



CITY OF HENDERSONVILLE TREE BOARD - ZOOM MEETING

Zoom Meeting
Wednesday, January 26, 2022 – 2:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Consideration of the December 21, 2021 Minutes

4. **APPROVAL OF MINUTES**

A. Consideration of the December 28, 2021 Special Zoom Meeting

5. **NEW BUSINESS**

A. Public Relations Update - Mary Jo Padgett

B. Conditional Zoning District - Washburn Tract Apartments/Single Family

C. Conditional Zoning District - Greenville Highway Apartments

D. Conditional Zoning District - Honda Motorsports

E. Collaboration with Environmental & Sustainability Board

6. **OLD BUSINESS**

A. Changes to the City Ordinance/Zoning Concerning Trees - Glenn Lange

B. NeighborWoods

C. Pollinator Bed Traffic Island Four Seasons Blvd

D. Bee City Update

7. **OTHER BUSINESS**

A. Utility Update

B. Tree Board Budget for 2021/2022:

HWY 64 Maintenance - \$14,000

Tree Replacement & Supplies - \$1,500

Arborists Services - \$2,000

Publicity - \$3,000

Arbor Day - \$250

NeighborWoods - \$2,000

Tree Planting at Sullivan Park - \$2,000

Maintenance of Pollinator Beds at Hands on Museum and Bearcat Loop - \$5,000

Pollinator Bed on Four Seasons Boulevard - \$14,000

Total Request - \$43,750

C. Staff Comments

8. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, December 21, 2021 – 2:00 PM

MINUTES

1. CALL TO ORDER

A. Call to Order at 2:05pm.

Members present: Mac Brackett, Glenn Lange, and Mark Madsen.

2. APPROVAL OF AGENDA

A. Approval of Agenda – no action taken.

3. APPROVAL OF MINUTES

A. Approval of November 16, 2021 Minutes – no action taken.

4. NEW BUSINESS

- A. Public Relations Update by Mary Jo Padgett – Mary Jo provided an update to the Tree Board. Mary Jo is working with Phyllis Styles on an educational class discussing Bees and Trees. A guided tree walk is scheduled for February 6 with Mark Madsen.
- B. Washburn Tract CZD - Matthew Manley, Planning Manager – no action taken. Mathew Manley said that project was on 162 acres and about 13% of the property would be developed. Mathew stated that there would be a net increase of about 150 trees. There will be 175 street trees, 112 required new trees required by the City and 70 additional trees that are not required by the City. Part of the property would be placed into a conservation program/given to Conserving Carolina.
- C. Hendersonville Home2 CZD - Alexandra Hunt, Planner I – no action taken. This project had been previously approved by City Council but the permits have expired so the developer is required to go back through the permitting process.
- D. Selective Vegetation Removal Permit for 321 Fleming Street. (The tree is within the City Right of Way.) – no action taken.
- E. Tree Survey – no action taken.
- F. Bee City Update – no action taken.

5. OLD BUSINESS

- A. Changes to City Ordinances/Zoning Concerning Trees - Glenn Lange – no action taken.

- B. NeighborWoods – no action taken. Debbie Roundtree and Andy Crawford are interested in an additional planting project.
- C. Pollinator Bed Traffic Island Four Seasons Boulevard – no action taken.
- D. Tree Planting at Sullivan Park – no action taken.
- E. Tree Maintenance at Oakdale Cemetery – no action taken.

6. OTHER BUSINESS

- A. Utility Update – no update.
- B. Tree Board Budget – no action taken. The budget process for the upcoming year will begin soon so the Tree Board should begin working on their budget request.
- C. Staff Comments – no comments.

7. ADJOURNMENT

- A. Adjournment – The meeting was adjourned at 3:16 pm.

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CITY OF HENDERSONVILLE
TREE BOARD - SPECIAL MEETING VIA ZOOM
 Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
 Tuesday, December 28, 2021 – 1:00 PM

MINUTES

1. CALL TO ORDER

The special meeting was called to order at 1:03pm. The meeting was held using zoom rather than in person.

Members present: Mac Brackett, Andy Crawford, Pat Christie, Glenn Lange, Mark Madsen, and Landon Justice.

2. APPROVAL OF AGENDA

The agenda was approved.

3. NEW BUSINESS

A. Hendersonville Home 2 CZD

Glenn Lange made the following motion - Based on the following guiding city code documents (Division 1, Article IV Trees & Shrubs of the Municipal Code, Section 46, 116 & 117; Article XV Buffering, Screening & Landscaping 15-1, A & C and 15-4 A of the Zoning Code; and the Vision Statement and Section 3.3, Goal NR-1, Strategies 1.1 & 2.3 of the Comprehensive Plan) the Tree Board recommends a 25 foot wide Type C Buffer as prescribed in Section 15-6 Buffer Specifications but without any fencing or walls, be used on the entire east, northeast and south borders of the project site to restore a water conveyance buffer leading to a blue line stream at the corner of the site, to restore canopy tree loss due to unnecessary site clearing, to reduce further erosion along waterway, to restore wildlife habitat loss due to clearing, and to provide additional screening for adjacent residential sites across the waterway. In addition, the Tree Board recommends that if a reinforced soil slope is used as depicted on the site's Landscape Plan, that appropriate native sedges, grasses, herbaceous and woody ground covers, and low shrubs be used on the slope. No turf grasses are to be used.

Roll Call Vote: Mark Madsen – Aye, Pat Christie – Aye, Glenn Lange – Aye, Landon Justice – Aye, Andy Crawford – Aye.

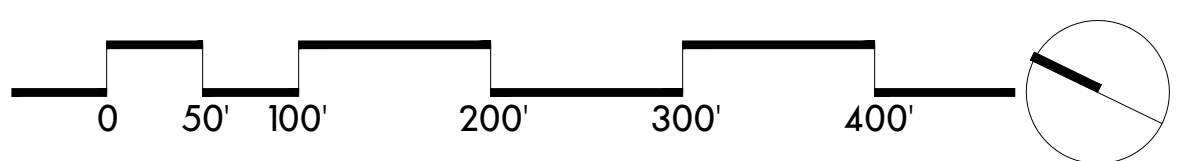
B. Selective Vegetation Removal Permit for 321 Fleming Street

Mark Madsen made a motion to approve this application. Roll Call Vote - Mark Madsen – Aye, Pat Christie – Aye, Glenn Lange – Aye, Landon Justice – Aye, Andy Crawford – Aye.

3. ADJOURNMENT

The meeting was adjourned at 1:15pm.

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



WASHBURN TRACT - PROPERTY

HENDERSONVILLE, NORTH CAROLINA



1 CHADWICK ELEVATION
1/4" = 1'-0"

TAMARA PEACOCK, R.A. LICENSE NO. 12126			
I am not a member of the American Institute of Architects and do not hold a license to practice architecture in the State of North Carolina. I am not a member of the American Institute of Architects and do not hold a license to practice architecture in the State of North Carolina. I am not a member of the American Institute of Architects and do not hold a license to practice architecture in the State of North Carolina.			
PROJ. DESIGNER	DRAWN BY AUTHOR		
CAPT. APPROVER	REVIEWED BY CHECKER		
ISSUED FOR	REVISION DATE	REVISION	

THE TAMARA PEACOCK COMPANY
Architects

104 E. 1st Ave, Suite A, Hendersonville, NC 28792
Ph: 828-696-4000 Fax: 828-696-4952

PROJECT NAME:
**GVILLE HWY
MULTIFAMILY
904 GREENVILLE HWY
HENDERSONVILLE NC**

SHEET NAME:
**STREET
ELEVATION**

PROJ. NO.: 17-0351
DATE: 1/7/2022
SHEET NO.: 1-4-147
PM
A 2.00



1 Site Plan
1/32" = 1'-0"

SITE STATISTICS:

SITE: 904 GREENVILLE HWY, HENDERSONVILLE NC 28792-6224
PIN: 9568921924
ALL CALCULATIONS APPLY TO THE AREA OF THE SITE AFFECTED

LAND USE DESIGNATION: 100 - ACTIVITY CENTER

CURRENT USE	PROPOSED USE	OCCUPANCY
UNDEVELOPED	RESIDENTIAL	R-2

SITE DATA:

- DESCRIPTION
- 1.A) ZONING: GREENVILLE HIGHWAY MIXED USE ZONING (GHMU)
- 1.B) INTENSITY: PREVIOUS: 13 MOBILE HOMES
PROPOSED: RESIDENTIAL 3 (4 STORY) BUILDINGS
- 1.A) UNITS: 80 DWELLING UNITS
70% 2 BED/ 2 BATH
30% 1 BED/1 BATH

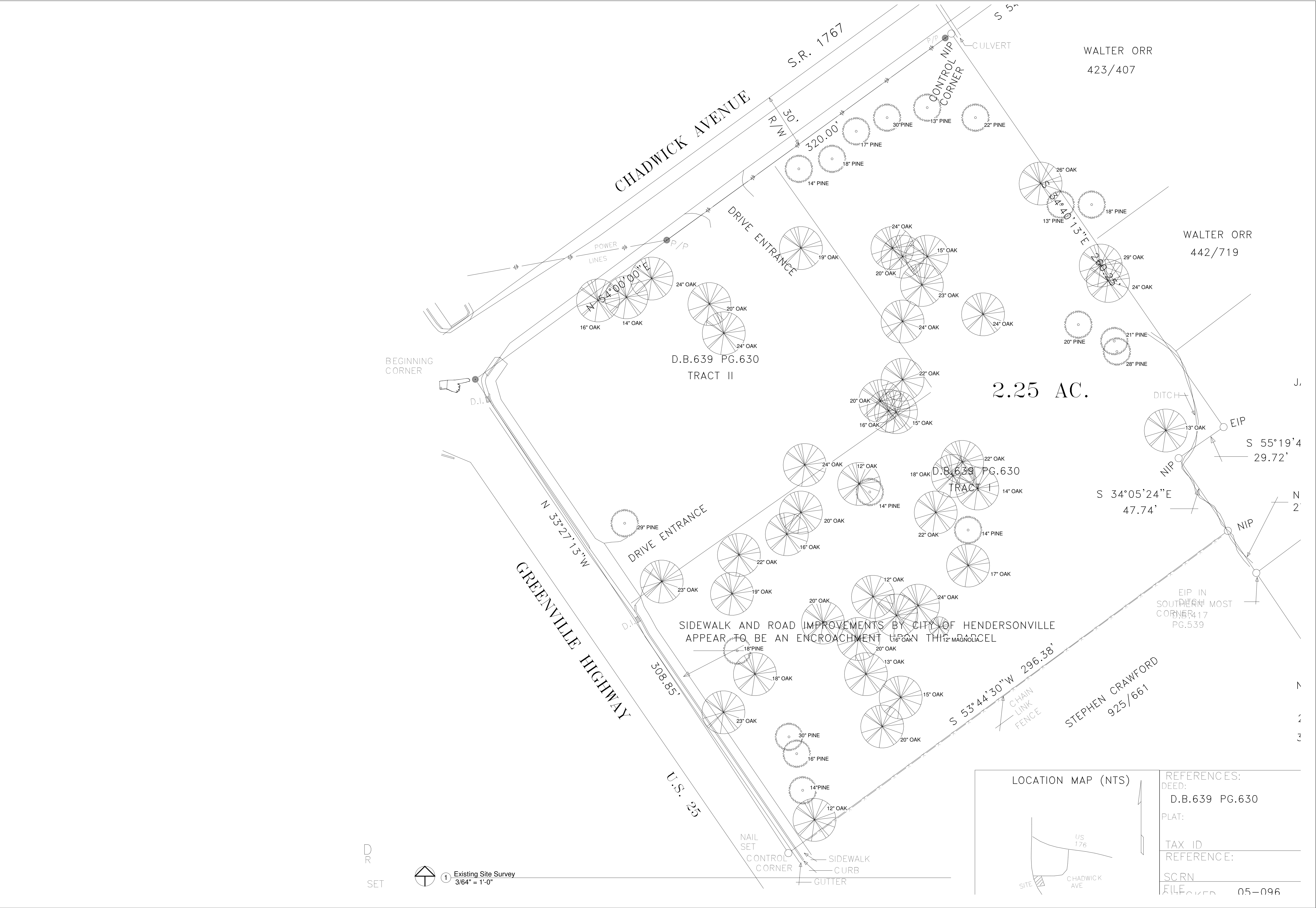
2.) SITE AREA:	GROSS LOT S.F.:	98,010 SQ. FT. / 2.25 ACRES
----------------	-----------------	-----------------------------

3.) YARD DIMENSIONS:	REQUIRED	PROVIDED
FRONT (CHADWICK) SETBACK	0' - 0"	4'-0"
FRONT (GVILLE HWY) SETBACK	0' - 0"	9' - 6"
REAR SETBACK	25' - 0"	38' - 8"
SIDE SETBACK	25' - 0"	25' - 0"
4.) BUILDING HEIGHT:	42'-0" MAX	4 FLOORS / 42'- 0"
5.) MIN LOT SIZE:	5,000 SF	-
6.) MAX BLDG FOOTPRINT:	12,000 SF MAX.	9,800 SF
7.) DENSITY:	NO CAP	80 UNITS
8.) COMMON SPACE	10% 9,801 SF	14,800 SF
9.) PORCH/BALCONY	5' PROJECTION INTO SETBACK	-

10.) IMPERVIOUS AREAS:	PROPOSED	%
BUILDING FOOT PRINT:	29,400 SQ.FT	30%
PARKING AREA:	26,040 SQ,FT	27%
SIDEWALK/WALKWAYS:	3,120 SQ. FT.	3%
DUMPSTER AREA:	130 SQ. FT.	.001%
TOTAL IMPERVIOUS AREA	58,010 SQ. FT.	60%

11.) PERVIOUS AREAS:	REQUIRED	EXISTING	PROPOSED	%
A. TOTAL PERVIOUS AREA:		- SQ. FT.	58,010 SQ. FT.	60%
B. TOTAL OPEN SPACE <small>500 SF PER DWELLING UNIT OR 9% OF LOT AREA, WHICHEVER IS GREATER</small>	39,200 SQ. FT.	- SQ. FT.	39,300 SQ. FT.	40%
12.) PARKING:	REQUIRED	PROVIDED		
PARKING SPACES	80	80		
ADA PARKING SPACES	4	4		
BIKE RACKS	0	4 STATIONS		

ISSUED FOR	REVISION DATE	REVISION



Item C.

TAMARA PEACOCK, R.A.
LICENSE NO. 12126

PROJ. DESIGNER
CAPT. APPROVER

DRAWN BY
AUTHOR
REVISOR
CHECKER

ISSUED FOR

REVISION DATE

REVISION

THE TAMARA PEACOCK COMPANY

Architects

104 E. 1st Ave, Suite A, Hendersonville, NC 28792
Ph: 828-696-4000 Fax: 828-696-4952

PROJECT NAME:

GVILLE HWY
MULTIFAMILY
904 GREENVILLE HWY
HENDERSONVILLE NC

SHEET NAME:

TREE SURVEY

PROJ. NO.: 17-0351
DATE: 1/7/2022
11:41:52 PM

SHEET NO.: SP1.01

REFERENCES:

DEED:
D.B.639 PG.630

PLAT:

TAX ID

REFERENCE:

SCRN
FILED 05-096

Drawing name: Z:\2021\21244 - GREENVILLE HWY APTS (HENDERSONVILLE)\DWG\21244 - GREENVILLE HWY MULTIFAMILY BASE - 112921.dwg
Plotted on: Jan 06, 2022 - 10:09am



GREENVILLE HIGHWAY PROPERTIES LLC
9568839227

ESTIMATED LOCATION OF
EXISTING SEWER MANHOLE
CITY OF HENDERSONVILLE GRAVITY MAIN
(PER GIS)

GREENVILLE HIGHWAY PROPERTIES LLC
9568839121

PROPOSED CONNECTION
TO EXISTING CITY OF HENDERSONVILLE
GRAVITY MAIN

PRPOSED LOCATION FOR
FILTRATION OR STORM
DETENTION CONTROL
IF NEEDED

PROPOSED LOCATION FOR
CONNECTION TO EXISTING NCDOT
STORM WATER STRUCTURE

26 UNITS
9,800 SF

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

5 SPOTS

ORR, DORIS H
9568932186

HUNTING CREEK ASSOCIATES LLC
9568921924

ESTIMATED LOCATION OF
EXISTING SEWER MANHOLE
CITY OF HENDERSONVILLE GRAVITY MAIN
(PER GIS)

RAWLS, FREDERICK A
9568923945

CHADWICK COMMONS LLC
9970600

DILLS FAMILY HOLDINGS, LLC
9568828758

KFP PROPERTIES LLC
9568828790

MATT JOHNES, LLC
9568922752

JOB NUMBER
21244

DATE

BY

DESCRIPTION

REV

1

2

3

4

5

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 DEVELOPMENT PLANS FOR

GREENVILLE HWY MULTIFAMILY

HENDERSONVILLE HENDERSON COUNTY, NC

CONCEPTUAL UTILITIES

Odom
Engineering
PLLC

169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4496 fax: 828.247.4498
www.odom-engineering.com

SCALE: 1" = 20'
DATE: 11/30/21
DRAWN BY: PED
CHECKED BY: DWO
PROJECT MGR: DWO
SHEET:
1 of X

CONDITIONAL REZONING CONCEPT PLANS FOR SCHROADER'S HONDA POWERSPORTS

HENDERSONVILLE ETJ

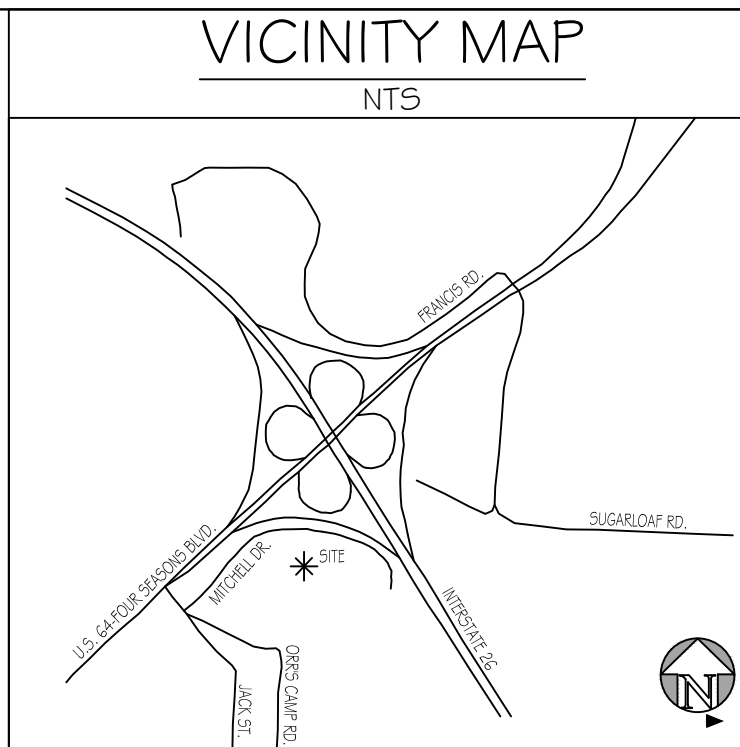
HENDERSON COUNTY, N.C

OWNER:
LEONARD A. SCHROADER

ENGINEER:
ODOM ENGINEERING PLLC

SHEET LIST

CZD-000	COVER
CZD-100	SURVEY
CZD-200	SITE PLAN
CZD-400	GRADING & STORM PLAN
CZD-600	UTILITY PLAN
CZD-700	LANDSCAPE & LIGHTING PLAN



OB NUMBER | Item D.

21224

[illegible][illegible][illegible][illegible][illegible][illegible]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
--	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	----

[illegible][illegible][illegible]

1	2	3	4	5	6
---	---	---	---	---	---

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.

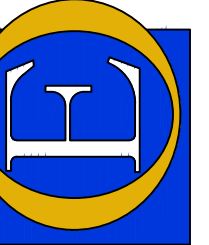
NOT
FOR
CONSTRUCTION

CERTIFICATION

SCHROADER'S HONDA - CZD
HENDERSVILLE ETJ HENDERSON COUNTY, NC
COVER

Odom
Engineering
PLLC

69 Oak Street, Forest City, N.C. 28043
Ph: 828.247.4495 fax: 828.247.4498
NC Firm#: P-08880


$$= 4Q^2$$

DATE: 01/07/2022

RAWN BY: WFM

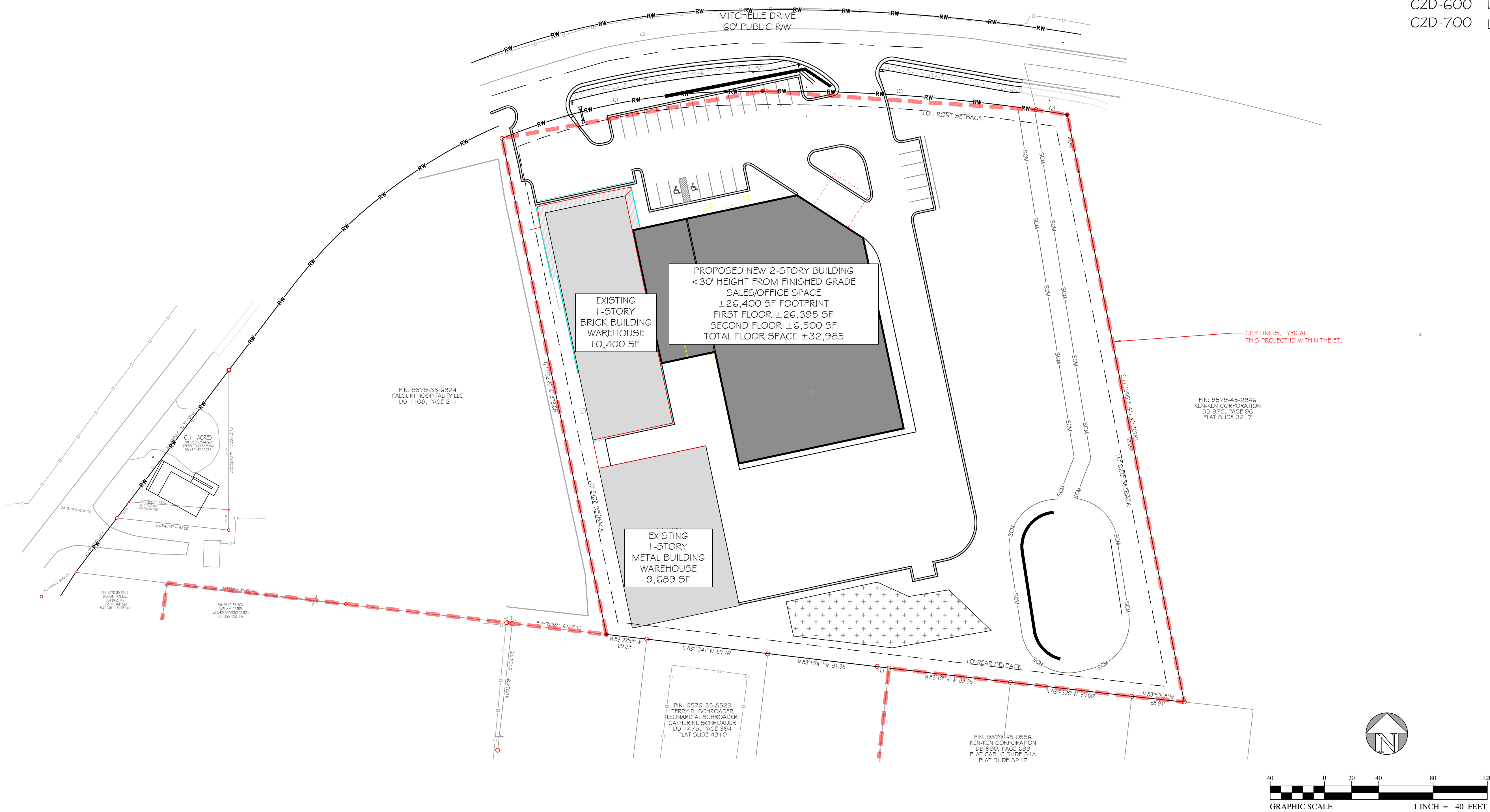
CHECKED BY: BSR

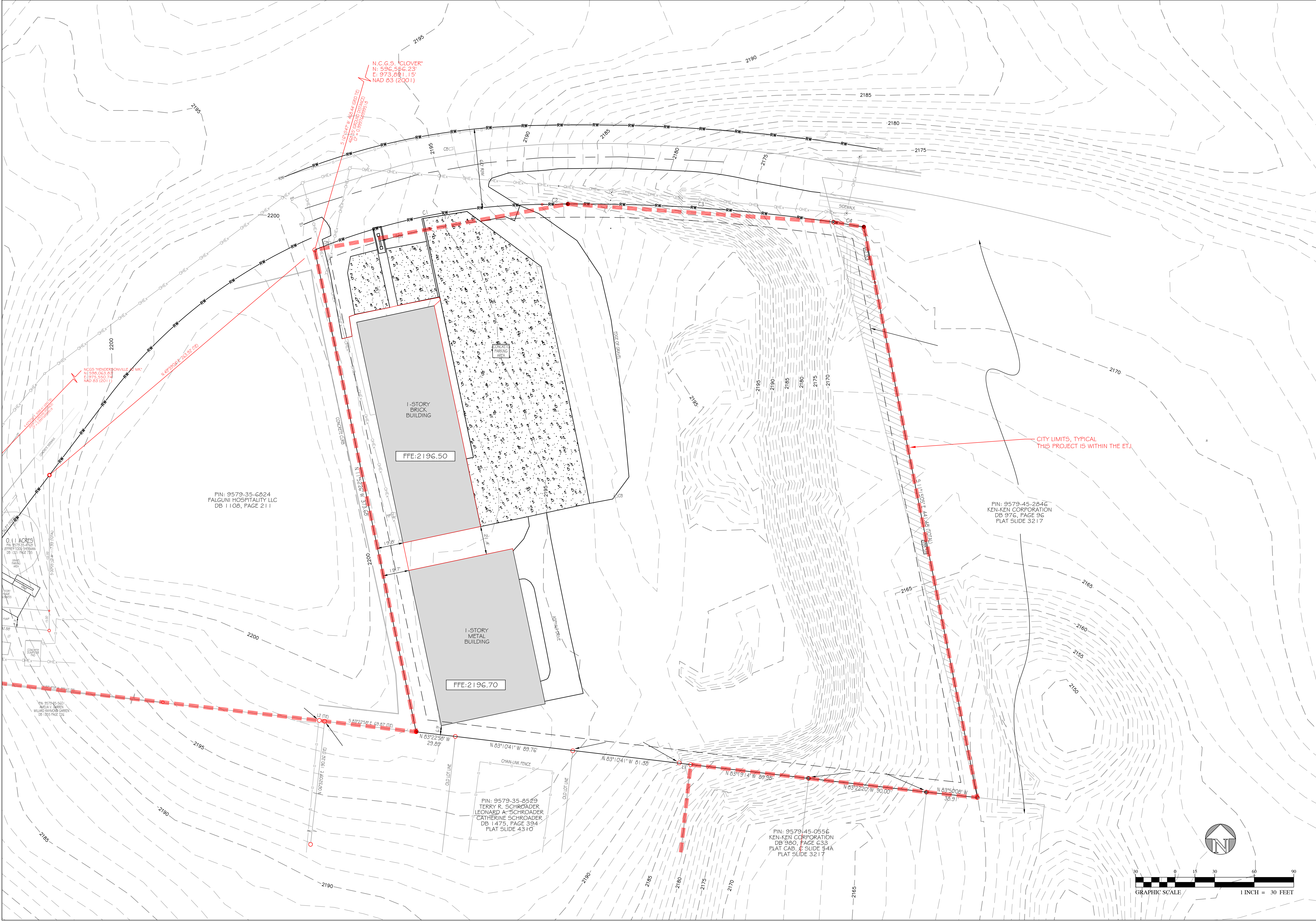
PROJECT MGR: DWO

FILET.

13

13





JOB NUMBER
21224

Item D.

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

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

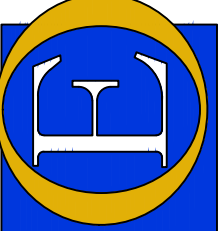
SCHROADER'S HONDA - CZD

HENDERSONVILLE ETJ

HENDERSON COUNTY, NC

SURVEY

Odom Engineering PLLC



169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4406 fax: 828.247.4406
NC License: 74086

1" = 30'

DATE: 01/07/2022

DRAWN BY: WFM

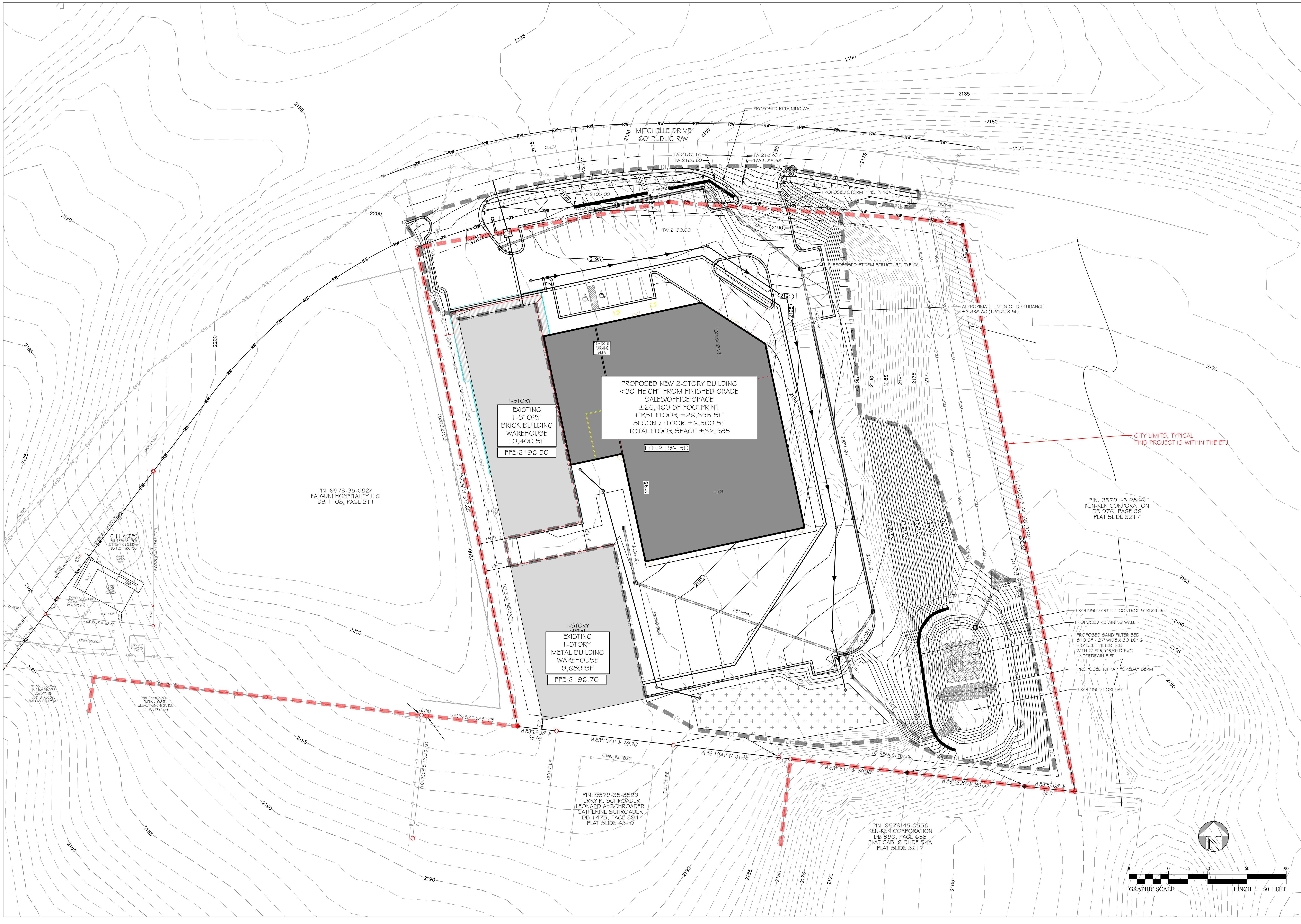
CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-100

14



PROPOSED NEW 2-STORY BUILDING
<30' HEIGHT FROM FINISHED GRADE
SALES/OFFICE SPACE
±26,400 SF FOOTPRINT
FIRST FLOOR ±26,395 SF
SECOND FLOOR ±6,500 SF
TOTAL FLOOR SPACE ±32,985

1-STORY
EXISTING
1-STORY
BRICK BUILDING
WAREHOUSE
10,400 SF
FFE:2196.50

1-STORY
EXISTING
1-STORY
METAL BUILDING
WAREHOUSE
9,689 SF
FFE:2196.70

PIN: 9579-35-8529
TERRY R. SCHROADER
LEONARD A. SCHROADER
CATHERINE SCHROADER
DB 1475, PAGE 394
PLAT SLIDE 4310

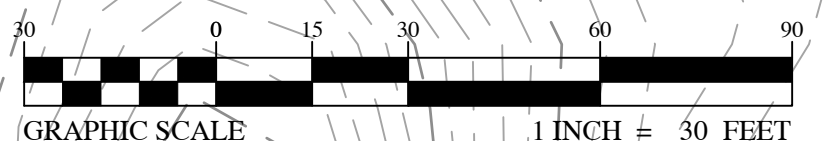
PIN: 9579-45-0556
KEN-KEN CORPORATION
DB 980, PAGE 633
PLAT CAB. C SLIDE 54A
PLAT SLIDE 3217

PIN: 9579-45-2846
KEN-KEN CORPORATION
DB 976, PAGE 96
PLAT SLIDE 3217

PIN: 9579-35-6824
FALGUNI HOSPITALITY LLC
DB 1108, PAGE 211

CITY LIMITS, TYPICAL
THIS PROJECT IS WITHIN THE ETJ

- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED RETAINING WALL
- PROPOSED SAND FILTER BED
810 SF - 27" WIDE X 30' LONG
2.5' DEEP FILTER BED
WITH 6" PERFORATED PVC
UNDERDRAIN PIPE
- PROPOSED RIPRAP FOREBAY BERM
- PROPOSED FOREBAY



JOB NUMBER
21224

REV	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			

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
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: 01/07/2022

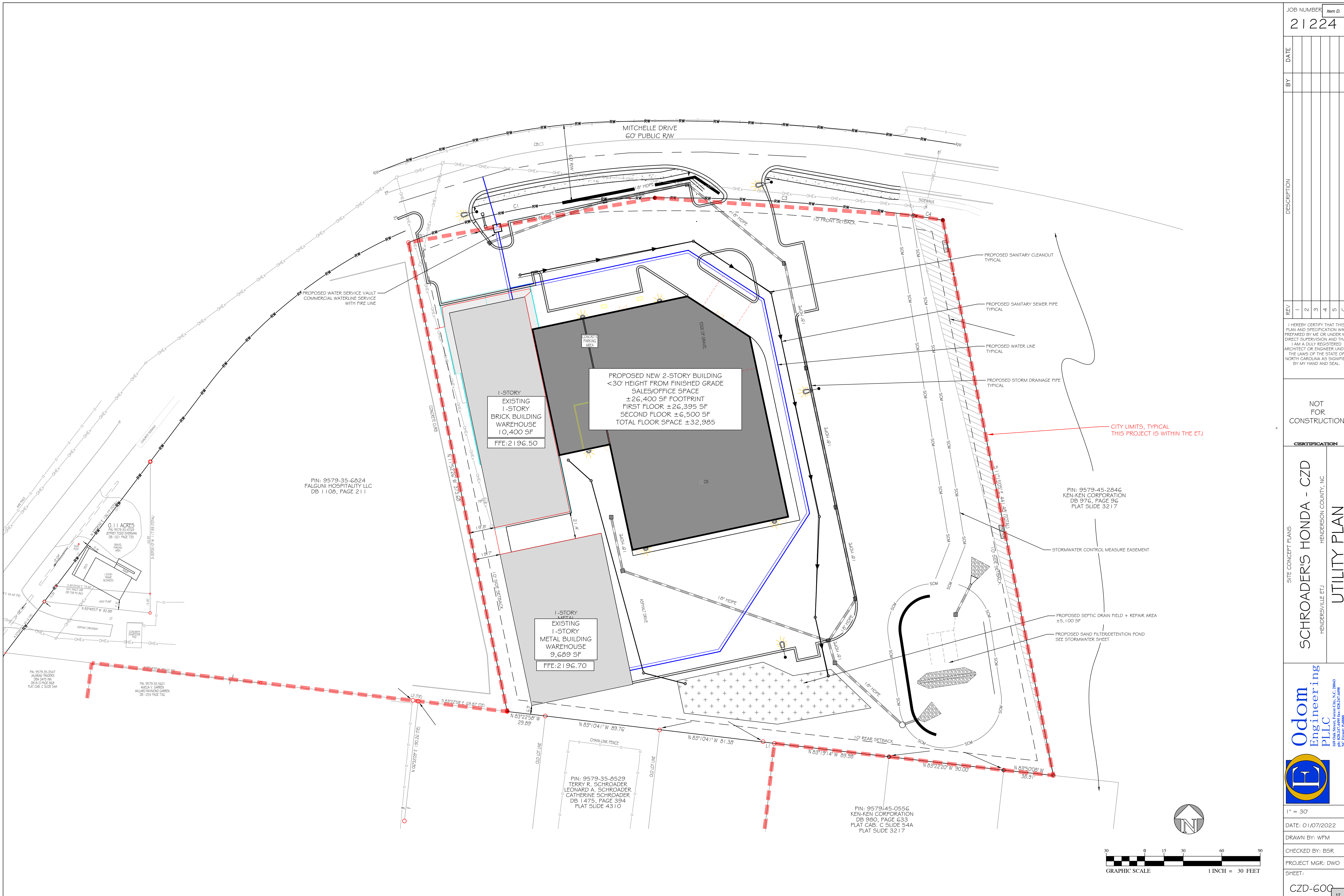
DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-400



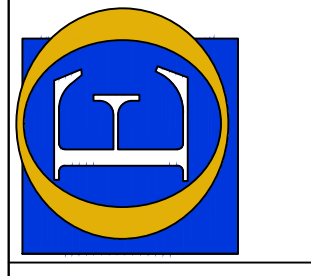
REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

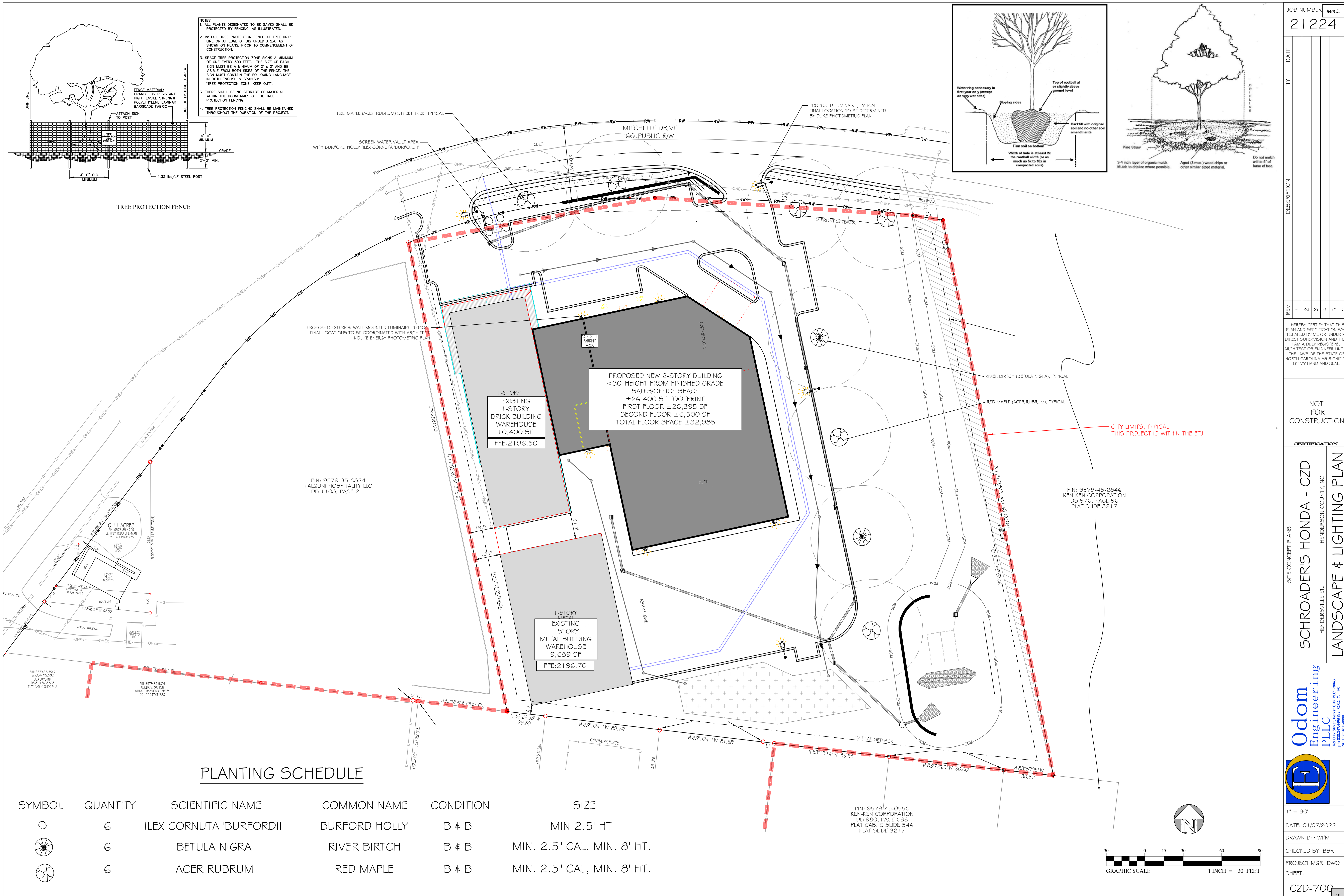
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

SITE CONCEPT PLANS
SCHROADER'S HONDA - CZD
HENDERSON COUNTY, NC
HENDERSVILLE ETJ
UTILITY PLAN

Odom Engineering PLLC
169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4406 fax: 828.247.4408
NC License # 4408





PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	CONDITION	SIZE
	6	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	B & B	MIN 2.5' HT
	6	BETULA NIGRA	RIVER BIRTCH	B & B	MIN. 2.5" CAL, MIN. 8' HT.
	6	ACER RUBRUM	RED MAPLE	B & B	MIN. 2.5" CAL, MIN. 8' HT.

JOB NUMBER
21224

DATE

BY

DESCRIPTION

REV

1

2

3

4

5

6

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

HENDERSONVILLE, NC

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: 14086

1" = 30'

DATE: 01/07/2022

DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-700

18