DEVELOPER PROPOSED
CONDITIONS

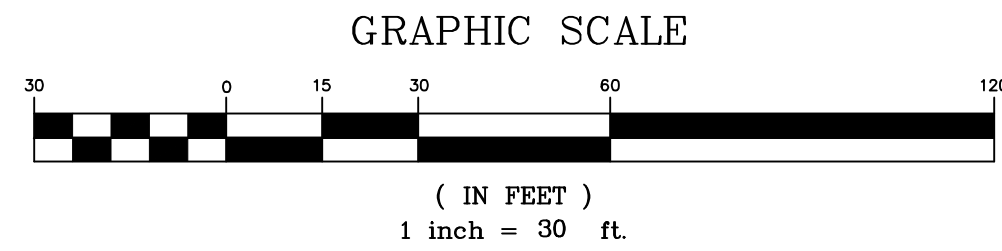
THE APPLICANT REQUEST THAT RELIEF BE GRANTED FROM SECTION 5-25-2 OF THE ZONING CODE AS IT RELATES TO FUTURE LAND USE DESIGNATION OF URBAN INSTITUTIONAL NOT BEING LISTED AS A PERMITTED FUTURE LAND USE DESIGNATION FOR URBAN RESIDENTIAL ZONING.

BASED ON THE SITE CONSTRAINTS AND THE PROJECT BEING AFFORDABLE HOUSING THE DEVELOPER REQUEST TO KEEP THE BUILDING FACADE PROJECTIONS TO 1'.

DEVELOPER SHALL PROVIDE TREE PROTECTION DURING CONSTRUCTION PROCESS. AS DISCUSSED DURING THE TREE BOARD MEETING 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.

DEVELOPER HAS PROVIDED A TRAFFIC IMPACT STUDY TO THE CITY OF HENDERSONVILLE WITH THE REZONING, BUT REQUEST TO DEFER THE TRAFFIC IMPACT ANALYSIS UNTIL AFTER THE REZONING IS APPROVED.

DEVELOPER REQUEST TO REDUCE THE WIDTH OF THE TYPE "B" FROM 10' TO 8' ALONG THE SIDE YARDS FOR PINS 9568582758 & 9568583783. DUE TO THE NARROWNESS OF THE PROPERTY IT IS NOT FEASIBLE TO PROVIDE THE MINIMUM REQUIRED WIDTH OF THE BUFFER WHILE ALSO PROVIDING THE MINIMUM WIDTH FOR THE 24' DRIVEWAY AND 5' FOR THE SIDEWALK. THE PROPOSED PLANTINGS WILL REMAIN THE SAME.



LANDSCAPING CALCULATION:

PERIMETER AND INTERIOR PLANTINGS
1 TREE AND 2 SHRUBS REQUIRED FOR EVERY 1,500 SQ. FT. OF VEHICULAR
USE AREA.
-TOTAL VEHICULAR USE AREA: ±25,800 SF
-TOTAL TREES REQUIRED/PROPOSED: 18/18

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.

10' TYPE "B" BUFFER YARD
-BUFFER ADJACENT TO RESIDENTIAL USES (PINS 9568580820, 9568581873
9568582843, 9568582758 & 9568583783)

4 BROADLEAF CANOPY TREES, 25 EVERGREEN SHRUBS AND 33 FLOWERING SHRUBS PER 100 LINEAR FEET.	
-TOTAL LENGTH	731 LF
-TOTAL REQUIRED CANOPY TREES:	30
-EXISTING TREE CREDITS:	9
(24" BLACK WALNUT AND 26" HARDWOOD)	
-TOTAL PROPOSED CANOPY TREES:	21
-TOTAL PROVIDED CANOPY TREE/CREDITS:	30
-TOTAL REQUIRED/PROPOSED EVERGREEN SHRUBS:	183/183
-TOTAL REQUIRED/PROPOSED FLOWERING SHRUBS:	242/242

NO LANDSCAPING SHALL BE WITHIN THE SIGHT TRIANGLES

STREET TREES	
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY:	810
-REQUIRED SMALL MATURING (30' ON CENTER):	27
-EXISTING TREE CREDITS: (48" OAK & 60" MAPLE)	10
-TOTAL PROPOSED SMALL MATURING TREES:	17
-TOTAL PROVIDED CANOPY TREE/CREDITS:	27

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:	500'
-TOTAL SHRUBS REQUIRED/PROPOSED:	100/100

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:	159'
-TOTAL TREES REQUIRED:	4
-EXISTING TREE CREDITS:	2
(10' HARDWOOD)	
-TOTAL PROPOSED TREES:	2
-TOTAL PROVIDED CANOPY TREE/CREDITS:	4
-TOTAL SHRUBS REQUIRED/PROVIDED:	20/20

LANDSCAPE CALCULATIONS

PROPERTY OWNERS:	1	SIXTH AVENUE LLC 14 MCDOWELL STREET ASHEVILLE, NC 28801
	2	REGIONAL PROPERTIES A NC GENERAL PARTNERSHIP 14 MCDOWELL STREET ASHEVILLE, NC 28801
	3	CASTLES AND COTTAGES, LLC 265 ROANOKE RD FLETCHER, NC 28732

PARCEL #: 9568583734, 956884911, 9568582974,
9568581916, 9568489996 &
9568489860

DEED BOOK & PAGE:	3108/643, 1221/642, 816/168, & 1691/331
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TOTAL SITE ACREAGE:	±1.68 AC (±73,030 SF)
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CURRENT ZONING:	MIC
PROPOSED ZONING:	UR

EXISTING USE:	VACANT/BUILDINGS
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED UNITS:	52 UNITS
PROPOSED DENSITY:	30.95 DU/AC

PROPOSED BUILDING HEIGHT: 45'-9"
(GRADE-COPING FOR FLAT ROOF)

FRONT SETBACK: 14' (FROM EX/PROP BACK OF CURB)
SIDE YARD: 5'
REAR YARD: 10'

REQUIRED PARKING:	52
- 1.0 SPACE PER UNIT (ELDERLY MULTIFAMILY DWELLING)	
PROPOSED PARKING:	56

OPEN SPACE/FOOTPRINT REQUIRED	
- PROPOSED FOOTPRINT:	±15,600 SF
- GROSS FLOOR AREA (EXCLUDING GAZEBO)	±55,500 SF
- REQUIRED MINIMUM OPEN SPACE:	30% (21,909 SF)
PROPOSED OPEN SPACE:	30% (21,909 SF)
- PROPOSED ASPHALT DRIVE AREA:	±25,600 SF
- PROPOSED SIDEWALK AREA:	±3,060 SF
- TOTAL PROPOSED BUILT UPON AREA:	±44,460 SF
- REQUIRED MINIMUM COMMON OPEN SPACE:	7,303 SF
(10% OF TOTAL SITE)	
PROPOSED COMMON OPEN SPACE:	7,303 SF
(HATCHED AREA INDICATED COMMON OPEN SPACE)	

EXISTING/FORMER IMPERVIOUS COVERAGE	
- EXISTING BUILDINGS AREA:	±12,900 SF
- EXISTING ASPHALT AREA:	±24,600 SF
- EXISTING GRAVEL AREA:	±12,200 SF
- TOTAL EXISTING BUILT UPON AREA:	±49,700 SF

DEVELOPMENT SUMMARY



Mc²
ENGINEERING

Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
HAWKINS POINTE
6TH AVENUE
HENDERSONVILLE, NC

DEVELOPED BY:
**WODA COOPER
DEVELOPMENT, INC**
500 SOUTH FRONT STREET, 10th FLOOR
COLUMBUS, OH 43215

REZONING SITE PLAN

REVISIONS		
1	3/4/22	REVISED GAZEBO/BLDG/PARKING
2	3/10/22	HENDERSONVILLE COMMENTS
3	3/21/22	HENDERSONVILLE COMMENTS
4	3/28/22	HENDERSONVILLE COMMENTS
4	3/30/22	HENDERSONVILLE COMMENTS

CAD FILE: 22-004 BASE.DWG
PROJECT NO.: 22-004
DESIGNED BY: JDM
DATE: JANUARY 14, 2022

RZ1.0

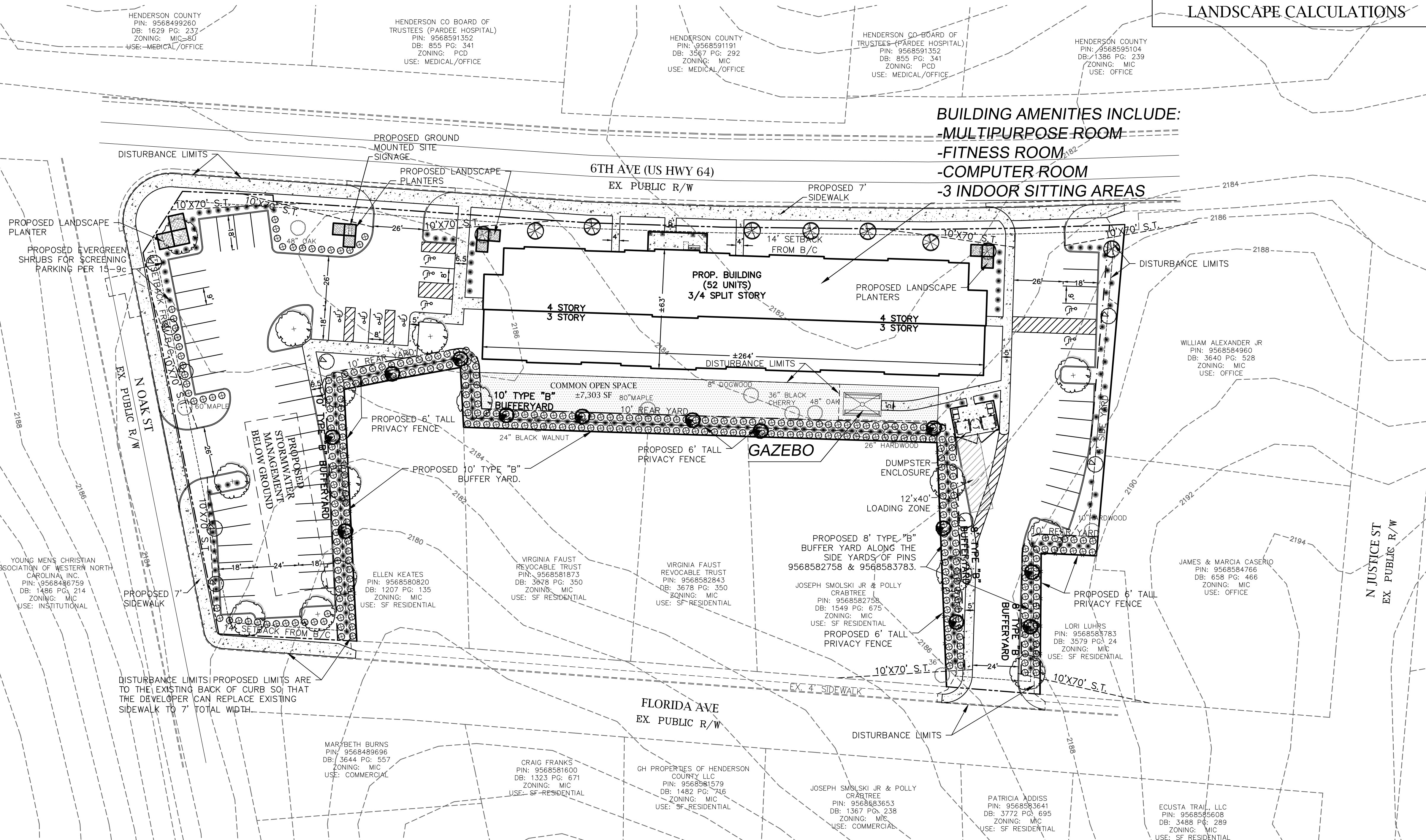
BUILDING AMENITIES INCLUDE:

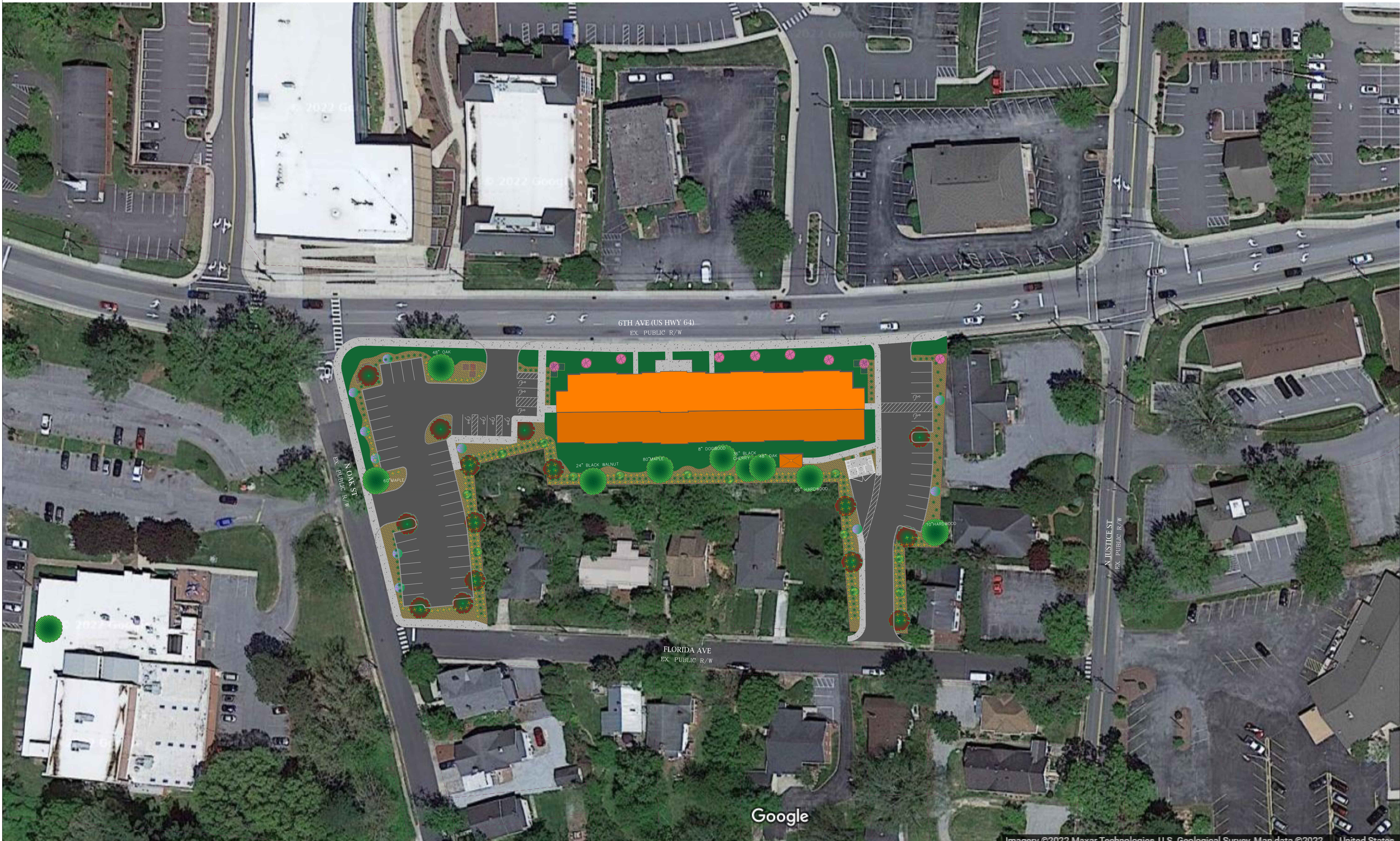
MULTIPURPOSE ROOM

-FITNESS ROOM

~~-COMPUTER ROOM~~

-3 INDOOR SITTING AREAS





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RENDERED
SITE PLAN

REVISIONS		
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3	3/21/22	HENDERSONVILLE COMMENTS

CAD FILE: 22-004 BASE.DWG
PROJECT NO.: 22-004
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DATE: JANUARY 14, 2022

RZ5.0



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Hawkins Pointe

Hendersonville, North Carolina

TightLines Designs
creating great places to live

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