



CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, February 21, 2023 – 2:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. January 17, 2023 Tree Board Minutes

4. **NEW BUSINESS**

A. Welcome New Members

B. Public Relations Update – Mary Jo Padgett

C. Conditional Zoning Districts

D. Tree Board Fund Community Foundation

E. Garden Jubilee Speaker Series

5. **OLD BUSINESS**

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

B. Tree Board Memorandum to Council

C. Canopy Study Grant

D. Pollinator Bed Traffic Island Four Seasons Boulevard

6. **OTHER BUSINESS**

A. 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.

January 17, 2023

Members not in attendance: Glenn Lange, Arias Crismali

1. All areas outside of the limits of disturbance shall be maintained in as natural a vegetative state as possible with the following exceptions: control of invasive plant species and planting native vegetation to enhance wildlife habitat and/or improving the tree canopy. No turf grasses shall be planted in this area.
2. If the final site plan varies in a way that reduces the number of trees intended for preservation (as noted on submitted plans of 01/06/23) by more than 10%, then it shall trigger a major modification and require a new CZD process, including that it be

reviewed by the Tree Board again before proceeding to City Council.

3. All preserved trees shall be protected from grading and construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits.
4. Invasive trees, shrubs and ground cover shall be removed, particularly English Ivy, throughout the site, especially in the areas where trees are preserved. Care shall be taken to not substantively disturb the root systems of preserved trees. Invasive trees and shrubs can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication “Controlling English Ivy in Urban Landscapes”
5. A 40 foot no disturbance zone shall be maintained around the delineated wetland found on the site.

The Tree Board’s recommended conditions, above, are based on the following guiding city code documents: 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, Section 3.1 Purpose, Sections 3.2 and Section 3.3, Goal NR-1, Strategy NR 1.1 and NR 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 the prioritization of existing tree canopy.

Public Comment:

Lynn Williams of Chadwick Ave. - Spoke about ordinance changes, no list of existing trees with sizes, massive tree loss for the site, and the lack of a landscape plan in the plan for approval, and was against the development.

David Thomas of Carousel Ln – More tree ordinances and increasing the canopy percentage for the city and was against the development.

Joe Stancaric of Carousel Ln. – Asked who enforces the COH ordinances and was against the development.

Heather Starr No address given but adjoining property - Complained of the lack of light buffer between the development and residential houses and was against the development.

D. ESB: Representative Will Garvey requested a tree board member chair and/or contribute to the (to be formed) Natural Resources subcommittee of the Environmental Sustainability Board Subcommittee. Mr Garvey will send Mr Brackett the appropriate information and Mr Brackett said he will convey the request to the Tree Board members.

The ESB would like for a member of the Tree Board to attend Bee City USA meeting. They meet monthly at 3:00 at Bullington Gardens on the second Monday.

- E. Joe Turchin Spoke to the board about Dominion Energy’s plans to clear cut all trees and bushes within their 1100 miles right of way (for aerial inspection) of Gas lines. Mr. Turchin is raising awareness and requesting the Tree Board offer support. Mr Brackett requested Mary Davis and Glenn Lange write a letter to Dominion Energy and for Ms Padgett to write up a press release.

5. **OLD BUSINESS – Not discussed**

- A. Changes to City Ordinances/Zoning Concerning Trees
- B. Tree Board Request to Council
- C. NeighborWoods & Other Tree Planting Projects for 2023
- D. Pollinator Bed Traffic Island Four Seasons Boulevard

6. **OTHER BUSINESS- Not Discussed.**

- A. Tree Board 2023 Budget
- B. Utility Update
- C. Invasive Species Control/Removal
- D. Staff Comments

7. **ADJOURMENT**

3:41 pm



1202 Greenville Conditions

January 31, 2023

1. All areas outside of the limits of disturbance shall be maintained in as natural a vegetative state as possible with the following exceptions: control of invasive plant species and planting native vegetation to enhance wildlife habitat and/or improving the tree canopy. No turf grasses shall be planted in this area.
2. If the final site plan varies in a way that reduces the number of trees intended for preservation (as noted on submitted plans of 01/06/23) by more than 10%, then it shall trigger a major modification and require a new CZD process, including that it be reviewed by the tree board again before proceeding to City Council. Arborist to have final review of existing trees to determine those that are in good health; tree that are not in good health can be removed for safety without counting against final preservation count.
3. All preserved trees shall be protected from grading and construction activities as directed by certified Arborist; all saved and removed trees will be at the final recommendation of the Arborist.
4. Invasive trees, shrubs, and ground cover shall be removed, particularly English Ivy, throughout the site, especially in the areas where trees are preserved. Care shall be taken to not substantially disturb the root systems of preserved trees. Invasive trees and shrub can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication "Controlling English Ivy in Urban Landscapes".
5. A 20 foot no disturbance zone shall be maintained around the northern delineated wetland and except for the connection to sewer and release of stormwater.
6. The Developer provides a plan to alleviate the flooding on the NW corner of the development site by completing one of the following actions and assumes off site neighbor(s) will permit encroachment and work outside project parcel:
 - a. Restoring the function of the existing 24" pipe;
 - b. Replacing the existing 24" pipe behind 106 Brookdale utilizing a temporary construction easement;
 - c. Installing additional on-site drainage infrastructure adjacent to the existing 24" pipe to mitigate flooding, or;
 - d. Daylighting the existing piped section of the stream behind 106 Brookdale.
7. Design the post-construction stormwater management system to retain the 25-year 24-hour storm event for any flow going to the northern wetland/stream area. All other stormwater design to meet UDO.

Mailing Address: P.O. Box 5432, Asheville, NC 28813

**168 Patton Ave Asheville, NC 28801
Phone 828-252-5388 Fax: 828-252-5365**

**1210 S. Main Street, Waynesville, NC 28786
Phone: 828-452-4410 Fax: 828-456-5455**



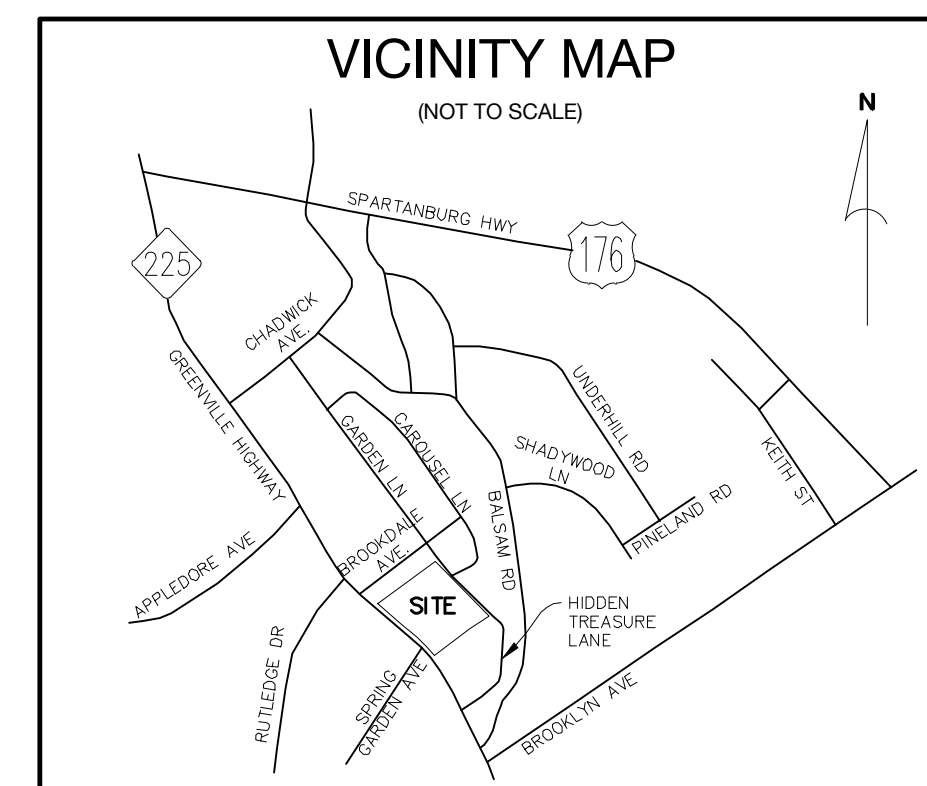
8. Install 1 (2") caliper tree for every 500 SF of Common Space (± 59 proposed trees in addition to the saved trees and associated credits) and install 1 (1.5") caliper tree and 5 shrubs (1 gallon) for every 4000 SF of Open Space (± 29 additional trees and ± 147 shrubs). All these plantings will be distributed throughout the project.
9. Street trees required for the Entry Corridor Overlay along Greenville Highway will be provided with a mix of existing trees and proposed trees per section 5-18-4.8. These trees will be within 35' of the NCDOT ROW or at least 10' from the existing gas or other underground utilities. No street trees to be provided on other street frontages.
10. Existing frontage sidewalk along Greenville Highway to remain. Any place where this sidewalk needs to be replaced will be constructed to meet city standards. No sidewalk is to be constructed along Garden Lane or Hidden Treasures Lane frontage.
11. Height of buildings not to exceed 45' tall (per height as defined in Section 12-1).

1202 GREENVILLE HWY

HENDERSONVILLE, NORTH CAROLINA

PREPARED FOR:
LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540

INDEX OF SHEETS		
SHEET NO	TITLE	REV.
C000	COVER	1
C001	SURVEY	
C101	EXISTING CONDITIONS & DEMOLITION PLAN	1
C102	EXISTING TREE CREDITS PLAN	1
C201	SITE PLAN	1
C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE PLAN	1
	ELEVATIONS	



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

CDC **Civil Design Concepts, PA**
www.civildesignconcepts.com

168 PATTON AVENUE
ASHFORD, NC 28801
PHONE (828) 252-5365
FAX (828) 252-5365

55 WALNUT STREET - SUITE 9
WALNUT RIDGE, NC 28154
PHONE (828) 452-4441
FAX (828) 456-5644

Item #

NOBELS LICENSE # C-2184

1	01/05/2023	CZD SUBMITTAL	MAD
2	01/25/2023	REVISED PER CHH COMMENTS	MAD
NO.	DATE	DESCRIPTION	BY

FOR REVIEW ONLY



COVER FOR:

1202 GREENVILLE HWY

LOCK 7 DEVELOPMENT - HENDERSONVILLE - NORTH CAROLINA

DRAWN BY:	AMP
CDC PROJECT NO.:	12241
XXX PERMIT NO	xxx

SHEET

C000

NOTES

1. SURVEYED BOUNDARY LINES, AND NOTES REGARDING THE SUBJECT PROPERTY BOUNDARY ARE BASED ON A REALTASURVEY COMPLETED PREVIOUSLY BY THIS FIRM DATED DECEMBER 1ST 2022 HAVING A DRAWING NUMBER OF D22-123.
2. THE SUBJECT PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
3. THE SUBJECT PROPERTY IS ZONED GREENVILLE HIGHWAY MIXED USE DISTRICT (GHMU) PER CITY OF HENDERSONVILLE ZONING MAP. REQUIRED SETBACKS FOR THE GHMU DISTRICT VARY BASED ON DEVELOPMENT TYPE AND ARE NOT SHOWN HEREON. SEE THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR RESTRICTIONS AND ALLOWANCES.
4. THE SUBJECT PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 3100857800, EFFECTIVE DATE OCTOBER 2nd, 2008.
5. FIELD WORK WAS PERFORMED FROM 10/18/2022 THROUGH 12/1/2022, BY TRADITIONAL SURVEY METHODS. THE FIELD WORK WAS ADJUSTED USING A NEAREST MINIMUM, UNCONSTRAINED LEAST SQUARES ADJUSTMENT. HORIZONTAL CLOSURE BEFORE ADJUSTMENT WAS 1:68447.
6. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(2011) COORDINATES. ALL ELEVATIONS SHOWN ARE RELATIVE TO NAVD 88 DETERMINED BY A GNSS SURVEY UTILIZING STATIC GPS RECEIVERS (SEE CERTIFICATION).
7. GREENVILLE HIGHWAY, AS SHOWN ON PLAT BOOK B PAGE 208A, SCALES TO BE APPROXIMATELY 40 FEET. NO RECORD RIGHT-OF-WAY CONVEYANCE, FOR GREENVILLE HIGHWAY, WAS FOUND DURING THIS SURVEY. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CLAIMS A MAINTENANCE LIMITS RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY. THE RIGHT-OF-WAY LINE, SHOWN HEREON, FOR GREENVILLE HIGHWAY, IS APPROXIMATE AND IS BASED ON EVIDENCE OF MAINTENANCE LIMITS ON SITE.
8. WETLAND AREAS AND STREAMS, SHOWN HEREON, WERE DELINEATED BY CLEAR WATER ENVIRONMENTAL CONSULTANTS, INC. (828-698-9800). PER PROVIDED CLEAR WATER DELINEATION MAP, THE EXISTING STREAM AND WETLAND AREAS A & B ARE POTENTIALLY JURISDICTIONAL WATERS OF THE U.S. WETLAND AREA A & B WERE FLAGGED BY CLEAR WATER AND WERE FIELD LOCATED. THE POTENTIAL STREAM AND WETLAND AREA C, WERE NOT FLAGGED ON SITE AND ARE NOTED AS POTENTIAL WATERS PER PROVIDED CLEAR WATER DELINEATION MAP. POTENTIAL WETLANDS AND STREAMS ARE SHOWN APPROXIMATELY PER CLEAR WATER DELINEATION MAP. WETLAND AREAS SHOWN MAY BE SUBJECT TO BUFFERS IF REQUIRED BY FEDERAL, STATE, OR LOCAL ORDINANCES.
9. THE SUBJECT PROPERTY IS SUBJECT TO A 30 FOOT STREAM BUFFER AS REQUIRED BY ARTICLE XVII SECTION 17-3-2 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES. THE 30 FOOT STREAM BUFFER, SHOWN HEREON, IS MEASURED FROM TOP OF CREEK BANK. SEE THE CITY OF HENDERSONVILLE CODE OF ORDINANCES ARTICLE XVII SECTION 17 FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.
10. MONUMENTS FOUND ALONG GARDEN LANE INDICATE A VARYING RIGHT-OF-WAY WIDTH. PLAT BOOK B PAGE 208A NOTES OAKLAND AVENUE (NOW GARDEN LANE) TO BE 40' ALONG THE SUBJECT PROPERTY. THE NORTHERN MARGIN OF GARDEN LANE PER PLAT BOOK C PAGE 131 AND PLAT SLIDE 13193, APPEARS TO DISAGREE BY APPROXIMATELY 13 FEET FROM THE LOCATION OF THE NORTHWESTERN MOST CORNER OF LOT 6. AS SHOWN ON PLAT BOOK B PAGE 353A, ALTHOUGH NO STREET LINE FOR GARDEN LANE IS SHOWN ON PLAT BOOK B PAGE 353A, IT APPEARS THAT THE NORTHWESTERN MOST CORNER OF LOT 6 MAY ALSO BE THE ORIGINAL LOCATION OF THE NORTHERN MARGIN OF OAKLAND AVENUE (NOW GARDEN LANE) AS SHOWN ON PLAT BOOK B PAGE 208A. A PORTION OF GARDEN LANE IS CITY MAINTAINED. SEE THE APPROXIMATE CITY MAINTENANCE LIMIT AS SHOWN HEREON. THE APPROXIMATE CITY MAINTENANCE LINE IS BASED ON A STREET MAINTENANCE MAP PROVIDED BY THE CITY OF HENDERSONVILLE. A PORTION OF GARDEN LANE ALONG THE SUBJECT PROPERTY APPEARS TO BE PRIVATE.
11. MAJOR AND MINOR CONTOURS ARE SHOWN AT 10 FOOT AND 2 FOOT INTERVALS RESPECTIVELY.
12. NO INVESTIGATION OF UNDERGROUND UTILITIES, OTHER THAN ABOVE GROUND MARKINGS OR STRUCTURES, WAS MADE BY THIS FIRM DURING THIS SURVEY. SEE LINE LEGEND FOR DISCREPANCY UTILITIES, SHOWN HEREON, THAT WERE TRACED PER PROVIDED EXHIBIT VERSUS FIELD LOCATED. UNDERGROUND UTILITIES TRACED, PER PROVIDED EXHIBIT, ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
13. MONUMENTS FOUND, AS REFERENCED IN DEED BOOK 1598 PAGE 441, MAY OVERLAP THE BOUNDARY LINE AS DESCRIBED IN DEED BOOK 94 PAGE 339 AND IN DEED BOOK 380 PAGE 287. BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 3/4" OIP FOUND 0.9' HIC, HOOKERY, SHOWN HEREON, IS THE SOUTH-EASTERN MOST CORNER OF THE FORMER DURANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQUARE FEET.
14. NO CERTIFICATION IS GIVEN TO THE ACCURACY OF TREE SPECIES SHOWN HEREON. A PERSON QUALIFIED IN TREE IDENTIFICATION SHOULD BE CONSULTED FOR VERIFICATION OR IF MORE ACCURATE IDENTIFICATION IS NEEDED. ONLY TREES WITH A MINIMUM DIAMETER OF 12 INCHES ARE SHOWN. SEE SHEET TWO FOR TREE IDENTIFICATION TABLE.

SEWER STRUCTURE TABLE

1	RIM: 2126.6' INVERT IN: 2118.8' (8" PVC) INVERT OUT: 2118.8' (8" PVC)
2	RIM: 2124.1' INVERT IN: 2118.25' (8" PVC) INVERT OUT: 2118.27' (8" PVC)
3	RIM: 2122.3' INVERT IN: 2117.1' (8" DIP) INVERT OUT: 2116.85' (8" DIP)
4	RIM: 2121.4' INVERT IN: 2116.15' (8" DIP)
5	RIM: 2127.15' INVERT IN: 2120.6' (8" PVC) INVERT OUT: 2120.4' (8" PVC)
6	RIM: 2139.45' INVERT IN: 2135.3' (8" PVC) INVERT OUT: 2133.0' (8" PVC)
7	RIM: 2143.75' INVERT IN: 2138.0' (8" PVC) INVERT OUT: 2137.75' (8" PVC)
8	RIM: 2141.25' INVERT IN: 2134.05' (8" PVC) INVERT OUT: 2133.8' (8" PVC)
9	RIM: 2140.8' INVERT IN: 2133.3' (8" PVC) INVERT OUT: 2133.05' (8" PVC)
10	RIM: 2134.4' INVERT IN: 2125.8' (8" PVC) INVERT OUT: 2125.6' (8" PVC)
11	RIM: 2134.0' INVERT IN: 2124.95' (8" PVC) INVERT OUT: 2124.75' (8" PVC)
12	RIM: 2130.1' INVERT IN: 2123.95' (8" PVC) INVERT OUT: 2123.8' (8" PVC)
13	RIM: 2126.35' INVERT IN: 2120.55' (8" PVC)

STORM WATER STRUCTURE TABLE

1	GRATE: 2142.1' FLOW: 2141.9' INVERT IN: 2139.2' (18" HDPE) INVERT OUT: 2138.65' (18" HDPE)
2	GRATE: 2131.4' FLOW: 2131.2' INVERT IN: 2128.7' (18" HDPE) INVERT OUT: 2128.55' (18" HDPE)
3	GRATE: 2125.35' FLOW: 2125.15' INVERT IN: 2122.7' (24" HDPE) INVERT OUT: 2122.85' (24" HDPE)
4	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
5	18" RCP INVERT: 2121.6' 24" RCP INVERT: 2120.1'
6	GRATE: 2126.5' INVERT OUT: 2121.05' (24" RCP)
7	GRATE: 2126.5' INVERT OUT: 2121.05' (24" RCP)

I, JOSHUA R. HODGES, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS. THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD (21 NCAC 56.1606), THAT THE SURVEY WAS COMPLETED ON 12/1/2022, AND ALL ELEVATIONS ARE BASED ON NAVD 88.

I, JOSHUA R. HODGES, CERTIFY THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

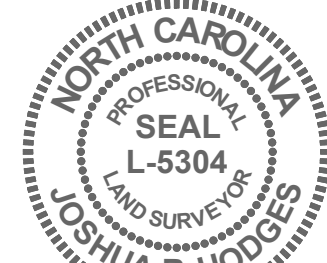
HORIZONTAL POSITIONAL ACCURACY: 1cm
VERTICAL POSITIONAL ACCURACY: 2cm
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE BUSINESS CENTER)
DATE OF SURVEY: OCTOBER, 16TH 2022
HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010
VERTICAL DATUM: NAVD 88
FIXED CONTROL: NCOS CORS STATION "NOHE"
LOCALIZATION POINT: N: 591462.54 E: 989939.17
GEOID MODEL: GEOID10
COMBINED GRID FACTOR: 0.999776015
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

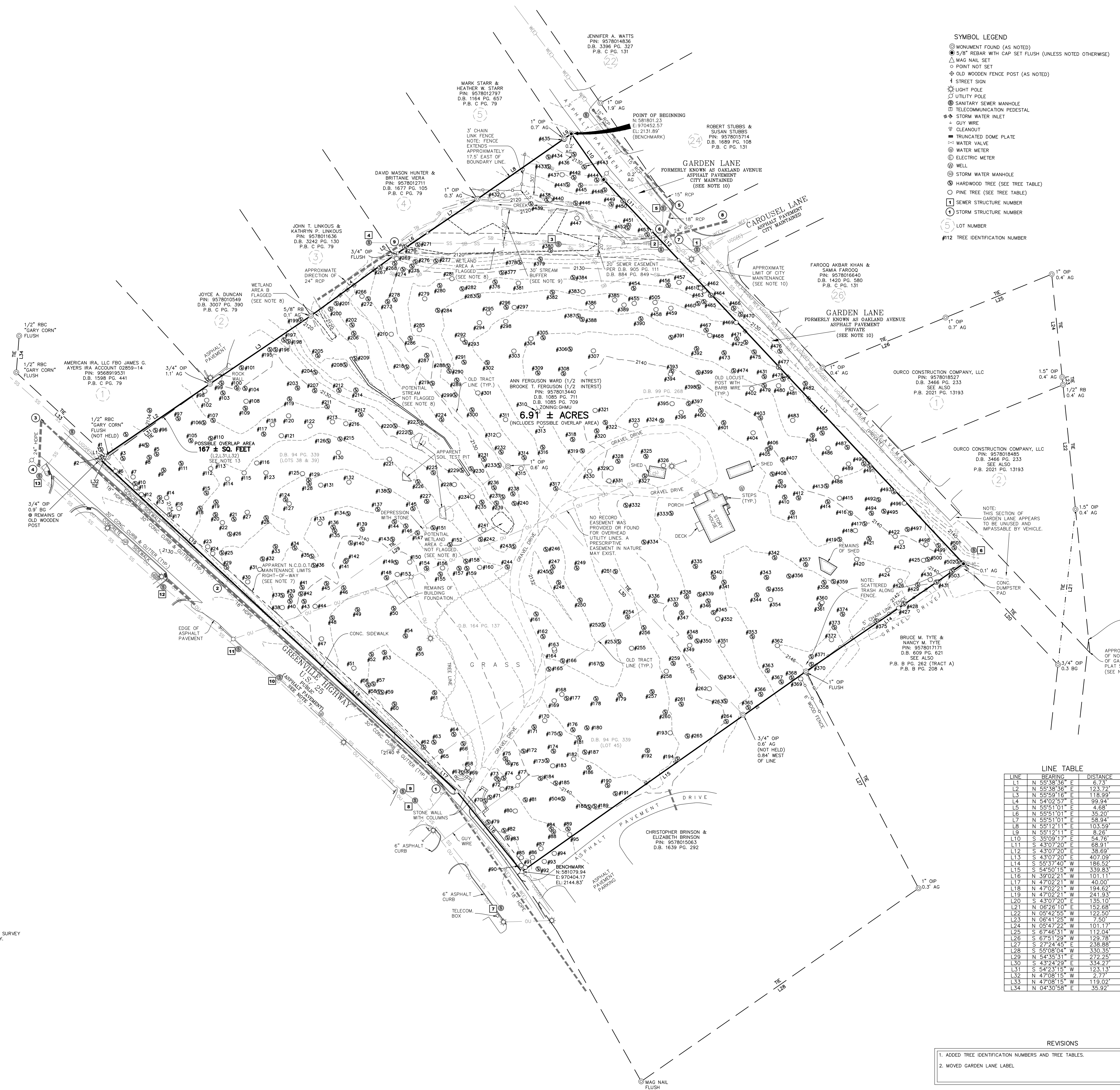
THIS DAY 01/24/2023

Joshua R. Hodges
PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



N:\JOBS\22274 1202 Greenville Hwy, Lock 7 Dev\DWG\22274-TOP & TREES REVISED-1-23-2023.DWG



ABBREVIATION LEGEND

AG ABOVE GRADE
BG BELOW GRADE
BR BRON
BLA BLACK GUM
CH CHERRY
CONC CONCRETE
COMP CORRUGATED METAL PIPE
D.B. DEED BOOK
DIP DUCTILE IRON PIPE
E EASTING
ELL ELEVATION
HOPE HIGH DENSITY POLYETHYLENE
HEM HEMLOCK
HIC HICKORY
IP IRON PIN
LOC LOCUST
MAP MAP
N NORTHING
N.C.D.O.T. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
OP OPEN IRON PIPE
P.B. PLAT BOOK
PG. PAGE
PN PINE
PNP PINCHED IRON PIPE
POP POPLAR
REBAR REBAR
RBC REBAR & CAP
RCP REINFORCED CONCRETE PIPE
R-O-W RIGHT-OF-WAY
SDV SOUTHWOOD

LINE LEGEND

BOUNDARY LINE (SURVEYED)
DEED/PLAT LINE (NOT SURVEYED)
RIGHT-OF-WAY
OVERHEAD UTILITY LINE
SS SANITARY SEWER LINE
STORM WATER PIPE
SETBACK
MAJOR CONTOUR
MINOR CONTOUR
STREAM BUFFER
TOP OF CREEK BANK
EDGE OF WATER
EASEMENT (AS NOTED)
FENCE (AS NOTED)
TIE LINE ONLY
EDGE OF WETLAND (PER CLEARWATER DELINEATION)
UNDERGROUND GAS LINE (TRACED PER DOMINION ENERGY EXHIBIT)
UNDERGROUND WATER LINE (TRACED PER CITY OF HENDERSONVILLE EXHIBIT)
W.C. WETLAND

TOPOGRAPHIC SURVEY

For
LOCK 7 DEVELOPMENT
Located at: 1202 Greenville Highway
REFERENCES
D.B. 1085 PG. 711
D.B. 1085 PG. 709
D.B. 735 PG. 885
D.B. 735 PG. 881
RECORD OWNERS:
ANN FERGUSON WARD &
BROOKE T. FERGUSON
PIN: 9578013440
City of Hendersonville
Henderson County, N.C.
Date: December 1st, 2022 Drawn by: JR & JH
Job #22274

ED HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.
Joshua R. Hodges, PLS L-5304
200 Ridgefield Ct. Ste. 208 Asheville, NC 28806
Company License # C-2806
828.225.6562
jhodges@edholmessurveying.com

0' 50' 100' 150'

SHEET 1 OF 2

SCALE 1" = 50'

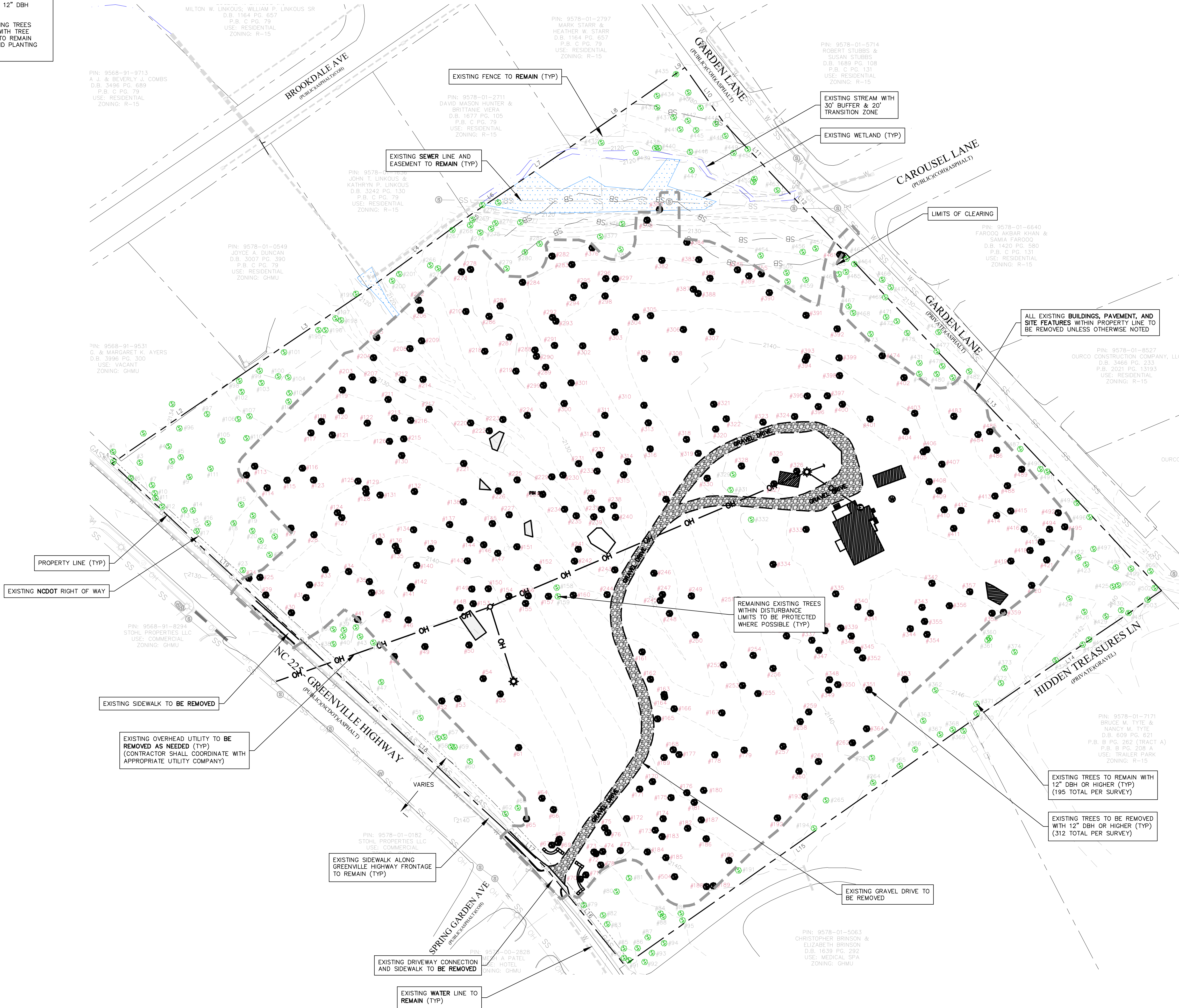
D22-126

TREE PRESERVATION SUMMARY:

TREES TO BE REMOVED 312
TREES TO REMAIN 195

SURVEYED EXISTING TREES ARE 12" DBH OR GREATER.

SEE C102 FOR TABLE OF EXISTING TREES TO BE REMOVED AND REMAIN WITH TREE ID, SPECIES, AND DBH. TREES TO REMAIN WILL INCLUDE TREE CREDITS AND PLANTING CATEGORY.



DEVELOPMENT DATA

OWNER/DEVELOPER: LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
JOSHUA R. HODGES, P.L.S.
(828) 225-6562

ARCHITECT: NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
TED VAN DYK, A.I.A.
(919) 831-1308

CONTACT:

PROJECT DATA

PIN: 9578-01-3440
ADDRESS: 1202 GREENVILLE HWY
1085/711
PROJECT ACREAGE: 6.91 ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
PROPOSED ZONING: GHMU C2D

SETBACKS:
FRONT: 10' (EC OVERLAY)
SIDES: 20'
REAR: 20'

DISTURBED AREA: 5.0 AC

IMPERVIOUS AREA: PRE 0.35 ACRES (03%) POST 3.51 ACRES (51%)
PERVIOUS AREA: 6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED: 214 (1.3:1 RATIO)

HANDICAPPED SPACES:
SPACES REQUIRED: 7 **SPACES PROVIDED:** 7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY
PROJECT UNITS: 165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%) **PROVIDED:** 2.76 AC (SEE L101)

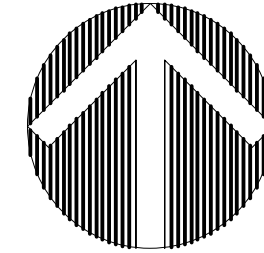
COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%) **PROVIDED:** 0.69 AC (SEE L101)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



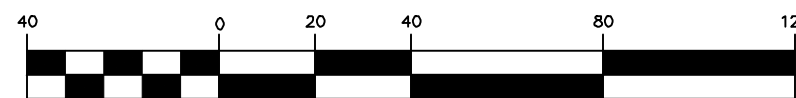
Know what's below.
Call before you dig.



NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

1202 GREENVILLE HWY

DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

C101

TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
1	20	OAK	Y	4	
2	18	OAK	Y	3	
3	20	OAK	Y	4	ST
4	12	SOURWOOD	Y	2	
5	18	OAK	Y	3	
6	19	PINE	Y	4	
7	16	PINE	Y	3	
8	22	OAK	Y	4	
9	19	OAK	Y	4	
10	18	OAK	Y	3	
11	15	PINE	Y	3	
12	23	PINE	Y	4	
13	20	OAK	Y	4	ST
14	25	PINE	Y	5	
15	14	POPLAR	Y	3	
16	12	PINE	Y	2	
17	24	OAK	Y	4	
18	15	OAK	Y	3	
19	12	OAK	Y	2	
20	14	OAK	Y	3	
21	12	OAK	Y	2	
22	13	PINE	Y	3	
23	12	PINE	Y	2	ST
24	12	PINE	N		
25	26	OAK	N		
26	16	OAK	Y	3	
27	12	PINE	Y	2	
28	24	POPLAR	Y	4	
29	12	MAPLE	N		
30	26	PINE	N		
31	12	PINE	N		
32	22	OAK	N		
33	14	OAK	N		
34	12	OAK	N		
35	22	POPLAR	N		
36	20	POPLAR	N		
37	20	OAK	Y	4	
38	24	PINE	Y	4	
39	14	POPLAR	Y	3	
40	12	OAK	Y	2	ST
41	14	OAK	N		
42	20	OAK	Y	4	
43	40	OAK	Y	5	
44	28	PINE	Y	5	
45	14	OAK	N		
46	28	POPLAR	N		
47	14	PINE	Y	3	ST
48	26	OAK	N		
49	40	POPLAR	N		
50	15	LOCUST	N		
51	35	PINE	Y	5	
52	17	CHERRY	N		
53	20	CHERRY	N		
54	12	CHERRY	N		
55	16	POPLAR	N		
56	13	POPLAR	Y	3	ST
57	15	HICKORY	Y	3	
58	21	OAK	Y	4	
59	15	OAK	Y	3	
60	13	CHERRY	Y	3	ST
61	12	LOCUST	N		
62	12	BLACK GUM	Y	2	
63	36	OAK	Y	5	ST
64	26	OAK	N		
65	13	HEMLOCK	N		
66	32	OAK	N		
67	15	POPLAR	N		
68	15	PINE	N		
69	31	POPLAR	N		
70	15	MAPLE	N		
71	28	OAK	N		
72	15	HEMLOCK	N		
73	15	HEMLOCK	N		
74	14	HEMLOCK	N		
75	23	OAK	N		
76	20	OAK	N		
77	16	PINE	N		
78	21	PINE	N		
79	14	POPLAR	Y	3	
80	12	PINE	Y	2	
81	20	OAK	Y	4	
82	29	OAK	Y	5	
83	12	OAK	Y	2	ST
84	22	OAK	Y	4	
85	20	PINE	Y	4	
86	18	PINE	Y	3	
87	14	PINE	Y	3	
88	13	SOURWOOD	Y	3	
89	14	OAK	Y	3	
90	16	PINE	Y	3	
91	22	PINE	Y	4	
92	14	POPLAR	Y	3	
93	22	PINE	Y	4	
94	15	PINE	Y	3	
95	22	PINE	Y	4	
96	18	PINE	Y	3	
97	17	POPLAR	Y	3	
98	17	PINE	Y	3	
99	13	SOURWOOD	Y	3	
100	16	POPLAR	Y	3	

TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
101	16	OAK	Y	3	
102	14	PINE	Y	3	
103	18	OAK	Y	3	OS
104	16	OAK	Y	3	
105	17	OAK	Y	3	OS
106	16	POPLAR	Y	3	
107	32	OAK	Y	5	
108	15	PINE	Y	3	
109	15	OAK	Y	3	
110	16	OAK	Y	3	
111	18	OAK	Y	3	
112	22	PINE	N		
113	20	PINE	N		
114	28	PINE	N		
115	27	PINE	N		
116	17	PINE	N		
117	12	POPLAR	N		
118	20	PINE	N		
119	12	SOURWOOD	N		
120	16	PINE	N		
121	36	PINE	N		
122	18	PINE	N		
123	18	PINE	N		
124	16	SOURWOOD	N		
125	18	PINE	N		
126	28	OAK	N		
127	14	PINE	N		
128	14	POPLAR	N		
129	12	SOURWOOD	N		
130	14	PINE	N		
131	25	PINE	N		
132	33	PINE	N		
133	24	PINE	N		
134	18	POPLAR	N		
135	16	OAK	N		
136	13	OAK	N		
137	16	OAK	N		
138	15	OAK	N		
139	18	POPLAR	N		
140	17	POPLAR	N		
141	14	OAK	N		
142	12	OAK	N		
143	15	OAK	N		
144	13	SOURWOOD	N		
145	16	OAK	N		
146	28	OAK	N		
147	15	OAK	N		
148	30	OAK	N		
149	15	OAK	N		
150	36	PINE	N		
151	21	POPLAR	N		
152	25	OAK	N		
153	32	PINE	N		
154	12	POPLAR	N		
155	18	POPLAR	N		
156	36	PINE	N		
157	16	MAPLE	N		
158	15	POPLAR	Y	3	
159	12	MAPLE	Y	2	
160	16	PINE	N		
161	22	OAK	N		
162	24	OAK	N		
163	18	PINE	N		
164	12	PINE	N		
165	24	OAK	N		
166	28	OAK	N		
167	32	POPLAR	N		
168	14	PINE	N		
169	12	PINE	N		
170	16	PINE	N		
171	27	OAK	N		
172	13	OAK	N		
173	18	OAK	N		
174	19	OAK	N		
175	16	OAK	N		
176	36	OAK	N		
177	18	POPLAR	N		
178	32	POPLAR	N		
179	29	BLACK GUM	N		
180	15	OAK	N		
181	19	OAK	N		
182	12	PINE	N		
183	16	PINE	N		
184	24	OAK	N		
185	16	OAK	N		
186	19	OAK	N		
187	20	OAK	N		
188	14	OAK	N		
189	18	POPLAR	N		
190	24	OAK	N		
191	22	POPLAR	Y	4	
192	18	OAK	N		
193	18	PINE	N		
194	12	POPLAR	Y	2	
195	18	OAK	Y	3	
196	12	SOURWOOD	Y	2	OS
197	26	POPLAR	Y	5	
198	12	SOURWOOD	Y	2	
199	22	MAPLE	Y	4	
200	16	OAK	Y	3	

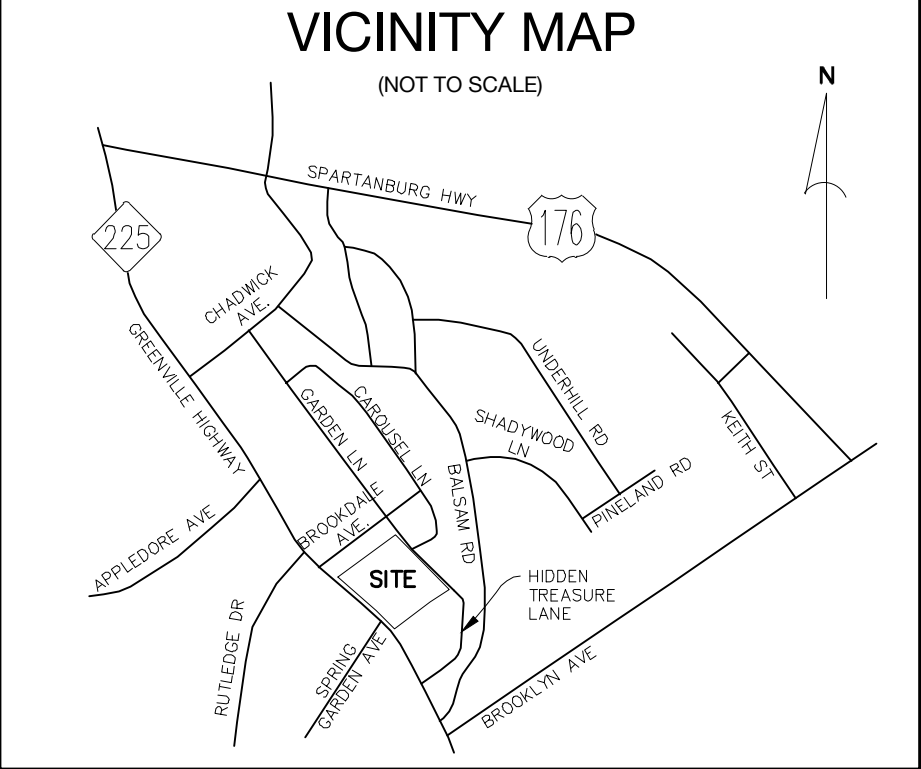
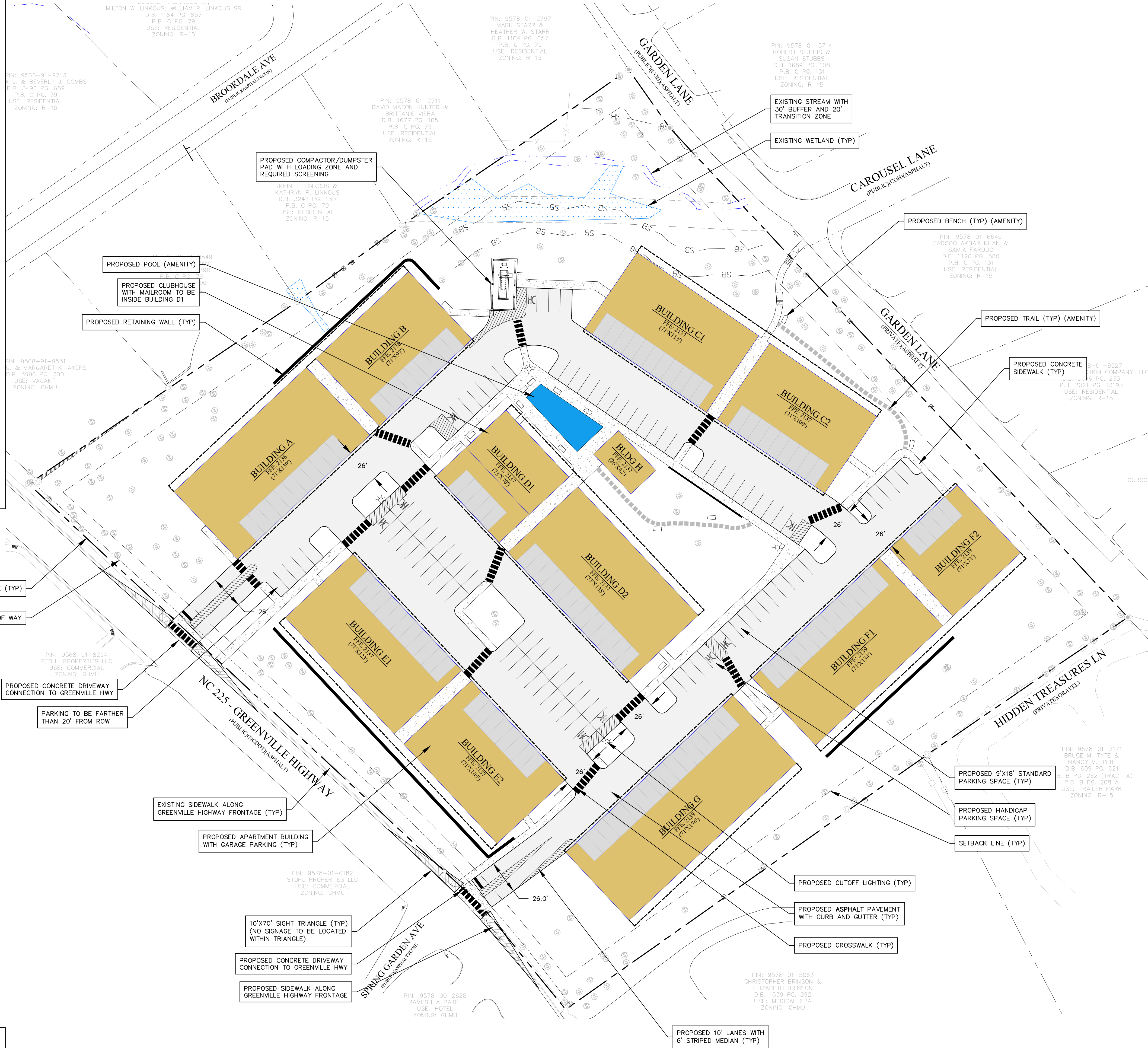
TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
201	16	POPLAR	Y	3	
202	20	OAK	N		
203	26	OAK	N		
204	27	POPLAR	N		
205	14	MAPLE	N		
206	36	OAK	N		
207	12	OAK	N		
208	38	POPLAR	N		
209	20	POPLAR	N		
210	19	PINE	N		
211	27	OAK	N		
212	12	SOURWOOD	N		
213	14	PINE	N		
214	26	OAK	N		
215	13	POPLAR	N		
216	18	PINE	N		
217	14	OAK	N		
218	30	OAK	N		
219	0.00	OAK	N		
220	22	POPLAR	N		
221	24	PINE	N		
222	20	OAK	N		
223	25	MAPLE	N		
224	12	OAK	N		
225	12	OAK	N		
226	14	OAK	N		
227	12	OAK	N		
228	25	PINE	N		
229	16	OAK	N		
230	13	OAK	N		
231	16	OAK	N		
232	23	POPLAR	N		
233	15	HEMLOCK	N		
234	13	PINE	N		
235	20	OAK	N		
236	16	OAK	N		
237	12	POPLAR	N		
238	15	HEMLOCK	N		
239	15	POPLAR	N		
240	26	POPLAR	N		
241	22	PINE	N		
242	22	OAK	N		
243	20	MAPLE	N		
244	30	OAK	N		
245	12	POPLAR	N		
246	23	POPLAR	N		
247	13	OAK	N		
248	16	HICKORY	N		
249	24	OAK	N		
250	27	OAK	N		
251	20	OAK	N		
252	31	OAK	N		
253	17	OAK	N		
254	15	HICKORY	N		
255	14	PINE	N		
256	25	HEMLOCK	N		
257	48	OAK	N		
258	16	PINE	N		
259	18	OAK	N		
260	15	OAK	N		
261	24	OAK	N		
262	22	PINE	N		
263	23	OAK	Y	4	
264	18	OAK	Y	3	
265	16	POPLAR	Y	3	
266	22	PINE	Y	4	
267	12	HEMLOCK	Y	2	
268	16	OAK	Y	3	
269	13	PINE	Y	3	
270	12	POPLAR	Y	2	
271	24	MAPLE	Y	4	
272	13	SOURWOOD	Y	3	
273	16	POPLAR	N		
274	28	OAK	Y	5	
275	21	PINE	Y	4	
276	12	SOURWOOD	Y	2	
277	15	POPLAR	Y	3	OS
278	15	OAK	N		
279	19	PINE	Y	4	
280	28	OAK	Y	5	PS
281	20	PINE	Y	4	
282	12	SOURWOOD	N		
283	16	OAK	N		
284	16	SOURWOOD	N		
285	22	PINE	N		
286	14	SOURWOOD	N		
287	15	PINE	N		
288	21	HEMLOCK	N		
289	20	OAK	N		
290	35	OAK	N		
291	22	OAK	N		
292	13	PINE	N		
293	30	OAK	N		
294	14	PINE	N		
295	14	PINE	N		
296	42	OAK	N		
297	17	PINE	N		
298	15	PINE	N		
299	12	SOURWOOD	N		
300	20	POPLAR	N		

1202 GREENVILLE CONDITIONS

- ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE MAINTAINED IN AS NATURAL A NEGATIVE STATE AS POSSIBLE WITH THE FOLLOWING EXCEPTIONS: CONTROL OF INVASIVE PLANT SPECIES AND PLANTING NATIVE VEGETATION TO ENHANCE WILDLIFE HABITAT AND/OR IMPROVING THE TREE CANOPY. NO TURF GRASSES SHALL BE PLANTED IN THIS AREA.
- IF THE FINAL SITE PLAN VARIES IN A WAY THAT REDUCES THE NUMBER OF TREES INTENDED FOR PRESERVATION (AS NOTED ON SUBMITTED PLANS OF 01/06/23) BY MORE THAN 10%, THEN IT SHALL TRIGGER A MAJOR MODIFICATION AND REQUIRE A NEW CZD PROCESS, INCLUDING THAT IT BE REVIEWED BY THE TREE BOARD AGAIN BEFORE PROCEEDING TO CITY COUNCIL. ARBORIST TO HAVE FINAL REVIEW OF EXISTING TREES TO DETERMINE THOSE THAT ARE IN GOOD HEALTH; TREE THAT ARE NOT IN GOOD HEALTH CAN BE REMOVED FOR SAFETY WITHOUT COUNTING AGAINST FINAL PRESERVATION COUNT.
- ALL PRESERVED TREES SHALL BE PROTECTED FROM GRADING AND CONSTRUCTION ACTIVITIES AS DIRECTED BY CERTIFIED ARBORIST; ALL SAVED AND REMOVED TREES WILL BE AT THE FINAL RECOMMENDATION OF THE ARBORIST.
- INVASIVE TREES, SHRUBS AND GROUND COVER SHALL BE REMOVED, PARTICULARLY ENGLISH IVY, THROUGHOUT THE SITE, ESPECIALLY IN THE AREAS WHERE TREES ARE PRESERVED. CARE SHALL BE TAKEN TO NOT SUBSTANTIALLY DISTURB THE ROOT SYSTEMS OF PRESERVED TREES. INVASIVE TREES AND SHRUBS CAN BE CUT OFF AT GROUND LEVEL AND THE STUMP TREATED TO KILL THE ROOTS. CONTROL OF ENGLISH IVY SHALL BE CONFINED TO THE RECOMMENDATIONS FOUND IN THE NORTH CAROLINA EXTENSION PUBLICATION "CONTROLLING ENGLISH IVY IN URBAN LANDSCAPES".
- A 20 FOOT NO DISTURBANCE ZONE SHALL BE MAINTAINED AROUND THE NORTHERN DELINEATED WETLAND EXCEPT FOR THE CONNECTION TO SEWER AND RELEASE OF STORMWATER.
- THE DEVELOPER PROVIDES A PLAN TO ALLEVIATE THE FLOODING ON THE NW CORNER OF THE DEVELOPMENT SITE BY COMPLETING ONE OF THE FOLLOWING ACTIONS AND ASSUMES OFF SITE NEIGHBOR(S) WILL PERMIT ENCROACHMENT AND WORK OUTSIDE PROJECT PARCEL:
A) RESTORING THE FUNCTION OF THE EXISTING 24" PIPE.
B) REPLACING THE EXISTING 24" PIPE BEHIND 106 BROOKDALE UTILIZING A TEMPORARY CONSTRUCTION EASEMENT.
C) INSTALLING ADDITIONAL ON-SITE DRAINAGE INFRASTRUCTURE ADJACENT TO THE EXISTING 24" PIPE TO MITIGATE FLOODING, OR
D) DAYLIGHTING THE EXISTING PIPED SECTION OF THE STREAM BEHIND 106 BROOKDALE.
- DESIGN THE POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM TO RETAIN THE 25-YEAR 24-HOUR STORM EVENT FOR ANY FLOW GOING TO THE NORTHERN WETLAND/STREAM AREA. ALL OTHER STORMWATER WATER DESIGN TO MEET UDO.
- INSTALL 1 (2") CALIPER TREE FOR EVERY 500 SF OF COMMON SPACE (+/- 59 PROPOSED TREE IN ADDITION TO THE SAVED TREES AND ASSOCIATED CREDITS) & INSTALL 1 (1.5") CALIPER TREE AND 5 SHRUBS (1 GALLON) FOR EVERY 4000 SF OF OPEN SPACE (+/-29 ADDITIONAL TREES AND +/-147 SHRUBS. ALL THESE PLANTINGS WILL BE DISTRIBUTED THROUGHOUT THE PROJECT.
- STREET TREES REQUIRED FOR THE ENTRY CORRIDOR OVERLAY ALONG GREENVILLE HIGHWAY WILL BE PROVIDED WITH A MIX OF EXISTING TREES AND PROPOSED TREES PER SECTION 5-18-4.8. THESE TREES WILL BE WITHIN 35' OF THE NC DOT ROW OR AT LEAST 10' FROM EXISTING GAS OR OTHER UNDERGROUND UTILITIES. NO STREET TREES TO BE PROVIDED ON OTHER STREET FRONTAGES.
- EXISTING FRONTAGE SIDEWALK ALONG GREENVILLE HIGHWAY TO REMAIN. ANY PLACE WHERE THIS SIDEWALK NEEDS TO BE REPLACED WILL BE CONSTRUCTED TO MEET CITY STANDARDS. NO SIDEWALK IS TO BE CONSTRUCTED ALONG GARDEN LANE OR HIDDEN TREASURES LANE FRONTAGE.
- HEIGHT OF BUILDINGS TO NOT EXCEED 45' TALL (PER HEIGHT AS DEFINED IN SECTION 12-1)

AREA BREAKDOWN CHART

I. TOTAL PROJECT AREA:	300992 SF	100%
II. PROPOSED LOT AREA:	N/A	
III. SITE COVERAGE - BUILDING:	91697 SF	30%
IV. SITE COVERAGE - OPEN SPACE:	120300 SF	40%
V. SITE COVERAGE - STREETS AND PARKING:	62025 SF	21%
VI. SITE COVERAGE - OTHER FACILITIES:	3100 SF	1%
VII. SITE COVERAGE - COMMON OPEN SPACE:	30020 SF	10%



DEVELOPMENT DATA

OWNER/DEVELOPER:	HAWTHORNE RESIDENTIAL PARTNERS 806 GREEN VALLEY RD, SUITE 311 GREENSBORO, NC 27408
CONTACT:	PHILIP PAYONK (336) 275-9511
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 208 ASHEVILLE, NC 28806
CONTACT:	PHILLIP B. WHITE, P.L.S. (828) 225-6562
ARCHITECT:	CORCORAN OTA 5871 GLENRIDGE DRIVE NE, SUITE 200 ATLANTA, GA 30328
CONTACT:	XXXXX, A.I.A. (404) 324-4218

PROJECT DATA

PIN:	9578-01-3440
ADDRESS:	1202 GREENVILLE HWY
DEED BOOK/PAGE:	1085/711
PROJECT ACREAGE:	6.91 ACRES
CURRENT ZONING:	GHMU (GREENVILLE HIGHWAY MIXED USE)
PROPOSED ZONING:	(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.) GHMU CZD
SETBACKS:	
FRONT:	10' (EC OVERLAY)
SIDES:	20'
REAR:	20'
DISTURBED AREA:	5.0 AC
IMPERVIOUS AREA:	PRE: 0.35 ACRES (03%) POST: 3.61 ACRES (51%)
PERVIOUS AREA:	6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:	
REQUIRED SPACES:	(1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED:	214 (1.3:1 RATIO)

HANDICAPPED SPACES:	
SPACES REQUIRED:	7
SPACES PROVIDED:	7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	165 UNITS (23.9 U/A)

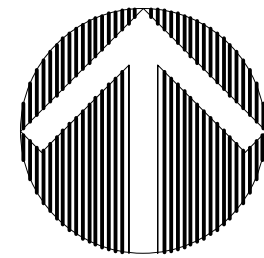
OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%)	PROVIDED: 2.76 AC (SEE L101)
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COMMON OPEN SPACE:

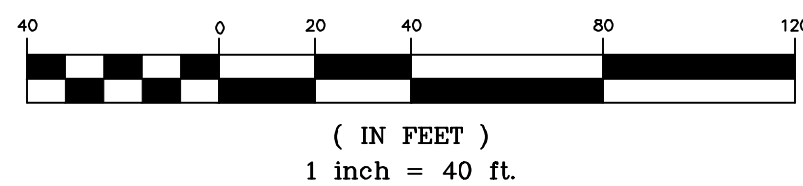
REQUIRED: 0.69 AC (10%)	PROVIDED: 0.69 AC (SEE L101)
-------------------------	------------------------------

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



SITE PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

HAWTHORNE AT BENT CREEK

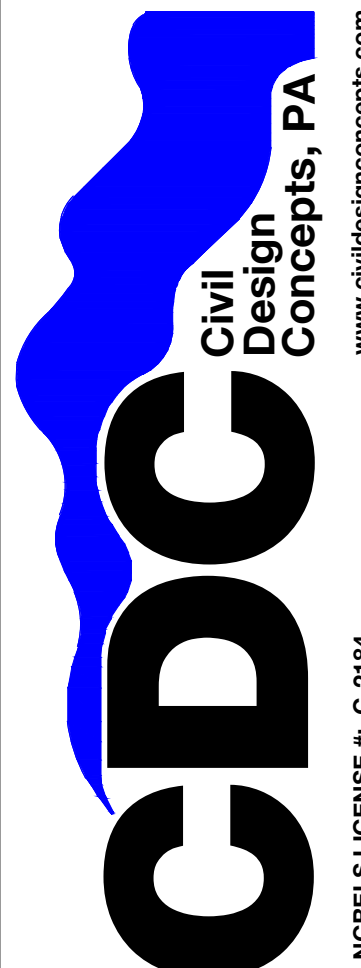
SITE PLAN FOR:

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

SDB
12167
xxx

SHEET

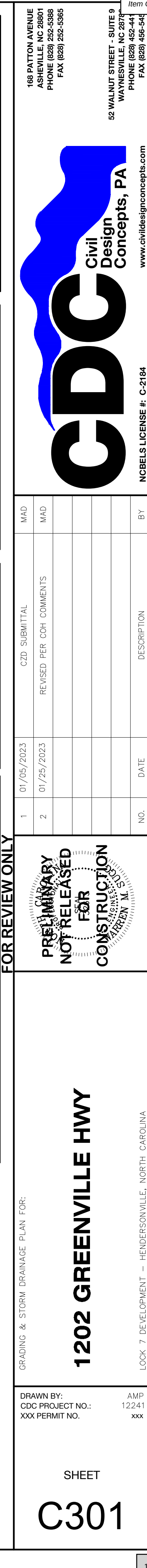
C201

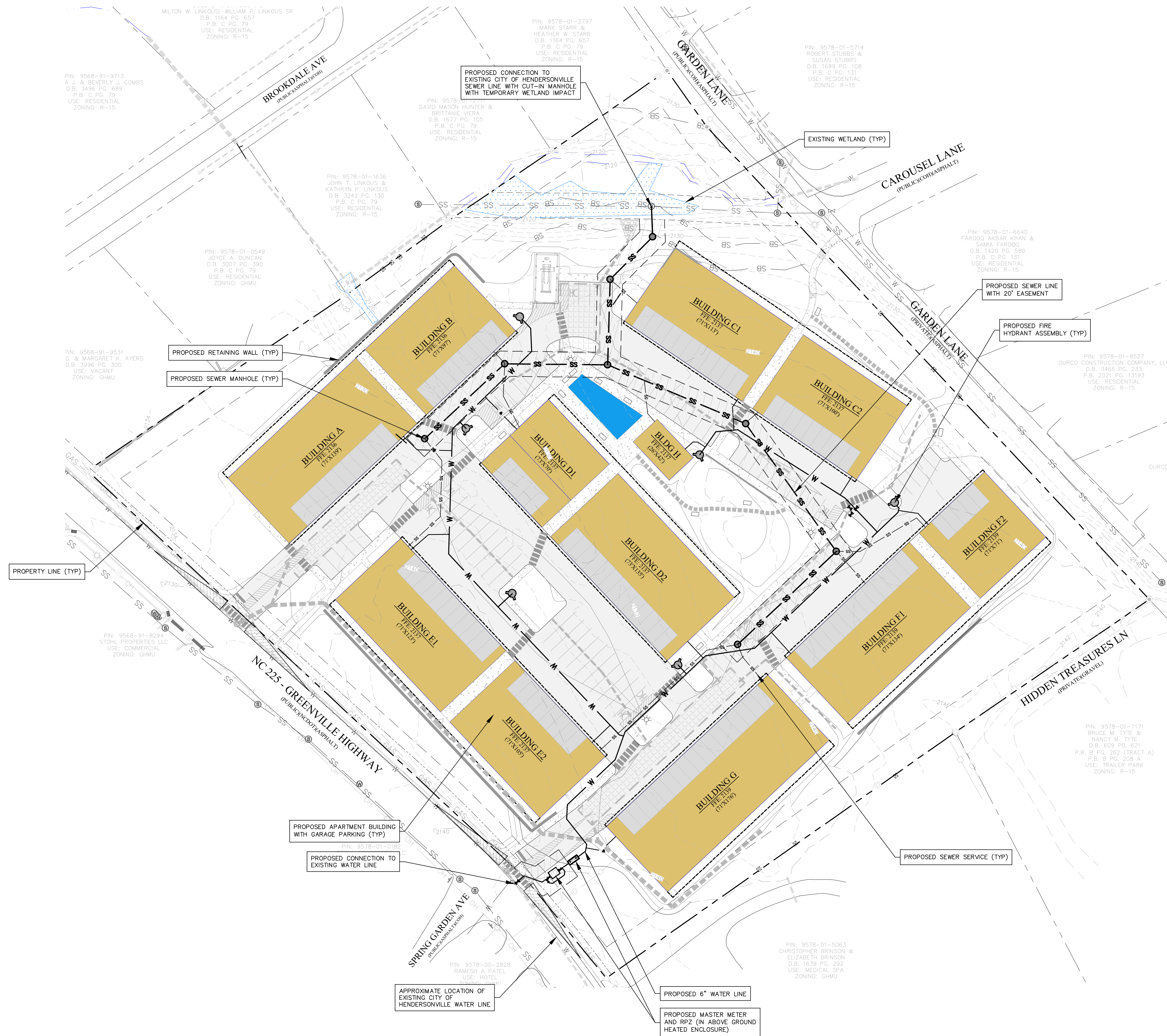


Civil Design Concepts, PA
www.civildesignconcepts.com
NCBLS LICENSE # C-2184

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

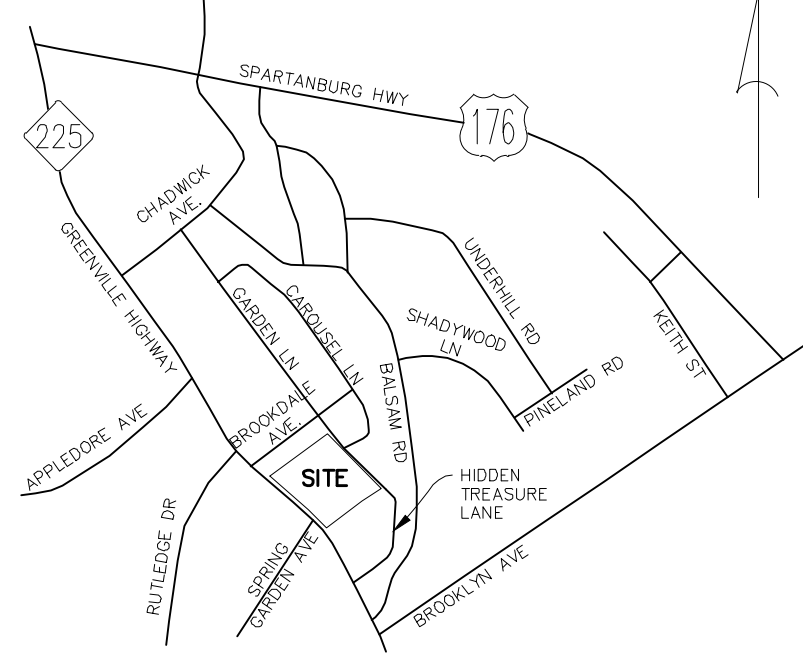
52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 252-5385





VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001
CONTACT:	DAVID GORMAN (202) 922-6540
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 3 ASHEVILLE, NC 28806
CONTACT:	JOSHUA R. HODGES, P.L.S. (828) 225-6562
ARCHITECT:	NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605
CONTACT:	TED VAN DYK, A.I.A. (919) 831-1308

PROJECT DATA

PIN: 9578-01-3440
ADDRESS: 1202 GREENVILLE HWY
DEED BOOK/PAGE: 1085/711
PROJECT ACREAGE: 6.91 ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.
PROPOSED ZONING: GHMU CZD

SETBACKS:	
FRONT:	10' (EC OVERLAY)
SIDES:	20'
REAR:	20'

DISTURBED AREA:

IMPERVIOUS AREA

PERVIOUS AREA:

ZONING DATA

PARKING CALCULA

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES:	(1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED:	214 (1.3:1 RATIO)

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BUILDING DATA

BUILDING	DESCRIPTION	HEIGHT	GFA
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C1	3 STORIES	45'	24,246± SF
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D2	3 STORIES	45'	29,818± SF
E	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS

REQUIRED: 2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)

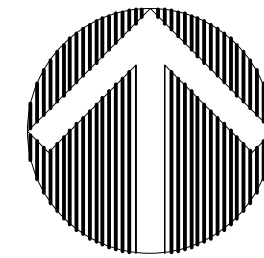
COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



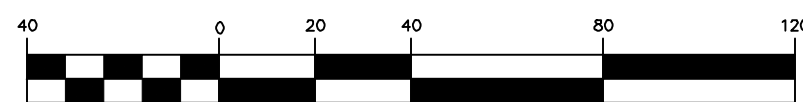
Know what's below.
Call before you dig



NORTH

UTILITY PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE # C-2184

1	01/05/2023	CZD SUBMITTAL	NAD
2	01/25/2023	REVISED PER COM COMMENTS	NAD
NO.	DATE	DESCRIPTION	BY

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

1202 GREENVILLE HWY

UTILITY PLAN FOR:

DRAWN BY:	AMF
CDC PROJECT NO.:	1224
XXX PERMIT NO.	xxx

SHEET

C601

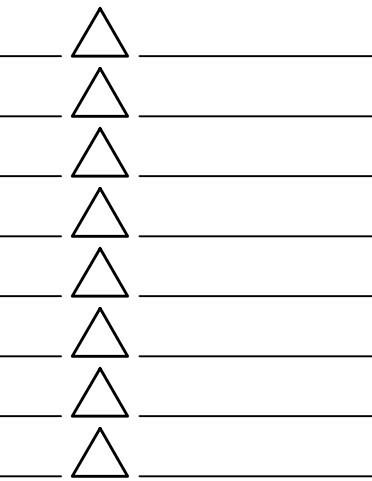


1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

25 JANUARY 2023

NOT FOR
CONSTRUCTION

- PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

Greenville Highway
Apartments
1202 Greenville Highway
Hendersonville, NC

BUILDING SCHEMATIC

DESIGNER : TDV
DRAWN : RTW/ SK
CHECKED : TDV
SCALE : AS SHOWN
JOB NUMBER : 8255
SHEET TITLE
Exterior Elevations

SHEET NUMBER
A201

ELEVATIONS ARE
PRELIMINARY & FOR
REFERENCE/ ZONING
PURPOSES ONLY
ELEVATIONS TO FOLLOW
DEVELOPMENT
STANDARDS.

Finish Schedule:

Exterior Materials

W-1	TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL
W-2	TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL
BRK-1	TYPE: BRICK MANUFACTURER: TBD COLOR: TBD LOCATION: - NOTE: -
T-1	TYPE: WOOD OR SYNTHETIC TRIM LOCATION: TBD COLOR: TBD LOCATION: - NOTE: -
T-2	TYPE: WOOD OR SYNTHETIC TRIM 4" MIN. LOCATION: TBD COLOR: TBD LOCATION: - NOTE: -
T-3	TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL
M-1	TYPE: METAL RAIL COLOR: TBD LOCATION: - NOTE: -
M-2	TYPE: METAL WINDOW MULLION LOCATION: TBD NOTE: TO MATCH STOREFRONT SYSTEM
C-1	TYPE: WOOD OR SYNTHETIC COLUMN MANUFACTURER: TBD COLOR: TBD LOCATION: - NOTE: -
ST-1	TYPE: NATURAL OR SYNTHETIC STONE MANUFACTURER: TBD COLOR: TBD LOCATION: FOUNDATION NOTE: -

Notes:

- ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.
- ALL STOREFRONT MULLIONS TO BE KYNAR FINISH, COLOR T.B.D. U.N.O.
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.
- A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES. ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
- PATCH/REPAIR ALL DAMAGED TRIM/DEAILING AS REQ'D FOR UNIFORM "LIKE-NEW" APPEARANCE.
-

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT



2 Exterior Elevation
201 SCALE: 1/8"=1'-0"

Northwest

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT



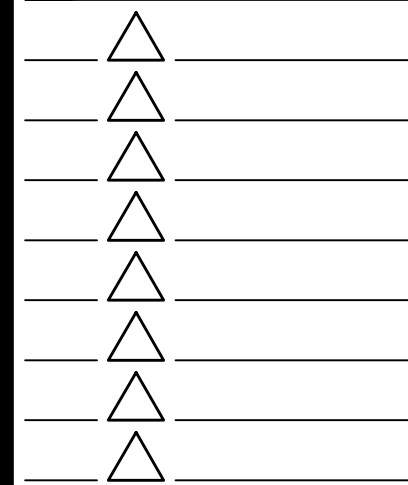
1 Exterior Elevation
201 SCALE: 1/8"=1'-0"

Southwest

25 JANUARY 2023

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Hendersonville, NC

BUILDING SCHEMATIC

DESIGNER : TDV
DRAWN : RTW/ SK
CHECKED : TVD
SCALE : AS SHOWN
JOB NUMBER : 8255
SHEET TITLE
Exterior Elevations

SHEET NUMBER
A202

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-

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT

2
202

Exterior Elevation

SCALE: 1/8"=1'-0"

Southeast

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT

1
202

Exterior Elevation

SCALE: 1/8"=1'-0"

Northwest

Proposed Supplemental Tree Board Motion for 1202 Greenville Highway Development

The developer has provided an article (HortTechnology Journal) comparing tree growth and establishment of various sizes of transplanted trees. Based on that article, the developer is requesting to reduce the caliper of planted trees from 3-3 ½ inches to 2 inches for common space areas and to use 1.5 inch caliper trees for open space areas. There have been a number of research studies on the topic of tree growth rate and establishment for various caliper sizes at time of planting. These studies have come to different conclusions as indicated in the provided journal article. The journal author also recommends further research be done to provide better answers. We have discussed this issue in the past (with our two previous certified arborist members and now with our current certified arborist member) and concluded that the research conducted to date does not consistently show any dramatic growth rate increases or more effective establishment by favoring small caliper trees over larger calipers. We believe that using larger caliper trees, as long as they come from quality nursery stock and are properly planted and cared for, are effective in improving tree canopy more quickly, improving the landscaping of the development, and improves the chances of survivability of transplanted trees. The Tree Board recommends that trees planted in this development be a minimum of 2-2 ½ caliper inches.