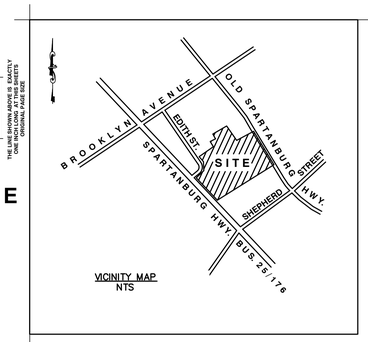
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH WHEN PLOTTED ON ANSI D SIZE SHEETS



VICINITY MAP
NTS

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED BUILDING SETBACK
- EXISTING 1' CONTOURS
- PROPOSED 1' CONTOURS
- FIRE — PROPOSED FIRE WATER SERVICE
- WSv — PROPOSE DOMESTIC WATER SERVICE
- SSv — PROPOSED SEWER SERVICE
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE
- PROPOSED 18" CURB AND GUTTER
- PROPOSED LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED SD CONCRETE
- PROPOSED HD CONCRETE

PROJECT SUMMARY:

PROJECT NAME: PARDEE MEDICAL OFFICE BUILDING EASLER LOT

PROJECT ADDRESS: TBD SPARTANBURG HIGHWAY

PIN: 9578-41-6876
9578-42-5074

DEED REF: DB:1393 PG:180

PROPERTY AREA: 4.54 AC ±

EXISTING ZONING: C-3SU (CITY OF HENDERSONVILLE)
PROPOSED ZONING: MICCZD (CITY OF HENDERSONVILLE)

PROPERTY OWNER: HENDERSON COUNTY
800 N JUSTICE STREET
HENDERSONVILLE, NC 28791

DEVELOPER: HENDERSON COUNTY
BRYAN RHODES-CAPITAL PROJECTS
828-694-6554

ENGINEER: JARED L DERIDDER, P.E.
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28793
(828) 687-7177

SURVEYOR: ED HOLMES AND ASSOCIATES
LAND SURVEYORS
200 RIDGEFIELD COURT SUITE 208
ASHEVILLE, NC 28806
(828) 225-6562

ARCHITECT: LS3P
14 O'HENRY AVE, STE 210
ASHEVILLE, NC 28801
(828) 254-1963

WATER SYSTEM: PUBLIC (COH)
SEWER SYSTEM: PUBLIC (COH)

BUILDING SETBACKS:
FRONT – 10'
SIDE – 20'
REAR – 20'

ROAD FRONTAGE:
SPARTANBURG HWY: 245'
OLD SPARTANBURG RD: 297'

PARKING REQUIRED:
OFFICE, MEDICAL:
ONE (1) SPACE PER EACH 250 SF OF GROSS FLOOR AREA
45,000 SF = 180 SPACES (4/1000 SF)
PARKING PROVIDED: 198 SPACES (4.40/1000 SF)

LANDSCAPE BUFFER:
10' TYPE B RESIDENTIAL BUFFER

MAX BUILDING HEIGHT: 50'
PROPOSED BUILDING HEIGHT: 32'

NOTES:

1) NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOOD PLAIN OR FLOOD WAY.

2) THIS PARCEL AND ALL ADJOINING PARCELS ARE WITHIN THE CITY OF HENDERSONVILLE CITY LIMITS.

3) LIGHTING FOR THE SITE SHALL COMPLY WITH SECTION 6-19 OF THE CITY OF HENDERSONVILLE ZONING ORDINANCE.

4) ALL PLANNED IMPROVEMENTS ARE CURRENTLY PROPOSED TO BE COMPLETED IN ONE PHASE.

5) ALL AREAS SHALL BE PAVED TO NCDOT STANDARDS.

6) ALL PROPOSED PARKING SPACES WILL BE A MINIMUM OF 9'X18' AND 90° PARKING WILL HAVE A MINIMUM DRIVE ISLE WIDTH OF 24'.

7) BUILDING HEIGHTS ARE CALCULATED PER COH ZONING ORDINANCE ARTICLE 12.

PROJECT AREA SUMMARY:

PROJECT AREA:
204,675 SF – 4.70 AC – 100%

SITE COVERAGE – BUILDINGS:
19,180 SF – 0.44 AC – 9.37%

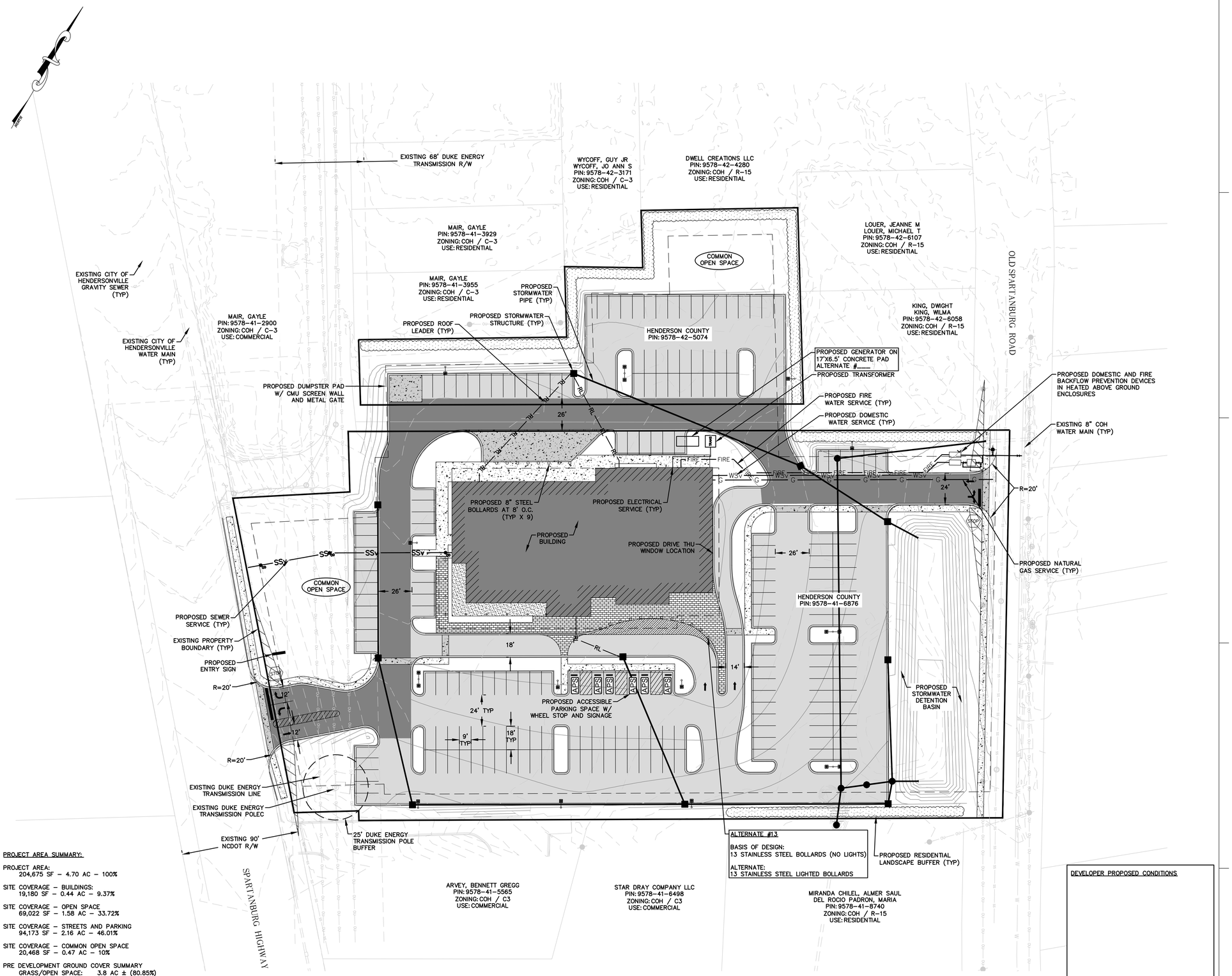
SITE COVERAGE – OPEN SPACE
69,022 SF – 1.58 AC – 33.72%

SITE COVERAGE – STREETS AND PARKING
94,173 SF – 2.16 AC – 46.01%

SITE COVERAGE – COMMON OPEN SPACE
20,468 SF – 0.47 AC – 10%

PRE DEVELOPMENT GROUND COVER SUMMARY
GRASS/OPEN SPACE: 3.8 AC ± (80.85%)
IMPERVIOUS: 0.9 AC ± (19.15%)

POST DEVELOPMENT GROUND COVER SUMMARY
GRASS/OPEN SPACE: 1.58 AC ± (33.72%)
IMPERVIOUS: 3.12 AC ± (66.28%)



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

DEVELOPER PROPOSED CONDITIONS

CITY PROPOSED CONDITIONS

HENDERSON COUNTY

UNC HEALTH Pardee

LS3P
14 O'HENRY AVENUE, SUITE 210
ASHEVILLE, NC 28801
TEL. 828.254.1963
WWW.LS3P.COM

Preliminary Not For Construction

COPYRIGHT 2024 ALL RIGHTS RESERVED. PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM LS3P ASSOCIATES LTD.

HENDERSON CO. & UNCH PARDEE SH MOB

1427 OLD SPARTANBURG ROAD
HENDERSONVILLE, NC 28792

LS3P PROJECT: 0403-240136

Δ	DATE	DESCRIPTION

WGLA Engineering
WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

SHEET NAME:
SITE PLAN

ORIG SUBMISSION: 2025.04.14

SHEET:
C-200

DESIGN DEVELOPMENT

5/4/2023 4:11:49 PM