

OWNER/DEVELOPER:
CITY OF HENDERSONVILLE
160 SIXTH AVENUE EAST
HENDERSONVILLE, NC 28792
(828) 697-3000

CIVIL ENGINEER:
BRIAN NEWMAN, PE
MATTERN & CRAIG, INC.
12 BROAD ST.
ASHEVILLE NC 28801
(828) 254-2201

ARCHITECT:
ASHLEY LOVE
ADW ARCHITECTS
SIX COLISEUM CENTRE
2185 COLISEUM CENTRE DRIVE, SUITE 500
CHARLOTTE NC 28217
(704) 379-1919

PROJECT LOCATION:
HENDERSONVILLE FIRE STATION 1
851 NORTH MAIN STREET
HENDERSONVILLE NC, 28792

ZONING:
SECONDARY BUSINESS (C-2)
SETBACKS:
SIDE: 5'
FRONT: 15'
REAR: ZERO

PARKING:
TOTAL SPACES REQUIRED: 51 SPACES
TOTAL SPACES PROVIDED: 51 SPACES
ACCESSIBLE SPACES REQUIRED: 3 SPACES
ACCESSIBLE SPACES PROVIDED: 3 SPACES

BUILDING INFORMATION:
GROSS FLOOR AREA: 19745 SF
NUMBER OF STORIES: 2 STORY

SITE INFORMATION:
COMMON DEVELOPMENT: 1.6 AC TOTAL
PIN: 9568794916

GRADING/DRAINAGE CALCULATIONS:
LIMITS OF DISTURBANCE: 1.6 AC TOTAL

PRE-DEVELOPMENT IMPERVIOUS: 0.9 AC (56%)
POST-DEVELOPMENT IMPERVIOUS: 0.7 AC (44%)
PRE-DEVELOPMENT PERVIOUS: 0.7 AC (44%)
POST-DEVELOPMENT PERVIOUS: 0.9 AC (56%)

SITE COVERAGE AREA CALCULATIONS:
TOTAL PROJECT AREA: 69,128 SF
BUILDINGS: 15,010 SF (21.7%)
OPEN SPACE: 19,687 SF (28.5%)
STREETS AND PARKING: 29,021 SF (42.0%)
OTHER FACILITIES: 5,410 SF (7.8%)
COMMON OPEN SPACE: 11,900 SF (17.2%)

OPEN SPACE CALCULATIONS:
REQUIRED SPACE: 10 % OF PARCEL AREA
69,128 SF x 10 % =
6913 SF (0.16AC)
PROVIDED SPACE: 11,900 SF (0.27 AC)

NOTE ON SITE LIGHTING: SECTION 6-13-4 REQUIRES THAT LIGHTING "SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE GLARE SPILL OVER ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY."

PROPERTY IS OUTSIDE OF THE FLOODPLAIN.

PARCEL IS COMPLETELY WITHIN HENDERSONVILLE CITY LIMITS



PROJECT
LOCATION

VICINITY MAP
1" = 500'

LEGEND

SIDEWALK
HEAVY DUTY
CONCRETE PAVEMENT
PERMEABLE PAVERS

PERMEABLE PAVERS WITH CURB EDGE RESTRAINT (8732 SF)

PROPOSED (18) 10x20 PARKING SPACES

STRIPING TO BE DESIGNATED BY CONTRASTING COLORED PAVERS. CONTRACTOR TO PROVIDE SHOP DRAWING TO BE APPROVED BY ARCHITECT.

PROPOSED CIP CONCRETE RETAINING WALL (SEE STRUCTURAL DRAWINGS)

EXISTING DRIVEWAY WILL BE DEMOLISHED AND CURB WILL BE REBUILT

PROPOSED DRIVEWAY

EXISTING DRIVEWAY APRON REDUCED WIDTH. SIGHT TRIANGLE SHOWN FOR ONE-WAY TRAFFIC

15' FRONT SETBACK

EXISTING UTILITY POLE

EXISTING MONUMENT TO REMAIN

EXISTING MEMORIAL WITH FLAG TO REMAIN

WOODED AREA TO REMAIN

APPROXIMATE LOCATION EX. 18" SD PER 1999 CITY AS-BUILTS. ±2.25% SLOPE

APPROXIMATE SOUTHERN LIMIT OF '5 POINTS' PROJECT

EXISTING TRAFFIC SIGNS

EXISTING 15" STORM DRAIN

EXISTING 18" STORM DRAIN

EXISTING 12" IN TERRA COTTA PIPE

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LISTED TO HENDERSON CO BOARD OF PUBLIC SCHOOLS
ZONING: R-6 (HIGH DENSITY RESIDENTIAL)

PERMEABLE PAVERS WITH CURB EDGE RESTRAINT (12010 SF)

PROPOSED SIGN LOCATION

'DO NOT ENTER' SIGN

WATER BACKFLOW / SPRINKLER VAULT

RAINWATER CISTERN 2

PROPOSED FIRE STATION SIGN/PATCH LOCATION

GENERATOR (SEE ELECTRICAL DRAWINGS)

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