

9569229206 (Primary Corporate City Limits) Tax Map Number R-15 Existing Zoning PRD-CZD Proposed Zoning Residential Dwellings (2/3/4 Family) Proposed Use Front: 40' | Reduced to 0' - Parking Situated to Rear & Principle Structure Setbacks 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 1 Space / Dwelling Unit Parking Required **OR** 1.5 / Dwelling Unit ≥ 3 Bedrooms

**180** Dwelling Units (44 ≥ 3 Bedrooms) - 202 Spaces Req.

Provided: 330 spaces (Includes Garage Spaces)

Parking Provided

Site Coverage				
Total Project Area	± 21.25 AC			
Buildings	± 3.58 AC   16.9 % Site Coverage			
	Open Space			
	± 13.5 AC   63.5 % Site Coverage			
	Common Open Space			
Open Space	± 2.1 AC Open Water / Wetland / Floodplain (50%)			
	± 0.3 AC Amenity   1.25 AC Sidewalks			
	± 2.23 AC Unimproved Area (Natural Features)			
	Total: $\pm$ 4.43 AC (20.8 %) N/I $\pm$ 0.4 AC ≥ 33% Slope			
Streets & Parking	± 3.75 AC   17.6 % Site Coverage			
Stormwater Detention	± 0.42 AC   2 % 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.

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		
<u>Type</u>	<u>Area</u>	<u>Provided</u>
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

Conditions Table	
City Proposed Conditions	

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City Proposed Conditions	

SITE LEGEND	
HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
NCDOT ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	Δ Δ Δ Δ
PROPERTY LINE	<del></del>
BUILDING SETBACK	
ADJACENT PARCEL BUFFER	
RETAINING WALL	
PARKING COUNT	(12)

SPARTANBURG, SC 864.272.1272 CHARLOTTE, NC 980.312.5450 RALEIGH, NC 980.312.5450 WWW.SEAMONWHITESIDE.COM

843.884.1667

GREENVILLE, SC

864.298.0534

SUMMERVILLE, SC

843.972.0710

SEAMON, WHITESIDE & ASSOCIATES, INC.

**NOT FOR** CONSTRUCTION

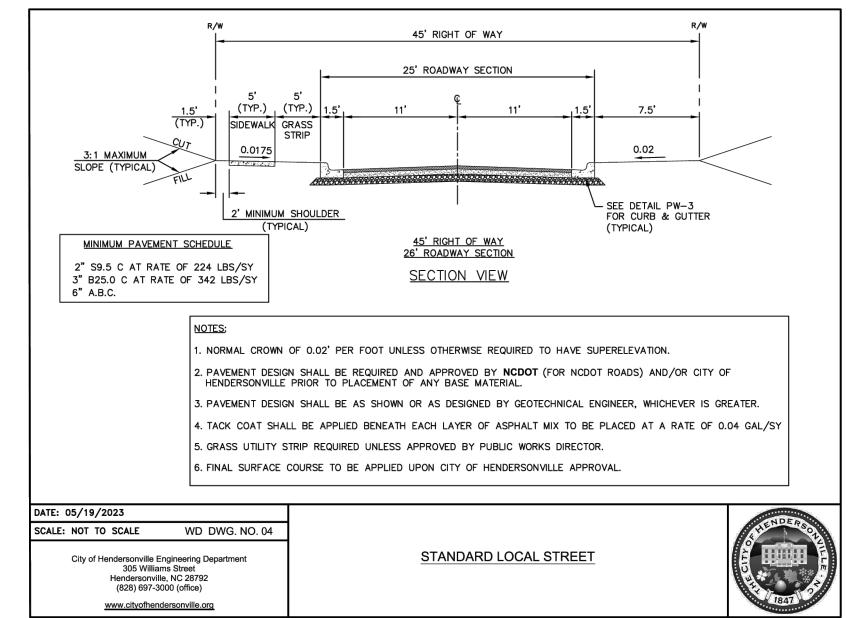
**ENDERS** 

SD SET (NOT FOR CONSTRUCTION) SW+ PROJECT: DRAWN BY: AC | NH CHECKED BY: **REVISION HISTORY** 

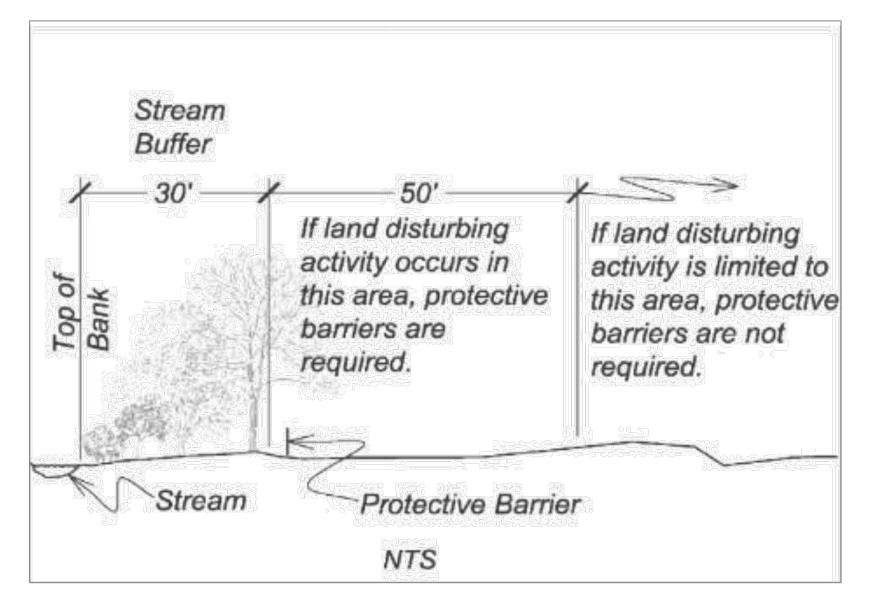
**PRELIMINARY** SITE PLAN

C5.0





 $H:\ \ DETAILS\setminus -Current\ Standard\ Details\setminus Public WorksDetails\setminus COH\_PW\_Details.dwg,\ PW-04$ 



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**NOT FOR** CONSTRUCTION

HENDERSONVILL

SD SET (NOT FOR CONSTRUCTION) SW+ PROJECT: 7/4/2025 DRAWN BY: AC | NH

CHECKED BY: AD | DM **REVISION HISTORY** 

REQUIRED VISUALS