

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

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC (A V3 SOUTHEAST
COMPANY)
BLOC DESIGN PHONE #: 704-904-2983
DEVELOPER: SELWYN PROPERTY GROUP

ZONING DESIGNATION: PCD
PROPOSED ZONING: CHMU-C2D
PARCEL SIZE: 0.81 ACRES
JURISDICTION: CITY OF HENDERSONVILLE

DISTANCE TO NEAREST AIRPORT: 1.1 MILES
PARCEL NUMBER: 9578642305
PARCEL ADDRESS: 14147 UPWARD CROSSING DRIVE, FLAT ROCK, NC 28731

<u>SETBACK AND YARD REQUIREMENTS</u>	<u>BUFFER REQUIREMENTS</u>
FRONT: 10'	FRONT: N/A
SIDE: N/A	SIDE: TYPE B TO RESIDENTIAL
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.

PARKING SUMMARY (RESTAURANT, DRIVE-IN):

1 PER 3 SEATS/STOOLS PLUS 1 PER EACH 2 EMPLOYEES
REQUIRED PARKING: 6
PROVIDED PARKING: 9 (REGULAR: 7; ACCESSIBLE: 2 INC. VAN SPACE; COMPACT: 0)

COVERAGE CALCULATION:

TOTAL PROJECT AREA: $\pm 35,375$ SF / 0.81 ACRES
PERCENT OF SITE TO BE COVERED BY BUILDINGS: $\pm 2.7\%$
PERCENT OF SITE TO BE COVERED BY OPEN SPACE: $\pm 35.1\%$
PERCENT OF SITE TO BE COVERED BY STREETS & PARKING LOT: $\pm 33.9\%$
PERCENT OF SITE TO BE COVERED BY SIDEWALKS: $\pm 7.2\%$
PERCENT OF SITE TO BE COVERED BY COMMON OPEN SPACE: $\pm 5.4\%$

TREE PRESERVATION (WITHIN PROPERTY LINE):

1 - 15" OAK
1 - 24" PINE
1 - 36" OAK

TREE REMOVAL
2 - 18" OAK
2 - 36" OAK
1 - 48" OAK

VEHICULAR USE SETBACK: 5' FROM ROW LINE
COMMON OPEN 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.

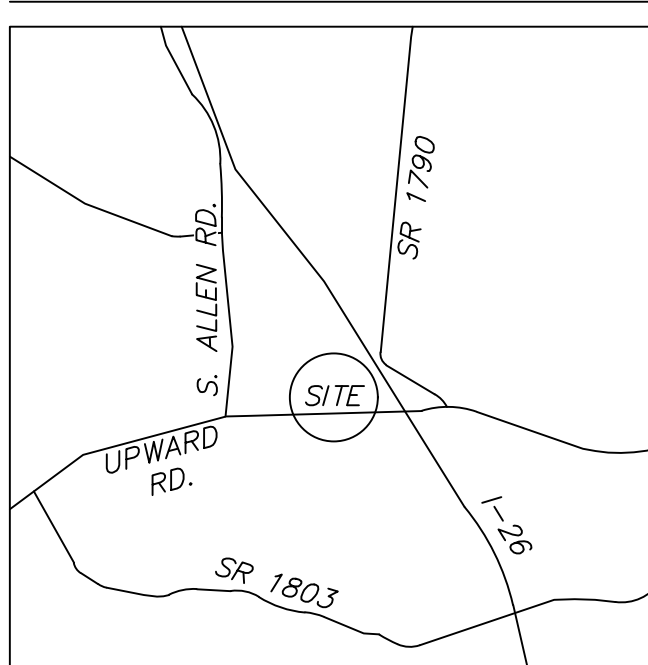


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landscape architecture | planning | civil engineering
(a V3 Southeast company)

14147 Upward Crossing Dr.
Flat Rock, NC 28731




VICINITY MAP $1''=2000'$

TOPOGRAPHIC SURVEY DATED NOVEMBER 24, 2021 PROVIDED BY
CAROLINA SURVEYORS, INC.



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SCALE: 1"=20'



A graphic scale bar showing distances of 0, 10', 20', and 40'. To the right of the scale bar is a north arrow pointing upwards, labeled with 'N'.

DATE: 04.01.2022	MPIC: CCB
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DRAWN BY: DES	REVIEWED BY: DT
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PROJECT NUMBER: 00971.00

REVISIONS:

[illegible]

SP-101

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.

AM. daniel roder, V3 Software

DUANE AND MARGARET MCKIBBIN FAMILY LTD PARTN
D.B. 1388 PG. 79
ZONED: C-3

STATE EMPLOYEES CREDIT UNION
D.B. 1152 PG. 404
ZONED: C-3

