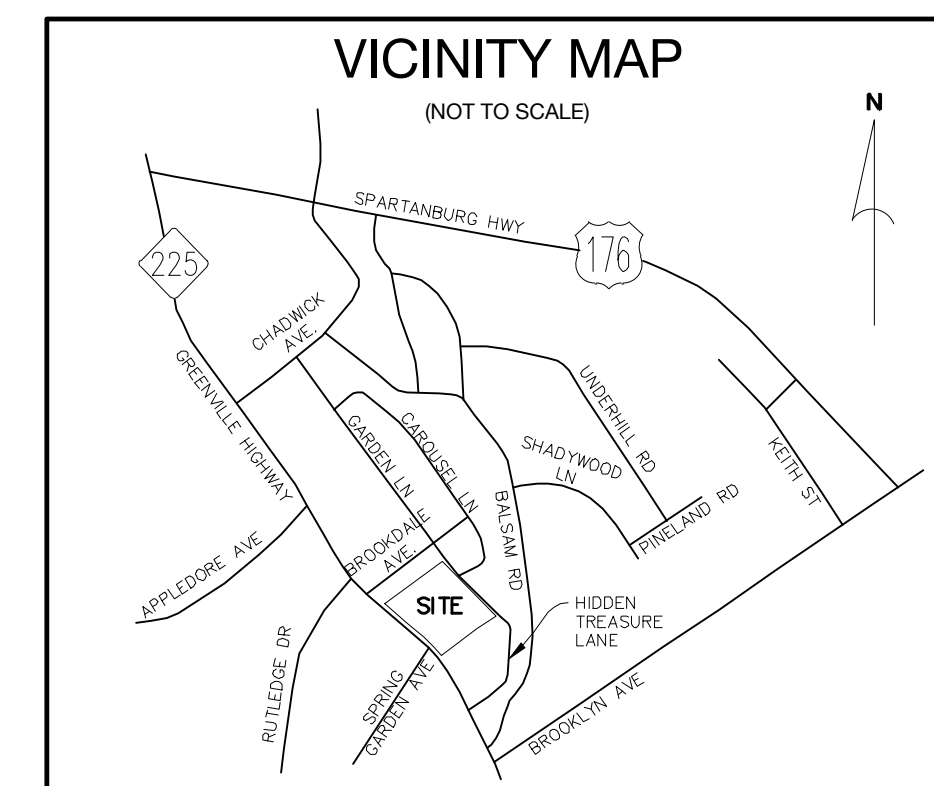


1202 GREENVILLE HWY

HENDERSONVILLE, NORTH CAROLINA

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

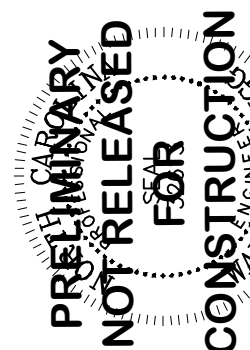
INDEX OF SHEETS		
SHEET NO	TITLE	REV.
C000	COVER	1
C001	SURVEY	
C101	EXISTING CONDITIONS & DEMOLITION PLAN	1
C102	EXISTING TREE CREDITS PLAN	1
C201	SITE PLAN	1
C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE PLAN	1
	ELEVATIONS	



Know what's **below**.
Call before you dig.

NO	DATE	DESCRIPTION	BY
1	01/05/2023	CZD SUBMITTAL	MAD
2	01/25/2023	REVISED PER CHH COMMENTS	MAD

FOR REVIEW ONLY



COVER FOR:

1202 GREENVILLE HWY

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

SHEET

C000

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5365

52 WAI NIT STREET - SUITE 9

PHONE (828) 452-4410
FAX (828) 456-5455

www.civildesignconcepts.com

#: C-2184

NCBELS LICENSE #: C-2184
www.civildesignconcepts.com

NOTES

1. SURVEYED BOUNDARY LINES, AND NOTES REGARDING THE SUBJECT PROPERTY BOUNDARY, ARE BASED ON A LATA/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 3100857800, 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 1:68447.
6. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(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 THIS 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 AREA A & B WERE FLAGGED BY CLEAR WATER AND WERE FIELD LOCATED. THE POTENTIAL STREAM AND WETLAND AREA C, WERE NOT DELINEATED 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. AS SHOWN ON PLAT BOOK B PAGE 353A, ALTHOUGH NO STREET LINE FOR GARDEN LANE IS SHOWN ON PLAT BOOK B PAGE 353A, IT APPEARS THAT THE NORTHWESTERN MOST CORNER OF 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 UNDERGROUND 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 LINE AS DESCRIBED IN DEED BOOK 94 PAGE 339 AND IN DEED BOOK 380 PAGE 287. BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 3/4" OP FOUND 0.9" HIC. HOOKWAY, SHOWN HEREON, IS THE SOUTH-EASTERN MOST CORNER OF THE FORMER DURANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQUARE 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 MINIMUM DIAMETER OF 12 INCHES ARE SHOWN. SEE SHEET TWO FOR TREE IDENTIFICATION TABLE.

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 OUT: 2118.2' (8" PVC)
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: 2133.8' (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' FLOW: 2131.2' INVERT IN: 2128.7' (18" HDPE) INVERT OUT: 2128.55' (18" HDPE)
3	GRATE: 2125.35' INVERT IN: 2121.7' (24" HDPE) INVERT OUT: 2122.4' (24" HDPE)
4	GRATE: 2125.85' 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' 24" RCP INVERT: 2120.1'
7	GRATE: 2126.5' INVERT OUT: 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.

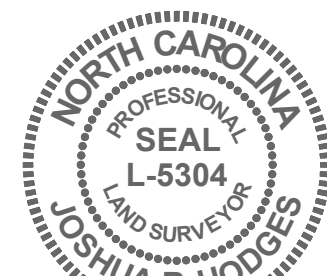
HORIZONTAL POSITIONAL ACCURACY: 1cm
VERTICAL POSITIONAL ACCURACY: 2cm
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE BUSINESS CENTER)
DATE OF SURVEY: OCTOBER, 16TH 2022
HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010
VERTICAL DATUM: NAVD 88
FIXED CONTROL: NCOS CORS STATION "NOHE"
LOCALIZATION POINT: N: 591462.54 E: 989939.17
GEOD MODEL: GEOTR
COMBINED GRID FACTOR: 0.999776015
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

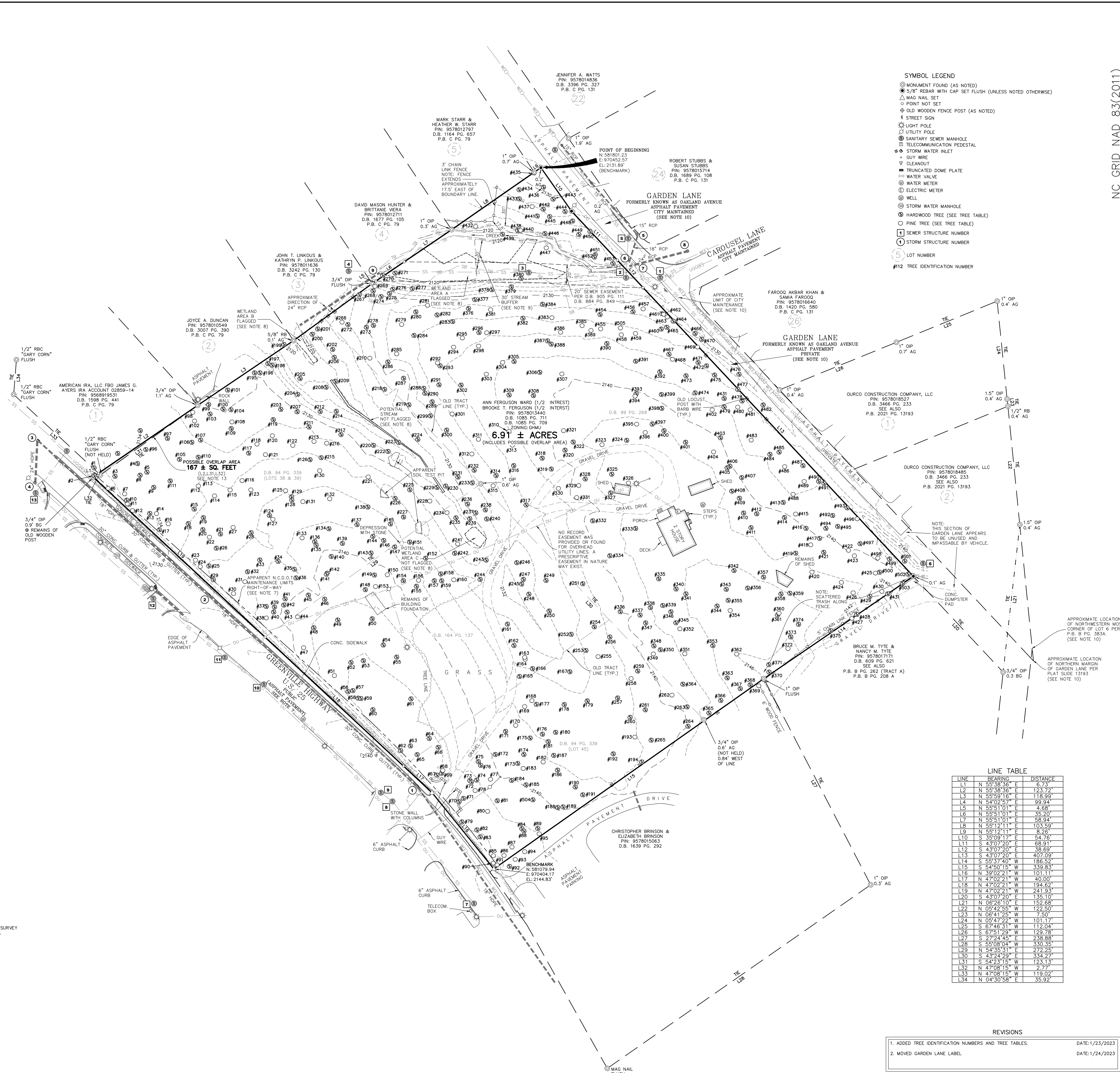
THIS DAY 01/24/2023

Joshua R. Hodges
PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



N:\JOBS\22274 1202 Greenville Hwy, Lock 7 Dev\DWG\22274-TOP & TREES REVISED-1-23-2023.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
- HARDWOOD TREE (SEE TREE TABLE)
- PINE TREE (SEE TREE TABLE)
- STORM STRUCTURE NUMBER
- STORM STRUCTURE NUMBER
- LOT NUMBER
- TREE IDENTIFICATION NUMBER

ABBREVIATION LEGEND

- AG ABOVE GRADE
- BG BELOW GRADE
- BR BRON
- BLA BLACK GUM
- CH CHERRY
- CONC CONCRETE
- COMP CORRUGATED METAL PIPE
- D.B. DEED BOOK
- DIP DUCTILE IRON PIPE
- E EASTING
- ELL ELEVATION
- HOPE HIGH DENSITY POLYETHYLENE
- HEM HEMLOCK
- HIC HICKORY
- IP IRON PIN
- LOC LOCUST
- MAP MAP
- N NORTHING
- N.C.D.O.T. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- OP OPEN IRON PIPE
- P.B. PLAT BOOK
- PG. PAGE
- PN PINE
- PPIN PINCH IDENTIFIER NUMBER
- PPIN PINCH IRON PIPE
- POP POPLAR
- REBAR REBAR
- RBC REBAR & CAP
- RCP REINFORCED CONCRETE PIPE
- R-O-W RIGHT-OF-WAY
- SDV 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
- UNDERGROUND WATER LINE
- 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°59'16" E	118.99
L4	N 54°02'57" E	99.84
L5	N 55°51'01" E	4.68
L6	N 55°51'01" E	35.20
L7	N 55°51'01" E	58.84
L8	N 55°12'11" E	103.59
L9	N 55°12'11" E	6.26
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°37'40" W	186.52
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	194.65
L19	N 47°02'21" W	241.93
L20	S 43°07'20" E	135.10
L21	N 06°28'10" 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	248.88
L28	S 55°08'04" W	330.35
L29	S 54°35'51" W	292.78
L30	N 43°24'29" E	334.27
L31	S 54°23'15" 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

REVISIONS

1. ADDED TREE IDENTIFICATION NUMBERS AND TREE TABLES.	DATE: 1/23/2023
2. MOVED GARDEN LANE LABEL	DATE: 1/24/2023

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'

SHEET 1 OF 2

SCALE 1" = 50'

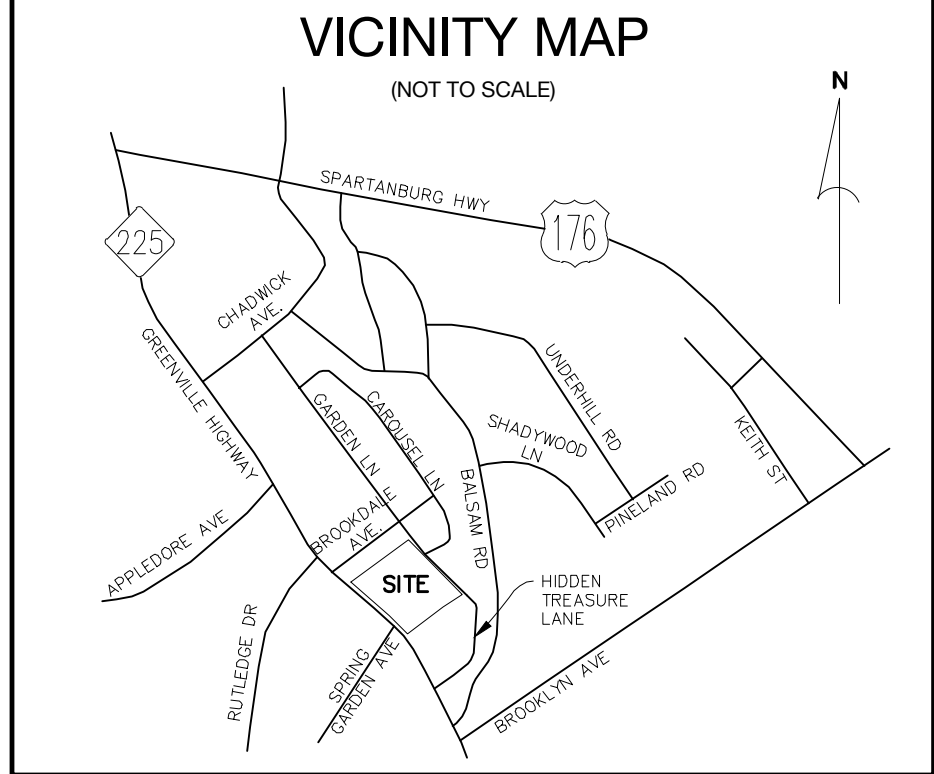
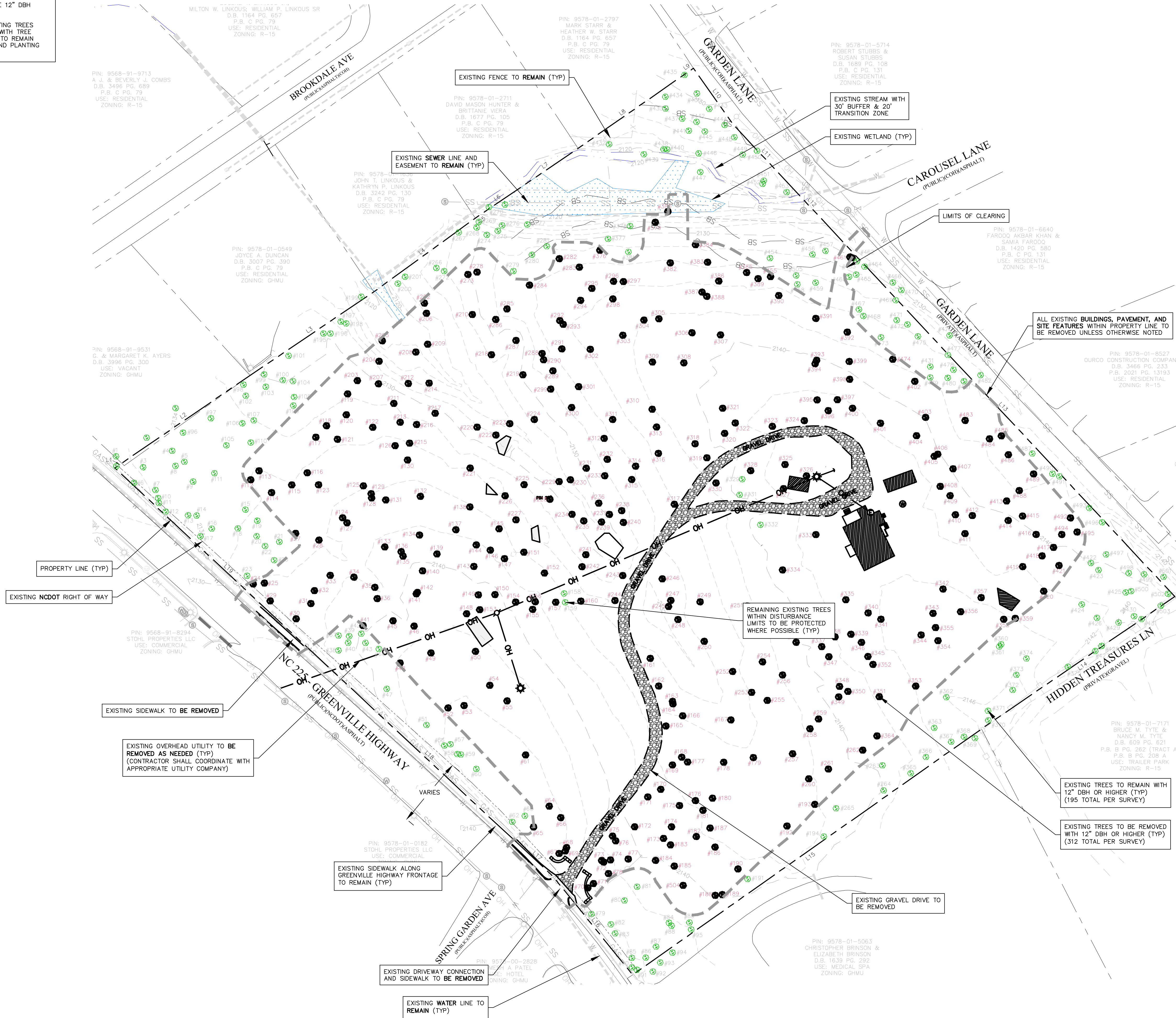
D22-126

TREE PRESERVATION SUMMARY:

TREES TO BE REMOVED 312
TREES TO REMAIN 195

SURVEYED EXISTING TREES ARE 12" DBH OR GREATER.

SEE C102 FOR TABLE OF EXISTING TREES TO BE REMOVED AND REMAIN WITH TREE ID, SPECIES, AND DBH. TREES TO REMAIN WILL INCLUDE TREE CREDITS AND PLANTING CATEGORY.



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. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806 JOSHUA R. HODGES, P.L.S. (828) 225-6562
CONTACT:	
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 1085/711
DEED BOOK/PAGE:	6.91 ACRES
PROJECT ACREAGE:	GHMU (GREENVILLE HIGHWAY MIXED USE)
CURRENT ZONING:	(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
PROPOSED ZONING:	GHMU C2D

SETBACKS:	
FRONT:	10' (EC OVERLAY)
SIDES:	20'
REAR:	20'

DISTURBED AREA:	5.0 AC
IMPERVIOUS AREA:	PRE: 0.35 ACRES (03%) POST: 3.51 ACRES (51%)
PERVIOUS AREA:	6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:	
REQUIRED SPACES:	(1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED:	214 (1.3:1 RATIO)

HANDICAPPED SPACES:

SPACES REQUIRED:	7
SPACES PROVIDED:	7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

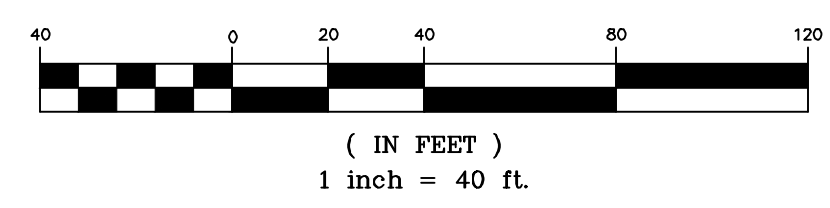
REQUIRED: 2.76 AC (40%)	PROVIDED: 2.76 AC (SEE L101)
COMMON OPEN SPACE:	
REQUIRED: 0.69 AC (10%)	PROVIDED: 0.69 AC (SEE L101)

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



EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



FOR REVIEW ONLY
PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

1202 GREENVILLE HWY

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

SHEET

C101

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

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

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

NCBLS LICENSE # C-2184

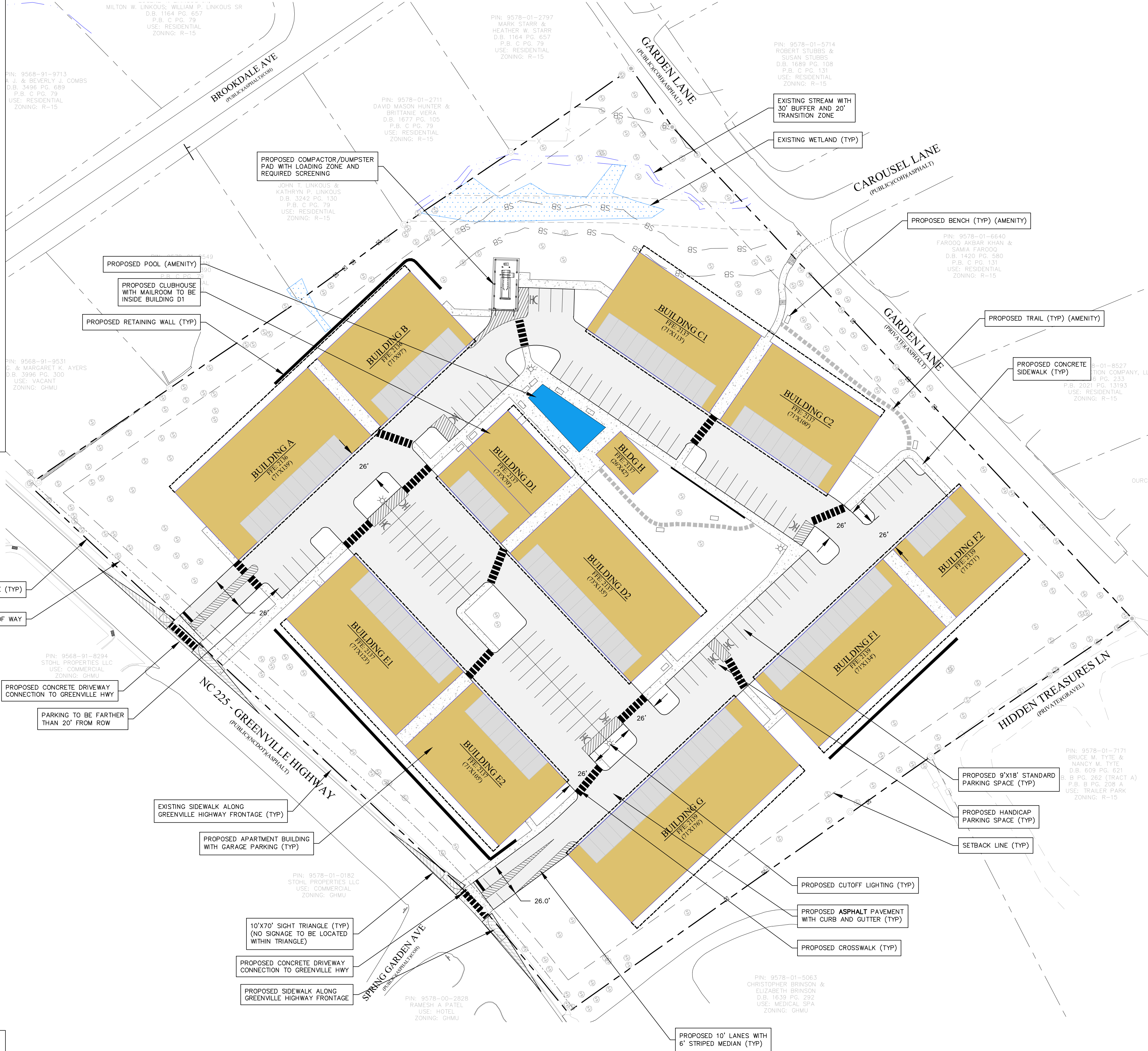
TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
1	20	OAK	Y	4	
2	18	OAK	Y	3	
3	20	OAK	Y	4	ST
4	12	SOURWOOD	Y	2	
5	18	OAK	Y	3	
6	19	PINE	Y	4	
7	16	PINE	Y	3	
8	22	OAK	Y	4	
9	19	OAK	Y	4	
10	18	OAK	Y	3	
11	15	PINE	Y	3	
12	23	PINE	Y	4	
13	20	OAK	Y	4	ST
14	25	PINE	Y	5	
15	14	POPLAR	Y	3	
16	12	PINE	Y	2	
17	24	OAK	Y	4	
18	15	OAK	Y	3	
19	12	OAK	Y	2	
20	14	OAK	Y	3	
21	12	OAK	Y	2	
22	13	PINE	Y	3	
23	12	PINE	Y	2	ST
24	12	PINE	N		
25	26	OAK	N		
26	16	OAK	Y	3	
27	12	PINE	Y	2	
28	24	POPLAR	Y	4	
29	12	MAPLE	N		
30	26	PINE	N		
31	12	PINE	N		
32	22	OAK	N		
33	14	OAK	N		
34	12	OAK	N		
35	22	POPLAR	N		
36	20	POPLAR	N		
37	20	OAK	Y	4	
38	24	PINE	Y	4	
39	14	POPLAR	Y	3	
40	12	OAK	Y	2	ST
41	14	OAK	N		
42	20	OAK	Y	4	
43	40	OAK	Y	5	
44	28	PINE	Y	5	
45	14	OAK	N		
46	28	POPLAR	N		
47	14	PINE	Y	3	ST
48	26	OAK	N		
49	40	POPLAR	N		
50	15	LOCUST	N		
51	35	PINE	Y	5	
52	17	CHERRY	N		
53	20	CHERRY	N		
54	12	CHERRY	N		
55	16	POPLAR	N		
56	13	POPLAR	Y	3	ST
57	15	HICKORY	Y	3	
58	21	OAK	Y	4	
59	15	OAK	Y	3	
60	13	CHERRY	Y	3	ST
61	12	LOCUST	N		
62	12	BLACK GUM	Y	2	
63	36	OAK	Y	5	ST
64	26	OAK	N		
65	13	HEMLOCK	N		
66	32	OAK	N		
67	15	POPLAR	N		
68	15	PINE	N		
69	31	POPLAR	N		
70	15	MAPLE	N		
71	28	OAK	N		
72	15	HEMLOCK	N		
73	15	HEMLOCK	N		
74	14	HEMLOCK	N		
75	23	OAK	N		
76	20	OAK	N		
77	16	PINE	N		
78	21	PINE	N		
79	14	POPLAR	Y	3	
80	12	PINE	Y	2	
81	20	OAK	Y	4	
82	29	OAK	Y	5	
83	12	OAK	Y	2	ST
84	22	OAK	Y	4	
85	20	PINE	Y	4	
86	18	PINE	Y	3	
87	14	PINE	Y	3	
88	13	SOURWOOD	Y	3	
89	14	OAK	Y	3	
90	16	PINE	Y	3	
91	22	PINE	Y	4	
92	14	POPLAR	Y	3	
93	22	PINE	Y	4	
94	15	PINE	Y	3	
95	22	PINE	Y	4	
96	18	PINE	Y	3	
97	17	POPLAR	Y	3	
98	17	PINE	Y	3	
99	13	SOURWOOD	Y	3	
100	16	POPLAR	Y	3	

TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
101	16	OAK	Y	3	
102	14	PINE	Y	3	
103	18	OAK	Y	3	OS
104	16	OAK	Y	3	
105	17	OAK	Y	3	OS
106	16	POPLAR	Y	3	
107	32	OAK	Y	5	
108	15	PINE	Y	3	
109	15	OAK	Y	3	
110	16	OAK	Y	3	
111	18	OAK	Y	3	
112	22	PINE	N		
113	20	PINE	N		
114	28	PINE	N		
115	27	PINE	N		
116	17	PINE	N		
117	12	POPLAR	N		
118	20	PINE	N		
119	12	SOURWOOD	N		
120	16	PINE	N		
121	36	PINE	N		
122	18	PINE	N		
123	18	PINE	N		
124	16	SOURWOOD	N		
125	18	PINE	N		
126	28	OAK	N		
127	14	PINE	N		
128	14	POPLAR	N		
129	12	SOURWOOD	N		
130	14	PINE	N		
131	25	PINE	N		
132	33	PINE	N		
133	24	PINE	N		
134	18	POPLAR	N		
135	16	OAK	N		
136	13	OAK	N		
137	16	OAK	N		
138	15	OAK	N		
139	18	POPLAR	N		
140	17	POPLAR	N		
141	14	OAK	N		
142	12	OAK	N		
143	15	OAK	N		
144	13	SOURWOOD	N		
145	16	OAK	N		
146	28	OAK	N		
147	15	OAK	N		
148	30	OAK	N		
149	15	OAK	N		
150	36	PINE	N		
151	21	POPLAR	N		
152	25	OAK	N		
153	32	PINE	N		
154	12	POPLAR	N		
155	18	POPLAR	N		
156	36	PINE	N		
157	16	MAPLE	N		
158	15	POPLAR	Y	3	
159	12	MAPLE	Y	2	
160	16	PINE	N		
161	22	OAK	N		
162	24	OAK	N		
163	18	PINE	N		
164	12	PINE	N		
165	24	OAK	N		
166	28	OAK	N		
167	32	POPLAR	N		
168	14	PINE	N		
169	12	PINE	N		
170	16	PINE	N		
171	27	OAK	N		
172	13	OAK	N		
173	18	OAK	N		
174	19	OAK	N		
175	16	OAK	N		
176	36	OAK	N		
177	18	POPLAR	N		
178	32	POPLAR	N		
179	29	BLACK GUM	N		
180	15	OAK	N		
181	19	OAK	N		
182	12	PINE	N		
183	16	PINE	N		
184	24	OAK	N		
185	16	OAK	N		
186	19	OAK	N		
187	20	OAK	N		
188	14	OAK	N		
189	18	POPLAR	N		
190	24	OAK	N		
191	22	POPLAR	Y	4	
192	18	OAK	N		
193	18	PINE	N		
194	12	POPLAR	Y	2	
195	18	OAK	Y	3	
196	12	SOURWOOD	Y	2	OS
197	26	POPLAR	Y	5	
198	12	SOURWOOD	Y	2	
199	22	MAPLE	Y	4	
200	16	OAK	Y	3	

TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
201	16	POPLAR	Y	3	
202	20	OAK	N		
203	26	OAK	N		
204	27	POPLAR	N		
205	14	MAPLE	N		
206	36	OAK	N		
207	12	OAK	N		
208	38	POPLAR	N		
209	20	POPLAR	N		
210	19	PINE	N		
211	27	OAK	N		
212	12	SOURWOOD	N		
213	14	PINE	N		
214	26	OAK	N		
215	13	POPLAR	N		
216	18	PINE	N		
217	14	OAK	N		
218	30	OAK	N		
219	0.00	OAK	N		
220	22	POPLAR	N		
221	24	PINE	N		
222	20	OAK	N		
223	25	MAPLE	N		
224	12	OAK	N		
225	12	OAK	N		
226	14	OAK	N		
227	12	OAK	N		
228	25	PINE	N		
229	16	OAK	N		
230	13	OAK	N		
231	16	OAK	N		
232	23	POPLAR	N		
233	15	HEMLOCK	N		
234	13	PINE	N		
235	20	OAK	N		
236	16	OAK	N		
237	12	POPLAR	N		
238	15	HEMLOCK	N		
239	15	POPLAR	N		
240	26	POPLAR	N		
241	22	PINE	N		
242	22	OAK	N		
243	20	MAPLE	N		
244	30	OAK	N		
245	12	POPLAR	N		
246	23	POPLAR	N		
247	13	OAK	N		
248	16	HICKORY	N		
249	24	OAK	N		
250	27	OAK	N		
251	20	OAK	N		
252	31	OAK	N		
253	17	OAK	N		
254	15	HICKORY	N		
255	14	PINE	N		
256	25	HEMLOCK	N		
257	48	OAK	N		
258	16	PINE	N		
259	18	OAK	N		
260	15	OAK	N		
261	24	OAK	N		
262	22	PINE	N		
263	23	OAK	Y	4	
264	18	OAK	Y	3	
265	16	POPLAR	Y	3	
266	22	PINE	Y	4	
267	12	HEMLOCK	Y	2	
268	16	OAK	Y	3	
269	13	PINE	Y	3	
270	12	POPLAR	Y	2	
271	24	MAPLE	Y	4	
272	13	SOURWOOD	Y	3	
273	16	POPLAR	N		
274	28	OAK	Y	5	
275	21	PINE	Y	4	
276	12	SOURWOOD	Y	2	
277	15	POPLAR	Y	3	OS
278	15	OAK	N		
279	19	PINE	Y	4	
280	28	OAK	Y	5	PS
281	20	PINE	Y	4	
282	12	SOURWOOD	N		
283	16	OAK	N		
284	16	SOURWOOD	N		
285	22	PINE	N		
286	14	SOURWOOD	N		
287	15	PINE	N		
288	21	HEMLOCK	N		
289	20	OAK	N		
290	35	OAK	N		
291	22	OAK	N		
292	13	PINE	N		
293	30	OAK	N		
294	14	PINE	N		
295	14	PINE	N		
296	42	OAK	N		
297	17	PINE	N		
298	15	PINE	N		
299	12	SOURWOOD	N		
300	20	POPLAR	N		

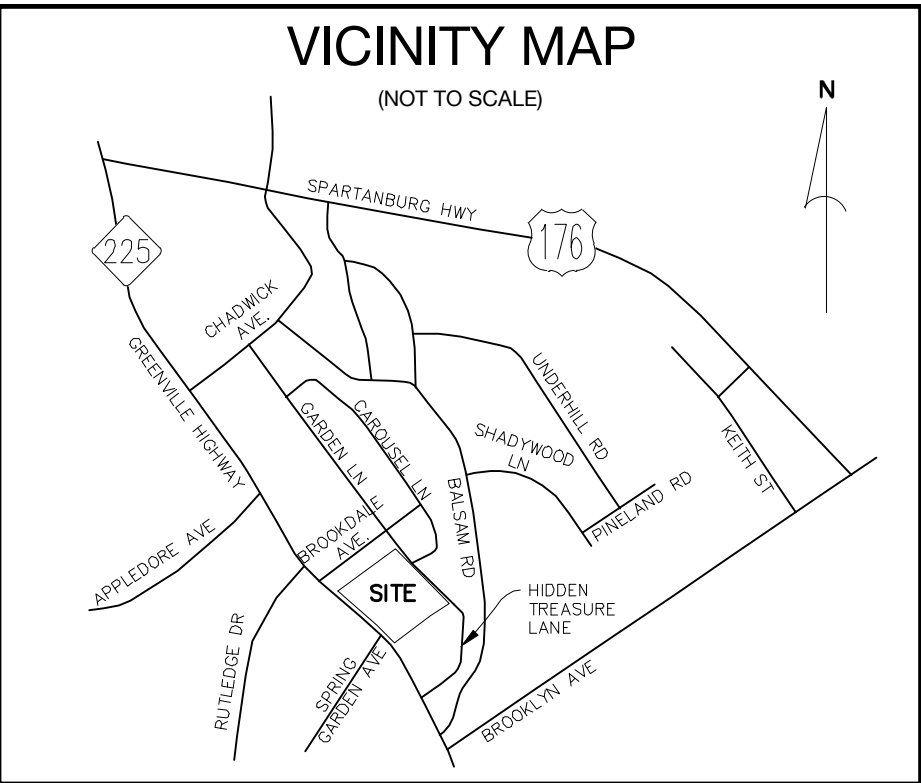
1202 GREENVILLE CONDITIONS

- ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE MAINTAINED IN AS NATURAL A VEGATIVE 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.
- IF THE FINAL SITE PLAN VARIES IN A WAY THAT REDUCES THE NUMBER OF TREES INTENDED FOR PRESERVATION (AS NOTED ON SUBMITTED PLANS OF 01/31/23) BY MORE THAN 10%, THEN IT SHALL TRIGGER A MAJOR MODIFICATION AND REQUIRE A NEW C2D 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.
- 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.
- 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 SHRUBS 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".
- A 20 FOOT NO DISTURBANCE ZONE SHALL BE MAINTAINED AROUND THE NORTHERN DELINEATED WETLAND EXCEPT FOR THE CONNECTION TO SEWER AND RELEASE OF STORMWATER.
- THE DEVELOPER PROVIDES A PLAN TO ALLEVIATE THE FLOODING ON THE NW CORNER OF THE DEVELOPMENT SITE BY COMPLETING ONE OF THE FOLLOWING ACTIONS IF OFF SITE NEIGHBOR(S) WILL PERMIT ENDOACHMENT ON 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.
- 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 WATER DESIGN TO MEET UDO.
- INSTALL 1 (2") CALIPER TREE FOR EVERY 500 SF OF COMMON SPACE (+/- 59 PROPOSED TREE IN ADDITION TO THE SAVED TREES AND ASSOCIATED CREDITS) & 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.
- NO STREET TREES TO BE PROVIDED ON OTHER STREET FRONTAGES.
- NO SIDEWALK IS TO BE CONSTRUCTED ALONG GARDEN LANE OR HIDDEN TREASURES LANE FRONTAGE.
- HEIGHT OF BUILDINGS TO NOT EXCEED 45' TALL (PER HEIGHT AS DEFINED IN SECTION 12-1)



AREA BREAKDOWN CHART

I. TOTAL PROJECT AREA:	300992 SF	100%
II. PROPOSED LOT AREA:	N/A	
III. SITE COVERAGE - BUILDING:	91697 SF	30%
IV. SITE COVERAGE - OPEN SPACE:	120300 SF	40%
V. SITE COVERAGE - STREETS AND PARKING:	62025 SF	21%
VI. SITE COVERAGE - OTHER FACILITIES:	3100 SF	1%
VII. SITE COVERAGE - COMMON OPEN SPACE:	30020 SF	10%



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:	6.91 ACRES
CURRENT ZONING:	GHMU (GREENVILLE HIGHWAY MIXED USE)
PROPOSED ZONING:	(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.) GHMU C2D
SETBACKS:	
FRONT:	10' (EC OVERLAY)
SIDES:	20'
REAR:	20'
DISTURBED AREA:	5.0 AC
IMPERVIOUS AREA:	PRE: 0.35 ACRES (03%) POST: 3.61 ACRES (51%)
PERVIOUS AREA:	6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES:	(1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED:	214 (1.3:1 RATIO)

HANDICAPPED SPACES:

SPACES REQUIRED:	7
SPACES PROVIDED:	7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%)	PROVIDED: 2.76 AC (SEE L101)
COMMON OPEN SPACE:	
REQUIRED: 0.69 AC (10%)	PROVIDED: 0.69 AC (SEE L101)

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

811
Know what's below.
Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

40 0 20 40 60 80 120
(IN FEET)
1 inch = 40 ft.

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

52 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 455-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBLS LICENSE # C-2184

MAD	MAD	BY
C2D SUBMITTAL	REVISED PER COH COMMENTS	
01/05/2023	01/25/2023	
1	2	
NO.	DATE	DESCRIPTION

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

1202 GREENVILLE HWY

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

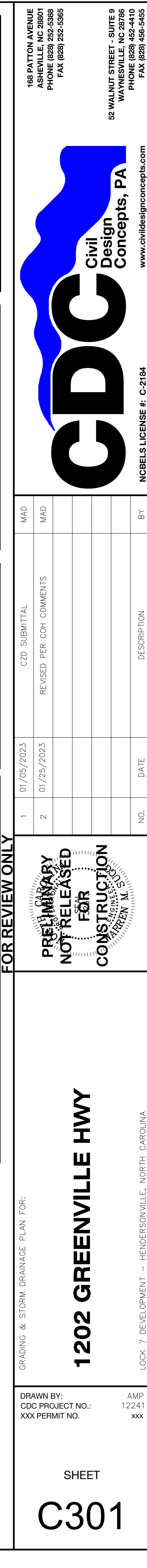
SITE PLAN FOR:

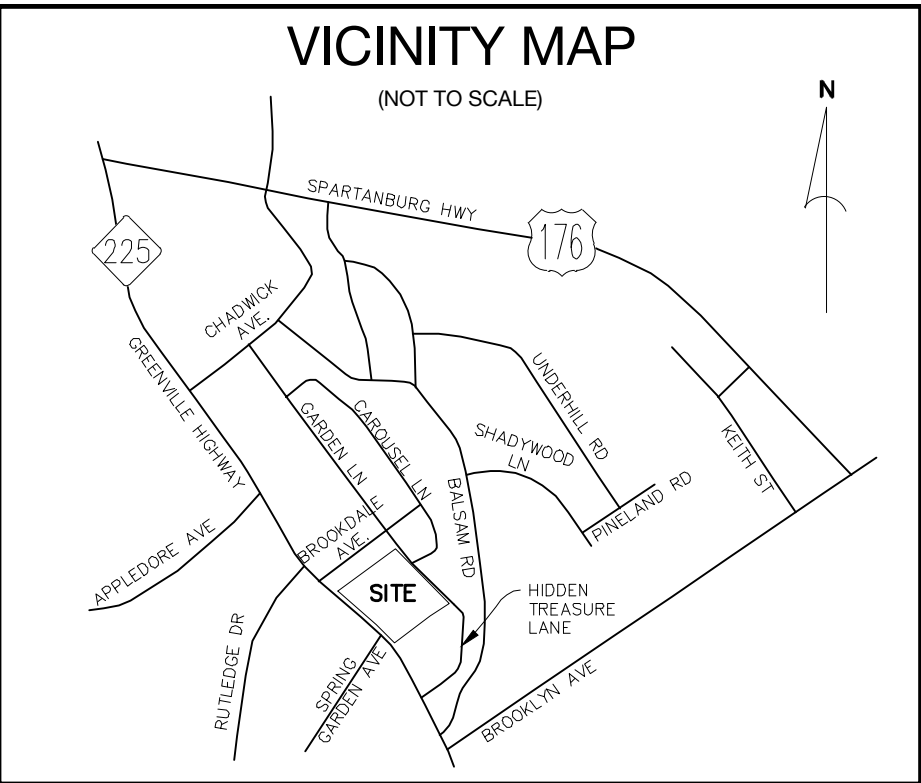
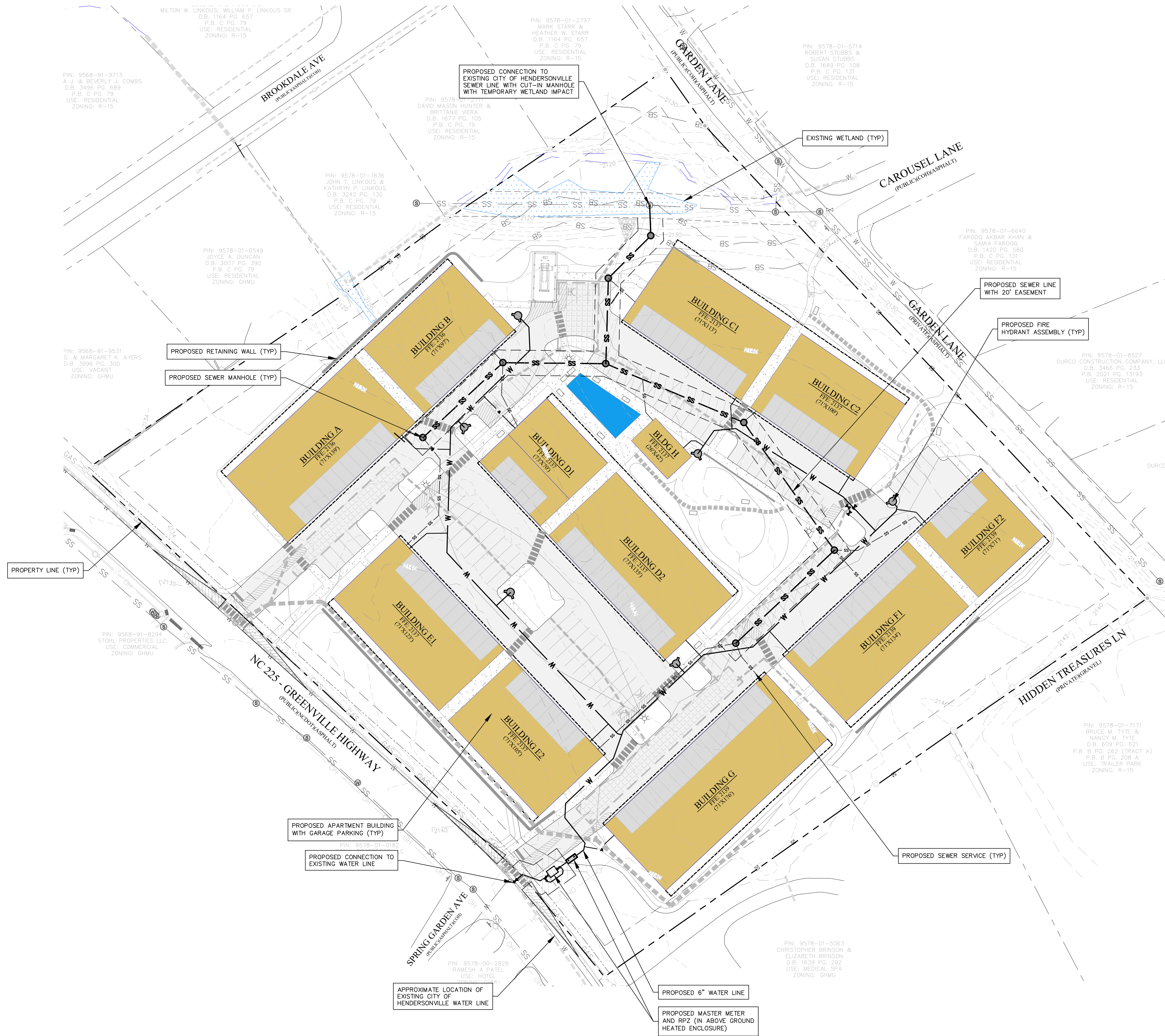
DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

C201





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. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806 JOSHUA R. HODGES, P.L.S. (828) 225-6562
CONTACT:	
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 1085/711
DEED BOOK/PAGE:	6.91 ACRES
PROJECT ACREAGE:	GHMU (GREENVILLE HIGHWAY MIXED USE)
CURRENT ZONING:	(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
PROPOSED ZONING:	GHMU C2D
SETBACKS:	
FRONT:	10' (EC OVERLAY)
SIDES:	20'
REAR:	20'
DISTURBED AREA:	5.0 AC
IMPERVIOUS AREA:	PRE 0.35 ACRES (03%) POST 3.51 ACRES (51%)
PERVIOUS AREA:	6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES: (1 SPACE/UNIT) - 165 UNITS

SPACES PROVIDED: 214 (1.3:1 RATIO)

HANDICAPPED SPACES:

SPACES REQUIRED: 7

SPACES PROVIDED: 7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY

PROJECT UNITS: 165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%)

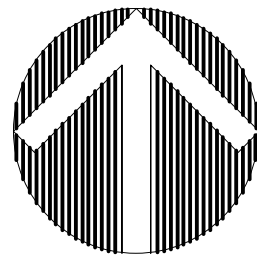
PROVIDED: 2.76 AC (SEE L101)

COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%)

PROVIDED: 0.69 AC (SEE L101)

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



NORTH

UTILITY PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

1202 GREENVILLE HWY

UTILITY PLAN FOR:

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

AMP
12241
xxx

SHEET

C601

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

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

Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2184

PLANTING SUMMARY:

STREET TREES (ST)

REQUIREMENTS: 1 LARGE MATURING TREE PER 50 LF OF FRONTAGE

GREENVILLE HIGHWAY:
FRONTAGE: 577 LF
TREES REQUIRED: 12
TREE CREDITS APPLIED: 28 (9 TREES)
TREES PROVIDED: 2

VEHICULAR USAGE LANDSCAPE AREA (VUA)

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

TOTAL VUA: 62,025 SF
TREES REQUIRED: 16
TREES PROVIDED: 16
SHRUBS REQUIRED: 32
SHRUBS PROVIDED: 32

PLANTING STRIPS (PS)

REQUIREMENTS: 1 LARGE EVERGREEN OR DECIDUOUS TREE AND 5 SHRUBS PER 40' LF OF PROPERTY LINE THAT PARALLELS VUA LOCATED WITHIN 100'

TOTAL PS: 96 LF
TREES REQUIRED: 2
TREE CREDITS APPLIED: 5 (1 TREES)
TREES PROVIDED: 1
SHRUBS REQUIRED: 10
SHRUBS PROVIDED: 10

*50% OF PROVIDED TREES AND SHRUBS COUNT TOWARD VUA PLANTING REQUIREMENTS IF LOCATED WITHIN 20' OF VUA

OPEN SPACE (OS)

REQUIREMENTS: 1 TREE AND 5 SHRUBS PER 4,000 SF OF OPEN SPACE. 50% OF REQUIRED TREES MUST BE CANOPY TREES.

TOTAL OS: 120,300 SF (2.76 AC)
TREES REQUIRED: 30
TREE CREDITS APPLIED: 30 (10 TREES)
SHRUBS REQUIRED: 150
SHRUBS PROVIDED: 150

COMMON OPEN SPACE (COS)

REQUIREMENTS: 1 TREE PER 500 SF OF COMMON OPEN SPACE.

TOTAL COS: 30,020 SF (0.69 AC)
TREES REQUIRED: 60
TREE CREDITS APPLIED: 60 (18 TREES)

NOTE: DETAILED SHRUB PLAN TO BE PROVIDED WITH CONSTRUCTION PERMIT DRAWINGS

PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE (MIN.)
-----	-----	----------------	-------------	-------	------	-------------

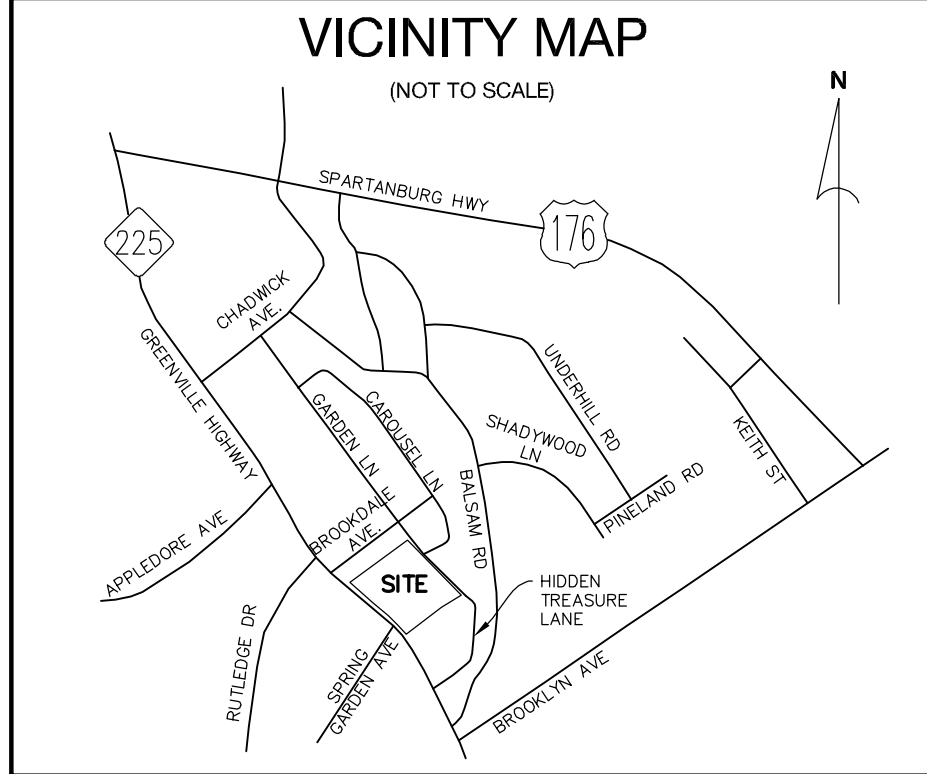
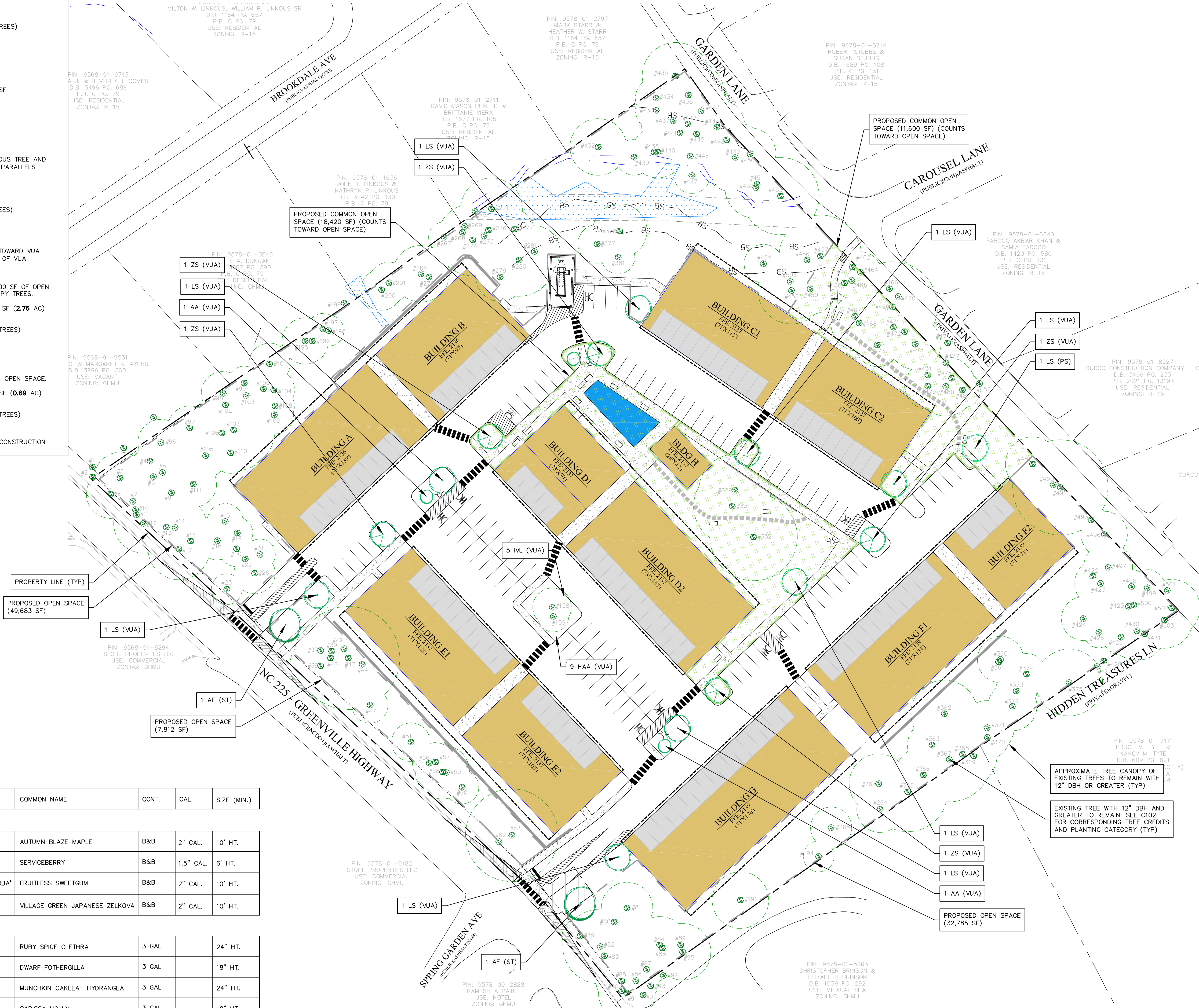
TREES

AF	2	ACER X FREEMANII	AUTUMN BLAZE MAPLE	B&B	2" CAL.	10' HT.
AA	3	AMELANCHIER ARBOREA	SERVICEBERRY	B&B	1.5" CAL.	6' HT.
LS	XX	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	B&B	2" CAL.	10' HT.
ZS	XX	ZELKOYA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOYA	B&B	2" CAL.	10' HT.

SHRUBS

CLA	XX	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	3 GAL		24" HT.
FGA	XX	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL		18" HT.
HQM	XX	HYDRANGEA QUEROIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	3 GAL		24" HT.
ICC	XX	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GAL		18" HT.
IVH	XX	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	3 GAL		18" HT.
LXG	XX	LINNAEA X GRANDIFLORA	GLOSSY ABELIA	3 GAL		24" HT.

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



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 SUGGS, 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: 6.91 ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
PROPOSED ZONING: GHMU CZD
SETBACKS:
FRONT: 10' (EC OVERLAY)
SIDES: 20'
REAR: 20'
DISTURBED AREA: 5.0 AC
IMPERVIOUS AREA: PRE 0.35 ACRES (03%) POST 3.51 ACRES (51%)
PERVIOUS AREA: 6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED: 214 (1.3:1 RATIO)
HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY
PROJECT UNITS: 165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

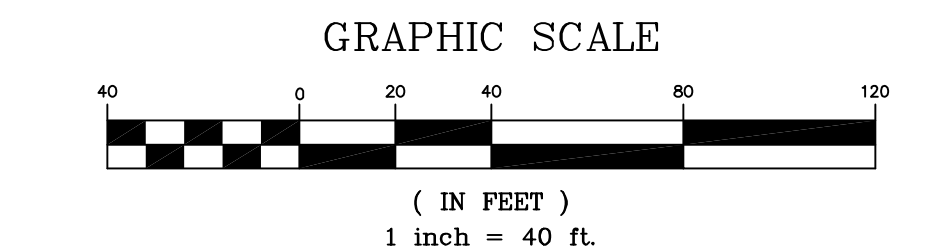
REQUIRED: 2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)
COMMON OPEN SPACE:
REQUIRED: 0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)

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

811
Know what's below.
Call before you dig.

NORTH

LANDSCAPE & RESOURCE PLAN



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

LANDSCAPE & RESOURCE PLAN FOR:

1202 GREENVILLE HWY

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

SHEET

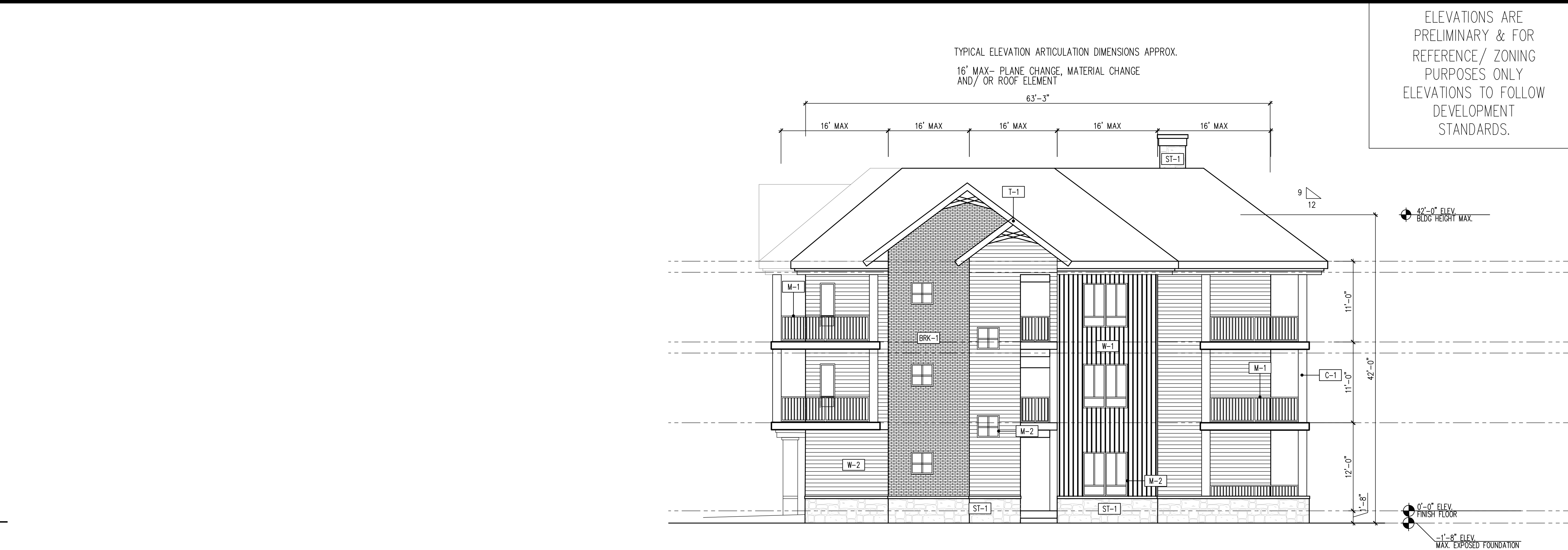
L101

CDC Civil Design Concepts, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 495-5455

www.civildesignconcepts.com

NCBLS LICENSE # C-2184



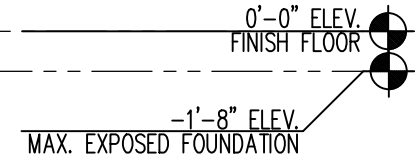
2 Exterior Elevation Northwest
SCALE: 1/8"=1'-0"

Finish Schedule:			
Exterior Materials			
	W-1 TYPE: MANUFACTURER: HARDIE-PLANK SIDING COLOR: JAMES HARDIE OR EQUAL LOCATION: TBD BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL		
	W-2 TYPE: MANUFACTURER: HARDIE-PLANK SIDING COLOR: JAMES HARDIE OR EQUAL LOCATION: TBD BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL		
	BRK-1 TYPE: MANUFACTURER: BRICK COLOR: - LOCATION: - NOTE: -		
	T-1 TYPE: WOOD OR SYNTHETIC TRIM LOCATION: TBD COLOR: - NOTE: -		
	T-2 TYPE: WOOD OR SYNTHETIC TRIM 4" MIN. LOCATION: TBD COLOR: - NOTE: -		
	T-3 TYPE: MANUFACTURER: HARDIE-PLANK SIDING COLOR: JAMES HARDIE OR EQUAL LOCATION: TBD BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL		
	M-1 TYPE: METAL RAIL COLOR: TBD LOCATION: - NOTE: -		
	M-2 TYPE: METAL WINDOW MULLION LOCATION: TBD NOTE: TO MATCH STOREFRONT SYSTEM		
	C-1 TYPE: MANUFACTURER: WOOD OR SYNTHETIC COLUMN COLOR: TBD LOCATION: - NOTE: -		
	ST-1 TYPE: MANUFACTURER: NATURAL OR SYNTHETIC STONE COLOR: TBD LOCATION: FOUNDATION NOTE: -		
Notes:			
1. ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.			
2. ALL STOREFRONT MULLIONS TO BE KYNAR FINISH, COLOR T.B.D. U.N.O.			
3. UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.			
4. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES. ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.			
5. APPROVAL			
6. SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.			
7. PATCH/REPAIR ALL DAMAGED TRIM/DEAILING AS REQ'D FOR UNIFORM "LIKE-NEW" APPEARANCE.			



1 Exterior Elevation Southwest
SCALE: 1/8"=1'-0"

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT



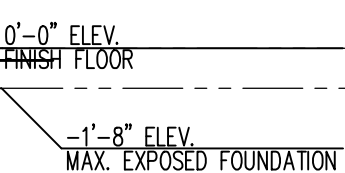
Southeast

1. ALL EXTERIOR GLASS TO BE CL. LWR. LEAD.
2. ALL STOREFRONT MULLIONS TO BE KYNAR FINISH, COLOR T.B.D. U.N.O.
3. UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.
4. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS AND MOUNTING AND SERVING TECHNIQUES.
5. ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
6. SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
7. PATCH/REPAIR ALL DAMAGED TRIM/DEALING AS REQ'D FOR UNIFORM "LIKE-NOW" APPEARANCE.

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF SUCH DOCUMENTS AND SHALL RETAIN ALL RIGHTS THEREIN UNDER ANY LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR ANY OTHER PARTY FOR ANY OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY WRITTEN AGREEMENT IN WRITING BY THE ARCHITECT.

HEET NUMBER
A202

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT



Northwest
