

daniel soder, V3 Southeast

ZONING SUMMARY:

OWNER: NC HENDERSONVILLE UPWARD ROAD LLC OWNER ADDRESS: 201RIVERPLACE STE 400

GREENVILLE, SC 29601 CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC BLOC DESIGN PHONE #: 704-940-2883 DEVELOPER: SELWYN PROPERTY GROUP

ZONING DESIGNATION: PCD PROPOSED ZONING: CHMU-CZD

PARCEL SIZE: 0.75 ACRES JURISDICTION: CITY OF HENDERSONVILLE (PARCEL IS A SATELLITE ANNEXED PROPERTY)

DISTANCE TO NEAREST AIRPORT: 1.1 MILES PARCEL NUMBER: 9578642305

BUFFER REQUIREMENTS FRONT: N/A SIDE: TYPE B TO RESIDENTIAL SETBACK AND YARD REQUIREMENTS FRONT: N/A SIDE: N/A REAR: N/A REAR: N/A

SCREENING REQUIRED FRONT: N/A

SIDE: N/A REAR: N/A

PARKING/VEHICULAR USE: REQUIRED TO BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET. 5' PLANTED AREA.

<u>PARKING SUMMARY (RESTAURANT, DRIVE-IN):</u> <u>1 PER 3 SEATS/STOOLS PLUS 1 PER EACH 2 EMPLOYEES</u> REQUIRED PARKING: 6 (8 SEATS = 3 SPACES + 6 EMPLOYEES = 3 SPACES) PROVIDED PARKING: 12 (REGULAR:11; ACCESSIBLE: 1 (VAN SPACE)

COVERAGE CALCULATION: TOTAL PROJECT AREA: ± 33,375 SF / 0.81 ACRES PERCENT OF SITE TO BE COVERED BY BUILDINGS: ± 2.7% PERCENT OF SITE TO BE COVERED BY OPEN SPACE: ± 25.9% PERCENT OF SITE TO BE COVERED BY STREETS & PARKING LOT: ± 33.9% PERCENT OF SITE TO BE COVERED BY SIDEWALKS: ± 11.9%

PERCENT OF SITE TO BE COVERED BY COMMON OPEN SPACE: ± 6.7%

LIST OF CONDITIONS:

- VEHICULAR USE SETBACK: 5' FROM ROW LINE COMMON SPACE RATIO: GREATER THAN OR EQUAL TO 0.05
- BUILDING OFFSET: THE DEPTH OF THE OFFSET CAN BE AS LITTLE AS 1/15TH AND UP TO 1/5TH THE LENGTH OF THE LONGEST ADJACENT WALL PANEL.
- LOADING ZONE TO BE REMOVED FROM REQUIRED CONDITIONS. PRESERVED TREES SHALL BE PROTECTED TO THE EXTENT FEASIBLE WITH
- RESPECT TO REQUIRED CONSTRUCTION ACTIVITIES. ERADICATE INVASIVE PLANT SPECIES THROUGHOUT THE PROPERTY AS LISTED IN
- THE RECOMMENDED LANDSCAPE SPECIES LIST FOR STREET TREES AND LAND DEVELOPMENT PROJECTS.
- TREES THAT ARE REQUIRED FOR TYPE B BUFFER THAT ARE NOT ABLE TO BE PLACED ADJACENT TO RETAINING WALL SHALL BE RELOCATED ON PROPERTY.

REQUESTED USE:

DRIVE-THRU AND WALK-UP RESTAURANT

PLANTING REQUIREMENTS:

TREES REQUIRED (ORDINANCE): ONE TREE PER 1000 SF OF COMMON SPACE. 1 x 8600 / 100 = 9 TREES REQUIRED

<u>TYPE B BUFFER:</u> 4 TREES PER 100 LF BUFFER TREE CALCULATION: 430 LF x 4 / 100 = 18 TREES REQUIRED 33 FLOWERING SHRUBS PER 100 LF SHRUB CALCULATION: 430 LF x 33 / 100 = 142 SHRUBS REQUIRED TREES PRESERVED: OAK 36" CREDITS:

5 TREES TOTAL TREES REQUIRED: 27

TREES PROVIDED: 22 9 TREES (8600 SF OF COMMON SPACE)

13 TREES (BUFFER)* (18 - 5)

SHRUBS PROVIDED: 143

* REQUIRED TREES RELOCATED ON SITE PER TREE BOARD MEETING DISCUSSION ON 04.19.22



SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC. 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE CITY OF HENDERSONVILLE.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS,

