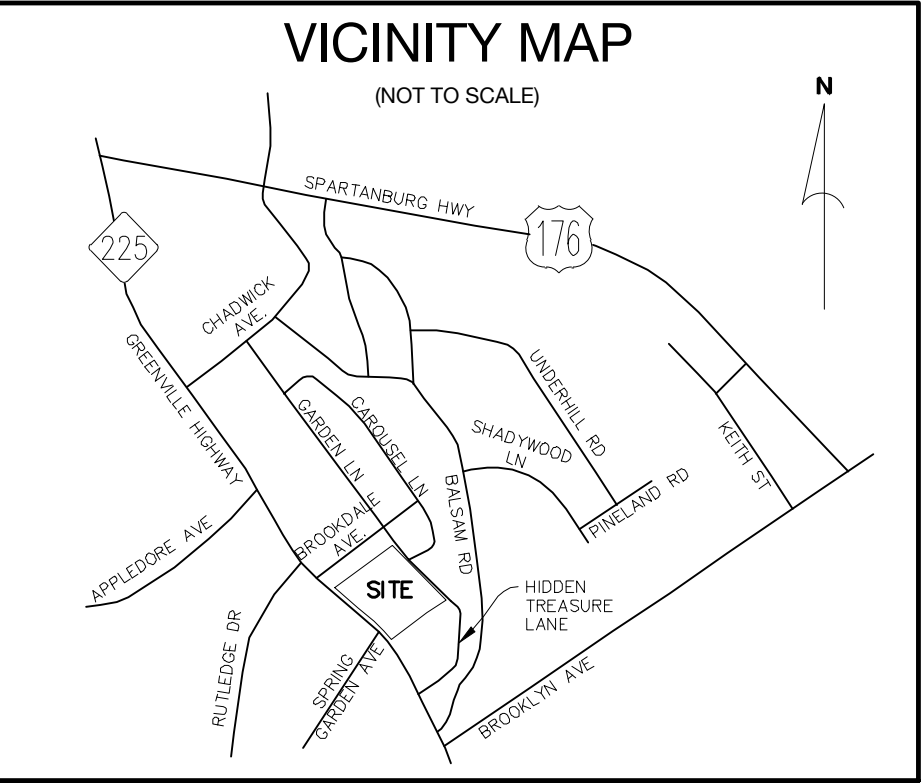


1202 GREENVILLE HWY

HENDERSONVILLE, NORTH CAROLINA

PREPARED FOR:
LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540

INDEX OF SHEETS		
SHEET NO	TITLE	REV.
C000	COVER	1
C001	SURVEY	
C101	EXISTING CONDITIONS & DEMOLITION PLAN	1
C201	SITE PLAN	1
C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE PLAN ELEVATIONS	1



DEVELOPMENT DATA

OWNER/DEVELOPER: LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
CONTACT: DAVID GORMAN
(202) 922-6540

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E.
(828) 252-5388

168 PATTON AVENUE
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FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 28086
PHONE (828) 252-5388
FAX (828) 455-5455

Civil Design Concepts, PA

CDC

NCELS LICENSE # C-2184
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	01/05/2023	C2D SUBMITTAL	MAD

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

COVER FOR:

1202 GREENVILLE HWY

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AWP
CDC PROJECT NO.: 12241
XXX PERMIT NO.: xxx

SHEET
C000

NOTES

1. SURVEYED BOUNDARY LINES, AND NOTES REGARDING THE SUBJECT PROPERTY BOUNDARY, ARE BASED ON A L&A/NGPS SURVEY COMPLETED PREVIOUSLY BY THIS FIRM DATED DECEMBER 1ST 2022 HAVING A DRAWING NUMBER OF D22-123.
2. THE SUBJECT PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
3. THE SUBJECT PROPERTY IS ZONED GREENVILLE HIGHWAY MIXED USE DISTRICT (GHMU) PER CITY OF HENDERSONVILLE ZONING MAP. REQUIRED SETBACKS FOR THE GHMU DISTRICT VARY BASED ON DEVELOPMENT TYPE AND ARE NOT SHOWN HEREON. SEE THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR RESTRICTIONS AND ALLOWANCES.
4. THE SUBJECT PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 3100957800, EFFECTIVE DATE OCTOBER 2nd, 2008.
5. FIELD WORK WAS PERFORMED FROM 10/18/2022 THROUGH 12/1/2022, BY TRADITIONAL SURVEY METHODS. THE FIELD WORK WAS ADJUSTED USING A NEAREST MINIMUM, UNCONSTRAINED LEAST SQUARES ADJUSTMENT. HORIZONTAL CLOSURE BEFORE ADJUSTMENT WAS 1.06647.
6. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NAD 83 (2011) COORDINATES. ALL ELEVATIONS SHOWN ARE RELATIVE TO NAVD 88 DETERMINED BY A GNSS SURVEY UTILIZING STATIC GPS RECEIVERS (SEE CERTIFICATION).
7. GREENVILLE HIGHWAY, AS SHOWN ON PLAT BOOK B PAGE 208A, SCALES TO BE APPROXIMATELY 40 FEET. NO RECORD RIGHT-OF-WAY CONVEYANCE, FOR GREENVILLE HIGHWAY, WAS FOUND DURING THE SURVEY. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CLAIMS A MAINTENANCE LIMITS RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY. THE RIGHT-OF-WAY LINE, SHOWN HEREON, FOR GREENVILLE HIGHWAY, IS APPROXIMATE AND IS BASED ON EVIDENCE OF MAINTENANCE LIMITS ON SITE.
8. WETLAND AREAS AND STREAMS, SHOWN HEREON, WERE DELINEATED BY CLEAR WATER ENVIRONMENTAL CONSULTANTS, INC. (828-698-9800). PER PROVIDED CLEAR WATER DELINEATION MAP, THE EXISTING STREAM AND WETLAND AREAS A & B ARE POTENTIALLY JURISDICTIONAL WATERS OF THE U.S. WETLAND AREAS A & B WERE FLAGGED BY CLEAR WATER AND WERE FIELD LOCATED. THE POTENTIAL STREAM AND WETLAND AREA C, WERE NOT DELINEATED ON SITE AND ARE NOTED AS POTENTIAL WATERS PER PROVIDED CLEAR WATER DELINEATION MAP. POTENTIAL WETLANDS AND STREAMS ARE SHOWN APPROXIMATELY PER CLEAR WATER DELINEATION MAP. WETLAND AREAS SHOWN MAY BE SUBJECT TO BUFFERS IF REQUIRED BY FEDERAL, STATE, OR LOCAL ORDINANCES.
9. THE SUBJECT PROPERTY IS SUBJECT TO A 30 FOOT STREAM BUFFER AS REQUIRED BY ARTICLE XVII SECTION 17-3-2 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES. THE 30 FOOT STREAM BUFFER, SHOWN HEREON, IS MEASURED FROM TOP OF CREEK BANK. SEE THE CITY OF HENDERSONVILLE CODE OF ORDINANCES ARTICLE XVII SECTION 17 FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.
10. MONUMENTS FOUND ALONG GARDEN LANE INDICATE A VARYING RIGHT-OF-WAY WIDTH. PLAT BOOK B PAGE 208A NOTES OAKLAND AVENUE (NOW GARDEN LANE) TO BE 40' ALONG THE SUBJECT PROPERTY. THE NORTHERN MARGIN OF GARDEN LANE PER PLAT BOOK C PAGE 131 AND PLAT SLIDE 13193, APPEARS TO DISAGREE BY APPROXIMATELY 13 FEET FROM THE LOCATION OF THE NORTHWESTERN MOST CORNER OF LOT 6. LOT 6 MAY ALSO BE THE ORIGINAL LOCATION OF THE NORTHERN MARGIN OF OAKLAND AVENUE (NOW GARDEN LANE) AS SHOWN ON PLAT BOOK B PAGE 208A. A PORTION OF GARDEN LANE IS CITY MAINTAINED. SEE THE APPROXIMATE CITY MAINTENANCE LIMIT AS SHOWN HEREON. THE APPROXIMATE CITY MAINTENANCE LINE IS BASED ON A STREET MAINTENANCE MAP PROVIDED BY THE CITY OF HENDERSONVILLE. A PORTION OF GARDEN LANE ALONG THE SUBJECT PROPERTY APPEARS TO BE PRIVATE.
11. MAJOR AND MINOR CONTOURS ARE SHOWN AT 10 FOOT AND 2 FOOT INTERVALS RESPECTIVELY.
12. NO INVESTIGATION OF UNDERGROUND UTILITIES, OTHER THAN ABOVE GROUND MARKINGS OR STRUCTURES, WAS MADE BY THIS FIRM DURING THIS SURVEY. SEE LINE LEGEND FOR DISPERSED UTILITIES, SHOWN HEREON, THAT WERE TRACED PER PROVIDED EXHIBIT VERSUS FIELD LOCATED. UNDERGROUND UTILITIES TRACED, PER PROVIDED EXHIBIT, ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
13. MONUMENTS FOUND, AS REFERENCED IN DEED BOOK 1598 PAGE 441, MAY OVERLAP THE BOUNDARY AS DESCRIBED IN DEED BOOK 94 PAGE 339 AND IN DEED BOOK 380 PAGE 267. BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 1/4" O.P. FOUND 0.9' H.C. HOOKERY, REMAINS OF OLD CORNER, IS THE FORMER SOUTHWESTERN MOST CORNER OF THE FORMER DURANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQ. FEET.
14. NO CERTIFICATION IS GIVEN TO THE ACCURACY OF TREE SPECIES SHOWN HEREON. A PERSON QUALIFIED IN TREE IDENTIFICATION SHOULD BE CONSULTED FOR VERIFICATION OR IF MORE ACCURATE IDENTIFICATION IS NEEDED. ONLY TREES WITH A BREAST HEIGHT DIAMETER OF 12 INCHES ARE SHOWN.

SEWER STRUCTURE TABLE

1	RIM: 2126.6' INVERT IN: 2118.8' (8" PVC) INVERT OUT: 2118.8' (8" PVC)
2	RIM: 2124.1' INVERT IN: 2118.25' (8" PVC) INVERT IN: 2118.2' (8" PVC) INVERT OUT: 2117.95' (8" DIP)
3	RIM: 2122.3' INVERT IN: 2117.1' (8" DIP) INVERT OUT: 2116.85' (8" DIP)
4	RIM: 2121.4' INVERT IN: 2116.15' (8" DIP)
5	RIM: 2127.15' INVERT IN: 2120.6' (8" PVC) INVERT OUT: 2120.4' (8" PVC)
6	RIM: 2139.45' INVERT IN: 2135.3' (8" PVC) INVERT OUT: 2133.0' (8" PVC)
7	RIM: 2143.75' INVERT IN: 2138.0' (8" PVC) INVERT OUT: 2137.75' (8" PVC)
8	RIM: 2141.25' INVERT IN: 2134.05' (8" PVC) INVERT OUT: 2133.05' (8" PVC)
9	RIM: 2140.8' INVERT IN: 2133.3' (8" PVC) INVERT OUT: 2133.05' (8" PVC)
10	RIM: 2134.4' INVERT IN: 2125.8' (8" PVC) INVERT OUT: 2125.6' (8" PVC)
11	RIM: 2134.0' INVERT IN: 2124.95' (8" PVC) INVERT OUT: 2124.75' (8" PVC)
12	RIM: 2130.1' INVERT IN: 2123.95' (8" PVC) INVERT OUT: 2123.8' (8" PVC)
13	RIM: 2126.35' INVERT IN: 2120.55' (8" PVC)

STORM WATER STRUCTURE TABLE

1	GRATE: 2142.1' FLOW: 2141.9' INVERT IN: 2139.2' (18" HDPE) INVERT OUT: 2138.65' (18" HDPE)
2	GRATE: 2131.4' INVERT IN: 2128.7' (18" HDPE) INVERT OUT: 2128.55' (18" HDPE)
3	GRATE: 2125.35' INVERT IN: 2122.7' (24" HDPE) INVERT OUT: 2122.4' (18" HDPE)
4	GRATE: 2125.5' INVERT IN: 2122.85' (24" HDPE)
5	GRATE: 2126.6' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (18" RCP)
6	18" RCP INVERT: 2121.6' INVERT OUT: 2121.0' (24" RCP)
7	GRATE: 2126.5' INVERT IN: 2121.05' (24" RCP)
8	24" RCP INVERT: 2117.75'

I, JOSHUA R. HODGES, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS. THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD (21 NCAC 56.1606). THAT THE SURVEY WAS COMPLETED ON 12/1/2022, AND ALL ELEVATIONS ARE BASED ON NAVD 88.

I, JOSHUA R. HODGES, CERTIFY THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

HORIZONTAL POSITIONAL ACCURACY: 1cm

VERTICAL POSITIONAL ACCURACY: 2cm

TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE BUSINESS CENTER)

DATE OF SURVEY: OCTOBER, 16TH 2022

HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010

VERTICAL DATUM: NAVD 88

FIXED CONTROL: NCOS CORS STATION "NOHE"

LOCATION POINT: N: 581462.54 E: 969939.17

GEOD MODEL: GEODR

COMBINED GRD FACTOR: 0.999776015

UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS DAY December 06, 2022

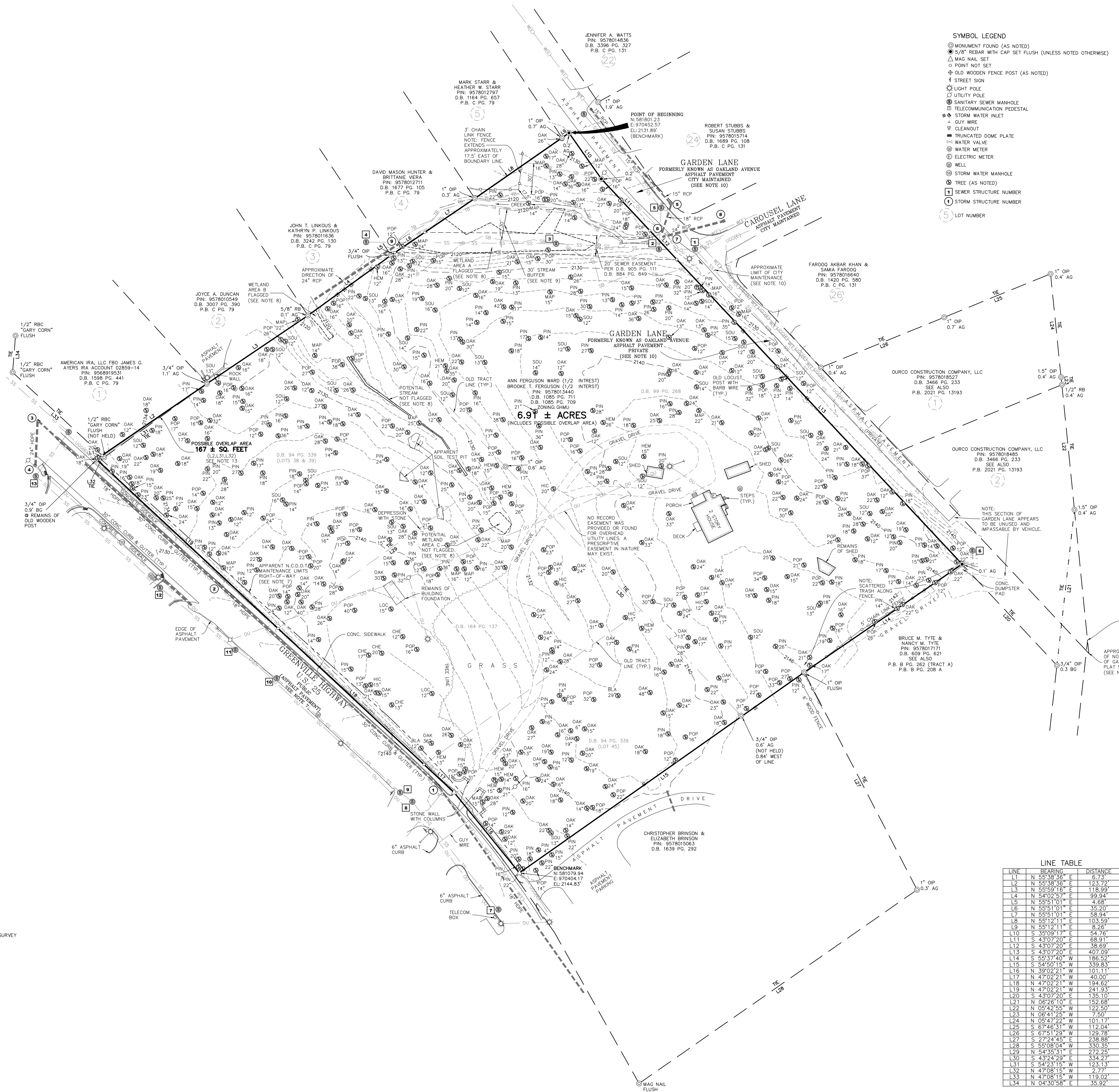
Joshua R. Hodges

PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



N:\JOBS\21228 150 WESTSIDE DRIVE\OW22274-TOPO & TREES.DWG



SYMBOL LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR WITH CAP SET FLUSH (UNLESS NOTED OTHERWISE)
- MAG NAIL SET
- POINT NOT SET
- OLD WOODEN FENCE POST (AS NOTED)
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- TELECOMMUNICATION PEDESTAL
- STORM WATER INLET
- GUY WIRE
- CLEANOUT
- TRUNCATED DOME PLATE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- WELL
- STORM WATER MANHOLE
- TREE (AS NOTED)
- SEWER STRUCTURE NUMBER
- STORM STRUCTURE NUMBER
- LOT NUMBER

ABBREVIATION LEGEND

- AG ABOVE GRADE
- BE BELOW GRADE
- BR BRON
- BLA BLACK GUM
- CHE CHERRY
- CONC CONCRETE
- COMP CORRUGATED METAL PIPE
- D.B. DEED BOOK
- DUCTILE IRON PIPE
- E: EASTING
- EL ELEVATION
- HDPE HIGH DENSITY POLYETHYLENE
- HEM HEMLOCK
- HIC HICKORY
- IP IRON PIPE
- LOC LOCUST
- MAP
- N: NORTHING
- N.C.D.O.T. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- OPEN IRON PIPE
- P.B. PLAT BOOK
- PG. PAGE
- PIN PINE
- PIN: PARCEL IDENTIFIER NUMBER
- RIP PINCHED IRON PIPE
- POPLAR
- REBAR
- RBC REBAR & CAP
- REINFORCED CONCRETE PIPE
- R-O-W RIGHT-OF-WAY
- SOU SOUTHWOOD

LINE LEGEND

- BOUNDARY LINE (SURVEYED)
- DEED/PLAT LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE
- STORM WATER PIPE
- SETBACK
- MAJOR CONTOUR
- MINOR CONTOUR
- STREAM BUFFER
- TOP OF CREEK BANK
- EDGE OF WATER
- EASEMENT (AS NOTED)
- FENCE (AS NOTED)
- TIE LINE ONLY
- EDGE OF WETLAND (PER CLEARWATER DELINEATION)
- UNDERGROUND GAS LINE (TRACED PER DOMINION ENERGY EXHIBIT)
- UNDERGROUND WATER LINE (TRACED PER CITY OF HENDERSONVILLE EXHIBIT)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°38'36" E	6.73
L2	N 55°38'36" E	123.72
L3	N 55°50'18" E	118.99
L4	N 54°02'57" E	99.94
L5	N 55°51'01" E	4.68
L6	N 55°51'01" E	35.20
L7	N 55°51'01" E	58.94
L8	N 55°12'11" E	103.59
L9	N 55°12'11" E	8.28
L10	S 35°09'17" E	54.76
L11	S 43°07'20" E	68.91
L12	S 43°07'20" E	38.69
L13	S 43°07'20" E	407.09
L14	S 55°19'40" W	186.55
L15	S 54°50'15" W	339.83
L16	N 39°02'21" W	101.11
L17	N 47°02'21" W	40.00
L18	N 47°02'21" W	194.62
L19	N 47°02'21" W	241.93
L20	N 43°09'20" E	130.01
L21	N 06°26'10" E	152.68
L22	N 05°42'55" W	122.50
L23	N 06°41'25" W	7.50
L24	N 05°47'22" W	101.17
L25	S 67°46'31" W	112.04
L26	S 67°46'31" W	129.78
L27	S 27°24'45" E	238.88
L28	S 55°08'04" W	330.35
L29	N 54°35'51" E	27.25
L30	S 43°24'29" E	334.27
L31	S 54°33'15" W	123.13
L32	N 47°08'15" W	2.77
L33	N 47°08'15" W	119.02
L34	N 04°30'58" E	35.92

0' 50' 100' 150'

SCALE 1" = 50'

D22-126

TOPOGRAPHIC SURVEY

For
LOCK 7 DEVELOPMENT
Located at: 1202 Greenville Highway

REFERENCES

D.B. 1085 PG. 711

D.B. 1085 PG. 709

D.B. 735 PG. 885

D.B. 735 PG. 881

RECORD OWNERS:

ANN FERGUSON WARD &

BROOKE T. FERGUSON

PIN: 9578013440

City of Hendersonville

Henderson County, N.C.

Date: December 1st, 2022 Drawn by: JR & JH

Job #22274

ED HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.

Joshua R. Hodges, PLS L-5304

200 Ridgefield Ct. Ste. 208 Asheville, NC 28806

Company License # C-2806

828.225.6562

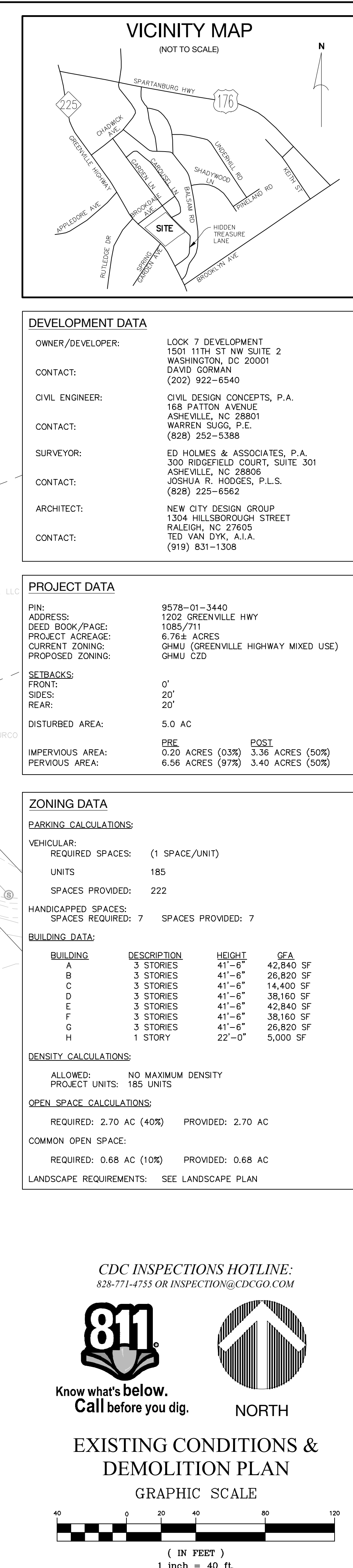
jhodges@edholmessurveying.com

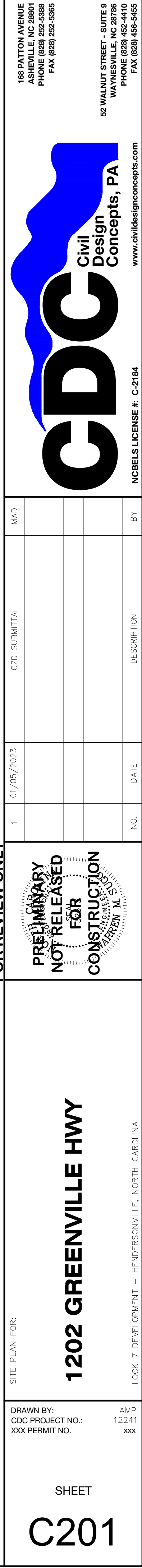


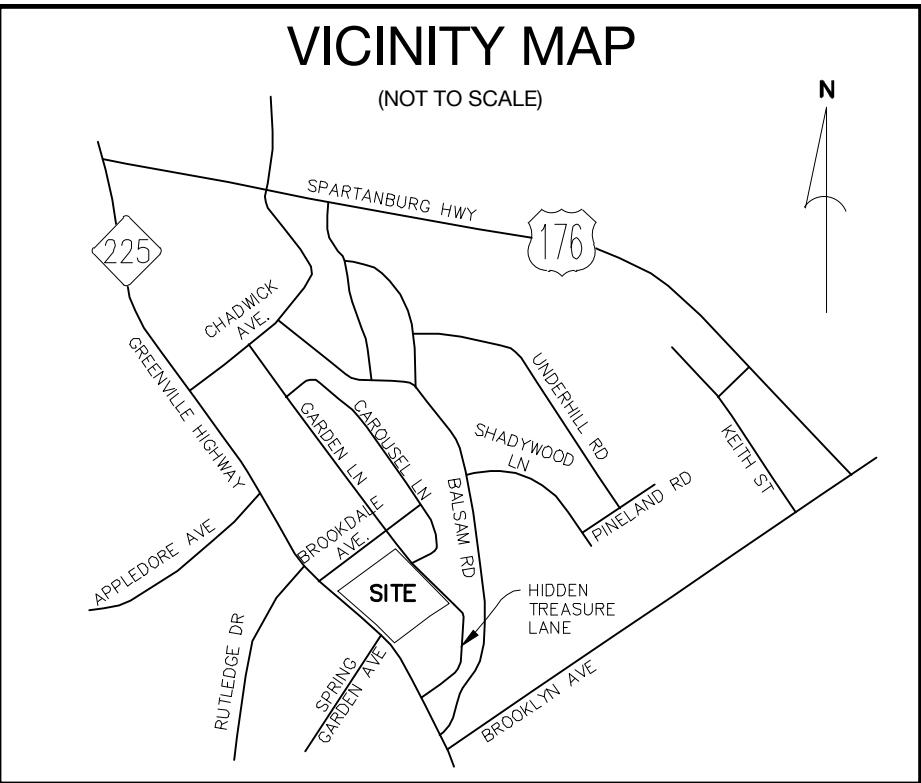
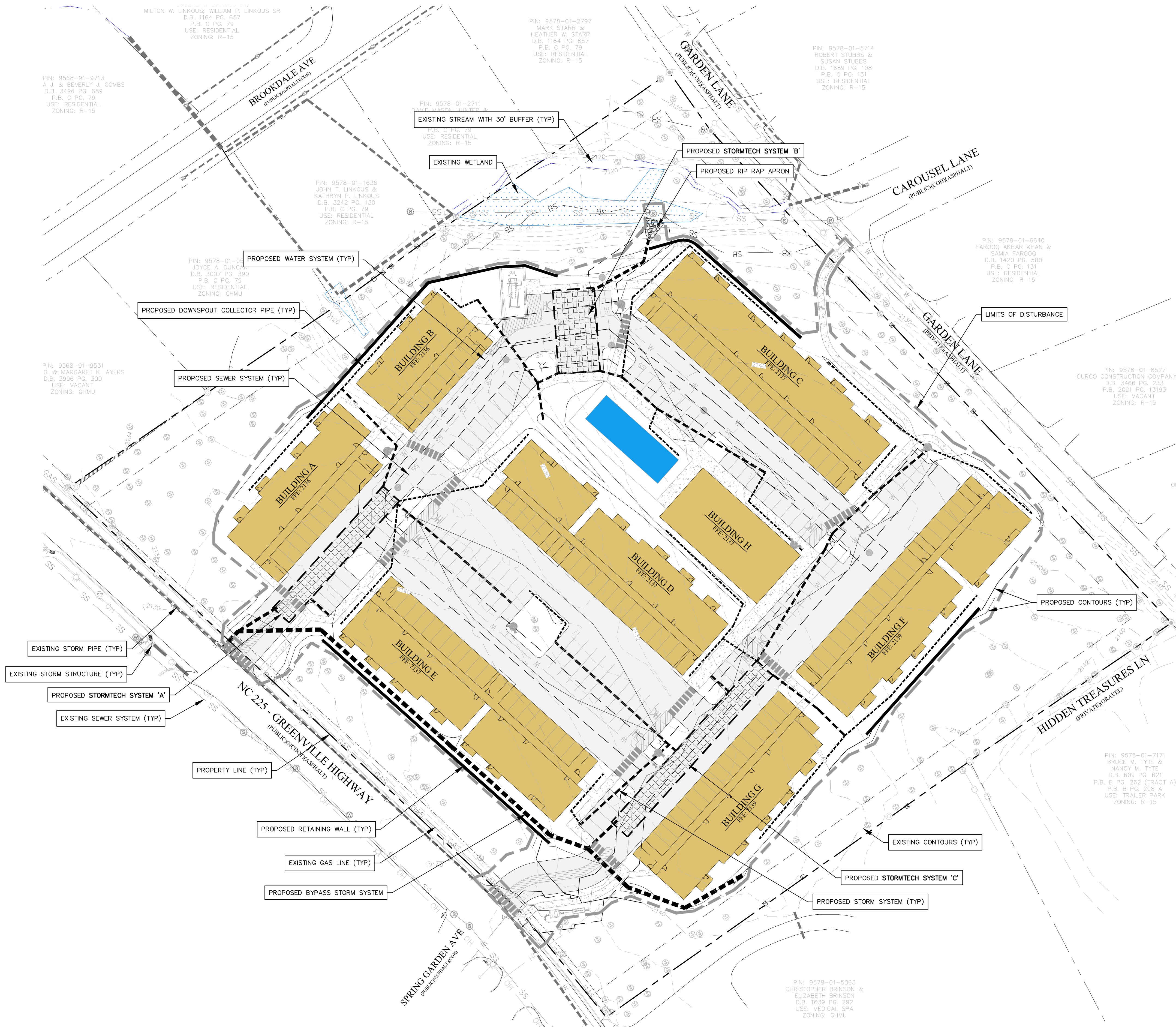
0' 50' 100' 150'

SCALE 1" = 50'

D22-126







DEVELOPMENT DATA	
OWNER/DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001
CONTACT:	DAVID GORMAN (202) 922-6540
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806
CONTACT:	JOSHUA R. HODGES, P.L.S. (828) 225-6562
ARCHITECT:	NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605
CONTACT:	TED VAN DYK, A.I.A. (919) 831-1308

PROJECT DATA	
PIN:	9578-01-3440
ADDRESS:	1202 GREENVILLE HWY
DEED BOOK/PAGE:	1085/711
PROJECT ACREAGE:	6.76± ACRES
CURRENT ZONING:	GHMU (GREENVILLE HIGHWAY MIXED USE)
PROPOSED ZONING:	GHMU C2D
SETBACKS:	
FRONT:	0'
SIDES:	20'
REAR:	20'
DISTURBED AREA:	5.0 AC
IMPERVIOUS AREA:	PRE: 0.20 ACRES (03%) POST: 3.36 ACRES (50%)
PERVIOUS AREA:	PRE: 6.56 ACRES (97%) POST: 3.40 ACRES (50%)

ZONING DATA	
PARKING CALCULATIONS:	
VEHICULAR:	(1 SPACE/UNIT)
REQUIRED SPACES:	185
SPACES PROVIDED:	222
HANDICAPPED SPACES:	SPACES REQUIRED: 7 SPACES PROVIDED: 7
BUILDING DATA:	
BUILDING	DESCRIPTION HEIGHT GFA
A	3 STORIES 41'-6" 42,840 SF
B	3 STORIES 41'-6" 26,820 SF
C	3 STORIES 41'-6" 14,400 SF
D	3 STORIES 41'-6" 38,160 SF
E	3 STORIES 41'-6" 42,840 SF
F	3 STORIES 41'-6" 38,160 SF
G	3 STORIES 41'-6" 26,820 SF
H	1 STORY 22'-0" 5,000 SF
DENSITY CALCULATIONS:	
ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	185 UNITS
OPEN SPACE CALCULATIONS:	
REQUIRED:	2.70 AC (40%) PROVIDED: 2.70 AC
COMMON OPEN SPACE:	
REQUIRED:	0.68 AC (10%) PROVIDED: 0.68 AC
LANDSCAPE REQUIREMENTS:	
SEE LANDSCAPE PLAN	

Know what's below.
Call before you dig.

NORTH

GRADING & STORM DRAINAGE
PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

Civil Design Concepts, PA

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 252-5385

01/05/2023

C2D SUBMITTAL

1

NO.

DATE

DESCRIPTION

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

1202 GREENVILLE HWY

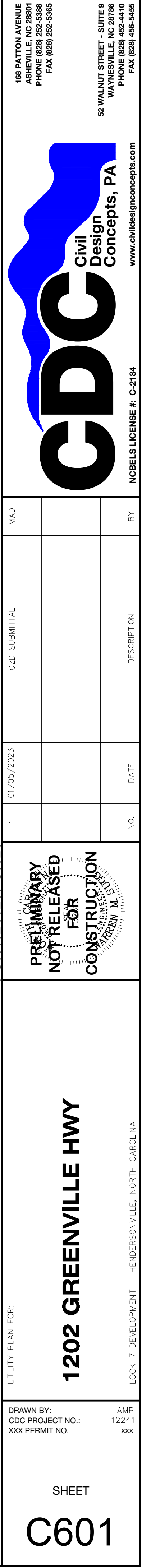
LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

C301

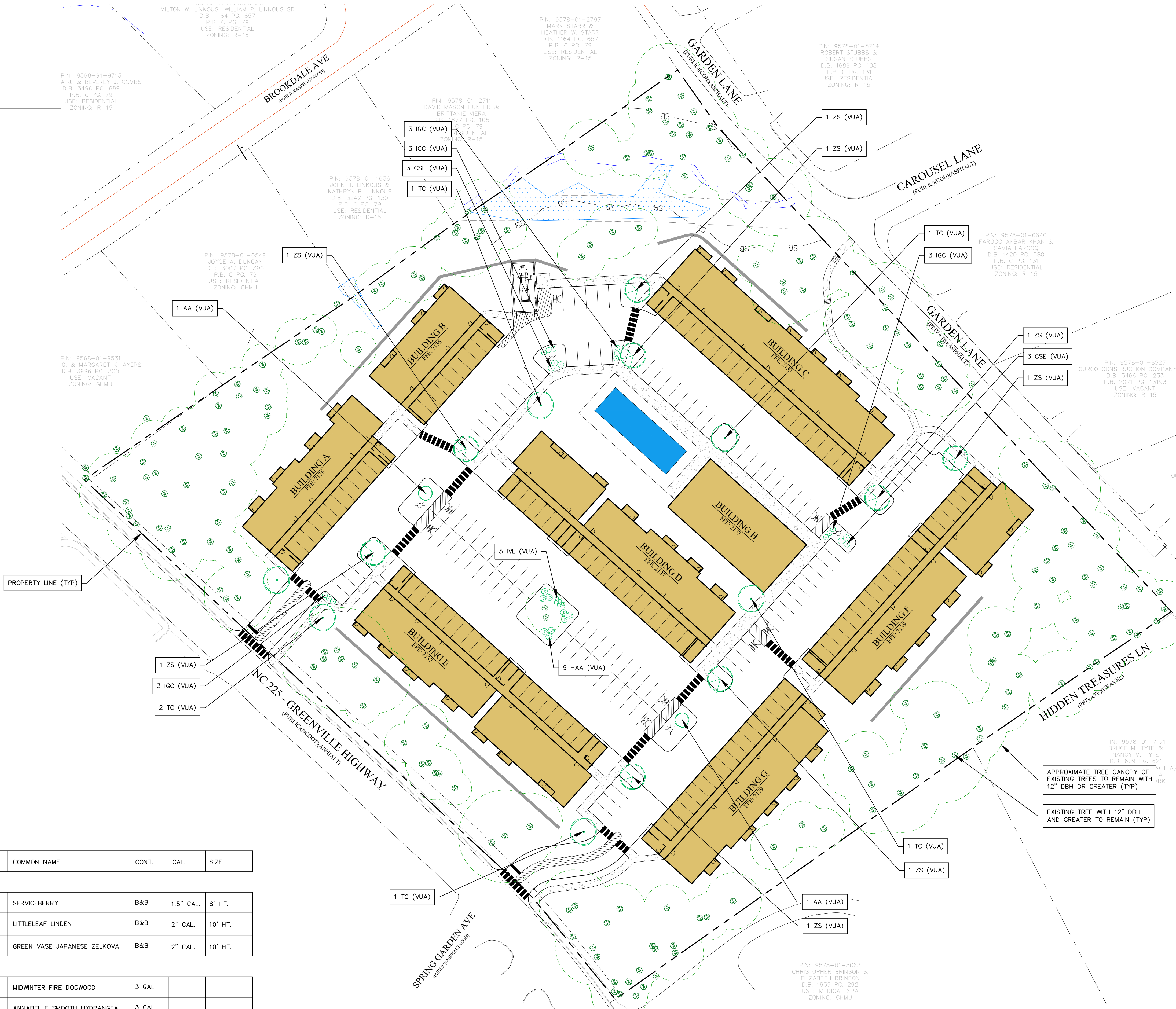


PLANTING SUMMARY:

VEHICULAR USAGE LANDSCAPE AREA (VUA)

REQUIREMENTS: (PER 4,000 SF OF VUA)
1 LARGE DECIDUOUS TREE AND 2 SHRUBS

TOTAL VUA: 64,750 SF
TREES REQUIRED: 16
TREES PROVIDED: 16
SHRUBS REQUIRED: 32
SHRUBS PROVIDED: 32



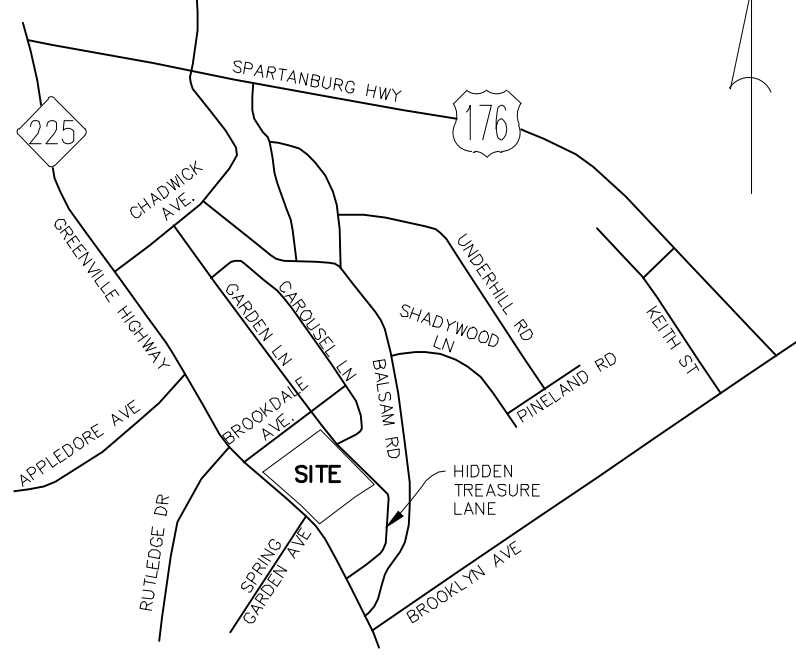
PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
TREES						
AA	2	AMELANCHIER ARBOREA	SERVICEBERRY	B&B	1.5" CAL.	6' HT.
TC	6	TILIA CORDATA	LITTLELEAF LINDEN	B&B	2" CAL.	10' HT.
ZS	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B&B	2" CAL.	10' HT.
SHRUBS						
CSE	6	CORNUS SERICEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	3 GAL		
HAA	9	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	3 GAL		
IGC	12	ILEX GLABRA 'COMPACTA'	INKBERRY	1 GAL		
IVL	5	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	1 GAL		

*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER.
*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.

VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER/DEVELOPER: LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540
CONTACT:
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
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ARCHITECT: NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
TED VAN DYK, A.I.A.
(919) 831-1308
CONTACT:

PROJECT DATA

PIN: 9578-01-3440
ADDRESS: 1202 GREENVILLE HWY
DEED BOOK/PAGE: 1085/711
PROJECT ACREAGE: 6.76± ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
PROPOSED ZONING: GHMU C2D
SETBACKS:
FRONT: 0'
SIDES: 20'
REAR: 20'
DISTURBED AREA: 5.0 AC
IMPERVIOUS AREA: PRE 0.20 ACRES (03%) POST 3.36 ACRES (50%)
PERVIOUS AREA: 6.56 ACRES (97%) 3.40 ACRES (50%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 SPACE/UNIT)
UNITS 185
SPACES PROVIDED: 222
HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	41'-6"	42,840 SF
B	3 STORIES	41'-6"	26,820 SF
C	3 STORIES	41'-6"	14,400 SF
D	3 STORIES	41'-6"	38,160 SF
E	3 STORIES	41'-6"	42,840 SF
F	3 STORIES	41'-6"	38,160 SF
G	3 STORIES	41'-6"	26,820 SF
H	1 STORY	22'-0"	5,000 SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY
PROJECT UNITS: 185 UNITS

OPEN SPACE CALCULATIONS:

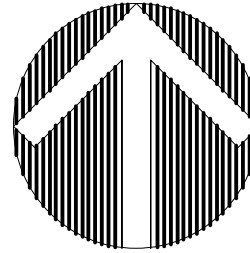
REQUIRED: 2.70 AC (40%) PROVIDED: 2.70 AC

COMMON OPEN SPACE:

REQUIRED: 0.68 AC (10%) PROVIDED: 0.68 AC

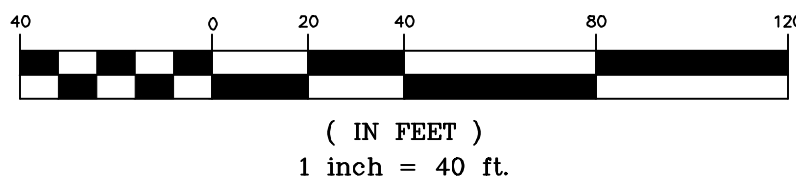
LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



LANDSCAPE & RESOURCE PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

1202 GREENVILLE HWY

LANDSCAPE & RESOURCE PLAN FOR:

DRAWN BY: AWP
CDC PROJECT NO.: 12241
XXX PERMIT NO. xxx

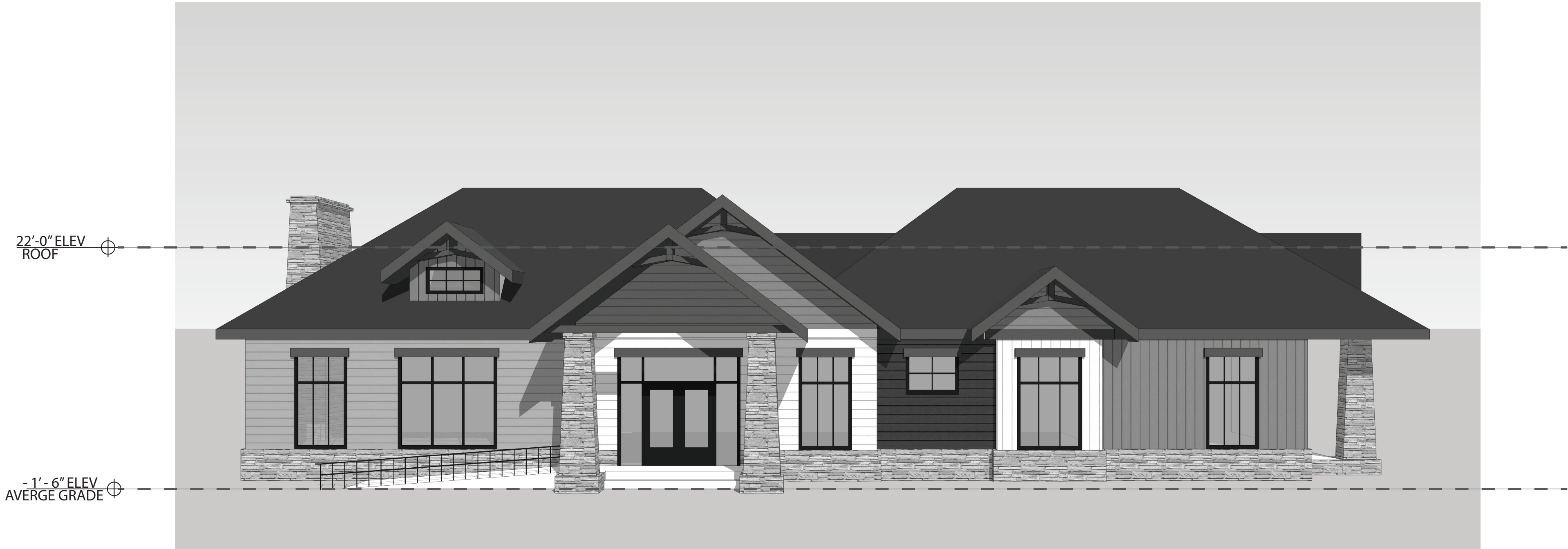
SHEET

L101

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

Civil Design Concepts, PA
CDC
NCBLS LICENSE # C-2184

MAD	CDZ SUBMITTAL	DESCRIPTION	DATE
1			01/05/2023



1 SOUTH ELEVATION | CLUB HOUSE
SCALE : 1/8" = 1'-0"

DESIGN NOTES:

- STONE BASE : Final Color TBD.
- HARDIE PANEL SIDING : Final Color TBD
 - Other Options: Traditional plank Siding application
- HARDIE PANEL TRIM : Final Color TBD
- WINDOW / DOORS : Aluminum or Vinyl units
- OTHER POTENTIAL MATERIALS TO BE STUDIED ON FINAL ELEVATION

ELEVATIONS ARE
PRELIMINARY & FOR
REFERENCE/ ZONING
PURPOSES ONLY.
ELEVATIONS TO FOLLOW
DEVELOPMENT
STANDARDS.

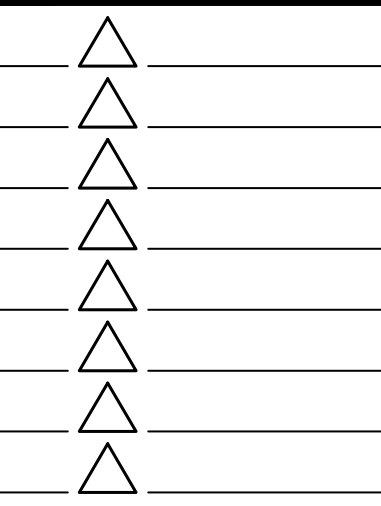


1 SOUTH ELEVATION | TYPICAL BUILDING
SCALE : 1/8" = 1'-0"



TODAYS DATE

- ☐ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



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Greenville Highway
Apartments
1202 Greenville Highway
Hendersonville, NC
ELEVATION SET

DESIGNER :
DRAWN :
CHECKED :
SCALE :
JOB NUMBER :
SHEET TITLE

SHEET NUMBER