

# WGLA Engineering

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

## PALISADES OF HENDERSONVILLE

CITY OF HENDERSONVILLE  
 HENDERSON COUNTY  
 NORTH CAROLINA

### DEVELOPMENT BLOCK:

**PROJECT NAME:** PALISADES OF HENDERSONVILLE  
**PROJECT ADDRESS:** 2065 N MAIN ST. HENDERSONVILLE, NC  
**PROPERTY OWNER:** GREEN HOLDINGS, LLC, P T GREEN FAMILY LIMITED PARTNERSHIP  
 PO BOX 1776 HENDERSONVILLE, NC 28793  
 HICKORY REALTY FUND LLC  
 337 SCHOONER LN CARBONDALE, CO 81623  
**APPLICANT:** TRIANGLE REAL ESTATE OF GASTONIA, INC.  
 WILLIAM RATCHFORD  
 165 YORK STREET  
 GASTONIA, NC 28053  
 (704) 869-6024  
**ENGINEER:** G. THOMAS JONES, III P.E.  
 WGLA ENGINEERING, PLLC  
 214 N. KING STREET  
 HENDERSONVILLE, NC 28792  
 (828) 687-7177

**PIN(S) # :** 9569865048, 9569861082, 9569759680 & 9569858979  
**DEED REF.:** 1880/465, 1268/742, 1262/65 & 1609/267

**TOTAL ACREAGE:** 17.23 AC (WEST SIDE 14.43± ACRES)  
 (EAST SIDE 2.8± ACRES)

**PROPOSED ZONING :** PRD (PLANNED RESIDENTIAL DISTRICT)  
**WATER SUPPLY:** PUBLIC (CITY OF HENDERSONVILLE)  
**WASTEWATER TREATMENT:** PUBLIC (CITY OF HENDERSONVILLE)

**FLOOD HAZARD:** THIS PROJECT IS NOT LOCATED WITHIN A 100yr FLOOD PLAIN HAZARD AREA PER NC FLOOD MAPPING MAP NO. 3700968000J (MAP REVISED 10/02/2008)

**PROJECT SITE AND ADJOINING PARCELS ARE TOTALLY WITHIN CITY LIMITS OR ETJ**

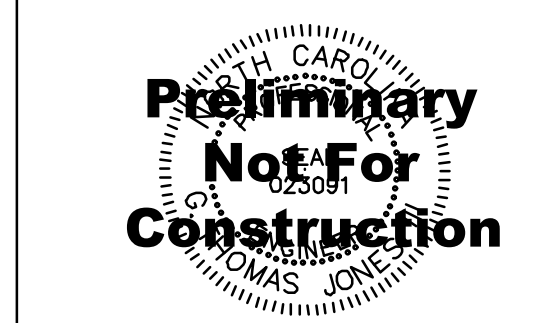
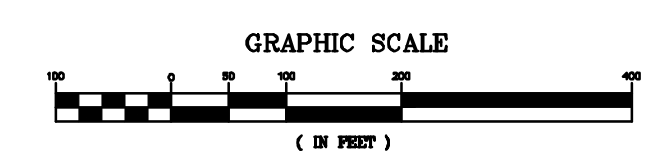
**PROPOSED RESIDENTIAL APARTMENT UNITS (ENTIRE SITE):**  
 1 BEDROOM UNITS: 114 (40%)  
 2 BEDROOM UNITS: 132 (47%)  
 3 BEDROOM UNITS: 36 (13%)  
**TOTAL: 282**

**PROPOSED DENSITY:** 16.4 UNITS/ACRE

**BUILDING SETBACK:** FRONT 10' FROM R/W  
 SIDE 30' FROM P/L  
 REAR 30' FROM P/L

**PARKING REQUIRED :** 441 TOTAL  
 1.5 SPACES PER 1 & 2 BEDROOM UNITS  
 2 SPACES PER 3 BEDROOM UNITS

**PARKING PROVIDED :** 494 TOTAL (1.75 PER UNIT)  
 INCLUDES: 463 TYPICAL SPACES  
 13 ACCESSIBLE SPACES  
 18 GARAGE SPACES



REVISIONS	
DATE	DESCRIPTION



Know what's below.  
 Call before you dig.

**PROJECT NUMBER:** 21144  
**DATE:** 11-1-21  
**DRAWN BY:** CTC  
**CHECKED BY:** GTJ

## CONCEPTUAL PLAN

# C-100

SCALE: 1"=100'