



CITY OF HENDERSONVILLE
PLANNING BOARD - SPECIAL CALLED MEETING
City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Thursday, October 24, 2024 – 4:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. A. Administrative Review: Preliminary Site Plan–Berkeley Mills Sports Complex (A24-68-SPR) –
Tyler Morrow – Current Planning Manager
6. **OTHER BUSINESS**
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 Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Tyler Morrow **MEETING DATE:** October 24th 2024

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

TITLE OF ITEM: Administrative Review: Preliminary Site Plan–Berkeley Mills Sports Complex (A24-68-SPR) – *Tyler Morrow – Current Planning Manager*

SUGGESTED MOTION(S):

<p><u>For Approval:</u></p> <p>I move that the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-12 I-1, Industrial and 7-3-3 Review of Preliminary Site Plans) finding that the Berkeley Mills Sports Complex project is compliant with all applicable requirements.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p><u>For Denial:</u></p> <p>I move that the Planning Board deny the application for preliminary site plan approval for the Berkeley Mills Sports Complex project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance:</p> <p style="padding-left: 40px;">1.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>
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SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Christopher Todd Assistant County Manager for Henderson County. The applicant is proposing to construct a sports complex with 4 soccer fields, 1 softball field, 6 tennis courts while retaining the existing historic baseball field.

Due to this development adding more than 30 parking spaces the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

PROJECT/PETITIONER NUMBER:	(A24-68-SPR)
PETITIONER NAME:	Henderson County [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Preliminary Site Plan Packet3. Application / Owner Signature Addendum

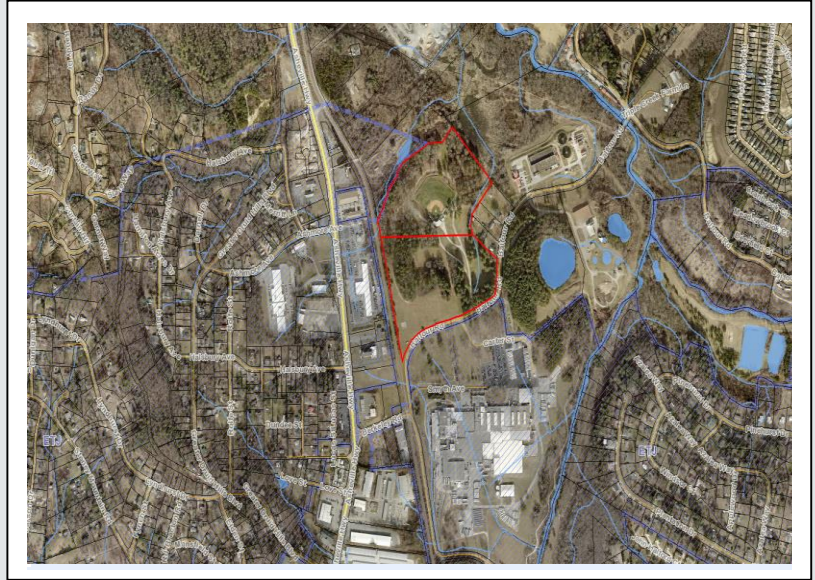
PRELIMINARY SITE PLAN REVIEW-BERKELEY MILLS SPORTS COMPLEX
(A24-68-SPR)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Berkeley Mills Sports Complex
 - A24-68-SPR
- Applicant & Property Owner:
 - Henderson County [Applicant and Owner]
- Property Address:
 - 47 Balfour Road
 - 69 Balfour Road
- Project Acreage:
 - 38.39 Acres
- Parcel Identification (PIN):
 - 9660-50-2160
 - 9660-50-2876
- Parcel Zoning:
 - I-1 Industrial
- Future Land Use Designation:
 - Open Space Recreation
- Requested Uses:
 - Parks
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning Ordinance that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Christopher Todd Assistant County Manager for Henderson County. The applicant is proposing to construct a sports complex with 4 soccer fields, 1 softball field, 6 tennis courts while retaining the existing historic baseball field.

The proposed site plan shows adding 314 new parking spaces to the site. There are 8 ADA spaces provided, 4 of which are van accessible.

Due to this development adding more than 30 parking spaces the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

The project will be developed in accordance with the underlying I-1 Industrial zoning.

PRELIMINARY SITE PLAN REVIEW GUIDELINES

Review of Preliminary Site Plans

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. Review of preliminary plans is a function of the Planning Board.

Preliminary plan review is required of all development undergoing Site Plan Review for the following:

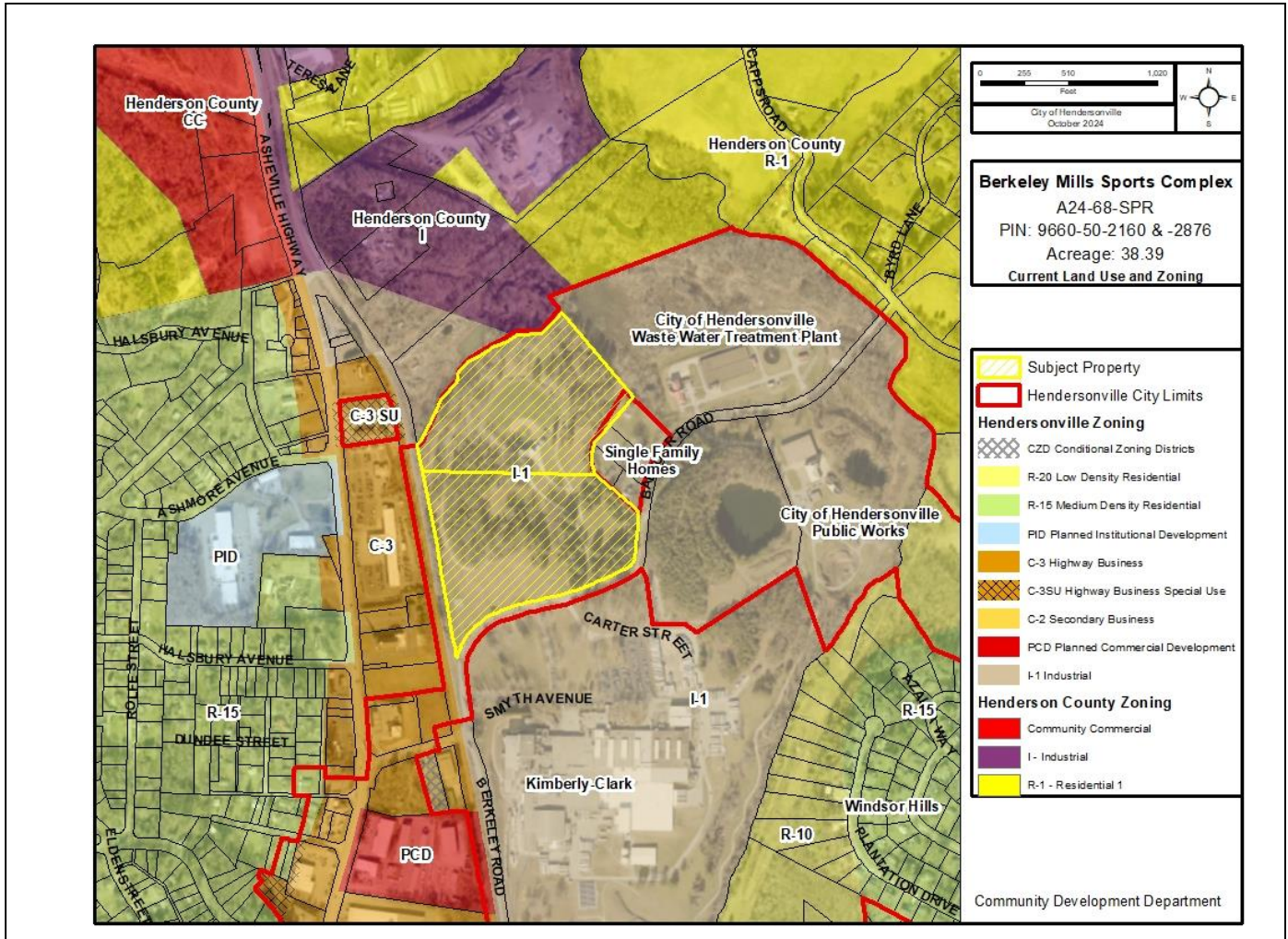
- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

An application for preliminary site plan approval shall not be approved unless the planning board determines that the application and final site plan demonstrate compliance with this ordinance, including the provisions of section 7-11 below, and other applicable regulations.

The planning board may impose such reasonable conditions on an approval as will ensure such compliance with this ordinance.

Approval of a preliminary site plan shall not entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned I-1, Industrial and is currently a park. The existing park contains various walking trails, picnic shelter facilities and a nationally registered historic baseball field and grandstands.

There are various zoning districts and uses surrounding the subject property. The subject property and all adjacent property to the north, east and south are zoned for industrial uses. Some of these uses include the City’s Wastewater Treatment Plant and Kimberly Clark. This area has historically been used for industrial purposes. The historic baseball field located on the subject property was originally used for the Berkeley Mills Spinners baseball team in the industrial league of the 1940s. The Asheville Highway corridor is zoned C-3 Highway Business and is made up of uses synonymous with this type of corridor. There are 4 single family home parcels adjacent to the subject property, if approved these parcels would be required to be buffered from the complex.

SITE IMAGES



View of the subject property towards the baseball field from Balfour Road.



View of historic baseball field grandstands and field.

SITE IMAGES



View of the existing shelter facilities (to be removed)



Typical view of one of the walking paths on the property.

SITE IMAGES



View of some of the mature trees on the site.



View of the National Register of Historic Places plaque.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:** Park (existing use)
 - **Existing:**
 - Historic baseball field and stands (to remain). It has been stated by the site designer that the proposed project will **not** impact the existing baseball field or its facilities.
 - **Proposed:**
 - 4 Soccer fields
 - 1 Softball field
 - 6 Tennis courts
- **Site:**
 - 38.39 Acres
 - Very small amounts of 500 year and 100 year floodplain are present on the northern end of the property.
 - Two blueline streams are on/near the subject property as shown on the USGS maps. Each stream requires the 20 transitional area and 30' stream buffer.
- **Streets/ Access**
 - The site is proposed to have one main access on the southwest side of the property.
 - There is also a secondary access to a standalone parking lot on the southeast side of the property. This standalone parking lot entrance will be directly across from the Oklawaha parking area driveway.
- **Parking**
 - Parks are not listed in the parking table of Chapter 6. For any use not specified in Table 6-5-2 or otherwise provided by ordinance, specific requirements shall be determined by the Community Development Director and shall be based upon requirements for similar uses, expected traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.
 - The complex is proposing 314 parking spaces.
 - City staff feel that this is adequate to meet the needs of the complex.
- **Landscaping**
 - This development will be required to provide:
 - 10' type B buffer (single family homes to the east)
 - Vehicular Use Landscaping (Sec. 15-9. - Landscaping for vehicular use areas.)
 - Interior parking lot plantings.
 - Planting strip plantings
 - Buffer from street plantings.
 - Street trees (Sec. 15-15.)

- Common Open Space Landscaping
- Tree preservation
 - Existing tree canopy- 767,112 square feet (17.61 acres)
 - Tree canopy to be preserved- 175,800 square feet (4.04 Acres) **22.9%**
 - Tree II Plantings are required since 30% of the existing canopy is not preserved.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for developments in the I-I Industrial Zoning District (5-12), and Preliminary Site Plan (7-3-3) with the following exceptions:

- None
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping:
 - Final determination on planting credits, species, locations, final quantity of required vs. proposed new plantings. The current plans show “areas to be screened, fenced, walled and/or landscaped” which is what is required at the preliminary site plan stage.
 - All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City’s ordinances.

CITY ENGINEER

Preliminary Site Plan Comments:

- None

WATER / SEWER

Preliminary Site Plan Comments:

- None

FIRE MARSHAL

Preliminary Site Plan Comments:

- None

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- None

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- None

PUBLIC WORKS

Preliminary Site Plan Comments:

- None

NCDOT

Preliminary Site Plan Comments:

- None

TRANSPORTATION CONSULTANT

Preliminary Site Plan Comments:

- None (the proposed use does not trigger a TIA).

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Other Land Uses			113	1	1	0	25	14	11
411 - Public Park	38.6	ACRE	113	1	1	0	25	14	11
Subtotal			113	1	1	0	25	14	11

STAFF ANALYSIS

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Berkeley Mill Sports Complex Project meets the Zoning Ordinance standards established for this type of project within the I-I Industrial district and Preliminary Site Plan Review (Section 7-3-3.2).

PRELIMINARY SITE PLANS

BERKELEY MILLS PARK

SPORTS COMPLEX

PARCEL DATA

PIN:	9660502160	PIN:	9660502876
OWNER:	COUNTY OF HENDERSON	OWNER:	COUNTY OF HENDERSON
ADDRESS:	47 BALFOUR RD.	ADDRESS:	69 BALFOUR RD.
	HENDERSONVILLE, NC 28792		HENDERSONVILLE, NC 28792
ZONING:	I-1	ZONING:	I-1
AREA:	21.3 AC	AREA:	17.31
REAL ESTATE ID:	10009955	REAL ESTATE ID:	10009954

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

OCTOBER 18, 2024

SITE DATA TABLE

HENDERSON COUNTY PROJECT NO.	TBD
PARCEL PIN NO.	9660502160; 9660502876
TOTAL PROJECT AREA (ACRES)	38.39
WATERSHED	MUD CREEK
EXISTING ZONING	I-1
EXISTING LAND USE	OPEN SPACE/WOODED
PROPOSED USE	PARK FACILITIES
SETBACKS:	
FRONT	35
SIDE	20
REAR	20
CORNER	20
PROJECT PERIMETER	5281 LF
PARKING:	
PARKING PROVIDED:	314 SPACES
ADA SPACES PROVIDED:	8 SPACES (4 VAN ACCESSIBLE)
PARKING ALLOCATION:	50 SPACES/FIELD; 2 SPACES/TENNIS COURT
PARKING CALCULATION:	(50*6 FIELDS)+(2*6 COURTS) = 312 SPACES
TREE CANOPY:	SEE TREE PRESERVATION PLANS
PROPOSED LOT AREA:	N/A
SITE COVERAGE - BUILDINGS:	0.10 AC (4140 SF)
SITE COVERAGE - OPEN SPACE:	9.39 AC
SITE COVERAGE - STREETS AND PARKING:	3.48 AC
SITE COVERAGE - OTHER FACILITIES:	13.49 AC
SITE COVERAGE - COMMON OPEN SPACE:	25.10 AC
COMMON OPEN SPACE REQUIRED:	3.84 AC

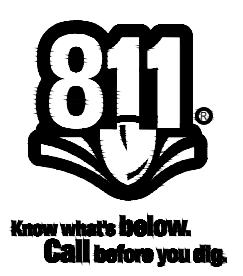


INDEX OF SHEETS

Number	Title
C0.00	COVER
C0.01	GENERAL NOTES
C1.00	OVERALL EXISTING CONDITIONS
C1.10	OVERALL DEMOLITION PLAN
C1.20	TREE PRESERVATION PLAN
C1.30	OPEN SPACE PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN
C2.03	SITE PLAN
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C3.03	UTILITY PLAN
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C5.00	OVERALL GRADING & DRAINAGE PLAN
C5.01	GRADING AND DRAINAGE PLAN
C5.02	GRADING AND DRAINAGE PLAN
C5.03	GRADING AND DRAINAGE PLAN
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L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
SL1.00	LIGHTING EXHIBIT

CONTACT LIST:

WithersRavenel
219 Station Road, Suite 101
Wilmington, NC 28403
910-256-9277



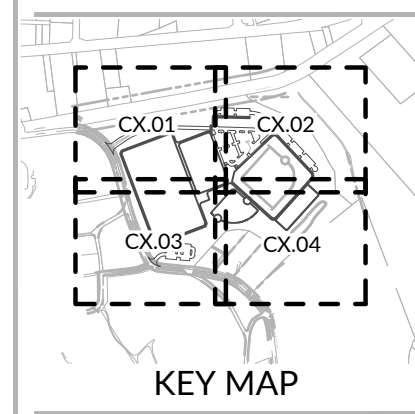
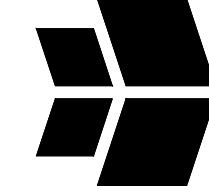
PREPARED BY:

WithersRavenel
84 Cox Avenue | Suite 260 | Asheville, NC 28801
License #: F-1479 | t: 828.255.0313 | www.withersravenel.com

DEVELOPER:

HENDERSON COUNTY
213 1ST AVE EAST
HENDERSONVILLE, NC 28792
PHONE #: 828-694-6560
ATTENTION: MARCUS JONES

PRELIMINARY SITE PLANS
BERKELEY MILLS PARK
SPORTS COMPLEX
WR PROJECT NO. 24-0763
CITY OF HENDERSONVILLE:
MUNI PRO NO: TBD
INITIAL PLAN DATE: 08/30/2024



INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR: JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

OVERALL EXISTING CONDITIONS

C1.00

LINE AND CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 79° 43' 07" W	41.62
L2	S 79° 43' 07" W	50.78
L3	N 10° 16' 20" W	32.94
L4	N 10° 16' 20" W	100.60
L5	N 58° 56' 10" E	70.80
L6	N 26° 40' 48" E	122.28
L7	N 23° 21' 48" E	158.50
L8	N 40° 58' 48" E	126.16
L9	N 15° 14' 48" E	86.52
L10	N 41° 23' 48" E	87.50
L11	N 60° 25' 21" E	163.60
L12	N 64° 13' 42" E	88.28
L13	N 58° 32' 47" E	73.53
L14	N 89° 25' 34" E	144.08
L15	N 41° 52' 48" E	167.23
L16	S 14° 55' 11" W	5.30
L17	S 07° 32' 35" W	98.34
L18	S 14° 23' 15" E	78.83
L19	S 66° 40' 13" W	182.74
L20	S 76° 03' 32" E	179.98
L21	S 74° 13' 58" W	117.00
L22	S 49° 42' 49" E	43.94

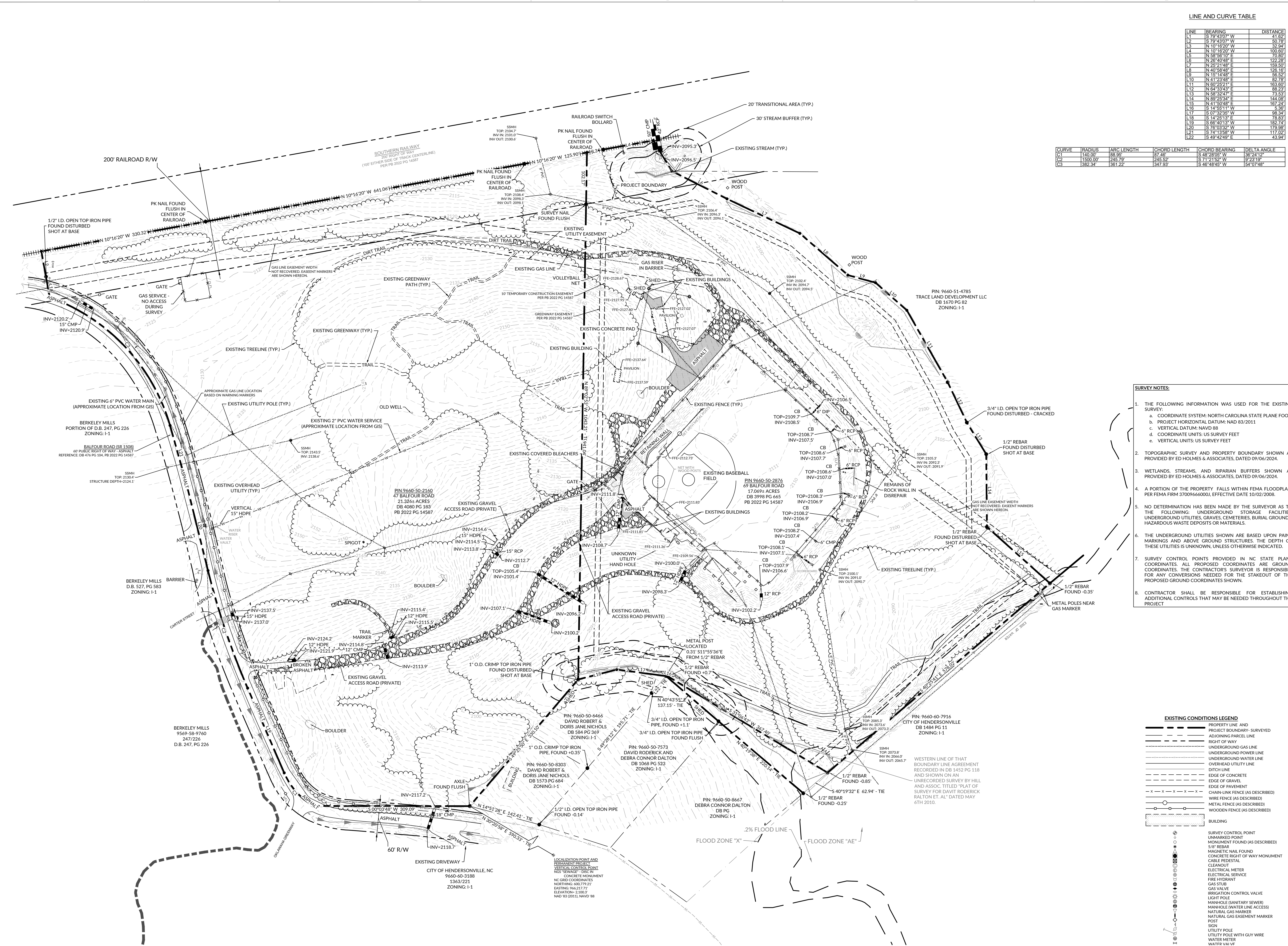
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	140.00'	88.95'	87.46'	S 48° 28' 05" W	36° 24' 12"
C2	1500.00'	245.79'	245.52'	S 71° 21' 36" W	9° 23' 19"
C3	382.34'	381.72'	347.93'	S 46° 48' 45" W	54° 07' 48"

SURVEY NOTES:

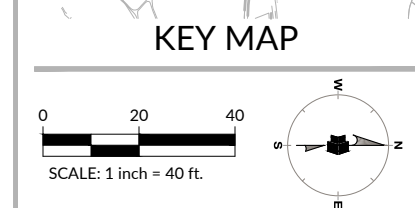
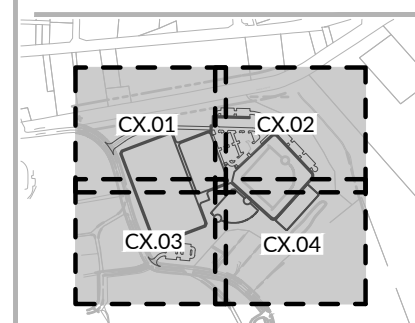
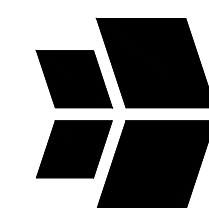
- THE FOLLOWING INFORMATION WAS USED FOR THE EXISTING SURVEY:
 - COORDINATE SYSTEM: NORTH CAROLINA STATE PLANE FOOT
 - PROJECT HORIZONTAL DATUM: NAD 83/2011
 - VERTICAL DATUM: NAVD 88
 - COORDINATE UNITS: US SURVEY FEET
 - VERTICAL UNITS: US SURVEY FEET
- TOPOGRAPHIC SURVEY AND PROPERTY BOUNDARY SHOWN AS PROVIDED BY ED HOLMES & ASSOCIATES, DATED 09/06/2024.
- WETLANDS, STREAMS, AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY ED HOLMES & ASSOCIATES, DATED 09/06/2024.
- A PORTION OF THE PROPERTY FALLS WITHIN FEMA FLOODPLAIN PER FEMA FIRM 3700966600J, EFFECTIVE DATE 10/02/2008.
- NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING: UNDERGROUND STORAGE FACILITIES, UNDERGROUND UTILITIES, GRAVES, CEMETERIES, BURIAL GROUNDS, HAZARDOUS WASTE DEPOSITS OR MATERIALS.
- THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON PAINT MARKINGS AND ABOVE GROUND STRUCTURES. THE DEPTH OF THESE UTILITIES IS UNKNOWN, UNLESS OTHERWISE INDICATED.
- SURVEY CONTROL POINTS PROVIDED IN NC STATE PLANE COORDINATES. ALL PROPOSED COORDINATES ARE GROUND COORDINATES. THE CONTRACTOR SURVEYOR IS RESPONSIBLE FOR ANY CONVERSIONS NEEDED FOR THE STAKEOUT OF THE PROPOSED GROUND COORDINATES SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.

EXISTING CONDITIONS LEGEND

- PROPERTY LINE AND PROJECT BOUNDARY - SURVEYED
- ADJOINING PARCEL LINE
- RIGHT OF WAY
- UNDERGROUND GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD WATER LINE
- OVERHEAD UTILITY LINE
- DITCH LINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- CHAIN-LINK FENCE (AS DESCRIBED)
- WIRE FENCE (AS DESCRIBED)
- METAL FENCE (AS DESCRIBED)
- WOODEN FENCE (AS DESCRIBED)
- BUILDING
- SURVEY CONTROL POINT
- UNMARKED POINT
- MONUMENT FOUND (AS DESCRIBED)
- 5/8" REBAR
- MAGNETIC NAIL FOUND
- CONCRETE RIGHT OF WAY MONUMENT
- CABLE PEDESTAL
- CLEANOUT
- ELECTRICAL METER
- ELECTRICAL SERVICE
- FIRE HYDRANT
- GAS STUB
- GAS VALVE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MANHOLE (SANITARY SEWER)
- MANHOLE (WATER LINE ACCESS)
- NATURAL GAS MARKER
- NATURAL GAS EASEMENT MARKER
- POST
- SIGN
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- WATER METER
- WATER VALVE



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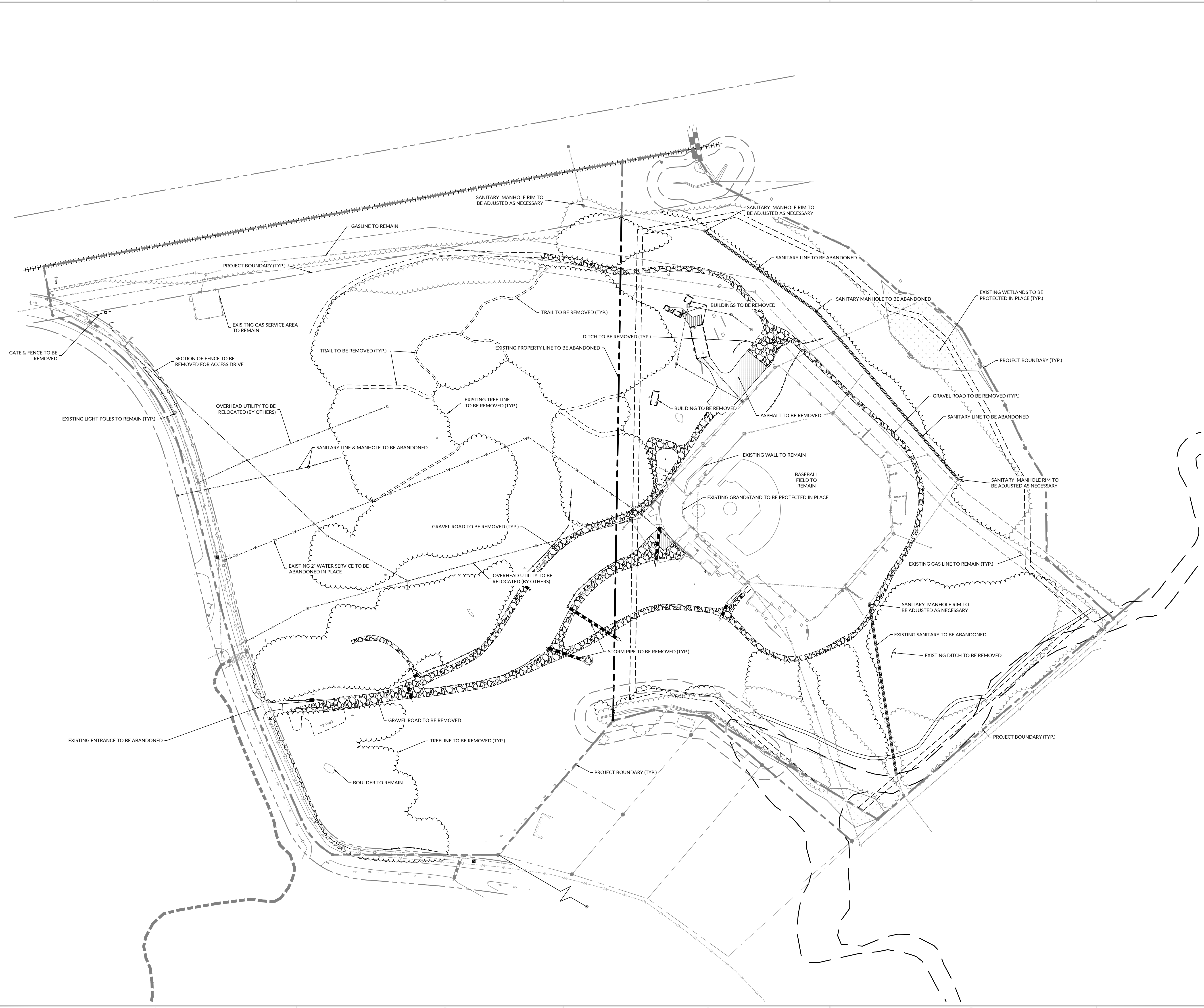


INITIAL PLAN DATE: 08/30/2024
REVISIONS:

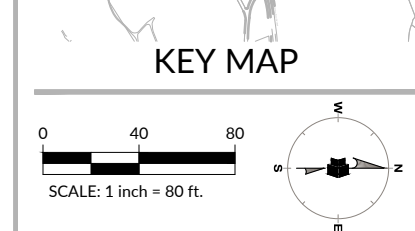
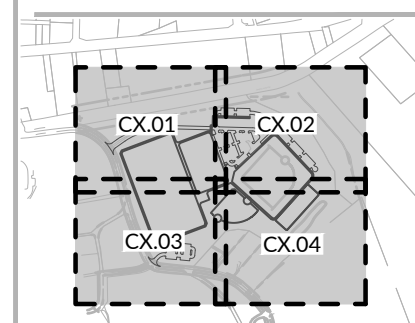
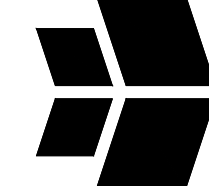
WR JOB NUMBER: 24-0763
DRN: GWR DGN: GWR CKD: JSB

**OVERALL
DEMOLITION PLAN**

C1.10



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INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER: 24-0763
DRN: GWR DGN: GWR CKD: JSB

TREE PRESERVATION PLAN

C1.20



- CITY OF HENDERSONVILLE TREE PROTECTION NOTES:**
- NO GRADING OR OTHER LAND-DISTURBING ACTIVITY CAN OCCUR ON A SITE WITH EXISTING TREES WHICH ARE DESIGNATED TO BE PRESERVED IN ORDER TO MEET LANDSCAPE REQUIREMENTS UNTIL PROTECTIVE BARRIERS ARE INSTALLED BY THE DEVELOPER AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR A DESIGNER APPOINTED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
 - BARRICADES SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF PRESERVED TREES THAT ARE WITHIN 50 FEET OF ANY GRADING OR CONSTRUCTION ACTIVITY. ALL PROTECTIVE BARRIERS MUST BE MAINTAINED THROUGHOUT THE BUILDING CONSTRUCTION PROCESS.
 - ALL CONTRACTORS MUST BE MADE AWARE OF THE AREAS DESIGNATED FOR PROTECTION. NO DISTURBANCE CAN OCCUR WITHIN THE TREE PROTECTION AREAS INCLUDING THE FOLLOWING:
 - PARKING.
 - STORAGE OF DEBRIS OR MATERIALS, INCLUDING TOPSOIL.
 - DISPOSAL OF HAZARDOUS WASTES OR CONCRETE WASHOUT, AND
 - ATTACHING OF NAILS, ROPES, CABLES, SIGNS, OR FENCING TO ANY TREE DESIGNATED FOR PRESERVATION.
 - THE DEVELOPER SHOULD COORDINATE WITH UTILITY COMPANIES EARLY IN THE DESIGN PROCESS TO RESOLVE POTENTIAL CONFLICTS ABOUT THE PLACEMENT OF UTILITIES AND LANDSCAPE REQUIREMENTS. UTILITIES MUST EITHER BE PLACED OUTSIDE OF THE TREE PROTECTION AREA OR, WITH PLANNING DEPARTMENT APPROVAL, TUNNELED AT LEAST TWO FEET DIRECTLY BELOW THE TREE ROOTS TO MINIMIZE DAMAGE.
 - IF SILT FENCING IS REQUIRED TO CONTROL SEDIMENTATION, THE FENCING MUST BE PLACED ALONG THE UPHILL EDGE OF A TREE PROTECTION ZONE IN ORDER TO PREVENT SEDIMENT FROM ACCUMULATING IN THE CRITICAL ROOT ZONE AREA.
 - TREES LOCATED IN ANY PUBLIC RIGHT-OF-WAY CANNOT BE PRUNED OR REMOVED WITHOUT A PERMIT FROM THE PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH THE CITY OF HENDERSONVILLE TREE ORDINANCE.

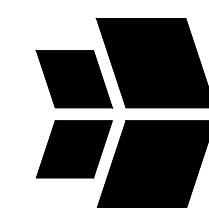
TREE CANOPY CALCULATIONS:

EXISTING TREE CANOPY	767,112 SF / 17.61 AC
TIER ONE PRESERVATION:	MINIMUM 20% PRESERVATION OF EXISTING CANOPY
MINIMUM PRESERVATION REQUIRED:	153,422 SF / 3.52 AC (20%)
TOTAL PRESERVATION PROVIDED:	175,800 SF / 4.04 AC (22.9%)

TREE PRESERVATION LEGEND

	TOTAL EXISTING TREE CANOPY
	PROJECT BOUNDARY
	LIMITS OF DISTURBANCE
	TREE CANOPY TO BE REMOVED

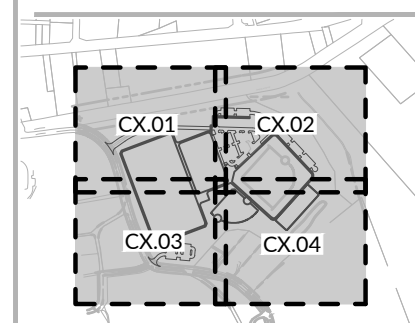
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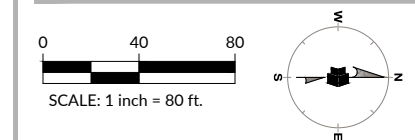
**BERKELEY MILLS PARK
SPORTS COMPLEX**

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
JOSEPH S. BOYL



KEY MAP



INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER: 24-0763
DRN: GWR DGN: GWR CKD: JSB

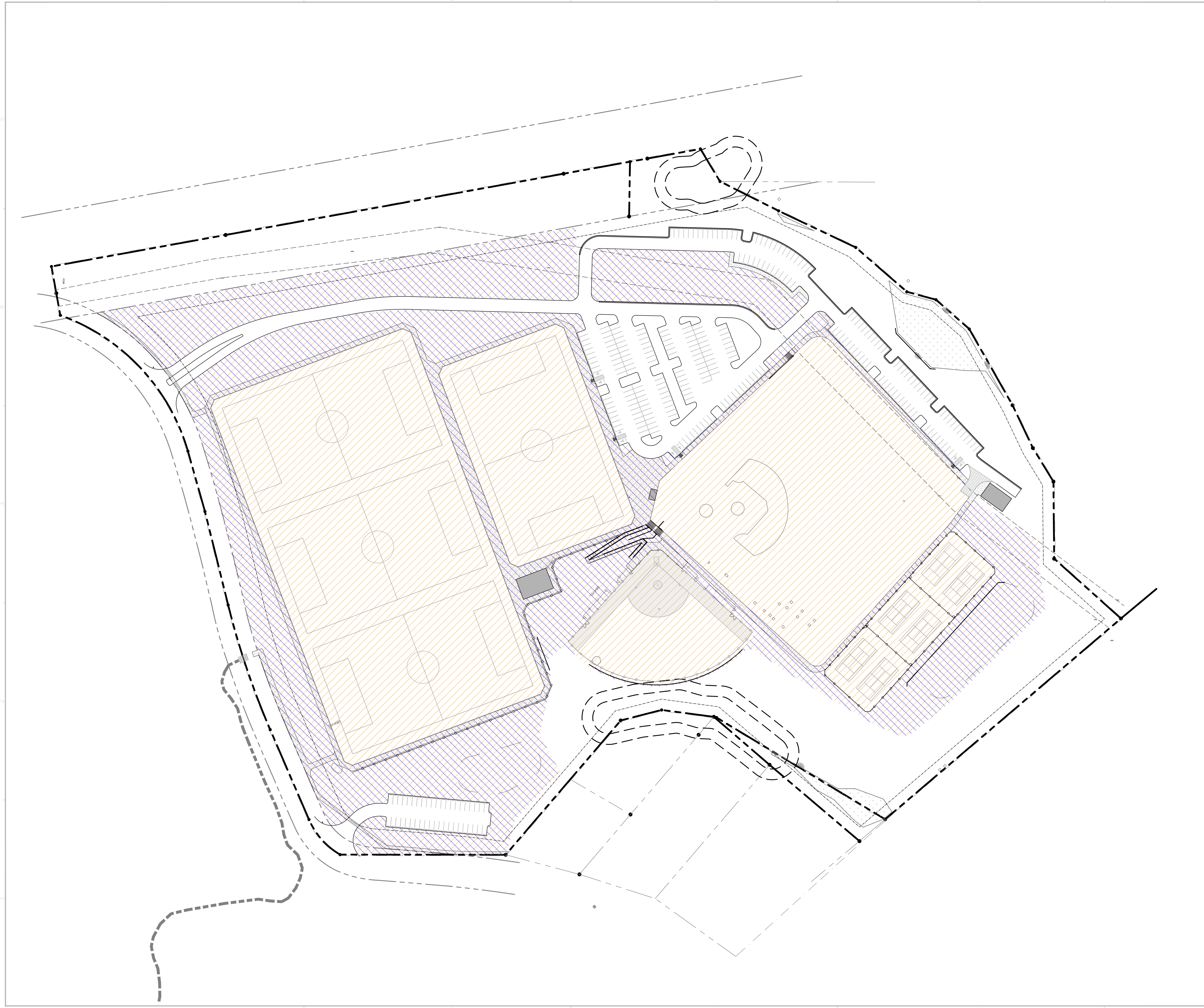
OPEN SPACE PLAN

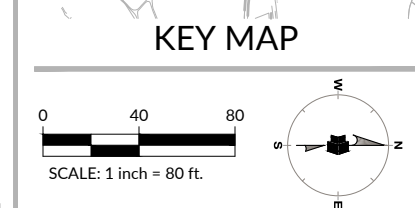
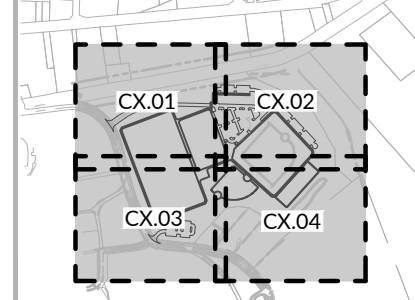
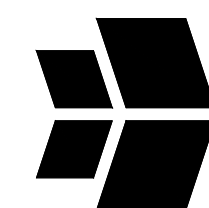
C1.30

TOTAL PROJECT AREA	38.39 AC
COMMON OPEN SPACE REQUIRED	3.84 AC
PROPOSED LOT AREAS	N/A
SITE COVERAGE - BUILDINGS	0.14 AC
SITE COVERAGE - OPEN SPACE	9.39 AC
SITE COVERAGE - STREETS AND PARKING	3.48 AC
SITE COVERAGE - OTHER FACILITIES	13.49 AC
SITE COVERAGE - COMMON OPEN SPACE	25.10 AC

TREE PRESERVATION LEGEND

DESCRIPTION	
OPEN SPACE	
COMMON OPEN SPACE	
AREAS DESIGNATED AS BOTH	



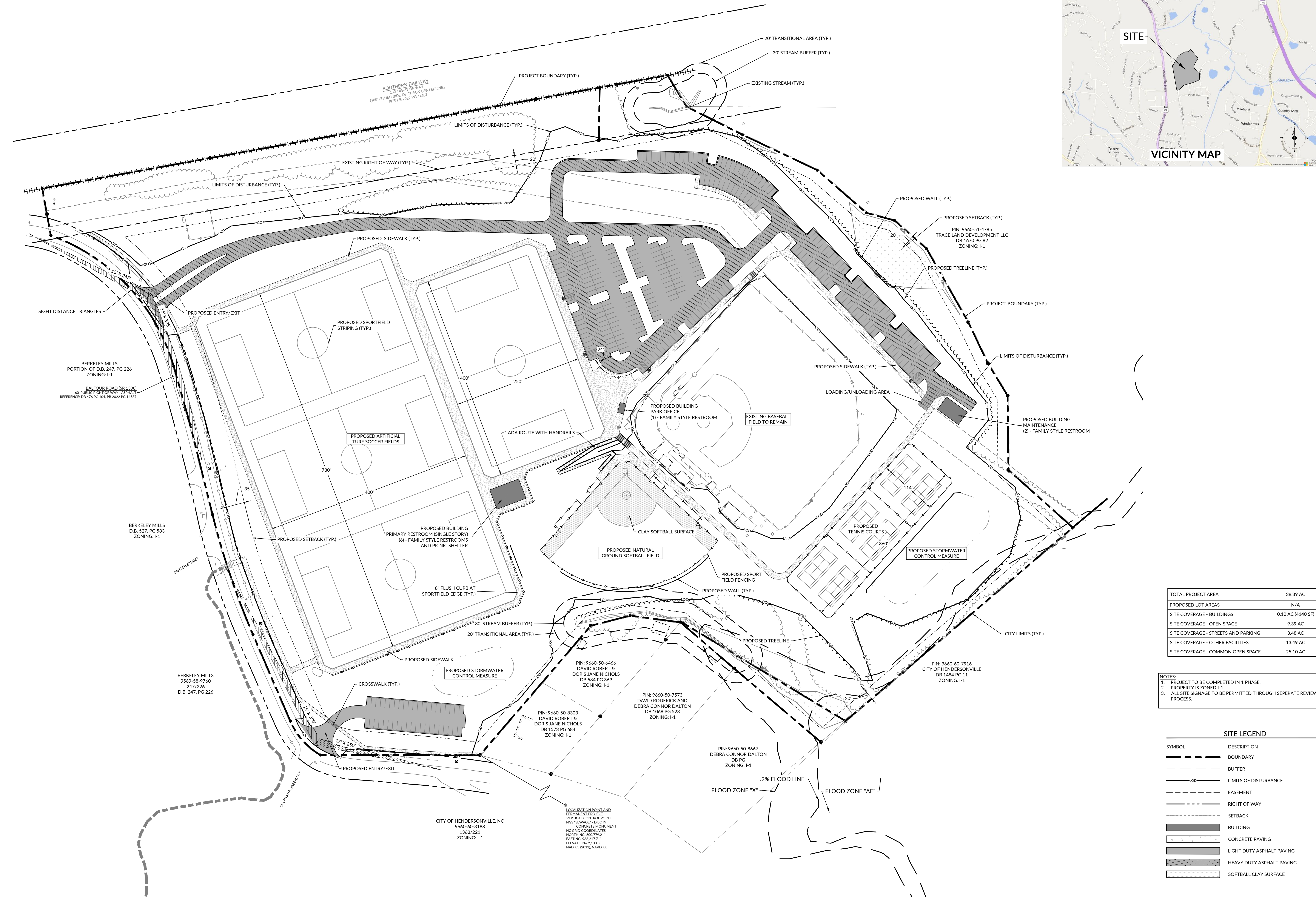
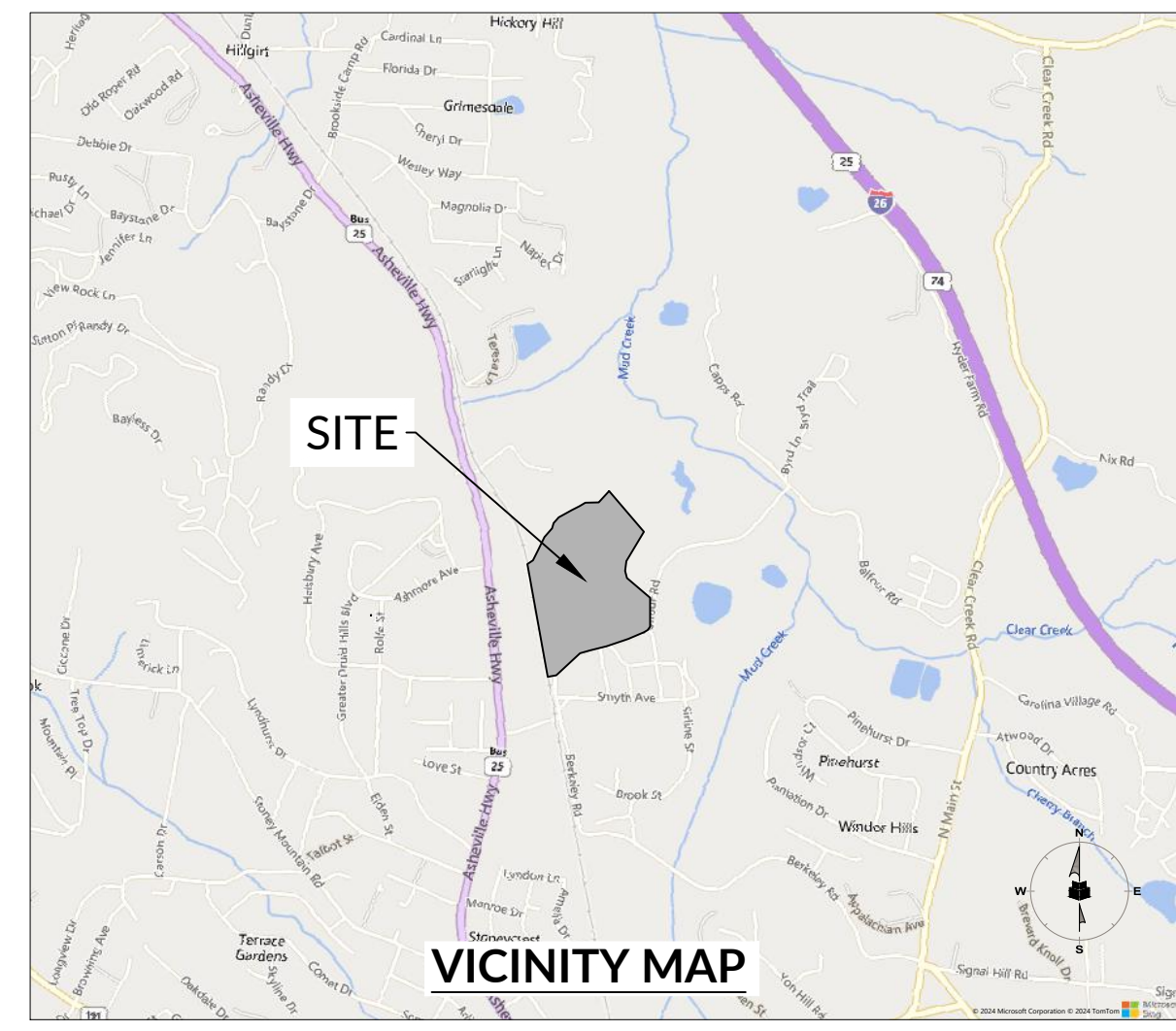


INITIAL PLAN DATE: 08/30/2024
 REVISIONS:

WR JOB NUMBER: 24-0763
 DRN: GWR DGN: GWR CKD: JSB

OVERALL SITE PLAN

C2.00



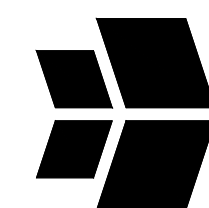
TOTAL PROJECT AREA	38.39 AC
PROPOSED LOT AREAS	N/A
SITE COVERAGE - BUILDINGS	0.10 AC (4140 SF)
SITE COVERAGE - OPEN SPACE	9.39 AC
SITE COVERAGE - STREETS AND PARKING	3.48 AC
SITE COVERAGE - OTHER FACILITIES	13.49 AC
SITE COVERAGE - COMMON OPEN SPACE	25.10 AC

- NOTES:**
1. PROJECT TO BE COMPLETED IN 1 PHASE.
 2. PROPERTY IS ZONED I-1.
 3. ALL SITE SIGNAGE TO BE PERMITTED THROUGH SEPARATE REVIEW PROCESS.

SITE LEGEND

SYMBOL	DESCRIPTION
---	BOUNDARY
---	BUFFER
---	LIMITS OF DISTURBANCE
---	EASEMENT
---	RIGHT OF WAY
---	SETBACK
█	BUILDING
█	CONCRETE PAVING
█	LIGHT DUTY ASPHALT PAVING
█	HEAVY DUTY ASPHALT PAVING
█	SOFTBALL CLAY SURFACE

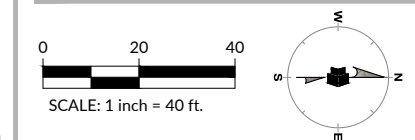
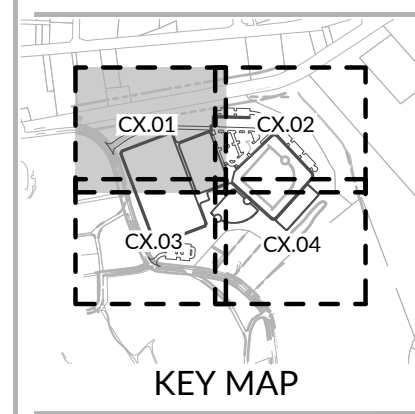
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PRELIMINARY SITE PLANS
BERKELEY MILLS PARK
SPORTS COMPLEX

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

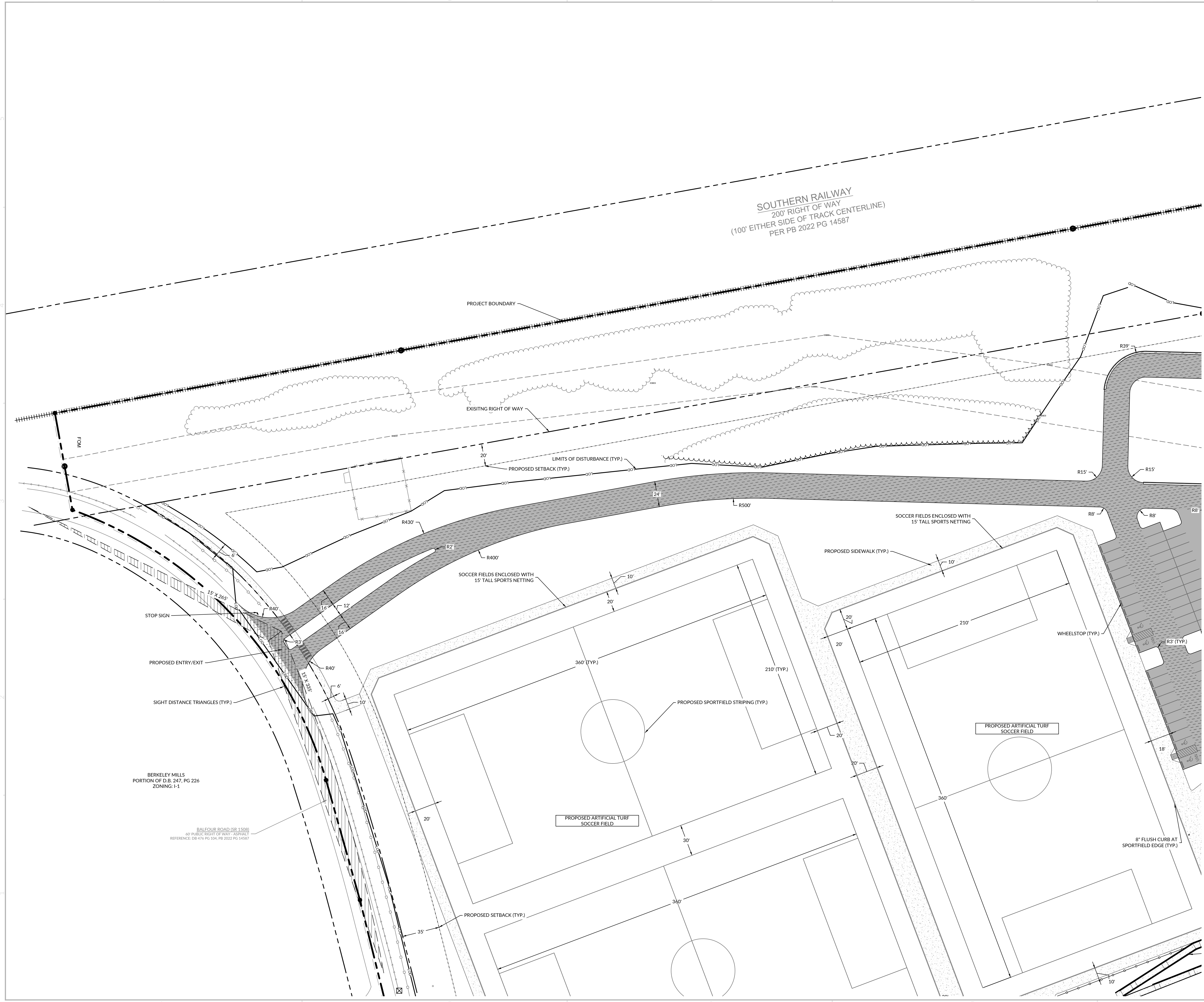
PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
JOSEPH S. BOYL



WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

SITE PLAN

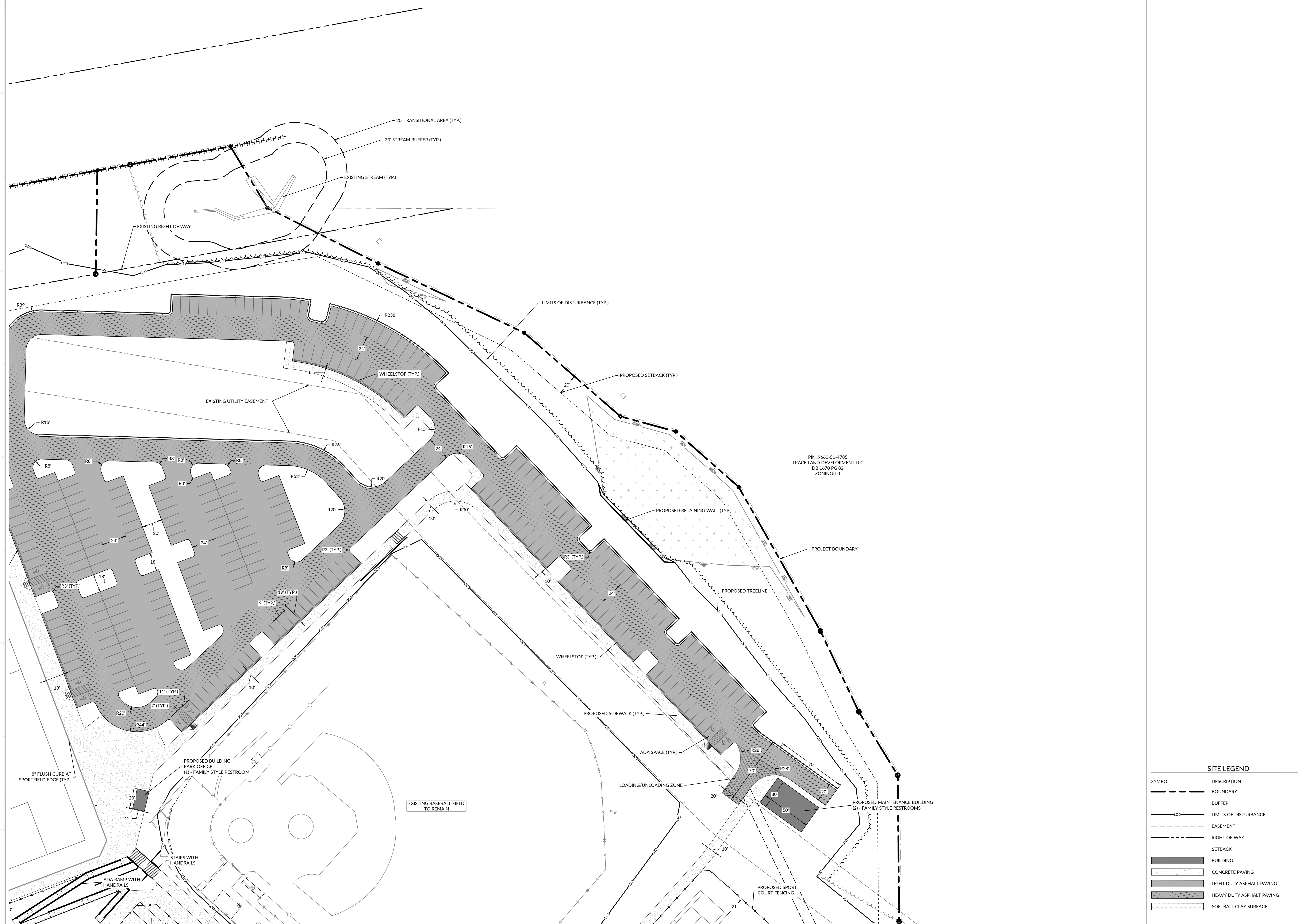
C2.01



SITE LEGEND

SYMBOL	DESCRIPTION
--- (dashed line)	BOUNDARY
- - - - (long dashed line)	BUFFER
--- (dotted line)	LIMITS OF DISTURBANCE
- - - - (short dashed line)	EASEMENT
--- (dash-dot line)	RIGHT OF WAY
--- (dotted line)	SETBACK
█ (solid grey)	BUILDING
█ (stippled)	CONCRETE PAVING
█ (cross-hatched)	LIGHT DUTY ASPHALT PAVING
█ (diagonal lines)	HEAVY DUTY ASPHALT PAVING
█ (horizontal lines)	SOFTBALL CLAY SURFACE

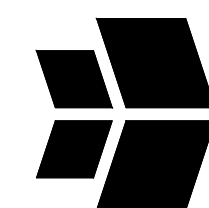
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SITE LEGEND

SYMBOL	DESCRIPTION
--- (dashed line)	BOUNDARY
- - - - (long dashed line)	BUFFER
- . - . - . (dash-dot line)	LIMITS OF DISTURBANCE
- - - - (short dashed line)	EASEMENT
--- (dashed line)	RIGHT OF WAY
- - - - (long dashed line)	SETBACK
█ (solid grey)	BUILDING
█ (stippled)	CONCRETE PAVING
█ (diagonal lines)	LIGHT DUTY ASPHALT PAVING
█ (cross-hatched)	HEAVY DUTY ASPHALT PAVING
█ (dotted)	SOFTBALL CLAY SURFACE

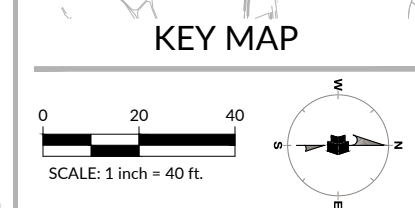
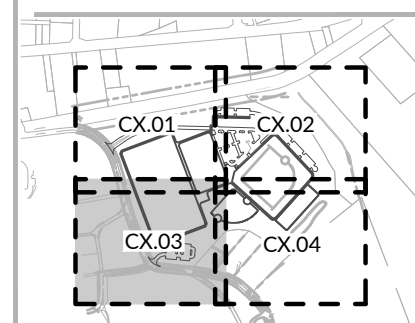
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PRELIMINARY SITE PLANS
BERKELEY MILLS PARK
SPORTS COMPLEX

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
JOSEPH S. BOYLE

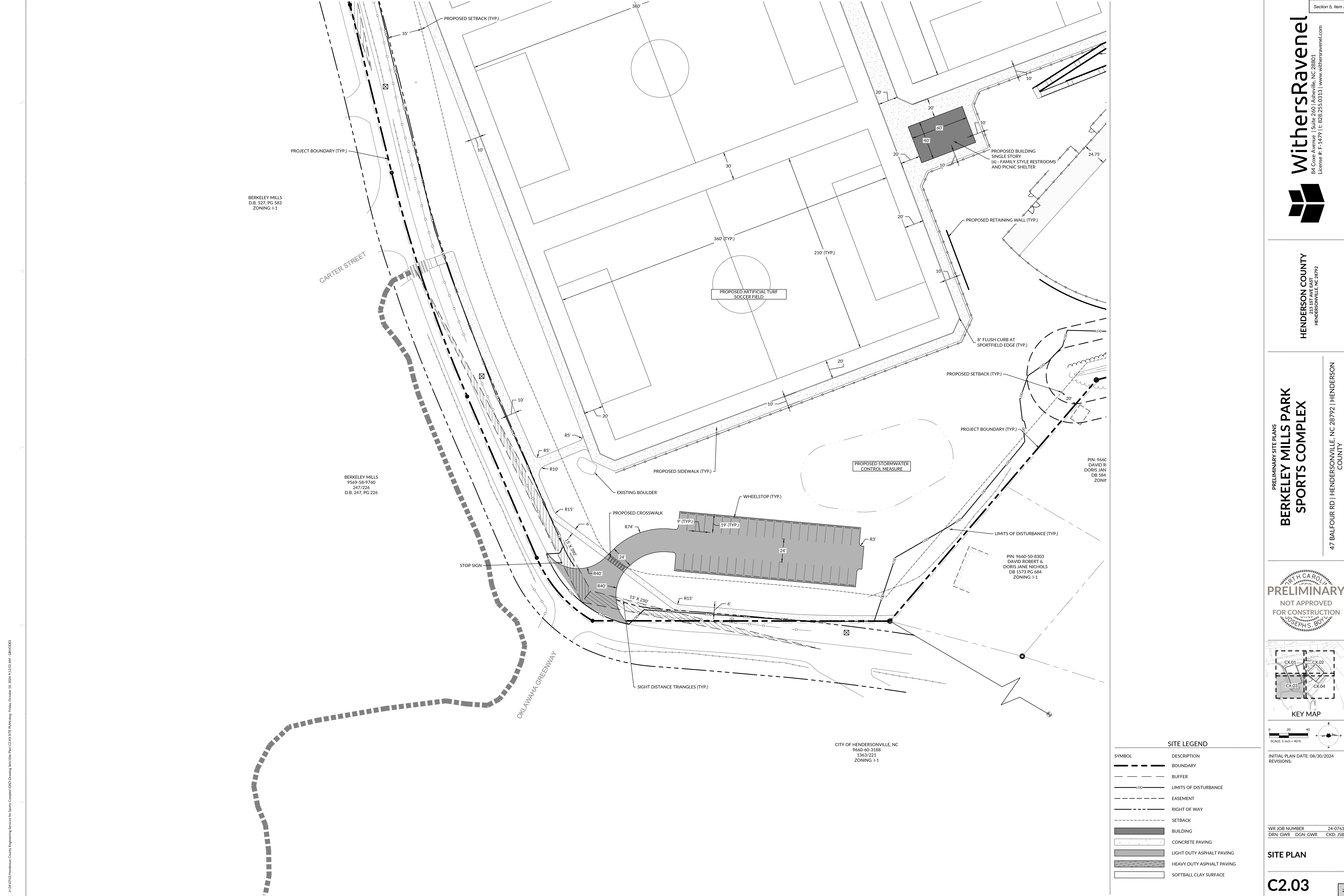


INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

SITE PLAN

C2.03



SITE LEGEND

SYMBOL	DESCRIPTION
	BOUNDARY
	BUFFER
	LIMITS OF DISTURBANCE
	EASEMENT
	RIGHT OF WAY
	SETBACK
	BUILDING
	CONCRETE PAVING
	LIGHT DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	SOFTBALL CLAY SURFACE

CITY OF HENDERSONVILLE, NC
9660-60-1188
1363/221
ZONING: I-1

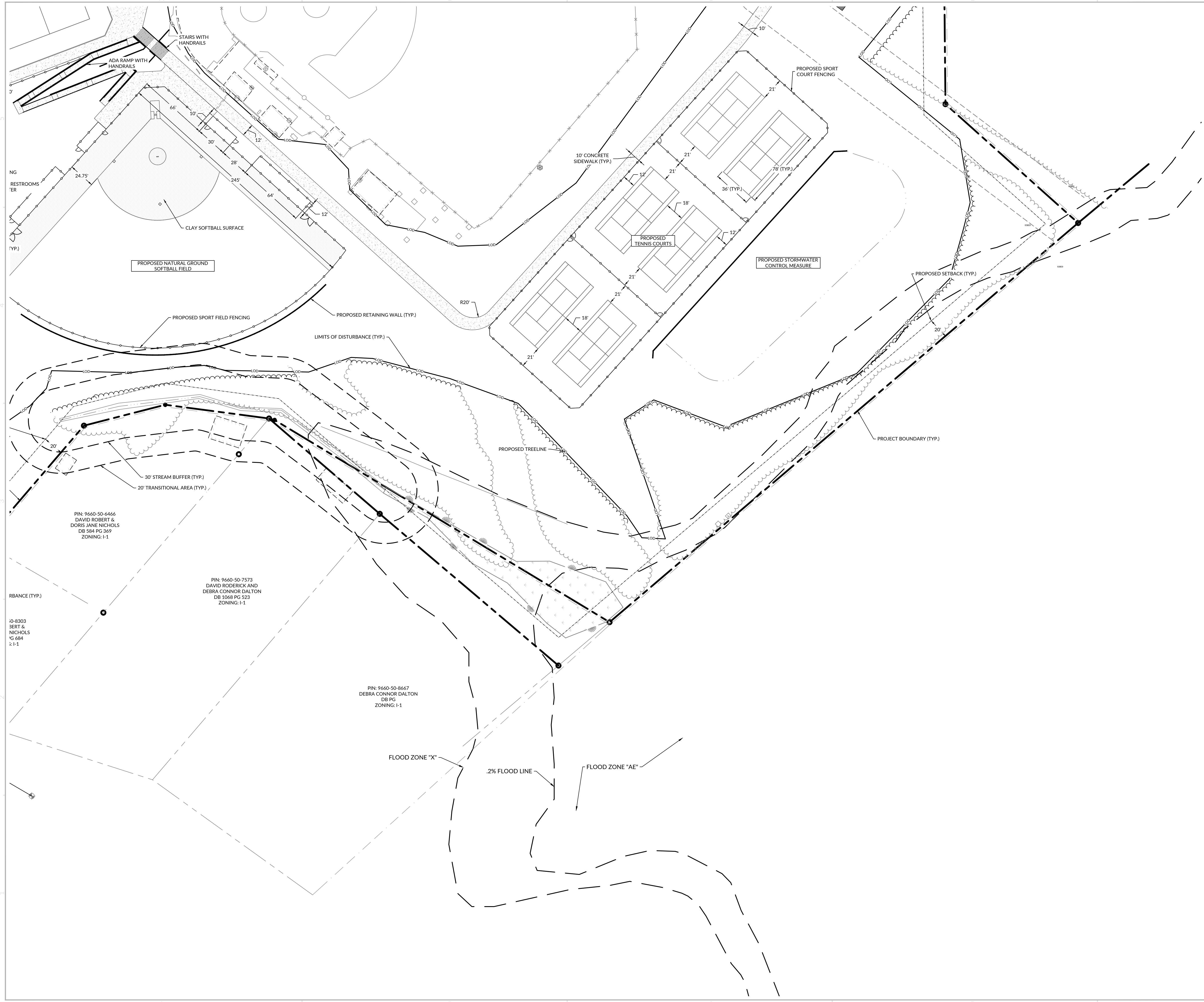
BERKELEY MILLS
D.B. 527, PG 583
ZONING: I-1

BERKELEY MILLS
9569-58-9760
247/226
D.B. 247, PG 226

PIN: 9660
DAVID R
DORIS JAN
DB 584
ZONING

PIN: 9660-50-8303
DAVID ROBERT &
DORIS JANE NICHOLS
DB 1573 PG 684
ZONING: I-1

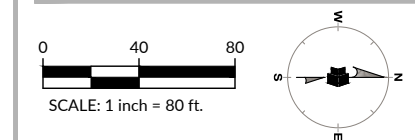
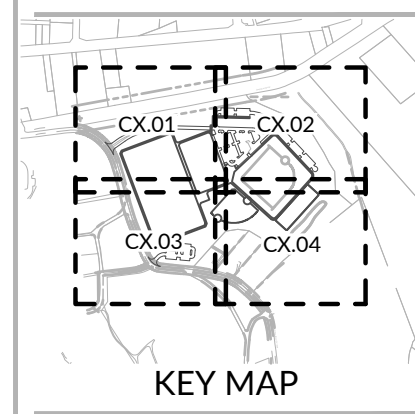
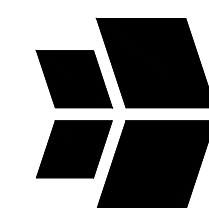
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SITE LEGEND

SYMBOL	DESCRIPTION
--- (thick dashed)	BOUNDARY
--- (medium dashed)	BUFFER
--- (thin dashed)	LIMITS OF DISTURBANCE
---	EASEMENT
---	RIGHT OF WAY
---	SETBACK
█ (solid black)	BUILDING
█ (dotted)	CONCRETE PAVING
█ (horizontal lines)	LIGHT DUTY ASPHALT PAVING
█ (diagonal lines)	HEAVY DUTY ASPHALT PAVING
█ (stippled)	SOFTBALL CLAY SURFACE

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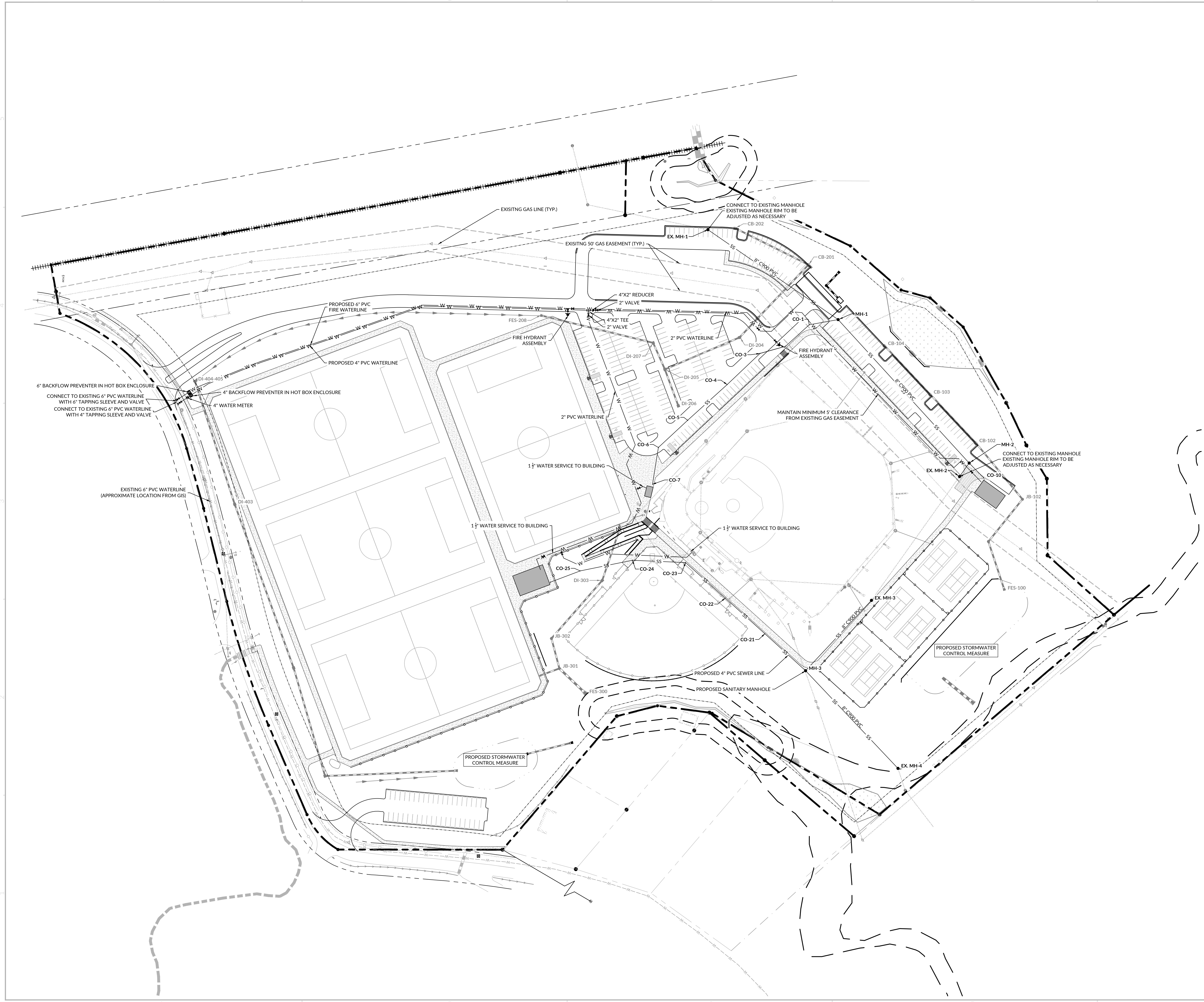


INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER: 24-0763
DRN: GWR DGN: GWR CKD: JSB

OVERALL UTILITY PLAN

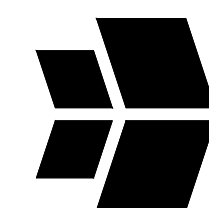
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PROPOSED UTILITIES LEGEND

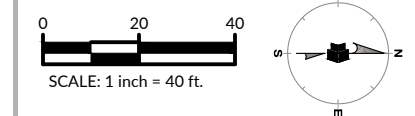
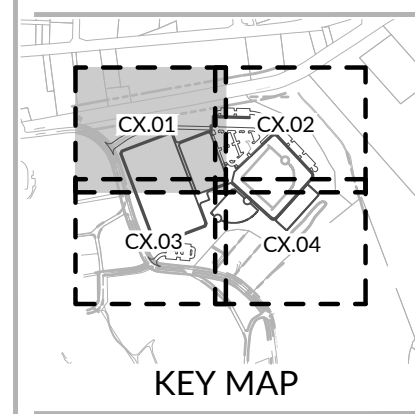
SYMBOL	DESCRIPTION
— W —	WATER MAIN
— SS —	SANITARY SEWER PIPE
◻	WATER METER
◻	BACKFLOW PREVENTER
⊕	WATER VALVE
▲	FIRE HYDRANT
•	SEWER CLEANOUT
●	SEWER MANHOLE
—	STORM DRAINAGE PIPE

J:\2024\Henderson County Engineering Services for Sports Complex\CD\Drawing Set\Site Plan\C3.00 OVERALL UTILITY PLAN.dwg, Friday, October 11, 2024 3:30:52 PM - DRN:GWR



PRELIMINARY SITE PLANS
BERKELEY MILLS PARK
SPORTS COMPLEX

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

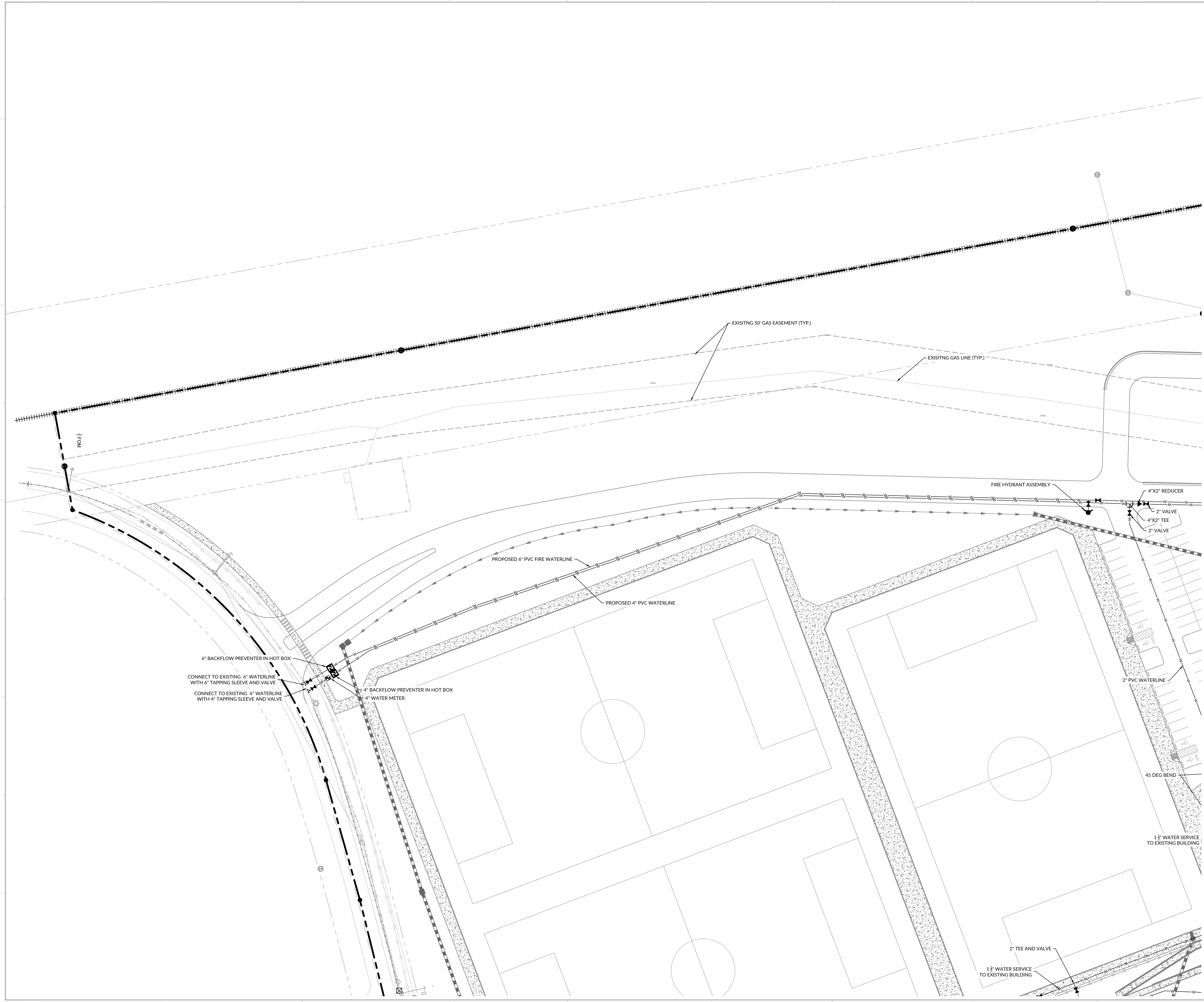


INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER: 24-0763
DRN: GWR DGN: GWR CKD: JSB

UTILITY PLAN

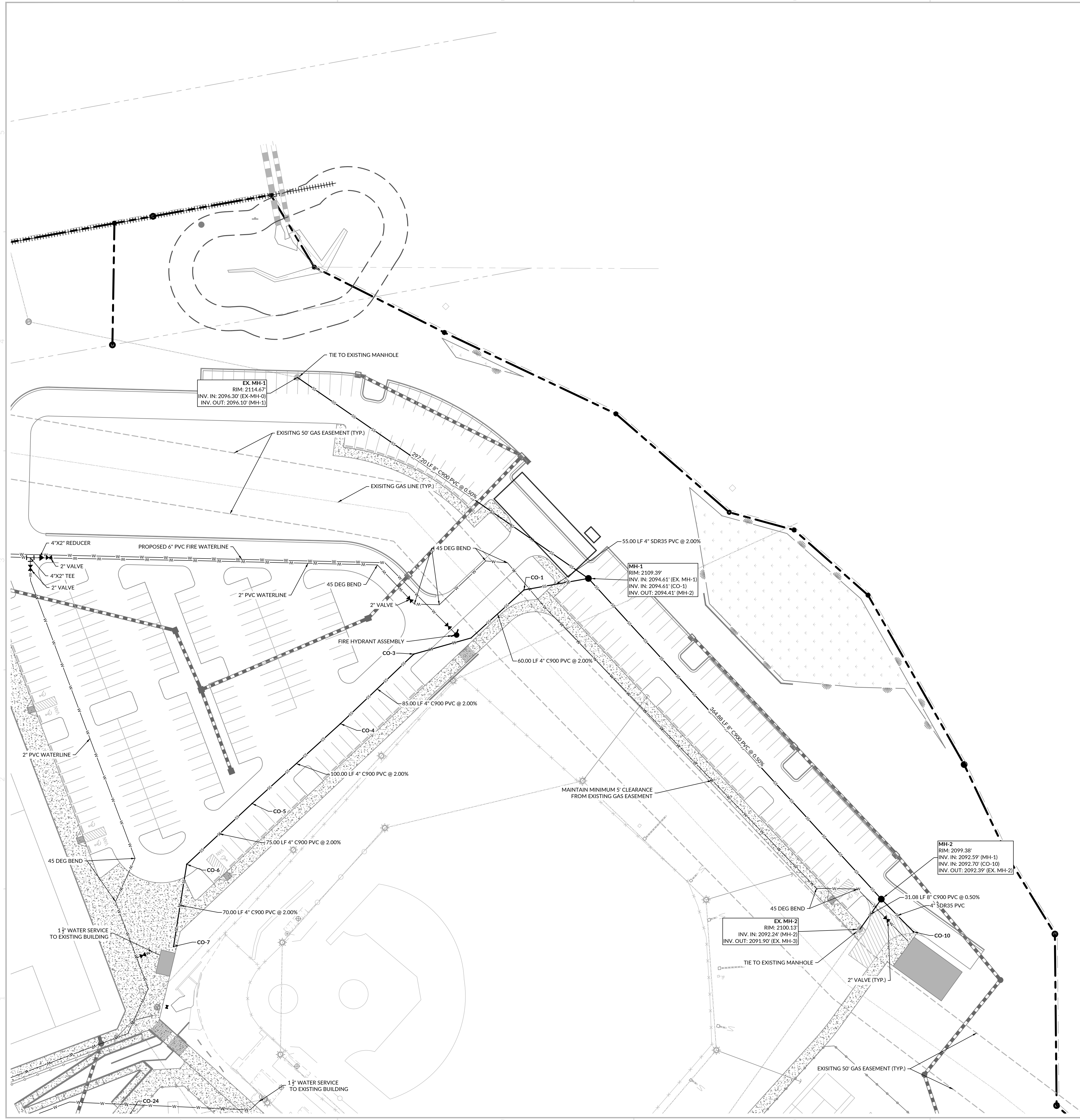
C3.01



PROPOSED UTILITIES LEGEND

SYMBOL	DESCRIPTION
— W —	WATER MAIN
— S —	SANITARY SEWER PIPE
⊞	WATER METER
⊞	BACKFLOW PREVENTER
⊞	WATER VALVE
⊞	FIRE HYDRANT
●	SEWER CLEANOUT
●	SEWER MANHOLE
—	STORM DRAINAGE PIPE

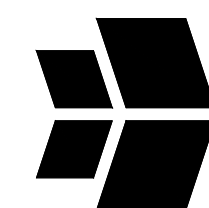
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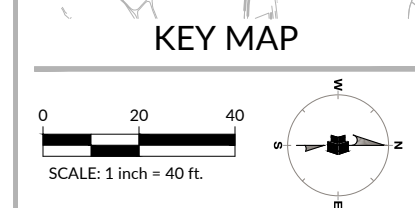
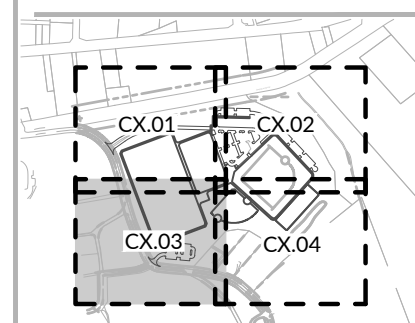
PROPOSED UTILITIES LEGEND

SYMBOL	DESCRIPTION
— W —	WATER MAIN
— S —	SANITARY SEWER PIPE
— M —	WATER METER
⊠	BACKFLOW PREVENTER
⊕	WATER VALVE
⊙	FIRE HYDRANT
●	SEWER CLEANOUT
⊙	SEWER MANHOLE
— D —	STORM DRAINAGE PIPE

J:\2024\Henderson County Engineering Services for Sports Complex\CD\Drawing Set\Site Plan\CD\UTILITY PLAN.dwg Friday, October 11, 2024 2:55:04 PM - DBH/DBS



PRELIMINARY SITE PLANS
PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
JOSEPH S. BOYL



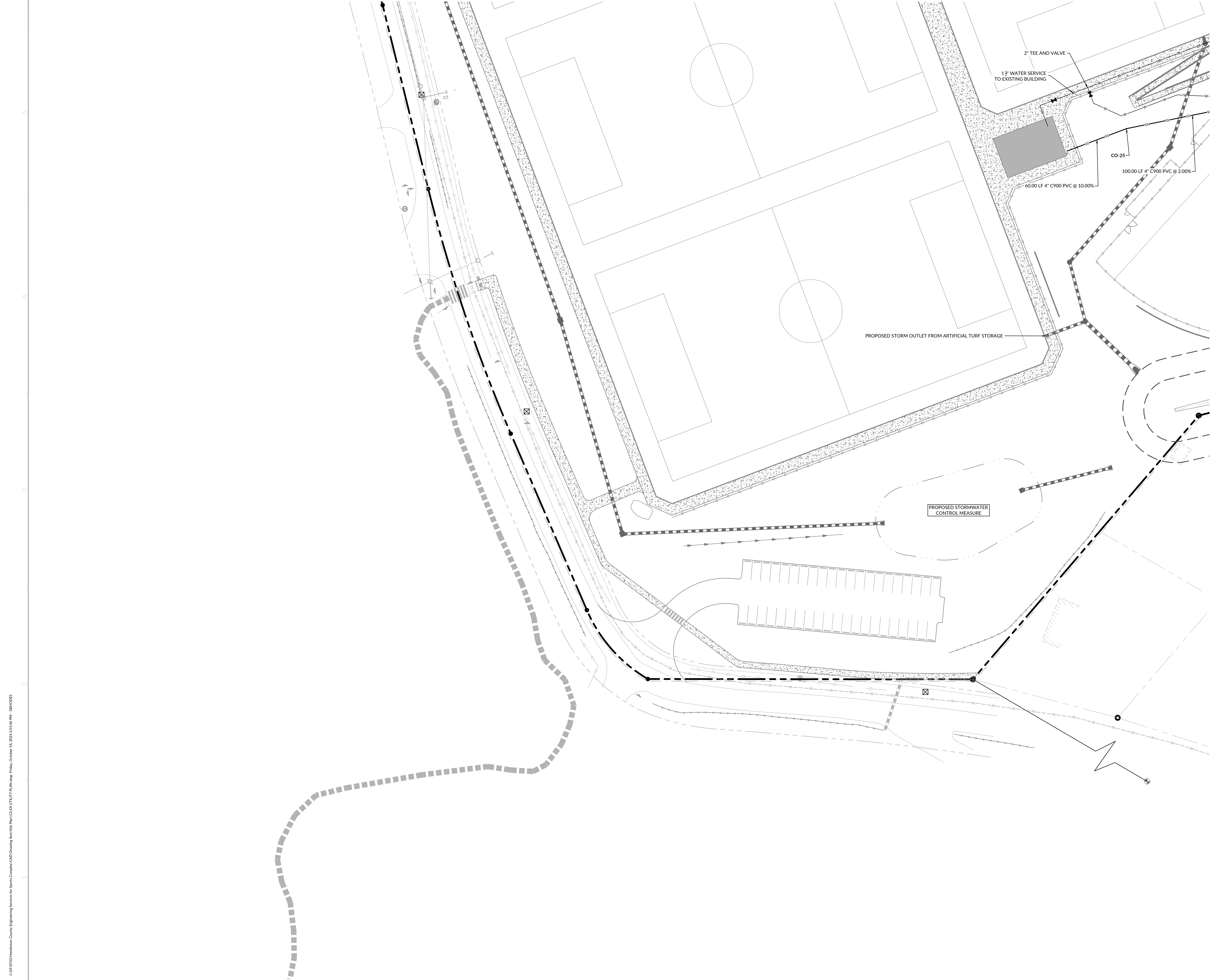
INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

UTILITY PLAN

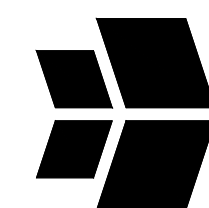
C3.03

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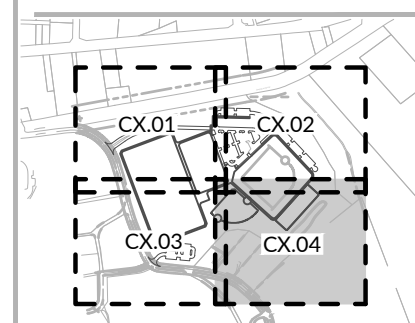


PROPOSED UTILITIES LEGEND

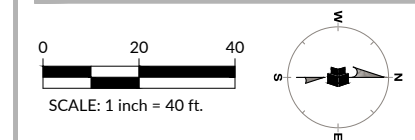
SYMBOL	DESCRIPTION
— W — W —	WATER MAIN
— S — S —	SANITARY SEWER PIPE
□	WATER METER
⊠	BACKFLOW PREVENTER
⊕	WATER VALVE
▲	FIRE HYDRANT
●	SEWER CLEANOUT
●	SEWER MANHOLE
— D — D —	STORM DRAINAGE PIPE



PRELIMINARY SITE PLANS
PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION
 JOSEPH S. BOYLE



KEY MAP



INITIAL PLAN DATE: 08/30/2024
 REVISIONS:

WR JOB NUMBER: 24-0763
 DRN: GWR DGN: GWR CKD: JSB

UTILITY PLAN

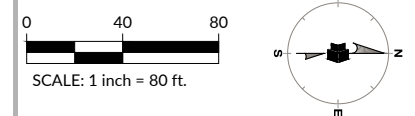
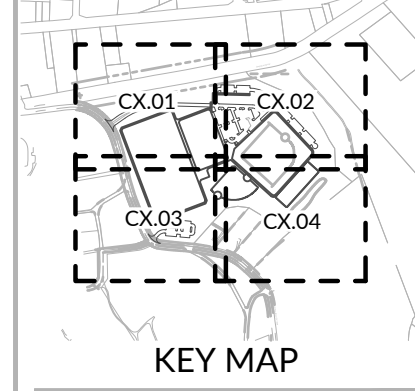
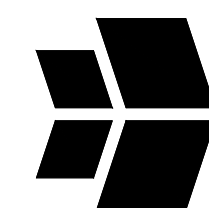
C3.04



PROPOSED UTILITIES LEGEND

SYMBOL	DESCRIPTION
	WATER MAIN
	SANITARY SEWER PIPE
	WATER METER
	BACKFLOW PREVENTER
	WATER VALVE
	FIRE HYDRANT
	SEWER CLEANOUT
	SEWER MANHOLE
	STORM DRAINAGE PIPE

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INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER: 24-0763
DRN: GWR DGN: GWR CKD: JSB

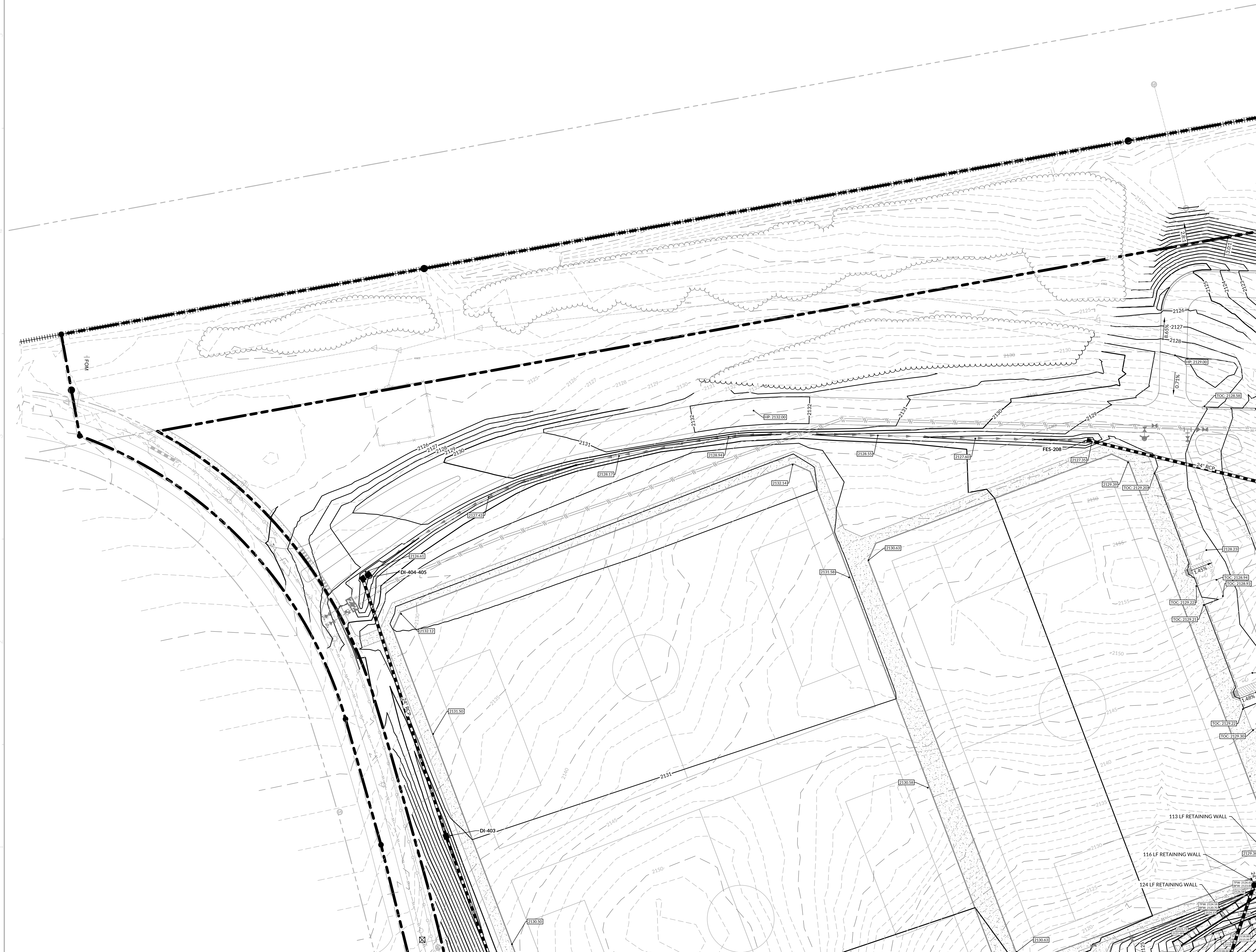
**OVERALL GRADING
& DRAINAGE PLAN**

C5.00

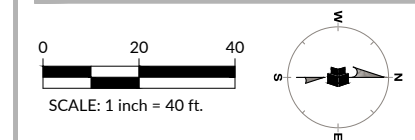
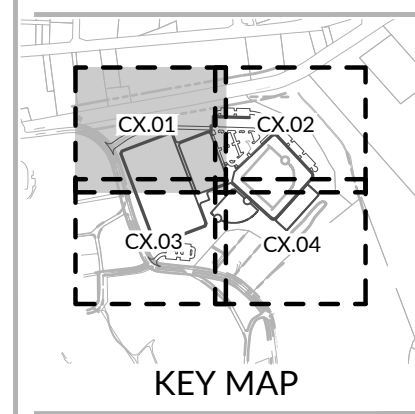


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JOSEPH S. BOYL



INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

GRADING AND
DRAINAGE PLAN

C5.01

PRELIMINARY SITE PLANS
**BERKELEY MILLS PARK
SPORTS COMPLEX**
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON
COUNTY

HENDERSON COUNTY
213 1ST AVE EAST
HENDERSONVILLE, NC 28792

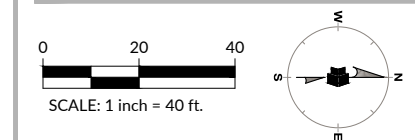
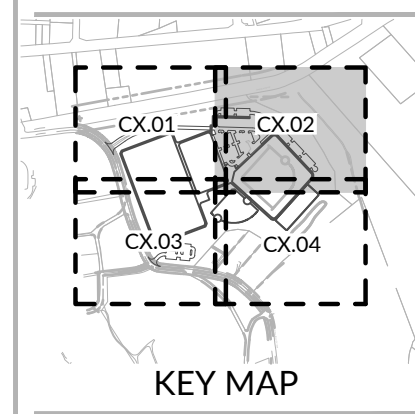
WithersRavenel
84 Cove Avenue | Suite 260 | Asheville, NC 28801
License #: F-1479 | t: 828.255.0313 | www.withersravenel.com

our people • your success

HENDERSON COUNTY
213 1ST AVE EAST
HENDERSONVILLE, NC 28792

PRELIMINARY SITE PLANS
**BERKELEY MILLS PARK
SPORTS COMPLEX**
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
JOSEPH S. BOYL



INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

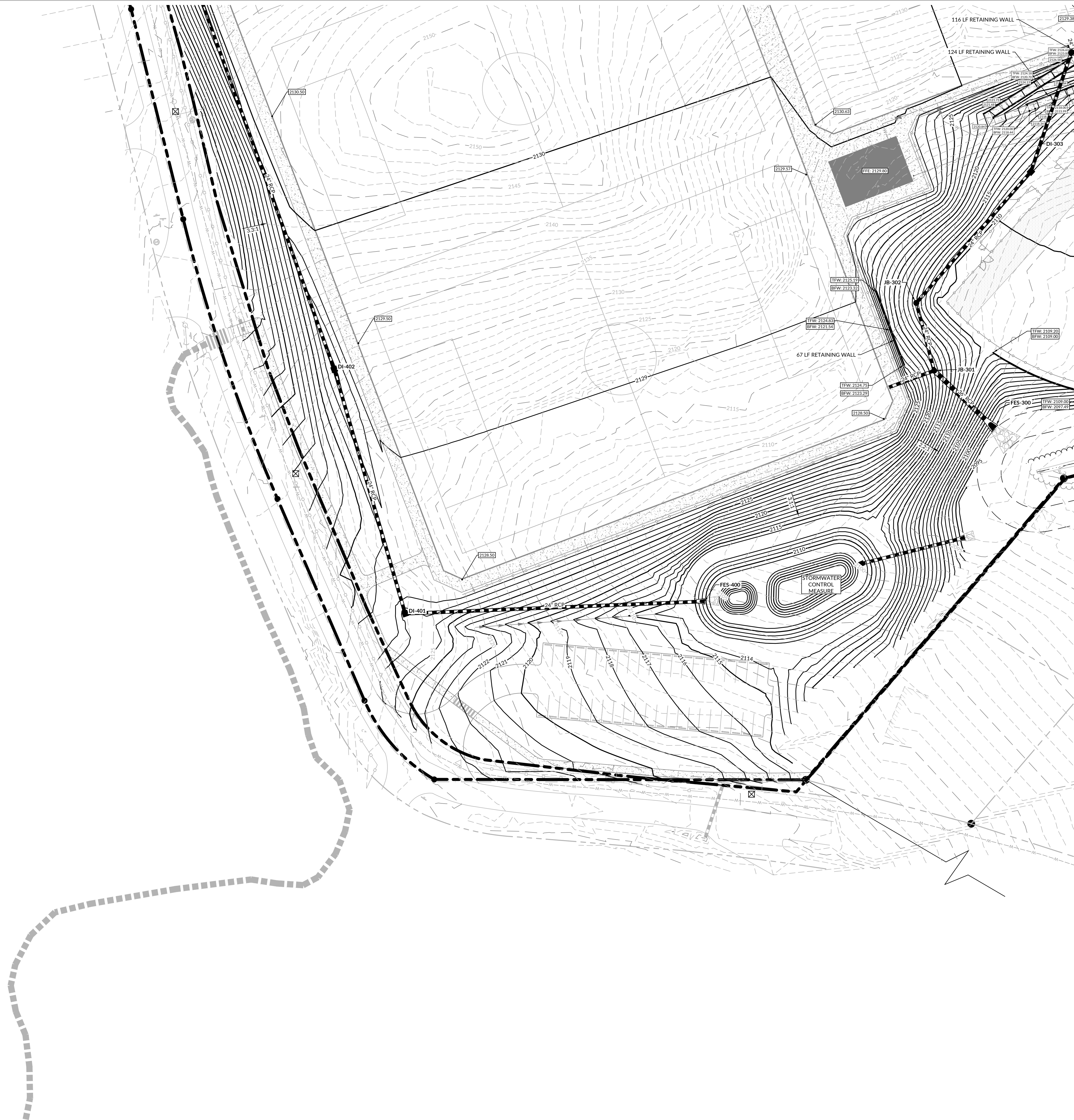
**GRADING AND
DRAINAGE PLAN**

C5.02

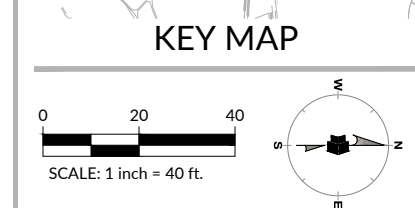
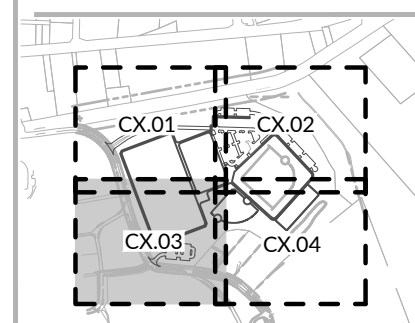


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PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
JOSEPH S. BOYL



INITIAL PLAN DATE: 08/30/2024
REVISIONS:

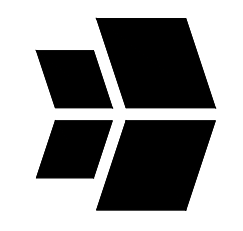
WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

GRADING AND DRAINAGE PLAN

C5.03

PRELIMINARY SITE PLANS
**BERKELEY MILLS PARK
SPORTS COMPLEX**
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON
COUNTY

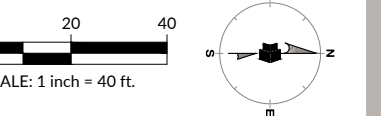
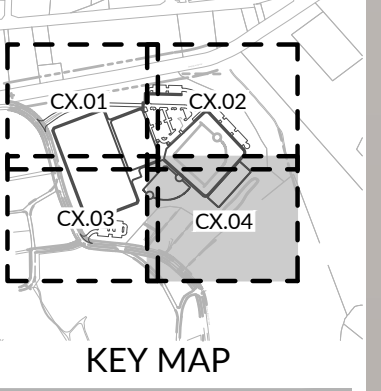
HENDERSON COUNTY
213 1ST AVE EAST
HENDERSONVILLE, NC 28792



WithersRavenel
84 Cove Avenue | Suite 260 | Asheville, NC 28801
License #: F-1479 | t: 828.255.0313 | www.withersravenel.com



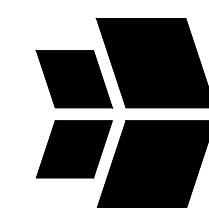
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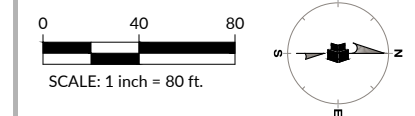
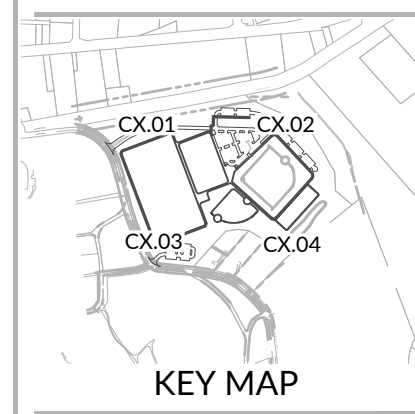
INITIAL PLAN DATE: 08/30/2024
 REVISIONS:

WR JOB NUMBER: 24-0763
 DRN: GWR DGN: GWR CKD: JSB

GRADING AND DRAINAGE PLAN



PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION



INITIAL PLAN DATE: 08/30/2024
 REVISIONS:

WR JOB NUMBER: 24-0763
 DRN: GWR DGN: GWR CKD: JSB

OVERALL LANDSCAPE PLAN

L1.00

PLANT SCHEDULE									
KEY	QTY	SPECIES %	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	TYPE	NOTES
CANOPY TREES									
GBI	23	21.90%	Ginkgo biloba	Ginkgo	B&B	2"		D	MATCHED / MALE CULTIVARS OK
NSY	11	10.48%	Nyssa sylvatica	Black Gum	B&B	2"		D	MATCHED
QLY	18	17.14%	Quercus lyrata	Overcup Oak	B&B	2"		D	MATCHED
QPH	9	8.57%	Quercus phellos	Willow Oak	B&B	2"		D	MATCHED
TDI	20	19.05%	Taxodium distichum	Bald Cypress	B&B	2"		D	MATCHED
UPB	12	11.43%	Ulmus parvifolia 'Boisje'	Chinese Elm	B&B	2"		D	MATCHED
ZSV	12	11.43%	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	B&B	2"		D	MATCHED
SHRUBS									
AGR	63		Abelia x grandiflora	Glossy Abelia	CONT.		18"	E	MATCHED
FGA	89		Fothergilla gardenii	Dwarf Fothergilla	CONT.		18"	D	MATCHED
IGS	77		Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.		18"	E	MATCHED

LEGEND
 PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS

LANDSCAPE LEGEND:

CANOPY TREES

- QPH - QUERCUS PHELLOS
- TDI - TAXODIUM DISTICHUM
- UPB - ULMUS PARVIFOLIA 'BOISJE'
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
- NSY - NYSSA SYLVATICA
- GBI - GINKGO BILOBA
- QLY - QUERCUS LYRATA

SHRUBS

- AGR - ABELIA X GRANDIFLORA
- IGS - ILEX GLABRA 'SHAMROCK'
- FGA - FOTHERGILLA GARDENII

BUFFERS / MISCELLANEOUS

- TYPE 'B' BUFFER
- TREE CANOPY TREE REPLACEMENT AREA REQUIRED: 115,007 SF (15% OF 767,112 SF OF EXISTING CANOPY) PROVIDED: 115,007 SF

LANDSCAPE CALCULATIONS

BUFFERIARDS

TYPE 'B' BUFFER
 REQUIREMENTS:
 4 BROADLEAF CANOPY TREES (1.5-1.75" CALIPER) PER 100 LF
 25 EVERGREEN SHRUBS (18-24" HT) @ 40°C PER 100 LF
 33 FLOWERING SHRUBS (18-24" HT) PER 100 LF
 864 E.F.

10' TYPE 'B' BUFFER
 REQUIRED:
 35 BROADLEAF CANOPY TREES (1.5-1.75" CALIPER)
 217 EVERGREEN SHRUBS (18-24" HT) @ 40°C
 286 FLOWERING SHRUBS (18-24" HT)

PROVIDED:
 EXISTING VEGETATION TO REMAIN UNDISTURBED TO THE EXTENT POSSIBLE & SUPPLEMENTED AS NECESSARY TO ACHIEVE THE MINIMUM BUFFER REQUIREMENTS.

VEHICULAR USE AREA

PERMEABLE & INTERIOR PLANTINGS
 REQUIREMENTS:
 1 TREE & 2 SHRUBS PER 3,000 SF
 50% OF REQUIRED TREES & SHRUBS MUST BE PLANTED IN ISLANDS OR MEDIANS LOCATED WITHIN THE PARKING LOT
 ALL PARKING SPACES SHALL BE WITHIN 60' OF A TREE

VEHICULAR USE AREA #1
 REQUIRED:
 11,881 SF
 4 TREES & 8 SHRUBS
 PROVIDED:
 4 TREES & 8 SHRUBS

VEHICULAR USE AREA #2
 REQUIRED:
 67,500 SF
 23 TREES & 46 SHRUBS
 PROVIDED:
 22,003 SF
 8 TREES & 16 SHRUBS

VEHICULAR USE AREA #3
 REQUIRED:
 8 TREES & 16 SHRUBS
 PROVIDED:
 22,419 SF
 8 TREES & 16 SHRUBS

VEHICULAR USE AREA #4
 REQUIRED:
 8 TREES & 16 SHRUBS
 PROVIDED:
 8 TREES & 16 SHRUBS

PLANTING ISLANDS
 REQUIREMENTS:
 VEHICULAR USE AREA IS LOCATED WITHIN 100 FEET OF AN ABUTTING PROPERTY AND NO BUFFERIARD IS REQUIRED:
 1 LARGE TREE & 5 SHRUBS PER 40 LF
 N/A - BUFFERIARD IS REQUIRED:
 540 E.F.
 14 LARGE TREES & 28 SHRUBS
 14 LARGE TREES & 28 SHRUBS
 276 E.F.
 7 LARGE TREES & 14 SHRUBS
 7 LARGE TREES & 14 SHRUBS

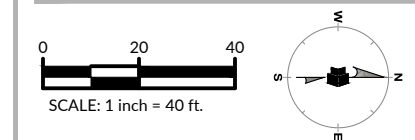
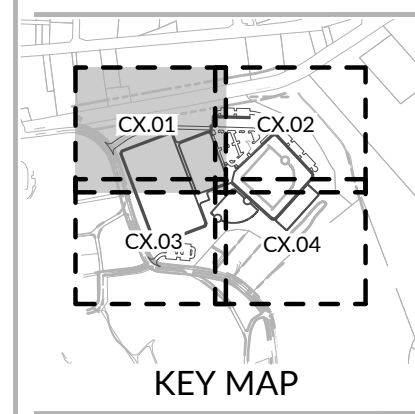
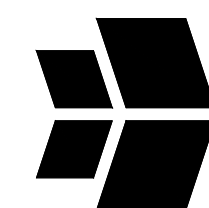
BUFFERING FROM STREET
 REQUIREMENTS:
 VEHICULAR USE AREA IS GREATER THAN 4,000 SF & LOCATED WITHIN 60' OF A RIGHT-OF-WAY:
 1 SHRUB PER 3 LF
 197 LF
 40 SHRUBS
 40 SHRUBS

COMMON OPEN SPACE LANDSCAPING
 REQUIREMENTS:
 1 TREE (MIN. 50% CANOPY TREES) & 5 SHRUBS PER 1,200 SF OF COMMON OPEN SPACE
 COMMON OPEN SPACE
 167,270 SF
 140 TREES & 700 SHRUBS
 140 TREES & 700 SHRUBS

STREET TREES
 REQUIREMENTS:
 1 TREE PER 35 LF OF STREET FRONTAGE; 70% LARGE-MATURING MIN.
 1,610 LF ROAD
 41 TREES
 41 TREES
 41 LARGE-MATURING TREES



J:\24\0763 Henderson County Engineering Services for Sports Complex CAD Drawing Set\Site Plan\11.00 OVERALL LANDSCAPE PLAN.dwg Friday, October 11, 2024 1:52:07 PM - GWR/CKD



INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

LANDSCAPE PLAN

L1.01

LANDSCAPE LEGEND:

CANOPY TREES

- QPH - QUERCUS PHELLOS
- TDI - TAXODIUM DISTICHUM
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
- NSY - NYSSA SYLVATICA
- GBI - GINKGO BILOBA
- QLY - QUERCUS LYRATA

UNDERSTORY TREES

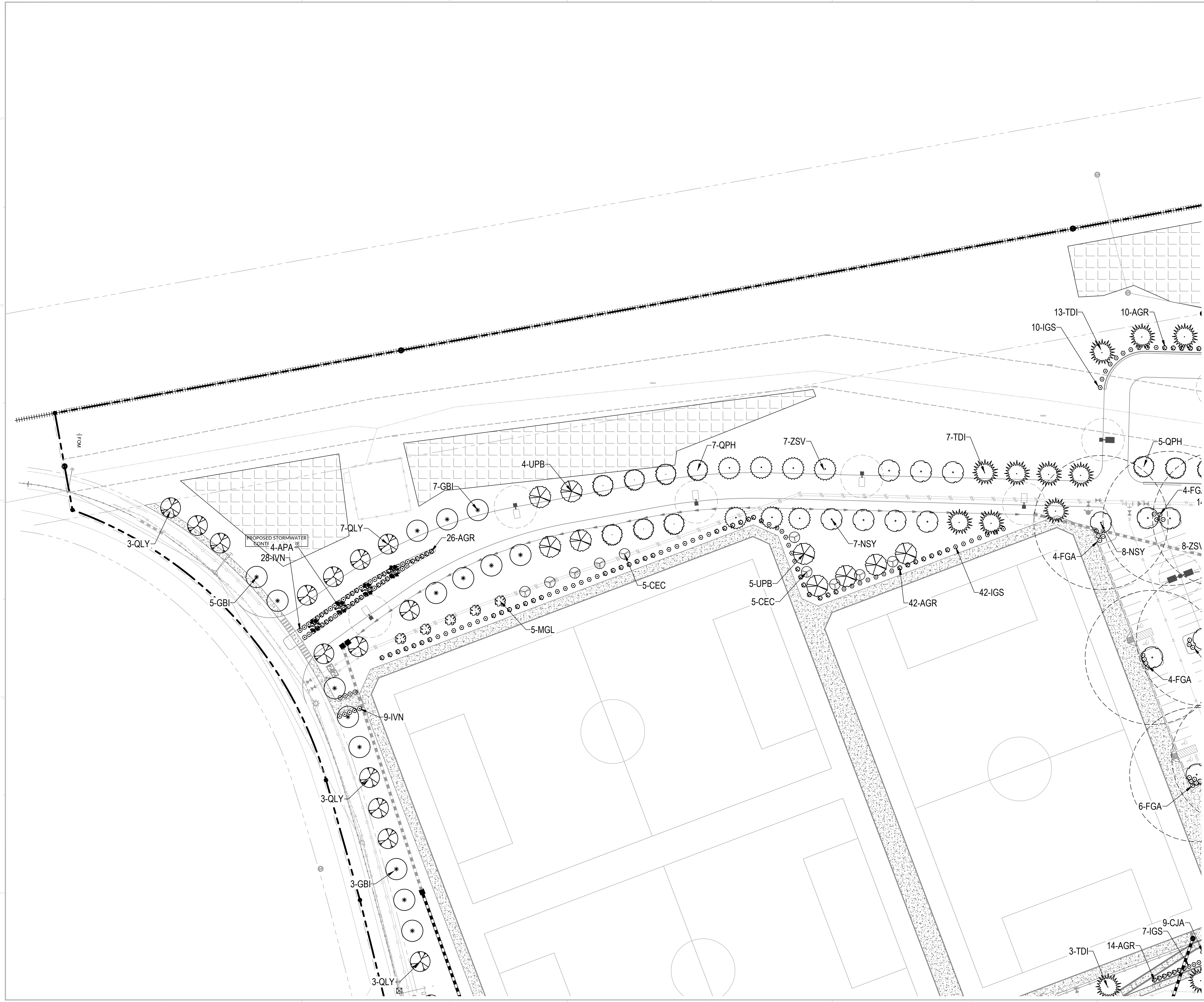
- APA - ACER PALMATUM
- CEC - CERCIIS CANADENSIS
- MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'

SHRUBS

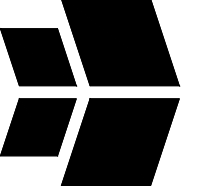
- AGR - ABELIA x GRANDIFLORA
- CJA - CAMELLIA JAPONICA
- FGA - FOTHERGILLA GARDENII
- IGS - ILEX GLABRA 'SHAMROCK'
- IVN - ILEX VOMITORIA 'NANA'

BUFFERS / MISCELLANEOUS

- TYPE 'B' BUFFER
- TIER II CANOPY TREE REPLACEMENT AREA
REQUIRED: 115,067 SF
(15% OF 767,112 SF OF EXISTING CANOPY)
PROVIDED: 115,829 SF



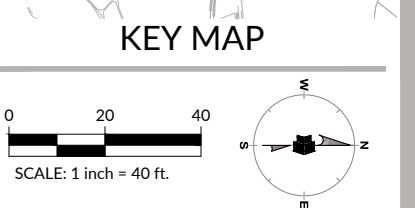
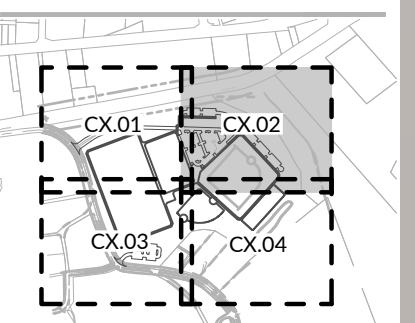
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PRELIMINARY SITE PLANS
BERKELEY MILLS PARK
SPORTS COMPLEX

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



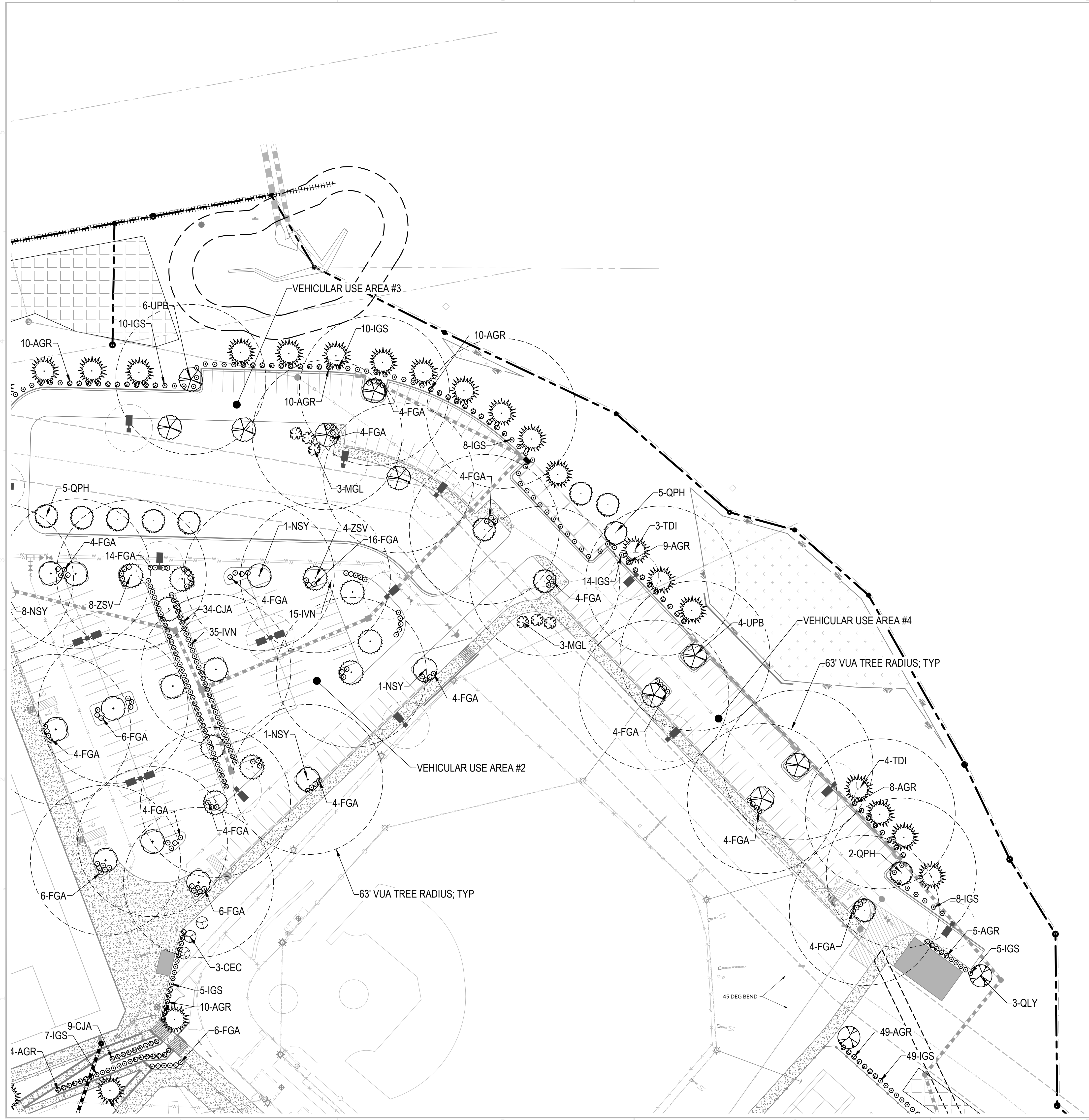
INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

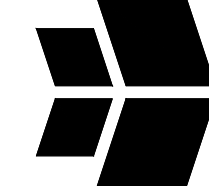
LANDSCAPE PLAN

L1.02

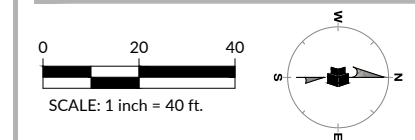
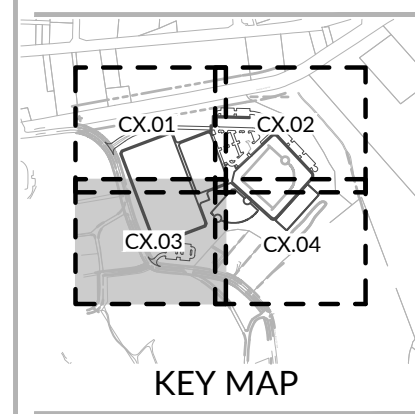
LANDSCAPE LEGEND:	SYMBOL
CANOPY TREES	
OPH - QUERCUS PHELLOS	
TDI - TAXODIUM DISTICHUM	
UPB - ULMUS PARVIFOLIA 'BOSQUE'	
ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'	
NSY - NYSSA SYLVATICA	
GBI - GINKGO BILOBA	
QLY - QUERCUS LYRATA	
UNDERSTORY TREES	
APA - ACER PALMATUM	
CEC - CERCIIS CANADENSIS	
MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'	
SHRUBS	
AGR - ABELIA x GRANDIFLORA	
CJA - CAMELLIA JAPONICA	
FGA - FOTHERGILLA GARDENII	
IGS - ILEX GLABRA 'SHAMROCK'	
IVN - ILEX VOMITORIA 'NANA'	
BUFFERS / MISCELLANEOUS	
TYPE 'B' BUFFER	
TIER II CANOPY TREE REPLACEMENT AREA REQUIRED: 115,067 SF (15% OF 761,112 SF OF EXISTING CANOPY) PROVIDED: 115,829 SF	



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PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

LANDSCAPE PLAN

L1.03

LANDSCAPE LEGEND:

CANOPY TREES

- QPH - QUERCUS PHELLOS
- TDI - TAXODIUM DISTICHUM
- UPB - ULMIUS PARVIFOLIA 'BOSQUE'
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
- NSY - NYSSA SYLVATICA
- GBI - GINKGO BILOBA
- QLY - QUERCUS LYRATA

UNDERSTORY TREES

- APA - ACER PALMATUM
- CEC - CERCIIS CANADENSIS
- MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'

SHRUBS

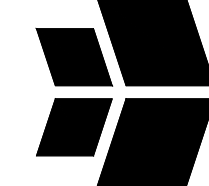
- AGR - ABELIA x GRANDIFLORA
- CJA - CAMELLIA JAPONICA
- FGA - FOTHERGILLA GARDENII
- IGS - ILEX GLABRA 'SHAMROCK'
- IVN - ILEX VOMITORIA 'NANA'

BUFFERS / MISCELLANEOUS

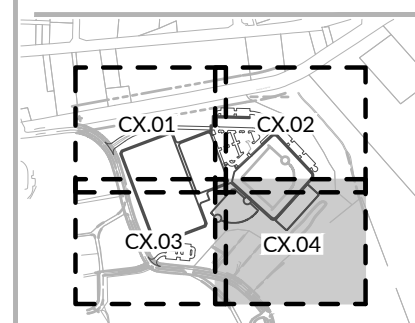
- TYPE 'B' BUFFER
- TIER II CANOPY TREE REPLACEMENT AREA
REQUIRED: 115,067 SF
(15% OF 761,112 SF OF EXISTING CANOPY)
PROVIDED: 115,829 SF



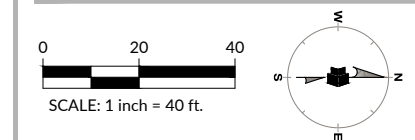
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KEY MAP



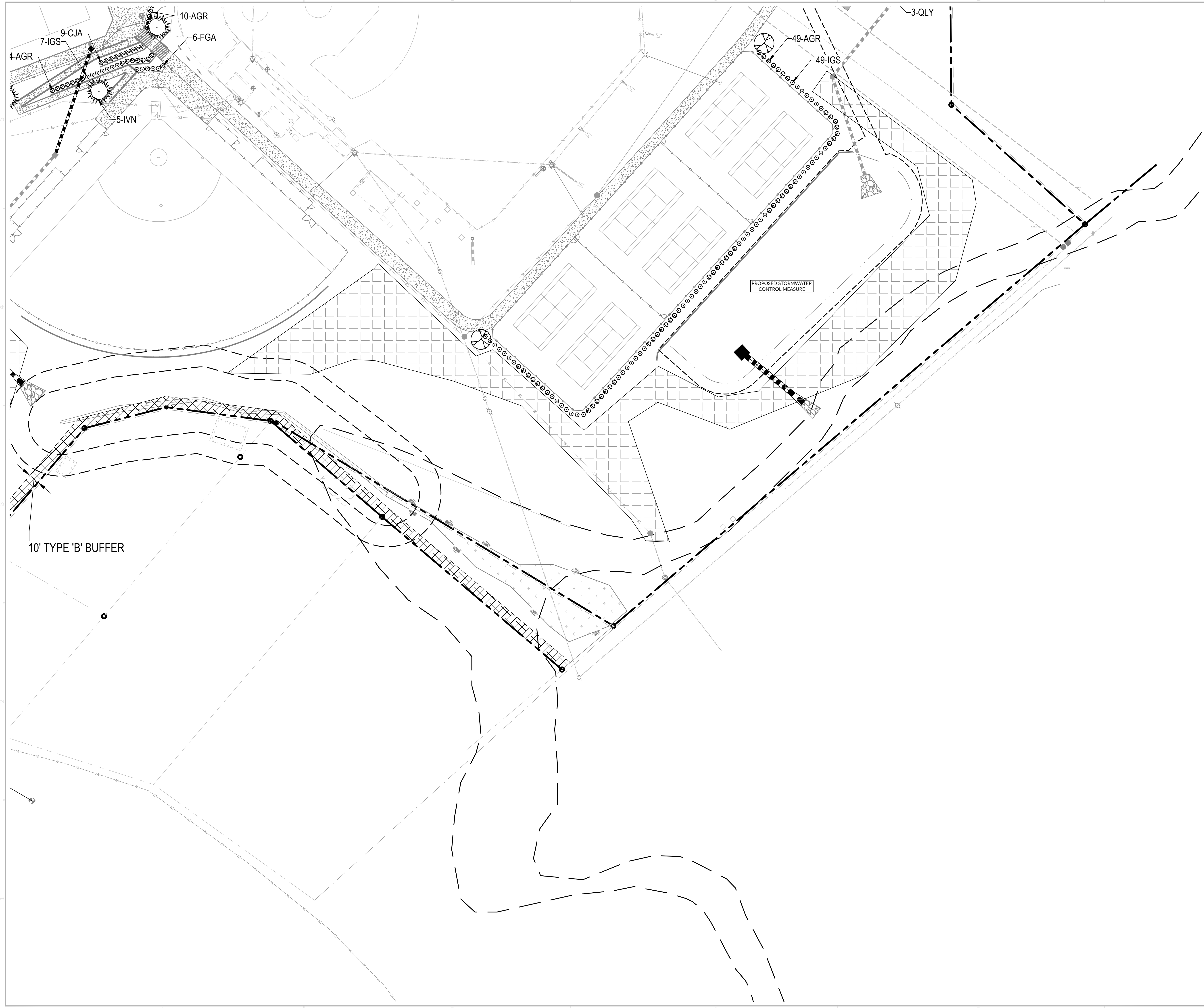
INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER: 24-0763
DRN: GWR DGN: GWR CKD: JSB

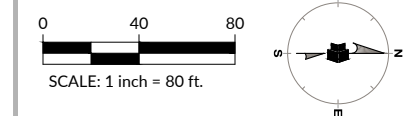
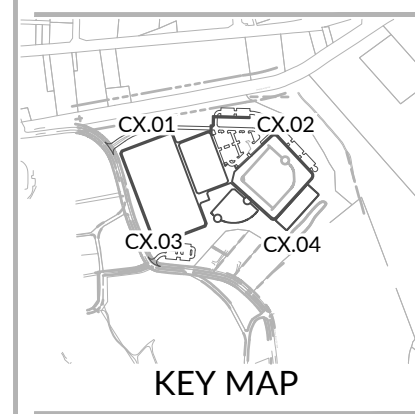
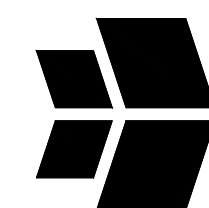
LANDSCAPE PLAN

L1.04

LANDSCAPE LEGEND:	SYMBOL
CANOPY TREES	
QPH - QUERCUS PHELLOS	
TDI - TAXODIUM DISTICHUM	
UPB - ULMUS PARVIFOLIA 'BOSQUE'	
ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'	
NSY - NYSSA SYLVATICA	
GBI - GINKGO BILOBA	
QLY - QUERCUS LYRATA	
UNDERSTORY TREES	
APA - ACER PALMATUM	
CEC - CERCIIS CANADENSIS	
MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'	
SHRUBS	
AGR - ABELIA x GRANDIFLORA	
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FGA - FOTHERGILLA GARDENII	
IGS - ILEX GLABRA 'SHAMROCK'	
IVN - ILEX VOMITORIA 'NANA'	
BUFFERS / MISCELLANEOUS	
TYPE 'B' BUFFER	
TIER II CANOPY TREE REPLACEMENT AREA REQUIRED: 115,067 SF (15% OF 767,112 SF OF EXISTING CANOPY) PROVIDED: 115,829 SF	



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INITIAL PLAN DATE: 08/30/2024
REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

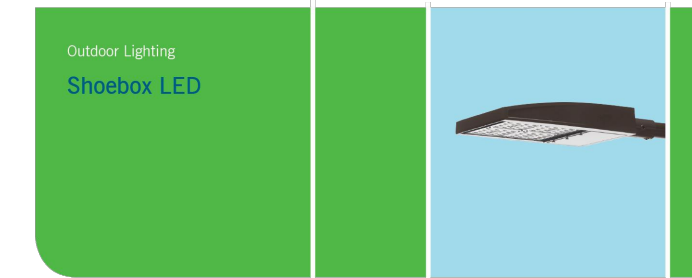
LIGHTING EXHIBIT

SL1.00

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
RDWY		(1) 220W LED Array, LED (WHITE)	ATB2 SERIES LED 1500MA TYPE 4 4000K/5000K CCT, 70 CRI	ELECTRONIC	30' POLE	American Electric Lighting, ATB2 60BLEDE15 XXXXX R4 4K/5K	120V 1P 2W	5
SHBX		(64) 205W	GALLEON LED AREA AND ROADWAY LUMINAIRE(4) 70 CRI 4000K, 1A LIGHTSQUARES WITH 16 LEDES EACH AND TYPE IV WIDE OPTICS	ELECTRONIC	30' POLE	COOPER LIGHTING - STREETWORKS, GAN-AE-04-LED-U-T4W	120V 1P 2W	21

PARKING LOT 1 (MAIN)	
AVERAGE FOOT-CANDELES	1.59
MAXIMUM FOOT-CANDELES	4.5
MINIMUM FOOT-CANDELES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	10.74
AVERAGE TO MINIMUM FC RATIO	3.79

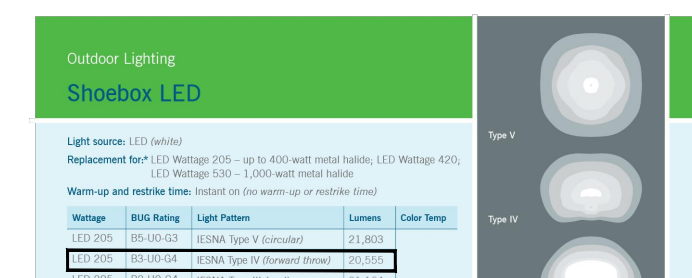
PARKING LOT 2	
AVERAGE FOOT-CANDELES	1.65
MAXIMUM FOOT-CANDELES	3.0
MINIMUM FOOT-CANDELES	0.7
MINIMUM TO MAXIMUM FC RATIO	0.25
MAXIMUM TO MINIMUM FC RATIO	4.08
AVERAGE TO MINIMUM FC RATIO	2.25



Outdoor Lighting Shoebox LED

The energy-efficient Shoebox LED luminaire provides contemporary style with excellent performance. The Shoebox LED provides excellent light patterns that reduce glare and improve visibility. Available in black, deck finish, or white with or without a clear lens. See our website for more information.

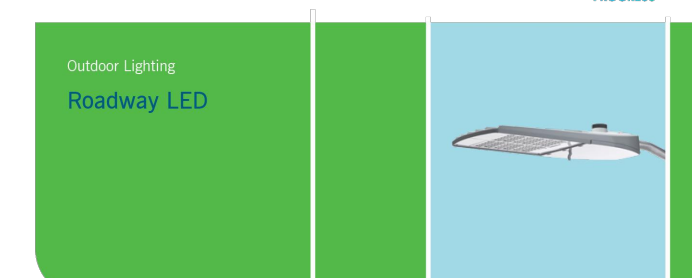
Light Output: 1000 lumens
Mounting height: 30'
Color: White
Photos: See website for more information.



Outdoor Lighting Shoebox LED

Light output: 1000 lumens
Mounting height: 30'
Color: White
Photos: See website for more information.

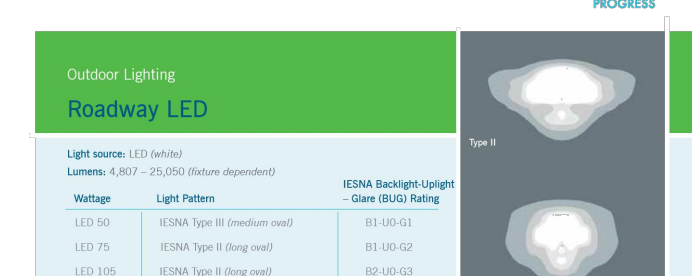
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Color temperature: 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, 10000K.
Beam spread: 120°, 130°, 140°, 150°, 160°, 170°, 180°.
Warranty: 5 years.
Backed by: over 100 years of experience.



Outdoor Lighting Roadway LED

The Roadway LED is a pole-mounted luminaire that provides excellent performance. The Roadway LED provides excellent light patterns that reduce glare and improve visibility. Available in black, deck finish, or white with or without a clear lens. See our website for more information.

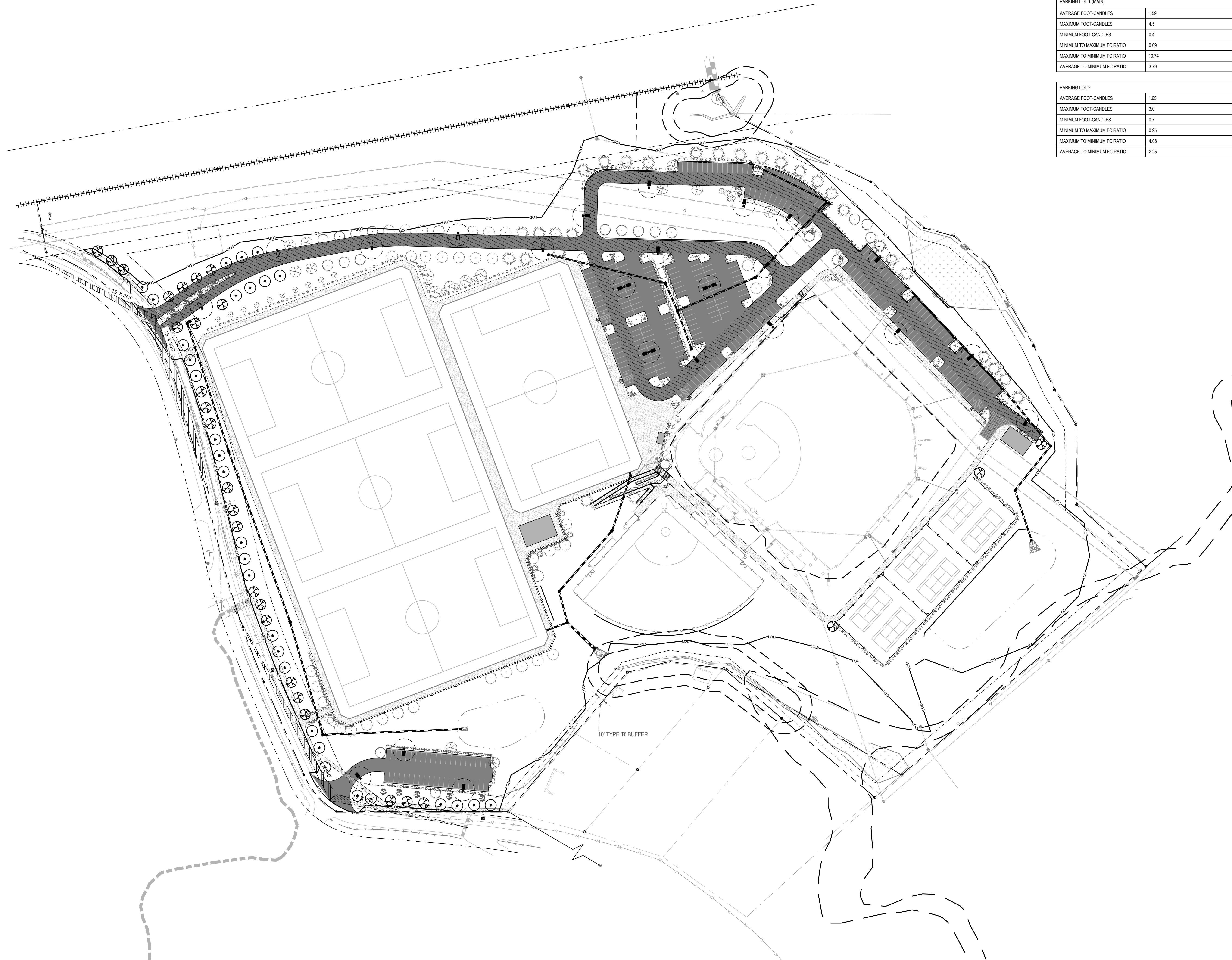
Light Output: 1000 lumens
Mounting height: 30'
Color: White
Photos: See website for more information.



Outdoor Lighting Roadway LED

Light output: 1000 lumens
Mounting height: 30'
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Photos: See website for more information.

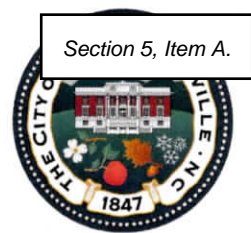
Photos available: Mounting height: 30', 35', 40', 45', 50', 55', 60', 65', 70', 75', 80', 85', 90', 95', 100', 105', 110', 115', 120', 125', 130', 135', 140', 145', 150', 155', 160', 165', 170', 175', 180', 185', 190', 195', 200', 205', 210', 215', 220', 225', 230', 235', 240', 245', 250', 255', 260', 265', 270', 275', 280', 285', 290', 295', 300', 305', 310', 315', 320', 325', 330', 335', 340', 345', 350', 355', 360', 365', 370', 375', 380', 385', 390', 395', 400', 405', 410', 415', 420', 425', 430', 435', 440', 445', 450', 455', 460', 465', 470', 475', 480', 485', 490', 495', 500', 505', 510', 515', 520', 525', 530', 535', 540', 545', 550', 555', 560', 565', 570', 575', 580', 585', 590', 595', 600', 605', 610', 615', 620', 625', 630', 635', 640', 645', 650', 655', 660', 665', 670', 675', 680', 685', 690', 695', 700', 705', 710', 715', 720', 725', 730', 735', 740', 745', 750', 755', 760', 765', 770', 775', 780', 785', 790', 795', 800', 805', 810', 815', 820', 825', 830', 835', 840', 845', 850', 855', 860', 865', 870', 875', 880', 885', 890', 895', 900', 905', 910', 915', 920', 925', 930', 935', 940', 945', 950', 955', 960', 965', 970', 975', 980', 985', 990', 995', 1000'.
Mounting height: 30', 35', 40', 45', 50', 55', 60', 65', 70', 75', 80', 85', 90', 95', 100', 105', 110', 115', 120', 125', 130', 135', 140', 145', 150', 155', 160', 165', 170', 175', 180', 185', 190', 195', 200', 205', 210', 215', 220', 225', 230', 235', 240', 245', 250', 255', 260', 265', 270', 275', 280', 285', 290', 295', 300', 305', 310', 315', 320', 325', 330', 335', 340', 345', 350', 355', 360', 365', 370', 375', 380', 385', 390', 395', 400', 405', 410', 415', 420', 425', 430', 435', 440', 445', 450', 455', 460', 465', 470', 475', 480', 485', 490', 495', 500', 505', 510', 515', 520', 525', 530', 535', 540', 545', 550', 555', 560', 565', 570', 575', 580', 585', 590', 595', 600', 605', 610', 615', 620', 625', 630', 635', 640', 645', 650', 655', 660', 665', 670', 675', 680', 685', 690', 695', 700', 705', 710', 715', 720', 725', 730', 735', 740', 745', 750', 755', 760', 765', 770', 775', 780', 785', 790', 795', 800', 805', 810', 815', 820', 825', 830', 835', 840', 845', 850', 855', 860', 865', 870', 875', 880', 885', 890', 895', 900', 905', 910', 915', 920', 925', 930', 935', 940', 945', 950', 955', 960', 965', 970', 975', 980', 985', 990', 995', 1000'.
Color temperature: 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, 10000K.
Beam spread: 120°, 130°, 140°, 150°, 160°, 170°, 180°.
Warranty: 5 years.
Backed by: over 100 years of experience.



J:\2024\Henderson County Engineering Services for Sports Complex\2024\Drawings\SL1.00 Lighting Exhibit.dwg, Wednesday, October 30, 2024 10:02:17 PM, LIGHTING.DWG



CITY OF HENDERSONVILLE
 COMMUNITY DEVELOPMENT DEPARTMENT
 100 N. King St. ~ Hendersonville, NC ~ 28792
 Phone (828)697-3010 ~ Fax (828) 697-6185
<https://www.hendersonvillenc.gov/>



APPLICATION FOR SITE PLAN REVIEW

Section 7-3 City Zoning Ordinance

The following are required to constitute a complete application for preliminary site plan review:
 ~ This form including the property owner(s) signature(s).
 ~ Appropriate fee.
 ~ 2 copies and a digital file of the site plan containing items in Section 7.3-3.2 of the City Zoning Ordinance.
 Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning Board meeting.

- Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.
- Addition of more than 30 parking spaces.
- Any minor planned residential development consisting of nine or more dwelling units.

The following are required for final site plan review:
 ~ This form including the property owner(s) signature(s)
 ~ 2 copies of the site plan containing items in Section 7-3-4.3 of the City Zoning Ordinance

Date Type of Plan Review Preliminary Final

Name of Project

Location/Address of Property

List 10 digit PIN or 7 digit PID number for each property

Contact Information

Address

Phone Fax Email

CHECK TYPE OF DEVELOPMENT Residential Commercial Other

Current Zoning Total Acreage


Proposed Building Sq.ft. # of Dwelling Units

Official Use:
 DATERECEIVED: _____ BY _____ FEE RECEIVED\$ _____

Applicant(s): (Developer)

Printed Name Henderson County

Corporation Limited Liability Company Trust Partnership Other: Government

Signature 

Title Christopher Todd, Assistant County Manager Email ctodd@hendersoncountync.gov

Address of Applicant 1 Historic Courthouse Square, Hendersonville, NC 28792

Printed Name _____

Corporation Limited Liability Company Trust Partnership Other: _____

Signature _____

Title _____ Email _____

Address of Applicant _____

Printed Name _____

Corporation Limited Liability Company Trust Partnership Other: _____

Signature _____

Title _____ Email _____

Address of Applicant _____

Printed Name _____

Corporation Limited Liability Company Trust Partnership Other: _____

Signature _____

Title _____ Email _____

Address of Applicant _____

Printed Name _____

Corporation Limited Liability Company Trust Partnership Other: _____

Signature _____

Title _____ Email _____

Address of Applicant _____

Property Owners(s):

* ^ Printed Name The Henderson County Board of Public Education

Corporation Limited Liability Company Trust Partnership Other: Institutional

Signature 

Title Mark Garrett, Superintendent Email mrgarrett@hcpsnc.org

Address of Property Owner 414 Fourth Ave West, Hendersonville, NC 28739

* ^ Printed Name _____

Corporation Limited Liability Company Trust Partnership Other: _____

Signature _____

Title _____ Email _____

Address of Property Owner _____

* ^ Printed Name _____

Corporation Limited Liability Company Trust Partnership Other: _____

Signature _____

Title _____ Email _____

Address of Property Owner _____

* ^ Printed Name _____

Corporation Limited Liability Company Trust Partnership Other: _____

Signature _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application.

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.