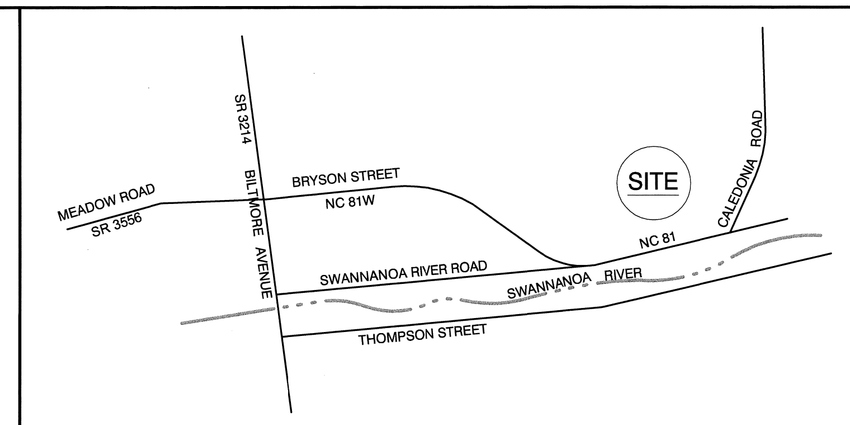
	STREET TREES	24
	PARKING LOT TREES	9
	PARKING DECK TREE	32
	BUILDING IMPACT TREE	46
	PARKING LOT SHRUBS	34
	PARKING GARAGE PERIMETER SHRUBS	64
	BUILDING IMPACT SHRUBS	181
	STREET BUFFER SHRUBS	33

CONCEPT PLANT LIST 04

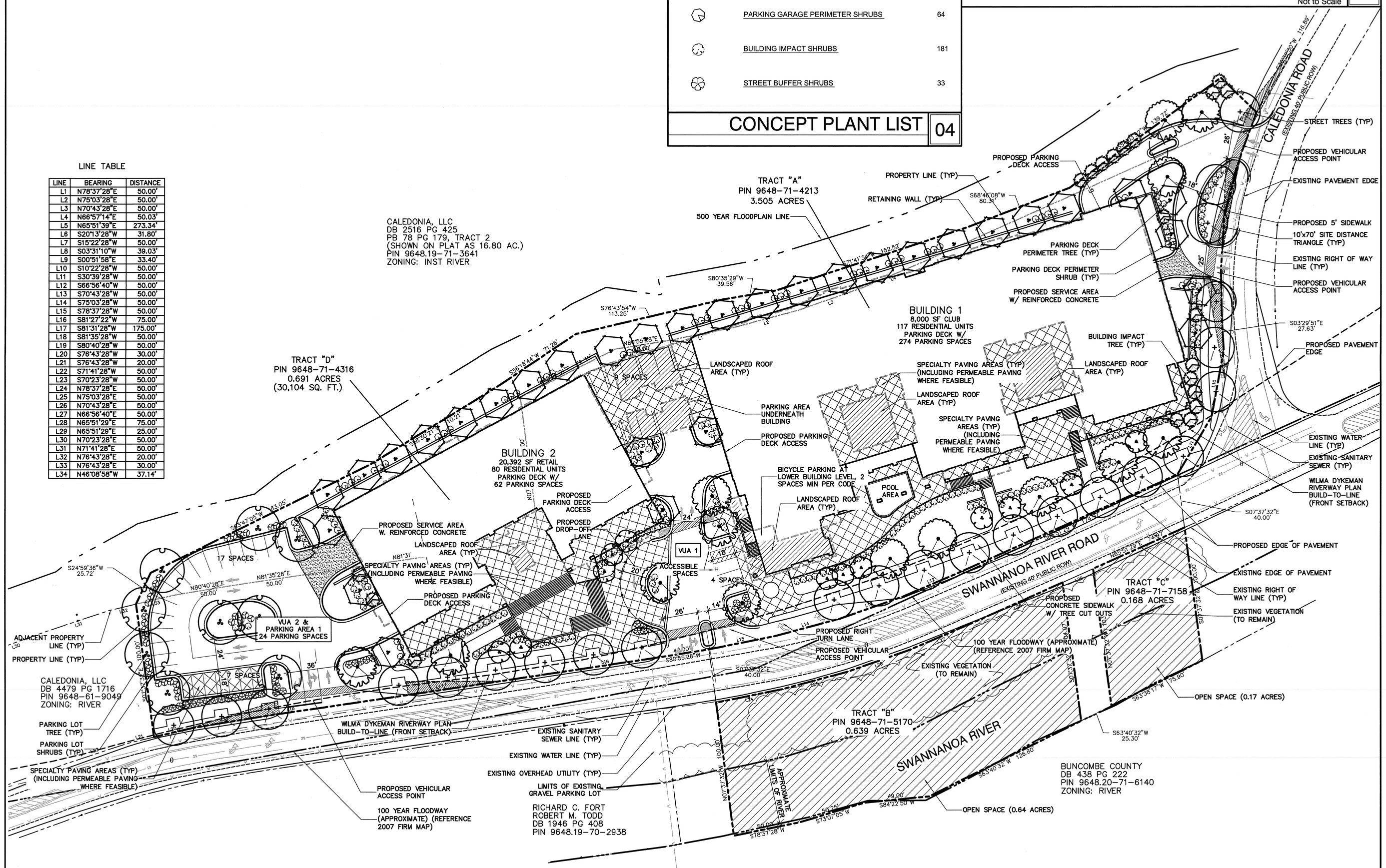


VICINITY MAP 03

Not to Scale

LINE TABLE

LINE	BEARING	DISTANCE
L1	N78°37'28"E	50.00'
L2	N75°03'28"E	50.00'
L3	N70°43'28"E	50.00'
L4	N66°57'14"E	50.03'
L5	N65°51'39"E	273.34'
L6	S20°13'28"W	31.80'
L7	S15°22'28"W	50.00'
L8	S03°31'10"W	39.03'
L9	S00°51'58"E	33.40'
L10	S10°22'28"W	50.00'
L11	S30°39'28"W	50.00'
L12	S66°56'40"W	50.00'
L13	S70°43'28"W	50.00'
L14	S75°03'28"W	50.00'
L15	S78°37'28"W	50.00'
L16	S81°27'22"W	75.00'
L17	S81°31'28"W	175.00'
L18	S81°35'28"W	50.00'
L19	S80°40'28"W	50.00'
L20	S76°43'28"W	30.00'
L21	S76°43'28"W	20.00'
L22	S71°41'28"W	50.00'
L23	S70°23'28"W	50.00'
L24	N78°37'28"E	50.00'
L25	N75°03'28"E	50.00'
L26	N70°43'28"E	50.00'
L27	N66°56'40"E	50.00'
L28	N65°51'29"E	75.00'
L29	N65°51'29"E	25.00'
L30	N70°23'28"E	50.00'
L31	N71°41'28"E	50.00'
L32	N76°43'28"E	20.00'
L33	N76°43'28"E	30.00'
L34	N46°08'58"W	37.14'



CONCEPTUAL SITE PLAN 02

Scale: 1" = 40'

DEVELOPMENT DATA

PROJECT LOCATION	THE MANOR AT BILTMORE VILLAGE FORMERLY THE SILVERMAN SITE 48 SWANNONOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805
OWNER/DEVELOPER	BOYLAN DEVELOPMENT COMPANY 410 NORTH BOYLAN AVENUE RALEIGH, NORTH CAROLINA 27603
CONTACT	BEN YORKER (919) 256-3600
ARCHITECT	CLINE DESIGN ASSOCIATES, PA 125 NORTH HARRINGTON STREET RALEIGH, NORTH CAROLINA 27603
CONTACT	CHRIS GRIMES (919) 833-6413
LANDSCAPE ARCHITECT	CLINE DESIGN ASSOCIATES, PA 125 NORTH HARRINGTON STREET RALEIGH, NORTH CAROLINA 27603
CONTACT	JOHN WOOD (919) 833-6413
CIVIL ENGINEER	DAVID D. SMITH AND COMPANY, PLLC 85 THOMPSON STREET ASHEVILLE, NC 28803
CONTACT	DAVID D. SMITH, P.E. (828) 254-4448
PIN	TRACT A: 9648-71-4213 TRACT C: 9648-71-7158 TRACT B: 9648-71-5170 TRACT D: 9648-71-4316
SIZE	5.0 ACRES (TOTAL)
ZONING	EXISTING: URBAN PLACE (C.U.Z.)
DISTURBED AREA	4.20 ACRES
IMPERVIOUS AREA	3.05 ACRES (61%)
SETBACKS	FRONT: WILMA DYKEMAN RIVERWAY PLAN SIDE: NONE REAR: NONE
RESIDENTIAL DENSITY	MAX ALLOWED: 320 UNITS (64 UNITS/ACRE) PROPOSED: 197 UNITS

BUILDING DATA	BUILDING	SIZE	HEIGHT
	1	52,318 SF (P2)	66'-2" FT
	2	26,660 SF (P2)	76'-10" FT

GROSS FLOOR AREA 375,581 SF

PARKING REQUIREMENTS	MIN.PARKING REQUIRED		MAX. PARKING ALLOWED	
RETAIL: 20,392 SF	1SP/ 350SF	58	1 SP/ 250SF	82
RESIDENTIAL: 197 UNITS TOTAL				
1-2 BR: 183 UNITS	(1/ UNIT)	183	(2/ UNIT)	366
3 BR: 14 UNITS	(2/ UNIT)	34	(3/ UNIT)	42
CLUB: 8000 SF				

TOTAL REQUIRED: 275 OR 138* TOTAL ALLOWED: 490
TOTAL PARKING PROVIDED: 373 (37 SURFACE & 336 DECK)

*50% REDUCTION ALLOWED FOR URBAN PLACE ZONING

BICYCLE PARKING *(5% OF 37 TOTAL SURFACE SPACES)*	REQUIRED: 2 PROVIDED: 10
ACCESSIBLE PARKING	REQUIRED: 7 PROVIDED: 9 (7 DECK + 2 SURFACE)
OPEN SPACE *(5% OF 5 ACRE TOTAL SITE)*	REQUIRED: 0.25 ACRES PROVIDED: 0.81 ACRES

LANDSCAPE REQUIREMENTS

STREET BUFFER *(1 SHRUB PER 5 LF OF VUA W/IN 50FT OF STREET)*	REQUIRED	PROPOSED
VUA 1 - 49 LF	10 SHRUBS	10 SHRUBS
VUA 2 - 111 LF	23 SHRUBS	23 SHRUBS
STREET TREES *(1 LARGE TREE PER 40 LF OF STREET)*	REQUIRED	PROPOSED
CALEDONIA ROAD & SWANNANDA RIVE ROAD - 957 LF (1089 LF - 132 LF DRIVE AISLES)	24 TREES	24 TREES
PARKING LOT LANDSCAPING *(1 DECI. TREE & 4 SHRUBS PER 1500 SF OF VUA)*	REQUIRED	PROPOSED
PARKING LOT 1 - 12,702 LF	9 TREES 34 SHRUBS	9 TREES 34 SHRUBS
PARKING DECK PERIMETER *(1 TREE & 2 SHRUBS PER 30 LF)*	REQUIRED	PROPOSED
PARKING DECK 1 (NORTH) -419 LF	14 TREES 28 SHRUBS	14 TREES 28 SHRUBS
PARKING DECK 1 (EAST) - 113 LF	4 TREES 8 SHRUBS	4 TREES 8 SHRUBS
PARKING DECK 2 (WEST) - 71 LF	3 TREES 6 SHRUBS	3 TREES 6 SHRUBS
PARKING DECK 2 (NORTH) - 213 LF	8 TREES 16 SHRUBS	8 TREES 16 SHRUBS
PARKING DECK 2 (EAST) - 95 LF	3 TREES 6 SHRUBS	3 TREES 6 SHRUBS
BUILDING IMPACT LANDSCAPING *(1 TREE & 2 SHRUBS PER 1000 SF OF BLDG)*	REQUIRED	PROPOSED
90,404 TOTAL SF	91 TREES 181 SHRUBS	46 TREES* 193 SHRUBS

*EXISTING TREES WITHIN OPEN SPACE TO BE USED TO MEET THE REMAINING 45 REQUIRED TREES

DEVELOPMENT DATA 01

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

Boylan Companies
The Manor at Biltmore Village
(Formerly The Silverman Site)
48 Swannanoa River Road
Asheville, North Carolina

Concept Plan Submittal

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CERTIFICATION NO. 95 MICHAEL LATINER

10.14.09

PROJECT: 09059
DATE: 10.14.2009
REVISIONS: DATE

DRAWN BY: EWB
CHECKED BY: JW/ML

Conceptual Master and Landscape Plan

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