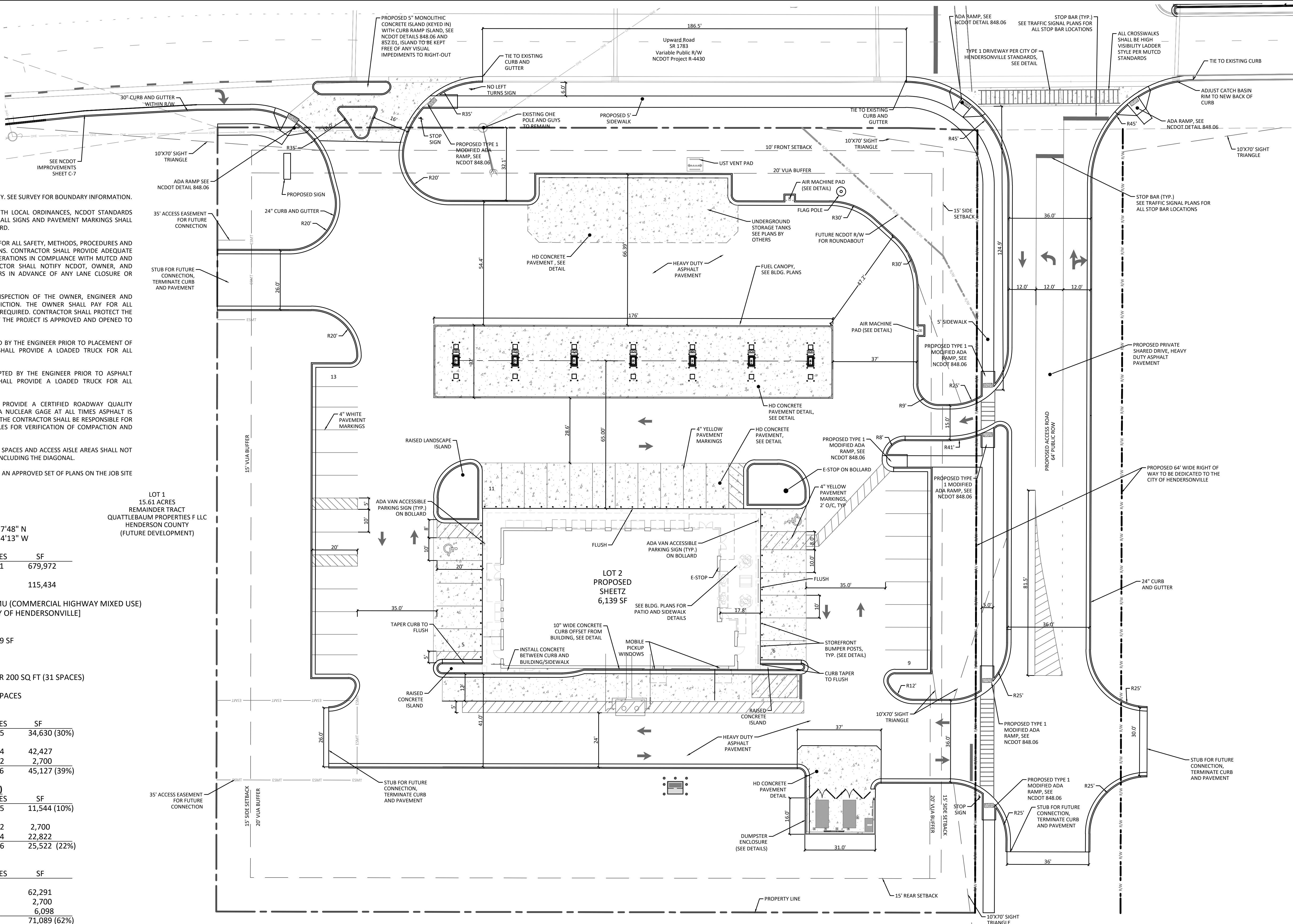




1. THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, NCDOT STANDARDS AND OWNER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARD.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MUTCD AND NCDOT STANDARDS. CONTRACTOR SHALL NOTIFY NCDOT, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
4. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
5. SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
6. STONE BASE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
7. PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A NUCLEAR GAGE AT ALL TIMES ASPHALT IS BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND THICKNESS.
8. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
9. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.

<u>GENERAL</u>	
LATITUDE	35°17'48" N
LONGITUDE	82°24'13" W

LOT AREA	ACRES	SF
LOT 1 (ACCESS/FUTURE)	15.61	679,972

LOT 2 (SHEETZ SITE)	2.65	115,434
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LOT 2 ZONING CHMU (COMMERCIAL HIGHWAY MIXED USE)
[CITY OF HENDERSONVILLE]

<u>PROPOSED USE</u>	
C-STORE	6,139 SF

PARKING:
REQUIRED
GAS STATION 1 PER 200 SQ FT (31 SPACES)

PROVIDED 44 SPACES

OPEN SPACE (5-27-3.2)		
	ACRES	SF
REQUIRED	0.795	34,630 (30%)
PROVIDED		
LANDSCAPED AREAS	0.974	42,427
SIDEWALK/SEATING	0.062	2,700
	1.036	45,127 (39%)

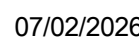
REQUIRED PROVIDED	0.265	11,544 (10%)
SIDEWALK/SEATING	0.062	2,700
PLANTED BEDS	0.524	22,822
TOTAL	0.586	25,522 (22%)

BUILT UPON AREA		
	ACRES	SF
LOT 2 (SHEETZ)		
VEHICLE USE AREA	1.43	62,291
SIDEWALK/PATIO	0.06	2,700
BUILDING	0.14	6,098
TOTAL	1.63	71,089 (62%)

OFFSITE		
ACCESS ROAD	0.30	13,068
SIDEWALK	0.04	1,742
TOTAL	0.34	14,810

<u>SETBACKS</u>	
FRONT	10'
SIDE	15'
REAR	15'

ORIGINAL ISSUE DATE:	PROJECT #	DRAWN BY:
12/15/2025	24039	WH
REVISIONS		
Δ 03/06/2026	REMOVE CAR WASH/SHARED POND	
Δ 03/10/2026	SHEET COMMENTS	
Δ 03/17/2026	PROGRESS SET	
Δ 04/23/2026	REVISED PERMIT SET	
Δ 05/18/2026	REVISED SITE PLAN FOR PB APPROVAL	
Δ 05/21/2026	PLAN REVISIONS PER CITY/COUNTY	
Δ 05/28/2026	PLAN REVISIONS PER CITY	
Δ 07/02/2026	PLAN REVISIONS PER CITY AND NCOT	



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924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500



Prepared for:

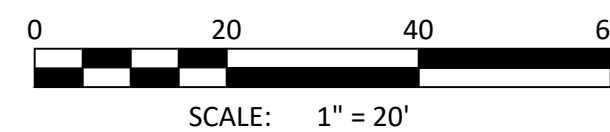
Detailed Site Layout Plan

Sheetz

780 Upward Road
Hendersonville, NC 28731

SHEET

C-6



FOR PERMITTING - NOT FOR CONSTRUCTION