

CONDITIONAL ZONING DEVELOPER CONDITIONS:

1. PROVIDE AN ADDITIONAL 44 TREES AND 78 SHRUBS TO REFLECT THE NUMBER OF PLANTINGS SHOWN TO THE TREE BOARD DURING THEIR SITE REVIEW. DUE TO SITE PLAN CHANGES, THE NUMBER OF REQUIRED PLANTINGS WERE REDUCED, HOWEVER OUR PROPOSED FINAL PLANTINGS WILL REFLECT THE TOTAL QUANTITY SHOWN TO THE BOARD.
2. MODIFICATION REQUEST TO ELIMINATE THE 12' X 40' LOADING ZONE SPACE DUE TO FLOODPLAIN CONSTRAINTS (SECTION 6-6).
3. SEVERAL MODIFICATION REQUESTS FROM THE FLOOD STANDARDS OF THE ZONING ORDINANCE ARE NECESSARY FOR THIS PROJECT DUE ITS UNIQUE BOUNDARY CONFIGURATION, EXISTING SLOPE, EXTENT OF FLOODPLAIN ON THE PARCEL AND CONFLICTS IN PROVIDING HANDICAP ACCESSIBILITY TO BUILDINGS THAT ARE REQUIRED TO BE RAISED 2 FEET ABOVE BASE FLOOD ELEVATION WHILE ALSO REQUIRED TO KEEP ALL PARKING ALLOWED IN THE FLOODPLAIN AT EXISTING GRADE (4'+/- GRADE DIFFERENTIAL) AND WHERE NOT FILL IS ALLOWED. THE SPECIFIC MODIFICATIONS WILL BE LISTED ON FINAL PLANS FOR RECORDATION AND APPROVAL. MODIFICATIONS ARE AS FOLLOWS:

We are requesting approximately 4' within the floodplain for an area of parking spaces of approx. 5000 SF. This is necessary to ensure ADA connections between the building which has a fixed finished floor elevation due to requirement to be 2' above Base Flood Elevation and the parking lot in front of the building. To compensate for the fill, we will have an in-ground SCM (cell/pond) that will remove fill from the floodplain equal to the fill needed to raise the parking lot.

17-2-2-c) Streets and driveways may run generally within special flood hazard area and parallel to the stream only where no other access to the property is feasible.

We are proposing two entrances for the project, both involve drive aisles that will be located and filling within the floodplain. These entrances need to be located as shown due to the narrowness of the remaining area outside of the floodplain, where the building and parking designs are fixed. The two-entrance layout provides needed fire access, and encourages connectivity to both the shopping center and the Kanuga Rd commercial area. Further more these entrances are proposed to be parallel to the stream/flood plain as much as possible while still providing adequate access connections.

17-2-2-d) ...property owner or developer may fill and/or use for development up to 10% of the special flood hazard area contained within the boundaries of any development site....

We are looking to develop approximately 25% of the floodplain area contained within the parcel as currently platted. This is necessary due to the narrowness of the remaining developable area outside of the floodplain. There is a large floodway area around Wash Creek that could potentially be added to the site acreage, dropping the percentage of onsite floodplain area that will be impacted. This would be done per recombination, and would be a logistical exercise that would not improve the design.

Also note that the existing site is not an undeveloped, pristine property. Even though it hasn't had a previous building on it, the site has been a construction staging area for decades, and the grades has been changed and most of the parcel has been cleared or disturbed multiple times over the years.

NOTES:

1. ALL PROPOSED ENTRANCE AND EXIT POINTS SHALL FOLLOW THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S "POLICY ON STREET AND DRIVEWAY ACCESS TO NC HIGHWAYS".
2. ANY PUBLIC ACCESS THROUGH PROPOSED SITE FOR THE ECUSTA TRAIL WILL BE MAINTAINED BY OTHERS AND IN A DEDICATED EASEMENT.
3. ENTIRE PROPERTY IS WITHIN THE CITY LIMITS.
4. SITE LIGHTING WILL BE PROVIDED BY DUKE ENERGY AND WILL COMPLY WITH ANY CITY OF HENDERSONVILLE LIGHTING STANDARDS (SECTION 6-13-4).
5. THE 30' STREAM BUFFER FOR WASH CREEK IS OUTSIDE OF THIS DEVELOPMENT'S PROPERTY BOUNDARIES.
6. OPEN SPACE WILL BE MAINTAINED BY THE APARTMENT MANAGEMENT COMPANY.
7. FEE IN LIEU OF SIDEWALKS IS PROPOSED ALONG ISRAEL STREET, BASED THE LACK OF SHOULDER (SECTION 6-12-3).
8. DUMPSTER ENCLOSURE WILL FULLY SCREEN THE DUMPSTERS AND WILL INCLUDE ARCHITECTURAL MATERIALS INTO THE DESIGN/DETAILS.

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

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

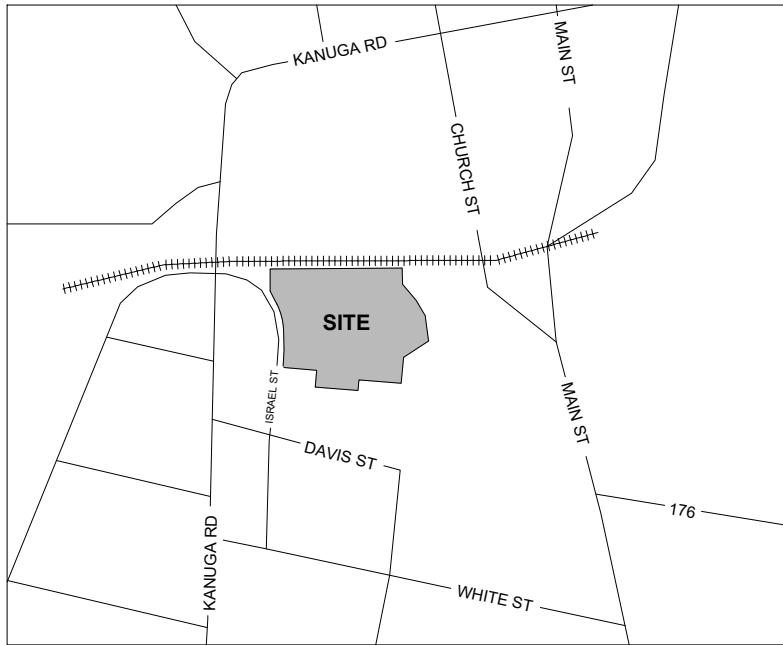
ARCHITECT:
ROBIN RAINES, AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 McABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

TOTAL PROJECT AREA CALCULATIONS:

TOTAL PROJECT AREA = 3.63 AC. (158,122.8 SF)
BUILDING COVERAGE = 22,134 SF / 0.5 AC (14% OF SITE)
STREETS AND PARKING COVERAGE = 45,091 SF / 1.03 AC (28% OF SITE)
OPEN SPACE = 19,320 SF / 0.44 AC (12% OF SITE)
LANDSCAPE AREAS/ SLOPED BANK COVERAGE = 39,556.2 SF/ 0.9 AC (26% OF SITE)
LIMITS OF DISTURBANCE: 121,432 SF (2.79 AC.)



VICINITY MAP

ZONING:

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

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC
DENSITY: 19.2 UNITS/ACRE

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

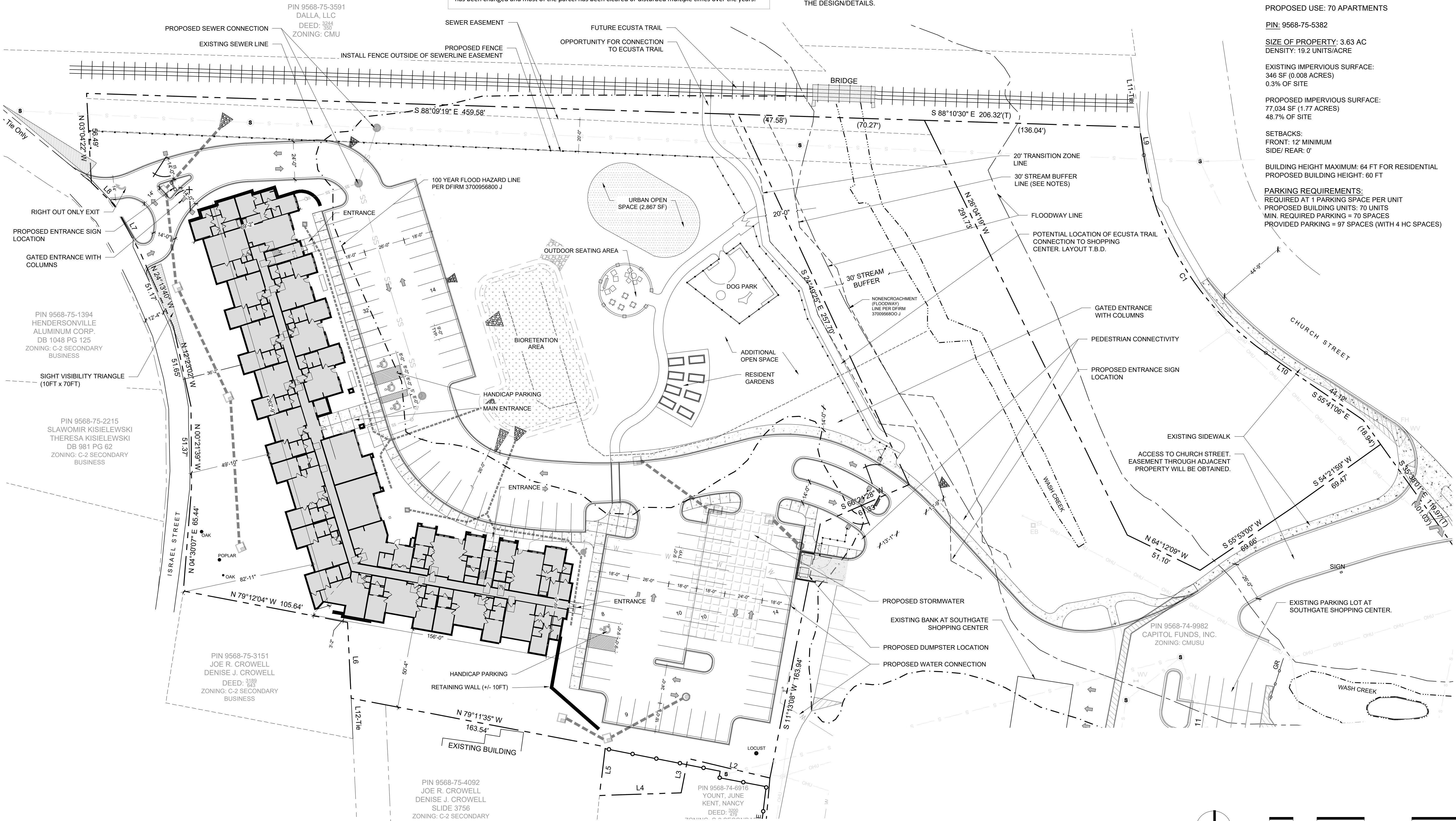
PROPOSED IMPERVIOUS SURFACE:
77,034 SF (1.77 ACRES)
48.7% OF SITE

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

BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
PROPOSED BUILDING HEIGHT: 60 FT

PARKING REQUIREMENTS:

REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)



sitework
STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945



SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.

P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE
1	CITY COMMENTS	03.03.2022
2	CITY COMMENTS	03.25.2022

CONDITIONAL
ZONING REVIEW

DATE:
02.04.2022

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.

L-200