

FLOOD DATA:

FEMA FLOOD MAP PANEL 3700957700J
ZONE X - AREA OF MINIMAL FLOODING
ABOVE THE 500 YEAR FLOOD LEVEL.

SITE TABLE

1. TOTAL PROJECT AREA	4.4 ACRES
2. TOTAL IMPERVIOUS AREA	2.5 ACRES (57%)
3. BUILDING AREA	0.17 ACRES (3.9%)
4. STREETS AND PARKING	2.16 ACRES (49%)
5. TOTAL OPEN SPACE	1.9 ACRES (43%)
6. TOTAL COMMON SPACE	0.4 ACRES (10%)
7. DISTURBED AREA	4.7 ACRES

PARKING DATA:

CONVENIENCE STORE - 1 SPACE PER 200 GFA (6470 GFA / 200 = 32 SPACES)

REGULAR SPACES REQ'D: 30 SPACES
HC SPACES REQ'D: 2 SPACES

TOTAL REQ'D: 32 SPACES

REGULAR SPACES PROVIDED: 56 SPACES
HC SPACES PROVIDED: 4 SPACES

TOTAL PROVIDED: 60 SPACES

SITE DATA:

PIN: 9577897580, 9577896416, 9577895289, 9577896236,
9577896187
TOTAL SITE = 4.441 AC (193,455 SF)
TOTAL DISTURBED AREA = 4.7 AC

ZONING - CHMU (COMMERCIAL HIGHWAY MIXED USE)
CITY OF HENDERSONVILLE, NC

SETBACKS -
FRONT - 10' UPWARD ROAD
REAR - 15'
SIDES - 15'

SITE NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
- ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
- ALL CURBING TO BE 18" FORMED CONCRETE CURBING AND ROLLED CURB PER DETAILS ON C250, WITH 3000 PSI CONCRETE.
- ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
- TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

CAUTION



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

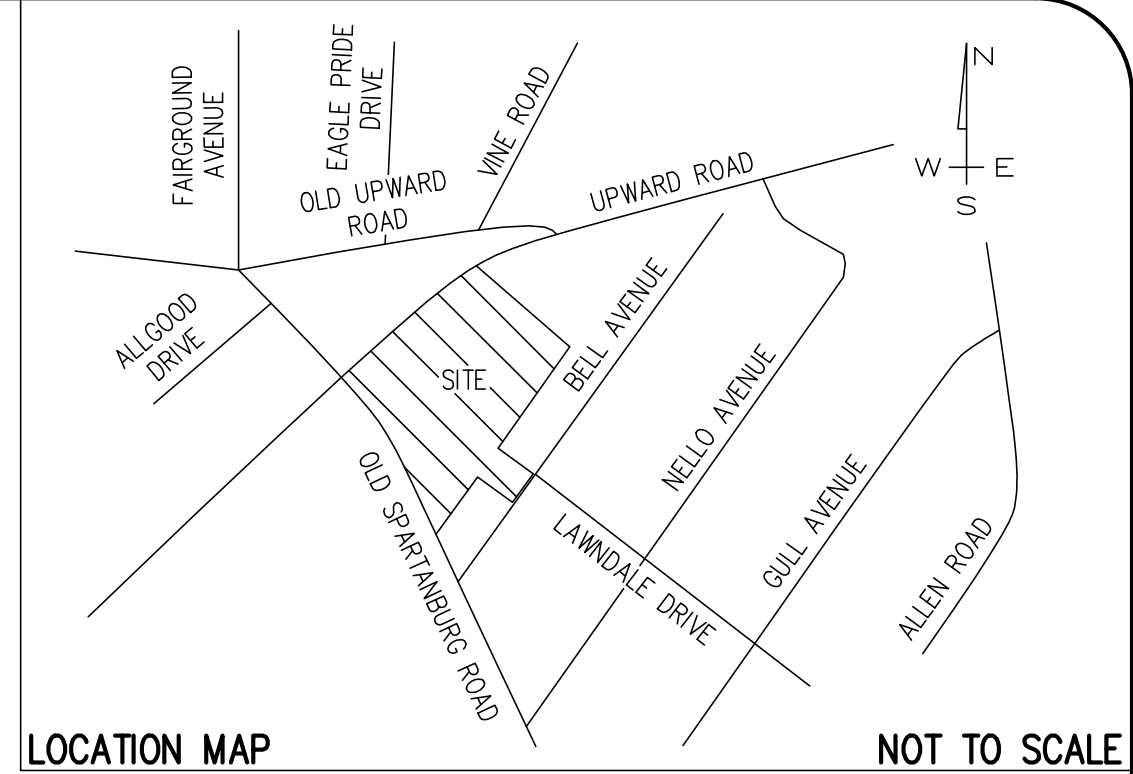
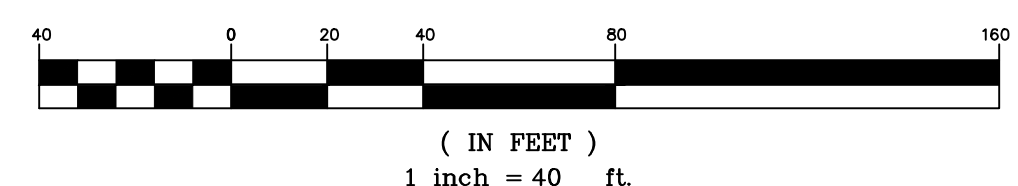
LEGEND

BL BUILDING LINE	TEL ☐ TELEPHONE PEDESTAL	Ⓢ GREASE TRAP MANHOLE
CL CENTERLINE	CATV ☐ CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB
CMP CORRUGATED METAL PIPE	Ⓜ ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CT CRIMP TOP	CB ☐ CATCH BASIN	VCP VITRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	DI ☐ DROP INLET	WM WATER METER
EP EDGE OF PAVEMENT	Ⓜ ELEC TRANS	WV WATER VALVE
FPE FINISHED FLOOR ELEVATION	Ⓜ 90.0 ELEVATION	Ⓜ POST INDICATOR VALVE
FG FINISHED GRADE	Ⓜ FIRE HYDRANT	Ⓜ STORMWATER FLOW
IE INVERT ELEVATION	Ⓜ GAS METER	Ⓜ TRAFFIC FLOW
IPO IRON PIN OLD	Ⓜ GAS VALVE	
IPS IRON PIN SET	Ⓜ LIGHT POLE	
N&C NAIL & CAP	Ⓜ POWER POLE	
OT OPEN TOP	Ⓜ GUY ANCHOR	
RB REBAR	Ⓜ SD MANHOLE	
RCP REINFORCED CONC PIPE	Ⓜ SS MANHOLE	
R/W RIGHT OF WAY	Ⓜ TELEPHONE MANHOLE	
SD STORM DRAIN	Ⓜ CLEAN OUT	
SS SANITARY SEWER	Ⓜ TRAFFIC SIGNAL POLE	
SSE SS EASEMENT		

LINETYPES

— CTV — CABLE TV	— SS — SANITARY SEWER - EXIST.
— X — CHAIN LINK FENCE (PROPOSED)	— SS — SANITARY SEWER - NEW
— X — CHAIN LINK FENCE (EXISTING)	— SF — SILT FENCE
— 680 — CONTOURS - EXIST. GRADE	— SD — STORM SEWER - EXIST.
— (675) — CONTOURS - FINISHED GRADE	— SD — STORM SEWER - NEW
— FOC — FIBER OPTIC	— UGP — UNDERGROUND POWER
— FM — FORCE MAIN	— UGT — UNDERGROUND TEL
— GAS — GAS LINE	— W — WATER LINE - EXIST.
— OHP — OVERHEAD POWER	— W — WATER - NEW
— OHT — OVERHEAD TELEPHONE	— W — WOOD FENCE
— RD — ROOF DRAIN - NEW	— NPOES — LIMITS OF DISTURBANCE

GRAPHIC SCALE



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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DATE

NO.

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SPINX NO. 345

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

THE SPINX
COMPANY LLC

HORIZ. SCALE: 1" = 40'

VERT. SCALE: N/A

DESIGNED BY: WNH

DRAWN BY: WNH

CHECKED BY: CSW

DATE: 03/05/2024

S230494

SITE PLAN

SHEET 3 OF 15

C200