



1202 Greenville Conditions

January 31, 2023

1. All areas outside of the limits of disturbance shall be maintained in as natural a vegetative state as possible with the following exceptions: control of invasive plant species and planting native vegetation to enhance wildlife habitat and/or improving the tree canopy. No turf grasses shall be planted in this area.
2. If the final site plan varies in a way that reduces the number of trees intended for preservation (as noted on submitted plans of 01/06/23) by more than 10%, then it shall trigger a major modification and require a new CZD process, including that it be reviewed by the tree board again before proceeding to City Council. Arborist to have final review of existing trees to determine those that are in good health; tree that are not in good health can be removed for safety without counting against final preservation count.
3. All preserved trees shall be protected from grading and construction activities as directed by certified Arborist; all saved and removed trees will be at the final recommendation of the Arborist.
4. Invasive trees, shrubs, and ground cover shall be removed, particularly English Ivy, throughout the site, especially in the areas where trees are preserved. Care shall be taken to not substantially disturb the root systems of preserved trees. Invasive trees and shrub can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication "Controlling English Ivy in Urban Landscapes".
5. A 20 foot no disturbance zone shall be maintained around the northern delineated wetland and except for the connection to sewer and release of stormwater.
6. The Developer provides a plan to alleviate the flooding on the NW corner of the development site by completing one of the following actions and assumes off site neighbor(s) will permit encroachment and work outside project parcel:
 - a. Restoring the function of the existing 24" pipe;
 - b. Replacing the existing 24" pipe behind 106 Brookdale utilizing a temporary construction easement;
 - c. Installing additional on-site drainage infrastructure adjacent to the existing 24" pipe to mitigate flooding, or;
 - d. Daylighting the existing piped section of the stream behind 106 Brookdale.
7. Design the post-construction stormwater management system to retain the 25-year 24-hour storm event for any flow going to the northern wetland/stream area. All other stormwater design to meet UDO.

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8. Install 1 (2") caliper tree for every 500 SF of Common Space (± 59 proposed trees in addition to the saved trees and associated credits) and install 1 (1.5") caliper tree and 5 shrubs (1 gallon) for every 4000 SF of Open Space (± 29 additional trees and ± 147 shrubs). All these plantings will be distributed throughout the project.
9. Street trees required for the Entry Corridor Overlay along Greenville Highway will be provided with a mix of existing trees and proposed trees per section 5-18-4.8. These trees will be within 35' of the NCDOT ROW or at least 10' from the existing gas or other underground utilities. No street trees to be provided on other street frontages.
10. Existing frontage sidewalk along Greenville Highway to remain. Any place where this sidewalk needs to be replaced will be constructed to meet city standards. No sidewalk is to be constructed along Garden Lane or Hidden Treasures Lane frontage.
11. Height of buildings not to exceed 45' tall (per height as defined in Section 12-1).