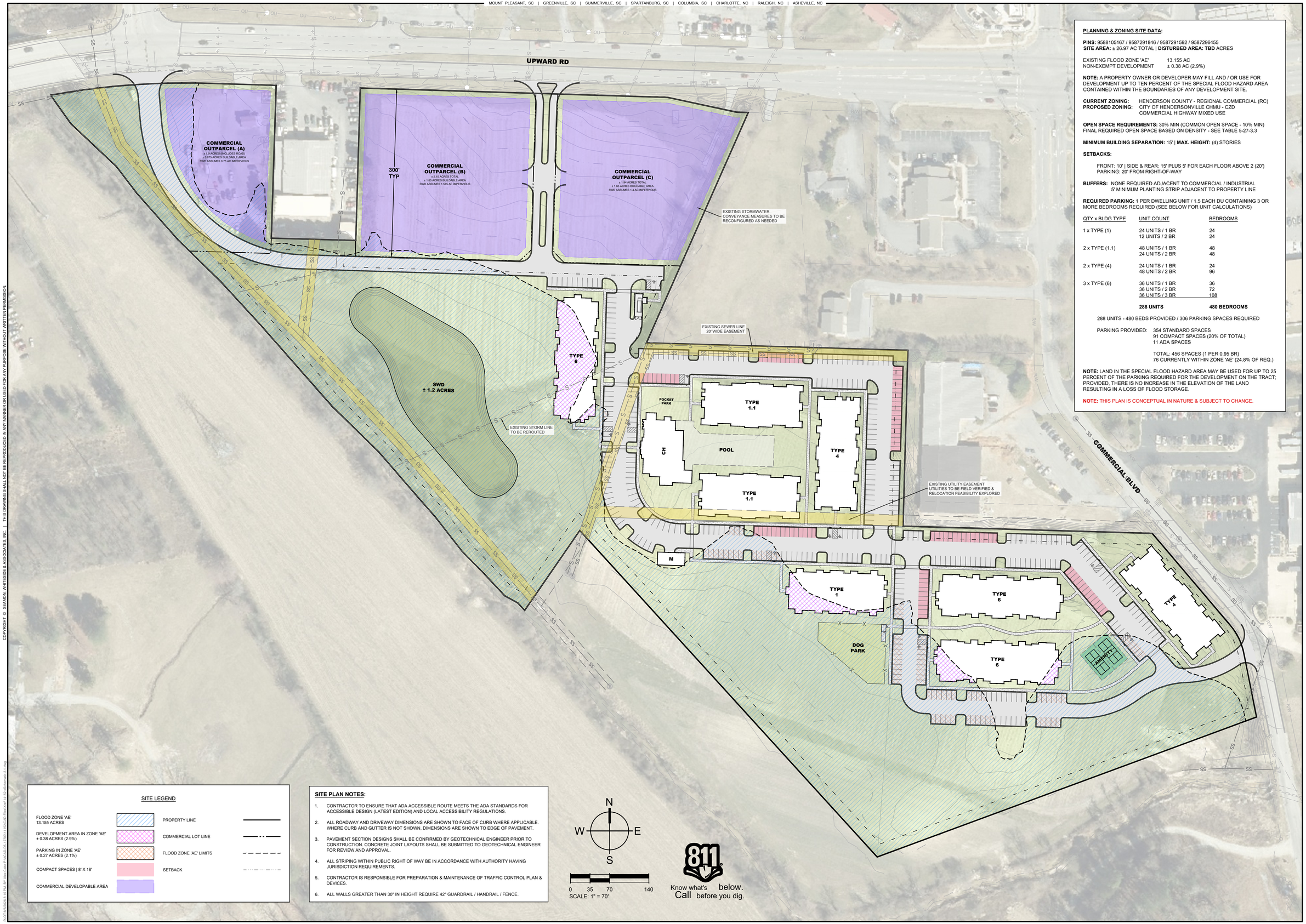

PLANNING & ZONING SITE DATA:

PINS: 9588105167 / 9587291846 / 9587291592 / 9587296455
SITE AREA: ± 26.97 AC TOTAL | **DISTURBED AREA: TBD** ACRES

EXISTING FLOOD ZONE 'AE' 13.155 AC
NON-EXEMPT DEVELOPMENT ± 0.38 AC (2.9%)

NOTE: A PROPERTY OWNER OR DEVELOPER MAY FILL AND / OR USE FOR DEVELOPMENT UP TO TEN PERCENT OF THE SPECIAL FLOOD HAZARD AREA CONTAINED WITHIN THE BOUNDARIES OF ANY DEVELOPMENT SITE.

CURRENT ZONING: HENDERSON COUNTY - REGIONAL COMMERCIAL (RC)
PROPOSED ZONING: CITY OF HENDERSONVILLE CHMU - CZD
COMMERCIAL HIGHWAY MIXED USE

OPEN SPACE REQUIREMENTS: 30% MIN (COMMON OPEN SPACE - 10% MIN)
FINAL REQUIRED OPEN SPACE BASED ON DENSITY - SEE TABLE 5-27-3.3

MINIMUM BUILDING SEPARATION: 15' | **MAX. HEIGHT:** (4) STORIES

SETBACKS:

FRONT: 10' | SIDE & REAR: 15' PLUS 5' FOR EACH FLOOR ABOVE 2 (20')
PARKING: 20' FROM RIGHT-OF-WAY

BUFFERS: NONE REQUIRED ADJACENT TO COMMERCIAL / INDUSTRIAL
5' MINIMUM PLANTING STRIP ADJACENT TO PROPERTY LINE

REQUIRED PARKING: 1 PER DWELLING UNIT / 1.5 EACH DU CONTAINING 3 OR MORE BEDROOMS REQUIRED (SEE BELOW FOR UNIT CALCULATIONS)

QTY x BLDG TYPE	UNIT COUNT	BEDROOMS
1 x TYPE (1)	24 UNITS / 1 BR	24
	12 UNITS / 2 BR	24
2 x TYPE (1.1)	48 UNITS / 1 BR	48
	24 UNITS / 2 BR	48
2 x TYPE (4)	24 UNITS / 1 BR	24
	48 UNITS / 2 BR	96
3 x TYPE (6)	36 UNITS / 1 BR	36
	36 UNITS / 2 BR	72
	36 UNITS / 3 BR	108
	288 UNITS	**480 BEDROOMS**

288 UNITS - 480 BEDS PROVIDED / 306 PARKING SPACES REQUIRED

PARKING PROVIDED: 354 STANDARD SPACES
91 COMPACT SPACES (20% OF TOTAL)
11 ADA SPACES

TOTAL: 456 SPACES (1 PER 0.95 BR)
76 CURRENTLY WITHIN ZONE 'AE' (24.8% OF REQ.)

NOTE: LAND IN THE SPECIAL FLOOD HAZARD AREA MAY BE USED FOR UP TO 25 PERCENT OF THE PARKING REQUIRED FOR THE DEVELOPMENT ON THE TRACT; PROVIDED, THERE IS NO INCREASE IN THE ELEVATION OF THE LAND RESULTING IN A LOSS OF FLOOD STORAGE.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

SITE LEGEND

FLOOD ZONE 'AE' 13.155 ACRES		PROPERTY LINE	
DEVELOPMENT AREA IN ZONE 'AE' ± 0.38 ACRES (2.9%)		COMMERCIAL LOT LINE	
PARKING IN ZONE 'AE' ± 0.27 ACRES (2.1%)		FLOOD ZONE 'AE' LIMITS	
COMPACT SPACES | 8' X 18'		SETBACK	
COMMERCIAL DEVELOPABLE AREA			

SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEETS THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR PREPARATION & MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES.
6. ALL WALLS GREATER THAN 30" IN HEIGHT REQUIRE 42" GUARDRAIL / HANDRAIL / FENCE.

N
W E
S

0 35 70 140
SCALE: 1" = 70'

811 Know what's below. Call before you dig.

SEAMON WHITESIDE
ASHEVILLE, NC
(828) 232-8947
60 BILTMORE AVENUE
SUITE 002
ASHEVILLE, NC 28801
WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

NORTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C-2466
CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION
7/27/26

UPWARD ROAD MULTIFAMILY

STOA GROUP

HENDERSON COUNTY, NORTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	14152
DATE:	7/27/26
DRAWN BY:	AC | TBD
CHECKED BY:	SS | AG

REVISION HISTORY

CONCEPTUAL SITE PLAN 2.1

C1.0

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

PLOT 8/20/2026 3:13 PM, BY Alex Cullen P:\PROJECTS_CURRENT\14152 Upward Rd\14152 Upward Rd_C2.1.dwg