

DEVELOPER PROPOSED CONCESSIONS	PROPOSED DEVELOPMENT IS LIHTC (LOW INCOME HOUSING TAX CREDIT) WITH ALL (78 UNITS) OF THE UNITS AT OR BELOW 80% AMI. PROPOSED DEVELOPMENT WILL PROVIDE SENIOR AFFORDABLE HOUSING AS GOVERNED BY NORTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS.	CONDITIONS	DEVELOPER SHALL BE GRANTED A HEIGHT LIMITATION EXEMPTION IN ACCORDANCE WITH 5-14-6.5 OF THE ZONING ORDINANCE. THE HEIGHT LIMITATION EXEMPTION SHALL BE FOR A STRUCTURE MEASURING 50' TO THE MIDPOINT OF A GABLE, HIP OR GAMBREL ROOF. DEVELOPER SHALL BE GRANTED A DENSITY BONUS IN ACCORDANCE WITH 5-14-5 OF THE ZONING ORDINANCE. THE DENSITY BONUS SHALL ALLOW A DENSITY OF 16.8 UNITS PER ACRE. TREE BOARD CONDITIONS: ALL PRESERVED TREES MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN THE ZONING CODE 15.-4C REGARDLESS OF USE AS TREE CREDITS. AN ADDITIONAL 25 LARGE AND MEDIUM CANOPY TREES, 2" OR LARGER CALIPER, BEYOND THOSE SHOWN AS PRESERVED (10) ON THE SITE PLAN REVIEWED BY THE TREE BOARD, MUST BE PLANTED THROUGHOUT THE SITE. IMPLEMENT A VEGETATIVE PLANTING PLAN THAT WILL ENHANCE THE BANKS OF AND A 20 FOOT CORRIDOR AROUND THE STORMWATER POND TO PROVIDE FILTRATION AND INFILTRATION OF STORMWATER FROM TURF MANAGED AREAS AND ENHANCE WILDLIFE HABITAT. THE PLAN MUST INCLUDE DIVERSE AND APPROPRIATE SPECIES OF NATIVE UPLAND SHRUBS AND PERENNIAL HERBACEOUS PLANTS (INCLUDING WARM SEASON GRASSES, SEDGES, AND PLANTS IMPORTANT TO POLLINATORS) SELECTED FROM THE CITY'S RECOMMENDED LANDSCAPE SPECIES LIST FOR STREET TREES AND LAND DEVELOPMENT PROJECTS.
--------------------------------	--	------------	--

PERIMETER AND INTERIOR PLANTINGS
1 TREE AND 2 SHRUBS REQUIRED FOR EVERY 4,000 SQ. FT. OF VEHICULAR USE AREA.

-TOTAL VEHICULAR USE AREA:	±49,000 SF
-TOTAL TREES REQUIRED/PROPOSED:	13/13
-TOTAL SHRUBS REQUIRED/PROPOSED:	25/25

WHEN A DEVELOPMENT CONTAINS 20 OR MORE PARKING SPACES, 50 PERCENT OF THE TREES AND SHRUBS REQUIRED MUST BE PLANTED IN ISLANDS OR MEDIANS LOCATED WITHIN THE PARKING LOT.

NO LANDSCAPING SHALL BE WITHIN THE SIGHT TRIANGLES.

BUFFERING FROM STREET
A VEGETATIVE BUFFER SHALL CONSIST OF AT LEAST ONE EVERGREEN OR DECIDUOUS SHRUB PLANTED FOR EVERY FIVE LINEAR FEET OF BUFFER REQUIRED.

-TOTAL LINEAR FT. OF FRONTAGE:	257'
-TOTAL SHRUBS REQUIRED/PROPOSED:	52/52

PLANTING STRIPS
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 (100 FT.).

-TOTAL LINEAR FEET OF PLANTING STRIP:	1,196'
-TOTAL TREES REQUIRED/PROVIDED:	30/30
-TOTAL SHRUBS REQUIRED/PROVIDED:	150/150

TREE BOARD REQUIRED PLANTINGS
-TOTAL REQUIRED/PROVIDED LARGE/MEDIUM TREES: 25/25

STREET TREES (ENTRY CORRIDOR OVERLAY)
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY: 553'
-REQUIRED SMALL MATURING (30" ON CENTER): 19'
-(EXISTING OVERHEAD ELECTRIC): 19'
-TOTAL PROPOSED SMALL MATURING TREES: 19'

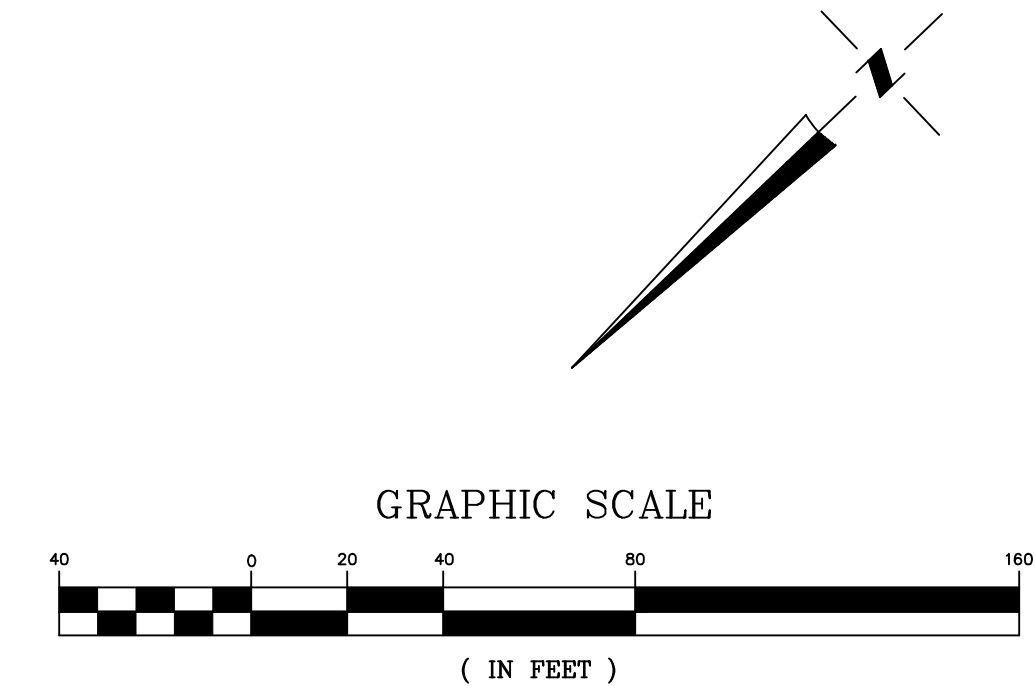
LANDSCAPE CALCULATIONS

LAND OWNER:	JEFFREY AND DONNA DONALDSON 2968 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792
	THE DONALDSON FAMILY REVOCABLE TRUST 743 KYLES CREEK ROAD HENDERSONVILLE, NC 28792
	BETTY AND LARRY LAWS 2626 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792
PINS:	9670708864, 9670708607, 9670706498
JURISDICTION:	PROJECT IS LOCATED WITHIN CITY LIMITS OF HENDERSONVILLE
TOWNSHIP:	CLEAR CREEK
DEED BOOK & PAGE:	1029 - 3, 3191 - 448, 1023 - 599
TOTAL PROJECT AREA:	±4.64 AC (202,118 SF)
CURRENT ZONING:	PRD-CZD
PROPOSED ZONING:	PRD-CZD
EXISTING USE:	SINGLE-FAMILY
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED UNITS:	78 UNITS
- 36 (1) BR UNITS	
- 42 (2) BR UNITS	
PROPOSED DENSITY:	16.8 DU/AC
PROPOSED BUILDING HEIGHT:	50' (GRADE - MIDPOINT OF ROOF)
REQUIRED PARKING:	117
- 1.5 SPACES PER 1-2 BEDROOM UNITS	
- 2 SPACES PER 3+ BEDROOMS UNITS	
REQUIRED PARKING (REDUCED):	94
- REQUESTING 20% REDUCTION IN ENTRY CORRIDOR	
PROPOSED ON-SITE PARKING:	97
- HANDICAP PARKING:	13 (4 VAN ACCESSIBLE)
FRONT SETBACK:	40'
SIDE YARD:	45'
-BASED ON 1' FOR EVERY 1' ABOVE 35' IN BUILDING HEIGHT	
REAR YARD:	45'
-BASED ON 1' FOR EVERY 1' ABOVE 35' IN BUILDING HEIGHT	
OPEN SPACE/FOOTPRINT REQUIRED	
- MAXIMUM ALLOWABLE FOOTPRINT:	40,423 SF (20%)
- PROPOSED FOOTPRINT:	±25,500 SF (12.6%)
- PROPOSED GROSS FLOOR AREA:	±88,500 SF
- REQUIRED MINIMUM OPEN SPACE:	39,000 SF
500 SF PER UNIT WITH 78 UNITS TOTAL:	39,000 SF
SITE IS REQUIRED TO PROVIDE 17% OPEN SPACE BASED ON DENSITY BONUS REQUIREMENTS:	34,360 SF (17%)
- PROPOSED OPEN SPACE:	±39,000 SF (19.3%)
(HATCHED AREA INDICATES COMMON OPEN SPACE)	
- PROPOSED ASPHALT AREA:	±49,000 SF (25%)
- PROPOSED SIDEWALK AREA:	±9,400 SF (5%)

DEVELOPMENT SUMMARY



- DEVELOPMENT NOTES:
- COMMON OPEN SPACE**
1. DOCUMENTATION SHALL BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL FOR ONGOING MAINTENANCE OF COMMON FACILITIES.
- STORMWATER MANAGEMENT**
1. STORMWATER APPROVAL FROM THE CITY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL.
2. EROSION CONTROL APPROVAL IS REQUIRED FROM HENDERSON COUNTY PRIOR TO FINAL SITE PLAN APPROVAL.
- MISCELLANEOUS NOTES**
1. PROPOSED PROJECT TO BE CONSTRUCTED IN ONE PHASE.



Mc² ENGINEERING
Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
WHITE PINE VILLAS
CHIMNEY ROCK ROAD
HENDERSONVILLE, NC

DEVELOPED BY:
WDT DEVELOPMENT LLC
266 COUNTRY CLUB DRIVE
HENDERSON, NC 27536

REZONING SITE PLAN

REVISIONS		
1	3/31/22	HENDERSONVILLE COMMENTS
2	4/4/22	HENDERSONVILLE COMMENTS
3	4/19/22	HENDERSONVILLE COMMENTS

CAD FILE: 20-004 BASE.DWG
PROJECT NO.: 20-004
DESIGNED BY: JDM
DATE: JANUARY 14, 2021

SP1.0

REID: 9946358
PIN: 9670713256
ZONING: HMU
USE: SINGLE-FAMILY

N/F
COUNTRY BEAR DAY SCHOOL OF
HENDERSONVILLE INC.
D.B. 1380/527
REID: 300723
PIN: 9670705859
ZONING: HMU
USE: SINGLE-FAMILY

N/F
DAVID & BILLIE METCALF
D.B. 749/164
REID: 301217
PIN: 9670703793
ZONING: HMU
USE: SINGLE-FAMILY

N/F
DAVID & BILLIE METCALF
D.B. 749/170
REID: 300333
PIN: 9670702670
ZONING: HMU
USE: VACANT

N/F
MOUNT PISGAH LUTHERAN CHURCH
D.B. 800/927
REID: 301133
PIN: 9670705444
ZONING: HMU
USE: CHURCH

N/F
MOUNT PISGAH LUTHERAN CHURCH
D.B. 556/249
REID: 301077
PIN: 9670706101
ZONING: HMU
USE: CHURCH

SITE INFORMATION:
SITE ACREAGE: (+/-) 4.64 ACRES
SITE ACCESS: FROM CHIMNEY ROCK ROAD
TOTAL PARKING SPACES PROVIDED: = 97 SPACES
TOTAL NUMBER OF BUILDINGS: (1) RESIDENTIAL BUILDING
FLOOD PLAIN: NONE
RETAINING WALLS EXISTING/PLANNED: NONE/NONE

N/F
YOUNGBLOOD OIL CO
D.B. 02000A/2
REID: 9965952
PIN: 9670810092
ZONING: HMU
USE: GAS STATION

ENTRY SIGN

BUILDING WILL NOT BLOCK SUNLIGHT FROM
ADJACENT PROPERTY BETWEEN THE
HOURS OF 10:00 A.M. AND 2:00 P.M. FROM
THE MONTHS OF OCTOBER 1ST TO MAY 1ST.
NO SHADOWS WILL BE CAST ONTO AN
ADJACENT PROPERTY."

OUTDOOR SITTING AREA

N/F
DAVID JUSTUS
D.B. 2014E/182
REID: 300405
PIN: 9670800422
ZONING: HMU
USE: VACANT

COMMUNITY/MULTI
PURPOSE ROOM
(Second Floor)

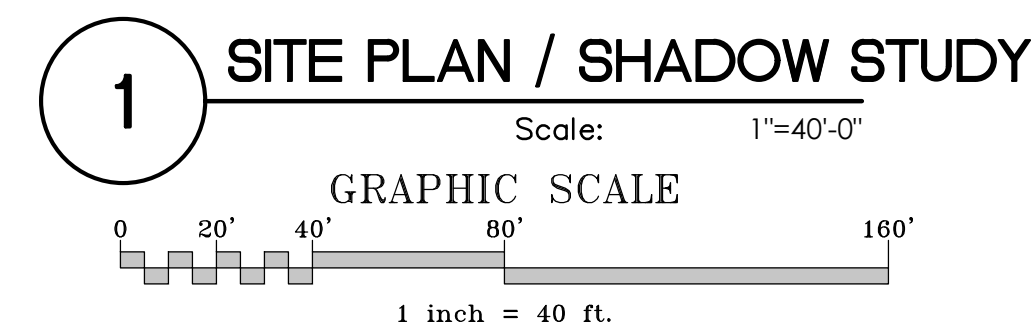
SCREEN PORCH
(Second Floor)

RESIDENT COMPUTER CENTER
(Third Floor)

INDOOR SEATING AREAS
(All Floors)

EXERCISE ROOM
(Third Floor)

TYPICAL ACCESSIBLE DUMPSTER
W/ VINYL SCREEN ENCLOSURE
AND PLANTINGS



N/F
TRIANGLE BALLANTYNE
HENDERSONVILLE, INC.
D.B. 1601/205
REID: 1007531
PIN: 9579895936
ZONING: PRD
USE: APARTMENTS

SEALS
NOT FOR
CONSTRUCTION

CONSULTANTS

WDT DEVELOPMENT,
LLC

PROJECT
WHITE PINE
VILLAS

HENDERSONVILLE,
NORTH CAROLINA

22-409.00

REVISIONS

DATE

DATE: MARCH 21, 2022
ISSUED FOR: REVIEW SET - 4 / 4 STEPPED w SHADOW

SET#

SHEET
Site Plans /
Shadow Study

SA100

DRAWN BY: CHECKED BY: JMR

