

SITE DEVELOPMENT PLANS FOR SOUTHGATE APARTMENTS

PREPARED FOR:

CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151



LANDSCAPE ARCHITECTURE
82 Patton Ave | Suite 700 | Asheville, NC 28801
828.225.4945 | siteworkstudios.com



PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

PROPERTY INFORMATION
PROPERTY PIN: 9568-75-5382
SIZE OF PROPERTY: 3.63 AC

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

ARCHITECT:
ROBIN RAINES , AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388



VICINITY MAP
NTS

DRAWING INDEX

SHEET #	SHEET TITLE
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L-300	PRELIMINARY LANDSCAPE PLAN
	RENDERED MASTER PLAN
C301	ROUGH GRADING AND EROSION CONTROL PLAN
C501	STORM PLAN
C601	UTILITY PLAN
A1.0	ELEVATIONS
A1.1	ELEVATIONS
A2.1	1ST AND 2ND FLOOR PLANS
A2.2	3RD AND 4TH FLOOR PLANS

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SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 84 APARTMENTS

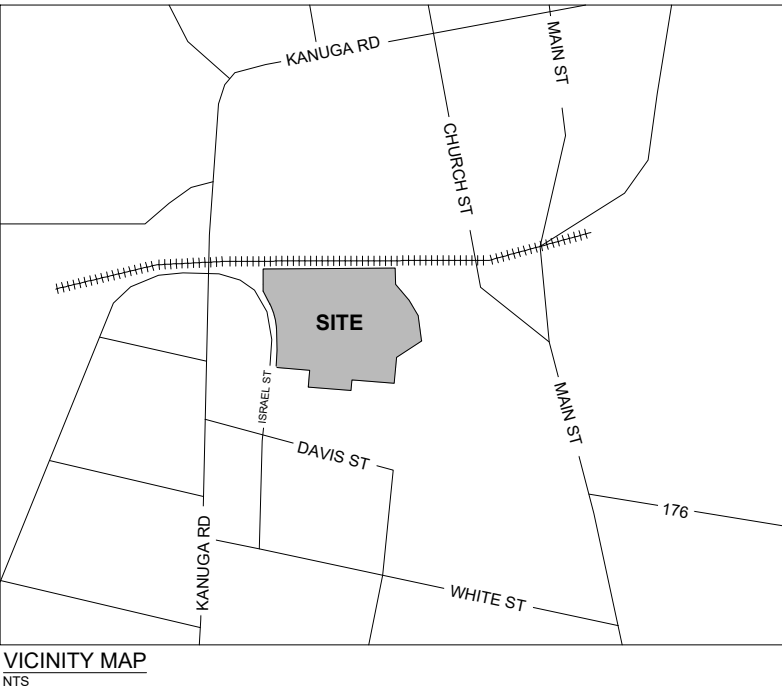
PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

TREE SURVEY NOTES:

- A FIELD SURVEY WAS COMPLETED BY SITEWORK STUDIOS ON NOVEMBER 3, 2021. TREES 12" DBH OR GREATER WERE IDENTIFIED.
- THIS PLAN SHOWS WHICH TREES WILL BE REMOVED DUE TO CONSTRUCTION ACTIVITY, TREE CONDITION OR TREE TYPE.



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SOUTHGATE APARTMENTS

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REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

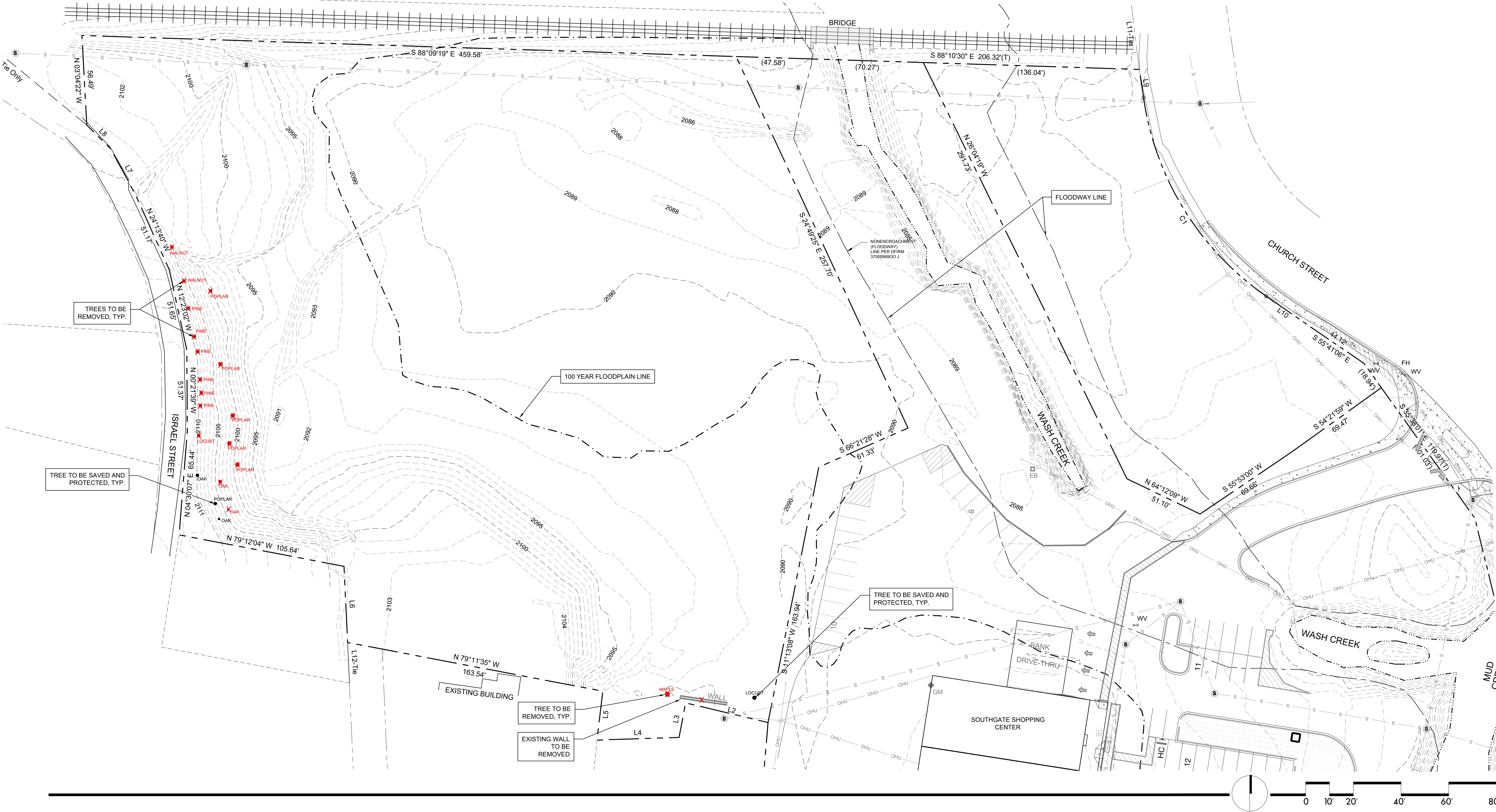
DATE:
02.04.2022

SHEET TITLE:

SITE SURVEY AND
TREE DEMOLITION
PLAN

SHEET NO.

L-100



CONDITIONAL ZONING DEVELOPER CONDITIONS:

1. PROVIDE AN ADDITIONAL 44 TREES AND 78 SHRUBSTO REFLECT THE NUMBER OF PLANTINGS SHOWN TO THE TREE BOARD DURING THEIR SITE REVIEW. DUE TO SITE PLAN CHANGES, THE NUMBER OF REQUIRED PLANTINGS WERE REDUCED, HOWEVER OUR PROPOSED FINAL PLANTINGS WILL REFLECT THE TOTAL QUANTITY SHOWN TO THE BOARD.
2. SEVERAL MODIFICATION REQUESTS FROM THE FLOOD STANDARDS OF THE ZONING ORDINANCE ARE NECESSARY FOR THIS PROJECT DUE ITS UNIQUE BOUNDARY CONFIGURATION, EXISTING SLOPE, EXTENT OF FLOODPLAIN ON THE PARCEL AND CONFLICTS IN PROVIDING HANDICAP ACCESSIBILITY TO BUILDINGS THAT ARE REQUIRED TO BE RAISED 2 FEET ABOVE BASE FLOOD ELEVATION WHILE ALSO REQUIRED TO KEEP ALL PARKING ALLOWED IN THE FLOODPLAIN AT EXISTING GRADE (4'+/- GRADE DIFFERENTIAL) AND WHERE NOT FILL IS ALLOWED. THE SPECIFIC MODIFICATIONS WILL BE LISTED ON FINAL PLANS FOR RECORDATION AND APPROVAL.

NOTES:

1. ALL PROPOSED ENTRANCE AND EXIT POINTS SHALL FOLLOW THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S "POLICY ON STREET AND DRIVEWAY ACCESS TO NC HIGHWAYS".
2. ANY PUBLIC ACCESS THROUGH PROPOSED SITE FOR THE ECUSTA TRAIL WILL BE MAINTAINED BY OTHERS AND IN A DEDICATED EASEMENT.
3. ENTIRE PROPERTY IS WITHIN THE CITY LIMITS.
4. SITE LIGHTING WILL BE PROVIDED BY DUKE ENERGY AND WILL COMPLY WITH ANY CITY OF HENDERSONVILLE LIGHTING STANDARDS.
5. THE 30 STREAM BUFFER FOR WASH CREEK IS OUTSIDE OF THIS DEVELOPMENT'S PROPERTY BOUNDARIES.
6. OPEN SPACE WILL BE MAINTAINED BY THE APARTMENT MANAGEMENT COMPANY.

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SURVEYOR:
ERIC MCABEE, PLS
MCABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

TOTAL PROJECT AREA CALCULATIONS:

TOTAL PROJECT AREA = 3.63 AC. (158,122.8 SF)
BUILDING COVERAGE = 22,134 SF / 0.5 AC (14% OF SITE)
STREETS AND PARKING COVERAGE = 45,091 SF / 1.03 AC (28% OF SITE)
OPEN SPACE COVERAGE = 51,341.6 SF / 1.17 AC (32% OF SITE)
LANDSCAPE AREAS/ SLOPED BANK COVERAGE = 39,556.2 SF / 0.9 AC (26% OF SITE)

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

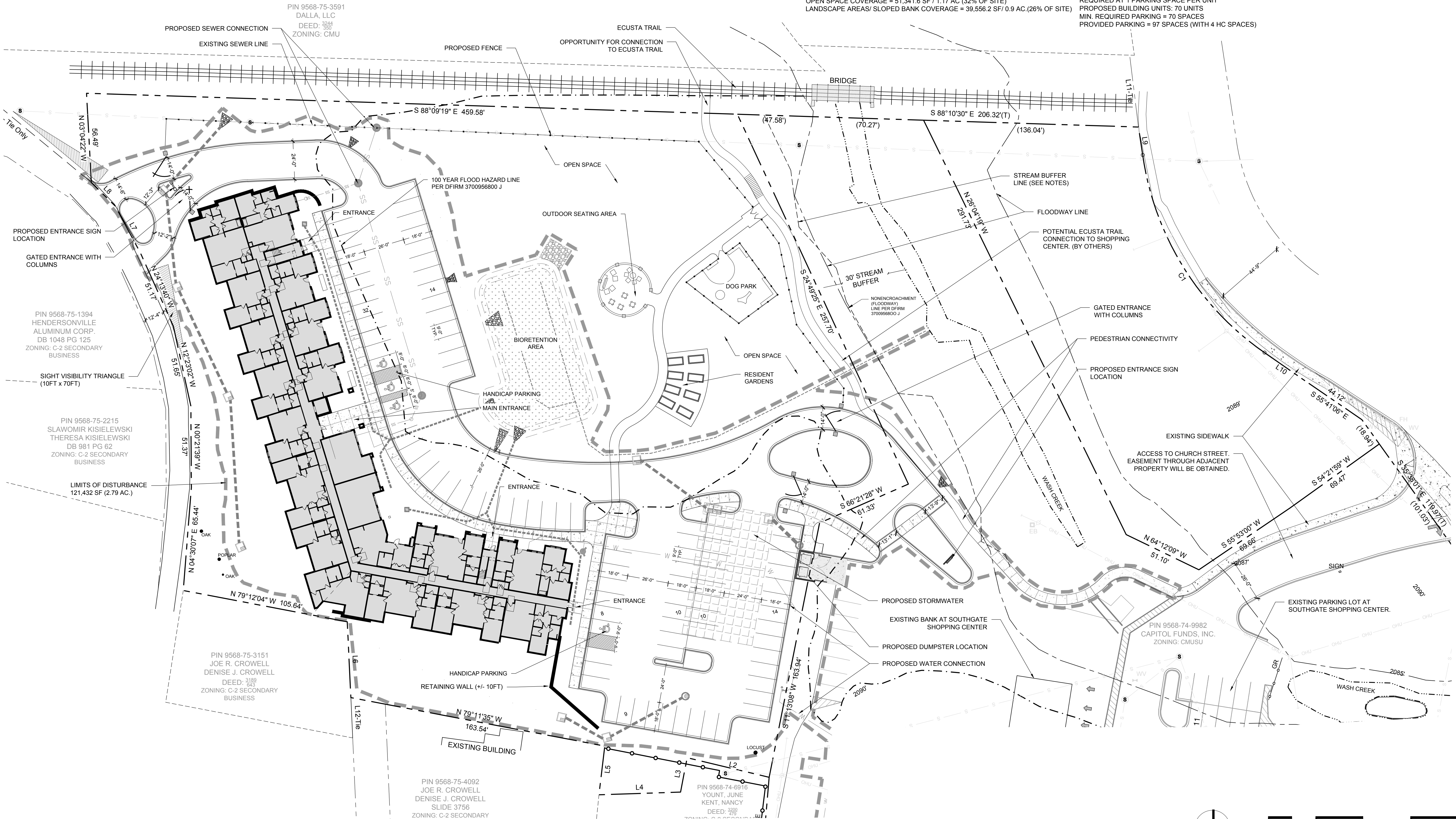
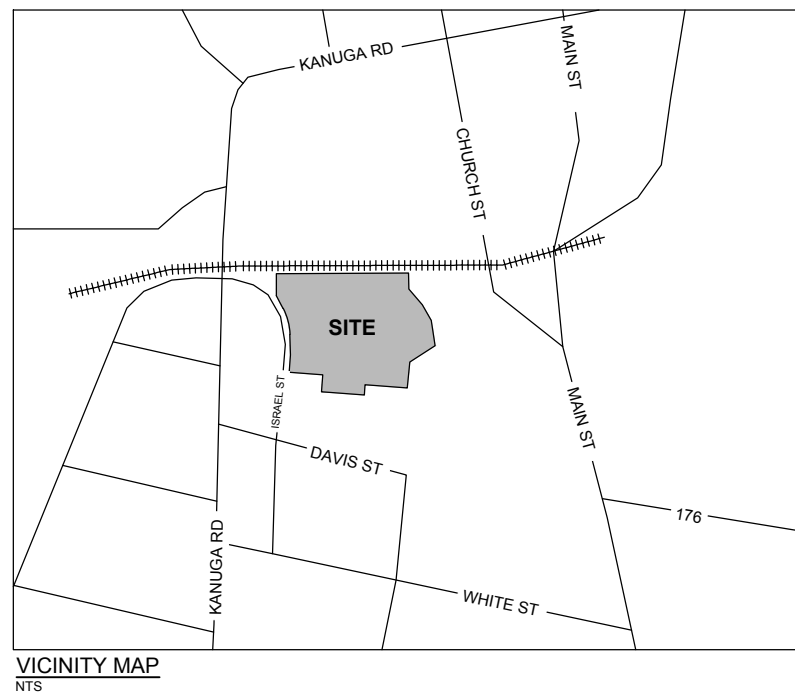
EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
77,034 SF (1.77 ACRES)
48.7% OF SITE

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
PROPOSED BUILDING HEIGHT: 60 FT

PARKING REQUIREMENTS:
REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)



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STUDIOS

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NO.	REMARKS	DATE

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ZONING REVIEW

DATE:
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SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.

L-200



SOUTHGATE APARTMENTS

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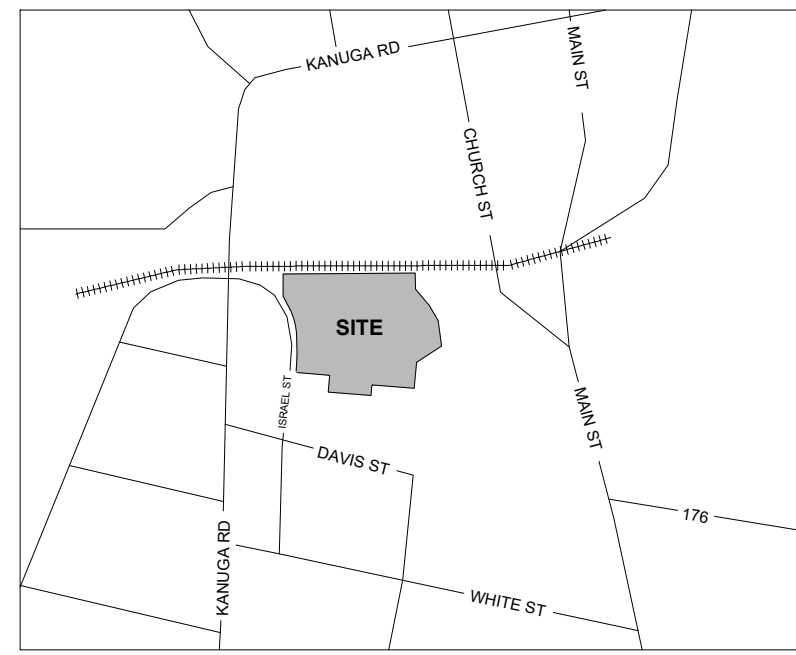
CONDITIONAL
ZONING REVIEW

DATE:
02.04.2022

SHEET TITLE:
PRELIMINARY
LANDSCAPE
PLAN

SHEET NO.

L-300



VICINITY MAP
N.T.S.

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE REQUIREMENTS (PL)

1 TREE / 2 SHRUB PER 4,000 SF OF VEHICULAR USE AREA (VUA)
TOTAL SQUARE FOOTAGE OF VEHICULAR USE AREAS = 45,091 SF
PLANTINGS REQUIRED = 11 TREES / 23 SHRUBS
NUMBER OF TREES PROVIDED: 11
NUMBER OF SHRUBS PROVIDED: 23

STREET TREE LANDSCAPE REQUIREMENTS (ST)

TOTAL LINEAL FOOTAGE OF PUBLIC ROW (ISRAEL ST.) = 273 LF
REQUIRED AT 1 TREE PER 35 LINEAR FOOT
NUMBER OF TREES REQUIRED = 8 TREES
NUMBER OF TREES PROVIDED = 8 TREES

OPEN SPACE LANDSCAPE REQUIREMENTS (OSL)

5 SF OF OPEN SPACE PER 100 SF OF GROSS FLOOR AREA
PROPOSED GROSS FLOOR AREA = 81,897 SF
REQUIRED OPEN SPACE = 4,095 SF
30% OF OPEN SPACE ALLOWED ON ENCLOSED GROUND FLOOR
OPEN SPACE PROPOSED ON GROUND FLOOR = 1,228 SF
OUTDOOR OPEN SPACE PROPOSED = 2,867 SF
1 TREE REQUIRED PER 500 SF OF OPEN SPACE
REQUIRED OUTDOOR OPEN SPACE TREES = 9 TREES
PROPOSED OUTDOOR OPEN SPACE TREES = 9 TREES

PLANTING STRIP REQUIREMENT (PS)

TOTAL LINEAL FOOTAGE OF VUA ABUTTING PROPERTY = 409 LF
REQUIRED AT 1 TREE / 5 SHRUBS PER 40 LINEAR FOOT
PLANTINGS REQUIRED: 10 TREE / 51 SHRUBS
NUMBER OF TREES PROVIDED = 10
NUMBER OF SHRUBS PROVIDED = 52

SPECIAL PROVISION - MIXED USE OPEN SPACE (SP)

REQUIRED AT 1 TREE / 5 SHRUB PER 4,000 SF OF OPEN SPACE
PLANTINGS REQUIRED = 1 TREE / 5 SHRUBS
NUMBER OF TREES PROVIDED = 1
NUMBER OF SHRUBS PROVIDED = 5

PARKING REQUIREMENTS:
REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)

TOTAL PROJECT AREA CALCULATIONS:
BUILDING COVERAGE = 29,590 SF / 0.68 AC (19% OF SITE)
STREETS AND PARKING = 48,818 SF / 1.12 AC (31% OF SITE)
OPEN SPACE = 19,320 SF / 0.44 AC (12% OF SITE)

LANDSCAPE NOTES

- BIORETENTION AREAS WILL HAVE ADDITIONAL PLANTINGS PROVIDED THAN WHAT IS SHOWN ON THIS PRELIMINARY PLAN.
- SHRUBS AND ORNAMENTAL TREES ARE PROPOSED IN SEWER LINE EASEMENT ALONG THE NORTHERN PROPERTY LINE. NO PLANTS WILL BE INSTALLED DIRECTLY ABOVE THE EXISTING SEWER LINE.

PLANTING LEGEND

ST = STREET TREE REQUIREMENT
VUA = PARKING LOT REQUIREMENT
OSL = OPEN SPACE REQUIREMENT
PS = PLANTING STRIP REQUIREMENT
SP = SPECIAL PROVISION REQUIREMENT
OF PLANTS
Plant Description
Large Deciduous Tree (ST)
ZONING USE ABBREVIATION
(SEE LEGEND)

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SURVEYOR:
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CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

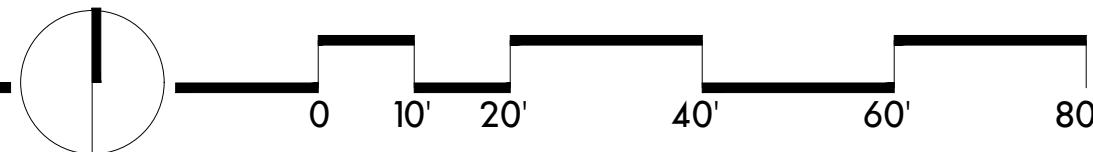
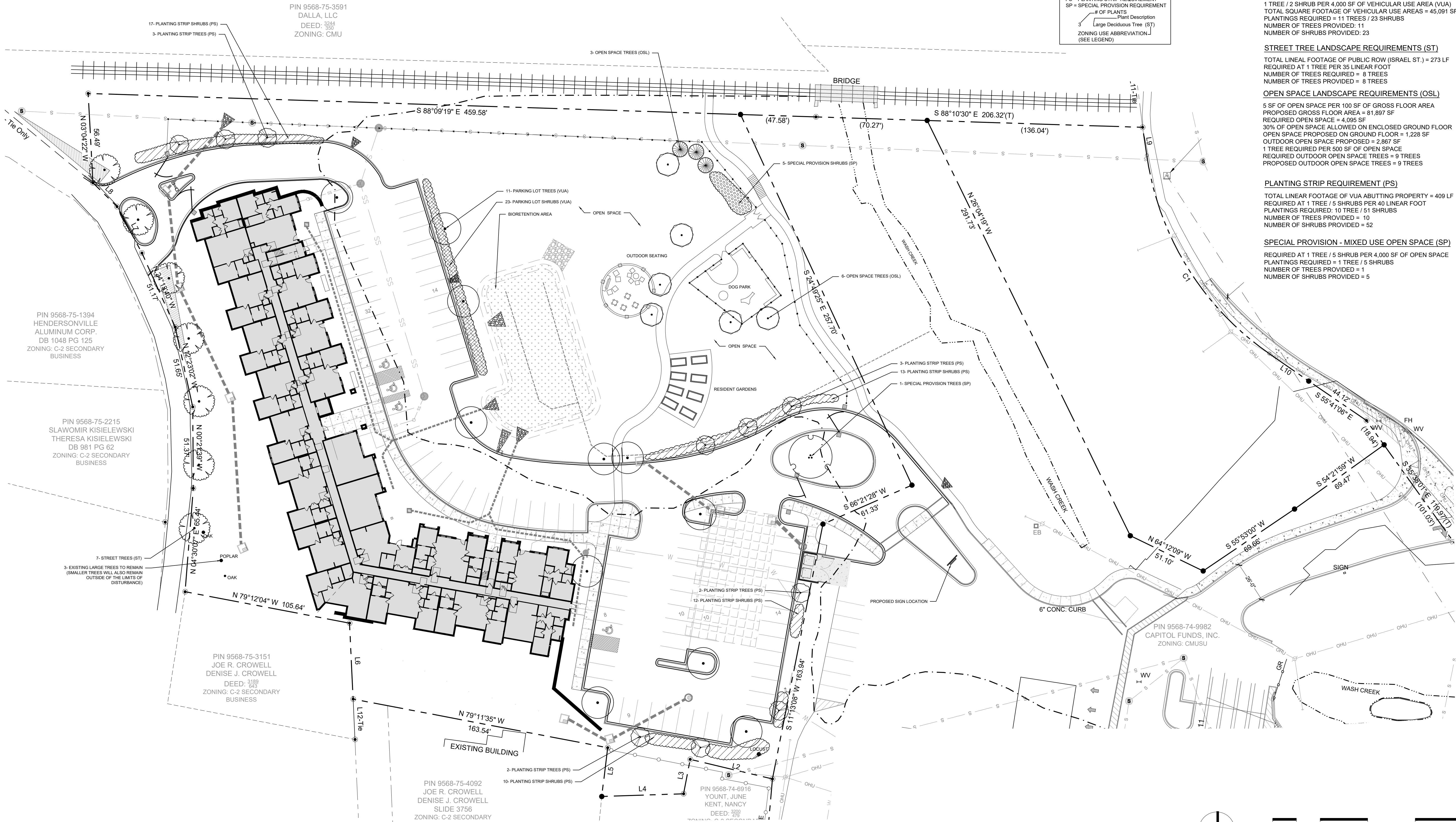
PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
78,408 SF (1.8 ACRES)
49.5% OF SITE

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'



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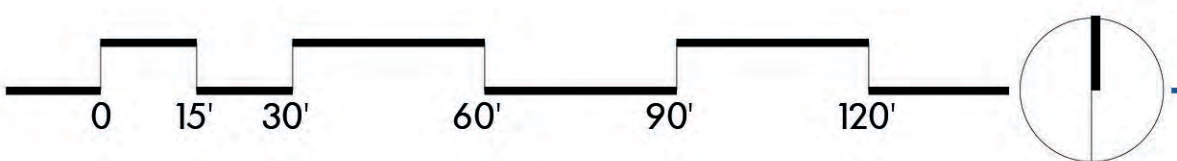
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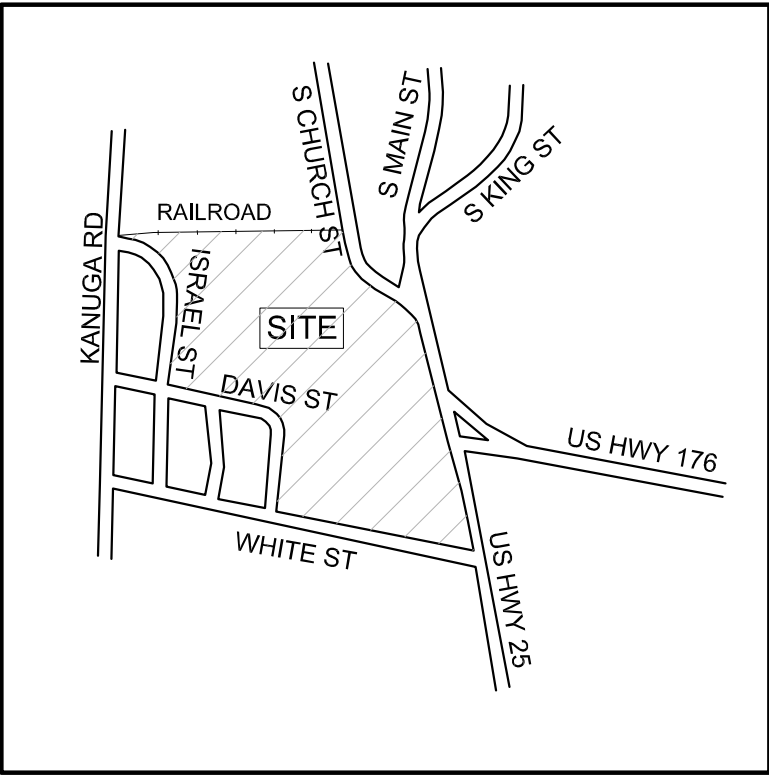
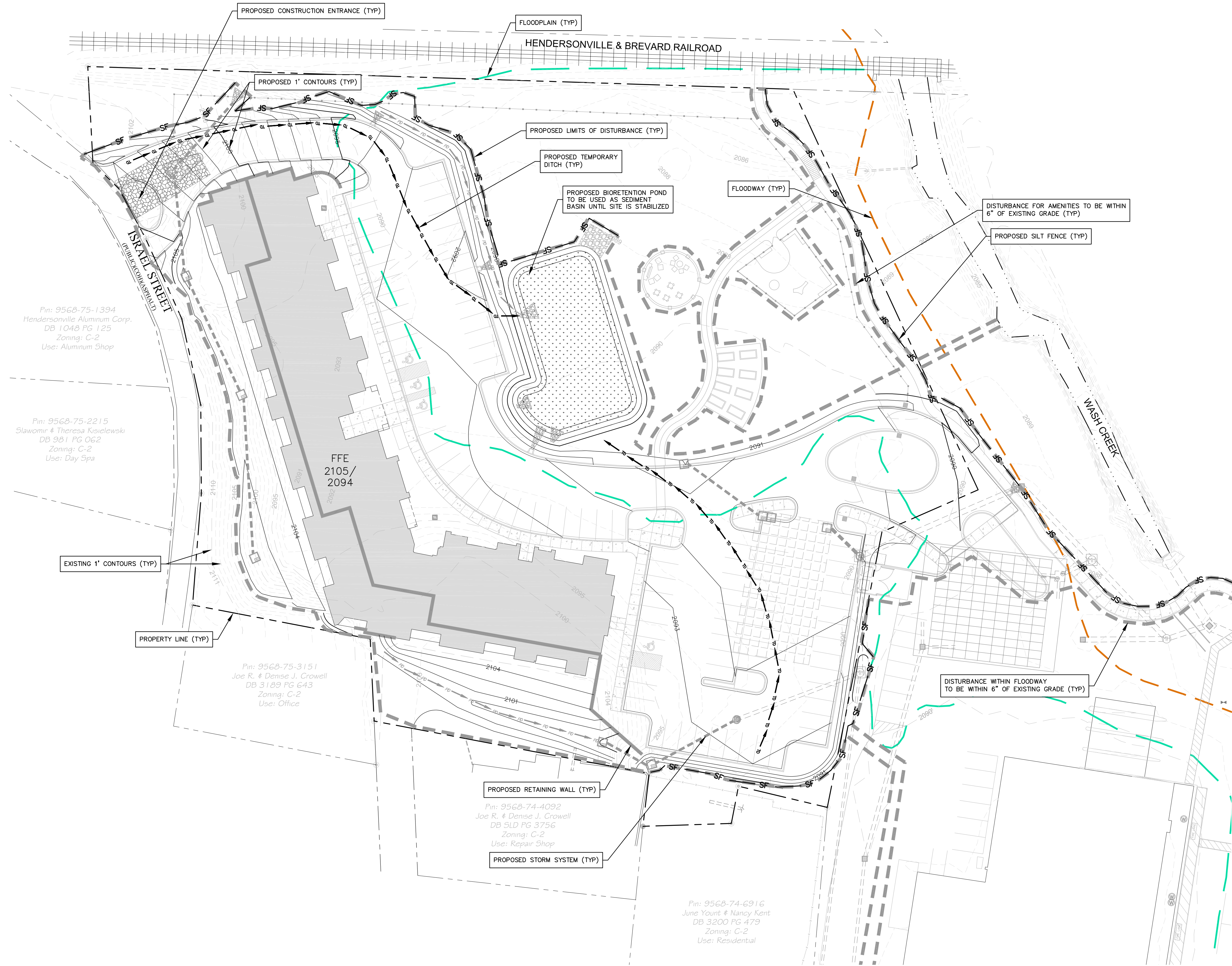
PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC



SOUTHGATE APARTMENTS
HENDERSONVILLE, NORTH CAROLINA



VICINITY MAP
(NOT TO SCALE)

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49.5% OF SITE

SETBACKS:
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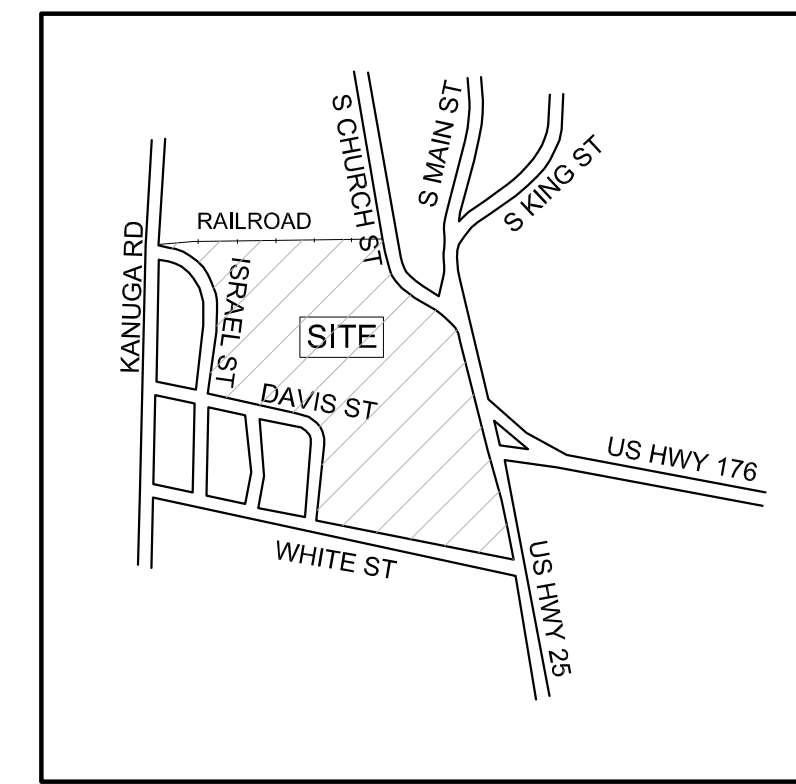
DISTURBED AREA 3.0 ACRES

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

SOUTHGATE APARTMENTS

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REVISIONS		
NO.	REMARKS	DATE
CONDITIONAL ZONING REVIEW		
DATE: 02.04.2022		
SHEET TITLE:		
ROUGH GRADING & EROSION CONTROL PLAN		
SHEET NO.		
C-301		



VICINITY MAP

PROPERTY OWNER:
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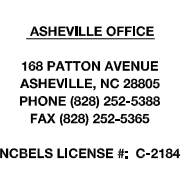
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DISTURBED AREA 3.0 ACRES



LANDSCAPE ARCHITECTURE
62 Patton Avenue Suite 700 Asheville, NC 28601 | 828.255.4545

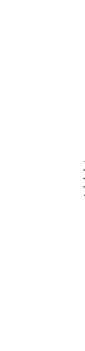


ASHEVILLE OFFICE
168 PATTON AVENUE
ASHEVILLE, NC 28609
PHONE (828) 252-5589
FAX (828) 252-5585

WAYNESVILLE OFFICE
62 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28796
PHONE (828) 452-4410
FAX (828) 452-4405

NCBELS LICENSE # C-2184

www.cd4designconcepts.com



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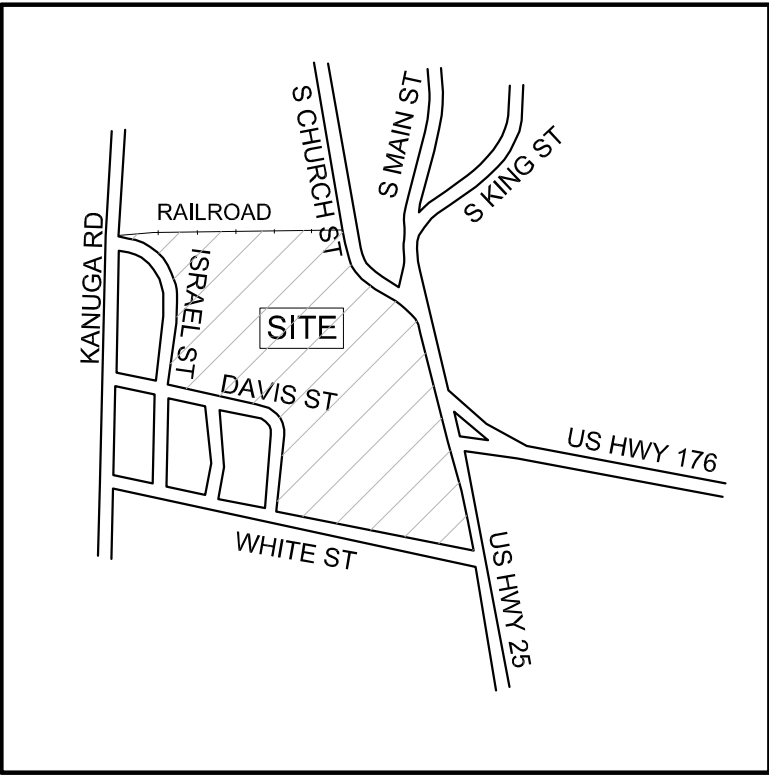
DATE:
02.04.2022

SHEET TITLE:

STORM DRAINAGE PLAN

SHEET NO.

C-501



VICINITY MAP
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ARCHITECT:
ROBIN RAINES, AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

TOTAL PROJECT AREA CALCULATIONS:
TOTAL PROJECT AREA = 3.63 AC. (158,122.8 SF)
BUILDING COVERAGE = 22,134 SF / 0.5 AC (14% OF SITE)
STREETS AND PARKING COVERAGE = 45,091 SF / 1.03 AC (28% OF SITE)
OPEN SPACE COVERAGE = 51,341.6 SF / 1.17 AC (32% OF SITE)
LANDSCAPE AREAS/ SLOPED BANK COVERAGE = 39,556.2 SF/ 0.9 AC (26% OF SITE)

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
78,408 SF (1.8 ACRES)
49.5% OF SITE

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
PROPOSED BUILDING HEIGHT: 60 FT

PARKING REQUIREMENTS:
REQUIRED AT 1 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 70 UNITS
MIN. REQUIRED PARKING = 70 SPACES
PROVIDED PARKING = 97 SPACES (WITH 4 HC SPACES)

DISTURBED AREA 3.0 ACRES

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS		
NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

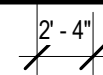
DATE:
02.04.2022

SHEET TITLE:

UTILITY PLAN

SHEET NO.

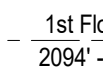
C-601



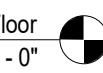
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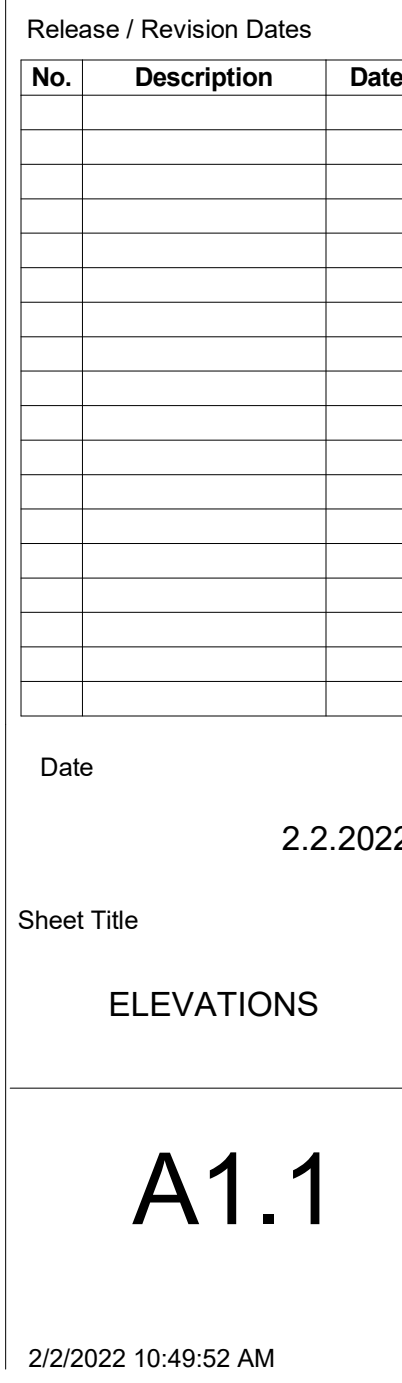
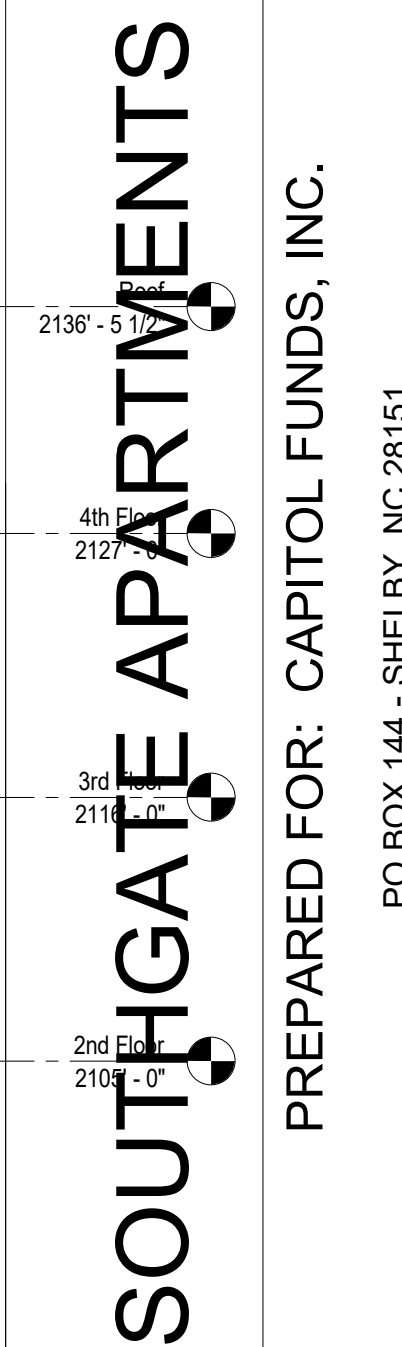
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TYPE 1A		
1 BR UNIT	22551 SF	TYPE 1A
33	22551 SF	
TYPE 1B		
1 BR UNIT	2391 SF	TYPE 1B
3	2391 SF	
TYPE 1C		
1 BR UNIT	3336 SF	TYPE 1C
4	3336 SF	
TYPE 2A		
2 BR UNIT	9467 SF	TYPE 2A
9	9467 SF	
TYPE 2B		
2 BR UNIT	4407 SF	TYPE 2B
4	4407 SF	
TYPE 2C		
2 BR UNIT	7565 SF	TYPE 2C
7	7565 SF	
TYPE 3A		
3 BR UNIT	5173 SF	TYPE 3A
4	5173 SF	
TYPE 3B		
3 BR UNIT	3904 SF	TYPE 3B
3	3904 SF	
TYPE 5A		
STUDIO UNIT	1654 SF	TYPE 5A
3	1654 SF	
70	60448 SF	

