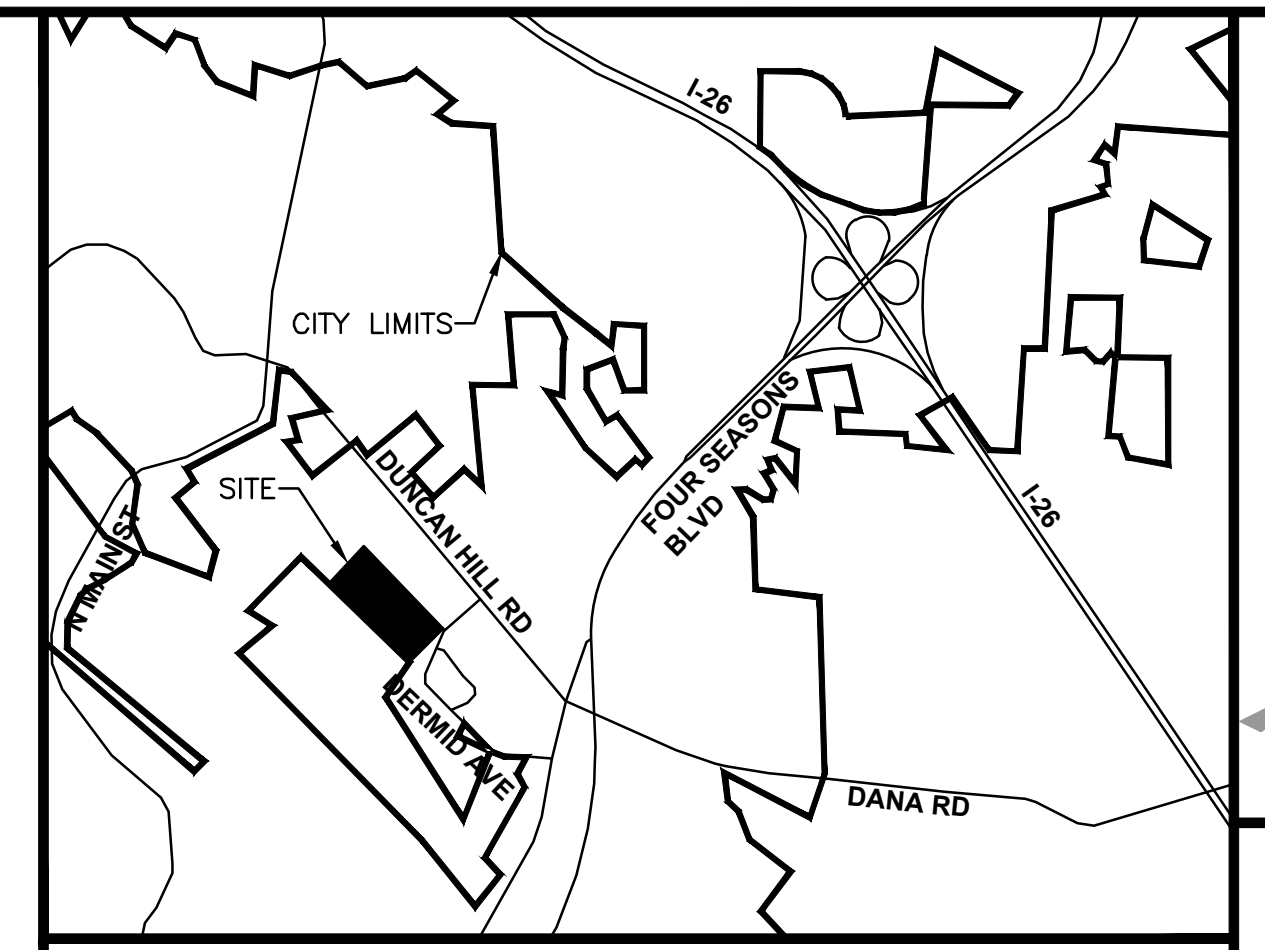
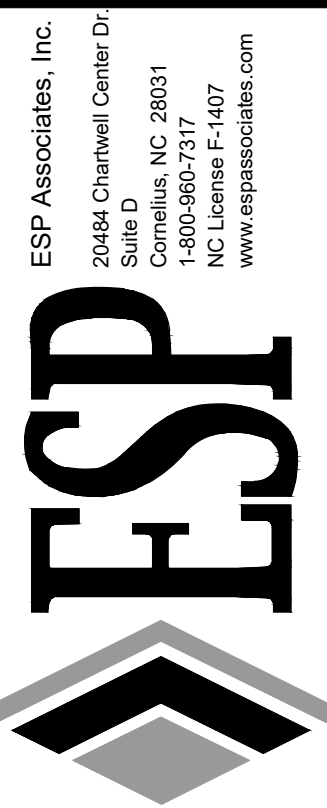


MEADOWCREST

LOCATED IN THE CITY OF HENDERSONVILLE HENDERSONVILLE, NORTH CAROLINA



VICINITY MAP: N.T.S.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	SITE SURVEY
C2.0	OVERALL SITE PLAN
C-2.1	SITE PLAN PHASE 2
C-2.2	SITE PLAN PHASE 1
C-3.0	OVERALL GRADING PLAN
C-3.1	GRADING PLAN PHASE 2
C-3.2	GRADING PLAN PHASE 3
C-6.0	OVERALL UTILITY PLAN
C-6.1	UTILITY PLAN PHASE 2
C-6.2	UTILITY PLAN PHASE 1
L-1.1	PLANTING PLAN (1 of 2)
L-1.2	PLANTING PLAN (2 of 2)
L-2.1	TREE CANOPY PLAN

SITE DATA:

OWNER:
THE HOUSING ASSISTANCE CORPORATION
214 KING STREET
HENDERSONVILLE, NC 28792

PARCEL DATA:
AREA: 10.48 ACRES
PIN#: 9569-94-7077
DB/PG: 4088/405
DENSITY: 12.40 UNITS/AC

SITE ZONING:
EXISTING PARCEL ZONING: R-20
PROPOSED PARCEL ZONING: UR

CITY LIMITS:
PROJECT AREA IS WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF HENDERSONVILLE, IN THE COUNTY OF HENDERSON, NORTH CAROLINA

PHASE 1:
NUMBER OF UNITS: 60 + 1 COMMUNITY BUILDING (1800+SF)
PARKING REQUIRED: 100 (1.5/unit + 1/200sf Com. Bldg.)
PARKING PROVIDED: 116 (1.76/unit + 1/200sf Com. Bldg.)

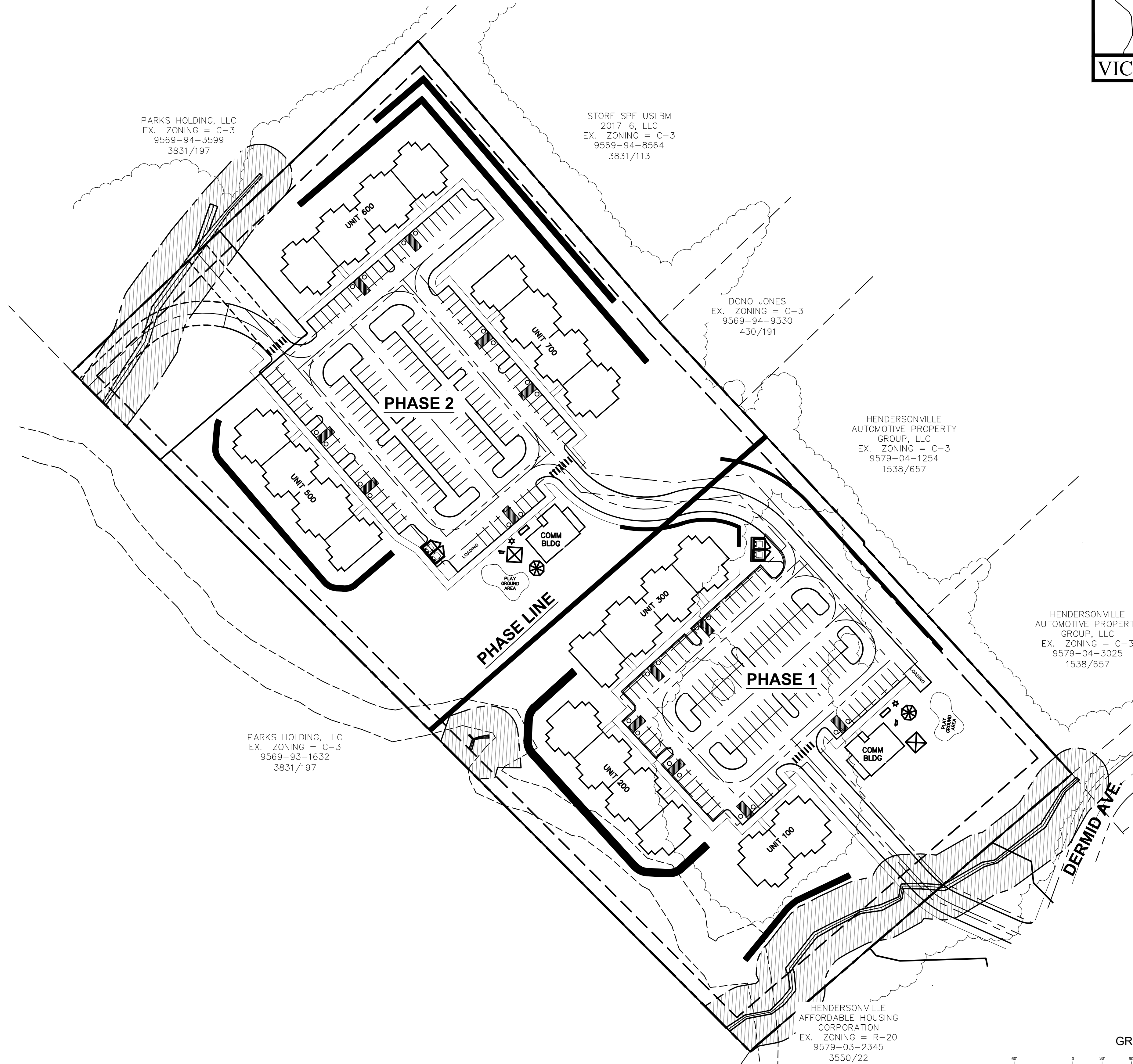
PHASE 2:
NUMBER OF UNITS: 72 + 1 COMMUNITY BUILDING (1800+SF)
PARKING REQUIRED: 118 (1.5/unit + 1/200sf Com. Bldg.)
PARKING PROVIDED: 140 (1.80/unit + 1/200sf Com. Bldg.)

UR ZONING BUILDING SETBACKS:
FRONT: 14' (from proposed curb)
SIDE: 5'
REAR: 10' or 14' (from proposed curb)
MAX. HEIGHT: 62'
MIN. WIDTH: 20'
SEPARATION: 20' (provided)

UTILITIES:
SEWER SERVICE: PUBLIC - CITY OF HENDERSON
WATER SERVICE: PUBLIC - CITY OF HENDERSON

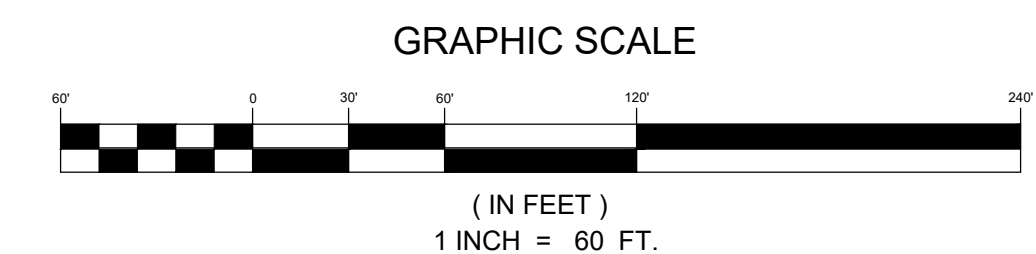
PROJECT SQUARE FOOTAGE/ACREAGE & PERCENTAGE OF TOTAL SITE

TOTAL PROJECT AREA:	10.48 AC (100%)
SITE COVERAGE - BUILDINGS:	1.22 AC (11.7%)
SITE COVERAGE - OPEN SPACE (landscaped):	3.08 AC (29.4%)
SITE COVERAGE - STREETS & PARKING:	2.77 AC (26.4%)
SITE COVERAGE - OTHER FACILITIES:	0.00 AC (0.0%)
SITE COVERAGE - COMMON OPEN SPACE:	1.05 AC (10.0%)
SITE COVERAGE - REMAINDER PVIOUS AREA/OPEN SPACE:	2.36 AC (22.5%)



SITE NOTES

- ALL PROPOSED ACCESS IS PRIVATE.
- CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID
- THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-
- ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
- THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
- PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
- THE MAXIMUM BUILDING HEIGHT IS 34'.
- ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 26' WIDE.
- ALL STANDARD PARKING SPACES ARE 9'x18'
- ALL SIDEWALKS ARE 7' WIDE.
- ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADI FOR FIRE ACCESS
- ALL RADI DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
- MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
- ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
- NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
- ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3,600 PSI STRENGTH AT 28 DAYS.
- LIGHTING PLAN TO BE PROVIDED WITH FINAL SITE REVIEW AND TO BE DESIGNED BY OTHERS.
- IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
- ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
- SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
- SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



ENGINEERING FIRM: ESP ASSOCIATES, INC.
20484 CHARTWELL CENTER DR., SUITE D
CORNELIUS, NC 28031
(704) 990-6429
DANNY WATSON, PE
DWATSON@ESPASSOCIATES.COM

DEVELOPER: HOUSING ASSISTANCE CORPORATION
214 N KING ST
HENDERSONVILLE, NC, 28792
(828)-682-3009
(828)-692-4744

REVIEW AGENCY: CITY OF HENDERSONVILLE
160 SIXTH AVENUE, SUITE E
HENDERSONVILLE, NC 28792
(828)-697-3000

THIS SET IS CURRENT THROUGH SHEET DATE 03/07/25

NO.	DATE	REVISION	BY

COVER

MEADOWCREST

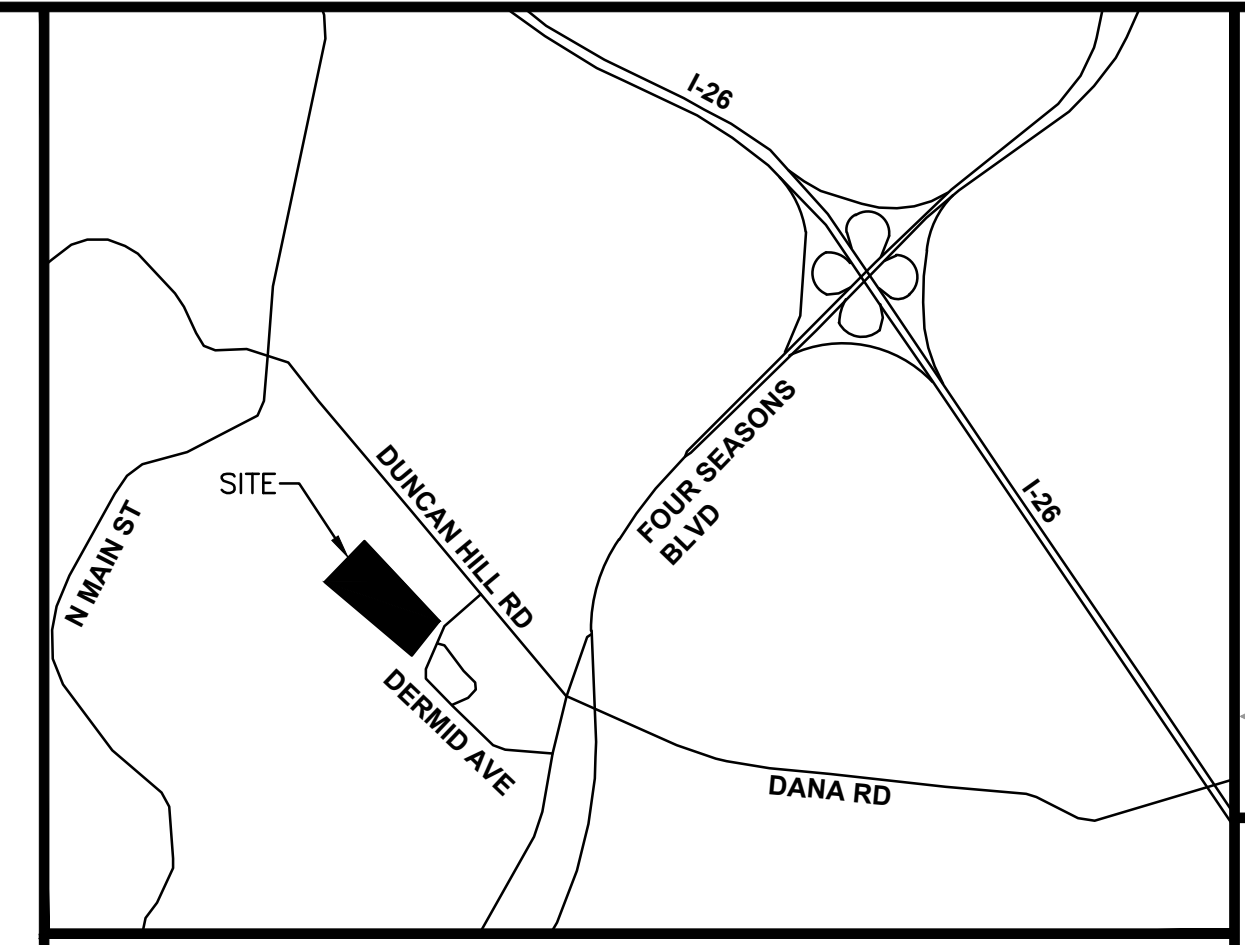
HOUSING ASSISTANCE CORPORATION

HENDERSONVILLE, NC

PROJECT INFORMATION

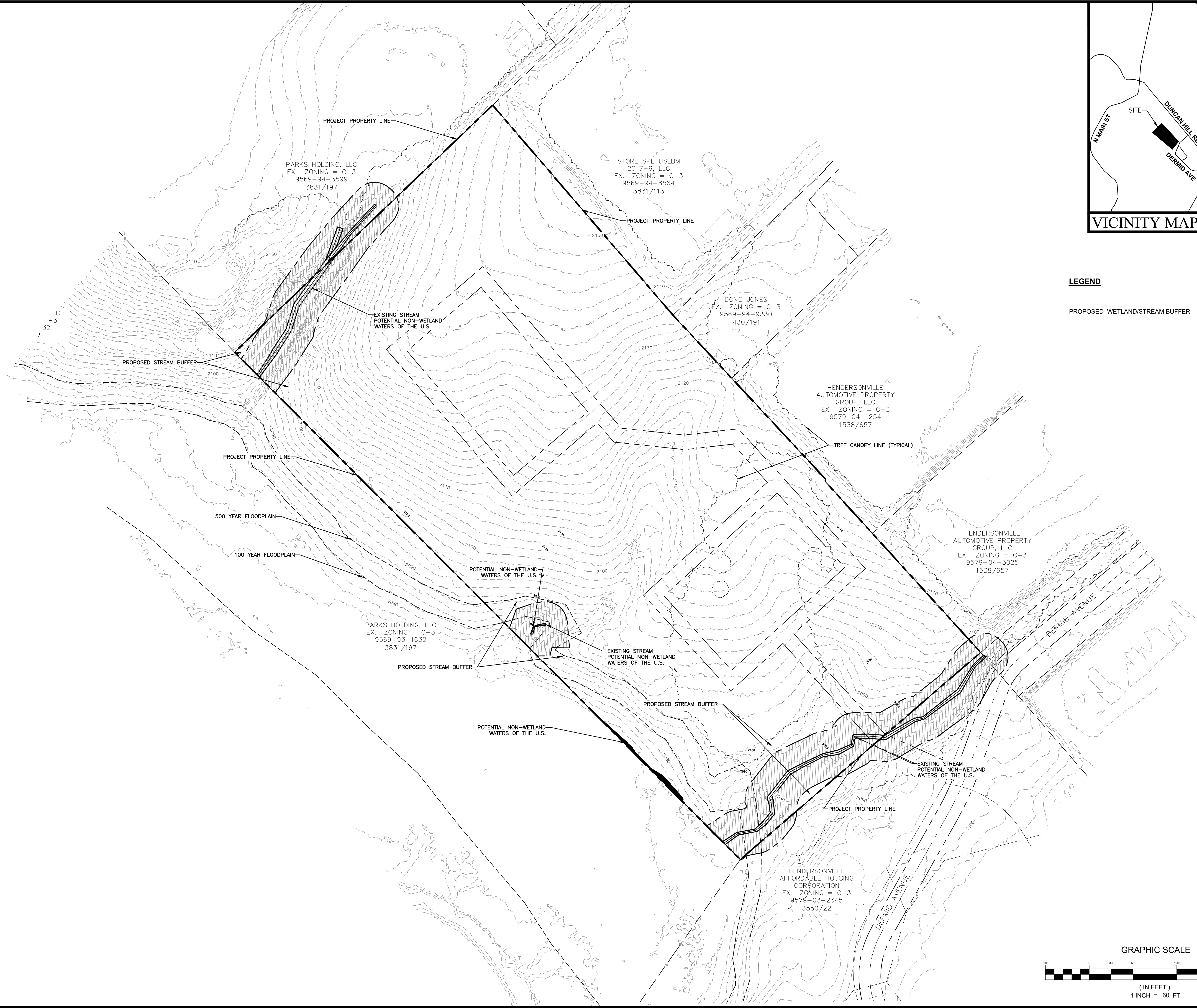
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21
SHEET:	C0.0

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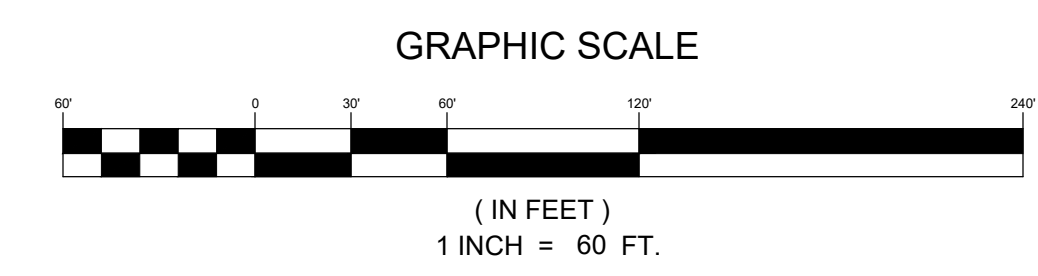


VICINITY MAP: N.T.S.

ESP Associates, Inc.
 20484 Chatham Center Dr.
 Suite D
 Cornelius, NC 28031
 1-800-960-7317
 NC License F-1407
 www.esp-associates.com



LEGEND



NO.	DATE	REVISION	BY

SITE SURVEY
MEADOWCREST
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-1.0**

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 20484 CHARTWELL CENTER DR., SUITE D CORNELIUS, NC 28031
PHONE: (704) 990-6429
CONTACT: DANNY WATSON, PE
EMAIL: DWATSON@ESPASSOCIATES.COM

DEVELOPER: HOUSING ASSISTANCE CORPORATION
ADDRESS: 214 N KING ST HENDERSONVILLE, NC, 28792
FAX: (828)-682-3009
CONTACT: (828)-692-4744

REVIEW AGENCY: CITY OF HENDERSONVILLE
ADDRESS: 160 SIXTH AVENUE, SUITE E HENDERSONVILLE, NC 28792
PHONE: (828)-697-3000

DEVELOPER PROPOSED CONDITIONS:

BUILDING ORIENTATION PER SECTION 5-25-5.1:
 APPLICANT REQUESTS RELIEF FROM SECTION 5-25-5.1 OF THE ZONING CODE AS IT RELATES TO BUILDING ORIENTATION. WHILE THE PROPOSED BUILDINGS DO NOT DIRECTLY FRONT ONTO AREAS SUCH AS PARKS OR PLAZAS, EACH OF THE PROPOSED MULTI-FAMILY BUILDINGS DIRECTLY ADJOINS OPEN SPACE AREA BEING PROVIDED FOR THE COMMUNITY. ADDITIONALLY, THE PROPOSED COMMUNITY BUILDING, PLAYGROUND, PICNIC PAVILION AND OUTDOOR SPACES ARE INTENDED TO SERVE AS A SIGNIFICANT CENTRAL GATHERING AREA AND MEETING SPACE FOR THE COMMUNITY.

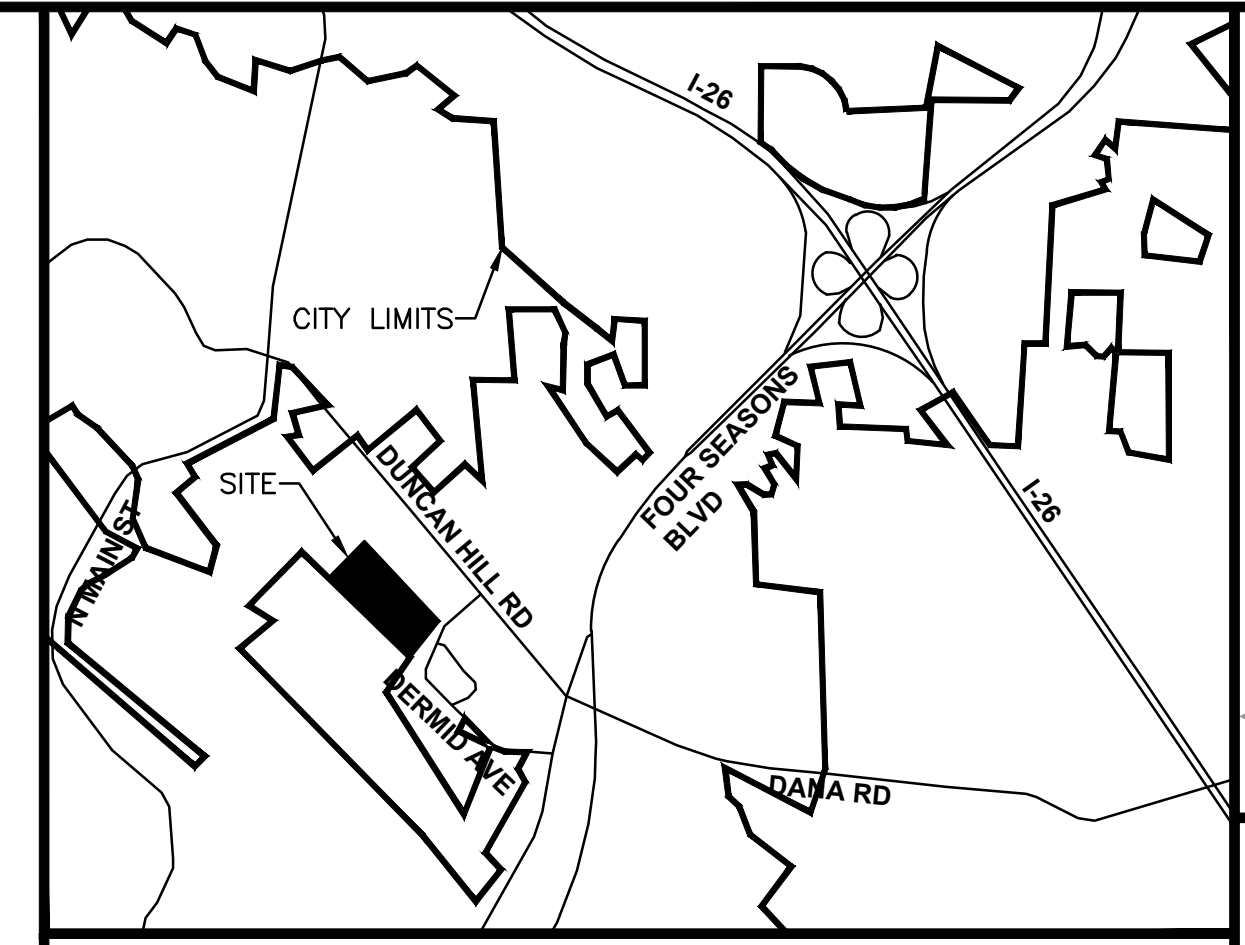
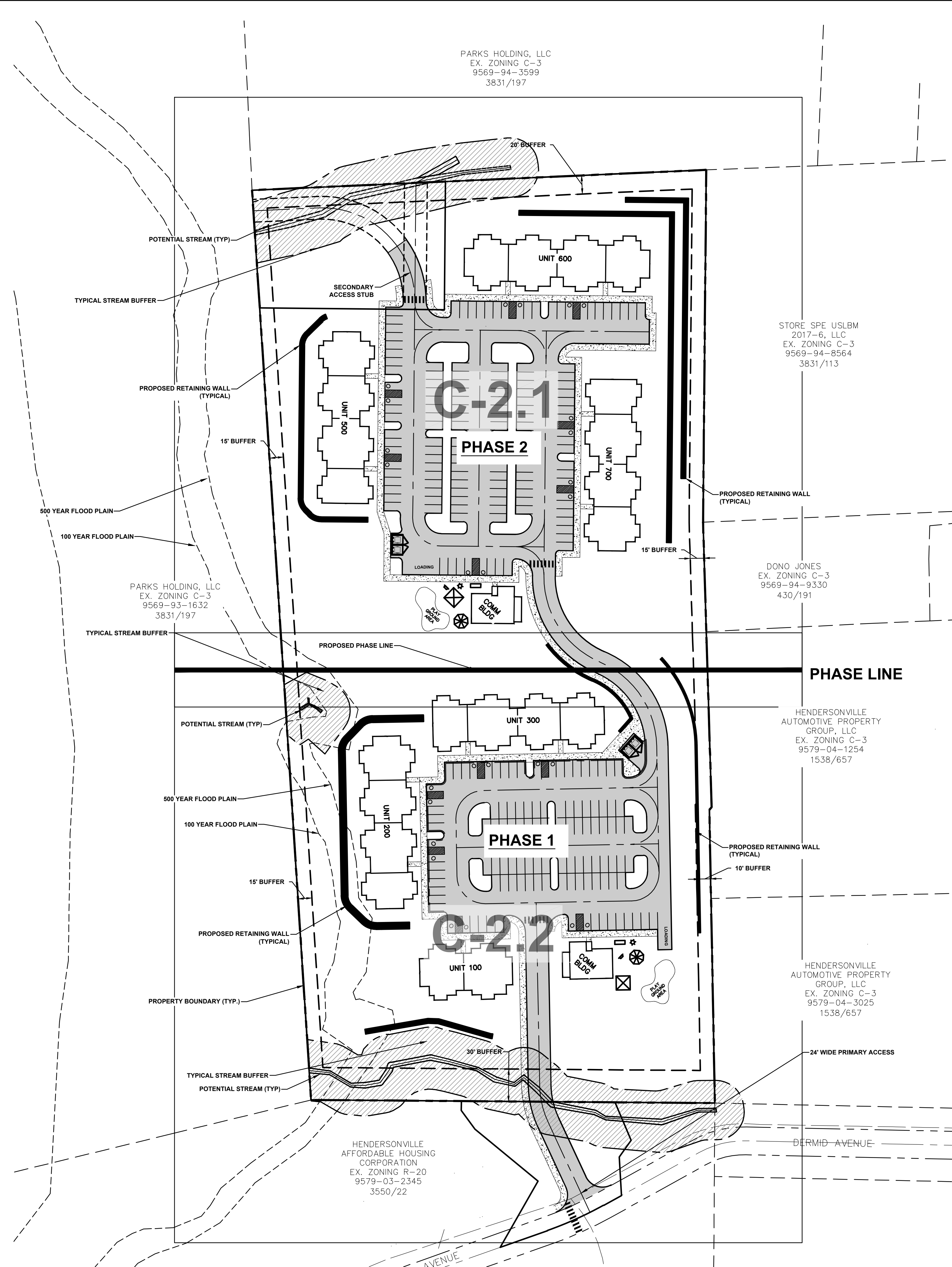
FIRE SPRINKLERS
 APPLICANT SHALL EQUIP ALL BUILDINGS, INCLUDING NON-RESIDENTIAL OCCUPANCIES WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

TIA (TRAFFIC IMPACT ANALYSIS)
 THE DEVELOPER REQUEST THAT THE TIA BE WAIVED RATHER THAN DEFERRED, GRANTING RELIEF FROM SEC. 5-25-2.3.1 OF THE ZONING CODE. THE PROPOSED TRIP GENERATION DOES NOT MEET THE THRESHOLD ESTABLISHED UNDER ARTICLE 6. FURTHERMORE, AS A LHCTC PRODUCT, TRIP GENERATION IS EXPECTED TO BE BELOW TYPICAL AVERAGES.

SECONDARY ACCESS
 WHILE NOT REQUIRED FOR FIRE SERVICE, THE APPLICANT AGREES TO GRANT A FUTURE EASEMENT IN THE SOUTHWEST CORNER OF PHASE 2 FOR THE EXTENSION AND CONNECTION OF ADJACENT DEVELOPMENTS IN THE FUTURE FOR SECONDARY ACCESS. THE ALIGNMENT AND EXTENTS OF THE EASEMENT WILL BE DETERMINED IN THE FUTURE AND WILL NOT IMPACT ANY ACCESS, UTILITIES, PARKING OR STRUCTURES PROPOSED WITH THIS PROJECT.

SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID
3. THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-
4. ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
5. THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
6. PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
7. THE MAXIMUM BUILDING HEIGHT IS 34'.
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9. ALL STANDARD PARKING SPACES ARE 9'x18'
10. ALL SIDEWALKS ARE 7' WIDE.
11. ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADI FOR FIRE ACCESS
12. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
13. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
14. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
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16. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
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20. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
21. SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



VICINITY MAP: N.T.S.

LEGEND



SITE DATA:

OWNER:
 THE HOUSING ASSISTANCE CORPORATION
 214 KING STREET
 HENDERSONVILLE, NC 28792

PARCEL DATA:
 AREA: 10.48 ACRES
 PIN#: 9569-94-7077
 DB/PG: 4088/405
 DENSITY: 12.40 UNITS/AC

SITE ZONING:
 EXISTING PARCEL ZONING: R-20
 PROPOSED PARCEL ZONING: UR

CITY LIMITS:
 PROJECT AREA IS WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF HENDERSONVILLE, IN THE COUNTY OF HENDERSON, NORTH CAROLINA

PHASE 1:
 NUMBER OF UNITS: 60 + 1 COMMUNITY BUILDING (1800+SF)
 PARKING REQUIRED: 100 (1.5/unit + 1/200sf Com. Bldg.)
 PARKING PROVIDED: 116 (1.76/unit + 1/200sf Com. Bldg.)

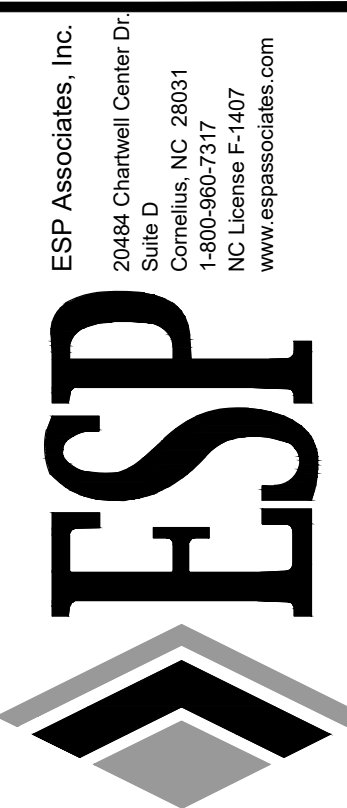
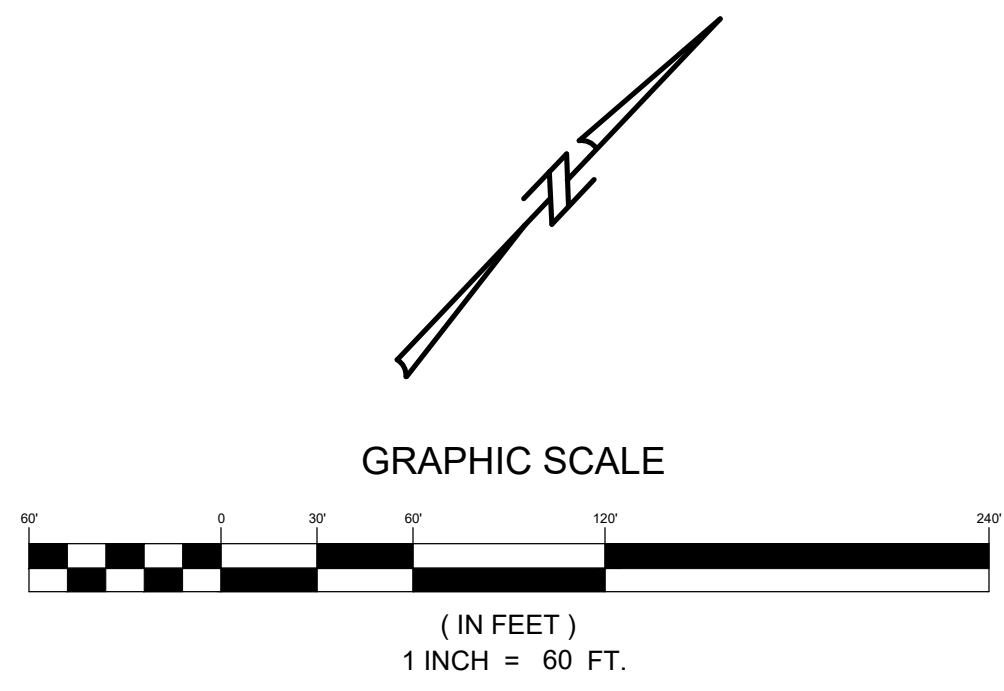
PHASE 2:
 NUMBER OF UNITS: 72 + 1 COMMUNITY BUILDING (1800+SF)
 PARKING REQUIRED: 118 (1.5/unit + 1/200sf Com. Bldg.)
 PARKING PROVIDED: 140 (1.80/unit + 1/200sf Com. Bldg.)

UR ZONING BUILDING SETBACKS:
 FRONT: 14' (from proposed curb)
 SIDE: 5'
 REAR: 10' or 14' (from proposed curb)
 MAX. HEIGHT: 62'
 MIN. WIDTH: 20'
 SEPARATION: 20' (provided)

UTILITIES:
 SEWER SERVICE: PUBLIC - CITY OF HENDERSON
 WATER SERVICE: PUBLIC - CITY OF HENDERSON

PROJECT SQUARE FOOTAGE/ACREAGE & PERCENTAGE OF TOTAL SITE

TOTAL PROJECT AREA:	10.48 AC (100%)
SITE COVERAGE - BUILDINGS:	1.22 AC (11.7%)
SITE COVERAGE - OPEN SPACE (landscaped):	3.08 AC (29.4%)
SITE COVERAGE - STREETS & PARKING:	2.77 AC (26.4%)
SITE COVERAGE - OTHER FACILITIES:	0.00 AC (0.0%)
SITE COVERAGE - COMMON OPEN SPACE:	1.05 AC (10.0%)
SITE COVERAGE - REMAINDER PVIOUS AREA/OPEN SPACE:	2.36 AC (22.5%)



NO.	DATE	REVISION	BY

OVERALL SITE PLAN
MEADOWCREST
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

PROJECT INFORMATION

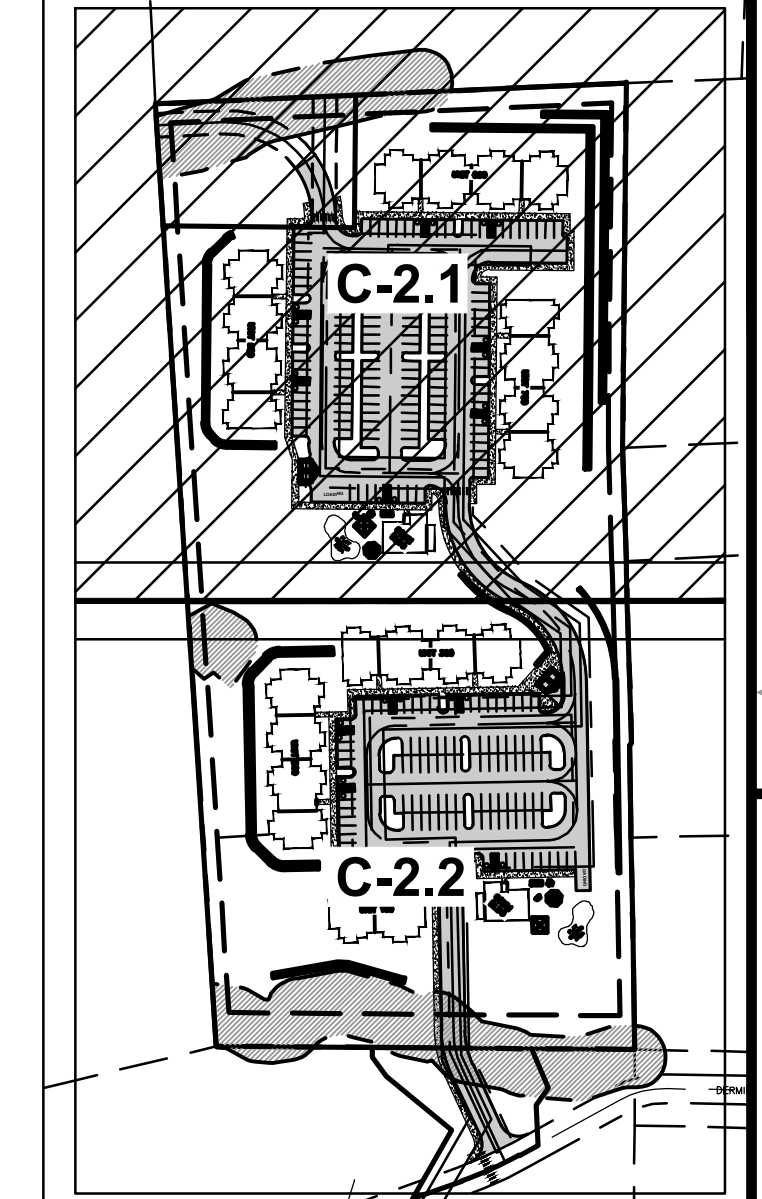
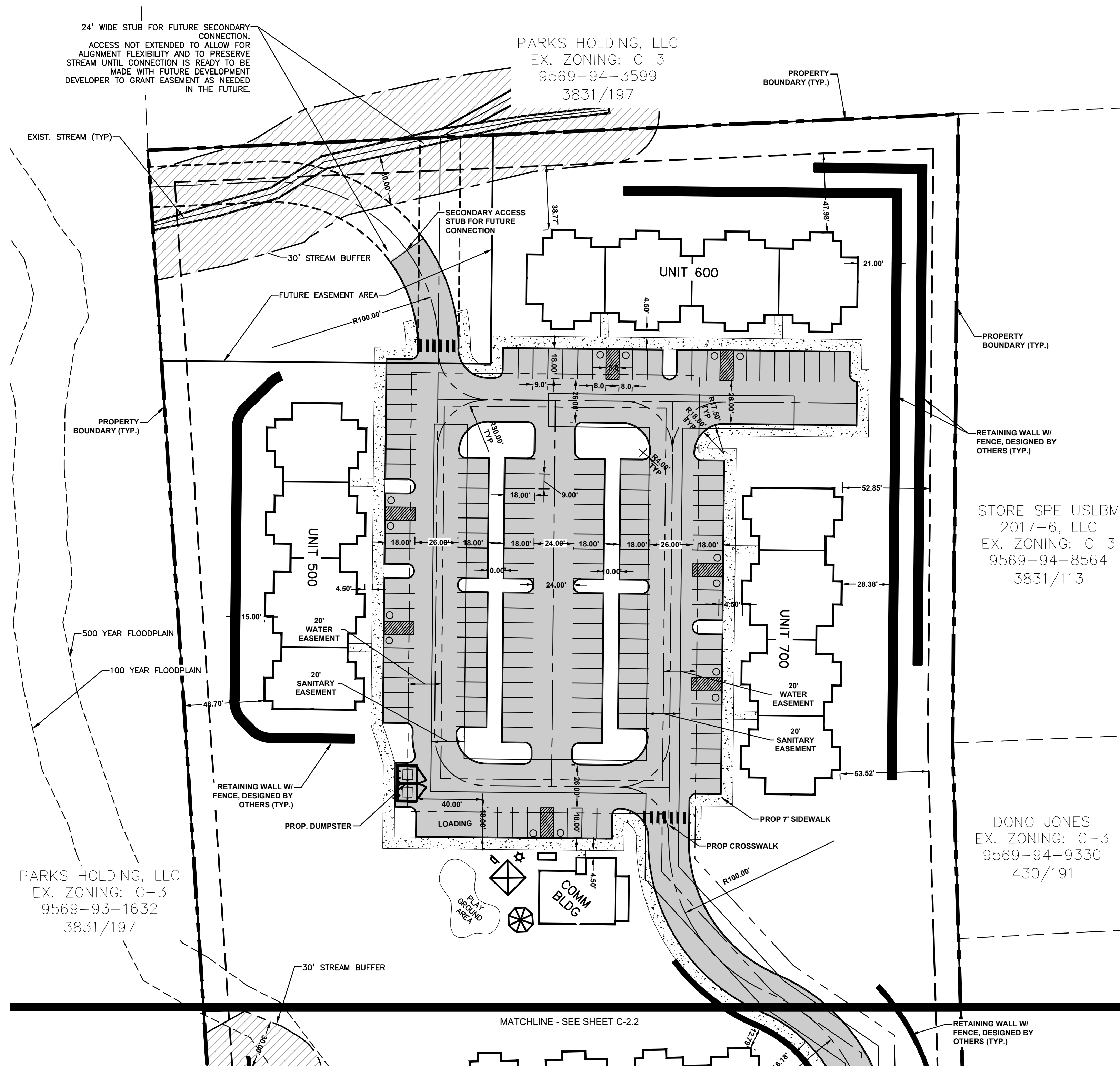
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C2.0**

PHASE 2

SITE NOTES

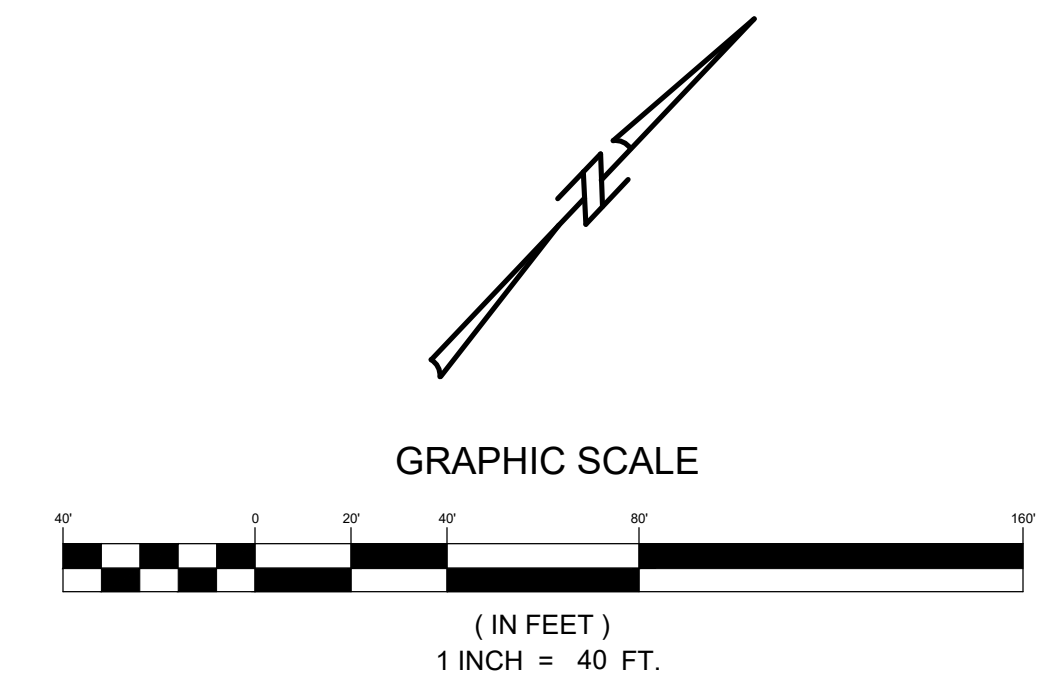
1. ALL PROPOSED ACCESS IS PRIVATE.
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22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



KEY MAP
1" = 200'

LEGEND

PROP. CONCRETE SIDEWALK	
PROP. PAVEMENT	
PROP. WETLAND/STREAM BUFFER	



ESP Associates, Inc.
20484 Charwell Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
www.espassociates.com

ESP

NO.	DATE	REVISION

SITE PLAN PHASE 2

MEADOWCREST

HOUSING ASSISTANCE CORPORATION

HENDERSONVILLE, NC

PROJECT INFORMATION

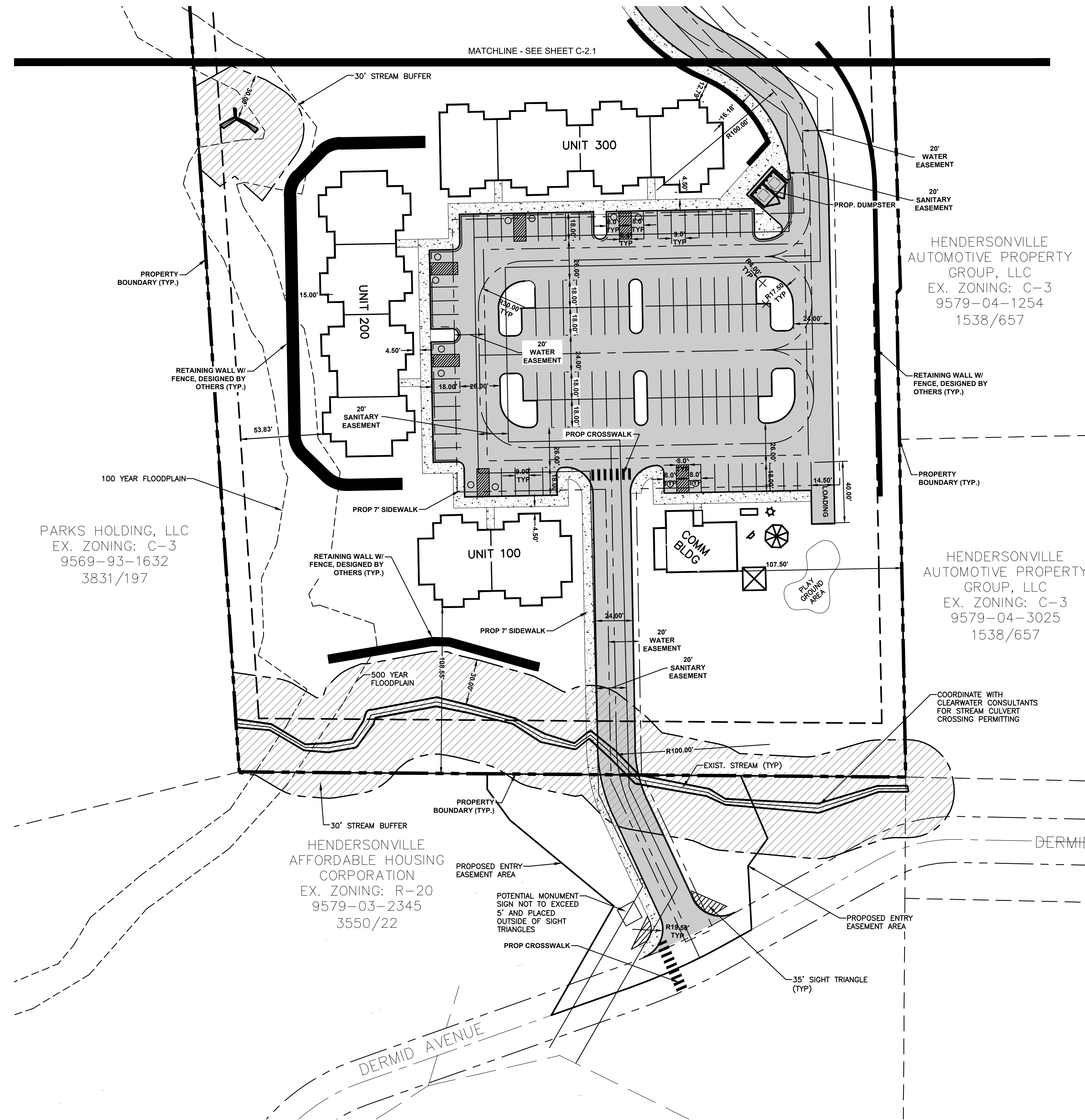
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-2.1**

PHASE 1

SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
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PARKS HOLDING, LLC
EX. ZONING: C-3
9569-93-1632
3831/197

HENDERSONVILLE AFFORDABLE HOUSING CORPORATION
EX. ZONING: R-20
9579-03-2345
3550/22

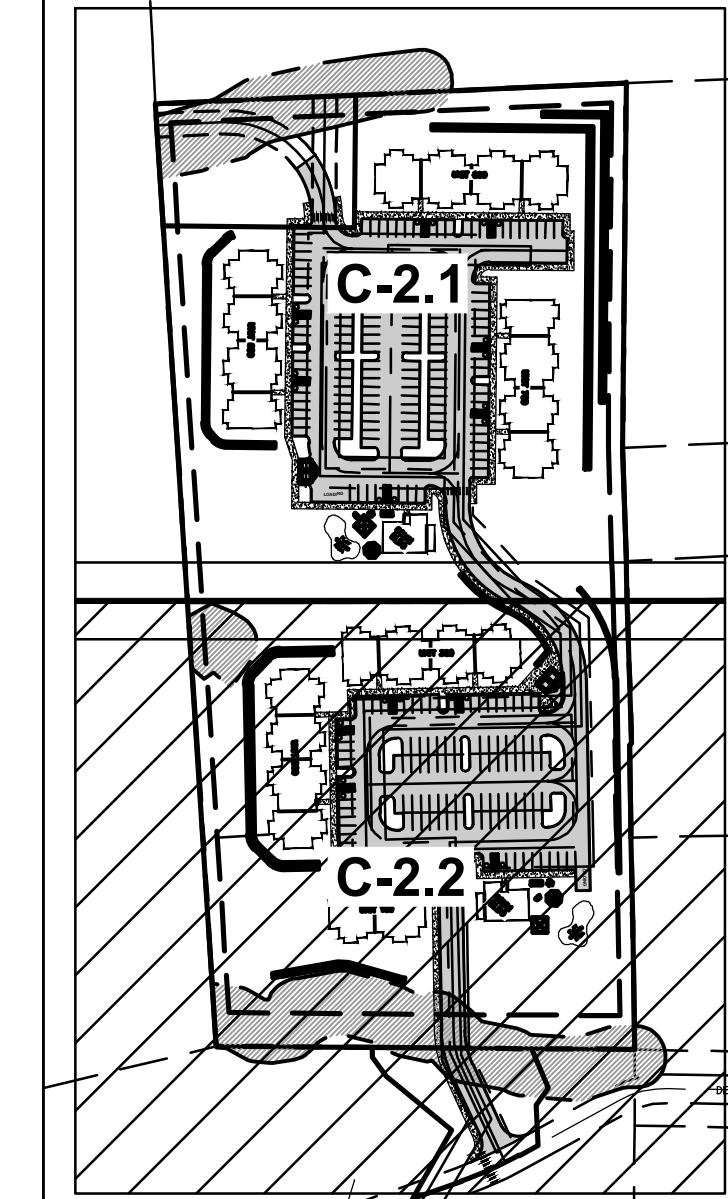
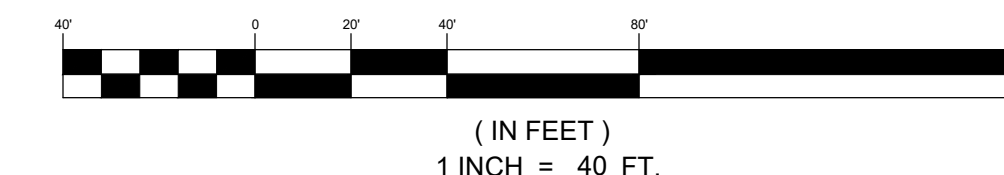
HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
EX. ZONING: C-3
9579-04-1254
1538/657

HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
EX. ZONING: C-3
9579-04-3025
1538/657

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. PAVEMENT
- PROP. WETLAND/STREAM BUFFER

GRAPHIC SCALE



KEY MAP
1" = 200'

ESP Associates, Inc.
20484 Chatham Center Dr.
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Cornelius, NC 28031
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NC License F-1407
www.espassociates.com

NO.	DATE	REVISION	BY

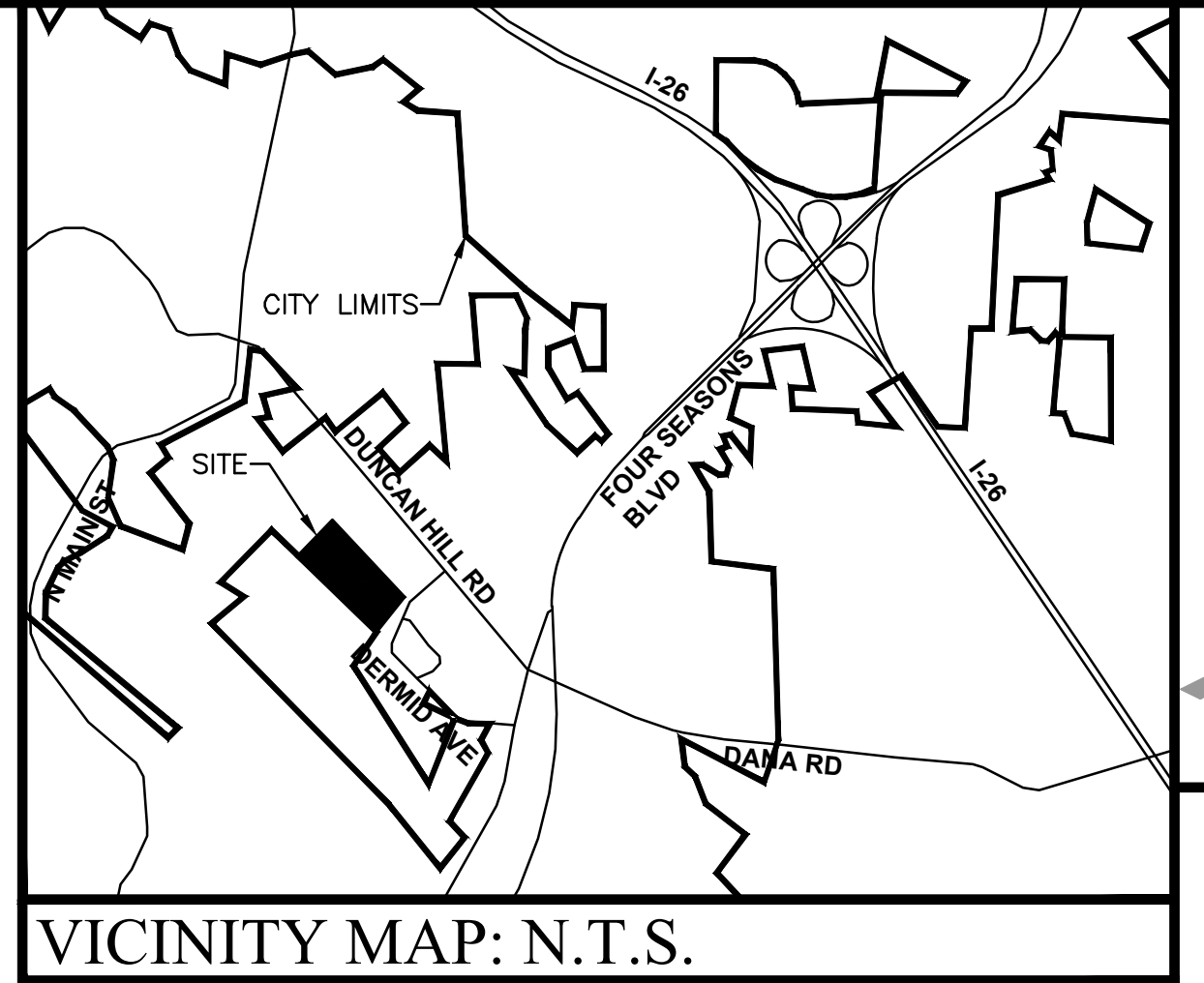
SITE PLAN PHASE 1
MEADOWCREST
HOUSING ASSISTANCE CORPORATION
HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21



C-2.2

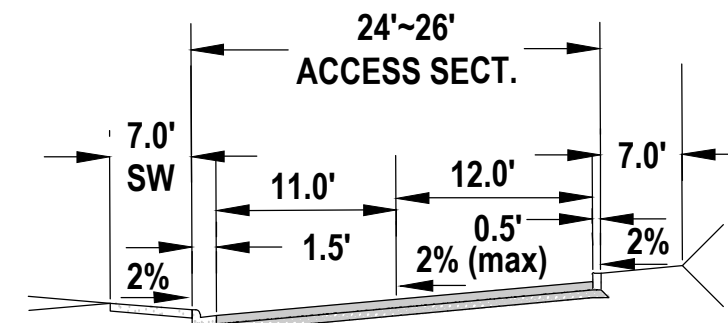
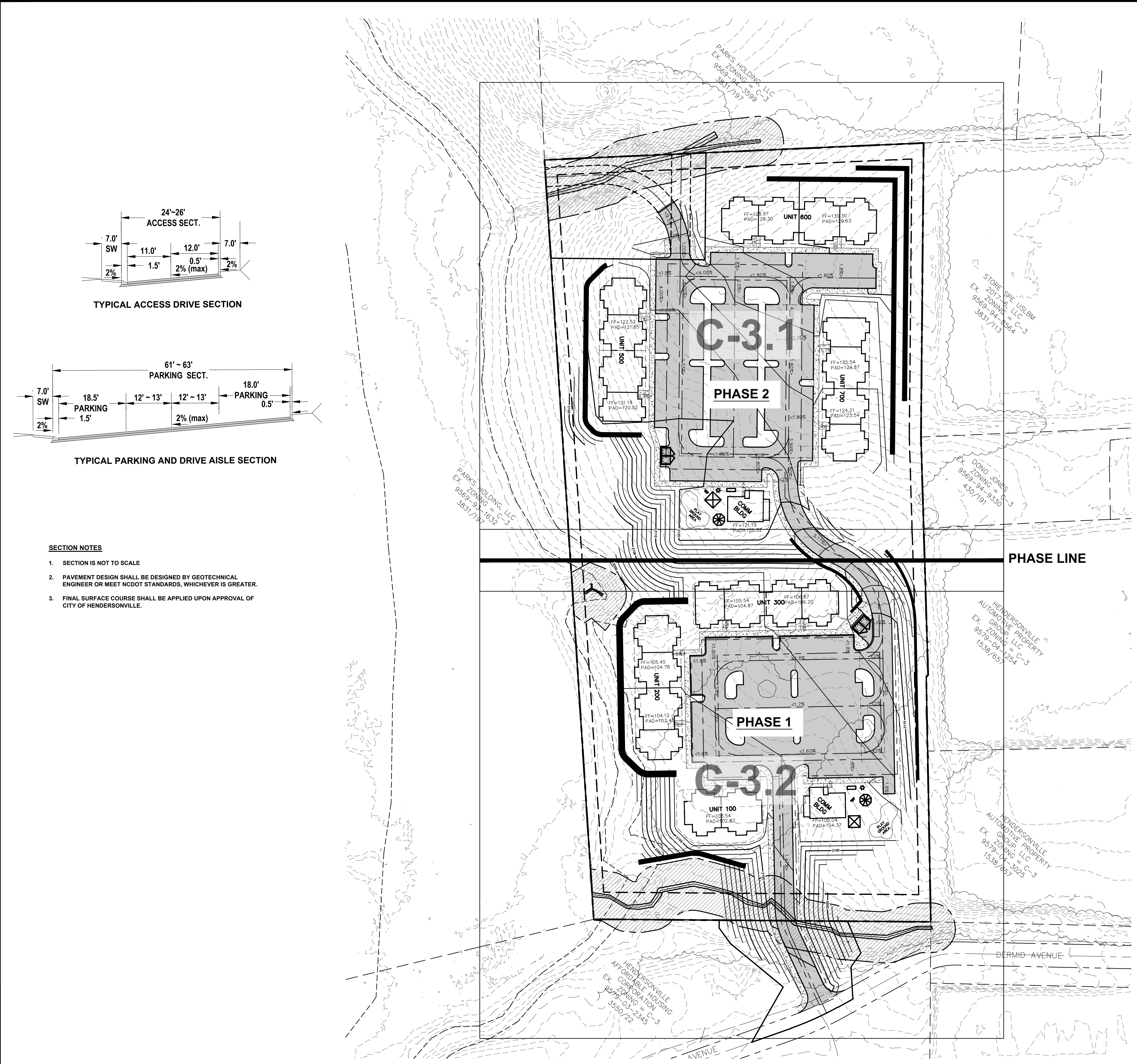


VICINITY MAP: N.T.S.

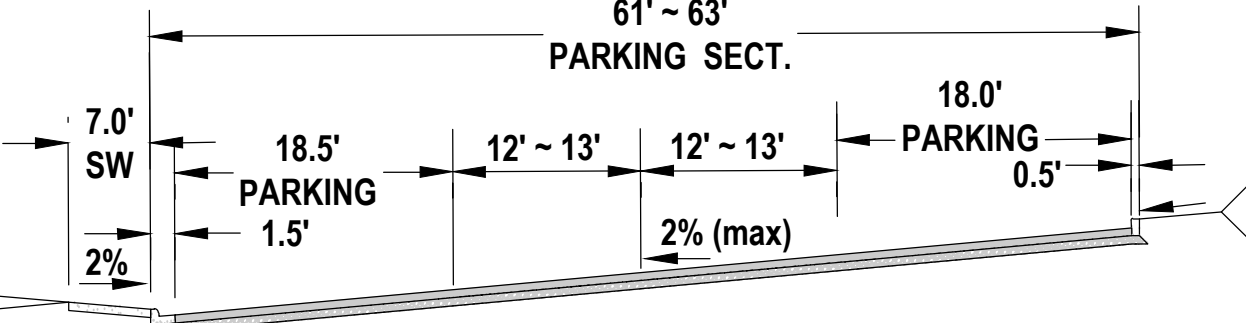
NO.	DATE	REVISION

OVERALL GRADING PLAN
 MEADOWCREST
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21



TYPICAL ACCESS DRIVE SECTION

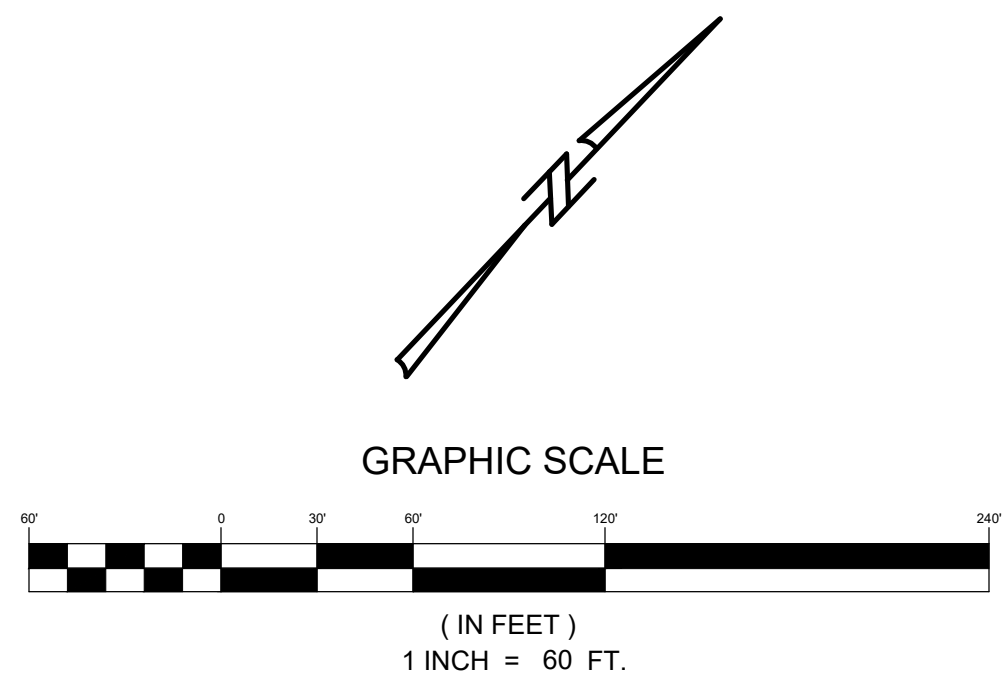


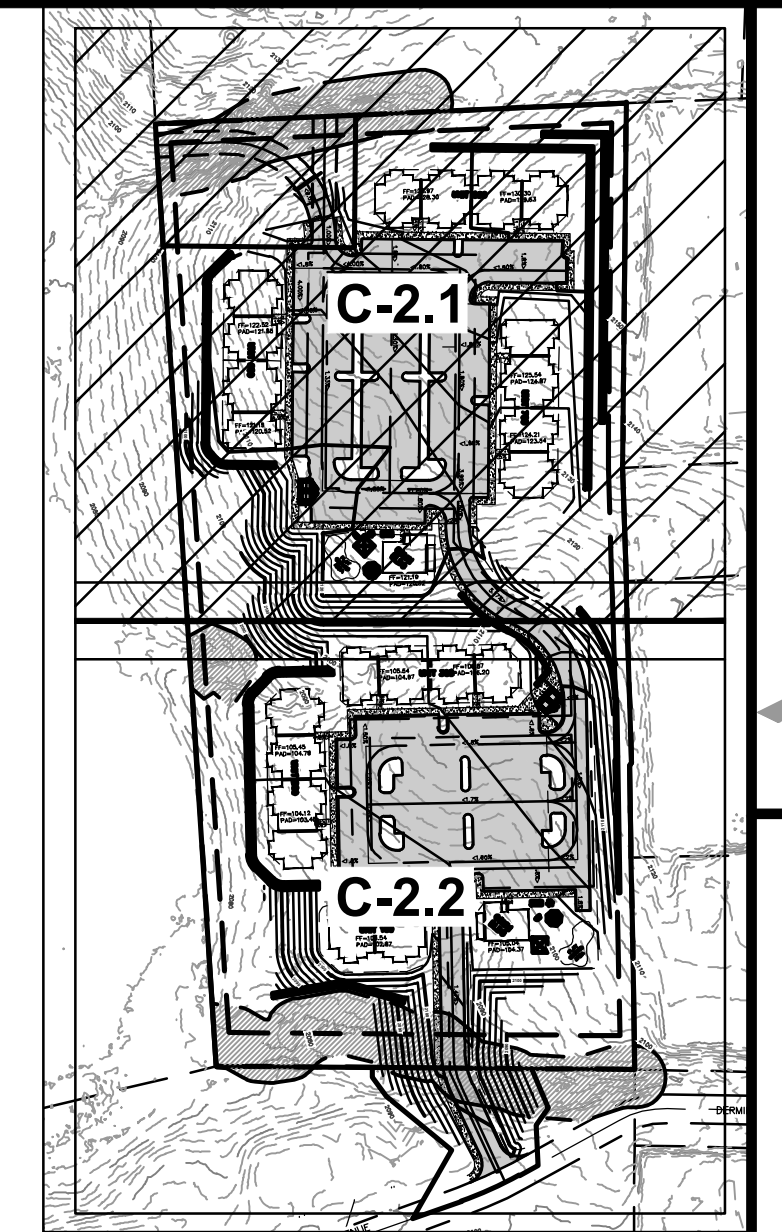
TYPICAL PARKING AND DRIVE AISLE SECTION

- SECTION NOTES
- SECTION IS NOT TO SCALE
 - PAVEMENT DESIGN SHALL BE DESIGNED BY GEOTECHNICAL ENGINEER OR MEET NCDOT STANDARDS, WHICHEVER IS GREATER.
 - FINAL SURFACE COURSE SHALL BE APPLIED UPON APPROVAL OF CITY OF HENDERSONVILLE.

- LEGEND
- PROPOSED CONCRETE SIDEWALK
 - PROPOSED PAVING
 - PROPOSED WETLAND/STREAM BUFFER

- SITE NOTES
- ALL PROPOSED ACCESS IS PRIVATE.
 - CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID
 - THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-
 - ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
 - THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
 - PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
 - THE MAXIMUM BUILDING HEIGHT IS 34'.
 - ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 28' WIDE.
 - ALL STANDARD PARKING SPACES ARE 9'x18'
 - ALL SIDEWALKS ARE 7' WIDE.
 - ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADII FOR FIRE ACCESS
 - ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
 - MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
 - ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
 - NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
 - ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3,600 PSI STRENGTH AT 28 DAYS.
 - LIGHTING PLAN TO BE PROVIDED WITH FINAL SITE REVIEW AND TO BE DESIGNED BY OTHERS.
 - IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
 - ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
 - SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
 - SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



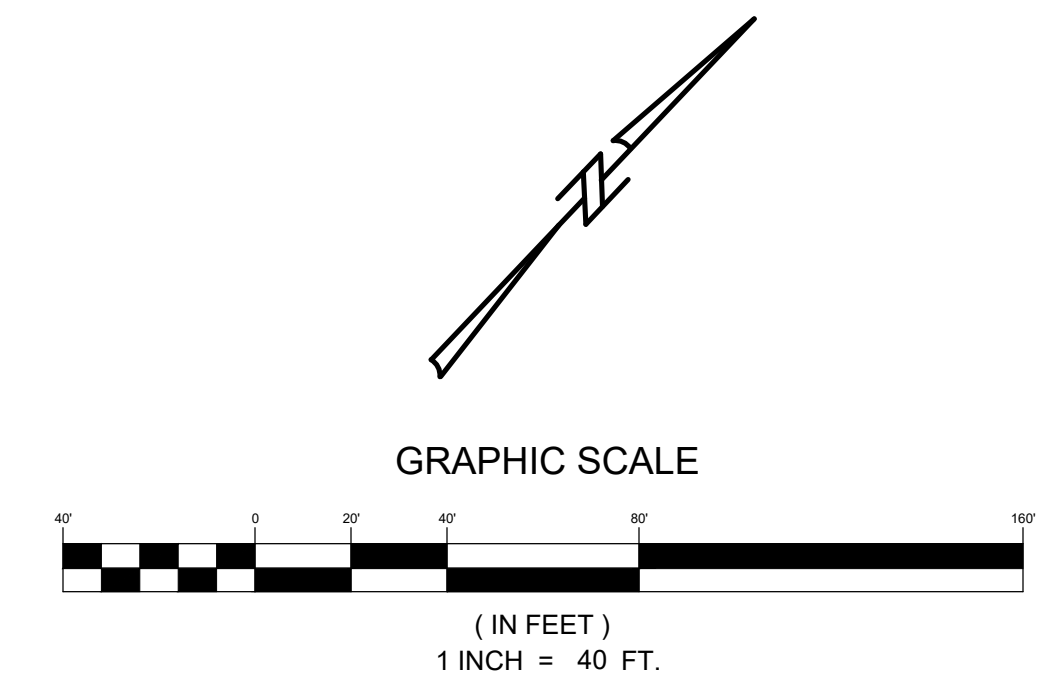
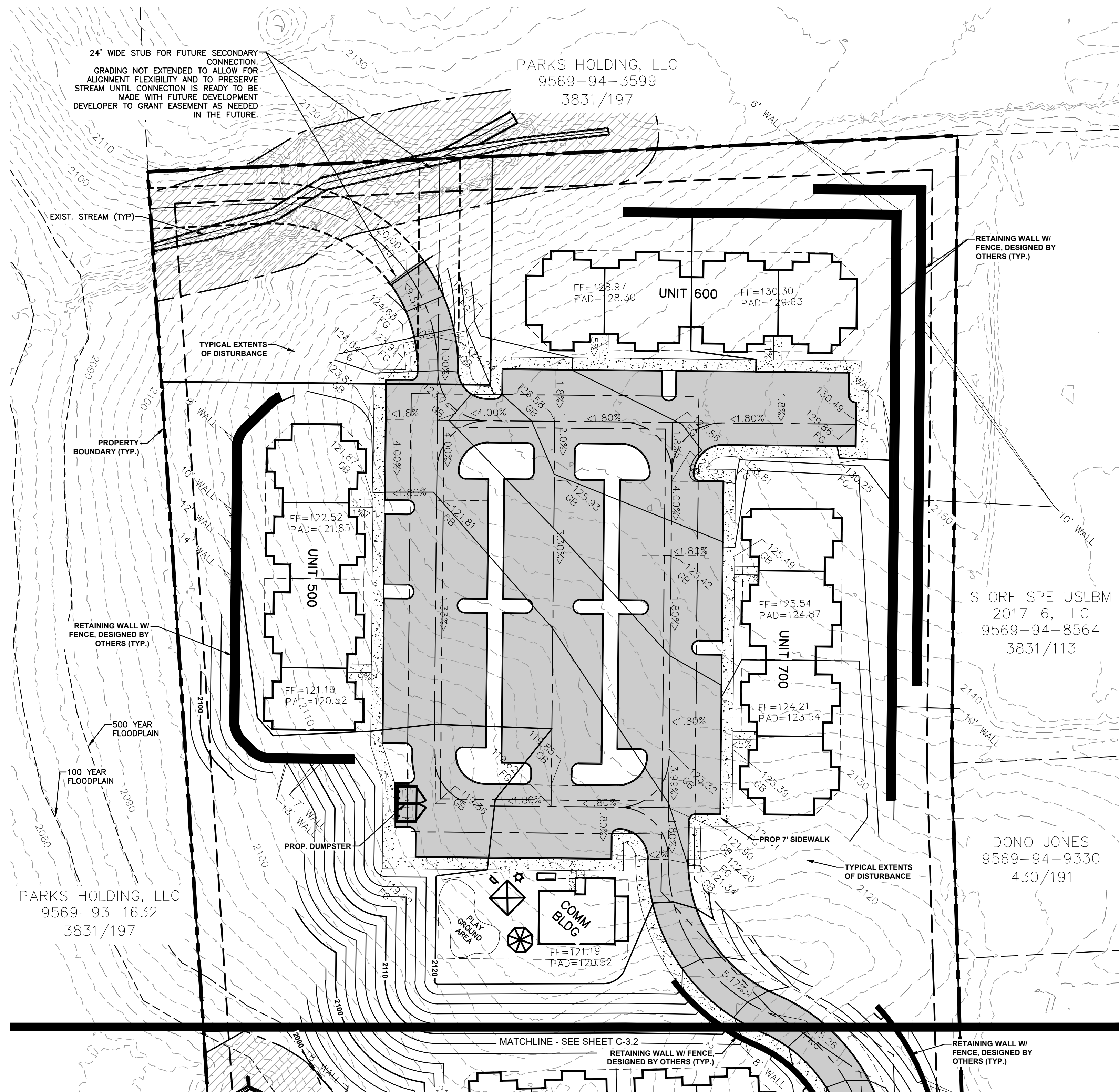


KEY MAP
 1" = 200'

- LEGEND**
- PROPOSED CONCRETE SIDEWALK
 - PROPOSED PAVING
 - PROPOSED WETLAND/STREAM BUFFER

SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID
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13. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
14. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
15. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
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19. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
20. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
21. SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



NO.	DATE	REVISION	BY

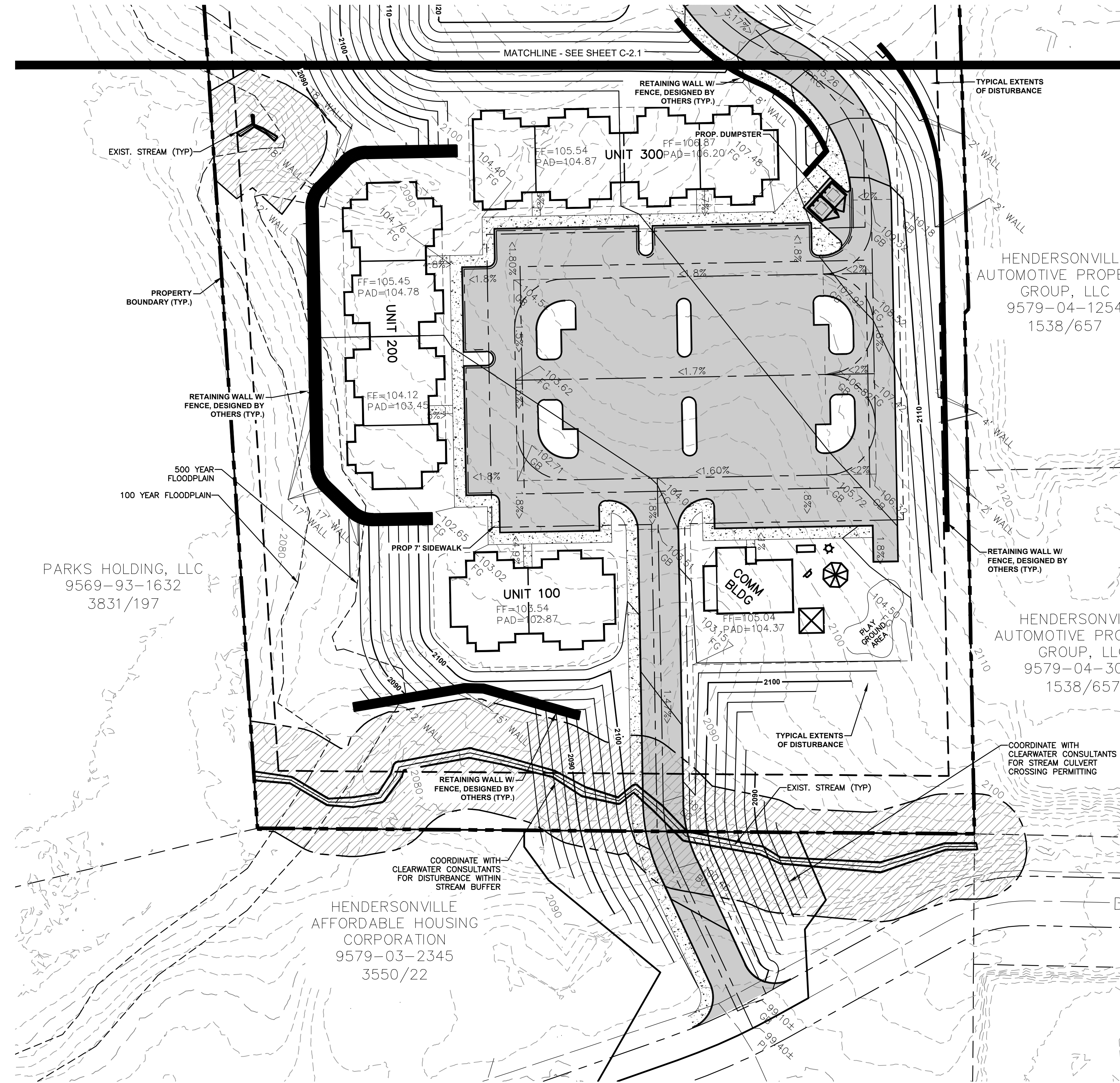
GRADING PLAN PHASE 2
MEADOWCREST
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21
SHEET:	C-3.1

SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID
3. THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-
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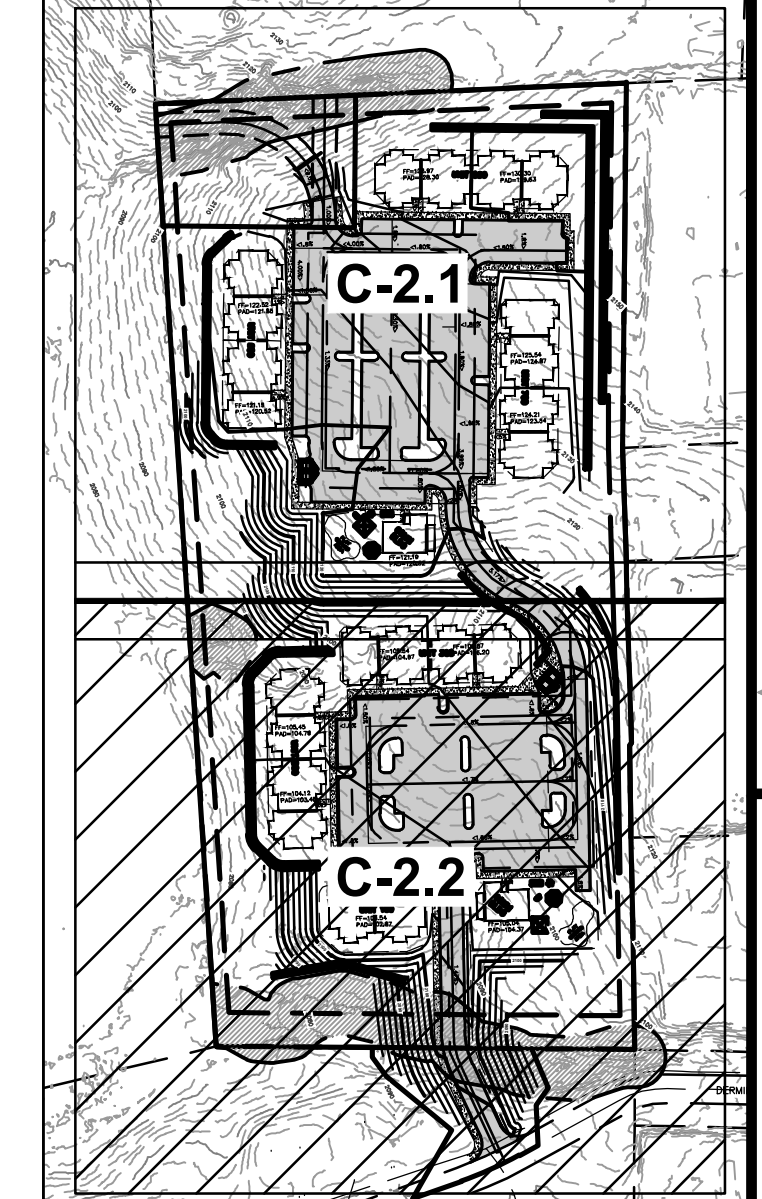


PARKS HOLDING, LLC
9569-93-1632
3831/197

HENDERSONVILLE AFFORDABLE HOUSING CORPORATION
9579-03-2345
3550/22

HENDERSONVILLE AUTOMOTIVE PROPE GROUP, LLC
9579-04-1254
1538/657

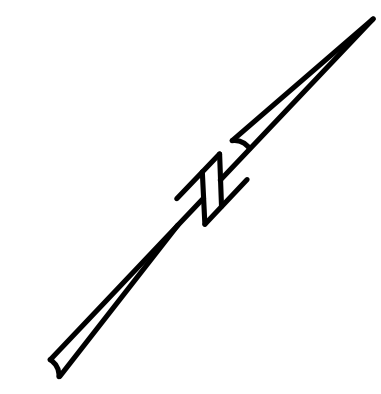
HENDERSONVIL AUTOMOTIVE PROF GROUP, LLC
9579-04-302
1538/657



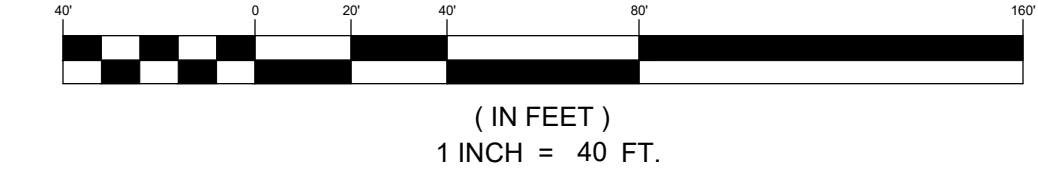
KEY MAP
1" = 200'

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVING
- PROPOSED WETLAND/STREAM BUFFER



GRAPHIC SCALE



ESP Associates, Inc.
20484 Chatham Center Dr
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
www.espassociates.com

NO.	DATE	REVISION	BY

GRADING PLAN PHASE 3
MEADOWCREST
HOUSING ASSISTANCE CORPORATION
HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-3.2**

PARKS HOLDING, LLC
9569-94-3599
3831/197

SITE NOTES

- ALL PROPOSED ACCESS IS PRIVATE.
- CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID.
- THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-.
- ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
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PARKS HOLDING, LLC
9569-93-1632
3831/197

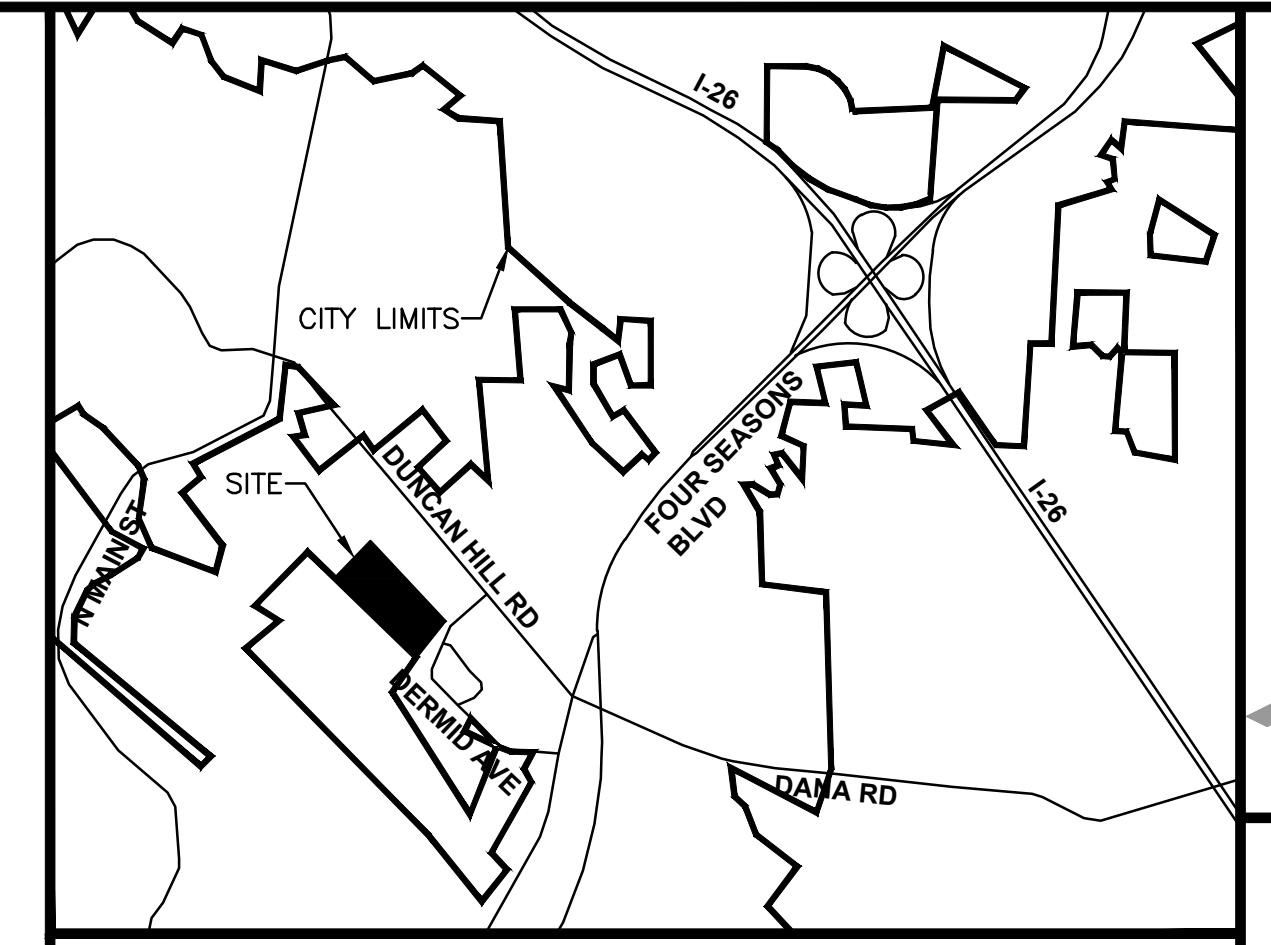
STORE SPE USLBM
2017-6, LLC
9569-94-8564
3831/113

DONO JONES
9569-94-9330
430/191

HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
9579-04-1254
1538/657

HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
9579-04-3025
1538/657

HENDERSONVILLE
AFFORDABLE HOUSING
CORPORATION
9579-03-2345
3550/22



VICINITY MAP: N.T.S.

LEGEND

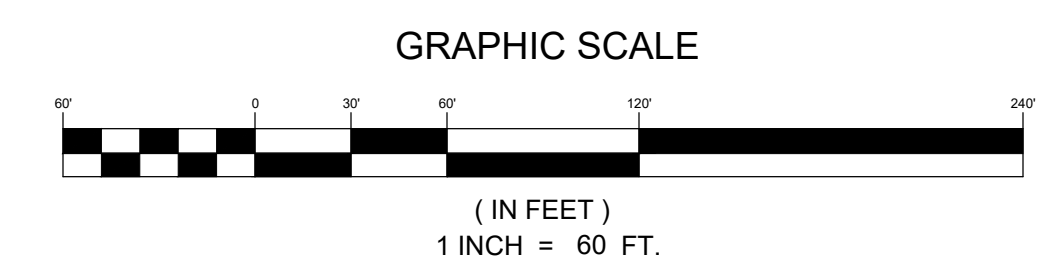
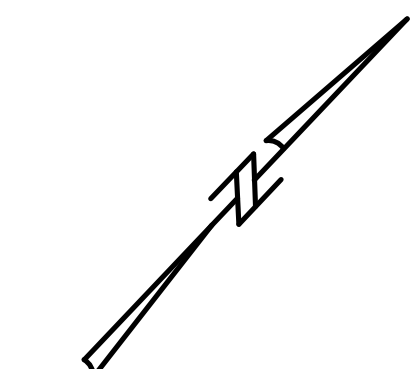
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVING
- PROPOSED WETLAND/STREAM BUFFER

ON-SITE DISTURBED AREA = 7.63 ACRES
SITE DEVELOPMENT SHALL COMPLY WITH REQUIRED STORMWATER ORDINANCE.

PHASE LINE

PHASE 2

PHASE 1



ESP Associates, Inc.
20484 Charwell Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
www.espspecialists.com

NO.	DATE	REVISION	BY

OVERALL UTILITY PLAN
MEADOWCREST

PROJECT INFORMATION

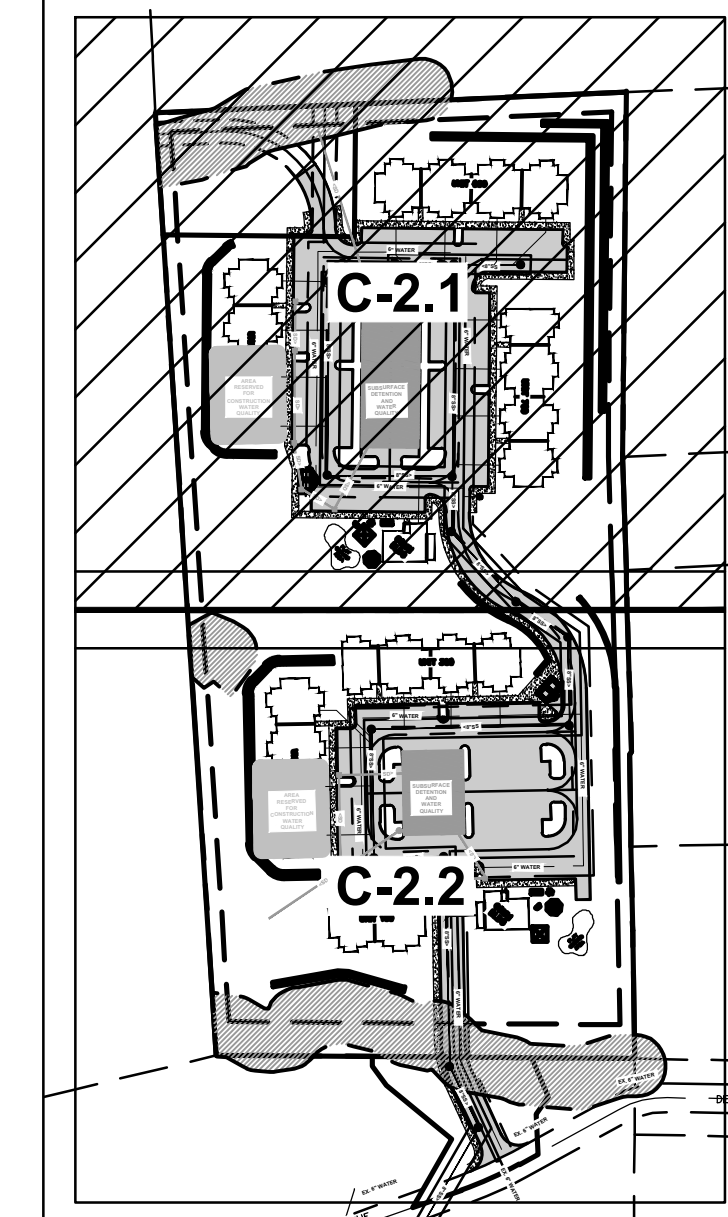
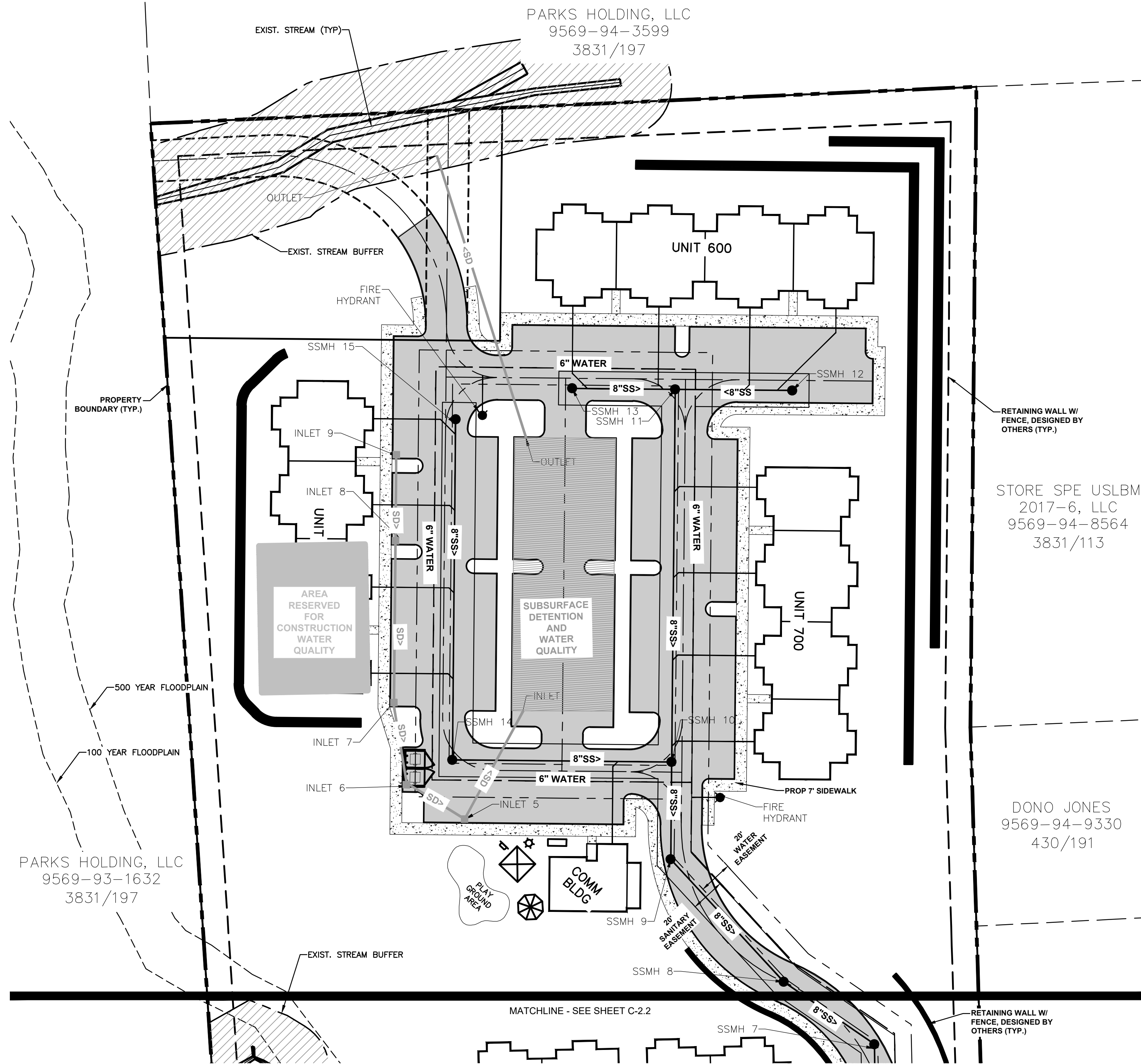
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-6.0**

HENDERSONVILLE, NC
HOUSING ASSISTANCE CORPORATION

SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID.
3. THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%±.
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KEY MAP
1" = 200'

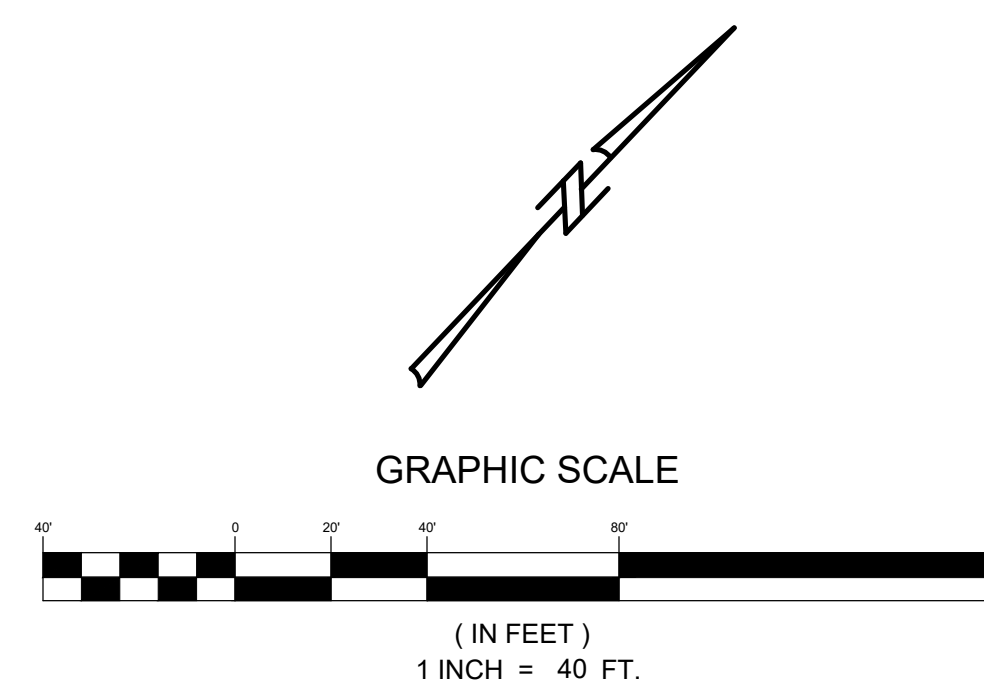
LEGEND

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- PROPOSED PAVING
- PROPOSED WETLAND/STREAM BUFFER

ON-SITE DISTURBED AREA = 7.63 ACRES
SITE DEVELOPMENT SHALL COMPLY WITH REQUIRED STORMWATER ORDINANCE.

STORE SPE USLBM
2017-6, LLC
9569-94-8564
3831/113

DONO JONES
9569-94-9330
430/191

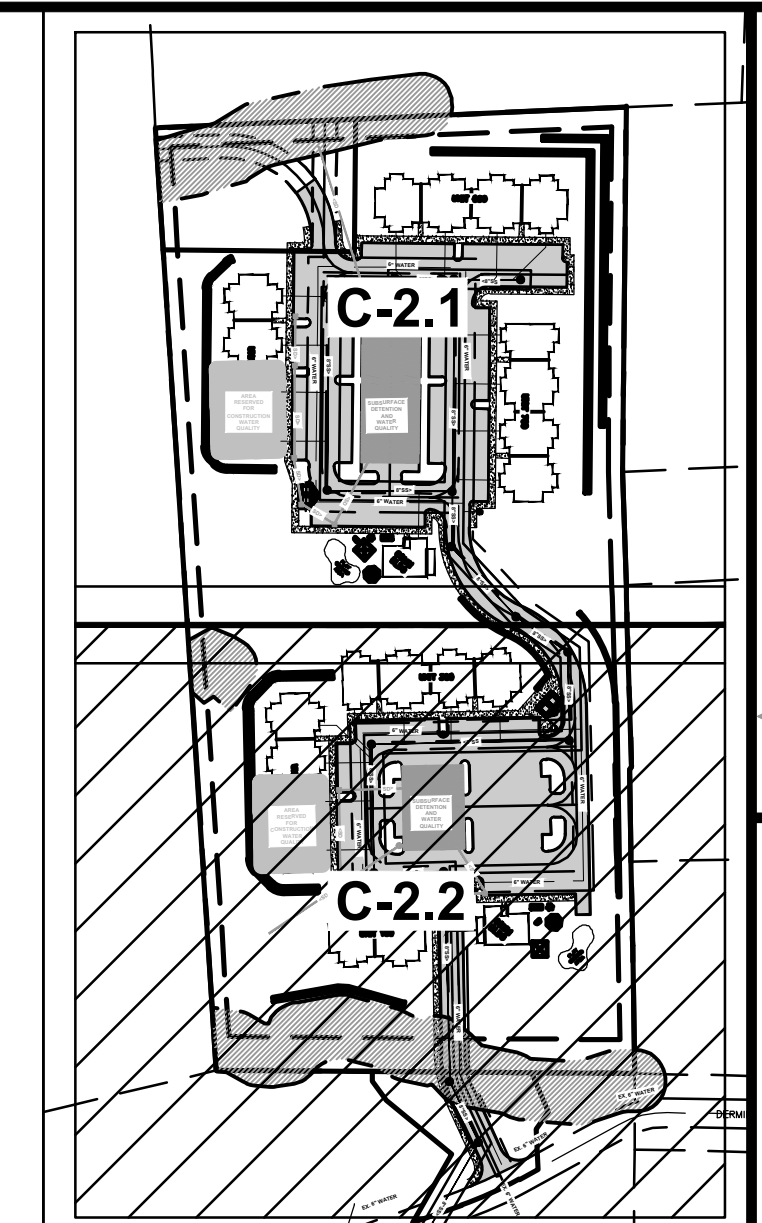


NO.	DATE	REVISION	BY

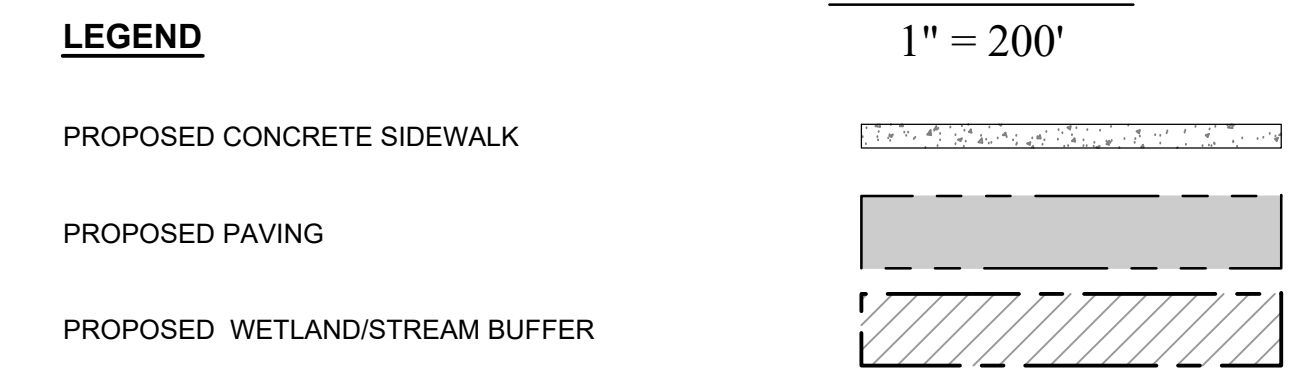
UTILITY PLAN PHASE 2
MEADOWCREST
HOUSING ASSISTANCE CORPORATION
HENDERSOINVILLE, NC

PROJECT INFORMATION

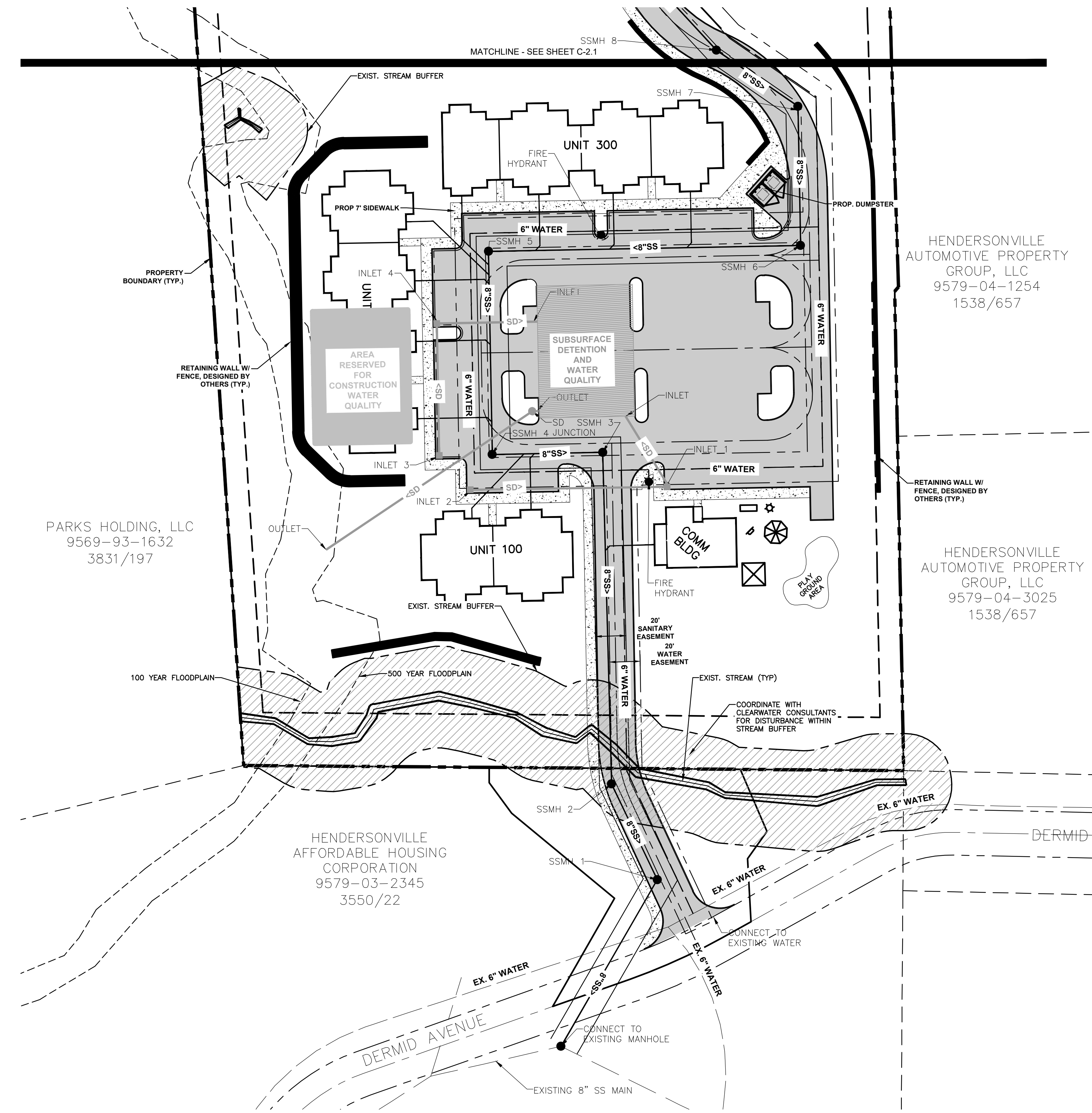
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21
SHEET:	C-6.1



KEY MAP
 1" = 200'



ON-SITE DISTURBED AREA = 7.63 ACRES
 SITE DEVELOPMENT SHALL COMPLY WITH REQUIRED STORMWATER ORDINANCE.



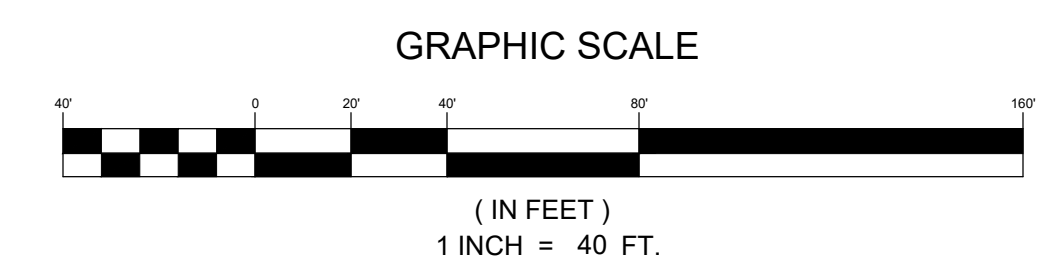
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PARKS HOLDING, LLC
 9569-93-1632
 3831/197

HENDERSONVILLE AFFORDABLE HOUSING CORPORATION
 9579-03-2345
 3550/22

HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
 9579-04-1254
 1538/657

HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
 9579-04-3025
 1538/657



NO.	DATE	REVISION	BY

UTILITY PLAN PHASE 1
MEADOWCREST
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-6.2**

TREE CANOPY:

EXISTING CANOPY TO BE PRESERVED:

TIER 1 REQUIRED: 20% OF EXISTING CANOPY
383,679 SF x 0.20 = 76,735.92

TIER 1 PROVIDED: 76,735.92 (20%)

TIER 2 REQUIRED: 10% ADDITIONAL EXISTING CANOPY (OPTION 1)
383,679 SF * 0.10 = 38,367.96 SF

TIER 2 PROVIDED: 38,367.96 ADDITIONAL SF IN UNDISTURBED AREAS

NEW TREE CANOPY:

TREE CANOPY CREDIT REQUIRED: 38,367.96 SF

TREE CANOPY CREDIT PROVIDED: 38,367.96 SF

38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES

STREET TREES:

REQUIRED: 1 TREE PER 40 SF OF ROAD
(70% MIN. OF TREES SHALL BE LARGE MATURING)

PROVIDED: 29 TREES

VUA PLANTINGS:

REQUIRED: 1 TREE PER 1,500 SF OF VUA
95,367.60 SF AT 1 TREE PER 1,500 SF = 64 TREES
2 SHRUBS PER 3,000 SF OF VUA
95,367.60 SF AT 2 SHRUBS PER 3,000 SF = 64 SHRUBS

NO PARKING SPACE MORE THAN 45' FROM A TREE
50% OF SHRUBS TO BE LOCATED IN ISLANDS AND MEDIANS

PROVIDED: 64 TREES (30 IN ISLANDS AND MEDIANS)
71 SHRUBS (51 IN ISLANDS AND MEDIANS)

OPEN SPACE:

REQUIRED: 30% OF SITE IN OPEN SPACE
3.08 ACRES OF OPEN SPACE

88,532.35 SF AT 1 TREE PER 4,000 SF OF OPEN SPACE =
22 TREES

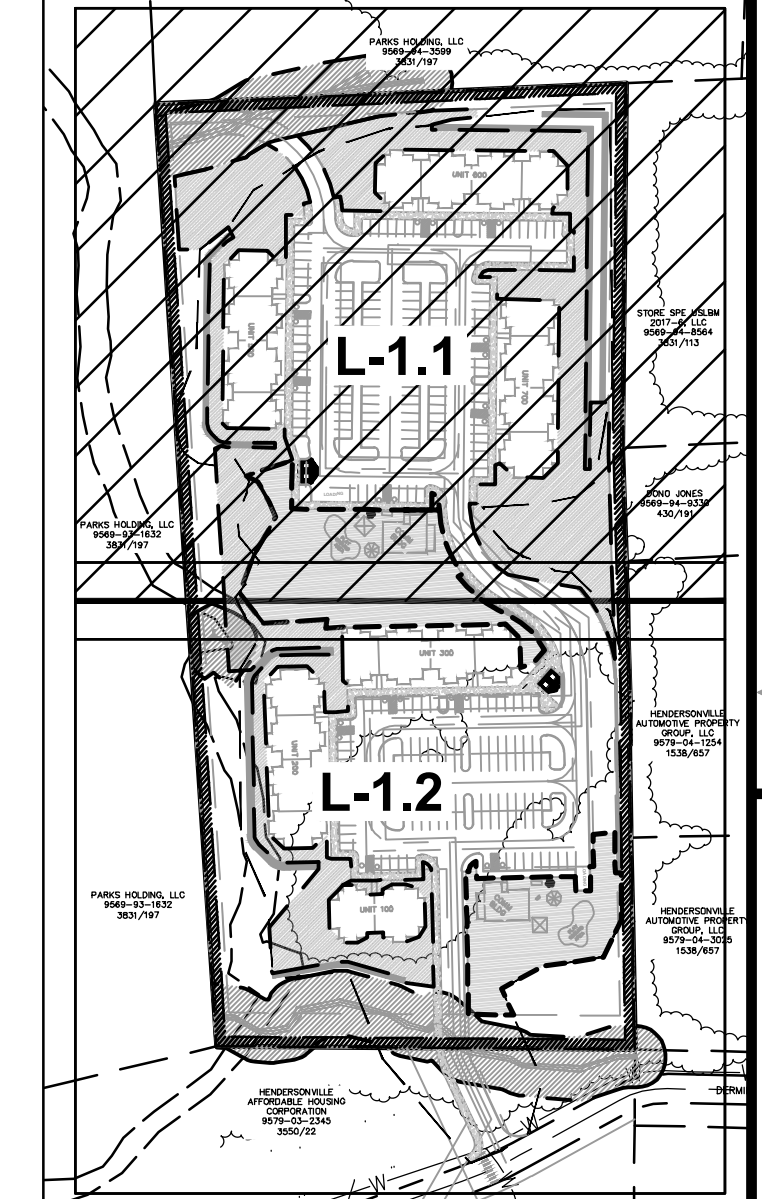
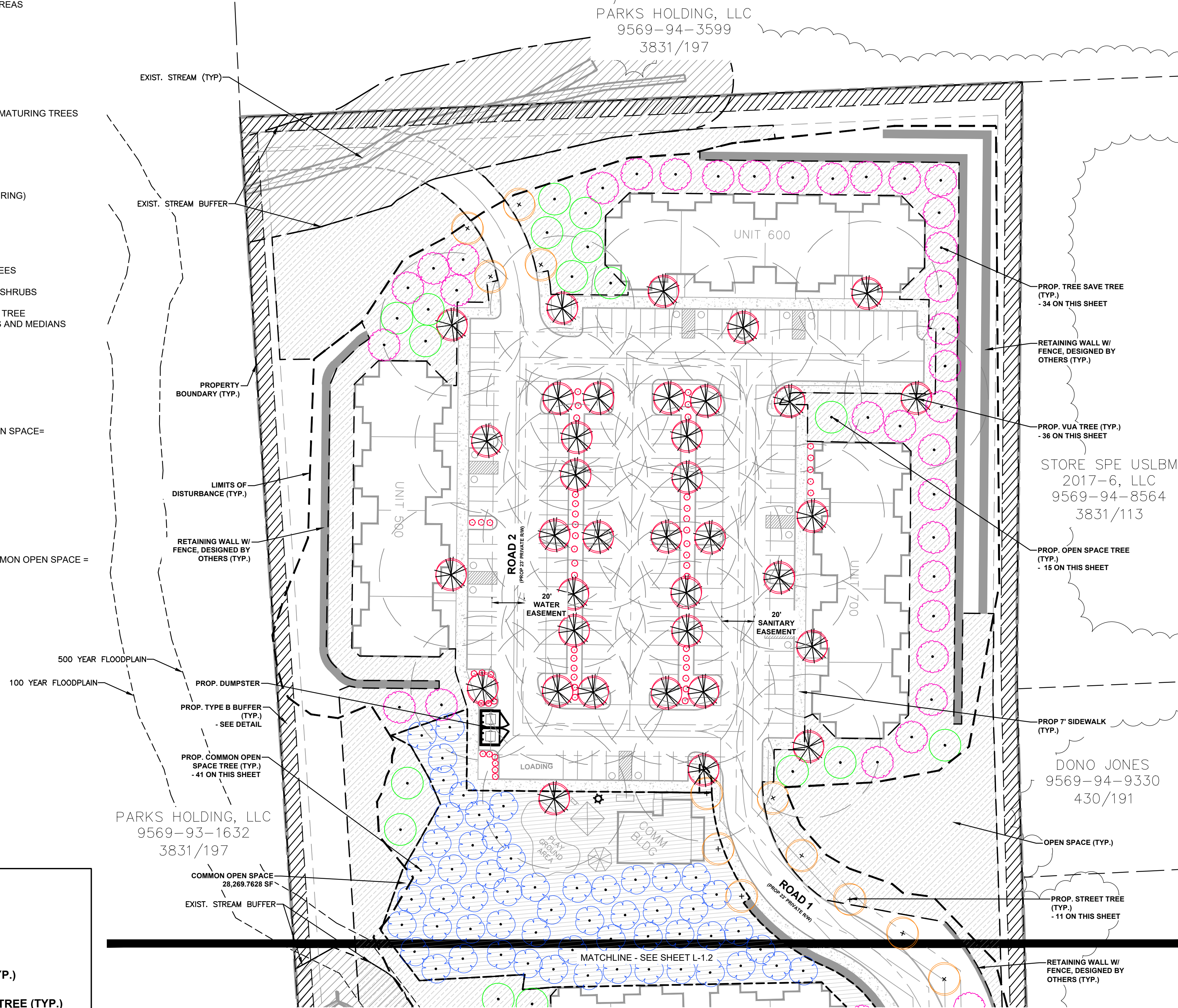
PROVIDED: 3.08 ACRES OF OPEN SPACE
22 TREES

COMMON OPEN SPACE:

REQUIRED: 10% COMMON SPACE =
1.05 ACRES COMMON SPACE

45,721.608 SF AT 1 TREE PER 500 SF OF COMMON OPEN SPACE =
92 TREES

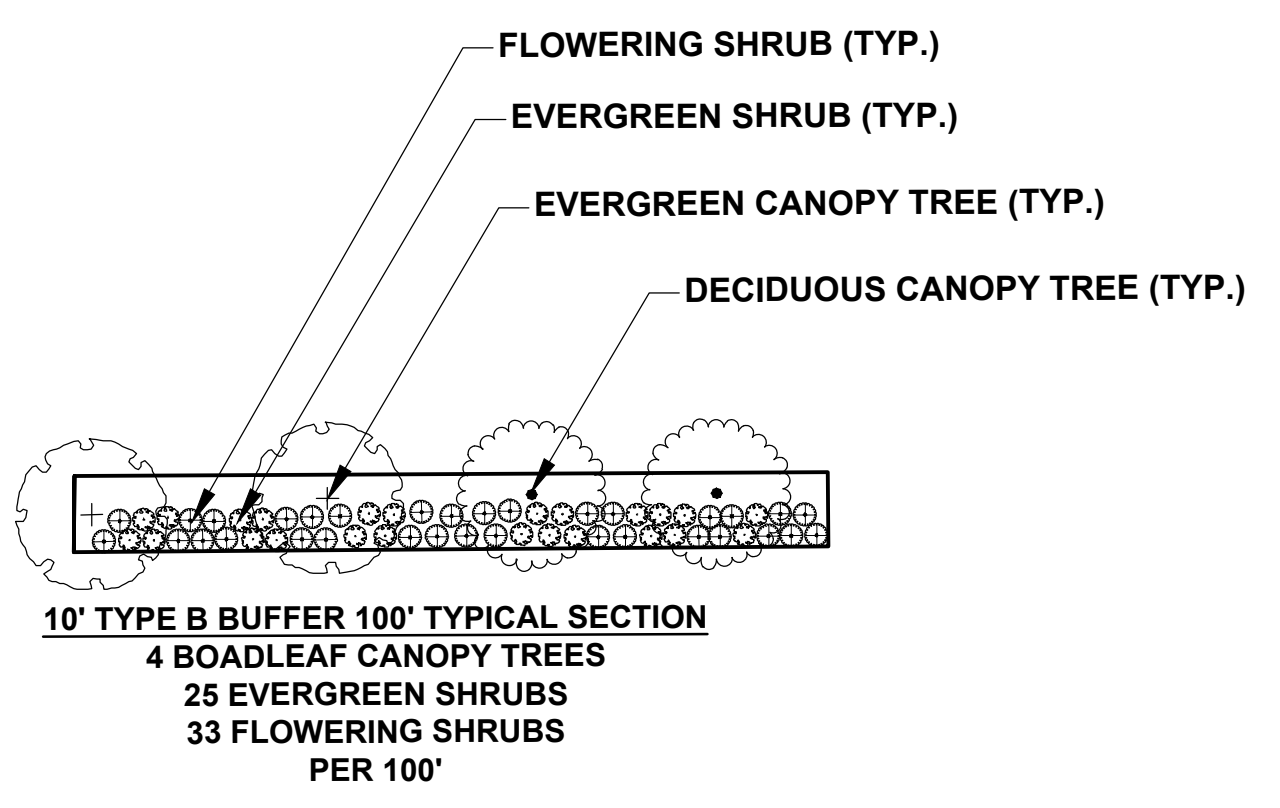
PROVIDED: 1.05 ACRES OF COMMON SPACE
92 TREES



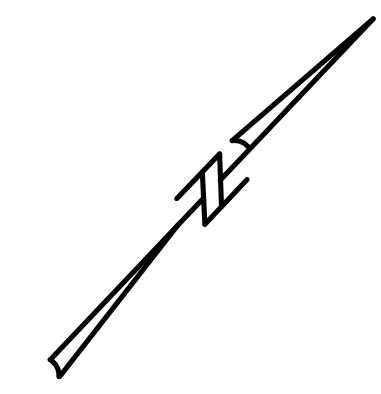
KEY MAP
1" = 200'

- LEGEND**
- COMMON OPEN SPACE TREES**
 - 92 TREES
 - STREET TREES**
 - 29 LARGE TREES
 - OPEN SPACE TREES**
 - 22 TREES
 - VUA TREES**
 - 64 TREES
 - 71 SHRUBS
 - TREE CANOPY CREDIT TREES**
 - 44 TREES

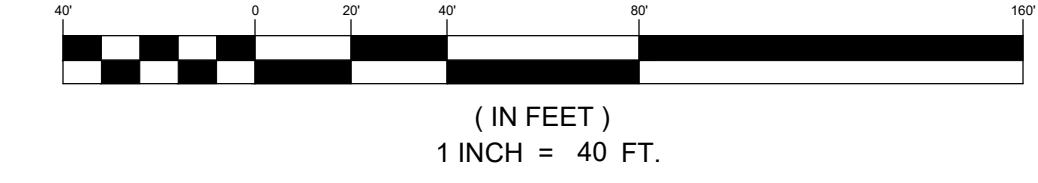
- COMMON OPEN SPACE**
 - 1.05 ACRES
- OPEN SPACE**
 - 3.08 ACRES
- 10' TYPE B LANDSCAPE BUFFER**



10' TYPE B BUFFER 100' TYPICAL SECTION



GRAPHIC SCALE



ESP Associates, Inc.
20484 Chatham Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
www.espassociates.com

NO.	DATE	REVISION	PER CITY COMMENTS
1.	3/26/2025		

LANDSCAPE PLAN (1 OF 2)

MEADOWCREST PHASE 1

HOUSING ASSISTANCE CORPORATION
HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	ENM
DRAWN BY:	ENM
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/03/07

SHEET: **L1.1**

TREE CANOPY:

EXISTING CANOPY TO BE PRESERVED:

TIER 1 REQUIRED: 20% OF EXISTING CANOPY
383,679 SF x 0.20 = 76,735.92

TIER 1 PROVIDED: 76,735.92 (20%)

TIER 2 REQUIRED: 10% ADDITIONAL EXISTING CANOPY (OPTION 1)
383,679 SF * 0.10 = 38,367.96 SF

TIER 2 PROVIDED: 38,367.96 ADDITIONAL SF IN UNDISTURBED AREAS

NEW TREE CANOPY:

TREE CANOPY CREDIT REQUIRED: 38,367.96 SF

TREE CANOPY CREDIT PROVIDED: 38,367.96 SF

38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES

STREET TREES:

REQUIRED: 1 TREE PER 40 SF OF ROAD
(70% MIN. OF TREES SHALL BE LARGE MATURING)

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95,367.60 SF AT 2 SHRUBS PER 3,000 SF = 64 SHRUBS

NO PARKING SPACE MORE THAN 45' FROM A TREE
50% OF SHRUBS TO BE LOCATED IN ISLANDS AND MEDIANS

PROVIDED: 64 TREES (30 IN ISLANDS AND MEDIANS)
71 SHRUBS (51 IN ISLANDS AND MEDIANS)

OPEN SPACE:

REQUIRED: 30% OF SITE IN OPEN SPACE
3.08 ACRES OF OPEN SPACE

88,532.35 SF AT 1 TREE PER 4,000 SF OF OPEN SPACE =
22 TREES

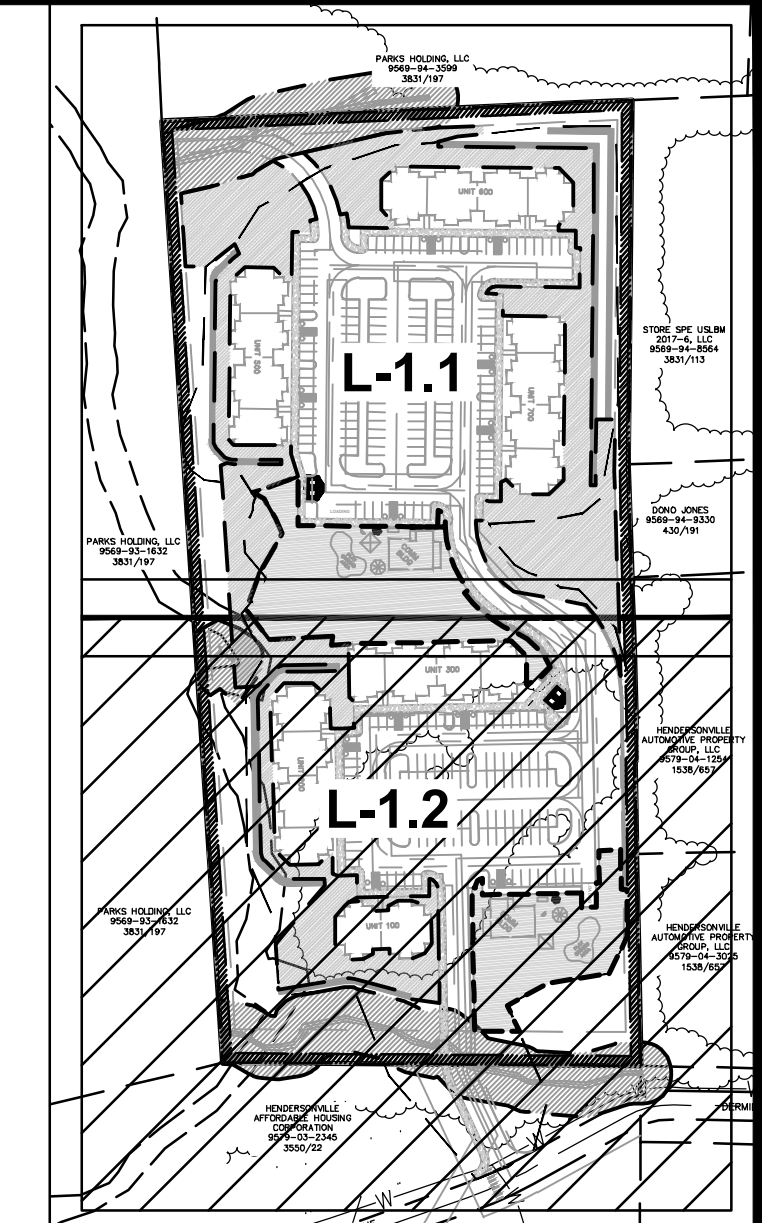
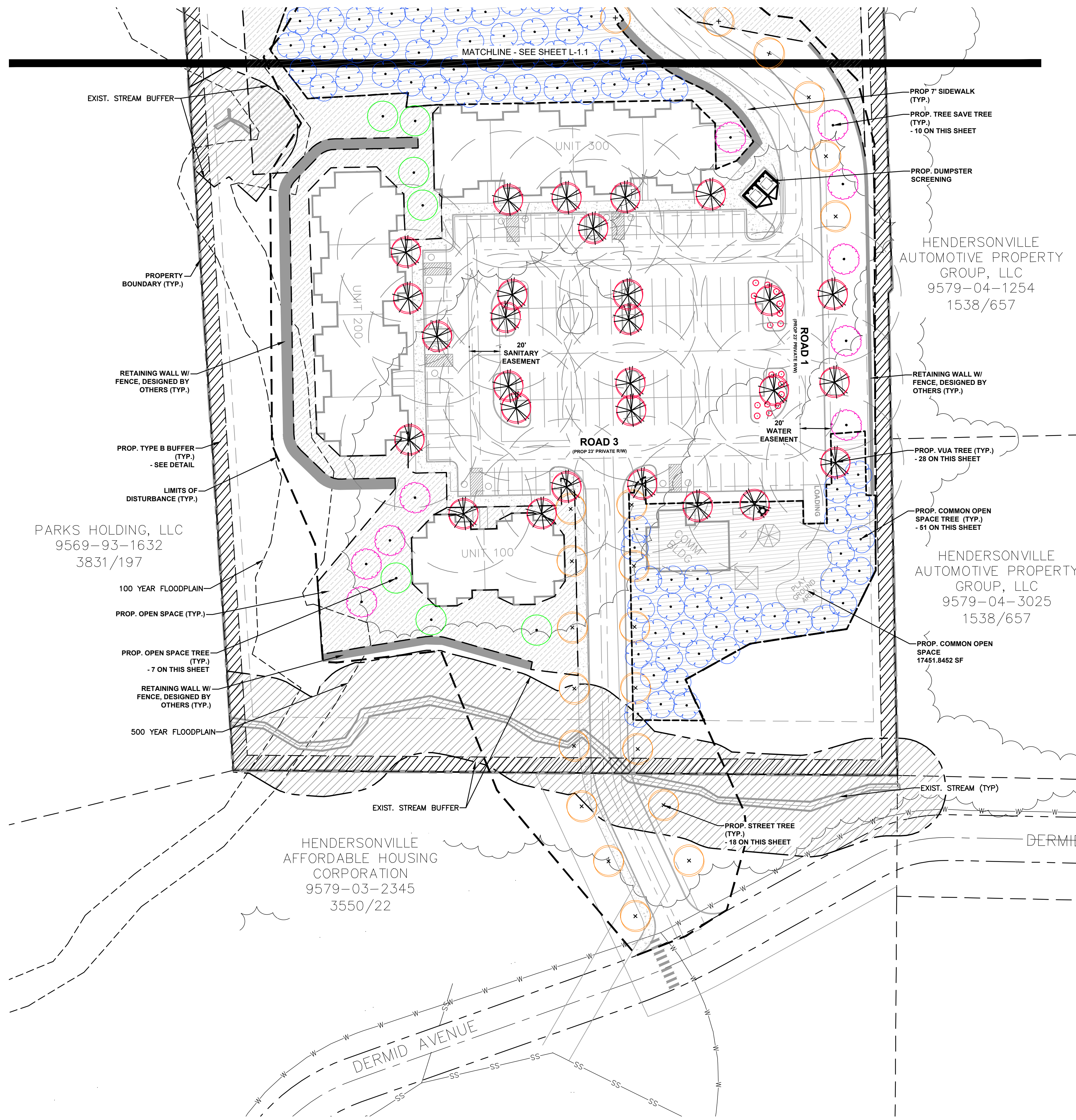
PROVIDED: 3.08 ACRES OF OPEN SPACE
22 TREES

COMMON OPEN SPACE:

REQUIRED: 10% COMMON SPACE =
1.05 ACRES COMMON SPACE

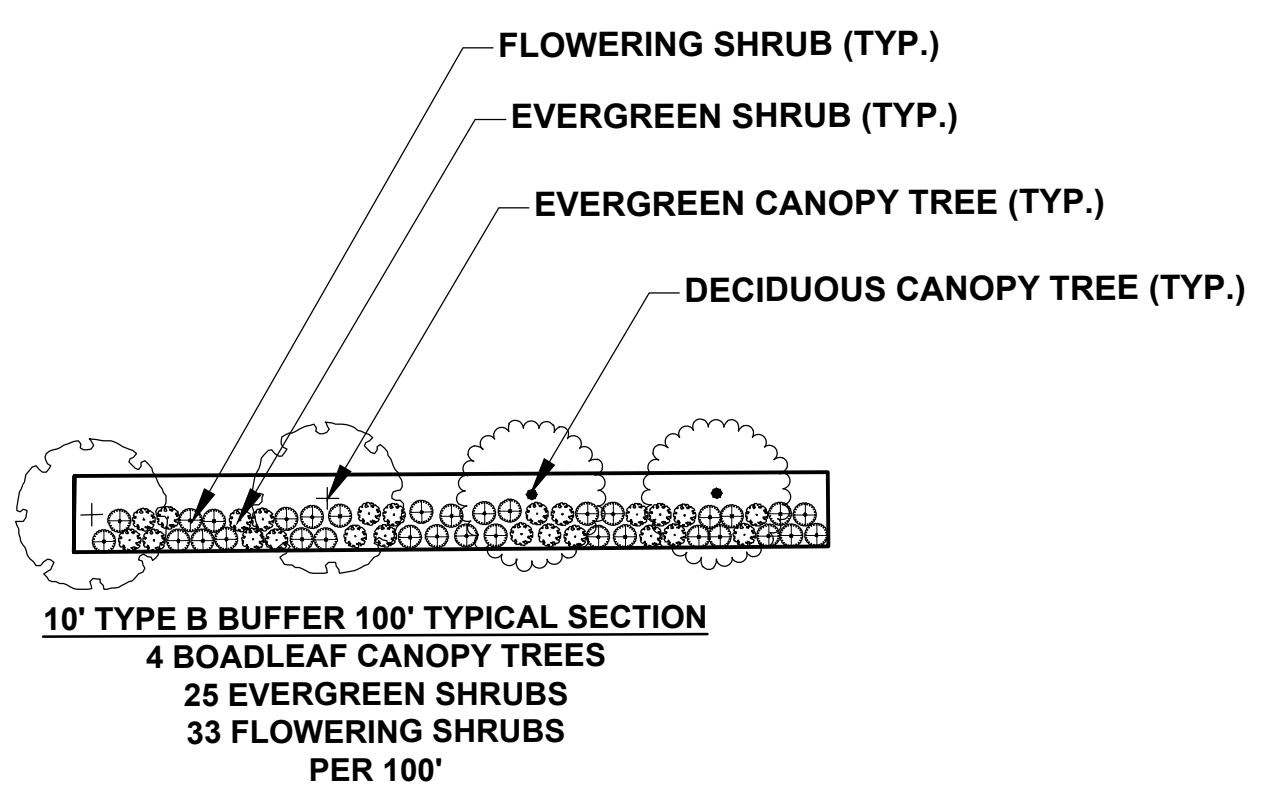
45,721.608 SF AT 1 TREE PER 500 SF OF COMMON OPEN SPACE =
92 TREES

PROVIDED: 1.05 ACRES OF COMMON SPACE
92 TREES

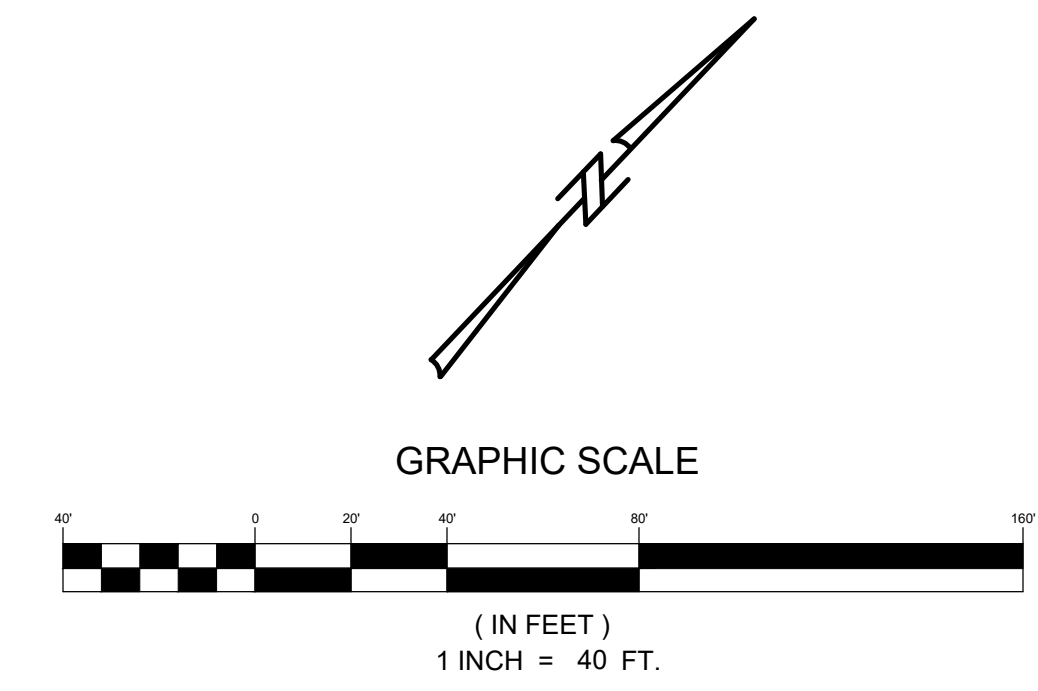


KEY MAP
1" = 200'

- LEGEND**
- COMMON OPEN SPACE TREES
 - 92 TREES
 - STREET TREES
 - 29 LARGE TREES
 - OPEN SPACE TREES
 - 22 TREES
 - VUA TREES
 - 64 TREES
 - TREE CANOPY CREDIT TREES
 - 71 SHRUBS
 - 44 TREES
- COMMON OPEN SPACE**
- 1.05 ACRES
- OPEN SPACE**
- 3.08 ACRES
- 10' TYPE B LANDSCAPE BUFFER**
-



10' TYPE B BUFFER 100' TYPICAL SECTION



NO.	DATE	REVISION	BY	EC	PER CITY COMMENTS
1.	3/26/2025				

LANDSCAPE PLAN (2 OF 2)

MEADOWCREST PHASE 1

HENDERSONVILLE, NC

HOUSING ASSISTANCE CORPORATION

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	ENM
DRAWN BY:	ENM
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/03/07

TREE CANOPY:

EXISTING CANOPY TO BE PRESERVED:

TIER 1 REQUIRED: 20% OF EXISTING CANOPY
383,679 SF * 0.20 = 76,735.92

TIER 1 PROVIDED: 76,735.92 (20%)

TIER 2 REQUIRED: 10% ADDITIONAL EXISTING CANOPY (OPTION 1)
383,679 SF * 0.10 = 38,367.96 SF

TIER 2 PROVIDED: 38,367.96 ADDITIONAL SF IN UNDISTURBED AREAS

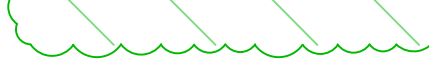




NEW TREE CANOPY:

TREE CANOPY CREDIT REQUIRED: 38,367.96 SF

TREE CANOPY CREDIT PROVIDED: 38,367.96 SF

38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES

LEGEND:

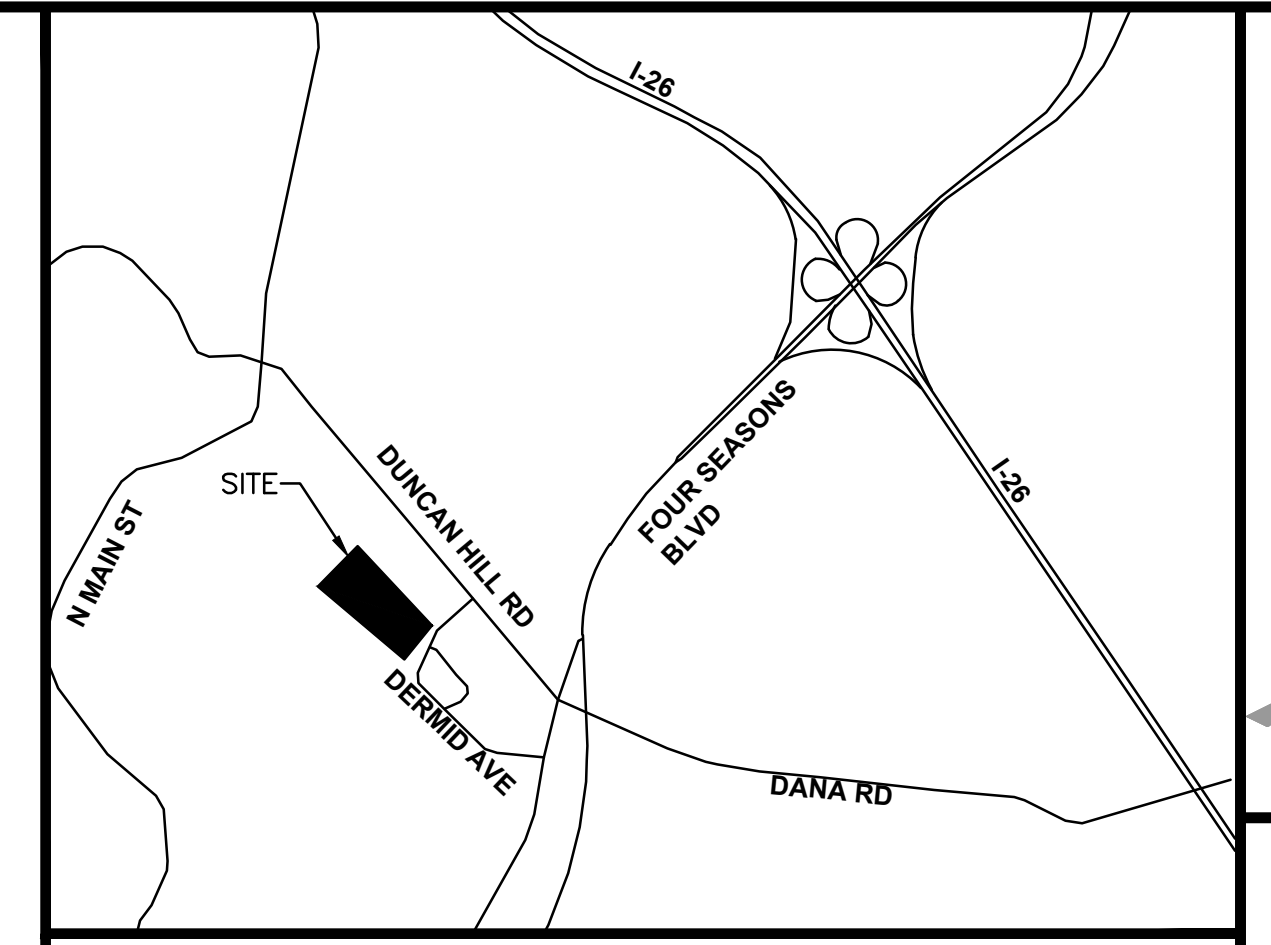
- EXISTING TREE CANOPY 
- EXISTING TREE CANOPY TO SAVE 
- PROPERTY BOUNDARY 
- PROPOSED LIMITS OF DISTURBED AREA 
- TREE CANOPY CREDIT TREES (44) 

NEW TREE CANOPY:

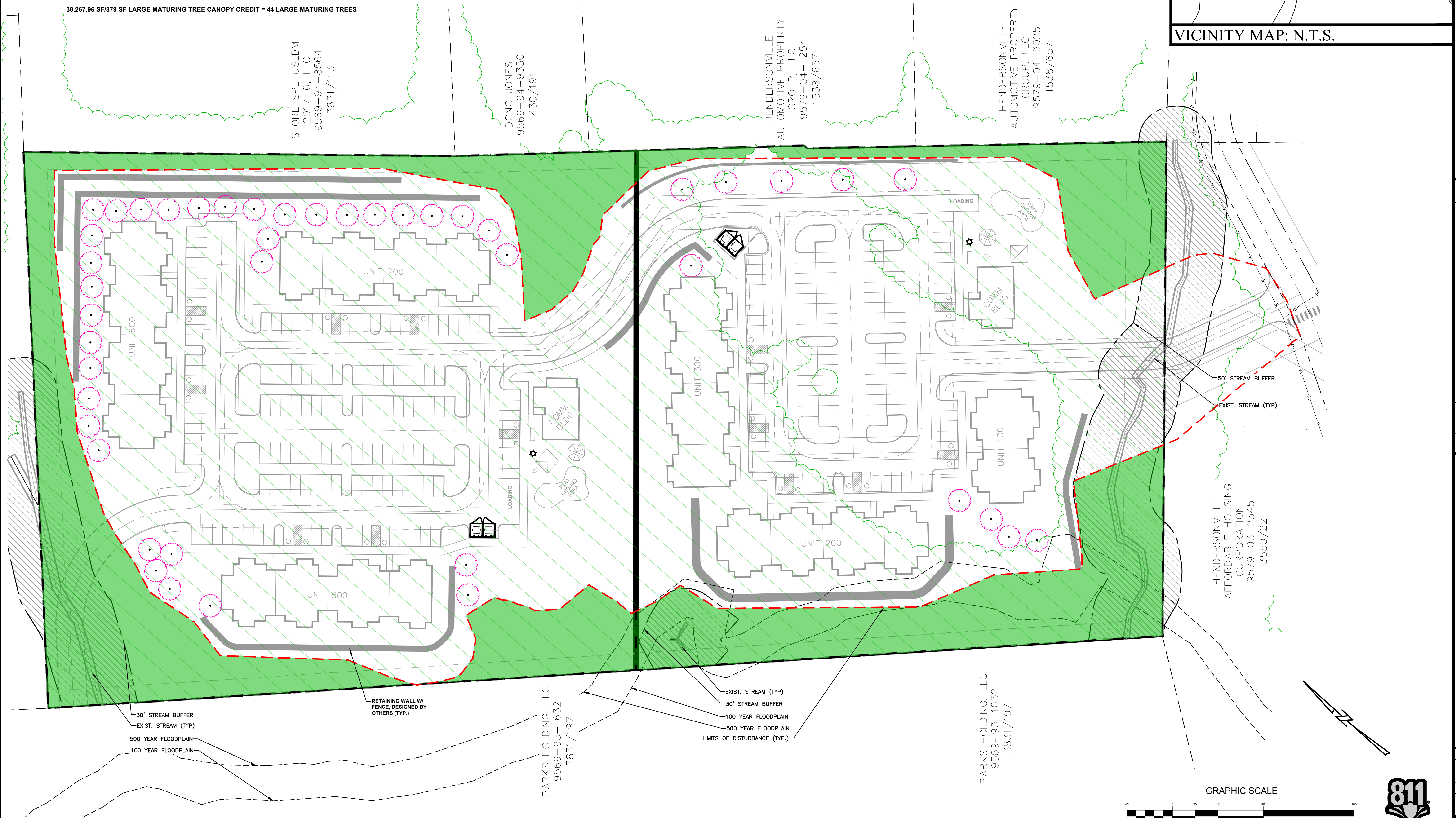
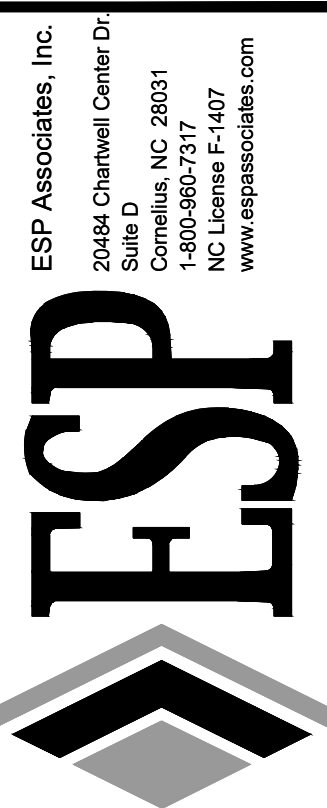
TREE CANOPY CREDIT REQUIRED: 38,367.96 SF

TREE CANOPY CREDIT PROVIDED: 38,367.96 SF

38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES



VICINITY MAP: N.T.S.



NO.	DATE	REVISION	PER CITY COMMENTS	BY	EC
1.	3/26/2025				

TREE CANOPY PLAN

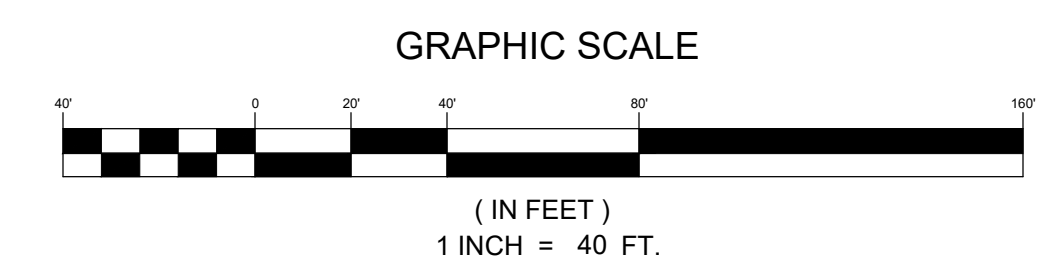
MEADOWCREST PHASE 1

HENDERSONVILLE, NC

HOUSING ASSISTANCE CORPORATION

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ENM
DRAWN BY:	ENM
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/03/07

SHEET: **L-2.1**



30' STREAM BUFFER
EXIST. STREAM (TYP)
500 YEAR FLOODPLAIN
100 YEAR FLOODPLAIN

RETAINING WALL W/
FENCE, DESIGNED BY
OTHERS (TYP.)

PARKS HOLDING, LLC
9569-93-1632
3831/197

EXIST. STREAM (TYP)
30' STREAM BUFFER
100 YEAR FLOODPLAIN
500 YEAR FLOODPLAIN
LIMITS OF DISTURBANCE (TYP.)

PARKS HOLDING, LLC
9569-93-1632
3831/197

HENDERSONVILLE
AFFORDABLE HOUSING
CORPORATION
9579-03-2345
3550/22

STORE SPE USLBM
2017-6, LLC
9569-94-8564
3831/113

DONO JONES
9569-94-9330
430/191

HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
9579-04-1254
1538/657

HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
9579-04-3025
1538/657