



VICINITY MAP
 PROPERTY OWNER:
 CAPITOL FUNDS, INC.
 P.O. BOX 144
 SHELBY, NC 28151

DEVELOPER CONTACT:
 SELWYN PROPERTY GROUP, INC
 ATTN: JENSIE TEAGUE
 4310 PARK ROAD, SUITE 101
 CHARLOTTE, NC 28209

CONTACT PERSON:
 SUZANNE GODSEY, PLA
 SITWORK STUDIOS, PLLC
 82 PATTON AVENUE, SUITE 700
 ASHEVILLE, NC 28801
 828.225.4945

ZONING:
 CURRENT ZONING: C-2 SECONDARY BUSINESS
 PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
 CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: RESIDENTIAL APARTMENTS
 PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

EXISTING IMPERVIOUS SURFACE:
 346 SF (0.008 ACRES)
 0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
 75,644 SF (1.74 ACRES)
 48% OF SITE

SETBACKS:
 FRONT: 12' MINIMUM
 SIDE/ REAR: 0'

BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
 PROPOSED BUILDING HEIGHT: TBD

PARKING REQUIREMENTS:
 REQUIRED AT 1 PARKING SPACE PER UNIT
 PROPOSED BUILDING UNITS: 84 UNITS
 REQUIRED PARKING = 84 SPACES
 PROVIDED PARKING = 102 SPACES (WITH 5 HC PARKING SPACES)

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE REQUIREMENTS (PL)
 1 TREE / 2 SHRUB PER 4,000 SF OF VEHICULAR USE AREA (VUA)
 TOTAL SQUARE FOOTAGE OF VEHICULAR USE AREAS = 41,818 SF
 PLANTINGS REQUIRED = 12 TREES / 24 SHRUBS
 NUMBER OF TREES PROVIDED:
 NUMBER OF SHRUBS PROVIDED:

STREET TREE LANDSCAPE REQUIREMENTS (ST)
 TOTAL LINEAL FOOTAGE OF PUBLIC ROW (ISRAEL ST.) = 331 LF
 REQUIRED AT 1 TREE PER 35 LINEAL FOOT
 NUMBER OF TREES REQUIRED = 10 TREES
 NUMBER OF TREES PROVIDED = 10 TREES

OPEN SPACE LANDSCAPE REQUIREMENTS (OSL)
 5 SF OF OPEN SPACE PER 100 SF OF GROSS FLOOR AREA
 PROPOSED GROSS FLOOR AREA = 105,519 SF
 REQUIRED OPEN SPACE = 21,104 SF
 30% OF OPEN SPACE ALLOWED ON ENCLOSED GROUND FLOOR
 OPEN SPACE PROPOSED ON GROUND FLOOR = 1,784 SF
 OUTDOOR OPEN SPACE PROPOSED = 19,320 SF
 1 TREE REQUIRED PER 500 SF OF OPEN SPACE
 PROPOSED OUTDOOR OPEN SPACE TREES = 39 TREES

PLANTING STRIP REQUIREMENT (PS)
 TOTAL LINEAL FOOTAGE OF VUA ABUTTING PROPERTY = 864 LF
 REQUIRED AT 1 TREE / 5 SHRUBS PER 40 LINEAL FOOT
 PLANTINGS REQUIRED: 22 TREE / 108 SHRUBS
 NUMBER OF TREES PROVIDED =
 NUMBER OF SHRUBS PROVIDED =

SPECIAL PROVISION - MIXED USE OPEN SPACE (SP)
 REQUIRED AT 1 TREE / 5 SHRUB PER 4,000 SF OF OPEN SPACE
 PLANTINGS REQUIRED = 5 TREES / 26 SHRUBS
 NUMBER OF TREES PROVIDED =
 NUMBER OF SHRUBS PROVIDED =

CONSULTANT

SOUTHGATE APARTMENTS
 PREPARED FOR:
CAPITOL FUNDS, INC.
 P.O. BOX 144
 SHELBY, NORTH CAROLINA, 28151

REVISIONS		
NO.	REMARKS	DATE



DATE:
 10.11.2021
 SHEET TITLE:

CONCEPTUAL
 SITE
 PLAN
 SHEET NO.
L-100

