

SITE CONDITIONS FOR APPROVAL

CITY PROPOSED CONDITIONS (DEVELOPER CONCESSIONS):

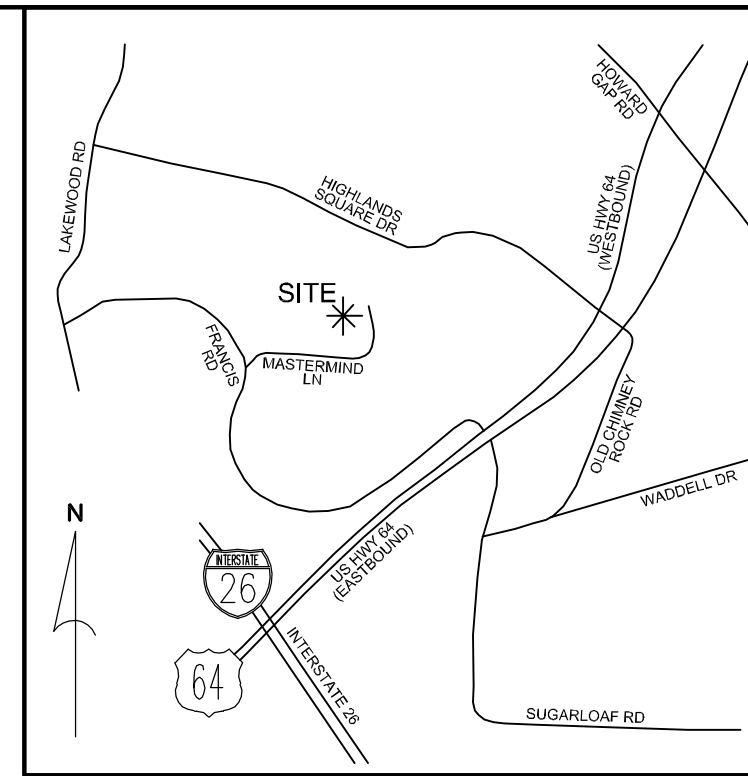
1. ANY DEVELOPER-PROVIDED AERIAL SEWER CROSSING SHALL BE ELEVATED ABOVE THE 100-YEAR FLOODWAY/NEZ AND PERMITTED UNDER APPLICABLE CODES.
2. DEVELOPER TO PROVIDE NON-EXCLUSIVE GREENWAY EASEMENT, 20' WIDE, THAT RUNS PARALLEL TO ALLEN BRANCH CREEK.
3. DEVELOPER TO REPLACE 50% A TOTAL OF 11, OF THE PROPOSED LINDEN AND ZELKOVA TREE PLANTINGS, AS SHOWN WITHIN THE "PROPOSED PLANT SCHEDULE" SHOWN ON L101 - LANDSCAPE & RESOURCE PLAN, WITH NATIVE MEDIUM OR LARGE CANOPY TREES FROM THE FOLLOWING GENERA (QUERCUS AND ACER).
4. DEVELOPER TO PROTECT PRESERVED TREES FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN THE ZONING CODE 15-4 REGARDLESS OF USE AS TREE CREDITS.
5. DEVELOPER TO PLANT AN ADDITIONAL TOTAL OF 15 OAK, MAPLE, AND/OR POPLAR TREES, THAN SHOWN WITHIN THE "PROPOSED PLANT SCHEDULE" SHOWN ON L101 - LANDSCAPE & RESOURCE PLAN, THROUGHOUT THE OPEN AND/OR NATURAL SPACES OF THIS DEVELOPMENT.
6. DEVELOPER WILL PERFORM A TIA AFTER THE REZONING IS CONSIDERED DUE TO THE LOCATION OF THE PROJECT ON A LOCAL STREET (AS STIPULATED BY THE PRO ZONING). THE DEVELOPER WILL BE RESPONSIBLE FOR ANY MITIGATION OF TRAFFIC IMPACTS RECOMMENDED AS A RESULT OF THE FINDINGS FROM THE TIA.

DEVELOPER PROPOSED CONDITIONS:

7. DEVELOPER TO BE GRANTED RELIEF FROM THE 75' REQUIREMENT FOR PARKING SPACE DISTANCE FROM THE RESIDENTIAL UNITS.
8. DEVELOPER TO BE GRANTED RELIEF FROM SECOND FIRE/EMERGENCY ACCESS REQUIREMENT.

PIN: 9579-49-0053  
Cedar Bluffs LTD Partnership  
DB: 1006 PG 14.1  
ZONING: PRD  
USE: Residential

PIN: 9579-59-0614  
Wal-Mart Real Estate Business Trust  
DB: 1005 PG 03.1  
ZONING: PCD  
USE: Retail



VICINITY MAP  
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: DHIC, LLC  
2000 AERIAL CENTER PARKWAY  
MORRISVILLE, NC 27560  
CONTACT: TOM MARTINSON  
(240) 997-4816

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
CONTACT: WARREN SUGG, P.E.  
(828) 252-5388

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.  
200 RIDGFIELD COURT, SUITE 208  
ASHEVILLE, NC 28806  
CONTACT: C.M. EDGERTON JR, P.L.S.  
(828) 225-6562

ARCHITECT: JDAVIS ARCHITECTS  
510 S. WILMINGTON STREET  
RALEIGH, NC 27601  
CONTACT: LESLIE BLOEM  
(919) 835-1500

PROJECT DATA

PIN: 9579-48-2415, 9579-48-6832  
ADDRESS: 102 FRANCIS RD, 228 MASTERMIND LN  
DEED BOOK/PAGE: 3752/161; 3817/216  
SITE AREA: 12.76 ACRES  
CURRENT ZONING: C-2/R-40 (CITY ETJ)  
PROPOSED ZONING: PRD C2D (CITY)

SETBACKS:  
FRONT: 10' (BLDG IN FRONT OF PARKING)  
SIDES: 30'  
REAR: 30'

DISTURBED AREA: 10.0± AC

PARKING CALCULATIONS:

VEHICULAR:  
REQUIRED SPACES: 2 SPACES PER UNIT  
99 UNITS

PROVIDED SPACES: 1.9 PER UNIT

HANDICAPPED SPACES:  
SPACES REQUIRED: 6 SPACES PROVIDED: 6

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
CASITA - 2 UNIT (49)	2 STORIES	20'	3,200 SF
CASITA - 1 UNIT (1)	2 STORIES	20'	3,200 SF
CLUBHOUSE	1 STORY	20'	4,683 SF
MAILROOM	1 STORY	12'	517 SF
GARAGE (3)	1 STORY	11'	1,518 SF

DENSITY CALCULATIONS:

ALLOWED: 127 UNITS MAX - 10.0 UNITS/ACRE  
PROJECT UNITS: 99 UNITS - 7.8 UNITS/ACRE

IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT: IMPERVIOUS 0.46 ACRES (04%) PERVIOUS 12.30 ACRES (96%)  
POST-DEVELOPMENT: 4.70 ACRES (37%) 8.06 ACRES (63%)

OPEN SPACE CALCULATIONS:

REQUIRED: 7.66 AC (60%)

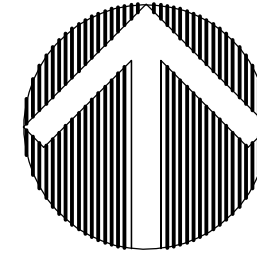
PROJECT ACREAGE: 12.76 AC  
SITE COVERAGE - BUILDINGS: -2.09 AC  
SITE COVERAGE - STREETS & PARKING: -1.75 AC  
REMAIN AREA - PROVIDED OPEN SPACE: 8.92 AC (70%)

COMMON OPEN SPACE:

REQUIRED: 1.28 AC (10%) PROVIDED: 1.28 AC (10%)

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

CDC INSPECTIONS HOTLINE:  
828-771-4735 OR INSPECTION@CDCGO.COM



NORTH

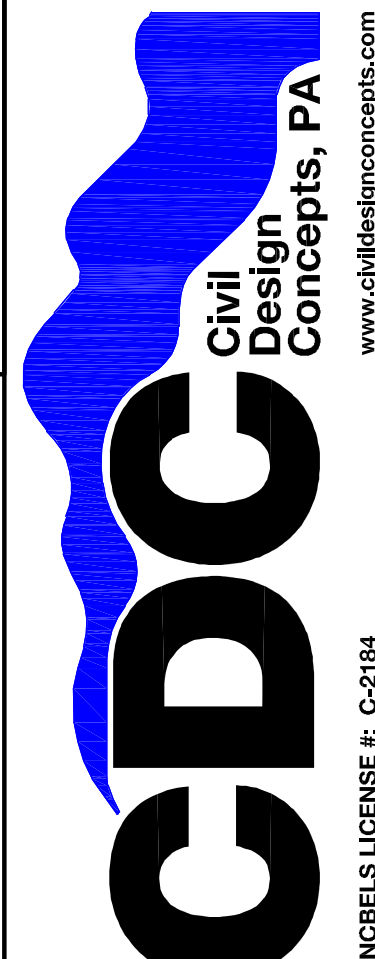
SITE PLAN

GRAPHIC SCALE

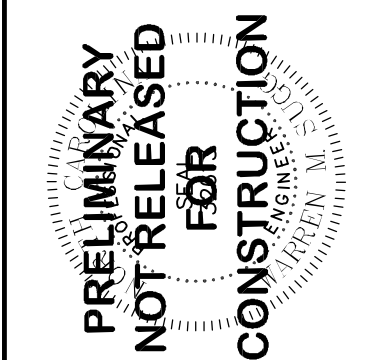


168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28798  
PHONE (828) 455-4400  
FAX (828) 455-5455



MAD	CITY OF HENDERSONVILLE C2D SUBMITTAL	REVISED PER PRELIMINARY CITY COMMENTS	REVISED PER PRELIMINARY CITY COMMENTS	REVISIONS	DATE
1	06/30/2022				
2	07/06/2022				
3	07/15/2022				
4	07/29/2022				



COTTAGES AT MASTERMIND

SITE PLAN FOR:  
DHIC, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:  
CDC PROJECT NO.:  
XXX PERMIT NO.

AMP  
12211  
xxx

SHEET

C201