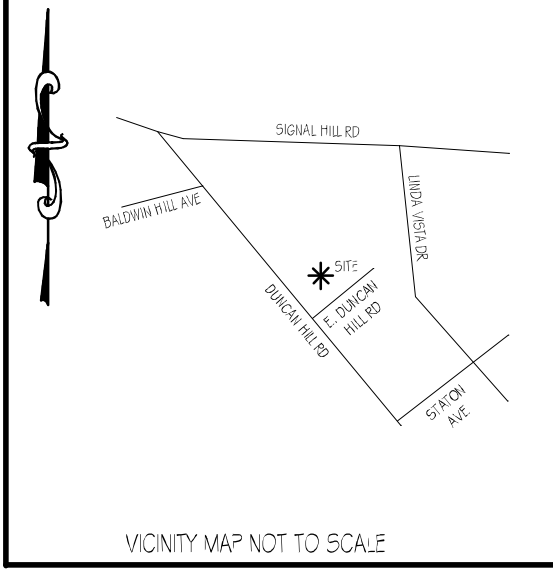




NOTATIONS IN CHART FORMAT (square footage and percentage of total site) (7-3-3.2(a)) & (7-3-4.3(a))

- i: Total project area: 1.82 acres/79233 sq. ft.
- ii: Proposed lot areas: n/a
- iii: Site coverage - buildings: 20473 sq. ft.
- iv: Site coverage - open space: 13967 sq. ft.
- v: Site coverage - streets and parking: 36155 sq. ft.
- vi: Site coverage - other facilities: n/a
- vii: site coverage - open common space: 8638 sq. ft.



**NOTES:**

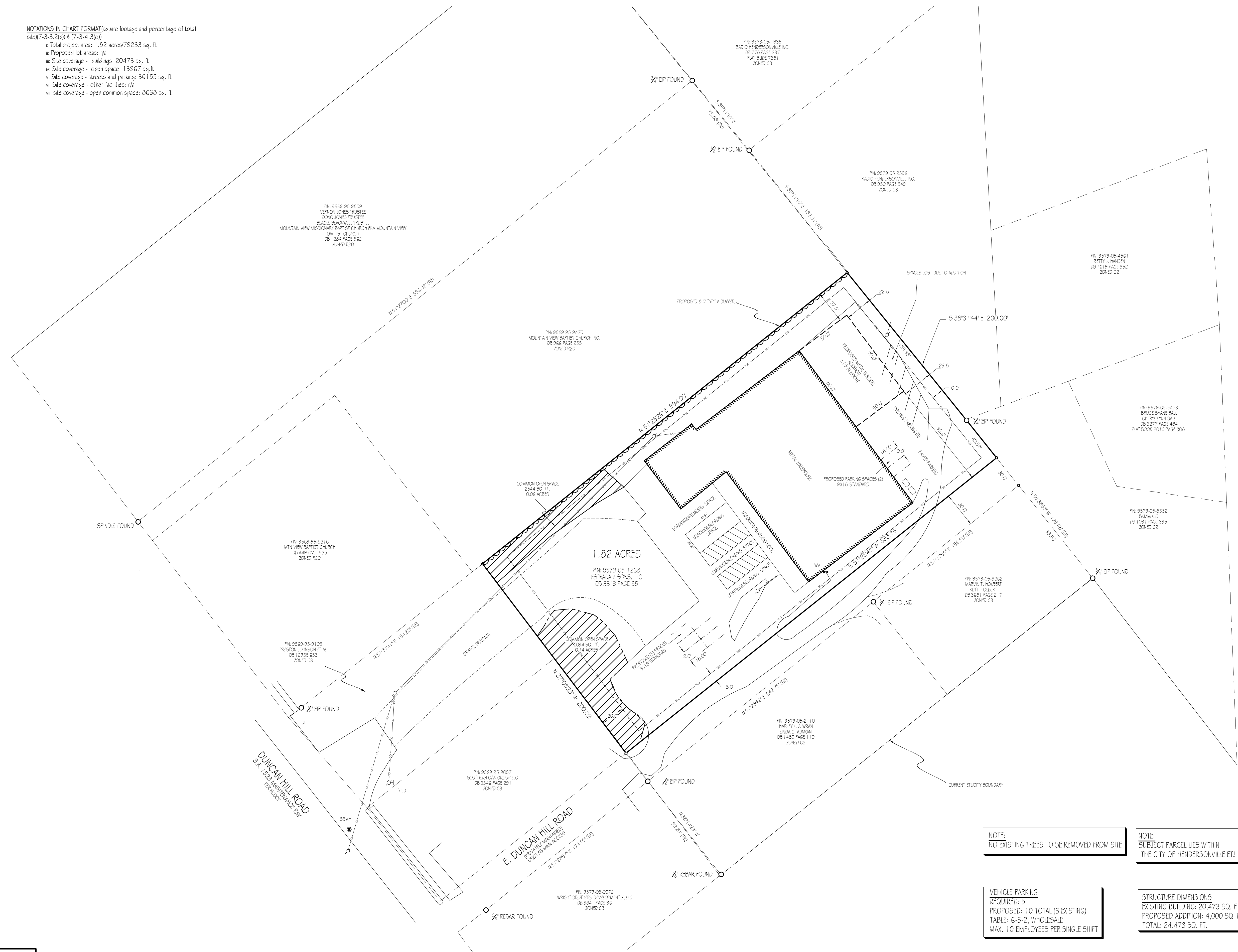
- \* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
- \* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- \* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- \* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.
- \* NO HORIZONTAL CONTROL FOUND WITHIN 2000'.
- \* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 811 OR 1-800-632-4949 BEFORE DIGGING.
- \* BASED ON GRAPHICAL DETERMINATION, THE SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER THE NATION FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP 3700857800, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2008.
- \* THE DRIVEWAY EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS TO ALLOW CLEAR PASSAGE FOR EMERGENCY RESPONSE VEHICLES. MAINTENANCE RESPONSIBILITY OF THE EASEMENT(S) IS CONVEYED TO THE HOMEOWNERS UTILIZING IT TO ACCESS THEIR PROPERTY.
- \* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- \* THE SUBJECT PROPERTY LIES WITHIN THE CITY OF HENDERSONVILLE ZONING DISTRICT C3 AND IS SUBJECT TO THE FOLLOWING SETBACKS:

**SETBACKS:**  
 MINIMUM LOT AREA IN SQUARE FEET: 10,000  
 MINIMUM LOT WIDTH AT BUILDING LINE IN FEET: 60'  
 FRONT: 35'  
 SIDE: 15'  
 REAR: 20'  
 MAXIMUM HEIGHT: 40'

**CURRENT RECORD OWNER INFORMATION:**  
 ESTRADA & SONS, LLC  
 PO BOX 2706  
 HENDERSONVILLE, NC 28793

**DEVELOPER:**  
 ESTRADA & SONS, LLC  
 PO BOX 2706  
 HENDERSONVILLE, NC 28793

**USE:**  
 WHOLESALE BUSINESS



- LEGEND:**
- EXISTING IRON PIPE
  - CRUMPLED TOP PIPE
  - RAILROAD SPIKE
  - IRON PIPE SET WITH REBAR WITH CAP
  - RIGHT OF WAY
  - BUILDING SETBACK LINE
  - DOSE OF PAWPRINT
  - CORRUGATED METAL PIPE
  - CORRUGATED PLASTIC PIPE
  - REINFORCED CONCRETE PIPE
  - SEWER CLEANOUT
  - CALCULATED & UNMARKED POINT
  - PROPERTY CORNER FOUND (AS NOTED)
  - SET WITH REBAR WITH 1/4" OWNERS' I.D. CAP
  - UTILITY POLE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - TELEPHONE PEDestal
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - OVERHEAD UTILITY LINE
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - SANITARY SEWER LINE
  - UNDERGROUND TELEPHONE
  - LOT OF GRANT
  - FENCE
  - SUBJECT PROPERTY LINE (SURVEYED)
  - ADJOINER LINE (LINE NOT SURVEYED)
  - BUILDING SETBACK LINE (S.S.)
  - RIGHT-OF-WAY LINE (R.W.)
  - TIE LINE
  - SUBJECT PROPERTY LINE (LINE NOT SURVEYED)

**NOTE:**  
NO EXISTING TREES TO BE REMOVED FROM SITE

**NOTE:**  
SUBJECT PARCEL LIES WITHIN THE CITY OF HENDERSONVILLE ETJ DISTRICT

**VEHICLE PARKING**  
 REQUIRED: 5  
 PROPOSED: 10 TOTAL (3 EXISTING)  
 TABLE: 6-5-2, WHOLESALE  
 MAX. 10 EMPLOYEES PER SINGLE SHIFT

**STRUCTURE DIMENSIONS**  
 EXISTING BUILDING: 20,473 SQ. FT.  
 PROPOSED ADDITION: 4,000 SQ. FT.  
 TOTAL: 24,473 SQ. FT.

**OWNBEY LAND SURVEYING, PLLC**

FIRM LICENSE NO. P-1189  
 5222 FLEMING STREET  
 HENDERSONVILLE, NC 28739  
 PHONE: (828)-595-9668  
 MOUNTAINLANDSURVEYOR.COM

**SITE PLAN FOR ESTRADA AND SONS**

REFERENCES  
 PN: 8578-05-1268  
 DB 3319 PAGE 55

TOTAL AREA = 1.82 ACRES  
 HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, N.C.  
 DATE: 4-3-2023  
 DRAWN BY: D.D. WADZELL, P.E.D. CREW: E.J.W., I.M.W., R.F.  
 JOB #230305

40 0 40 80  
 SCALE 1" = 40'