



VICINITY MAP



1 Site Plan
1/32" = 1'-0"

CONDITIONAL ZONING RECOMMENDED CONDITIONS:

- 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;
- 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;
- THE CITY'S STORMWATER ADMINISTRATOR RECOMMENDS THE DEVELOPER USE OPEN GREENSPACE AROUND PARKING AREAS FOR GREEN INFRASTRUCTURE: BIOSWALE, BIORETENTION, RAIN GARDENS AND;
- 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, ADDITIONALLY BUILDING MASS, AND DISTINCTIVE ARCHITECTURAL ELEMENTS AT CORNER OF BUILDINGS."

SITE STATISTICS:

SITE: 904 GREENVILLE HWY, HENDERSONVILLE NC 28792-6224
PIN: 9568921924
ALL CALCULATIONS APPLY TO THE AREA OF THE SITE AFFECTED

LAND USE DESIGNATION: 100 - ACTIVITY CENTER

CURRENT USE	PROPOSED USE	OCCUPANCY
UNDEVELOPED	RESIDENTIAL	R-2

SITE DATA:

- DESCRIPTION
- 1.A) ZONING: GREENVILLE HIGHWAY MIXED USE ZONING (GHMU)
- B) INTENSITY: PREVIOUS: 13 MOBILE HOMES
PROPOSED: RESIDENTIAL 3 (4 STORY) BUILDINGS
- C) UNITS: 80 DWELLING UNITS - 35.6 UNITS PER ACRE
70% 2 BED/ 2 BATH
30% 1 BED/1 BATH

2.) SITE AREA:	GROSS LOT S.F.:	98,010 SQ. FT. / 2.25 ACRES
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3.) YARD DIMENSIONS:	REQUIRED	PROVIDED
FRONT (CHADWICK) SETBACK	0' - 0"	4' - 0"
FRONT (GVILLE HWY) SETBACK	0' - 0"	9' - 6"
REAR SETBACK	25' - 0"	38' - 8"
SIDE SETBACK	25' - 0"	25' - 0"
4.) BUILDING HEIGHT:	42'-0" MAX	4 FLOORS / 42'- 0"
5.) MIN LOT SIZE:	5,000 SF	-
6.) MAX BLDG FOOTPRINT:	12,000 SF MAX.	9,800 SF
7.) DENSITY:	NO CAP	80 UNITS
8.) COMMON SPACE	10% 9,801 SF	14,800 SF
9.) PORCH/BALCONY	5' PROJECTION INTO SETBACK	-

10.) IMPERVIOUS 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%

11.) PERVIOUS AREAS:	REQUIRED	EXISTING	PROPOSED	%
A. TOTAL PERVIOUS AREA:		- SQ. FT.	58,010 SQ. FT.	60%
B. TOTAL OPEN SPACE	39,200 SQ. FT.	- SQ. FT.	39,300 SQ. FT.	40%
12.) PARKING:	REQUIRED	PROVIDED		
PARKING SPACES	80	80		
ADA PARKING SPACES	4	4		
BIKE RACKS	0	4 STATIONS		
13.) TREES:	EXISTING	REMAIN	NEW	TOTAL
	61	26	39	65

TAMARA PEACOCK, R.A.
LICENSE NO. 12126

PROJ. DESIGNER
CAPT. APPROVER

DRAWN BY
AUTHOR
REVIEWED BY
CHECKER

ISSUED FOR	REVISION DATE	REVISION

THE TAMARA PEACOCK COMPANY
Architects

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PROJECT NAME:
GVILLE HWY
MULTIFAMILY
904 GREENVILLE HWY
HENDERSONVILLE NC

SHEET NAME:
SITE PLAN/
MASTER
PLAN

PROJ. No.: 17-0351
DATE: 2/21/2022
9:16:10

SHEET No.:
SP 1.00