



Henderson County, North Carolina Code Enforcement Services

MEMORANDUM

DATE: April 5, 2011
TO: Technical Review Committee
TRC MEETING DATE: April 19, 2011
REGARDING: Kiln Drying Systems
NAME OF APPLICANT: Rodney Pressley
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on April 19, 2011.

Major Site Plan Review

Mark Corn of Associated Land Surveyors submitted the major site plan for this project for the applicant Rodney Pressley of Industrial Manufacturing Operations Corporation (IMOCO). They wish to utilize the property for manufacturing and production operations which requires major site plan review per S.R. 10.8.

SR 10.8. *Manufacturing and Production Operations*

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.

The project site is located on 2.81 acres of land (PIN9652539012) located on 111 and 131 Guaranteed Way. The industrial park is off Asheville Hwy, Right on Old Brickyard Rd., right on Guaranteed Way. The project is located in an Industrial zoning district. The property is not located in the designated floodplain and or Watersupply Watershed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

Toby Linville
Director, Code Enforcement Services
100 N King St.
Hendersonville, North Carolina 28792
tlinville@hendersoncountync.org
www.hendersoncountync.org
828-694-6627

Date: April 05, 2011

Owner Name:

Mailing Address:

Situs Address:

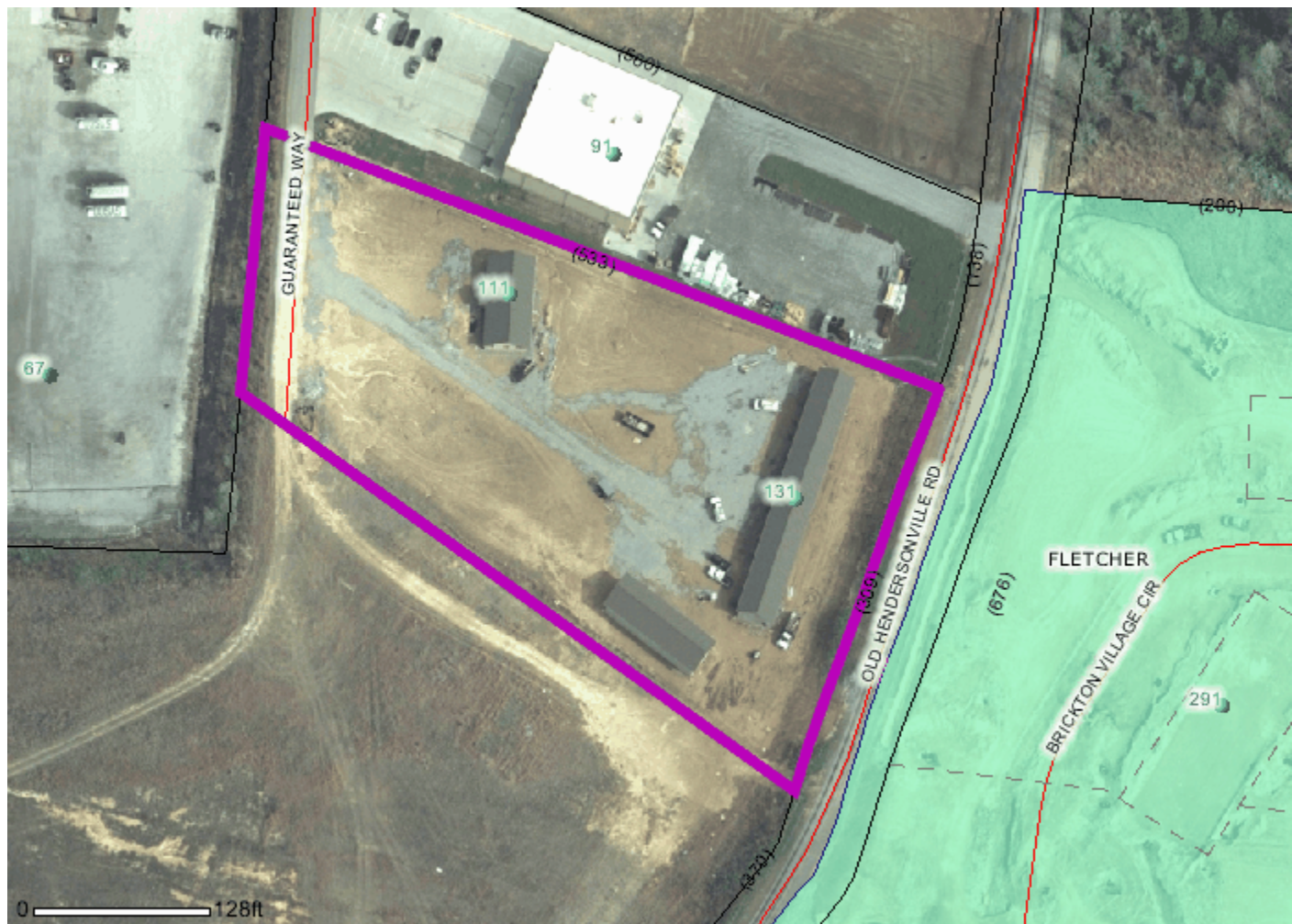
PIN: 9652539012

BRANCH BANKING AND TRUST CO

100 DANA RD

131 GUARANTEED WAY 111 GUARANTEED WAY

Parcel Number: 1002692



NEW Zoning Districts:

Industrial Industrial

Acreage:

2.8100

Municipality Boundaries:

No City Found

No Ordinance Found

Water Supply Watersheds:

No Watershed Found

OLD 1982 Flood Zones 03-01-1982:

No Flood Zone Found

No Flood Zone Found

NEW 2008 Flood Zones 10-02-2008:

Zone X, Not Shaded (Areas outside of the floodplain)

NEW 2008 Flood Panel 10-02-2008:

9652

Protected Ridges:

No

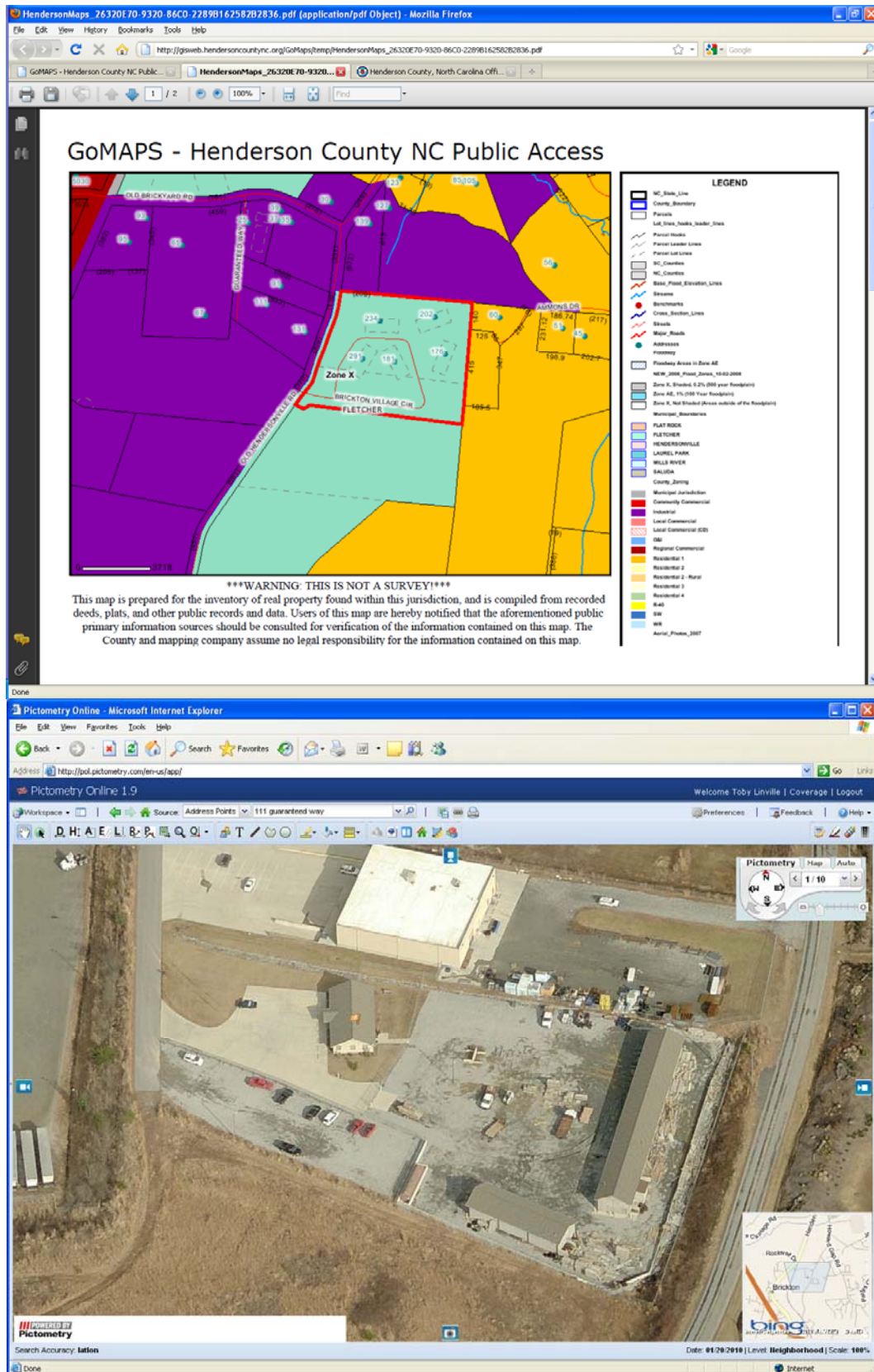
City of Hendersonville Annexation:

No

Fire Tax Districts:

05 Fletcher Fire 05 Fletcher Fire

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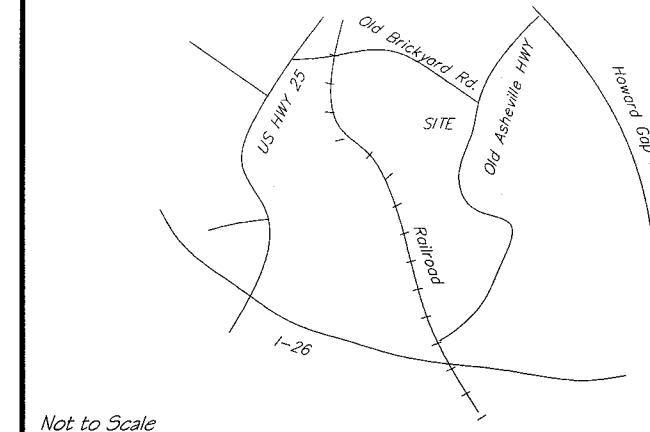


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Grid North
NAD 83

Right of Way's and Utility Easements From Title Report Provided by Clients

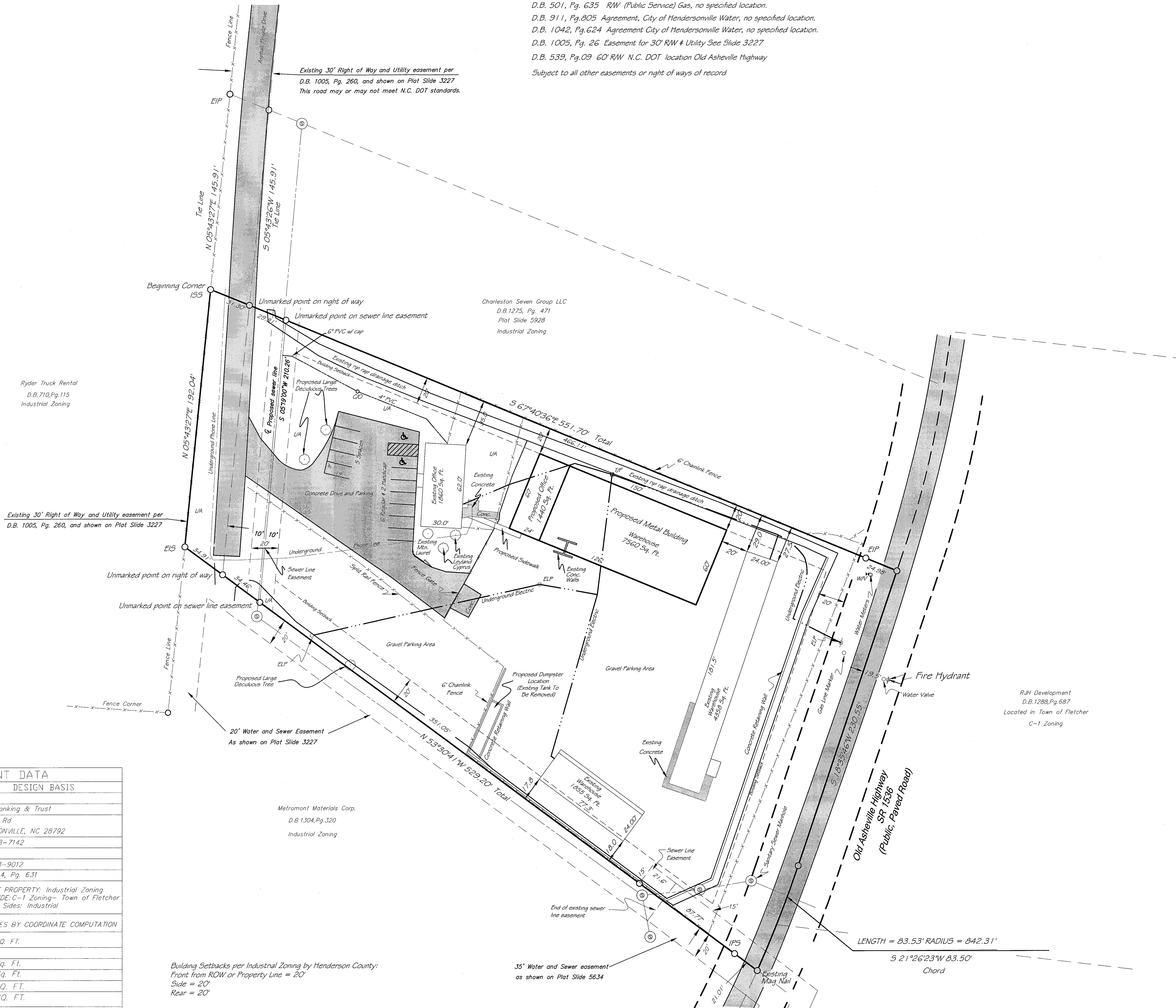
D.B. 387, Pg. 13 RW Duke Power, no specified location.
D.B. 502, Pg. 562 RW Duke Power, no specified location.
D.B. 501, Pg. 635 RW (Public Service) Gas, no specified location.
D.B. 911, Pg. 805 Agreement, City of Hendersonville Water, no specified location.
D.B. 1042, Pg. 624 Agreement City of Hendersonville Water, no specified location.
D.B. 1005, Pg. 26 Easement for 30' RW & Utility See Slide 3227
D.B. 539, Pg. 09 60' RW N.C. DOT location Old Asheville Highway
Subject to all other easements or right of ways of record



Vicinity Map



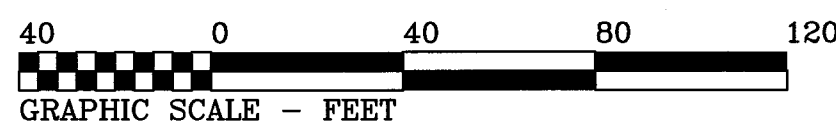
I, Mark A. Corn, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in book 1444 page 631...) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 17-30 as amended. Witness my hand and seal this 8 day of April, 2011.
Mark A. Corn
Professional Land Surveyor No. L-4154



LAND DEVELOPMENT DATA		
ITEM	SUBJECT	DESIGN BASIS
1	OWNER INFORMATION:	
	NAME	Branch Banking & Trust
	ADDRESS	100 Dana Rd HENDERSONVILLE, NC 28792
2	PROPERTY INFORMATION:	
	PHONE NUMBER	828-638-7142
	PIN #	9652-53-9012
3	DEED BOOK REFERENCE:	
	D.B. 1444, Pg. 631	
	ZONING DISTRICTS	SUBJECT PROPERTY: Industrial Zoning RIGHT SIDE: C-1 Zoning-- Town of Fletcher REAR & SIDES: Industrial
4	TOTAL ACREAGE	
	3.00 ACRES BY COORDINATE COMPUTATION	
	SQ. FT. OUTSIDE OF ROAD ROW	121,414 SQ. FT.
5	PROPOSED # EXISTING BUILDING AREAS:	
	PROPOSED WAREHOUSE SPACE	7560 Sq. Ft.
	PROPOSED OFFICE SPACE	1,440 Sq. Ft.
6	EXISTING OFFICE	
	1860 SQ. FT.	
	EXISTING WAREHOUSE SPACE	6213 SQ. FT.
7	OFF STREET PARKING AND ROADWAYS:	
	PARKING SPACE SIZE	9'X19' PROPOSED
	NUMBER REQUIRED	10 Spaces
8	NUMBER EXISTING	
	11 Regular Spaces	
	HANDICAPPED SPACES (PER NCSBC VOL. 1-C)	2 Handicap Van Accessible
9	IMPERVIOUS SURFACES	
	94479 SQ. FT IMPERVIOUS	
	78% OF PROJECT IS IMPERVIOUS	

Building Setbacks per Industrial Zoning by Henderson County:
Front from ROW or Property Line = 20'
Side = 20'
Rear = 20'

Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
2. Property is currently zoned Industrial by Henderson County.
3. Property is not located in a Water Supply Watershed.
4. Property is not located within 1/2 mile of a designated Farmland Preservation District.
5. Property was previously surveyed by Associated Land Surveyors, Job # S-07-338, dated 12/4/07.
6. Exterior Lighting: Proposed wall mounted, light mitigation compliant.
7. Property is located in 05-Fletcher Fire District.



Tract A of
Brickton Industrial Park

Site Plan for
Industrial Maintenance Overflow Company

-Owner-
Branch Banking & Trust Company
100 Dana Road
Hendersonville, NC 28792
828-638-7142

D.B. 1444, Pg. 631
Plat Slide 5771

Legend:
EIS = Existing Iron Stake
EIP = Existing Iron Pipe
IPS = Iron Pipe Set
IS5 = Iron Stake Set
X-X = Fence
LP = Light Pole
GO = Clean Out
T/F = Transformer
ELP = Existing Light Pole
WV = Water Valve
LA = Landscape Area

Pin: 9652-53-9012

Hoopers Creek Township	Henderson County, NC
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ASSOCIATED LAND SURVEYORS
& PLANNERS P.C.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 LICENSE NO. C-2774

SCALE: 1 Inch = 30 Feet DATE: April 8, 2011
JOB NO: S-11-031 DRAWN BY: JTB C&G 7.0