

Henderson County Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: July 18, 2008
TO: Technical Review Committee
TRC MEETING DATE: August 5, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: The Warm Company/
Carolina Specialties Construction, Inc.
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 August 5, 2008.

Major Site Plan Review

Thomas Wilson, PE of Carolina Specialties Construction, Inc., agent, on behalf of the owner, Chumbley Family, LLC / The Warm Company submitted the major site plan for this project. They wish to utilize the property for Warehousing and Storage use which requires major site plan review per S.R. 9.13.

SR 9.13. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

- (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 approximately 5.7100 acres of land (PIN: 9589087042) located at 581 Old Sunset Hill Road, The project is located in the Industrial (I) zoning district. Public water and private sewer are proposed. 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.



1. PROPERTY ZONED INDUSTRIAL
ALL ADJOINERS ARE ZONED R2-MH
2. USE- INDUSTRIAL
3. SETBACKS
30' FRONT
20' SIDE
20' REAR
4. BUFFERS REQD - NONE**
5. MAX HGT 70'
6. MAX IMPERVIOUS = 80%
7. REQUIRED PARKING 20 SP/ 20 SPACES PROVIDED (NO NEW PARKING)
8. REQUIRED OFF STREET LOADING 2 SP/ 7 SPACES PROVIDED

*** NOTE: INDUSTRIAL USE PREVIOUSLY IN "OPEN USE" ZONING DISTRICT
MADE NON-CONFORMING BY THE ADOPTION OF THE NEW ZONING ORDINANCE
AND ITS ZONING MAP SHALL BE ALLOWED TO BE MAINTAINED, IMPROVED,
ALTERED, EXPANDED, REMODELED, REPAIRED AND/OR RECONSTRUCTED IN
ADHERANCE WITH THE DIMENSIONAL REQUIREMENTS AND SETBACKS OF THE
CURRENT APPLICABLE DISTRICT. (REFERENCE 260A 267)

[illegible]

**ADDITION TO
THE WARM COMPANY
HENDERSON COUNTY, NC**

| | |
|--------------|---------------|
| DRAWN BY: | TOM WILSON |
| DATE: | JULY 2008 |
| SCALE: | AS NOTED |
| DESIGNED BY: | THOMAS WILSON |
| JOB # | |
| DRAWN: | |

LAYOUT

C1

NOTES:
ROUGH GRADING PERFORMED WITH PREVIOUS CONTRACT IN 2004.

FINE GRADING AND MISCELLANEOUS EARTHMOVING WILL BE REQUIRED TO SHAPE THE BUILDING PAD AND CONSTRUCT THE ADDITION.

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

ADDITIONAL MEASURES MAY BE REQUIRED BY THE AUTHORITY.

CLEAN ALL MAESURES AFTER EVERY RAIN EVENT

DISPOSE OF WASTE SEDIMENT LEGALLY.

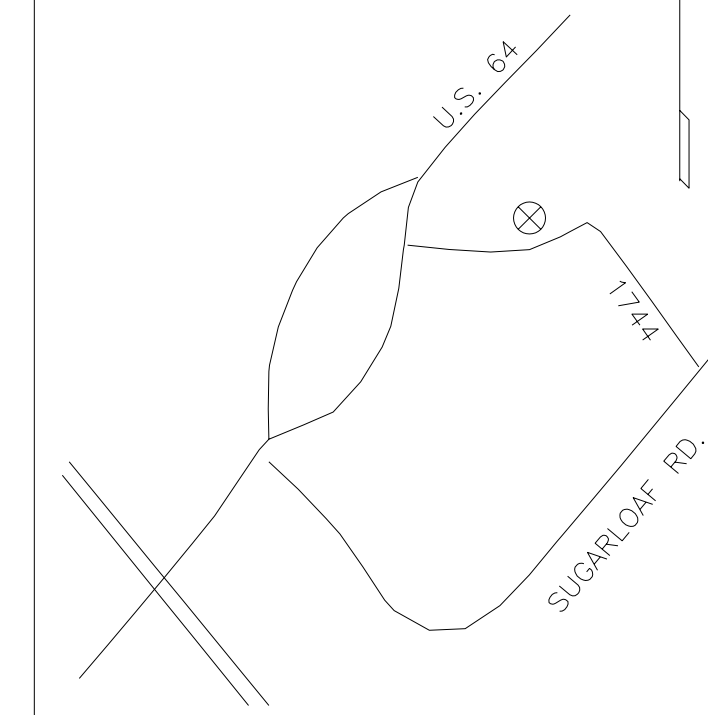
PROVIDE GRASSING ON ALL CUT AND FILL SLOPES AS SOON AS IS PRACTICAL.

NOTES:
DISTURBED AREA = 42,900 SF
REQUIRED SED STORAGE = 400 CF
NO CLEARING REQUIRED

**Carolina Specialties
Construction, Inc**

P.O. Box 825
Hendersonville, NC 28793
Telephone: (828) 697-7184
Fax: (828) 697-6863

LOCATION MAP (NTS)



REVISIONS

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HENDERSON COUNTY, NC**

DRAWN BY: TOM WILSON
DATE: JULY 2008
SCALE: AS NOTED
DESIGNED BY: THOMAS WILSON
JOB #
DRAWN:

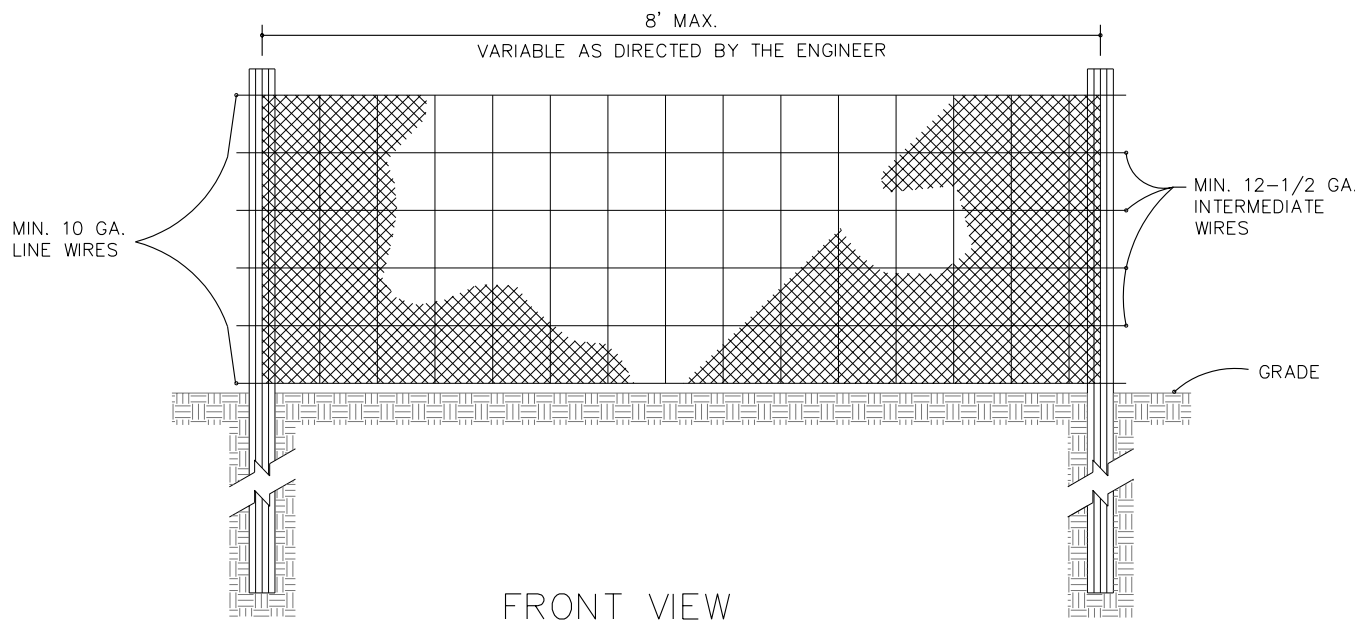
Thomas R Wilson, PE
7 Woodcrest Rd.
Asheville, NC 28804
828-252-5100

GRADING PLAN

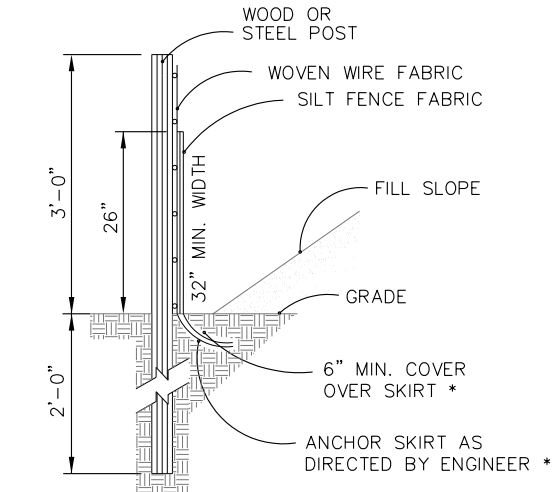
C2

1 GRADING AND EROSION CONTROL
C2 SCALE 1"=30'

80 40 0 20 40



FRONT VIEW



SIDE VIEW

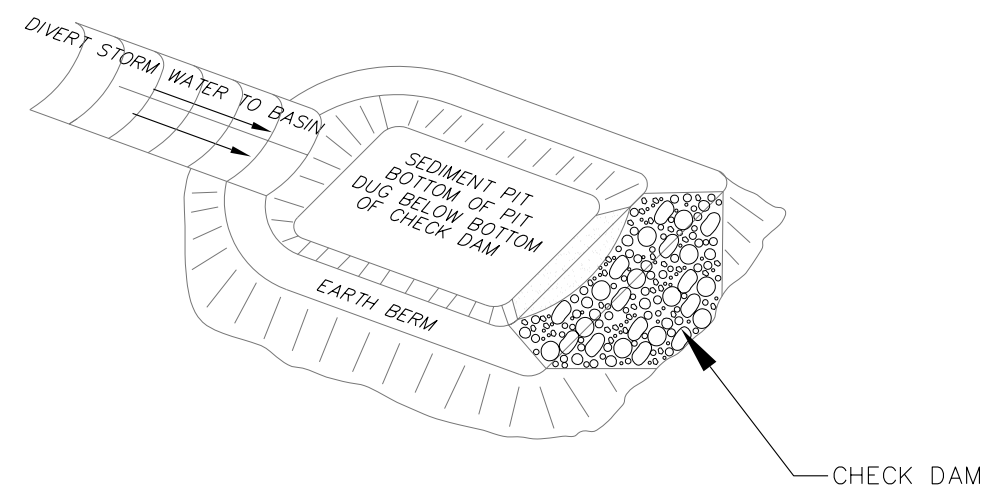
NOTE:
-USE SILT FENCE ONLY WHEN DRAINAGE AREA
DOES NOT EXCEED 1/4 ACRE AND NEVER IN
AREAS OF CONCENTRATED FLOW

• FOR REPAIR OF SILT
FENCE FAILURES, USE
NO. 57 WASHED STONE.
AS AN ANCHOR WHEN SILT
FENCE IS PROTECTING
CATCH BASIN.

4 STANDARD TEMPORARY SILT FENCE

C3

NOT TO SCALE

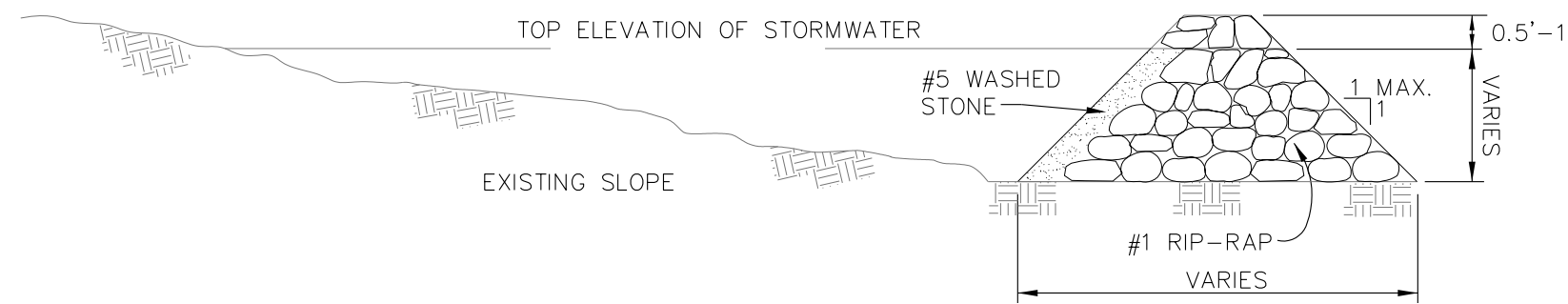


PERSPECTIVE VIEW
SEE PLAN FOR DIMENSIONS

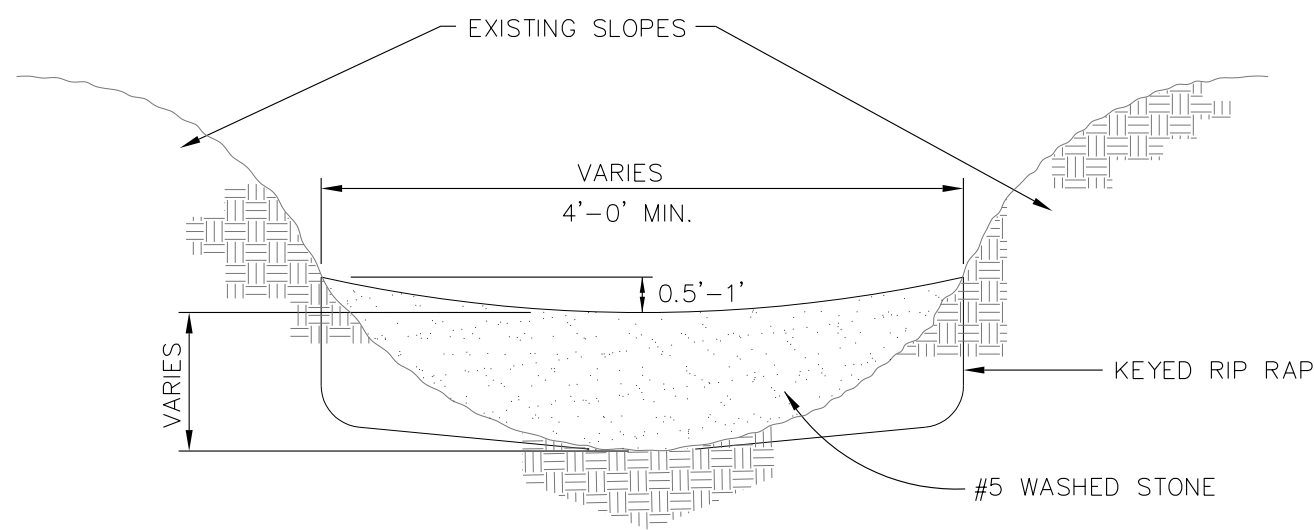
5 SEDIMENT BASIN W/ RIP RAP FILTER CHECK DAM

C3

NOT TO SCALE



SIDE VIEW

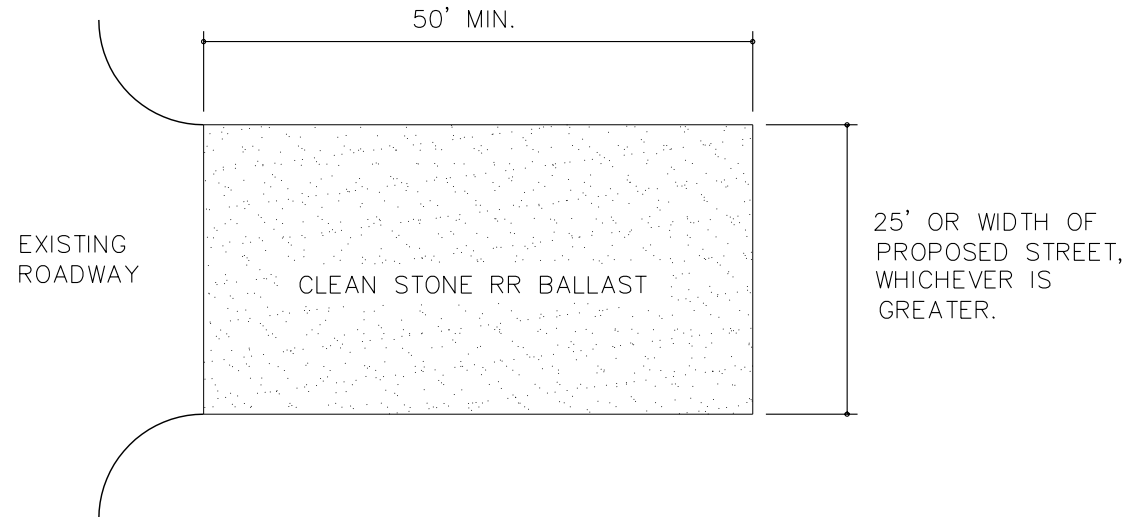


FRONT VIEW

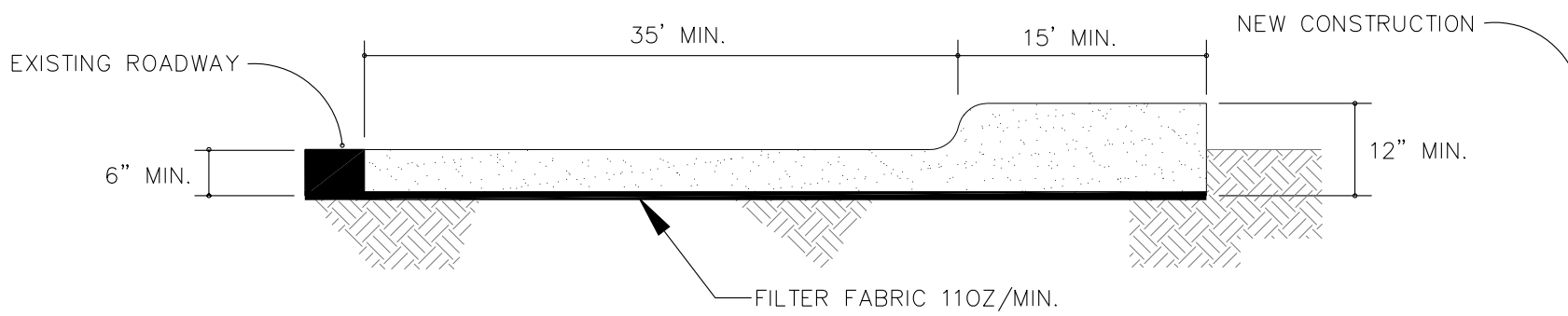
6 RIP RAP FILTER CHECK DAM

C3

NOT TO SCALE



PLAN

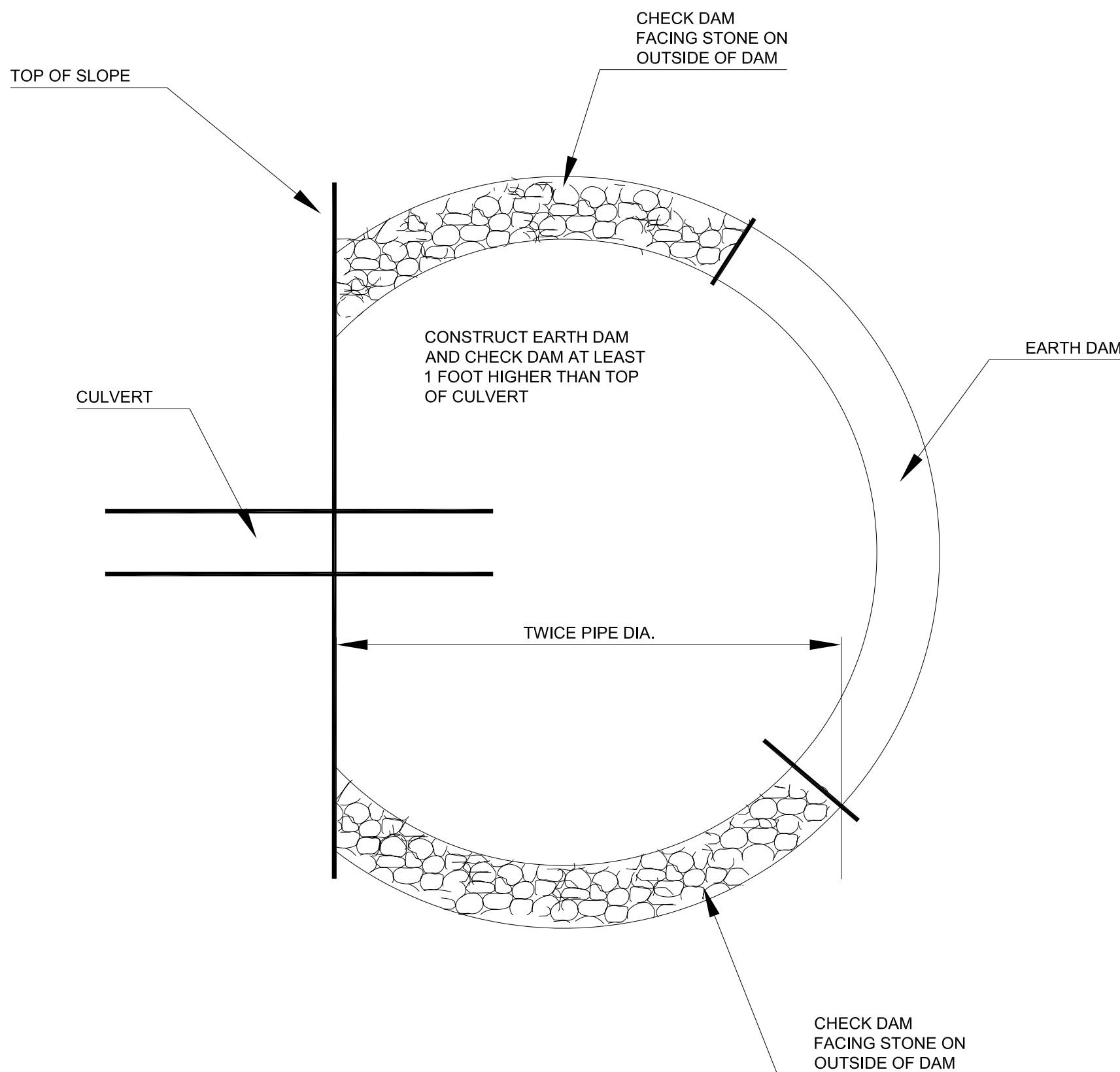


CROSS SECTION

1 CONSTRUCTION ENTRANCE

C3

NOT TO SCALE



2

CULVERT INLET PROTECTION

C3

NOT TO SCALE

NOTES:

1. SEQUENCE

- PROVIDE GRAVEL CONSTRUCTION ENTRANCE
- STRIP SITE
- PROVIDE TEMPORARY SEDIMENT BASINS
- PERFORM GRADING
- PROVIDE TEMPORARY SEEDING WHERE NO WORK WILL BE PERFORMED FOR 30 DAYS.
- PROVIDE SITE IMPROVEMENTS
- PROVIDE PERMANENT SEEDING
- REMOVE TEMPORARY SEDIMENT DEVICES WHEN SITE HAS BEEN STABILIZED.
- PERIODICALLY CLEANOUT ALL SEDIMENT COLLECTION DEVICES, ONCE EACH MONTH AND AFTER EACH STORM EVENT

2. SEEDING

TEMPORARY MIX: 40# KY31 FESCUE/AC
125# RYE GRAIN/AC
50# 10-10-10 FERT/AC

*MULCH WITH GRAIN STRAW @ 4000#/AC

PERMANENT MIX: 60# KY 31 FESCUE/AC
30# CREEPING RED FESCUE/AC
30# PERENNIAL RYE GRASS/AC
25# PER 100 SQ.FT. STARTER FERTILIZER/AC
100# PER 1000 SQ.FT. GROUND DOLOMITIC LIMESTONE/AC
*MULCH WITH WOOD CELLULOSE & TACK WITH ASPHALT RATE= 2000 LBS/AC

3. PROVIDE EROSION CONTROL BLANKET IN SWALES.

| # | REVISIONS |
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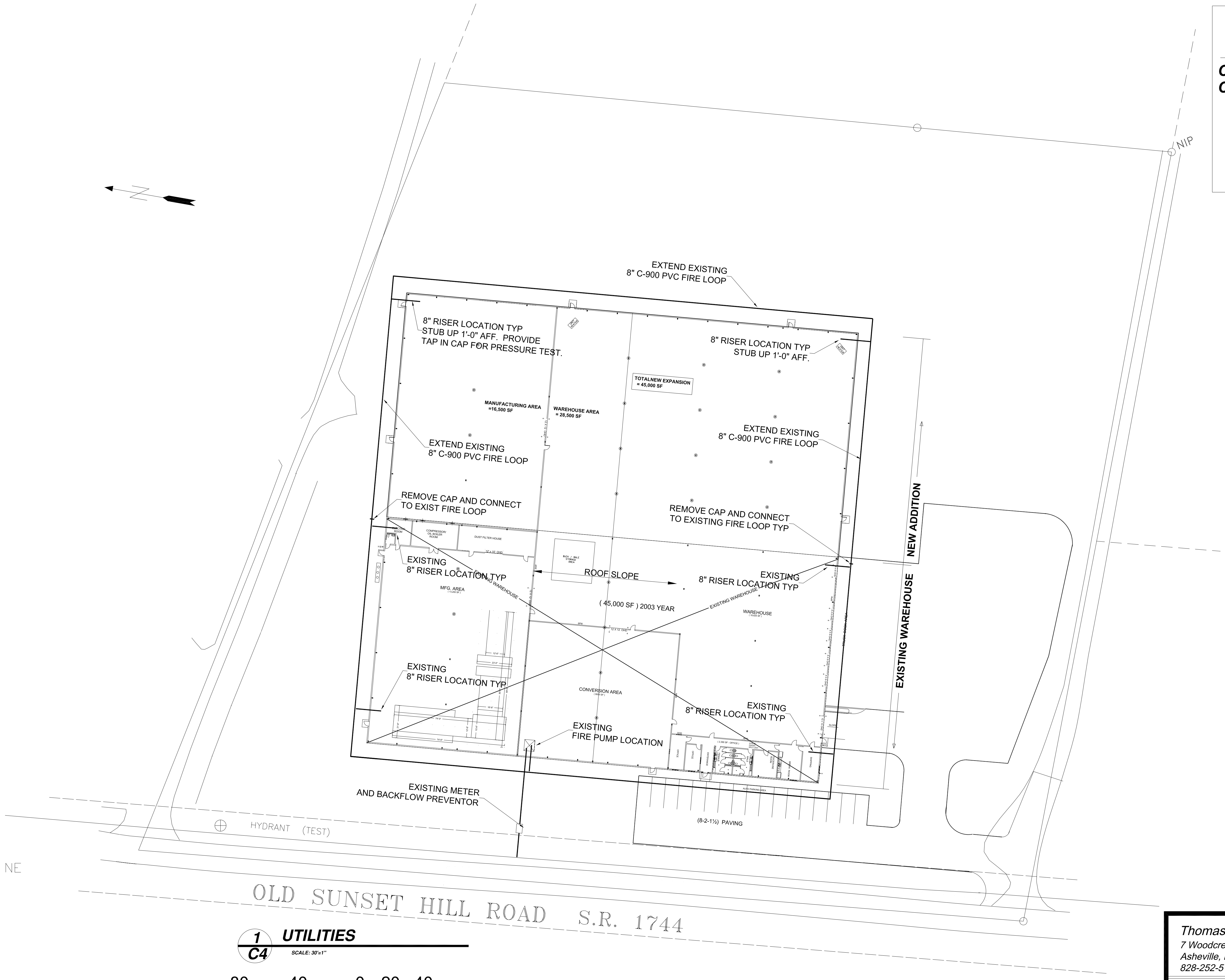
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| DESIGNED BY: | THOMAS WILSON |
| JOB # | |
| DRAWN: | |

Thomas R Wilson, PE
7 Woodcrest Rd.
Asheville, NC 28804
828-252-5100

DETAILS

C3



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UTILITIES

C4

1
C4

UTILITIES

SCALE: 30'=1"

80

40

0

20

40