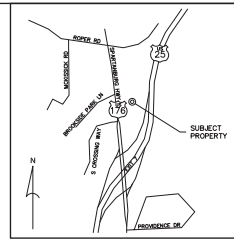


- NOTES**
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. SINGLE-PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 6. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY UCCO AT 1-800-632-4949 OR 817, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 7. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 8. ALL RAIN LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 5' UNLESS OTHERWISE NOTED.
 9. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
 10. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
 11. PROPOSED ROADS TO BE PRIVATE. HENDERSON COUNTY IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



DEVELOPMENT DATA

OWNER/DEVELOPER: SE ASPHALT
 2997 SPARTANBURG HWY
 EAST FLAT ROCK, NC 28726
 JEFF SHIPMAN
 (828) 643-0230

CONTACT: CIVIL DESIGN CONCEPTS, P.A.
 169 PATTON AVENUE
 ASHVILLE, NC 28803
 WARREN SHOGG, P.E.
 (828) 252-5368

PROJECT DATA

FIN: 9586-37-1990
 ADDRESS: 9999 SPARTANBURG HWY, E FLAT ROCK
 SEED BOOK/PAGE: 1458/24
 SITE ACREAGE: TOTAL: 11.9 ACRES
 PROJECT PARCEL: 6.5 ACRES
 ZONING: CC-COMMUNITY COMMERCIAL
 CC-CONDITIONAL ZONING

PROPOSED ZONING: CC-COMMUNITY COMMERCIAL
 CC-CONDITIONAL ZONING

SETBACKS (ASPHALT PLANT):
 FRONT: 100'
 SIDES: 100'
 REAR: 100'
 CORNER: 100'

DISTURBED AREA: TOTAL: 4.5 AC (38%)
 PROJECT PARCEL: 3.8 AC (60%)
 GRADING: 20,000 CY ONSITE-BALANCED

PARKING CALCULATIONS:

VEHICULAR: REQUIRED SPACES: 1 (MIN. 1/4000 SF)
 SPACES PROVIDED: 3

HANDICAPPED SPACES: SPACES REQUIRED: 1 SPACES PROVIDED: 1

BUILDING DATA:

BUILDING CONTROL	DESCRIPTION	HEIGHT	GEA
STEEL		12'	350 SF

MEANS/CALCULATIONS:

PRE-DEVELOPMENT: IMPERVIOUS: 0.05 ACRES (200 SURF)
 PERVIOUS: 11.9 ACRES (100%)
 POST-DEVELOPMENT: IMPERVIOUS: 2.0 ACRES (17%)
 PERVIOUS: 9.9 ACRES (83%)

OPEN SPACE CALCULATIONS:
 N/A

LANDSCAPING REQUIREMENTS:
 BUFFER: 30' B2 BUFFER TO RESIDENTIAL (PLANTINGS BY EXISTING TREE CREDIT PENDING TREE SURVEY)
 SOIL TYPE: Ew/HyC
 SOIL GROUP: B/C

Civil Design Concepts, PA
 169 PATTON AVENUE
 ASHVILLE, NC 28803
 WARREN SHOGG, P.E.
 (828) 252-5368
 CIVIL DESIGN CONCEPTS, PA
 169 PATTON AVENUE
 ASHVILLE, NC 28803
 WARREN SHOGG, P.E.
 (828) 252-5368
 NCCE LICENSE # C-1814

NO.	DATE	DESCRIPTION
1	05/07/2020	CONDITIONAL ZONING SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

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

HENDERSON COUNTY ASPHALT PLANT

SITE PLAN FOR

SITE PLAN FOR: HENDERSON COUNTY ASPHALT PLANT

DRAWN BY: CDC PROJECT NO.: 22019
 NC PERMIT NO.: N/A

SHEET C201