

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 ft² (3.75 acres)

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

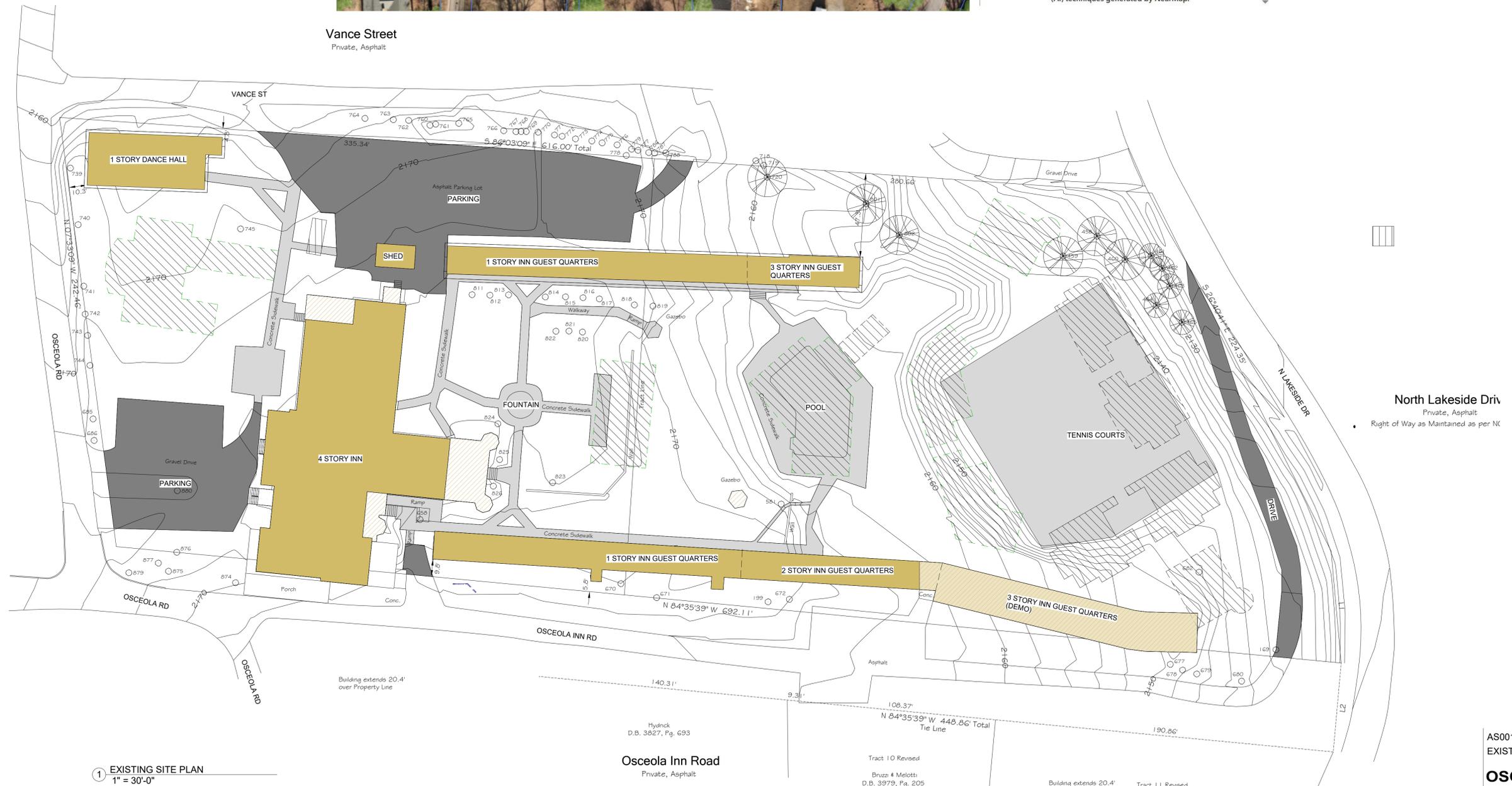
Percent Change from 2022-2025

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
 2.12.26

PLANNING

OSCEOLA LAKE VILLAGE

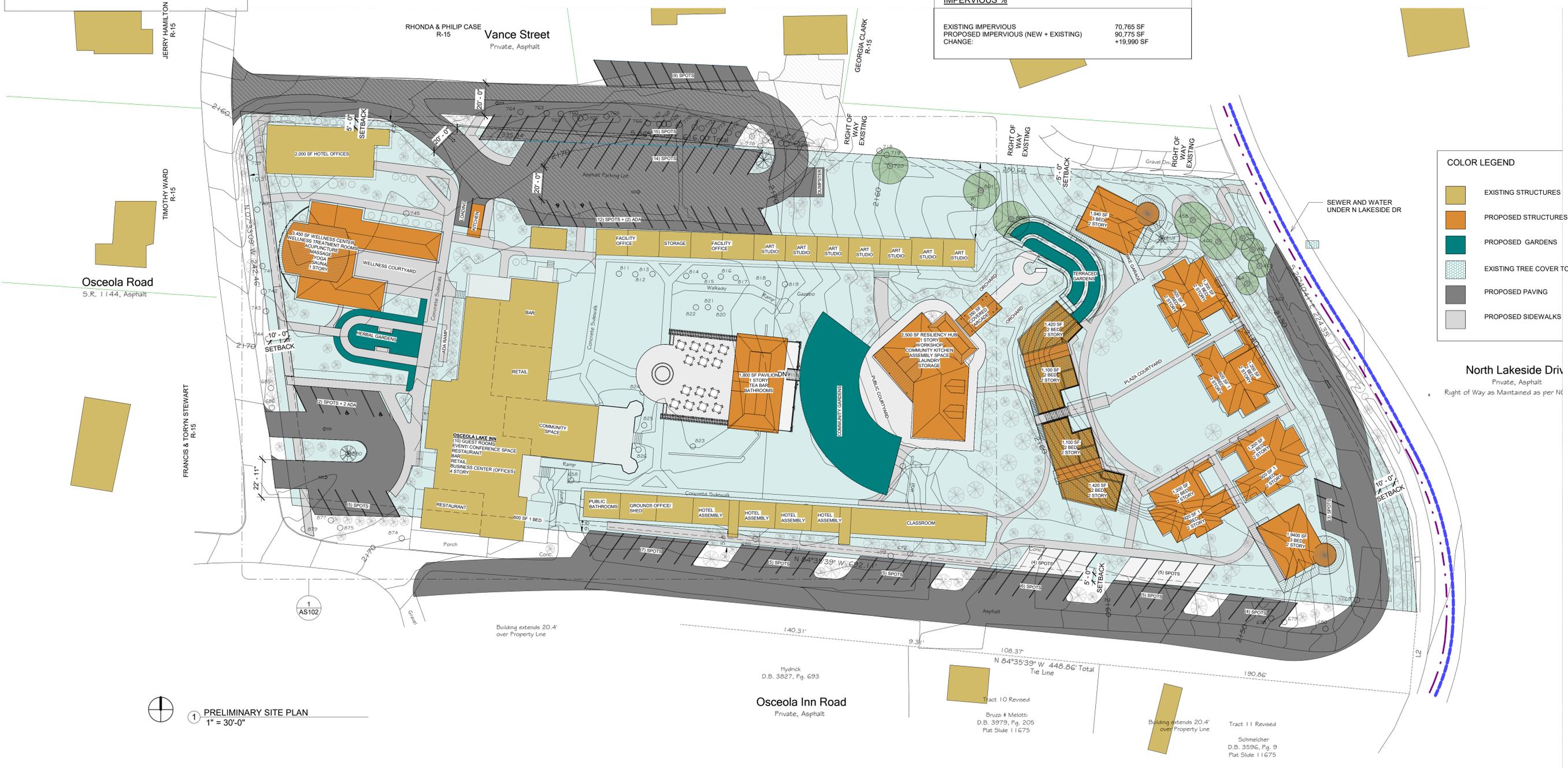
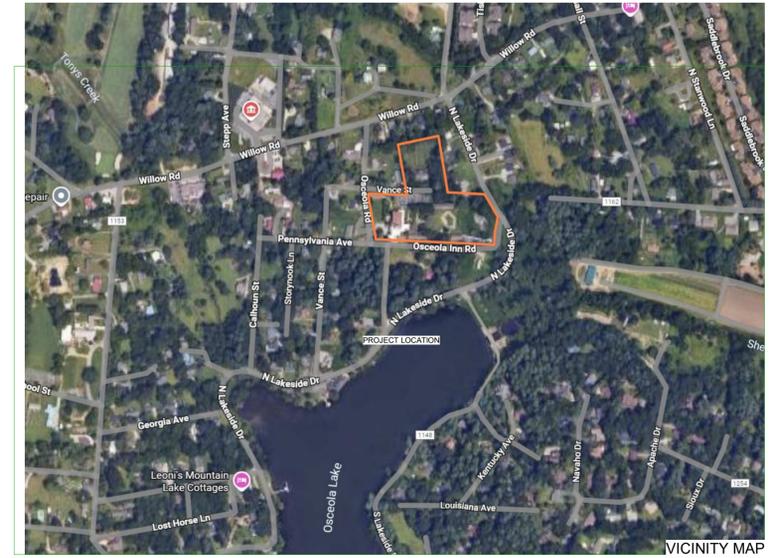
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ALL ADJACENT PROPERTIES: FLOOD ZONE:	R15 NONE
CURRENT ZONING: PROPOSED ZONING:	ETJ - R15-CZD R10-CZD -MPRO - 9 UNITS -ADAPTIVE REUSE -HOTEL W/ ACCESSORY USES -CAFE, BAR, RETAIL, OFFICES, WELLNESS, ARTIST
STUDIOS	
REQUESTED CONDITIONS:	1.) ALLOW ACCESSORY 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:	TBD



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



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

AS100
SITE PLAN
OSCEOLA LAKE VILLAGE
VILLAGE MASTER PLAN
159 OSCEOLA RD
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PLANNING

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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.

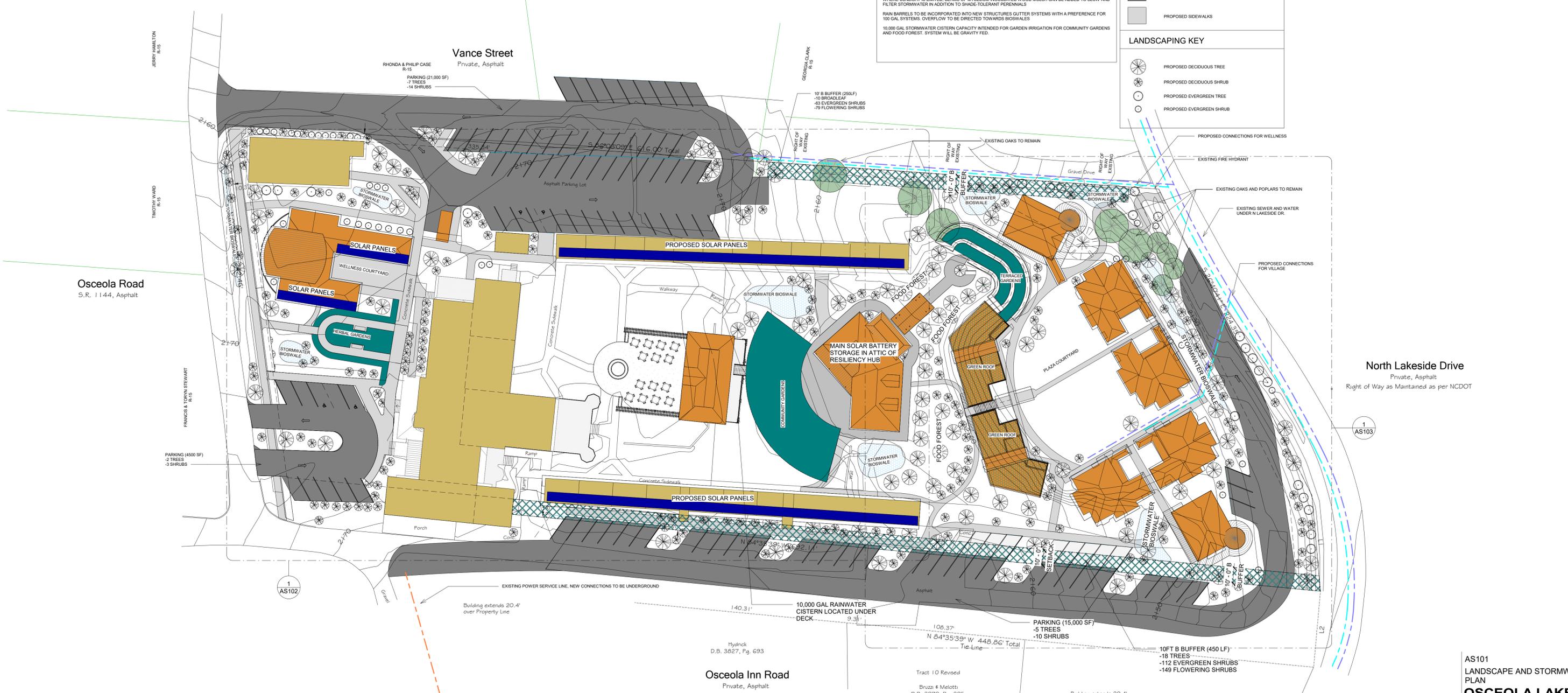
10,000 GAL STORMWATER CISTERN CAPACITY INTENDED FOR GARDEN IRRIGATION FOR COMMUNITY GARDENS AND FOOD FOREST. SYSTEM WILL BE GRAVITY FED.

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



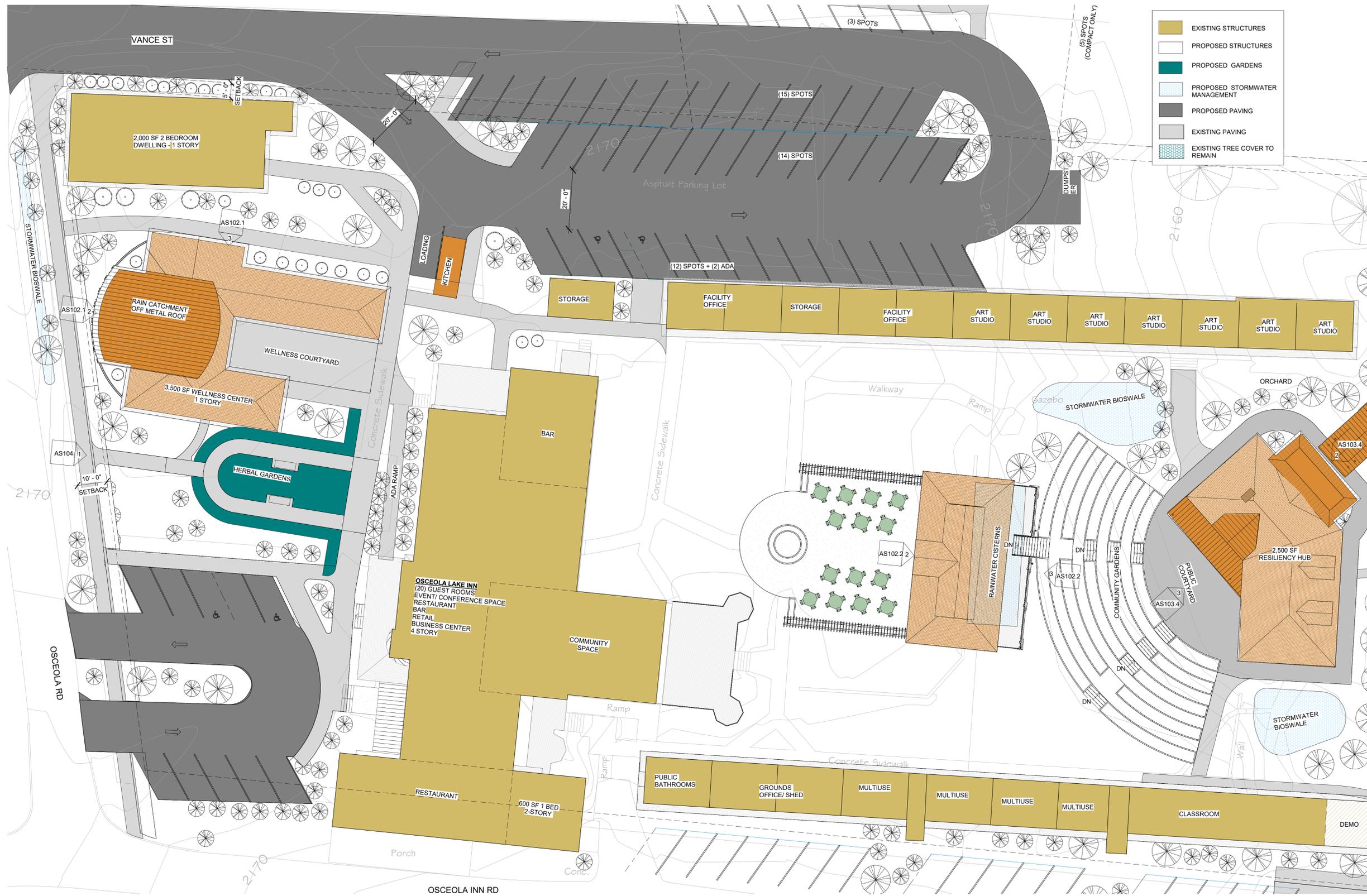
OSCEOLA LAKE INN FROM OSCEOLA INN RD



EXISTING BUILDING TO REMAIN ON NORTH WEST CORNER OF LOT



EXISTING BUILDING TO REMAIN ON NORTH AND SOUTH OF COURTYARD

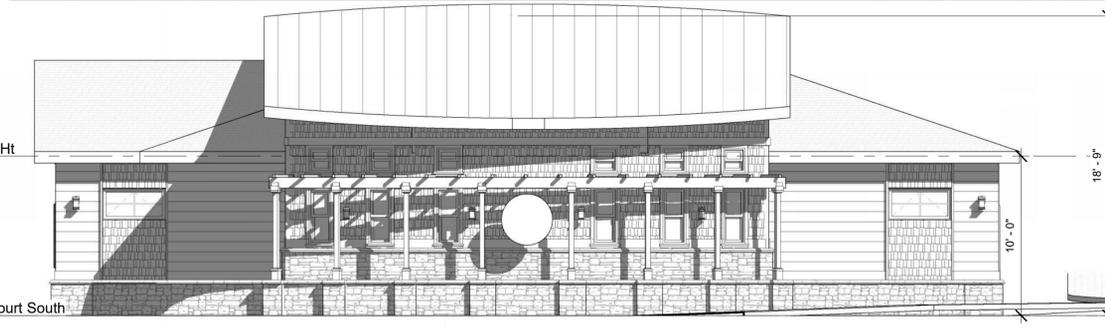
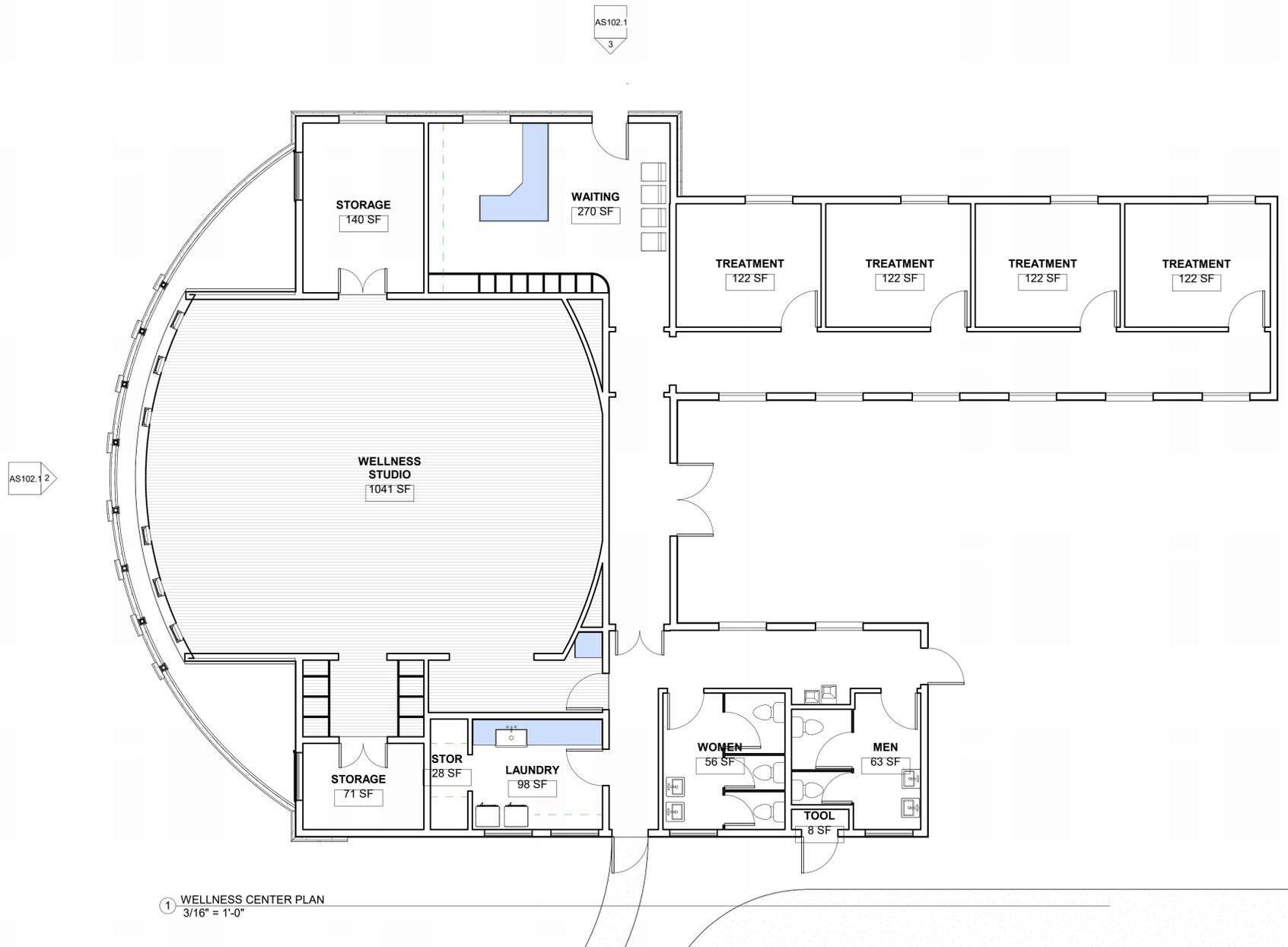
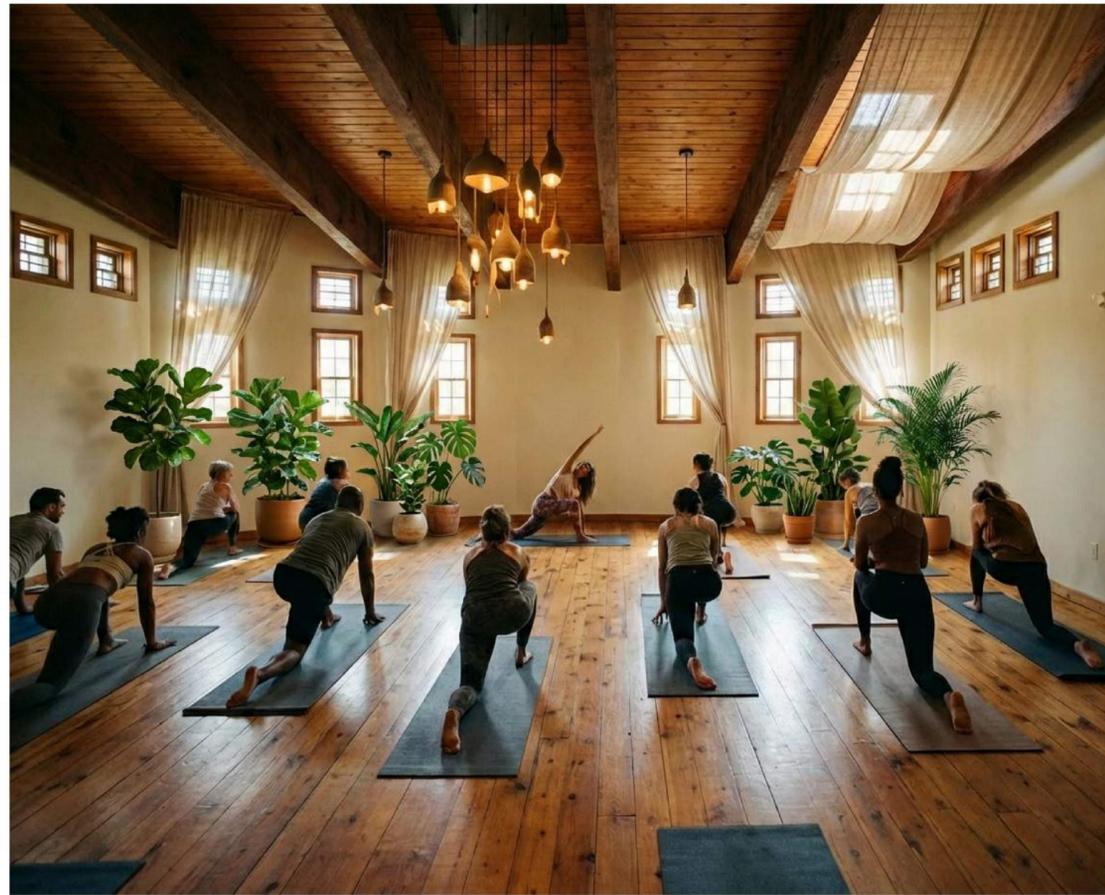


- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPOSED GARDENS
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED PAVING
- EXISTING PAVING
- EXISTING TREE COVER TO REMAIN

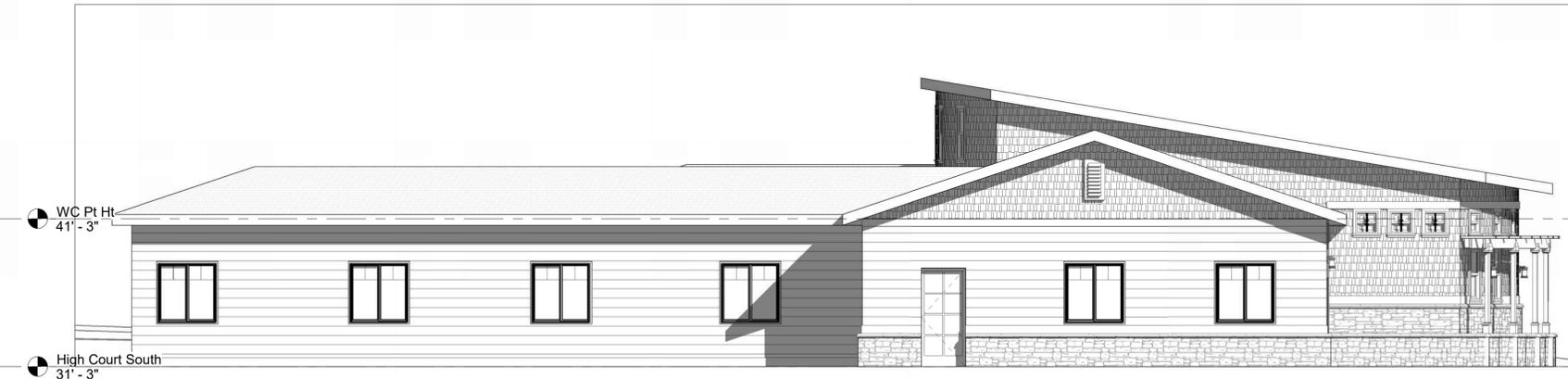
PRELIMINARY SITE PLAN - OSCEOLA LAKE INN
 1/16" = 1'-0"

AS102
 SITE PLAN - OSCEOLA LAKE INN
OSCEOLA LAKE VILLAGE
 VILLAGE MASTER PLAN
 159 OSCEOLA RD
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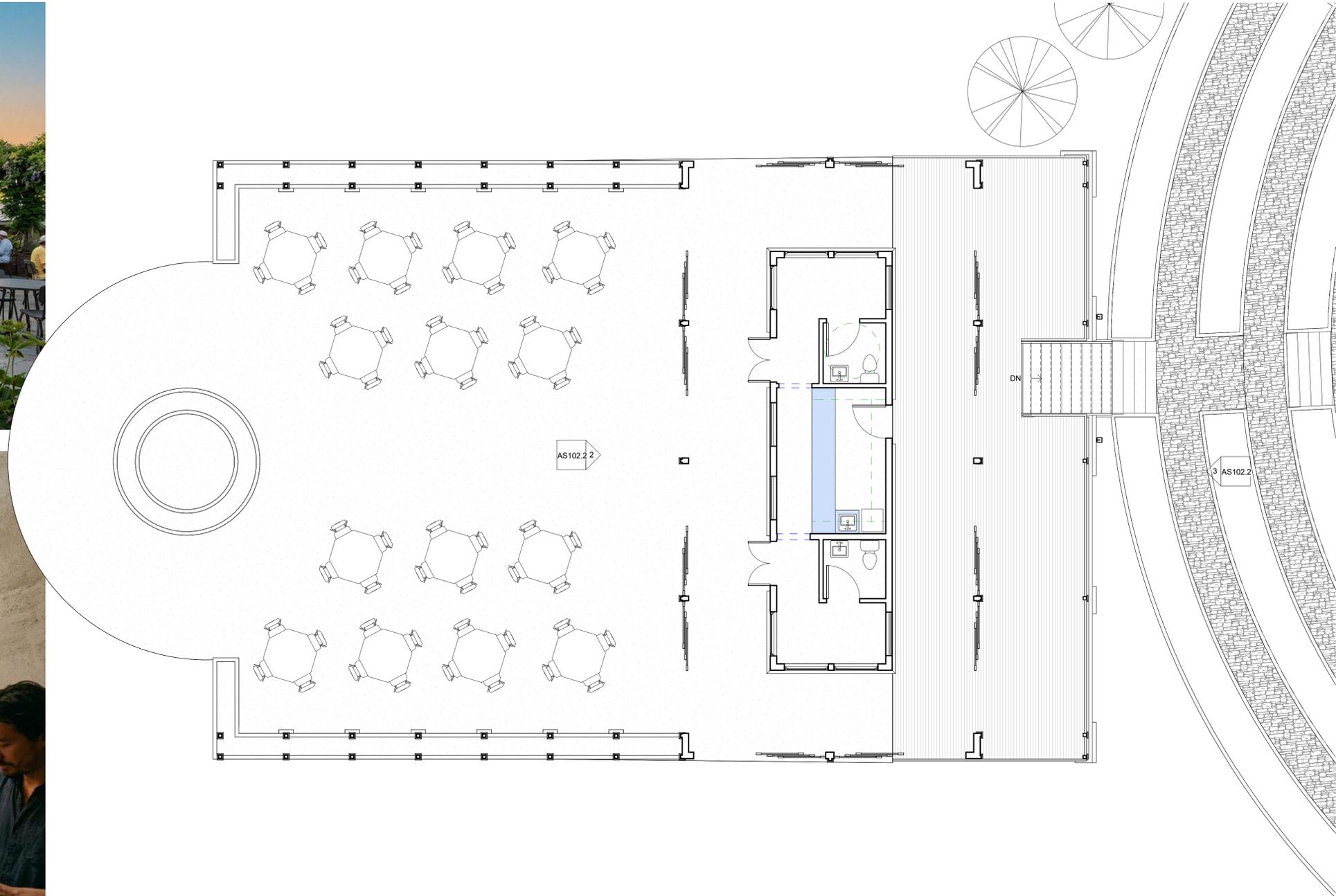
PLANNING



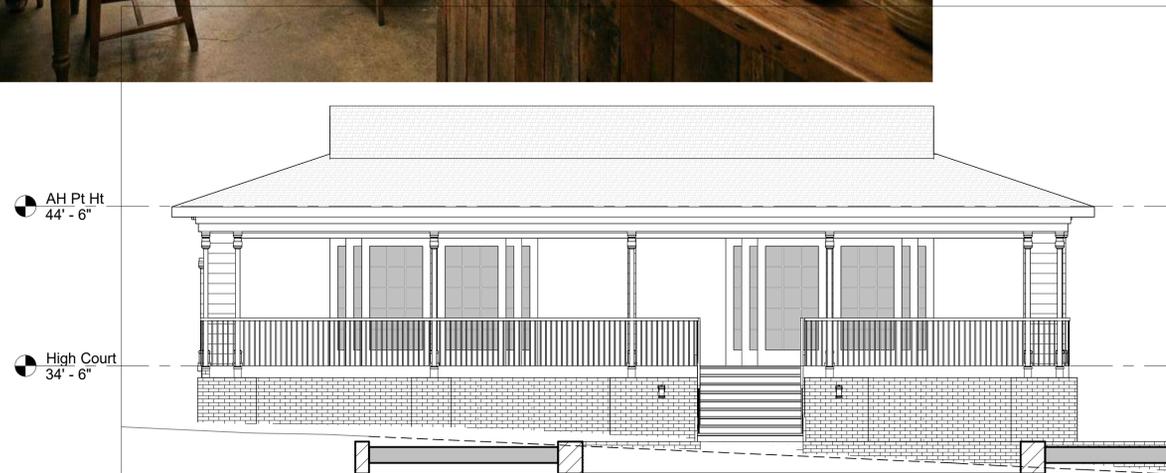
WELLNESS CENTER - OSCEOLA RD
ELEVATION
② 3/16" = 1'-0"



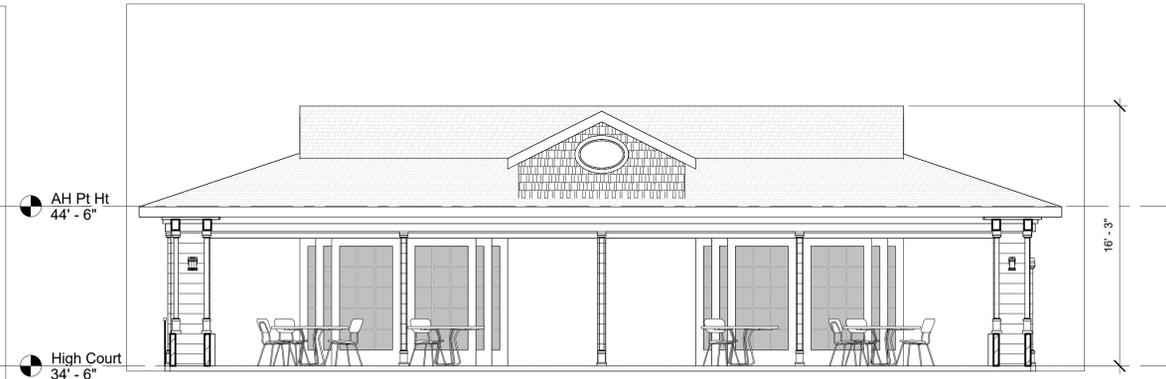
WELLNESS CENTER ENTRY ELEVATION
(NORTH)
③ 3/16" = 1'-0"



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**
VILLAGE MASTER PLAN

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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



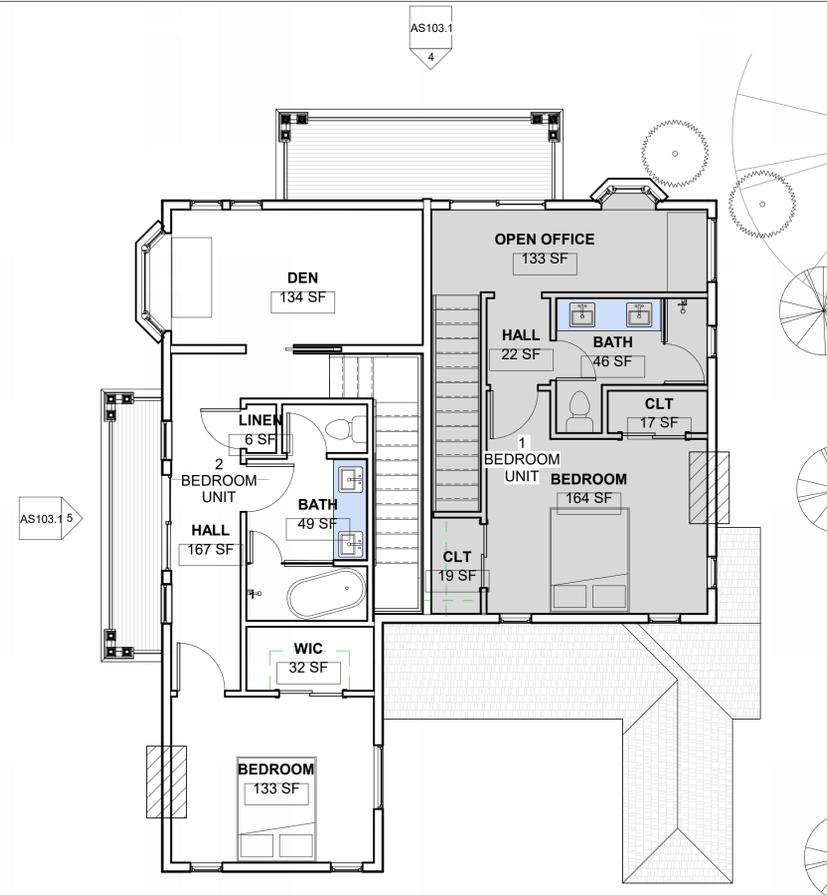
5 GARDNER 2 BED BALCONY ELEVATION
3/16" = 1'-0"



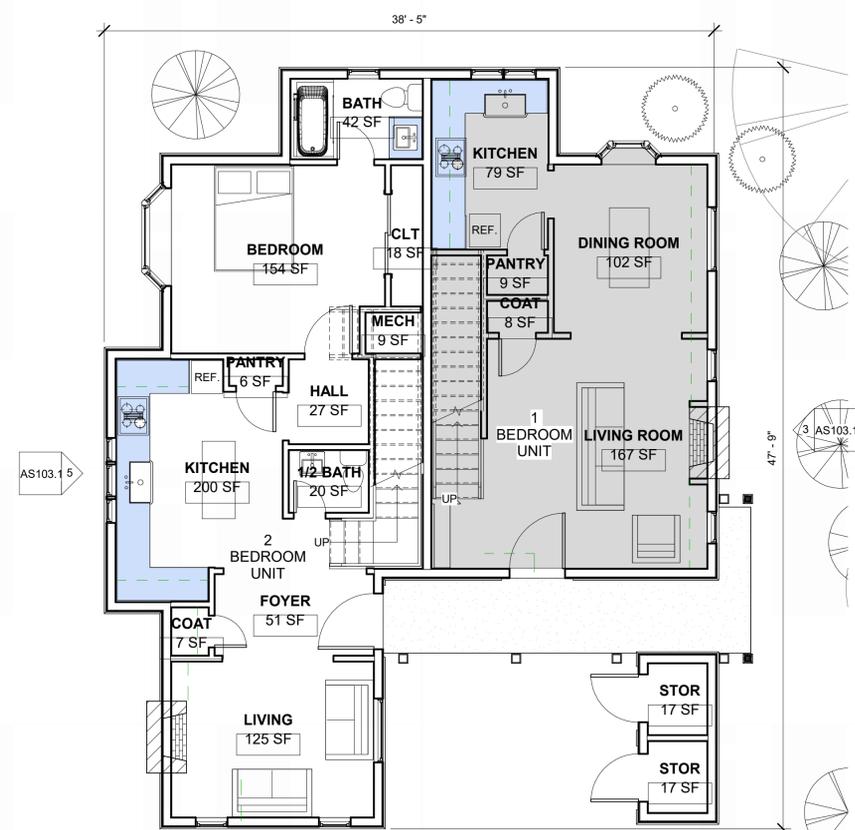
4 GARDNER 1 BED BALCONY ELEVATION
3/16" = 1'-0"



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



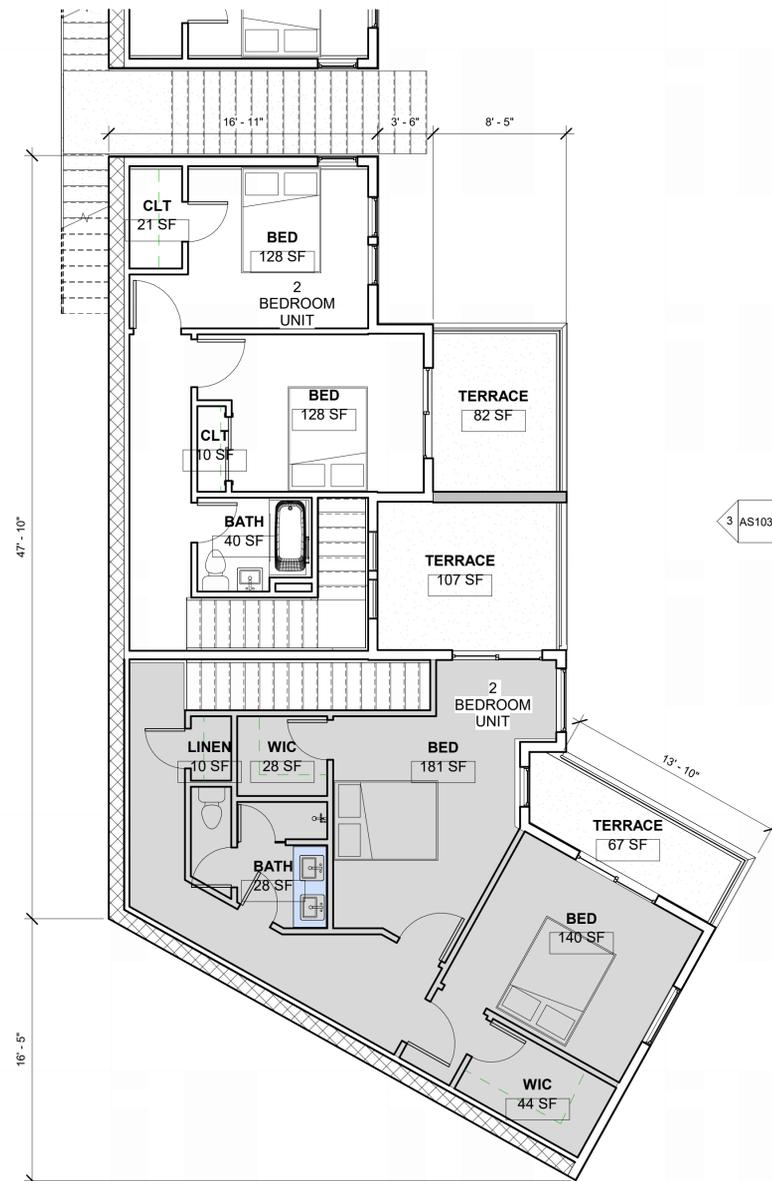
2 2ND FLOOR PLAN - GARDNER DUPLEX
3/16" = 1'-0"



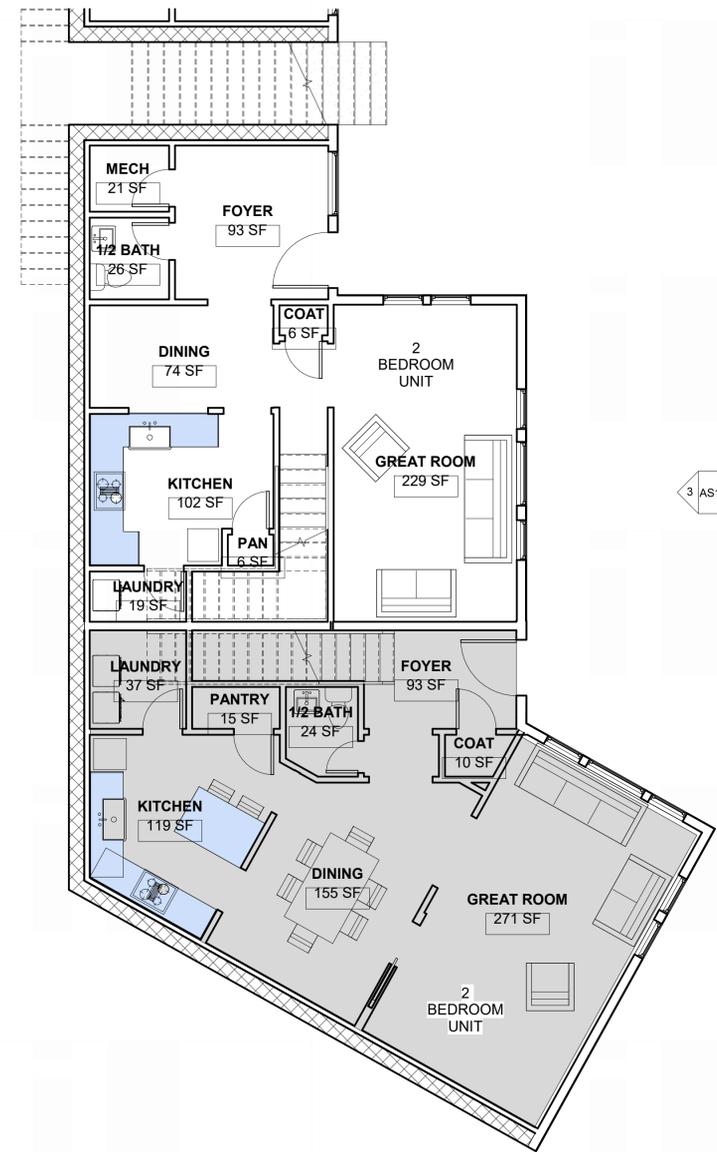
1 FLOOR PLAN - GARDNER DUPLEX
3/16" = 1'-0"



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



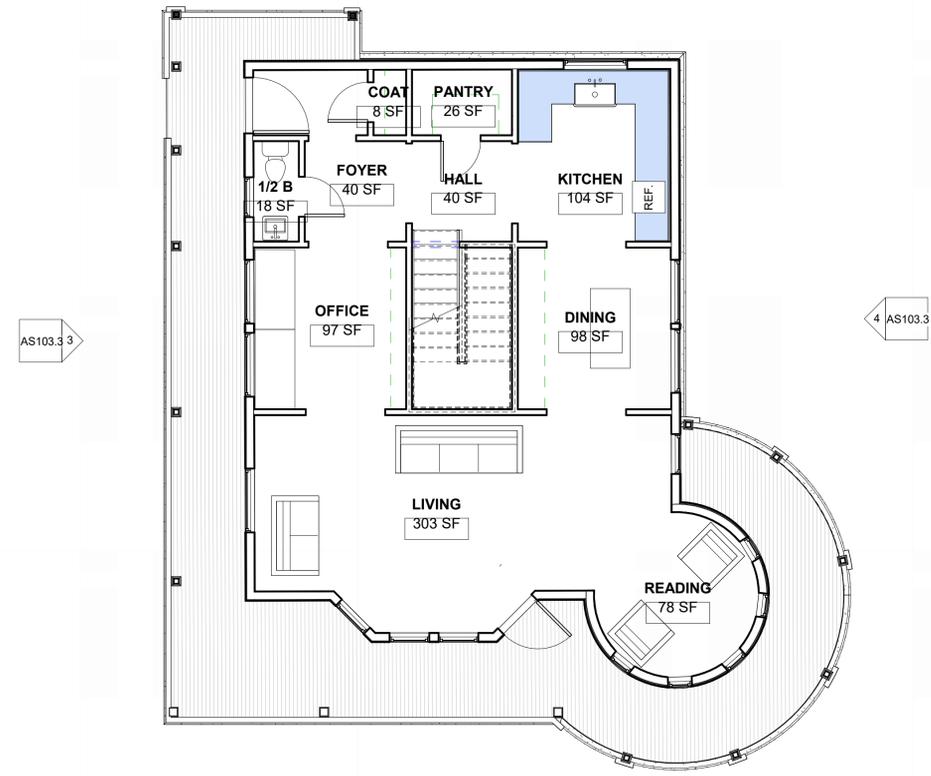
4 BRANDYUCK LAKESIDE DR ELEVATION
3/16" = 1'-0"



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



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



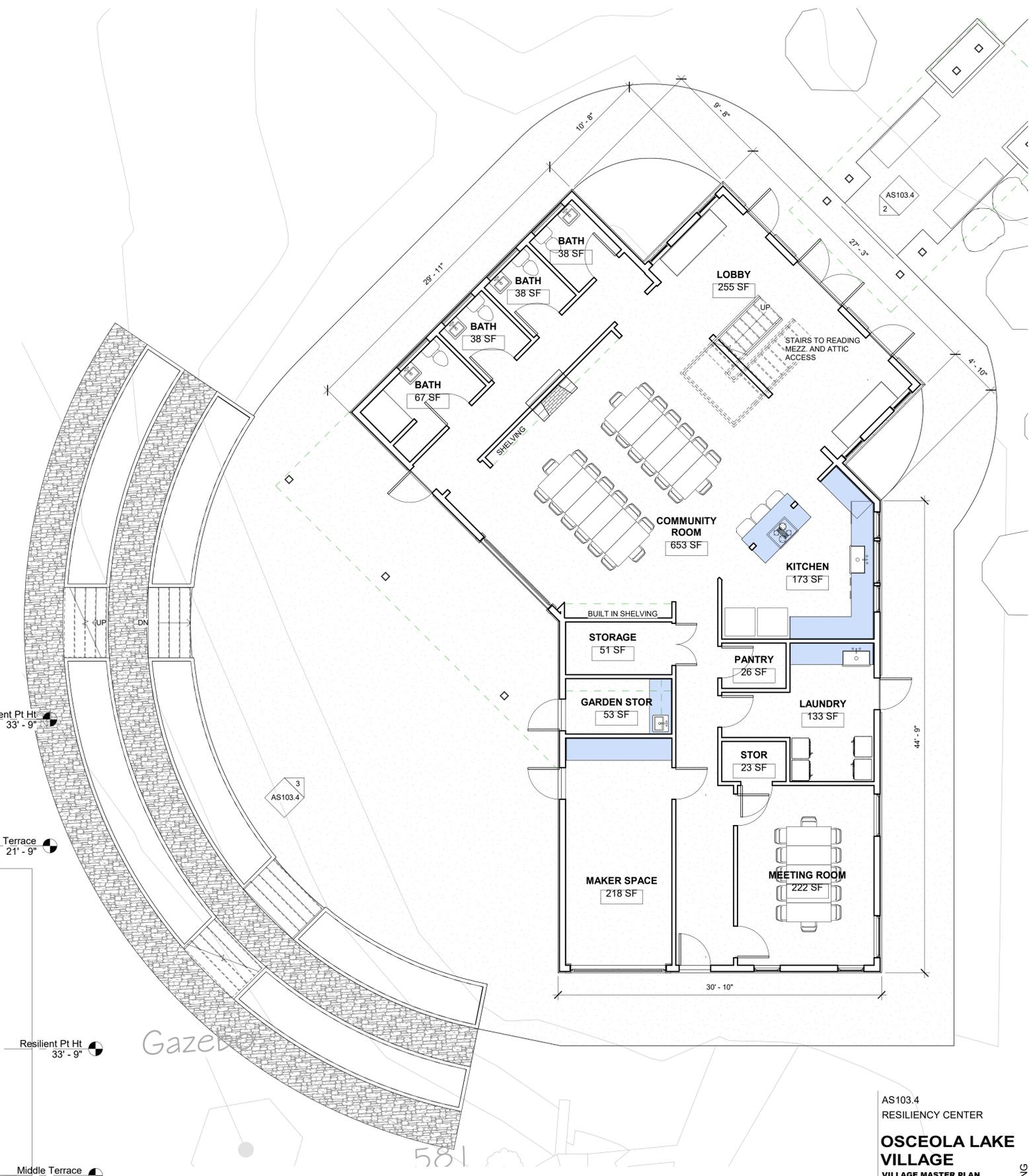
1 GROUND FLOOR PLAN - BRANDYUCK
UNIT
3/16" = 1'-0"



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



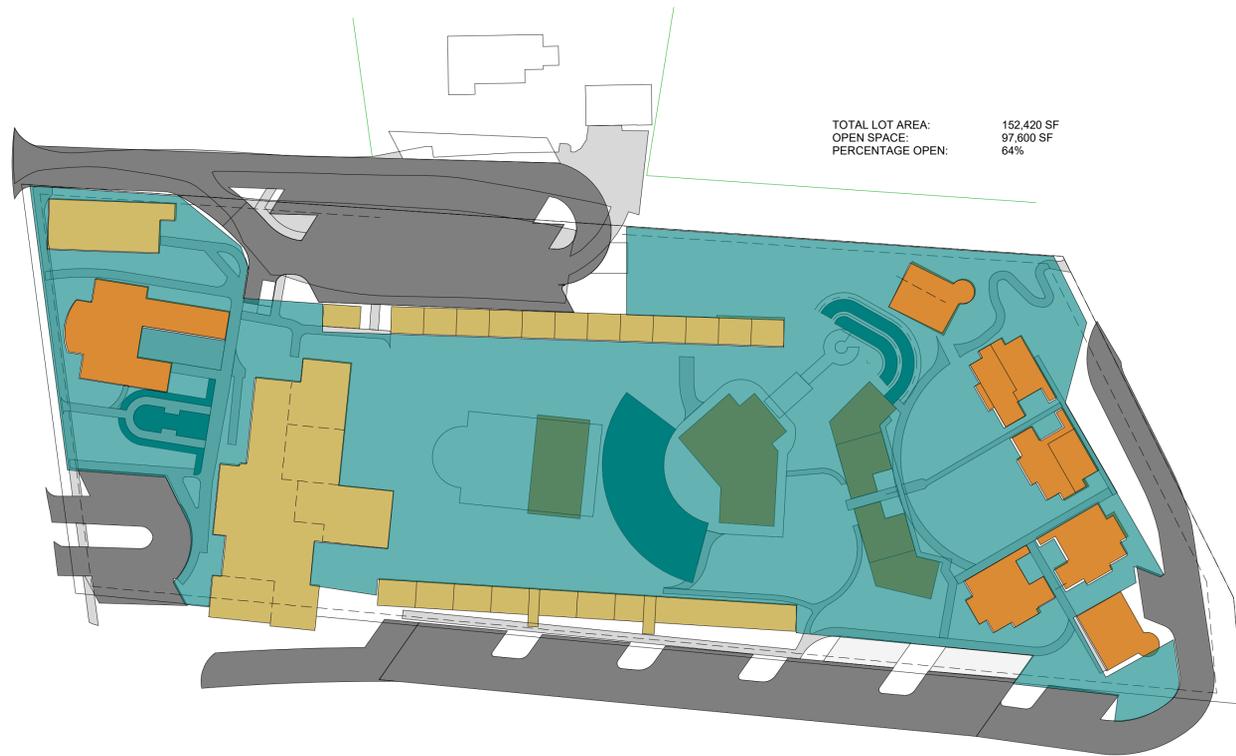
RESILIENCY CENTER COMMUNITY
ELEVATION
③
3/16" = 1'-0"



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

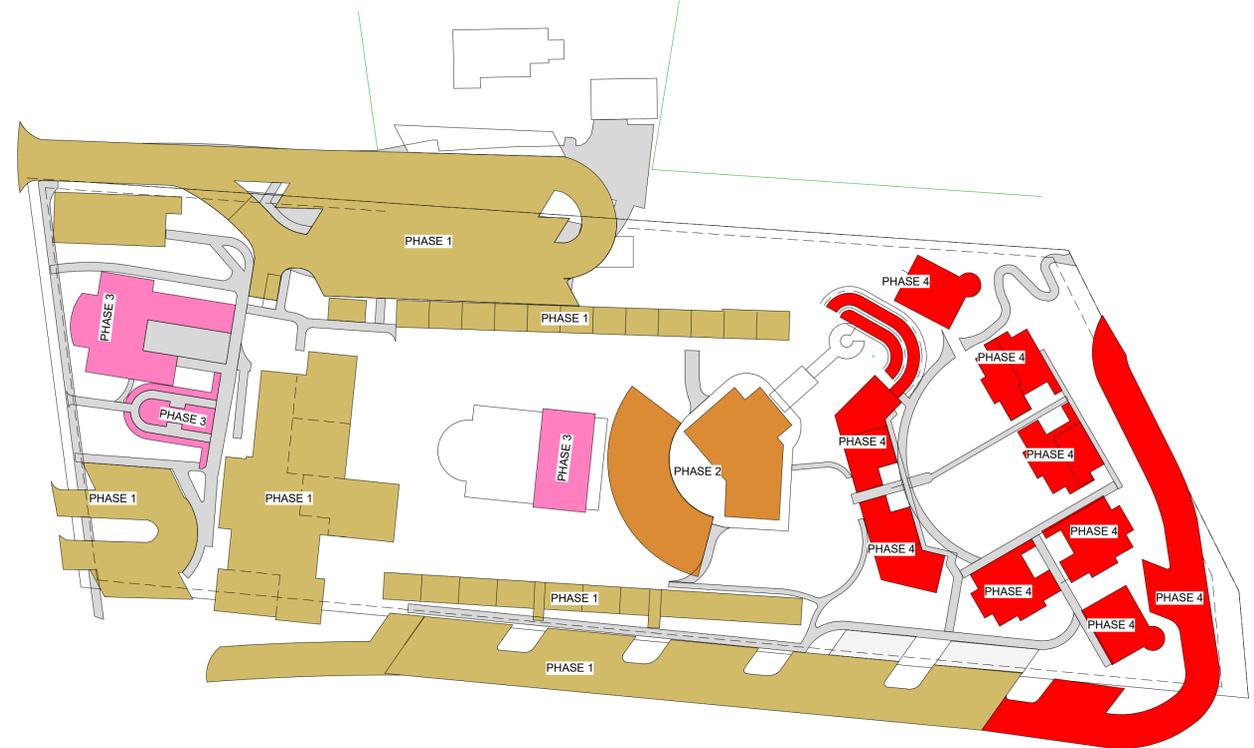


① OSCEOLA RD ELEVATION
1/8" = 1'-0"



TOTAL LOT AREA: 152,420 SF
OPEN SPACE: 97,600 SF
PERCENTAGE OPEN: 64%

③ OPEN SPACE DIAGRAM
1" = 50'-0"



② PHASING PLAN
1" = 50'-0"