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Consultant

Notes

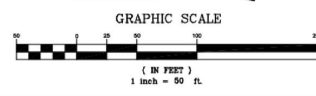
DEVELOPMENT DATA	
NAME OF PROJECT:	
3122 HENDERSONVILLE RD	
PROJECT ADDRESS:	
3122 HENDERSONVILLE RD	
FLETCHER, NC 28732	
PROPERTY OWNER(S):	
(1) AGUDAS ISRAEL CONGREGATION	
(2) WRIGHT, JOSEPH W. JR	
(3) WRIGHT, JOSEPH W. JR	
(4) WRIGHT, JOSEPH W. JR	
ZONING:	
(1) 9553-73-0234	
(2) 9553-83-7349	
(3) 9553-63-7418	
(4) 9553-63-4535	
DEED BOOK / PAGE:	
(1) 3789/275	
(2) 3789/117	
(3) 3266/219	
(4) 3266/219	
ACREAGE:	
(1) 7.42 AC	
(2) 1.28 AC	
(3) 1.30 AC	
(4) 0.39 AC	
TOTAL AREA: 10.39 Ac.	
ZONED: C-1 & R-2	

PARKING SUMMARY	
Parking Provided: 165 Spaces (6 H/C)	
Residences:	
4 Building w/ 18 Units = 72 Units	
1 Building w/ 15 Units = 15 Units	
Total Units = 87 Units	
Unit Breakdown:	
24 - 1 Br = 24 Br	
63 - 2 Br = 126 Br	
Total Br = 150 Br	
Proposed Zoning: NBD	
Residential lots: 5.45 Ac.	
Allowable units: 161 Units	
Proposed units: 87 units	

COMMERCIAL PARKING SUMMARY	
RETAIL OFFICE BUILDINGS:	
100 = 4,800 sf Retail	
200 = 4,800 sf Retail	
300 = 4,800 sf Retail	
400 = 4,800 sf Retail	
500 = 4,800 sf Retail	
600 = 4,800 sf Retail	
700 = 4,800 sf Retail	
800 = 4,800 sf Office	
900 = 4,800 sf Office	
1000 = 4,800 sf Retail	
1200 = 1,619 sf Restaurant	
Total Retail: 43,200 sf	
Total Office: 9,600 sf	
@ 3 spaces/ 1000 sf: 130 spaces required	
Total Office: 9,600 sf	
@ 2 spaces/ 1000 sf: 20 spaces required	
Restaurant: 1,619 sf	
@ 1 space/ 4 seats: 10 spaces required	
Total Parking Required: 160 spaces	
Parking Provided: 165 spaces	

OPEN SPACE	
87 Units @ 600 sf/unit	= 52,200 sf R-Cb
or	
10% of Site	= 23,740 sf
5.45 Ac = 23,740 sf	
Required Open Space = 52,200 sf	
Provide Open Space = 55,202 sf	

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	INTERIOR PROPERTY LINES
	ADJACENT PROPERTY LINES
	ZONING LINE
	30 FT CREEK BUFFER
	CREEK / STREAM
	FIRE HYDRANT
	MS4 SEWER MANHOLE
	MS4 SEWER LINE
	SEWER EASEMENT
	EXISTING WATER MAIN
	10'x70' SITE TRIANGLE
	PROPOSED APARTMENT BOUNDARY
	10 FT PLANTING BUFFER
	20 FT PLANTING BUFFER
	OPEN SPACE



Revision	By	App'd	YYYYMMDD

Issued	By	App'd	YYYYMMDD

File Name	ID	MAX	MAX	2022.07
	Drawn	Dgn	Chk	YYYYMMDD
1689C-B-D				

Permit/Seal



Not for pricing or other purposes. This drawing has not been completed and is for general information only.

Client/Project  
Long Shoals Partners  
3122 Hendersonville Rd  
FLETCHER, NORTH CAROLINA

Title  
MASTER SITE PLAN

Project No. 215616889 Scale 1"=50'

Revision Sheet Drawing No. C-200

