

# OSCEOLA LAKE VILLAGE

159 OSCEOLA RD, HENDERSONVILLE

OWNER: GREEN HORIZONS PROPERTY GROUP, LLC  
 DESIGNER: JOEY BURNETT  
 SURVEYOR: ASSOCIATED LAND SURVEYORS AND PLANNERS PC



## 159 OSCEOLA RD

PIN: 9568315964  
 Property Owner: BL CORP OF NC  
 Parcel Size: 163498.07 ft<sup>2</sup> (3.75 acres)

	Percent Coverage	Square Footage
2025	14.60%	23870.24 ft <sup>2</sup>
2023	30.36%	49633.96 ft <sup>2</sup>
2022	20.17%	32977.45 ft <sup>2</sup>

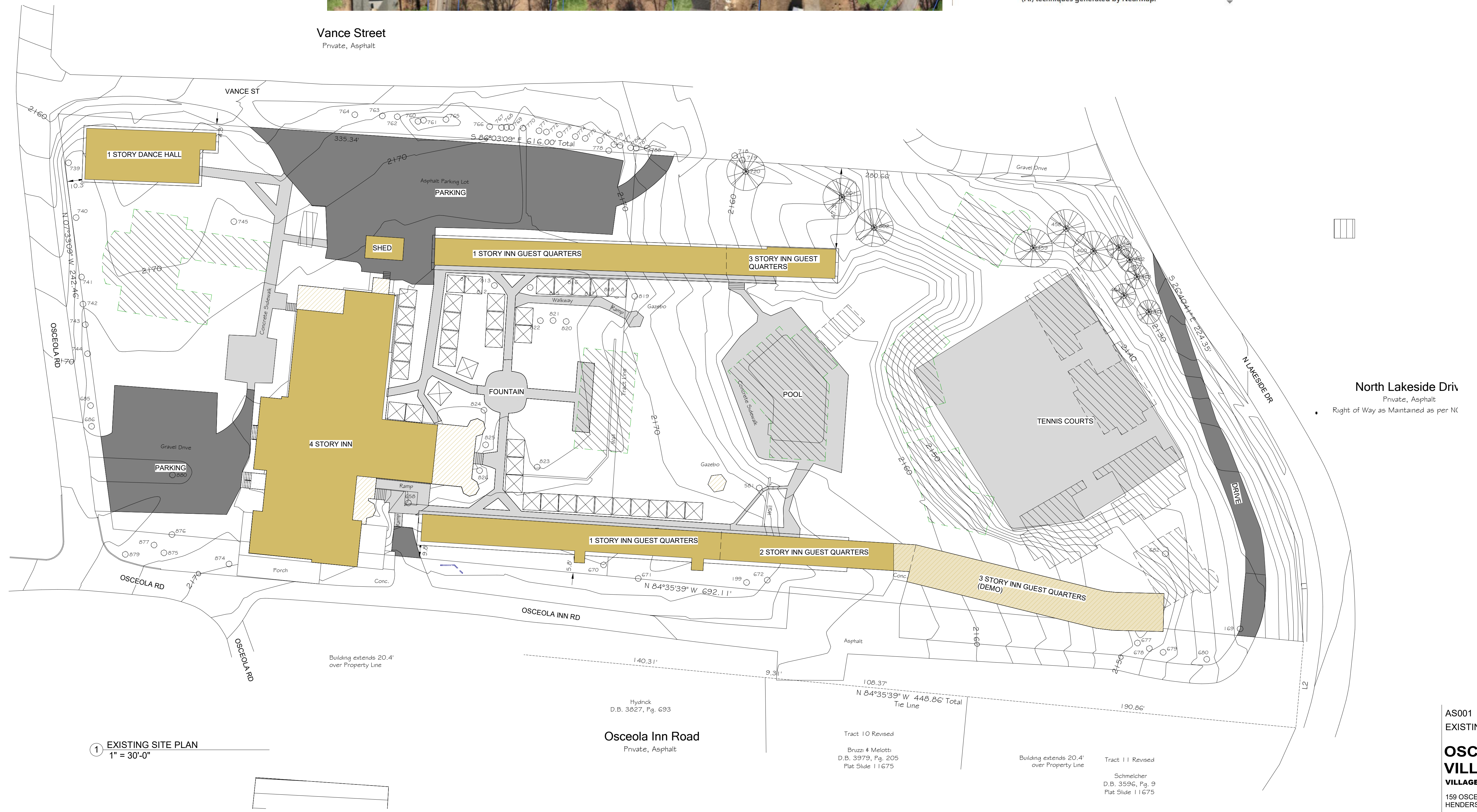
### Percent Change from 2022-2025

2022 → 2023: **50.51%**

2022 → 2025: **-27.62%**

2023 → 2025: **-51.91%**

2022 & 2025 canopy data has been derived from artificial intelligence (AI) techniques generated by NearMap.



1 EXISTING SITE PLAN  
 1" = 30'-0"

AS001  
 EXISTING SITE PLAN

**OSCEOLA LAKE VILLAGE**  
 VILLAGE MASTER PLAN

159 OSCEOLA RD  
 HENDERSONVILLE  
 3.19.26

PLANNING

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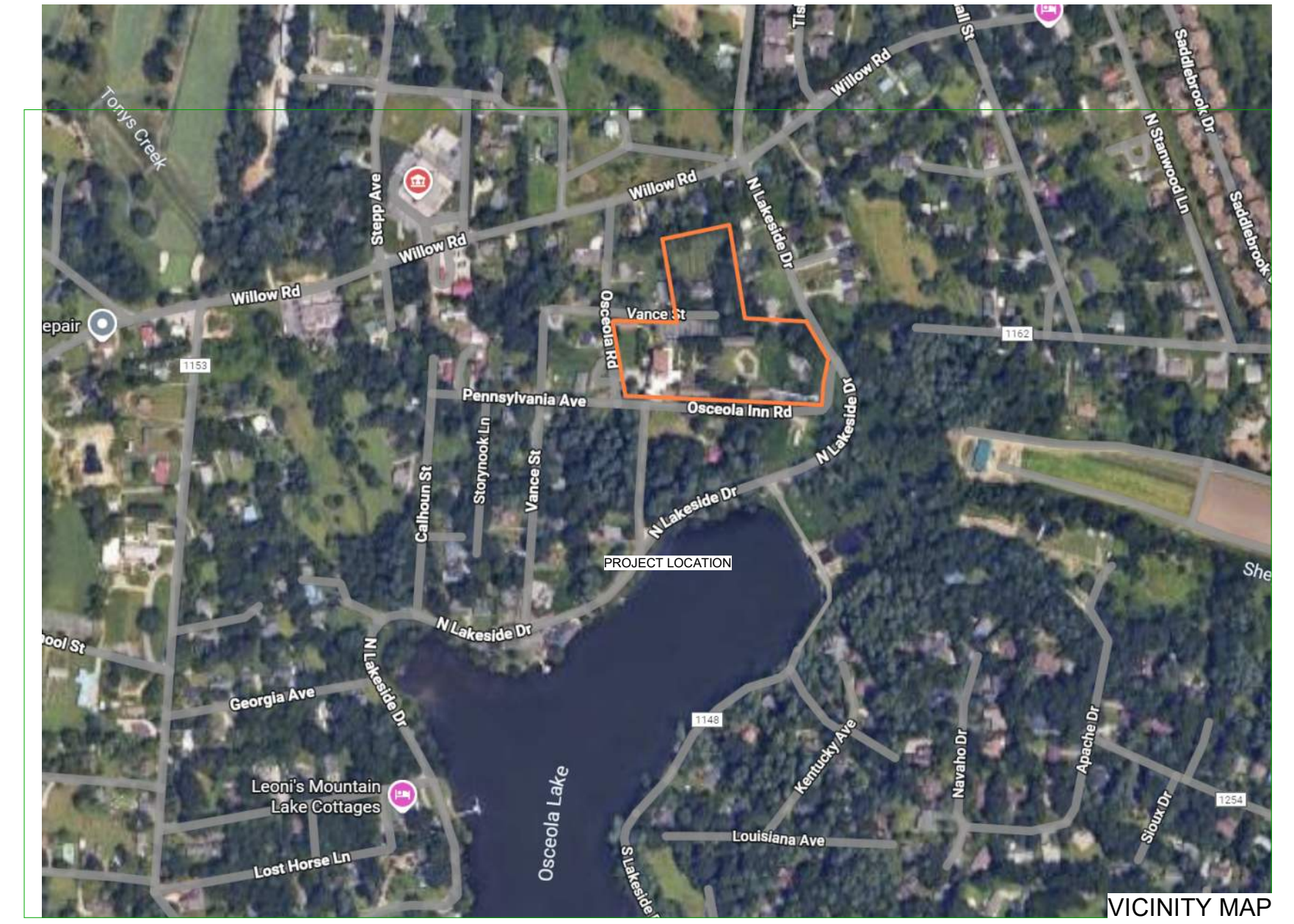
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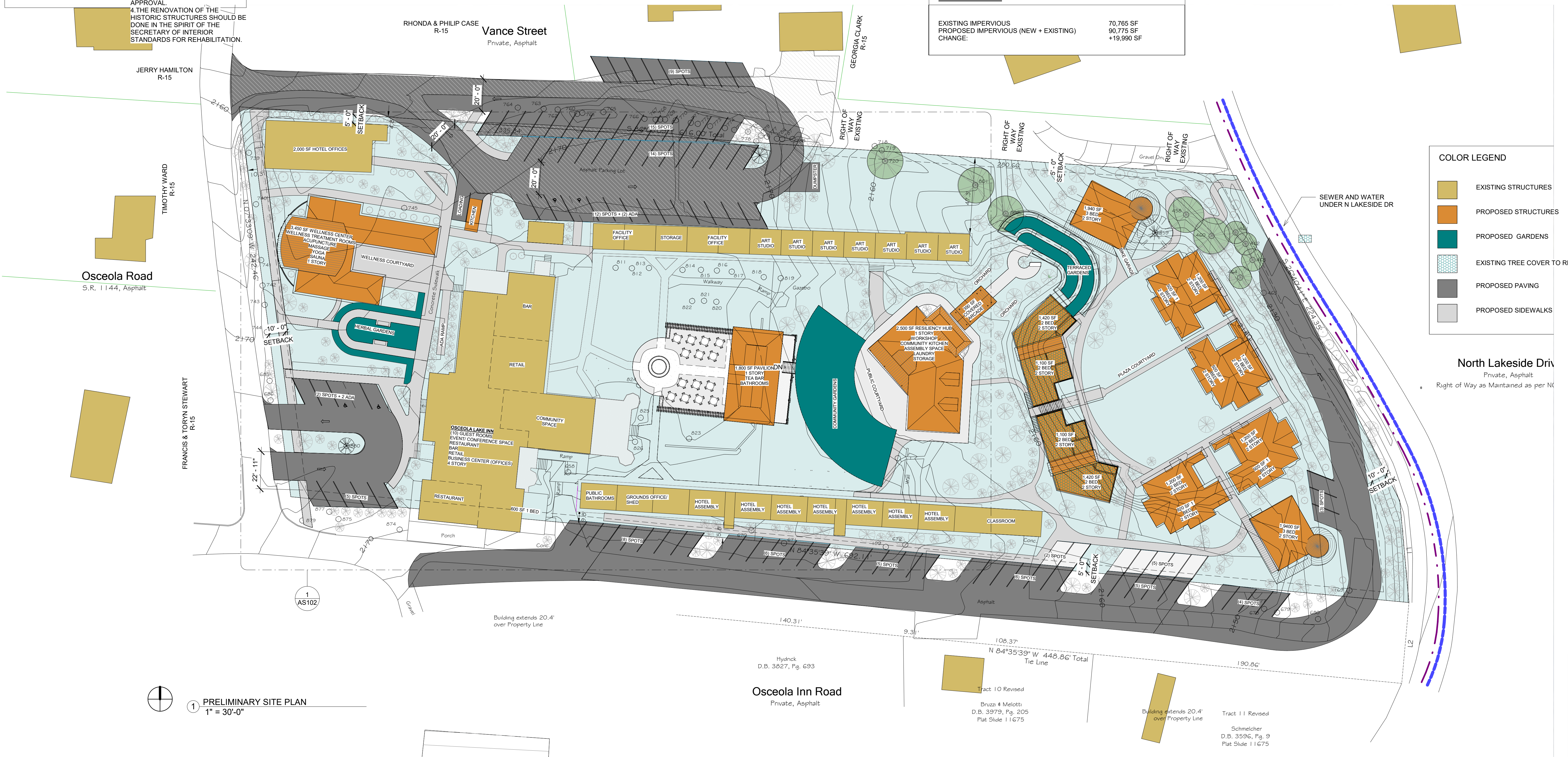


ALL ADJACENT PROPERTIES: FLOOD ZONE:	R15 NONE
CURRENT ZONING: PROPOSED ZONING:	ETJ - R15-CZD R10-CZD -MPROD - 9 UNITS -ADAPTIVE REUSE -HOTEL W/ ACCESSORY USES -CAFE, BAR, RETAIL, OFFICES, WELLNESS, ARTIST
STUDIOS	
REQUESTED CONDITIONS:	1. ALLOW ACCESSORY BUILDINGS TO BE SET IN FRONT OF THE PRINCIPAL STRUCTURE. 2. ALLOW FOR THE ADDITIONAL STRUCTURES TO SERVE AS ACCESSORY USES TO THE PRIMARY ADAPTIVE RE-USE, THEREBY WAIVING SECTION 16-4-2 (C).
PLANNING CONDITIONS:	3. THE PROJECT MUST BE COMPLIANT WITH ALL APPLICABLE FIRE, UTILITY, NCDOT, AND STORMWATER STANDARDS UPON FINAL SITE PLAN APPROVAL. 4. THE RENOVATION OF THE HISTORIC STRUCTURES SHOULD BE DONE IN THE SPIRIT OF THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION.

SITE CALCULATIONS	
LAND AREA:	152,420 SF TOTAL
BUILDING FOOTPRINT:	
-EXISTING:	24,145 SF
-DEMO:	-4,100 SF
-NEW:	19,310 SF
	39,355 SF TOTAL (25.8%)
-GREEN ROOFS:	2,720 SF TOTAL (-1.8%)
PAVED AREAS:	20,290 SF TOTAL (13.3%)
SIDEWALKS (EXISTING+NEW):	18,830 SF TOTAL (12.4%)
COMMON GARDENS:	5,960 SF (3.9%)
COMMON SPACES (COURTYARDS)	15,325 SF (10.1%)
COMMON OPEN SPACE TOTAL	21,285 SF TOTAL (14.0%)
OPEN SPACE (YARD):	52,660 SF (24.5%)
DWELLING COUNT	
DWELLING UNITS:	
1 BED	4 (4X.5)
2 BED	8 (6X.5)
3 BED	2
	9 TOTAL
PARKING	
PARKING COUNT - PROVIDED:	
PARKING:	88 (4 ADA)
HOTEL:	17
RESIDENCES:	105 TOTAL
PARKING COUNT - REQUIRED:	
HOTELS (1 PER GUEST ROOM)	10
HOTELS 13,840 SF (1 PER 600 SF)	24
ART STUDIO 3,320 SF (1 PER 150)	22
-15 STUDIOS TOTAL	34
PERSONAL SERVICES 6,650 SF (1 PER 200)	
-COWORKING (10 OFFICES)	
RESIDENTIAL (1 PER DWELLING 1.5 PER 3 BED)	15
	105 TOTAL
IMPERVIOUS %	
EXISTING IMPERVIOUS	70,765 SF
PROPOSED IMPERVIOUS (NEW + EXISTING)	90,775 SF
CHANGE:	+19,990 SF



VICINITY MAP



COLOR LEGEND	
[Yellow Box]	EXISTING STRUCTURES
[Orange Box]	PROPOSED STRUCTURES
[Green Box]	PROPOSED GARDENS
[Blue Hatched Box]	EXISTING TREE COVER TO REMAIN
[Grey Box]	PROPOSED PAVING
[Light Grey Box]	PROPOSED SIDEWALKS

1 PRELIMINARY SITE PLAN  
1" = 30'-0"

AS100  
SITE PLAN  
**OSCEOLA LAKE VILLAGE**  
VILLAGE MASTER PLAN  
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**SITE CALCULATIONS**

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**LANDSCAPING NOTES**

COMMON AND OPEN SPACE TO MAINTAINED AND MANAGE BY GROUNDS DEPARTMENT AND RESIDENTS OF THE OSCEOLA LAKE VILLAGE. HERE GARDENS TO BE MAINTAINED BY OPERATORS OF THE WELLNESS CENTER. IRRIGATION TO BE PROVIDED BY RAIN CATCHMENTS SYSTEMS.

STORMWATER BIOSWALES TO BE PLANTED WITH PERENNIAL PLANTINGS WITH A PREFERENCE FOR RIPARIAN PLANTS.

ALL TREE AND SHRUB PLANTINGS TO FAVOR NATIVES AND FRUITING TREES (FRUIT/NUTS).

COMMUNITY GARDEN SPACES WILL BE PLANTED AND MAINTAINED BY COMMUNITY MEMBERS. THE DESIGN IS INTENDED FOR THESE SPACES TO HAVE A FOCUS ON ANNUAL, VEGETABLES AND FLOWERS.

IDENTIFIED FOOD FOREST ON THE EAST SIDE OF THE RESILIENCY CENTER TO HAVE A PREFERENCE FOR FRUITING TREES AND SHRUBS. SPACING OF TREES TO BE DEPENDANT ON VARIETY AND DWARF VARIETIES. ESPALIERS TREES RECOMMENDED NEAR STAIRS FROM THE VILLAGE TO THE RESILIENCY CENTER.

GREEN ROOF PLANTING TO BE NATIVE PERENNIAL GRASSES AND SEDUMS.

**STORMWATER NOTES**

STORMWATER BIOSWALES TO INCLUDE VEGETATED BERMS ON THE DOWNHILL SIDE OF EACH BIOSWALE. WHERE SUNLIGHT IS LIMITED, BERMS OF MYCELIUM INOCULATED WOOD MULCH CAN BE ADDED TO SLOW AND FILTER STORMWATER IN ADDITION TO SHADE-TOLERANT PERENNIALS.

RAIN BARRELS TO BE INCORPORATED INTO NEW STRUCTURES GUTTER SYSTEMS WITH A PREFERENCE FOR 100 GAL SYSTEMS. OVERFLOW TO BE DIRECTED TOWARDS BIOSWALES.

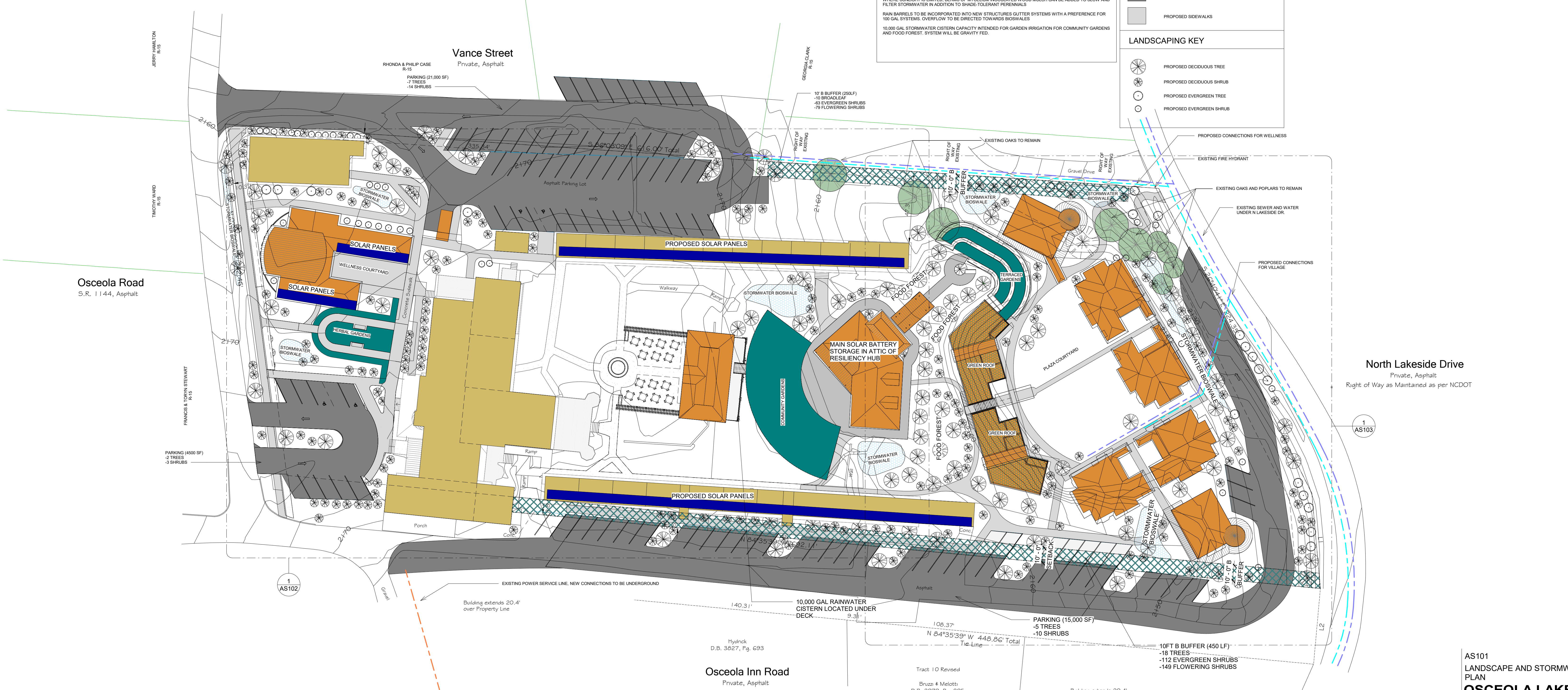
10,000 GAL STORMWATER CISTERN CAPACITY INTENDED FOR GARDEN IRRIGATION FOR COMMUNITY GARDENS AND FOOD FOREST. SYSTEM WILL BE GRAVITY FED.

**COLOR LEGEND**

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPOSED GARDENS
- EXISTING TREE COVER TO REMAIN
- PROPOSED PAVING
- PROPOSED SIDEWALKS

**LANDSCAPING KEY**

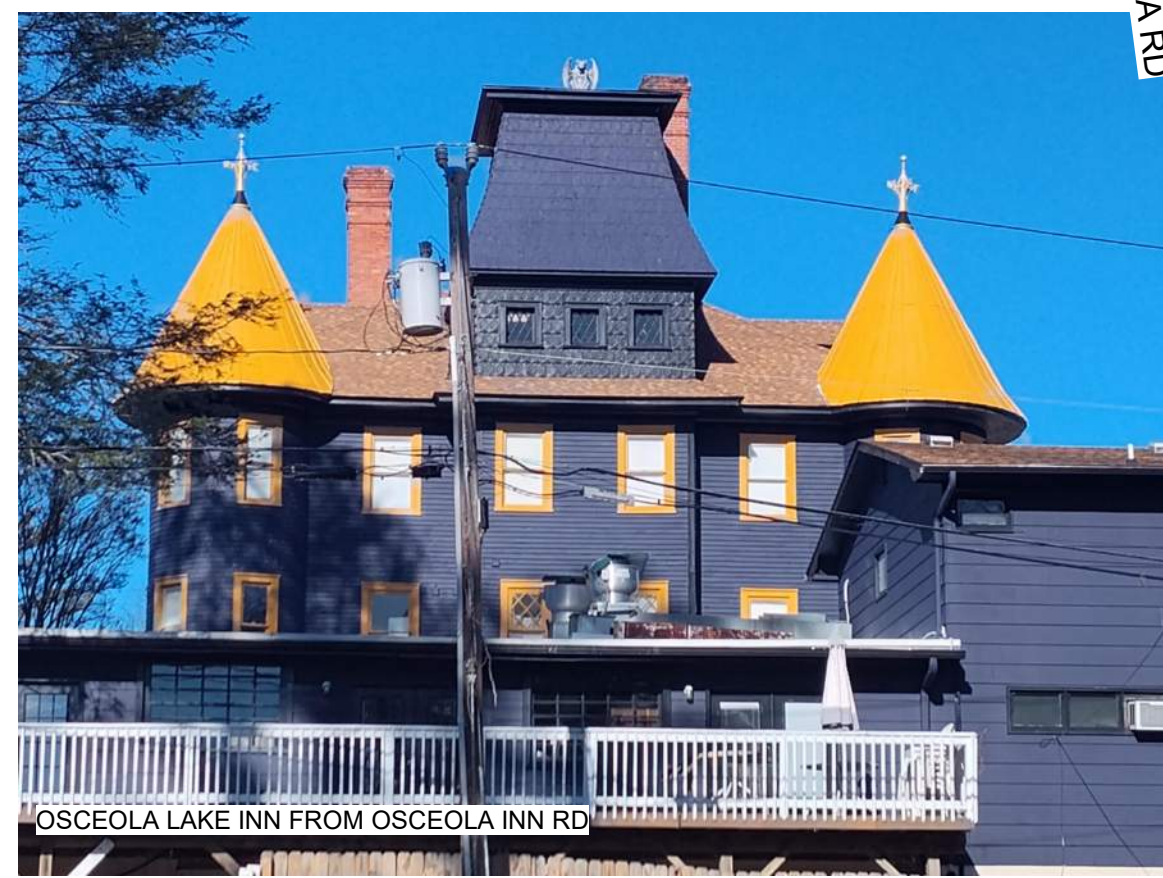
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB



**PRELIMINARY LANDSCAPE/UTILITY PLAN**  
 1" = 30'-0"



OSCEOLA LAKE INN FROM OSCEOLA RD



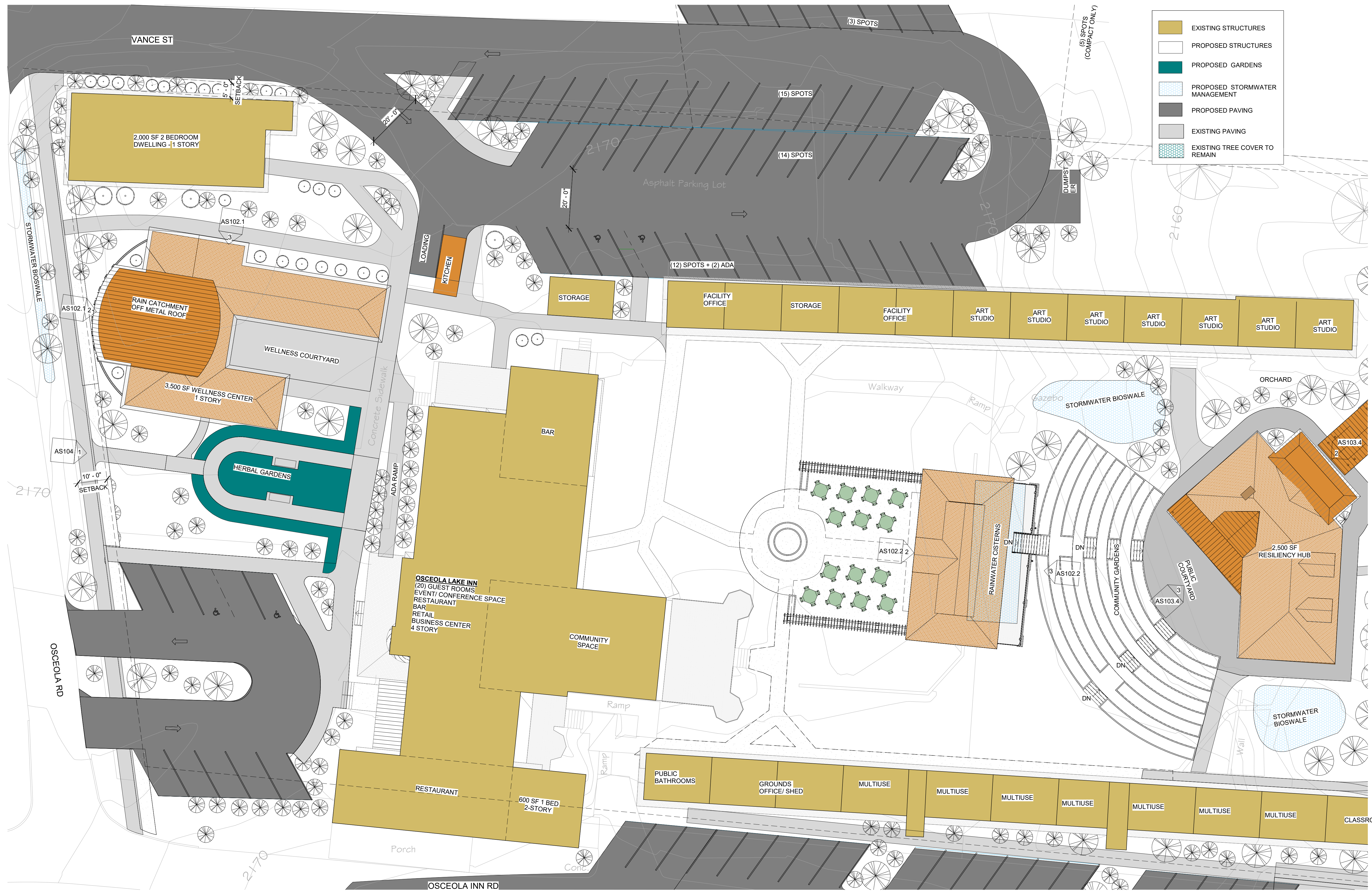
OSCEOLA LAKE INN FROM OSCEOLA INN RD



EXISTING BUILDING TO REMAIN ON NORTH WEST CORNER OF LOT



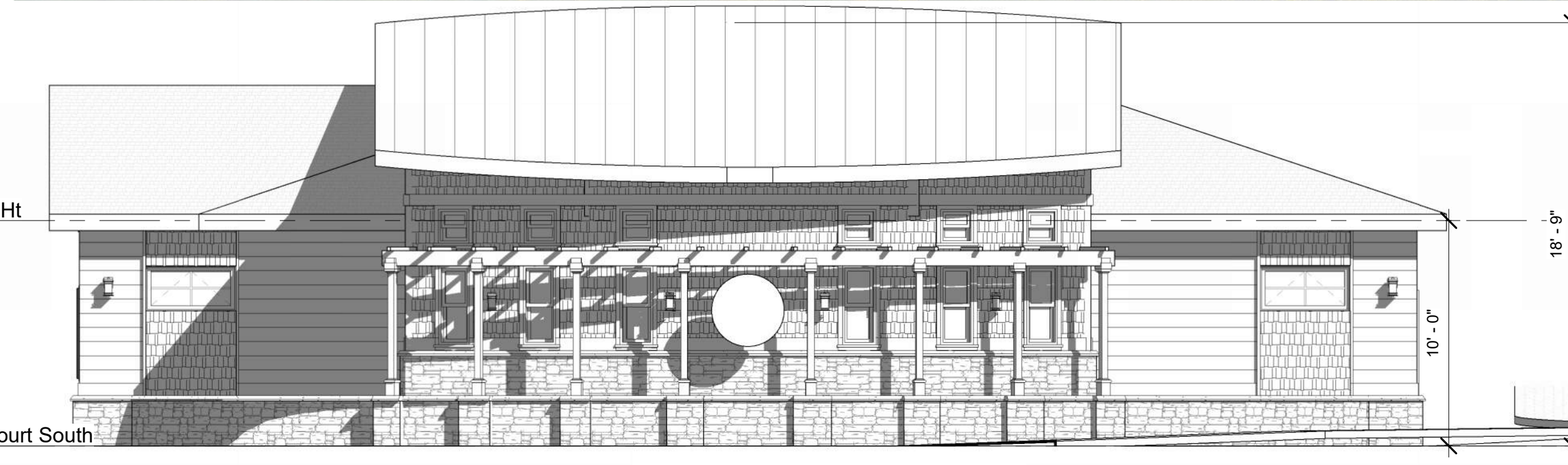
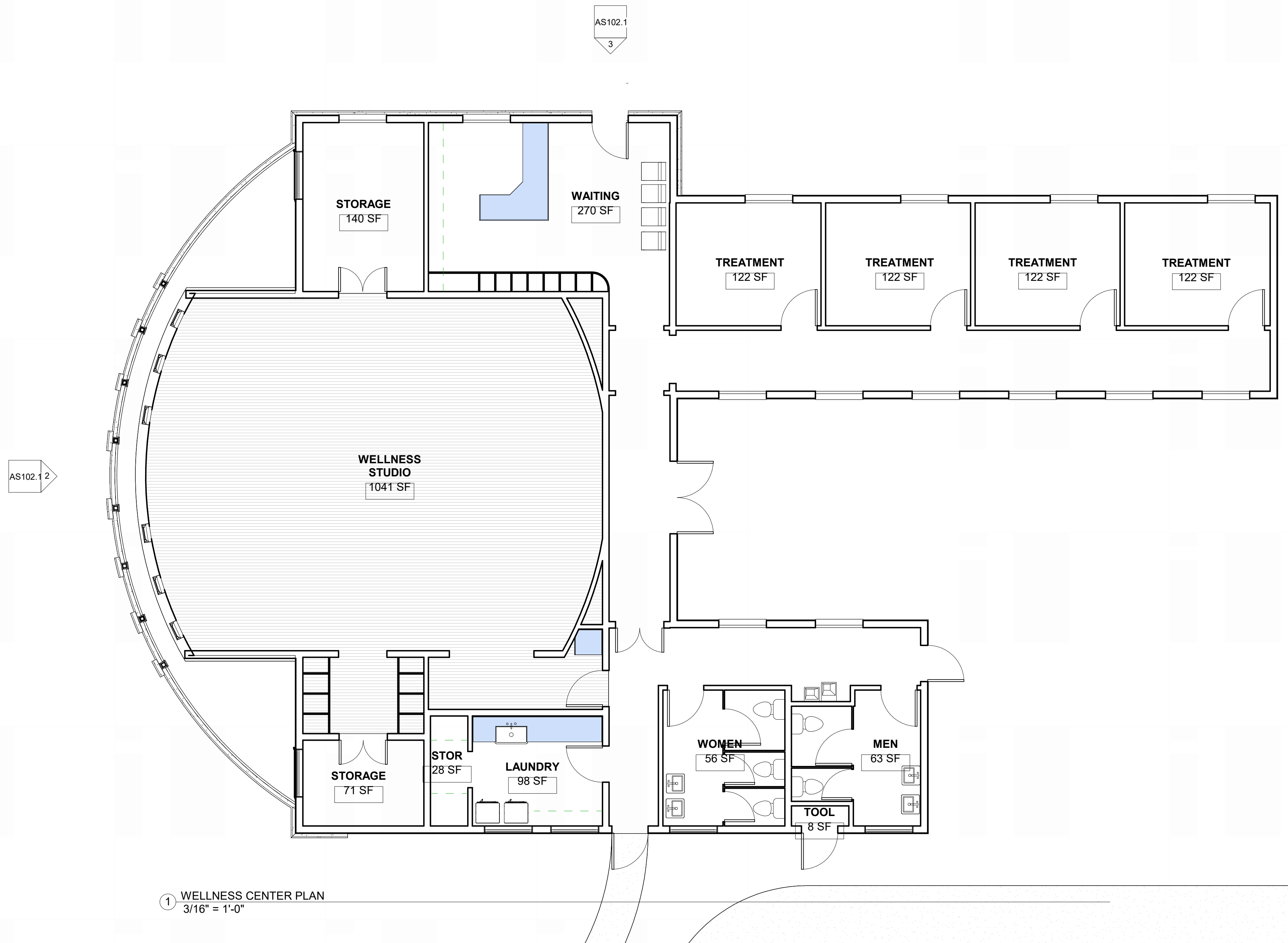
EXISTING BUILDING TO REMAIN ON NORTH AND SOUTH OF COURTYARD



PRELIMINARY SITE PLAN - OSCEOLA LAKE INN  
 1/16" = 1'-0"

AS102  
 SITE PLAN - OSCEOLA LAKE INN  
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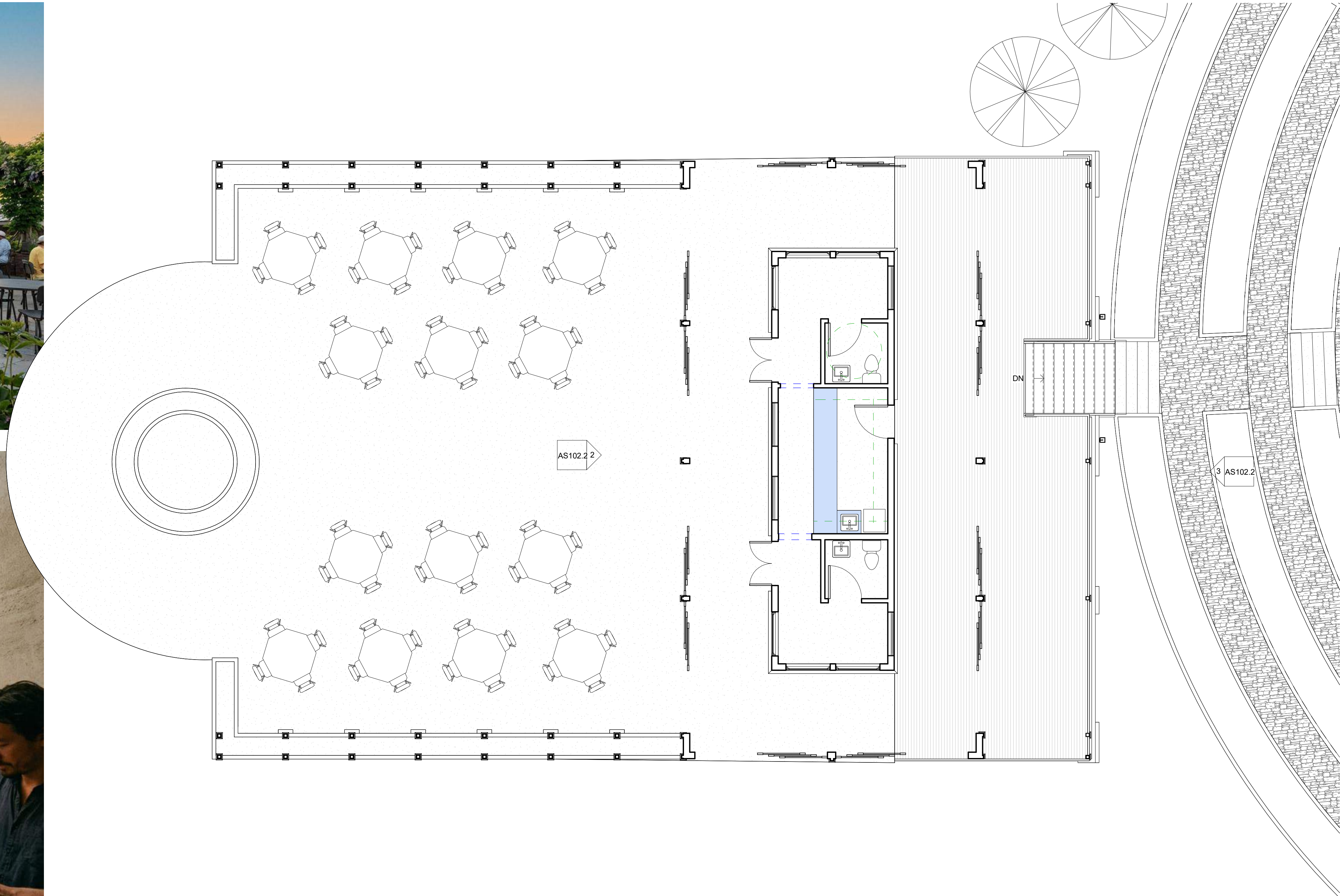
PLANNING



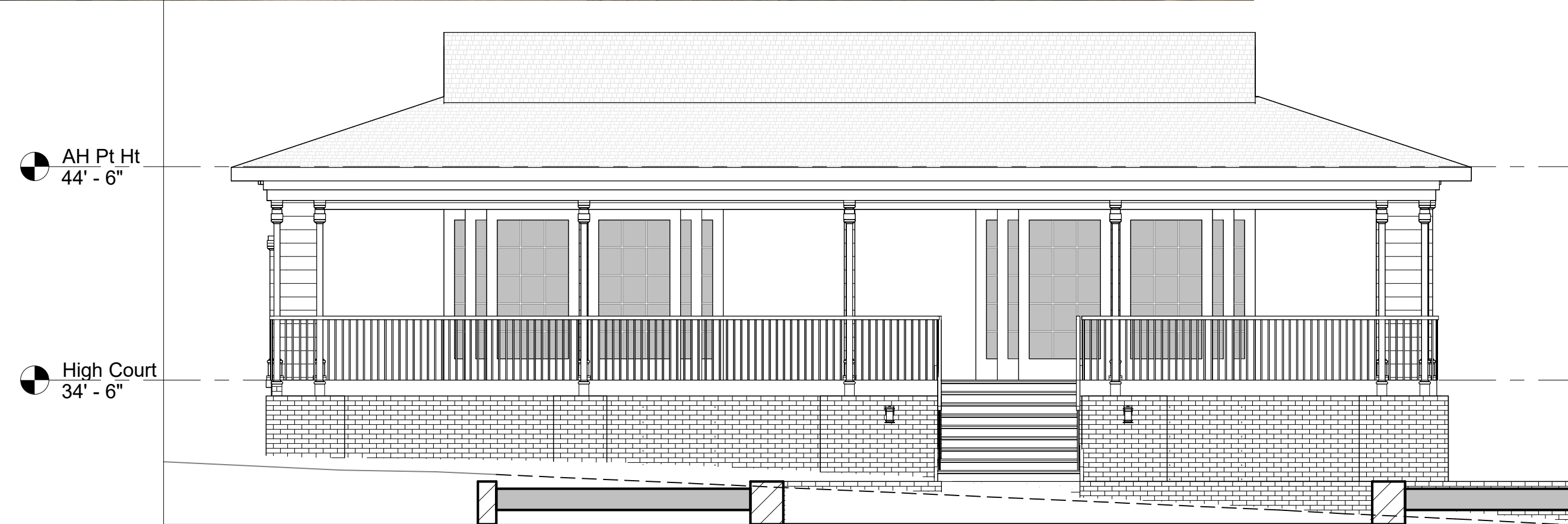
WELLNESS CENTER - OSCEOLA RD  
ELEVATION  
② 3/16" = 1'-0"



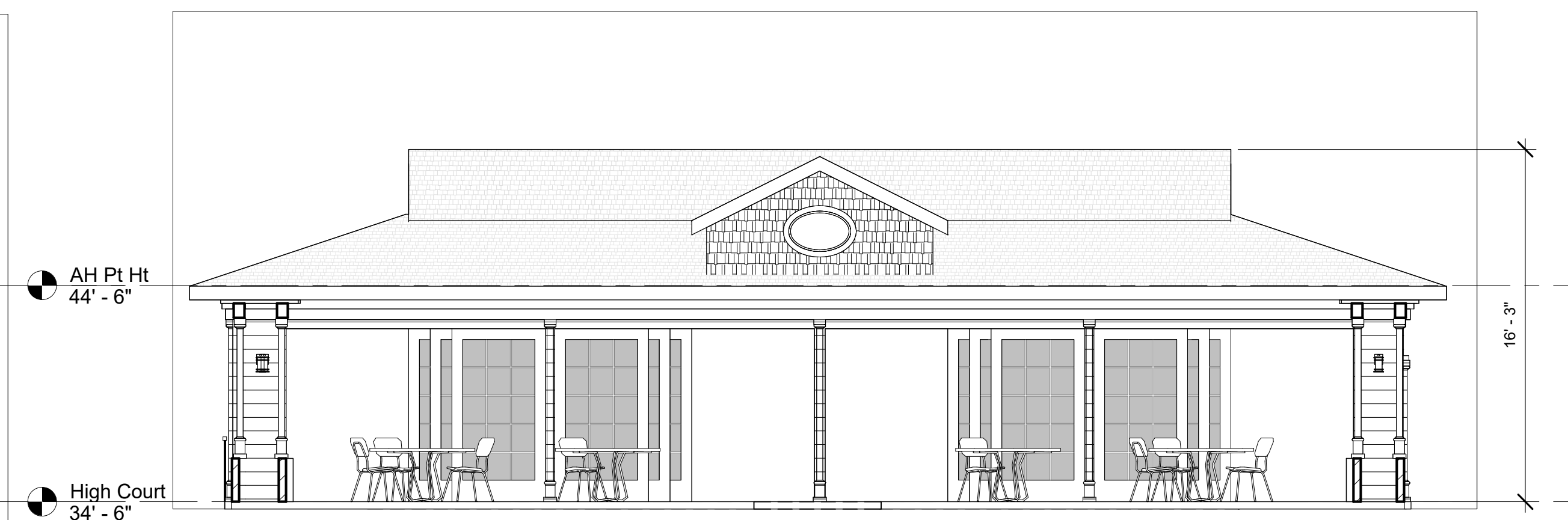
WELLNESS CENTER ENTRY ELEVATION  
(NORTH)  
③ 3/16" = 1'-0"



① GROUND FLOOR PLAN - PAVILION  
3/16" = 1'-0"



③ PAVILION GARDEN ELEVATION  
3/16" = 1'-0"



② PAVILION PATIO ELEVATION  
3/16" = 1'-0"

AS102.2  
PAVILION

**OSCEOLA LAKE  
VILLAGE**  
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- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPOSED GARDENS
- PROPOSED PAVING
- EXISTING PAVING
- EXISTING TREE COVER TO REMAIN

North  
Pr  
Point of Way as I



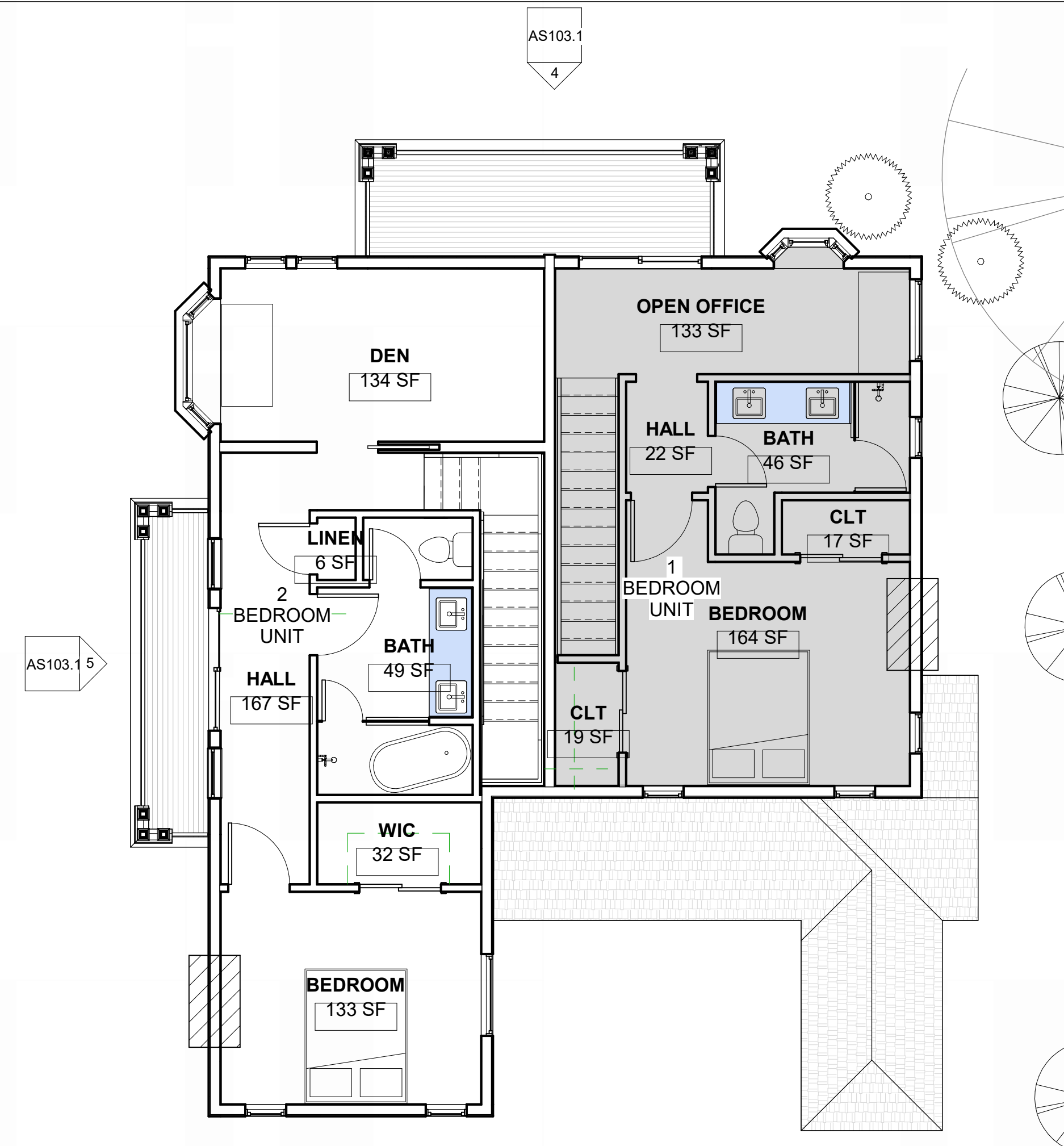
⑤ GARDNER 2 BED BALCONY ELEVATION  
3/16" = 1'-0"



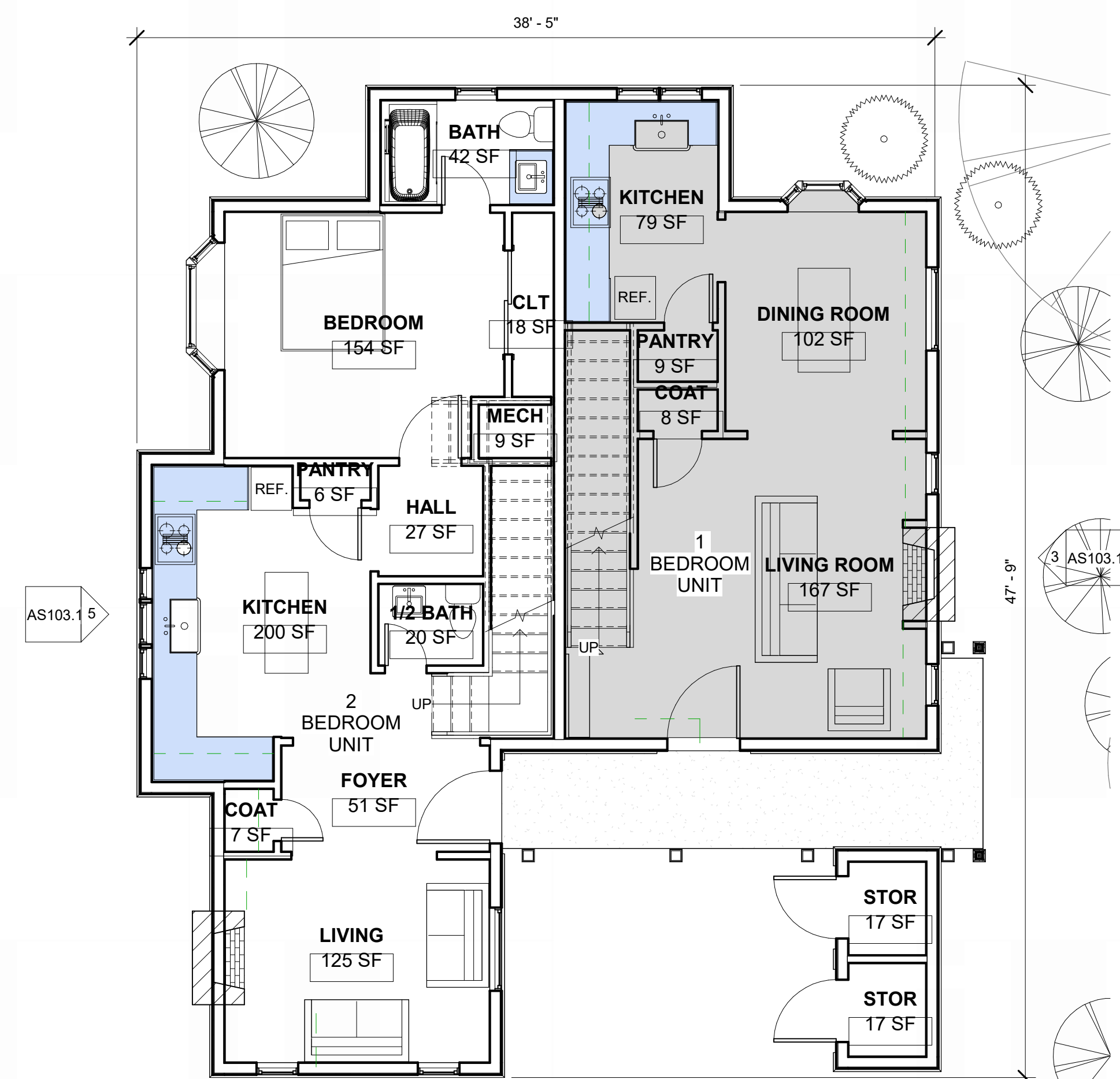
④ GARDNER 1 BED BALCONY ELEVATION  
3/16" = 1'-0"



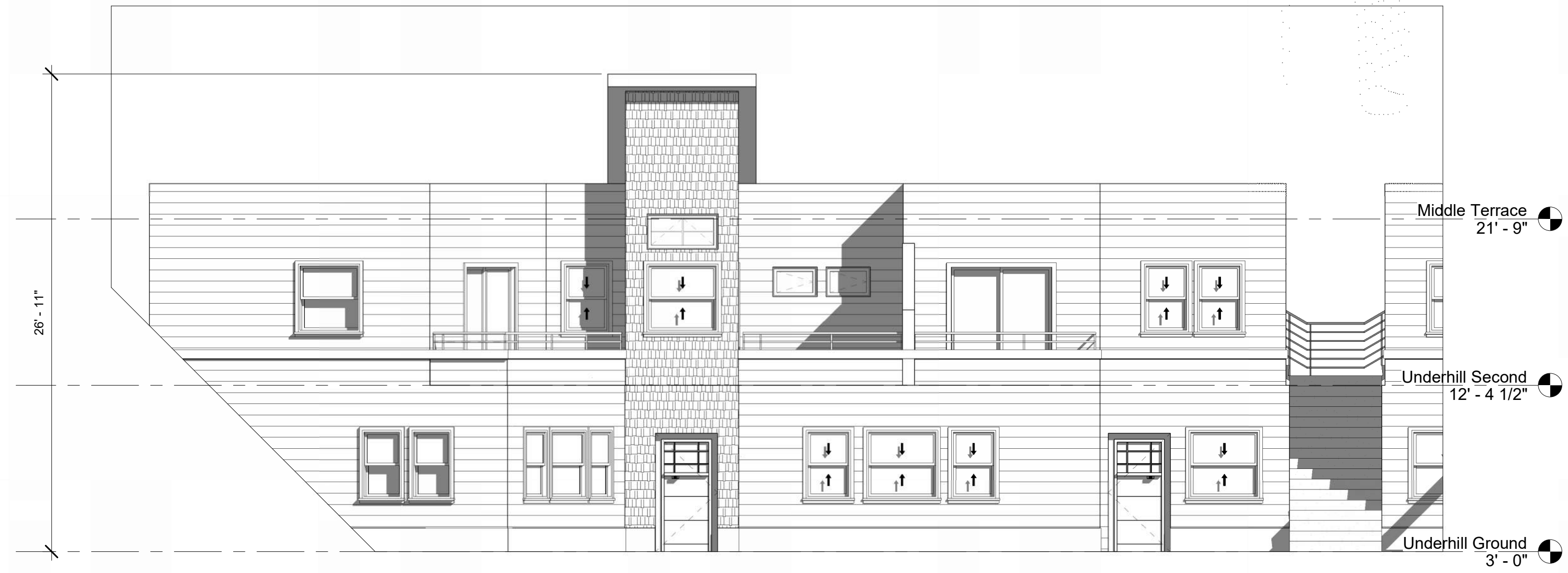
③ GARDNER ENTRY ELEVATION  
3/16" = 1'-0"



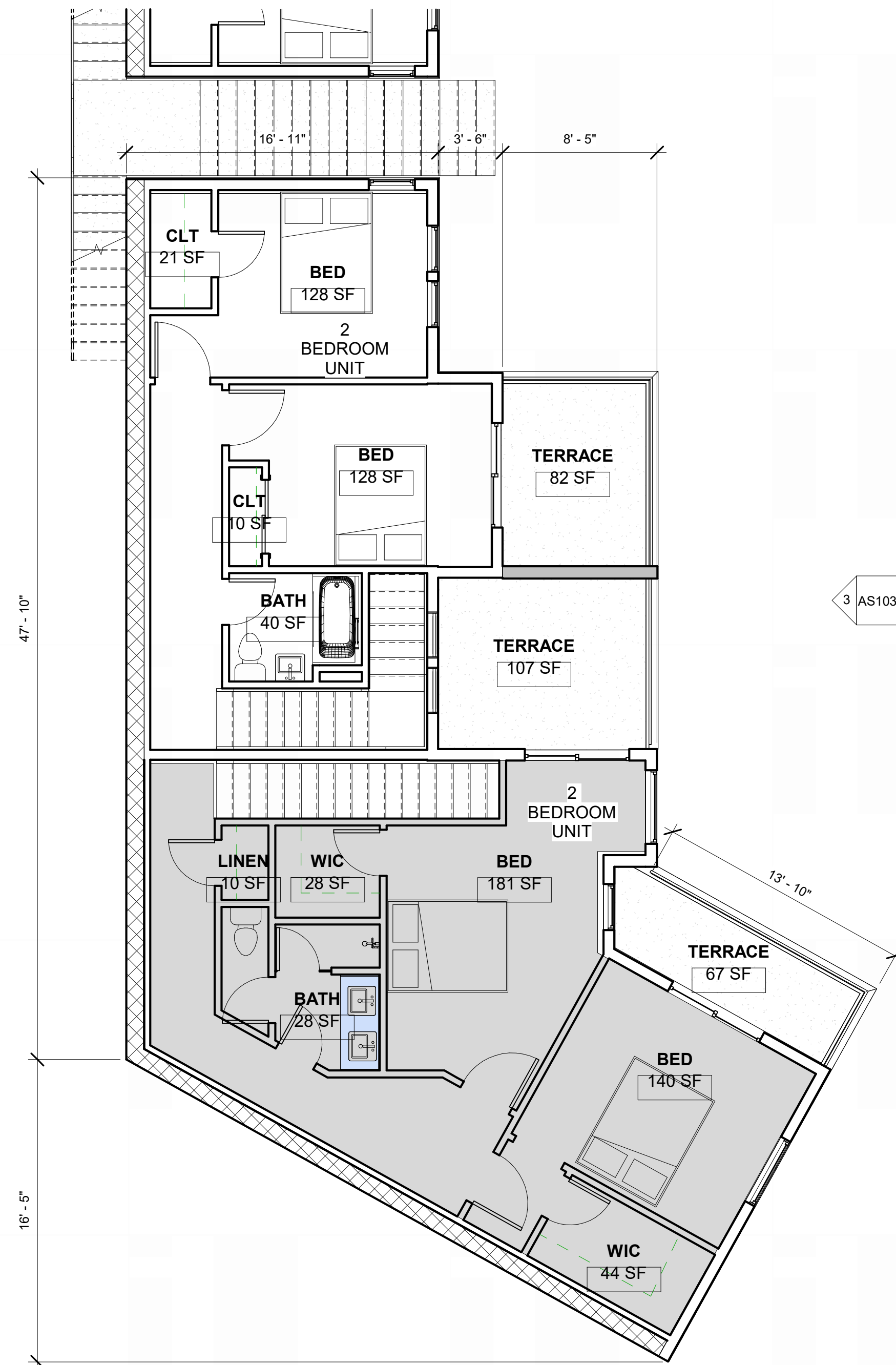
② 2ND FLOOR PLAN - GARDNER DUPLEX  
3/16" = 1'-0"



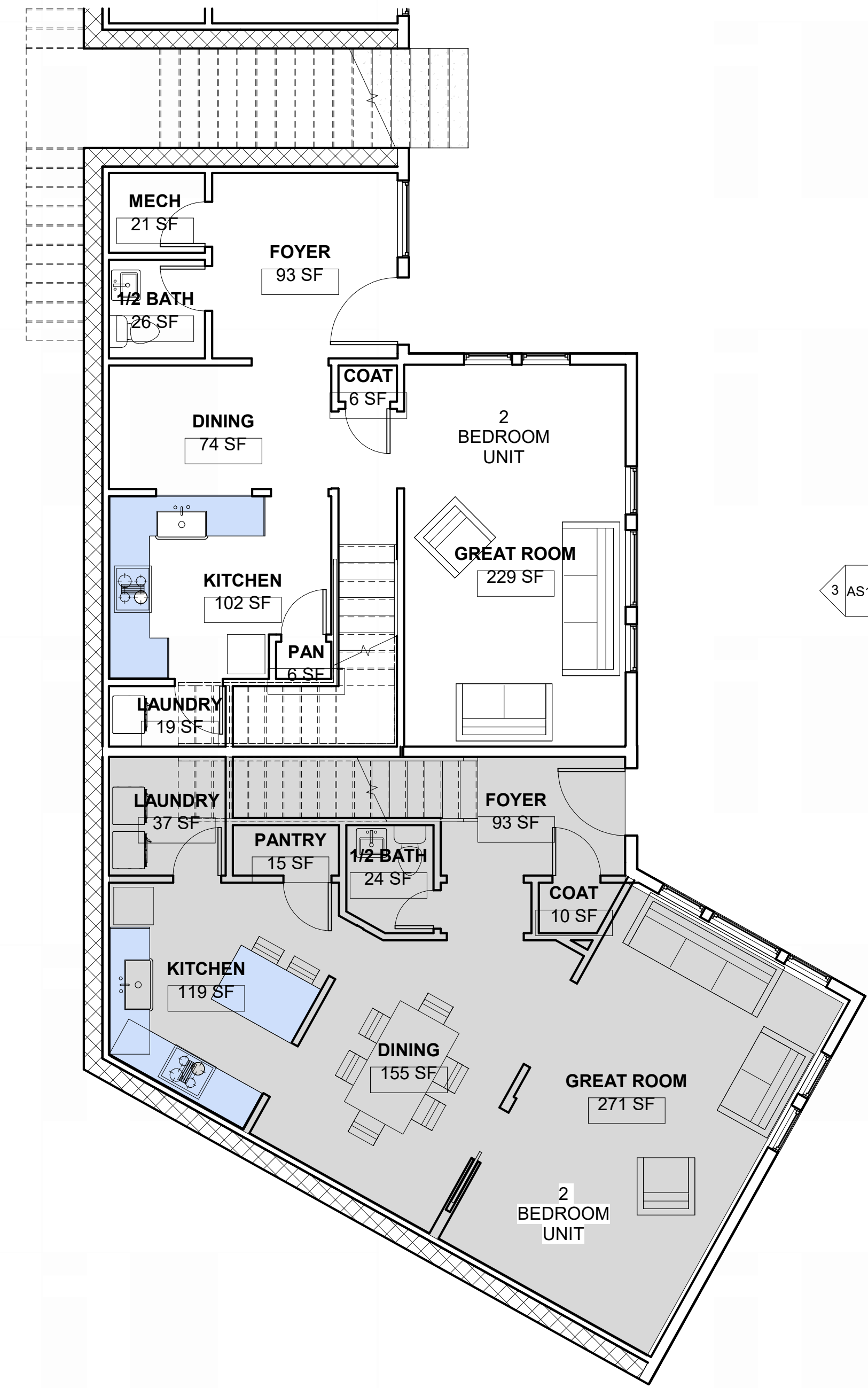
① FLOOR PLAN - GARDNER DUPLEX  
3/16" = 1'-0"



③ UNDERHILL FRONT ELEVATION  
3/16" = 1'-0"



② SECOND FLOOR PLAN - UNDERHILL UNIT  
3/16" = 1'-0"



① GROUND FLOOR PLAN - UNDERHILL UNIT  
3/16" = 1'-0"



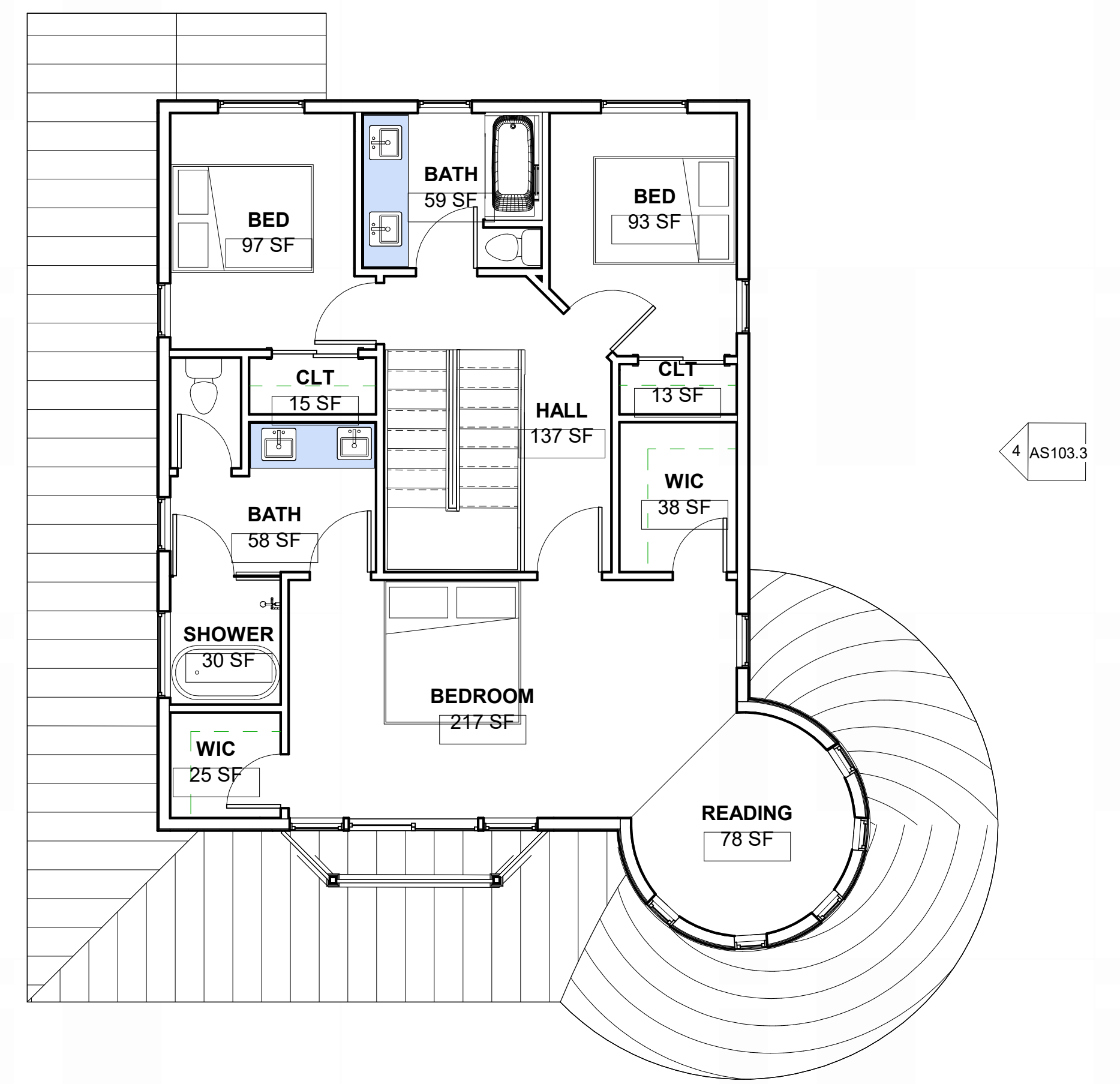
3 BRANDYBUCK ENTRY ELEVATION  
3/16" = 1'-0"



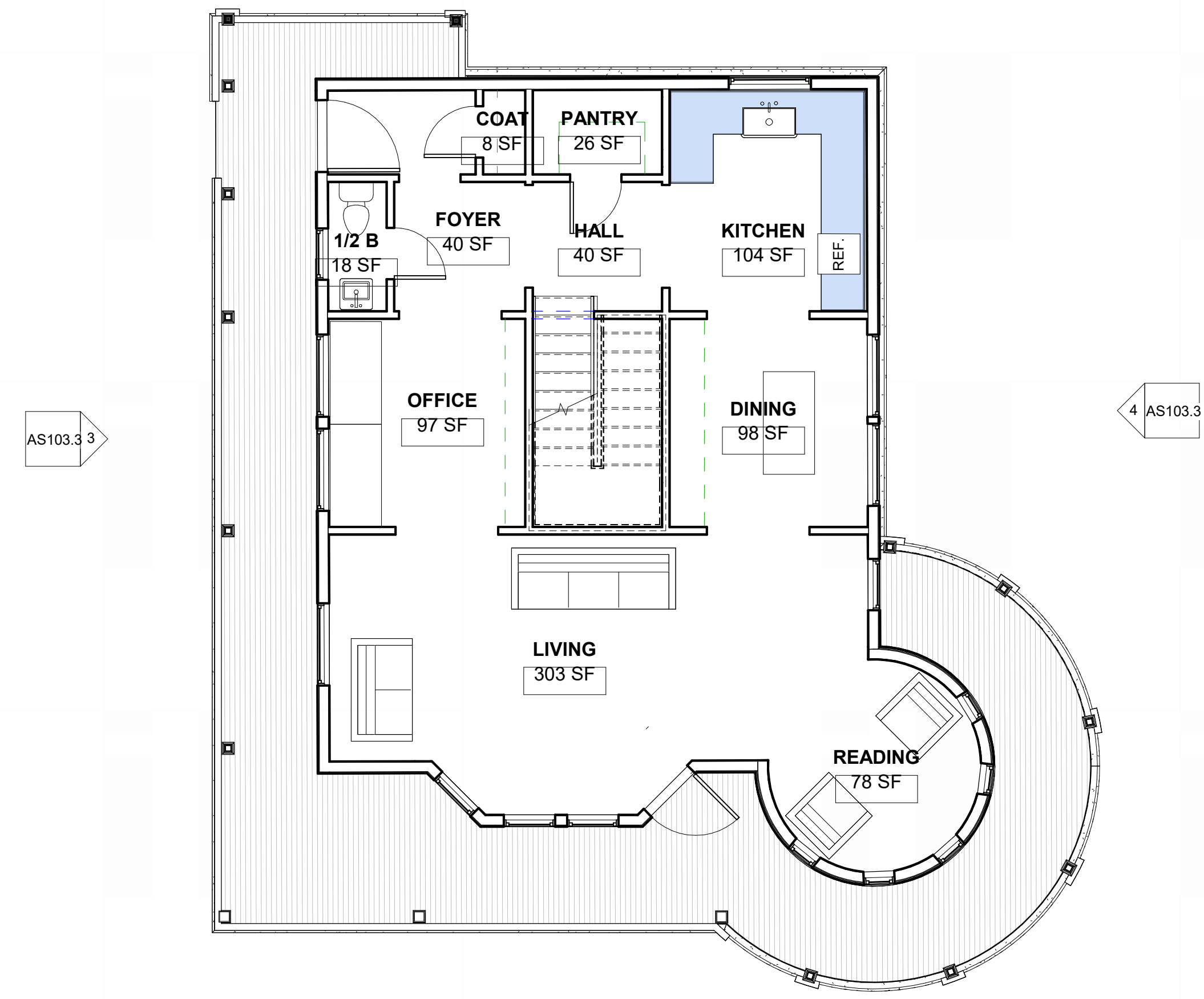
4 BRANDYBUCK LAKESIDE DR ELEVATION  
3/16" = 1'-0"



5 BRANDYBUCK TURRET ELEVATION  
3/16" = 1'-0"



2 SECOND FLOOR PLAN - BRANDYBUCK  
UNIT  
3/16" = 1'-0"



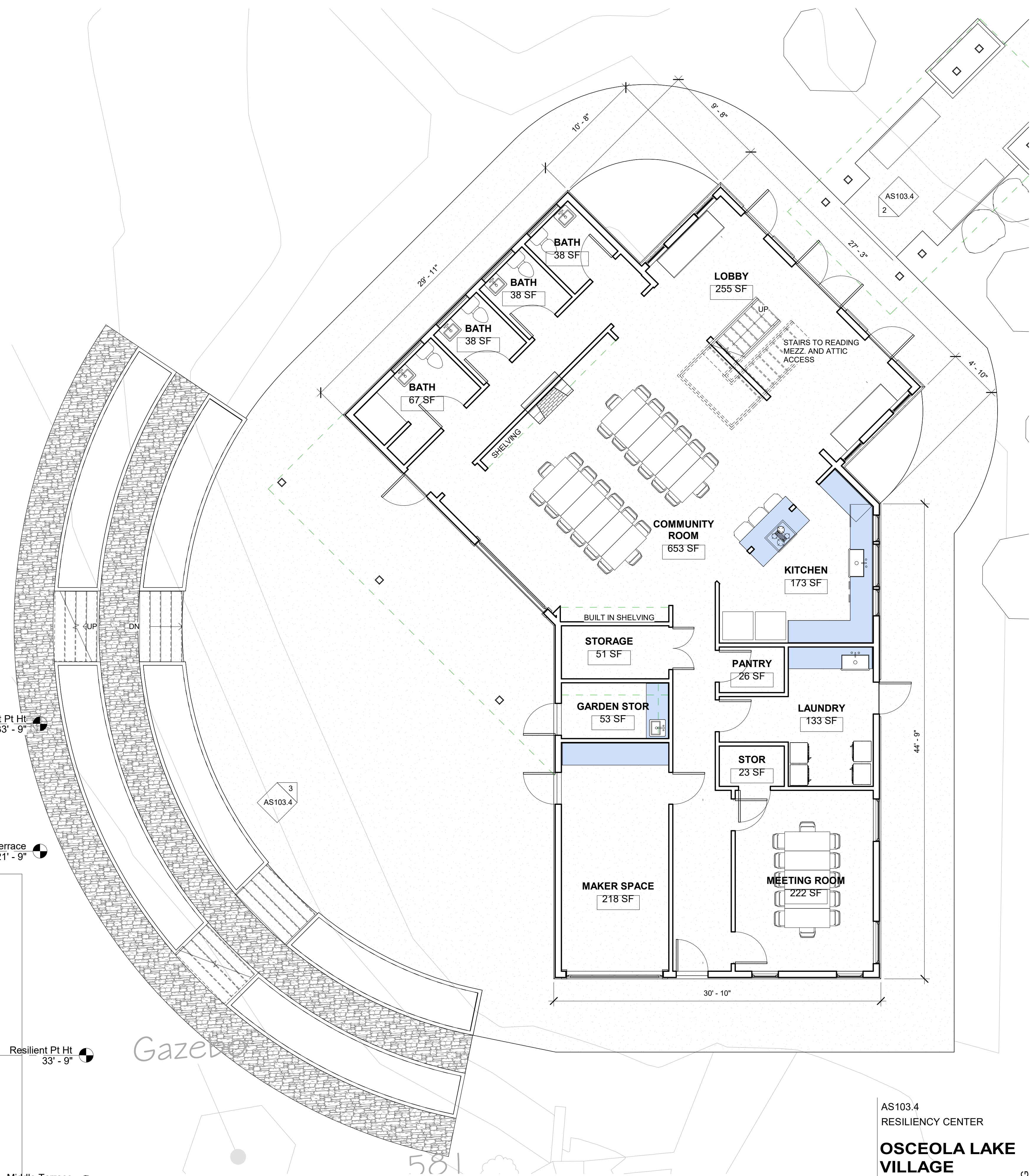
1 GROUND FLOOR PLAN - BRANDYBUCK  
UNIT  
3/16" = 1'-0"



RESILIENCY CENTER ENTRY  
ELEVATION  
②  
3/16" = 1'-0"



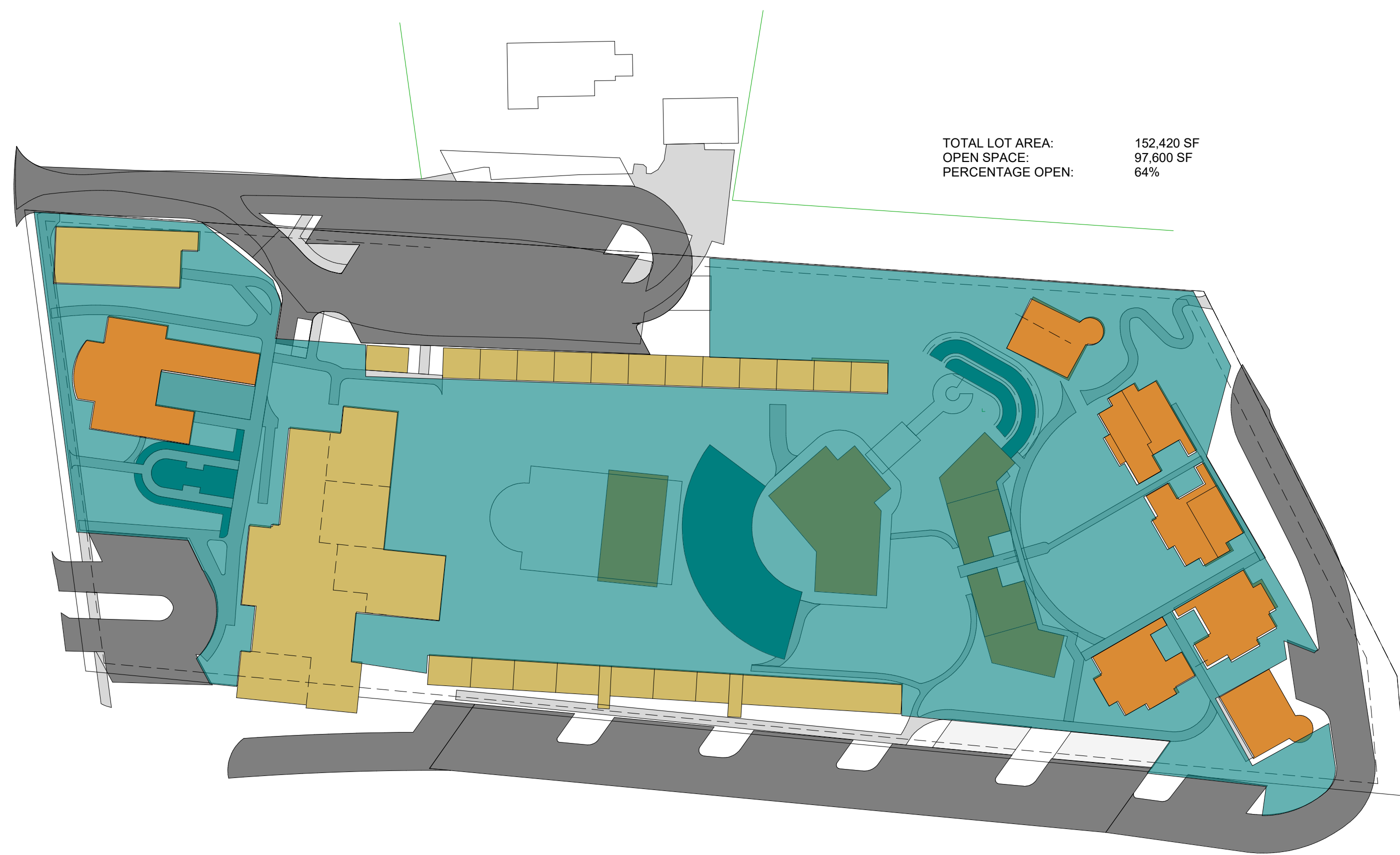
RESILIENCY CENTER COMMUNITY  
ELEVATION  
③  
3/16" = 1'-0"



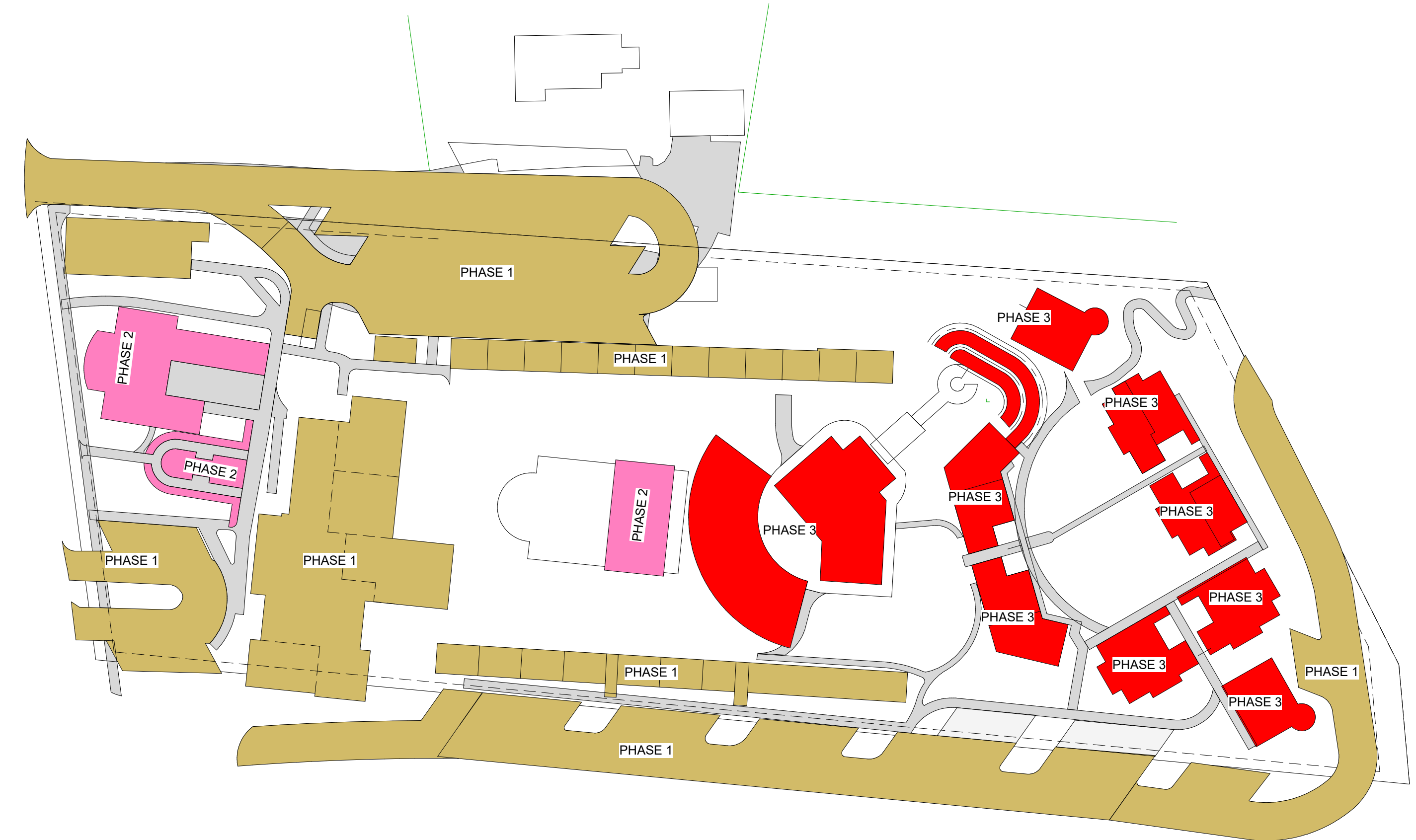
GROUND FLOOR PLAN - RESILIENCY CENTER  
①  
3/16" = 1'-0"



1 OSCEOLA RD ELEVATION  
1/8" = 1'-0"



3 OPEN SPACE DIAGRAM  
1" = 50'-0"



2 PHASING PLAN  
1" = 50'-0"