

DEVELOPER PROPOSED CONCESSIONS	PROPOSED DEVELOPMENT IS LIHTC (LOW INCOME HOUSING TAX CREDIT) WITH ALL (46 UNITS) OF THE UNITS AT OR BELOW 80% AMI. PROPOSED DEVELOPMENT WILL PROVIDE SENIOR AFFORDABLE HOUSING AS GOVERNED BY NORTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS.	DEVELOPER PROPOSED CONDITIONS	THE APPLICANT REQUEST THAT RELIEF BE GRANTED FROM SECTION 5-25-2 OF THE ZONING CODE AS IT RELATES TO FUTURE LAND USE DESIGNATION OF URBAN INSTITUTIONAL NOT BEING LISTED AS A PERMITTED FUTURE LAND USE DESIGNATION FOR URBAN RESIDENTIAL ZONING.
	DEVELOPER SHALL PROVIDE EVERGREEN SHRUBS AND LANDSCAPE PLANTER AT INTERSECTION TO PROVIDE BUFFER SCREEN FOR PROPOSED PARKING.		BASED ON THE SITE CONSTRAINTS AND THE PROJECT BEING AFFORDABLE HOUSING WITH THE REZONING, BUT REQUEST TO DEFER THE TRAFFIC IMPACT ANALYSIS UNTIL AFTER THE REZONING IS APPROVED.
	DEVELOPER PROPOSES TO INCREASE VISUAL INTEREST WITH VARIED HEIGHTS OF THE PARAPET ALONG EACH FACADE AS WELL AS THE HEIGHTS OF THE WALL PROJECTIONS.		DEVELOPER HAS PROVIDED A TRAFFIC IMPACT STUDY TO THE CITY OF HENDERSONVILLE WITH THE REZONING, BUT REQUEST TO DEFER THE TRAFFIC IMPACT ANALYSIS UNTIL AFTER THE REZONING IS APPROVED.

TREE LEGEND

- EXISTING TREES TO REMAIN (2 TREES)
- EXISTING TREES TO BE REMOVED (4 TREES)

DEVELOPMENT SUMMARY

PROPERTY OWNERS:	HUBERT, SANDRA & MINNIE BURGESS 950 FRUITLAND RD HENDERSONVILLE, NC 28792
PARCEL #:	9579343520
DEED BOOK & PAGE:	2003E/704
TOTAL SITE ACREAGE:	±2.09 AC (±91,055 SF)
CURRENT ZONING:	RCT
PROPOSED ZONING:	UR
EXISTING USE:	VACANT/SINGLE-FAMILY
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED UNITS:	46
FRONT SETBACK:	14' (FROM EX/PROP BACK OF CURB)
SIDE YARD:	5'
REAR YARD:	10'
REQUIRED PARKING:	46
-1.0 SPACE PER UNIT (ELDERLY MULTI-FAMILY DWELLING)	
PROPOSED PARKING:	51
OPEN SPACE/FOOTPRINT REQUIRED	
- PROPOSED FOOTPRINT:	±22,100 SF
- GROSS FLOOR AREA (EXCLUDING GAZEBO)	±52,400 SF
- REQUIRED MINIMUM OPEN SPACE:	30% (27,312 SF)
- PROPOSED OPEN SPACE:	30% (27,312 SF)
- PROPOSED ASPHALT AREA:	±18,654 SF
- PROPOSED SIDEWALK/CONCRETE AREA:	±5,090 SF
- TOTAL PROPOSED BUILT UPON AREA:	±45,844 SF
- REQUIRED MINIMUM COMMON OPEN SPACE:	9,105 SF
(10% OF TOTAL SITE)	
- PROPOSED COMMON OPEN SPACE:	9,105 SF
(HATCHED AREA INDICATED COMMON OPEN SPACE)	

LANDSCAPING CALCULATION

PERIMETER AND INTERIOR PLANTINGS
1 TREE AND 2 SHRUBS REQUIRED FOR EVERY 1,500 SQ. FT. OF VEHICULAR USE AREA.

- TOTAL VEHICULAR USE AREA: ±21,223 SF
- TOTAL TREES REQUIRED/PROPOSED: 14/14
- TOTAL SHRUBS REQUIRED: 28

WHEN A DEVELOPMENT CONTAINS 20 OR MORE PARKING SPACES, 50 PERCENT OF THE TREES AND SHRUBS REQUIRED MUST BE PLANTED IN ISLANDS OR MEDIANS LOCATED WITHIN THE PARKING LOT.

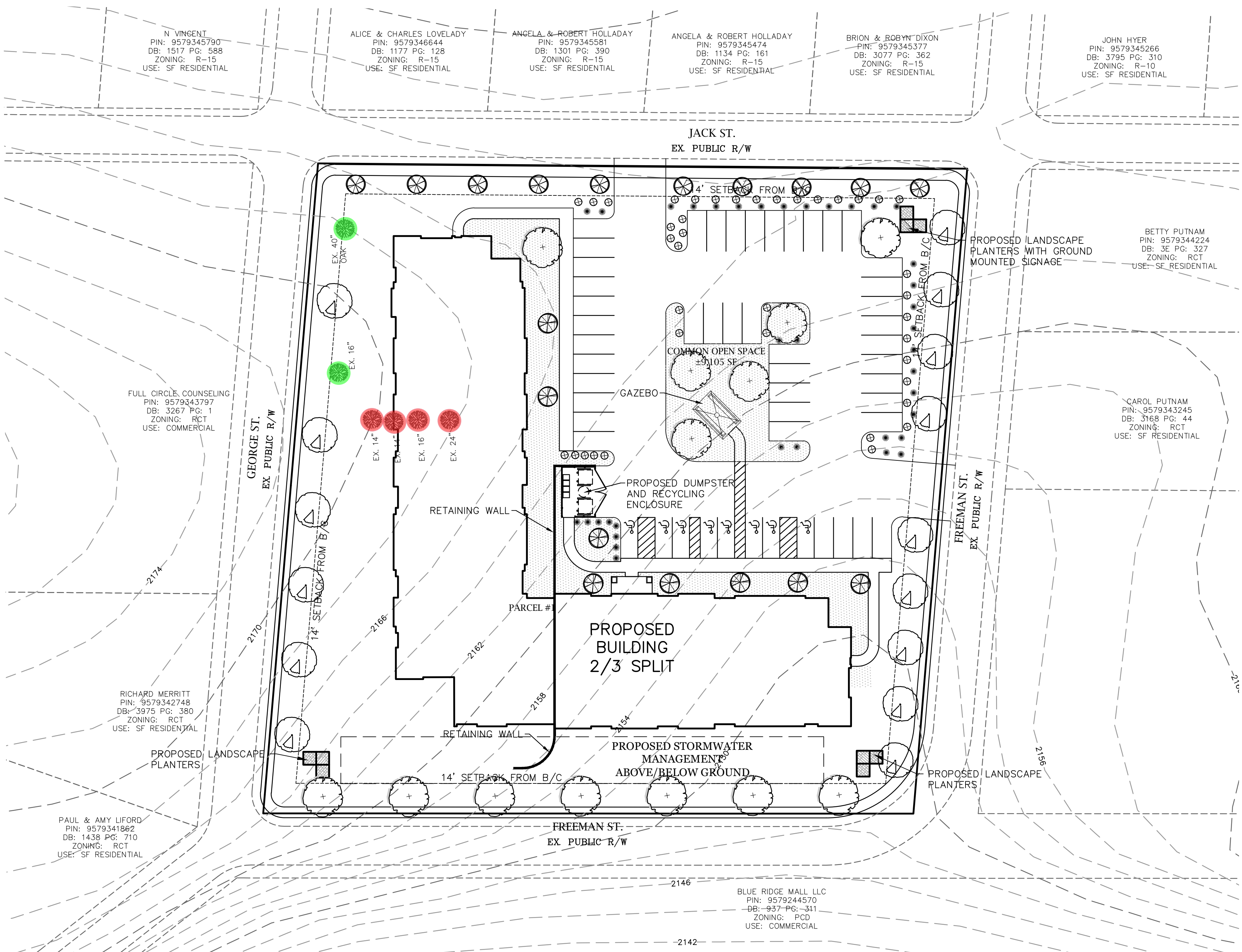
NO LANDSCAPING SHALL BE WITHIN THE SIGHT TRIANGLES.

STREET TREES
ONE LARGE-MATURING TREE FOR EVERY 40 LF OF PROPERTY ABUTTING A STREET OR ONE SMALL-MATURING FOR EVERY 30 LF OF PROPERTY ABUTTING A STREET IF OVERHEAD UTILITY LINES ARE PRESENT.

JACK STREET	
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY:	302'
-REQUIRED SMALL MATURING (30' ON CENTER):	10
-TOTAL PROPOSED SMALL MATURING TREES:	10
FREEMAN STREET	
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY:	604'
-REQUIRED LARGE MATURING (40' ON CENTER):	16
-TOTAL PROPOSED LARGE MATURING TREES:	16
GEORGE STREET	
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY:	304'
-REQUIRED LARGE MATURING (40' ON CENTER):	8
-TOTAL PROPOSED LARGE MATURING TREES:	6
-EX LARGE MATURING TREES:	2

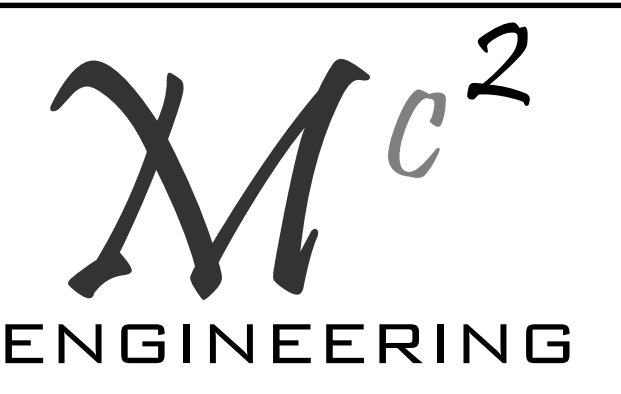
BUFFERING FROM STREET (PARKING AREAS ADJACENT TO ROADWAYS)
AN 8' VEGETATIVE BUFFER SHALL CONSIST OF AT LEAST ONE EVERGREEN OR DECIDUOUS SHRUB PLANTED FOR EVERY FIVE LINEAR FEET OF BUFFER REQUIRED.

JACK STREET	
-TOTAL LF OF FRONTAGE:	301'
-TOTAL SHRUBS REQUIRED/PROPOSED:	28/28
FREEMAN STREET	
-TOTAL LF OF FRONTAGE:	100'
-TOTAL SHRUBS REQUIRED/PROPOSED:	20/20



DEVELOPMENT SUMMARY

LANDSCAPE CALCULATIONS



Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

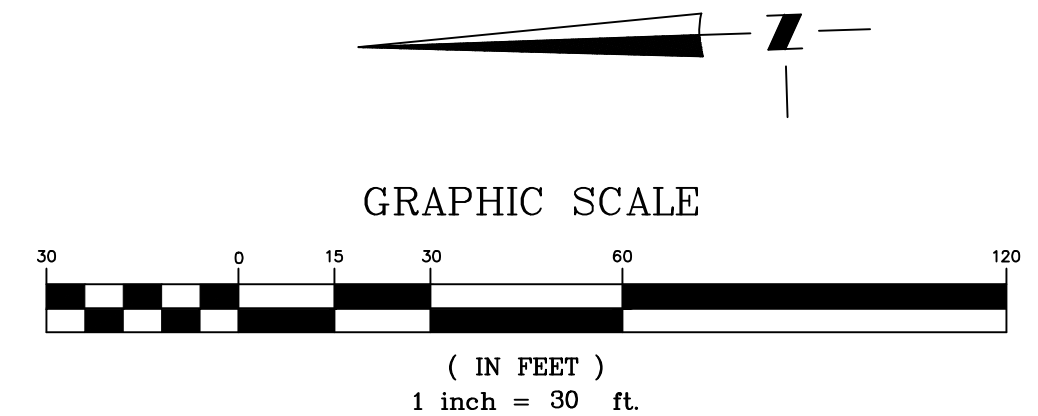
PROPOSED DEVELOPMENT:
BEARWALLOW LOFTS APTS.
FREEMAN ST.
HENDERSONVILLE, NC

DEVELOPED BY:
WODA COOPER
DEVELOPMENT, INC
500 SOUTH FRONT STREET, 10th FLOOR
COLUMBUS, OH 43215

SCHEMATIC SITE PLAN

REVISIONS

1	2/21/23	REVISED GAZEBO/BLDG/PARKING
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CAD FILE: 22-028 BASE.DWG
PROJECT NO.: 22-028
DESIGNED BY: JDM
DATE: DECEMBER 20, 2022