



project design team:
 the tamara peacock co. architects
 129 3rd ave w
 HENDERSONVILLE, NC 28792
 Phone: 828.696.4000
 LICENSE #12289

owner:

project name:
FIRST AVE VILLAS
**320 1ST AVE W
 HENDERSONVILLE,
 NC 28792**

Tamara Peacock, R.A.
 Registration No. 12289

issued for:

date:

sheet name:
COVER SHEET

revisions:

This document is property of Tamara Peacock Company and no part herein shall be used except for the specific project without consent of The Tamara Peacock Company. This document was prepared by The Tamara Peacock Company according to the terms of general conditions of the contract for construction. This document does not either in whole or in part constitute any direction or instruction to any contractor with regards to construction means, methods or techniques. By this document the Architect does not intend to express any opinion, direction or instruction of any kind whatsoever as to the manner in which the construction work is to be accomplished.

date: 2/26/2025 3:24:47 PM
 proj. no.:
 CHECKER
 drawn by: AUTHIOR
 designer: Prog Mng:
 revised by: CHECKER
 approver: APPROVER

sheet no.:

A001

ARY Development LLC

FIRST AVE VILLAS

Hendersonville, NC

OWNER

ARY DEVELOPMENT LLC
 17 OLDE EASTWOOD VILLAGE BLVD
 ASHEVILLE NC, 28803

832.265.0493
 RRCHARANIA@ARYDEVELOPMENTS.COM
 RAFIQUE CHARANIA

DEVELOPER

ARY DEVELOPMENT LLC
 17 OLDE EASTWOOD VILLAGE BLVD
 ASHEVILLE NC, 28803

832.265.0493
 RRCHARANIA@ARYDEVELOPMENTS.COM
 RAFIQUE CHARANIA

CONTRACTOR

BUCHANAN CONSTRUCTION
 1642 HENDERSONVILLE RD
 ASHEVILLE NC, 28803

828.650.6565 EXT. 104
 MATT@BUCHANANCONSTRUCTION.COM
 MATT KEENE
 VP COMMERCIAL CONSTRUCTION

ARCHITECT

PEACOCK ARCHITECTS
 129 3RD AVE W
 HENDERSONVILLE, NC 28792
 828.696.4000

SARAH@PEACOCKARCHITECT.COM
 SARAH McCORMICK
 ARCHITECTURAL DESIGNER

TAMARA@PEACOCKARCHITECT.COM
 TAMARA PEACOCK
 PRINCIPAL

CIVIL ENGINEER

FEI ENGINEERING
 7 GLENN BRIDGE RD, STE H
 ARDEN, NC 28704

828.696.0807
 TYLER WAGNER
 TWAGNER@FEICONSLTING.COM
 PROJECT MANAGER

BUILDING STATISTICS

BUILDING TYPE:	IIIB
GROSS SF:	19,240 SF
OCCUPANCY TYPE:	R-2
ALLOWABLE AREA (SM)	48,000 SF
SPRINKLERED:	YES
SEPARATED USE:	N/A
SEPARATION USED:	1/2 HR
INCIDENTAL USE:	NONE
OCCUPANCY LOAD:	R-2-93
PLUMBING REQUIREMENTS:	1 SINK, 1 TOILET, 1 SHOWER PER UNIT
PLUMBING PROPOSED:	2 SINKS, 2 TOILETS, 2 SHOWERS PER UNIT
LIFE SAFETY REQUIREMENTS:	SEE A005

SITE STATISTICS

	PROVIDED	REQUIRED
PROP LOC:	320 FIRST AVE. W.	
BLOCK:	--	
PIN:	9568771057	
OWNER:	ARY Development LLC	
ZONING:	UR-CZD	
PROPOSED USE:	12 MULTI-FAMILY UNITS	
FLOOD DISTRICT:	N	
DOMESTIC WASTEWATER:	PUBLIC SEWER	
WATER:	PUBLIC	
ADA PARKING:	1 ADA	1 ADA
PARKING:	25 SPACES	12 SPACES
FRONT SETBACK (FIRST AVE)	12' 0" FROM CURB	14' 0" FROM CURB
SIDE SETBACK (CMU)	8' 0"	5' 0"
REAR SETBACK	5' 0"	10' 0"
SIDE SETBACK (R-6)	8' 0"	5' 0"
OVERALL HEIGHT	33'-8"	64'

SITE STATISTICS CONT.

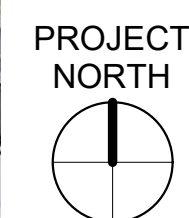
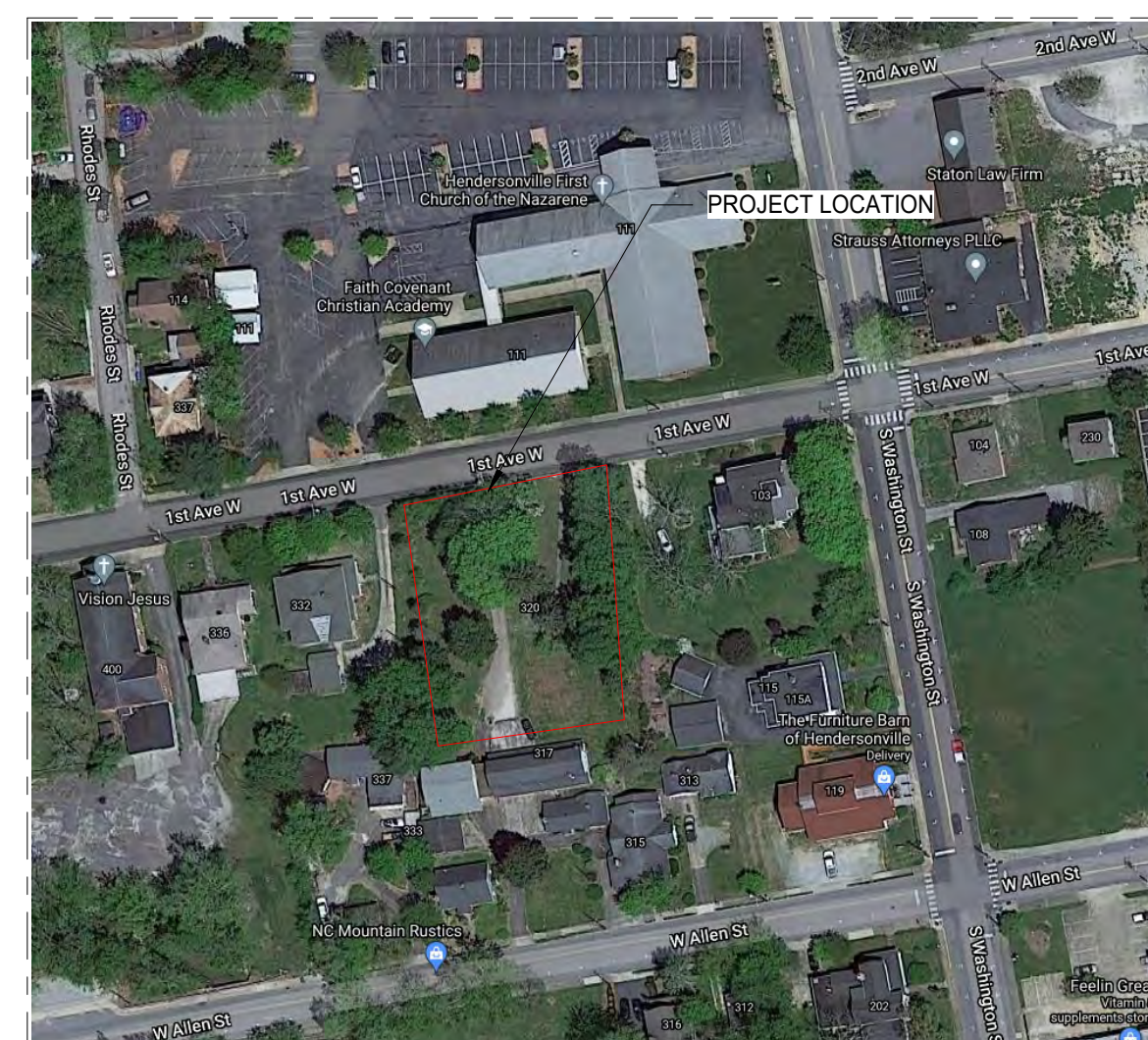
BUILDING FOOTPRINT:	EACH BUILDING: 4,810 SF TOTAL FIRST FLOOR FOOTPRINT: 9,620 SF 12 TOTAL; 6 PER BUILDING
NUMBER OF UNITS:	12
TOTAL BUILDING SQUARE FOOTAGE:	19,240 SF PER BUILDING
TOTAL PROJECT AREA:	0.57 ACRES
PROPOSED LOT AREA:	24,829 SF
STREETS AND PARKING:	7,713 SF
TOTAL PERVIOUS AREA:	7,576 SF
COMMON OPEN SPACE:	2,520 SF (2,483 SF REQ'D - 10%)

PHASING: TO BE COMPLETED IN ONE PHASE

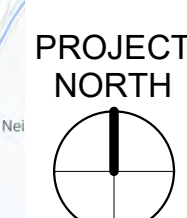
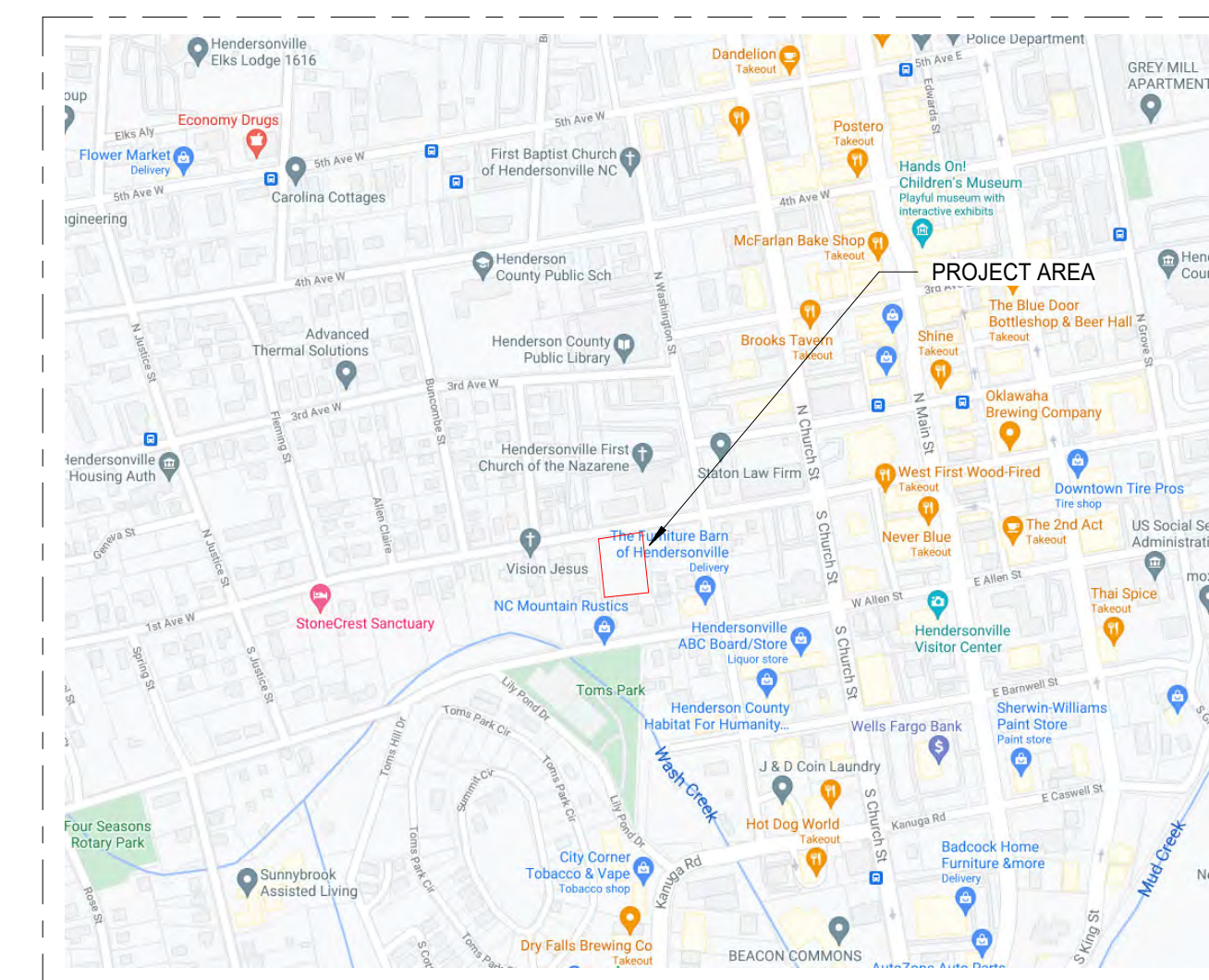
SCOPE OF WORK:

FIRST AVE UNITS:
 1. 2 NEW CONDO BUILDINGS WITH 6 NEW UNITS EACH

SITE MAP



VICINITY MAP



Sheet List	
Sheet Number	Sheet Name
A603	Unnamed
SP101	Final Site Plan
SP101 (1)	Final Site Plan
A001	COVER SHEET
A001 (1)	COVER SHEET
G-17-300	SITE SURVEY
H4D054	TREE SURVEY
SP 101	PRELIMINARY SITE PLAN
SP 101 (1)	PRELIMINARY SITE PLAN
SP 101 (2)	PRELIMINARY SITE PLAN
SP102	DETAILS
A104	SECOND LEVEL FLOOR PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
A601	RENDERINGS

NOTE

SESC plan approval not required by Henderson County Site Development because proposed land disturbance is less than 1 acre.

NORTH CAROLINA
HENDERSON COUNTY

I, Sharon M. McCall, REVIEW OFFICER
OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR
PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING.

Sharon M. McCall 2/12/19
REVIEW OFFICER DATE

NORTH CAROLINA
HENDERSON COUNTY

THIS INSTRUMENT WAS FILED FOR REGISTRATION THIS
THE 12TH DAY OF FEBRUARY, 2019
AT 2:13 PM O'CLOCK
IN PLAT SLIDE NUMBER 11633

William Lee King
REGISTER OF DEEDS

BY: William Lee King DEPUTY

BOOK 2019 PAGE 11633 (1)



This document presented and filed:
02/12/2019 02:13:50 PM

WLK
WILLIAM LEE KING, Henderson COUNTY, NC

LEGEND

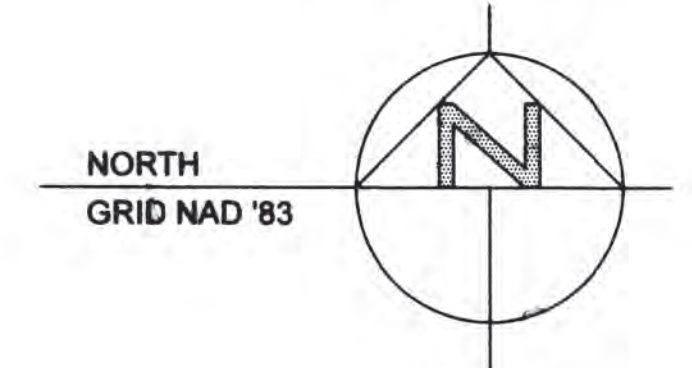
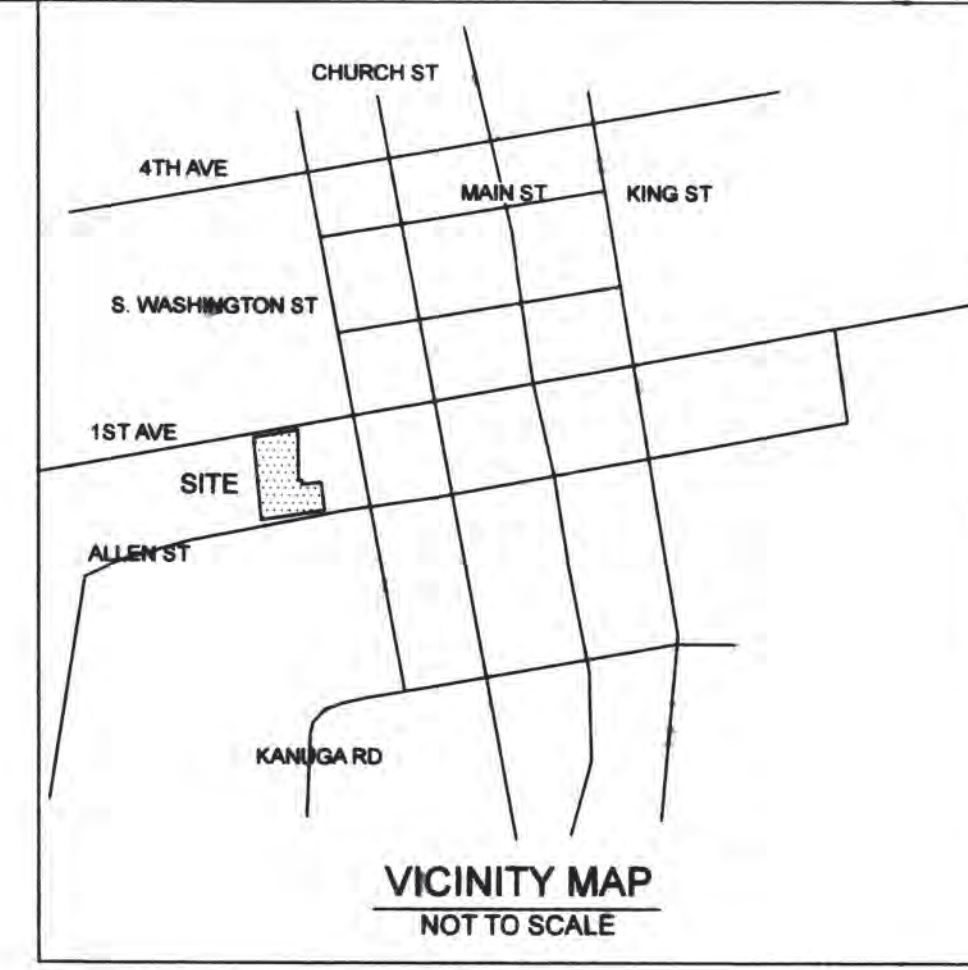
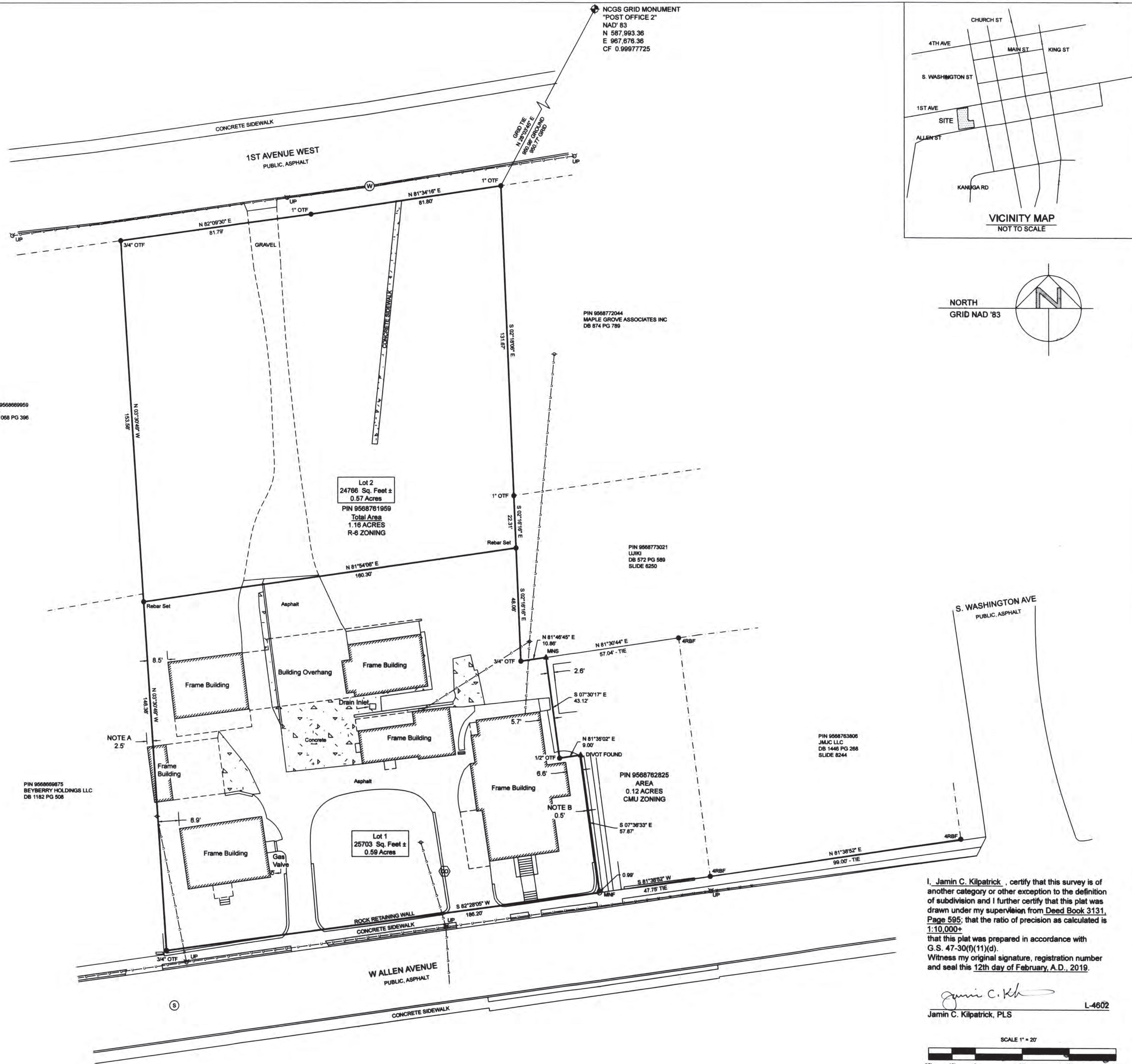
- DB - DEED BOOK
- PG - PAGE
- MNS - MAG NAIL SET
- RBF - REBAR FOUND
- OTF - OPEN TOP PIPE FOUND
- UP - UTILITY POLE
- W - WATER METER
- CO - CLEAN OUT
- S - SEWER MANHOLE
- - IRON FOUND OR SET AS NOTED
- - CALCULATED POINT - NOT SET

REFERENCES

- DB 3151 PG 595
- DB 1088 PG 482
- DB 1459 PG 198
- SLIDE - 6250
- SLIDE - 6244
- DB 572 PG 589
- DB 1088 PG 396
- DB 1182 PG 508
- DB 874 PG 789

NOTES

- SUBJECT PROPERTY TIED TO NC GRID NAD '83 (2011) BY GPS OBSERVATION.
- ORIGINAL BOUNDARY SURVEY COMPLETED ON MARCH 6, 2017. THIS SURVEY IS TO SUBDIVIDE PARENT TRACT.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF OTHER UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT AND NOT SHOWN. PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
- ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.
- NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- AREA BY COORDINATE COMPUTATION.
- PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.
- THERE IS A POSSIBLE 2.5' BUILDING ENCROACHMENT, SHOWN HEREIN AS "NOTE A."
- THERE IS A POSSIBLE 0.5' DRIVEWAY ENCROACHMENT, SHOWN HEREIN AS "NOTE B."
- PIN 9568761999 CURRENTLY ZONED R-8 BY THE CITY OF HENDERSONVILLE
- SETBACKS: FRONT - 20' REAR - 10' SIDE - 5'
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.



KILPATRICK LAND SURVEYING PLLC
 PO BOX 2705, HENDERSONVILLE, NC 28793
 828-606-4797 www.kilpic.com P-0508

SUBDIVISION OF PROPERTY FOR:
RIDDLE DEVELOPMENT, LLC
 CURRENT OWNER: RIDDLE DEVELOPMENT LLC
 City of Hendersonville, Hendersonville Township
 Henderson County, North Carolina

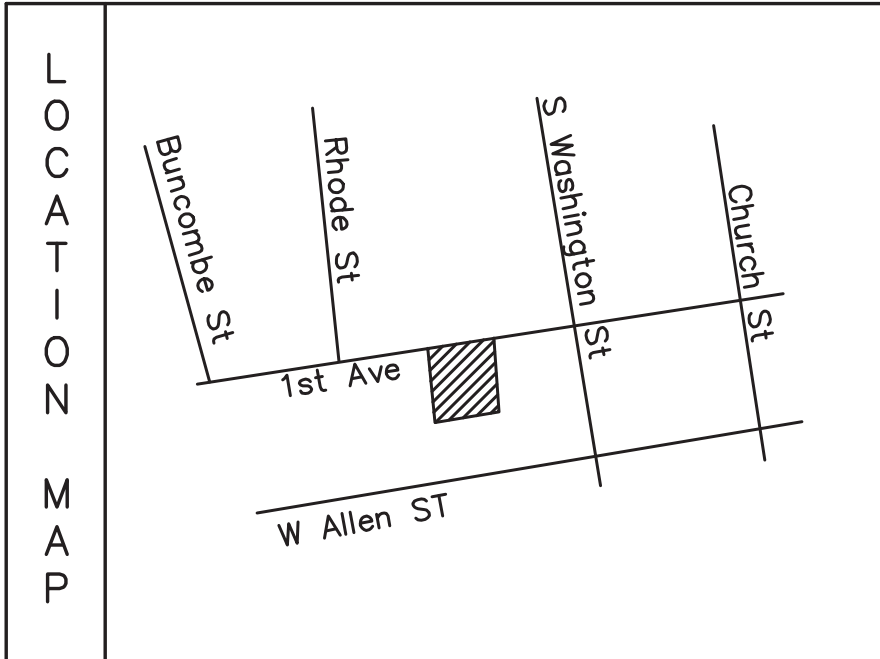
I, Jamin C. Kilpatrick, certify that this survey is of another category or other exception to the definition of subdivision and I further certify that this plat was drawn under my supervision from Deed Book 3131, Page 595; that the ratio of precision as calculated is 1:10,000+ that this plat was prepared in accordance with G.S. 47-30(f)(1)(d). Witness my original signature, registration number and seal this 12th day of February, A.D., 2019.

Jamin C. Kilpatrick L-4602
 Jamin C. Kilpatrick, PLS

Date 6 MARCH 2017
 Drawn By JCK
 Scale 1" = 20'
 Revision 02-12-19
 Dwg No. G-17-300

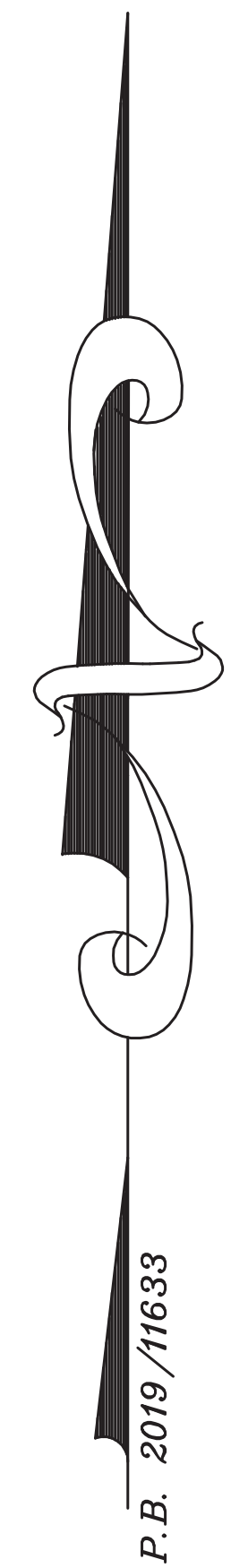
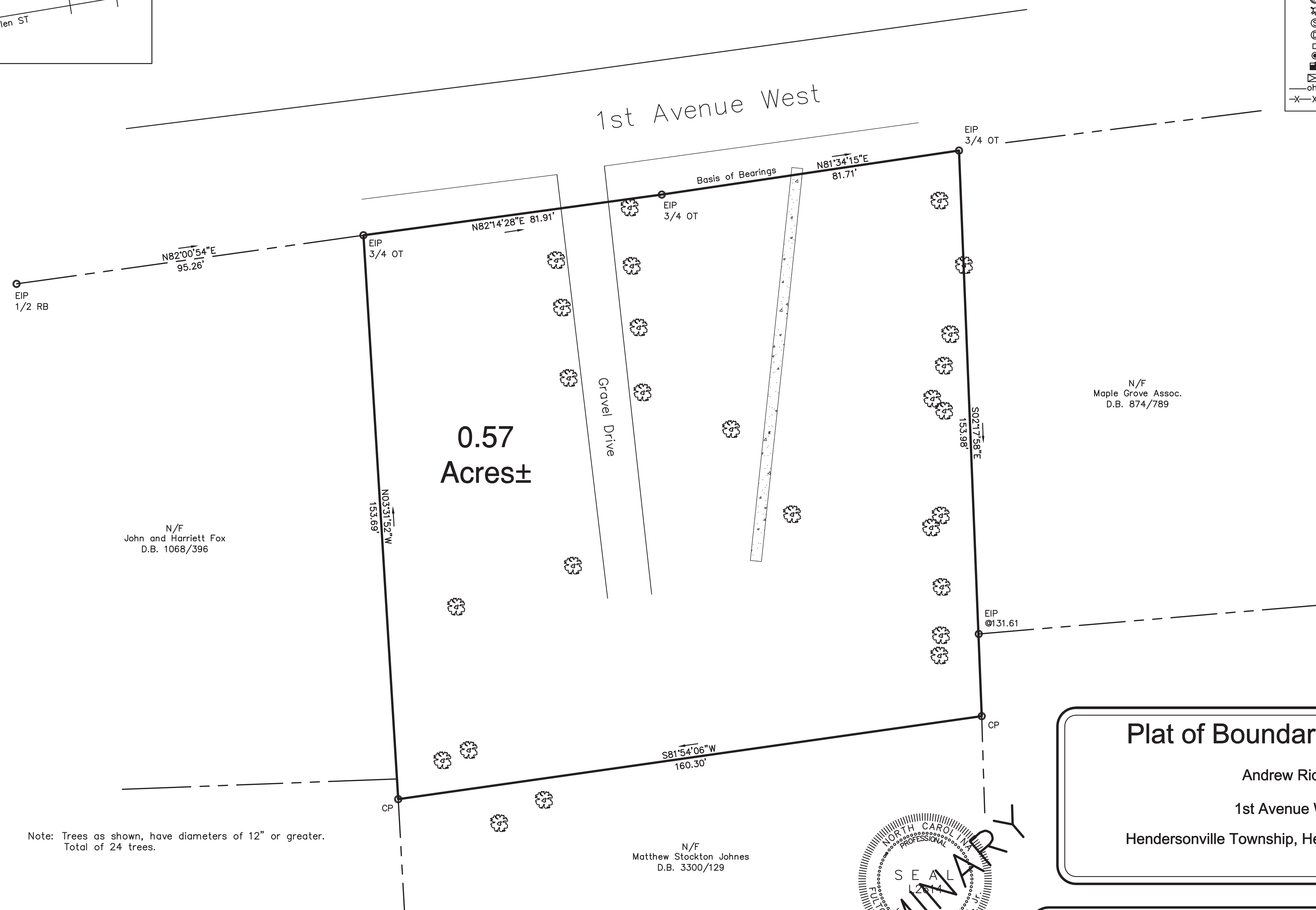
SCALE 1" = 20'

SLIDE 11633



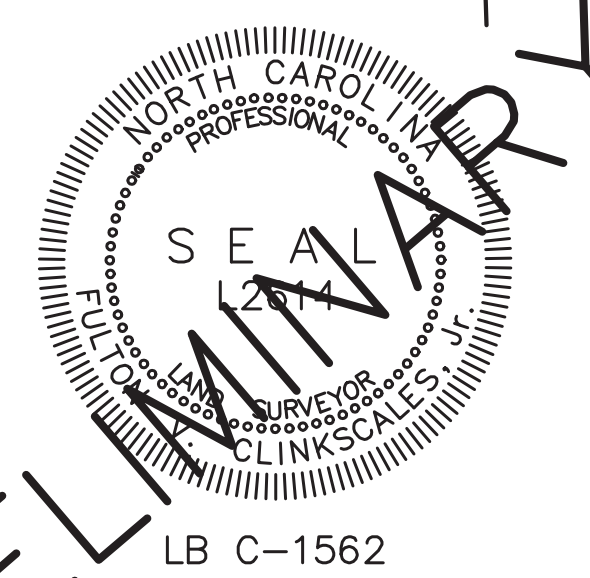
LEGEND:

○	NIP	NEW IRON PIN
○	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
⊙		POWER POLE
⊙		LIGHT POLE
⊙		WATER VALVE
⊙		GAS VALVE
⊙		WATER METER
⊙		FIRE HYDRANT
⊙		SANITARY SEWER MANHOLE
⊙		STORM DRAIN MANHOLE
⊙		CATCH BASIN
⊙		CLEANOUT
⊙		CURB INLET
⊙		TRANSFORMER
ohp		OVERHEAD POWER
-X-X-X-		FENCE LINE



Note: Trees as shown, have diameters of 12" or greater. Total of 24 trees.

Plat of Boundary Survey for
Andrew Riddle
1st Avenue West
Hendersonville Township, Henderson County, N.C.

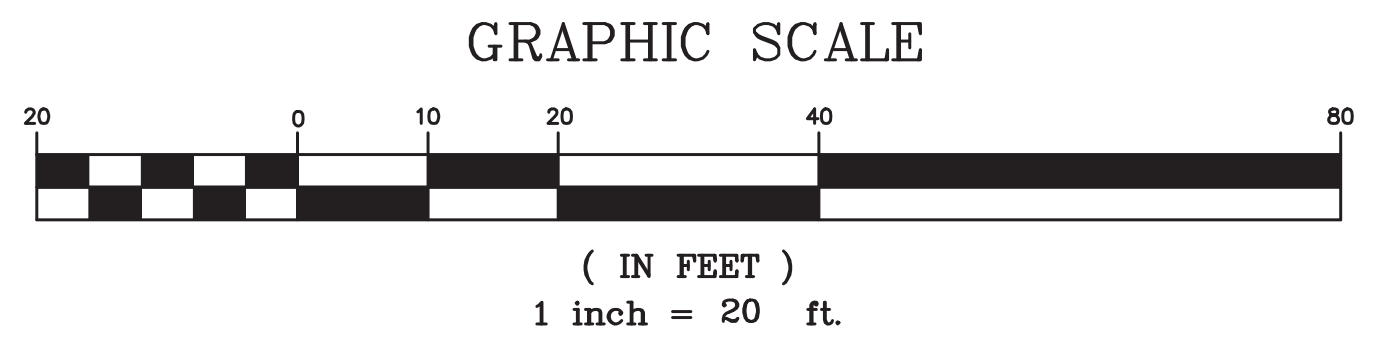


Not valid without the signature and the original seal of a North Carolina licensed land surveyor.

Not For Recordation

The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.

This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.



FREELAND - CLINKSCALES & ASSOCIATES, INC. OF N.C. ENGINEERS * LAND SURVEYORS 201 2nd AVE. EAST HENDERSONVILLE, N.C. 28792 fcaofnc@outlook.com (828) 697-6539 Fax (828)-697-4195 Firm No. C-1562	REF. PLAT BOOK 2019/11633
	REF. DEED. BOOK 3131/595
	TAX MAP 9568-77-1057
	PARTY CHIEF FVC
	DRAWN BLB
	DATE January 27, 2020
	DWG.NO. H40054

SITE STATISTICS	PROVIDED	REQUIRED
PROP LOC:	320 FIRST AVE. W.	
BLOCK:		
PIN:	9568771057	
OWNER:	ARY Development LLC	
ZONING:	UR-CZD	
PROPOSED USE:	12 MULTI-FAMILY UNITS	
FLOOD DISTRICT:	N	
DOMESTIC WASTEWATER:	PUBLIC SEWER	
WATER:	PUBLIC	
ADA PARKING:	1 ADA	1 ADA
PARKING:	25 SPACES	12 SPACES
FRONT SETBACK (FIRST AVE)	12' 0" FROM CURB	14' 0" FROM CURB
SIDE SETBACK (CMU)	8' 0"	5' 0"
REAR SETBACK	5' 0"	10' 0"
SIDE SETBACK (R-6)	8' 0"	5' 0"
OVERALL HEIGHT	33'-8"	64'

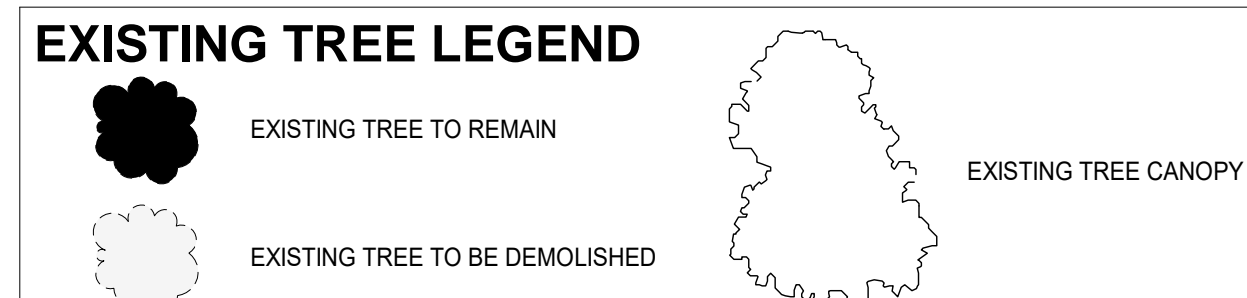
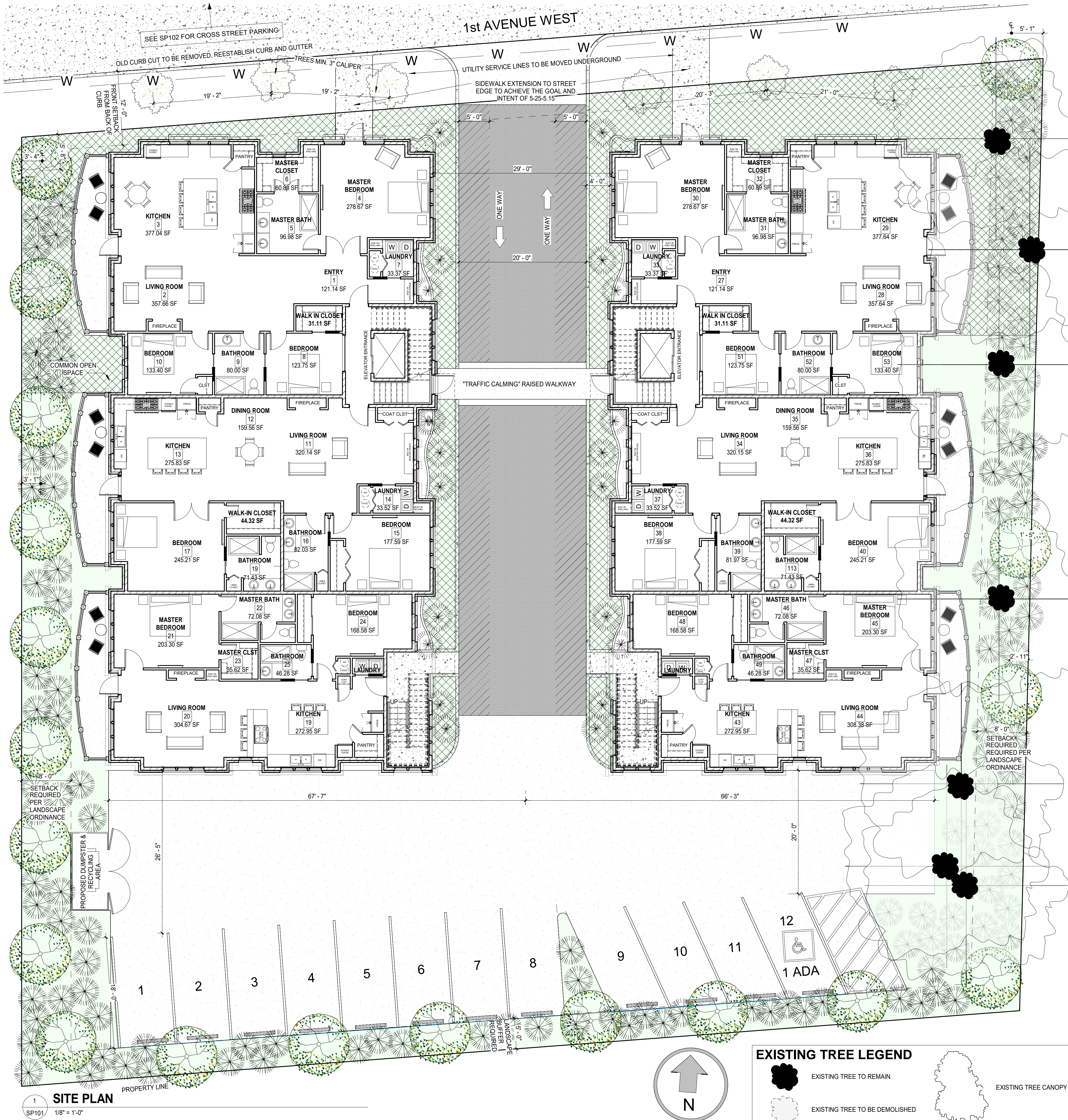
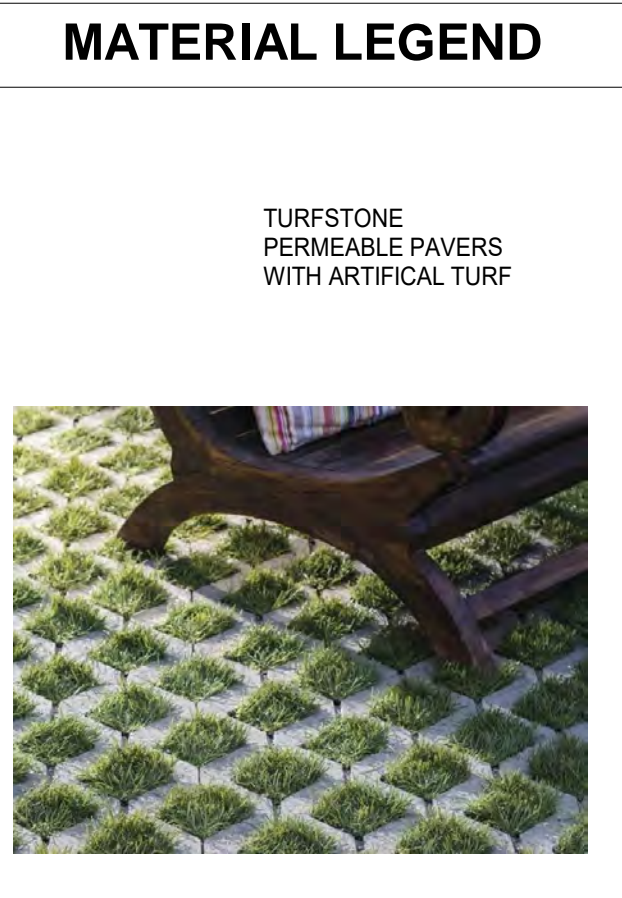
SITE STATISTICS CONT.	
BUILDING FOOTPRINT:	EACH BUILDING: 4,810 SF TOTAL FIRST FLOOR FOOTPRINT: 9,620 SF
NUMBER OF UNITS:	12 TOTAL, 6 PER BUILDING
TOTAL BUILDING SQUARE FOOTAGE:	19,240 SF PER BUILDING
TOTAL PROJECT AREA:	0.57 ACRES
PROPOSED LOT AREA:	24,829 SF
STREETS AND PARKING:	7,713 SF
TOTAL PERVIOUS AREA:	7,576 SF
COMMON OPEN SPACE:	2,520 SF (2,483 SF REQ'D - 10%)
PHASING:	TO BE COMPLETED IN ONE PHASE

- CONDITIONS (CITY):
- SITE LIGHTING WILL BE ADDRESSED AT FINAL SITE PLAN AND WILL BE COMPLIANT WITH SECTION 6-19 OF THE ZONING CODE
 - HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF URBAN OPEN SPACE AND COMMON AREAS
 - DETAILED LANDSCAPING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN
 - DUMPSTER AND RECYCLING AREA TO MEET THE SCREENING REQUIREMENTS OF 15-19-3.3c

- CONDITIONS (DEVELOPER):
- DEVELOPER AGREES TO PAY FEE-IN-LIEU OF 7' SIDEWALKS IN ACCORDANCE WITH SEC. 6-12-3 AND SEC. 5-25-5.15 OF ZONING CODE
 - DEVELOPER REQUESTS TO BE GRANTED RELIEF TO PROVIDE A 12' FRONT SETBACK INSTEAD OF 14' FRONT SETBACK REQUIRED PER SEC. 5-25-4 OF ZONING CODE.
 - THE DEVELOPER REQUESTS A WAIVER FOR THE TIA REQUIREMENT.
 - WITHIN THE CENTER DRIVEWAY ACCESSING THE SITE, THE DEVELOPER SHALL INSTALL A DIFFERENTIATED MATERIAL FOR THE OUTER 5' ALONG BOTH BUILDING EDGES TO ESTABLISH A PEDESTRIAN ZONE AND DISTINGUISH IT FROM THE PRIMARY DRIVE LANE. THIS WILL ACHIEVE THE GOAL AND INTENT OF 5-25-5.13.
 - THE SIDEWALKS LEADING TO THE FRONT PORCHES ON THE FRONT FAÇADE SHALL EXTEND TO THE STREET EDGE. THIS WILL ACHIEVE THE GOAL AND INTENT OF 5-25-5.15.
 - THE DEVELOPER SHALL ATTEMPT TO PRESERVE ALL EXISTING VEGETATION WITHIN THE PROPOSED TYPE A BUFFER ALONG THE EASTERN SIDE OF THE PROPERTY. THIS EXISTING VEGETATION WILL BE ALLOWED TO BE USED AS CREDITS TOWARDS THE REQUIRED BUFFER PLANTINGS. ADDITIONALLY, IF ANY OF THOSE TREES ARE NOT ABLE TO BE PROTECTED BY THE STANDARDS IN 15-4D, THEN THE DEVELOPER AGREES TO REPLACE THEM AT THE RATE SPECIFIED IN SEC. 15-4B IF ANY OF THOSE TREES DIE WITHIN 10 YEARS POST-CONSTRUCTION.



ADJACENCY	ADDRESS	ZONING	PROPERTY OWNER
NORTH	111 N WASHINGTON ST	CMU	FIRST CHURCH OF THE NAZARENE
EAST	103 S WASHINGTON ST	CMU	MAPLE GROVE ASSOC INC
EAST	115 S WASHINGTON ST	CMU	NENON L. UJIKI
SOUTHEAST	119 S WASHINGTON ST	CMU	JMJC, LLC
SOUTHEAST	313 W ALLEN ST	CMU	MATT JOHNES, LLC
SOUTH	315 W ALLEN ST	R-6	MATT JOHNES, LLC
SOUTHWEST	337 W ALLEN ST	R-6	BEYBERRY HOLDINGS, LLC
WEST	332 1ST AVE W	R-6	JOHN E. FOX, HARRIETT W. FOX



SITE PLAN
1/8" = 1'-0"



project design team:
the tamara peacock co. architects
129 3rd ave w
HENDERSONVILLE, NC 28792
Phone: 828.696.4000
LICENSE #12289

owner:

project name:
FIRST AVE VILLAS
320 1ST AVE W HENDERSONVILLE, NC 28792

Tamara Peacock, R.A.
Registration No. 12289

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sheet name:
Final Site Plan

revisions:

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date: 2/26/2025 3:21:54 PM
proj. no.:
checked by:
author:
checked by:
designer:
approved by:

sheet no.:
SP101



PROJECT DESIGN TEAM:
 THE TAMARA PEACOCK CO. ARCHITECTS
 129 3RD AVE W
 HENDERSONVILLE, NC 28792
 PHONE: 828.696.4000
 LICENSE #12289



OWNER:

PROJECT NAME:
FIRST AVE VILLAS
**320 1ST AVE W
 HENDERSONVILLE,
 NC 28792**

TAMARA PEACOCK, R.A.
 REGISTRATION NO. 12289

ISSUED FOR:

DATE:

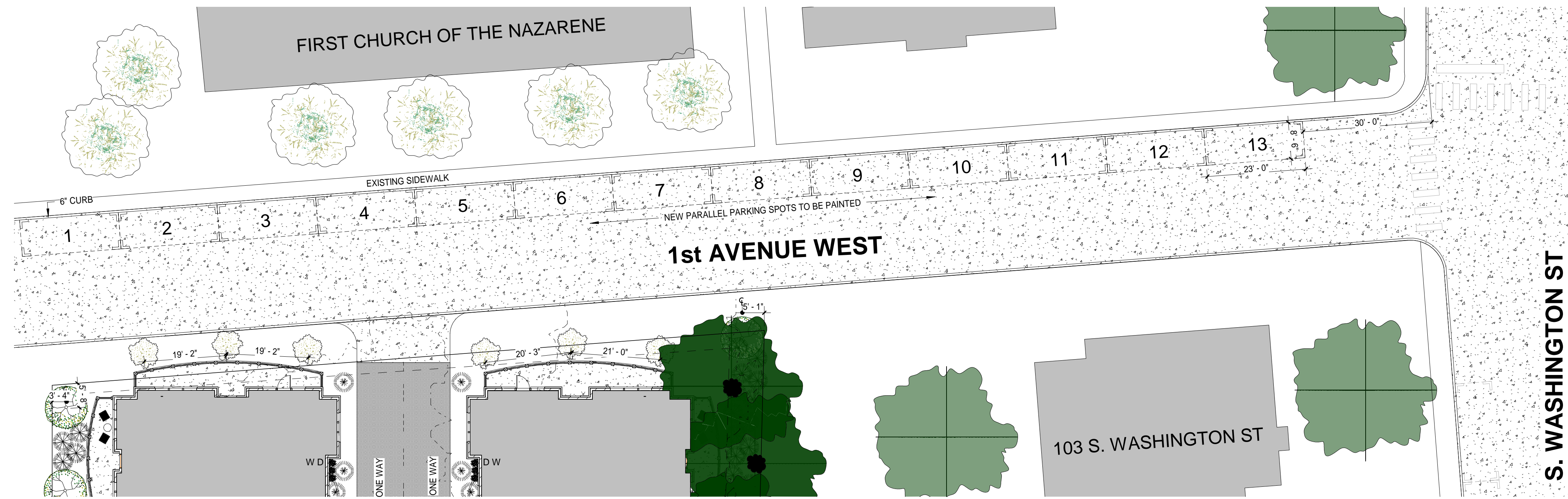
SHEET NAME:
DETAILS

REVISIONS:

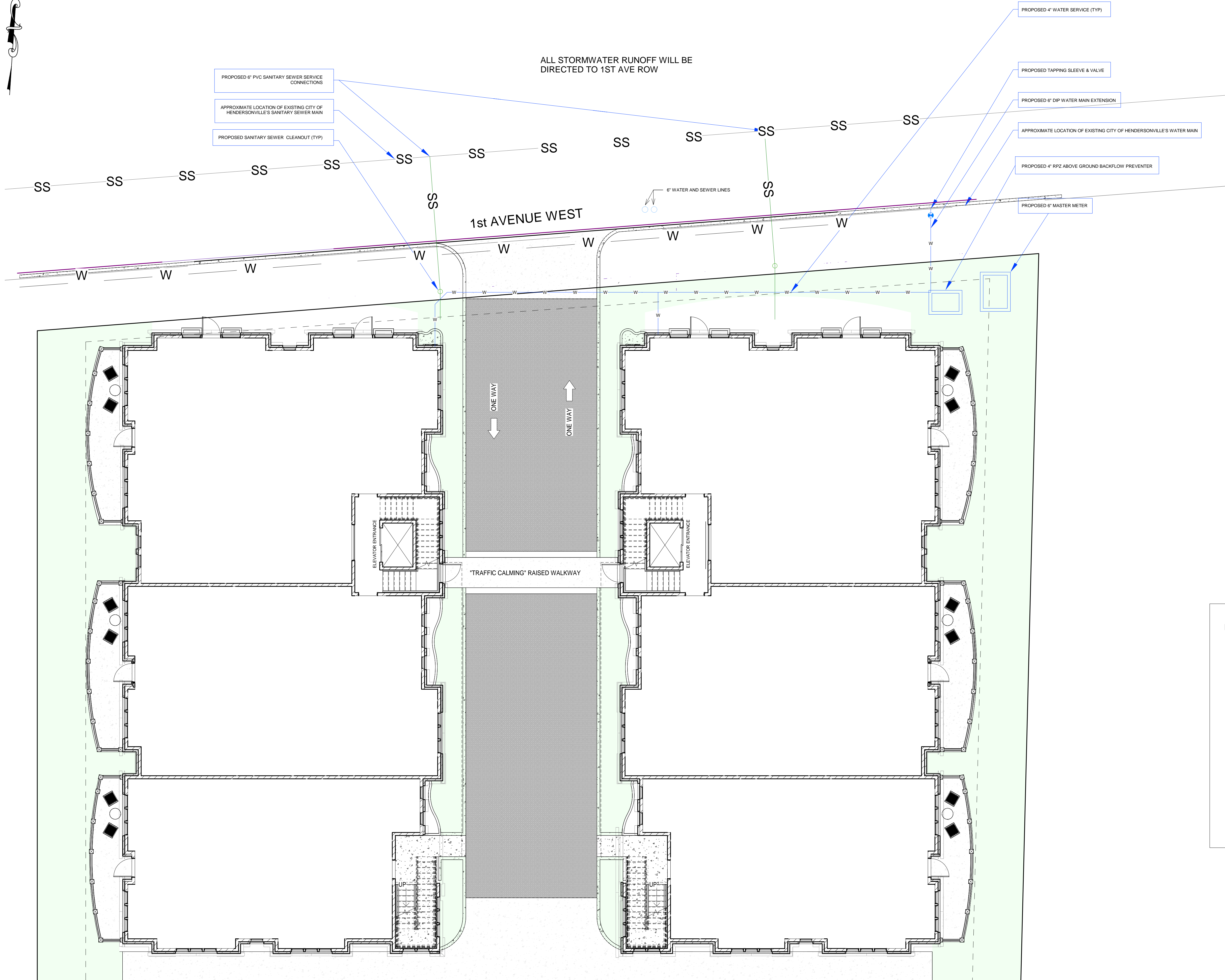
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 THIS DOCUMENT WAS PREPARED BY THE TAMARA PEACOCK COMPANY ACCORDING TO THE TERMS OF GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
 THIS DOCUMENT DOES NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR WITH REGARD TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

DATE: 11/19/2024 6:08:36 PM
 PROJ. NO.:
 CHECKER:
 DRAWN BY: AUTHOR PROJ. MGR.: DESIGNER
 REVISED BY: CHECKER CAPT.: APPROVER

SHEET NO.:
SP102



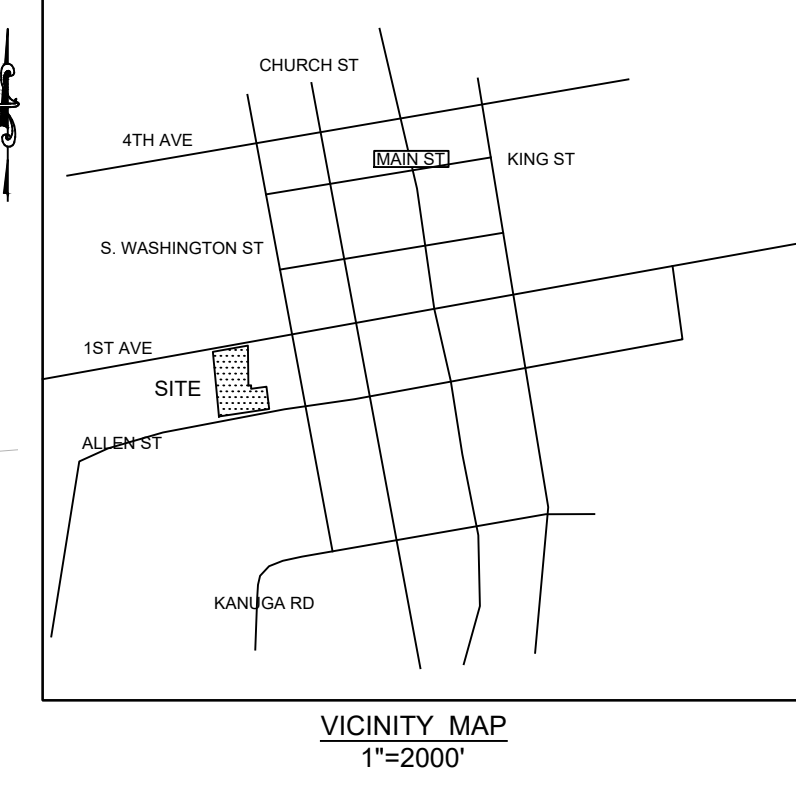
1 STREET PARKING
 SP102 1/16" = 1'-0"



ALL STORMWATER RUNOFF WILL BE DIRECTED TO 1ST AVE ROW

- PROPOSED 6" PVC SANITARY SEWER SERVICE CONNECTIONS
- APPROXIMATE LOCATION OF EXISTING CITY OF HENDERSONVILLE'S SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER CLEANOUT (TYP)

- PROPOSED 4" WATER SERVICE (TYP)
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED 6" DP WATER MAIN EXTENSION
- APPROXIMATE LOCATION OF EXISTING CITY OF HENDERSONVILLE'S WATER MAIN
- PROPOSED 4" RPZ ABOVE GROUND BACKFLOW PREVENTER
- PROPOSED 6" MASTER METER



Civil Engineers and Land Surveyors
 7 Glenn Bridge Rd, Suite H
 Arden, NC 28704
 (828) 676-0607
 www.feiconsulting.com
 License No. C-0950

FIRST AVE VILLAS
 UTILITY PLAN

DEVELOPER INFORMATION:
 ARY DEVELOPMENT LLC
 17 OLDE EASTWOOD VILLAGE BLVD
 ASHEVILLE, NC 28863

PROJECT LOCATION:
 CITY: HENDERSONVILLE
 COUNTY: HENDERSON
 STATE: NORTH CAROLINA

DELIVERY OF ELECTRONIC FILES:

THIS DATA IS PROVIDED IN ELECTRONIC MEDIA FORMAT ONLY FOR THE CONVENIENCE OF THE PARTIES INVOLVED. UPON TRANSFER, THE CLIENT, CONTRACTOR, SUBCONTRACTOR OR AGENT AGREES TO WAIVE ALL CLAIMS AGAINST FEI. (OR ITS CONSULTANTS) RESULTING IN ANY WAY FROM THE USE OF THIS DATA.

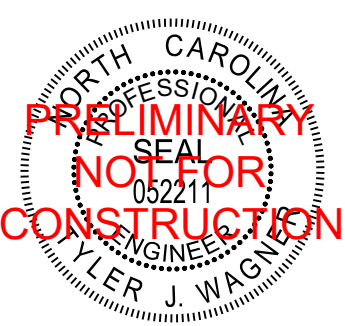
IN ADDITION, THE CLIENT, CONTRACTOR, SUBCONTRACTOR OR AGENT, AS APPLICABLE, AGREE, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS FEI. (AND ITS CONSULTANTS) FROM ANY DAMAGE, LIABILITY OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE, ARISING OUT OF THE USE OF THIS DATA IN ELECTRONIC FORMAT.

FEI MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

NO	DATE	REVISION NOTE
1	6-21-2024	REVISED PER CITY COMMENTS
2	8-14-2024	REVISED PER CITY COMMENTS

DRAWN BY: LBC/MP
 CHECKED BY: TJW
 DATE: 06/13/2024
 PROJECT NO.: 01039.001
 REF. NO.:
 SCALE: 1"=10'

- SITE DATA:**
 OWNER: ARY DEVELOPMENT LLC
 SITE ADDRESS: 320 FIRST AVE. W.
 SITE PIN: 9568771057
- NOTES:**
- THE PROPOSED DEVELOPMENT IS ANTICIPATED TO BE SERVED BY CITY OF HENDERSONVILLE'S SEWER & WATER.
 - THE SITE LAYOUT HAS BEEN PREPARED BY PEACOCK ARCHITECTS AND HAS BEEN UTILIZED AS A DESIGN BASIS FOR THE PROPOSED UTILITY IMPROVEMENTS.
 - UTILITY INFORMATION SHOWN HEREIN HAS BEEN PREPARED BY FEI AND IS SUBJECT TO CHANGE. ALL LOCATIONS ARE APPROXIMATE.
 - ALL PROPOSED UTILITY SERVICE LINES WILL BE LOCATED UNDERGROUND.
 - THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.



SHEET
C-100

LARGE EVERGREEN TREES - TOTAL COUNT: 25					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
SO	25	Gleditsia triacanthos	Honey Locust	2" CALIPER, 12' HEIGHT	B&B, SINGLE STRAIGHT LEADER

EVERGREEN SHRUBS - TOTAL COUNT: 143					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
LB	143	Ilex crenata 'Convexa'	Convexa Japanese Holly	3 GALLON, 18" HEIGHT	FULL PLANT

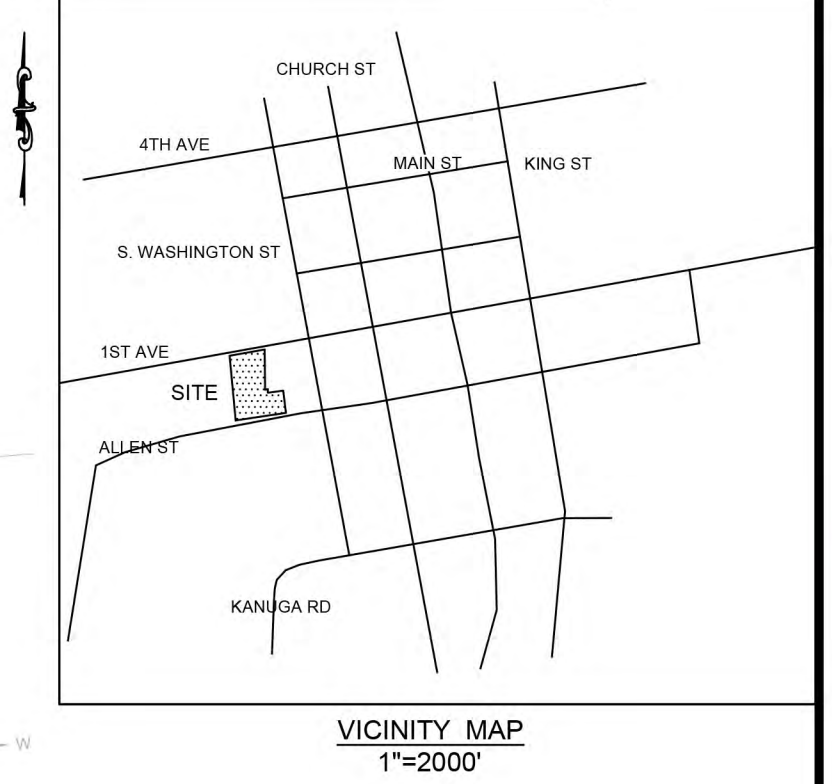
FLOWERING SHRUBS - TOTAL COUNT: 185					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
WS	185	Rhododendrons	Rhododendron spp.	3 GALLON, 18" HEIGHT	FULL PLANT

TOTAL LANDSCAPING CALCULATIONS:

VEHICULAR USE AREA → 1 TREE & 2 SHRUBS PER 4,000 SF
 10,175.38 SF / 4,000 SF = 2.55 → x3 = 3 TREES & 6 SHRUBS REQUIRED
 3 TREES (1 PROPOSED & 2 EXISTING), 3 EVERGREEN SHRUBS & 3 FLOWERING SHRUBS PROVIDED

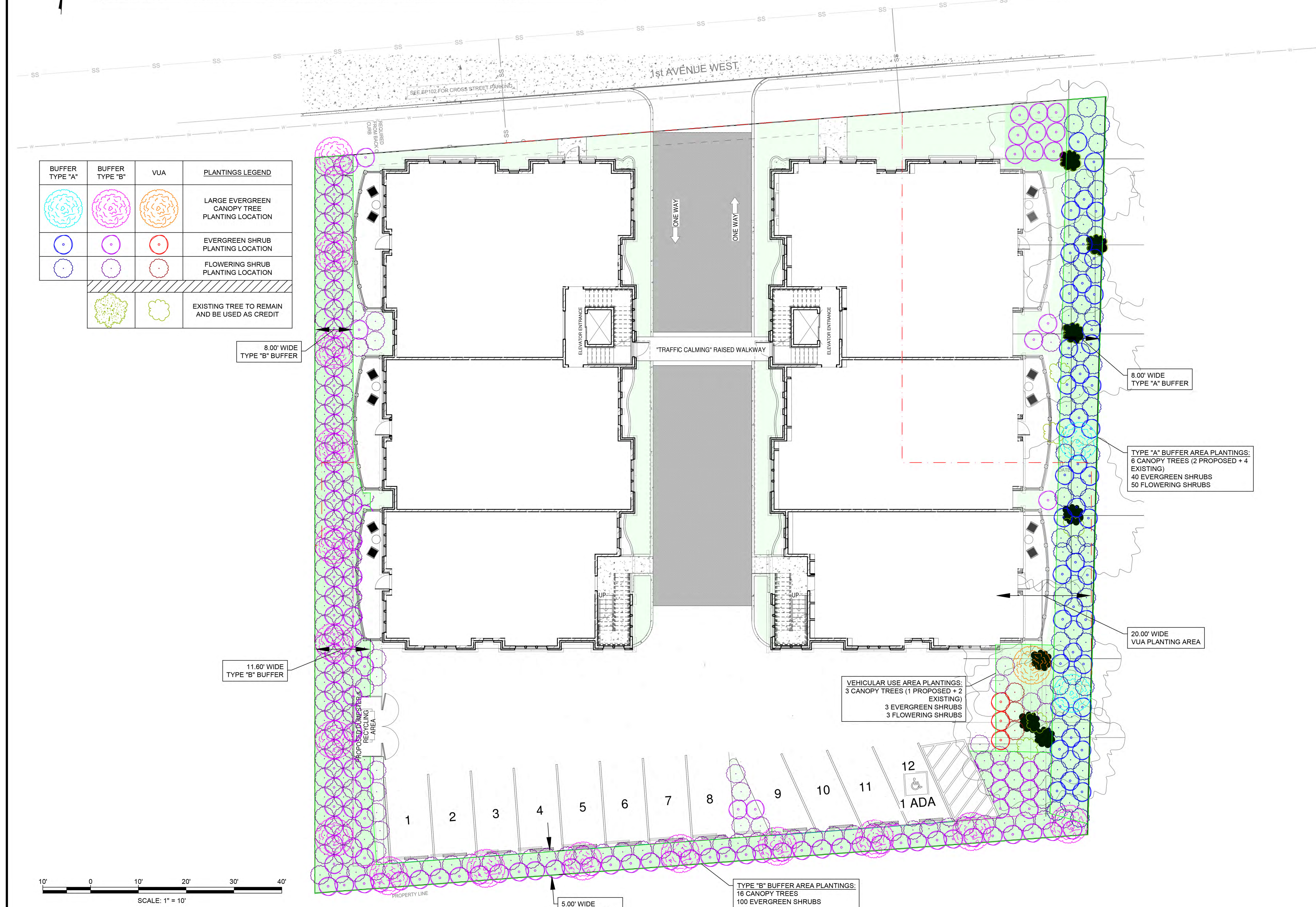
TYPE "A" BUFFER AREA → 3 CANOPY TREES, 20 EVERGREEN SHRUBS AND 25 FLOWERING SHRUBS PER 100 LF
 154.37 LF / 100 LF = 1.54 → x2 = 6 TREES, 40 EVERGREEN SHRUBS & 50 FLOWERING SHRUBS REQUIRED
 6 (2 PROPOSED & 4 EXISTING) TREES, 40 EVERGREEN SHRUBS & 50 FLOWERING SHRUBS PROVIDED

TYPE "B" BUFFER AREA → 4 CANOPY TREES, 25 EVERGREEN SHRUBS AND 33 FLOWERING SHRUBS PER 100 LF
 315.98 LF / 100 LF = 3.16 → x4 = 16 TREES, 100 EVERGREEN SHRUBS & 132 FLOWERING SHRUBS REQUIRED
 16 TREES, 100 EVERGREEN SHRUBS & 132 FLOWERING SHRUBS PROVIDED



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 www.feiconsulting.com
 License No. C-0950

BUFFER TYPE "A"	BUFFER TYPE "B"	VUA	PLANTINGS LEGEND
			LARGE EVERGREEN CANOPY TREE PLANTING LOCATION
			EVERGREEN SHRUB PLANTING LOCATION
			FLOWERING SHRUB PLANTING LOCATION
			EXISTING TREE TO REMAIN AND BE USED AS CREDIT



FIRST AVE VILLAS
 LANDSCAPING PLAN

DEVELOPER INFORMATION:
 ARY DEVELOPMENT LLC
 100 WOOD VILLAGE BLVD
 ASHEVILLE, NC 28906

PROJECT LOCATION:
 CITY: HENDERSONVILLE
 COUNTY: HENDERSONVILLE
 STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE
1	6-21-2024	REVISED PER CITY COMMENTS
2	8-14-2024	REVISED PER CITY COMMENTS

DRAWN BY: LBC/MPR
 CHECKED BY: TJW
 DATE: 06/13/2024
 PROJECT NO.: 01039.001
 REF. NO.:
 SCALE: 1"=10'

PROFESSIONAL SEAL
 PEACOCK ARCHITECTS AND LANDSCAPE ARCHITECTS
 JEFFERSON W. WAGNER
 LICENSE NO. 05221

SHEET
 C-101

SITE DATA:
 OWNER: ARY DEVELOPMENT LLC
 SITE ADDRESS: 320 FIRST AVE. W.
 SITE PIN: 3568771057

NOTES:
 1. THE SITE LAYOUT HAS BEEN PREPARED BY PEACOCK ARCHITECTS AND HAS BEEN UTILIZED AS A DESIGN BASIS FOR THE PROPOSED LANDSCAPING IMPROVEMENTS.
 2. THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.



project design team:
 the tamara peacock co. architects
 129 3rd ave w
 HENDERSONVILLE, NC 28792
 Phone: 828.696.4000
 LICENSE #12289

owner:

project name:
FIRST AVE VILLAS

**320 1ST AVE W
 HENDERSONVILLE,
 NC 28792**

Tamara Peacock, R.A.
 Registration No. 12289

issued for:

date:

sheet name:
**SECOND
 LEVEL
 FLOOR
 PLAN**

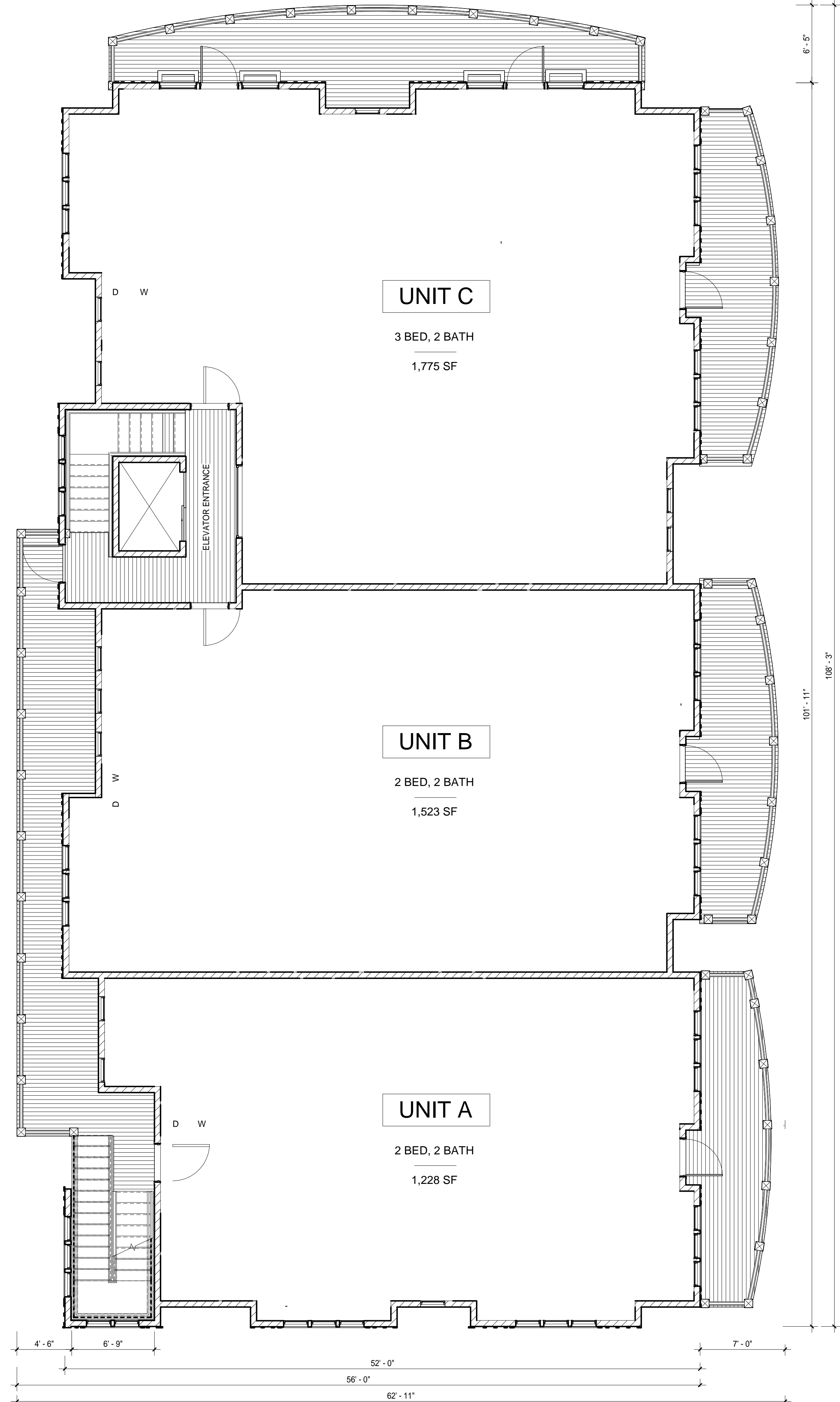
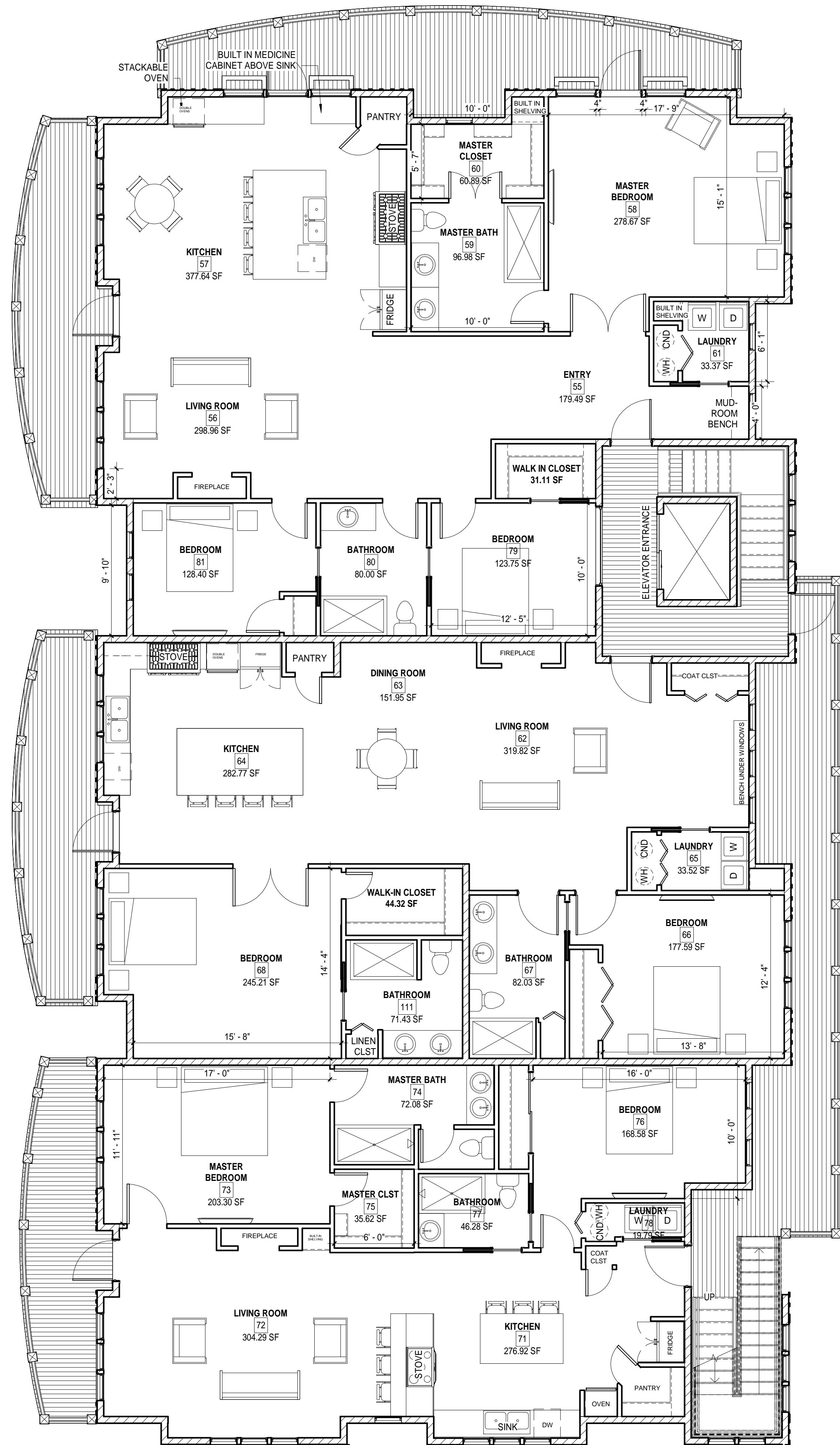
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A104





project design team:
 the tamara peacock co. architects
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 Phone: 828.696.4000
 LICENSE #12289

owner:

project name:
FIRST AVE VILLAS
**320 1ST AVE W
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EXTERIOR ELEVATIONS

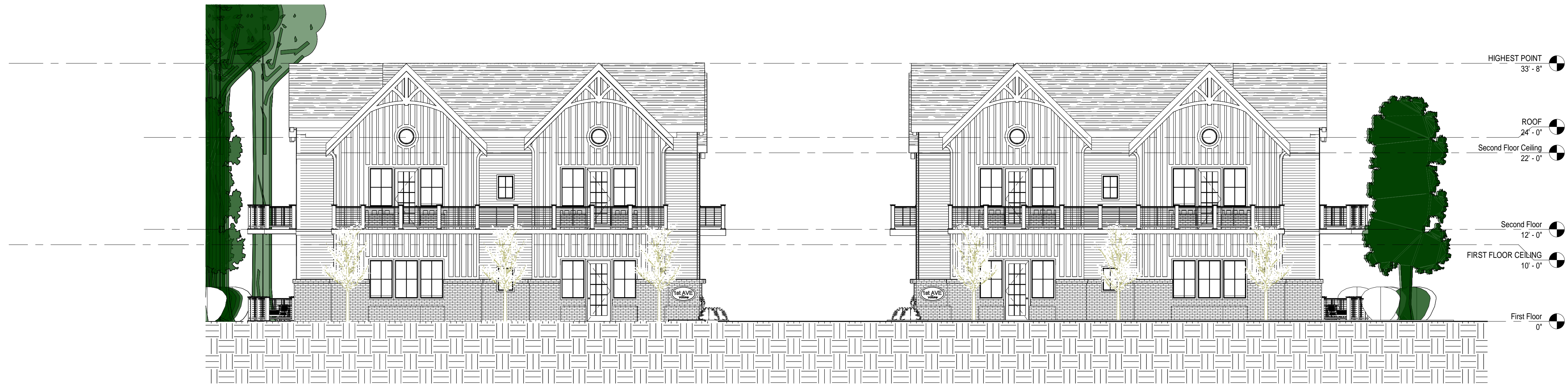
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A401



1 NORTH ELEVATION
 A401 1/8" = 1'-0"



2 EAST ELEVATION
 A401 1/8" = 1'-0"



project design team:
 the tamara peacock co. architects
 129 3rd ave w
 HENDERSONVILLE, NC 28792
 Phone: 828.696.4000
 LICENSE #12289

owner:

project name:
**FIRST AVE
 VILLAS**

**320 1ST AVE W
 HENDERSONVILLE,
 NC 28792**

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 Registration No. 12289

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**EXTERIOR
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A402



1 SOUTH ELEVATION
 A402 1/8" = 1'-0"



2 COURTYARD ELEVATION
 A402 1/8" = 1'-0"



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 LICENSE #12289

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project name:
FIRST AVE VILLAS
**320 1ST AVE W
 HENDERSONVILLE,
 NC 28792**

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 Prog Mgr: DESIGNER
 Capt: APPROVER

sheet no.:

A601

