

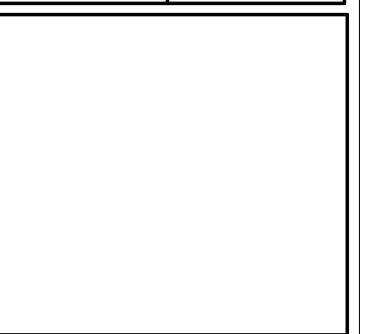
tru HOTEL
FLAT ROCK, NC

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<u>DEVELOPMENT DATA</u>	
OWNER/DEVELOPER:	UPWARD CROSSING HOSPITALITY, LLC P.O. BOX 759 FLETCHER, NC 28732
CONTACT:	SATIS PATEL
SURVEYOR:	WAGGONER AND RHODES LAND SURVEYORS, PLLC 545 SOUTH GROVE ST. HENDERSONVILLE, NC 28792
CONTACT:	(828) 693-1022
CIVIL ENGINEER:	ISOM ENGINEERING CONSULTANTS, PLLC 1309 S. COLLEGIATE DRIVE WILKESBORO, NC 28697
CONTACT:	DALE ISOM, P.E. (336) 838-4007

PROJECT DATA		
PIN#	9588-21-0113	
ADDRESS:	UPWARD CROSSING DRIVE FLAT ROCK, NC 28731	
DEED BOOK/PAGE:	3893/124	
PARCEL ACREAGE:	1.5± ACRES	
DISTURBED ACREAGE:	1.58 ACRES	
 <u>PARKING CALCULATIONS:</u>		
HANDICAPPED SPACES:	4 SPACES	
TOTAL PARKING SPACES:	95 SPACES	
PARKING SPACE/ROOM:	1.0	
 <u>HOTEL DATA:</u>		
BUILDING FOOTPRINT:	11,426 SF	
BUILDING STORIES:	4	
TOTAL GROSS SQUARE FOOTAGE:	45,797 SF	
TOTAL ROOMS:	95	
 <u>IMPERVIOUS CALCULATIONS:</u>		
PRE-DEVELOPMENT:	IMPERVIOUS 65,340 SF (100%)	PERVIOUS 0 SF (0%)
POST-DEVELOPMENT:	47,916 SF (73.3%)	17,424 SF (26.7%)

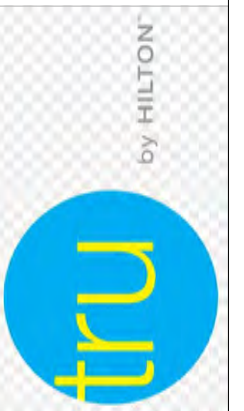
DRAWN BY		APPROVED	
JRE		DU	
PROJ. #		DATE	
		10-11-22	



**Isom Engineering
Consultants, PLLC**
Engineering|Planning

1309 South Collegeville Drive
Chapel Hill, NC 27607
336.638.4007 (ext. 107)

COVER SHEET



NORTH CAROLINA

FLATROCK

SHEET

CO

F 11

N.A.D. 1927

GRID NORTH

PLAT OF SURVEY FOR
UPWARD ROAD HOSPITALITY GROUP, LLC

BEING LOT 3 OF UPWARD CROSSING
AS SHOWN ON PLAT SLIDE 2014/9408

CITY OF HENDERSONVILLE
BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

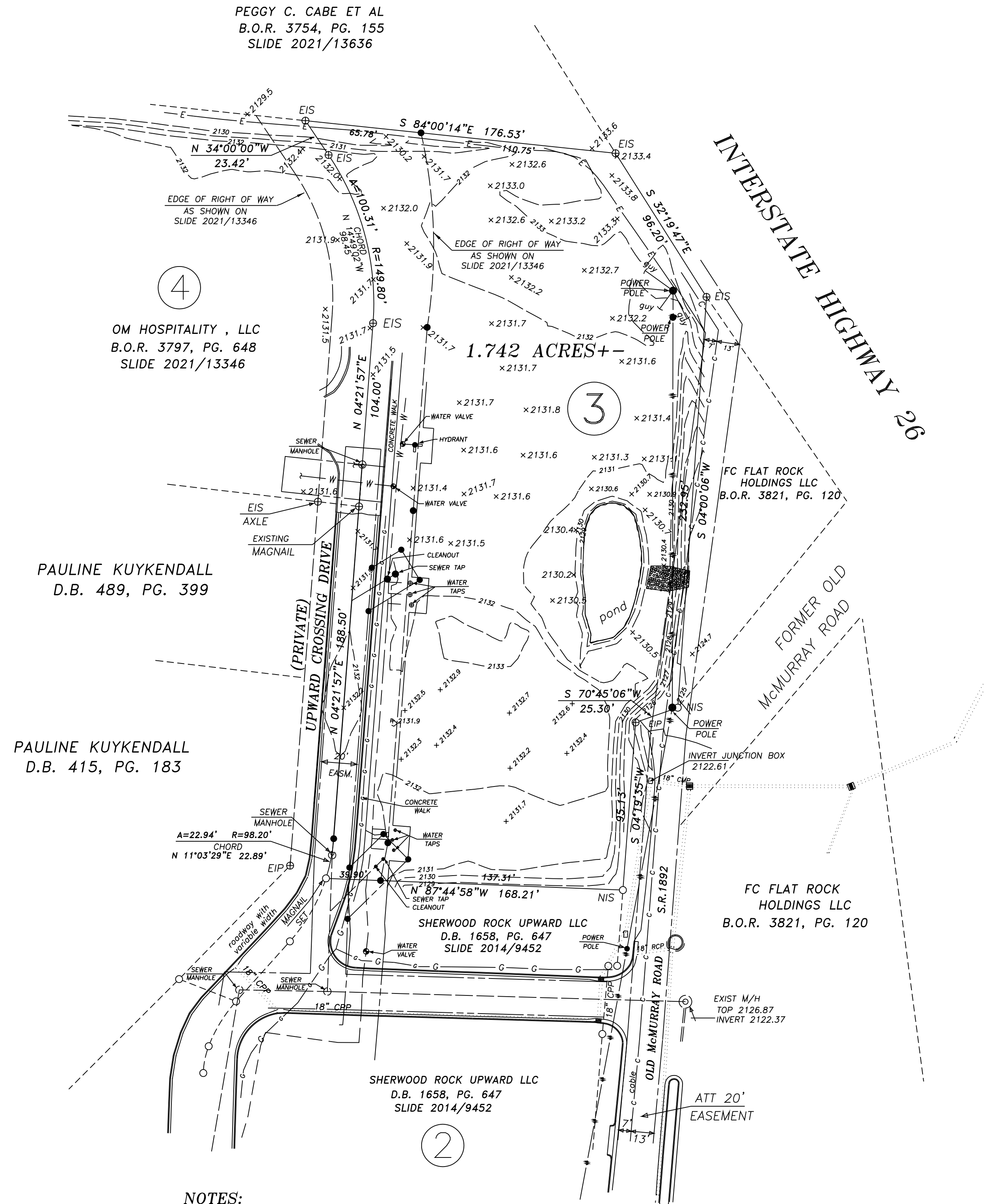
JANUARY 10th, 2022

I, STACY KENT RHODES, PROFESSIONAL LAND SURVEYOR,
certify that this plat represents a survey of an existing parcel or
parcels of land and does not create a new street or change an
existing street. G.S. 47-30 (j) (1) (c)

I, STACY KENT RHODES, a PROFESSIONAL LAND SURVEYOR,
certify that this plat was drawn under my supervision from
an actual survey made under my supervision
(deed description recorded in Book AS, Page SHOWN);
that the boundaries not surveyed are clearly indicated
drawn from information found in Book AS, Page SHOWN;
that the ratio of precision as calculated is 1/10,000;
that this plat was prepared in accordance with G.S. 47-30
as amended. Witness my original signature, registration
number and seal.
this _____ day of _____, A.D., 20 ____.

PROFESSIONAL LAND SURVEYOR

PRELIMINARY
UNTIL SIGNED & SEALED

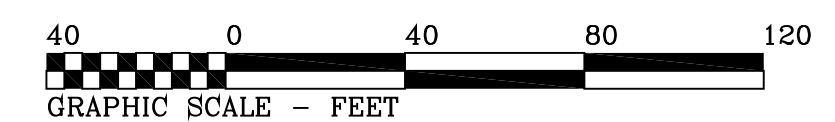


NOTES:

1. AREA DETERMINED BY COORDINATE COMPUTATION.
2. THE CURRENT OWNER OF RECORD IS UPWARD ROAD DEVELOPMENT GROUP LLC, AS PER D.B. 1316, PG. 424.
3. AREA INCLUDES ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND/OR EASEMENTS, EITHER ACQUIRED OR CLAIMED, UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY IS CURRENTLY ZONED PCD(PLANNED COMMERCIAL DEVELOPMENT) BY CITY OF HENDERSONVILLE ZONING.
5. FOR RECORDED PLAT OF WATERLINE EASEMENT, SEE PLAT SLIDE 2014/9429 AND AGREEMENT WITH THE CITY OF HENDERSONVILLE RECORDED IN D.B. 1590, PG. 14.
6. FOR RECORDED PLAT OF SANITARY SEWER LINE EASEMENT, SEE PLAT SLIDE 2014/9430 AND AGREEMENT WITH THE CITY OF HENDERSONVILLE RECORDED IN D.B. 1590, PG. 18.
7. FOR UPWARD CROSSING DRIVE EXTENSION EASEMENT, SEE PLAT SLIDE 2021/13346 AND AGREEMENT AS RECORDED IN BOOK OF RECORD(B.O.R.) 3754, PG. 298.
8. PRIOR TO CONSTRUCTION IT IS ADVISABLE TO CALL "NORTH CAROLINA 811" FOR COMPLETE UNDERGROUND UTILITY LOCATION, WHICH MAY NOT BE SHOWN ON THIS SURVEY.

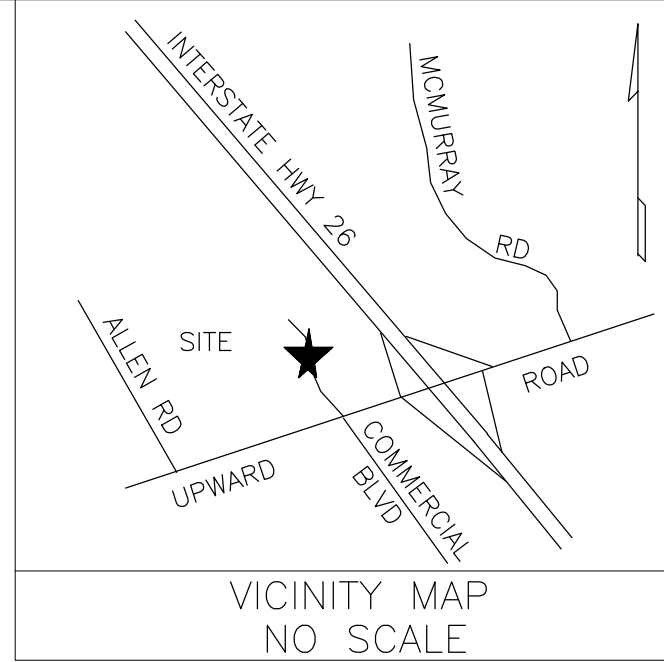
LEGEND

- EXISTING CORNER MONUMENT AS NOTED
- NEW IRON PIPE SET OR AS NOTED
- COMPUTED POINT-NOT STAKED
- CONCRETE MONUMENT AS NOTED



SCALE 1" = 40'

REFERENCES: DEED: D.B. 1316, PG. 424	LOCATION MAP (NTS)	SURVEY BY STACY KENT RHODES NC PLS 2959
PLAT: SLIDE 2014/9408		
TAX ID REFERENCE: 9588219113		
SCREEN FILE: 21-061		
DWG FILE: 21-061		
REVISIONS:		
DATE: JANUARY 10th, 2022	DRAWN BY: DKS/SLW	JOB NUMBER: 21-061



UPWARD CROSSING DRIVE TO BE
DESIGNED BY OTHERS. CIVIL DESIGN
CONCEPTS IS PROVIDING ROAD LAYOUT
AND LIGHTING DESIGN. DRIVEWAYS WILL
COORDINATED TO PROVIDE SMOOTH
TRANSITIONS FROM ROAD TO DRIVES.

TOTAL ACREAGE =	1.5±
ZONING =	CHMU
PROPOSED USE =	HOTEL
TOTAL STORIES =	4
TOTAL ROOMS =	95
TOTAL SQ. FOOTAGE =	45,797 SQ.FT.
BUILDING HEIGHT =	53'-10" FT.

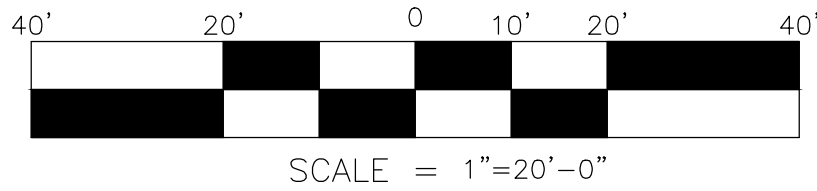
REQUIRED PARKING: $1 \times 95 + 0 = 95$ SPACES
(1 PARKING SPACE PER 1 GUESTROOM + 1 PER)

PARKING PROVIDED =	95 SPACES
HANDICAP PARKING =	4
I. TOTAL PROJECT AREA:	1.65 ACRES
II. PROPOSED LOT AREA:	1.65 ACRES
III. SITE COVERING--BUILDINGS:	11,893 SF (18.2%)
IV. SITE COVERING--OPEN SPACES:	22,262 SF (34.0%)
V. SITE COVERING--STREETS & PARKING:	31,948 SF (48.9%)
VI. SITE COVERING--FACILITIES:	373 SF (0.01%)
VII. SITE COVERING--COMMON OPEN SPACES:	7,580 SF (11.6%)

CURVE 1	CURVE 2	CURVE 3
LC = 42.41'	LC = 42.41'	LC = 12.80'
R = 27.00'	R = 27.00'	R = 22.00'
$\Delta = 90^{\circ}0'0''$	$\Delta = 90^{\circ}0'0''$	$\Delta = 33^{\circ}20'10''$

CURVE 4	CURVE 5
LC = 17.29'	LC = 20.47'
R = 27.00'	R = 22.00'
$\Delta = 36^{\circ}41'44''$	$\Delta = 53^{\circ}18'16''$

CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION
AND SEDIMENT CONTROL MEASURES FROM SITE AFTER
PERMANENT PROJECT STABILIZATION IS COMPLETED.
ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.



City of Hendersonville
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
By: Planning Board Date: 6-8-23

ALL WORK PERFORMED WITHIN STATE
R.O.W. SHALL BE PER STATE SPECS. AND
SHALL BE INSPECTED FOR COMPLIANCE BY
STATE INSPECTORS AT THEIR DISCRETION.

ALL WORK PERFORMED WITHIN CITY R.O.W. SHALL BE PER CITY'S SPECIFICATIONS AND SHALL BE INSPECTED FOR COMPLIANCE BY LOCAL AND/OR STATE INSPECTORS AT THEIR DISCRETION.

CONTRACTORS ARE TO FULLY ACQUAINT THEMSELVES WITH ALL UTILITIES WITHIN THE CITY AND STATE R.O.W. AND WITHIN THE PROPERTY BOUNDARIES WHICH WILL REQUIRE RELOCATION. ALL COSTS ASSOCIATED WITH RELOCATION SHALL BE INCLUDED IN THE BASE BID.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING WORK WHICH IS KNOWN OR SUSPECTED TO BE, BY EITHER COMMISSION OR OMISSION, NON-COMPLIANT WITH GOVERNMENT REGULATIONS.

DRAWN BY JRE	APPROVED DLI
PROJ. #	DATE 10-11-22



i **Isom Engineering
Consultants, PLLC**
Engineering/Planning
1309 South collegiate Drive
Wilmington, NC 28697
336.838.4007 (ext. 107)

NORTH CAROLINA

SITE PLAN

tru
by HILTON

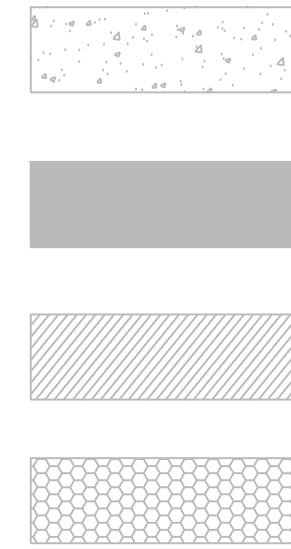
FLATROCK

SHEET

C 1

OF 11

NOT RELEASED FOR CONSTRUCTION



SECTION 15-9
a.) PERIMETER & INTERIOR PLANTINGS
VEHICULAR USE AREA: $31,948 \text{ SQ}' / 4,000 \text{ SQ}' = 8.16$

b.) PLANTING STRIP: $652 \text{ LF} / 40 \text{ LF} = 16.3$

c.) BUFFER FROM STREET: 165 LF/ 5 LF= 33

SECTION 5-27
COMMON OPEN SPACE: 7,580 SQ/ 1,000 = 7.58

SECTION 15-13
SPECIAL PROVISIONS-OPEN SPACE LANDSCAPING IN
MU DISTRICTS: $22,262 \text{ SQ}' / 4,000 \text{ SQ}' = 5.56$

9 TREES
17 SHRUBS

17 TREES
85 SHRUBS

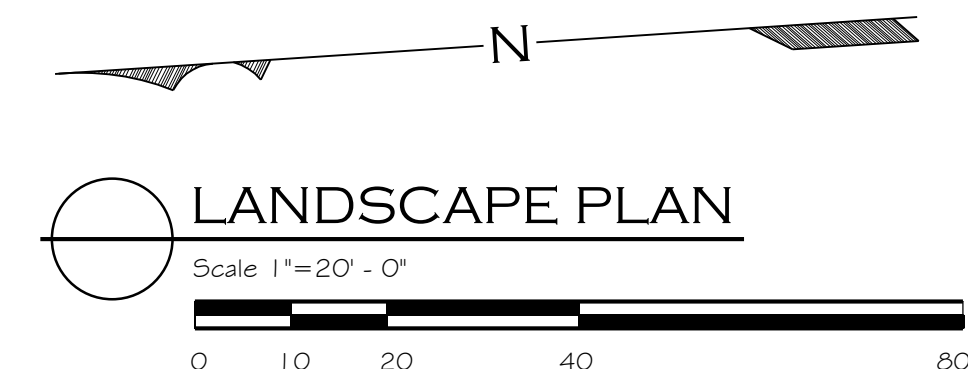
33 SHRUBS

8 TREES

6 TREES
30 SHRUBS

TREES	REQUIRED 40	EXISTING 0	CREDITS 8*	PROPOSED 32
SHRUBS	165	0	12*	153

RETAINING WALL (TYP), SEE CIVIL SET
DUMPSTER, PAD, AND ENCLOSURE, SEE ARCHITECTURAL SET



NOTE: CONTRACTOR IS TO FIELD VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING. SOME PLANT LOCATIONS MAY BE ALTERED. CONSULT L.A. OR PROJECT MANAGER FOR FINAL LOCATION.



N.T.S.



CAROLINA NATIVE NURSERY, CAROLINANATIVENURSERY.COM, 828-682-1471
HOFFMAN NURSERY, <http://hoffmannursery.com/>, 800-203-8590



N.T.S.



N.T.S.



N.T.S.



N.T.S.

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A WORKMAN LIKE MANNER USING ACCEPTED NURSERY PRACTICES AND STANDARDS, AND SHALL COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2014 OR MOST CURRENT STANDARD.

2. PLANTS DESIGNATED "B4B" IN THE PLANT LIST SHALL BE BALLED & BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD. TREE BALLS SHALL HAVE A DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF TREE.

3. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TRUNK IS TO BE REMOVED AT PLANTING. CUT AND REMOVE BURLAP AND WIRE BASKET ENTIRELY PRIOR TO PLANTING. CUT OR LOOSEN ANY GIRDLING OR CIRCLING ROOTS.

4. BALLS OF B+B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH OR SIMILAR PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY LANDSCAPE CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.

5. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE IN SUCH A MANNER THAT WILL DAMAGE THE BARK, BREAK BRANCHES, OR DESTROY THE PLANTS NATURAL SHAPE. NO B&B PLANT MATERIAL SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING PLANTING, INCLUDING WHEN BURLAP, STAVES, ROPES, ETC. ARE REMOVED DURING PLANTING.

6. ALL PLANTS SHALL BE HANDLED SO THAT THE ROOTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT PLANTS SHALL BE PROTECTED BY TARPAULINS OR SIMILAR COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.

7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES BEFORE BEGINNING WORK. EXCAVATION NEAR EXISTING UTILITIES SHALL BE CAREFULLY DONE BY HAND. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO HIS ACTIVITIES ON THE SITE.

8. ALL PLANTS SHALL BE PLANTED SO TOP OF ROOT BALL IS 2'-3" ABOVE EXISTING GRADE

9. ANY SERIES OF PLANTS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE CONTRACTOR, AND ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED. FINAL LOCATIONS OF ALL PLANT MATERIAL ARE SUBJECT TO FINAL APPROVAL IN THE FIELD BY LANDSCAPE ARCHITECT.

10. PRUNE NEWLY PLANTED TREES AS NECESSARY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

1. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE ELEVATIONS, OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS AS MAY BE NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR OTHER SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS WELL AS ANY OTHER OTHER CONCERNS, THE CONTRACTOR SHALL ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THIS FACT OR ANY OTHER UNSATISFACTORY CONDITIONS BEFORE BACK-FILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH WORK UNDER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES THAT SITES CONDITIONS HAVE BEEN ACCEPTED 7/5 15/

1.2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL, BOTH BEFORE AND AFTER PLANTING, UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT.

13. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE BY OWNER.

14. QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND NOTIFYING LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. COMMENCEMENT OF PLANTING WORK INDICATES THAT QUANTITIES HAVE BEEN ACCEPTED BY THE LANDSCAPE CONTRACTOR, AND LANDSCAPE CONTRACTOR ACCEPTS LIABILITY FOR ANY LATER DISCREPANCY.

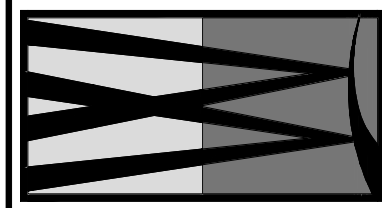
15. DIMENSIONS FOR PLANT CALIPERS, HEIGHTS AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE/PLANT LIST ARE GENERAL GUIDES FOR THE MINIMUM DESIRED SIZE FOR EACH PLANT. AT A MINIMUM, ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1-2014, AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. THE LANDSCAPE ARCHITECT OR OTHER OWNERS REPRESENTATIVE RETAINS THE RIGHT TO REJECT ANY PLANTS NOT MEETING THESE REQUIREMENTS.

16. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK TO EVALUATE SITE CONDITIONS AND AREAS TO BE SEEDED AND PLANTED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.

17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SIDEWALKS, CURBS, PAVEMENT, LAWNS, EXISTING PLANTINGS, ETC. AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.

18. LANDSCAPE CONTRACTOR SHALL MAINTAIN AREAS OF WORK IN A NEAT AND ORDERLY MANNER, AND SHALL BE RESPONSIBLE FOR CLEAN UP OF TRASH, DEBRIS, ETC. ON A DAILY BASIS.

19. MULCH SHALL BE DOUBLE GROUND HARDWOOD, OR APPROVED EQUIVALENT. MULCH SHALL BE OF SUFFICIENT CHARACTER SO AS NOT TO BE EASILY BLOWN OR WASHED AWAY. LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 4" OF MULCH TO ALL PLANTING BEDS, TREE PLANTINGS, AND OTHER DISTURBED AREAS.



TRU HOTEL

HENDERSONVILLE, NORTH CAROLINA

LANDSCAPE
NOTES &
DETAILS

L-2

2 OF 2