CONCEPTUAL DEVELOPMENT PLAN
FOR
CONDITIONAL ZONING APPROVAL
FLETCHER VILLAGE BAKERY
28 CANE CREEK ROAD
FLETCHER, NC 28732

DEVELOPMENT DATA BLOCK

OWNER (9324)	LYNDA L TWEED, TERRY L TWEED 557 LANNING RD HENDERSONVILLE, NC 28792
OWNER (0279)	AMBER ALYCE BABB HONEYCUTT 102 ARBOR DRIVE ELON, NC 27244 PARKER KALE BABB 1929 PINEHURST RD SNELLVILLE, GA 30078
DEVELOPER:	WORKMAN AND SALLOUM PROPERTIES, LLC 60 PARK AVENUE NORTH ASHEVILLE, NC 28801
LANDSCAPE ARCHITECT:	WADE TRIM, INC R. DANIEL HYATT, PLA, ASLA 53. N. MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PROJECT ENGINEER:	WADE TRIM, INC ARIEL REGNIER, PE 53 N. MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PROJECT LOCATION:	TOWN OF FLETCHER
COUNTY:	HENDERSON COUNTY
PROJECT ADDRESS:	28 CANE CREEK ROAD FLETCHER, NC 28732
PIN & PROPERTY SIZE:	9653-81-02790.81 AC 9653-71-93240.83 AC TOTAL 1.64 AC
EXISTING ZONING:	R-2 (HOF-O)
PROPOSED CONDITIONAL ZONING:	NBD-CZ
BUILDING SETBACKS (F/S/R):	0'/ 3'/ 0'
	ALLOWED / PROPOSED
MAX BUILDING HEIGHT:	3 STORIES / 24'-4"
MAX BUILDING FOOTPRINT:	16,000 SF / 8,100 SF
PROPOSED USE:	COMMERCIAL; RESTAURANT
PROPOSED BUILDING SIZE:	150 SEATS
PARKING	
REQUIRED:	1 SPACE / 4 SEATS = 37 SPACE
MAX ALLOWED (IMPERVIOUS):	1.5 X REQUIRED = 56 SPACES
PROPOSED:	55 IMPERVIOUS 26 PERVIOUS 81 SPACES TOTAL
PROPOSED IMPERVIOUS AREA:	35,600 SF (0.82 AC)
LIMITS OF DISTURBANCE:	68,554 SF (1.57 AC)
SIDEWALK FEE-IN-LIEU *5' WIDE SIDEWALK*	E. PRESSLEY HILL RD - 113' PRESSLEY HILL RD - 104' 217 LF (1,085 SF)

KEY MAP
NOT TO SCALE

VICINITY MAP
SCALE: 1"=200'

N

SHEET INDEX

SHEET #	SHEET TITLE	REV #
C0.0	COVER SHEET	
C0.1	LEGEND SHEET	
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN	
C1.0	CONCEPTUAL SITE PLAN	
C2.0	CONCEPTUAL GRADING PLAN	
C3.0	PRE AND POST DRAINAGE AREA MAPS	
C5.0	CONCEPTUAL UTILITY PLAN	
C6.0	CONCEPTUAL LANDSCAPE PLAN	

REV#	DATE	DESCRIPTION	BY

SUBMITTED FOR CZ APPROVAL: 10-29-2025

WADE TRIM
Wade Trim, Inc.
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197 | www.wadetrim.com
Corporate License Number: F-1063

SEAL

ISSUED FOR:	DATE:	BY:
CZ APPROVAL	10/29/25	ALR
CZ APPROVAL	11/12/25	ALR
CZ APPROVAL	12/22/25	ALR

JOB NO.
WOS2001.01A

SHEET
C0.0

FLETCHER VILLAGE BAKERY

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PROJECT MANAGER:
C:\PW_WORK\WADE TRIM, ARE\D0\R0107118\BHT-GCS-WOS2001.01A\DWG\FLETTED1 11/13/2025 7:26 PM BY: REGNIER, ARIEL

EXISTING CONDITIONS LEGEND

LINE WORK

- BOUNDARY
- RIGHT OF WAY (R/W)
- BUILDING SETBACK
- BUILDING
- CURB & GUTTER
- EDGE OF GRAVEL
- CHAIN LINK FENCE
- ORNAMENTAL FENCE
- WOOD FENCE
- FIELD LINE (F)
- GUARD RAIL
- TOP OF BANK
- DITCH CENTERLINE
- FLOOD PLAIN LINE (FLP)
- SHORE OR EDGE OF WATER
- WETLAND
- RETAINING/SCREEN WALL
- RAILROAD TRACKS
- EDGE OF WOODS
- EDGE OF BRUSH
- EDGE OF HEDGE ROW
- TREE ROW
- MAJOR CONTOUR (100)
- MINOR CONTOUR (101)

HATCHING

- HMA SURFACE
- CONCRETE SURFACE
- AGGREGATE SURFACE
- BRICK PAVERS

TOPOGRAPHIC FEATURES

- SPOT ELEVATION (+ 100.59)
- FOUND IRON ROD (IR)
- SET IRON PIPE (IP)
- GOVERNMENT CORNER
- BENCHMARK (BM)
- GPS MONUMENT (MON)
- PK NAIL (PK)
- FOUND T IRON (IRON)
- FOUND PINCHED IRON (PI)
- FOUND SPIKE (SPK)
- TRAVERSE POINT
- RIGHT-OF-WAY MARKER (RW)
- UNDERGROUND MARKER (M)
- SOIL BORING (SB)
- AC UNIT (AC)
- ANTENNA
- BASKETBALL POST (BP)
- BILL BOARD SIGN BASE (SGNB)
- CAMERA TOWER
- FILL PORT
- FLAG POLE (FP)
- FOUNTAIN
- GAS PUMP
- LIGHT POLE BASE (NO LAMP)
- MAIL BOX (MB)
- MONITORING WELL (MWELL)
- NEWSPAPER BOX (NB)
- OIL WELL (OW)
- PIER (PIER)
- PILING (PL)
- PARKING METER (PM)
- ROUND POST OR BOLLARD (P)
- SQUARE POST (P)
- ROCK (ROCK)
- SATELLITE DISH
- SIGN POST (S)
- TRAFFIC LIGHT SIGNAL
- WOOD STAKE (WS)
- VOLLEY BALL POLE (VP)
- TETHER BALL POLE (TP)
- SWING SET
- CLIMBING BARS
- MERRY-GO-ROUND
- STRAIGHT SLIDE
- SPIRAL SLIDE
- EVERGREEN TREE OR BUSH
- DECIDUOUS TREE OR BUSH
- STUMP

UTILITIES LINE WORK

- WATER MAIN (UP TO 24") (W)
- WATER MAIN (24" AND UP)
- SANITARY SEWER MAIN (UP TO 24") (SAN)
- SANITARY SEWER MAIN (24" AND UP)
- SANITARY SEWER FORCE MAIN (FM)
- STORM SEWER LINE (UP TO 24") (ST)
- STORM SEWER LINE (24" AND UP)
- OVERHEAD ELECTRIC (OH-E)
- UNDERGROUND ELECTRIC (UG-E)
- GAS MAIN OR SERVICE (G)
- UNDERGROUND TELEPHONE (UG-T)
- OVERHEAD TELEPHONE (OH-T)
- FIBER OPTICS (FO)
- OIL PIPE LINE (OIL)

UTILITIES SYMBOLS

- FIRE HYDRANT
- WATER VALVE IN BOX
- DOMESTIC WATER SHUT OFF (OR WSO)
- SPRINKLER HEAD (SH)
- SPRINKLER JUNCTION BOX (JB)
- POST INDICATOR VALVE
- GATE VALVE & WELL
- METER PIT (MP)
- WATER METER (WM)
- WATER FAUCET (WF)
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT (CO)
- SANITARY PUMP STATION
- SANITARY SEWER VENT (SV)
- SANITARY SEWER SEPTIC TANK
- STORM CATCH BASIN
- STORM CURB INLET
- STORM MANHOLE
- DOWNSPOUT (DS)
- STORM SEWER CLEAN OUT (CO)
- STORM SEWER END SECTION
- STORM SEWER HEADWALL
- ELECTRIC METER (EM)
- ELECTRIC MANHOLE
- UTILITY MANHOLE
- POWER PEDESTAL (PP)
- ELECTRIC HAND HOLE (HH)
- TRANSFORMER BOX
- POWER POLE
- UTILITY POLE
- POWER & LIGHT POLE
- TELEPHONE, POWER & L.P.
- POWER & TELEPHONE POLE
- GUY ANCHOR (GA)
- GUY POLE (GP)
- DEADMAN ANCHOR (DA)
- FLOOD LIGHT
- DECORATIVE LIGHT POLE
- LIGHT POLE
- METAL LIGHT POLE
- GAS METER (GM)
- GAS MANHOLE
- TELEPHONE PEDESTAL (TP)
- TELEPHONE POLE

PROPOSED LEGEND

SITE LINE WORK

- CANOPY LIMITS
- BUILDING LINE
- CURB AND GUTTER
- STRAIGHT CURB
- BUILDING SETBACK
- RIGHT OF WAY LINE (R/W)
- BLOCKADE
- CHAIN LINK FENCE
- ORNAMENTAL FENCE
- WOOD FENCE
- GUARD RAIL
- THICKENED EDGE CONCRETE
- STOP BAR
- CURB & GUTTER REMOVAL
- STRAIGHT CURB REMOVAL
- PROPERTY LINE REMOVAL
- UTILITY REMOVAL/ABANDON
- SAWCUT FULL, FULL DPETH
- TEMPORARY SILT FENCE
- MAJOR CONTOUR (100)
- MINOR CONTOUR (101)
- DRAINAGE SWALE
- TOP OF BANK
- LIMITS OF DISTURBANCE/ PROJECT LIMITS

UTILITY LINE WORK

- WATER MAIN (UP TO 24") (W)
- WATER MAIN (24" AND UP)
- SANITARY SEWER MAIN (UP TO 24") (SAN)
- SANITARY SEWER MAIN (24" AND UP)
- SANITARY SEWER FORCE MAIN (FM)
- STORM SEWER LINE (UP TO 24") (ST)
- STORM SEWER LINE (24" AND UP)
- OVERHEAD ELECTRIC (OH-E)
- UNDERGROUND ELECTRIC (UG-E)
- GAS MAIN OR SERVICE (G)
- UNDERGROUND TELEPHONE (UG-T)
- OVERHEAD TELEPHONE (OH-T)

SITE SYMBOLS

- REMOVAL ITEM (REM- XXX)
- RELOCATE ITEM (REL- XXX)
- ADJUST STRUCTURE (ADJ- XXX)
- ABANDON ITEM (ABN)
- RECONSTRUCT STRUCTURE (REC- XXX)
- DECIDUOUS TREE/BUSH REMOVAL
- EVERGREEN TREE/BUSH REMOVAL
- STUMP REMOVAL
- FILTER BERM OR CHECK DAM
- TEMPORARY INLET PROTECTION
- EROSION CONTROL KEY (TEMPORARY) (## T)
- EROSION CONTROL KEY (PERMANENT) (## P)
- SOIL TYPE (XxX)
- PARKING COUNT (5)
- TRAFFIC FLOW ARROW
- SIGN AND SIGN POST (S)
- BOLLARD (P)
- ACCESSIBLE SYMBOL
- DETECTACBLE WARNING SURFACE
- CURB ELEVATION WHERE: T = TOP OF CURB G = GUTTER OR PVMT. (100.50 T 100.00 G)
- THICKENED EDGE WALK ELEV. WHERE: T = TOP OF WALK P = PAVEMENT (100.50 T 100.00 P)
- SPOT ELEV. (100.00 XXX)

WHERE XXX IS ONE OF THE FOLLOWING:

TOP OF CONCRETE ELEV.	TOC
FINISH GRADE ELEV.	FG
DOOR ELEV.	DOOR
RIM ELEV.	RIM
BACK OF CURB ELEV.	BOC
GUTTER ELEV.	GUT
MATCH EXISTING ELEV.	MATCH
TOP OF PAVEMENT ELEV.	T/P
TOP OF WALL ELEV.	TOW
BOTTOM OF WALL ELEV.	BOW
TOP OF BANK ELEV.	TOB
TOE OF SLOPE ELEV.	TOE
FIINISH FLOOR ELEV.	FFE
ADJUST RIM ELEV.	ADJUST

- DRAINAGE FLOW
- DRAINAGE SLOPE (1.0%)
- FINISH GRADE SLOPE (4:1)
- HIGH POINT (H.P.)
- GRADE BREAK (G.B.)

UTILITY SYMBOLS

- FIRE HYDRANT
- WATER VALVE IN BOX
- DOMESTIC WATER SHUT OFF (WSO)
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- GATE VALVE & WELL
- METER PIT (MP)
- SANITARY SEWER MANHOLE (UP TO 6' DIA.)
- SANITARY SEWER MANHOLE (60" DIA. AND UP)
- SANITARY SEWER CLEAN OUT (CO)
- SANITARY PUMP STATION
- STORM CATCH BASIN (UP TO 60" DIA.)
- STORM CURB INLET
- STORM MANHOLE (UP TO 60" DIA.)
- STORM MANHOLE/CATCH BASIN (60" DIA. AND UP)
- DOWNSPOUT (DS)
- STORM SEWER END SECTION
- STORM SEWER CLEAN OUT (CO)
- TRANSFORMER BOX (E)
- POWER POLE
- ELECTRIC METER (EM)
- ELECTRIC MANHOLE
- POWER PEDISTAL (PP)
- DECORATIVE LIGHT POLE
- SINGLE LIGHT POLE
- PARKING LOT LIGHT POLE
- GAS METER (GM)
- TELEPHONE PEDISTAL (TP)

HATCHING

- CONSTRUCTION ENTRANCE
- STAGING/STOCK PILE AREA
- HMA SURFACE
- HEAVY DUTY HMA SURFACE
- CONCRETE SURFACE
- HEAVY DUTY CONCRETE SURFACE
- DECORATIVE CONCRETE SURFACE
- AGGREGATE SURFACE
- PAINTED ISLAND
- BUILDING REMOVAL
- BITUMINOUS SURFACE REMOVAL
- CONCRETE SURFACE REMOVAL
- AGGREGATE SURFACE REMOVAL
- WOODED AREA REMOVAL
- PRIMARY CONSERVATION AREA

LANDSCAPE HATCH

- PERENNIALS-1
- PERENNIALS-2
- GROUND COVER-1
- GROUND COVER-2
- SEED MIX-1
- SEED MIX-2
- MULCH
- ROCK
- LAWN

STANDARD ABBREVIATION

ABAN	ABANDON	CMP	CORRUGATED METAL PIPE	FFE	FINISHED FLOOR ELEVATION	LF	LINEAL FEET	Q	RATE OF FLOW	TW	TOP OF WALK
ALI	ALIGNMENT	CO	CLEAN OUT	FG	FINISHED GRADE	LP	LOW POINT	R	RADIUS	U/G	UNDERGROUND
APPD	APPROVED	CONC	CONCRETE	FO	FIBER OPTIC	MATCH	MATCH EXISTING	REF	REFERENCE	UE	UNDERGROUND ELECTRIC
APPROX	APPROXIMATE	CS	COMBINED SEWER	FOC	FACE OF CURB	MAX	MAXIMUM	ROW	RIGHT OF WAY	UTIL	UTILITY
HMA	HOT MIX ASHPALT	CW	COLD WATER	FW	FIRE WATER	MIN	MINIMUM	RCP	REINFORCED CONCRETE PIPE	VC	VERTICAL CURVE
B	BOTTOM	DA	DRAINAGE AREA	GB	GRADE BREAK	MDF	MAIN DISTRIBUTION FRAME	RR	RAILROAD	VERT	VERTICAL
B-B	BACK TO BACK	DEMO	DEMOLITION	GDR	GUARD RAIL	N	NORTHING	SAN	SANITARY SEWER	W	WATER
BDRY	BOUNDARY	DI	DUCTILE IRON	GPM	GALLONS PER MINUTE	NG	NATURAL GAS	ST	STORM SEWER	WT	WADE TRIM
BF	BARRIER FREE	DS	DOWNSPOUT	GUT	GUTTER	NTS	NOT TO SCALE	SW	SIDEWALK		
BIT	BITUMINOUS	DW	DOMESTIC WATER	GV	GATE VALVE	OH	OVERHEAD	T	TOP		
BLDG	BUILDING	DWG	DRAWING	HDPE	HIGH DENSITY POLYETHYLENE	PG	PLAN GRADE	T/C	TOP OF CURB		
BM	BENCHMARK	E	EASTING	HP	HIGH POINT	PH	PHASE	TOB	TOP OF BANK		
BO	BY OTHERS	E-E	EDGE TO EDGE	HOR	HORIZONTAL	PI	POINT OF INTERSECTION	TOC	TOP OF CONCRETE		
BOC	BACK OF CURB	EL	ELEVATION	HYD	HYDRANT	PIV	POST INDICATOR VALVE	TOE	TOE OF SLOPE		
BOW	FINISH GRADE AT BOTTOM OF WALL	EOP	EDGE OF PAVEMENT	INT	INTERSECTION	℄	PROPERTY LINE	TOF	TOP OF FLANGE		
CB	CATCH BASIN	ESMT	EASEMENT	INV	INVERT	PRV	PRESSURE REDUCING VALVE	TOW	TOP OF WALL		
℄	CENTERLINE	EXC	EXCAVATE	IW	INDUSTRIAL WASTE	PVI	POINT OF VERTICAL INTERSECTION	T/P	TOP OF PAVEMENT		

REV#	DATE	DESCRIPTION	BY

WADE TRIM
55 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197
Corporate License Number: F-1063
www.wadetrim.com

WORKMAN AND SALLOUM PROPERTIES LLC.
60 PARK AVENUE NORTH
ASHEVILLE, NC 28801
LEGEND SHEET
FOR
FLETCHER VILLAGE BAKERY

ISSUED FOR:	DATE:	BY:
CZ APPROVAL	10/29/25	ALR
CZ APPROVAL	11/12/25	ALR
CZ APPROVAL	12/22/25	ALR

FLETCHER VILLAGE BAKERY

JOB NO. WOS2001.01A

SHEET C0.1

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PROJECT MANAGER:
CDPW_WORKWADE-TRIM_ABDUNDERSO1707158SHT-GLS-WOS2001.01A.DWG PLOTTED 12/22/2025 12:47 PM BY REGINER, ABEL

DEVELOPMENT DATA BLOCK

OWNER (9324)	LYNDA L TWEED, TERRY L TWEED 557 LANNING RD HENDERSONVILLE, NC 28792
OWNER (0279)	AMBER ALYCE BABB HONEYCUTT 102 ARBOR DRIVE ELON, NC 27244 PARKER KALE BABB 1929 PINEHURST RD SNELLVILLE, GA 30078
DEVELOPER:	WORKMAN AND SALLOUM PROPERTIES, LLC 60 PARK AVENUE NORTH ASHEVILLE, NC 28801
LANDSCAPE ARCHITECT:	WADE TRIM, INC R. DANIEL HYATT, PLA, ASLA 53. N. MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PROJECT ENGINEER:	WADE TRIM, INC ARIEL REGNIER, PE 53 N. MARKET STREET SUITE 200 ASHEVILLE, NC 28801
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BUILDING SETBACKS (F/S/R):	0'/ 3'/ 0'

	ALLOWED	PROPOSED
MAX BUILDING HEIGHT:	3 STORIES	24'-4"
MAX BUILDING FOOTPRINT:	16,000 SF	8,100 SF

PROPOSED USE:	COMMERCIAL; RESTAURANT
PROPOSED BUILDING SIZE:	150 SEATS
PARKING REQUIRED: MAX ALLOWED (IMPERVIOUS): PROPOSED:	 1 SPACE / 4 SEATS = 37 SPACE 1.5 X REQUIRED = 56 SPACES 55 IMPERVIOUS 26 PERVIOUS 81 SPACES TOTAL
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LIMITS OF DISTURBANCE:	68,554 SF (1.57 AC)
SIDEWALK FEE-IN-LIEU *5' WIDE SIDEWALK*	E. PRESSLEY HILL RD - 113' PRESSLEY HILL RD - 104' 217 LF (1,085 SF)

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION AS SHOWN WAS OBTAINED FROM PUBLICLY AVAILABLE LIDAR AND GIS DATA. AN EXISTING SURVEY DATED MAY 9, 2001 WAS REFERENCED FOR CONSISTENCY WITH GIS INFORMATION.
2. PUBLIC WATER AND SEWER ARE AVAILABLE AROUND THE SITE. DATA FOR EXISTING WATER MAIN AND SANITARY SEWER MAIN LOCATIONS WERE PROVIDED BY THE HENDERSONVILLE WATER DEPARTMENT AND MSD.
3. ANY LAND DISTURBANCE LOCATED WITHIN THE TOWN RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT DURING FINAL SITE PLAN REVIEW.
4. COMBINATION OF LOTS TO OCCUR DURING FINAL SITE PLAN APPROVAL.

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

PROJECT MANAGER:
C:\PW_WORKING\ADE-TRIM_ARE\ENERG1\1071195\SHT-VIEW\WOS2001.01A.DWG PLOTTED 11/13/2025 7:37 PM BY REGNIER, ARIEL

REV#	DATE	DESCRIPTION	BY

WADE TRIM
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1101
Corporate License Number: F-1063
www.wadetrim.com

WORKMAN AND SALLOUM PROPERTIES LLC.
60 PARK AVENUE NORTH
ASHEVILLE, NC 28801
EXISTING CONDITIONS & DEMOLITION PLAN
FOR
FLETCHER VILLAGE BAKERY

ISSUED FOR:	DATE:	BY:
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FLETCHER VILLAGE BAKERY

JOB NO.
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C0.2

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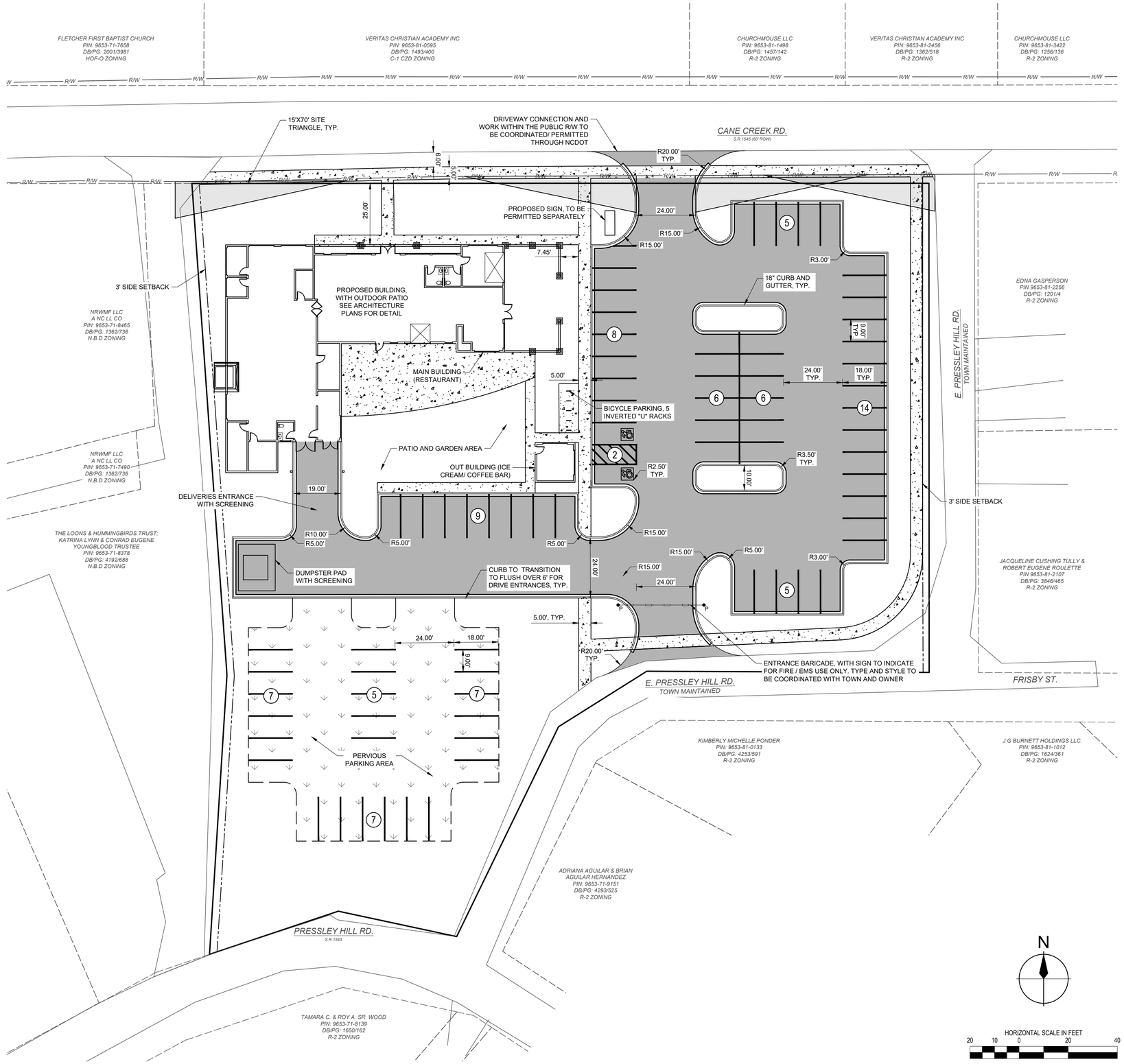
SIDEWALK FEE-IN-LIEU *5' WIDE SIDEWALK*	E. PRESSLEY HILL RD - 113' PRESSLEY HILL RD - 104' 217 LF (1,085 SF)

PROPOSED CONDITIONS NOTES:

1. PROPOSED BUILDING LOCATED WITHIN 0'-60' OF BUILD-TO-LINE, AND ABUT A MINIMUM OF 50% OF LOT WIDTH.
2. RESTAURANT TO PROPOSE 150 SEATS (80 INSIDE, 70 OUTSIDE)
3. PROPOSED PERVIOUS AREA PARKING TO CONSIST OF PERMITTED PERVIOUS MARKING MATERIALS/ SYSTEMS, INCLUDING BUT NOT LIMITED TO PERVIOUS PAVERS, GRASS BLOCK, OR GRASS WITH STRUCTURAL SUPPORT.
4. ALL IMPROVEMENTS TO BE COMPLETED IN ONE PHASE.
5. PROPOSED SIGNAGE WILL GO THROUGH SEPARATE REVIEW AT FINAL SITE PLAN IF PROJECT IS APPROVED FOR CONDITIONAL ZONING.
6. LIGHTING PLAN TO BE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE, AND WILL BE REQUIRED AT FINAL SITE PLAN REVIEW.
7. PROPOSED ARCHITECTURAL BUILDING

   MAIN BUILDING
   GROSS FLOOR AREA - 6,821 SF
   FOOTPRINT - 7,843 SF
   HEIGHT - 24'-4"

   OUT BUILDING
   GROSS FLOOR AREA - 256 SF
   FOOTPRINT - 264 SF
   HEIGHT - 15'-1"
8. ALL LANDSCAPING, FENCING, SIGNS, ETC WILL BE LOCATED OUTSIDE OF THE SIGHT TRIANGLES.



Know what's below. Call before you dig.

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WADE TRIM
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1101
Corporate License Number: F-1063
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PRE AND POST DRAINAGE AREA MAPS
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CZ APPROVAL	12/22/25	ALR

FLETCHER VILLAGE BAKERY

JOB NO. WOS2001.01A

SHEET C1.0

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PROJECT MANAGER:
C:\PW_WORKING\S-TRIM_ARE\DMERS\D1701\B\SHIT-CLP-WOS2001.DWG PLOTTED 12/23/2025 12:47 PM BY REGNIER, ARIEL

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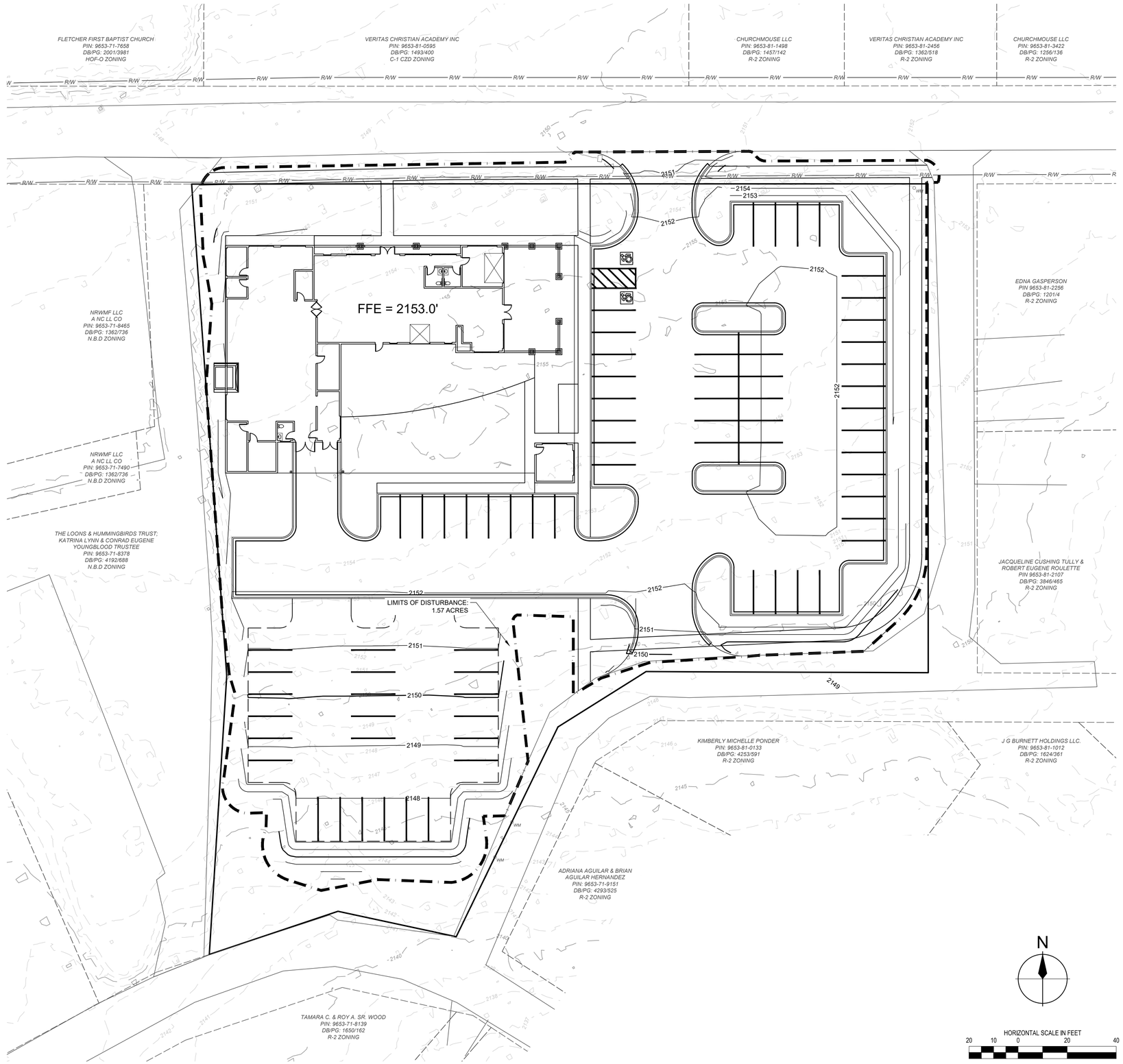
EXISTING ZONING:	R-2 (HOF-O)
PROPOSED CONDITIONAL ZONING:	NBD-CZ
BUILDING SETBACKS (F/S/R):	0'/ 3'/ 0'
	ALLOWED / PROPOSED
MAX BUILDING HEIGHT:	3 STORIES / 24'-4"
MAX BUILDING FOOTPRINT:	16,000 SF / 8,100 SF
PROPOSED USE:	COMMERCIAL; RESTAURANT
PROPOSED BUILDING SIZE:	150 SEATS
PARKING	
REQUIRED:	1 SPACE / 4 SEATS = 37 SPACE
MAX ALLOWED (IMPERVIOUS):	1.5 X REQUIRED = 56 SPACES
PROPOSED:	55 IMPERVIOUS 26 PERVIOUS 81 SPACES TOTAL
PROPOSED IMPERVIOUS AREA:	35,600 SF (0.82 AC)
LIMITS OF DISTURBANCE:	68,554 SF (1.57 AC)
SIDEWALK FEE-IN-LIEU *5' WIDE SIDEWALK*	E. PRESSLEY HILL RD - 113' PRESSLEY HILL RD - 104' 217 LF (1,085 SF)

GRADING NOTES:

1. MAX SLOPE 3:1
2. ROOF DRAINS TO BE COLLECTED AND DIRECTED INTO PROPOSED STORMWATER MANAGEMENT SYSTEM.
3. SITE TO GRADE TO BALANCE



Know what's below.
Call before you dig.

REV#	DATE	DESCRIPTION	BY

WADE TRIM

53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1101
Corporate License Number: F-1063
www.wadetrim.com

WORKMAN AND SALLOUM PROPERTIES LLC.
60 PARK AVENUE NORTH
ASHEVILLE, NC 28801
PRE AND POST DRAINAGE AREA MAPS
FOR
FLETCHER VILLAGE BAKERY

FLETCHER VILLAGE BAKERY

ISSUED FOR:	DATE:	BY:
CZ APPROVAL	10/29/25	ALR
CZ APPROVAL	11/12/25	ALR
CZ APPROVAL	12/22/25	ALR

JOB NO.
WOS2001.01A

SHEET
C2.0

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PROJECT MANAGER:
CPW, WORKWADE-TRIM, ARIELRNEIER\D1701\18\SHT-CEP-WOS2001.01A.DWG PLOTTED 11/13/2025 7:50 PM BY REGNIER, ARIEL

DEVELOPMENT DATA BLOCK

OWNER (9324)	LYNDA L TWEED, TERRY L TWEED 557 LANNING RD HENDERSONVILLE, NC 28792
OWNER (0279)	AMBER ALYCE BABB HONEYCUTT 102 ARBOR DRIVE ELON, NC 27244 PARKER KALE BABB 1929 PINEHURST RD SNELLVILLE, GA 30078
DEVELOPER:	WORKMAN AND SALLOUM PROPERTIES, LLC 60 PARK AVENUE NORTH ASHEVILLE, NC 28801
LANDSCAPE ARCHITECT:	WADE TRIM, INC R. DANIEL HYATT, PLA, ASLA 53. N. MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PROJECT ENGINEER:	WADE TRIM, INC ARIEL REGNIER, PE 53 N. MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PROJECT LOCATION:	TOWN OF FLETCHER
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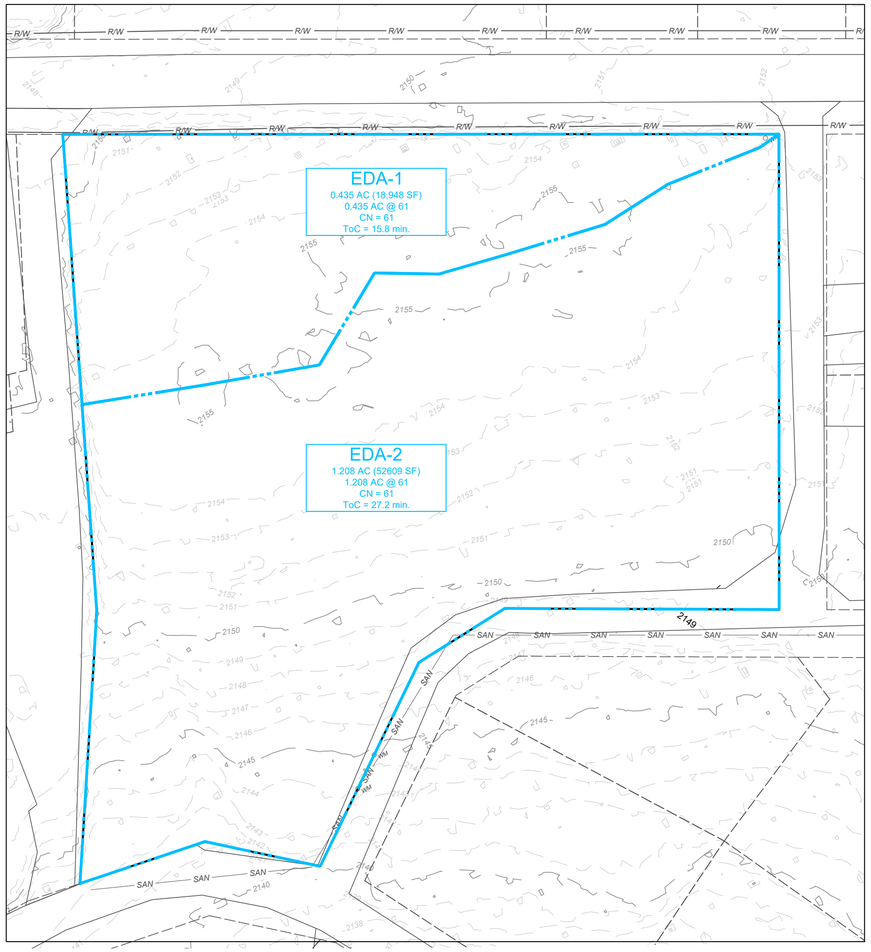
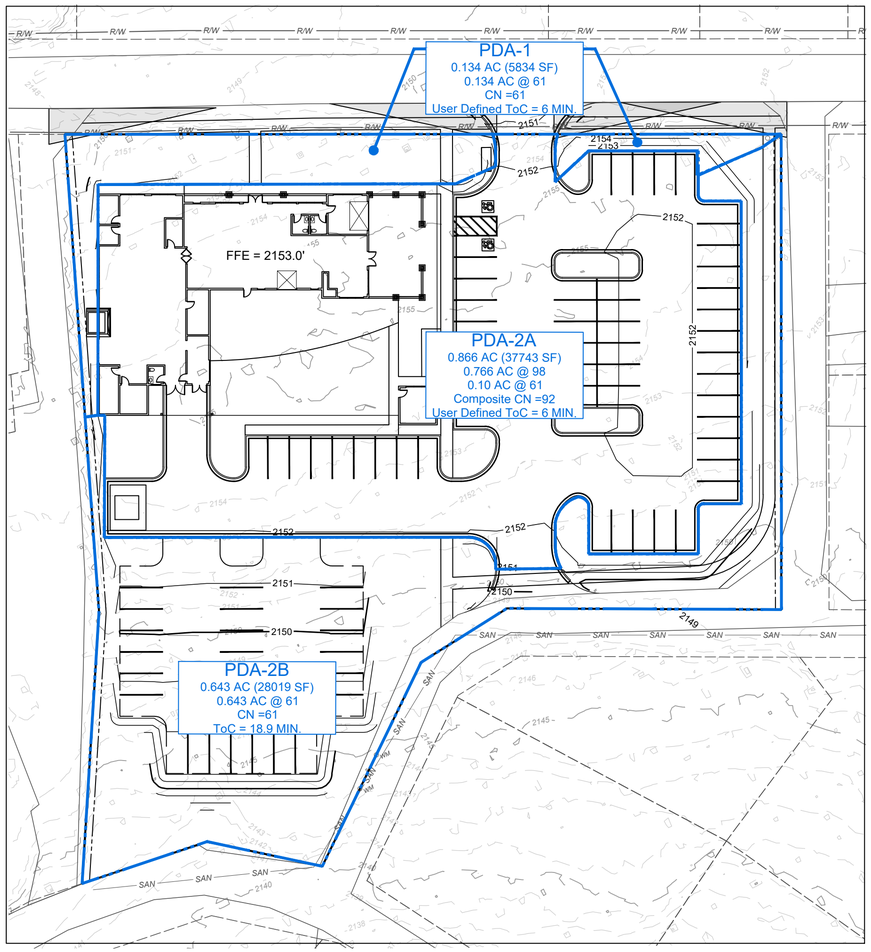


EXISTING DRAINAGE AREA MAP

SCALE: 1"=30'



PROPOSED DRAINAGE AREA MAP

SCALE: 1"=30'

N

HORIZONTAL SCALE IN FEET

20 10 0 20 40

Know what's **below.**
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PROJECT MANAGER:
C:\PW_WORKING\ADE-TRIM_ARE\D0842017\08\ENT-CDP-WOS2001.01A.DWG PLOTTED 11/13/2025 7:27 PM BY REGNIER, ARIEL

REV#	DATE	DESCRIPTION	BY

WADE TRIM

53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1101
Corporate License Number: F-1063
www.wadetrim.com

WORKMAN AND SALLOUM PROPERTIES LLC.
60 PARK AVENUE NORTH
ASHEVILLE, NC 28801
PRE AND POST DRAINAGE AREA MAPS
FOR
FLETCHER VILLAGE BAKERY

FLETCHER VILLAGE BAKERY

ISSUED FOR:	DATE:	BY:
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CZ APPROVAL	11/12/25	ALR
CZ APPROVAL	12/22/25	ALR

JOB NO.
WOS2001.01A

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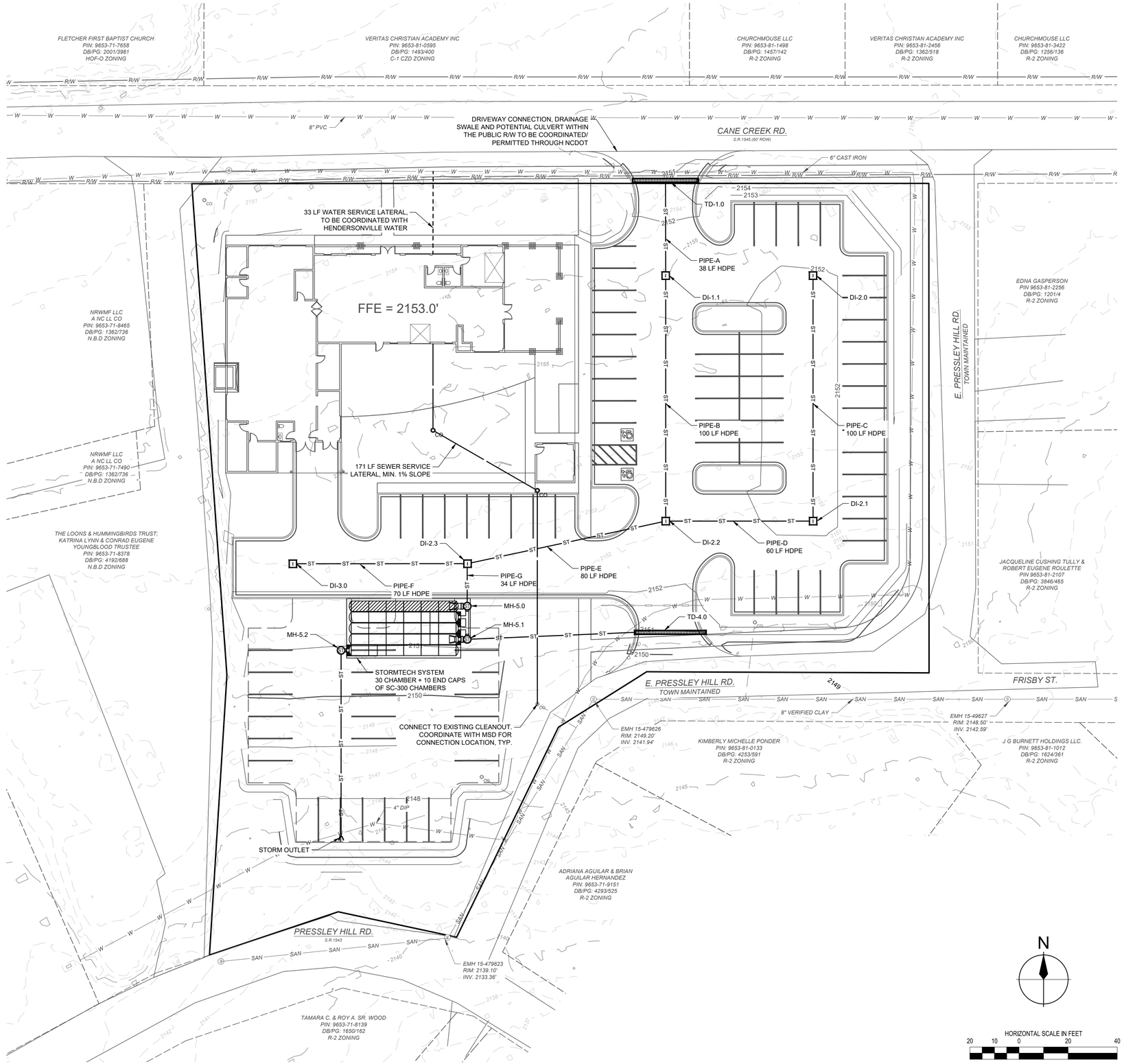
UTILITY NOTES:

1. STORMWATER MANAGEMENT SYSTEM DESIGNED TO MAINTAIN PRE AND POST DESIGN STORMWATER RUNOFF FOR THE 1 YEAR, 24 HR STORM EVENT.
2. SANITARY SEWER SERVICE LATERAL TO CONNECT TO EXISTING SEWER CLEANOUT SERVICING THE PROPERTY.
3. WATER SERVICE LATERAL TO CONNECT TO EXISTING WATER MAIN ALONG CANE CREEK ROAD.
4. ALL SERVICE LATERAL LOCATIONS TO BE VERIFIED WITH RELEVANT AUTHORITIES HAVING JURISDICTION.



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Corporate License Number: F-1063
www.wadetrim.com

WORKMAN AND SALLOUM PROPERTIES LLC.
60 PARK AVENUE NORTH
ASHEVILLE, NC 28801
CONCEPTUAL UTILITY PLAN
FOR
FLETCHER VILLAGE BAKERY

ISSUED FOR:	DATE:	BY:
CZ APPROVAL	10/29/25	ALR
CZ APPROVAL	11/12/25	ALR
CZ APPROVAL	12/22/25	ALR

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FLETCHER VILLAGE BAKERY

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PROJECT MANAGER:
C:\PW_WORKING\ES-RSM_ARE\DMS23\26191\SHT CLIP WOS2001A.DWG PLOTTED 12/22/2025 1:10 PM BY REGNIER, ARIEL

DEVELOPMENT DATA BLOCK

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LANDSCAPE NOTES:

1. STREET TREES PER 40 LF ROAD.
2. STREET TREES LOCATED ALONG CANE CREEK RD MUST BE DESIGNED IN ACCORDANCE TO NCDOT PLANTING GUIDELINES FOR PLANTS WITHIN R/W, MUST BE FROM THE APPROVED NCDOT SPECIES LIST, AND MUST CONFORM TO THE NC NATIVE PLANTS ACT S316V2.
3. STREET TREE SPECIES WILL BE FROM THE APPROVED LANDSCAPE TREES LIST.
4. PARKING LOT LANDSCAPING CALCULATIONS PROVIDED BELOW. NO PARKING SPACE IS MORE THAN 50' FROM THE BASE OF A LARGE CANOPY TREE.
5. UPON RECEIPT OF SURVEY, AN EVALUATION OF EXISTING VEGETATION TO POTENTIALLY BE SAVED WILL BE COMPLETED.

LANDSCAPE CALCULATIONS:

PROPERTY LINE BUFFER: N/A

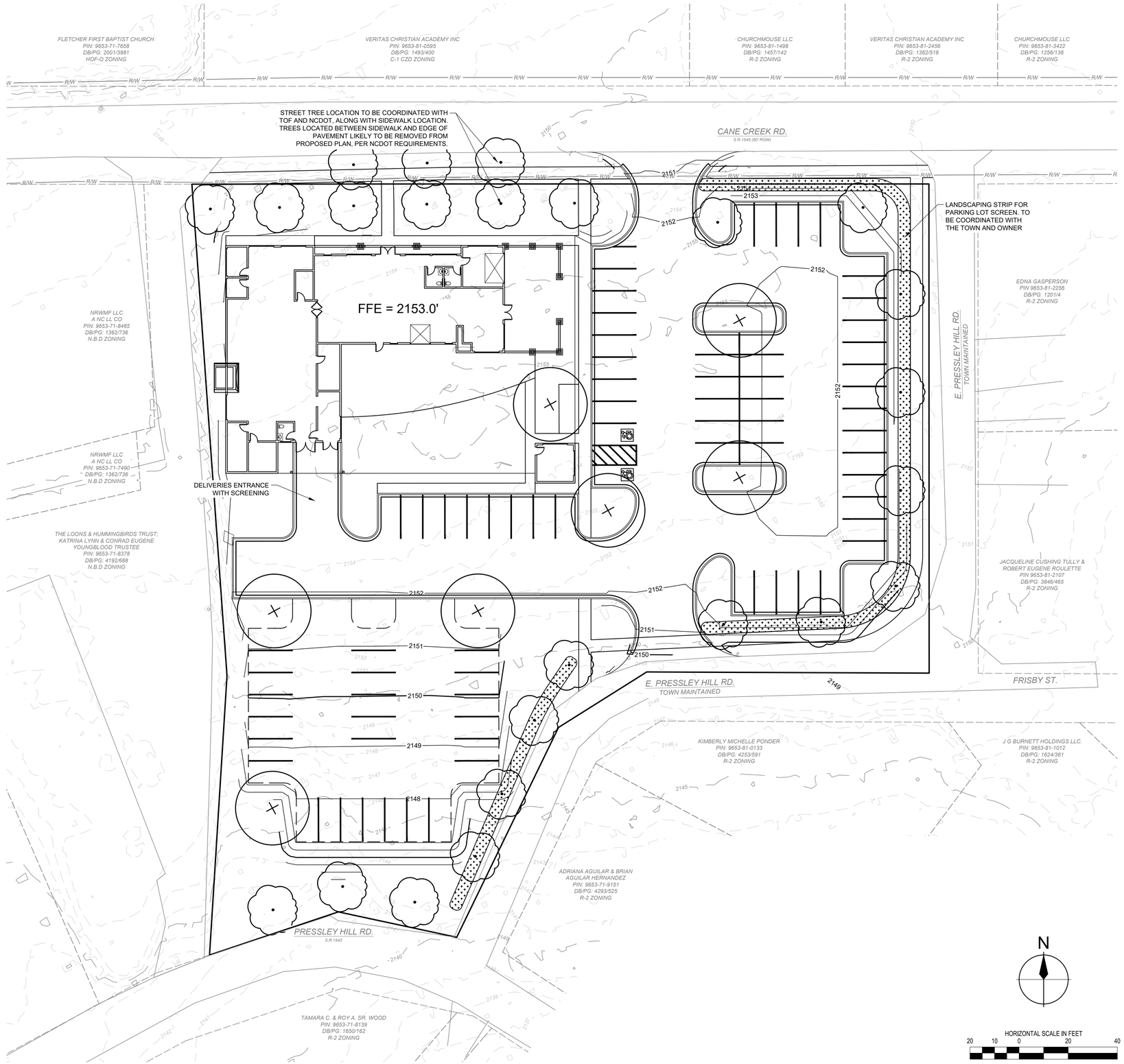
STREET TREES:
1 LARGE TREE PER 40LF OF PROPERTY ABUTTING A STREET
SMALL TREE CAN BE SUBSTITUTED IF OVERHEAD UTILITIES LINES ARE PRESENT

300 LF (CANE CREEK RD. W/ OHU)
7.5 SMALL TREES REQUIRED
- 8 SMALL TREES PROVIDED

452 LF (E. PRESSLEY HILL RD. W/ & W/O OHU)
11.3 LARGE/SMALL TREES REQUIRED
- 12 LARGE/SMALL TREES PROVIDED

105 LF (PRESSLEY HILL RD, W/O OHU)
2.6 LARGE TREES REQUIRED
- 3 LARGE TREES PROVIDED

PARKING LOT LANDSCAPING:
- ONE LARGE CANOPY TREE WITHIN 50' OF ANY PARKING SPACE
- PARKING LOT LANDSCAPE AREAS MINIMUM OF 300 SF
- MINIMUM WIDTH OF 7'
- PLANTED OR MULCHED, NO BARE GROUND



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PROJECT MANAGER:
©DWG WORKMAN-TRIM ARELGNIER\0170715\BSHT-LEP-WOS000 | 8\A.DWG PLOTTED 12/22/2025 12:48 PM BY REGNIER, ARIEL

REV#	DATE	DESCRIPTION	BY

WADE TRIM
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1101
Corporate License Number: F-1063
www.wadetrim.com

WORKMAN AND SALLOUM PROPERTIES LLC.
60 PARK AVENUE NORTH
ASHEVILLE, NC 28801
CONCEPTUAL LANDSCAPE PLAN
FOR
FLETCHER VILLAGE BAKERY

ISSUED FOR:	DATE:	BY:
CZ APPROVAL	10/29/25	ALR
CZ APPROVAL	11/10/25	ALR
CZ APPROVAL	12/22/25	ALR

FLETCHER VILLAGE BAKERY

JOB NO. WOS2001.01A

SHEET C6.0

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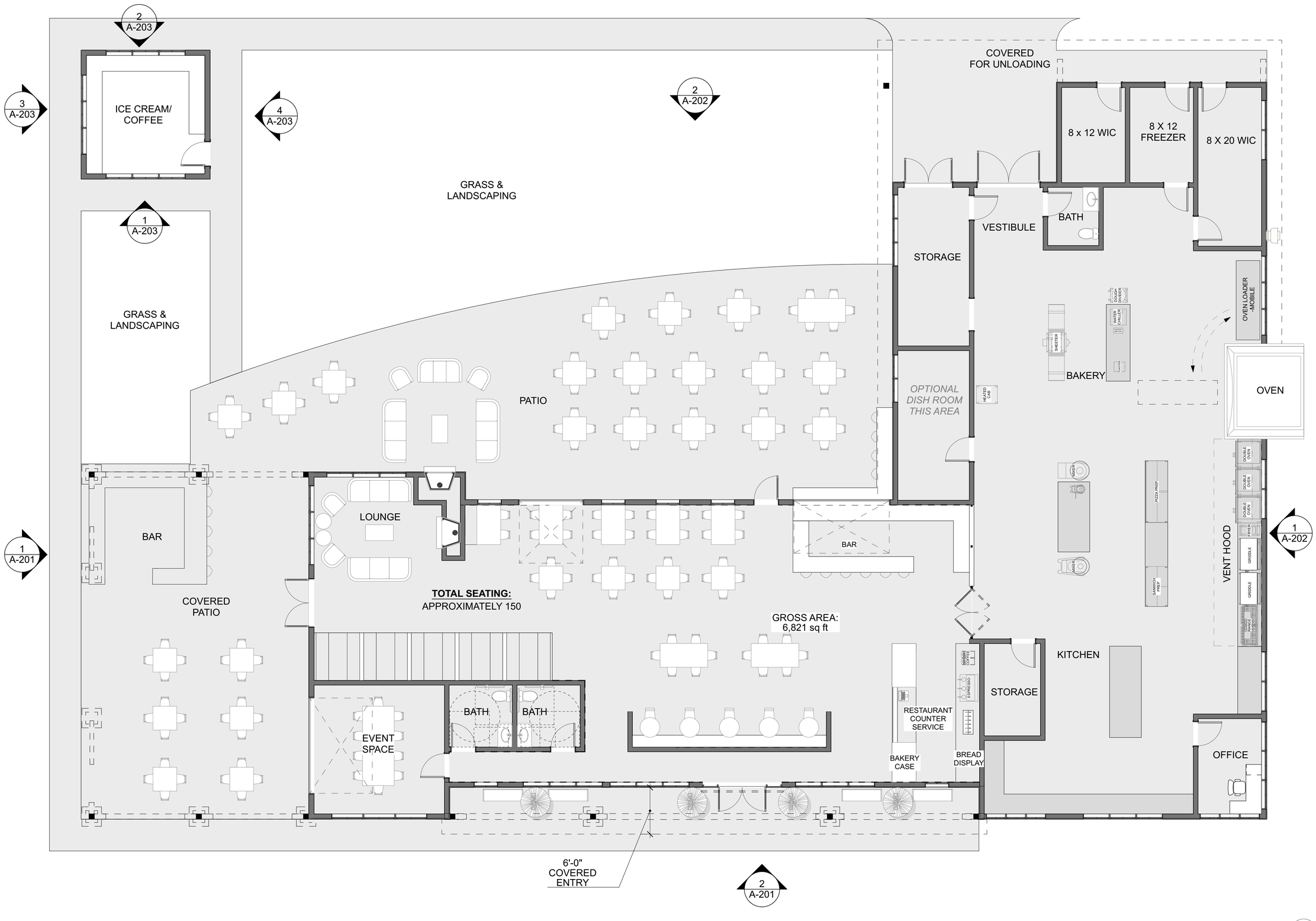

MAIN LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

1
A-101

BCA
207 COXE AVE, SUITE 12, ASHEVILLE, NC
(T) 828.230.7732 WWW.BCAVL.COM

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FOR REVIEW

NOT FOR CONSTRUCTION

PROJECT NAME:

FLETCHER VILLAGE BAKERY

28 CANE CREEK RD
FLETCHER, NC 28732

OWNER:

WORKMAN AND SALLOUM PROPERTIES LLC

MARK	DATE	ISSUE

PROJECT NO: *#Pln*
MODEL FILE:
DRAWN BY: *BCA*
CHK'D BY:

SHEET TITLE

MAIN LEVEL FLOOR PLAN

DATE: 11/12/25

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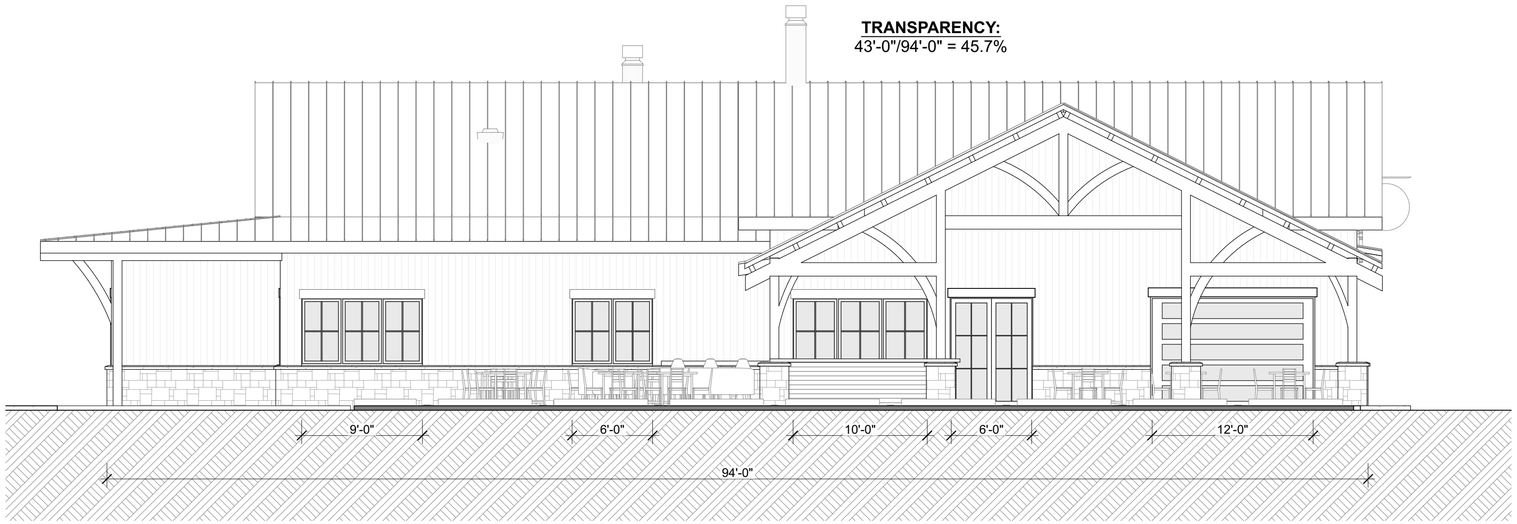
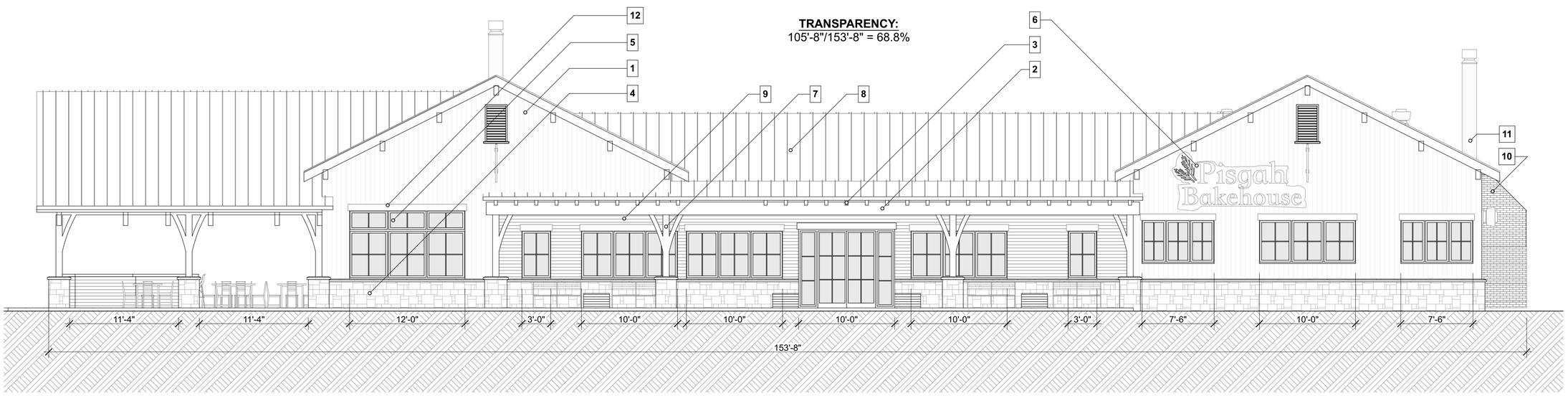
A-101



EAST ELEVATION 1 A-201

SCALE: 3/16" = 1'-0"



NORTH ELEVATION 2 A-201

SCALE: 3/16" = 1'-0"

NOTE:

DIMENSIONS, DETAILS, AND MATERIALS CONTINGENT ON FINAL CONSTRUCTION DRAWINGS.

ELEVATION LEGEND

1 — VERTICAL WOOD SIDING.

2 — TIMBERS WITH DARK STAIN. COORDINATE W/ STONE & SIDING SELECTIONS

3 — RAFTER TAILS STAINED TO MATCH TIMBERS

4 — STONE VENEER WITH CUT STONE CAP. COLOR TO BE DETERMINED.

5 — ALUMINUM CLAD CASEMENT, FIXED, AND AWNING WINDOWS. BLACK CLADDING.

6 — SIGNS PER TOWN ORDINANCES

7 — 8X8 TIMBER COLUMN ON STONE PEDESTAL.

8 — STANDING SEAM METAL ROOF. DARK IN COLOR

9 — HORIZONTAL WOOD SIDING.

10 — BRICK WOOD FIRED OVEN.

11 — CHIMNEY PIPE

12 — WOOD LINTELS TO MATCH TIMBERS

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FOR REVIEW

NOT FOR CONSTRUCTION

PROJECT NAME:

FLETCHER VILLAGE BAKERY

28 CANE CREEK RD
FLETCHER, NC 28732

OWNER:

WORKMAN AND SALLOUM PROPERTIES LLC

MARK	DATE	ISSUE

PROJECT NO: *#Pln*
MODEL FILE:
DRAWN BY: *BCA*
CHK'D BY:

SHEET TITLE

NORTH & EAST ELEVATIONS

DATE: 11/12/25

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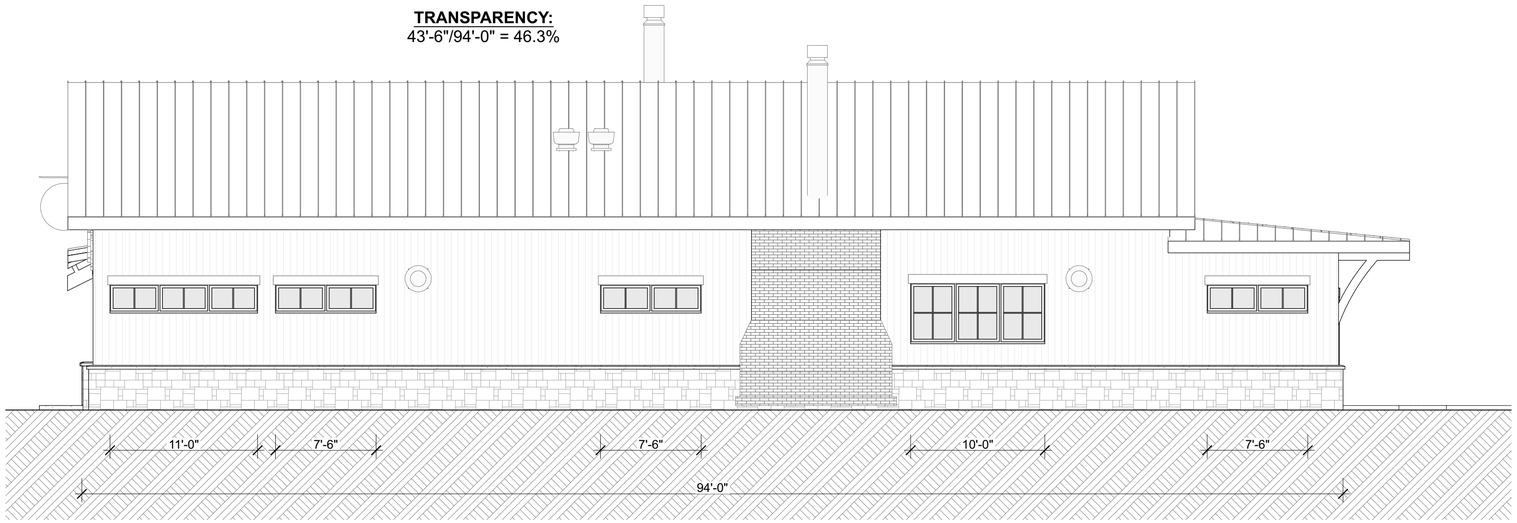
A-201

TRANSPARENCY:
43'-6"/94'-0" = 46.3%



WEST ELEVATION 1 A-202
SCALE: 3/16" = 1'-0"

TRANSPARENCY:
81'-11"/153'-8" = 53.3%

SOUTH ELEVATION 2 A-202
SCALE: 3/16" = 1'-0"

NOTE:

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FOR REVIEW

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FLETCHER VILLAGE BAKERY

28 CANE CREEK RD
FLETCHER, NC 28732

OWNER:

WORKMAN AND SALLOUM PROPERTIES LLC

MARK	DATE	ISSUE

PROJECT NO: *#Pln*
MODEL FILE:
DRAWN BY: *BCA*
CHK'D BY:

SHEET TITLE

SOUTH & WEST ELEVATIONS

DATE: 11/12/25

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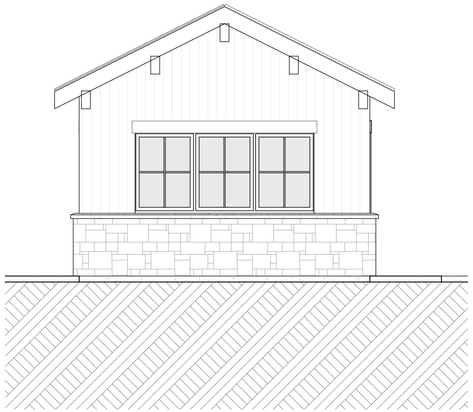
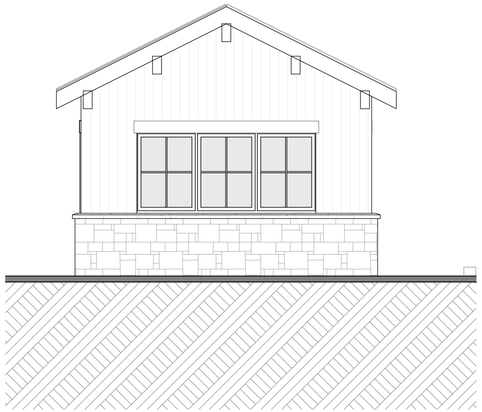
A-202



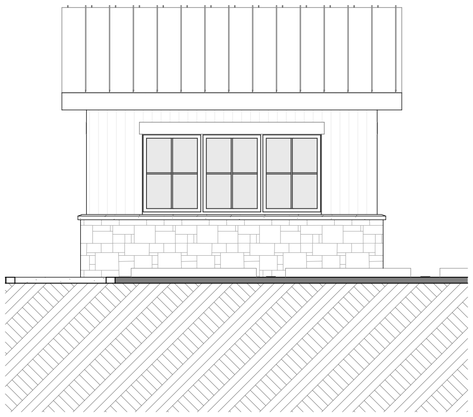
NORTH ELEVATION - OUTBUILDING 1 A-203

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - OUTBUILDING 2 A-203

SCALE: 1/4" = 1'-0"



EAST ELEVATION - OUTBUILDING 3 A-203

SCALE: 1/4" = 1'-0"

WEST ELEVATION - OUTBUILDING 4 A-203

SCALE: 1/4" = 1'-0"

NOTE:

DIMENSIONS, DETAILS, AND MATERIALS CONTINGENT ON FINAL CONSTRUCTION DRAWINGS.

ELEVATION LEGEND

1. VERTICAL WOOD SIDING.
2. TIMBERS WITH DARK STAIN. COORDINATE W/ STONE & SIDING SELECTIONS
3. RAFTER TAILS STAINED TO MATCH TIMBERS
4. STONE VENEER WITH CUT STONE CAP. COLOR TO BE DETERMINED.
5. ALUMINUM CLAD CASEMENT, FIXED, AND AWNING WINDOWS. BLACK CLADDING.
6. SIGNS PER TOWN ORDINANCES
7. 8X8 TIMBER COLUMN ON STONE PEDESTAL.
8. STANDING SEAM METAL ROOF. DARK IN COLOR
9. HORIZONTAL WOOD SIDING.
10. BRICK WOOD FIRED OVEN.
11. CHIMNEY PIPE
12. WOOD LINTELS TO MATCH TIMBERS

BCA

207 COXE AVE, SUITE 12, ASHEVILLE, NC
(T) 828.230.7732 WWW.BCAVL.COM

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FOR REVIEW

NOT FOR CONSTRUCTION

PROJECT NAME:

FLETCHER VILLAGE BAKERY

28 CANE CREEK RD
FLETCHER, NC 28732

OWNER:

WORKMAN AND SALLOUM PROPERTIES LLC

MARK	DATE	ISSUE

PROJECT NO: *#Pln*
MODEL FILE:
DRAWN BY: *BCA*
CHK'D BY:

SHEET TITLE

OUTBUILDING ELEVATIONS

DATE: 11/12/25

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A-203

VIEW FROM NORTHEAST

VIEW FROM NORTH

VIEW FROM EAST

VIEW FROM SOUTH

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PROJECT NO: *#Pln*
MODEL FILE:
DRAWN BY: *BCA*
CHK'D BY:

SHEET TITLE

RENDERINGS

DATE: 11/12/25

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