

VICINITY MAP

PROJECT ADDRESS:
715 GREENVILLE HWY
HENDERSONVILLE, NC

TOTAL PROPERTY AREA:
9.01 ACRES (392,475.6 SF)

SITE COVERAGE:
BUILDING GROSS FLOOR AREA: 231,037 SF

BUILDING FOOTPRINT: 58,367 SF
PERCENTAGE OF TOTAL SITE: 14.8%

BUILDING HEIGHT: 52'0" (SEE ARCHITECTURAL PLANS)

PROPOSED NUMBER OF UNITS: 185 UNITS
PROPOSED DENSITY: 20.5 UNITS / AC

STREET AND PARKING SQUARE FOOTAGE: 102,231 SF
STREET AND PARKING PERCENTAGE OF SITE: 26% OF SITE

LANDSCAPE ARCHITECT:
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
ASHEVILLE, NC
828.674.5592

PROPERTY OWNER:
SOUTH MARKET, LLC (RICHARD HERMAN)
2809 HAMPTON DRIVE
HENDERSONVILLE, NC 28792

DEVELOPER:
TRAVIS FOWLER
FIRST VICTORY INC
542 S CALDWELL STREET
BREVARD, NC 28712
TRAVIS@FIRSTVICTORY.COM
828-884-7934

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

ZONING:
CURRENT ZONING: PCD
PROPOSED ZONING: URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

SETBACKS:
FRONT: 40' NCDOT RIGHT-OF-WAY*
*14' MINIMUM FRONT SETBACK FROM BACK OF EXISTING OR PROPOSED CURBS, WHICHEVER IS GREATER. IF THE EXISTING RIGHT-OF-WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF EXISTING OR PROPOSED CURBS, THE RIGHT-OF-WAY LINE WILL BECOME MINIMUM SETBACK.
SIDE: 5'
REAR: 10'

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED: 117,743 SF (30%)
OPEN SPACE PROVIDED: 118,725 SF (30.3%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF):
49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS:
COMMON SPACE REQUIRED: 39,248 SF (10%)
COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF):
9.5% OF REQUIRED COMMON SPACE AREA

PARKING REQUIREMENTS:
PARKING REQUIRED AT 1 PER EACH DWELLING UNIT OR 1.5 PER EACH DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS.
NUMBER OF UNITS: 185 UNITS (170 1/2 BEDROOM & 15 3 BEDROOM)
PARKING REQUIRED: 193 SPACES
PARKING PROVIDED: 288 SPACES (8 HANDICAPPED PARKING SPACES)

NOTES:
PROJECT SHALL MEET ALL REQUIREMENTS OF 17-2-4-REDEVELOPMENT IN THE FLOOD WAY AND SPECIAL FLOOD HAZARD AREA
ALL UTILITY SERVICE LINES AND CONNECTIONS SHALL BE UNDERGROUND
OPEN SPACE SHOWN MUST BE PRESERVED AND MAINTAINED IN PERPETUITY. OPEN SPACE TO BE MAINTAINED BY DEVELOPER.

715 GREENVILLE HWY MULTI-FAMILY

715 GREENVILLE HWY
HENDERSONVILLE, NC

PREPARED FOR:
FIRST VICTORY INC.

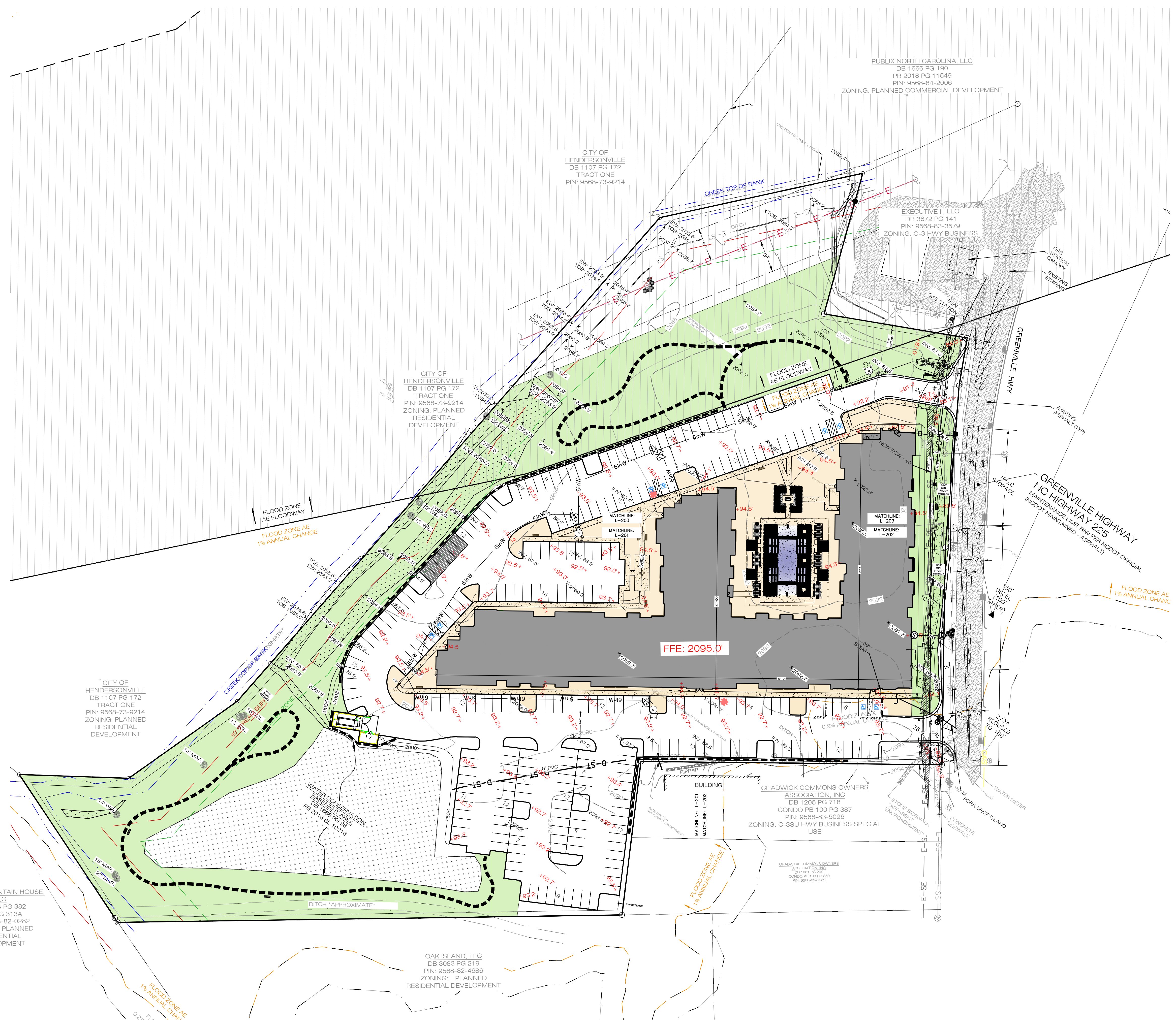
OVERALL SITE PLAN

PLAN SET

#	DATE	DESCRIPTION
1	7.1.24	NCM CONCEPT

SHEET NO.

L-200



HANNA MOUNTAIN HOUSE, LLC
DB 1674 PG 382
PB B PG 313A
PIN: 9568-82-0282
ZONING: PLANNED RESIDENTIAL DEVELOPMENT

OAK ISLAND, LLC
DB 3083 PG 219
PIN: 9568-82-4686
ZONING: PLANNED RESIDENTIAL DEVELOPMENT

CHADWICK COMMONS OWNERS ASSOCIATION, INC
DB 1205 PG 718
CONDO PB 100 PG 387
PIN: 9568-83-5096
ZONING: C-3SU HWY BUSINESS SPECIAL USE

PUBLIX NORTH CAROLINA, LLC
DB 1666 PG 190
PB 2018 PG 11549
PIN: 9568-84-2006
ZONING: PLANNED COMMERCIAL DEVELOPMENT

CITY OF HENDERSONVILLE
DB 1107 PG 172
TRACT ONE
PIN: 9568-73-9214

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DB 1107 PG 172
TRACT ONE
PIN: 9568-73-9214
ZONING: PLANNED RESIDENTIAL DEVELOPMENT

EXECUTIVE II, LLC
DB 3872 PG 141
PIN: 9568-83-3579
ZONING: C-3 HWY BUSINESS

FFE: 2095.0'

