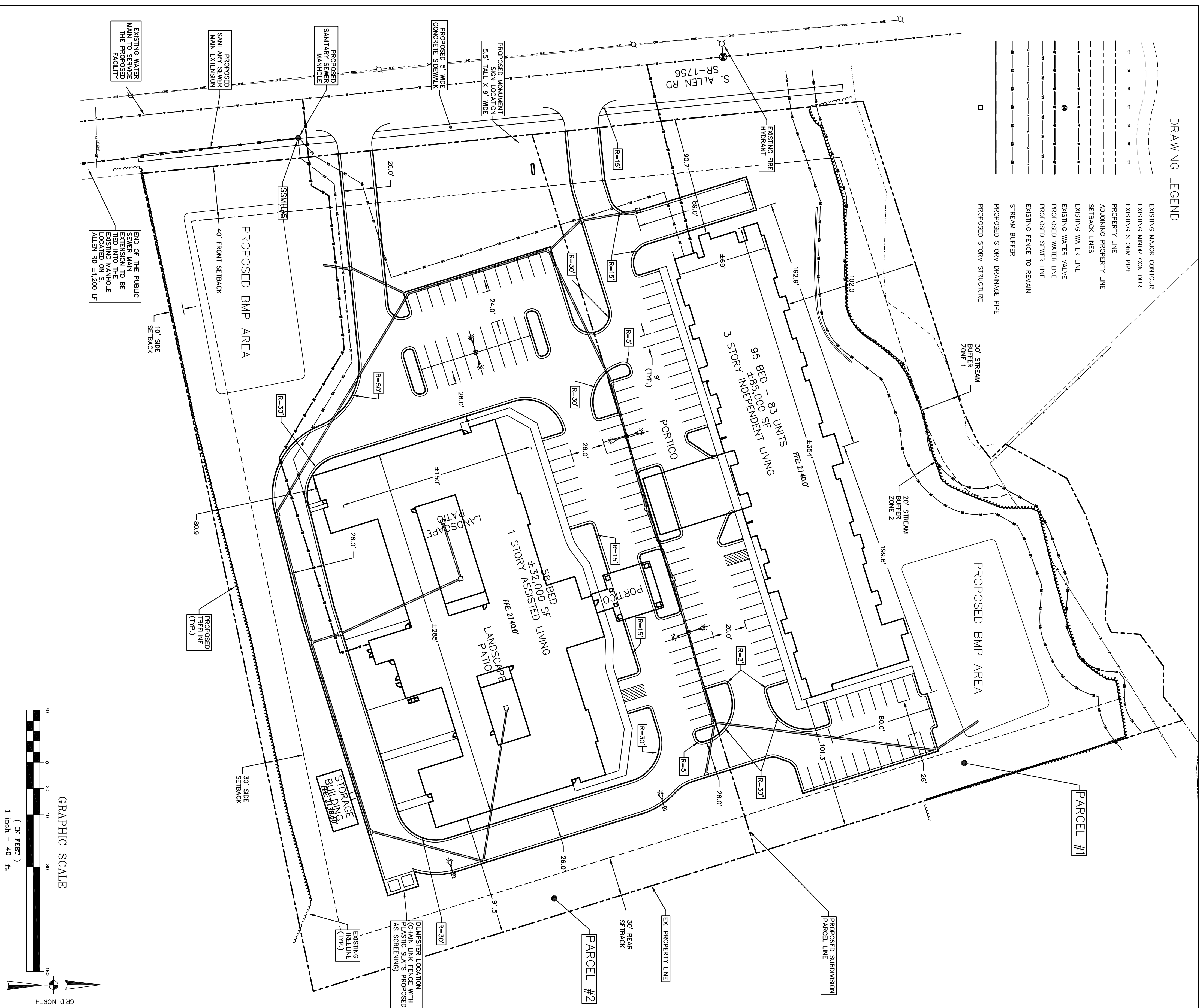


DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM PIPE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINES
- EXISTING WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING FENCE TO REMAIN
- STREAM BUFFER
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED STORM STRUCTURE
- 30' STREAM BUFFER SETBACK ZONE 1
- 20' STREAM BUFFER SETBACK ZONE 2



CONCEPT PLAN PRELIMINARY NOTE:

THIS PLAN IS TO BE USED FOR REFERENCE ONLY.
 THE FINAL LAYOUT IS SUBJECT TO CHANGE. EXISTING TOPOGRAPHY AND UTILITY LOCATIONS ARE TO BE FIELD SURVEYED AND FIELD MARKED BY THE ARCHITECT PRIOR TO FINAL DESIGN.
 BY THE PROJECT ARCHITECT PRIOR TO FINAL DESIGN.

SITE NOTES:

1. PARCEL BOUNDARIES ARE SHOWN PER SURVEY PLAT RECEIVED FROM SURVEY CAROLINA, PLLC DATED , AUGUST 17TH 2020.
2. TOPOGRAPHIC DATA IS SHOWN PER LIDAR INFORMATION AND FIELD SURVEY RECEIVED FROM SURVEY CAROLINA, PLLC DATED NOV. 9TH, 2020.
3. EXISTING WATER AND SANITARY SEWER ARE SHOWN PER INFORMATION RECEIVED FROM HENDERSON COUNTY WATER AND SEWER.
4. THE PROJECT PARCEL WILL BE ANNEXED TO THE CITY OF HENDERSONVILLE. SUBJECT TO APPROVAL FROM THE CITY OF HENDERSONVILLE STAFF, PLANNING BOARD AND CITY COUNCIL.
5. PARKING REQUIRED: ALL PARKING CALCULATIONS HAVE BEEN ESTIMATED BASED OFF OF AVAILABLE INFORMATION ON THE NUMBER OF REQUIRED EMPLOYEES, BEDS AND UNITS.

- 1 PER EACH INDEPENDENT DWELLING UNIT
- 1 X 83 UNITS = 83 SPACES
- 1 PER EACH 10 INDEPENDENT DWELLING UNITS FOR VISITORS PLUS
- 1 X (80 UNITS/10) = 8.3 VISITOR SPACES
- 1 PER EVERY EMPLOYEE ON THE LARGEST SHIFT PLUS
- 1 X (20 EMPLOYEES) = 20 SPACES
- 1 PER EVERY 4 BEDS FOR ASSISTED LIVING OR NURSING CARE BEDS.
- 1 X (58 BEDS/4) = 14.5 SPACES
- 83 + 8.3 + 20 + 14.5 = 125.8 (126) PARKING SPACES REQUIRED

5. HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
6. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
7. CONFIRM UTILITY SIZE AND LOCATION WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
8. WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.
9. A PUBLIC SANITARY SEWER MAIN EXTENSION WILL BE REQUIRED FOR THIS PROJECT. THE NEAREST SANITARY SEWER MANHOLE IS LOCATED AT 1,200 LF SOUTH OF THE PROJECT LOCATION ON SOUTH ALLEN RD.
10. IN ORDER TO ENSURE THE SITE WILL DRAIN PROPERLY THE ENTIRE PROJECT DRAINAGE WILL BE PUT IN PLACE IN PHASE 1. PHASE 1 CONSTRUCTION WILL ALSO INCLUDE THE CONSTRUCTION OF DRIVEWAY AREAS, FACILITY AND ADJUSTING PARKING AREAS NEAR THE BUILDING.
11. PHASE 2 WILL CONSIST OF CONSTRUCTING THE INDEPENDENT LIVING FACILITY AND ADJUSTING PARKING AREAS NEAR THE BUILDING.
12. PROPOSED TREELINE IS SUBJECT TO CHANGE WITH FINAL GRADING PLAN DESIGN AND SHOULD BE CONSIDERED APPROXIMATE AND FOR REFERENCE ONLY.

DENSITY CALCULATION:

MAXIMUM DENSITY: 20 PEOPLE PER ACRE
 ALLOWABLE DENSITY: 20 PEOPLE X 8.07 ACRES(OUTSIDE OF RIGHT OF WAY) = 161 PEOPLE
 PROPOSED RESIDENTS: 12 STUDIO APARTMENTS X 1 = 12
 59 1-BEDROOM APARTMENTS X 1.15 = 88.5
 12 2-BEDROOM APARTMENTS X 2 = 24
 58 STUDIO APARTMENTS X 1 = 58
 ASSISTED LIVING: 182.5 PEOPLE PER HENDERSONVILLE DENSITY CALCULATIONS

OPEN SPACE NOTES:

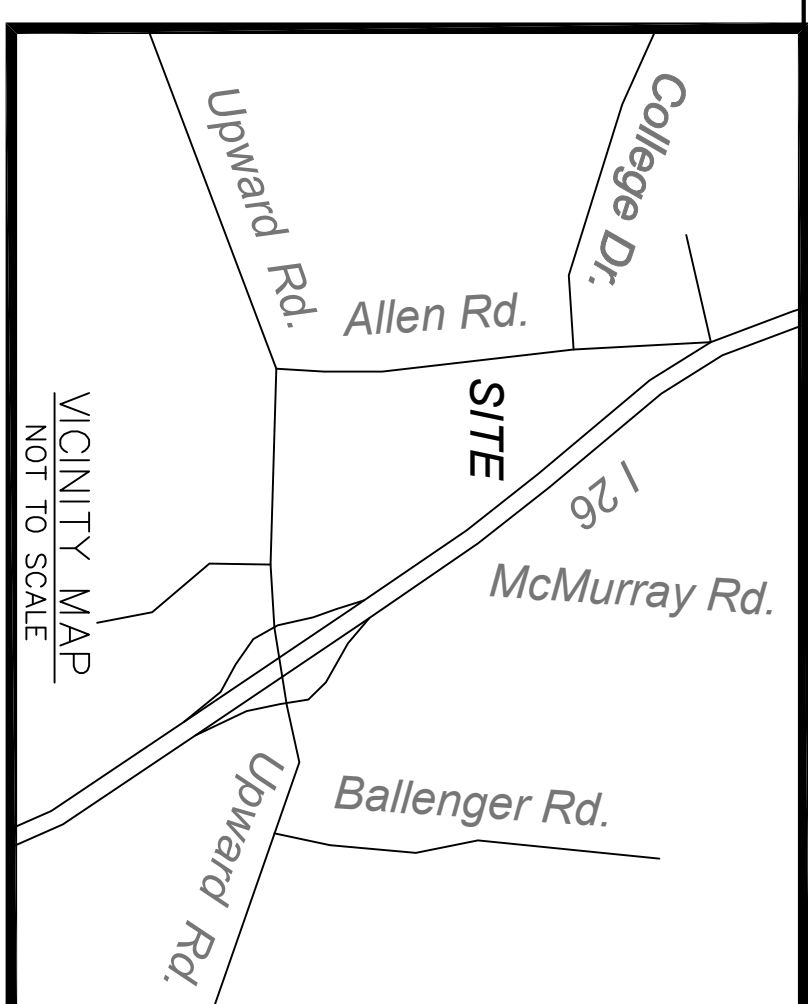
OPEN SPACE REQUIRED: 65% OF PROJECT AREA
 351,469 SF (8.07 AC) OUTSIDE OF RIGHT OF WAY
 351,469 SF X 0.65 = 228,454 SF
 ROOF AND CANOPY AREA: 63,186 SF
 VEHICULAR USE AREA: 93,469 SF
 REMAINING OPEN SPACE: 194,818 SF (55%)

LANDSCAPE BUFFER NOTES:

1. STREETYARD: NO PROPOSED STREETYARD IS REQUIRED DUE TO 60 FT RIGHT OF WAY WIDTH.
2. EASTERN AND SOUTHERN BOUNDARY: ADJOINING PROPERTY TO THE EAST AND TO THE SOUTH IS ZONED OFFICE AND INSTITUTIONAL. PER SECTION 15-6 TABLE OF BUFFER REQUIREMENTS, INSTANTIONAL USERS ARE NOT REQUIRED TO PROVIDE BUFFERS WHEN ADJOINING INSTANTIONAL ZONED PROPERTY TO THE EXTENT POSSIBLE. EXISTING TREES LOCATED ON THE SOUTHERN PROPERTY BOUNDARY WILL BE MAINTAINED.
3. NORTHERN PROPERTY BOUNDARY: THE NORTHERN BOUNDARY WILL CONSIST OF AN UNDISTURBED 30' STREAM BUFFER. THE EXISTING LANDSCAPING IN THE EXISTING STREAM BUFFER EXCEEDS THE LANDSCAPE BUFFER REQUIREMENTS AND WILL BE MAINTAINED.

PARKING LOT LANDSCAPING NOTES

1. VEHICULAR USE AREAS WILL REQUIRE 1 TREE AND AT LEAST 2 SHRUBS PER EVERY 4,000SF OF VEHICULAR USE AREA.
2. VEHICULAR USE AREA PROPOSED: 85,075 SF
3. REQUIRED PARKING LOT LANDSCAPING: 85,075 / 4,000 = 22 TREES & 44 SHRUBS
4. PARKING LOT LANDSCAPING PROPOSED: 22 TREES (RED MAPLES) & 44 EVERGREEN SHRUBS



OVERALL SITE DATA TABLE

ADDRESS	471 MCMURRAY RD, FLAT ROCK, NC 28731
OWNER	E. SMITH HODDGENS
OWNER ADDRESS	5133 BOYLSTON HWY, MILLS ROVER, NC
DEVELOPER	CAROLINA COMMERCIAL CONTRACTORS, LLC
DEVELOPER ADDRESS	PO BOX 159, SANFORD, NC 27331
DEVELOPER PHONE	919-776-4841
PI#	9588127382
PARCEL SIZE (PER SHARE)	8.448 ACRES (8.07 AC OUTSIDE OF RIGHT OF WAY AREA)
DEED BOOK/PAGE	394/761
EXISTING ZONING	O&I
PROPOSED ZONING	PRO-C2D
EXISTING LAND USE	VACANT
PROPOSED LAND USE	ASSISTED AND INDEPENDENT LIVING
SETRBACKS	FRONT = 40 FT SIDE = 30 FT REAR = 30 FT
PARKING PROVIDED	126 SPACES
PARKING REQUIRED	132 (INCLUDING 4 HANDICAP SPACES)
SITE DISTURBED AREA	48.0 ACRES (ESTIMATED)
PROPOSED IMPERVIOUS AREA	44.0 ACRES (TO BE DETERMINED WITH FINAL DESIGN)
PROPOSED DWELLING UNITS	141

SITE DATA PARCEL #1

PARCEL SIZE	3.54 ACRES
CURRENT DEED BOOK/PAGE	394/761
EXISTING ZONING	O&I
PROPOSED ZONING	PRO-C2D
EXISTING LAND USE	VACANT
PROPOSED LAND USE	INDEPENDENT LIVING
PARKING PROVIDED	67 (INCLUDING 3 HANDICAP SPACES)
PARKING REQUIRED	102 SPACES
PARKING NOTE	126 TOTAL REQ'D / 132 TOTAL PROVIDED
PROPOSED IMPERVIOUS AREA	41.44 ACRES (TO BE DETERMINED WITH FINAL DESIGN)
PROPOSED DWELLING UNITS	83

SITE DATA PARCEL #2

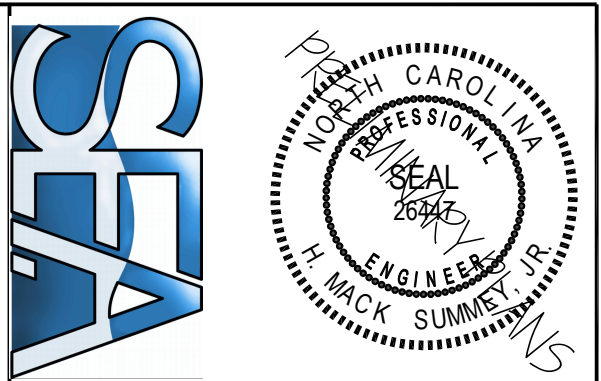
PARCEL SIZE	4.53 ACRES
CURRENT DEED BOOK/PAGE	394/761
EXISTING ZONING	O&I
PROPOSED ZONING	PRO-C2D
EXISTING LAND USE	VACANT
PROPOSED LAND USE	ASSISTED LIVING
PARKING PROVIDED	24 SPACES
PARKING REQUIRED	59 (INCLUDING 1 HANDICAP SPACES)
PROPOSED IMPERVIOUS AREA	42.16 ACRES (TO BE DETERMINED WITH FINAL DESIGN)
PROPOSED DWELLING UNITS	59

CONCEPT PLAN

THE LANDINGS OF FLAT ROCK

S. ALLEN RD
 HENDERSON COUNTY - HENDERSONVILLE - NC

Summey Engineering Associates, PLLC
 Engineering - Land Planning - Consulting
 PO Box 968
 Asheboro, NC 27204
 Phone: 336-524-0902 Fax: 336-524-0922
 Email: info@summeyengineering.com
 NC Professional Engineering Firm License No. P-0336



Scale:	AS NOTED
Date:	AUG 2020
Drawn By:	ZHG
Checked By:	HMSJ
Job No.:	E-6445

No.	Date:	Description:	By:
A	11-09-20	PER HENDERSONVILLE COMMENTS	ZHG
B	11-13-20	PER HENDERSONVILLE COMMENTS	ZHG
C	11-20-20	PER HENDERSONVILLE COMMENTS	ZHG
D	11-24-20	PER HENDERSONVILLE COMMENTS	ZHG
E	11-24-20	REVISED ASSISTED LIVING FOOTPRINT	ZHG