



CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, September 20, 2022 – 2:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

[A.](#) August 16, 2022 Tree Board Minutes

4. **NEW BUSINESS**

A. Public Relations Update - Mary Jo Padgett

[B.](#) Lakewood Apartments (CZD) - Travis Fowler, First Victory Construction

5. **OLD BUSINESS**

[A.](#) Conditional Rezoning: Hendersonville Connections (P22-66-CZD) Resubmittal

B. Pollinator Bed Traffic Island Four Seasons Boulevard

C. Neighbor Woods

9th Avenue

Wolf Chase

Druid Hills

Blue Ridge Villas

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

6. **OTHER BUSINESS**

A. Utility Update

B. Tree Board Budget

C. Tree Board Vacancies

Andy Crawford - December 2022

D. Invasive Species Control/Removal

E. Staff Comments

7. ADJOURNMENT

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



CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, August 16, 2022 – 2:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order at 2:00 PM.

Members present: Glenn Lange, Andy Crawford, Mary Davis, Landon Justice, Pat Christie, and Mack Brackett.

Members absent: Mark Madsen.

2. APPROVAL OF AGENDA

Motion to approve the agenda as submitted, by Mary Davis.

Vote - all ayes.

3. APPROVAL OF MINUTES

Motion to approve the minutes as written, by Andy Crawford.

Vote - all ayes.

A. July 19, 2022 Tree Board Minutes

4. NEW BUSINESS

A. Public Relations Update - Mary Jo Pagett

Mary Jo submitted an update to the Tree Board via email. She covered the update during the meeting as well as the calendar of events. Mary Jo told the Tree Board that the BeeCity USA is sharing a booth with the NC Cooperative Extension Service at the Apple Festival rather than having their own booth.

B. Conditional Zoning Districts (Hendersonville Connections Project)

Matthew Manley presented the Hendersonville Connections Project. The project is required to have a type B buffer (15 feet wide buffer) along the property lines. The developer is requesting some relief from that requirement due to a patio and requesting that the buffer be narrower in that location. The developer is also requesting that the buffer be allowed to be adjacent to the building in certain locations. The site plan did not show large canopy trees within the type B buffer, as required. Staff are requesting that be added to the buffer. Staff indicated that no existing trees will be impacted by this project.

A motion was made by Glenn Lange to ask planning staff to relay the Tree Boards comments back to the developer and to bring back a revised site plan to the next Tree Board Meeting.

Vote - all Ayes.

5. OLD BUSINESS

A. Pollinator Bed - Traffic Island Fours Seasons Boulevard

The RFP is being reviewed by our Legal Department.

B. NeighborWoods

1. 9th Ave. - we currently have about 20 trees scheduled for this project.

2. Wolf Chase - Mid to late September planting schedule.

3. Druid Hills - we currently have about 35 trees for this project. Early October planting schedule.

4. Blue Ridge Villas - we currently have about ten trees scheduled for this project. October planting schedule.

C. Changes to City Ordinances/Zoning Concerning Trees Glen Lange & Matt Manley

Glenn and Mary provided an update on this project. They are currently focusing on listing the proposed changes to the zoning code. They will finalize the list then send it to the rest of the Tree Board for review and input. They may pursue a grant to obtain a model ordinance that will provide examples to help guide with the revisions.

6. OTHER BUSINESS

A. Utility Update

No further updates from Duke Energy.

B. Tree Board Budget

No further updates at this time.

C. Tree Species List

The revised tree species list is almost completed. Several new trees were added and one tree was removed. The name will change to Recommended Landscape Species List.

Motion to accept the changes and rename the list by Mary Davis.

Vote - all ayes.

D. Invasive Species Control/Removal

Mark Stierwalt is formulating an IPM and working on some test plots to see how different chemicals and strengths work on treating invasive plants.

E. Staff Comments

No Staff Comments at this time.

7. ADJOURNMENT

The meeting was adjourned at 3:32 PM.

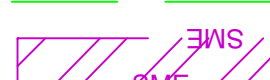
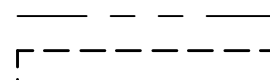
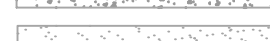
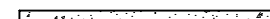
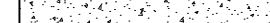
The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to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

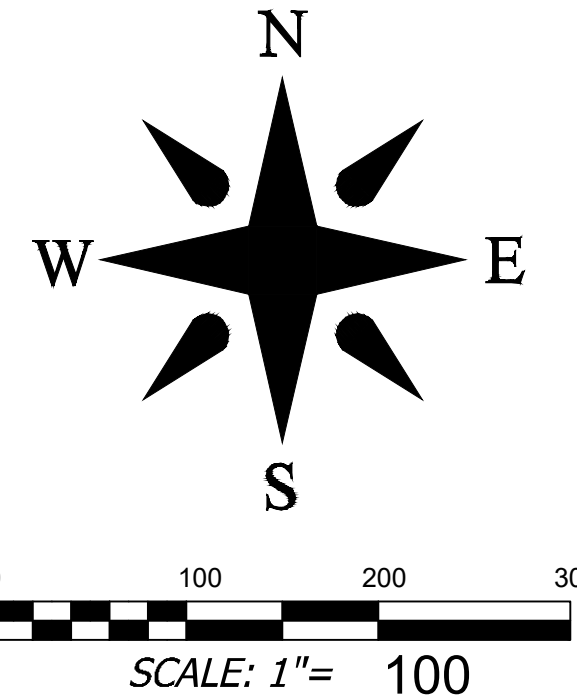
CITY OF HENDERSONVILLE

CONTACTS

Location: 12022 Projects | 568122 First Victory | Lakewood Road Civil/Dwgt/CIVIL BASE 557522 dwg

MASTER PLAN LEGEND

- | | |
|---|---------------------------------|
|  | EXIST. BOUNDARY |
|  | EXIST. ADJOINER |
|  | EXIST. STREAM |
|  | EXIST. STREAM BUFFER |
|  | STREAMBANK MAINTENANCE EASEMENT |
|  | 100-YR FLOODPLAIN |
|  | EXIST. RIGHT OF WAY |
|  | EXIST. BUILDING |
|  | EXISTING SIDEWALK |
|  | EXISTING PAVEMENT |
|  | EXIST. CURB |
|  | NEW COMMON OPEN SPACE |
|  | NEW BUILDING |
|  | NEW PAVEMENT |
|  | NEW CONCRETE SIDEWALK |
|  | NEW CURB & GUTTER |
|  | NEW WALL (BY OTHERS) |
|  | NEW FENCE |
|  | EXISTING TREE TO REMAIN |



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSON COUNTY NC 28792
 PIN NUMBER: 9579392060 9579382595 9579290718 9579192770
 PROPERTY SIZE: 60.56 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSONVILLE
 ZONING CLASSIFICATION: L1 (INDUSTRIAL)
 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 DENSITY: 322/60,560 = 5.31 UNITS/AC
 MAXIMUM BUILDING HEIGHT: 14 FT
 FRONT SETBACK: 14 FT FROM BACK OF CURB
 SIDE SETBACK: 5 FT
 REAR SETBACK: 10 FT
 PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
 PARKING PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452
 PARKING REQUIREMENTS (WCAs): 4 DO/PU SPACES + 12 EMP. SPACES = 16
 PARKING PROVIDED (WCAs): 24
 PROJECT AREA: 60.56 AC
 SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
 SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
 SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
 SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT: _____
 ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
 EMAIL: _____
 PHONE: _____
 DEVELOPER: FIRST VICTORY INC
 CONTACT: TRAVIS FOWLER
 ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
 EMAIL: TRAVIS@FIRSTVICTORY.COM
 PHONE: 828 577 4201
 ENGINEER: BROOKS ENGINEERING
 CONTACT: MARK BROOKS PE
 ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
 EMAIL: MBROOKS@BROOKSSEA.COM
 PHONE: 828-232-4700
 LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC
 CONTACT: ROB DULL, PLA
 ADDRESS: 305 POLE CREAMSAND ROAD
ASHEVILLE, NC 28806
 EMAIL: ROB@FINDTHELINESTUDIOS.COM
 PHONE: 828 674 5592
 LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
 PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
 SEWER. THE NEAREST CITY LIMITS IS THE ADJACENT PROPERTY
 TO THE NORTH.

CALMAT CO.
DB. 3780, PG. 540
PIN: 9670-01-7007
ZONING: C-3

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J M JR
DB. 3665, PG. 510
PIN: 9579-29-7940
ZONING: PRD

EXISTING TREE TO REMAIN (TYP)

PROPOSED GREENWAY TRAIL (TYP

PROPOSED RETAINING WALL (TYP)

PROPOSED TYPE XBT5 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 10,000.00 SF

PROPOSED COMMON OPEN SPACE (TYP)

PROPERTY BOUNDARY

ADJOINING PROPERTY BOUNDARY (TYP)

STREAMBANK MAINTENANCE EASEMENT (TYP)

30' STREAM BUFFER (TYP)

PROPOSED GREENWAY TRAIL (TYP)

100-YR FLOODPLAIN (TYP)

EXISTING STREAM (TWP)

PROPOSED TYPE XBT3 SPLIT UNIT BUILDING (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 1,840 SQ FT

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED ASPHALT PAVING (TYP)

PROPOSED TYPE XBT6 SPLIT UNIT BUILDING (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 3,100.00 SQ. FT.

PROPOSED PLAYGROUND

PROPOSED FENCED DOG PARK

PROPAGATED CLUBHOUSE (TYP)

CAROLINA VILLAGE INC
DB. 1341, PG. 582
PIN: 9579-18-3554
ZONING: PRD

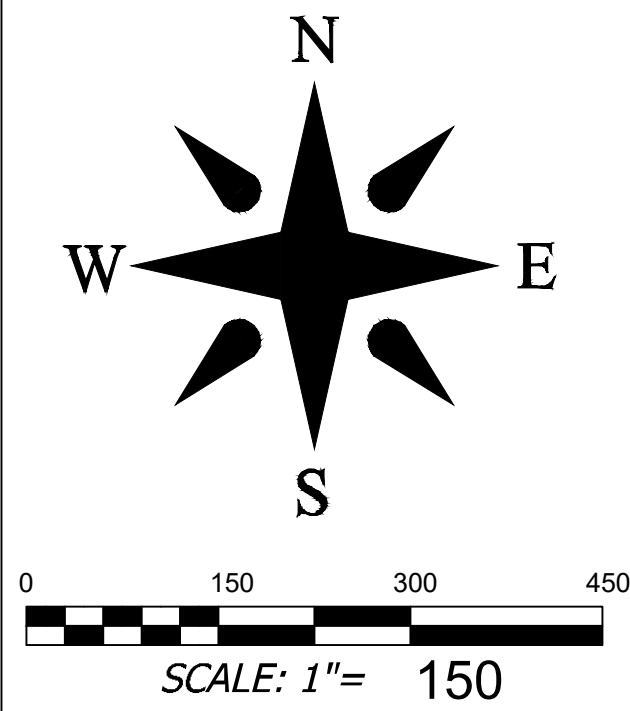
PROPOSED DAYCARE CENTER

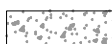
Project No: 557522		LAKEWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA				Designed: JHK Drawn: ZAW Checked: JHK Reviewed: JHK Scale: AS NOTED Date: 2022-09-02				15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com				REVISIONS/SUBMISSIONS 1 PRELIMINARY 2 CZD SUBMITTAL 3 CZD RESUBMITTAL 2022-05-19 2022-06-01 2022-09-02		Date	
Drawing Title: MASTER PLAN		Planning • Engineering • Surveying • Environmental Services •		FINAL DRAWING - FOR REVIEW PURPOSES ONLY										Item B. Reviewer/Submitter number with a triangle indicates changes made on this sheet.			
Location: L:\2022 Projects\558112 First Victory, Lakewood Road Civil\Eng\Civil - BASE 557522.dwg																	

 EXIST. BOUNDARY
 EXIST. ADJOINER
 MONUMENT FOUND
 REBAR FOUND
 IRON PIPE FOUND
 NAIL FOUND
 CORNER TREE FOUND

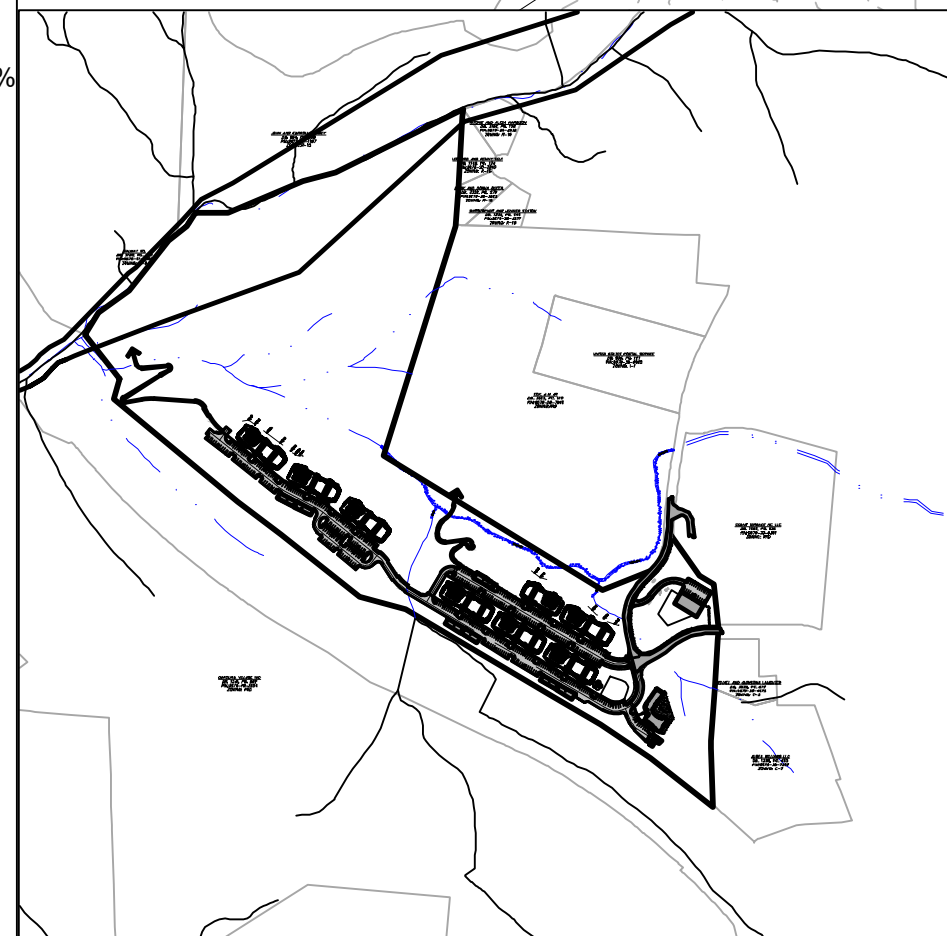
 EXIST. STREAM
 EXIST. STREAM BUFFER

 STREAMBANK MAINTENANCE
 EASEMENT
 100-YR FLOODPLAIN

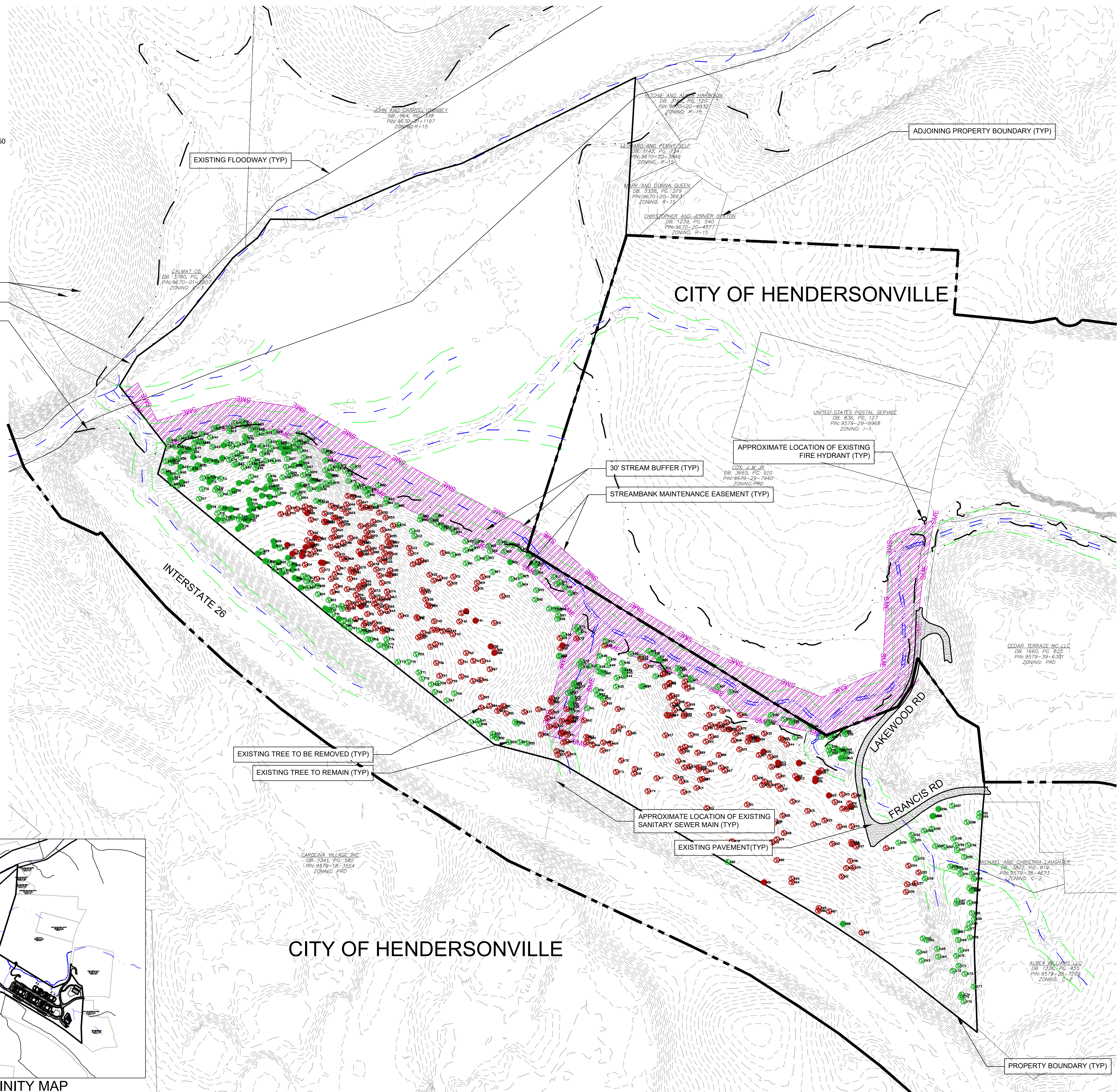


- | | |
|--|--------------------------|
| EXIST. | RIGHT OF WAY |
| EXIST. | EASEMENT |
| EXIST. | BUILDING SETBACK |
|  | EXISTING BUILDING |
|  | EXISTING SIDEWALK |
|  | EXISTING PAVEMENT |
|  | EXISTING GRAVEL |
| EXIST. | CURB |
| EXIST. | MANHOLE |
| EXIST. | MANHOLE |
| EXIST. | SANITARY SEWER |
| EXIST. | SEWER CLEAN OUT |
| EXIST. | WATER LINE |
| EXIST. | WATER METER |
| EXIST. | FIRE HYDRANT |
| EXIST. | WATER VALVE |
| EXIST. | OVERHEAD UTILITIES |
| EXIST. | POWER POLE |
| EXIST. | UNDERGRD UTILITIES |
| EXIST. | STORM DRAIN |
| EXIST. | CURB INLET |
| EXIST. | JUNCTION BOX |
| EXIST. | DROP INLET |
| EXIST. | TELE MANHOLE |
| EXIST. | DROP INLET |
| EXIST. | TRANSFORMER |
| EXIST. | LIGHT POLE |
| EXIST. | MINOR CONTOUR |
| EXIST. | MAJOR CONTOUR |
| ABANDON | EASEMENT |
|  | DEMO BUILDING |
|  | DEMO CONCRETE |
|  | DEMO PAVEMENT |
|  | DEMO GRAVEL |
| DEMO | CURB |
| DEMO | SANITARY SEWER |
| DEMO | WATER LINE |
| DEMO | OTHER UTILITIES |
| DEMO | STORM DRAIN |
|  | EXISTING TREE TO REMAIN |
|  | EXISTING TREE BE REMOVED |

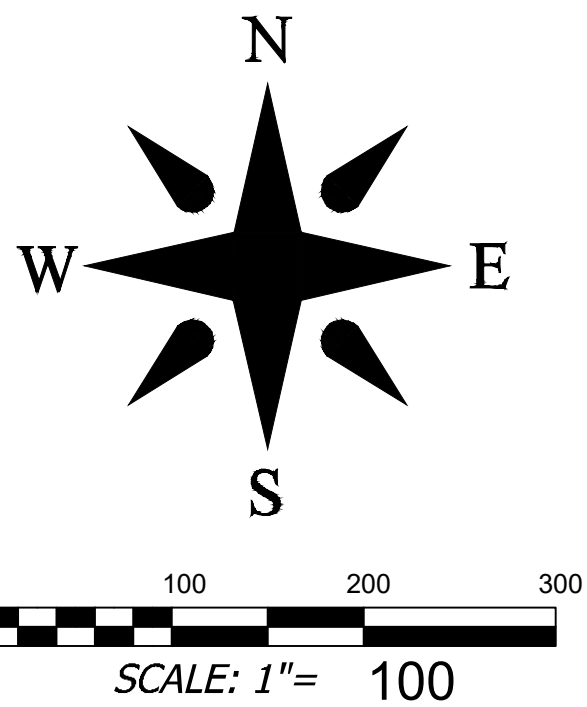
PROPERTY ADDRESS: LAKEWOOD ROAD
 HENDERSONVILLE NC 28792
 PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
 PROPERTY SIZE: 60.56 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSONVILLE
 ZONING CLASSIFICATION: L1 (INDUSTRIAL)
 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/80.56= 5.31 UNITS/AC
 MAXIMUM BUILDING HEIGHT: 64 FT
 FRONT SETBACK: 14 FT FROM BACK OF CURB
 SIDE SETBACK: 5 FT
 REAR SETBACK: 10 FT
 PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
 PARKING PROVIDED (APTS): 1:4 SPACES/UNIT * 322 UNITS = 452
 PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
 PARKING PROVIDED (WCCA): 24
 PROJECT AREA: 60.56 AC
 SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
 SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
 SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
 SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT: ---
 ADDRESS: 1410 GREENVILLE HWY
 HENDERSONVILLE NC 28792
 EMAIL: ---
 PHONE: ---
 DEVELOPER: FIRST VICTORY INC
 CONTACT: TRAVIS FOWLER
 ADDRESS: 542 SOUTH CALDWELL STREET
 BREVARD NC 28712
 EMAIL: TRAVIS@FIRSTVICTORY.COM
 PHONE: 828 577 4201
 ENGINEER: BROOKS ENGINEERING
 CONTACT: MARK BROOKS PE
 ADDRESS: 17 ARLINGTON ST
 ASHEVILLE, NC 28801
 EMAIL: MBROOKS@BROOKSEAA.COM
 PHONE: 828-232-4700
 LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
 CONTACT: ROB DULL, PLA
 ADDRESS: 305 POLE CREASMAN ROAD
 ASHEVILLE, NC 28806
 EMAIL: ROB@FINDTHELINESTUDIOS.COM
 PHONE: 828 674 5592
 LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
 PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
 SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
 TO THE NORTH.



VICINITY MAP

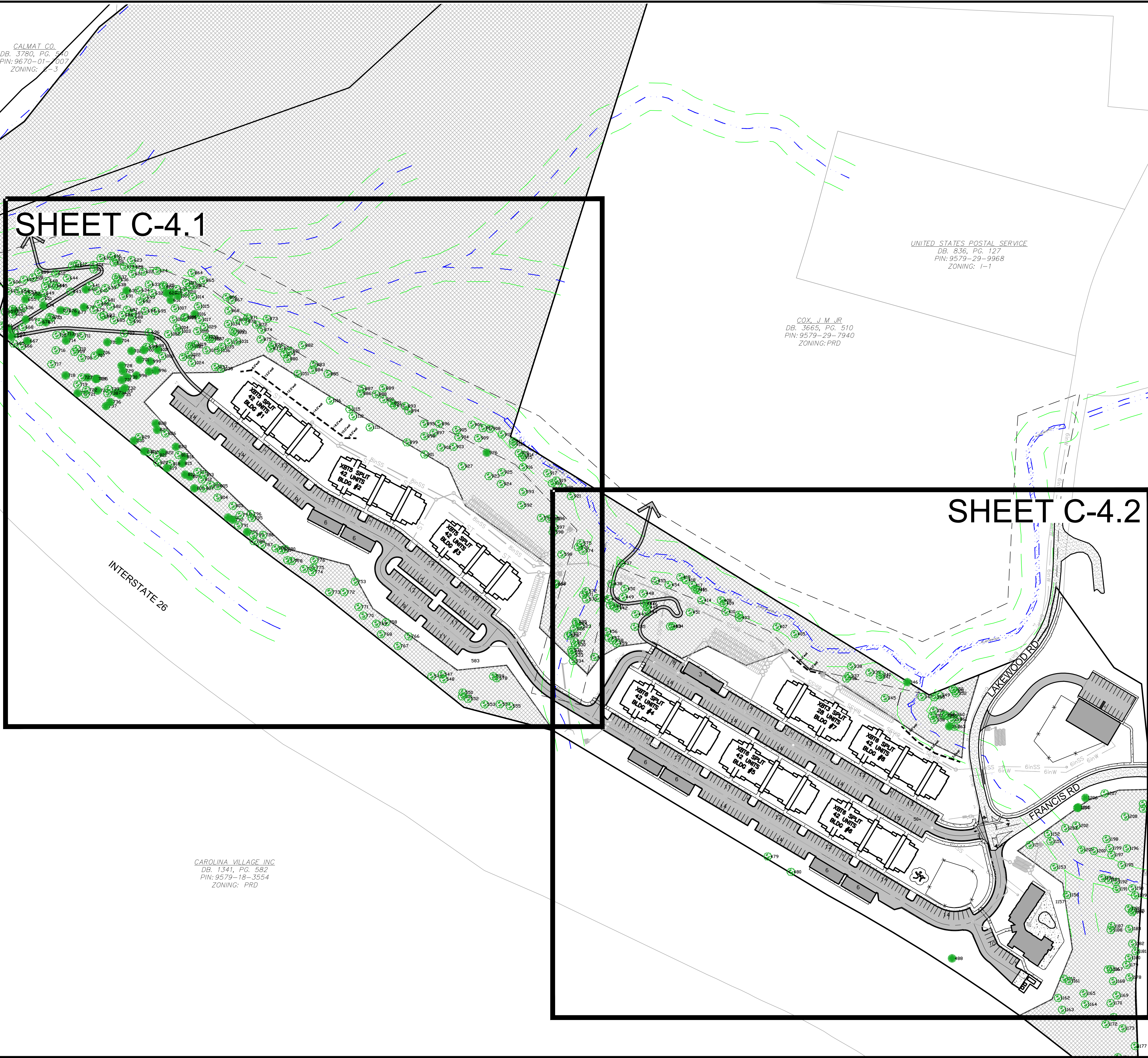
[illegible]

- SITE PLAN LEGEND**
- EXIST. BOUNDARY
 - EXIST. ADJOINER
 - EXIST. STREAM
 - EXIST. STREAM BUFFER
 - STREAMBANK MAINTENANCE EASEMENT
 - 100-YR FLOODPLAIN
 - EXIST. RIGHT OF WAY
 - EXIST. BUILDING
 - EXISTING SIDEWALK
 - EXISTING PAVEMENT
 - EXIST. CURB
 - NEW COMMON OPEN SPACE
 - NEW BUILDING
 - NEW PAVEMENT
 - NEW CONCRETE SIDEWALK
 - NEW CURB & GUTTER
 - NEW YARD INLET
 - NEW DROP INLET
 - NEW CURB INLET
 - NEW JUNCTION BOX
 - NEW RIPRAP OUTLET
 - NEW STORM PIPE
 - NEW WATER LINE
 - NEW WATER FIRE HYDRANT
 - NEW MANHOLE
 - NEW SEWER LINE
 - NEW SANITARY CO / SERVICE
 - NEW WALL (BY OTHERS)
 - NEW FENCE
 - EXISTING TREE TO REMAIN



DEVELOPMENT DATA

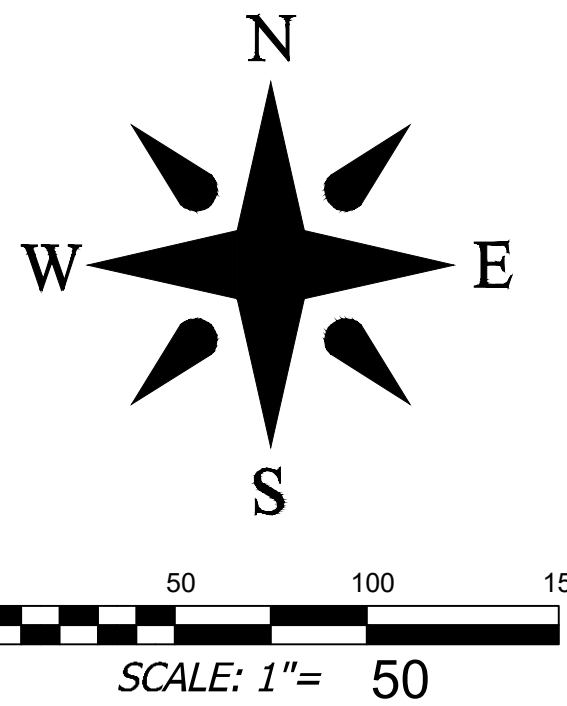
PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56 = 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 84 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT = 322
PARKING PROVIDED (APTS): 14 SPACES/UNIT * 322 UNITS = 452
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,909 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ---
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ---
PHONE: ---
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
TO THE NORTH.



Project No:		Drawing Title:	
557522		OVERALL SITE PLAN	
C-4.0		LAKWOOD APARTMENTS DEVELOPMENT PLAN	
CITY OF HENDERSONVILLE		NORTH CAROLINA	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	
Project No:		557522	
Drawing Title:		OVERALL SITE PLAN	

SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- STREAMBANK MAINTENANCE EASEMENT
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- NEW STORM PIPE
- NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW MANHOLE
- NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: L-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 64 FT

FRONT SETBACK: 14 FT FROM BACK OF CURB

SIDE SETBACK: 5 FT

REAR SETBACK: 10 FT

PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322

PARKING PROVIDED (APTS): 14 SPACES/UNIT= 322 UNITS = 452

PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16

PARKING PROVIDED (WCCA): 24

PROJECT AREA: 60.56 AC

SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%

SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%

SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%

SITE COVERAGE - OTHER FACILITIES: 43,909 SQ.FT. (1.01 AC.) - 1.67%

SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: ---

ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: ---

PHONE: ---

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828 577 4201

ENGINEER: BROOKS ENGINEERING

CONTACT: MARK BROOKS PE

ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: MBROOKS@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC

CONTACT: ROB DULL PLA

ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

EMAIL: ROB@FINDTHELINESTUDIOS.COM

PHONE: 828 674 5592

LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)

PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

PROPOSED GREENWAY TRAIL (TYP)
LOCATION TO BE DETERMINED

PROPERTY BOUNDARY (TYP)

EXISTING TREE TO REMAIN (TYP)

INTERSTATE 26

PROPOSED 7' SIDEWALK (TYP)

PROPOSED SANITARY SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED WATER SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED ADA PARKING (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 1,840 SQ.FT.

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED ASPHALT PAVING (TYP)

PROPOSED RETAINING WALL (TYP)

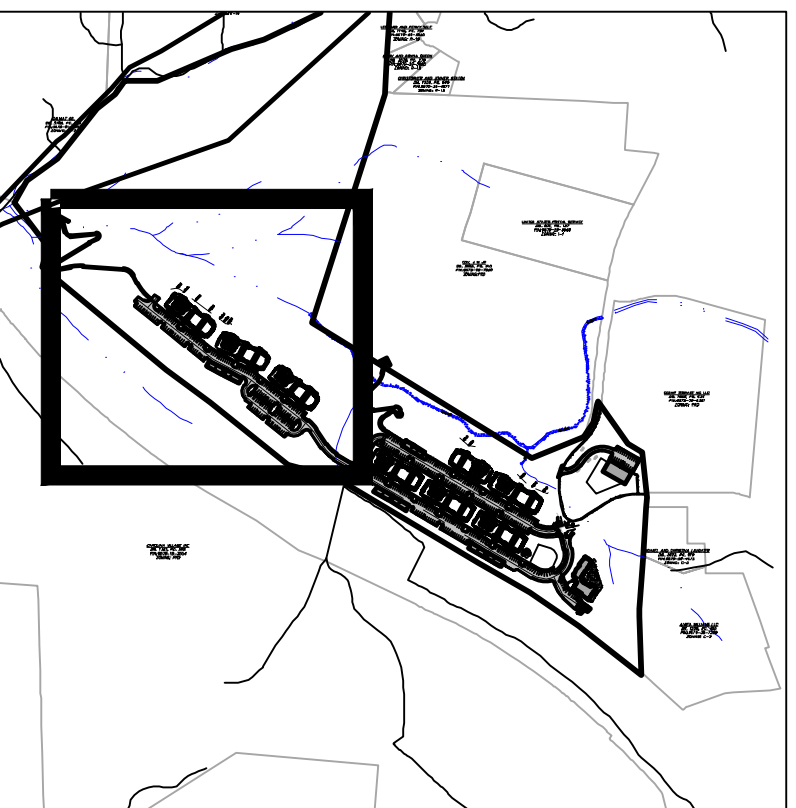
PROPOSED TYPE XBT5 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 13,660 SQ.FT.

PROPOSED STORMWATER SYSTEM
SEE DETAILS ON SHEETS C-5.0 TO 5.2

30' STREAM BUFFER (TYP)

STREAMBANK MAINTENANCE EASEMENT (TYP)

EXISTING STREAM (TYP)



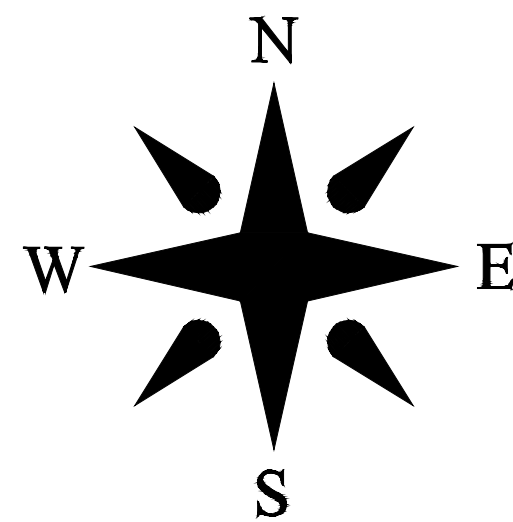
VICINITY MAP

CONTINUATION ON SHEET C-4.2

Project No:		Drawing Title:		Date	
557522		C-4.1		2022-05-19	
LAKWOOD APARTMENTS		DEVELOPMENT PLAN		PRELIMINARY	
CITY OF HENDERSONVILLE		NORTH CAROLINA		CZD SUBMITTAL	
SITE PLAN		FOR REVIEW PURPOSES ONLY		CZD RESUBMITTAL	
2022-06-01		2022-09-02		2022-09-02	
1		2		3	
No.		Revisions/Submissions		Date	
1		PRELIMINARY		2022-05-19	
2		CZD SUBMITTAL		2022-06-01	
3		CZD RESUBMITTAL		2022-09-02	
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					
101					
102					
103					
104					
105					
106					
107					
108					
109					
110					
111					
112					
113					
114					
115					
116					
117					
118					
119					
120					
121					
122					

SITE PLAN LEGEND

- EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. STREAM
EXIST. STREAM BUFFER
STREAMBANK MAINTENANCE EASEMENT
100-YR FLOODPLAIN
EXIST. RIGHT OF WAY
EXIST. BUILDING
EXISTING SIDEWALK
EXISTING PAVEMENT
EXIST. CURB
NEW COMMON OPEN SPACE
NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW CURB & GUTTER
NEW YARD INLET
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW RIPRAP OUTLET
NEW STORM PIPE
NEW WATER LINE
NEW WATER FIRE HYDRANT
NEW MANHOLE
NEW SEWER LINE
NEW SANITARY CO / SERVICE
NEW WALL (BY OTHERS)
NEW FENCE
EXISTING TREE TO REMAIN

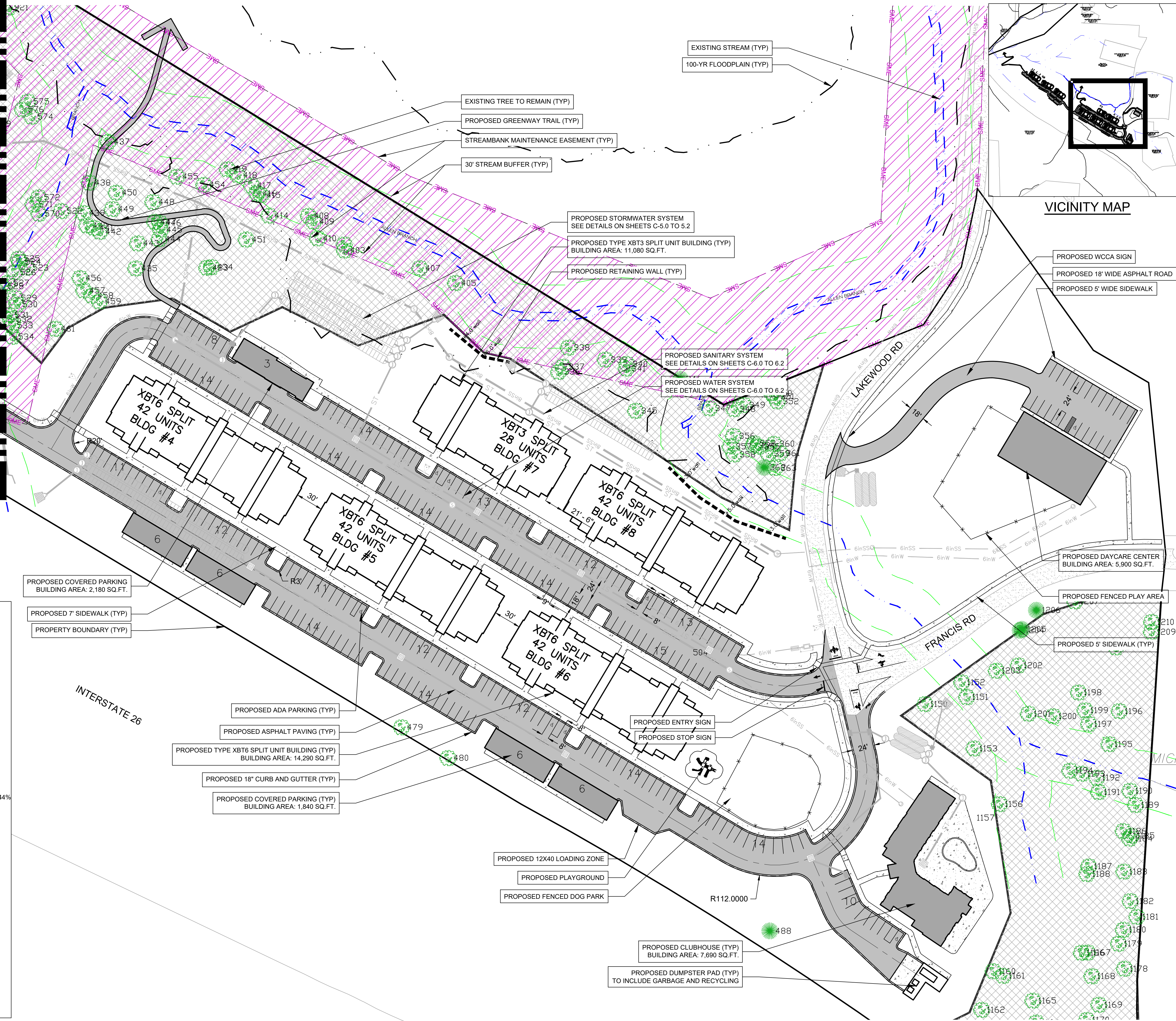


0 50 100 150
SCALE: 1"= 50

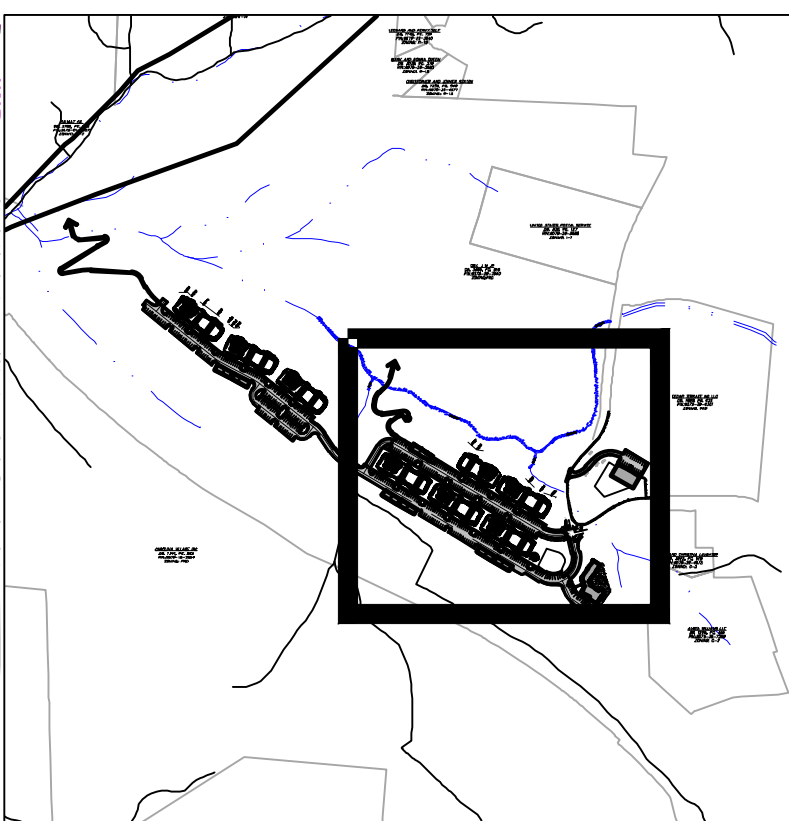
DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 14 SPACES/UNIT* 322 UNITS = 452
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,909 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ---
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ---
PHONE: ---
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
TO THE NORTH.

CONTINUATION ON SHEET C-4.1



VICINITY MAP



REVISIONS/SUBMISSIONS		Date
No.	1	2022-05-19
	2	2022-06-01
	3	2022-09-02
PRELIMINARY		CZD SUBMITTAL
CZD SUBMITTAL		CZD RESUBMITTAL
Item B.		Revision/Submission number with a triangle indicates changes made on this sheet.

DESIGNED: JHK	REVIEWED: JHK	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com
DRAWN: ZAW	SCALE: AS NOTED	
CHECKED: JHK	DATE: 2022-09-02	

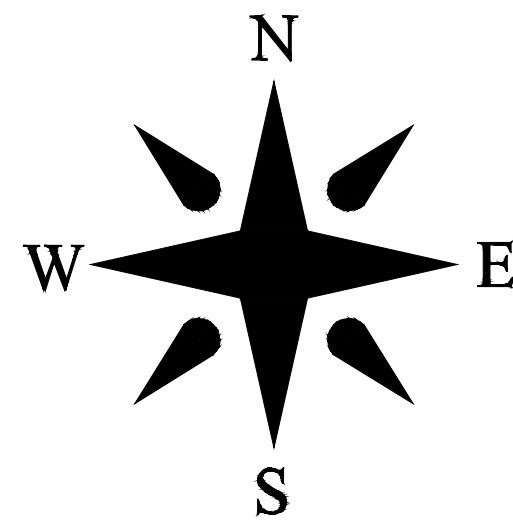
PROJECT NO: 557522	C-4.2	LAKWOOD APARTMENTS DEVELOPMENT PLAN	CITY OF HENDERSONVILLE	NORTH CAROLINA
Drawing Title:		SITE PLAN		

Project No: 557522	C-4.2	LAKWOOD APARTMENTS DEVELOPMENT PLAN	CITY OF HENDERSONVILLE	NORTH CAROLINA
Drawing Title:		SITE PLAN		

Brooks Engineering Associates
Planning • Engineering • Surveying
• Environmental Services •

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. STREAM
EXIST. STREAM BUFFER
STREAMBANK MAINTENANCE EASEMENT
100-YR FLOODPLAIN
EXIST. RIGHT OF WAY
EXISTING SIDEWALK
EXISTING PAVEMENT
EXIST. MINOR CONTOUR
EXIST. MAJOR CONTOUR
NEW BUILDING
NEW PAVEMENT
NEW CONCRETE SIDEWALK
NEW CURB & GUTTER
NEW YARD INLET
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW RIPRAP OUTLET
NEW STORM PIPE
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW SPOT GRADE
LIMITS OF DISTURBANCE
NEW WALL (BY OTHERS)

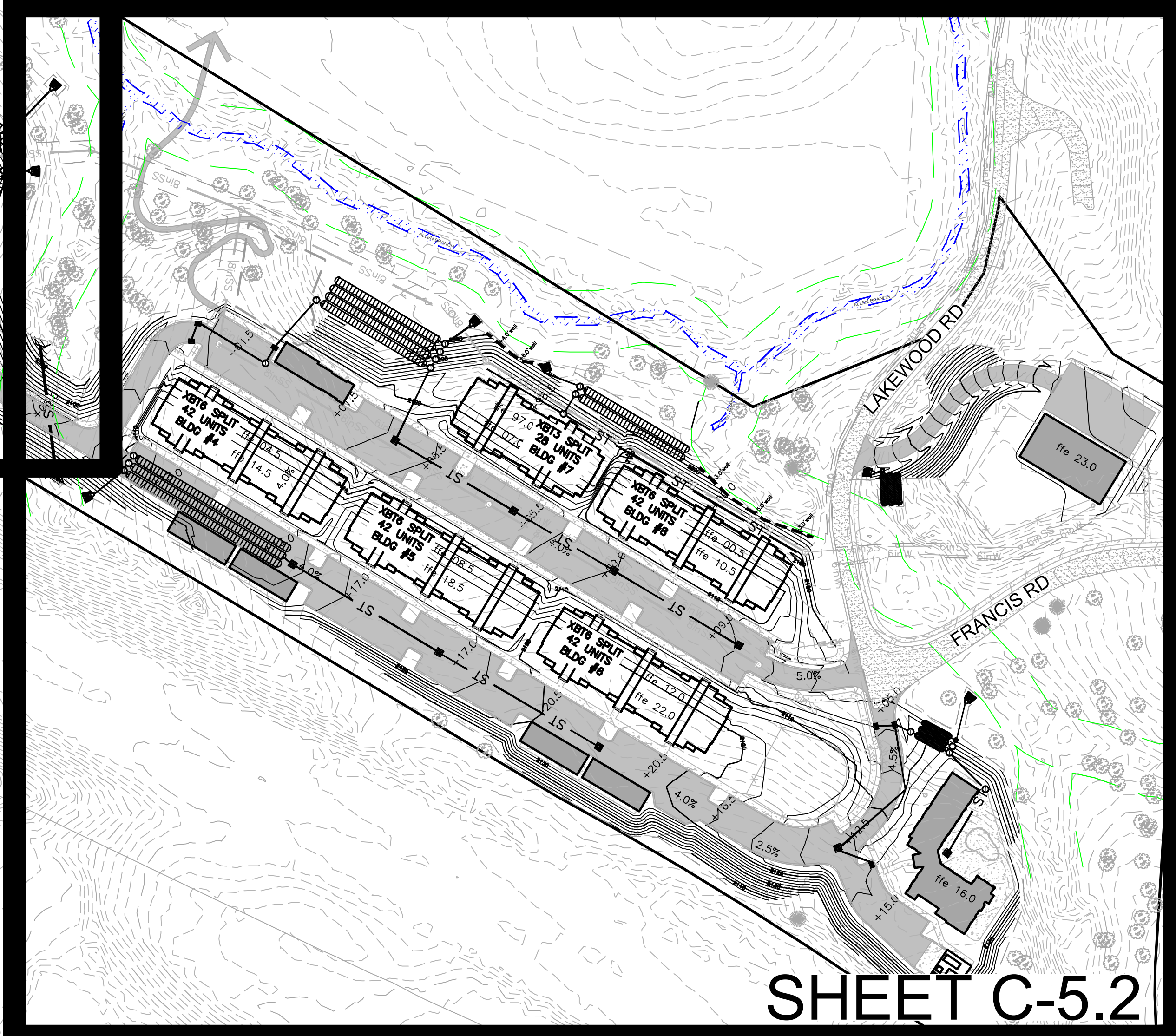
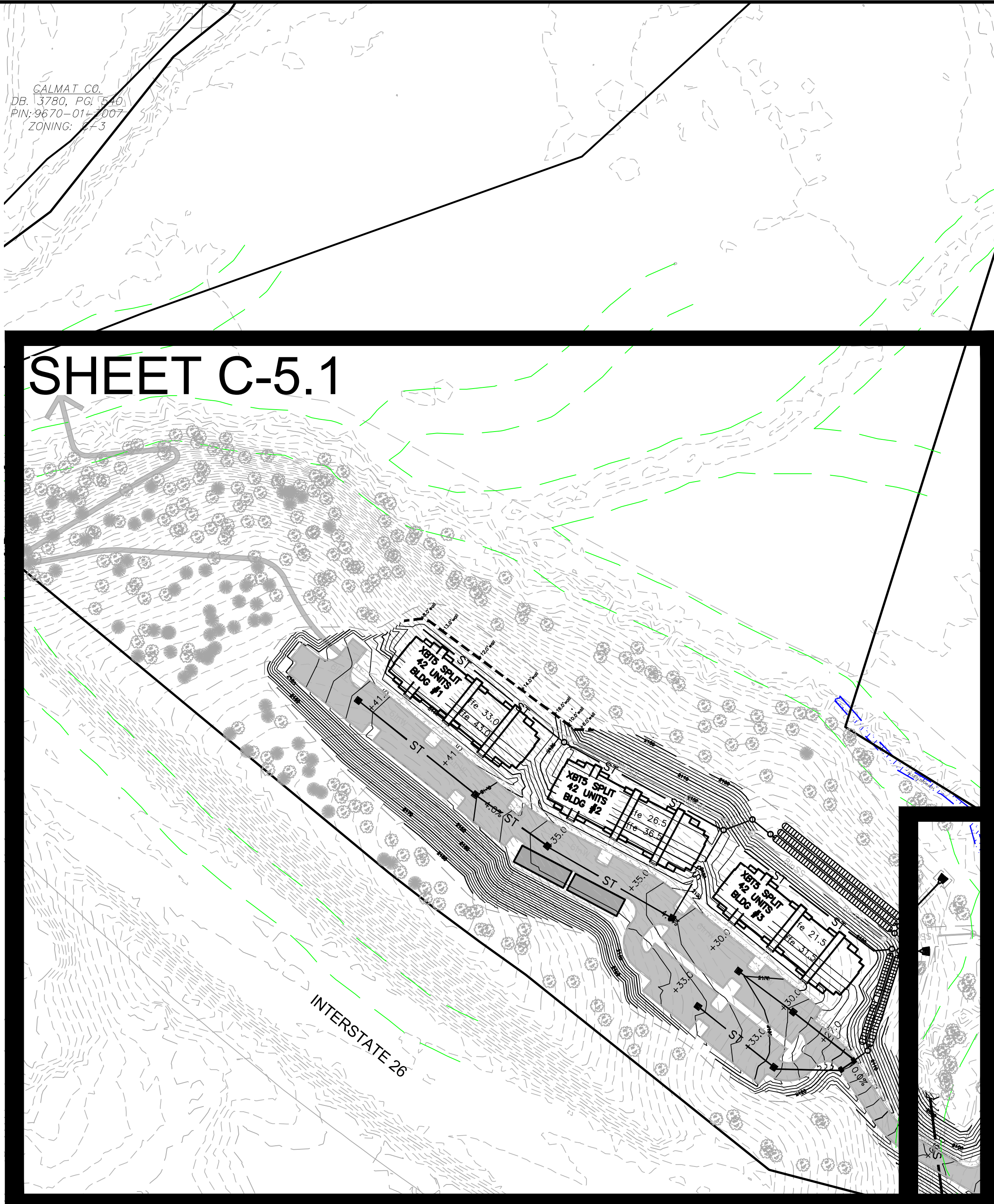


0 100 200 300
SCALE: 1"= 100

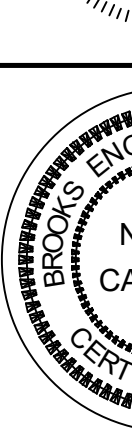
DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 14 SPACES/UNIT * 322 UNITS = 452
PARKING REQUIREMENTS (WCCA): 4 DOIPU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING: 170,589 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ---
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ---
PHONE: ---
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

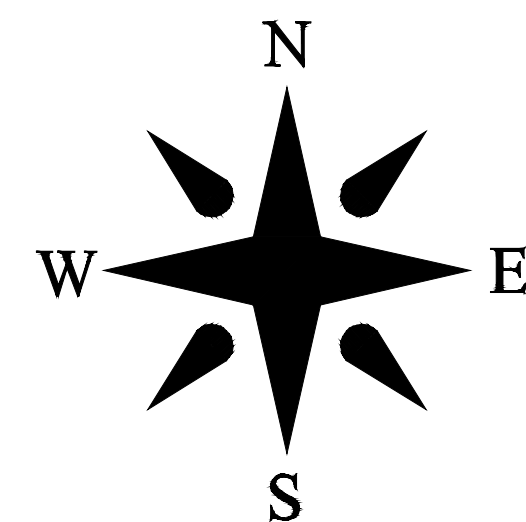
SHEET C-5.1



SHEET C-5.2

Project No: 557522		LAKWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA				Designed: JHK Drawn: ZAW Checked: JHK		Reviewed: JHK Scale: AS NOTED Date: 2022-09-02						No. 1 2 3 <	
-----------------------	--	--	--	---	--	--	--	---	--	---	--	---	--	--	--

	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. STREAM
	EXIST. STREAM BUFFER
	STREAMBANK MAINTENANCE EASEMENT
	100-YR FLOODPLAIN
	EXIST. RIGHT OF WAY
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXIST. MINOR CONTOUR
	EXIST. MAJOR CONTOUR
	NEW BUILDING
	NEW PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW CURB & GUTTER
	NEW YARD INLET
	NEW DROP INLET
	NEW CURB INLET
	NEW JUNCTION BOX
	NEW RIPRAP OUTLET
	NEW STORM PIPE
	NEW MINOR CONTOUR
	NEW MAJOR CONTOUR
	NEW SPOT GRADE
	LIMITS OF DISTURBANCE
	NEW WALL (BY OTHERS)



PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060 9579382595 9579290118, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: L-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 6 FT

FRONT SETBACK: 14 FT FROM BACK OF CURB

SITE SETBACK: 5 FT

REAR SETBACK: 10 FT

PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322

PARKING PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452

PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16

PARKING PROVIDED (WCCA): 24

PROJECT AREA: 60.56 AC

SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%

SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%

SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%

SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%

SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: ---

ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: ---

PHONE: ---

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828 577 4275

ENGINEER: BROOKS ENGINEERING

CONTACT: MARK BROOKS PE

ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: MBROOKS@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC

CONTACT: ROB DULL, PLA

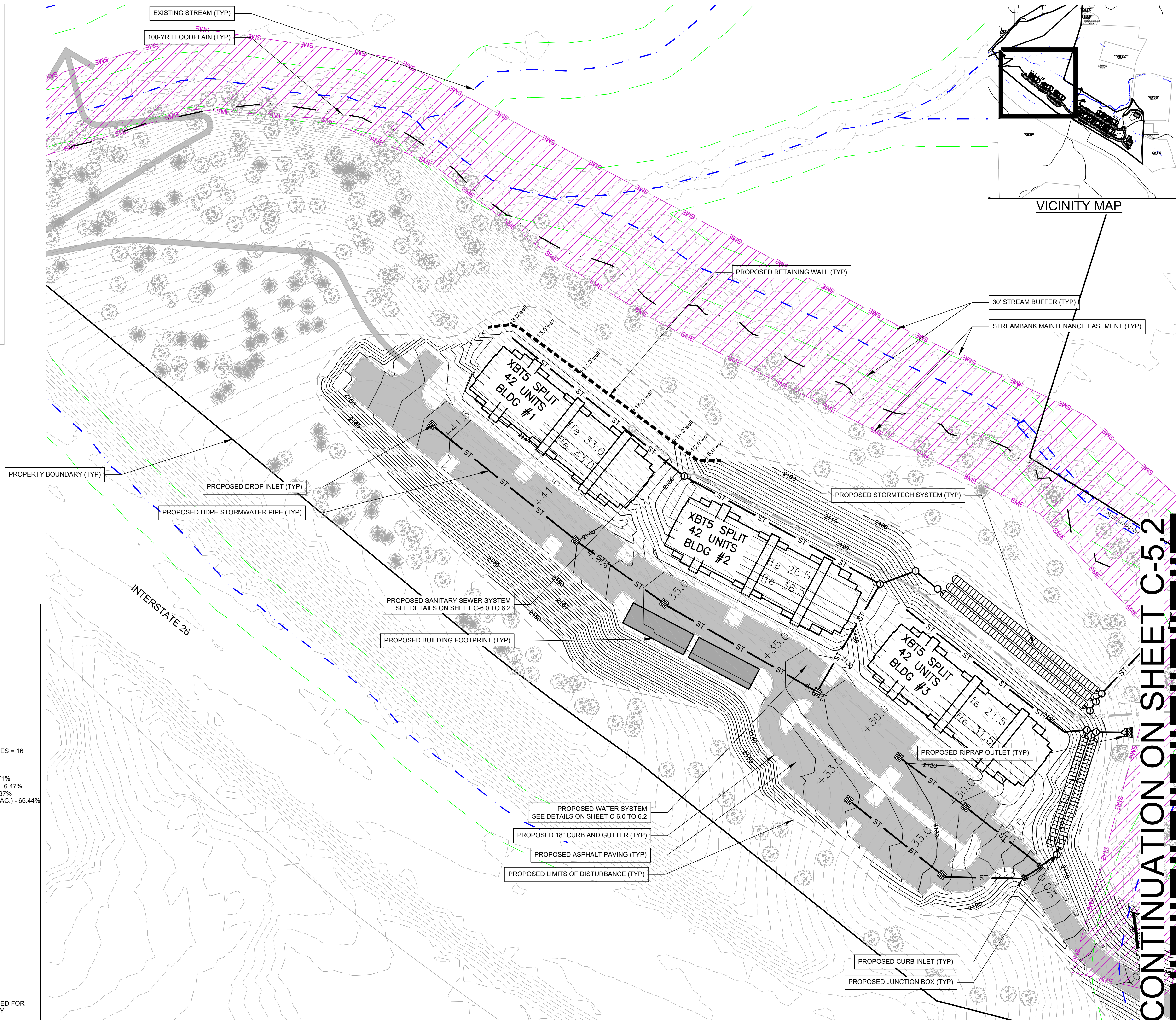
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

EMAIL: ROB@FINDTHELINESTUDIOS.COM

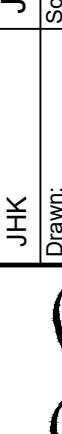
PHONE: 828 674 5592

LIMITS OF JURISDICTION: 802.175 SQ.FT. (18.42 AC.)

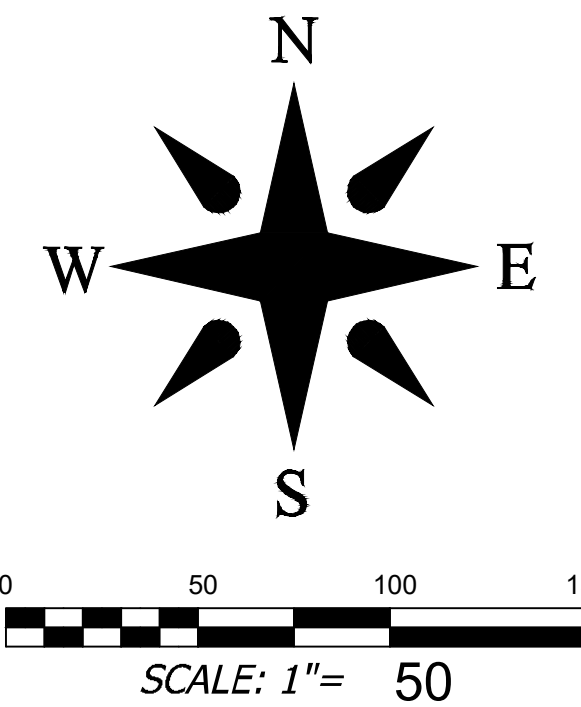
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.



CONTINUATION ON SHEET C-5.2

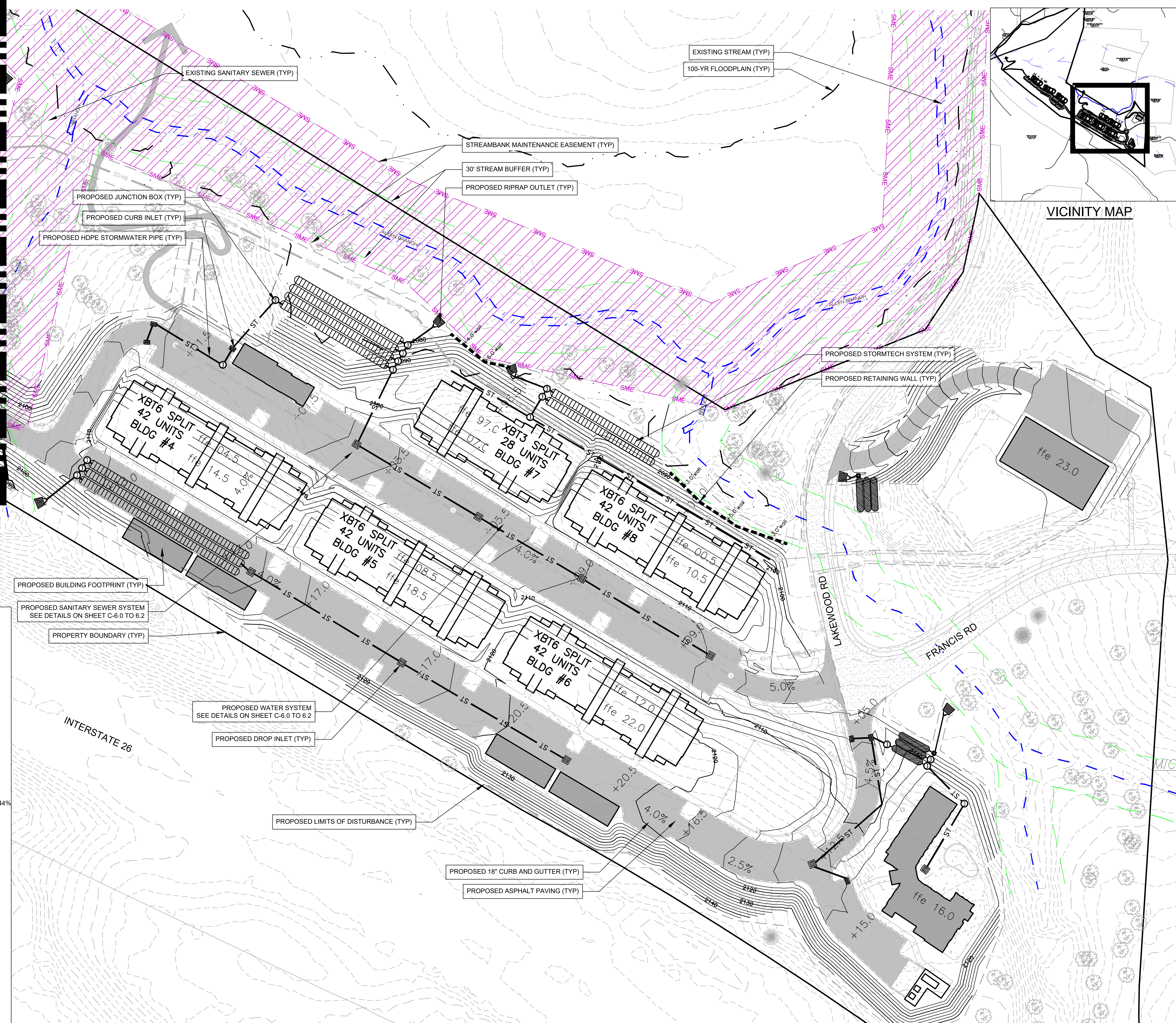
Project No: 557522		LAKELAND APARTMENTS		NORTH CAROLINA				Designed: JHK		Reviewed: JHK						FINAL DRAWING - FOR REVIEW PURPOSES ONLY		No.		REVISIONS/SUBMISSIONS		Date	
C-5.1		DEVELOPMENT PLAN		CITY OF HENDERSONVILLE		Drawn: ZAW		Scale: AS NOTED		Checked: JHK													
Drawing Title:		SITE, STORMWATER AND UTILITY PLAN				Planning • Engineering • Surveying • Environmental Services •		15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com															
Location: L:\2022 Projects\558122 First Victory_Lakewood Road Civil\Drawg\Civil BASE 557522.dwg																							
Revision/Submission number with a triangle indicates changes made on this sheet																							

	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. STREAM
	EXIST. STREAM BUFFER
	STREAMBANK MAINTENANCE EASEMENT
	100-YR FLOODPLAIN
	EXIST. RIGHT OF WAY
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXIST. MINOR CONTOUR
	EXIST. MAJOR CONTOUR
	NEW BUILDING
	NEW PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW CURB & GUTTER
	NEW YARD INLET
	NEW DROP INLET
	NEW CURB INLET
	NEW JUNCTION BOX
	NEW RIPRAP OUTLET
	ST
	NEW STORM PIPE
	NEW MINOR CONTOUR
	NEW MAJOR CONTOUR
	NEW SPOT GRADE
	LIMITS OF DISTURBANCE
	NEW WALL (BY OTHERS)

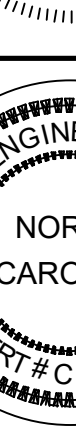


CONTINUATION ON SHEET C-5.1

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
 PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
 PROPERTY SIZE: 60.56 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSONVILLE
 ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
 PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
 PROPOSED NUMBER OF UNITS: 322
 PROPOSED DENSITY: 322/80.56= 5.31 UNITS/AC
 MAXIMUM BUILDING HEIGHT: 8 FT
 FRONT SETBACK: 14 FT FROM BACK OF CURB
 SIDE SETBACK: 5 FT
 REAR SETBACK: 10 FT
 PARKING REQUIREMENTS (APCS): 322 UNITS * 1 SPACE/UNIT=322
SPACES PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452
 PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
 PARKING PROVIDED (WCCA): 24
 PROJECT AREA: 60.56 AC
 SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
 SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
 SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
 SITE COVERAGE - OTHER UTILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
 SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
 PROPERTY OWNER: GROUP VENTURES INC
 CONTACT:
 ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
 EMAIL: ----
 PHONE: ----
 DEVELOPER: FIRST VICTORY INC
 CONTACT: TRAVIS FOWLER
 ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
 EMAIL: TRAVIS@FIRSTVICTORY.COM
 PHONE: 828 577 4201
 ENGINEER: BROOKS ENGINEERING
 CONTACT: MARK BROOKS PE
 ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
 EMAIL: MBROOKS@BROOKSEA.COM
 PHONE: 828-232-4700
 LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
 CONTACT: ROB DULL, PLA
 ADDRESS: 305 POLE CREAMSAND ROAD
ASHEVILLE, NC 28806
 EMAIL: ROB@FINDTHELINESTUDIOS.COM
 PHONE: 828 674 5592
 LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
 PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
 SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
 TO THE NORTH.

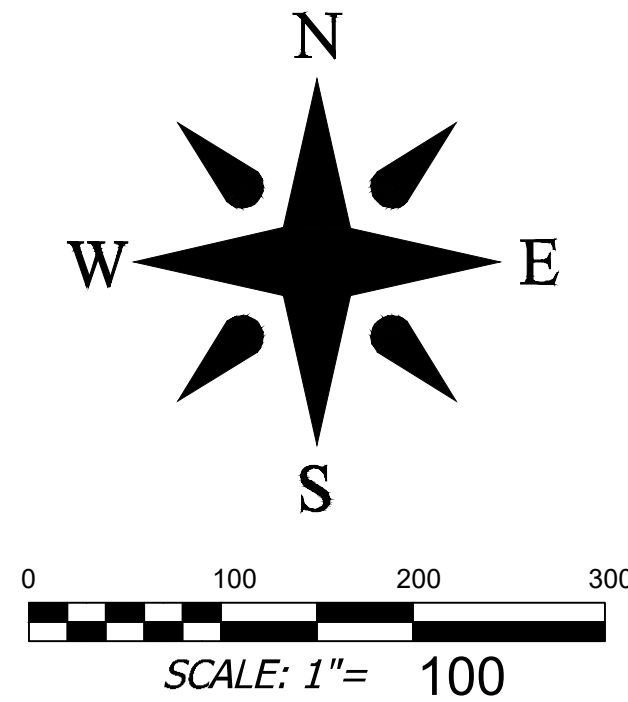


VICINITY MAP

Project No: 557522		LAKEWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE NORTH CAROLINA		 Planning • Engineering • Surveying • Environmental Services •		Designed: JHK Reviewed: JHK Drawn: ZAW Scale: AS NOTED Checked: JHK Date: 2022-09-02 15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com		  FINAL DRAWING - FOR REVIEW PURPOSES ONLY		<table><thead><tr><th>No.</th><th>REVISIONS/SUBMISSIONS</th><th>Date</th></tr></thead><tbody><tr><td>1</td><td>PRELIMINARY</td><td>2022-05-19</td></tr><tr><td>2</td><td>CZD SUBMITTAL</td><td>2022-06-01</td></tr><tr><td>3</td><td>CZD RESUBMITTAL</td><td>2022-09-02</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		No.	REVISIONS/SUBMISSIONS	Date	1	PRELIMINARY	2022-05-19	2	CZD SUBMITTAL	2022-06-01	3	CZD RESUBMITTAL	2022-09-02												
No.	REVISIONS/SUBMISSIONS	Date																																	
1	PRELIMINARY	2022-05-19																																	
2	CZD SUBMITTAL	2022-06-01																																	
3	CZD RESUBMITTAL	2022-09-02																																	
Drawing Title: STORMWATER AND GRADING PLAN		Location: L:\2022 Projects\556122 First Victory, Lakewood Road, Civil\DWG\Civil_BASE_557522.dwg Revision/Submission number with a triangle indicates change made on this sheet.																																	

UTILITIES LEGEND

EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. STREAM
EXIST. STREAM BUFFER
STREAMBANK MAINTENANCE EASEMENT
100-YR FLOODPLAIN
EXIST. RIGHT OF WAY
EXISTING PAVEMENT
EXIST. MANHOLE
EXIST. MANHOLE
E-SS EXIST. SANITARY SEWER
E-W EXIST. SEWER CLEAN OUT
E-W EXIST. WATER LINE
E-W EXIST. WATER METER
E-W EXIST. FIRE HYDRANT
E-OU EXIST. WATER VALVE
E-W EXIST. OVERHEAD UTILITIES
E-U EXIST. POWER POLE
E-U EXIST. UNDERGRND UTILITIES
E-ST EXIST. STORM DRAIN
EXIST. CURB INLET
EXIST. JUNCTION BOX
EXIST. DROP INLET
EXIST. TELE MANHOLE
EXIST. DROP INLET
EXIST. TRANSFORMER
EXIST. LIGHT POLE
E-SE EXIST. SEWER EASEMENT
E-WE EXIST. WATER EASEMENT
6inW NEW WATER LINE
NEW WATER FIRE HYDRANT
NEW WATER VALVE
NEW AIR/VAC RLS VALVE
NEW WATER BLOW-OFF VALVE
NEW WATER DOMESTIC METER
NEW WATER EASEMENT
NEW MANHOLE
NEW SEWER LINE
NEW SANITARY CO / SERVICE
P-SE NEW SEWER EASEMENT



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: I-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 64 FT

FRONT SETBACK: 14 FT FROM BACK OF CURB

SIDE SETBACK: 5 FT

REAR SETBACK: 10 FT

PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322

PARKING PROVIDED (APTS): 1.4 SPACES/UNIT * 322 UNITS = 452

PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16

PARKING PROVIDED (WCCA): 24

PROJECT AREA: 60.56 AC

SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%

SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%

SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 8.47%

SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%

SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: ---

ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: ---

PHONE: ---

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828 577 4201

ENGINEER: BROOKS ENGINEERING

CONTACT: MARK BROOKS PE

ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: MBROOKS@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC

CONTACT: ROB DULL, PLA

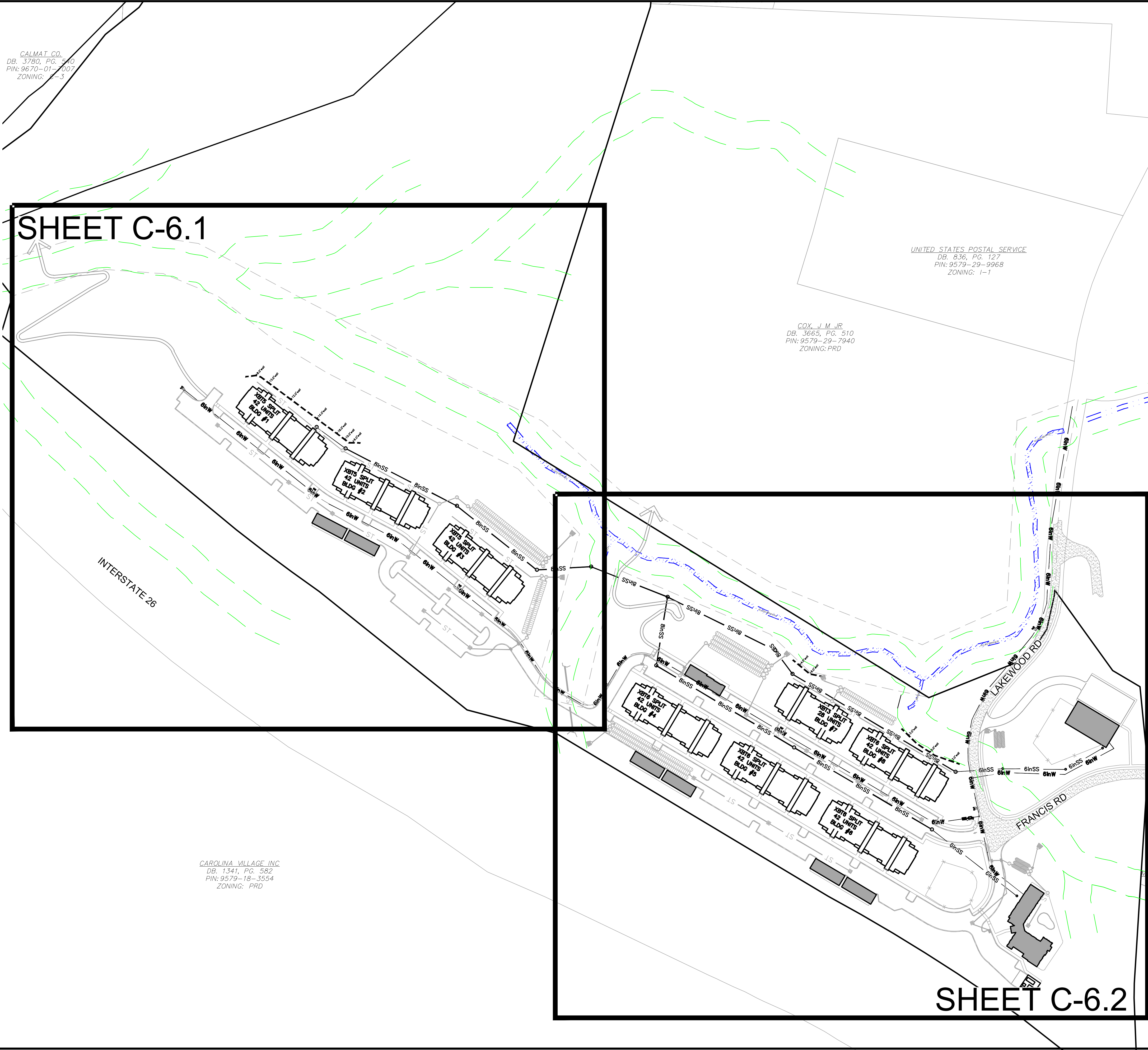
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

EMAIL: ROB@FINDTHELINESTUDIOS.COM

PHONE: 828 674 5592

LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)

PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.



Project No: 557522	C-6.0	LAKWOOD APARTMENTS DEVELOPMENT PLAN	NORTH CAROLINA CITY OF HENDERSONVILLE	Drawing Title: OVERALL UTILITY PLAN	Revisions/Submissions No. 1 PRELIMINARY 2 CZD SUBMITTAL 3 CZD RESUBMITTAL	Date 2022-05-19 2022-06-01 2022-09-02	Item B.
BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3725				FINAL DRAWING - FOR REVIEW PURPOSES ONLY			
Designed: JHK Drawn: ZAW Checked: JHK				Reviewed: JHK Scale: AS NOTED Date: 2022-09-02			
15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com							

UTILITIES LEGEND

EXIST. BOUNDARY

EXIST. ADJOINER

EXIST. STREAM

EXIST. STREAM BUFFER

STREAMBANK MAINTENANCE EASEMENT

100-YR FLOODPLAIN

EXIST. RIGHT OF WAY

EXISTING PAVEMENT

EXIST. MANHOLE

EXIST. MANHOLE

E-SS

EXIST. SANITARY SEWER

E-W

EXIST. SEWER CLEAN OUT

EXIST. WATER LINE

EXIST. WATER METER

HYD

EXIST. FIRE HYDRANT

WV

EXIST. WATER VALVE

E-OU

EXIST. OVERHEAD UTILITIES

PP

EXIST. POWER POLE

E-U

EXIST. UNDERGRND UTILITIES

E-ST

EXIST. STORM DRAIN

EXIST. CURB INLET

EXIST. JUNCTION BOX

EXIST. DROP INLET

EXIST. TELE. MANHOLE

EXIST. DROP INLET

EXIST. TRANSFORMER

EXIST. LIGHT POLE

E-SE

E-WE

EXIST. SEWER EASEMENT

EXIST. WATER EASEMENT

6inW

NEW WATER LINE

FW

NEW WATER FIRE HYDRANT

AV

NEW WATER VALVE

AV

NEW AIR/VAC RLS VALVE

WV

NEW WATER BLOW-OFF VALVE

WV

NEW WATER DOMESTIC METER

P-WE

NEW WATER EASEMENT

6inSS

NEW MANHOLE

6inSS

NEW SEWER LINE

P-SE

NEW SANITARY CO / SERVICE

P-SE

NEW SEWER EASEMENT

N

E

S

W

0

50

100

150

SCALE: 1"=

50

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792

PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770

PROPERTY SIZE: 60.56 AC

ZONING REVIEW: CITY OF HENDERSONVILLE

EROSION CONTROL REVIEW: HENDERSON COUNTY

STORMWATER REVIEW: HENDERSONVILLE

ZONING CLASSIFICATION: L-1 (INDUSTRIAL)

PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)

PROPOSED NUMBER OF UNITS: 322

PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC

MAXIMUM BUILDING HEIGHT: 64 FT

FRONT SETBACK: 14 FT FROM BACK OF CURB

SIDE SETBACK: 5 FT

REAR SETBACK: 10 FT

PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322

PARKING PROVIDED (APTS): 14 SPACES/UNIT * 322 UNITS = 452

PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16

PARKING PROVIDED (WCCA): 24

PROJECT AREA: 60.56 AC

SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%

SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%

SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%

SITE COVERAGE - OTHER FACILITIES: 43,909 SQ.FT. (1.01 AC.) - 1.67%

SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%

PROPERTY OWNER: GROUP VENTURES INC

CONTACT: ---

ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792

EMAIL: ---

PHONE: ---

DEVELOPER: FIRST VICTORY INC

CONTACT: TRAVIS FOWLER

ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712

EMAIL: TRAVIS@FIRSTVICTORY.COM

PHONE: 828 577 4201

ENGINEER: BROOKS ENGINEERING

CONTACT: MARK BROOKS PE

ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801

EMAIL: MBROOKS@BROOKSEA.COM

PHONE: 828-232-4700

LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC

CONTACT: ROB DULL PLA

ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806

EMAIL: ROB@FINDTHELINESTUDIOS.COM

PHONE: 828 674 5592

LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)

PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

Project No:
557522

C-6.1

LAKWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE

NORTH CAROLINA

Drawing Title:
UTILITY PLAN

Revisions/Submissions

No.

Date

1

2022-05-19

PRELIMINARY

No.

Date

2

2022-06-01

CZD SUBMITTAL

No.

Date

3

2022-09-02

CZD RESUBMITTAL

NORTH CAROLINA

PROFESSIONAL

SEAL

035686

ENGINEER

NORTH CAROLINA

JOHN H. KINNAIRD, III

NORTH CAROLINA

ENGINEERING ASSOCIATES

BROOKS

ENGINEERING ASSOCIATES

Reviewed:
JHK

Scale:
AS NOTED

Drawn:
ZAW

Checked:
JHK

Date:
2022-09-02

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brooksea.com

Planning • Engineering • Surveying
• Environmental Services •

Final Drawing - For Review Purposes Only

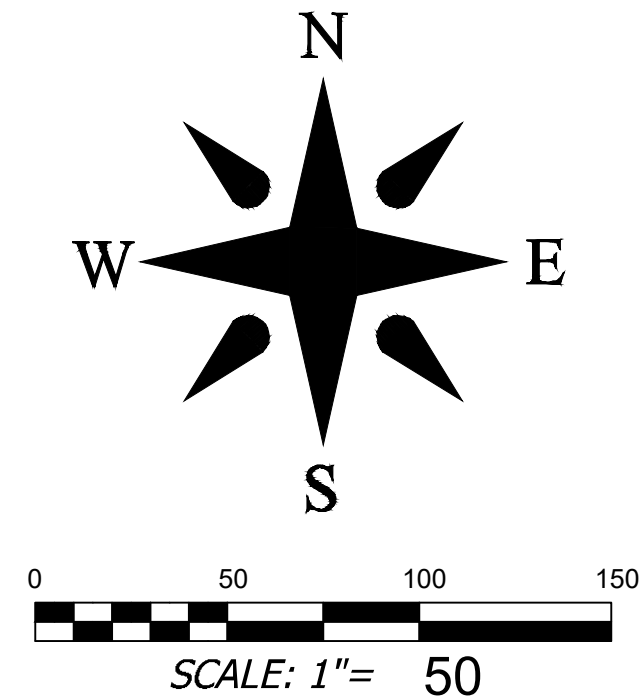
Revision/Submission number with a triangle indicates changes made on this sheet.

Location: L:\2022 Projects\557522 First Victory_Lakewood Road Civil\DWG\CIVIL BASE 557522.dwg

16

CONTINUATION BELOW

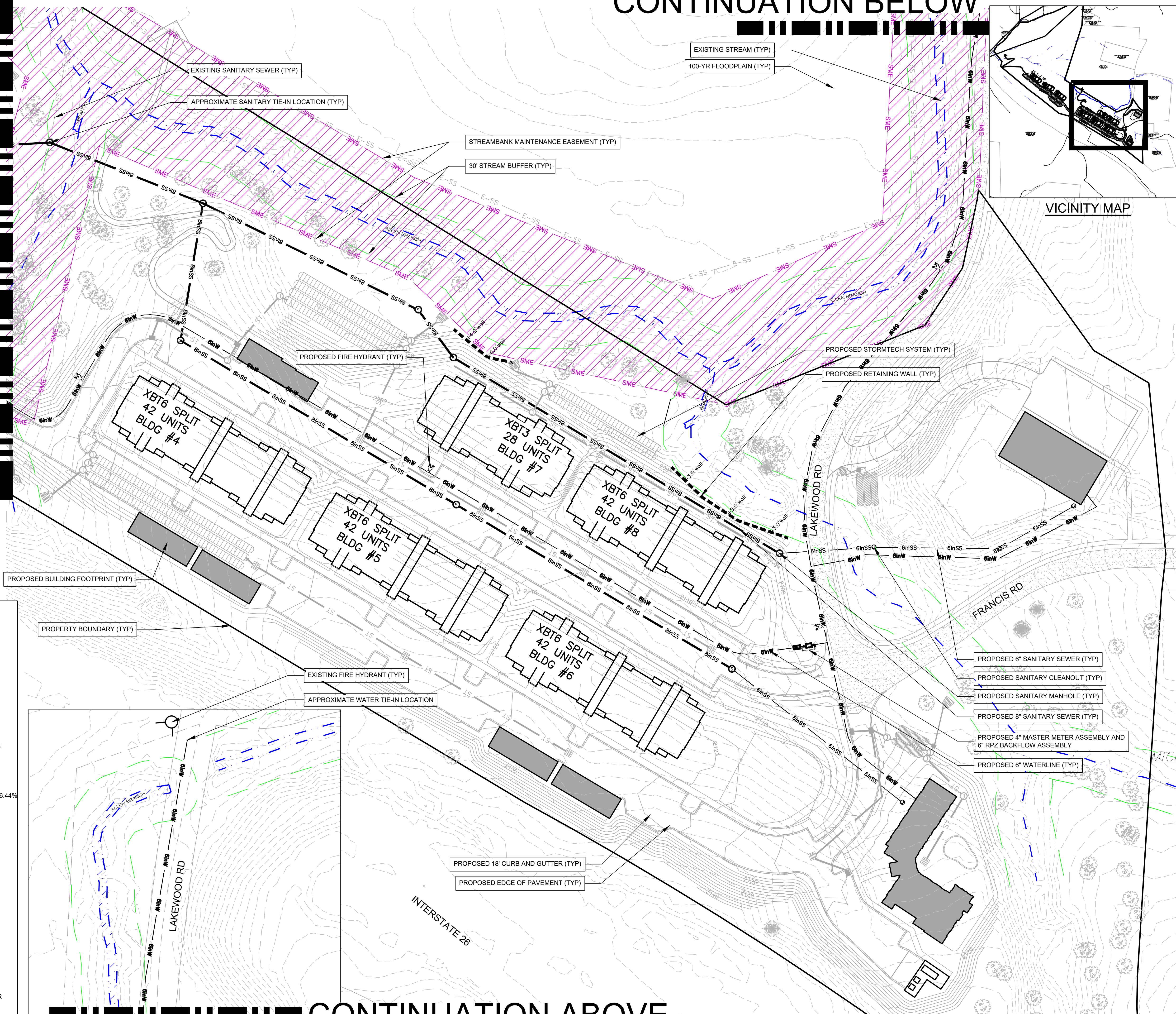
- UTILITIES LEGEND**
- EXIST. BOUNDARY
 - EXIST. ADJOINER
 - EXIST. STREAM
 - EXIST. STREAM BUFFER
 - STREAMBANK MAINTENANCE EASEMENT
 - 100-YR FLOODPLAIN
 - EXIST. RIGHT OF WAY
 - EXISTING PAVEMENT
 - EXIST. MANHOLE
 - EXIST. MANHOLE
 - E-SS EXIST. SANITARY SEWER
 - E-W EXIST. SEWER CLEAN OUT
 - EXIST. WATER LINE
 - EXIST. WATER METER
 - HYD EXIST. FIRE HYDRANT
 - E-OU EXIST. OVERHEAD UTILITIES
 - PP EXIST. POWER POLE
 - E-U EXIST. UNDERGROUND UTILITIES
 - E-ST EXIST. STORM DRAIN
 - EXIST. CURB INLET
 - EXIST. JUNCTION BOX
 - EXIST. DROP INLET
 - EXIST. TELE. MANHOLE
 - EXIST. DROP INLET
 - EXIST. TRANSFORMER
 - EXIST. LIGHT POLE
 - E-SE EXIST. SEWER EASEMENT
 - E-WE EXIST. WATER EASEMENT
 - 6inW NEW WATER LINE
 - NEW WATER FIRE HYDRANT
 - NEW WATER VALVE
 - NEW AIR/VAC RLS VALVE
 - NEW WATER BLOW-OFF VALVE
 - NEW WATER DOMESTIC METER
 - NEW WATER EASEMENT
 - NEW MANHOLE
 - NEW SEWER LINE
 - NEW SANITARY CO / SERVICE
 - P-WE EXIST. SEWER EASEMENT
 - P-SE EXIST. WATER EASEMENT



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: L-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 5.32 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 14 SPACES/UNIT= 322 UNITS = 452
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24 AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ---
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ---
PHONE: ---
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR
SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY
TO THE NORTH.

CONTINUATION ON SHEET C-6.1



CONTINUATION ABOVE

Project No: 557522	C-6.2	Drawing Title: UTILITY PLAN	LAKWOOD APARTMENTS DEVELOPMENT PLAN CITY OF HENDERSONVILLE	NORTH CAROLINA ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Reviewed: JHK Scale: AS NOTED Date: 2022-09-02	Designed: JHK Drawn: ZAW Checked: JHK	Reviewed: JHK Scale: AS NOTED Date: 2022-09-02	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	NORTH CAROLINA ENGINEERING ASSOCIATES SEAL 055686 ENGINEER JOHN H. KINNAIRD	FINAL DRAWING - FOR REVIEW PURPOSES ONLY	REVISIONS/SUBMISSIONS			Date
											No.	1	2	3

Revision/Submission number with a triangle indicates changes made on this sheet.

Item B.



FIND THE LINE
STUDIOS

CONSULTANT

LAKEWOOD
APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS		
NO.	REMARKS	DATE



DATE:
9.2.22
SHEET TITLE:

OVERALL
PLANTING
PLAN

SHEET NO.
L-200

EXISTING TREES NOTES:

TOTAL EXISTING TREES (SURVEYED): 911

TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528

*TREES REPLACED IN LANDSCAPE: 244

*TREES TO BE PLANTED AS PART OF
STREAM & FLOODPLAIN RESTORATION: 140 MIN.

VEHICLE USE AREA: 1 TREE / 2 SHRUBS PER 4,000 SF

TOTAL VUA: 169,600 SF
TREES REQUIRED: 43
TREES PROVIDED: 160
SHRUBS REQUIRED: 85
SHRUBS PROVIDED: 234

PLANTING STRIPS: PROPOSED DAYCARE

1 TREE & 5 SHRUBS PER 40LF
TOTAL LF: 185
TREES REQUIRED: 5
TREES PROVIDED: 6
SHRUBS REQUIRED: 23
SHRUBS PROVIDED: 38

STREET TREES: N/A

PROPERTY BUFFERS: N/A

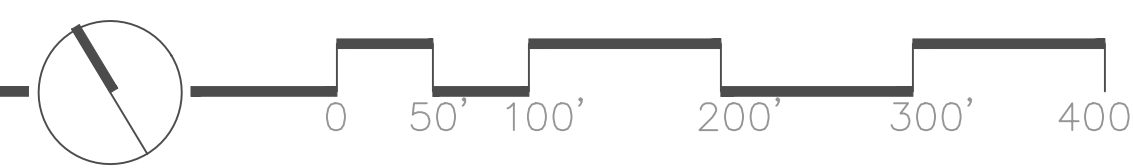
PROPERTY OWNER:
GROUP VENTURES INC.
1410 GREENVILLE HWY
HENDERSONVILLE, NC 28792

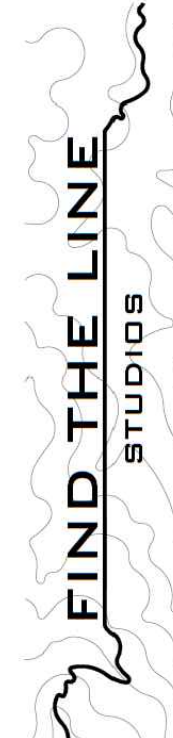
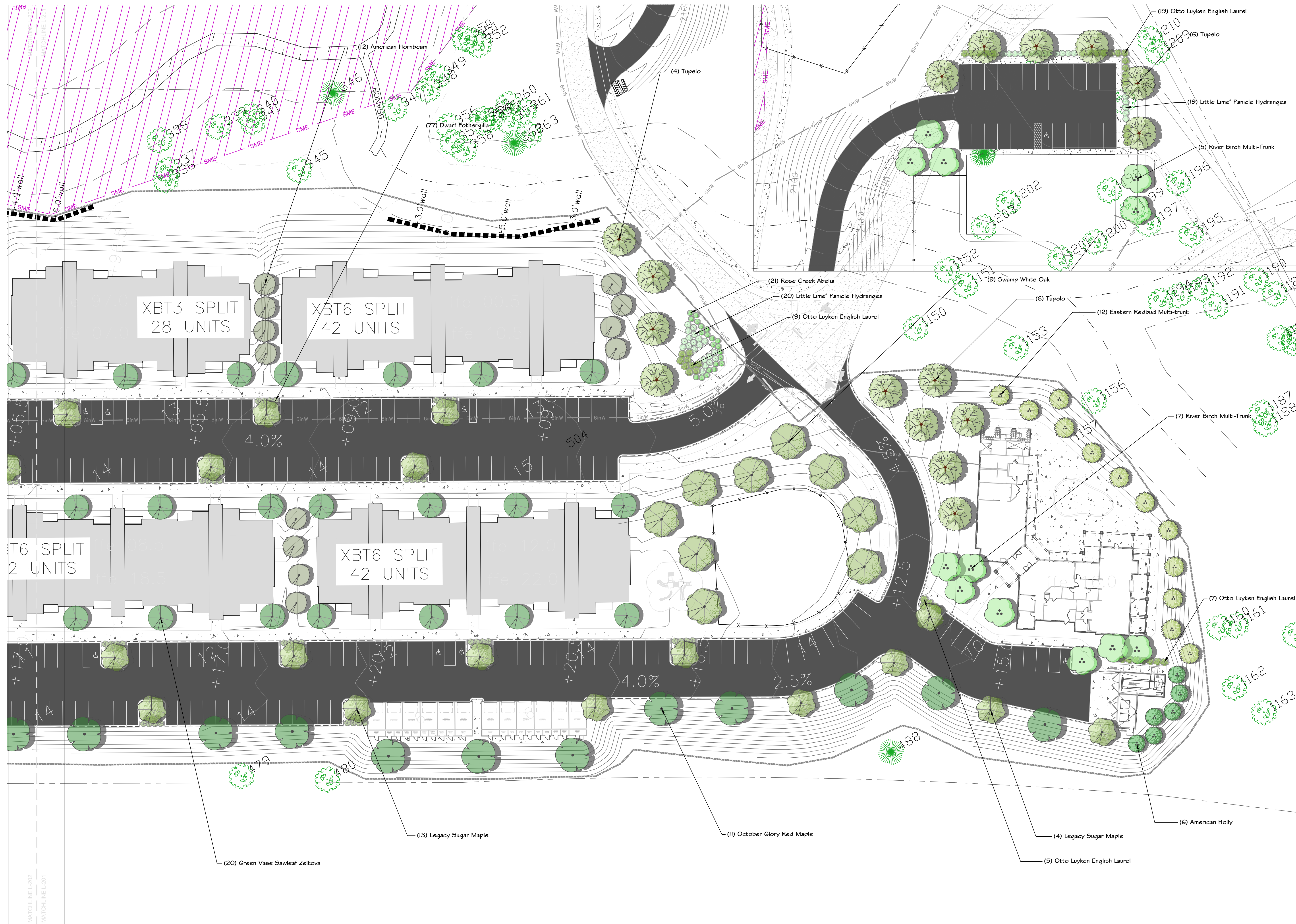
DEVELOPER CONTACT:
FIRST VICTORY INC.
TRAVIS FOWLER
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

LANDSCAPE ARCHITECT:
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
ASHEVILLE, NC
828.674.5592

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

SURVEYOR:
TROY SHRIVER, PLS
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700



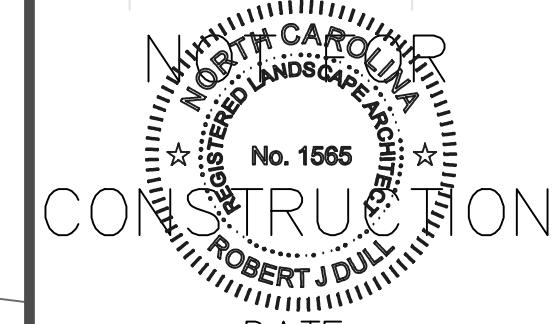


CONSULTANT

LAKWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

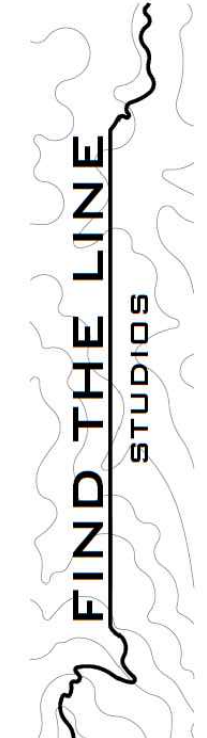
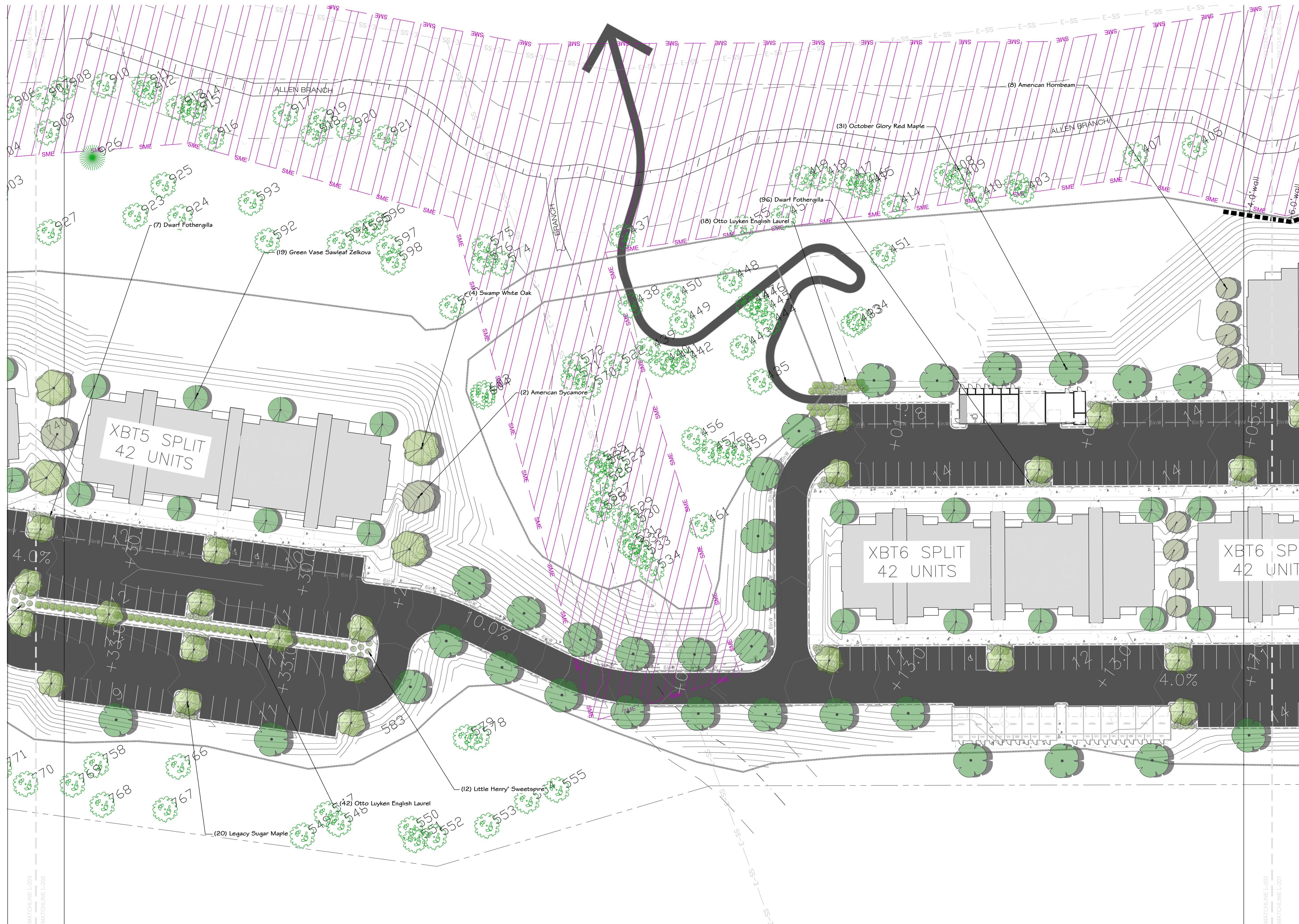
REVISIONS		
NO.	REMARKS	DATE



DATE:
9.2.2022
SHEET TITLE:

PLANTING PLAN

SHEET NO.
L-201



CONSULTANT

LAKWOOD APARTMENTS

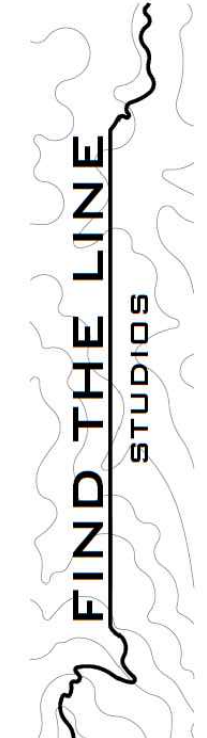
PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS	NO.	REMARKS	DATE
-----------	-----	---------	------

NO. 1565
ROBERT J. DULL
DATE: 9.2.2022
SHEET TITLE:

PLANTING PLAN

SHEET NO.
L-202

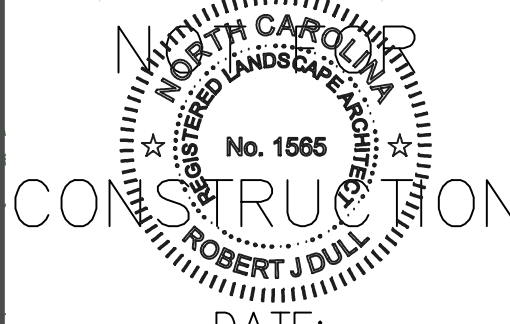


CONSULTANT

LAKWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS		
NO.	REMARKS	DATE



DATE:
9.2.2022
SHEET TITLE:

PLANTING PLAN

SHEET NO.
L-203

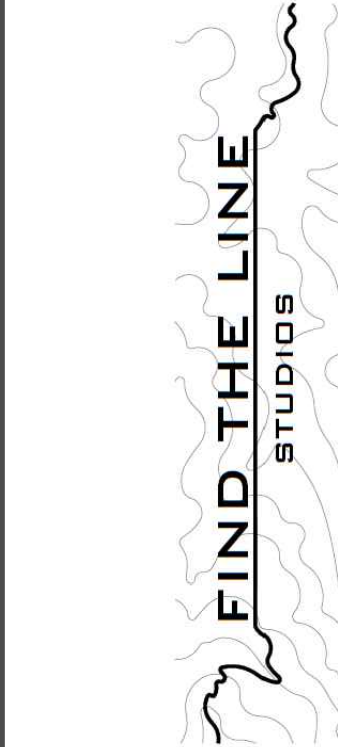
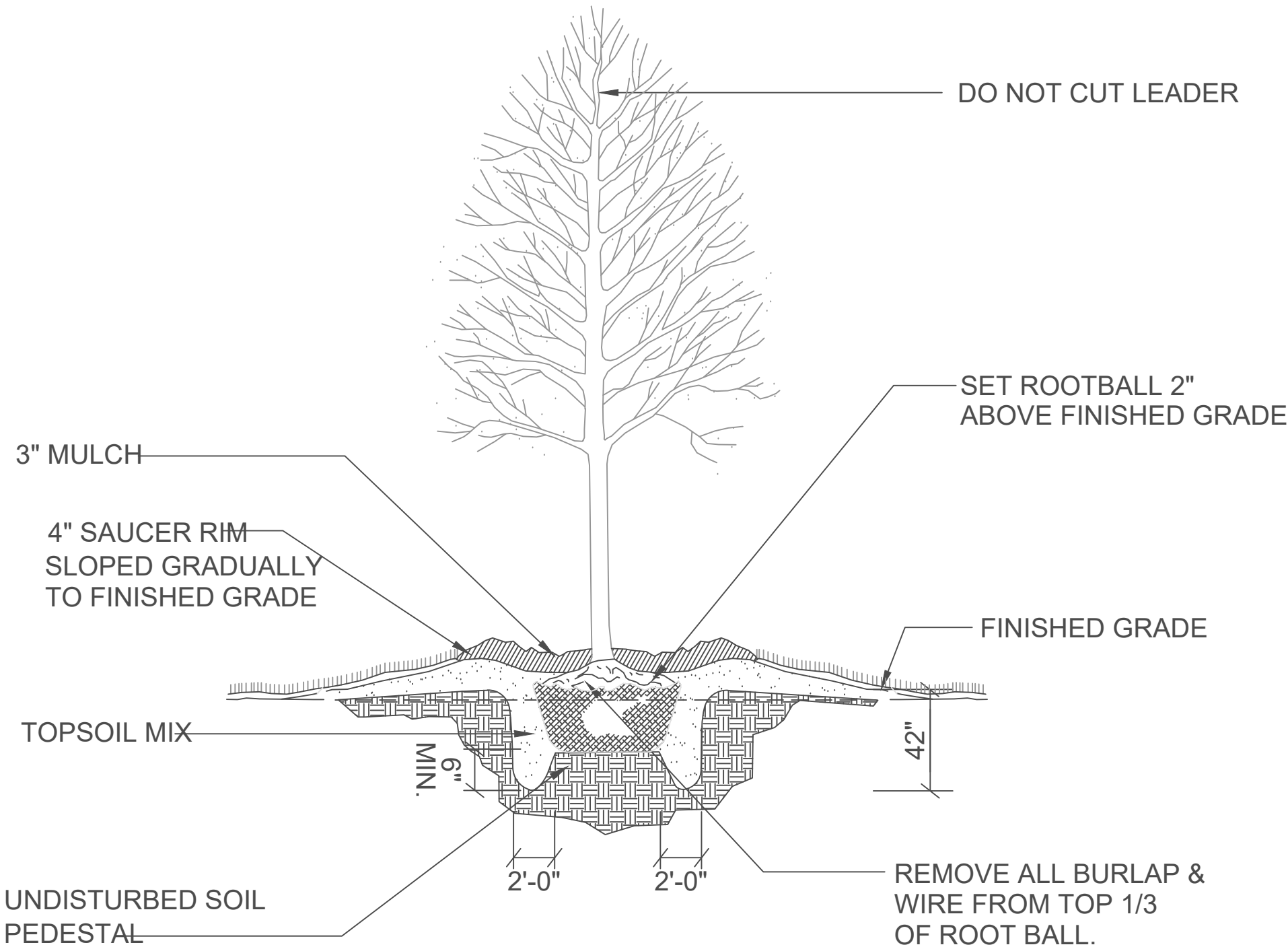
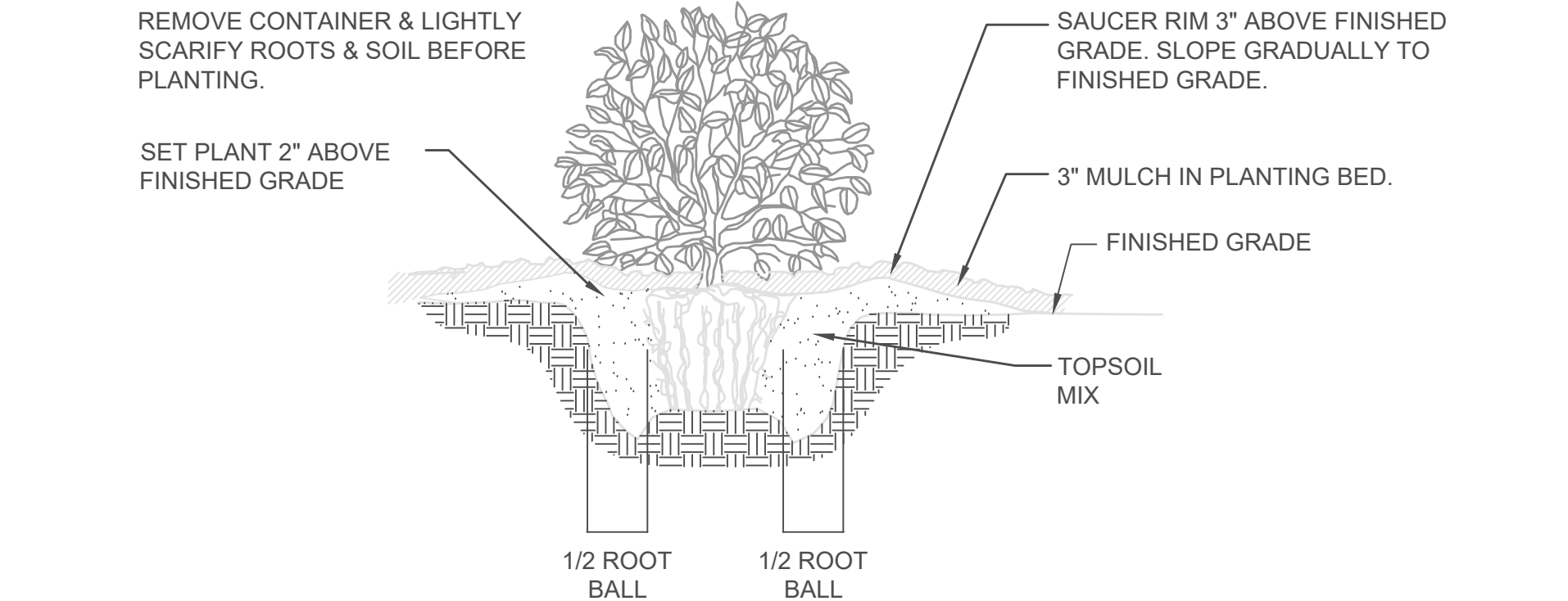
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	B&B	53	
	ACE LEG	Acer saccharum 'Legacy' / Legacy Sugar Maple	2" Cal.	B&B	49	
	BET NIG	Betula nigra / River Birch Multi-Trunk	2" Cal.	B&B	12	
	CAR AME	Carpinus caroliniana / American Hornbeam	2" Cal.	B&B	20	
	CER EAS	Cercis canadensis / Eastern Redbud Multi-trunk	8' Ht.	B&B	12	
	ILE AME	Ilex opaca 'Satyr Hill' / American Holly	6' Ht.	B&B	6	
	NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	B&B	16	
	PLA OCC	Platanus occidentalis / American Sycamore	2" Cal.	B&B	4	
	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	17	
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal.	B&B	55	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ABE RCR	Abelia x 'Rose Creek' / Rose Creek Abelia	3 gal, 18-24" ht.		21	
	FOT GAR	Fothergilla gardenii / Dwarf Fothergilla	3 gal, 18-24" ht.		241	
	HYD J23	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal, 18-24" ht.		39	
	ITE SPR	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal, 18-24" ht.		24	
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal, 24" min. ht.		118	

LANDSCAPE NOTES:

- PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
- CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES AND IRRIGATION OR DRAINAGE PIPING AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S COST.
- PROVIDE TREES, SHRUBS AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULE FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, INCLUDING POOR BRANCHING STRUCTURE OR DAMAGED TRUNKS.
- REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS.
- BED PREPARATION:
REMOVE ALL DEBRIS, BRUSH, STUMPS, ROCKS, AND CONSTRUCTION TRASH.
SPRAY WEEDS WITH GLYPHOSATE TWO WEEKS BEFORE PLANTING. WHEN SOIL IS DRY, TILL EXISTING CLAY TO A DEPTH OF 8" AND RAKE OUT ALL CLODS AND DEBRIS. SPREAD TRIPLE SUPER PHOSPHATE AT RATE OF 5 LBS/1000 SF OR 1/2 LB/100SF. SPREAD 3" OF SOIL MIX (SEE #7 BELOW). TILL MIX THOROUGHLY INTO NATIVE SOIL AND RAKE SMOOTH. WHERE SLOPES ARE TOO STEEP TO TILL, PLANT HOLE BY HOLE, DIGGING SOIL AMENDMENTS THOROUGHLY INTO NATIVE SOIL, AND DIGGING HOLES A MINIMUM OF 2 X THE SIZE OF ROOTBALL.

SOIL MIX IS A 60/40 BLEND OF WHICH 60% IS COMPOST AND 40% IS BLACK SCREENED TOPSOIL. ASHEVILLE MULCH YARD'S AEB MIX IS AN ACCEPTABLE SUBSTITUTE FOR COMPOST. LA TO APPROVE ANY SUBS. MUST BE CERTIFIED WEED FREE AND BLACK, WELL-ROTTED WITH NO CLUMPS OF PARTIALLY DECOMPOSED LEAVES.
- PLANT AND WATER THOROUGHLY. CONFIRM THAT PERENNIAL AND GROUNDCOVER ROOT BALLS WILL BE COVERED WHEN SOIL HAS SETTLED AFTER WATERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO THE SITE AND COVER WITH COMPOST ANY ROOT BALLS THAT ARE EXPOSED 1" OR MORE ABOVE GRADE DUE TO SETTLING OR FREEZE/THAW.
- B&B TREES CAN BE PLANTED IN NATIVE SOIL, UNLESS THAT SOIL IS COMPACTED CONSTRUCTION CLAY(IF SO, USE40% NATIVE SOIL AND 60% SOIL MIX AS BACKFILL). DO NOT USE MUDDY SOIL FOR BACKFILLING.
- INSTALLATION OF PLANT MATERIAL BELOW EXISTING TREES SHALL BE DONE WITHOUT TILLING TO PROTECT THE EXISTING ROOT STRUCTURES. HOLES FOR PLANT MATERIAL IN THESE AREAS SHALL BE DUG BY HAND. HAND DUG HOLES FOR SHRUBS AND CONTAINER TREES SHALL RECEIVE 60% SOIL MIX AS BACKFILL.
- INSTALLATION OF PERENNIALS AND GROUND COVERS UNDER EXISTING TREES - BUILD UP SOIL (MAX HEIGHT 3") USING SOIL MIX AND SPREAD PLANT ROOTS OUT FOR SHALLOWER PLANTING.
- MULCH: FOR TREES AND SHRUBS, MULCH SHALL BE 2" DOUBLE GROUND PINE, FREE FROM DELETERIOUS MATERIALS. PERENNIALS, GRASSES AND GROUND COVERS SHALL BE MULCHED WITH 2" ASHEVILLE MULCH YARDS AEB OR SIMILAR COMPOST.

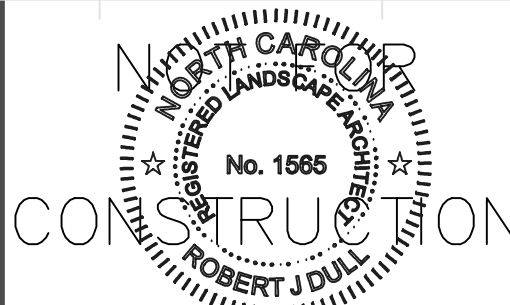


CONSULTANT

LAKewood
APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

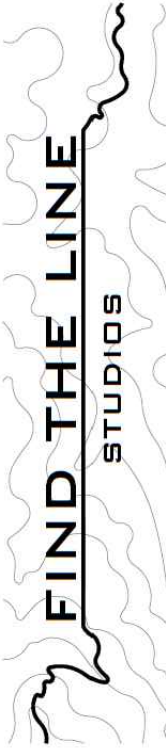
REVISIONS
NO. REMARKS DATE



DATE:
9.2.2022
SHEET TITLE:

PLANTING
SCHEDULE
AND NOTES

SHEET NO.
L-204

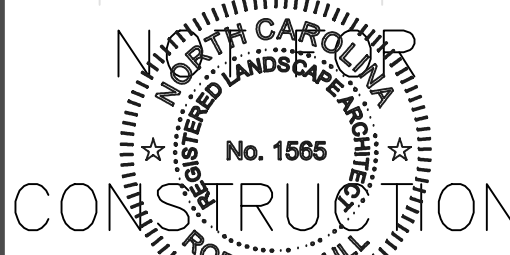


CONSULTANT

LAKELWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

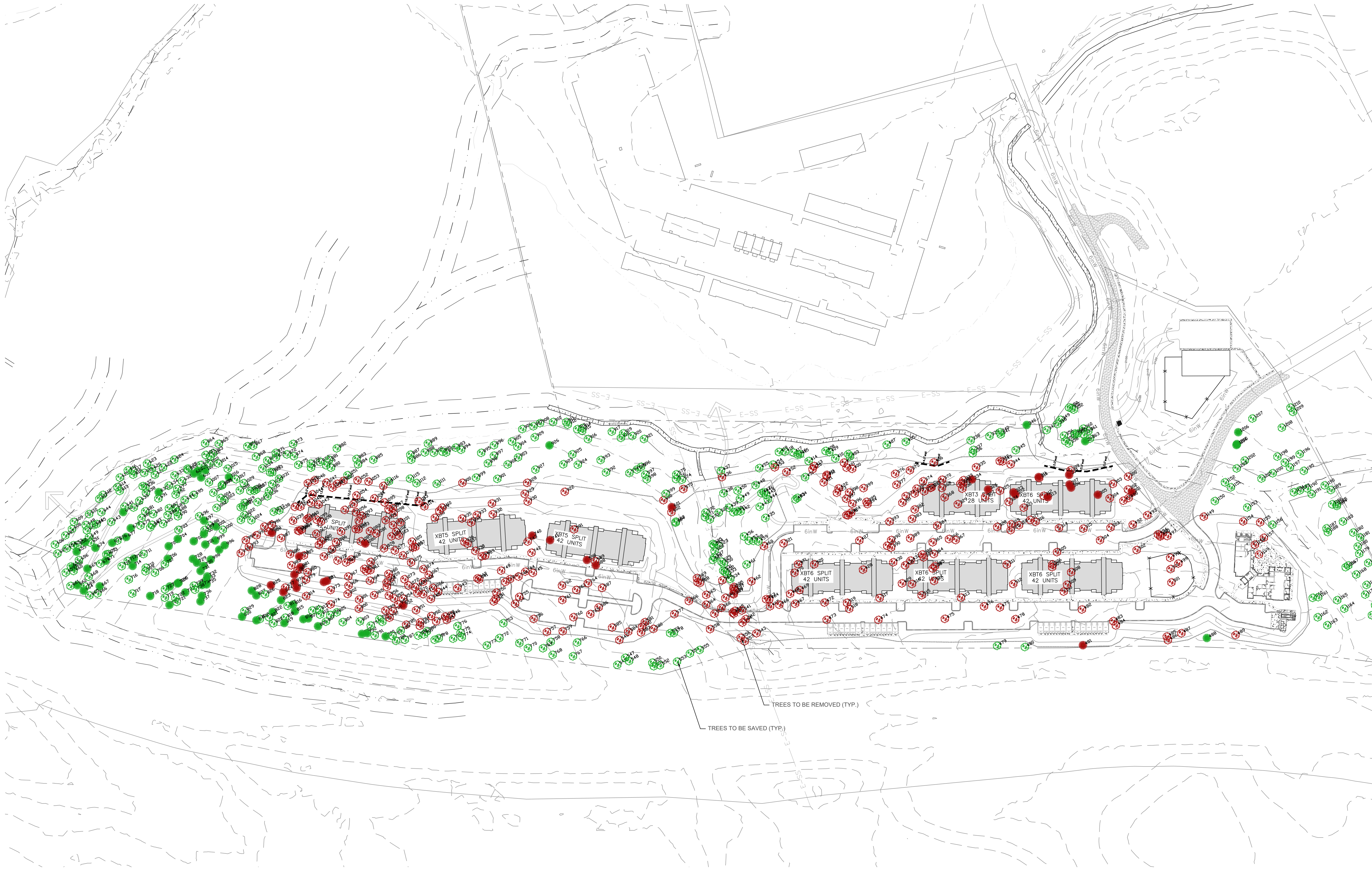
REVISIONS		
NO.	REMARKS	DATE



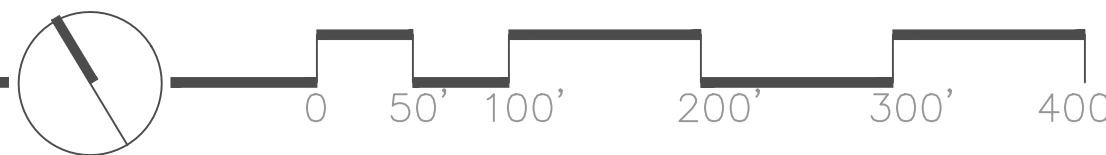
DATE:
9.2.2022
SHEET TITLE:

OVERALL
TREE
REMOVAL
PLAN

SHEET NO.
L-205



EXISTING TREES NOTES:
TOTAL EXISTING TREES (SURVEYED): 911
TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528
*TREES REPLACED IN LANDSCAPE: 244
*TREES TO BE PLANTED AS PART OF
STREAM & FLOODPLAIN RESTORATION: 140 MIN.



CONSULTANT

LAKewood
APARTMENTS

PREPARED FOR:

FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS		
NO.	REMARKS	DATE



DATE:
9.2.2022
SHEET TITLE

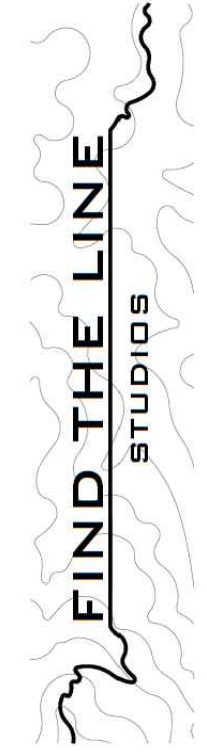
SHEET TITLE:

SHEET TITLE:

TREE SAVE
&
TREE DEMO
LIST

SHEET NO.

L-206



CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

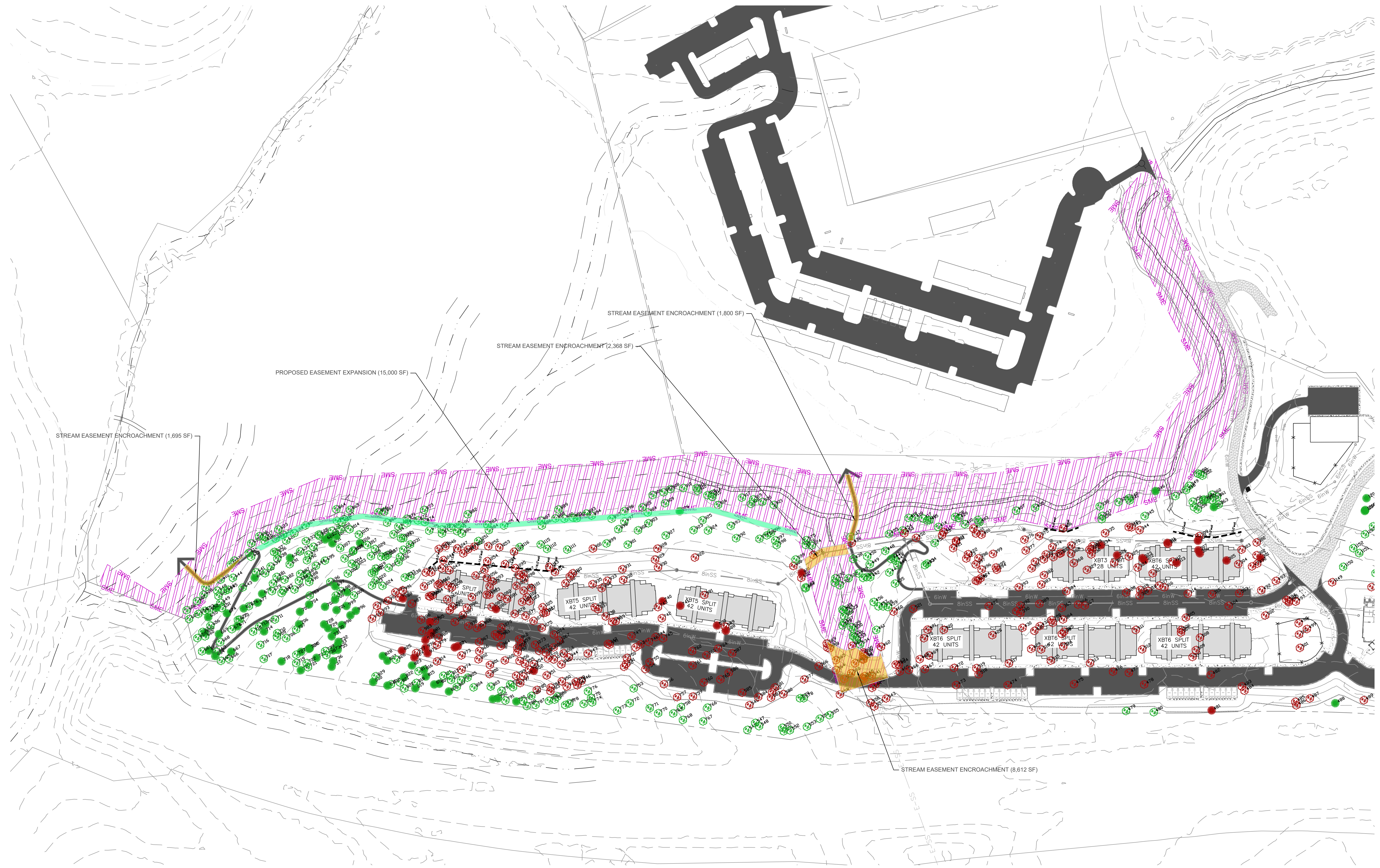
REVISIONS		
NO.	REMARKS	DATE



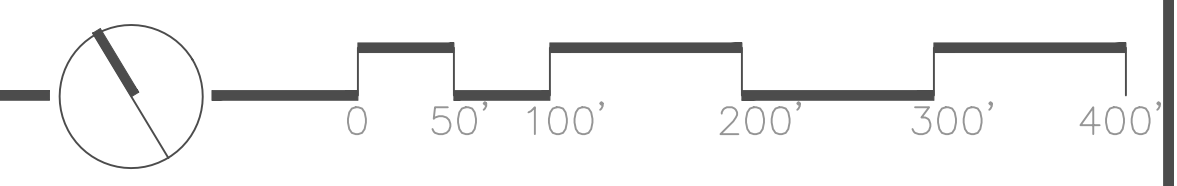
DATE:
9.2.2022
SHEET TITLE:

EASEMENT EXPANSION PLAN

SHEET NO.
L-207



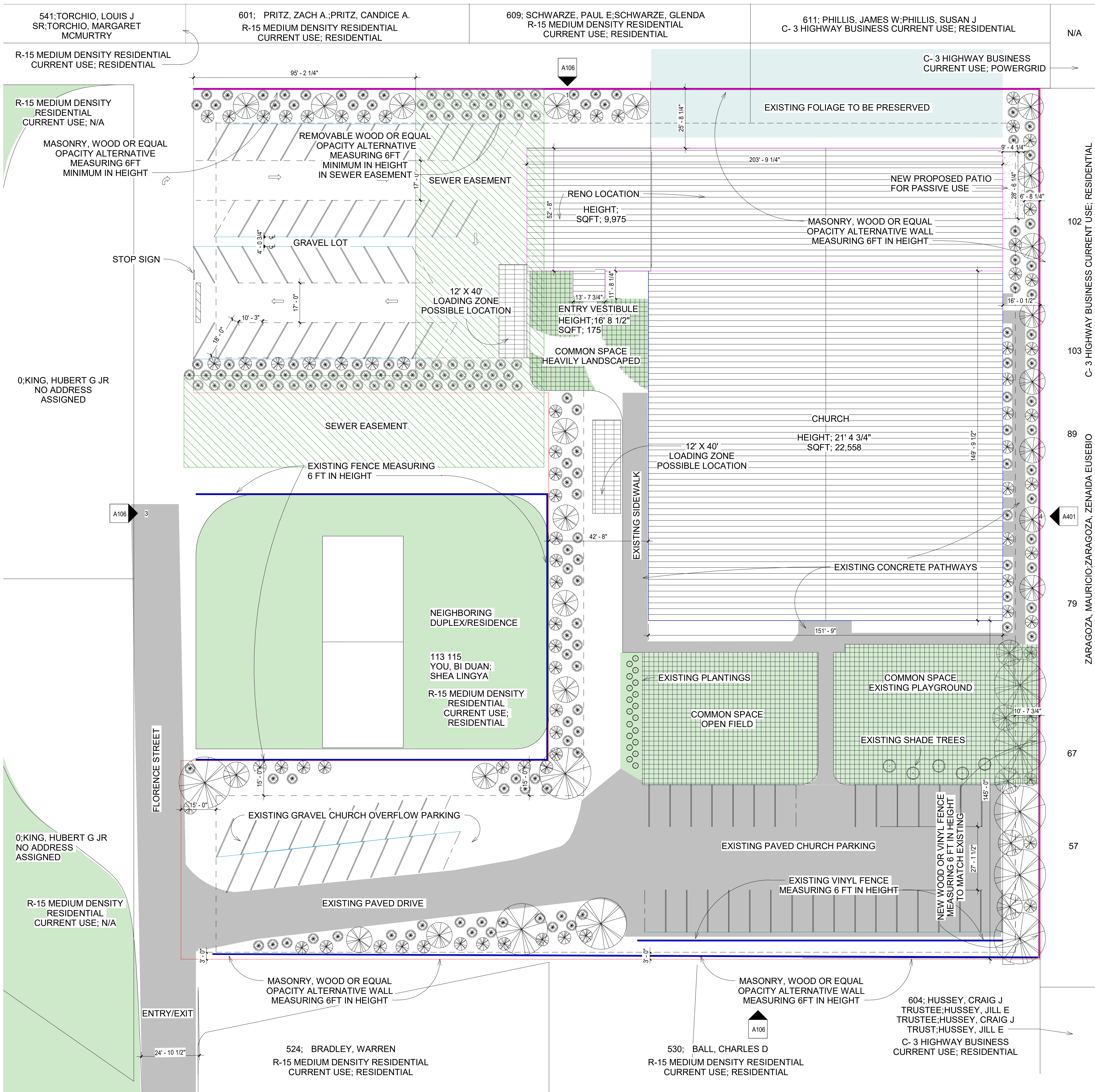
EASEMENT IMPACTS:
TOTAL EASEMENT ENCROACHMENT PROPOSED = 14,475 SF
TOTAL EASEMENT EXPANSION PROPOSED = 15,000 SF



DEVELOPMENT PRODUCT

CONCEPTUAL ELEVATION USING T-BUILDING CONFIGURATION





NOTE: DUE TO EXISTING VEGETATION, SITE RESTRAINTS AND EXISTING FENCING ALTERNATIVE COMPLIANCE MAY BE SOUGHT THAT WILL BE EQUAL TO OR BETTER THAN STANDARDS REQUIRED REQUIRED BUFFER; 15' TYPE B BUFFER = PER 100 LINEAR FEET (4 CANPOY TREES 15 EVERGREEN SHRUBS AND 33 FLOWERING SHRUBS

- UTILIZATION OF EXISTING FENCE SHALL BE CONDITIONED TO BE REPAIRED OR REPLACED BY THE PROPERTY OWNER IF REMOVED, DAMAGED OR DETERIORATED.
- NEW FENCING SHALL MEET THE STANDARDS FOR DAY CENTERS PER ZONING CODE
- 4' EXISTING FENCE ON SOUTHERN PROPERTY BOUNDARY SHALL BE REPLACED AND MEET STANDARDS FOR DAY CENTERS PER ZONING CODE.

DEVELOPER PROPOSED CONDITIONS;

NORTH BUFFER	- NO TREES PLANTED WITHIN 50' SEWER EASEMENT - PROPOSED - 42 SHRUBS PER 100 LINEAR FT. IN EASEMENT. REMOVABLE 6' FENCING PROPOSED FOR ACCESS IN EASEMENT. - REQUIRED - 4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS + REMOVABLE 6' FENCING. - REAR OF BUILDING - PROPOSED PRESERVATION OF 152 FT OF EXISTING FOLIAGE IN LIEU OF NEW PLANTINGS. 6' MASONRY, WOOD OR BARRIER OF EQUAL OPACITY OPTION WITHIN THIS 152 FT SECTION. - REMAINDER OF NORTH BUFFER. - PROPOSED - 3 MEDIUM TREES + 10 EVERGREEN SHRUBS + 18 FLOWERING SHRUBS PER 100 LINEAR FT. 6' MASONRY, WOOD OR BARRIER OF EQUAL OPACITY OPTION TO BE PLACED IN THIS AREA. - REQUIRED - 4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS PER 100 LINEAR FT + 6' MASONRY OR WOOD FENCE
EAST BUFFER: NORTH END OF BUFFER HAS AN EXISTING CONCRETE WALKWAY PROPOSED TO BE KEPT. EACH SIDE OF THE PATH IS LINED WITH FLORA FOR MAXIMUM SCREENING.	
PROPOSED	3 MEDIUM TREES + 10 EVERGREEN SHRUBS + 14 FLOWERING SHRUBS PER 100 LINEAR FT. MASONRY, WOOD OR BARRIER OF EQUAL OPACITY OPTION TO BE PLACED IN THIS AREA. 4.7' WIDE BUFFER IS REQUESTED AROUND PROPOSED PATIO WITH AN 8' HIGH FENCE INSTEAD OF THE REQUIRED 6' FENCE TO EXCEED STANDARDS OF PRIVACY SCREENING.
REQUIRED -	4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS PER 100 LINEAR FT + 6' MASONRY OR WOOD FENCE
SOUTH END OF BUFFER - (FIRST 150 FT FROM THE SOUTH)	
PROPOSED -	4 LARGE CANOPY TREES + 4 MEDIUM TREES + 4 EVERGREEN SHRUBS PER 100 LINEAR FT. 6' MASONRY, WOOD OR BARRIER OF EQUAL OPACITY OPTION TO BE PLACED IN THIS AREA.
REQUIRED -	4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS PER 100 LINEAR FT + 6' MASONRY OR WOOD FENCE
SOUTH BUFFER:	
PROPOSED -	- WEST END - MEDIUM TREES PROVIDED ON WEST END AT AREA WHERE DRIVE ACCESS TIGHTENS AVAILABLE PLANTING AREA. - EAST END - NO FOLIAGE PROVIDED ON EAST SIDE OF SOUTH BUFFER WHERE EXISTING 4' WOODEN FENCE TO BE REPLACED WITH 6' MASONRY, WOOD OR FENCE OF EQUAL OPACITY AND 6' VINYL FENCE IS TO BE PRESERVED.
REQUIRED -	4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS PER 100 LINEAR FT + 6' MASONRY OR WOOD FENCE
WEST BUFFER: DRIVE/PARKING ACCESS. NO BUFFER PROPOSED.	
WEST (NORTH INTERIOR): SEWER EASEMENT. NO TREES PLANTED	
PROPOSED -	42 SHRUBS PER 100 LINEAR FT. IN EASEMENT 7 EVERGREEN SHRUBS AND 35 FLOWERING SHRUBS PER 100 LINEAR FEET AT AREA OF PARTIAL EASEMENT. - FENCE ON NEIGHBORING PROPERTY TO SERVE AS VERTICAL BARRIER
REQUIRED -	4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS PER 100 LINEAR FEET + 6' TALL FENCE OR WALL ON SUBJECT PROPERTY.
WEST (EAST INTERIOR):	
PROPOSED -	4 MEDIUM CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS. - FENCE ON NEIGHBORING PROPERTY TO SERVE AS VERTICAL BARRIER
REQUIRED -	4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS PER 100 LINEAR FEET + 6' TALL FENCE OR WALL ON SUBJECT PROPERTY.
WEST (SOUTH INTERIOR): EXISTING PARKING LOT DRIVE LANES LOCATED WITHIN 15' REQUIRED BUFFER	
PROPOSED -	- NO PLANTINGS IN EXISTING PARKING LOT DRIVE AREA. - REMAINDER OF BUFFER TO BE PLANTED WITH 2 LARGE CANOPY TREES + 2 MEDIUM TREES + 8 EVERGREEN SHRUBS + 8 FLOWERING SHRUBS PER 100 LINEAR FEET - FENCE ON NEIGHBORING PROPERTY TO SERVE AS VERTICAL BARRIER
REQUIRED -	4 LARGE CANOPY TREES + 25 EVERGREEN SHRUBS + 33 FLOWERING SHRUBS PER 100 LINEAR FEET + 6' TALL FENCE OR WALL ON SUBJECT PROPERTY.

	SQFT	PERCENT OF SITE
TOTAL PROJECT AREA (BUILDINGS ONLY)	32,703	29.3%
TOTAL PROJECT AREA (ALL BUILDINGS+PROPOSED LANDSCAPE+NEW LOT)	55,755	49.9%
EXISTING CHURCH	22,558	20.2%
EXISTING AREA TO BE RENOVATED	9,975	8.9%
ENTRY VESTIBULE ADDITION	170	.2%
TOTAL LOT AREAS	27,522	24.6%
NEW LOT AREAS (GRAVEL)	14,307	12.8%
SITE COVERAGE		
OPEN SPACE	16,362	14.6%
STREETS AND PARKING - GRAVEL (NEW)	14,307	12.8%
STREETS AND PARKING - GRAVEL (EXISTING)	9,393	8.4%
STREETS AND PARKING - PAVED (EXISTING)	15,141	13.5%
OTHER FACILITIES	N/A	N/A

EXISTING PARKING FOR DAYCENTER	0	CHURCH 1 SPOT PER 4 SEATS
EXISTING PARKING FOR CHURCH	49	SEATS; 266 (266/4=66.5)
REQUIRED PARKING FOR DAYCENTER	10	
REQUIRED PARKING FOR CHURCH	67	DAYCENTER; 1 SPOT PER 2 EMPLOYEES
TOTAL REQUIRED PARKING	77	EMPLOYEES 20 (20/2=10)
SOUTH EAST LOT	31	
SOUTH WEST LOT	18	
NORTH LOT	41	
TOTAL PROPOSED PARKING	90	

PLANT LEGEND				
SYMBOL	PROVIDED TYPE	REQUIRED TYPES	SIZE	COUNT
	SHRUB	X	3'-4' SPREAD	173
	FLOWERING SHRUB/ ORNAMENTAL TREE	X	5'-6' CANOPY	75
	MEDIUM TREE		11'-12' CANOPY	26
	LARGE CANOPY TREE	X	22'-24' CANOPY	9

Item A.

Tamara Peacock, R.A
License No. 12126

Proj. Mgr.:
DESIGNER
Cap. APPROVER

Drawn by:
AUTHOR
Reviewed by:
CHECKER

ISSUED FOR

REVISION DATE

REVISION

THE TAMARA PEACOCK

Architects

104 1st Ave E, Hendersonville, NC 28792
Phone: 828.696.4000 Fax: 954.728.9225

Project Name:
HENDERSONVILLE
CONNECTIONS

Sheet Name:
SITE PLAN

Proj. No.:
120

Date:
9/15/2022

Sheet No.:
SP1

4:49:57 PM

27