

**PARKING DATA:**

MULTIFAMILY - 2 SPACE PER 1 BR, 1 PER BR OTHERWISE (SEE CHART FOR BREAKDOWN)

TOTAL REQ'D: 412 SPACES  
 TOTAL PROVIDED: 418 SPACES  
 (INCLUDES 6 GARAGE SPACES PER CARRIAGE BLDG & PARKING AT CLUBHOUSE)

**SITE DATA:**

PIN: 9853137441, 9653146322  
 TOTAL SITE = 28.45 AC (1,152,162 SF)

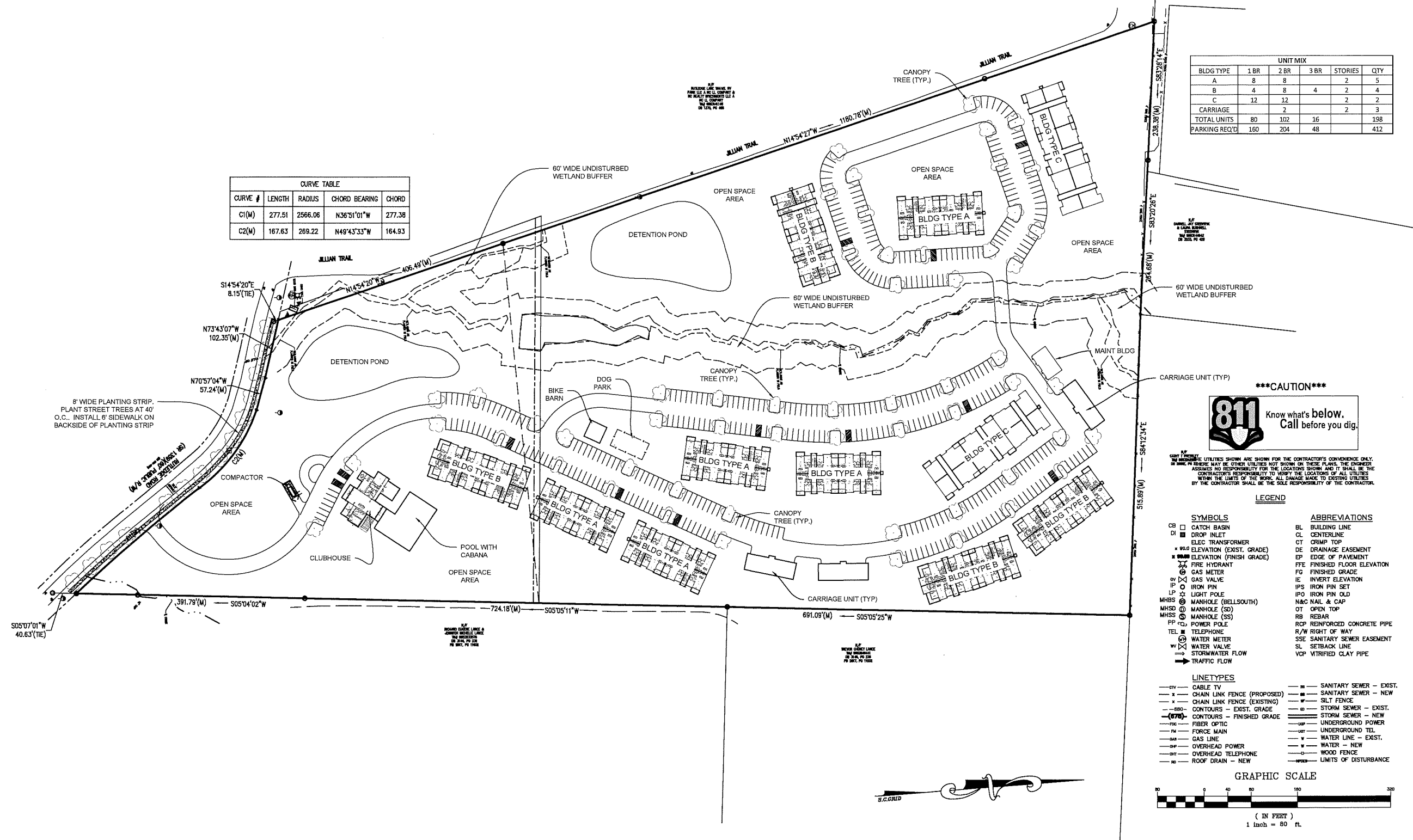
ZONING - R-2 TO BE REZONED TO (CONDITIONAL DISTRICT R-3)

OPEN SPACE REQUIREMENT (600 SF/UNIT) = 118,800 SF (PLAN PROVIDES IN EXCESS OF 130,000 SF (NOT INCLUDING UNDISTURBED BUFFERS))

WETLANDS BUFFERS SHOWN AT 60' UNDISTURBED WIDTH

BLDG TYPE	UNIT MIX				QTY
	1 BR	2 BR	3 BR	STORIES	
A	8	8	2	2	5
B	4	8	4	2	4
C	12	12	2	2	2
CARRIAGE	2		2	2	3
TOTAL UNITS	80	102	16		198
PARKING REQ'D	160	204	48		412

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	277.51	2566.06	N36°51'01"W	277.38
C2(M)	167.63	269.22	N49°43'33"W	164.93

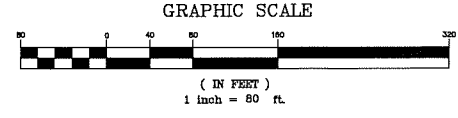


**811** Know what's below. Call before you dig.

\*\*\*CAUTION\*\*\*

UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO EXISTING UTILITIES.

- LEGEND**
- |                          |                              |
|--------------------------|------------------------------|
| <b>SYMBOLS</b>           | <b>ABBREVIATIONS</b>         |
| CB □ CATCH BASIN         | BL BUILDING LINE             |
| DI □ DROP INLET          | CL CENTERLINE                |
| ETC ELEC TRANSFORMER     | CT CRIMP TOP                 |
| ELEVATION (EXIST. GRADE) | DE DRAINAGE EASEMENT         |
| ELEVATION (FINISH GRADE) | EP EDGE OF PAVEMENT          |
| FIRE HYDRANT             | FTE FINISHED FLOOR ELEVATION |
| GAS METER                | FG FINISHED GRADE            |
| GAS VALVE                | IE INVERT ELEVATION          |
| IRON PIN                 | IPS IRON PIN SET             |
| IRON PIN OLD             | IPO IRON PIN OLD             |
| MANHOLE (BELL SOUTH)     | N&C NAIL & CAP               |
| MANHOLE (SD)             | OT OPEN TOP                  |
| MANHOLE (SS)             | RB REBAR                     |
| POWER POLE               | RCP REINFORCED CONCRETE PIPE |
| TELEPHONE                | R/W RIGHT OF WAY             |
| WATER METER              | SSE SANITARY SEWER EASEMENT  |
| WATER VALVE              | SL SETBACK LINE              |
| STORMWATER FLOW          | VCP VITRIFIED CLAY PIPE      |
| TRAFFIC FLOW             |                              |
- LINETYPES**
- |                                   |                             |
|-----------------------------------|-----------------------------|
| —C— CABLE TV                      | —S— SANITARY SEWER - EXIST. |
| —X— CHAIN LINK FENCE (PROPOSED)   | —S— SANITARY SEWER - NEW    |
| —X— CHAIN LINK FENCE (EXISTING)   | —S— SILT FENCE              |
| —880— CONTOURS - EXIST. GRADE     | —S— STORM SEWER - EXIST.    |
| —(870)— CONTOURS - FINISHED GRADE | —S— STORM SEWER - NEW       |
| —FO— FIBER OPTIC                  | —UP— UNDERGROUND POWER      |
| —FM— FORCE MAIN                   | —UT— UNDERGROUND TEL.       |
| —G— GAS LINE                      | —W— WATER LINE - EXIST.     |
| —OP— OVERHEAD POWER               | —W— WATER - NEW             |
| —OT— OVERHEAD TELEPHONE           | —W— WOOD FENCE              |
| —R— ROOF DRAIN - NEW              | —L— LIMITS OF DISTURBANCE   |



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**WATERLEAF AT FLETCHER**

**TOWN OF FLETCHER  
 HENDERSON COUNTY  
 NORTH CAROLINA**

**CONCEPTUAL SITE PLAN**

SHEET 1 OF 1

**C200**

DATE: 02/05/2020  
 S191247.00