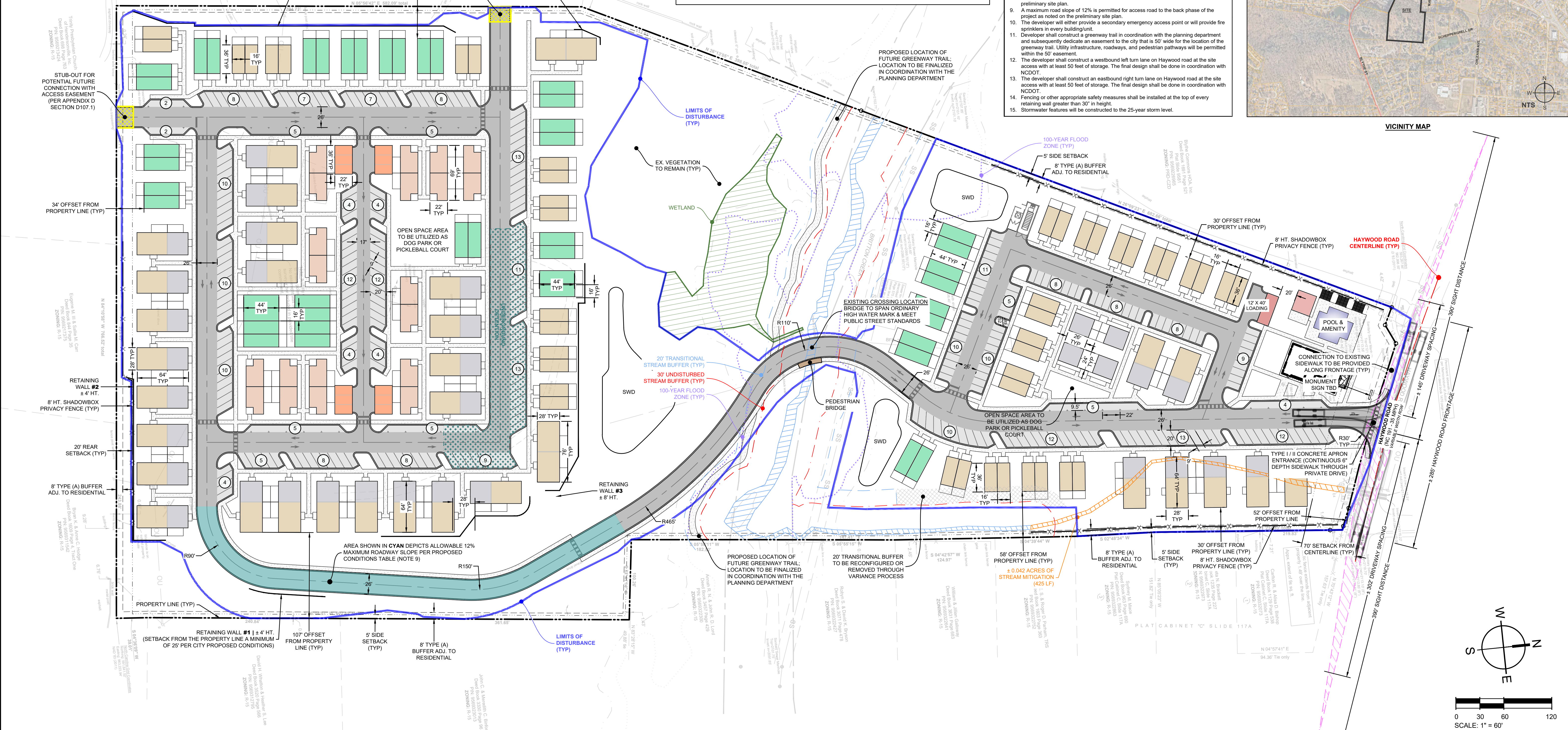


501 WINDY PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 600, 711 E. EASY DRIVE RD, SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28211 | 200 PETERSON DR., SUITE 200, GREENVILLE, SC 29611 | 101 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 101 N. DANIEL MORGAN AVENUE, SUITE 200, SPARTANBURG, SC 29306 | 223 S. WEST ST. #600, RALEIGH, NC 27603

NOTES:

- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY FOR PLANNED DEVELOPMENTS, DOCUMENTATION SHALL BE IN PLACE TO INFORM PROPERTY OWNERS OF THE STREAM BUFFER PRESENCE AND LOCATION ALONG WITH MANAGEMENT AND MAINTENANCE REQUIREMENTS. DOCUMENTATION SHALL BE IN A FORM THAT WILL RUN WITH THE PROPERTY SUCH AS INCLUSION IN COVENANTS, CONDITIONS AND RESTRICTION DOCUMENTS OR DEED REFERENCE.
- FOR PLANNED DEVELOPMENTS AND COMMERCIAL USES, PERMANENT BOUNDARY MARKERS, IN THE FORM OF SIGNAGE APPROVED BY THE PLANNING DEPARTMENT, SHALL BE INSTALLED ONCE THE LAND DISTURBING ACTIVITY OR DEVELOPMENT IS COMPLETE. CLEARLY VISIBLE STREAM BUFFER BOUNDARY MARKERS SHALL BE PLACED ALONG THE OUTSIDE EDGE OF THE STREAM BUFFER AND SPACED AT A MAXIMUM EVERY 100'.



Project Information - August 19th, 2025	
Project Title	LEO Hendersonville
Developer	Advenir Azora Development, LLC
Property Owner	Justus, Jeffrey
Design Team	Architect   Nequette Architecture
	LA   Lorberbaum McNair & Associates
	Civil Engineer   SeamonWhiteside
Tax Map Number	9569229206 (Primary Corporate City Limits)
Existing Zoning	R-15
Proposed Zoning	PRD-CZD
Proposed Use	Residential Dwellings (2/3/4 Family)
Principle Structure Setbacks	Front: 40'   Reduced to 0' - Parking Situated to Rear & Screened from ROW   Front Facing Garages = 45' Min. SB Side: 5' Min.   Rear: 20' Min.
Buffers	Buffer: 8' Type (A) Adjacent to Residential
Building Height	35' Max. Height
Parking Required	1 Space / Dwelling Unit <b>OR</b> 1.5 / Dwelling Unit ≥ 3 Bedrooms
Parking Provided	<b>180</b> Dwelling Units (44 ≥ 3 Bedrooms) - 202 Spaces Req. Provided: 330 spaces (Includes Garage Spaces)

Site Coverage	
Total Project Area	± 21.25 AC
Buildings	± 3.58 AC   16.9 % Site Coverage
Open Space	<b>Open Space</b> ± 13.5 AC   63.5 % Site Coverage
	<b>Common Open Space</b> ± 2.1 AC Open Water / Wetland / Floodplain (50%) ± 0.3 AC Amenity   1.25 AC Sidewalks ± 2.23 AC Unimproved Area (Natural Features)
	<b>Total: ± 4.43 AC (20.8 %) N/I ± 0.4 AC ≥ 33% Slope</b>
	Streets & Parking ± 3.75 AC   17.6 % Site Coverage
	Stormwater Detention ± 0.42 AC   2 % Site Coverage
General Notes	
1) All streets shall be built to public street standards - See Cross Section 5-14-4.4	
2) Property owner responsible for perpetual maintenance of common open space.	
3) Proposed project to be constructed & completed as one phase.	
4) Any removed frontage sidewalks will be replaced with current standards.	
5) This property is located within the primary corporate city limits.	

Adjacent Properties		
Tax Map Number	Owner	Zoning Designation
9569226965	BLYTHE COMMONS HOA, INC	PRD-CZD
9569222593	BRITTON CREEK CONDOMINIUMS	R-15
9569220061	917 BLYTHE LLC	R-15
9569213424	TRINITY PRESBYTERIAN CHURCH OF HENDERSONVILLE	R-15
9569217375	CARR, EUGENE M III + CARR, SALLIE M	R-15
9569311542	HODGE, BRYAN K + HODGE, ANNE C	R-15
9569312795	WHATTON, DAVID HERBERT + LEE, HEATHER SANGEUN	R-15
9569323013	BINFORD, JOHN C. + BINFORD, MEREDITH C.	R-15
9569322300	LORD, ANNAH RUTH NESBITT + LORD, JOHN ROBERT DAVIS	R-15
9569322427	BRYSON, ROBYN S + BRYSON, DAVID K	R-15
9569322641	GALLOWAY, WILLIAM B. + GALLOWAY, JILLIAN C.	R-15
9569322752	ROGER DALE PARHAM + JUDITH ELAINE SMITH PARHAM REVOCABLE TRUST	R-15
9569322863	MACE, SYDNEY M	R-15
9569322973	BRACKETT, SERETA N	R-15
9569332073	BISHOP, CARLTON REID + BISHOP, ALISA DAWN	R-15

Preliminary Unit Mix			
Type	Area	Provided	
1 BR - Duplex (1 BR & 2 BR)*	728 sf	30	
1 BR - Stacked Duplex (Lower)*	624 sf	4	
1 BR - Stacked Duplex (Upper)*	624 sf	4	
2 BR - Duplex (1 BR & 2 BR)*	1,064 sf	30	
2 BR - Duplex (2 BR & 2 BR)*	1,064 sf	4	
2 BR - Townhome (Mini)*	1,152 sf	44	
2 BR - Townhome (Twin)	1,365 sf	20	
3 BR - Townhome (16' Wide)	1,430 sf	44	
* Indicates Half-Units Under 1,200 sf		<b>180 Units Total</b>	
Conditions Table			
City Proposed Conditions			
1) The retaining wall on the eastern boundary measuring approximately 90' and the retaining wall on the western boundary measuring approximately 45' shall be setback from the property line 25'.			

SITE LEGEND	
HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
NC DOT ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
PROPERTY LINE	
BUILDING SETBACK	
ADJACENT PARCEL BUFFER	
RETAINING WALL	
PARKING COUNT	

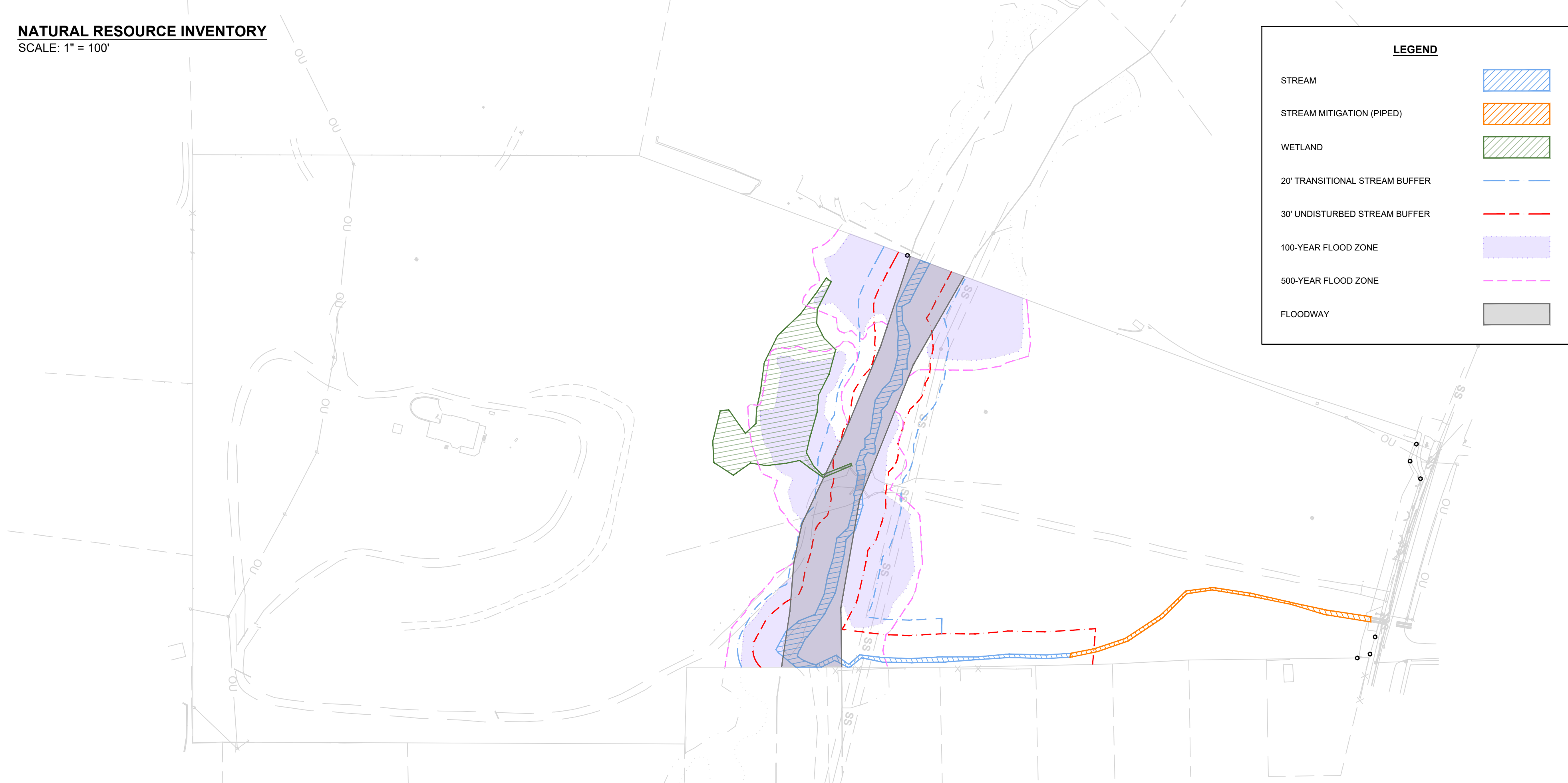
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(NOT FOR CONSTRUCTION)  
SW+ PROJECT: 11808  
DATE: 12/19/2025  
DRAWN BY: AC | NH  
CHECKED BY: AD | DM  
REVISION HISTORY

PRELIMINARY  
SITE PLAN

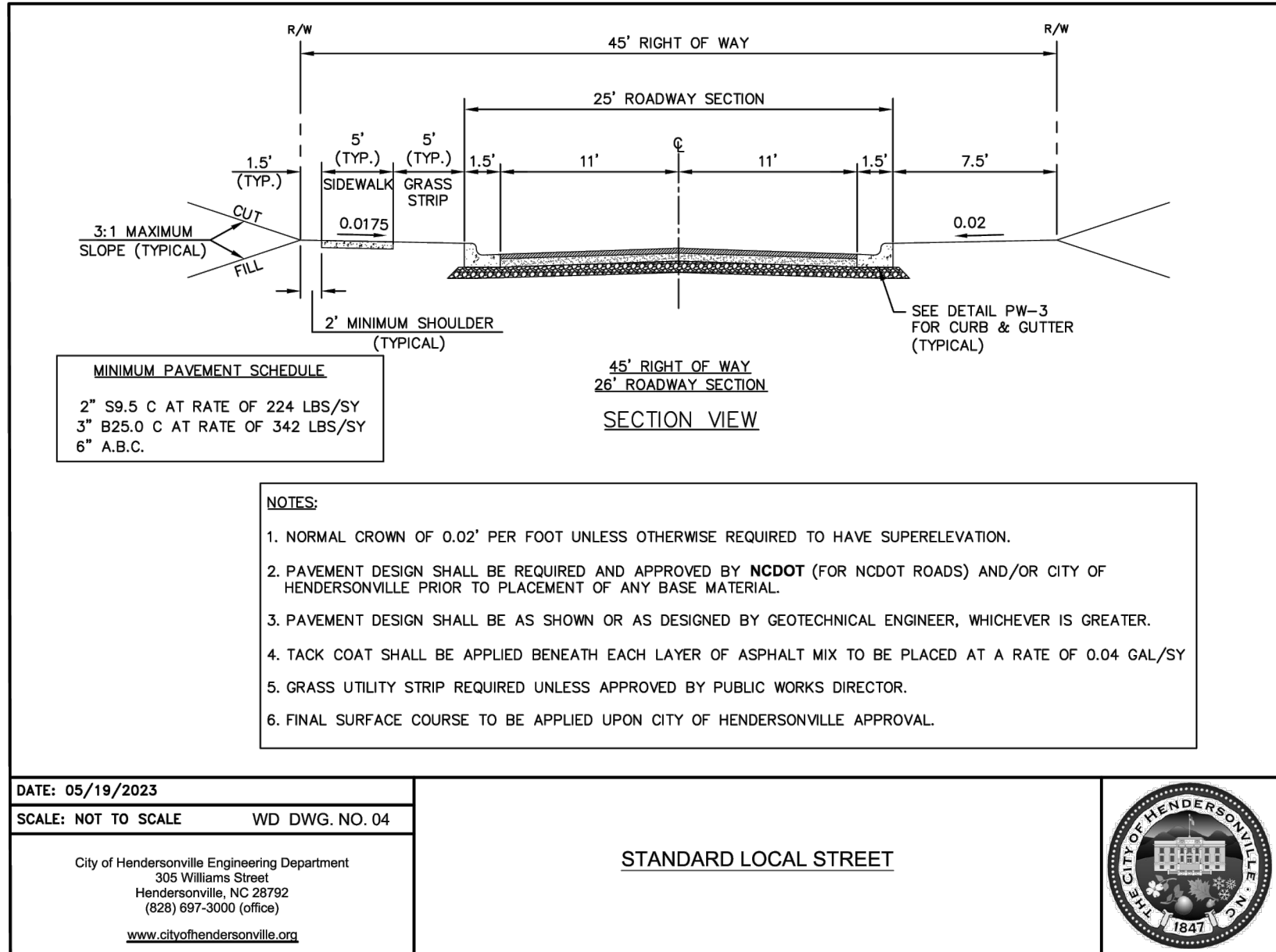
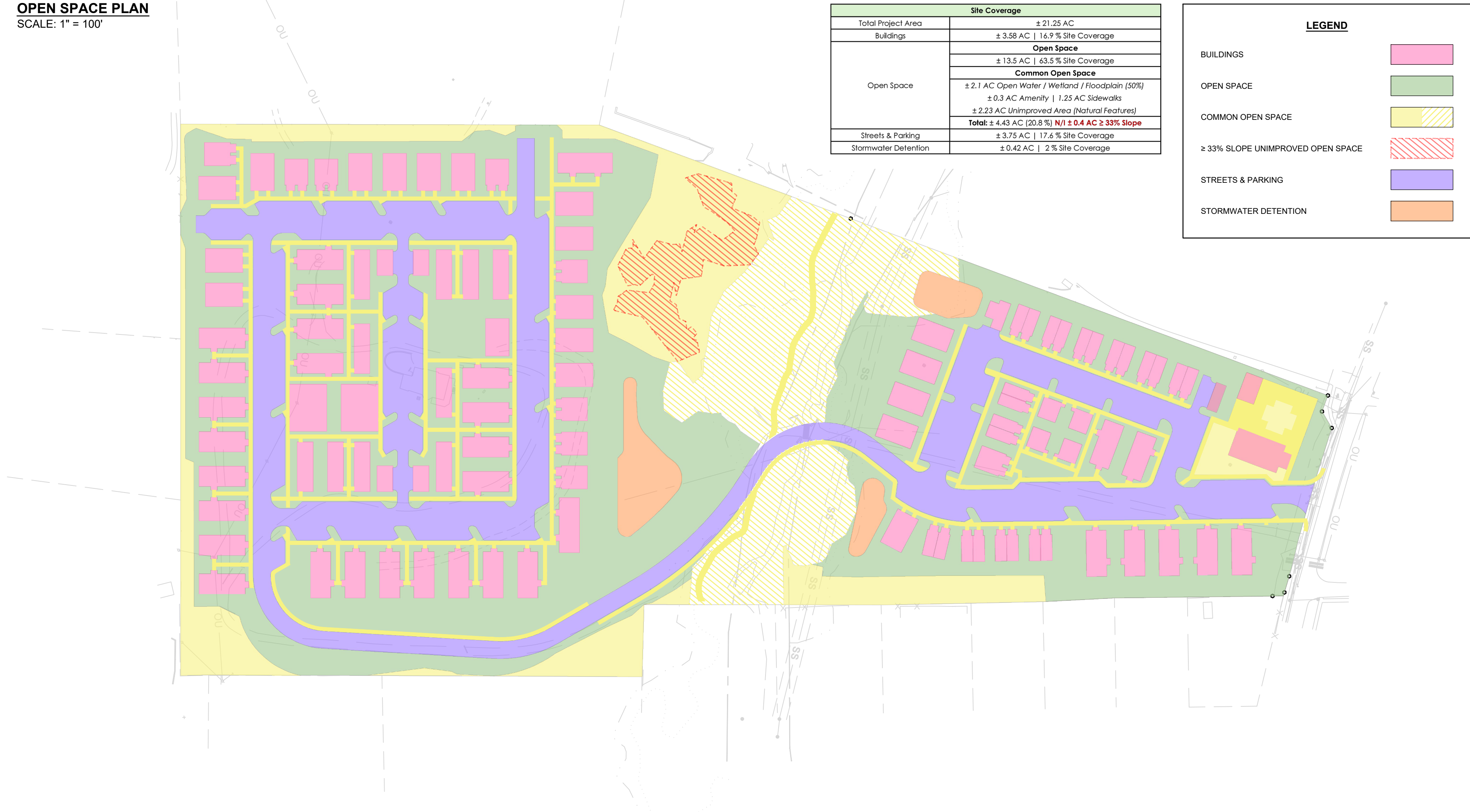


501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 1741 HAYWOOD RD, SUITE 200, GREENVILLE, SC 29614 | 1201 PETERSON DR., CHARLOTTE, NC 28207 | 1701 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 223 S. WEST ST. #300, RALEIGH, NC 27603  
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**NATURAL RESOURCE INVENTORY**  
SCALE: 1" = 100'



**OPEN SPACE PLAN**  
SCALE: 1" = 100'



H:\DETAILS-Current Standard Details\PublicWorks\Details\COH\_PW\_Details.dwg, PW-04

