



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)
 1.B) INTENSITY: PREVIOUS: 13 MOBILE HOMES
 PROPOSED: RESIDENTIAL 3 (4 STORY) BUILDINGS
 1.A) UNITS: 80 DWELLING UNITS
 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"
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5.) MIN LOT SIZE:	5,000 SF	-
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6.) MAX BLDG FOOTPRINT:	12,000 SF MAX.	9,800 SF
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7.) DENSITY:	NO CAP	80 UNITS
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8.) COMMON SPACE	10% 9,801 SF	14,800 SF
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9.) PORCH/BALCONY	5' PROJECTION INTO SETBACK	-
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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	39,204 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

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

TAMARA PEACOCK, R.A.
 LICENSE NO. 12126

DESIGNER	AUTHOR
CAPT	REVIEWED BY
APPROVER	CHECKER

THE TAMARA PEACOCK COMPANY
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PROJECT NAME:
**GVILLE HWY
 MULTIFAMILY
 904 GREENVILLE HWY
 HENDERSONVILLE NC**

SHEET NAME:
**SITE PLAN/
 MASTER
 PLAN**
 PROJ. No.: 17-031 DATE: 11/23/2021
 SHEET No.: 513533 PM
SP 1.00