



VICINITY MAP
SCALE: 1" = 400'

SITE DATA	
LOCATION:	SUGARLOAF DRIVE (PIN: 9579567956) HENDERSONVILLE, NORTH CAROLINA
ZONE:	PCD (PLANNED COMMERCIAL DEVELOPMENT)
ADJ. PROPERTY ZONING:	C-3 (HIGHWAY BUSINESS)
USE:	HOTEL WITH MEETING ROOM
CONTACT:	TIM FOLEY HENSONFOLEY 704.875-1615
DEVELOPER:	SANJAY PATEL
OWNER:	SUGARLOAF HOSPITALITY, LLC

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING USE	HOTEL WITH MEETING ROOM
2	PARKING SPACES REQUIRED HOTEL - 1 PER GUEST ROOM PLUS 1 PER 400 SF OF MEETING AREA	100 SPACES (4 HANDICAP) 98 GUESTROOM = 98 SPACES 860 SF MEETING SPACE = 2 SPACES
3	PARKING SPACES PROVIDED	104 SPACES (INCL. 5 HANDICAP)

SETBACK AND BUFFER REQUIREMENTS	
MIN. REQUIRED FRONT BUILDING SETBACK	40' FRONT BUILDING SETBACK
MIN. REQUIRED SIDE BUILDING SETBACK	25' SIDE BUILDING SETBACK
MIN. REQUIRED REAR BUILDING SETBACK	25' REAR BUILDING SETBACK

SITE COVERAGE SUMMARY	
TOTAL PROJECT AREA	100,188 SF (2.30 ACRES)
BUILDING AREA	16,477 - 16,500 SF (0.37 ACRES)
OPEN SPACE	33,807 - 33,866 SF (0.78 ACRES)
COMMON OPEN SPACE	10,245 - 10,006 SF (0.23 ACRES)
STREET AND PARKING	49.73% - 49,822 SF (1.14 ACRES)

- SITE PLAN NOTES**
- THE PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN (FEMA FIRM #3700957900), EFFECTIVE DATE OCTOBER 2, 2008)
 - PROJECT TO BE DEVELOPED IN A SINGLE PHASE
 - THERE ARE NO EXISTING TREES GREATER THAN 12" DBH
 - SITE LIGHTING TO BE BY OTHERS
 - BUILDING FOOTPRINT FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND BUILDING STAKING. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES

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 NC ENGINEERING BOARD LICENSE # C-291
 NC LAND SURVEYING BOARD LICENSE # PL-189

North Arrow
 GRAPHIC SCALE 1"=20 FT.

HENDERSONVILLE HOME 2
 SUGARLOAF ROAD, HENDERSONVILLE, NC
 PIN # 9579567956

SITE PLAN

REVISIONS:

5/9/18 PER NCDOT COMMENTS
6/22/18 PER REVIEW COMMENTS
6/29/18 PER LANDSCAPE COMMENTS
8/6/18 PER LANDSCAPE COMMENTS
8/8/18 PER BUILDING REVISION
7/15/21 MOVE CONSTRUCTION ENT.

PROJECT NUMBER: 216064
 DATE: 03/21/2018 DRAWN BY: KMG
 SHEET **C03** OF 17



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.