

501 WINDY PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 6000, 711 E. EASY STREET, SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR., SUITE 200, GREENVILLE, SC 29611 | 1741 HAYWOOD RD., SUITE 200, HENDERSONVILLE, NC 28636 | 150 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'.

STUB-OUT FOR POTENTIAL FUTURE CONNECTION WITH ACCESS EASEMENT (PER APPENDIX D SECTION D107.1)

40' OFFSET FROM PROPERTY LINE (TYP)

RETAINING WALL (TYP) ± 12' HT.

RETAINING WALL (TYP) ± 13' HT.

EX. VEGETATION TO REMAIN (TYP)

WETLAND

20' TRANSITIONAL STREAM BUFFER (TYP)

30' UNDISTURBED STREAM BUFFER (TYP)

100-YEAR FLOOD ZONE (TYP)

RETAINING WALL (TYP) ± 30' HT.

RETAINING WALL (TYP) ± 16' HT.

PROPOSED LOCATION OF FUTURE GREENWAY TRAIL, LOCATION TO BE FINALIZED IN COORDINATION WITH THE PLANNING DEPARTMENT

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EXISTING CROSSING LOCATION BRIDGE TO SPAN ORDINARY HIGH WATER MARK & MEET PUBLIC STREET STANDARDS

PEDESTRIAN BRIDGE

PROPOSED LOCATION OF FUTURE GREENWAY TRAIL, LOCATION TO BE FINALIZED IN COORDINATION WITH THE PLANNING DEPARTMENT

20' TRANSITIONAL BUFFER TO BE RECONFIGURED OR REMOVED THROUGH VARIANCE PROCESS

58' OFFSET FROM PROPERTY LINE (TYP)

± 0.042 ACRES OF STREAM MITIGATION (425 LF)

8' TYPE (A) BUFFER ADJ. TO RESIDENTIAL

5' SIDE SETBACK (TYP)

30' OFFSET FROM PROPERTY LINE (TYP)

8' HT. SHADOWBOX PRIVACY FENCE (TYP)

70' SETBACK FROM CENTERLINE (TYP)

± 302' DRIVEWAY SPACING

± 286' HAYWOOD ROAD FRONTAGE

± 380' SIGHT DISTANCE

± 45' DRIVEWAY SPACING

± 380' SIGHT DISTANCE

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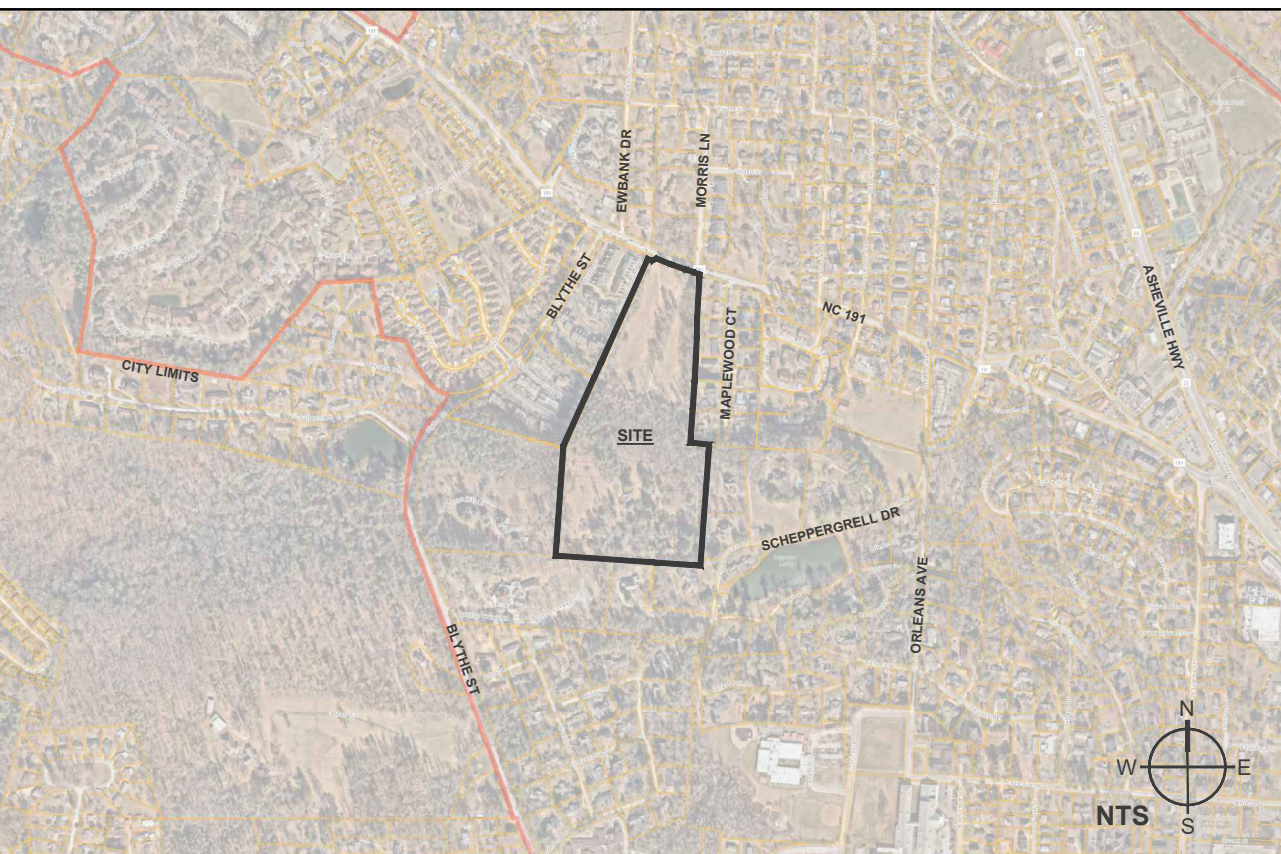
± 45' DRIVEWAY SPACING

± 380' SIGHT DISTANCE

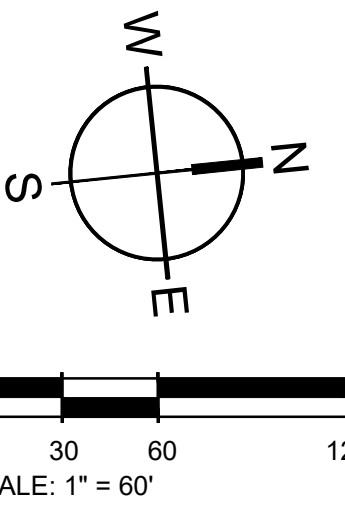
± 286' HAYWOOD ROAD FRONTAGE

LEGEND			
DESCRIPTION	HT. / SF	COTTAGE	HT. / SF
Clubhouse Leasing	27'-0" / 1,430 SF	18R-2BR Duplex	19'-6" / 728 SF
Clubhouse Fitness	27'-0" / 1,430 SF	22R-2BR Duplex	19'-6" / 728 SF
Pool House	20'-0" / 624 SF	18R Stacked Duplex	22'-0" / 728 SF
Maintenance	12'-0" / 361 SF	22R Row House (Twin)	31'-0" / 1,430 SF
Garage: 3 Door	16'-0" / 792 SF		
		22R Row House (16' wide) - 2 Pack	29'-6" / 1,152 SF
		32R Row House (16' wide) - 2 Pack	29'-6" / 1,152 SF
		32R Row House (16' wide) - 4 Pack	30'-0" / 1,430 SF

Conditions Table
Developer Proposed Conditions
1. Minimum 25' building setback throughout the perimeter of the property.
2. A minimum of 40% of the existing tree canopy will be preserved.
3. The site will maintain a minimum of 55% open space.
4. The site will maintain a minimum of 16% common open space.
5. All exterior walls will have at least one window or doorway per floor. The garage bays are excluded from this requirement.
6. All units will include a private fenced backyard.
7. All open space and amenities will be professionally managed and maintained in perpetuity by the property owner.
8. Transitional stream buffer shall be reduced to 0' for the area indicated below in the site plan.
City Proposed Conditions



VICINITY MAP



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 OR 1.5 / Dwelling Unit ≥ 3 Bedrooms
Parking Provided	180 Dwelling Units (44 ≥ 3 Bedrooms) - 202 Spaces Req. Provided: 330 spaces (Includes Garage Spaces)

Site Coverage	
Total Project Area	± 21.25 AC
Buildings	± 3.6 AC 17 % Site Coverage
Open Space	Open Space
	± 13.2 AC 62 % Site Coverage
	Common Open Space
	± 2.1 AC Open Water / Wetland / Floodplain (50%)
	± 0.3 AC Amenity 1.25 AC Sidewalks
Streets & Parking	± 2.15 AC Unimproved Area (Natural Features)
	Total: ± 4.35 AC (20.5 %) N/I ± 0.4 AC ≥ 33% Slope
	± 3.75 AC 17.6 % Site Coverage
Stormwater Detention	± 0.7 AC 3.3 % 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		180 Units Total

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	(12)

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11808
DATE: 7/4/2025
DRAWN BY: AC | NH
CHECKED BY: AD | DM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY SITE PLAN

