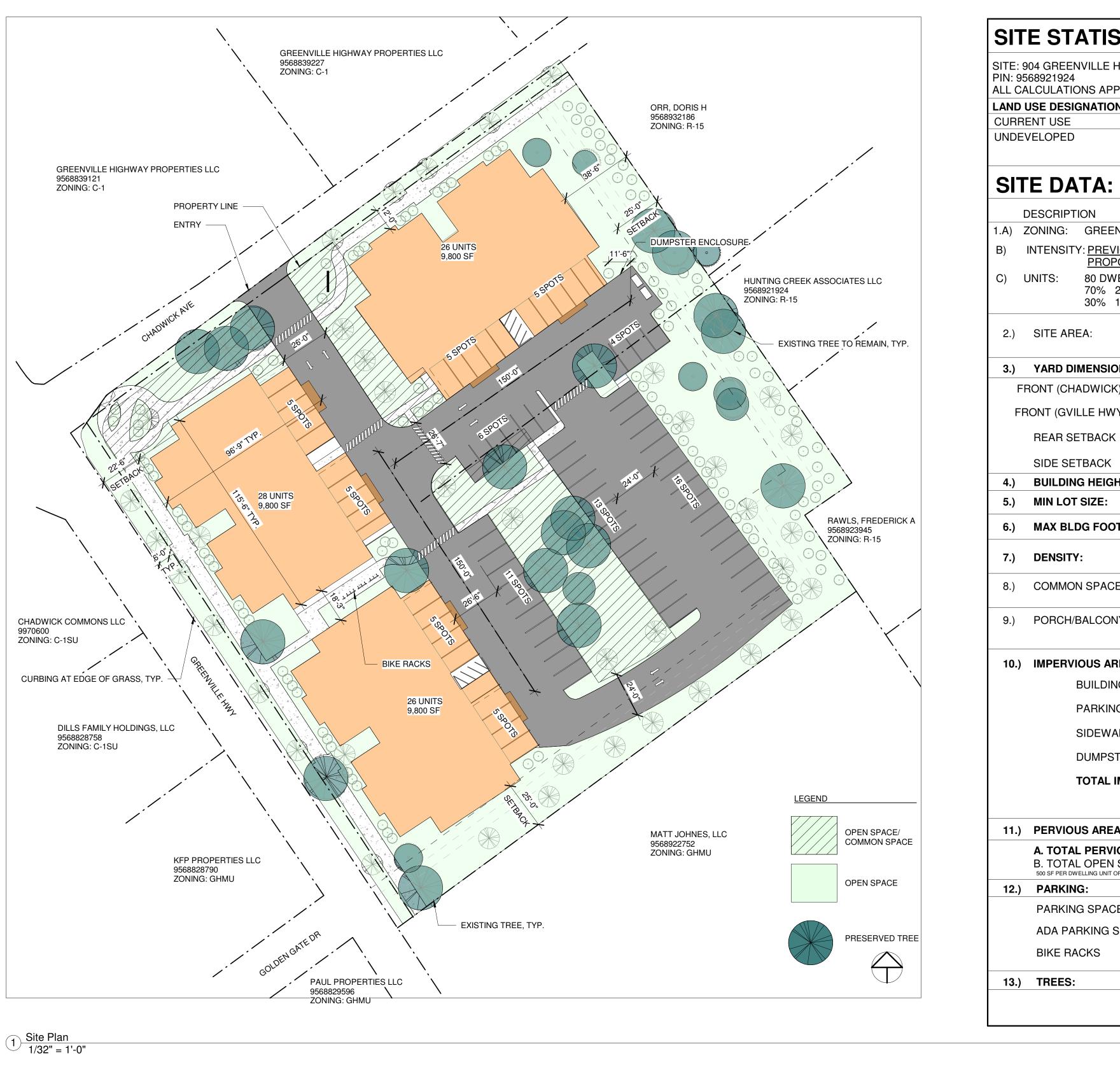


VICINITY MAP



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
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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						
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	PROJECT NAME: GVILLE HWY MULTIFAMILY	THE TAMARA PEACOCK COMPANY Architects	REVISION REVISION DATE	ISSUED FOR	CAPT. REV	
NAJ 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	
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