

Eagle Self
Storage NorthCity of Hendersonville
Henderson County
North CarolinaPreliminary
Not For
ConstructionKnow what's below.
Call before you dig.PROJECT NUMBER: 20168
DATE: 3/25/21
DRAWN BY: KHC
CHECKED BY: WRBPreliminary
Site Plan

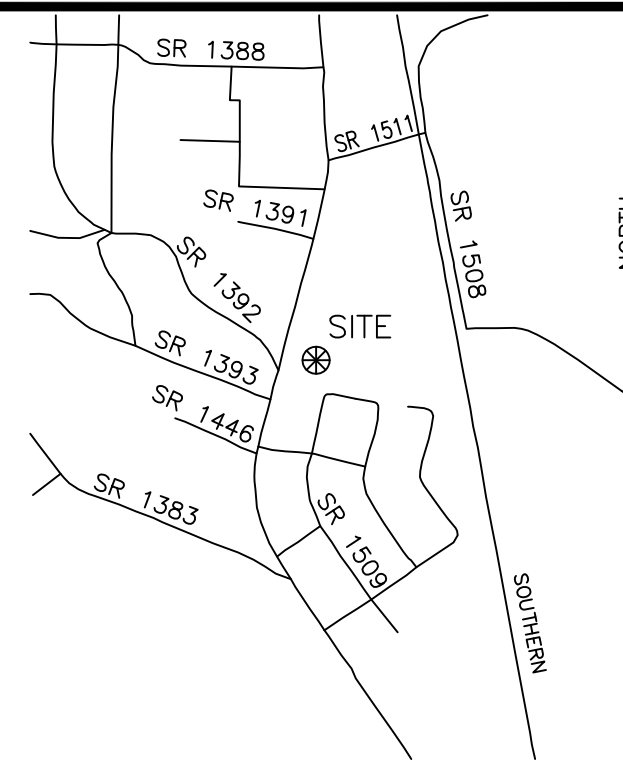
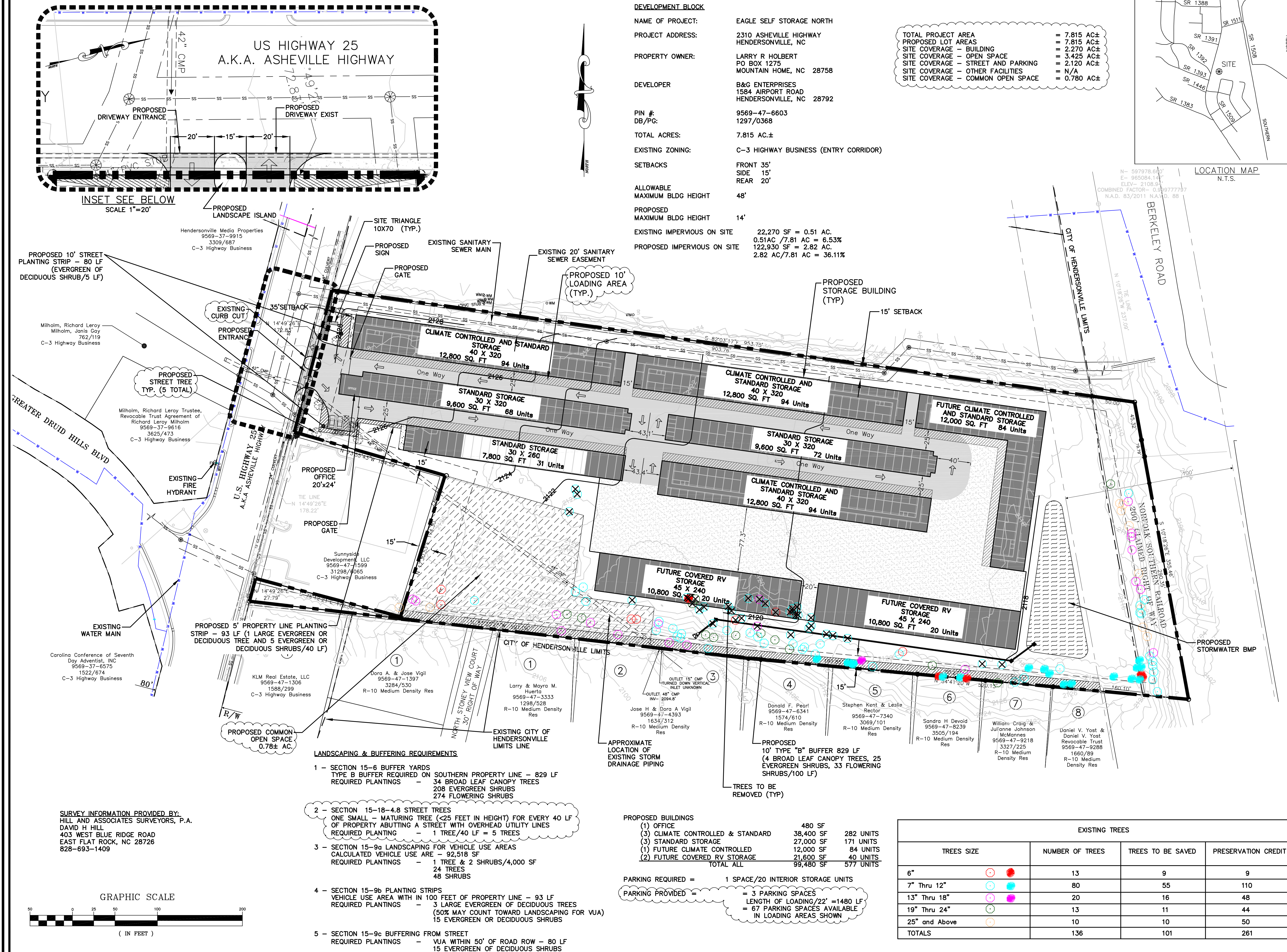
C-200

SCALE: 1"=50'

DEVELOPMENT BLOCK

NAME OF PROJECT: EAGLE SELF STORAGE NORTH
PROJECT ADDRESS: 2310 ASHEVILLE HIGHWAY
HENDERSONVILLE, NC
PROPERTY OWNER: LARRY R HOLBERT
PO BOX 1275
MOUNTAIN HOME, NC 28758
DEVELOPER: B&G ENTERPRISES
1584 AIRPORT ROAD
HENDERSONVILLE, NC 28792
PIN #: 9569-47-6603
DB/PG: 1297/0368
TOTAL ACRES: 7.815 AC.±
EXISTING ZONING: C-3 HIGHWAY BUSINESS (ENTRY CORRIDOR)
SETBACKS: FRONT 35'
SIDE 15'
REAR 20'
ALLOWABLE
MAXIMUM BLDG HEIGHT 48'
PROPOSED
MAXIMUM BLDG HEIGHT 14'
EXISTING IMPERVIOUS ON SITE 22,270 SF = 0.51 AC.
0.51AC /7.81 AC = 6.53%
PROPOSED IMPERVIOUS ON SITE 122,930 SF = 2.82 AC.
2.82 AC/7.81 AC = 36.11%

TOTAL PROJECT AREA = 7.815 AC±
PROPOSED LOT AREAS = 7.815 AC±
SITE COVERAGE - BUILDING = 2.270 AC±
SITE COVERAGE - OPEN SPACE = 3.425 AC±
SITE COVERAGE - STREET AND PARKING = 2.120 AC±
SITE COVERAGE - OTHER FACILITIES = N/A
SITE COVERAGE - COMMON OPEN SPACE = 0.780 AC±

LOCATION MAP
N.T.S.

PROPOSED BUILDINGS

(1) OFFICE	480 SF	
(3) CLIMATE CONTROLLED & STANDARD	38,400 SF	282 UNITS
(3) STANDARD STORAGE	27,000 SF	171 UNITS
(1) FUTURE CLIMATE CONTROLLED	12,000 SF	84 UNITS
(2) FUTURE COVERED RV STORAGE	21,600 SF	40 UNITS
TOTAL ALL	99,480 SF	577 UNITS

PARKING REQUIRED = 1 SPACE/20 INTERIOR STORAGE UNITS
PARKING PROVIDED = 3 PARKING SPACES
LENGTH OF LOADING/22' = 1480 LF
= 67 PARKING SPACES AVAILABLE
IN LOADING AREAS SHOWN

EXISTING TREES			
TREES SIZE	NUMBER OF TREES	TREES TO BE SAVED	PRESERVATION CREDIT
6"	13	9	9
7" Thru 12"	80	55	110
13" Thru 18"	20	16	48
19" Thru 24"	13	11	44
25" and Above	10	10	50
TOTALS	136	101	261

SURVEY INFORMATION PROVIDED BY:
HILL AND ASSOCIATES SURVEYORS, P.A.
DAVID H HILL
403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NC 28726
828-693-1409

GRAPHIC SCALE

