Not For
Construction**



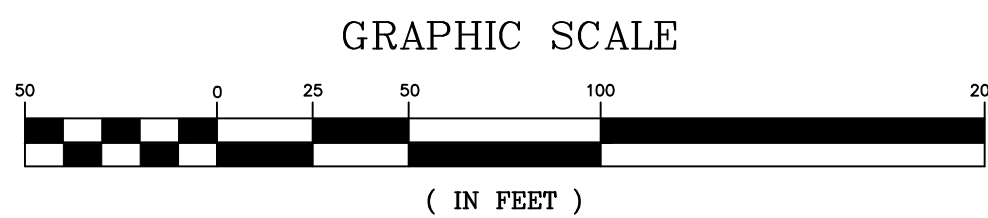
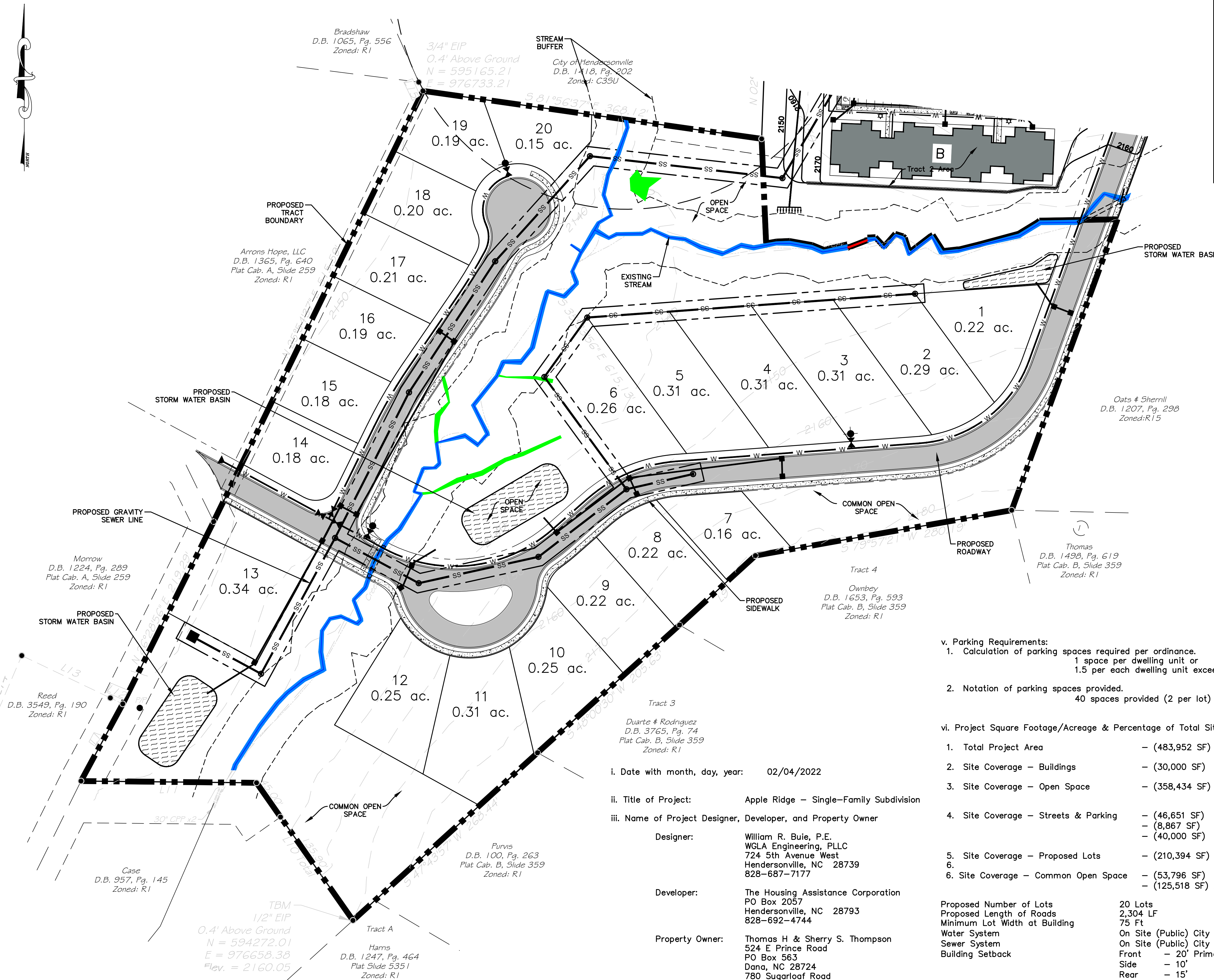
Know what's below.
Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Storm Water
Management Plan

C-401

SCALE: 1"=50'



iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

- v. Parking Requirements:
- Calculation of parking spaces required per ordinance.
1 space per dwelling unit or
1.5 per each dwelling unit exceeding 3 bedrooms
 - Notation of parking spaces provided.
40 spaces provided (2 per lot)

- vi. Project Square Footage/Acreage & Percentage of Total Site
- | | |
|--------------------------------------|--|
| 1. Total Project Area | — (483,952 SF) 11.11 Ac. (100%) (Single-Family) |
| 2. Site Coverage — Buildings | — (30,000 SF) 0.69 Ac. (6.21%) (Avg House 1,500 SF) |
| 3. Site Coverage — Open Space | — (358,434 SF) 8.23 Ac. (74.07%) |
| 4. Site Coverage — Streets & Parking | — (46,651 SF) 1.07 Ac. (9.63%) (Roads)
— (8,867 SF) 0.20 Ac. (1.80%) (Sidewalks)
— (40,000 SF) 0.92 Ac. (8.28%) (Driveway) |
| 5. Site Coverage — Proposed Lots | — (210,394 SF) 4.83 Ac. (43.47%) (Lots) |
| 6. Site Coverage — Common Open Space | — (53,796 SF) 1.23 Ac. (11.07%) Required
— (125,518 SF) 2.88 Ac. (25.92%) Provided |

Proposed Number of Lots 20 Lots
Proposed Length of Roads 2,304 LF
Minimum Lot Width at Building 75 Ft
Water System On Site (Public) City of Hendersonville
Sewer System On Site (Public) City of Hendersonville
Building Setback Front — 20' Primary
Side — 10'
Rear — 15'
Front — 30' Accessory Structure
Side — 5'
Rear — 5'

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Apple Ridge
Hendersonville Township
Henderson County
North Carolina

Preliminary
Not For
Construction

REVISIONS	
DATE	DESCRIPTION



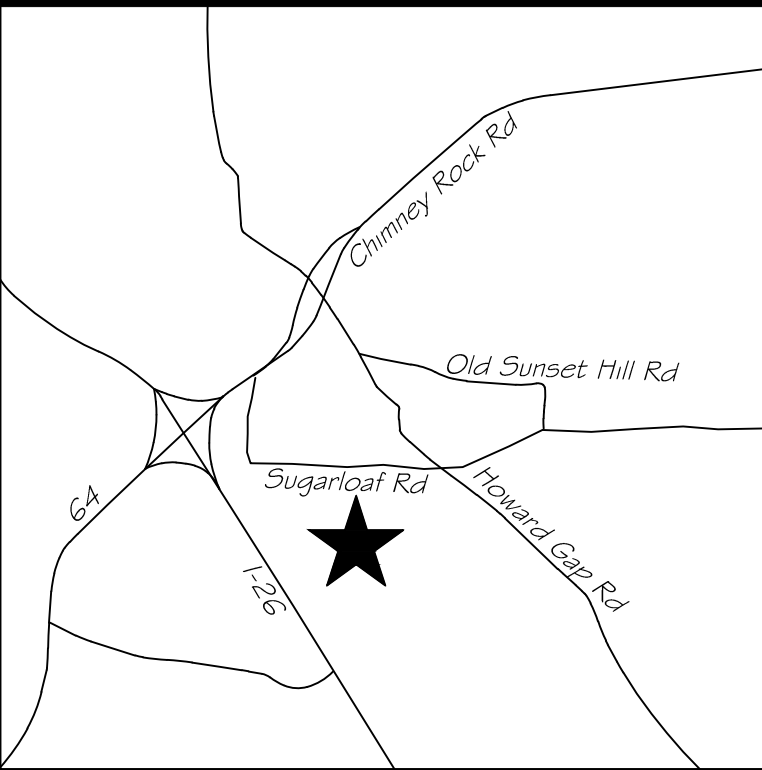
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Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Utility Plan

C-500

SCALE: 1"=30'



i. Date with month, day, year: 02/04/2022

ii. Title of Project: Apple Ridge – Multi-Family
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177

Developer: The Housing Assistance Corporation
PO Box 2057
Hendersonville, NC 28793
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

- v. Parking Requirements:
- Calculation of parking spaces required per ordinance.
(30) 3 BR Units x 2 spaces = 60 spaces
(30) 1 & 2 BR Units x 1.5 spaces = 45 spaces
= 105 spaces total
 - Notation of parking spaces provided.
= 112 spaces provided

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Apple Ridge

Hendersonville Township
Henderson County
North Carolina

**Preliminary
Not For
Construction**



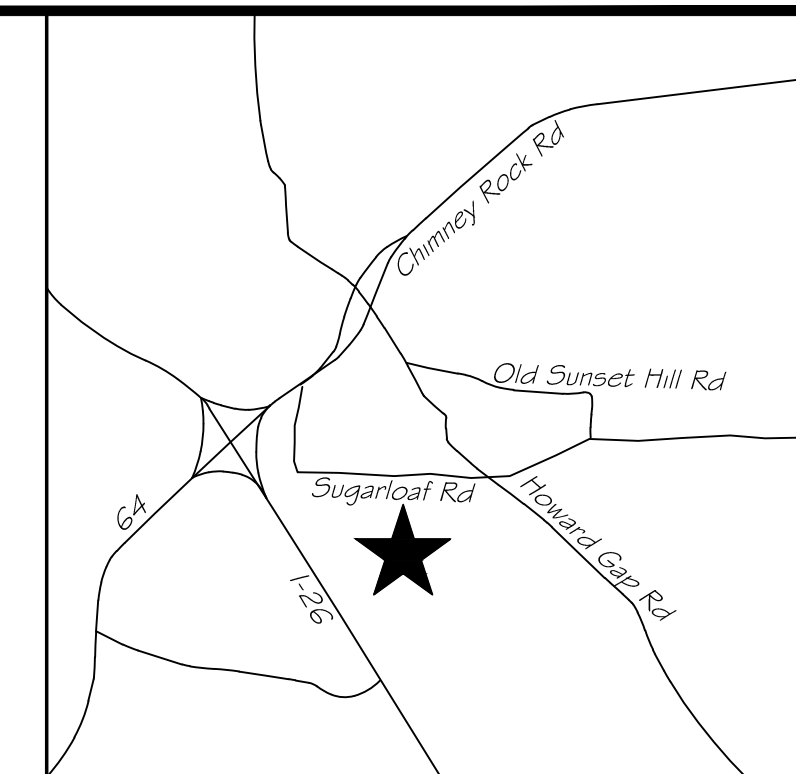
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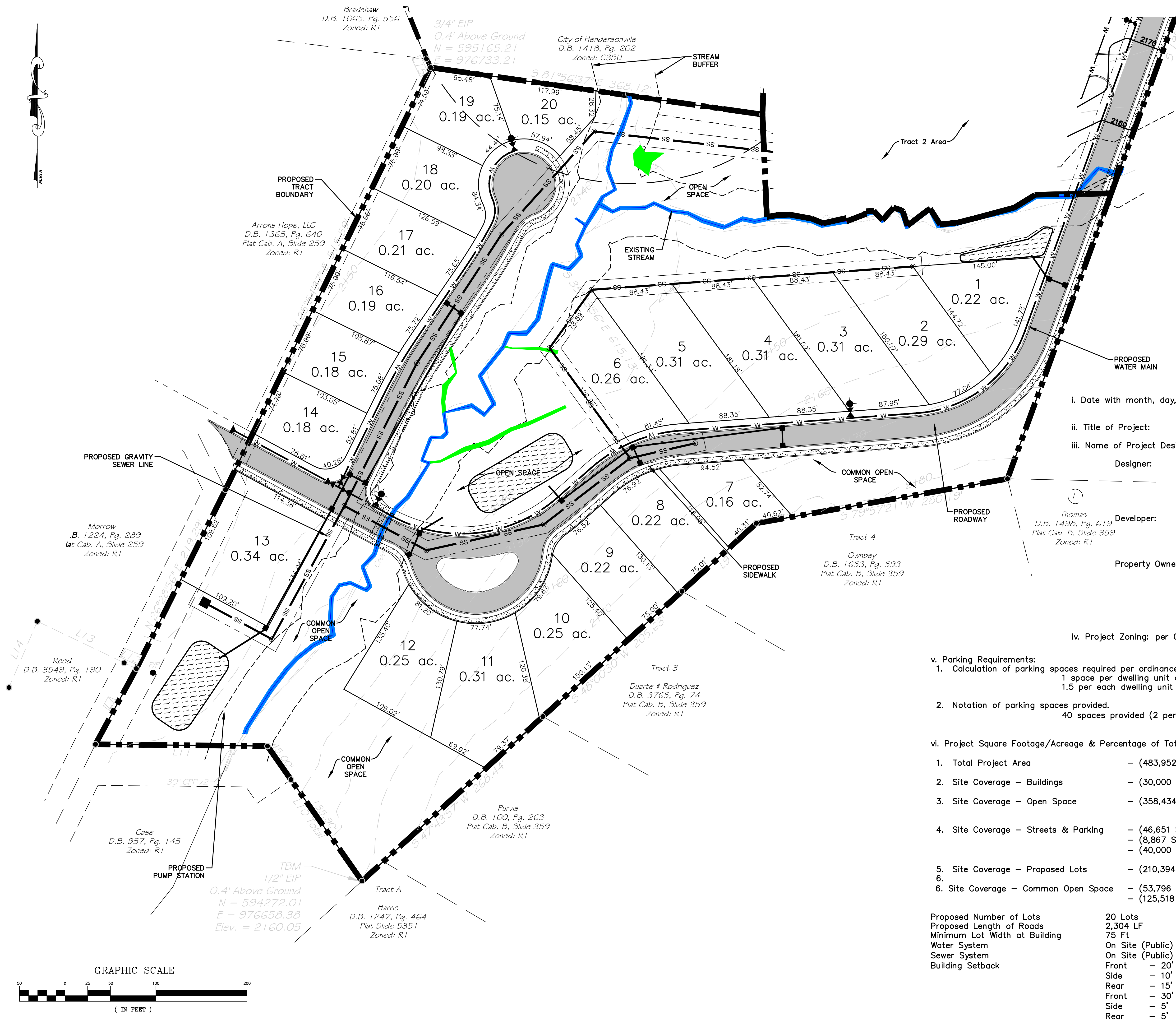
Preliminary
Utility Plan

C-501

SCALE: 1"=50'



LOCATION MAP
N.T.S.



i. Date with month, day, year: 02/04/2022

ii. Title of Project: Apple Ridge – Single-Family Subdivision

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177

Developer: The Housing Assistance Corporation
PO Box 2057
Hendersonville, NC 28793
828-692-4744

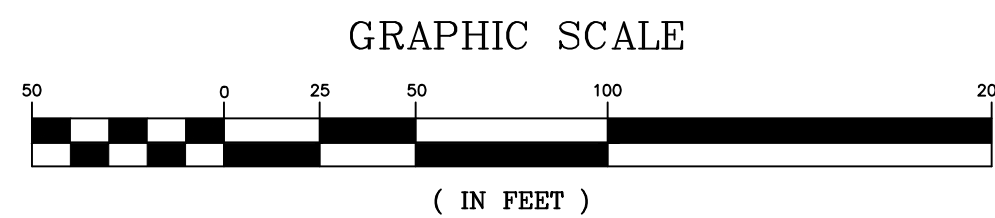
Property Owner: Thomas H & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
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	Budget Date	Transaction
Four Seasons Blvd Mowing	7/7/21	8277
Four Seasons Blvd Mowing	8/3/21	8378
Four Seasons Blvd Mowing	10/5/21	8628
Kelsey Jarvis - Pollinator Bed Maint.	8/30/21	083021
Kelsey Jarvis - Pollinator Bed Maint.	12/1/21	120121
Tree Purchase - BB Barnes	8/25/21	TXN00052099
Tree Purchase - BB Barnes	9/15/21	TXN00052411
Bags of Mulch for NeighborWoods	10/8/21	TXN00052702
Bags of Mulch for NeighborWoods	10/18/21	TXN00052799
PR Services - MJP	9/21/21	092121
PR Services - MJP	11/17/21	110921
PR Services - MJP	1/5/22	010422
Tree Pruning Bearcat Blvd - MM	9/17/21	2113
Environmental Education Alliance - ESB	10/9/21	100921
Arbor Day Membership	11/8/21	TXN00052969
Bill Leatherwood - Bearcat Loop Trees	12/28/21	376
Flagstone for Bee Mural Pollinator Bed	1/12/22	211129TB

Reserved Transaction Amount	Reservation Category	Reserved
1,400.00USD	Payables expenditures	1,400.00
1,850.00USD	Payables expenditures	1,850.00
1,400.00USD	Payables expenditures	1,400.00
		4,650.00
245.00USD	Payables expenditures	245.00
437.50USD	Payables expenditures	437.50
		682.50
179.98USD	Payables expenditures	179.98
1,034.87USD	Payables expenditures	1,034.87
98.90USD	Payables expenditures	98.90
16.65USD	Payables expenditures	16.65
		1,330.40
183.75USD	Payables expenditures	183.75
463.75USD	Payables expenditures	463.75
210.00USD	Payables expenditures	210.00
		857.50
150.00USD	Payables expenditures	150.00
		150.00
435.00USD	Payables expenditures	435.00
		435.00
20.00USD	Payables expenditures	20.00
		20.00
2,475.00USD	Payables expenditures	2,475.00
		2,475.00
45.33USD	Payables expenditures	45.33
		45.33
	Total Spent	10,645.73
	Tree Board Budget	43,250.00
	Balance Remaining	32,604.27

FY 2022/2023 Budget Request for the Tree Board

HWY 64 Maintenance	\$15,000
Tree Replacement & Supplies	\$1,500
Arborists Services	\$2,000
Publicity	\$3,000
Arbor Day	\$250
NeighborWoods	\$4,000
Maintenance of Pollinator Beds at Hands on Museum & Bearcat Loop	\$5,000
Pollinator Bed Four Seasons Blvd & one Year Maintenance	\$22,500
Landscape Plan for Greenway Trail	\$2,500
Tree Board Total Request	\$55,750