





TAMARA PEACOCK, R.A.  
LICENSE NO. 12126

PROJ. DESIGNER  
CAPT. APPROVER

DRAWN BY  
AUTHOR  
REVISOR  
CHECKER

REVISION	REVISION DATE	ISSUED FOR

**THE TAMARA PEACOCK COMPANY**  
*Architects*

104 E. 1st Ave, Suite A, Hendersonville, NC 28792  
Ph: 828-696-4000 Fax: 828-696-4952

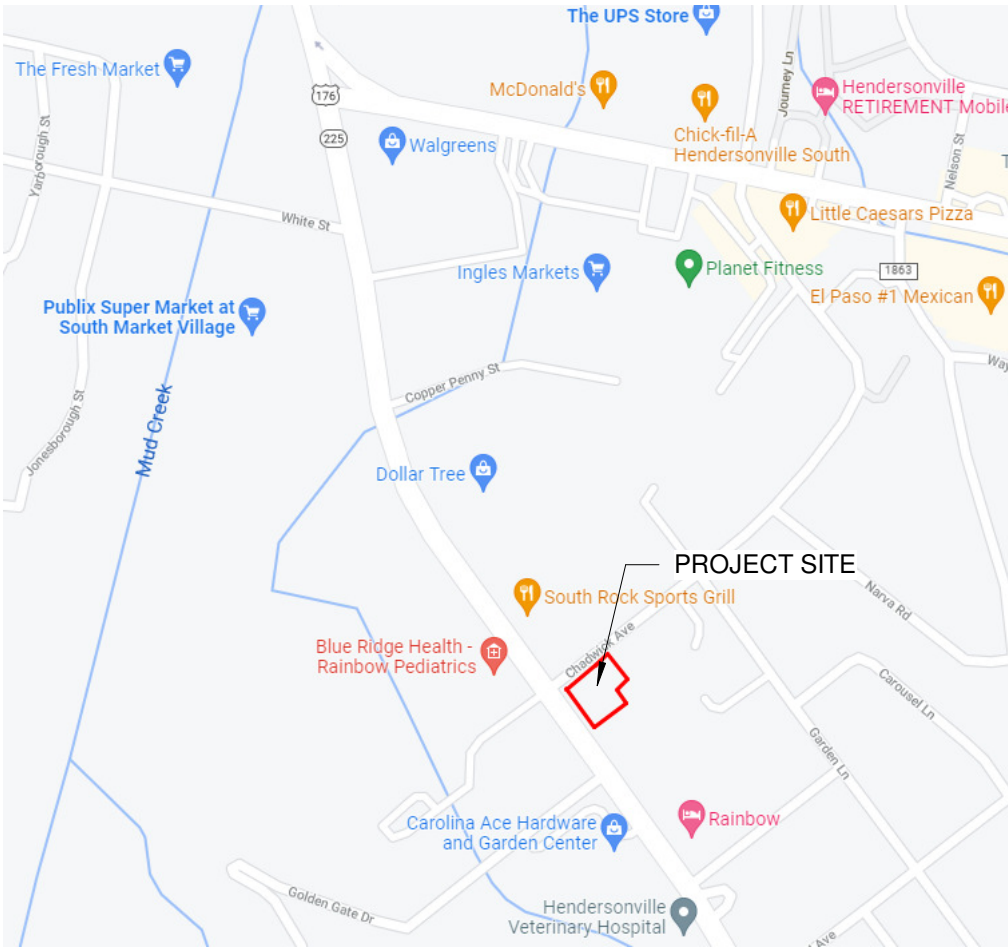
PROJECT NAME:  
**GVILLE HWY  
MULTIFAMILY  
904 GREENVILLE HWY  
HENDERSONVILLE NC**

SHEET NAME:  
**STREET  
ELEVATION**

PROJ. NO.: 17-0351 DATE: 1/26/2022  
12:50:19 PM

SHEET NO.: **A 2.00**





VICINITY MAP



1 Site Plan  
1/32" = 1'-0"

SITE STATISTICS:

SITE: 904 GREENVILLE HWY, HENDERSONVILLE NC 28792-6224  
PIN: 9568921924  
ALL CALCULATIONS APPLY TO THE AREA OF THE SITE AFFECTED

LAND USE DESIGNATION: 100 - ACTIVITY CENTER

CURRENT USE	PROPOSED USE	OCCUPANCY
UNDEVELOPED	RESIDENTIAL	R-2

SITE DATA:

- DESCRIPTION
- 1.A) ZONING: GREENVILLE HIGHWAY MIXED USE ZONING (GHMU)  
B) INTENSITY: PREVIOUS: 13 MOBILE HOMES  
PROPOSED: RESIDENTIAL 3 (4 STORY) BUILDINGS  
C) UNITS: 80 DWELLING UNITS - 35.6 UNITS PER ACRE  
70% 2 BED/ 2 BATH  
30% 1 BED/1 BATH

2.) SITE AREA:	GROSS LOT S.F.:	98,010 SQ. FT. / 2.25 ACRES
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3.) YARD DIMENSIONS:	REQUIRED	PROVIDED
FRONT (CHADWICK) SETBACK	0' - 0"	4' - 0"
FRONT (GVILLE HWY) SETBACK	0' - 0"	9' - 6"
REAR SETBACK	25' - 0"	38' - 8"
SIDE SETBACK	25' - 0"	25' - 0"
4.) BUILDING HEIGHT:	42'-0" MAX	4 FLOORS / 42'- 0"
5.) MIN LOT SIZE:	5,000 SF	-
6.) MAX BLDG FOOTPRINT:	12,000 SF MAX.	9,800 SF
7.) DENSITY:	NO CAP	80 UNITS
8.) COMMON SPACE	10% 9,801 SF	14,800 SF
9.) PORCH/BALCONY	5' PROJECTION INTO SETBACK	-

10.) IMPERVIOUS AREAS:	PROPOSED	%
BUILDING FOOT PRINT:	29,400 SQ.FT	30%
PARKING AREA:	26,040 SQ.FT	27%
SIDEWALK/WALKWAYS:	3,120 SQ. FT.	3%
DUMPSTER AREA:	130 SQ. FT.	.001%
TOTAL IMPERVIOUS AREA	58,010 SQ. FT.	60%

11.) PERVIOUS AREAS:	REQUIRED	EXISTING	PROPOSED	%
A. TOTAL PERVIOUS AREA:		- SQ. FT.	58,010 SQ. FT.	60%
B. TOTAL OPEN SPACE	39,200 SQ. FT.	- SQ. FT.	39,300 SQ. FT.	40%

12.) PARKING:	REQUIRED	PROVIDED
PARKING SPACES	80	80
ADA PARKING SPACES	4	4
BIKE RACKS	0	4 STATIONS

13.) TREES:	EXISTING	REMAIN	NEW	TOTAL
	61	26	39	65

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PROJECT NAME:  
GVILLE HWY  
MULTIFAMILY  
904 GREENVILLE HWY  
HENDERSONVILLE NC

SHEET NAME:  
SITE PLAN/  
MASTER  
PLAN

PROJ. No.: 17-0351 DATE: 1/26/2022  
12:50:23 PM

SHEET No.: SP 1.00





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PROJECT NAME:  
**GREENVILLE HWY  
MULTIFAMILY  
904 GREENVILLE HWY  
HENDERSONVILLE NC**

SHEET NAME:  
**TREE SURVEY**

PROJ. NO.: 17-0351  
DATE: 1/26/2022  
12:50:23 PM  
SHEET NO.:  
**SP1.01**