

ZONING 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. ENTIRE PROPERTY IS WITHIN THE CITY LIMITS.
3. SITE LIGHTING WILL BE PROVIDED BY DUKE ENERGY AND WILL COMPLY WITH ANY CITY OF HENDERSONVILLE'S LIGHTING STANDARDS (SECTION 6-13-4).
4. THE 30' STREAM BUFFER FOR WASH CREEK IS OUTSIDE OF THIS DEVELOPMENT'S PROPERTY BOUNDARIES.
5. OPEN SPACE WILL BE MAINTAINED BY THE APARTMENT MANAGEMENT COMPANY.
6. DUMPSTER ENCLOSURE WILL FULLY SCREEN THE DUMPSTERS AND WILL INCLUDE ARCHITECTURAL MATERIALS INTO THE DESIGN/DETAILS.

CONDITIONAL ZONING CONDITIONS:

1. DEVELOPER TO INSTALL TRAIL CONNECTION FROM ECUSTA TRAIL TO SHOPPING CENTER AND DEDICATE TO THE CITY AND PROVIDE EASEMENT TO THE CITY FOR MAINTENANCE. ANY ADDITIONAL PERMITTING RELATED TO TRAIL WILL BE COMPLETED BY OTHERS.
2. PROVIDE INFORMATION RELATED TO SEASONAL HIGH-WATER TABLE;
3. PROVIDE FLOOD STUDY/ENGINEERING ANALYSIS PRIOR TO FINAL SITE PLAN APPROVAL TO DETERMINE IMPACT OF PROPOSED DEVELOPMENT TO SUBJECT PROPERTY AND PROPERTIES UPSTREAM AND MITIGATE / REVISE SITE PLAN AS NEEDED. NO IMPACT / INCREASED FLOOD HAZARD ON EXISTING OR PROPOSED STRUCTURES SHALL BE PERMITTED;
4. PROVIDE FLOOD STUDY/ENGINEERING ANALYSIS FOR ALL WORK DONE WITHIN FLOODWAY;
5. REVISE TIA ACCORDING TO COMMENTS RECEIVED FROM CITY'S TRANSPORTATION CONSULTANT; (REPORT IS ALREADY REVISED.)
6. REVISE SITE PLAN TO ACCOMMODATE RECOMMENDED ALTERNATIVE FOR ENTRANCE / LOADING DOCK ACCESS. (PLANS ARE REVISED AND PART OF SHEET L-200.)
7. PROVIDE ADDITIONAL 44 TREES AND 78 SHRUBS.
8. REQUEST FEE-IN-LIEU OF SIDEWALK ALONG ISRAEL STREET (SECTION 6-12-3).
9. REQUEST TO ELIMINATE THE REQUIRED 12'X40' LOADING ZONE SPACE DUE TO FLOODPLAIN CONSTRAINTS (SECTION 6-6).
10. SEVERAL MODIFICATION REQUESTS FROM THE FLOOD STANDARDS OF THE ZONING ORDINANCE ARE NECESSARY FOR THIS PROJECT DUE TO ITS UNIQUE BOUNDARY CONFIGURATION, EXISTING SLOPE, EXTENT OF FLOODPLAIN ON THE PARCEL AND CONFLICTS IN PROVIDING HANDICAP ACCESSIBILITY TO THE BUILDINGS THAT AREA REQUIRED TO BE RAISED 2' ABOVE BASE FLOOD ELEVATION WHILE ALSO REQUIRED TO KEEP ALL PARKING ALLOWED IN THE FLOODPLAIN AT THE EXISTING GRADE (4'+/- GRADE DIFFERENTIAL) AND WHERE NO FILL IS ALLOWED. THE SPECIFIC MODIFICATIONS WILL BE LISTED ON FINAL PLANS FOR RECORDATION AND APPROVAL. REQUESTED MODIFICATIONS ARE AS FOLLOWS:

- a) SEC. 17-2-2 B) - REQUEST TO FILL 4' WITHIN THE FLOODPLAIN FOR A PARKING AREA OF 5,000 SQ FT. THIS IS NECESSARY TO ENSURE ADA CONNECTIONS BETWEEN THE BUILDING AND THE PARKING LOT IN FRONT OF THE BUILDING. FLOOD REGULATIONS REQUIRE THE FINISHED FLOOR ELEVATION TO BE 2' ABOVE BASE FLOOD ELEVATION AND THE EXISTING GRADE IS 4' BELOW SAID ELEVATION. FILLING IN THIS SMALL AREA WILL ALLOW FOR ADA COMPLIANCE FOR PARKING AND ACCESS.
- b) SEC. 17-2-2 C) - WE ARE PROPOSING TWO ENTRANCES FOR THE PROJECT, BOTH INVOLVE DRIVE AISLES THAT WILL BE PARTIALLY LOCATED WITHIN THE FLOODPLAIN. THESE ENTRANCE DRIVES NEED TO BE LOCATED AS DESIGNED DUE TO THE NARROWNESS OF THE REMAINING LAND OUTSIDE OF THE FLOODPLAIN, AS THE BUILDING AND PARKING LOCATIONS ARE "FIXED". THE TWO-ENTRANCE LAYOUT PROVIDES REQUIRED EMERGENCY ACCESS TO AND THROUGH THE SITE AS WELL AS ENCOURAGES TENANT CONNECTIVITY TO BOTH THE SHOPPING CENTER AND THE KANUGA RD COMMERCIAL AREA FOR DISPERSION OF TRAFFIC. FURTHERMORE, THESE ENTRANCES ARE PROPOSED TO BE PARALLEL TO THE STREAM/FLOODPLAIN AS MUCH AS PRACTICAL GIVEN THE FLOODPLAIN DEMARCATION LINE WHILE STILL PROVIDING ADEQUATE ACCESS.
- c) SEC. 17-2-2 D) - WE ARE LOOKING TO DEVELOP APPROXIMATELY 25% OF THE FLOODPLAIN AREA CONTAINED WITHIN THE PARCEL AS CURRENTLY PLATTED. THIS IS NECESSARY DUE TO THE NARROWNESS AND STEEP TOPOGRAPHY OF THE REMAINING DEVELOPABLE AREA OUTSIDE OF THE FLOODPLAIN. THERE IS A LARGE FLOODWAY AREA AROUND WASH CREEK THAT COULD POTENTIALLY BE ADDED TO THE SITE ACREAGE, DROPPING THE PERCENTAGE OF ON-SITE FLOODPLAIN AREA THAT WILL BE IMPACTED. THIS WOULD BE DONE PER A LAND RECOMBINATION AND WOULD BE SOLELY A LOGISTICAL EXERCISE THAT WOULD NOT IMPROVE THE DESIGN. ALSO NOTE THAT THE EXISTING SITE IS NOT AN UNDEVELOPED, PRISTINE, PROPERTY. ALTHOUGH IT HASN'T HAD A PREVIOUS BUILDING ON IT, THE SITE HAS BEEN A CONSTRUCTION STAGING AREA FOR DECADES, THE GRADE HAS BEEN CHANGED AND MOST OF THE PARCEL HAS BEEN CLEARED OR DISTURBED MULTIPLE TIMES OVER THE YEARS.

11. PLANT SLOPE AREA WITH DIVERSE AND APPROPRIATE SPECIES OF NATIVE UPLAND SMALL MATURING OR UNDERSTORY TREES, SHRUBS (BOTH WITH PROPER SPACING) AND HERBACEOUS PLANTS.
12. ALL PRESERVED TREES MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN THE ZONING CODE 15-4C REGARDLESS OF USE FOR TREE CREDIT.
13. ATTEMPT TO ERADICATE INVASIVE PLANT SPECIES FOUND ON PROPERTY AS LISTED IN THE RECOMMENDED LANDSCAPE SPECIES LIST FOR STREET TREES AND LAND DEVELOPMENT PROJECTS, WHILE PROTECTING ENVIRONMENTALLY SENSITIVE AREAS AND AQUATIC BUFFERS.

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

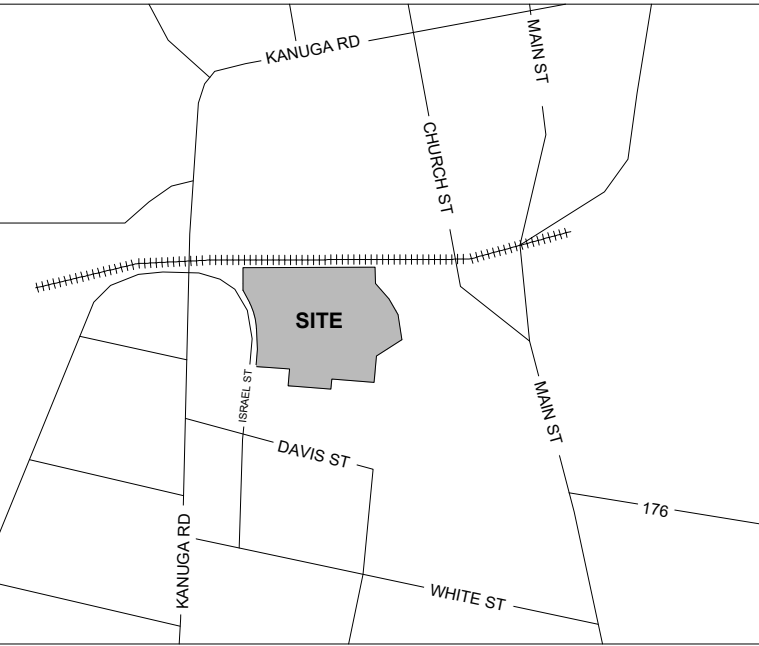
DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

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

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

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

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



ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUC2D - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 70 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC
DENSITY: 19.2 UNITS/ACRE

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'

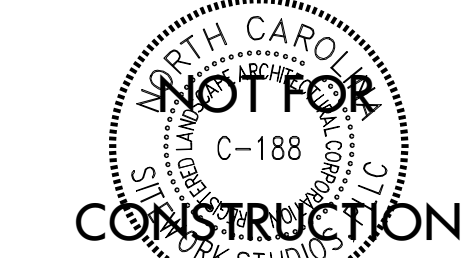
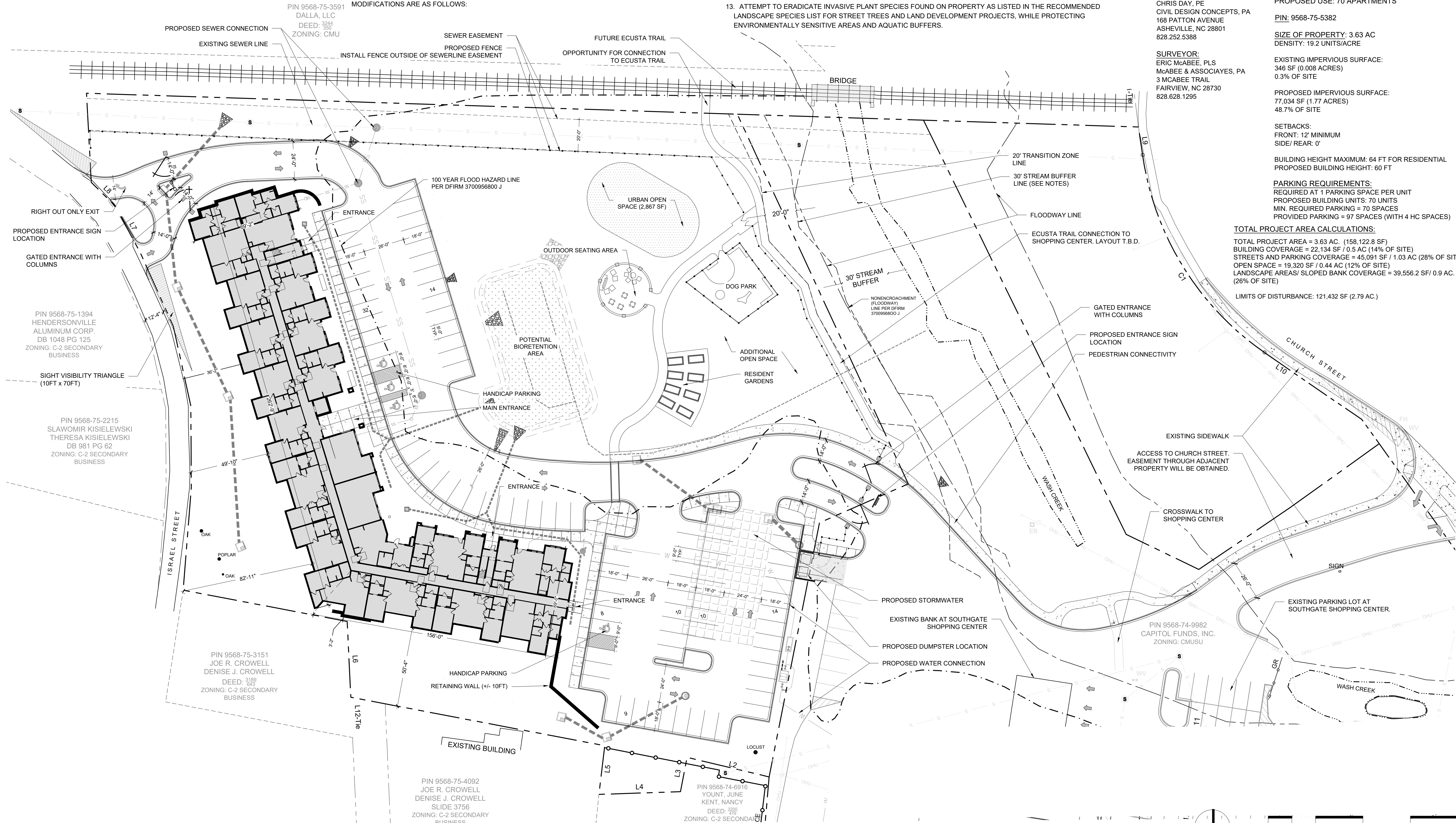
BUILDING HEIGHT MAXIMUM: 64 FT FOR RESIDENTIAL
PROPOSED BUILDING HEIGHT: 60 FT

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)

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 = 19,320 SF / 0.44 AC (12% OF SITE)
LANDSCAPE AREAS/ SLOPED BANK COVERAGE = 39,556.2 SF / 0.9 AC.
(26% OF SITE)

LIMITS OF DISTURBANCE: 121,432 SF (2.79 AC.)



SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.

P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE
1	CITY COMMENTS	03.03.2022
2	CITY COMMENTS	03.25.2022
3	CZ CONDITIONS	04.08.2022

CONDITIONAL
ZONING REVIEW

DATE:
04.08.2022

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO.

L-200