

PERIMETER AND INTERIOR PLANTINGS
 1 TREE AND 2 SHRUBS REQUIRED FOR EVERY 1,500 SQ. FT. OF VEHICULAR USE AREA. AT LEAST 75% MUST BE BROADLEAF CANOPY.
 -TOTAL VEHICULAR USE AREA: ±48,100 SF
 -TOTAL TREES REQUIRED/PROPOSED: 33/33

NO PARKING SPACE SHALL BE FARTHER THAN 45 FEET FROM A TREE.
 NO LANDSCAPING SHALL BE WITHIN THE SIGHT TRIANGLES.

STREET TREES - MITCHELLE DRIVE
 TOTAL LINEAR FOOTAGE OF RIGHT OF WAY: 676'
 1 SMALL MATURING TREE FOR EVERY 30 LF
 -SMALL MATURING TREES REQUIRED/PROPOSED: 23/23
 1 LARGE MATURING TREE FOR EVERY 40 LF
 -LARGE MATURING TREES REQUIRED/PROPOSED: 17/17

STREET TREES - SARASOTA LANE
 1 TREE FOR EVERY 35 LF OF PROPERTY ABUTTING
 -TOTAL LINEAR FOOTAGE OF RIGHT OF WAY: 332'
 -TREES REQUIRED/PROPOSED: 10/10

8' TYPE A BUFFER
 FOR EVERY 100 LF 3 BROADLEAF, 20 EVERGREEN SHRUBS, AND 25 FLOWERING SHRUBS ARE REQUIRED
 -TOTAL LINEAR FOOTAGE OF BUFFER: 189'
 -TOTAL TREES REQUIRED/PROPOSED: 6/6
 -TOTAL EVERGREEN SHRUBS REQUIRED/PROPOSED: 38
 -TOTAL FLOWERING SHRUBS REQUIRED/PROPOSED: 48

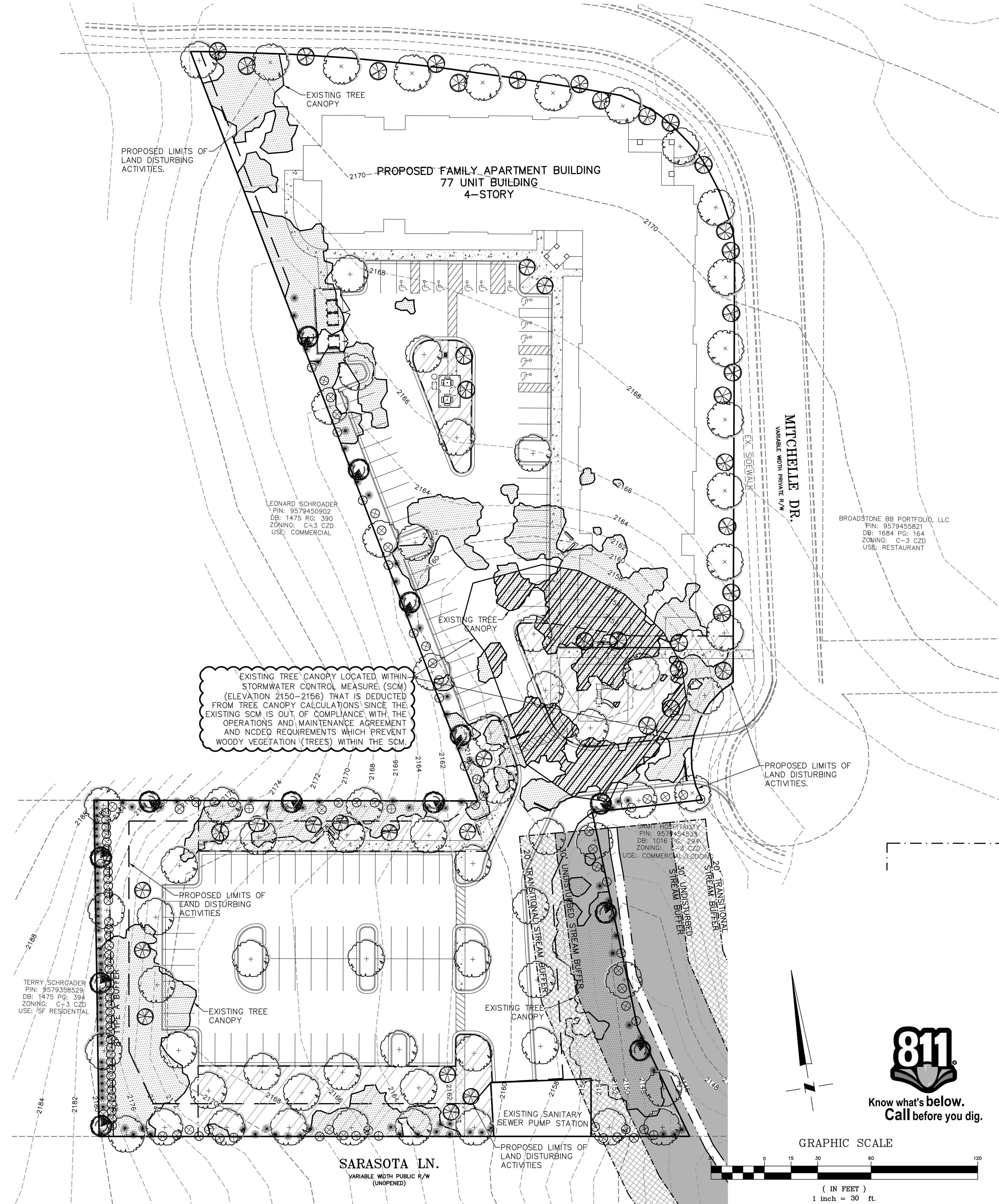
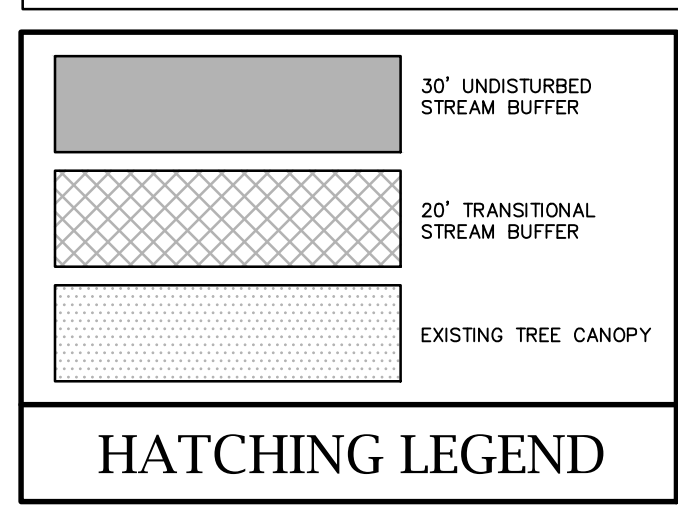
PLANTING STRIPS
 VEHICULAR USE AREAS LOCATED WITHIN 100' OF ABUTTING PROPERTY WITH NO BUFFER YARD REQUIREMENT REQUIRE A MINIMUM 5' WIDE PLANTING STRIP.
 ONE LARGE EVERGREEN OR DECIDUOUS TREE AND FIVE EVERGREEN OR DECIDUOUS SHRUBS SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF PROPERTY LINE THAT PARALLELS THE VEHICULAR USE AREA.
 -TOTAL LINEAR FEET OF PLANTING STRIP: 750'
 -TOTAL TREES REQUIRED/PROPOSED: 19/19
 -TOTAL SHRUBS REQUIRED/PROVIDED: 94/94

COMMON SPACE
 SHALL CONTAIN 1 TREE FOR EVERY 500 SQ. FT. OF COMMON SPACE.
 PROVIDED COMMON SPACE: 14,462 SF (10.0%)
 -TOTAL TREES REQUIRED/PROVIDED: 29/29

TOTAL EXISTING TREE CANOPY: ±30,105 SF
 -EXISTING TREE CANOPY LOCATED WITHIN EXISTING STORMWATER POND TO BE DEDUCTED FROM EXISTING CANOPY: ±5,788 SF
 NET EXISTING TREE CANOPY: ±24,317 SF

LANDSCAPE CALCULATIONS

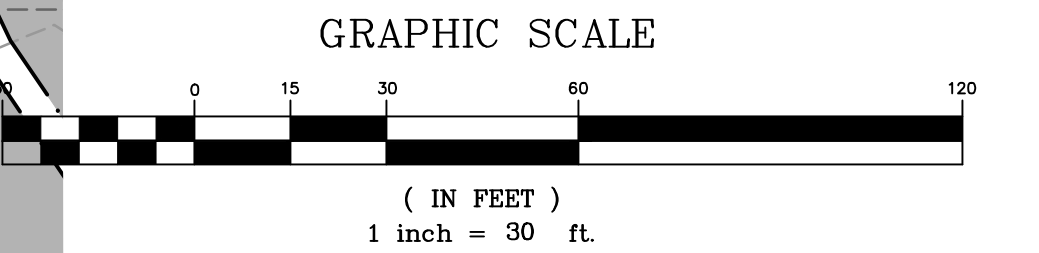
- LANDSCAPE PLANTINGS**
- PROPOSED LARGE MATURING DECIDUOUS TREE SPECIES TO BE OAK, MAPLE OR HICKORY VARIETY FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
 - PROPOSED LARGE MATURING EVERGREEN TREE SPECIES TO BE NATIVE MATERIAL FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
 - PROPOSED SMALL MATURING TREE SPECIES TO BE NATIVE MATERIAL FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
 - PROPOSED EVERGREEN SCREENING SHRUB SPECIES TO BE SELECTED FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
 - PROPOSED DECIDUOUS/EVERGREEN SHRUB SPECIES TO BE SELECTED FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.



EXISTING TREE CANOPY LOCATED WITHIN STORMWATER CONTROL MEASURE (SCM) (ELEVATION 2150-2156) THAT IS DEDUCTED FROM TREE CANOPY CALCULATIONS SINCE THE EXISTING SCM IS OUT OF COMPLIANCE WITH THE OPERATIONS AND MAINTENANCE AGREEMENT AND NCEQ REQUIREMENTS WHICH PREVENT WOODY VEGETATION (TREES) WITHIN THE SCM.



Know what's below.
Call before you dig.



MC² ENGINEERING
 MC² ENGINEERING, INC.
 2110 BEN CRAIG DR., STE. 400
 CHARLOTTE, NC 28262
 PHONE 704.510.1979

LAUREL MEADOWS
 MITCHELLE DRIVE
 HENDERSONVILLE, NC 28213

WODA COOPER DEVELOPMENT, INC
 500 SOUTH FRONT STREET, 10TH FLOOR
 COLUMBUS, OH 43215

SCHEMATIC LANDSCAPE PLAN

REVISIONS

1	2/20/26	COH REVISIONS
2	2/23/26	COH REVISIONS
3	3/9/26	COH REVISIONS
5	3/26/26	COH REVISIONS

CAD FILE: 25-045 BASE.DWG
 PROJECT NO.: 25-045
 DESIGNED BY: JDM
 REVIEWED BY: JDM
 DATE: FEBRUARY 6, 2026

RZ3.0



④ WEST ELEVATION (PARKING)
1/16" = 1'-0"

- ROOF TRUSS BRG. 38' - 8 1/4"
- 4TH FLOOR 30' - 7 1/2"
- 3RD FLOOR 20' - 5 1/4"
- 2ND FLOOR 10' - 3"
- 1ST FLOOR 0' - 0"

BUILDING MATERIALS:

- 30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
- ALUMINUM GUTTERS & DOWNSPOUTS
- FIBER CEMENT LAP SIDING (TYP)
- ACCENT FIBER CEMENT SIDING (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
- VINYL WINDOWS
- WIDE WINDOW & DOOR TRIM
- BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
- FIBER CEMENT CLAD COLUMNS w/ BRICK BASE



② SOUTH ELEVATION (PARKING)
1/16" = 1'-0"

- ROOF TRUSS BRG. 38' - 8 1/4"
- 4TH FLOOR 30' - 7 1/2"
- 3RD FLOOR 20' - 5 1/4"
- 2ND FLOOR 10' - 3"
- 1ST FLOOR 0' - 0"



③ NORTH ELEVATION (MITCHELLE DR.)
1/16" = 1'-0"

- ROOF TRUSS BRG. 38' - 8 1/4"
- 4TH FLOOR 30' - 7 1/2"
- 3RD FLOOR 20' - 5 1/4"
- 2ND FLOOR 10' - 3"
- 1ST FLOOR 0' - 0"

NOTE: ALL BUILDING BUMP OUTS ON STREET FACING FACADES ARE 2' MIN. IN DEPTH, PER UDO SEC. 5-25-5.12



① EAST ELEVATION (MITCHELLE DR.)
1/16" = 1'-0"

- ROOF TRUSS BRG. 38' - 8 1/4"
- 4TH FLOOR 30' - 7 1/2"
- 3RD FLOOR 20' - 5 1/4"
- 2ND FLOOR 10' - 3"
- 1ST FLOOR 0' - 0"