

# PRELIMINARY SITE PLANS

# BERKELEY MILLS PARK

# SPORTS COMPLEX

## PARCEL DATA

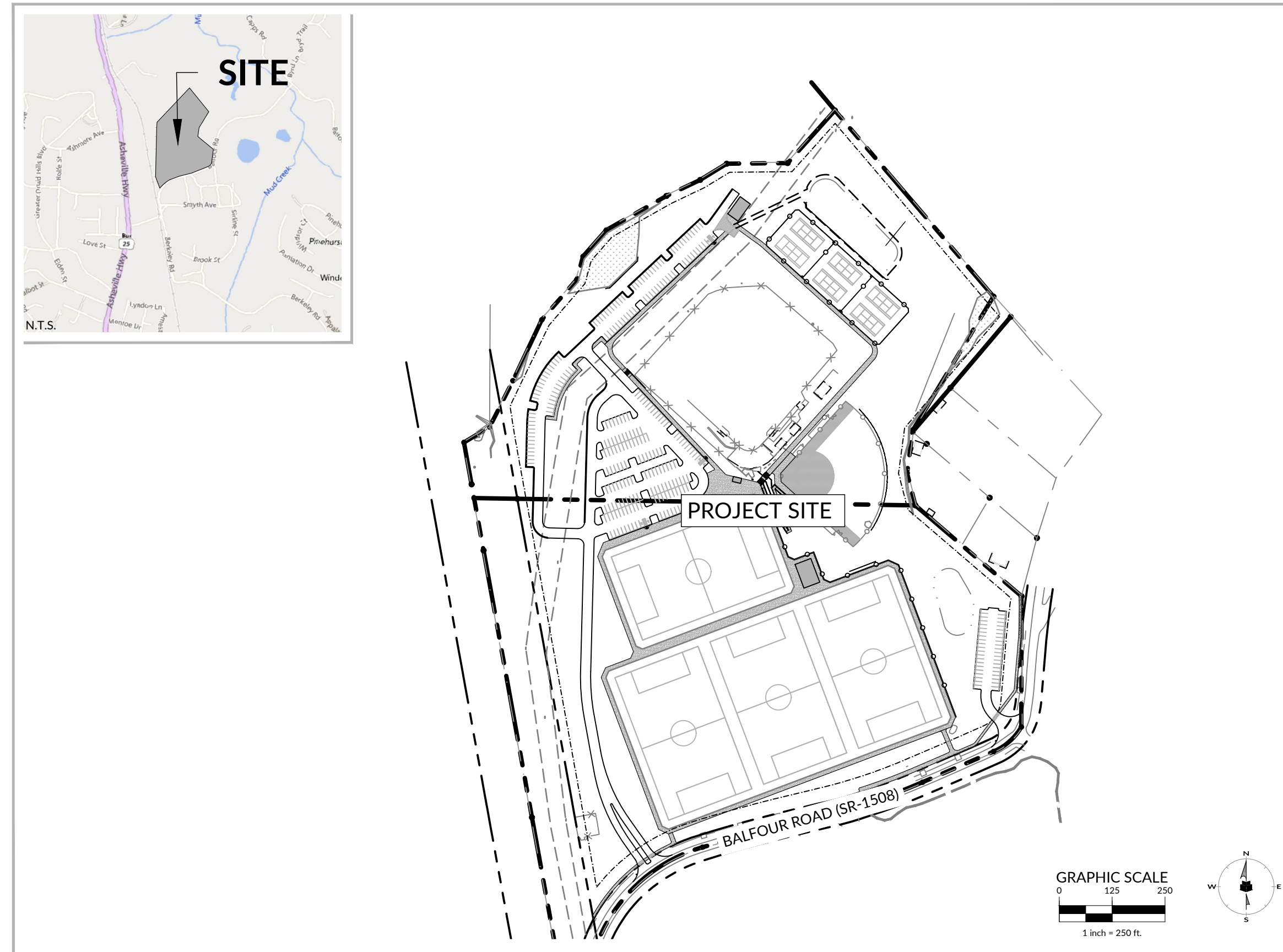
PIN:	9660502160	PIN:	9660502876
OWNER:	COUNTY OF HENDERSON	OWNER:	COUNTY OF HENDERSON
ADDRESS:	47 BALFOUR RD, HENDERSONVILLE, NC 28792	ADDRESS:	69 BALFOUR RD, HENDERSONVILLE, NC 28792
ZONING:	I-1	ZONING:	I-1
AREA:	21.3 AC	AREA:	17.31
REAL ESTATE ID:	10009955	REAL ESTATE ID:	10009954

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

OCTOBER 18, 2024

## SITE DATA TABLE

HENDERSON COUNTY PROJECT NO.	TBD
PARCEL PIN NO.	9660502160; 9660502876
TOTAL PROJECT AREA (ACRES)	38.39
WATERSHED	MUD CREEK
EXISTING ZONING	I-1
EXISTING LAND USE	OPEN SPACE/WOODED
PROPOSED USE	PARK FACILITIES
SETBACKS:	
FRONT	35
SIDE	20
REAR	20
CORNER	20
PROJECT PERIMETER	5281 LF
PARKING:	
PARKING PROVIDED:	314 SPACES
ADA SPACES PROVIDED:	8 SPACES (4 VAN ACCESSIBLE)
PARKING ALLOCATION:	50 SPACES/FIELD; 2 SPACES/TENNIS COURT
PARKING CALCULATION:	(50*6 FIELDS)+(2*6 COURTS) = 312 SPACES
TREE CANOPY:	SEE TREE PRESERVATION PLANS
PROPOSED LOT AREA:	N/A
SITE COVERAGE - BUILDINGS:	0.10 AC (4140 SF)
SITE COVERAGE - OPEN SPACE:	9.39 AC
SITE COVERAGE - STREETS AND PARKING:	3.48 AC
SITE COVERAGE - OTHER FACILITIES:	13.49 AC
SITE COVERAGE - COMMON OPEN SPACE:	25.10 AC
COMMON OPEN SPACE REQUIRED:	3.84 AC



## INDEX OF SHEETS

Number	Title
C0.00	COVER
C0.01	GENERAL NOTES
C1.00	OVERALL EXISTING CONDITIONS
C1.10	OVERALL DEMOLITION PLAN
C1.20	TREE PRESERVATION PLAN
C1.30	OPEN SPACE PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN
C2.03	SITE PLAN
C2.04	SITE PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	UTILITY PLAN
C3.02	UTILITY PLAN
C3.03	UTILITY PLAN
C3.04	UTILITY PLAN
C5.00	OVERALL GRADING & DRAINAGE PLAN
C5.01	GRADING AND DRAINAGE PLAN
C5.02	GRADING AND DRAINAGE PLAN
C5.03	GRADING AND DRAINAGE PLAN
C5.04	GRADING AND DRAINAGE PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
SL1.00	LIGHTING EXHIBIT

## CONTACT LIST:

WithersRavenel  
219 Station Road, Suite 101  
Wilmington, NC 28403  
910-256-9277



## PREPARED BY:

## DEVELOPER:

## HENDERSON COUNTY

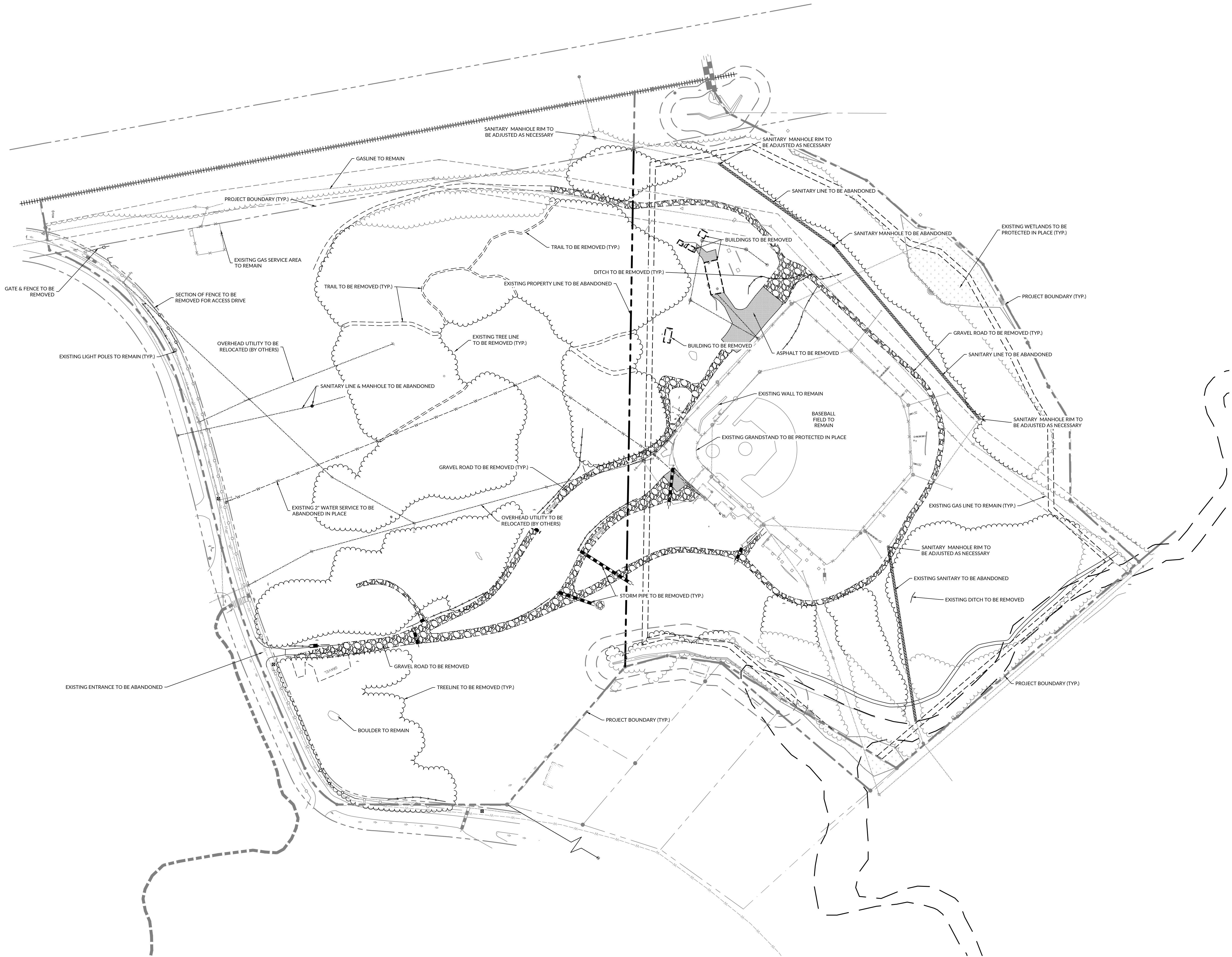
213 1ST AVE EAST  
HENDERSONVILLE, NC 28792  
PHONE #: 828-694-6560  
ATTENTION: MARCUS JONES

PRELIMINARY SITE PLANS  
BERKELEY MILLS PARK  
SPORTS COMPLEX  
WR PROJECT NO. 24-0763  
CITY OF HENDERSONVILLE  
MUNI PRO NO: TBD

INITIAL PLAN DATE: 08/30/2024

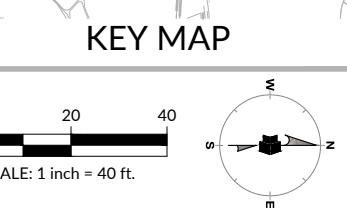
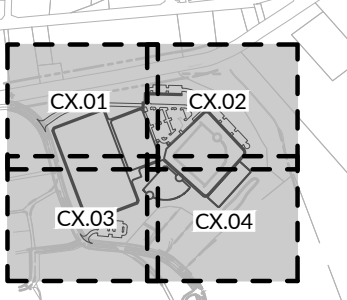






J:\2024\2024 Henderson County Engineering Services for Sports Complex CAD Drawing Set\Site Plan\C1.10 OVERALL DEMOLITION PLAN.dwg, Worksheet, October 16, 2024 2:11:29 PM - GH0005

PRELIMINARY  
 NOT APPROVED  
 FOR CONSTRUCTION  
 JOSEPH S. BOYL



INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**OVERALL DEMOLITION PLAN**

**C1.10**



J:\2024\07\06 Henderson County Engineering Services for Sports Complex\2024\Drawings\2024\Tree Preservation Plan\Aerial.dwg, Thursday, October 17, 2024 2:52:54 PM - GARDNER

**TREE PRESERVATION LEGEND**

- TOTAL EXISTING TREE CANOPY
- - - - PROJECT BOUNDARY
- - - - LIMITS OF DISTURBANCE
- TREE CANOPY TO BE REMOVED

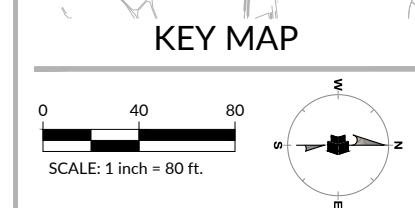
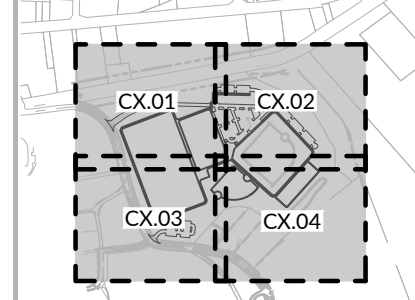
**CITY OF HENDERSONVILLE TREE PROTECTION NOTES:**

1. NO GRADING OR OTHER LAND-DISTURBING ACTIVITY CAN OCCUR ON A SITE WITH EXISTING TREES WHICH ARE DESIGNATED TO BE PRESERVED IN ORDER TO MEET LANDSCAPE REQUIREMENTS UNTIL PROTECTIVE BARRIERS ARE INSTALLED BY THE DEVELOPER AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR A DESIGNER APPOINTED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
2. BARRIERS SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF PRESERVED TREES THAT ARE WITHIN 50 FEET OF ANY GRADING OR CONSTRUCTION ACTIVITY. ALL PROTECTIVE BARRIERS MUST BE MAINTAINED THROUGHOUT THE BUILDING CONSTRUCTION PROCESS.
3. ALL CONTRACTORS MUST BE MADE AWARE OF THE AREAS DESIGNATED FOR PROTECTION. NO DISTURBANCE CAN OCCUR WITHIN THE TREE PROTECTION AREAS INCLUDING THE FOLLOWING:
  - a. PARKING.
  - b. STORAGE OF DEBRIS OR MATERIALS, INCLUDING TOPSOIL.
  - c. DISPOSAL OF HAZARDOUS WASTES OR CONCRETE WASHOUT, AND
  - d. ATTACHING OF NAILS, ROPES, CABLES, SIGNS, OR FENCING TO ANY TREE DESIGNATED FOR PRESERVATION.
4. THE DEVELOPER SHOULD COORDINATE WITH UTILITY COMPANIES EARLY IN THE DESIGN PROCESS TO RESOLVE POTENTIAL CONFLICTS ABOUT THE PLACEMENT OF UTILITIES AND LANDSCAPE REQUIREMENTS. UTILITIES MUST EITHER BE PLACED OUTSIDE OF THE TREE PROTECTION AREA OR, WITH PLANNING DEPARTMENT APPROVAL, TUNNELED AT LEAST TWO FEET DIRECTLY BELOW THE TREE ROOTS TO MINIMIZE DAMAGE.
5. IF SILT FENCING IS REQUIRED TO CONTROL SEDIMENTATION, THE FENCING MUST BE PLACED ALONG THE UPHILL EDGE OF A TREE PROTECTION ZONE IN ORDER TO PREVENT SEDIMENT FROM ACCUMULATING IN THE CRITICAL ROOT ZONE AREA.
6. TREES LOCATED IN ANY PUBLIC RIGHT-OF-WAY CANNOT BE PRUNED OR REMOVED WITHOUT A PERMIT FROM THE PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH THE CITY OF HENDERSONVILLE TREE ORDINANCE.

**TREE CANOPY CALCULATIONS:**

EXISTING TREE CANOPY	767,112 SF / 17.61 AC
TIER ONE PRESERVATION:	MINIMUM 20% PRESERVATION OF EXISTING CANOPY
MINIMUM PRESERVATION REQUIRED:	153,422 SF / 3.52 AC (20%)
TOTAL PRESERVATION PROVIDED:	175,800 SF / 4.04 AC (22.9%)

**PRELIMINARY SITE PLANS  
BERKELEY MILLS PARK  
SPORTS COMPLEX**



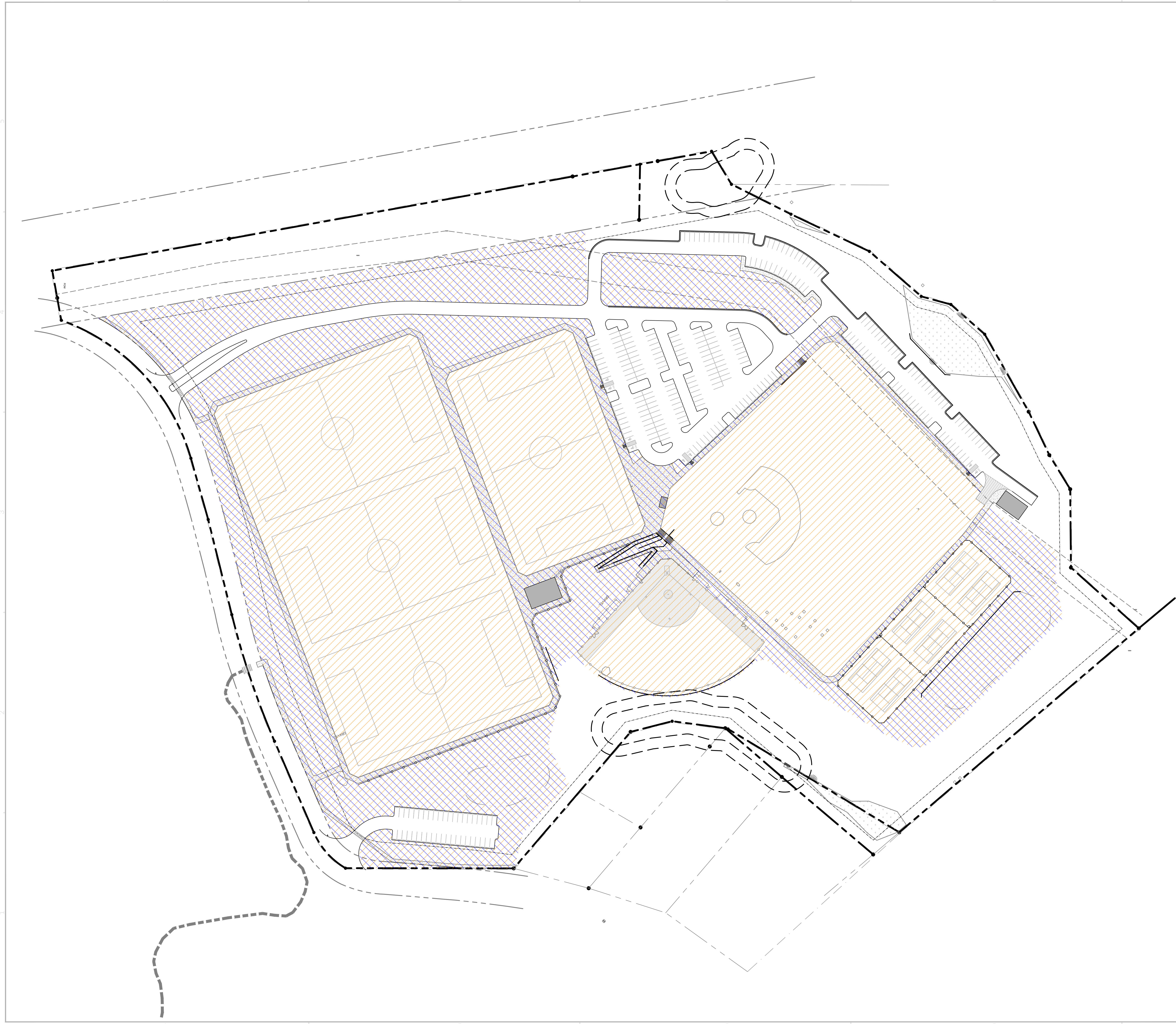
INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

WR JOB NUMBER: 24-0763  
DRN: GWR DGN: GWR CKD: JSB

**TREE PRESERVATION PLAN**

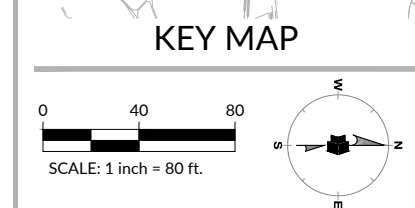
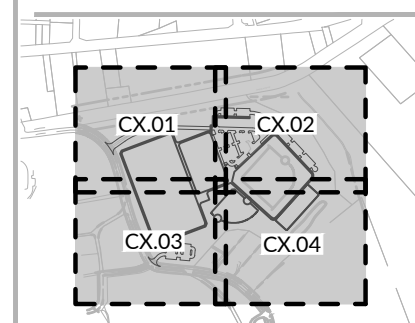
**C1.20**

J:\2024\2024 Henderson County Engineering Services for Sports Complex\2024 Drawing Set\Site Plan\C1.30 OPEN SPACE PLAN.dwg - Friday, October 11, 2024 2:57:13 PM - GRIFFOES



TOTAL PROJECT AREA	38.39 AC
COMMON OPEN SPACE REQUIRED	3.84 AC
PROPOSED LOT AREAS	N/A
SITE COVERAGE - BUILDINGS	0.14 AC
SITE COVERAGE - OPEN SPACE	9.39 AC
SITE COVERAGE - STREETS AND PARKING	3.48 AC
SITE COVERAGE - OTHER FACILITIES	13.49 AC
SITE COVERAGE - COMMON OPEN SPACE	25.10 AC

TREE PRESERVATION LEGEND	
DESCRIPTION	
OPEN SPACE	
COMMON OPEN SPACE	
AREAS DESIGNATED AS BOTH	



INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

WR JOB NUMBER 24-0763  
DRN: GWR DGN: GWR CKD: JSB

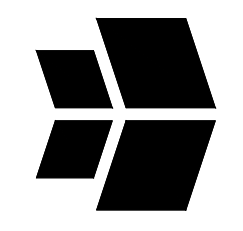
**OPEN SPACE PLAN**

**C1.30**

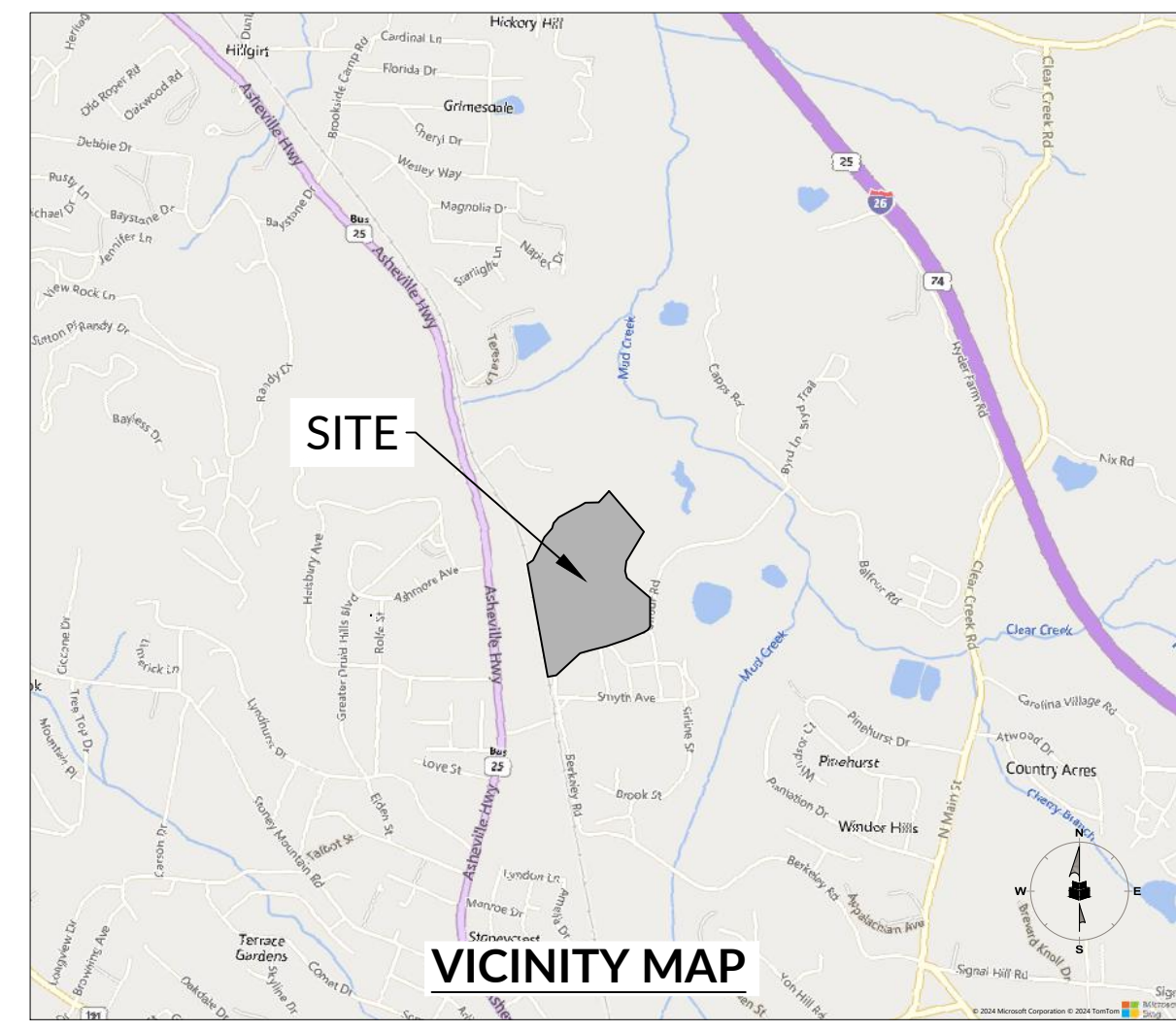
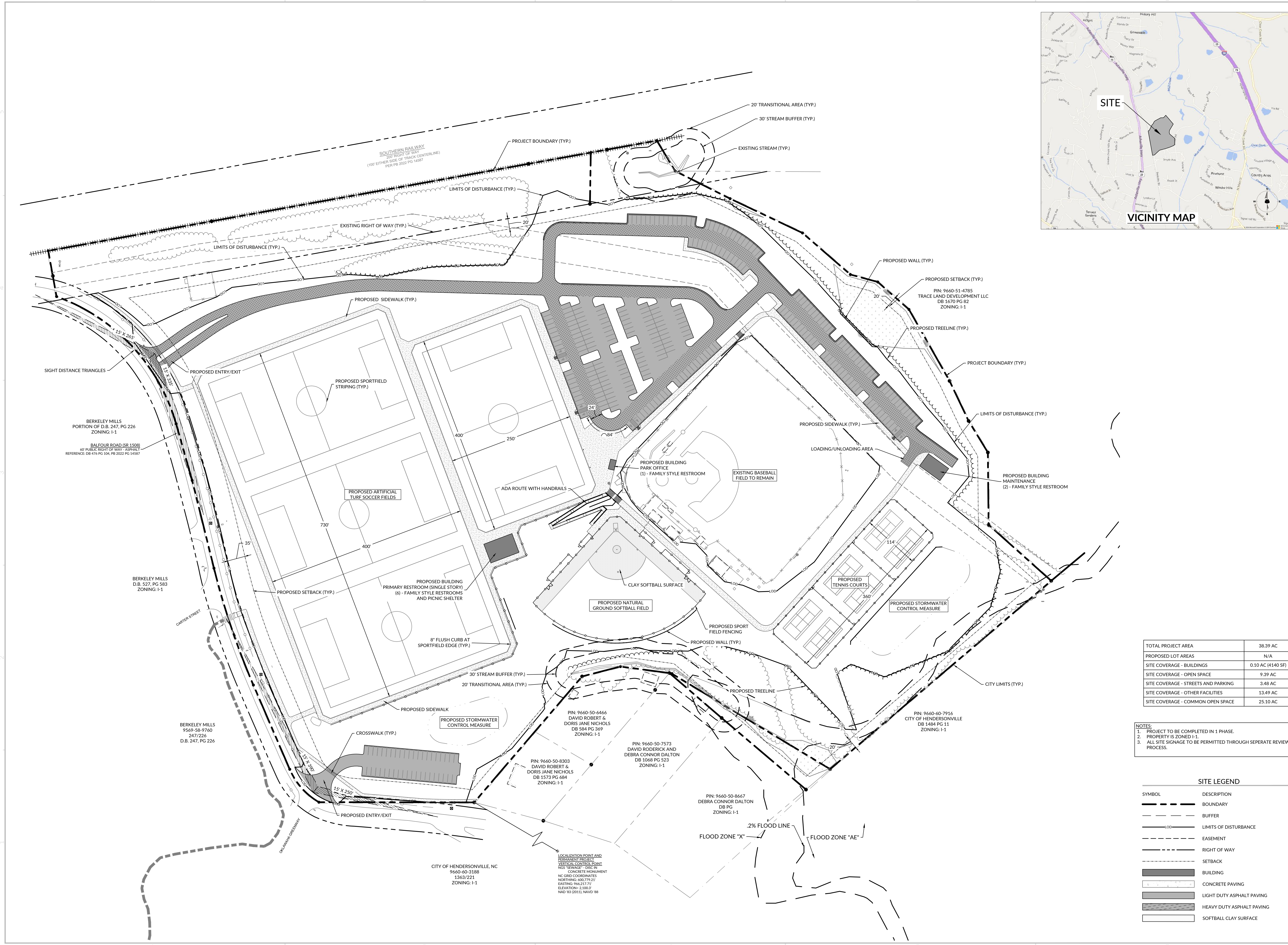
PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION  
JOSEPH S. BOYL

PRELIMINARY SITE PLANS  
**BERKELEY MILLS PARK  
SPORTS COMPLEX**  
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON  
COUNTY

HENDERSON COUNTY  
213 1ST AVE EAST  
HENDERSONVILLE, NC 28792



**WithersRavenel**  
84 Cove Avenue | Suite 260 | Asheville, NC 28801  
License #: F-1479 | T-828.255.0313 | www.withersravenel.com



TOTAL PROJECT AREA	38.39 AC
PROPOSED LOT AREAS	N/A
SITE COVERAGE - BUILDINGS	0.10 AC (4140 SF)
SITE COVERAGE - OPEN SPACE	9.39 AC
SITE COVERAGE - STREETS AND PARKING	3.48 AC
SITE COVERAGE - OTHER FACILITIES	13.49 AC
SITE COVERAGE - COMMON OPEN SPACE	25.10 AC

- NOTES:
1. PROJECT TO BE COMPLETED IN 1 PHASE.
  2. PROPERTY IS ZONED I-1.
  3. ALL SITE SIGNAGE TO BE PERMITTED THROUGH SEPARATE REVIEW PROCESS.

**SITE LEGEND**

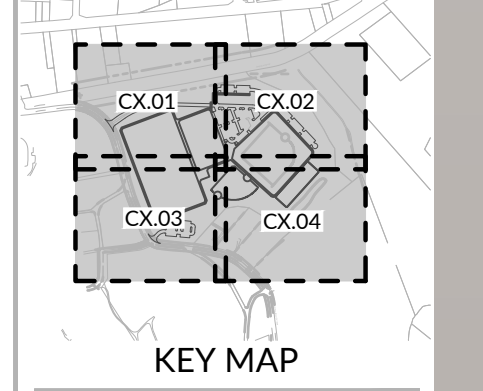
SYMBOL	DESCRIPTION
---	BOUNDARY
---	BUFFER
---	LIMITS OF DISTURBANCE
---	EASEMENT
---	RIGHT OF WAY
---	SETBACK
█	BUILDING
█	CONCRETE PAVING
█	LIGHT DUTY ASPHALT PAVING
█	HEAVY DUTY ASPHALT PAVING
█	SOFTBALL CLAY SURFACE

**WithersRavenel**  
 84 Cove Avenue | Suite 260 | Asheville, NC 28801  
 License #: F-1479 | T-828.255.0313 | www.withersravenel.com

**HENDERSON COUNTY**  
 213 1ST AVE EAST  
 HENDERSONVILLE, NC 28792

**PRELIMINARY SITE PLANS**  
**BERKELEY MILLS PARK**  
**SPORTS COMPLEX**  
 47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

**PRELIMINARY**  
 NOT APPROVED  
 FOR CONSTRUCTION  
 JOSEPH S. BOYL



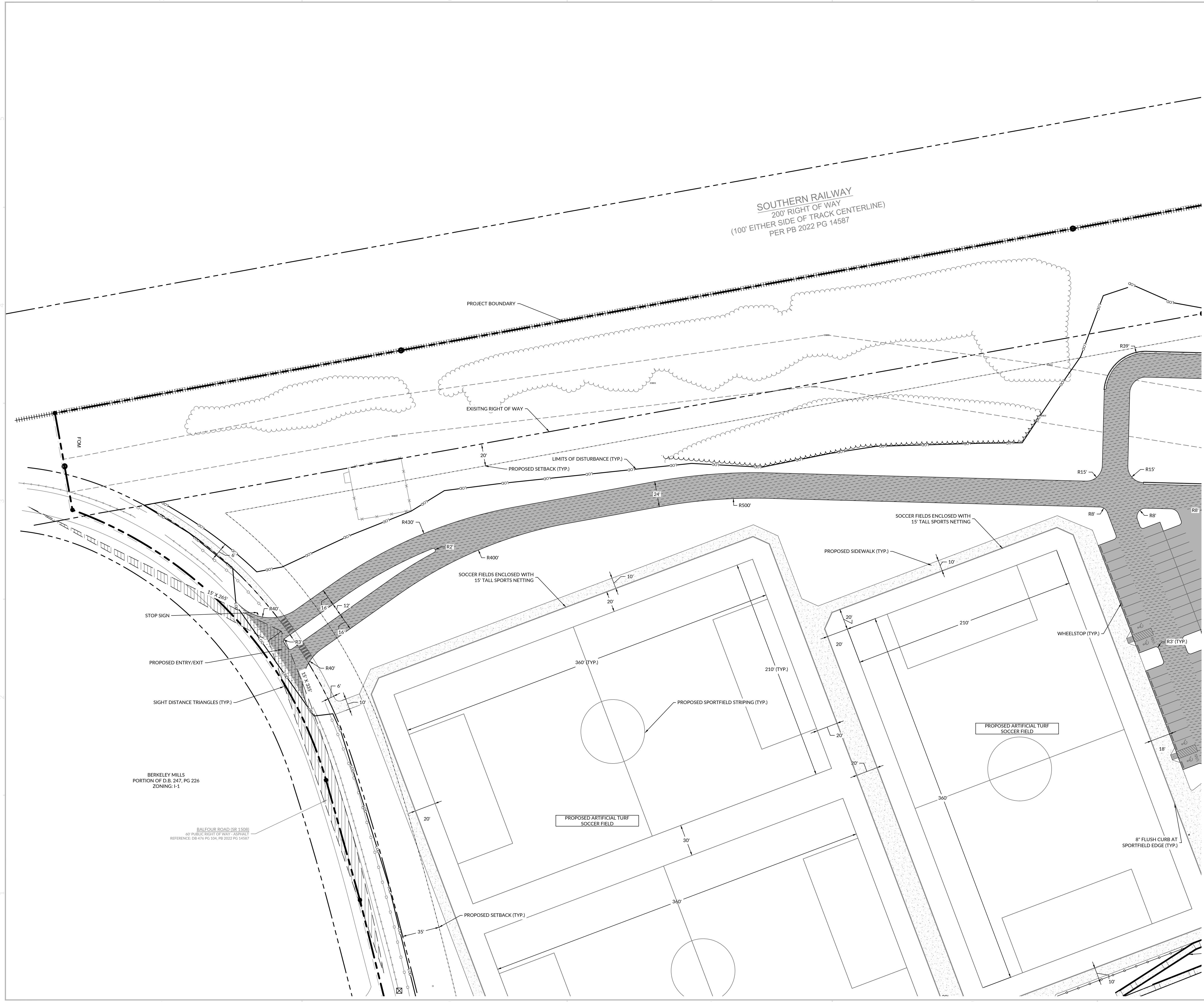
INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER: 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**OVERALL SITE PLAN**

**C2.00**

J:\2024\0763 Henderson County Engineering Services for Sports Complex\2407\Overall\_SITP\A\New\_Finish\_081124\240763.dwg, October 11, 2024 12:22:21 PM, G:\H05025



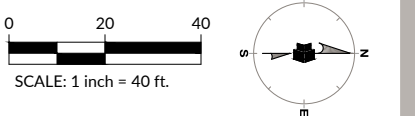
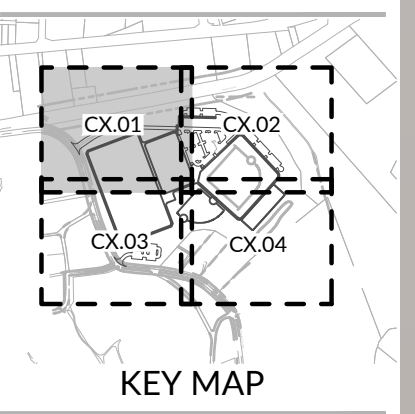
SOUTHERN RAILWAY  
 200' RIGHT OF WAY  
 (100' EITHER SIDE OF TRACK CENTERLINE)  
 PER PB 2022 PG 14587

BERKELEY MILLS  
 PORTION OF D.B. 2477, PG 226  
 ZONING: I-1

BALFOUR ROAD (SR 1508)  
 60' PUBLIC RIGHT OF WAY - ASPHALT  
 REFERENCE: DB 476 PG 104, PB 2022 PG 14587

**SITE LEGEND**

SYMBOL	DESCRIPTION
--- (dashed line)	BOUNDARY
- - - - (long dashed line)	BUFFER
--- (dash-dot line)	LIMITS OF DISTURBANCE
- - - - (short dashed line)	EASEMENT
--- (dash-dot-dot line)	RIGHT OF WAY
--- (dotted line)	SETBACK
█ (solid grey)	BUILDING
█ (stippled)	CONCRETE PAVING
█ (cross-hatched)	LIGHT DUTY ASPHALT PAVING
█ (diagonal hatched)	HEAVY DUTY ASPHALT PAVING
█ (dotted)	SOFTBALL CLAY SURFACE



INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER: 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**SITE PLAN**

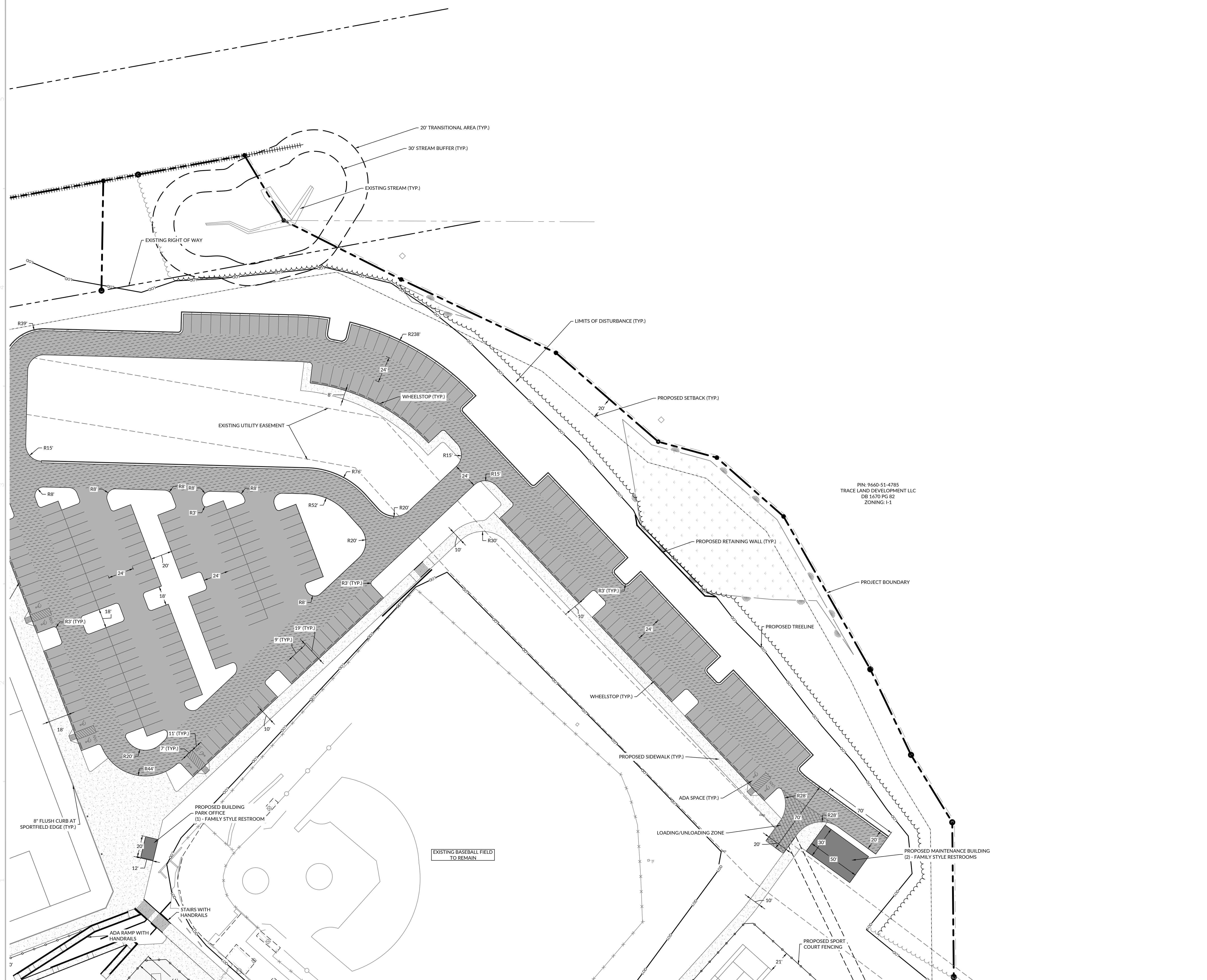
**C2.01**

HENDERSON COUNTY  
 213 1ST AVE EAST  
 HENDERSONVILLE, NC 28792

PRELIMINARY SITE PLANS  
**BERKELEY MILLS PARK  
 SPORTS COMPLEX**  
 47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

J:\2024\Henderson County Engineering Services for Sports Complex\2024 Drawing Set\Site Plan\C2.01 SITE PLAN.dwg, Friday, October 11, 2024 9:12:45 AM - GH0025





PIN: 9660-51-4785  
 TRACE LAND DEVELOPMENT LLC  
 DB 1670 PG 82  
 ZONING: I-1

SITE LEGEND	
SYMBOL	DESCRIPTION
	BOUNDARY
	BUFFER
	LIMITS OF DISTURBANCE
	EASEMENT
	RIGHT OF WAY
	SETBACK
	BUILDING
	CONCRETE PAVING
	LIGHT DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	SOFTBALL CLAY SURFACE

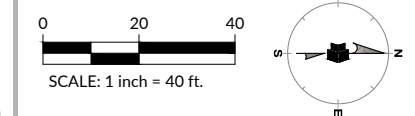
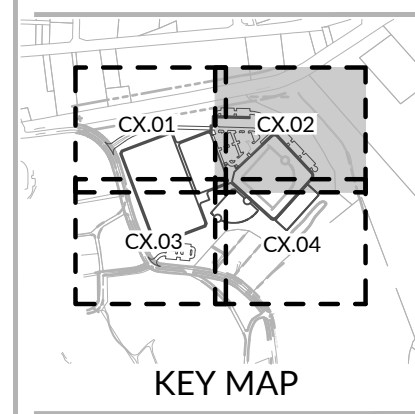
INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER: 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**SITE PLAN**

**C2.02**

PRELIMINARY  
 NOT APPROVED  
 FOR CONSTRUCTION  
 JOSEPH S. BOYL



HENDERSON COUNTY  
 213 1ST AVE EAST  
 HENDERSONVILLE, NC 28792

PRELIMINARY SITE PLANS  
**BERKELEY MILLS PARK  
 SPORTS COMPLEX**  
 47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON  
 COUNTY

**WithersRavenel**  
 84 Cove Avenue | Suite 260 | Asheville, NC 28901  
 License #: F-1479 | T: 828.255.0313 | www.withersravenel.com

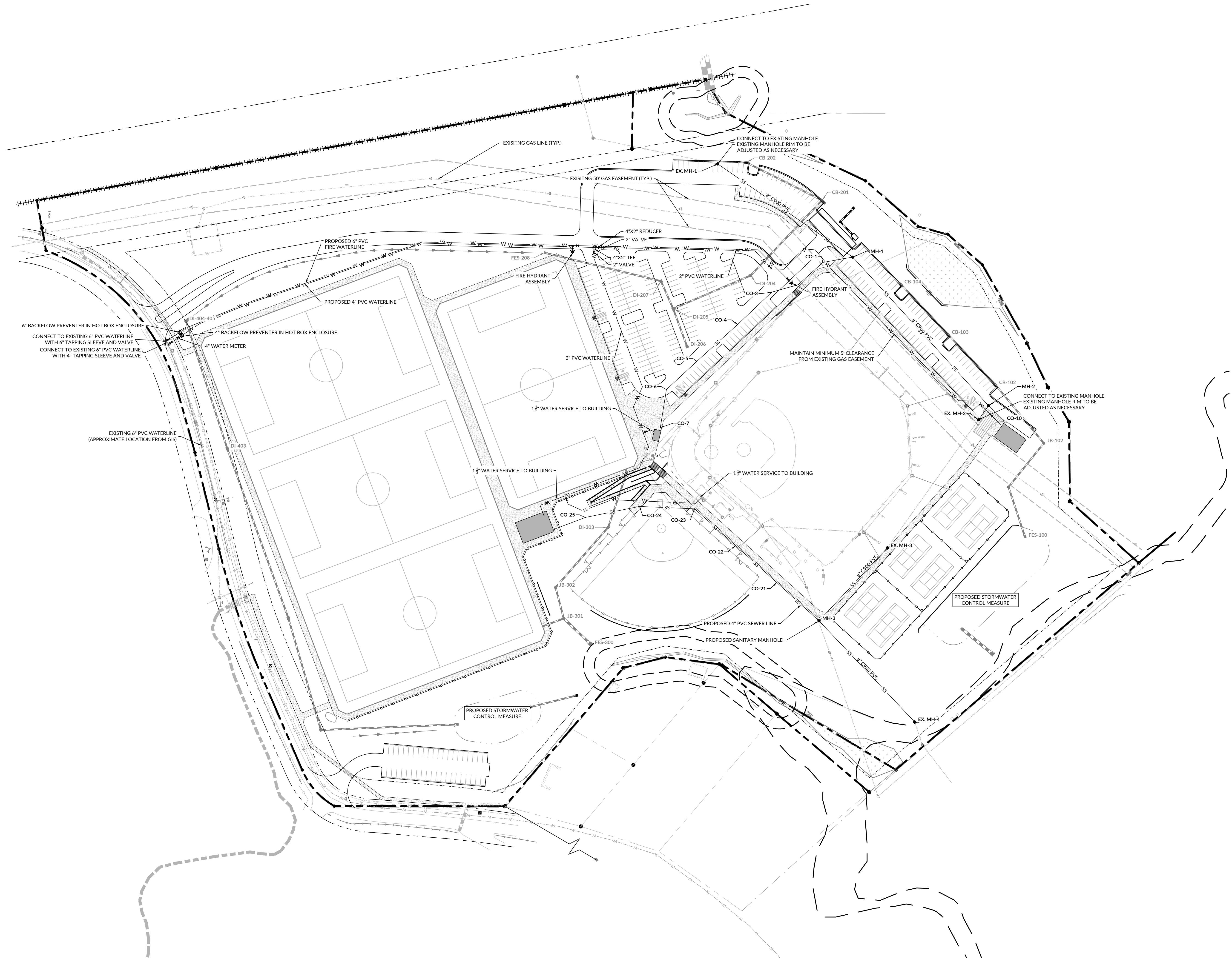
our people • your success

J:\2024\Henderson County Engineering Services for Sports Complex\2024\Drawing Set\Site Plan\C2.02 SITE PLAN.dwg, Friday, October 11, 2024 9:12:45 AM - GHODES





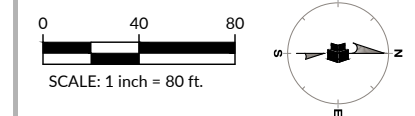
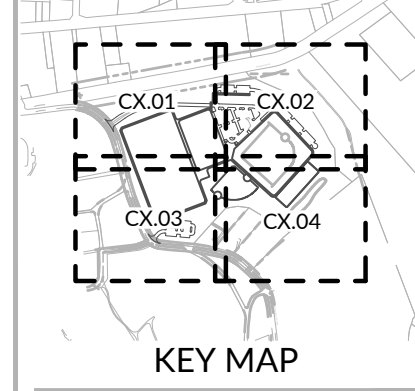
J:\2024\07\03\Henderson County Engineering Services for Sports Complex\CD\Overall Utility Plan.dwg, Friday, October 11, 2024 3:30:52 PM - DRN:GWS



**PROPOSED UTILITIES LEGEND**

SYMBOL	DESCRIPTION
— W —	WATER MAIN
— SS —	SANITARY SEWER PIPE
□	WATER METER
⊠	BACKFLOW PREVENTER
⊕	WATER VALVE
▲	FIRE HYDRANT
●	SEWER CLEANOUT
○	SEWER MANHOLE
— S —	STORM DRAINAGE PIPE

**PRELIMINARY**  
 NOT APPROVED FOR CONSTRUCTION  
 JOSEPH S. BOYL



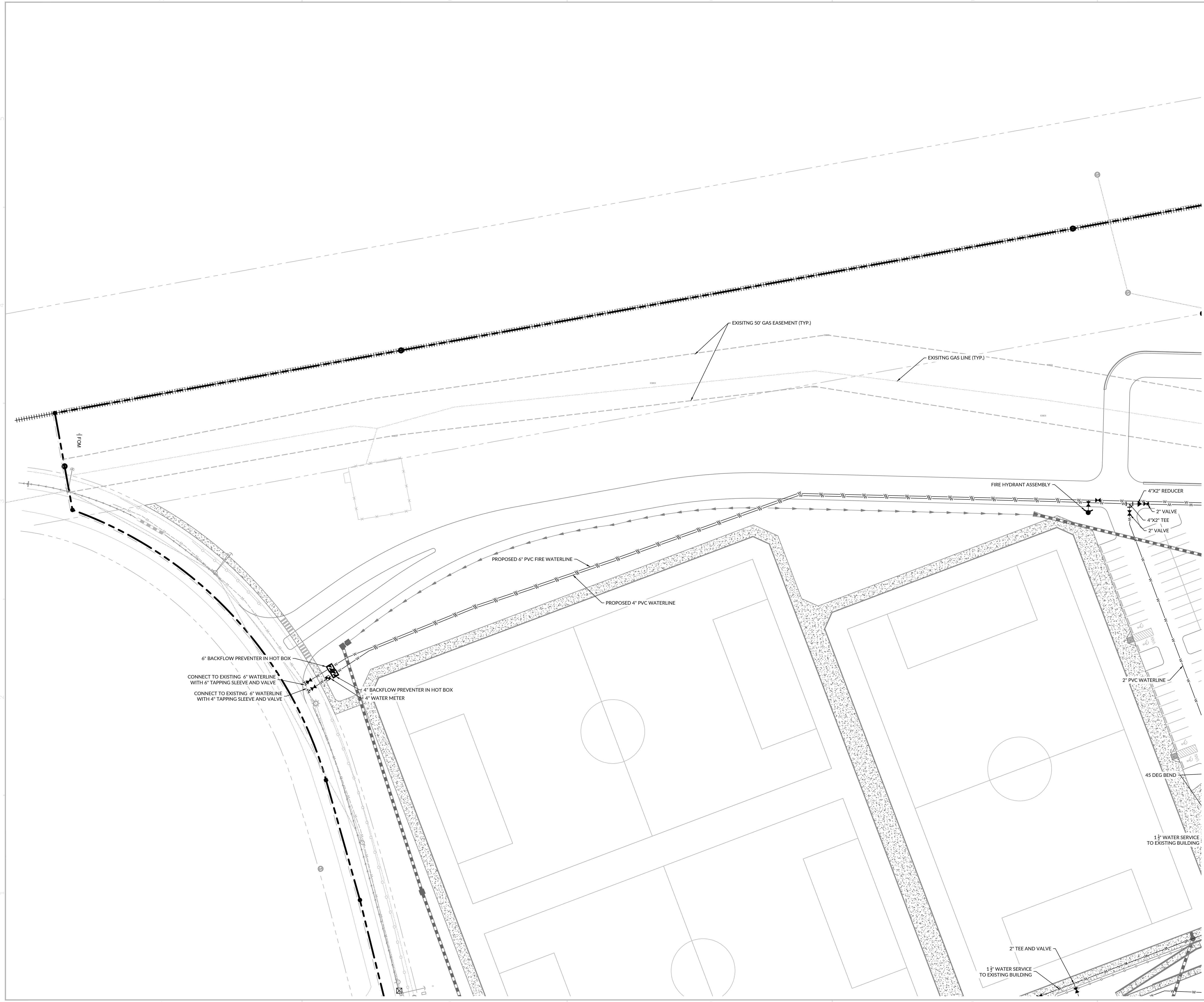
INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER: 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**OVERALL UTILITY PLAN**

**C3.00**

J:\2024\Henderson County Engineering Services for Sports Complex\2401\Drawings\Sheet\316\316\316.dwg, Friday, October 11, 2024 2:53:07 PM - DBH/DBS



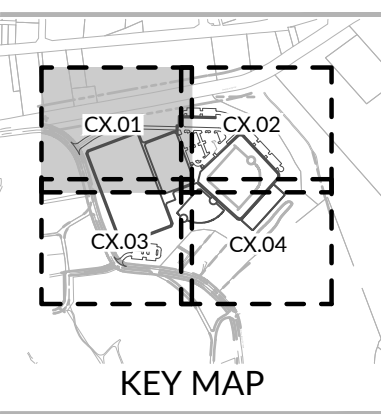
**PROPOSED UTILITIES LEGEND**

SYMBOL	DESCRIPTION
—W—W—	WATER MAIN
—SS—SS—	SANITARY SEWER PIPE
◻	WATER METER
◻	BACKFLOW PREVENTER
⋈	WATER VALVE
▲	FIRE HYDRANT
●	SEWER CLEANOUT
●	SEWER MANHOLE
—	STORM DRAINAGE PIPE

**HENDERSON COUNTY**  
213 1ST AVE EAST  
HENDERSONVILLE, NC 28792

**PRELIMINARY SITE PLANS**  
**BERKELEY MILLS PARK**  
**SPORTS COMPLEX**  
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION  
JOSEPH S. BOYL



SCALE: 1 inch = 40 ft.  
INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

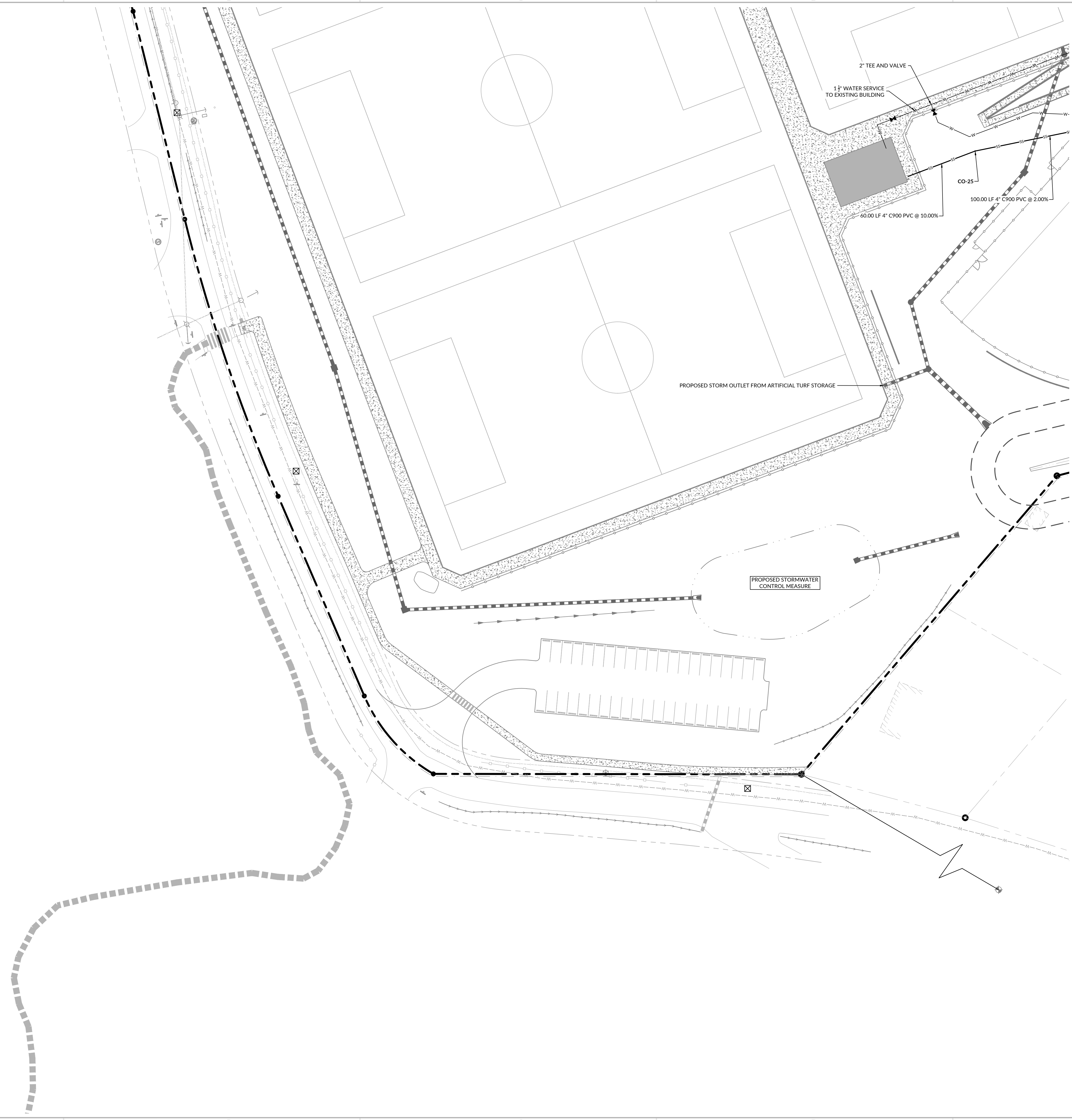
WR JOB NUMBER 24-0763  
DRN: GWR DGN: GWR CKD: JSB

**UTILITY PLAN**

**C3.01**

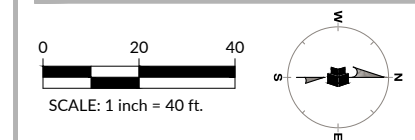
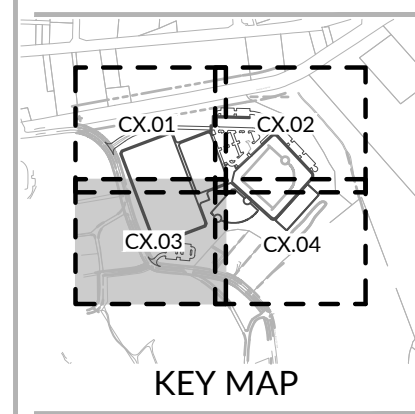


J:\2024\Henderson County Engineering Services for Sports Complex\2403\Drawings\Sheet\Title\Title.dwg, Friday, October 11, 2024 2:55:04 PM - DBH/DBS



**PROPOSED UTILITIES LEGEND**

SYMBOL	DESCRIPTION
— W — W —	WATER MAIN
— S — S —	SANITARY SEWER PIPE
⊠	WATER METER
⊠	BACKFLOW PREVENTER
⊠	WATER VALVE
▲	FIRE HYDRANT
●	SEWER CLEANOUT
●	SEWER MANHOLE
— D — D —	STORM DRAINAGE PIPE



INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

WR JOB NUMBER 24-0763  
DRN: GWR DGN: GWR CKD: JSB

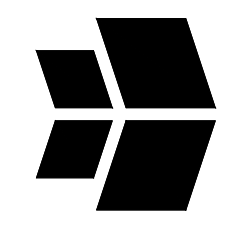
**UTILITY PLAN**

**C3.03**

PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION  
JOSEPH S. BOYL

PRELIMINARY SITE PLANS  
**BERKELEY MILLS PARK  
SPORTS COMPLEX**  
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON  
COUNTY

HENDERSON COUNTY  
213 1ST AVE EAST  
HENDERSONVILLE, NC 28792



**WithersRavenel**  
84 Cove Avenue | Suite 260 | Asheville, NC 28801  
License #: F-1479 | T: 828.255.0313 | www.withersravenel.com

J:\2024\Henderson County Engineering Services for Sports Complex\240 Drawing Set\Site Plan\CK3.04 UTILITY PLAN.dwg Friday, October 11, 2024 2:53:00 PM - DBH/DBS



MH-3  
RIM: 2102.57'  
INV. IN: 2089.00' (EX. MH-2)  
INV. IN: 2088.89' (EX. MH-3)  
INV. OUT: 2088.70' (EX. MH-4)

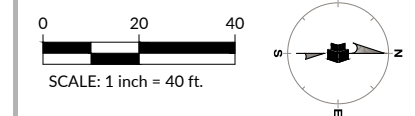
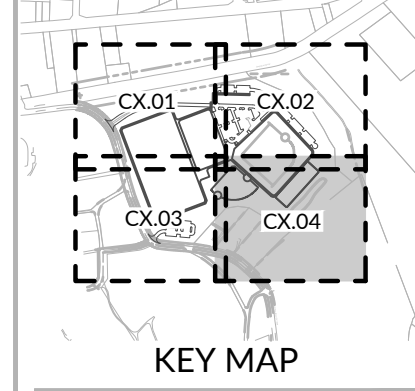
EX. MH-3  
RIM: 2102.16'  
INV. IN: 2090.70' (EX. MH-2)  
INV. OUT: 2090.70' (MH-3)

EX. MH-4  
RIM: 2073.01'  
INV. IN: 2073.60' (MH-3)  
INV. OUT: 2073.30' (EX. MH-5)

**PROPOSED UTILITIES LEGEND**

SYMBOL	DESCRIPTION
	WATER MAIN
	SANITARY SEWER PIPE
	WATER METER
	BACKFLOW PREVENTER
	WATER VALVE
	FIRE HYDRANT
	SEWER CLEANOUT
	SEWER MANHOLE
	STORM DRAINAGE PIPE

PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION  
JOSEPH S. BOYLE



INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

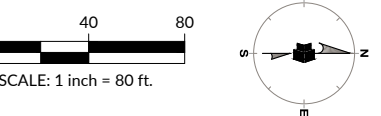
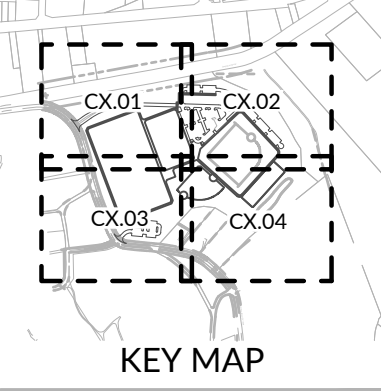
WR JOB NUMBER: 24-0763  
DRN: GWR DGN: GWR CKD: JSB

**UTILITY PLAN**

**C3.04**



J:\24\0763 Henderson County Engineering Services for Sports Complex\240763 OVERALL GRADING\240763.dwg, October 18, 2024 10:07:39 AM - G:\HIDES



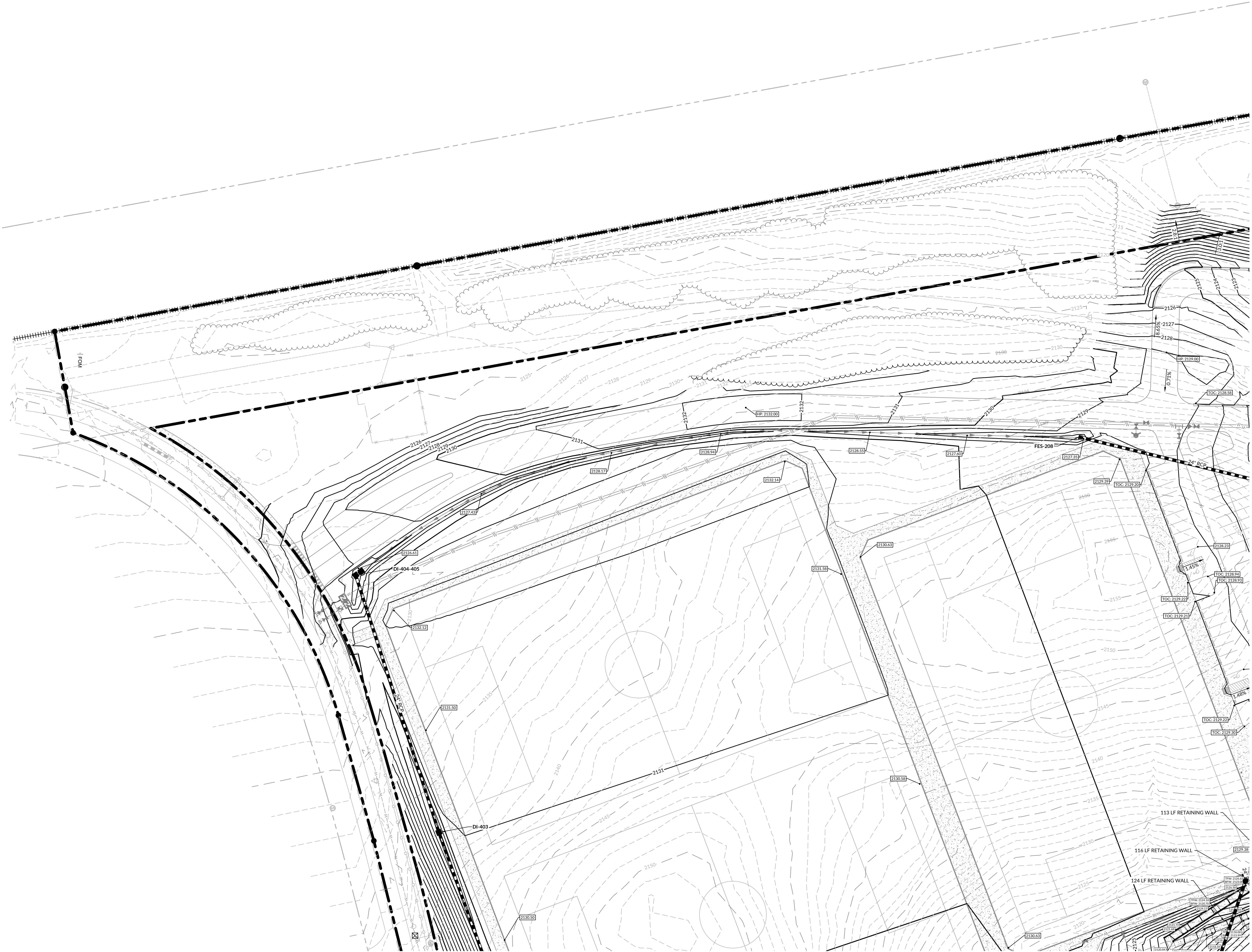
INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

WR JOB NUMBER 24-0763  
DRN: GWR DGN: GWR CKD: JSB

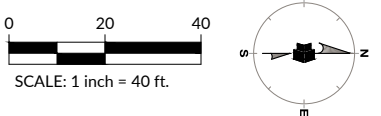
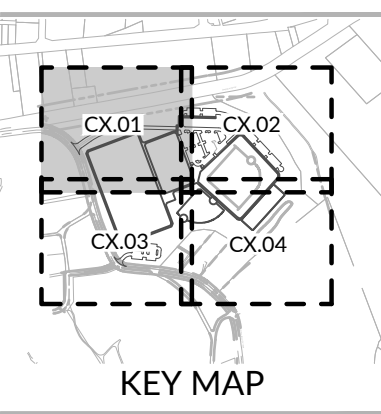
**OVERALL GRADING  
& DRAINAGE PLAN**

**C5.00**

J:\2024\2024 Henderson County Engineering Services for Sports Complex\2024\Drawing Set\Site Plan\C5.01 GRADING AND DRAINAGE PLAN.dwg, October 18, 2024 10:52:31 AM, C:\HWDCES



PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION  
JOSEPH S. BOYL



INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

WR JOB NUMBER 24-0763  
DRN: GWR DGN: GWR CKD: JSB

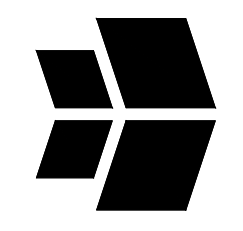
GRADING AND  
DRAINAGE PLAN

C5.01

PRELIMINARY SITE PLANS  
**BERKELEY MILLS PARK  
SPORTS COMPLEX**

47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON  
COUNTY

HENDERSON COUNTY  
213 1ST AVE EAST  
HENDERSONVILLE, NC 28792

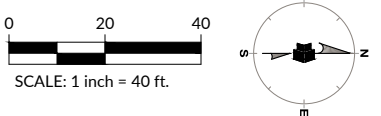
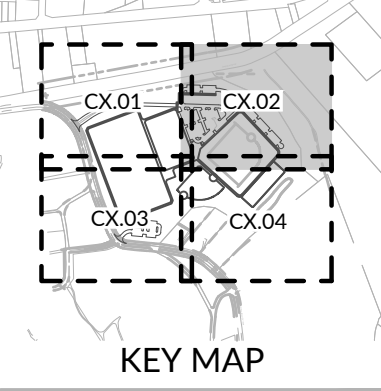


**WithersRavenel**  
84 Cove Avenue | Suite 260 | Asheville, NC 28801  
License #: F-1479 | t: 828.255.0313 | www.withersravenel.com



J:\2024\2024 Henderson County Engineering Services for Sports Complex CAD Drawing Set.dwg Plot: C:\K\GRADING\PL\A\dwg\Title.dwg, October 18, 2024 1:54:48 PM - GH0005

**PRELIMINARY**  
 NOT APPROVED  
 FOR CONSTRUCTION  
 JOSEPH S. BOYL



INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER: 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

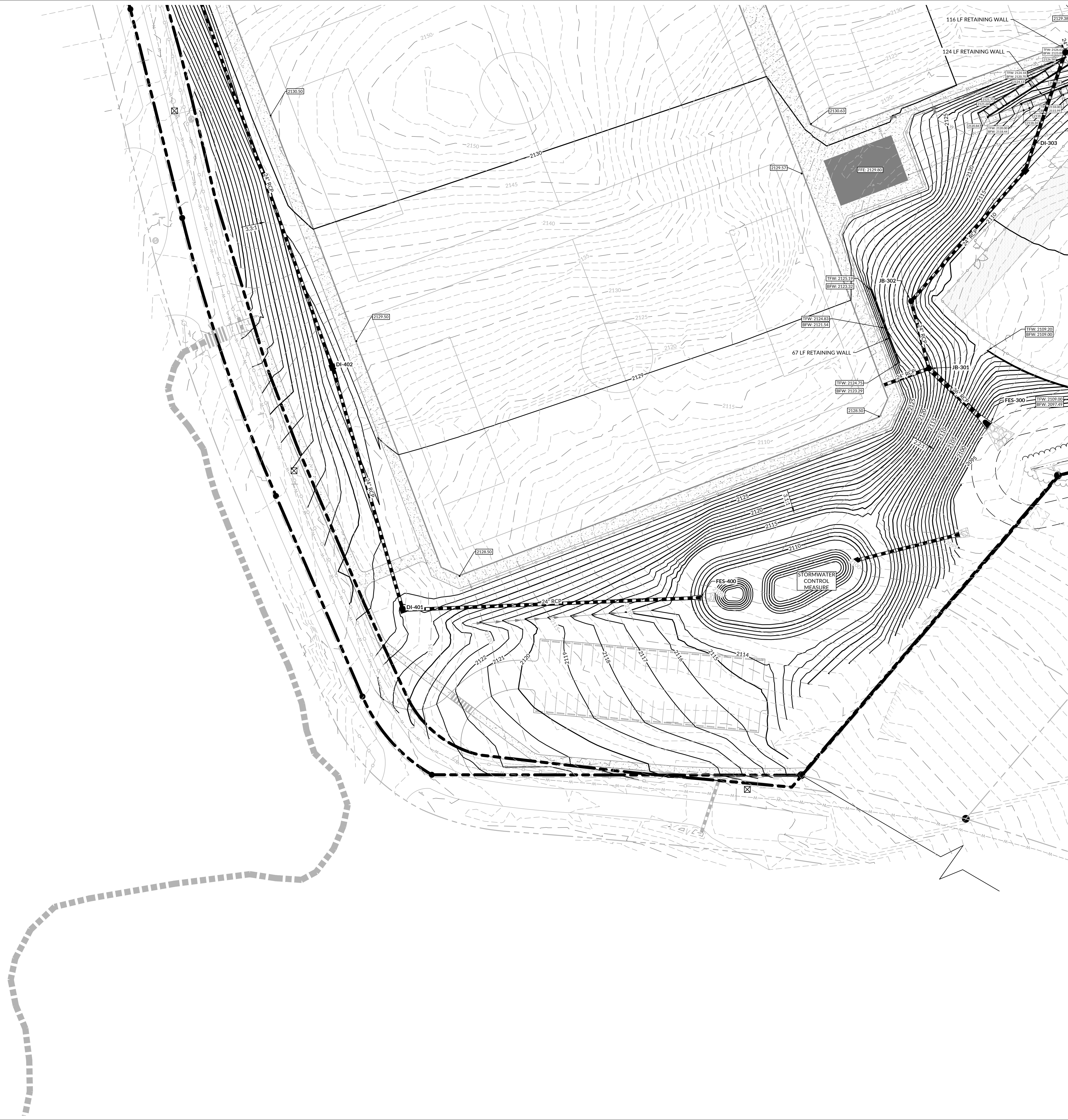
**GRADING AND DRAINAGE PLAN**

**C5.02**

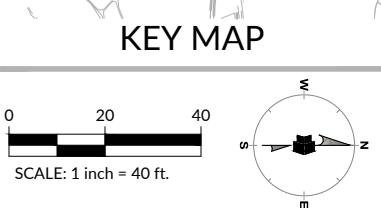
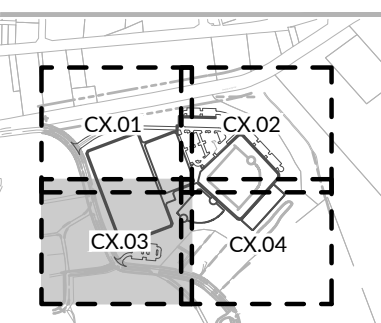
EST. 1983

our people • your success

J:\2024\2024 Henderson County Engineering Services for Sports Complex\2024\Drawings\Sheet\Title\Title.dwg (24-0763) 11/14/2024 10:57 AM - G:\H0000000



PRELIMINARY  
 NOT APPROVED  
 FOR CONSTRUCTION  
 JOSEPH S. BOYL



INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

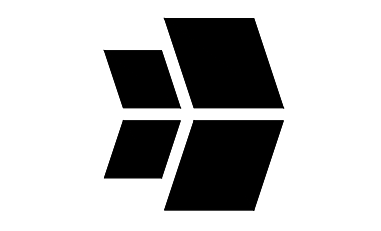
WR JOB NUMBER 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**GRADING AND DRAINAGE PLAN**

**C5.03**

PRELIMINARY SITE PLANS  
**BERKELEY MILLS PARK SPORTS COMPLEX**  
 47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

**HENDERSON COUNTY**  
 213 1ST AVE EAST  
 HENDERSONVILLE, NC 28792



**WithersRavenel**  
 84 Cove Avenue | Suite 260 | Asheville, NC 28801  
 License #: F-1479 | t: 828.255.0313 | www.withersravenel.com

our people • your success

EST. 1983



J:\2024\2024 Henderson County Engineering Services for Sports Complex\2024 Landscape Plan.dwg, Friday, October 11, 2024 1:52:07 PM - GRI/DCS



PLANT SCHEDULE										
KEY	QTY	SPECIES %	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	TYPE	NOTES	
<b>CANOPY TREES</b>										
GBI	23	21.90%	Ginkgo biloba	Ginkgo	B&B	2"		D	MATCHED / MALE CULTIVARS OK	
NSY	11	10.48%	Nyssa sylvatica	Black Gum	B&B	2"		D	MATCHED	
QLY	18	17.14%	Quercus lyrata	Overcup Oak	B&B	2"		D	MATCHED	
OPH	9	8.57%	Quercus phellos	Willow Oak	B&B	2"		D	MATCHED	
TDI	20	19.05%	Taxodium distichum	Bald Cypress	B&B	2"		D	MATCHED	
UPB	12	11.43%	Ulmus parvifolia 'Boisje'	Chinese Elm	B&B	2"		D	MATCHED	
ZSV	12	11.43%	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	B&B	2"		D	MATCHED	
<b>SHRUBS</b>										
AGR	63		Abelia x grandiflora	Glossy Abelia	CONT.		18"	E	MATCHED	
FGA	89		Fothergilla gardenii	Dwarf Fothergilla	CONT.		18"	D	MATCHED	
IGS	77		Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.		18"	E	MATCHED	

**LEGEND**  
 PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS

LANDSCAPE LEGEND:	SYMBOL
<b>CANOPY TREES</b>	
OPH - QUERCUS PHELLOS	○
TDI - TAXODIUM DISTICHUM	⊗
UPB - ULMUS PARVIFOLIA 'BOISJE'	⊗
ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'	○
NSY - NYSSA SYLVATICA	○
GBI - GINKGO BILOBA	○
QLY - QUERCUS LYRATA	⊗
<b>SHRUBS</b>	
AGR - ABELIA X GRANDIFLORA	•
IGS - ILEX GLABRA 'SHAMROCK'	•
FGA - FOTHERGILLA GARDENII	•
<b>BUFFERS / MISCELLANEOUS</b>	
TYPE 'B' BUFFER	▭
TREE & CANOPY TREE REPLACEMENT AREA REQUIRED: 115,007 SF (15% OF 767,112 SF OF EXISTING CANOPY) PROVIDED: 115,400 SF	▭

**LANDSCAPE CALCULATIONS**

**BUFFERIARDS**

**TYPE 'B' BUFFER**  
 REQUIREMENTS:  
 4 BROADLEAF CANOPY TREES (1.5-1.75" CALIPER) PER 100 LF  
 25 EVERGREEN SHRUBS (18-24" HT) @ 40°C PER 100 LF  
 33 FLOWERING SHRUBS (18-24" HT) PER 100 LF  
 864 E.F.

**10' TYPE 'B' BUFFER**  
 REQUIRED:  
 35 BROADLEAF CANOPY TREES (1.5-1.75" CALIPER)  
 217 EVERGREEN SHRUBS (18-24" HT) @ 40°C  
 286 FLOWERING SHRUBS (18-24" HT)  
 PROVIDED:  
 EXISTING VEGETATION TO REMAIN UNDISTURBED TO THE EXTENT POSSIBLE & SUPPLEMENTED AS NECESSARY TO ACHIEVE THE MINIMUM BUFFER REQUIREMENTS.

**VEHICULAR USE AREA**

**PERMEABLE & INTERIOR PLANTINGS**  
 REQUIREMENTS:  
 1 TREE & 2 SHRUBS PER 3,000 SF  
 50% OF REQUIRED TREES & SHRUBS MUST BE PLANTED IN ISLANDS OR MEDIANS  
 LOCATED WITHIN THE PARKING LOT  
 ALL PARKING SPACES SHALL BE WITHIN 60' OF A TREE

**VEHICULAR USE AREA #1**  
 REQUIRED:  
 11,881 SF  
 4 TREES & 8 SHRUBS  
 PROVIDED:  
 4 TREES & 8 SHRUBS

**VEHICULAR USE AREA #2**  
 REQUIRED:  
 67,500 SF  
 23 TREES & 46 SHRUBS  
 PROVIDED:  
 22,000 SF  
 8 TREES & 16 SHRUBS

**VEHICULAR USE AREA #3**  
 REQUIRED:  
 8 TREES & 16 SHRUBS  
 PROVIDED:  
 8 TREES & 16 SHRUBS

**VEHICULAR USE AREA #4**  
 REQUIRED:  
 22,419 SF  
 8 TREES & 16 SHRUBS  
 PROVIDED:  
 8 TREES & 16 SHRUBS

**PLANTING ISLANDS**  
 REQUIREMENTS:  
 VEHICULAR USE AREA IS LOCATED WITHIN 100 FEET OF AN ABUTTING PROPERTY AND NO BUFFERIARD IS REQUIRED:  
 1 LARGE TREE & 5 SHRUBS PER 40 LF  
 N/A - BUFFERIARD IS REQUIRED:  
 540 E.F.  
 14 LARGE TREES & 69 SHRUBS  
 14 LARGE TREES & 69 SHRUBS  
 276 E.F.  
 7 LARGE TREES & 35 SHRUBS  
 7 LARGE TREES & 35 SHRUBS

**BUFFERING FROM STREET**  
 REQUIREMENTS:  
 VEHICULAR USE AREA IS GREATER THAN 4,000 SF & LOCATED WITHIN 60' OF A RIGHT-OF-WAY:  
 1 SHRUB PER 3 LF  
 197 E.F.  
 40 SHRUBS  
 PROVIDED:  
 40 SHRUBS

**COMMON OPEN SPACE LANDSCAPING**  
 REQUIREMENTS:  
 1 TREE (MIN. 50% CANOPY TREES) & 5 SHRUBS PER 1,200 SF OF COMMON OPEN SPACE  
 COMMON OPEN SPACE  
 167,270 SF  
 140 TREES & 700 SHRUBS  
 140 TREES & 700 SHRUBS  
 PROVIDED:  
 140 TREES & 700 SHRUBS

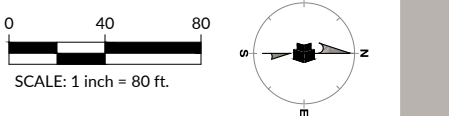
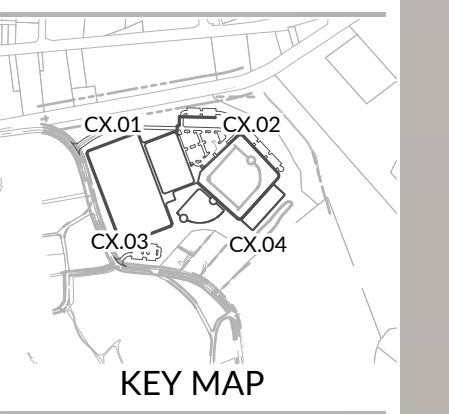
**STREET TREES**  
 REQUIREMENTS:  
 1 TREE PER 35 LF OF STREET FRONTAGE; 70% LARGE-MATURING MIN.  
 614 FOUR ROAD  
 41 TREES  
 PROVIDED:  
 41 TREES & 15 SHRUBS

**WithersRavenel**  
 84 Cove Avenue | Suite 260 | Asheville, NC 28901  
 License #: F-1479 | T: 828.255.0313 | www.withersravenel.com

**HENDERSON COUNTY**  
 213 1ST AVE EAST  
 HENDERSONVILLE, NC 28792

**PRELIMINARY SITE PLANS**  
**BERKELEY MILLS PARK**  
**SPORTS COMPLEX**  
 47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

**PRELIMINARY**  
 NOT APPROVED  
 FOR CONSTRUCTION



INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER: 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**OVERALL LANDSCAPE PLAN**

**L1.00**

EST. 1993

our people • your success







J:\2024\24-0763 Henderson County Engineering Services for Sports Complex\2401 Landscape Plan.dwg - Friday, October 11, 2024 11:51:03 AM - LCH/KN/JSB



**LANDSCAPE LEGEND:**

**CANOPY TREES**

- QPH - QUERCUS PHELLOS
- TDI - TAXODIUM DISTICHUM
- UPB - ULMIUS PARVIFOLIA 'BOSQUE'
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
- NSY - NYSSA SYLVATICA
- GBI - GINKGO BILOBA
- QLY - QUERCUS LYRATA

**UNDERSTORY TREES**

- APA - ACER PALMATUM
- CEC - CERCIIS CANADENSIS
- MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'

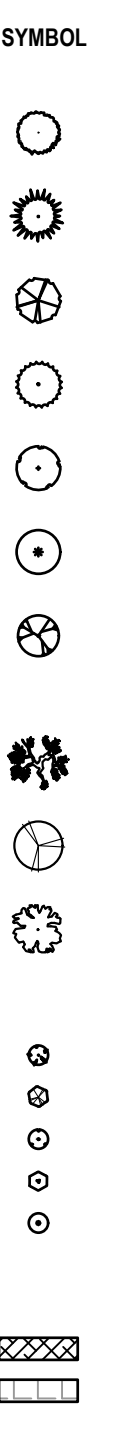
**SHRUBS**

- AGR - ABELIA x GRANDIFLORA
- CJA - CAMELLIA JAPONICA
- FGA - FOTHERGILLA GARDENII
- IGS - ILEX GLABRA 'SHAMROCK'
- IVN - ILEX VOMITORIA 'NANA'

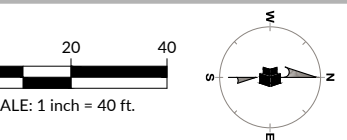
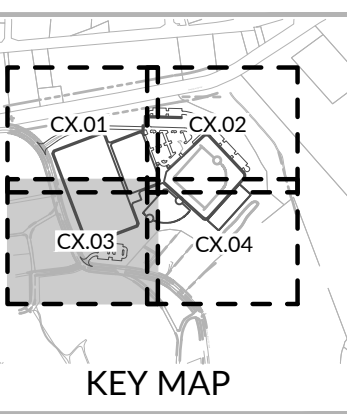
**BUFFERS / MISCELLANEOUS**

TYPE 'B' BUFFER

TIER II CANOPY TREE REPLACEMENT AREA  
 REQUIRED: 115,067 SF  
 (50% OF 193,112 SF OF EXISTING CANOPY)  
 PROVIDED: 115,829 SF



**PRELIMINARY**  
 NOT APPROVED  
 FOR CONSTRUCTION



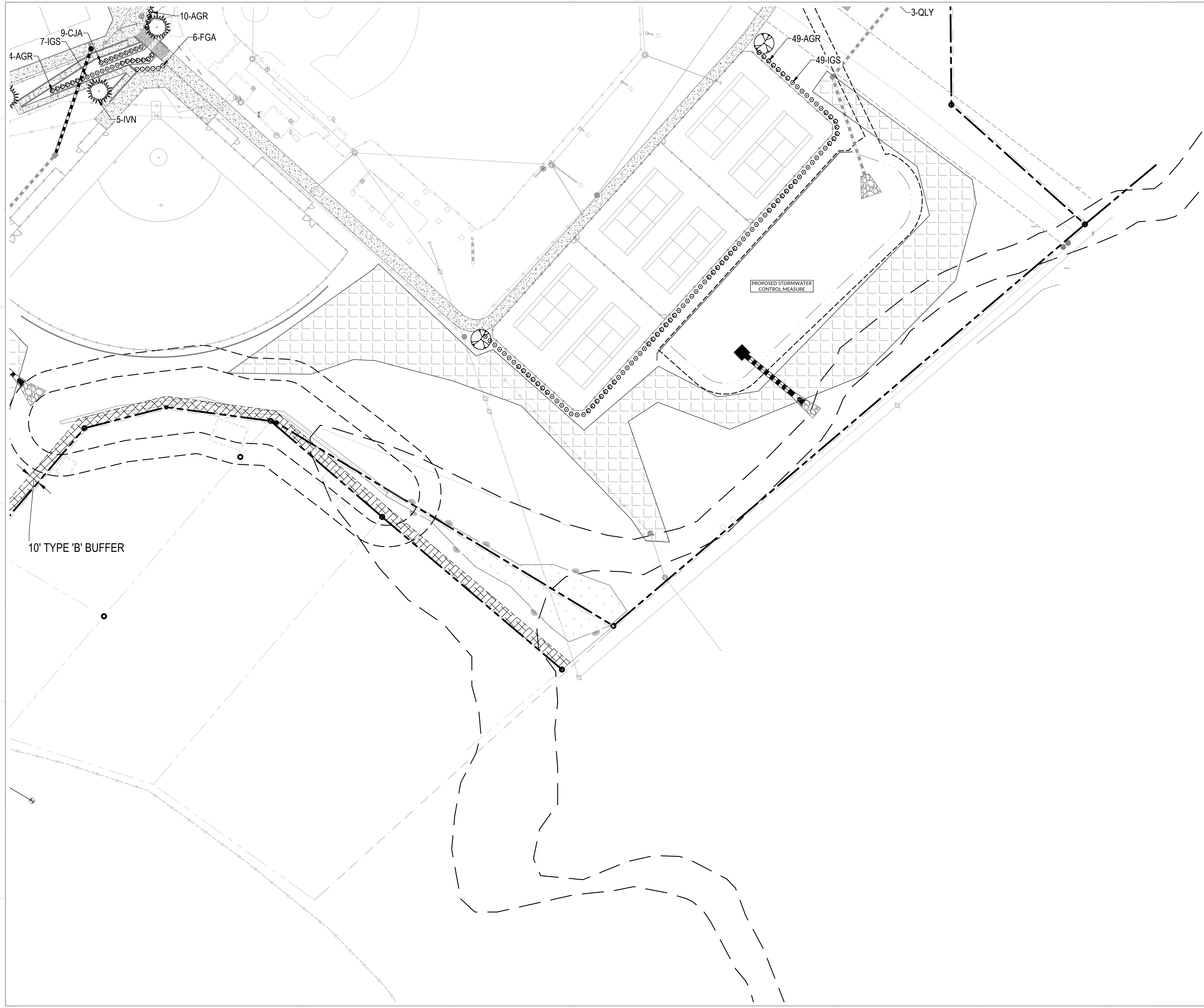
INITIAL PLAN DATE: 08/30/2024  
 REVISIONS:

WR JOB NUMBER: 24-0763  
 DRN: GWR DGN: GWR CKD: JSB

**LANDSCAPE PLAN**

**L1.03**

J:\2024\2024 Henderson County Engineering Services for Sports Complex\2024\Drawing Set\Site Plan\1.04 LANDSCAPE PLAN.dwg Friday, October 11, 2024 11:51:04 AM - LCHTFN\JDSB



**LANDSCAPE LEGEND:**

**CANOPY TREES**

QPH - QUERCUS PHELLOS

TDI - TAXODIUM DISTICHUM

UPB - ULMUS PARVIFOLIA 'BOSQUE'

ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'

NSY - NYSSA SYLVATICA

GBI - GINKGO BILOBA

QLY - QUERCUS LYRATA

**UNDERSTORY TREES**

APA - ACER PALMATUM

CEC - CERCIIS CANADENSIS

MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'

**SHRUBS**

AGR - ABELIA x GRANDIFLORA

CJA - CAMELLIA JAPONICA

FGA - FOTHERGILLA GARDENII

IGS - ILEX GLABRA 'SHAMROCK'

IVN - ILEX VOMITORIA 'NANA'

**BUFFERS / MISCELLANEOUS**

TYPE 'B' BUFFER

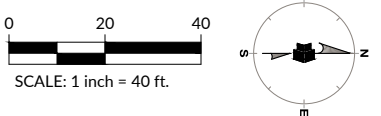
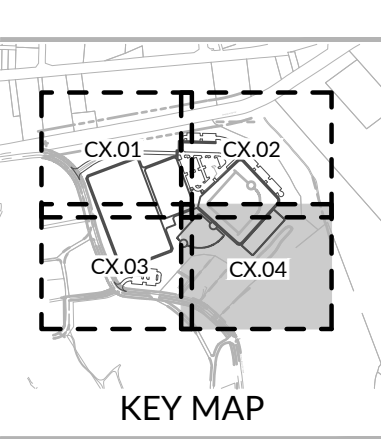
TIER II CANOPY TREE REPLACEMENT AREA  
REQUIRED: 115,067 SF  
(15% OF 767,112 SF OF EXISTING CANOPY)  
PROVIDED: 115,829 SF

**WithersRavenel**  
84 Cove Avenue | Suite 260 | Asheville, NC 28801  
License #: F-1479 | T-828.255.0313 | www.withersravenel.com

**HENDERSON COUNTY**  
213 1ST AVE EAST  
HENDERSONVILLE, NC 28792

PRELIMINARY SITE PLANS  
**BERKELEY MILLS PARK  
SPORTS COMPLEX**  
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION



INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

WR JOB NUMBER: 24-0763  
DRN: GWR DGN: GWR CKD: JSB

**LANDSCAPE PLAN**

**L1.04**

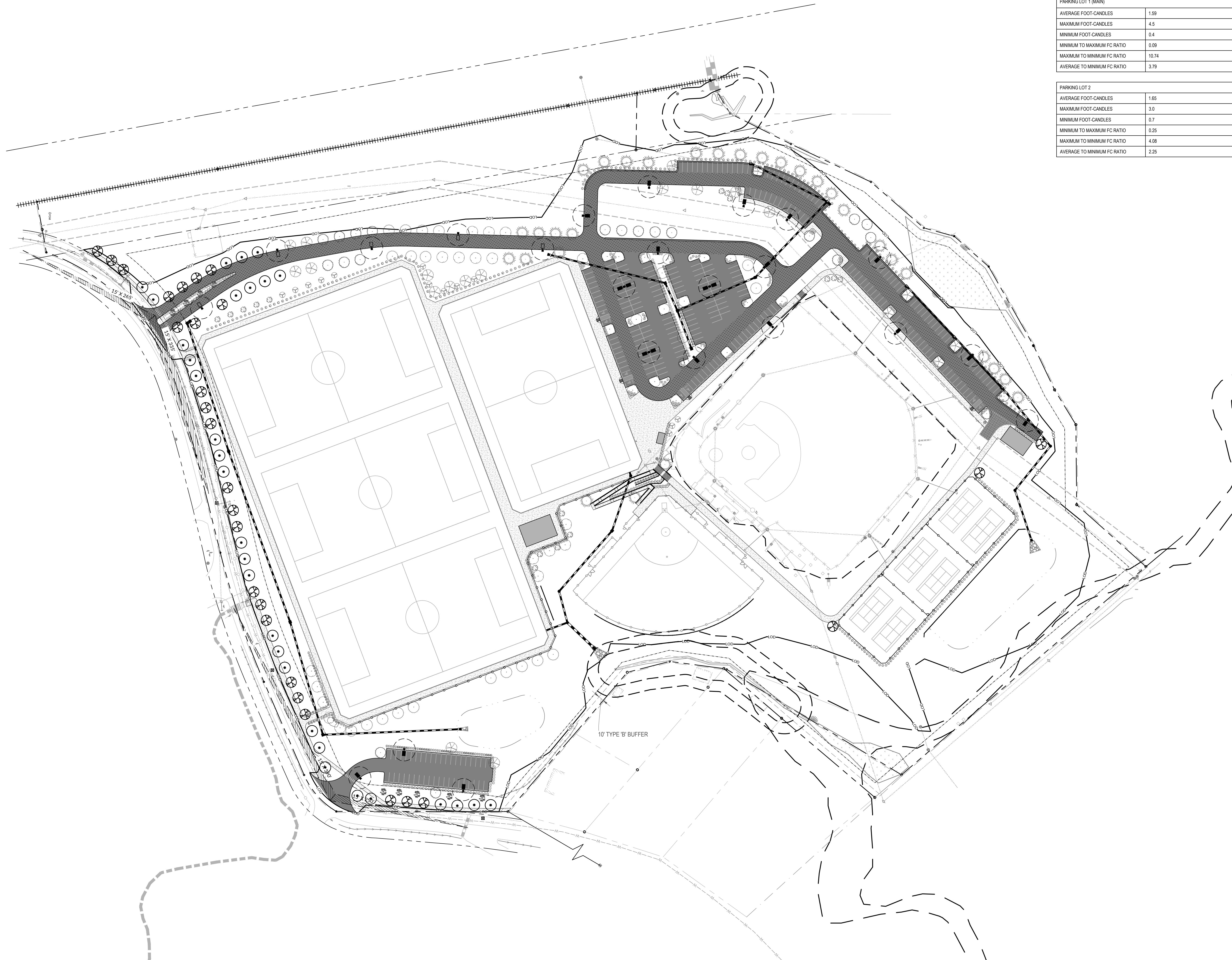
EST. 1983

our people • your success

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
RDWY		(1) 220W LED Array, LED (WHITE)	ATB2 SERIES LED 1500MA TYPE 4 4000K/5000K CCT, 70 CRI	ELECTRONIC	30' POLE	American Electric Lighting, ATB2 60BLEDE15 XXXXX R4 4K/5K	120V 1P 2W	5
SHBX		(64) 205W	GALLEON LED AREA AND ROADWAY LUMINAIRE(4) 70 CRI 4000K, 1A LIGHTSQUARES WITH 16 LEDES EACH AND TYPE IV WIDE OPTICS	ELECTRONIC	30' POLE	COOPER LIGHTING - STREETWORKS, GAN-AE-04-LED-U-T4W	120V 1P 2W	21

PARKING LOT 1 (MAIN)	
AVERAGE FOOT-CANDELES	1.59
MAXIMUM FOOT-CANDELES	4.5
MINIMUM FOOT-CANDELES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	10.74
AVERAGE TO MINIMUM FC RATIO	3.79

PARKING LOT 2	
AVERAGE FOOT-CANDELES	1.65
MAXIMUM FOOT-CANDELES	3.0
MINIMUM FOOT-CANDELES	0.7
MINIMUM TO MAXIMUM FC RATIO	0.25
MAXIMUM TO MINIMUM FC RATIO	4.08
AVERAGE TO MINIMUM FC RATIO	2.25



**Outdoor Lighting**  
**Shoebox LED**

The energy-efficient Shoebox LED luminaire provides contemporary style with excellent uniform lighting effect that is perfect for streets, parking lots, commercial settings and residential applications. The Shoebox LED provides excellent light patterns that reduce glare and improve light fixture visibility when you need it. Available in black, dark bronze, grey or white with 3' or 4' fixture pole.

Light Output: 205W  
Mounting height: 30'  
Color: White  
Poles: 30' pole (standard) or 40' pole (optional)

DUKE ENERGY PROGRESS

**Outdoor Lighting**  
**Shoebox LED**

Light output: 205W  
Mounting height: 30'  
Color: White  
Poles: 30' pole (standard) or 40' pole (optional)

DUKE ENERGY PROGRESS

**Outdoor Lighting**  
**Roadway LED**

The Roadway LED is a pole-mounted street lighting luminaire that provides excellent uniform lighting effect that is perfect for streets, parking lots, commercial settings and residential applications. The Roadway LED provides excellent light patterns that reduce glare and improve light fixture visibility when you need it. Available in black, dark bronze, grey or white with 3' or 4' fixture pole.

Light Output: 220W  
Mounting height: 30'  
Color: White  
Poles: 30' pole (standard) or 40' pole (optional)

DUKE ENERGY PROGRESS

**Outdoor Lighting**  
**Roadway LED**

Light output: 220W  
Mounting height: 30'  
Color: White  
Poles: 30' pole (standard) or 40' pole (optional)

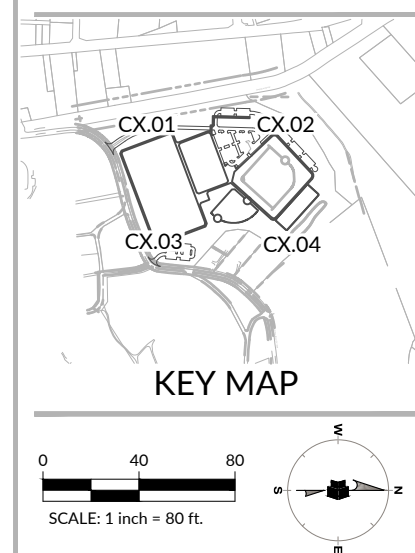
DUKE ENERGY PROGRESS

**WithersRavenel**  
84 Cove Avenue | Suite 260 | Asheville, NC 28901  
License #: F-1479 | T: 828.255.0313 | www.withersravenel.com

**HENDERSON COUNTY**  
213 1ST AVE EAST  
HENDERSONVILLE, NC 28792

**PRELIMINARY SITE PLANS**  
**BERKELEY MILLS PARK SPORTS COMPLEX**  
47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION



INITIAL PLAN DATE: 08/30/2024  
REVISIONS:

WR JOB NUMBER: 24-0763  
DRN: GWR DGN: GWR CKD: JSB

**LIGHTING EXHIBIT**

**SL1.00**

J:\2024\Henderson County Engineering Services for Sports Complex\2401\Drawings\SL1.00 Lighting Exhibit.dwg, Wednesday, October 30, 2024 10:21:19 AM - LIGHTING.DWG