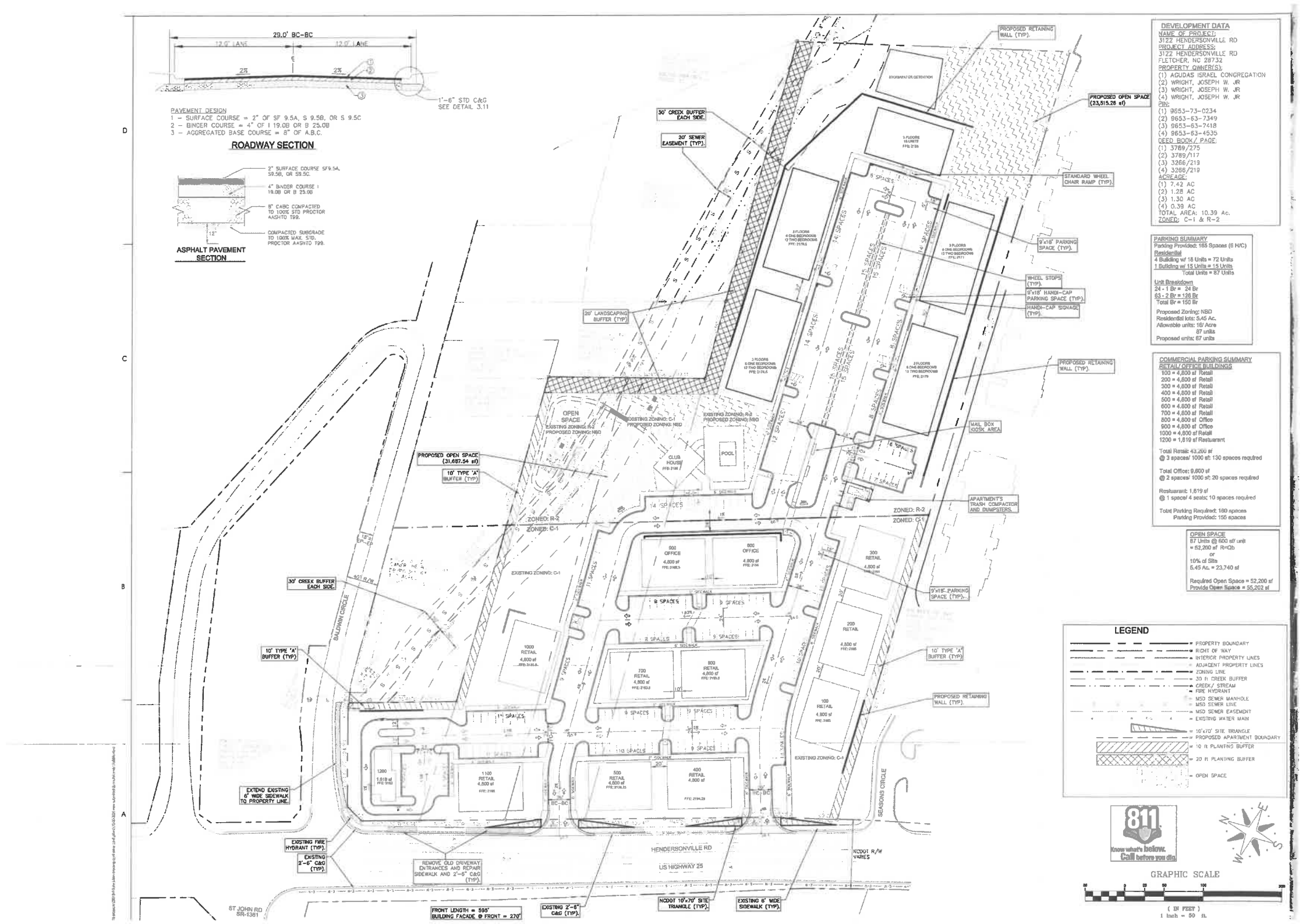
29.0' BC-BC
12.0' LANE
12.0' LANE
2%
2%
1'-6" STD C&G
SEE DETAIL 3.11
PAVEMENT DESIGN
1 – SURFACE COURSE = 2" OF SF 9.5A, S 9.5B, OR S 9.5C
2 – BINDER COURSE = 4" OF I 19.0B OR B 25.0B
3 – AGGREGATED BASE COURSE = 8" OF A.B.C.
ROADWAY SECTION
2" SURFACE COURSE SF9.5A, S9.5B, OR S9.5C.
4" BINDER COURSE I 19.0B OR B 25.0B
8" CABC COMPACTED TO 100% STD PROCTOR AASHTO T99.
12"
COMPACTED SUBGRADE TO 100% MAX. STD. PROCTOR AASHTO T99.
ASPHALT PAVEMENT SECTION
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
PIN:
(1) 9653-73-0234
(2) 9653-63-7349
(3) 9653-63-7418
(4) 9653-63-4535
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)
Residential
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: 16/ Acre
87 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 = 1,819 sf Restaurant
Total Retail: 43,200 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: 155 spaces
OPEN SPACE
87 Units @ 600 sf/ unit
= 52,200 sf R=Qb
or
10% of Site
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
MSD SEWER MANHOLE
MSD SEWER LINE
MSD SEWER EASEMENT
EXISTING WATER MAIN
10'x70' SITE TRIANGLE
PROPOSED APARTMENT BOUNDARY
10 ft PLANTING BUFFER
20 ft PLANTING BUFFER
OPEN SPACE
811
know what's below.
Call before you dig.
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
PROPOSED RETAINING WALL (TYP).
PROPOSED OPEN SPACE (23,515.28 sf)
30' CREEK BUFFER EACH SIDE.
20' SEWER EASEMENT (TYP).
STANDARD WHEEL CHAIR RAMP (TYP).
9'x18' PARKING SPACE (TYP).
WHEEL STOPS (TYP).
9'x18' HANDI-CAP PARKING SPACE (TYP).
HANDI-CAP SIGNAGE (TYP).
20' LANDSCAPING BUFFER (TYP)
PROPOSED RETAINING WALL (TYP).
MAIL BOX KIOSK AREA
APARTMENT'S TRASH COMPACTOR AND DUMPSTERS.
PROPOSED OPEN SPACE (31,687.54 sf)
10' TYPE 'A' BUFFER (TYP)
OPEN SPACE
EXISTING ZONING: R-2
PROPOSED ZONING: NBD
EXISTING ZONING: C-1
PROPOSED ZONING: NBD
CLUB HOUSE
POOL
ZONED: R-2
ZONED: C-1
30' CREEK BUFFER EACH SIDE.
BALDWIN CIRCLE
9'x18' PARKING SPACE (TYP).
10' TYPE 'A' BUFFER (TYP)
PROPOSED RETAINING WALL (TYP).
EXTEND EXISTING 6' WIDE SIDEWALK TO PROPERTY LINE.
SEASONS CIRCLE
EXISTING FIRE HYDRANT (TYP).
EXISTING 2'-6" C&G (TYP).
REMOVE OLD DRIVEWAY ENTRANCES AND REPAIR SIDEWALK AND 2'-6" C&G (TYP).
HENDERSONVILLE RD
US HIGHWAY 25
NCDOT R/W VARIES
ST JOHN RD SR-1361
FRONT LENGTH = 595'
BUILDING FACADE @ FRONT = 270'
EXISTING 2'-6" C&G (TYP).
NCDOT 10'x70' SITE TRIANGLE (TYP).
EXISTING 6' WIDE SIDEWALK (TYP).