



## CITY OF HENDERSONVILLE CURRENT PLANNING COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Thursday, September 14, 2023 – 3:00 PM

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### AGENDA

1. **CALL TO ORDER**
2. **OLD BUSINESS**
3. **NEW BUSINESS**
  - A. Administrative Review: Preliminary Site Plan and Preliminary Plat– 1202 Greenville Highway Townhome Project (A23-59-SPR) (A23-60-MAJ SUB) – *Tyler Morrow – Planner II*
4. **OTHER BUSINESS**
5. **ADJOURNMENT**

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.*



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

<b>SUBMITTER:</b>	Tyler Morrow	<b>MEETING DATE:</b>	September 14 <sup>th</sup> 2023
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Administrative Review: Preliminary Site Plan and Preliminary Plat– 1202 Greenville Highway Townhome Project (A23-59-SPR) (A23-60-MAJ SUB) – <i>Tyler Morrow – Planner II</i>		

#### **SUGGESTED MOTION(S):**

<p><b><u>For Approval:</u></b></p> <p>I move that the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-22 Greenville Highway Mixed Use and 7-3-3 Review of Preliminary Site Plans) for the 1202 Greenville Highway Townhome project.</p> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p> <p>I further move that the Planning Board grant preliminary plat approval based on the requirements of the City of Hendersonville Subdivision Ordinance (with primary consideration of section 2.04 h Major Subdivision), for the 1202 Greenville Highway Townhome project subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• All proposed streets shall meet all applicable requirements for local streets in accordance with the subdivision ordinance.</li> <li>• The development shall meet all requirements for public parkland in accordance with section 3.09, whether being through dedication or the payment of a fee in lieu.</li> </ul> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p><b><u>For Denial:</u></b></p> <p>I move that the Planning Board deny the application for preliminary site plan approval for the 1202 Greenville Highway Townhome project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance</p> <ul style="list-style-type: none"> <li>• Please list noncompliant sections</li> </ul> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p> <p>I move that the Planning Board deny the application for preliminary plat approval for the 1202 Greenville Highway Townhome project because the applicant has failed to demonstrate compliance with the following provisions Subdivision Ordinance:</p> <ul style="list-style-type: none"> <li>• Aspects of the proposed streets do not meet all applicable requirements for local streets in accordance with the subdivision Ordinance.</li> <li>• The development does not meet all the requirements for public parkland in accordance with section 3.09.</li> </ul> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
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**SUMMARY:**

*The City of Hendersonville is in receipt of an application for preliminary site plan review from David Gorman of Lock 7 Development (applicant) and Greenville Hwy LLC (property Owner). The applicant is proposing to construct 50 single-family attached units on the subject property at 1202 Greenville Highway (PIN 9578-01-3440).*

*The proposed site plan shows 50 2-story attached townhome units. The development consists of 11 total residential buildings ranging between 4 and 5 units per building. The building gross floor area between buildings range from 7,549 square feet to 9,723 square feet.*

*The proposed density of the development is approximately 7.39 units per acre. Greenville Highway Mixed use does not have a density cap for residential development.*

<b>PROJECT/PETITIONER NUMBER:</b>	(A23-59-SPR) (A23-60-MAJ SUB)
<b>PETITIONER NAME:</b>	- David Gorman, Lock 7 Development [Applicant] -1202 Greenville Hwy LLC [Property Owners]
<b>ATTACHMENTS:</b>	1. Staff Report 2. Preliminary Site Plan and Plat Packet 3. Application / Owner Signature Addendum 4. Public Noticing Proof

PRELIMINARY SITE PLAN AND PRELIMINARY PLAT REVIEW– 1202  
GREENVILLE HIGHWAY TOWNHOME PROJECT  
(A23-59-SPR) (A23-60-MAJ SUB)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF  
REPORT

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PROJECT SUMMARY

- Project Name & Case #:
  - 1202 Greenville Highway Townhome Project
  - A23-59-SPR
  - A23-60-MAJ SUB
- Applicant & Property Owner:
  - David Gorman, Lock 7 Development [Applicant]
  - 1202 Greenville Hwy LLC [Owners]
- Property Address:
  - 1202 Greenville Highway
- Project Acreage:
  - 6.76 Acres
- Parcel Identification (PIN):
  - 9578-01-3440
- Parcel Zoning:
  - GHMU, Greenville Highway Mixed Use
- Future Land Use Designation:
  - Medium Intensity Neighborhood
  - High Intensity Neighborhood
- Requested Uses:
  - Residential dwellings, single-family (attached)
- Type of Review:
  - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from David Gorman of Lock 7 Development (applicant) and Greenville Hwy LLC (property Owner). The applicant is proposing to construct 50 single-family attached units on the subject property at 1202 Greenville Highway (PIN 9578-01-3440).

The proposed site plan shows 50 2-story attached townhome units. The development consists of 11 total residential buildings ranging between 4 and 5 units per building. The building gross floor area ranges from 7,549 square feet to 9,723 square feet.

The proposed density of the development is approximately 7.39 units per acre. Greenville Highway Mixed use does not have a density cap for residential development.

Since this development is proposed single-family attached units, the land must be subdivided in order to be built and sold in its current configuration. Due to this, the project must also go through the City's subdivision process. The project involves 8 or more lots and the dedication of a new street which meets the criteria of a major subdivision and therefore will be reviewed according to the standards of section 2.04 H of the subdivision ordinance.

## PRELIMINARY SITE PLAN REVIEW GUIDELINES

### **Review of Preliminary Site Plans**

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. Review of preliminary plans is a function of the Planning Board.

Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

In order to meet the parking requirements of the development, the developer is adding more than 30 parking spaces. The developer is currently showing 50 parking spaces. These parking spaces will not be provided in standalone parking lots but are provided outside of the right of way on private property within a driveway.

Approval of a preliminary site plan shall **not** entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval.

### **Contents of a Preliminary Site Plan**

- a) The date of the site plan or submittal, including any revisions thereto;
- b) The proposed title of the project and the name of the engineer, architect, landscape architect, planner and/or licensed surveyor; developer; and owner of record;
- c) The north arrow point, scale at not greater than one inch equals 40 feet and such information as the names of adjacent roads, streams, railroads, subdivisions or other landmarks sufficient to clearly identify the location of the property;
- d) Location of site by an insert vicinity map at a scale no less than one inch equals 2,000 feet;
- e) Existing project zoning and zoning of adjacent property, to include properties abutting either side of a public right-of-way;
- f) City limits line or a note indicating that the project site and any adjoining parcels are totally within or without the city limits;
- g) Names of adjacent property owners;
- h) Boundary survey of site and the location of all existing easements, buildings, rights-of-way or other encroachments;
- i) Location of 100-year floodplain and floodway, if applicable. Other significant natural features affecting the site including but not limited to wetlands, major rock outcrops and lakes or streams;
- j) All proposed streets with proposed names, pavement widths and rights-of-way and showing sight distances for all entrances and exits and their relationship to street and driveway intersections within a 200-foot radius of the intersection such entrance and exit with any public right of way. All alleys, driveways, curb cuts for public streets and handicap ramps, loading areas and provisions for off-street parking spaces and sidewalks; calculations indicating the number of parking spaces required and the number provided. All streets shall be clearly identified as public or private; a typical cross-section of the public or private street shall be included;

- k) Preliminary utility layout, including location and size of existing and proposed water, sanitary and storm sewer lines;
- l) Location and size of all existing and proposed entrances and exits to the site. All proposed entrance and exit points, regardless of the classification of the roadway facility the entrance and exit points connect to, shall follow the North Carolina Department of Transportation's most current Policy on Street and Driveway Access to NC Highways;
- m) Proposed reservations or dedications for parks, playgrounds, school sites and open spaces and a note indicating ownership and maintenance provisions;
- n) A survey showing tree line before site preparation with species and diameter of trees 12 inches or greater DBH (diameter at breast height) indicated and showing areas to be screened, fenced, walled and/or landscaped;
- o) General location and intended use of all buildings with their dimensions, the number of floors, total floor area and maximum height above lowest ground point of each building;
- p) Notations to include the total project area, proposed lot areas (or individual areas owned by a homeowners association), the amount and percentage of the site to be covered by buildings, open space, streets and parking and other facilities;
- q) General location, size, height, orientation and appearance of proposed signs;
- r) General location of proposed project phasing lines and notation including special conditions pertinent to establishing sales or model units, if applicable;
- s) A transportation impact analysis, if one is required by the terms of section 6-19, above, demonstrating the project will comply with the requirements of section 7-11, below.

PRELIMINARY PLAT AND MAJOR SUBDIVISION GUIDELINES

**Preliminary Plat Standards of review**

An application for a Major Subdivision shall be approved, if it complies with the following:

- The Major Subdivision is prepared and sealed by a licensed professional authorized by the state to prepare such documents.
- The Major Subdivision complies with the applicable standards in G.S. 47-30.
- The Major Subdivision includes all required certifications and other pertinent information as required by the city;
- All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or city standards, as appropriate.
- The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County.
- Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County.
- All standards or conditions of any prior applicable permits and development approvals.
- The Major Subdivision complies with all other applicable requirements in this ordinance and the City Code of Ordinances.

# Major Subdivision

Major Subdivisions include all divisions of land involving 8 or more lots; and/or involve the dedication of a new street or change in existing streets. Major Subdivisions must be reviewed by staff and must undergo an administrative review hearing by the Planning Board.

The Planning Board shall make an administrative decision after the conclusion of a public meeting. The procedure for a public meeting is as follows:

- Public meetings shall comply with the notice requirements of section 2.03.F.
- A public meeting shall be open to the public and shall be conducted in accordance with the planning board's adopted rules of procedure for administrative hearings.
- There is no requirement to allow general public comments during a public meeting, though it may be allowed by the chair or other presiding officer. However public input and comment shall be allowed as required by applicable laws, the standards of this ordinance, and the Planning Board's adopted rules of procedure.

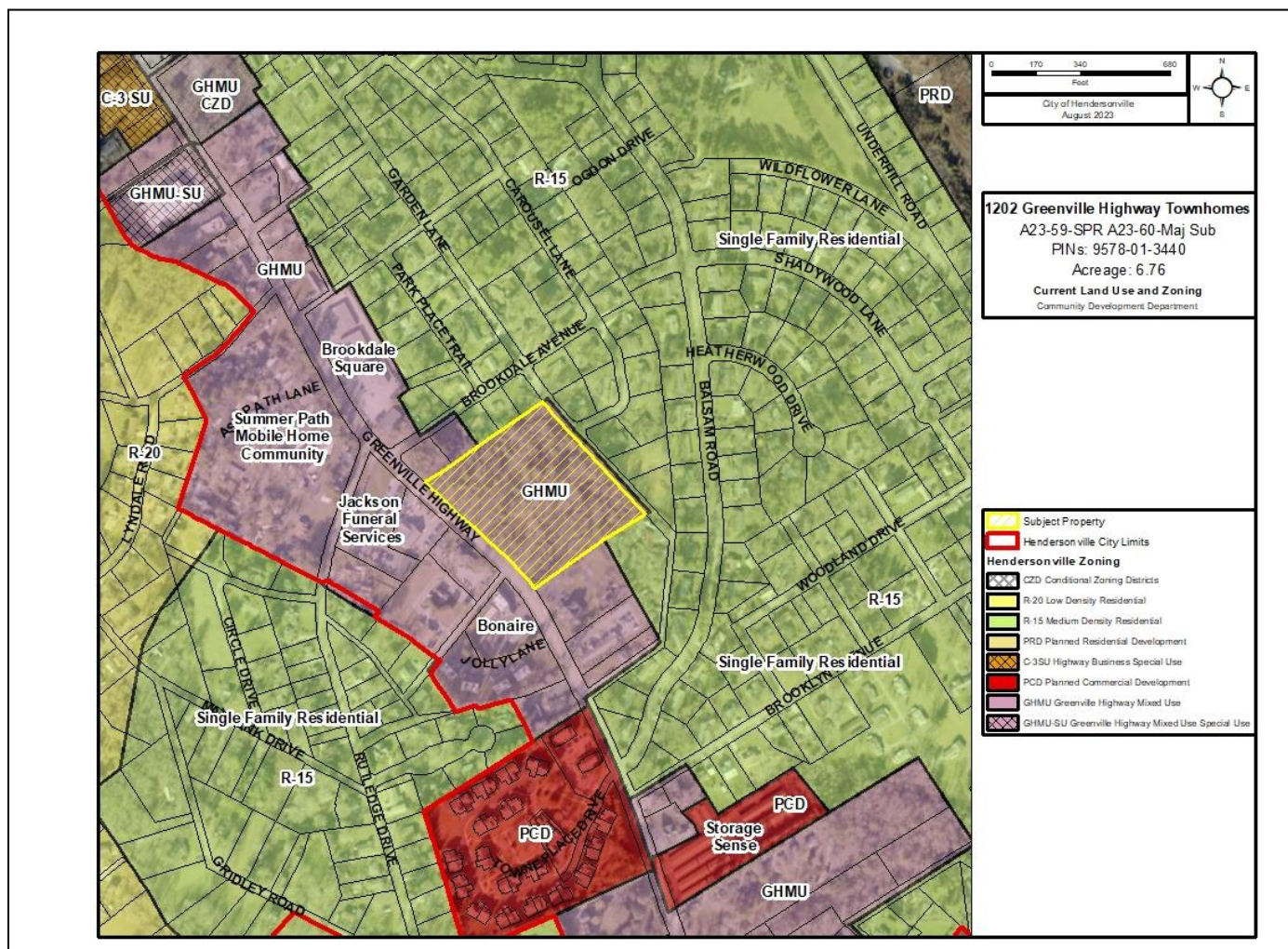
The Planning Board's decision shall be one of the following. All the following decisions are administrative in nature:

- Approval of the Major Subdivision as proposed.
- Approval of a revised Major Subdivision.
- Denial of the Major Subdivision.

The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the Applicant.

Approval of a required Major Subdivision **shall not** constitute the approval for recording a subdivision with the Register of Deeds, or approval for the conveyance of lots. Approval of a required Major Subdivision authorizes the submittal of street and utility construction plans, and soil erosion and sedimentation control plan.

# EXISTING ZONING & LAND USE



## City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned Greenville Highway Mixed Use (GHMU). The length of the western boundary fronts along Greenville Highway (Major Thoroughfare). Parcels fronting along this corridor are primarily Zoned GHMU. A mix of residential, retail, restaurant and professional services are present along this corridor along with varying levels of intensity. While there are a mix of uses, the corridor has a unique local character partially due to the lack of chain stores, with a few exceptions.

Parcels abutting the property to the north, east and southeast are zoned R-15. This is a medium-density zoning that represents the Brookland/Brookdale neighborhood, a single-family neighborhood primarily constructed during the 1950s, 60s, & 70s with some homes built in the early 20<sup>th</sup> century.

The existing tree canopy, creek, wetlands and wet weather drainage areas on the site are the defining natural characteristics. The heavily wooded site also features a dilapidated single-family home that is proposed to be demolished.

SITE IMAGES



*View of ¼ acre open area (foreground) between Greenville Highway and existing structure (background) from edge of tree line. Drainage area in center. (Photo from 1-24-23)*



*View along Greenville Highway facing northwest from current driveway point. (Photo from 1-24-23)*

SITE IMAGES



*View of wetland area at property line. (Photo from 1-24-23)*



*View of wetland area and unnamed creek in north corner of subject property (Photo from 1-24-23)*

SITE IMAGES



*Typical view of subject property (Photo from 1-24-23)*



*View of subject property from corner of Garden Ln and Carousel Ln  
(Photo from 1-24-23)*



*View of neighboring Hidden Treasures Mobile Home Park from southeast corner of subject property (Photo from 1-24-23)*



*Typical view of English ivy that has invaded certain portions of the property (Photo from 1-24-23)*

## PREVIOUS REZONING REQUEST

<u>Previous Rezoning Request</u>	<u>Summary of Prior Petition</u>	<u>Result</u>
<u>GHMU-CZD</u>	<u>Below</u>	<u>Withdrew March 2023</u>

The subject property was previously proposed to be developed as a Conditional Zoning District due to the number of dwelling units exceeding 50. The development was proposed to be 165 multi-family units on approximately 6.91 acres of land. This equates to a density of 24 units/acre. The proposal included the addition of 11- 3-story multi-family structures and a clubhouse with a pool totaling 273,113 Sq Ft of Gross Floor Area. The apartment buildings were proposed to be 45' tall. Additionally, the development proposed 214 parking spaces at a rate of 1.3 spaces / unit.

The project went before the Planning Board for recommendation at their March 9th, 2023 meeting. The Planning Board considered the item for 2 hours and 8 minutes. The Planning Board deliberated about the project and developed a consensus that the project was out of character with the area/location, that compatibility was not addressed, that traffic impacts would be too great, that the project was too dense, and stormwater was a major concern. Peter Hanley made a motion to deny the petition. The motion was seconded by Neil Brown and the motion to deny passed unanimously.

The rezoning petition was withdrawn and never went before City Council for a public hearing or vote.

## 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:

<u>BUILDING</u>	<u>DESCRIPTION</u>	<u>HEIGHT</u>	<u>GFA</u>
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:

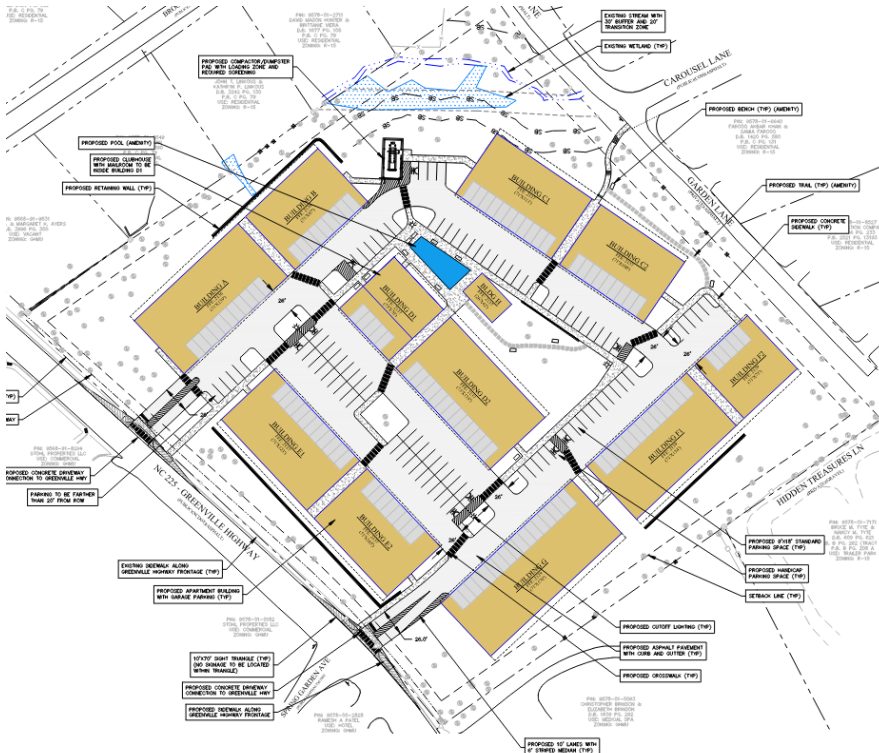
ALLOWED: NO MAXIMUM DENSITY  
PROJECT UNITS: 165 UNITS (23.9 U/A)

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)



PROPOSED DEVELOPMENT DETAILS

- **Units**
  - 50 Attached Single Family Townhomes units.
  - 2 Story Buildings. Heights range from 25' 5" and 26' 2".
  - Building Footprint Ranges
    - Smallest-3,676 Square Feet (Building 6)
    - Largest-4,876 Square Feet (Buildings 1,2, and 5)
  - Gross Floor Area Ranges
    - Smallest- 7,549 Square Feet (Building 10)
    - Largest- 9,723 Square Feet (Building 1)
- **Proposed Use:**
  - Residential, Single Family (attached)
- **Acres/Density**
  - 6.76 Acres
  - Proposed density-7.39 units per acre.
  - Allowed density-Unlimited.
- **Natural Resource**
  - The development will be required to have a Stormwater Control Measure (SCM). They are currently proposing an underground Stormtech system.
  - The 30' stream buffer and 20' transitional zone will be protected in accordance with the Zoning Ordinance.
  - There are also wetlands on the site that will require additional permitting and review at the final site plan stage.
- **Streets**
  - All internal streets to the site will be built to public street standards and dedicated to the City.
  - Per the subdivision ordinance, the developer is dedicating additional right of way between road A and Garden Lane. This section of Garden Lane appears to be private, and is not maintained by the City. The provided right of way is intended to make the connection to Garedn Lane if it ever becomes public and is an opportunity for future connection. **This connection is not being built, the right of way is only being proposed and dedicated in the case there is an opportunity for a future connection.**
- **Parking**
  - GHMU requires a minimum of one off-street parking space per dwelling unit. The proposed development shows 1 driveway space and 1 garage space for all units. Two parallel spaces at the mail kiosk are proposed.
  - The development is required to make the driveways a minimum of 9' x 18' to be counted as a parking space. This space would have to be accomplished outside of the right of way and done in such a way that the cars will not impede the use of the sidewalks. The plan currently shows 9' x 18' and 9' x 19' driveways.

- **Sidewalks**

- The development shows sidewalks along all internal streets. There is an existing sidewalk along Greenville Highway, if any of the existing sidewalks are removed then the developer will be required to replace them. Sidewalks are also required along the public portion of Garden Lane. The plan has a note stating that the sidewalk will be constructed or they will request a fee in lieu referencing a stream buffer and wetland hardship. The determination on which is preferred can occur during final site plan approval. The City Manager must approve all fee in lieu requests.
- Whenever a tract of land included within any proposed major subdivision includes any part of a greenway designated in the city's adopted policy guidance, the greenway shall be platted and dedicated to the city as a greenway easement. Greenways shall be constructed as part of the required infrastructure serving a site or a subdivision. The City's comprehensive plan shows a potential greenway along this site's frontage. This would require that the developer grant an easement and construct the greenway along the frontage. The site plan shows the proposed easement and 10' wide greenway sidewalk.

- **Public Utilities**

- The site is within the City limits and will be served by all City services including water, sewer, trash, fire, police, etc.

- **Greenville Highway**

- The development is proposing to dedicate 50' from the Center line of Greenville Highway. The dedication of additional R/W is to allow for any future NCDOT improvements. NCDOT supports dedication.

- **Design Guidelines**

- Greenville Highway Mixed Use Zoning has building design standards that developments within the zoning classification must follow. However, General Statute 160D-702 (b) states that any building that are subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings are exempted from following building design elements.

- **Landscaping**

- The development is required to have common open space, open space and entry corridor plantings. They are currently showing that their development will meet these requirements through the preservation of existing trees (tree credits) and the planting of new trees. Trees slated for preservation and the proposed new trees are shown on the landscaping plan in your packet. Trees slated to be used for tree credits will be protected in accordance with 15-4.

OUTSTANDING PRELIMINARY SITE PLAN AND PRELIMINARY PLAT COMMENTS

**COMMUNITY DEVELOPMENT**

**Site Plan Comments:**

The preliminary site plan and preliminary plat accompanying this petition meets the standards established by the Zoning and Subdivision Ordinances for Greenville Highway Mixed Use (5-22), Preliminary Site Plan (7-3-3), and Preliminary Plat (2.04.H) with the following exceptions:

- (Subdivision Ordinance Requirement) All proposed streets shall meet all applicable requirements for local streets in accordance with the subdivision Ordinance. This has been made a proposed condition of approval. This item can be addressed at the final site plan review stage.
- (Subdivision Ordinance Requirement) The site plan or plat does not show the area required to be dedicated as public parkland in accordance with the subdivision ordinance. Single-family residential subdivisions of 30 or more lots shall dedicate 500 square feet of land per residential lot to the city for its use in developing public parkland. The applicant can propose an area for public park land or propose to pay the fee in lieu. The plat or plan does not currently show the area for dedication. This has been made a condition of approval. The city shall review the proposed application and determine if it complies with the standards in section 3.09.A.3, nature of area to be dedicated, or section 2.06, fee-in-lieu, as appropriate. The decision to accept dedication is up to the sole discretion of the city council. Land shall be dedicated prior to recording the first final plat for the subdivision, or the payment-in-lieu shall be paid prior to recording the first final plat for the subdivision for which the payment-in-lieu is paid.

**CITY ENGINEER**

**Preliminary Site Plan Comments:**

- None

**WATER / SEWER**

**Preliminary Site Plan Comments:**

- None

**FIRE MARSHAL**

**Preliminary Site Plan Comments:**

- None

**STORMWATER ADMINISTRATOR**

**Preliminary Site Plan Comments:**

- None

**FLOODPLAIN ADMINISTRATOR**

**Preliminary Site Plan Comments:**

- None

**PUBLIC WORKS**

**Preliminary Site Plan Comments:**

- None

**NCDOT**

**Preliminary Site Plan Comments:**

- None

**TRANSPORTATION CONSULTANT**

**Preliminary Site Plan Comments:**

- None (the proposed use and unit count did not trigger a TIA)

Trip Generation											
Land Use	Intensity	Units	ITE TGM Version	WKDY/SAT/SUN	Daily	AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out
220 - Multifamily Housing Low-Rise	50	DU	10	WKDY	337	25	6	19	32	20	12
210 - Single-Family Detached Housing	50	DU	11	WKDY	533	40	10	30	52	33	19
Subtotal					870	65	16	49	84	53	31

STAFF ANALYSIS

Zoning Compliance:

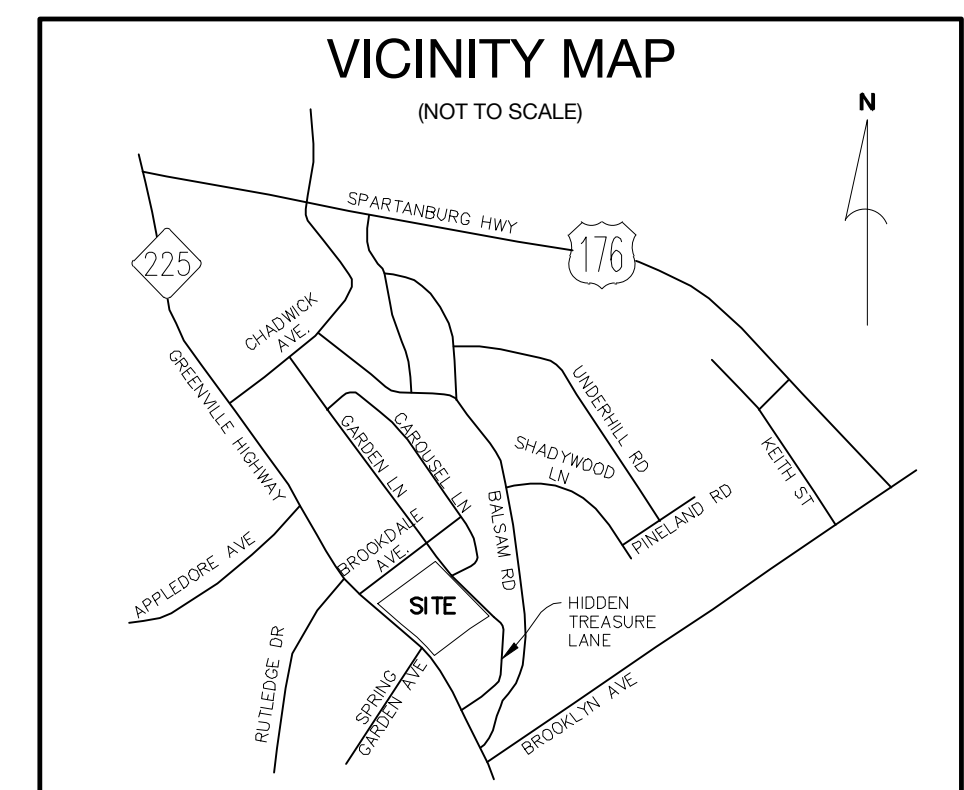
Based on the review by staff, the submitted preliminary site plan for the I202 Greenville Highway Townhome Project meets the Zoning Ordinance standards established for Greenville Highway Mixed Use (Section 5-22) and Preliminary Site Plan Review (Section 7-3-3.2).

Subdivision Compliance:

Based on the review by staff, the submitted preliminary plat for the I202 Greenville Highway Townhome Project generally meets the Subdivision Ordinance standards established for Major Subdivisions (Section 2.04 H). Deficiencies in the plat are listed in “Outstanding Preliminary Site Plan and Preliminary Plat Comments.”

# HENDERSONVILLE, NORTH CAROLINA

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
C301	ROAD PROFILES	1
C401	GRADING & STORM DRAINAGE PLAN	1
C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE PLAN	1
	PRELIMINARY PLAT PLAN	
	ELEVATIONS	



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

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

**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com  
NCBELS LICENSE # C-2184

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

52 WALNUT STREET - SUITE  
WAYNESVILLE, NC 2878  
PHONE (828) 452-441  
FAX (828) 456-545

**Civil  
Design  
Concepts, PA**  
[www.civildesignconcepts.com](http://www.civildesignconcepts.com)

[www.civildesignconcepts.com](http://www.civildesignconcepts.com)

NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	07/07/2023	SITE PLAN REVIEW SUBMITTAL	MAD
2	09/17/2023	SITE PLAN REVIEW RESUBMITTAL	MAD

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

1202 GREENVILLE TOWNHOMES

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:	AMP
DOC PROJECT NO.:	12241
EX PERMIT NO.	xxx

SHEET

C000

## NOTES

1. SURVEYED BOUNDARY LINES, AND NOTES REGARDING THE SUBJECT PROPERTY BOUNDARY ARE BASED ON A REALTASURVEY 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 THE 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 FLAGGED ON SITE AND ARE NOTED AS POTENTIAL WATERS PER PROVIDED CLEAR WATER DELINEATION 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 DISCREPANCY 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" OIP FOUND 0.9' HIC, HOOKERY, AS 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' FLOW: 2125.15' INVERT IN: 2122.7' (24" HDPE) INVERT OUT: 2122.85' (24" HDPE)
4	GRATE: 2126.5' FLOW: 2126.3' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
5	18" RCP INVERT: 2121.6' 24" RCP INVERT: 2120.1'
6	GRATE: 2126.5' INVERT OUT: 2121.05' (24" RCP)
7	24" RCP INVERT: 2121.75'

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.

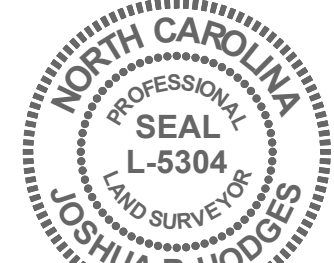
HORIZONTAL POSITIONAL ACCURACY: 1cm  
VERTICAL POSITIONAL ACCURACY: 2cm  
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE BUSINESS CENTER)  
DATE OF SURVEY: OCTOBER, 16TH 2022  
HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010  
VERTICAL DATUM: NAVD 88  
FIXED CONTROL: NCOS CORS STATION "NOHE"  
LOCALIZATION POINT: N: 591462.54 E: 989939.17  
GEOID MODEL: GEOID19  
COMBINED GRID FACTOR: 0.999776015  
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

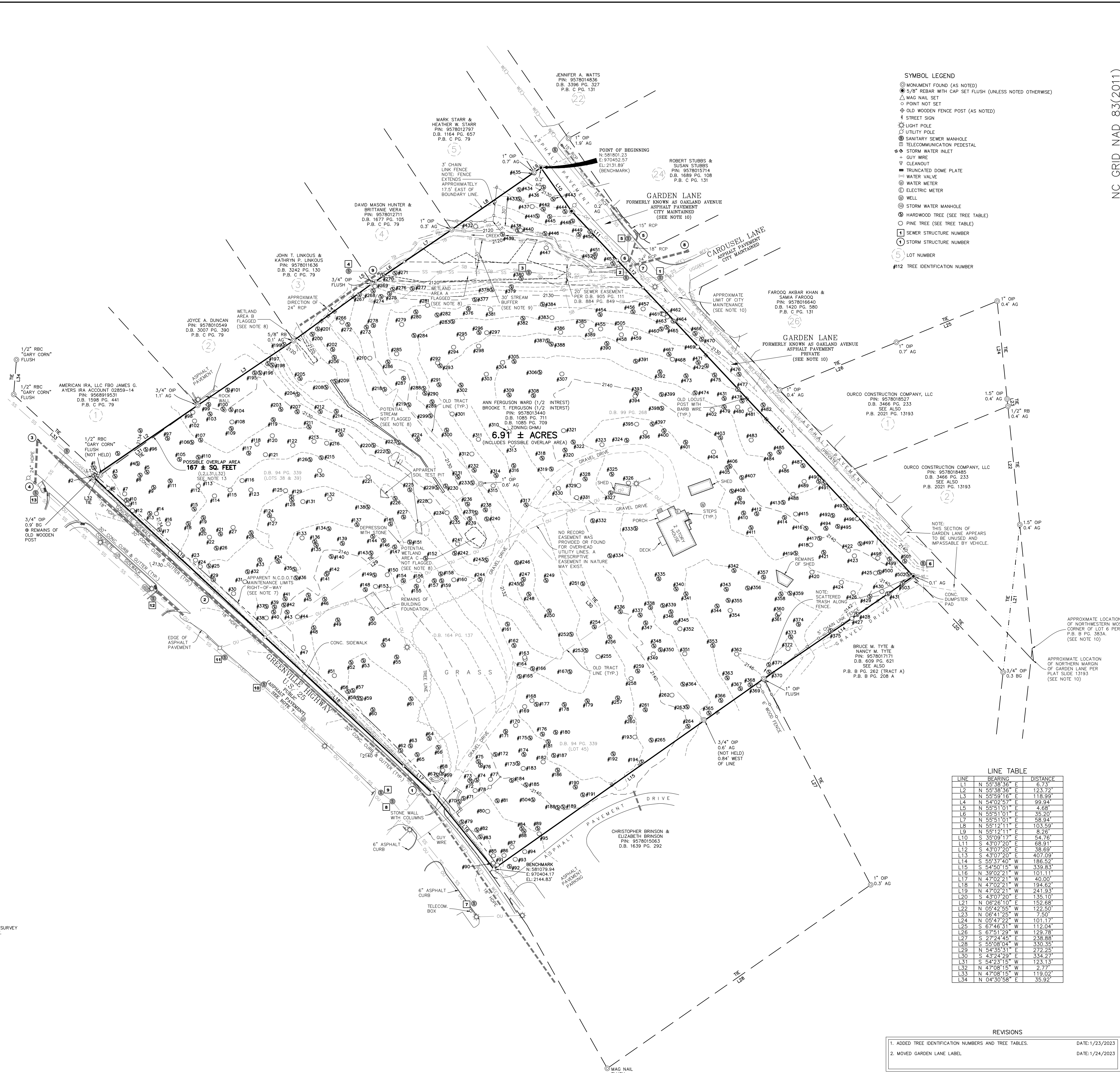
THIS DAY 01/24/2023

Joshua R. Hodges  
PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



N:\JOBS\22274 1202 Greenville Hwy, Lock 7 Dev\DWG\22274-TOP &amp; 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)
- 1 STORM STRUCTURE NUMBER
- 1 STORM STRUCTURE NUMBER
- 5 LOT NUMBER
- #12 TREE IDENTIFICATION NUMBER

## ABBREVIATION LEGEND

- AG ABOVE GRADE
- BG BELOW GRADE
- BR BRON
- BLA BLACK GUM
- CHE 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 PARCEL IDENTIFIER NUMBER
- PP PINCHED IRON PIPE
- POP POPLAR
- RB 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
- OU OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE
- STORM WATER PIPE
- SETBACK
- MAJOR CONTOUR
- MINOR CONTOUR
- SB STREAM BUFFER
- TB TOP OF CREEK BANK
- EDGE OF WATER
- EASEMENT (AS NOTED)
- FENCE (AS NOTED)
- TIE LINE ONLY
- UG(EE) EDGE OF WETLAND (PER CLEARWATER DELINEATION)
- UG(EE) UNDERGROUND GAS LINE
- UG(EE) UNDERGROUND WATER LINE
- UG(EE) 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°51'59" 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

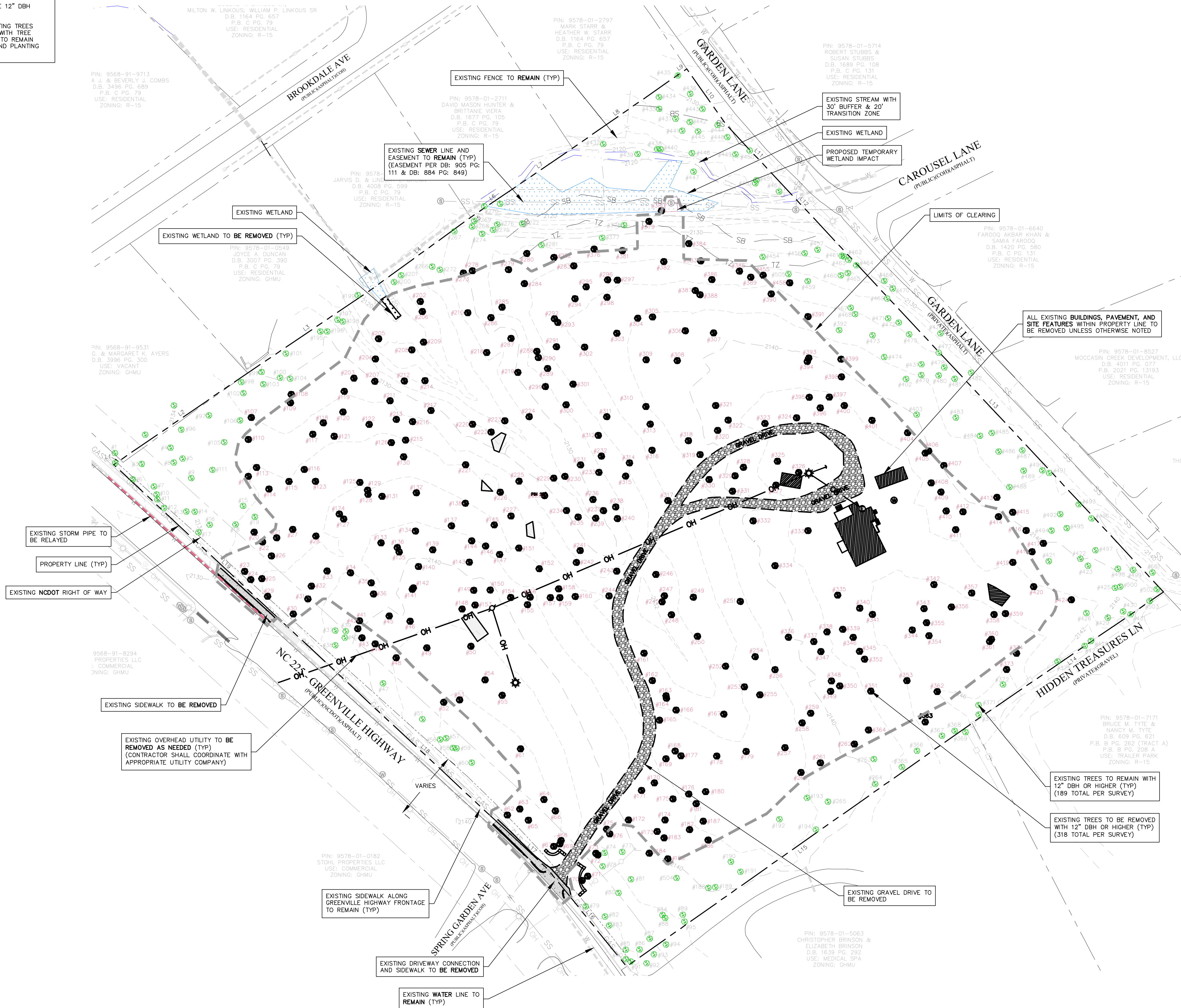
SCALE 1" = 50'

D22-126

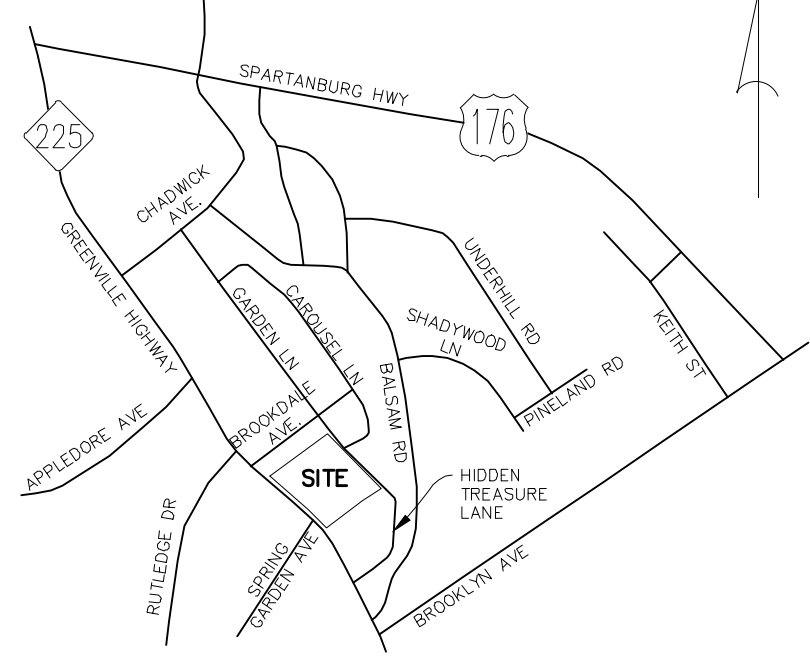
TREES TO BE REMOVED	318
TREES TO REMAIN	189

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.



(NOT TO SCALE)



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

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.)

**SETBACKS:**  
 FRONT: 8'  
 SIDES: 0'  
 REAR: 15'  
 CORNER: 8'

DISTURBED AREA: 5.0± AC  
 AVERAGE NATURAL SLOPE: 10.38%

	<u>PRE</u>	<u>POST</u>
IMPERVIOUS AREA:	0.35 ACRES (03%)	2.43 ACRES (35%)
PERVIOUS AREA:	6.56 ACRES (97%)	4.48 ACRES (65%)

**PARKING CALCULATIONS:**

VEHICULAR: REQUIRED SPACES: (1 SPACE/UNIT) - 50 UNITS  
SPACES PROVIDED: 102 (2:1 RATIO) (2 PARALLEL SPACES)

**BUILDING DATA:**

BUILDING	DESCRIPTION	HEIGHT	GFA	FOOTPRINT
1	2 STORY	26'-2"	9,723 <sup>1</sup> / <sub>2</sub> SF	4,876 SF
2	2 STORY	26'-2"	9,708 <sup>1</sup> / <sub>2</sub> SF	4,876 SF
3	2 STORY	26'-2"	7,841 <sup>1</sup> / <sub>2</sub> SF	3,957 SF
4	2 STORY	26'-2"	9,438 <sup>1</sup> / <sub>2</sub> SF	4,595 SF
5	2 STORY	26'-2"	9,708 <sup>1</sup> / <sub>2</sub> SF	4,876 SF
6	2 STORY	26'-2"	7,555 <sup>1</sup> / <sub>2</sub> SF	3,676 SF
7	2 STORY	26'-2"	7,841 <sup>1</sup> / <sub>2</sub> SF	3,957 SF
8	2 STORY	25'-5 <sup>1</sup> / <sub>2</sub> "	7,819 <sup>1</sup> / <sub>2</sub> SF	3,961 SF
9	2 STORY	25'-5 <sup>1</sup> / <sub>2</sub> "	9,431 <sup>1</sup> / <sub>2</sub> SF	4,600 SF
10	2 STORY	25'-5 <sup>1</sup> / <sub>2</sub> "	7,549 <sup>1</sup> / <sub>2</sub> SF	3,680 SF
11	2 STORY	25'-5 <sup>1</sup> / <sub>2</sub> "	9,431 <sup>1</sup> / <sub>2</sub> SF	4,600 SF

**DENSITY CALCULATIONS:**

ALLOWED: NO MAXIMUM DENSITY  
PROJECT UNITS: 50 UNITS (7.3 U/A)

**OPEN SPACE CALCULATIONS:**

REQUIRED: 2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)

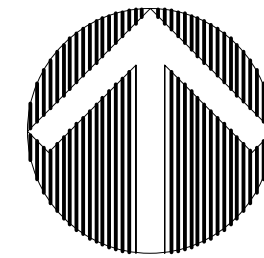
COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)

**CDC INSPECTIONS HOTLINE:**  
828-771-4755 OR [INSPECTION@CDCGO.COM](mailto:INSPECTION@CDCGO.COM)

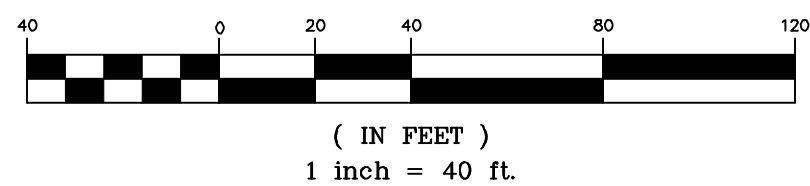


Know what's below.  
**Call** before you dig



NORTH

GRAPHIC SCALE



**FOR REVIEW ONLY**

PRELIMINARY  
NOT RELEASED  
FOR CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

**1202 GREENVILLE  
TOWNHOMES**

DRAWN BY:	AMF
CDC PROJECT NO.:	1224
XXX PERMIT NO.	xxx

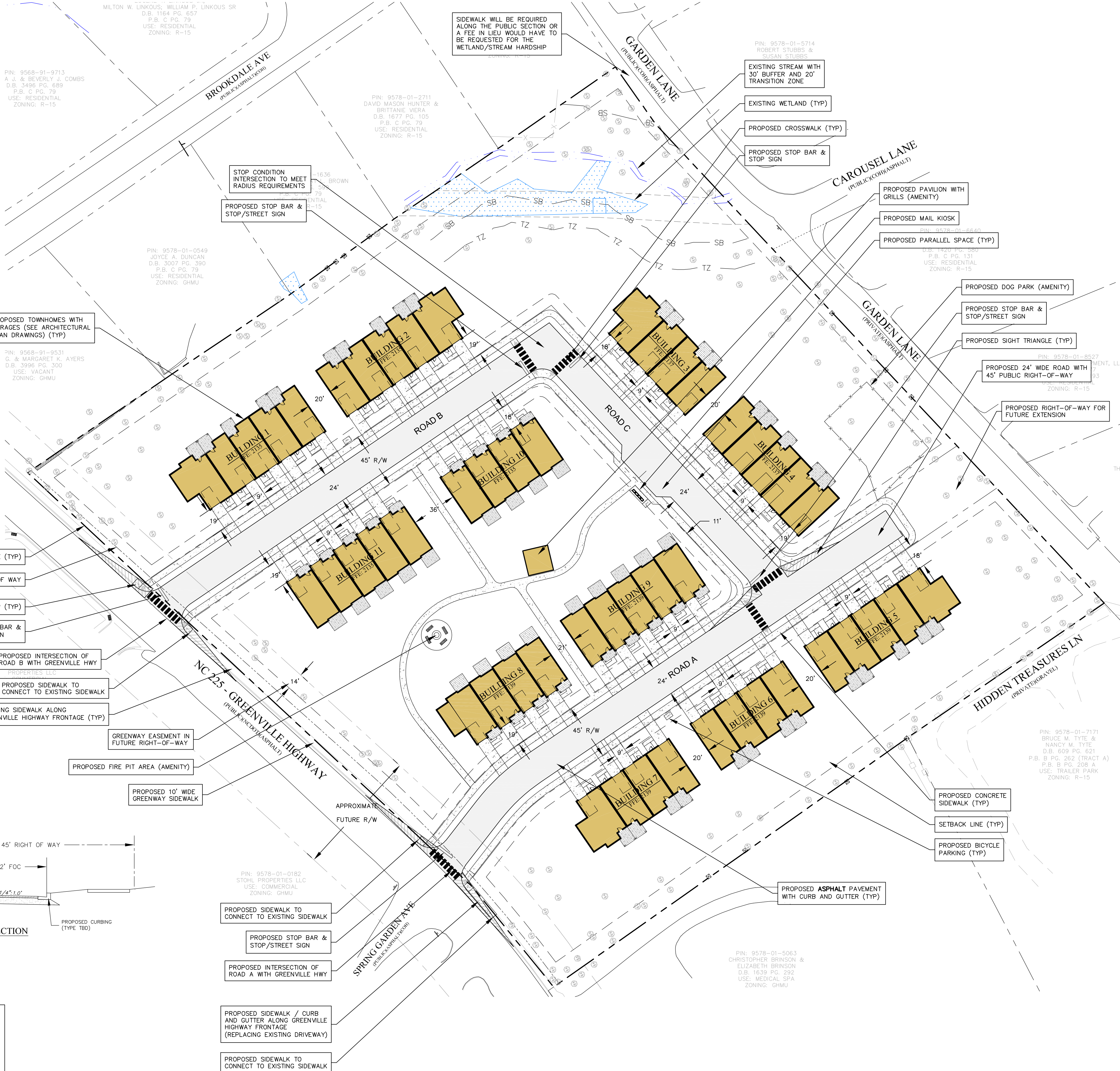
SHEET

C101

Section 3, Item A.										Section 3, Item A.									
100 PATTON AVENUE ASHEVILLE, NC 28801 PHONE (828) 252-5588 FAX (828) 252-5585										52 WALNUT STREET - SUITE WAYNESVILLE, NC 28776 PHONE (828) 252-5588 FAX (828) 495-5464									
Civil Design Concepts, PA www.civilsignconcepts.com										NCBLS LICENSE # C-2184									
VICINITY MAP (NOT TO SCALE)										DEVELOPMENT DATA									
PROJECT DATA										PROJECT DATA									
ZONING DATA										ZONING DATA									
PARKING CALCULATIONS:										PARKING CALCULATIONS:									
BUILDING DATA:										BUILDING DATA:									
DENSITY CALCULATIONS:										DENSITY CALCULATIONS:									
OPEN SPACE CALCULATIONS:										OPEN SPACE CALCULATIONS:									
COMMON OPEN SPACE:										COMMON OPEN SPACE:									
EXISTING TREE CREDITS PLAN										EXISTING TREE CREDITS PLAN									
GRAPHIC SCALE										GRAPHIC SCALE									
1 inch = 40 ft.										1 inch = 40 ft.									
SHEET										SHEET									
C102										C102									

1202 GREENVILLE

- SECTION 6-13-4 REQUIRES THAT LIGHTING "SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUDE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY."
- PLEASE NOTE THAT ALL SERVICE LINES MUST BE UNDERGROUND.
- PUBLIC PARKLAND DEDICATION- SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS OF 30 OR MORE LOTS SHALL DEDICATE 500 SQUARE FEET OF LAND PER RESIDENTIAL LOT TO THE CITY FOR ITS USE IN DEVELOPING PUBLIC PARKLAND.  
  
REQUIREMENTS CAN BE FOUND HERE:  
[https://library.municode.com/nc/hendersonville/codes/code\\_of\\_ordinances?nodeid=APXBSU\\_ART3CO\\_S3.09DEPULA](https://library.municode.com/nc/hendersonville/codes/code_of_ordinances?nodeid=APXBSU_ART3CO_S3.09DEPULA)
- 3.06 E MAINTENANCE.  
  
"ALL EASEMENTS FOR DRAINAGE OR UTILITIES SHALL BE CLEARED OF UNDERGROWTH, TREES, AND OTHER OBSTRUCTIONS PRIOR TO APPROVAL OF THE FINAL PLAT UNLESS THE UTILITY PROVIDER CERTIFIES IN WRITING THAT CLEARING IS NOT NECESSARY TO ENABLE THE UTILITY PROVIDER TO UTILIZE THE EASEMENTS." KEEP THIS IN MIND FOR TREE PRESERVATION.  
  
"EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES AND STORMWATER DRAINAGE SYSTEMS LOCATED OUTSIDE THE STREET RIGHT-OF-WAY SHALL BE MAINTAINED BY AN OWNER'S ASSOCIATION, AND MAINTENANCE RESPONSIBILITY FOR THESE FEATURES SHALL BE INDICATED ON THE FINAL PLAT" THIS IS JUST FOR REFERENCE.



DEVELOPMENT DATA	
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 SUGGS, 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
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.)
THO:	
SEIBACKS:	
FRONT:	8'
SIDES:	0'
REAR:	15'
CORNER:	8'
DISTURBED AREA:	5.0± AC
AVERAGE NATURAL SLOPE:	10.38%
IMPERVIOUS AREA:	PRE 0.35 ACRES (03%) POST 2.43 ACRES (35%)
PERVIOUS AREA:	PRE 6.56 ACRES (97%) POST 4.48 ACRES (65%)

ZONING DATA	
PARKING CALCULATIONS:	
VEHICULAR:	
REQUIRED SPACES:	(1 SPACE/UNIT) - 50 UNITS
SPACES PROVIDED:	102 (2:1 RATIO) (2 PARALLEL SPACES)
BUILDING DATA:	
BUILDING	DESCRIPTION HEIGHT GFA FOOTPRINT
1	2 STORY 26'-2" 9,723± SF 4,876 SF
2	2 STORY 26'-2" 9,708± SF 4,876 SF
3	2 STORY 26'-2" 9,841± SF 3,957 SF
4	2 STORY 26'-2" 9,438± SF 4,595 SF
5	2 STORY 26'-2" 9,708± SF 4,876 SF
6	2 STORY 26'-2" 7,555± SF 3,676 SF
7	2 STORY 26'-2" 7,841± SF 3,957 SF
8	2 STORY 25'-5" 7,819± SF 3,961 SF
9	2 STORY 25'-5" 9,431± SF 4,600 SF
10	2 STORY 25'-5" 7,549± SF 3,680 SF
11	2 STORY 25'-5" 9,431± SF 4,600 SF
DENSITY CALCULATIONS:	
ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	50 UNITS (7.3 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)

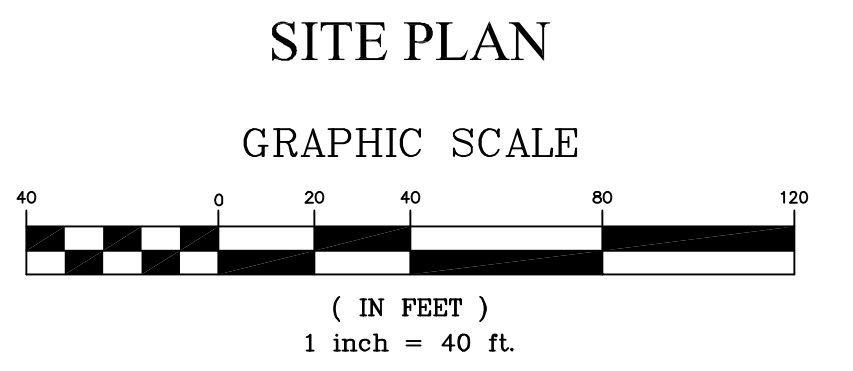
CDC INSPECTIONS HOTLINE:  
828-771-4755 OR INSPECTION@CDCGO.COM

**811**

Know what's below.  
Call before you dig.

**811**

NORTH



Section 3, Item A.

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

52 WALNUT STREET - SUITE  
WAYNESVILLE, NC 28791  
PHONE (828) 499-5454  
FAX (828) 499-5454

**CDC** Civil Design Concepts, PA

NCBELS LICENSE # C-2184

MAD	MAD	BY
SITE PLAN REVIEW SUBMITTAL	SITE PLAN REVIEW RESUBMITTAL	DESCRIPTION
1	2	
07/07/2023	08/17/2023	
NO.	DATE	

FOR REVIEW ONLY

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

1202 GREENVILLE TOWNHOMES

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

AMP  
12241  
xxx

SHEET

**C201**

FIRE DEPARTMENT GENERAL COMMENTS

FIRE HYDRANTS

\*A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATE ON THE CONSTRUCTION SITE.

\*JUMPERS FOR WATER SUPPLY SHALL BE A MINIMUM OF 4 INCHES AND SHALL SUPPLY THE REQUIRED FIRE FLOW TO EACH HYDRANT IN THE DEVELOPMENT.

\*FOR ALL HYDRANT SIZE AND SPECIFICATIONS, PLEASE REFER TO THE CITY OF HENDERSONVILLE UTILITY DEPARTMENT.

REQUIRED ACCESS

\*APPROVED VEHICLE ACCESS FOR FIREFIGHTING AND EMERGENCY MEDICAL SERVICES SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTION AND HYDRANTS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING EMERGENCY VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

CONSTRUCTION

\*PRIOR TO ANY COMBUSTIBLE MATERIALS ENTERING THE JOB SITE, WORKING FIRE HYDRANTS AND SUITABLE ACCESS ROADS SHALL BE INSTALLED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY DEVIATION FROM THIS WILL RESULT IN AN IMMEDIATE STOP WORK ORDER UNTIL WATER AND ACCESS HAS BEEN APPROVED.

\*ALL GATES AND BARRIERS AT FIRE ACCESS ROADS SHALL BE PERMITTED THROUGH THIS OFFICE. FIRE DEPARTMENT REQUIRES 1 SET OF DRAWINGS SHOWING THE ROADWAY, TYPE OF GATE BEING INSTALLED, AND SPECIFICATIONS FOR THE GATE EQUIPMENT. THESE DOCUMENTS ARE REQUIRED PRIOR TO ANY WORK BEING DONE. A PERMIT SHALL BE ISSUED BY THIS OFFICE AND PAYMENT FOR THIS PERMIT SHALL BE REQUIRED TO BE MADE PRIOR TO SCHEDULING ANY INSPECTIONS.

\*WHEN IN THE FULLY OPEN POSITION, GATES SHALL ALLOW NOT LESS THAN TWENTY (20) FEET HORIZONTAL CLEAR SPACE INCLUDING THE ROADWAY SURFACE, AS MEASURED FROM INSIDE CURB TO INSIDE CURB. A VERTICAL CLEAR SPACE OF NOT LESS THAN THIRTEEN (13) FEET SIX (6) INCHES SHALL ALSO BE REQUIRED.

\*EACH SYSTEM SHALL HAVE AS A MINIMUM FOR OPERATION:1.ACCESS SHALL BE PROVIDED BY MEANS OF A PRIVATE KEYPAD CODE, ASSIGNED BY THE FIRE DEPARTMENT, AND/OR KNOX TYPE DEVICE TO ENSURE FIRE DEPARTMENT ACCESS. 2.IN THE EVENT OF POWER OUTAGES, A BATTERY BACK-UP SYSTEM SHALL CAUSE THE GATE(S) TO BE OPEN ON THE ENTRY SIDE OF THE COMPLEX TO ALLOW FOR EMERGENCY ACCESS (SEE ITEM 2 ABOVE). THE GATE(S) SHALL REMAIN IN THE FULLY OPEN POSITION UNTIL POWER IS RESTORED.

\*IF THE GATE IS TO BE USED FOR EMERGENCY ACCESS ONLY, SIGNAGE SHALL BE INSTALLED ON BOTH THE INTERIOR AND EXTERIOR OF THE GATE INDICATED THE GATE IS TO BE USED FOR EMERGENCY ACCESS ONLY AND PROHIBITING PARKING.

\*IN THE EVENT THE GATE BECOMES NON-OPERATIONAL, THE GATE(S) SHALL BE SECURED IN THE FULLY OPEN POSITION UNTIL SUCH TIME AS THE MINIMUM REQUIREMENTS AS OUTLINED ABOVE HAVE BEEN RESTORED TO A FULLY OPERATIONAL CONDITION.

\*FUNCTIONAL TEST OF GATE OPERATION SHALL BE COMPLETED PRIOR TO THE GATE BEING PLACED IN SERVICE

\*BUILDING ENTRANCES- IF OVER 30'OR 3 STORIES HAVE TWO ENTRANCES.\*CONSTRUCTION SITES SHALL COMPLY WITH NCFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

\*ANY DEVIATION FROM PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO BUILDING AND FIRE REVIEW FOR APPROVAL.

\*PLANS AND/OR REQUIREMENTS ARE SUBJECT TO MINOR REVISIONS UPON FIELD INSPECTIONS. CONTACT THIS DEPARTMENT FOR FIELD INSPECTION OF FIRE RELATED CONSTRUCTION, SYSTEMS AND/OR DEVICE LOCATIONS.

\*GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL SUBCONTRACTORS HAVE APPROVED DRAWINGS AND PROPER PERMIT FOR FIRE PROTECTION SYSTEMS.

ADDRESSES & SIGNS

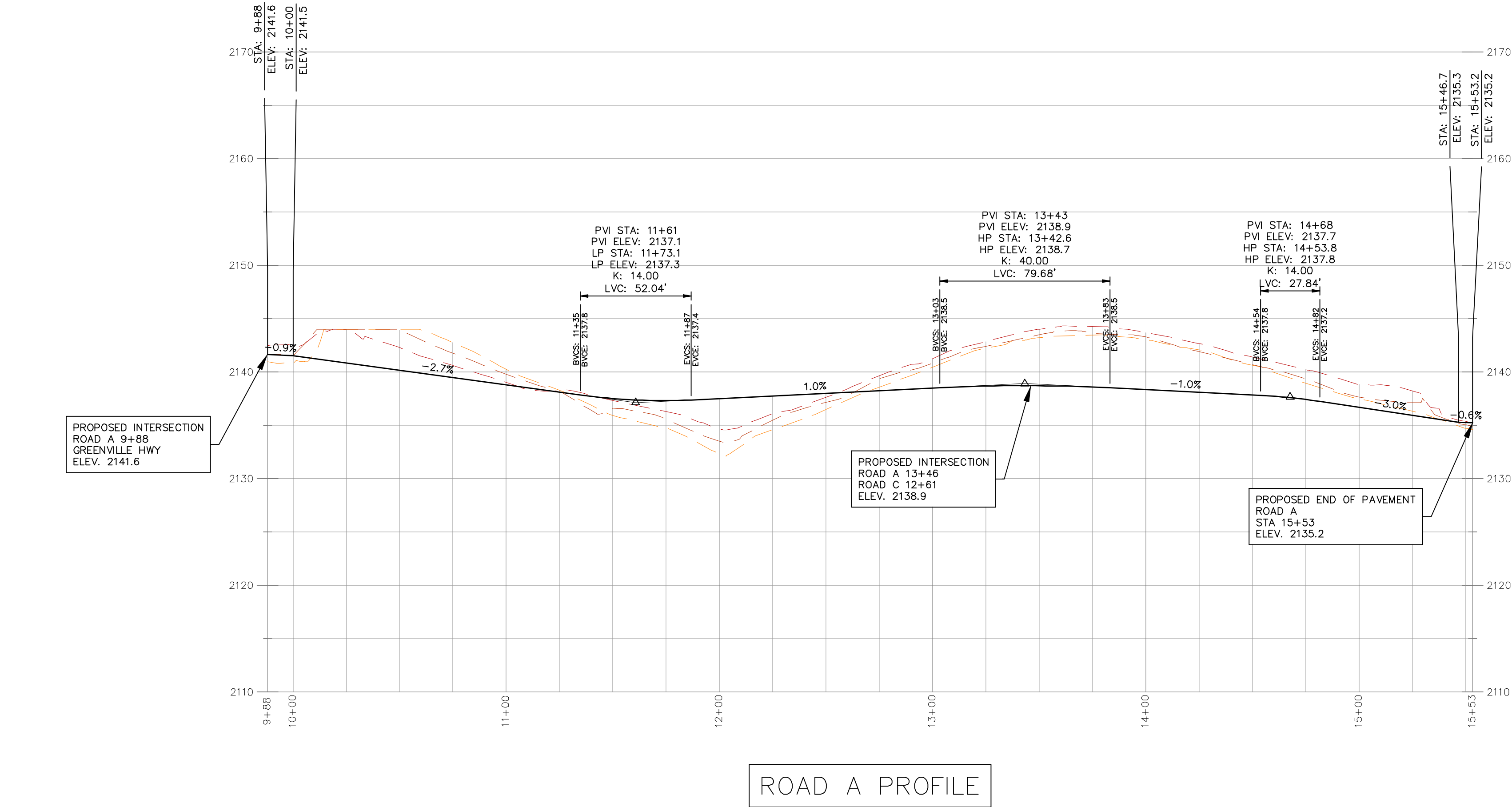
\*ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA FIRE CODE SECTION 505. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH AN APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

\*ADDRESS NUMBERS FOR RESIDENTIAL BUILDINGS SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT, ONE (1) INCH MINIMUM STROKE WIDTH AND HAVE CONTRAST WITH THEIR BACKGROUND.

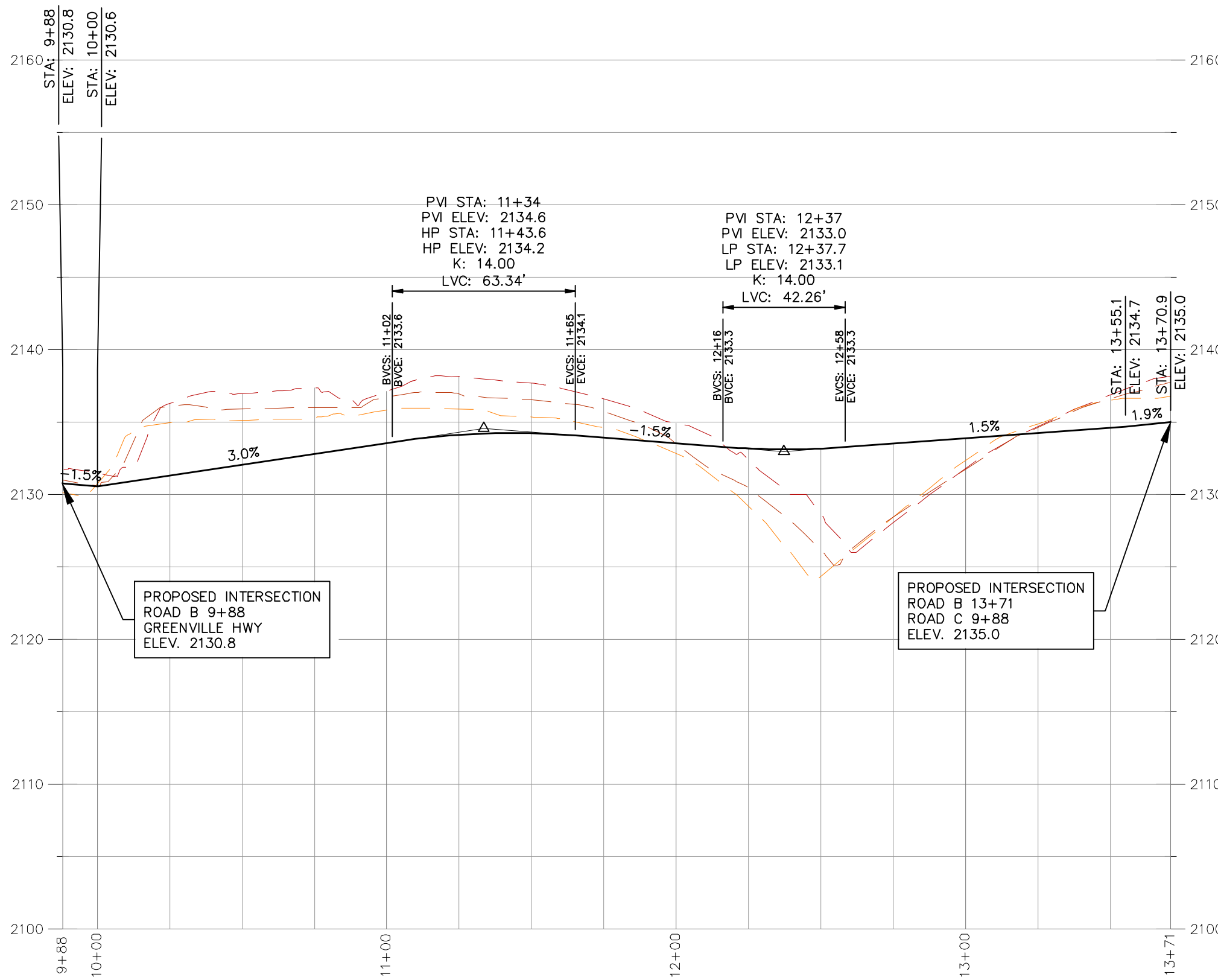
\*ADDRESS NUMBERS FOR COMMERCIAL BUILDINGS SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT, ONE (1) INCH MINIMUM STROKE WIDTH AND HAVE CONTRAST WITH THEIR BACKGROUND. BUILDING ADDRESS IS TO BE POSTED ON REAR EXIT DOOR.

\*BUILDING ADDRESS SHALL BE POSTED DURING CONSTRUCTION WITH SIX (6) INCH NUMBERS.

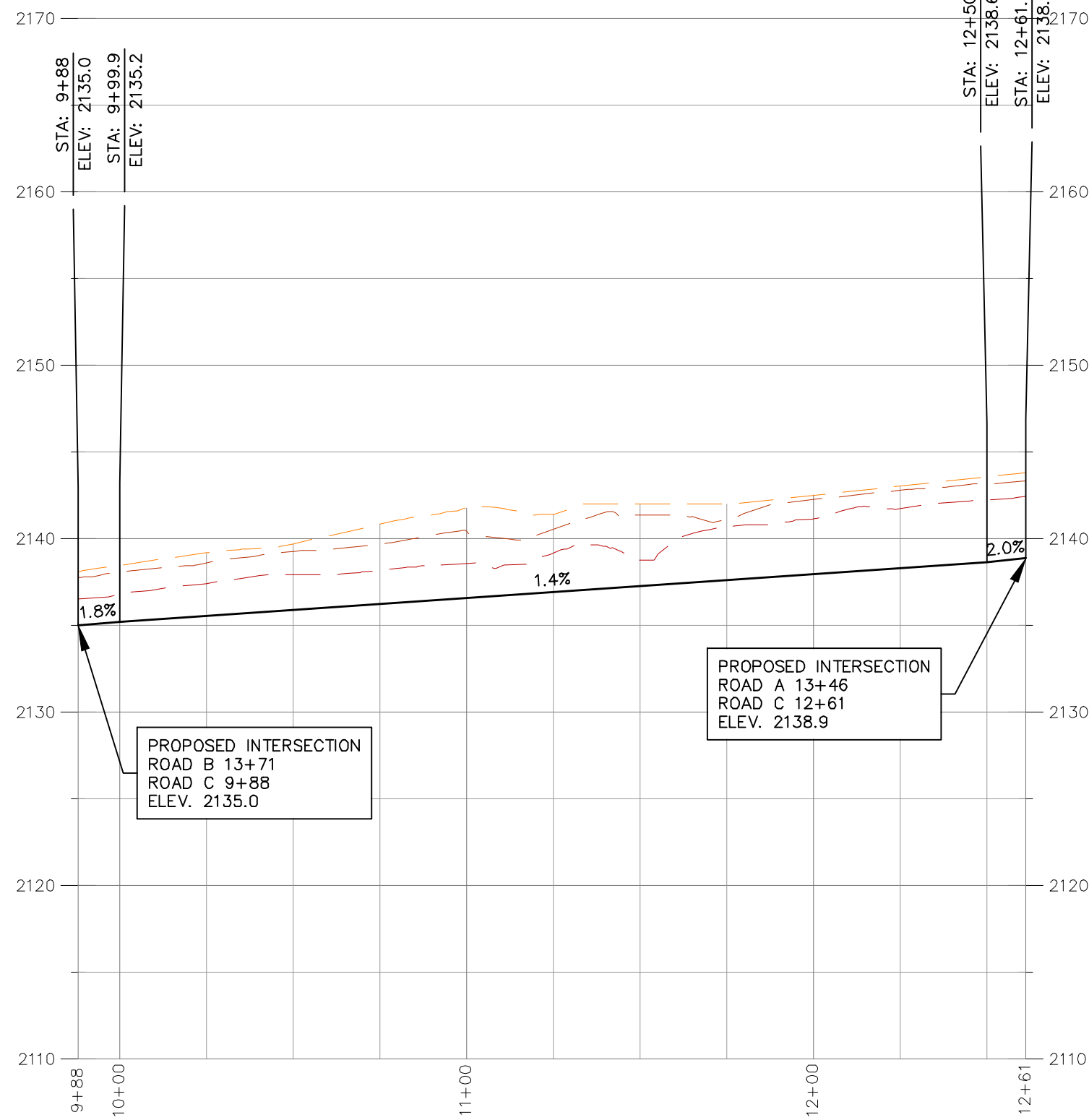
\*TEMPORARY OR PERMANENT STREET SIGNS SHALL BE INSTALLED AND VISIBLE AS SOON AS CONSTRUCTION BEGINS.



ROAD A PROFILE



ROAD B PROFILE



ROAD C PROFILE

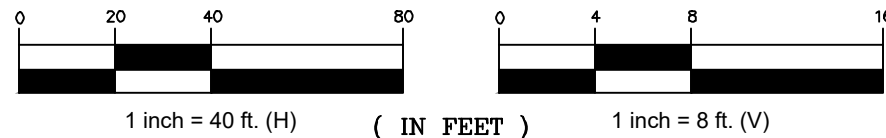
CDC INSPECTIONS HOTLINE:  
828-771-4753 OR INSPECTION@CDCGO.COM



Know what's below.  
Call before you dig.

ROAD PROFILES

PROFILE SCALE



FOR REVIEW ONLY

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

ROAD PROFILES FOR:

1202 GREENVILLE  
TOWNHOMES

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

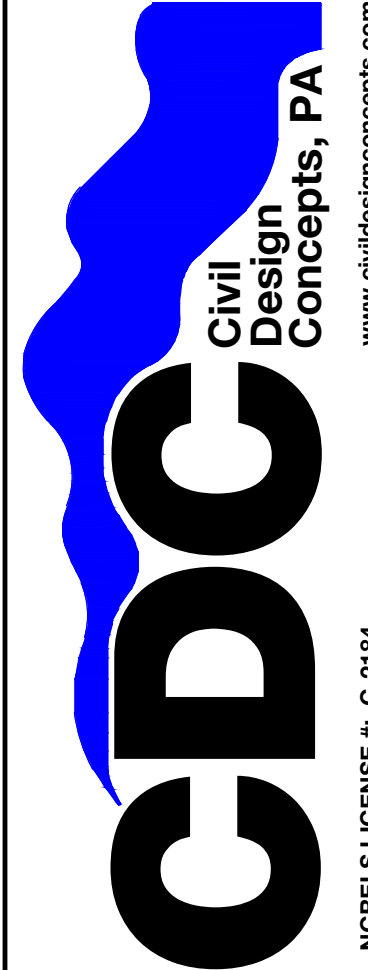
DRAWN BY:  
CDC PROJECT NO.:  
XXX PERMIT NO.

AWP  
12241  
xxx

SHEET

C301

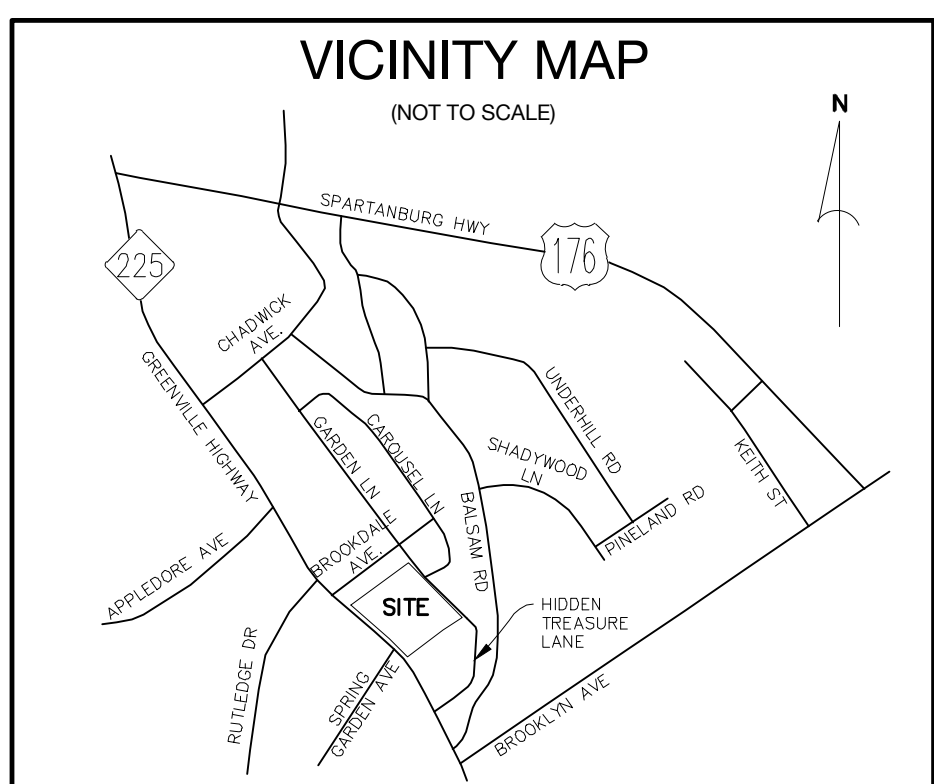
168 DARTON AVENUE  
ASHVILLE, NC 28801  
PHONE (828) 252-5588  
FAX (828) 455-5465



NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
2	08/17/2023	SITE PLAN REVIEW RESUBMITTAL	MAD

Section 3, Item A.



DEVELOPMENT DATA

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:	
PROJECT ACREAGE:	6.91 ACRES
CURRENT ZONING:	GHMU (GREENVILLE HIGHWAY MIXED USE) (WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
SETBACKS:	
FRONT:	8'
SIDES:	0'
REAR:	15'
CORNER:	8'
DISTURBED AREA:	5.0± AC
AVERAGE NATURAL SLOPE:	10.38%
IMPERVIOUS AREA:	PRE 0.35 ACRES (03%) POST 2.43 ACRES (35%)
PERVIOUS AREA:	PRE 6.56 ACRES (97%) POST 4.48 ACRES (65%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES:	(1 SPACE/UNIT) - 50 UNITS
SPACES PROVIDED:	102 (2:1 RATIO) (2 PARALLEL SPACES)

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA	FOOTPRINT
1	2 STORY	26'-2"	9,723± SF	4,876 SF
2	2 STORY	26'-2"	9,708± SF	4,876 SF
3	2 STORY	26'-2"	7,841± SF	3,957 SF
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8	2 STORY	25'-5"	7,819± SF	3,961 SF
9	2 STORY	25'-5"	9,431± SF	4,600 SF
10	2 STORY	25'-5"	7,549± SF	3,680 SF
11	2 STORY	25'-5"	9,431± SF	4,600 SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY  
PROJECT UNITS: 50 UNITS (7.3 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

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NORTH

GRADING & STORM DRAINAGE  
PLAN

GRAPHIC SCALE

40 0 20 40 60 80 120

( IN FEET )  
1 inch = 40 ft.

Section 3, Item A.

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

52 WALNUT STREET - SUITE  
WAYNESVILLE, NC 28774  
PHONE (828) 252-5388  
FAX (828) 252-5385

**CDC** Civil Design Concepts, PA

NCBLS LICENSE # C-2184

MAD	BY	DESCRIPTION	DATE
SITE PLAN REVIEW SUBMITTAL			
SITE PLAN REVIEW RESUBMITTAL			
1	07/07/2023		
2	08/17/2023		

FOR REVIEW ONLY

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

GRADING & STORM DRAINAGE PLAN FOR:

**1202 GREENVILLE TOWNHOMES**

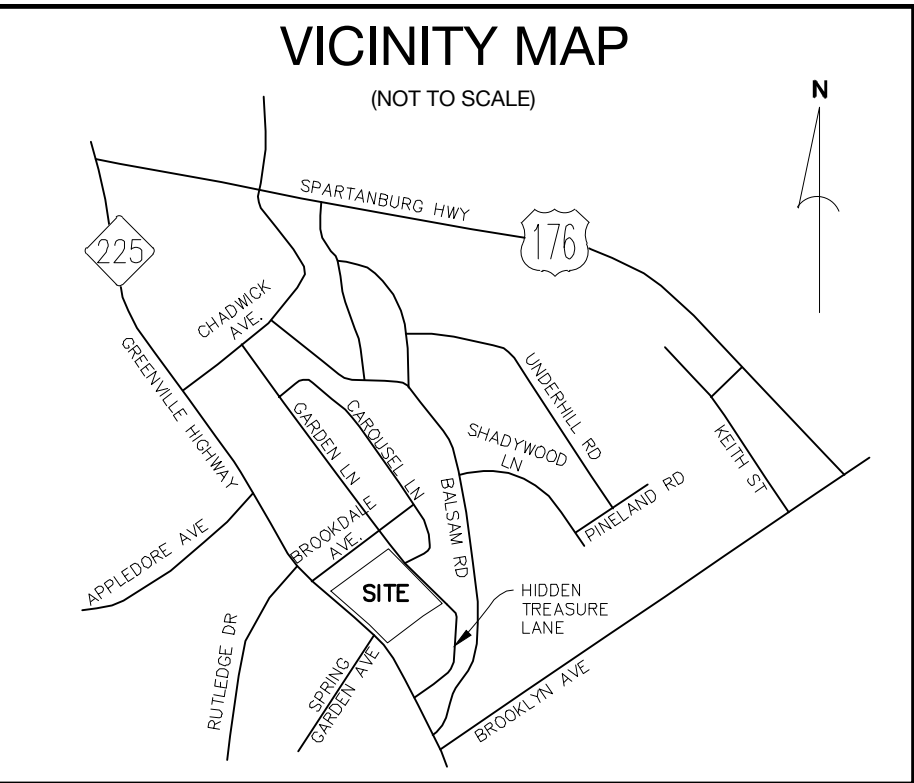
LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

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

AMP  
12241  
xxx

SHEET

**C401**



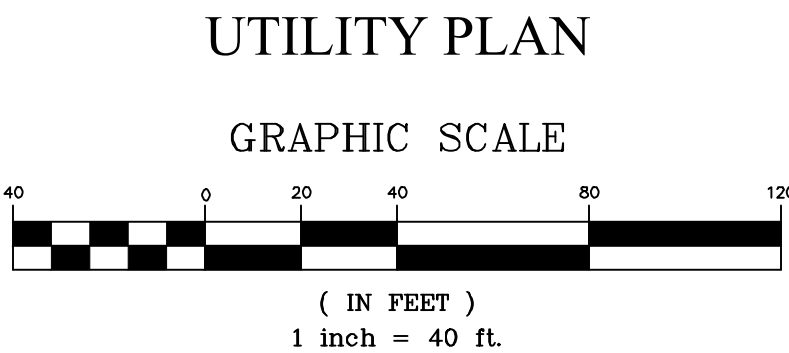
DEVELOPMENT DATA	
DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001 DAVID GORMAN (202) 922-6540
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD 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:	
PROJECT ACREAGE:	6.91 ACRES
CURRENT ZONING:	GHMU (GREENVILLE HIGHWAY MIXED USE) (WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
SETBACKS:	
FRONT:	8'
SIDES:	0'
REAR:	15'
CORNER:	8'
DISTURBED AREA:	5.0± AC
AVERAGE NATURAL SLOPE:	10.38%
IMPERVIOUS AREA:	PRE 0.35 ACRES (03%) POST 2.43 ACRES (35%)
PERVIOUS AREA:	6.56 ACRES (97%) 4.48 ACRES (65%)

ZONING DATA	
PARKING CALCULATIONS:	
VEHICULAR:	
REQUIRED SPACES:	(1 SPACE/UNIT) - 50 UNITS
SPACES PROVIDED:	102 (2:1 RATIO) (2 PARALLEL SPACES)
BUILDING DATA:	
BUILDING	DESCRIPTION HEIGHT GFA FOOTPRINT
1	2 STORY 26'-2" 9,723± SF 4,876 SF
2	2 STORY 26'-2" 9,708± SF 4,876 SF
3	2 STORY 26'-2" 7,841± SF 3,957 SF
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9	2 STORY 25'-5" 9,431± SF 4,600 SF
10	2 STORY 25'-5" 7,549± SF 3,680 SF
11	2 STORY 25'-5" 9,431± SF 4,600 SF
DENSITY CALCULATIONS:	
ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	50 UNITS (7.3 U/A)
OPEN SPACE CALCULATIONS:	
REQUIRED SPACE:	2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)
COMMON OPEN SPACE:	
REQUIRED:	0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)

Know what's below.  
Call before you dig.

NORTH



Section 3, Item A.

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

52 WALNUT STREET - SUITE  
WAYNEVILLE, NC 28774  
PHONE (828) 252-5388  
FAX (828) 455-5454

Civil Design  
Concepts, PA

CDC

NCBLS LICENSE # C-2184

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CONSTRUCTION

UTILITY PLAN FOR:

1202 GREENVILLE  
TOWNHOMES

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

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

AMP  
12241  
xxx

SHEET

C601

26

# 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: 17 (6 TREES)  
TREES PROVIDED: 4

## 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 (11 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: 11 (3 TREES)  
TREES PROVIDED: 49

PROPOSED COMMON OPEN SPACE TREES MUST BE A MINIMUM OF 3" TO 3 1/2" CAL.

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

## LEGEND

SPECIES (CREDITS CATEGORY)  
TREE CREDIT TREE

## EXISTING SPECIES ABBREVIATIONS

CHE	CHERRY
PIN	PINE
POP	POPLAR
OAK	OAK
SOU	SOURWOOD

## PLANT SCHEDULE \*

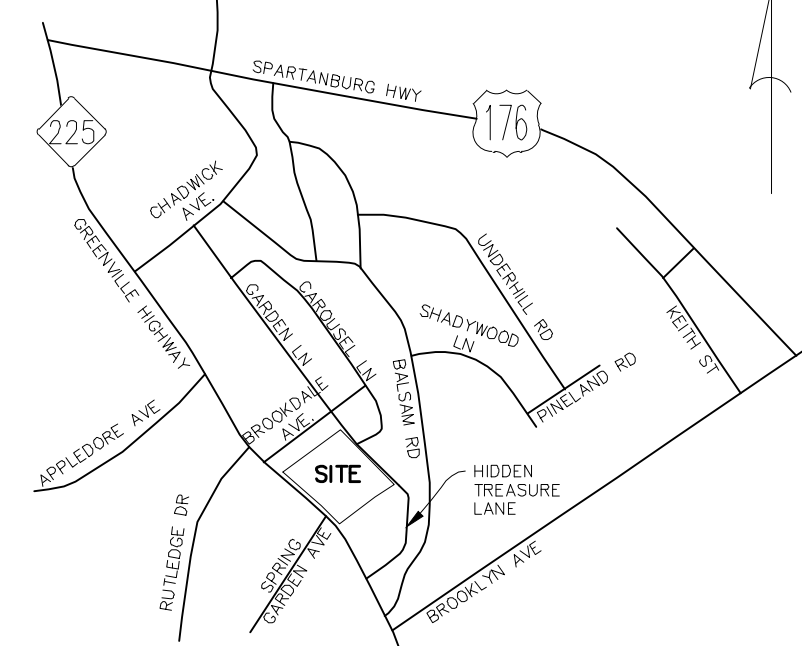
KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE (MIN.)
<b>TREES</b>						
AR	4	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	B&B	2" CAL.	12' HT.
AS	6	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	3" CAL.	
CB	10	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	B&B	3" CAL.	
CL	9	CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	B&B	3" CAL.	
IO	11	ILEX OPACA 'GREENLEAF'	GREENLEAF HOLLY	B&B	3" CAL.	6' HT.
ZS	13	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	B&B	3" CAL.	

\*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.



## VICINITY MAP

(NOT TO SCALE)



## DEVELOPMENT DATA

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)  
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)

SETBACKS:  
FRONT: 8'  
SIDES: 0'  
REAR: 15'  
CORNER: 8'

DISTURBED AREA: 5.0± AC  
AVERAGE NATURAL SLOPE: 10.38%

IMPERVIOUS AREA: PRE 0.35 ACRES (03%) POST 2.43 ACRES (35%)  
PERVIOUS AREA: 6.56 ACRES (97%) 4.48 ACRES (65%)

## ZONING DATA

### PARKING CALCULATIONS:

VEHICULAR:  
REQUIRED SPACES: (1 SPACE/UNIT) - 50 UNITS  
SPACES PROVIDED: 102 (2:1 RATIO) (2 PARALLEL SPACES)

### BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA	FOOTPRINT
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### DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY  
PROJECT UNITS: 50 UNITS (7.3 U/A)

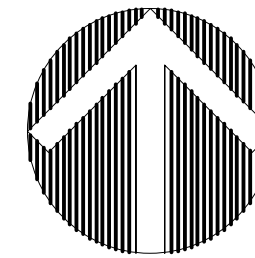
### OPEN SPACE CALCULATIONS:

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)

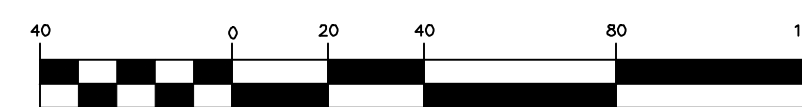
CDC INSPECTIONS HOTLINE:  
828-771-4755 OR INSPECTION@CDCGO.COM



NORTH

## LANDSCAPE & RESOURCE PLAN

### GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

LANDSCAPE & RESOURCE PLAN FOR:

1202 GREENVILLE  
TOWNHOMES

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

AMP 12241 xxx

SHEET

L101

## NOTES

- THIS IS A PROPOSED SUBDIVISION OF THE PROPERTY DESCRIBED IN DEED BOOK 4067 PAGE 84 OF THE HENDERSON COUNTY REGISTER OF DEEDS. AN ALTA/NSPS SURVEY OF THE SUBJECT PROPERTY WAS PREVIOUSLY COMPLETED BY THIS FIRM DATED DECEMBER 1ST, 2022. THE TOTAL AREA OF SURVEY IS 6.91 ± ACRES.
- THE SUBJECT PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
- 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. ZONING SETBACKS, SHOWN HEREON, ARE SHOWN PER PROVIDED CIVIL DESIGN CONCEPTS PLAN. SEE THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR RESTRICTIONS AND ALLOWANCES.
- THE SUBJECT PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 3700897000, EFFECTIVE DATE OCTOBER 2nd, 2008.
- FIELD WORK WAS PERFORMED FROM (TO BE DETERMINED) THROUGH (TO BE DETERMINED), BY TRADITIONAL SURVEY METHODS. THE FIELD WORK WAS ADJUSTED USING A WEIGHTED, MINIMALLY CONSTRAINED LEAST SQUARES ADJUSTMENT. HORIZONTAL CLOSURE BEFORE ADJUSTMENT WAS 1:26447.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(2011) COORDINATES. ALL AREAS WERE CALCULATED USING THE COORDINATE COMPUTATION METHOD.
- 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.
- 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, SHOWN HEREON, ARE POTENTIALLY JURISDICTIONAL WATERS OF THE U.S.. ALL WETLAND AREAS, SHOWN HEREON, WERE FIELD LOCATED.
- THE SUBJECT PROPERTY IS SUBJECT TO A 30 FOOT STREAM BUFFER AS REQUIRED BY ARTICLE XVI 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 XVI SECTION 17 FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.
- 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 BOOK L-1393, APPEARS TO DISAGREE BY APPROXIMATELY 1.3 FEET FROM THE LOCATION OF THE NORTHWESTERN MOST CORNER OF LOT 6. AS SHOWN ON PLAT BOOK B PAGE 383A, A THOUGH NO STREET LINE FOR GARDEN LANE IS SHOWN ON PLAT BOOK B PAGE 383A, IT APPEARS THAT THE NORTHWESTERN MOST CORNER OF LOT 5 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.
- 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.
- 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 567 BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 3/4" OP FOUND 0.9' BELOW GRADE, SHOWN HEREON, IS THE SOUTHEASTERN MOST CORNER OF THE FORMER DUANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQUARE FEET.

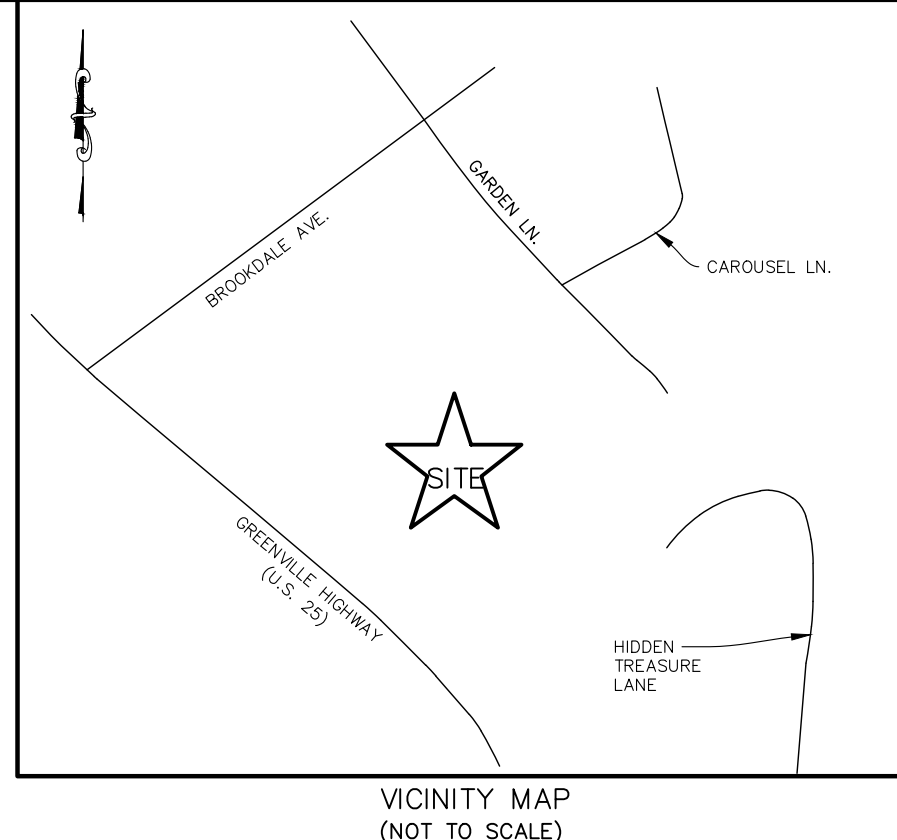
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- THE AVERAGE PERCENT SLOPE OF THE SUBJECT PROPERTY IS 10.3%.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR THE PROPOSED PLANNED COMMUNITY AND WILL MEET ALL REQUIREMENTS SET FORTH IN ARTICLE 6 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES.
- ALL COMMON AREAS AND OPEN SPACE EXTENDS TO THE APPARENT N.C.D.O.T. RIGHT-OF-WAY LINE, AS SHOWN HEREON, AND DOES NOT INCLUDE THE 0.09 ± ACRES AS NOTED WITHIN THE APPARENT N.C.D.O.T. RIGHT-OF-WAY.
- THE LOCATION OF STORM WATER PIPES AND STRUCTURES MAY CHANGE BASED ON CITY REVIEW. STORM WATER ACCESS AND MAINTENANCE EASEMENTS WILL BE SHOWN ON A FUTURE PRELIMINARY PLAT FOR APPROVAL.
- ALL PROPOSED PUBLIC ROADS WITHIN THE PLANNED COMMUNITY ARE TO BE DEDICATED TO THE CITY OF HENDERSONVILLE FOR MAINTENANCE.

# PRELIMINARY

NOT FOR RECORDATION, SALES OR CONVEYANCE  
FOR REVIEW PURPOSES ONLY

ALL INFRASTRUCTURE, EASEMENT SIZE, AND LOCATIONS WILL BE FINALIZED DURING THE FINAL PLAT REVIEW STAGE AND WILL BE IN ACCORDANCE WITH THE CITY OF HENDERSONVILLE SUBDIVISION ORDINANCE AND ANY APPLICABLE CITY POLICIES.

NC GRID NAD 83(2011)



LEGEND

BOUNDARY LINE (SURVEYED)  
DEED/PLAT LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
EXISTING LOT NUMBER  
PROPOSED LOT NUMBER

I, JOSHUA R. HODGES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM DEEDS REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:41930; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THE SURVEY IS OF THE FOLLOWING CATEGORY DESCRIBED IN G.S. 47-30(1)(1)a.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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: 5cm

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 "NOIE"

LOCALIZATION POINT: N: 581462.54 E: 969939.17

GEOD MODEL: GEOTR

COMBINED GRID FACTOR: 0.999776015

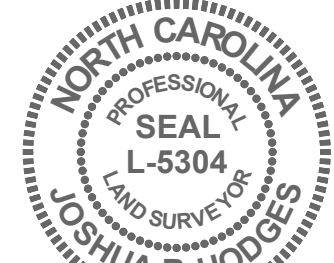
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS DAY \_\_\_\_\_

PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



## STORM WATER MANAGEMENT

1202 GREENVILLE HIGHWAY, LLC IS RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES PER STORMWATER OPERATION & MAINTENANCE AGREEMENT RECORDED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE HENDERSON COUNTY REGISTER OF DEEDS OFFICE.

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

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

DATE \_\_\_\_\_

REVIEW OFFICER \_\_\_\_\_

## 1202 GREENVILLE TOWNHOMES PLANNED COMMUNITY

Located at: 1202 Greenville Highway

REFERENCES

D.B. 4067 PG. 84

D.B. 4067 PG. 80

RECORD OWNER:

1202 GREENVILLE HWY, LLC

PIN: 9578013440

City of Hendersonville

Henderson County, N.C.

ZONING: Greenville Highway Mixed Use

Date: August 14th, 2023 Drawn by: JH

Job #22274

**Ed HOLMES & ASSOCIATES**  
LAND SURVEYORS, P.A.

Joshua R. Hodges, PLS L-5304  
200 Ridgfield Ct. Ste. 208 Asheville, NC 28806  
Company Licensure # C-2806  
828.225.6562

jhodges@edholmessurveying.com

0' 50' 100' 150'

(KEY MAP)  
SHEET 1 OF 3

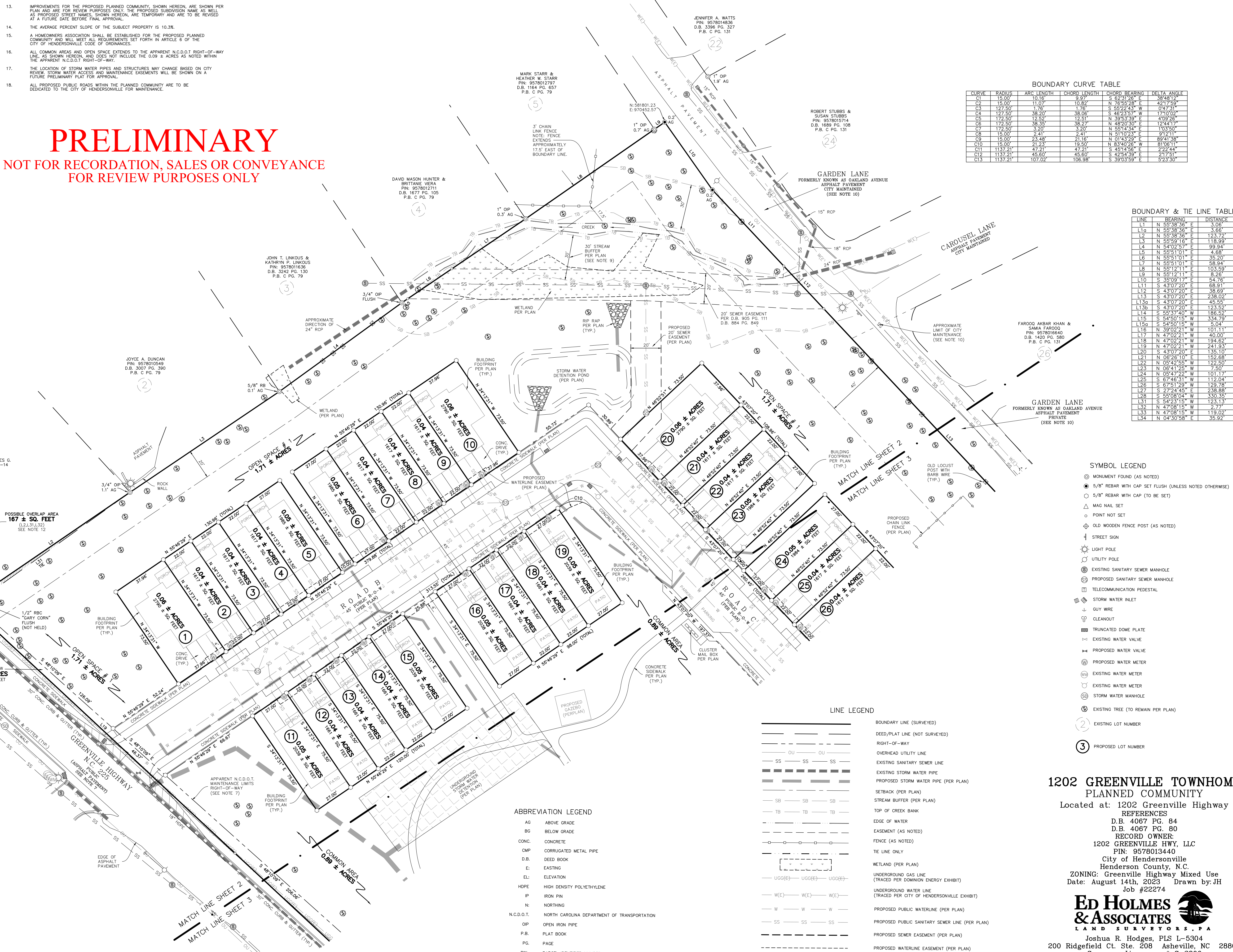
SCALE 1" = 50'

D23-083

## NOTES

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**PRELIMINARY**  
NOT FOR RECORDATION, SALES OR CONVEYANCE  
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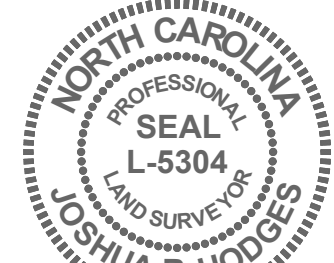


WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS DAY \_\_\_\_\_

PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



N:\JOBS\22274 - 1202 Greenville Hwy, Lock 7 Dev\DWG\22274-1202-subdivision.dwg

## 1202 GREENVILLE TOWNHOMES PLANNED COMMUNITY

Located at: 1202 Greenville Highway

REFERENCES

D.B. 4067 PG. 84  
D.B. 4067 PG. 80RECORD OWNER:  
1202 GREENVILLE HWY, LLC  
PIN: 9578013440City of Hendersonville  
Henderson County, N.C.  
ZONING: Greenville Highway Mixed Use  
Date: August 14th, 2023 Drawn by: 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' 30' 60' 90'

SHEET 2 OF 3

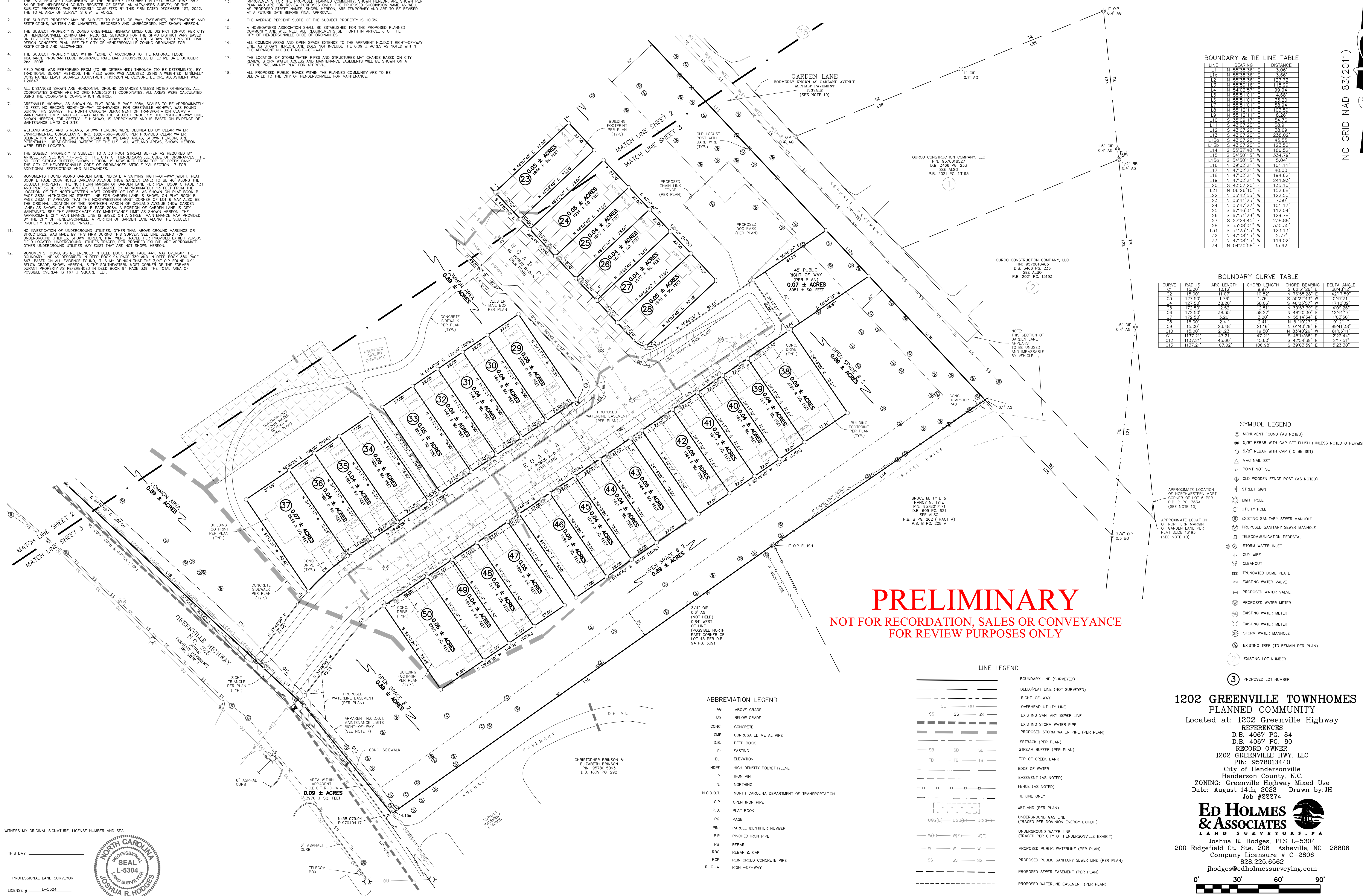
SCALE 1" = 30'

D23-083

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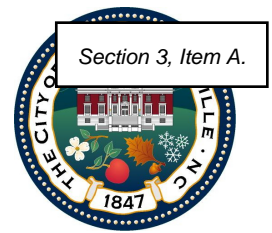
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CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT

100 N. King St. ~ Hendersonville, NC ~ 28792  
Phone (828)697-3010 ~ Fax (828) 697-6185  
<https://www.hendersonvillenc.gov/>



# APPLICATION FOR SITE PLAN REVIEW

## Section 7-3 City Zoning Ordinance

The following are required to constitute a complete application for preliminary site plan review:

- ~ This form including the property owner(s) signature(s).
  - ~ Appropriate fee.
  - ~ 2 copies and a digital file of the site plan containing items in Section 7.3-3.2 of the City Zoning Ordinance.
- Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning Board meeting.
- Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.
  - Addition of more than 30 parking spaces.
  - Any minor planned residential development consisting of nine or more dwelling units.

The following are required for final site plan review:

- ~ This form including the property owner(s) signature(s)
- ~ 2 copies of the site plan containing items in Section 7-3-4.3 of the City Zoning Ordinance

Date 8/28/2023

Type of Plan Review



Preliminary



Final

Name of Project 1202 Greenville Hwu

Location/Address of Property 1202 Greenville Hwy

List 10 digit PIN or 7 digit PID number for each property 9578-01-3440

Contact Information Warren Sugg, P.E.

Address 169 Patton Ave, Asheville NC 28801

Phone 8282525388

Fax

Email wsugg@cdcgo.com

CHECK TYPE OF DEVELOPMENT



Residential



Commercial



Other

Current Zoning GHMU

Total Acreage 6.76

Proposed Building Sq.ft. 95,250 GSF

# of Dwelling Units 50

Official Use:

DATE RECEIVED: \_\_\_\_\_ BY \_\_\_\_\_ FEE RECEIVED \$ \_\_\_\_\_

**Applicant(s): (Developer)**Printed Name David Gorman, Lock7 Development☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_Signature David GormanTitle Managing Member Email david@lock7.comAddress of Applicant 2201 Wisconsin Ave NW, Suite 200 Washington DC 20007

Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Applicant \_\_\_\_\_

**Property Owners(s):**\* ^ Printed Name 1202 Greenville Hwy, LLC☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_Signature David GormanTitle Managing Member Email david@lock7.comAddress of Property Owner 2201 Wisconsin Ave NW, Suite 200 Washington DC 20007

\* ^ Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Property Owner \_\_\_\_\_

\* ^ Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Property Owner \_\_\_\_\_

\* ^ Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Property Owner \_\_\_\_\_

\* Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application.

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

OPERATING AGREEMENT  
OF  
1202 GREENVILLE HWY, LLC  
a North Carolina limited liability company

~~June~~<sup>July</sup> THIS OPERATING AGREEMENT ("Agreement"), is made effective as of the 10 day of ~~June~~, 2023, by and among Lock 7 Development LLC, a District of Columbia limited liability company ("Member") and 1202 Greenville Hwy, LLC, a North Carolina limited liability company ("Company").

ARTICLE I  
Formation; Purpose

The Company was formed on the 1<sup>st</sup> day of June, 2023, upon the filing of the Company's Articles of Organization with the North Carolina Secretary of State. The Company is formed for the object and purpose of, and the nature of the business to be conducted and promoted by the Company is, to engage in any lawful act or activity for which limited liability companies may be formed under the North Carolina Limited Liability Company Act.

ARTICLE II  
Capital Contributions

The Member contributed the property described in Exhibit A, attached hereto to the Company as Member's Capital Contribution. The Member shall not be required to make additional Capital Contributions to the Company but may do so at any time and from time to time, with such additional Capital Contribution described in Exhibit A. The Managers shall cause such Capital Contributions to be recorded on the books and records of the Company. No interest shall accrue on any Capital Contribution and the Member shall not have the right to withdraw or be repaid any Capital Contribution except as provided in this Agreement.

ARTICLE III  
Management

III.1 Authority. Any Manager of the Company shall have authority to bind the Company and to execute any and all documents on behalf of the Company necessary for the conduct or continuance of the business of the Company.

III.2 Management by the Manager. The initial Managers of the Company shall be David Gorman and Patrick Conway (each a "Manager" and collectively the "Managers"). Each Manager shall have complete authority and exclusive control over the management of the business and affairs of the Company without the necessity of joinder by the other Manager(s). The Managers shall serve at the pleasure of the Member, and may be removed at any time by the Member's sending written notice of removal to such Manager. The Managers may resign as Manager at any time by sending written notice of resignation to the Member of the Company. The Managers may appoint such other officers, with such titles, duties, and compensation as may be designated by the Manager, subject to any applicable restrictions specifically provided in this

Agreement or contained in the Act. Any officer may resign at any time by giving written notice thereof to the Managers, and may be removed at any time by the Member's sending written notice of removal to such officer.

III.3 Officers. The officers of the Company may consist of such officers as may be appointed or removed from time to time by the Managers. The officers of the Company shall possess such powers and duties as are customarily associated with their respective offices, subject to the general direction and supervision of the Managers.

3.4 Operation of Company as a Separate Enterprise. The Managers shall cause the Company to conduct its business and affairs separate from those of the Managers or the Member, or any of the affiliates of the Managers or the Member. In furtherance of the foregoing, the Managers shall (i) segregate and otherwise account for the Company assets and not allow funds or other assets of the Company to be commingled with the funds or other assets owned by, or registered in the name of, the Managers, the Member or any affiliate of the Managers or Member; (ii) maintain books, bank accounts, and financial records of the Company separate from those of the Managers or the Member, or their respective affiliates; (iii) observe all Company procedures and formalities, including maintaining current records of the affairs of the Company and the minutes of the meetings and written consents of the Managers and of the Member; (iv) cause the Company to pay its liabilities from Company assets; (v) cause the Company to conduct its dealings with third parties in its own name and in all respects hold itself out as a limited liability company that is separate from and independent of the Managers and the Member; and (vi) engage in transactions with the Managers or the Member, and any affiliate of the Managers or the Member, only on arms-length terms in accordance with this Agreement.

## ARTICLE IV

### Liability

IV.1 Liability of Member. The Member shall not have any liability for the obligations or liabilities of the Company except to the extent provided in the North Carolina Limited Liability Company Act.

IV.2 Exculpation. The Member, whether acting as Member, in its capacity as Manager (if applicable), or in any other capacity, shall not be liable to the Company or to any other Covered Person for any loss, damage or claim incurred by reason of any act or omission (whether or not constituting negligence or gross negligence) performed or omitted by the Member in good faith, and no other Covered Person shall be liable to the Company or any other Covered Person for any loss, damage or claim incurred by reason of any act or omission performed (whether or not constituting negligence) or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of authority conferred on such Covered Person by this Agreement, except that a Covered Person (other than the Member, irrespective of the capacity in which it acts) shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence or willful misconduct. For purposes of this Agreement, the term "Covered Persons" means the Managers, the Member, any affiliate of the Managers or Member and any officers, directors, shareholder, partners or employees of the Managers or Member and their respective affiliates, and any officer, employee or expressly authorized agent of the Company or its affiliates.

IV.3 Indemnification. To the fullest extent permitted by applicable law, the Member (irrespective of the capacity in which it acts) shall be entitled to indemnification from the Company for any loss, damage or claim incurred by the Member by reason of any act or omission (whether or not constituting negligence or gross negligence) performed or omitted on behalf of the Company, and any other Covered Person shall be entitled to indemnification from the Company for any loss, damage or claim incurred by such Covered Person by reason of any act or omission (whether or not constituting negligence) performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of authority conferred on such Covered Person by this Agreement, except that no Covered Person (other than the Member, irrespective of the capacity in which it acts) shall be entitled to be indemnified in respect of any loss, damage or claim incurred by such Covered Person by reason of gross negligence or willful misconduct with respect to such acts or omissions; provided, however, that any indemnity under this Section 4.3 shall be provided out of and to the extent of Company assets only, and no Covered Person shall have any personal liability on account thereof.

IV.4 Expenses. To the fullest extent permitted by applicable law, expenses (including legal fees) incurred by a Covered Person in defending any claim, demand, action, suit or proceeding shall, from time to time, be advanced by the Company prior to the final disposition of such claim, demand, action, suit or proceeding upon receipt by the Company of an undertaking by or on behalf of the Covered Person to repay such amount if it shall be determined that the Covered Person is not entitled to be indemnified as authorized in Section 4.3.

## ARTICLE V

### Profits, Losses, Distributions

Solely for federal and state tax purposes and pursuant to Treas. Reg. § 301.7701, the Member and the Company intend the Company to be disregarded as an entity that is separate from the Member. Accordingly, all allocations of profit and loss of the Company and all assets and liabilities of the Company shall, solely for state and federal tax purposes, be treated as that of the Member pursuant to such regulations. For all other purposes (including, without limitation, limited liability protection for the Member from Company liabilities), the Member and the Company intend the Company to be respected as a separate legal entity that is separate and apart from the Member. The Managers shall determine the timing and amount of all distributions.

## ARTICLE VI

### Transfer of Interest

The Member may sell, assign or otherwise dispose of all or any portion of the Member's interest in the Company at any time pursuant to a writing signed by the Member.

## ARTICLE VII

### Dissolution and Winding Up

The Company shall be dissolved and its affairs wound up by written action of the Member and Managers. Upon the winding up of the Company, the Company's assets shall be distributed: (i) to creditors, including a Member if a creditor, to the extent permitted by law, in satisfaction of the liabilities of the Company, then (ii) to the Member. Such distributions shall be in cash, property other than cash, or partly in both, as determined by the Managers.

## ARTICLE VIII

### Miscellaneous

VIII.1 Entire Agreement; Rights and Interests. This Agreement constitutes the entire agreement of the parties with respect to the matters covered hereby and supersedes any previous agreements, whether written or oral. The undersigned hereby stipulate and acknowledge that there are no other understandings, expectations or agreements, either written or oral, respecting their rights and entitlements. The undersigned hereby covenant and agree that no such understandings, expectations or agreements that may hereafter arise shall be cognizable or enforceable unless the same shall be reduced to a writing signed by the parties to be charged.

VIII.2 Amendment. Neither this Agreement nor any of the terms and conditions herein set forth may be altered or amended verbally. Any alteration or amendment shall only be effective when reduced to writing and signed by the Member and Managers, or their successors and assigns. In connection with the admission of an additional member of the Company, this Agreement shall be amended by the Member and Managers to make such changes as they shall determine to reflect the fact that the Company shall have more than one member, provided that the failure to so amend this Agreement shall not invalidate any otherwise valid assignment or transfer made by the Member.

VIII.3 Governing Law. This is a North Carolina agreement, and it shall in all respects be governed by and be interpreted in accordance with the laws of North Carolina, excluding its conflict of laws provisions. All unresolved claims or disputes arising between the parties bound by this Agreement that relate to this Agreement or the Company shall be adjudicated in the courts of the State of North Carolina sitting in Wake County.

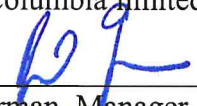
VIII.4 Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions here of, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

VIII.5 Other Ventures; Competing Business. Except as otherwise expressly provided in this Agreement or the Act, neither the Member nor any of the Member's employees, agents, family members, or affiliates shall be prohibited or restricted in any way from investing in or conducting, either directly or indirectly, and may invest in and/or conduct, either directly or indirectly, businesses of any nature whatsoever, including the ownership and operation of businesses or properties similar to or in the same geographical area as those held by the Company. Except as otherwise provided in this Agreement or the Act, any investment in or conduct of any such businesses by any such person shall not give rise to any claim for an accounting by the Member or the Company or any right to claim any interest therein or the profits therefrom.

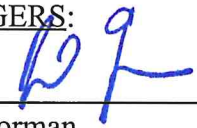
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day, time and year first written above.

MEMBER:

**LOCK7 DEVELOPMENT LLC,**  
a District of Columbia limited liability company

By:   
David Gorman, Manager

MANAGERS:

  
David Gorman

  
Patrick Conway

COMPANY:

**1202 GREENVILLE HWY, LLC,**  
a North Carolina limited liability company

By:   
David Gorman, Manager

By:   
Patrick Conway, Manager

[Signature Page to Operating Agreement]

EXHIBIT A

CAPITAL CONTRIBUTIONS

<u>Member</u>	<u>Capital Contribution</u>	<u>Units</u>
Lock7 Development, LLC	\$100	100

<b>Account Number:</b>	488558
<b>Customer Name:</b>	City Of Hendersonville
<b>Customer Address:</b>	City Of Hendersonville 160 6Th AVE E City Clerk Hendersonville NC 28792-3775
<b>Contact Name:</b>	City Of Hendersonville
<b>Contact Phone:</b>	8286973003
<b>Contact Email:</b>	
<b>PO Number:</b>	

<b>Date:</b>	08/29/2023
<b>Order Number:</b>	9221586
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	112.0000
<b>Height in Inches:</b>	0.0000

**Print**

Product	#Insertions	Start - End	Category
HEN Times-News	2	09/03/2023 - 09/10/2023	Govt Public Notices
HEN blueridgenow.com	2	09/03/2023 - 09/10/2023	Govt Public Notices

**Order Confirmation Amount** **\$31.88**

## PUBLIC NOTICE

Notice is hereby given that the City of Hendersonville Planning Board will hold their regular monthly meeting on Thursday, September 14, 2023, at 4:00 p.m., in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. Zoning Text Amendment – Transportation Standards for CHMU (P23-051-ZTA) – City Staff initiated Zoning Text Amendment to supplement the standards of the Commercial Highway Mixed Use (CHMU) Zoning District.

II. Zoning Text Amendment – Mobile Food Vendors (P23-050-ZTA) – City Staff initiated Zoning Text Amendment proposing to amend the supplementary standards for mobile food vendors.

III. Site Plan Review – 1202 Greenville Highway (A23-59-SPR) - Application for site plan review from David Gorman of Lock 7 Development, applicant and 1202 Greenville Hwy LLC, property owner. The applicants are proposing to construct a single-family attached development consisting of 50 dwelling units on PIN 9578-01-3440 and located at 1202 Greenville Highway on approximately 6.76 acres. The property is currently zoned GHMU, Greenville Highway Mixed Use.

IV. Major Subdivision – 1202 Greenville Highway (P23-60-MAJ SUB) – Application from David Gorman of Lock 7 Development for the major subdivision of PIN 9578-01-3440 and located on 1202 Greenville Highway. The subdivision is to construct 50 single-family attached dwelling units. Planning Board Members will attend the meeting in person. In person attendance by the public is permitted. Public comments will be accepted from those attending in person at the designated time at this meeting. The public may also view and verbally comment during this public meeting live via ZOOM. For security reasons screen sharing will not be allowed. The meeting instructions to join by Zoom will be available on the City's website by visiting <https://www.hendersonvillenc.gov/events-calendar>.

Comment period instructions will also be displayed at the appropriate times during the meeting.

Anyone wishing to submit written public comment for this public meeting prior to the meeting may visit <https://www.hendersonvillenc.gov/comment> to submit their comment. Written comments must be submitted 24 hours in advance of the meeting, to be considered by the Planning Board. If comments include photo(s) or video, they must be submitted 48 hours in advance of the meeting according to the City's Public Comment Policy and security protocols. The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the Community Development Department at 697-3010 no later than 24 hours in advance of the meeting.