

CONDITIONAL REZONING CONCEPT PLANS FOR

SCHROADER'S HONDA POWERSPORTS

HENDERSONVILLE ETJ

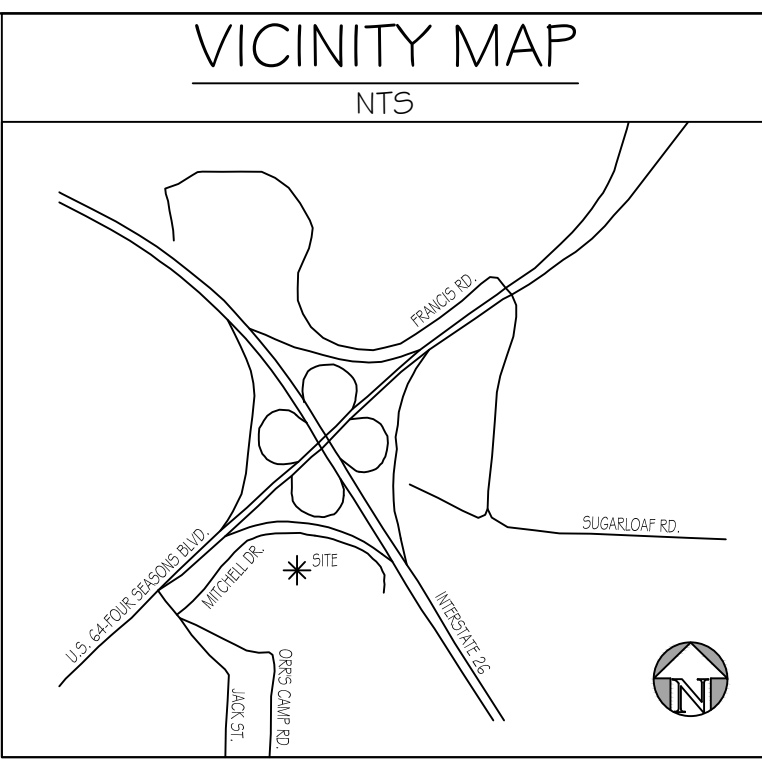
HENDERSON COUNTY, N.C.



OWNER:

LEONARD A. SCHROADER

ENGINEER:

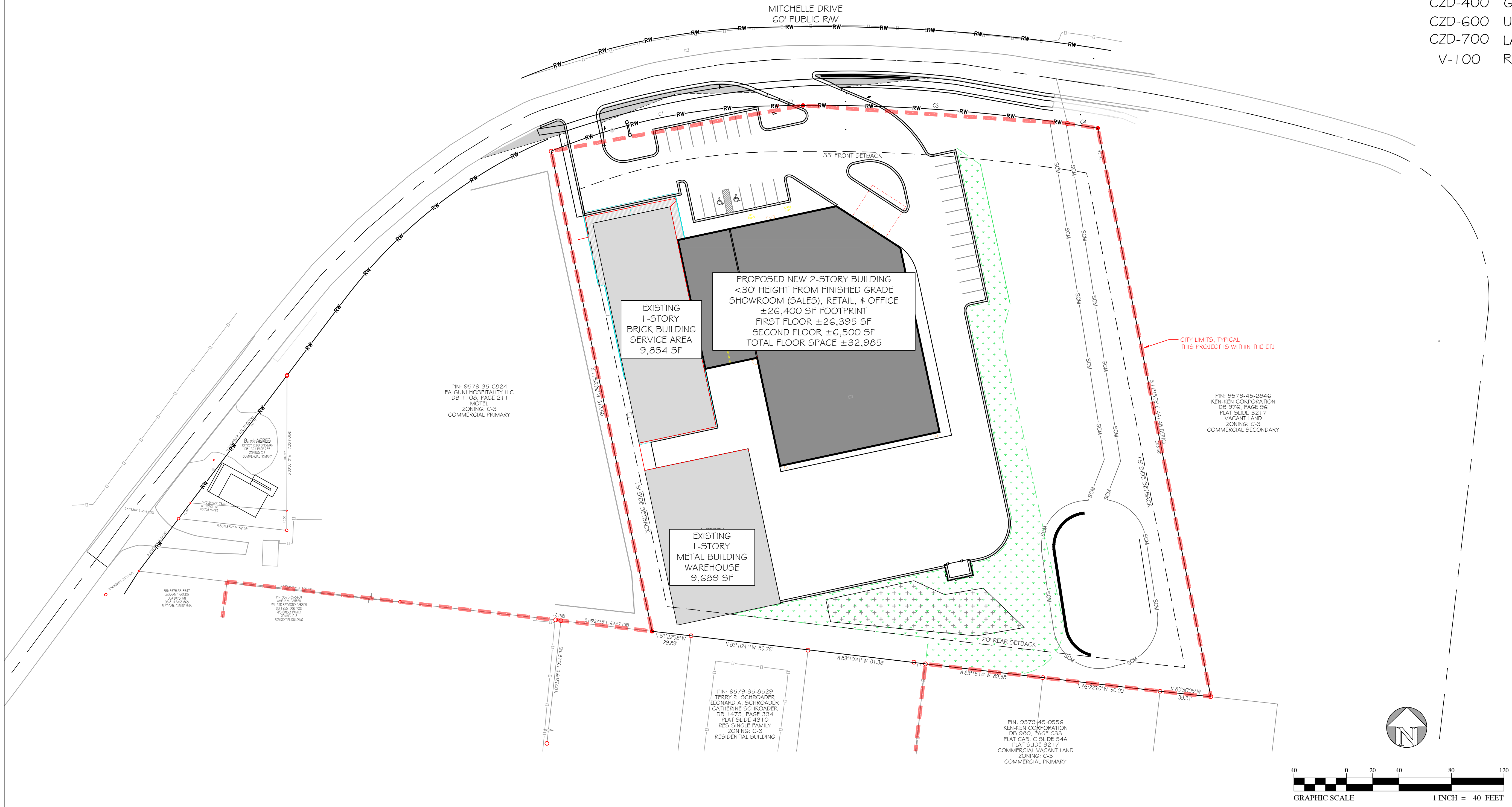
ODOM ENGINEERING PLLC



JOB NUMBER:		21224				
REV	DESCRIPTION	BY	DATE			
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.						
NOT FOR CONSTRUCTION						
CERTIFICATION						
SITE CONCEPT PLANS		SCHROADER'S HONDA - CZD				
		HENDERSVILLE ETJ				
		HENDERSON COUNTY, NC				
		COVER				
 1" = 40'		 David W. Odom, P.E., No. 14086 169 Oak Street, Forest City, N.C. 28043 ph: 828.247.4498 fax: 828.247.4498 NC License: 14086				
DATE: 03/08/2022						
DRAWN BY: WFM						
CHECKED BY: BSR						
PROJECT MGR: DWO						
SHEET:						
CZD-000						

SHEET LIST

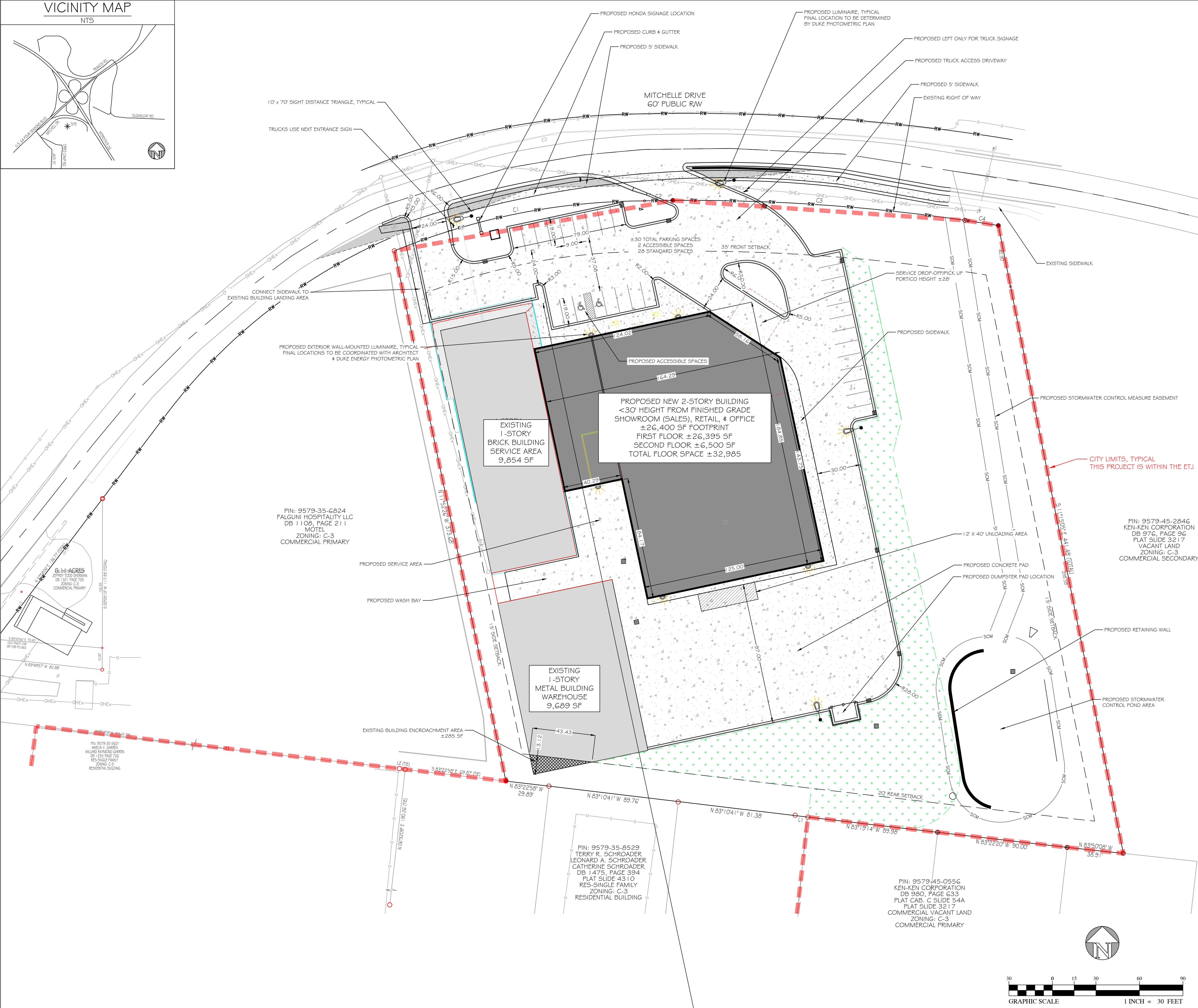
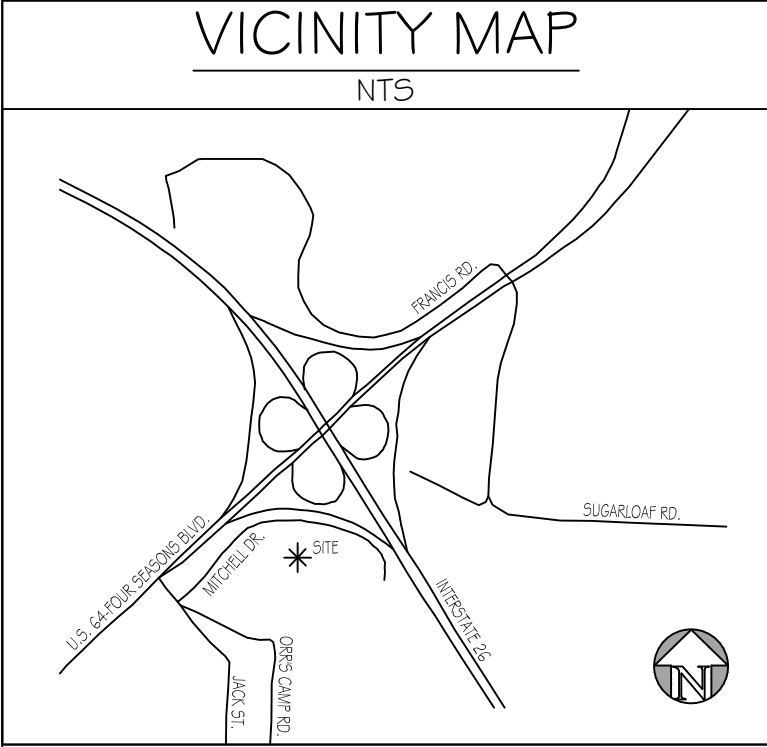
CZD-000	COVER
CZD-100	EXISTING CONDITIONS
CZD-200	PRELIMINARY SITE PLAN
CZD-400	GRADING & STORM PLAN
CZD-600	UTILITY PLAN
CZD-700	LANDSCAPE & LIGHTING PLAN
V-100	RECOMBINATION PLAT/SURVEY











**PRELIMINARY SITE SUMMARY:**

DATE: 01/07/2022

TITLE OF PROJECT: SCHROADER'S HONDA

DESIGNER: ODOM ENGINEERING PLLC  
ADDRESS: 169 OAK STREET  
FOREST CITY, NC 28043  
CONTACT: WILLIAM F. MCBRAYER, P.E.  
wfm@odomengineering.com  
828-429-9787

PROPERTY OWNER/DEVELOPER: LEONARD A. SCHROADER  
ADDRESS: 220 MITCHELLE DRIVE  
HENDERSONVILLE, NC 28792  
CONTACT: CASEY SCHROADER  
zhondaguy@gmail.com

EXISTING PROJECT ZONING: COMMERCIAL C-3

PROPOSED PROJECT ZONING: COMMERCIAL C-3 CZD

PROPOSED USES:  
AUTOMOBILE SALES & SERVICE ESTABLISHMENT ±34,173 SF  
OFFICE, BUSINESSES, PROFESSIONAL AND PUBLIC ±16,370 SF  
RETAIL STORES ±1,388 SF

PID NUMBER: 9579358920

TOTAL ACREAGE: 4.007 AC (174,555 SF)

APPROXIMATE DISTURBED AREA: 2.898 AC (126,243 SF)

PROPOSED 26,500 SF 2-STORY BUILDING

BUILDING HEIGHT: <30' FROM FINISHED GRADE

PARKING REQUIREMENTS

CURRENT ZONING REQUIREMENT	
14,630 SF SHOWROOM (5 SALES EMPLOYEES MAX)	
1 SPACE/2 EMPLOYEES	3 SPACES
9,919 SF OFFICE SPACE	
1 SPACE/500 SF REQUIRED:	33 SPACES
1,388 SF RETAIL	
1 SPACE/250 SF REQUIRED	6 SPACES
9,869 SF SERVICE AREA	
2 SPACES/300 SF	66 SPACES
9,689 SF WAREHOUSE SPACE	
1 SPACE/1,000 SF REQUIRED:	10 SPACES
TOTAL REQUIRED PARKING SPACES	118 SPACES
REQUESTED REDUCTION	88 SPACES
PROPOSED PARKING SPACES	30 SPACES

EXISTING PROJECT AREA SUMMARY

BUILDING AREA:	19,986 SF (0.459 AC)
PAVEMENT/OTHER IMPERVIOUS AREA:	40,207 SF (0.923 AC)
TOTAL PERVIOUS AREA:	114,362 SF (2.62 AC)
EXISTING IMPERVIOUS TOTAL:	60,193 SF (1.381 AC)
	34.48% IMPERVIOUS

PROPOSED PROJECT AREA SUMMARY

TOTAL PROJECT AREA:	4.007 AC (174,555 SF)
PROPOSED LOT AREA:	N/A
NEW BUILDING AREA:	26,057 SF (0.598 AC)
EXISTING BUILDINGS:	19,986 SF (0.459 AC)
TOTAL BUILDING COVERAGE:	46,043 SF (1.057 AC)
COMMON OPEN SPACE:	17,967 SF (0.412 AC)
	±10.29% OF SITE AREA
OTHER OPEN SPACE:	57,062 SF (1.268 AC)
STREETS + PARKING	
& OTHER IMPERVIOUS AREA:	53,483 SF (1.228 AC)
OTHER FACILITIES:	-/- SF (-/- AC)
TOTAL PERVIOUS AREA:	75,029 SF (1.722 AC)
PROPOSED IMPERVIOUS:	99,526 SF (2.285 AC)
	57.02% IMPERVIOUS

**SITE NOTES:**

NO TREES GREATER THAN 12" DIAMETER AT BREAST HEIGHT CURRENTLY EXIST ON SITE

**LEGEND:**

COMMON OPEN SPACE  
TYPICAL HATCH

**CONDITIONS:**

1. REQUIRE NATURAL VEGETATION BE RETAINED ON SLOPE OUTSIDE THE DISTURBANCE AND APPROPRIATE NATIVE GRASSES AND HERBACEOUS PLANTS BE PLANTED BEYOND THE IMPERMEABLE PARKING SURFACE, AND DOW TO AND AROUND THE RETAINING POND.
2. REQUIRE PLANTING OF TREES, SHRUBS, GRASSES, AND HERBACEOUS PLANTS IN THE SLOPE AREA, TO BE DISTURBED, JUST NORTH OF THE RETAINING POND. THIS WILL PROVIDE A BUFFER AND FILTER AS WELL AS DECREASE EROSION AND WATER RUNOFF. IT CAN PROVIDE A TRANSITION TO ADJUTING PROPERTY AS WELL AS ADDITIONAL FUTURE COVER. NO TURF GRASSES TO BE USED.
3. THE DEVELOPER REQUESTS THAT THE PARKING REQUIREMENT OF 118 SPACES BE REDUCED TO 30 SPACES

**NOT FOR CONSTRUCTION**

**CERTIFICATION**

SITE CONCEPT PLANS

SCHROADER'S HONDA - CZD  
HENDERSONVILLE, NC  
HENDERSON COUNTY, NC

**PRELIMINARY SITE PLAN**

**Odor Engineering PLLC**  
169 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4496 fax: 828.247.4498  
NC License # 4498

**1" = 30'**

DATE: 03/08/2022

DRAWN BY: WFM

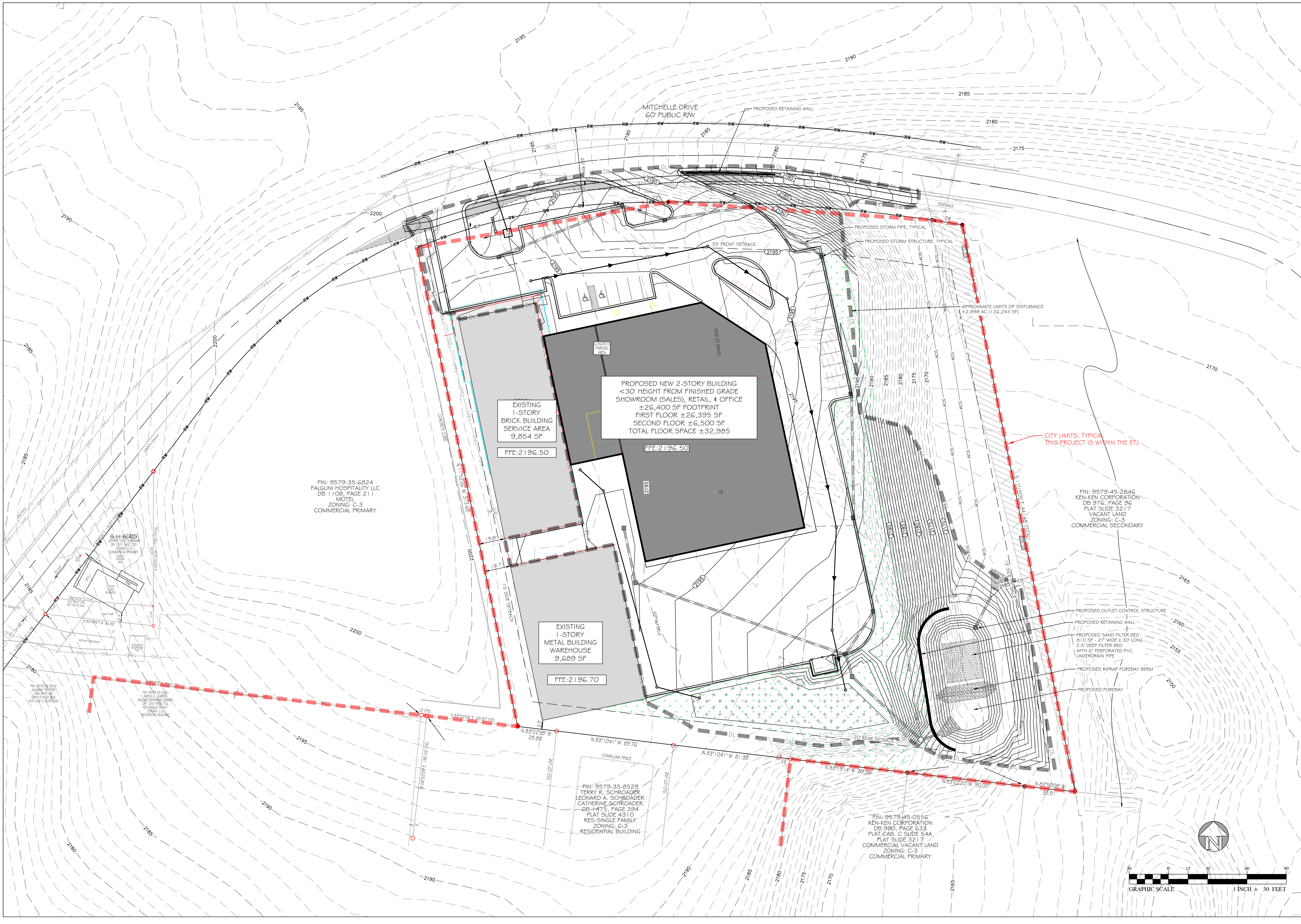
CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-200





JOB NUMBER:  
21224

REV	DATE	DESCRIPTION
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2		
3		
4		
5		
6		

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CERTIFICATION

SCHROADER'S HONDA - CZD  
HENDERSONVILLE ETJ  
HENDERSON COUNTY, NC

GRADING & STORM PLAN

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4406 fax: 828.247.4408  
NC License #4086

SCALE: 1" = 30'

DATE: 03/08/2022

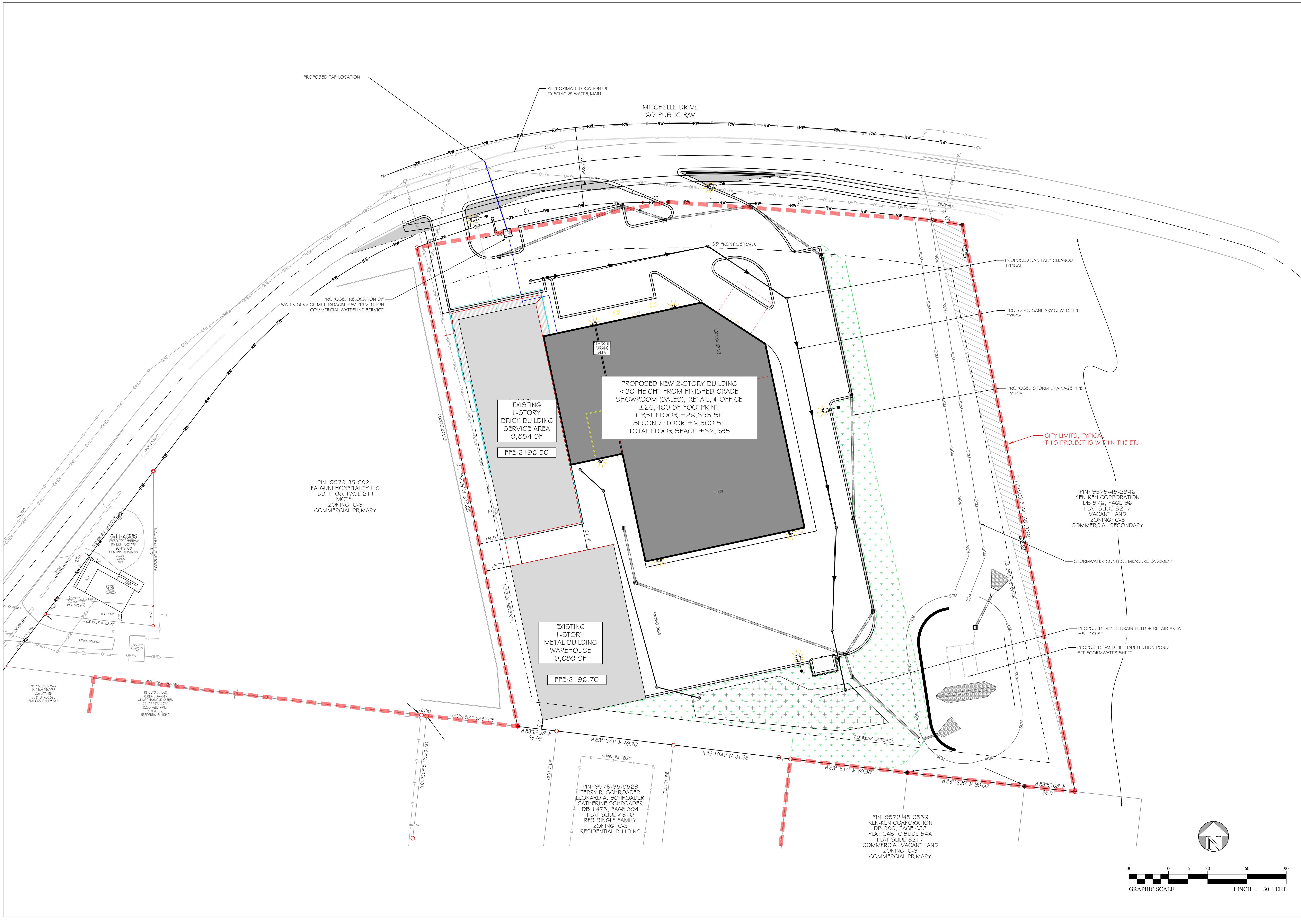
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CHECKED BY: BSR

PROJECT MGR: DWO

SHEET: CZD-400





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21224

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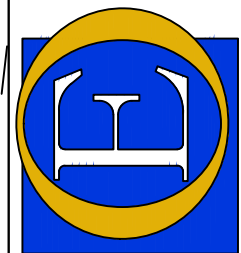
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SITE CONCEPT PLANS

SCHROADER'S HONDA - CZD

HENDERSONVILLE ETJ  
HENDERSON COUNTY, NC

UTILITY PLAN

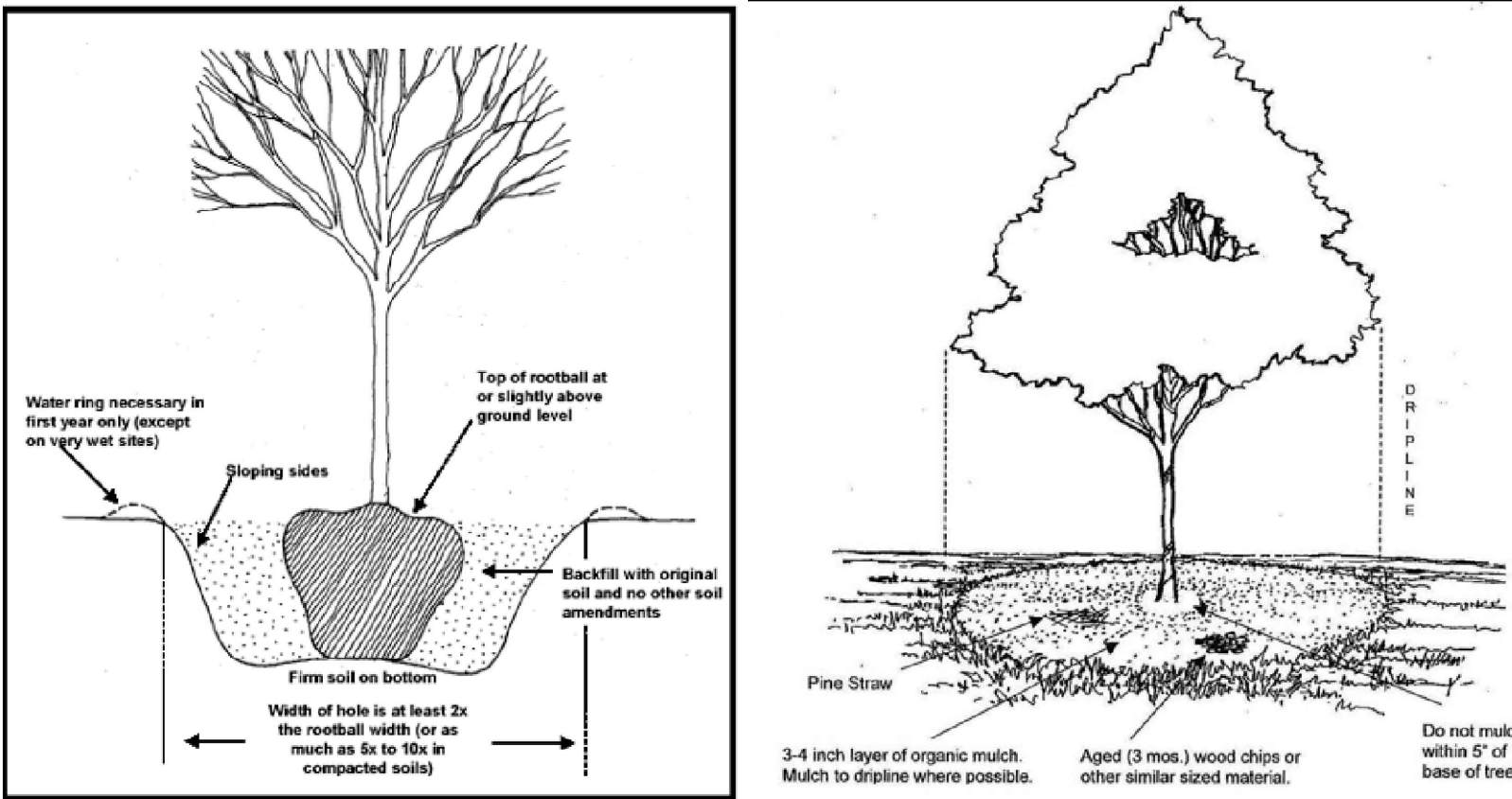
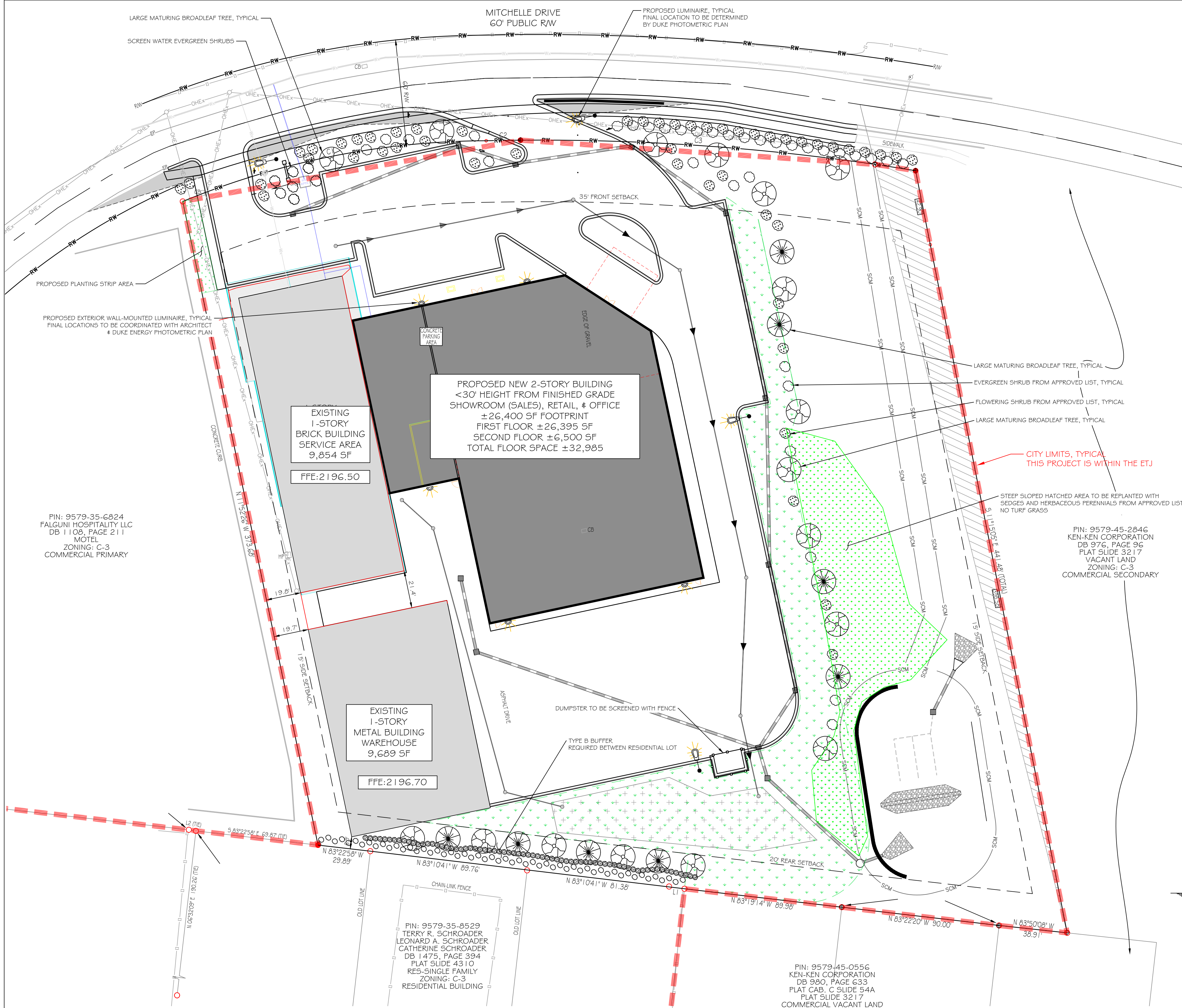


Odom  
Engineering  
PLLC

169 Oak Street, Forest City, N.C. 28433  
ph: 828.247.4498 fax: 828.247.4498  
NC License: 14086

DATE: 03/08/2022  
DRAWN BY: WFM  
CHECKED BY: BSR  
PROJECT MGR: DWO  
SHEET:  
CZD-600

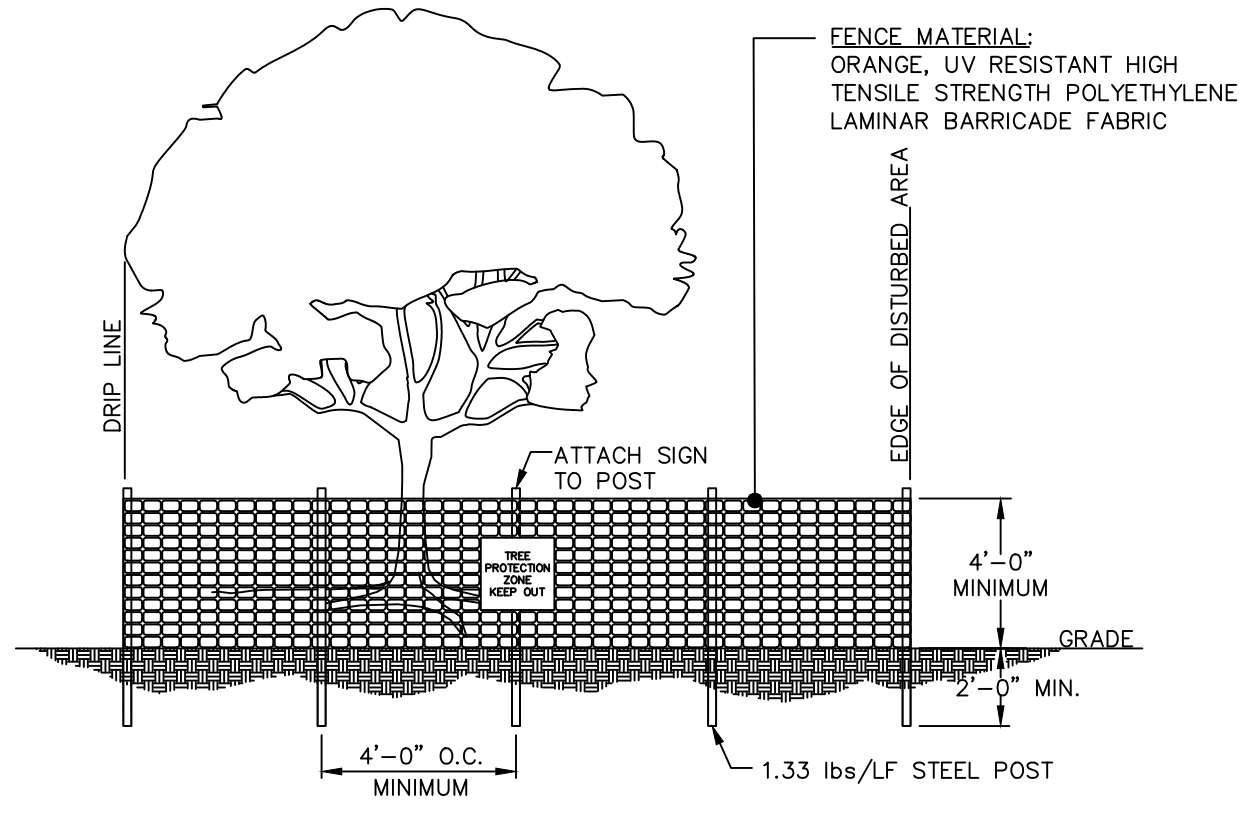




**SITE NOTES:**  
NO TREES GREATER THAN 1 1/2" DIAMETER AT BREAST HEIGHT CURRENTLY EXIST ON SITE

**LEGEND:**  
COMMON OPEN SPACE  
TYPICAL HATCH

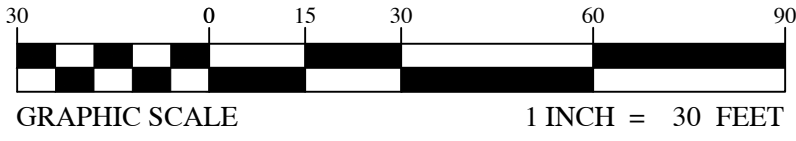
<b>LANDSCAPE CALCULATIONS:</b>	
<b>STREET BUFFER AREA</b> 325/5 = 65 1 SHRUB PER 5 LF	440 TOTAL LF - 115 DRIVEWAY LF = 325 LF BUFFER 65 SHRUBS REQUIRED (65 PROVIDED)
<b>VEHICULAR USE AREA</b> 53,483/4,000 = 14 1 TREE PER 4,000 SF 2 SHRUBS PER 4,000 SF	53,483 SF (1.228 AC) 14 TREES REQUIRED (14 PROVIDED) 28 SHRUBS REQUIRED (28 PROVIDED)
<b>REAR TYPE B BUFFER</b> 4 BROADLEAF CANOPY TREE/100 LF 25 EVERGREEN SHRUBS PER 100 LF @ 4' O.C. 33 FLOWERING SHRUBS PER 100 LF	209 LF 9 TREES REQUIRED (9 TREES PROVIDED) 53 EVERGREEN SHRUBS REQUIRED (54 PROVIDED) 70 FLOWERING SHRUBS REQUIRED (70 PROVIDED)



- NOTES:**
- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
  - INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
  - THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
  - TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

**PLANTING SCHEDULE**

SYMBOL	QUANTITY	TYPE	CONDITION	SIZE
	67	EVERGREEN SHRUB FROM APPROVED LIST	B & B	MIN 18-24" HT
	120	FLOWERING SHRUB FROM APPROVED LIST	B & B	MIN 18-24" HT
	25	LARGE BROADLEAF TREE FROM APPROVED LIST	B & B	1.5-2" CAL, 5-6' HT.



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SITE CONCEPT PLANS

SCHROADER'S HONDA - CZD

HENDERSVILLE ETJ

HENDERSON COUNTY, NC

LANDSCAPE & LIGHTING PLAN

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043

ph: 828.247.4496 fax: 828.247.4498

NC License: 14060

1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-700