



Henderson County, North Carolina Code Enforcement Services

MEMORANDUM

DATE: February 18, 2011
TO: Technical Review Committee
TRC MEETING DATE: March 1, 2011
REGARDING: Kiln Drying Systems
NAME OF APPLICANT: Charles Moniotte
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 January 4, 2010.

Major Site Plan Review

Tony Hauser of Ambient Design Group PLLC submitted the major site plan for this project for the owner, Charles Moniotte of Kiln Drying Systems. 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.

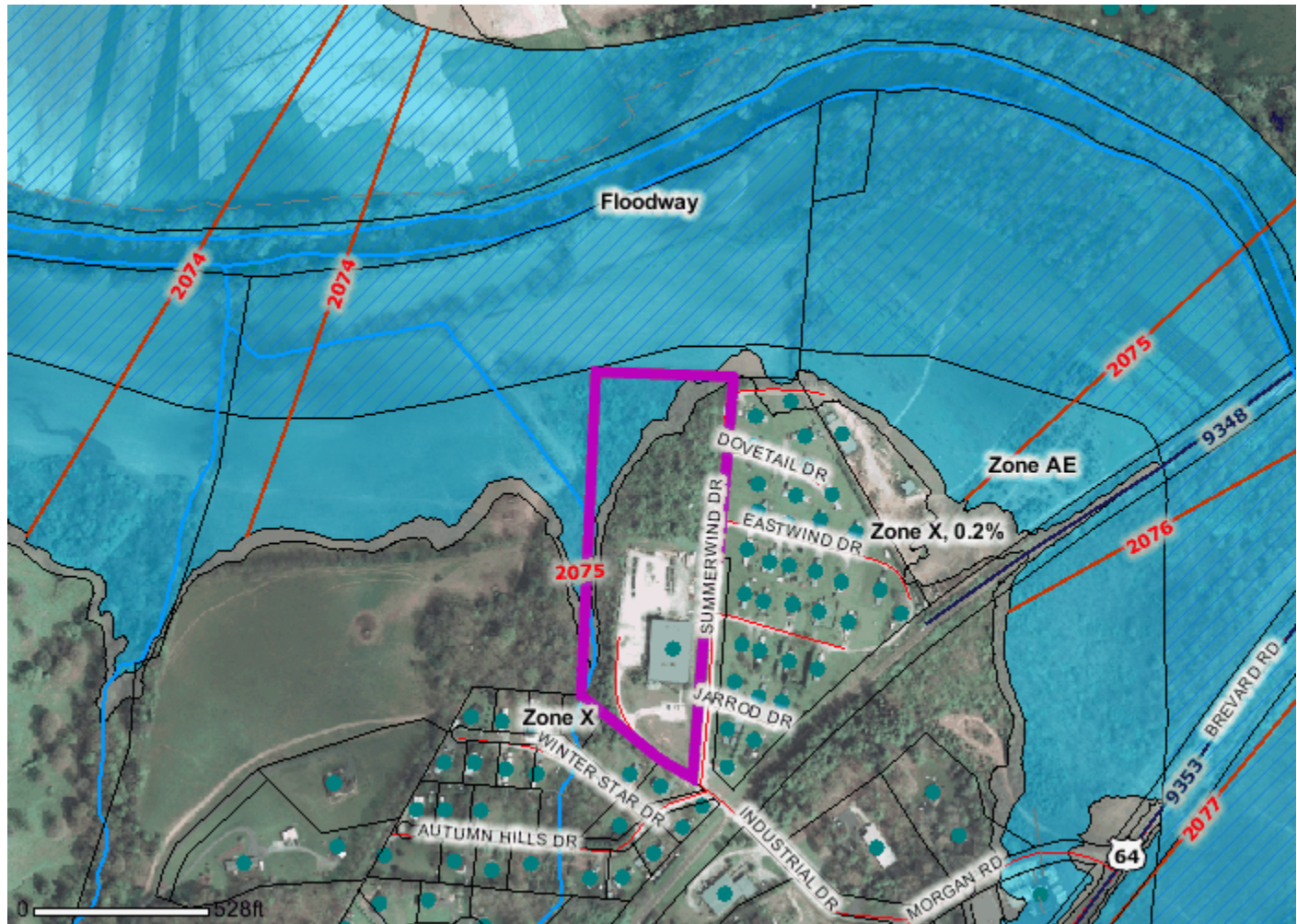
The project site is located on 9.51 acres of land (PIN 9539136346) located on 234 Industrial Dr. The industrial park is off Brevard Rd., right on Morgan Rd. then right on Industrial Dr. The project is located in a Industrial zoning district. The property is located in Zone AE of the designated floodplain and Watershed IV Upper French Broad PA. 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

Henderson County, NC - Zoning Information Report

Date: February 10, 2011	PIN: 9539136346	Parcel Number: 9902435
Owner Name:	KILN DRYING SYSTEMS & COMPONENTS INC	
Mailing Address:	PO BOX 643	
Situs Address:	234 INDUSTRIAL DR	



NEW Zoning Districts: Industrial
 Acreage: 9.5100
 Municipality Boundaries: No City Found
 No Ordinance Found
 Water Supply Watersheds: PA - WS IV- Upper French Broad River (Asheville)
 NEW 2008 Flood Zones 10-02-2008: Zone X, Not Shaded (Areas outside of the floodplain) Zone X, Shaded, 0.2 pct (500 year floodplain) Zone AE, 1 pct (100 year floodplain)
 Fire Tax Districts: 04 Etowah Horse Shoe Fire 04 Etowah Horse Shoe Fire

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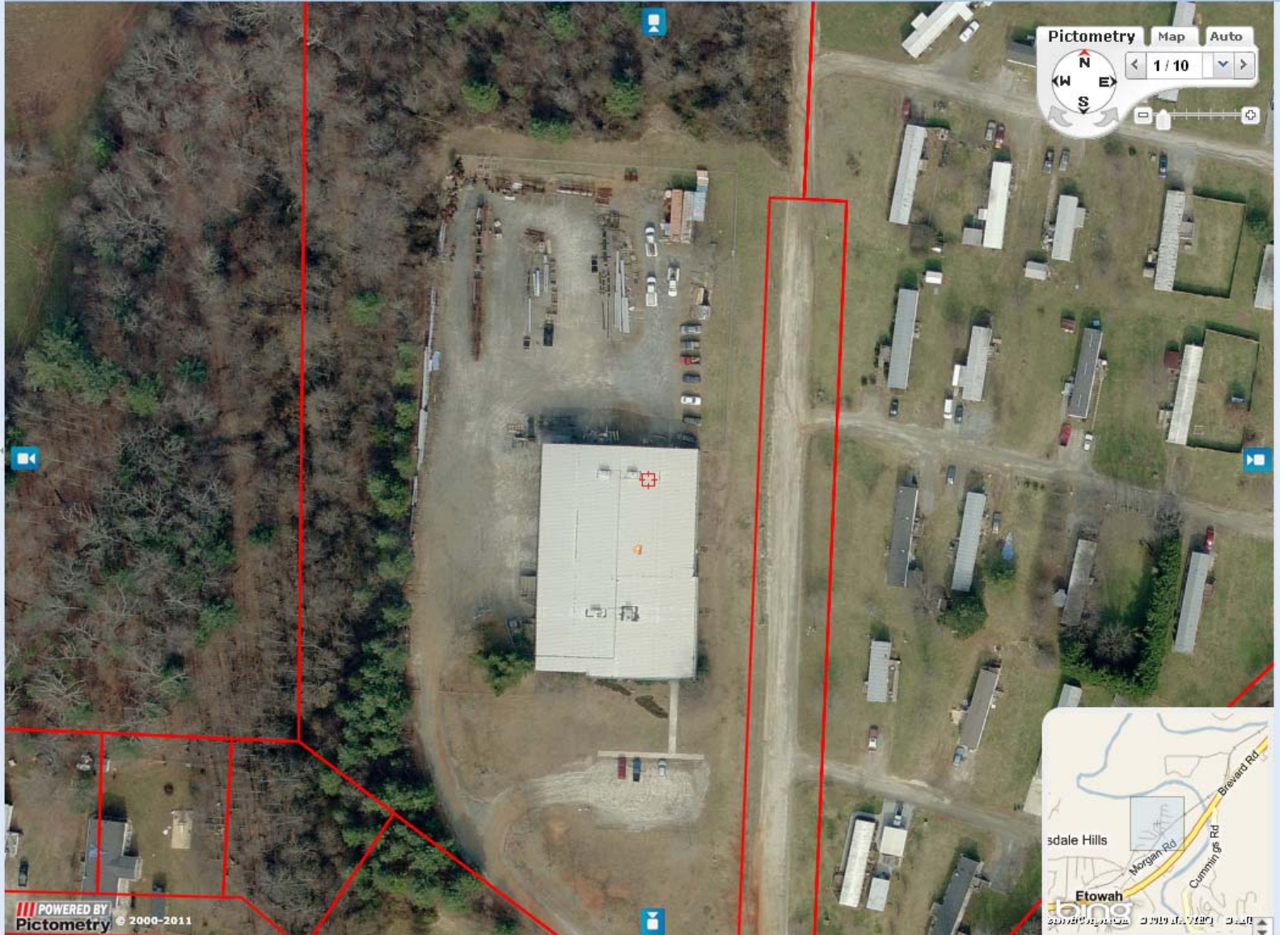
Workspace

- Workspace (Author)
 - Annotations
 - Bookmarks
 - Layers - BETA
 - Address Points
 - Parcels

Properties

Name	Value

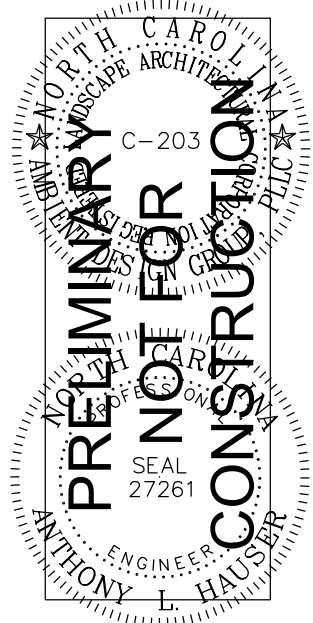
Selections



POWERED BY Pictometry © 2000-2011

STORAGE BUILDING ADDITION

KILN DRYING SYSTEMS & COMPONENTS, INC.
 HENDERSON COUNTY, NORTH CAROLINA



Ambient Design Group
 LANDSCAPE ARCHITECTS & CIVIL ENGINEERS
 Ph. 828-232-4330 Fx. 828-232-4331
 WWW.AMBIENTDESIGNGROUP.COM



STORAGE BUILDING ADDITION
COVER SHEET
 ETOWAH, HENDERSON COUNTY, NC
 KILN DRYING SYSTEMS, INC., 234 INDUSTRIAL DRIVE, ETOWAH, NC 28729

DATE: 2/15/11
 DRAWN BY: ALH
 PROJECT NO: 110-001
 SHEET NO: C-0

OWNER/DEVELOPER

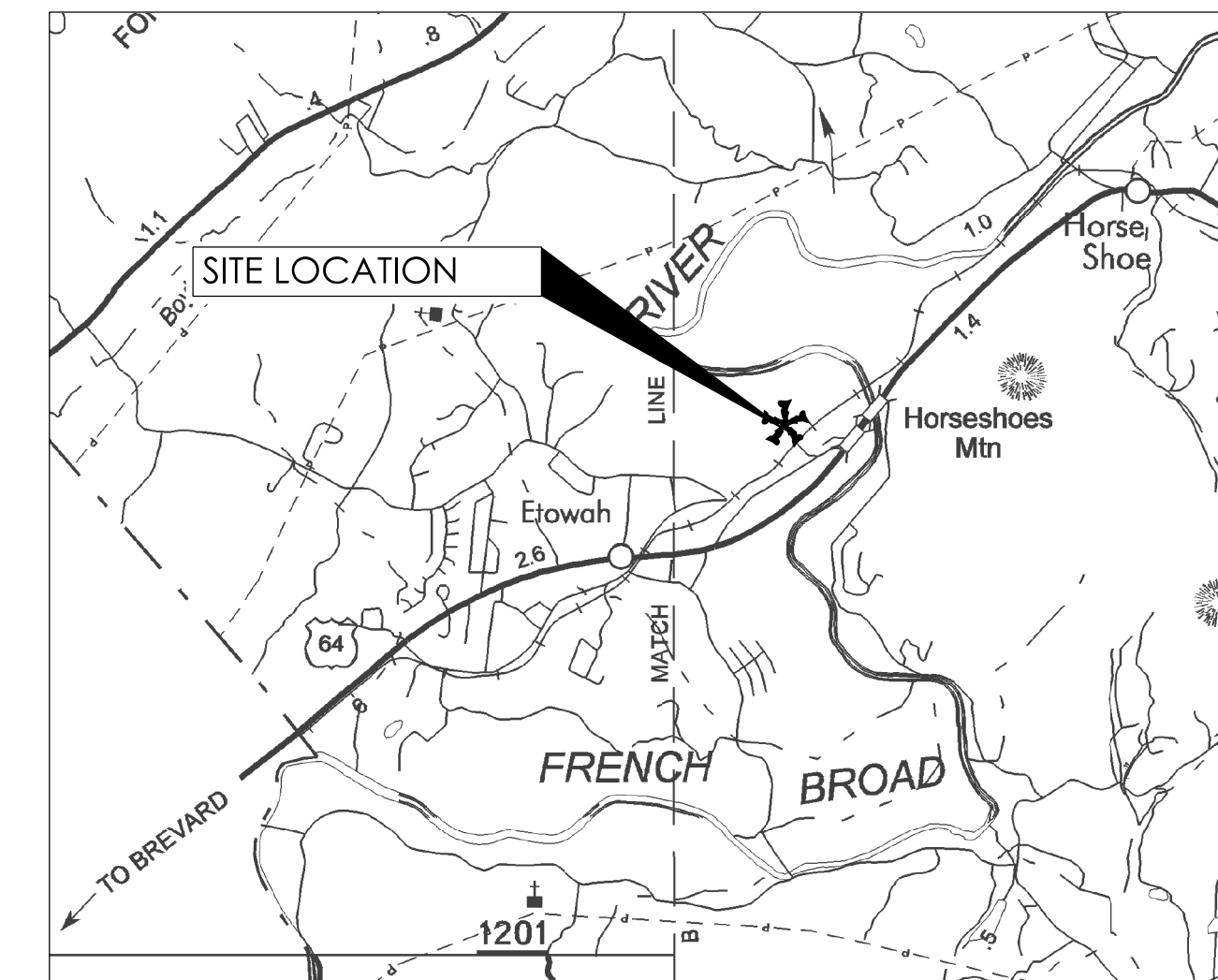
NAME: KILN DRYING SYSTEMS
 ADDRESS: 234 INDUSTRIAL DR.
 ETOWAH, NC 28729
 PHONE: (828) 891-8115
 CONTACT: CHARLES MONIOTTE

**LANDSCAPE ARCHITECT/
 CIVIL ENGINEER**

NAME: AMBIENT DESIGN GROUP
 ADDRESS: 28 N. ANN ST., SUITE 100
 ASHEVILLE, NC 28801
 PHONE: 828-232-4330
 CONTACT: TONY HAUSER, RLA, PE

LAND SURVEYOR

NAME: GENE PARKER LAND SURVEYS
 ADDRESS: 43 TARKILN MTN. DR.
 HORSE SHOE, NC 28742
 PHONE: (828) 891-8373
 CONTACT: GENE PARKER



VICINITY MAP

NOT TO SCALE

BEFORE YOU DIG
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 N.C. ONE CALL CENTER
 ITS THE LAW!

DRAWING SET CONTENT

SHEET NO.	SHEET TITLE	SUBMITTAL DATE	REVISION DATE
C-0	COVER SHEET	02/15/11	
C-1	SURVEY	02/15/11	
C-2	SITE PLAN - 1	02/15/11	

GENERAL NOTES:

- BOUNDARY SURVEY PREPARED BY GENE PARKER LAND SURVEYS, HORSE SHOE, NC JAN. 21, 2011
- EXISTING GROUND ELEVATIONS BASED ON FIELD VERIFIED SURVEY DATA PROVIDED BY SURVEYOR.
- PROJECT TO BE CONSTRUCTED IN 1 PHASES.
- NUMBER OF PROPOSED LOTS: N/A
- PROPERTY PIN NO. 4539156346
- DEED BOOK/PAGE: 496/59
- TOTAL SITE AREA: 4.51 ACRES +/-
- ALL IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE HENDERSON COUNTY ORDINANCES. SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
- SANITARY SEWER SERVICE IS PROVIDED BY AN EXISTING ON-SITE SEWAGE FACILITY. NO EXPANSION OR INCREASED DISCHARGE IS PROPOSED BY THESE PLANS.
- WATER SERVICE IS PUBLIC AND PROVIDED BY THE CITY OF HENDERSONVILLE. NO EXTENSION OR INCREASE IN USE IS PROPOSED BY THESE PLANS.
- PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. A PORTION OF THE PROPERTY LIES IN ZONE X AND ZONE AE ON FIRM MAP NUMBER 3700453400J, COMMUNITY PANEL 4539J, DATED: OCT. 2, 2009. NO DEVELOPMENT OR DISTURBANCE IS PROPOSED WITHIN THESE AREAS.

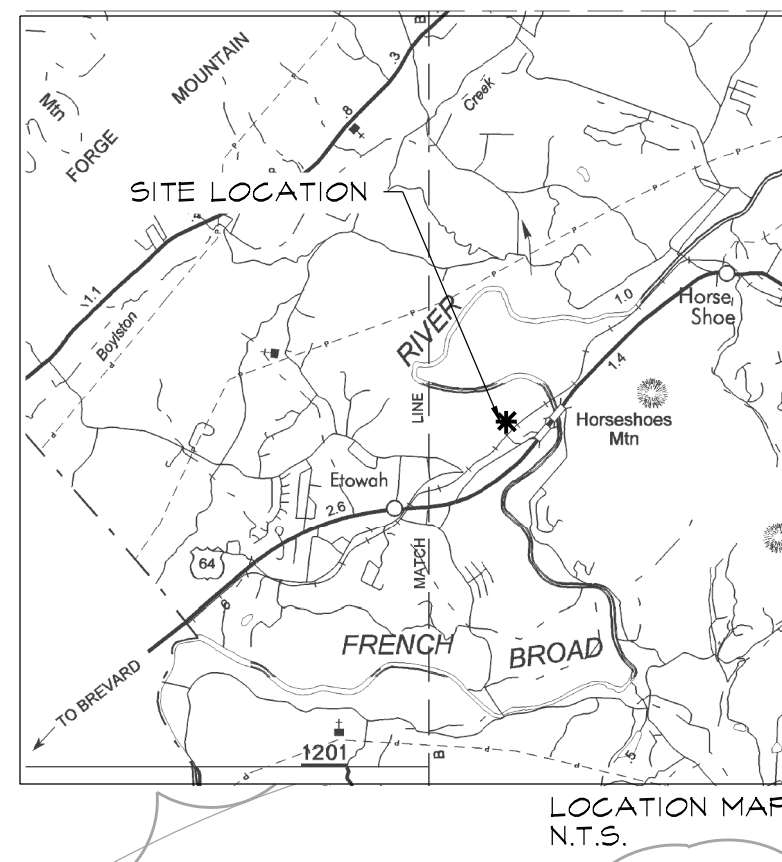
- SUBJECT PROPERTY IS ZONED: INDUSTRIAL.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGE TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AND FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. NOTIFY OWNER OF ANY POTENTIAL CONFLICTS WHICH MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
- CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC. SHALL NOT BE ACCEPTABLE.
- ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL; HOWEVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.

- WHERE PRESENT, CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES AND ADJUSTMENT OF EXISTING SANITARY SEWER CLEANOUTS, WATER METERS AND ANY OTHER APPURTENANCES TO NEW GRADE AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES THROUGHOUT THE COMPLETION OF THE PROJECT AND THROUGH THE ESTABLISHMENT OF VEGETATION SUFFICIENT TO PROVIDE EROSION PROTECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO PROJECT CLOSE-OUT.
- CERTIFICATION OF CUT AND FILL SLOPES SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND SHALL BE MADE BY A GEOTECHNICAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NORTH CAROLINA.

- CUT AND FILL SLOPES (EMBANKMENTS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATION SECTION 235 OR THE GEOTECHNICAL (SOILS) REPORT RECOMMENDATIONS, WHICHEVER ARE MORE RESTRICTIVE. AT A MINIMUM, ALL FILL SLOPES SHALL BE PLACED IN 10 INCH MAXIMUM LIFTS COMPACTED TO NOT LESS THAN 95 PERCENT DENSITY (STANDARD PROCTOR). CONTRACTOR SHALL ARRANGE FOR INDEPENDENT COMPACTION TESTING RESULTS TO BE PAID FOR BY THE OWNER/DEVELOPER.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- ALL DISTURBED AREAS ARE TO BE STABILIZED AND SEEDED WITHIN 15 DAYS OF DISTURBANCE UNLESS OTHERWISE NOTED.

DEVELOPMENT SUMMARY

TOTAL TRACT AREA: 10.022 AC.
 TOTAL DEVELOPED AREA: 96,468 SF (2.214 AC)
 TOTAL COMMON OPEN SPACE: 340,091 SF (7.807 AC)



UTILITY KEY:
 WP WALL PACK LIGHT
 FH FIRE HYDRANT
 FDC FIRE DEPT. CONNECTION
 WM WATER METER

NOTE: A PORTION OF THIS TRACT FALLS WITHIN THE SPECIAL FLOOD HAZARD AREA. NO STRUCTURE IS WITHIN OR IS PROPOSED IN THAT AREA. NO ENCROACHMENT OR DEVELOPMENT IS PROPOSED IN THAT AREA. NO FILL IS PROPOSED IN THAT AREA.

100 YEAR FLOOD LINE AS SCALED FROM TAX MAP

DEVELOPMENT DATA:
 OWNER: KILN DRYING SYSTEMS
 234 INDUSTRIAL DRIVE
 ETOWAH, NC 28729
 (828) 891-8115
 PREPARED BY:
 AMBIENT DESIGN GROUP, PLLC
 28 N. ANN ST., STE. 100
 ASHEVILLE, NC 28801
 (828) 232-4330
 TOTAL SITE AREA: 10.022 AC
 EXISTING BUILDING AREA: ~21,500 SF
 PROPOSED BUILDING AREA: 15,000 SF
 EXISTING IMPERVIOUS AREA: 96,468 SF (22.1%)
 PROPOSED IMPERVIOUS: 96,468 SF (22.1%)
 ALLOWABLE IMPERVIOUS: 104,774 SF (24%)
 APPROXIMATE CUT/FILL: 560/0 CY
 TOTAL DISTURBED AREA: 32,116 SF
 REQ'D PARKING:
 OFFICE: 9265 SF/500 = 19 SPACES
 WAREHOUSE: 12240 SF/4000 = 3 SPACES
 STORAGE (PROP'D): 15000 SF/4000 = 4 SPACES
 TOTAL: 26 SPACES
 PARKING PROVIDED: 26 SPACES

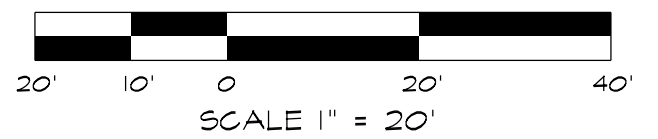
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VEHICULAR TRAFFIC AND STORAGE OF MATERIALS IS NOT ALLOWED OVER THE EXISTING OR RELOCATED SEPTIC NITRIFICATION FIELD.

EXISTING SEPTIC SYSTEM SHALL BE MODIFIED TO RELOCATE D-BOXES AND NITRIFICATION FIELD SUCH THAT NO PART OF THE SYSTEM FALLS WITHIN 5' OF THE BUILDING FOUNDATION. IT IS RECOMMENDED THAT A MINIMUM DISTANCE OF 15' BE PROVIDED TO ALLOW FOR VEHICULAR CIRCULATION AROUND THE BUILDING WITHOUT TRAVEL OVER THE SEPTIC SYSTEM.

N/F ETOWAH DEVELOPMENT INC.
 PIN 9539230378
 DB/PG 689/527
 INSTITUTIONAL ZONING



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 Ph. 828-232-4330 Fx. 828-232-4331
 WWW.AMBIENTDESIGNGROUP.COM



STORAGE BUILDING ADDITION
 SITE PLAN
 ETOWAH, HENDERSON COUNTY, NC
 KILN DRYING SYSTEMS, INC., 234 INDUSTRIAL DRIVE, ETOWAH, NC 28729

DATE: 01/26/11
 DRAWN BY: ALH
 PROJECT NO: 1101-001
 SHEET NO. C-2