

- ### LANDSCAPE PLANTINGS
- PROPOSED LARGE MATURING DECIDUOUS TREE SPECIES TO BE OAK, MAPLE OR HICKORY VARIETY FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
  - PROPOSED LARGE MATURING EVERGREEN TREE SPECIES TO BE NATIVE MATERIAL FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
  - PROPOSED SMALL MATURING TREE SPECIES TO BE NATIVE MATERIAL FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
  - PROPOSED SMALL MATURING TREE SPECIES TO BE PLANTED WITHIN FILTERRA TREATMENT CELL THAT SHALL BE SELECTED FROM THE APPROVED SPECIES LIST OF THE FILTERRA BASIN LIST. IF AVAILABLE DESIGNER WILL SELECT A TREE THAT IS ON BOTH THE FILTERRA AND CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
  - PROPOSED EVERGREEN SCREENING SHRUB SPECIES TO BE SELECTED FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
  - PROPOSED DECIDUOUS/EVERGREEN SHRUB SPECIES TO BE SELECTED FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
  - PROPOSED POLLINATOR GARDEN TO CONSIST OF SEVERAL VARIETIES OF PERENNIAL PLANTS AND SHRUBS SELECTED FROM THE CITY OF HENDERSONVILLE APPROVED SPECIES LIST.

**DEVELOPER PROPOSED CONDITIONS**

PROPOSED DEVELOPMENT IS LIHTC (LOW INCOME HOUSING TAX CREDIT) WITH ALL (60 UNITS) OF THE UNITS AT OR BELOW 80% AMI. THE PROPOSED DEVELOPMENT WILL PROVIDE SENIOR AFFORDABLE HOUSING AS GOVERNED BY NORTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS.

DEVELOPER SHALL PROVIDE TREE PROTECTION DURING CONSTRUCTION PROCESS. THE PROPOSED TREE PROTECTION FENCE LIMITS WILL NOT MEET THE CODE REQUIREMENTS OF 1' FOR EVERY 1" OF TREE DIAMETER BASED ON THE EXISTING IMPERVIOUS COVERAGE AND TIGHT CONSTRAINTS OF THE SITE PROPOSED TREE PROTECTION WILL PROVIDE THE MAXIMUM AMOUNT OF TREE PROTECTION AS POSSIBLE. ANY PRESERVED TREES (LARGE MATURING OR PINE) COUNTED TOWARDS CREDIT THAT DIES WITHIN 10 YEARS WILL BE RE-PLANTED WITH A SINGLE GENERA QUERCUS (OAKS), ACER (MAPLES), OR CARYA (HICKORIES).

DEVELOPER IS REQUESTING NOT TO PROVIDE A LOADING/UNLOADING ZONE. THE PROJECT INCLUDES VEHICLE PARKING ABOVE THE CODE MINIMUM REQUIREMENT.

DEVELOPER IS REQUESTING THE NORTH, SOUTH AND EAST FACADES OF THE BUILDING TO HAVE A MAXIMUM OFFSET DISTANCE OF 24' VERSUS THE REQUIRED 16' AS INDICATED ON THE ARCHITECTURAL BUILDING ELEVATIONS.

AT THIS POINT IT IS NOT CLEAR IF THE DRAINAGE FEATURE ALONG THE EASTERN PROPERTY LINE LIES WITHIN OUR SITE OR THE ADJACENT PROPERTY AND WHETHER IT WOULD BE CLASSIFIED AS A JURISDICTIONAL STREAM PER USACE CRITERIA. BASED ON THE REVISION FROM THE 2019 TO 2022 USGS QUAD MAPS THE DRAINAGE FEATURE NOW SHOWS AS A STREAM. PRIOR TO THE CONSTRUCTION DOCUMENT PHASE DEVELOPER SHALL HAVE THE SURVEYOR COMPLETE A FIELD SURVEY OF THE EXISTING DRAINAGE FEATURE AND HAVE AN ENVIRONMENTAL SCIENTIST COMPLETE A SITE ASSESSMENT TO DETERMINE IF THE STREAM IS JURISDICTIONAL. THE DEVELOPER DOES NOT PROPOSE TO HAVE ANY IMPACTS WITH THE STREAM AND AGREES TO AS MUCH AS POSSIBLE CLEAN UP THE STREAM AND STABILIZE THE STREAM BANKS WITHIN OUR PROPERTY. IN EITHER CASE THE DEVELOPER IS REQUESTING THE REQUIRED STREAM BUFFERS TO BE WAIVED.

**CITY PROPOSED CONDITIONS**

INVASIVE TREES, SHRUBS AND GROUND COVER SHALL BE REMOVED, PARTICULARLY ENGLISH IVY, THROUGHOUT THE SITE, ESPECIALLY FOR THE TREES THAT ARE PRESERVED. CARE SHALL BE TAKEN TO NOT SUBSTANTIALLY DISTURB THE ROOT SYSTEMS OF PRESERVED TREES. INVASIVE TREES AND SHRUBS CAN BE CUT OFF AT GROUND LEVEL AND THE STUMP TREATED TO KILL THE ROOTS. CONTROL OF ENGLISH IVY SHALL BE CONFINED TO THE RECOMMENDATIONS FOUND IN THE NORTH CAROLINA EXTENSION PUBLICATION "CONTROLLING ENGLISH IVY IN URBAN LANDSCAPES".

OAK TREES ARE PART OF A GROUP OF NATIVE PLANTS KNOWN AS KEYSTONE PLANTS WHICH ARE DEFINED AS PLANTS CRITICAL TO THE FOOD WEB AND NECESSARY FOR MANY WILDLIFE SPECIES TO COMPLETE THEIR LIFE CYCLE. SINCE THIS DEVELOPMENT WILL BE REMOVING 35 OAK TREES, IT IS THE TREE BOARD'S RECOMMENDATION THAT WHERE REQUIRED LARGE MATURING OR CANOPY TREES ARE TO BE PLANTED, SPECIES OF THE GENERA QUERCUS (OAKS), ACER (MAPLES), AND CARYA (HICKORIES) BE USED.

**PERIMETER AND INTERIOR PLANTINGS**  
 1 TREE AND 2 SHRUBS REQUIRED FOR EVERY 4,000 SQ. FT. OF VEHICULAR USE AREA.  
 -TOTAL VEHICULAR USE AREA: 27,400 SF  
 -TOTAL TREES REQUIRED/PROPOSED: 7/7  
 -TOTAL SHRUBS REQUIRED/PROPOSED: 14/14

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.

**STREET TREES - CHADWICK AVE**  
 -TOTAL LINEAR FOOTAGE OF RIGHT OF WAY: 303'  
 -REQUIRED SMALL MATURING (40' ON CENTER): 8  
 (BASED ON CLOSE PROXIMITY TO BUILDING/OVERHEAD ELECTRIC)  
 -EXISTING TREE CREDITS: 12  
 (14", 16" OAK & 14" & 18" PINE)  
 -TOTAL REQUIRED/PROVIDED CANOPY TREE CREDITS: 3  
 FRONT SETBACK: 0'  
 SIDE YARD: 20'  
 -15' (BASED ON 2 STORY) + 5' (ONE ADDITIONAL STORY)  
 REAR YARD: 20'  
 -15' (BASED ON 2 STORY) + 5' (ONE ADDITIONAL STORY)

**ENTRY CORRIDOR STREET TREES - GREENVILLE HWY**  
 -TOTAL LINEAR FOOTAGE OF RIGHT OF WAY: 294'  
 -REQUIRED SMALL MATURING (40' ON CENTER): 8  
 (BASED ON CLOSE PROXIMITY TO BUILDING)  
 -EXISTING TREE CREDITS: 2  
 (12" OAK)  
 -TOTAL REQUIRED/PROVIDED CANOPY TREE/CREDITS: 6/8

**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 (CHADWICK): 45'  
 -TOTAL SHRUBS REQUIRED/PROPOSED: 9/9

**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: 460'  
 -TOTAL TREES REQUIRED: 12  
 -TOTAL SHRUBS REQUIRED/PROVIDED: 58/58

**COMMON SPACE**  
 PROVIDED COMMON SPACE: 9,087 SF (10.0%)  
 -TOTAL TREES REQUIRED/PROVIDED: 19/29  
 -EXISTING TREE CREDITS: 29  
 (13", 24", 26", 29" OAK & 13", 21", 28" PINE)

**SPECIAL PROVISIONS REGARDING OPEN SPACE IN MIXED USE DISTRICTS**  
 1 TREE AND 5 SHRUBS REQUIRED FOR EVERY 4,000 SQ. FT. OF OPEN SPACE.  
 -TOTAL OPEN SPACE AREA: 39,680 SF  
 -TOTAL TREES REQUIRED/PROPOSED: 10/10  
 -TOTAL SHRUBS REQUIRED/PROPOSED: 50/50

A MINIMUM OF 50 PERCENT OF THE TREES SHALL BE CANOPY TREES.

**PROPERTY OWNERS:** GORDON DOOLEY HOLDINGS LLC  
 904 GREENVILLE HWY  
 HENDERSONVILLE NC 28792

**PARCEL #:** 9568-92-904  
**DEED BOOK & PAGE:** 3914/462  
**TOTAL SITE ACREAGE:** 2.25 AC  
 -NET SITE ACREAGE AFTER R/W DEDICATION: 90,823 SF (2.085 AC)

**CURRENT ZONING:** GHMU-CZD  
**PROPOSED ZONING:** GHMU-CZD  
**EXISTING USE:** VACANT

**PROPOSED USE:** MULTI-FAMILY HOUSING (SENIOR) (LOW-INCOME)  
**PROPOSED UNITS:** 60  
**PROPOSED DENSITY:** 28.78 DU/AC

**PROPOSED BUILDING HEIGHT:** 36'-3" (3 STORIES)

**FRONT SETBACK:** 0'  
**SIDE YARD:** 20'  
 -15' (BASED ON 2 STORY) + 5' (ONE ADDITIONAL STORY)  
**REAR YARD:** 20'  
 -15' (BASED ON 2 STORY) + 5' (ONE ADDITIONAL STORY)

**REQUIRED PARKING:** 60  
 -1.0 SPACE PER UNIT (ELDERLY MULTIFAMILY DWELLING)  
**PROPOSED PARKING:** 70

**OPEN SPACE/FOOTPRINT REQUIRED**  
 -PROPOSED FOOTPRINT: 25,000 SF  
 -GROSS FLOOR AREA (EXCLUDING GAZEBO): 27,000 SF  
 -PROPOSED ASPHALT AREA: 27,400 SF  
 -PROPOSED SIDEWALK AREA: 16,430 SF  
 -TOTAL PROPOSED BUILT UPON AREA: 58,330 SF

**REQUIRED MINIMUM COMMON SPACE:** 10% (9,082 SF)  
**PROPOSED COMMON SPACE:** 9,087 SF  
 - (HATCHED AREA INDICATE COMMON SPACE)

**REQUIRED MINIMUM OPEN SPACE:** 36,330 SF / 40.0%  
**PROPOSED OPEN SPACE:** 39,680 SF / 40.5%

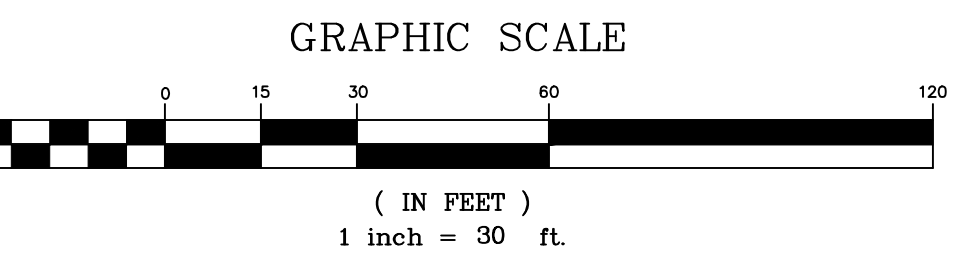
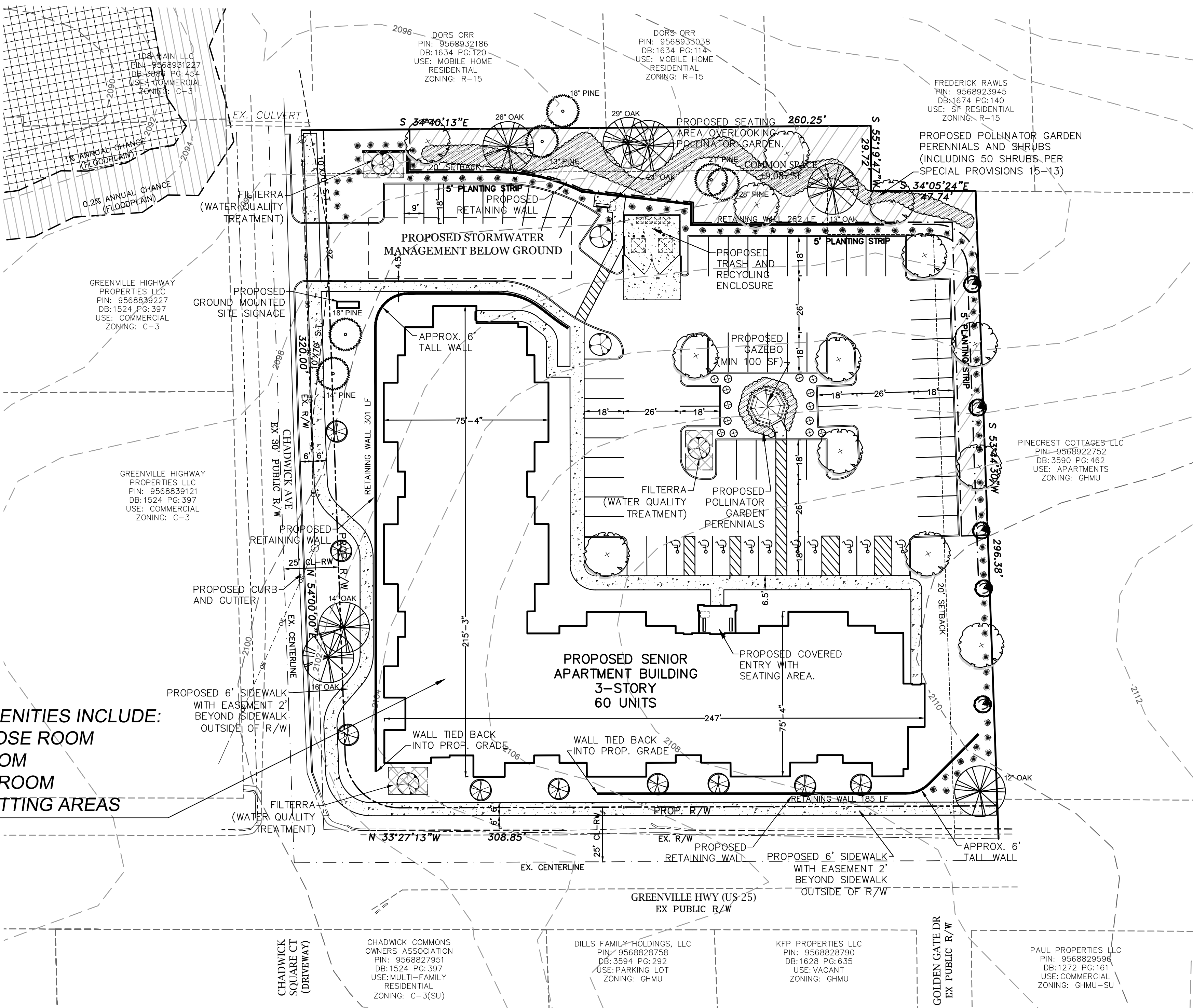
PROPERTY IS LOCATED WITHIN CITY LIMITS

ALL PROPOSED UTILITY SERVICE LINES SHALL BE UNDERGROUND.

THE PROPOSED MAINTENANCE OF THE BUILDING, PARKING LOT, STORMWATER MANAGEMENT AND OPEN SPACE WILL BE THE RESPONSIBILITY OF DEVELOPER FOR THE PROPERTY.

### DEVELOPMENT SUMMARY

### LANDSCAPE CALCULATIONS



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

**PROPOSED DEVELOPMENT:**  
**THE LOFTS AT CHADWICK APARTMENTS**  
 CHADWICK AVE  
 HENDERSONVILLE, NC

**DEVELOPED BY:**  
**BROADCAST CONSTRUCTION & DEVELOPEMENT, INC**  
 ROCKBRIDGE ROAD  
 MILLS RIVER, NC 28759

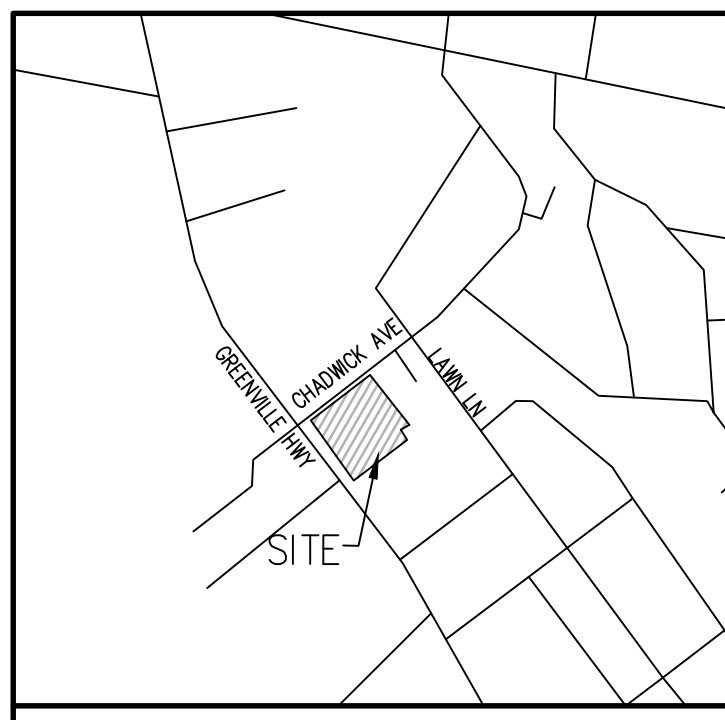
### REZONING SITE PLAN

REVISIONS		
1	2/2/24	OWNER REVISION
2	2/21/24	HENDERSONVILLE COMMENTS
3	2/29/24	HENDERSONVILLE COMMENTS
4	3/5/24	HENDERSONVILLE COMMENTS

CAD FILE: 24-002 BASE.DWG  
 PROJECT NO.: 24-002  
 DESIGNED BY: JDM  
 DATE: JANUARY 29, 2024

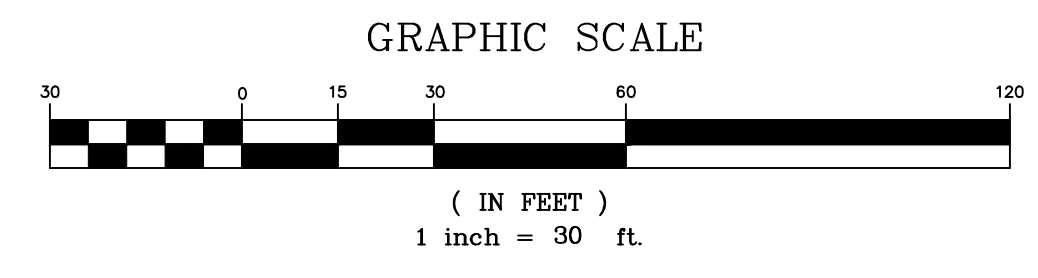
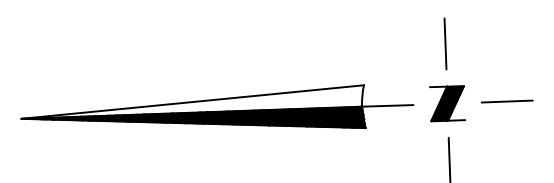
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LOCATION MAP  
NTS

	EXISTING TREES TO REMAIN (12 TREES)
	EXISTING TREES TO BE REMOVED (48 TREES)
<b>TREE LEGEND</b>	



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2110 BEN CRAIG DR., STE. 400  
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MILLS RIVER, NC 28759

**REZONING TREE SURVEY**

REVISIONS		
NO.	DATE	REVISIONS
2	2/21/24	HENDERSONVILLE COMMENTS

CAD FILE: 24-002 BASE.DWG  
PROJECT NO.: 24-002  
DESIGNED BY: JDM  
DATE: JANUARY 29, 2024

**RZ2.0**



