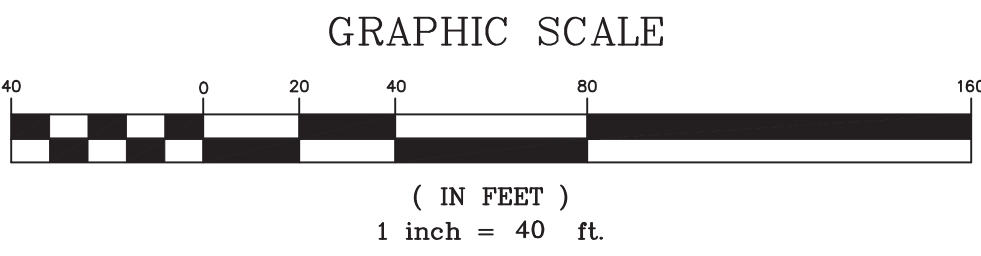


EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE LEGEND



Mc<sup>2</sup>  
ENGINEERING

Mc<sup>2</sup> 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

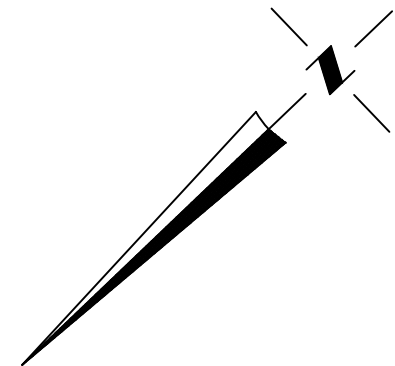
DEVELOPED BY:  
BROADCAST  
CONSTRUCTION &  
DEVELOPMENT, INC.  
195 ROCKBRIDGE ROAD  
MILLS RIVER, NC 28759

REZONING  
TREE SURVEY

REVISIONS	

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

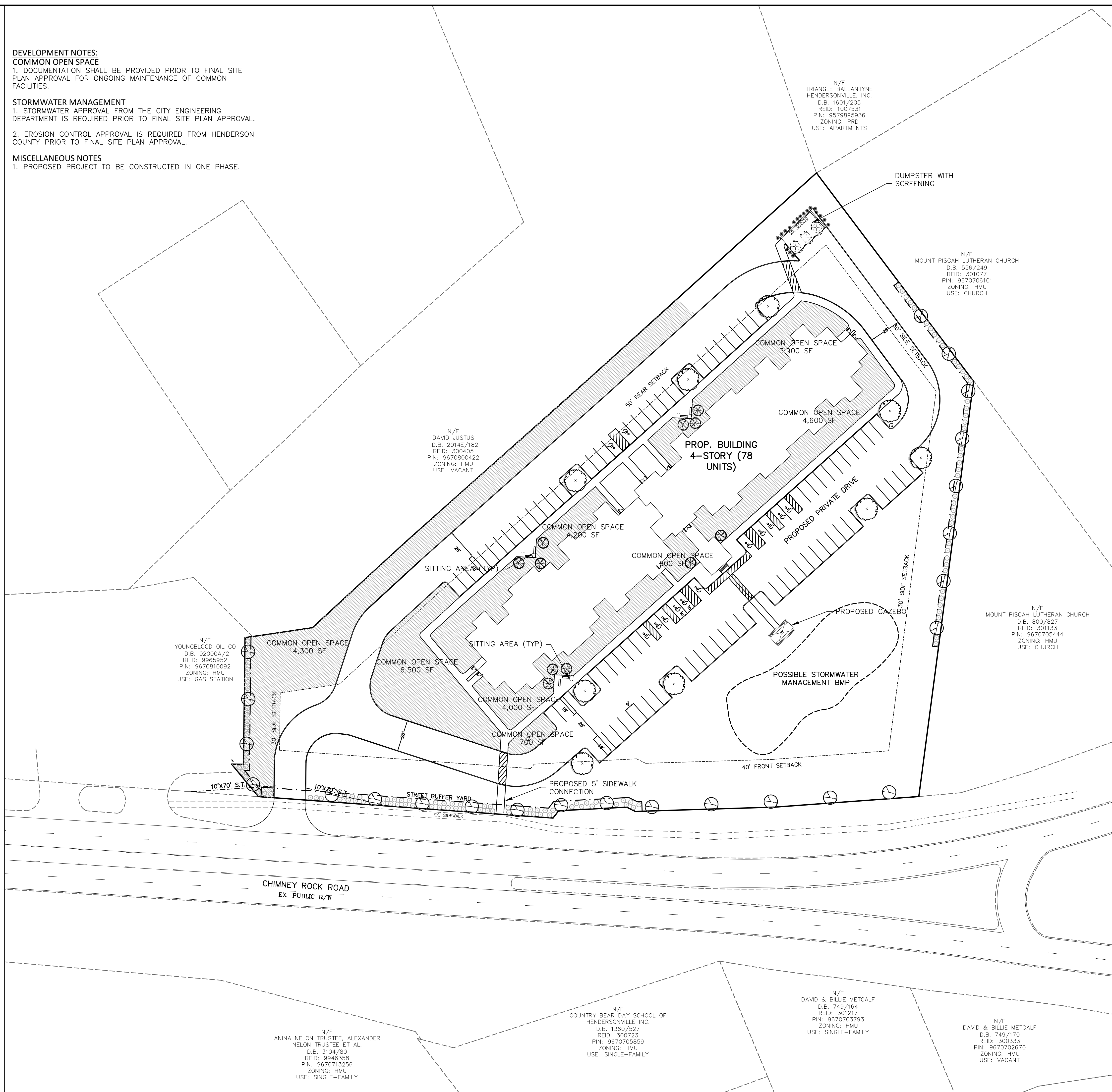




LAND OWNER:	JEFFREY AND DONNA DONALDSON 2968 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792
	THE DONALDSON FAMILY REVOCABLE TRUST 743 KYLES CREEK ROAD HENDERSONVILLE, NC 28792
	BETTY AND LARRY LAWS 2626 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792
PINS:	9670708864 9670708607 9670706498
JURISDICTION:	HENDERSON COUNTY
TOWNSHIP:	CLEAR CREEK
DEED BOOK & PAGE:	1029 - 3 3191 - 448 1023 - 599
TOTAL SITE ACREAGE:	±4.64 AC (202,118 SF)
CURRENT ZONING:	HMU
PROPOSED ZONING:	PRD
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:	30'
REAR YARD:	30'
OPEN SPACE/FOOTPRINT REQUIRED	
- MAXIMUM ALLOWABLE FOOTPRINT:	40,000 SF
- PROPOSED FOOTPRINT:	±31,900 SF
- REQUIRED MINIMUM OPEN SPACE:	60% (121,271 SF)
- PROPOSED OPEN SPACE:	60% (121,271 SF)
- PROPOSED ASPHALT AREA:	±49,000 SF
- PROPOSED SIDEWALK AREA:	±4,400 SF
- REQUIRED MINIMUM COMMON OPEN SPACE:	39,000 SF
(500 SF PER UNIT WITH 78 UNITS TOTAL)	
- PROPOSED COMMON OPEN SPACE:	39,000 SF
(HATCHED AREA INDICATED COMMON OPEN SPACE)	

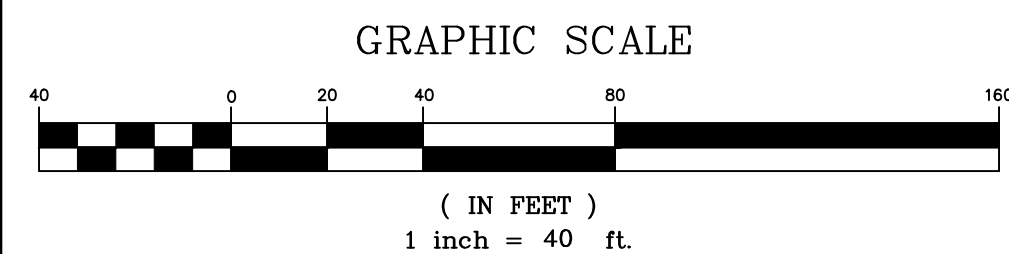
## DEVELOPMENT SUMMARY

- 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.



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EXISTING USE:	SINGLE-FAMILY
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED DENSITY:	78 UNITS
REQUIRED PARKING:	78
-1 SPACE PER UNIT	
PROPOSED ON-SITE PARKING:	97
FRONT SETBACK:	40'
SIDE YARD:	30'
REAR YARD:	50'
NO BUFFERS SHALL BE REQUIRED PER CITY OF HENDERSONVILLE UDO SECTION 15-6 TABLE OF DUFFER REQUIREMENTS.	

## DEVELOPMENT SUMMARY



MC<sup>2</sup> 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

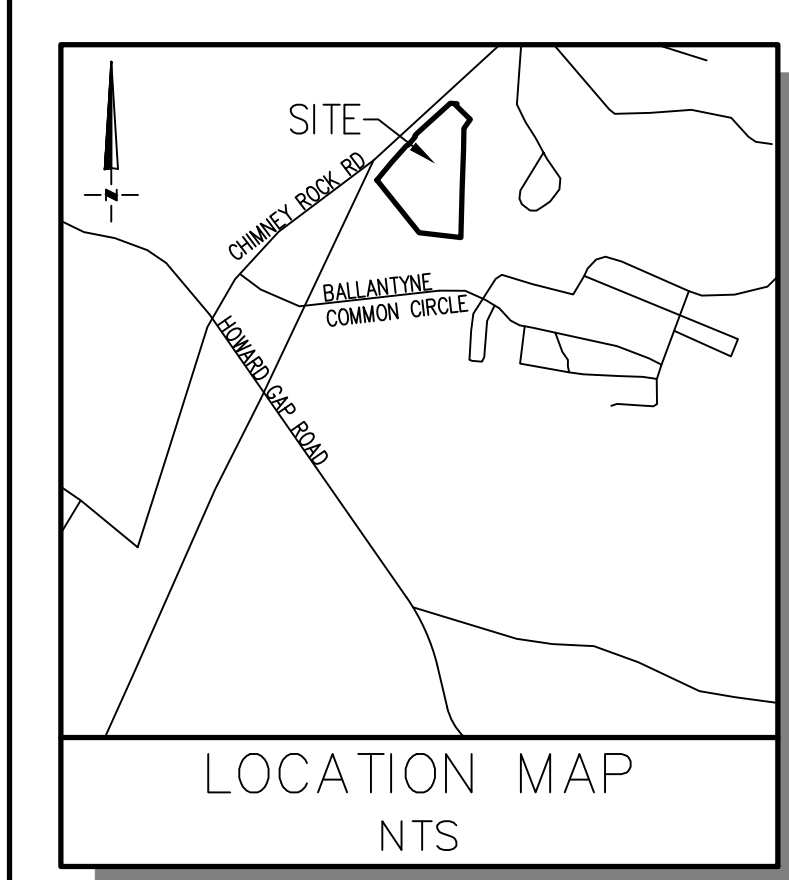
DEVELOPED BY:  
BROADCAST  
CONSTRUCTION &  
DEVELOPMENT, INC.  
195 ROCKBRIDGE ROAD  
MILLS RIVER, NC 28759

# SCHEMATIC SITE PLAN

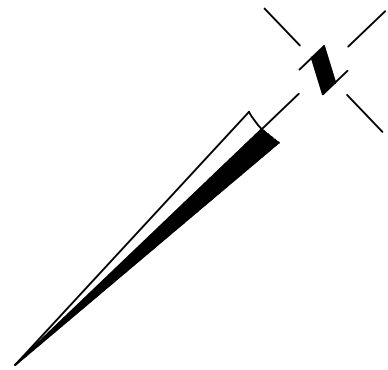
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CAD FILE: 20-004 BASE.DWG  
PROJECT NO.: 20-004  
DESIGNED BY: JDM  
DATE: JANUARY 14, 2021

SP1.0



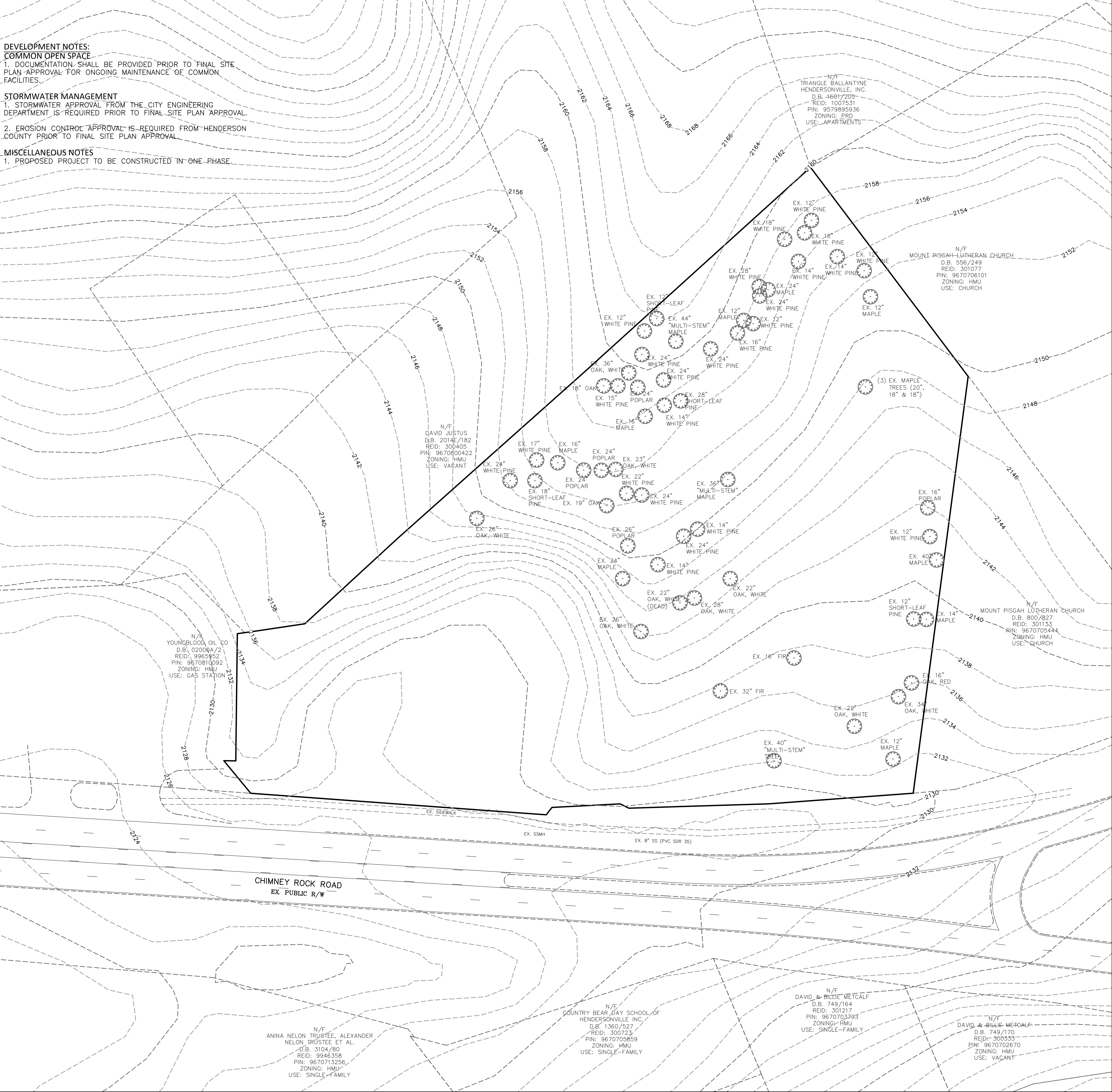
LOCATION MAP  
NTS



LAND OWNER:	JEFFREY AND DONNA DONALDSON 2968 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792
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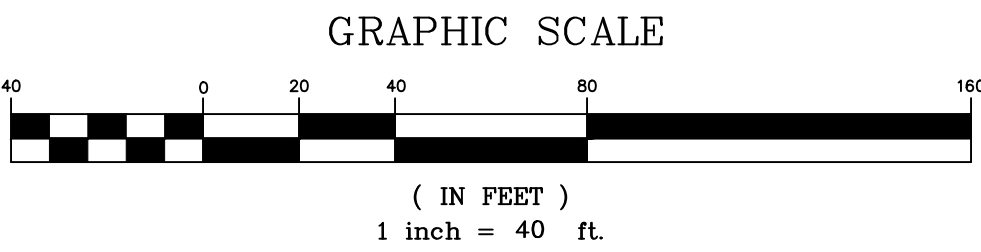
DEVELOPMENT SUMMARY

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DEVELOPMENT SUMMARY



**Mc<sup>2</sup>**  
**ENGINEERING**

Mc<sup>2</sup> ENGINEERING, INC.  
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CHARLOTTE, NC 28262  
PHONE 704.510.9797

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

DEVELOPED BY:  
**BROADCAST  
CONSTRUCTION &  
DEVELOPMENT, INC.**  
195 ROCKBRIDGE ROAD  
MILLS RIVER, NC 28759

SCHEMATIC  
SITE PLAN

	REVISIONS

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

SP3.0