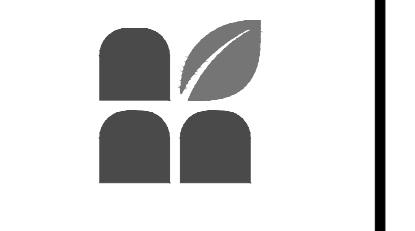


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DRAWN BY: MDS
 PROJECT #: 24039
 ORIGINAL ISSUE DATE: 09/12/2025

PRELIMINARY
 NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
 924 Main Street - Suite 200
 North Wilkesboro, NC 28659
 336.838.2500
 www.ridge.blue
 Firm #P-0205



Prepared for:
 Proposed Roundabout Exhibit
 Sheetz
 Upward Road
 Hendersonville, NC

SHEET
 Exhibit
 ver. 1.2

PRELIMINARY - NOT FOR CONSTRUCTION

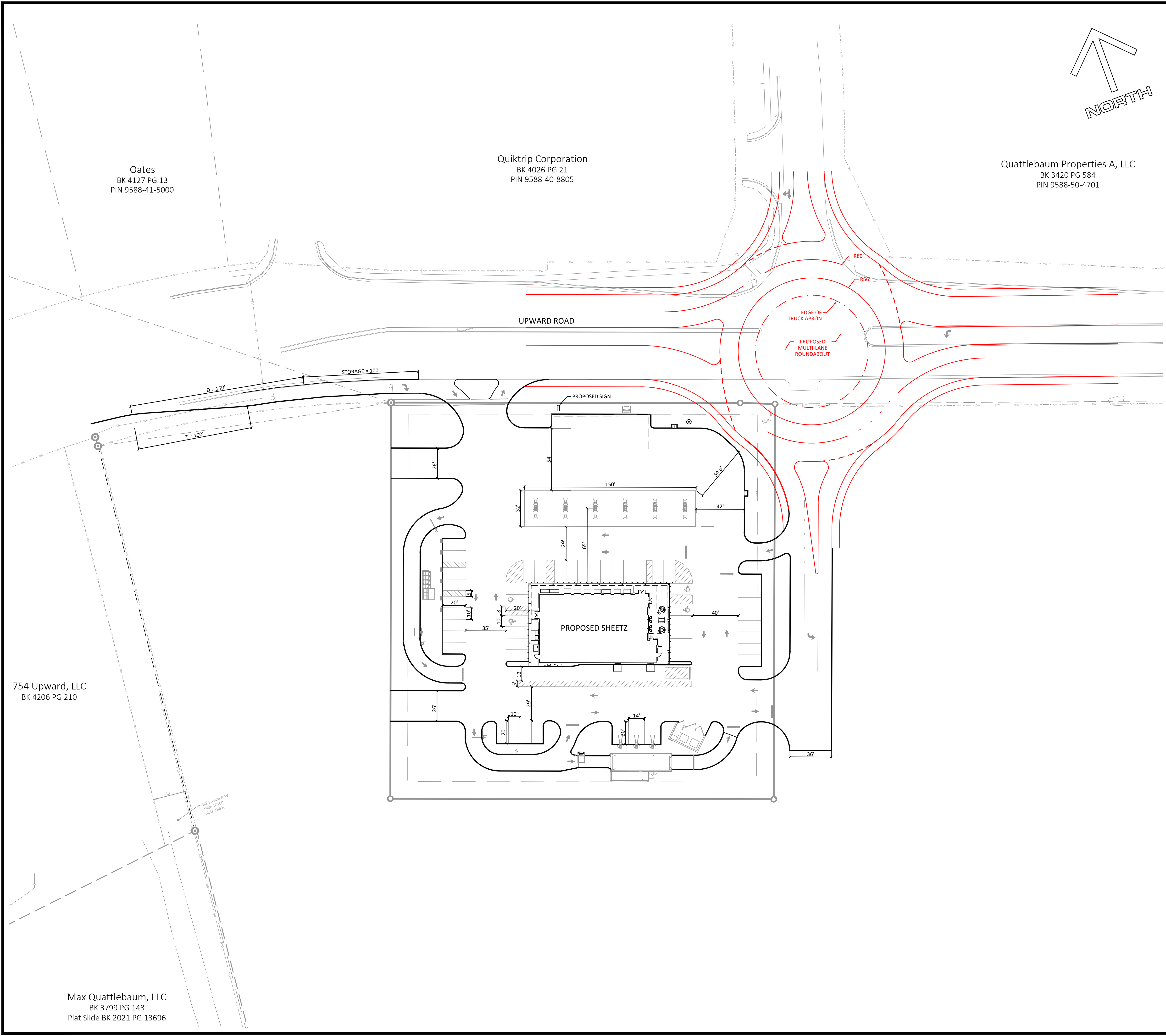
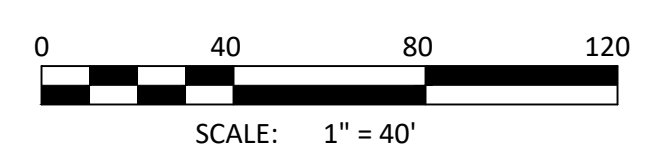
SITE LAYOUT NOTES

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.

SITE DATA

GENERAL	
LATITUDE	35°17'48" N
LONGITUDE	82°24'13" W
LOT 1	2.65 AC.
PROPOSED ZONING	CHMU (COMMERCIAL HIGHWAY MIXED USE) [CITY OF HENDERSONVILLE]
PROPOSED USE	
C-STORE	6,139 SF
PARKING:	
REQUIRED	
WASH BAY	0.5 SPACE PER WASH BAY PLUS 2 (3 SPACES)
GAS STATION	1 PER 200 SQ. FT. (31 SPACES)
PROVIDED	48 SPACES
SETBACKS	
FRONT	10'
SIDE	15'
REAR	15'

PRELIMINARY - CONCEPT PLAN
 THIS IS A PRELIMINARY CONCEPT PLAN INTENDED FOR PLANNING AND DESIGN. THIS IS NOT A CONSTRUCTION PLAN. THIS PLAN HAS NOT BEEN APPROVED BY GOVERNING AUTHORITIES. ZONING COMPLIANCE DATA SHOWN HEREON HAS NOT BEEN CONFIRMED BY GOVERNING AUTHORITIES.



Max Quattlebaum, LLC
 BK 3799 PG 143
 Plat Slide BK 2021 PG 13696