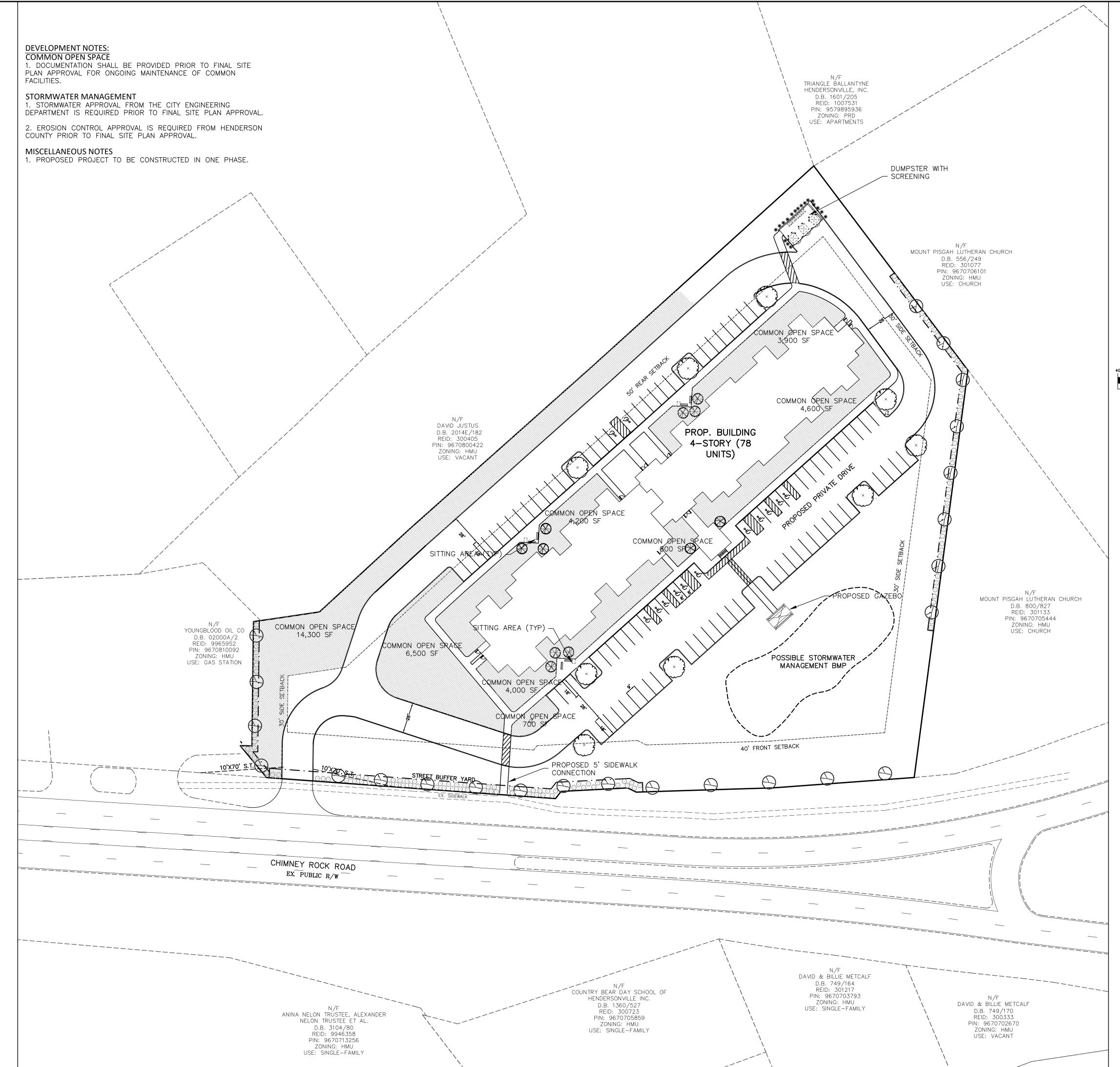


LAND OWNER: JEFFREY AND DONNA DONALDSON 2968 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792 THE DONALDSON FAMILY REVOCABLE TRUST 743 KYLES CREEK ROAD HENDERSONVILLE, NC 28792 BETTY AND LARRY LAWS 2626 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792 9670708864 9670708607 9670706498 JURISDICTION: TOWNSHIP: HENDERSON COUNTY CLEAR CREEK 1029 - 3 3191 - 448 DEED BOOK & PAGE: 1023 - 599 TOTAL SITE ACREAGE: ±4.64 AC (202,118 SF) CURRENT ZONING: PROPOSED ZONING: HMU PRD EXISTING USE: SINGLE-FAMILY PROPOSED USE: MULTI-FAMILY HOUSING (SENIOR) PROPOSED UNITS: 78 UNITS - 36 (1) BR UNITS - 42 (2) BR UNITS 16.8 DU/AC PROPOSED DENSITY: 50' (GRADE - MIDPOINT OF ROOF) PROPOSED BUILDING HEIGHT:

REQUIRED PARKING: - 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: 13 (4 VAN ACCESSIBLE) - HANDICAP PARKING: FRONT SETBACK: SIDE YARD: REAR YARD: OPEN SPACE/FOOTPRINT REQUIRED - MAXIMUM ALLOWABLE FOOTPRINT: 40,000 SF ±31,900 SF PROPOSED FOOTPRINT: 60% (121,271 SF) 60% (121,271 SF) REQUIRED MINIMUM OPEN SPACE: PROPOSED OPEN SPACE: PROPOSED ASPHALT AREA: ±49,000 SF ±4,400 SF 39,000 SF PROPOSED SIDEWALK AREA:

- 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



9670708607 9670706498 1029 - 3 3191 - 448 DEED BOOK & PAGE: 1023 - 599 TOTAL SITE ACREAGE: ±4.64 AC CURRENT ZONING: EXISTING USE: SINGLE-FAMILY MULTI-FAMILY HOUSING (SENIOR) PROPOSED USE: PROPOSED DENSITY: 78 UNITS REQUIRED PARKING: -1 SPACE PER UNIT PROPOSED ON-SITE PARKING: FRONT SETBACK: SIDE YARD: REAR YARD: NO BUFFERS SHALL BE REQUIRED PER CITY OF HENDERSONVILLE UDO SECTION 15-6 TABLE OF DUFFER REQUIREMENTS. DEVELOPMENT SUMMARY

GRAPHIC SCALE

(IN FEET) 1 inch = 40 ft.

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:
BROADCRAFT
CONSTRUCTION &
DEVELOPMENT, INC.

195 ROCKBRIDGE ROAD MILLS RIVER, NC 28759

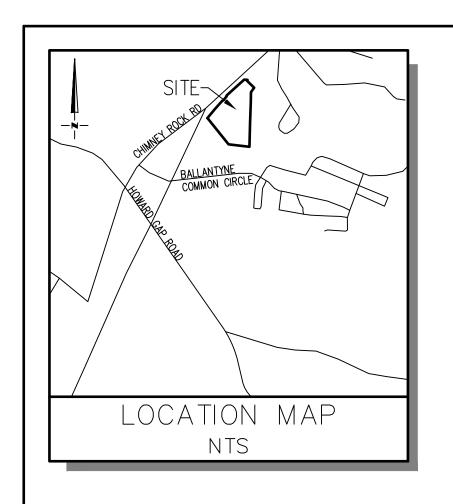
SCHEMATIC SITE PLAN

	REVISIONS
CAD FILE:	20-004 BASE.DWG

CAD FILE:
PROJECT NO.:
DESIGNED BY:
DATE:

20-004 JDM JANUARY 14, 2021

SP1



DEVELOPMENT NOTES: COMMON OPEN SPACE

STORMWATER MANAGEMENT

MISCELLANEOUS NOTES

EACÍLITIES.-

DOCUMENTATION SHALL BE PROVIDED PRIOR TO FINAL SITE

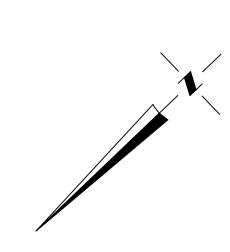
PLAN APPROVAL FOR ONGOING MAINTENANCE OF COMMON

STORMWATER APPROVAL FROM THE CITY ENGINEERING

COUNTY PRIOR TO FINAL SITE PLAN APPROVAL

DEPARTMENT IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL

. EROSION CONTROL APPROVAL IS REQUIRED FROM HENDERS



JEFFREY AND DONNA DONALDSON 2968 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792 LAND OWNER: THE DONALDSON FAMILY REVOCABLE TRUST 743 KYLES CREEK ROAD HENDERSONVILLE, NC 28792 BETTY AND LARRY LAWS 2626 CHIMNEY ROCK ROAD HENDERSONVILLE, NC 28792 9670708864 9670708607 9670706498 JURISDICTION: TOWNSHIP: HENDERSON COUNTY CLEAR CREEK 1029 - 3 3191 - 448 1023 - 599 DEED BOOK & PAGE: TOTAL SITE ACREAGE: ±4.64 AC (202,118 SF) CURRENT ZONING: PROPOSED ZONING: HMU PRD EXISTING USE: SINGLE-FAMILY PROPOSED USE: MULTI-FAMILY HOUSING (SENIOR) PROPOSED UNITS: 78 UNITS - 36 (1) BR UNITS - 42 (2) BR UNITS

16.8 DU/AC

50' (GRADE - MIDPOINT OF ROOF)

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DEVELOPMENT SUMMARY

. PROPOSED PROJECT TO BE CONSTRUCTED IN ONE PL WHITE PINE MOUNT PISCAH-LUTHERAN CHURCH D.B. 556/249 PIN: 9670706101 ZONING: HMU USE: CHURCH MAPLE "MULTI-STEM" (3) EX. MAPLE TREES (20", 18" & 18") DAVID JUSTUS D.B. 2014E/182 REID: 300405 PIN: 9670800422 ZONING: HMU EX. 40% MAPLE _____ SHORT-LEAF MOUNT PISGAH LUTHERAN CHURCH D.B. 800/827 REID: 301133 RIN: 9670705444 ZONING: HMU YOUNGBLOOD OIL USE: CHURCH D.B. 0200QA/2 REID: 9965952
PIN: 9670810092
ZONING: HMU
USE: GAS STATION 3 EX. 22" OAK, WHITE MAPLE "MULTI-STEM" CHIMNEY ROCK ROAD _____; /----- DAVID & BILLIE METCALF D.B. 749/164 REID: 301217 SUNTRY BEAR DAY SCHOOL OF PIN: 9670703793 HENDERSONVILLE INC./ D.B. 1360/527 REID: 300723 ANINA NELON TRÚSTEE, ALEXANDER PIN: 9670705859 NELON TRUSTEE ET AL. PIN: 9670702670 ZONING: HMU D.B. 3104/80 REID: 9946358 USE: SINGLE-FAMILY ZONING: HMU PIN: 9670713256 ZONING: HMU USE: SINGLE FAMILY

TRIANGLE BALLANTYNE HENDERSONVILLE, INC.

D.B. 1601/205 REID: 1007531

PIN: 9579895936

ZONING: PRD USE: APARTMENTS

9670708864 9670708607 9670706498 1029 - 3 3191 - 448 DEED BOOK & PAGE: 1023 - 599 TOTAL SITE ACREAGE: ±4.64 AC CURRENT ZONING: SINGLE-FAMILY EXISTING USE: PROPOSED USE: MULTI-FAMILY HOUSING (SENIOR) PROPOSED DENSITY: 78 UNITS REQUIRED PARKING: -1 SPACE PER UNIT PROPOSED ON-SITE PARKING: FRONT SETBACK: SIDE YARD: REAR YARD: NO BUFFERS SHALL BE REQUIRED PER CITY OF HENDERSONVILLE UDO SECTION 15-6 TABLE OF DUFFER REQUIREMENTS.

GRAPHIC SCALE

DEVELOPMENT SUMMARY

(IN FEET) 1 inch = 40 ft.

> 2 C ENGINEERING

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195 ROCKBRIDGE ROAD MILLS RIVER, NC 28759

SCHEMATIC SITE PLAN

REV	/ISIONS
	
CAD FILE:	20-004 BASE.DWG
PROJECT NO:	20-004

CAD FILE:
PROJECT NO.:
DESIGNED BY:
DATE:

20-004 JDM JANUARY 14, 2021

SP3.0