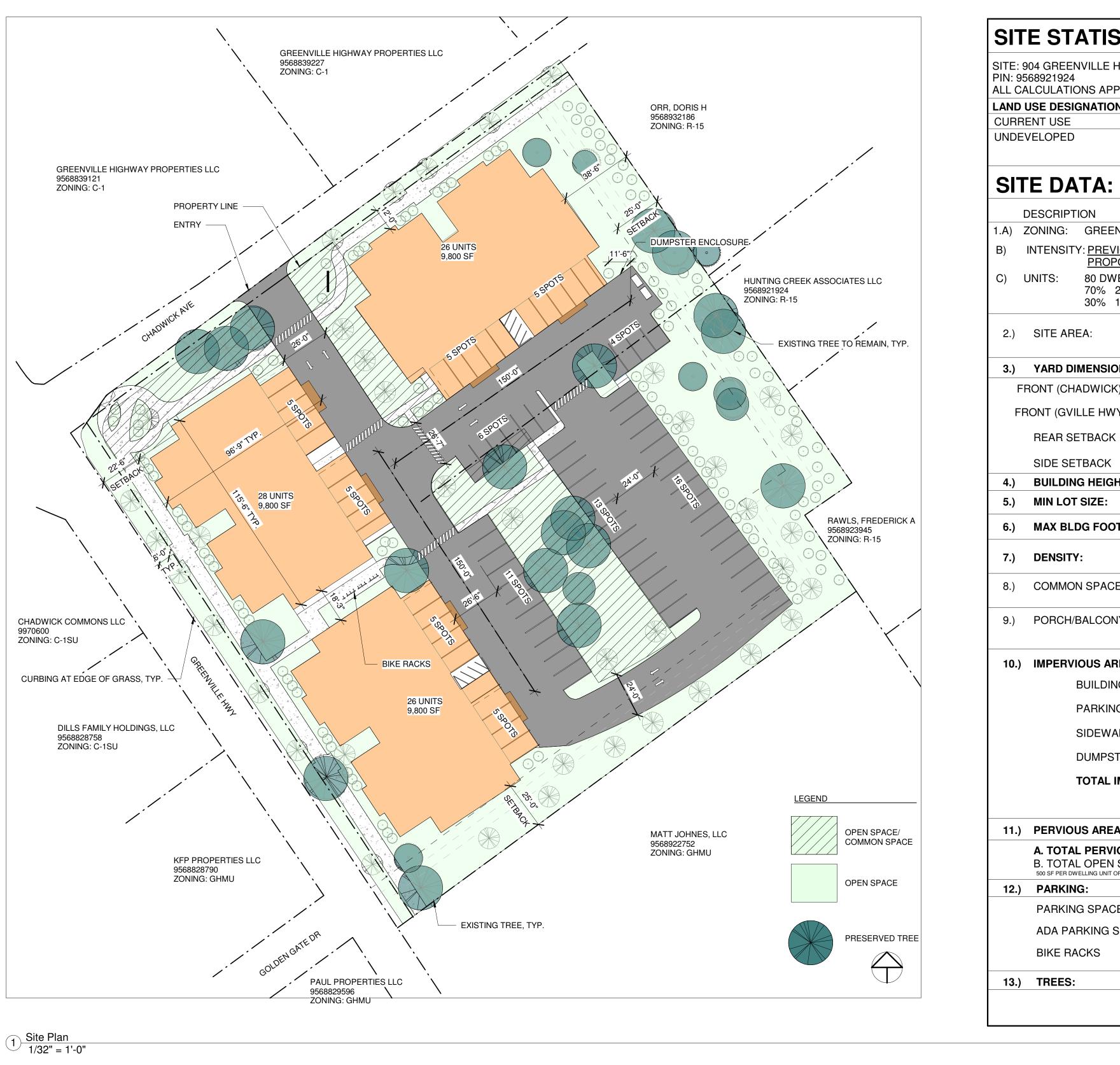


VICINITY MAP



**CONDITIONAL ZONING RECOMMENDED CONDITIONS:** 

- 5.

1. THE CITY'S TRAFFIC CONSULTANT RECOMMENDS THAT THE DRIVEWAY LOCATION BE SHIFTED AS FAR FROM THE INTERSECTION OF CHADWICHK AVE AND GREENVILLE HWY AS PSSIBLE AND; 2. THE TREE BOARD RECOMMENDS THAT THE DEVELOPER PROTECT THE TREES ALONG THE EDGE O FTHE PARKING LOTS AND STREAM ACCORDING TO ARTICLE XV, SECTION 15-4(C) OF THE ZONING ORDINANCE AND; 3. THE CITY'S STORMWATER ADMINISTRATOR RECOMMENDS THE DEVELOPER USE OPEN GREENSPACE AROUND PARKING AREAS FOR GREEN INFRASTRUCTURE: BIOSWALE, BIORETENTION, RAIN GARDENS AND; 4. THE CITY'S STORMWATER ADMINISTRATOR RECOMMENDS THE DEVELOPER PRESERVE OR IMPROVE THE EXISTING NATURAL DRAINAGE WAY ALONG THE EASTERN BOUNDARY OF THE PARCEL AND; THE CITY'S PLANNING STAFF RECOMMENDS THE DEVELOPER PROVIDE ADDITIONAL ARCHITECTURAL DETAIL AT THE CORNER OF BUILDING LOCATED AT GREENVILLE HWY AND CHADWICK AVE PER SECTION 18-6-4.5 "ON CORNER LOTS, THE APPLICANT IS ENCOURAGED TO PROVIDE A BUILDING ENTRY, ADDITIONALY BUILDING MASS, AND DISTINCTIVE ARCHITECTURAL ELEMENTS AT CORNER OF BUILDINGS."

1

SITE: 904 GREENVILLE HWY, HENDERSONVILLE NC 28792-6224

	NS APPLY TO THE	AREA OF THE	SITE AFFECTED
--	-----------------	-------------	---------------

GNATION: 100 - AC	TIVITY CENTER	
	PROPOSED USE	OCCUPANCY
	RESIDENTIAL	R-2

GREENVILLE HIGHWAY MIXED USE ZONING (GHMU)         Y: PERVIOUS: 13 MOBILE HOMES         PROPOSED: RESIDENTIAL 3 (4 STORY) BUILDINGS         80 DWELING UNTS - S5. OUNTS PER ACRE         70% 2 BED/2 BATH         30% 1 BED/1 BATH         EA:       GROSS LOT S.F.: 98,010 SQ. FT. / 2.25 ACRES         MENSIONS:       REQUIRED       PROVIDED         ADWICK) SETBACK       0 - 0"       4 - 0"         LLE HWY) SETBACK       0 - 0"       9' - 6"         ETBACK       25' - 0"       38' - 8"         IBED/1 BATH       12,000 SF								
PROPOSED:         RESIDENTIAL 3 (4 STORY) BUILDINGS 80 DWELLING UNITS - 35.6 UNITS PER ACRE 70% 2 BED/2 BATH           CR         GROSS LOT S.F.:         98,010 SQ. FT. / 2.25 ACRES           IMENSIONS:         REQUIRED         PROVIDED           ADWICK) SETBACK         0' - 0"         4'-0"           LILE HWY) SETBACK         0' - 0"         9' - 6"           TBACK         25' - 0"         38' - 8"           TBACK         25' - 0"         25' - 0"           IG HEIGHT:         42'-0' MAX         4 FLOORS / 42' 0"           'SIZE:         5,000 SF         -           DG FOOTPRINT:         12,000 SF MAX.         9,800 SF           ISIZE:         5,000 SF         -           DG FOOTPRINT:         12,000 SF MAX.         9,800 SF           ISIZE:         5,000 SF         -           ISIZE:         5,000 SF         -           DG FOOTPRINT:         12,000 SF MAX.         9,800 SF           ISIZE:         5,000 SF         -           SPACE         10%         9,801 SF         -           IOUS AREAS:         PROPOSED         %           BUILDING FOOT PRINT:         26,040 SQ.FT         30%           DUMPSTER AREA:         130 SQ.FT.         60% <td>GREENVILLE HIGHWA</td> <td>Y MIXED USE ZC</td> <td>NING (GHMU)</td> <td></td> <td></td> <td></td> <td></td> <td></td>	GREENVILLE HIGHWA	Y MIXED USE ZC	NING (GHMU)					
20%         2 BED/2 BATH           30%         1 BED/1 BATH           EA:         GROSS LOT S.F.:         98,010 SQ. FT. / 2.25 ACRES           IMENSIONS:         REQUIRED         PROVIDED           ADWICK, SETBACK         0'-0''         4'-0''           LLE HWY) SETBACK         0'-0''         9'-6''           ETBACK         25'-0''         38'-8''           IBG HEIGHT:         42'-0'' MAX         4 FLOORS / 42'-0''           IG HEIGHT:         42'-0'' MAX         4 FLOORS / 42'-0''           IG REGOTPRINT:         12,000 SF         -'''           DG FOOTPRINT:         12,000 SF MAX.         9,800 SF           12,000 SF         -''''         SO SF           f:         NO CAP         80 UNITS           N SPACE         10%         14,800 SF           BALCONY         S' PROJECTION INTO SETBACK         -           SIDEWALK/WALKWAYS:         3,120 SQ. FT         30%           SIDEWALK/WALKWAYS:         3,120 SQ. FT         30%           US AREAS:         REQUIRED         PROPOSED         %           UPPENSPACE         39,200 SQ. FT         39,300 SQ. FT         60%           UDIMPSTER AREA:         130 SQ. FT         58,010 SQ. FT         60%	PROPOSED: RESIDEN	NTIAL 3 (4 STOR						
IMENSIONS:         REQUIRED         PROVIDED           ADWICK) SETBACK         0' - 0"         4'-0"           ADWICK) SETBACK         0' - 0"         9' - 6"           LLE HWY) SETBACK         0' - 0"         9' - 6"           ETBACK         25' - 0"         38' - 8"           TBACK         25' - 0"         38' - 8"           ILLE HWY) SETBACK         25' - 0"         25' - 0"           IG HEIGHT:         42' 0" MAX         4 FLOORS / 42' - 0"           IG HEIGHT:         42' 0" MAX         4 FLOORS / 42' - 0"           IG FOOTPRINT:         12,000 SF MAX.         9,800 SF           DG FOOTPRINT:         12,000 SF MAX.         9,800 SF           N SPACE         10% 9,801 SF         80 UNITS           N SPACE         10% 9,801 SF         14,800 SF           BALCONY         5' PROJECTION INTO SETBACK         -           IOUS AREAS:         PROPOSED         %           BUILDING FOOT PRINT:         29,400 SQ.FT         30%           IDUMPSTER AREA:         130 SQ. FT.         .001%           IDUMPSTER AREA:         130 SQ. FT.         .001%           US AREAS:         REQUIRED         PROPOSED         %           L PERVIOUS AREA:         39,300 SQ. FT. </td <td>70% 2 BED/ 2 BATH</td> <td>35.6 UNITS PER</td> <td>ACRE</td> <td></td> <td></td> <td></td> <td></td> <td></td>	70% 2 BED/ 2 BATH	35.6 UNITS PER	ACRE					
ADWICK) SETBACK       0' - 0"       4 - 0"         LLE HWY) SETBACK       0' - 0"       9' - 6"         ETBACK       25' - 0"       38' - 8"         TBACK       25' - 0"       25' - 0"         IG HEIGHT:       42'-0" MAX       4 FLOORS / 42'- 0"         ISIZE:       5,000 SF	EA:	GROSS LOT S.	F.: 98,01	0 SQ. FT	. / 2.	25 ACRE	S	
LLE HWY) SETBACK     0' - 0"     9' - 6"       ETBACK     25' - 0"     38' - 8"       TBACK     25' - 0"     25' - 0"       IG HEIGHT:     42'-0" MAX     4 FLOORS / 42'- 0"       IG HEIGHT:     42'-0" MAX     4 FLOORS / 42'- 0"       IG FOOTPRINT:     12,000 SF MAX.     9,800 SF       ISZE:     5,000 SF	IMENSIONS:	REQ	UIRED			PR	OVI	DED
ETBACK         25' - 0"         38' - 8"           TBACK         25' - 0"         25' - 0"           IG HEIGHT:         42' 0" MAX         4 FLOORS / 42' - 0"           ISIZE:         5,000 SF	ADWICK) SETBACK	0'	- 0"				4'-0	"
TBACK     25' - 0"     25' - 0"       TBACK     25' - 0"     25' - 0"       IG HEIGHT:     42'-0" MAX     4 FLOORS / 42'- 0"       TSIZE:     5,000 SF     -       DG FOOTPRINT:     12,000 SF MAX.     9,800 SF       IDG FOOTPRINT:     12,000 SF MAX.     9,800 SF       IND CAP     80 UNITS       N SPACE     10% 9,801 SF     14,800 SF       BALCONY     5' PROJECTION INTO SETBACK     -       IOUS AREAS:     PROPOSED     %       BUILDING FOOT PRINT:     29,400 SQ.FT     30%       PARKING AREA:     26,040 SQ.FT     30%       SIDEWALK/WALKWAYS:     3,120 SQ. FT     3%       DUMPSTER AREA:     130 SQ. FT     .001%       TOTAL IMPERVIOUS AREA     58,010 SQ. FT     60%       US AREAS:     REQUIRED     SQ. FT     58,010 SQ. FT       I OPEN SPACE     39,200 SQ. FT     .SQ. FT     60%       I OPEN SPACE     39,200 SQ. FT     .SQ. FT     60%       I OPEN SPACE     39,200 SQ. FT     .SQ. FT     60%       I OPEN SPACE     39,200 SQ. FT     .SQ. FT     60%       I OPEN SPACE     39,200 SQ. FT     .SQ. FT     60%       I OPEN SPACE     39,200 SQ. FT     .SQ. FT     60%       I OPEN SPACE	ILLE HWY) SETBACK	0'	- 0"			ç	9' - (	6"
Instruct       Image: Additional and the second seco	ETBACK	25	o' - 0"			3	8' -	8"
SIZE:       5,000 SF	TBACK	25	5' - 0"			2	5' -	0"
DG FOOTPRINT:     12,000 SF MAX.     9,800 SF       Image: Matrix information of the second	IG HEIGHT:	42'-(	)" MAX			4 FLOO	RS	/ 42'- 0"
Y:       NO CAP       80 UNITS         N SPACE       10% 9,801 SF       14,800 SF         BALCONY       5' PROJECTION INTO SETBACK       14,800 SF         IOUS AREAS:       PROPOSED       %         BUILDING FOOT PRINT:       29,400 SQ.FT       30%         PARKING AREA:       26,040 SQ.FT       27%         SIDEWALK/WALKWAYS:       3,120 SQ. FT.       3%         DUMPSTER AREA:       130 SQ. FT.       .001%         TOTAL IMPERVIOUS AREA:       58,010 SQ. FT.       60%         L PERVIOUS AREA:       29,200 SQ. FT.       58,010 SQ. FT.       60%         L OPEN SPACE       39,200 SQ. FT.       - SQ. FT.       58,010 SQ. FT.       60%         I SPACES       80       80       80       80       40%         RKING SPACES       4       4       4       4       4         ACKS       0       4 STATIONS       TOTAL	۲ SIZE:	5,0	00 SF				-	
N SPACE 10% 9,801 SF 14,800 SF BALCONY 5' PROJECTION INTO SETBACK V NOUS AREAS: PROPOSED % BUILDING FOOT PRINT: 29,400 SQ.FT 30% PARKING AREA: 26,040 SQ.FT 27% SIDEWALK/WALKWAYS: 3,120 SQ. FT. 3% DUMPSTER AREA: 130 SQ. FT. 3% DUMPSTER AREA: 130 SQ. FT. 001% TOTAL IMPERVIOUS AREA 58,010 SQ. FT. 60% US AREAS: REQUIRED EXISTING PROPOSED % L PERVIOUS AREA: 39,200 SQ. FT. 58,010 SQ. FT. 60% L PERVIOUS AREA: 39,200 SQ. FT. 58,010 SQ. FT. 60% L PERVIOUS AREA: 39,200 SQ. FT. SQ. FT. 58,010 SQ. FT. 60% L PERVIOUS AREA: 39,200 SQ. FT. SQ. FT. 58,010 SQ. FT. 60% L OPEN SPACE 39,200 SQ. FT. SQ. FT. 58,010 SQ. FT. 60% L GS PRACES 80 80 RKING SPACES 4 4 4 ACKS 0 4 STATIONS	DG FOOTPRINT:	12,000	SF MAX.			9,8	00 \$	SF
Intervention of the second sec	Y:	NC	CAP			80 L	JNIT	S
SETBACKIOUS AREAS:PROPOSED%BUILDING FOOT PRINT:29,400 SQ.FT30%PARKING AREA:26,040 SQ,FT27%SIDEWALK/WALKWAYS:3,120 SQ. FT.3%DUMPSTER AREA:130 SQ. FT001%TOTAL IMPERVIOUS AREA:58,010 SQ. FT001%US AREAS:REQUIREDEXISTINGPROPOSEDVS AREAS:REQUIREDSQ. FT.58,010 SQ. FT.L PERVIOUS AREA:- SQ. FT.58,010 SQ. FT.60%L OPEN SPACE39,200 SQ. FT SQ. FT.58,010 SQ. FT.IG:REQUIREDPROVIDED40%IG:REQUIREDPROVIDEDIG SPACES8080RKING SPACES44ACKS04 STATIONSEXISTINGREMAINNEWTOTAL	N SPACE					14,8	300	SF
BUILDING FOOT PRINT: 29,400 SQ.FT 30% PARKING AREA: 26,040 SQ,FT 27% SIDEWALK/WALKWAYS: 3,120 SQ. FT. 3% DUMPSTER AREA: 130 SQ. FT001% TOTAL IMPERVIOUS AREA 58,010 SQ. FT. 60% US AREAS: REQUIRED EXISTING PROPOSED % L PERVIOUS AREA: - SQ. FT. 58,010 SQ. FT. 60% L OPEN SPACE 39,200 SQ. FT SQ. FT. 58,010 SQ. FT. 60% UG SPACES 80 80 RKING SPACES 4 4 ACKS 0 4 STATIONS	BALCONY						-	
PARKING AREA:26,040 SQ,FT27%SIDEWALK/WALKWAYS:3,120 SQ. FT.3%DUMPSTER AREA:130 SQ. FT001%TOTAL IMPERVIOUS AREA58,010 SQ. FT.60%US AREAS:REQUIREDEXISTINGPROPOSEDL PERVIOUS AREA:- SQ. FT.58,010 SQ. FT.L OPEN SPACE39,200 SQ. FT SQ. FT.58,010 SQ. FT.IG:REQUIREDPROVIDEDIG SPACES8080RKING SPACES44ACKS04 STATIONSEXISTINGREMAINNEWTOTAL	IOUS AREAS:		PROPOSED	)			%	
SIDEWALK/WALKWAYS:     3,120 SQ. FT.     3%       DUMPSTER AREA:     130 SQ. FT.     .001%       TOTAL IMPERVIOUS AREA     58,010 SQ. FT.     60%       US AREAS:     REQUIRED     EXISTING     PROPOSED     %       L PERVIOUS AREA:     - SQ. FT.     58,010 SQ. FT.     60%       L OPEN SPACE     39,200 SQ. FT.     - SQ. FT.     58,010 SQ. FT.     60%       IG:     REQUIRED     PROVIDED     40%       IG SPACES     80     80     RKING SPACES     4     4       ACKS     0     4 STATIONS     A     A	BUILDING FOOT PRINT:		29,400 SQ.FT				30	1%
DUMPSTER AREA:130 SQ. FT001%TOTAL IMPERVIOUS AREA58,010 SQ. FT.60%US AREAS:REQUIREDEXISTINGPROPOSEDL PERVIOUS AREA:- SQ. FT.58,010 SQ. FT.L OPEN SPACE39,200 SQ. FT SQ. FT.IG:REQUIREDPROVIDEDIG:REQUIREDPROVIDEDIG SPACES44ACKS04 STATIONSEXISTINGREMAINNEWTOTAL	PARKING AREA:		26,040 SQ,FT				27	2%
TOTAL IMPERVIOUS AREA58,010 SQ. FT.60%US AREAS:REQUIREDEXISTINGPROPOSED%L PERVIOUS AREA:- SQ. FT.58,010 SQ. FT.60%L OPEN SPACE39,200 SQ. FT SQ. FT.58,010 SQ. FT.60%IG:REQUIREDPROVIDED40%IG:REQUIREDPROVIDEDIIG SPACES8080RKING SPACES44ACKS04 STATIONSEXISTINGREMAINNEWTOTAL	SIDEWALK/WALKWAYS:		3,120 SQ. FT.				3%	6
US AREAS:REQUIREDEXISTINGPROPOSED%L PERVIOUS AREA:- SQ. FT.58,010 SQ. FT.60%L OPEN SPACE39,200 SQ. FT SQ. FT.39,300 SQ. FT.40%VELLING UNIT OR 9% OF LOT AREA, WHICHEVER IS GREATERREQUIREDPROVIDEDIG:REQUIREDPROVIDEDISIG SPACES8080RKING SPACES44ACKS04 STATIONSEXISTINGREMAINNEWTOTAL	DUMPSTER AREA:		130 SQ. FT.				.0	01%
L PERVIOUS AREA: L OPEN SPACE VELLING UNIT OR 9% OF LOT AREA, WHICHEVER IS GREATER- SQ. FT.58,010 SQ. FT.60% 40%IG:SQ. FT SQ. FT.39,300 SQ. FT.40%IG:REQUIREDPROVIDEDIG SPACES8080RKING SPACES44ACKS04 STATIONSEXISTINGREMAINNEWTOTAL	TOTAL IMPERVIOUS AR	EA	58,010 SQ. FT	Г.			60	%
L OPEN SPACE VELLING UNIT OR 9% OF LOT AREA, WHICHEVER IS GREATER- SQ. FT.39,300 SQ. FT.40%IG:REQUIREDPROVIDEDIG SPACES8080RKING SPACES44ACKS04 STATIONSEXISTINGREMAINNEWTOTAL	US AREAS:	REQUIRED	EXISTI	NG	PF	ROPOSE	5	%
VELLING UNIT OR 9% OF LOT AREA, WHICHEVER IS GREATER     REQUIRED     PROVIDED       IG:     REQUIRED     80       IG SPACES     80     80       RKING SPACES     4     4       ACKS     0     4 STATIONS       EXISTING     REMAIN     NEW	L PERVIOUS AREA:		- SQ. F	T.	58,0	010 SQ. F	Т.	60%
IG SPACES 80 80 RKING SPACES 4 4 ACKS 0 4 STATIONS EXISTING REMAIN NEW TOTAL	LOPEN SPACE WELLING UNIT OR 9% OF LOT AREA, WHICHEV		- SQ. F	T.	39,3	300 SQ. F	Т.	40%
RKING SPACES     4     4       ACKS     0     4 STATIONS       EXISTING     REMAIN     NEW	IG:	REQ	UIRED	PROV	/IDE	D		
ACKS 0 4 STATIONS EXISTING REMAIN NEW TOTAL	IG SPACES		80	8	0			
EXISTING REMAIN NEW TOTAL	RKING SPACES		4	4	ļ			
	ACKS		0	4	STA	ATIONS		
61 26 39 65	:	EXIS	STING	REMA	IN	NEW	T	OTAL
			61	26		39		65

	PROJECT NAME: GVILLE HWY MULTIFAMILY	THE TAMARA PEACOCK COMPANY Architects	REVISION REVISION DATE	ISSUED FOR	CAPT. REV	
<b>NAJ</b> TE: 21/20 5:19	UCH GREENVILLE TWY	104 E. 1st Ave, Suite A, Hendersonville, NC 28792			EACOCK COR T FOR THE T A PEACOCK MARA PEAC ERAL CONDI OR IN PART I TO ANY I TO ANY I TO ANY I TO ANY I TO ANY WIN BY AUT ISED B	
022		Ph: 828-696-4000 Fax: 828-696-4952			MPANY SPECIFIC COCK TIONS OF F METHODS ES NOT CTION OF #E HOR	