

OWNER: NC HENDERSONVILLE UPWARD ROAD LLC
OWNER ADDRESS: 201VERMILION PLACE STE 400
GREENVILLE, SC 29601

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-440-2885
DEVELOPER: SELWYN PROPERTY GROUP

ZONING DESIGNATION: PCD
PROPOSED ZONING: CHM-1C2D
PARCEL SIZE: 0.75 ACRES
JURISDICTION: CITY OF HENDERSONVILLE (PARCEL IS A SATELLITE ANNEXED PROPERTY)

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

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

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 11/15TH AND UP
 TO 1/15TH OF THE LENGTH OF THE LOT FRONTAGE. THE BUILDING SHALL BE SETBACK FROM THE
 LOADING ZONE TO BE REMOVED FROM REQUIRED CONDITIONS.
 - PRESERVED TREES SHALL BE PROTECTED TO THE EXTENT FEASIBLE WITH
 RESPECT TO THE REQUIRED SETBACKS.
 - 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 PLANT B BUFFER THAT ARE NOT ABLE TO BE
 PLACED ADJACENT TO RETAINING WALL SHALL BE RELOCATED ON PROPERTY.
 - TREES PROPOSED TO BE PLACED ADJACENT TO RETAINING WALLS AND PLANT B BUFFER
 REQUIRED FOR THE PLANT B BUFFER (4 PER 100 LF), 2% SHALL BE LARGE MATURING
 TREES AND 25% SHALL BE MEDIUM MATURING TREES AS LISTED IN THE
 RECOMMENDED LANDSCAPE SPECIES LIST FOR STREET TREES AND LAND
 DEVELOPMENT PROJECTS.

DRIVE-THRU AND WALK-UP RESTAURAN

TREES REQUIRED (ORDINANCE):
 ONE TREE PER 1000 SF OF COMMON SPACE.
 1 x 8000 / 1000 = 8 TREES REQUIRED

TYPE B BUFFER:
 4 TREES PER 100 LF
 BUFFER TREE CALCULATION: 430 LF x 4 / 100 = 18 TREES REQUIRED
 18 TREES (SHRUBS PER 100 LF)
 SHRUB CALCULATION: 430 LF x 33 / 100 = 142 SHRUBS REQUIRED

TREES PRESERVED:	CREDITS:
OAK 36*	5 TREES

TOTAL TREES REQUIRED: 27

TREES PROVIDED: 22
 3 TREES (8000 SF OF COMMON SPACE)
 13 TREES (BUFFER) (18 x 5)

SHRUBS PROVIDED: 143

* 1 REQUIRED TREES RELOCATED ON SITE PER TREE BOARD MEETING DISCUSSION ON 04/19/22

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

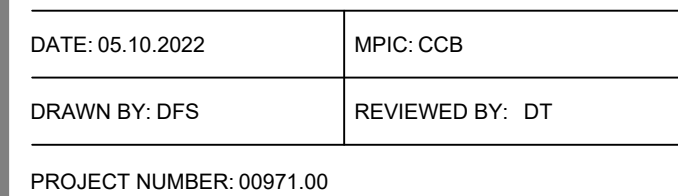
landscape architecture | planning | civil engineering
(a V3 Southeast company)

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Flat Rock, NC 28731



TOPOGRAPHIC SURVEY DATED NOVEMBER 24, 2021 PROVIDED BY
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PRELIMINARY SITE PLAN



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