

Staff Report: TRC 12/3/13  
The Warm Company

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: December 3, 2013**

**SUBJECT: Major Site Plan Review The Warm Company**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Applicant request addition to existing Manufacturing Facility**

**Suggested Motion: I move that the TRC approve the major site plan for The Warm Company**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Chumbley Family, LLC
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9589087042
- 1.4. **Size:** 5.71 acres +/-
- 1.5. **Location:** The subject area is located off Old Sunset Hill Rd between Howard Gap Rd and Sugarloaf Rd
- 1.6. **Supplemental Requirements:**

#### **SR 10.8. Manufacturing and Production Operations**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (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, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

**Map A: Aerial Photo/Pictometry**



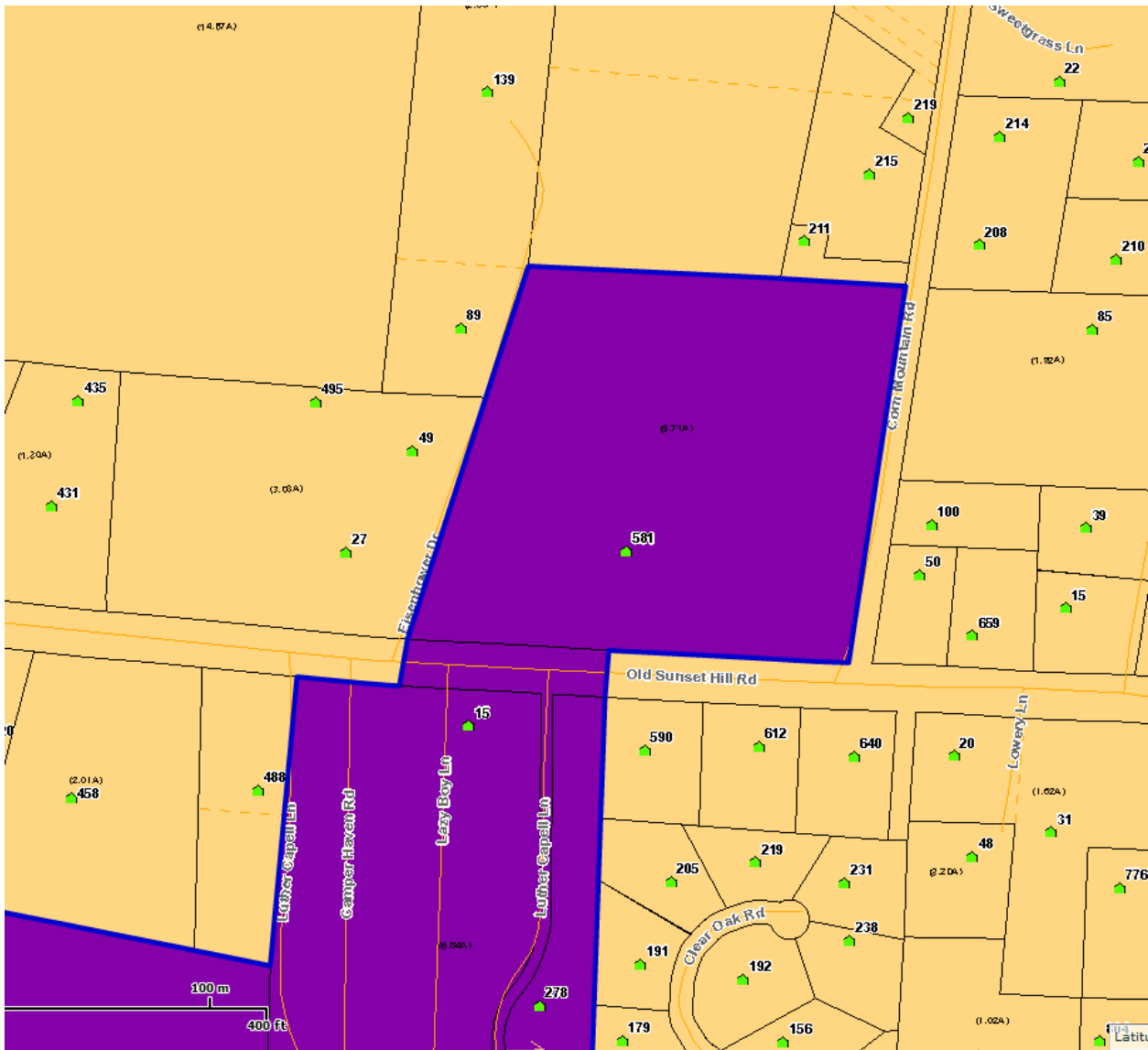
## 2. Current Conditions

**2.1 Current Use:** This parcel is an operating Industrial manufacturing facility.

**2.2 Adjacent Area Uses:** The surrounding properties consist of mixed residential and commercial uses.

**2.3 Zoning:** Surrounding property to the south, are Industrial. Properties north, west and east are Residential Two Rural.

**Map B: Current Zoning**



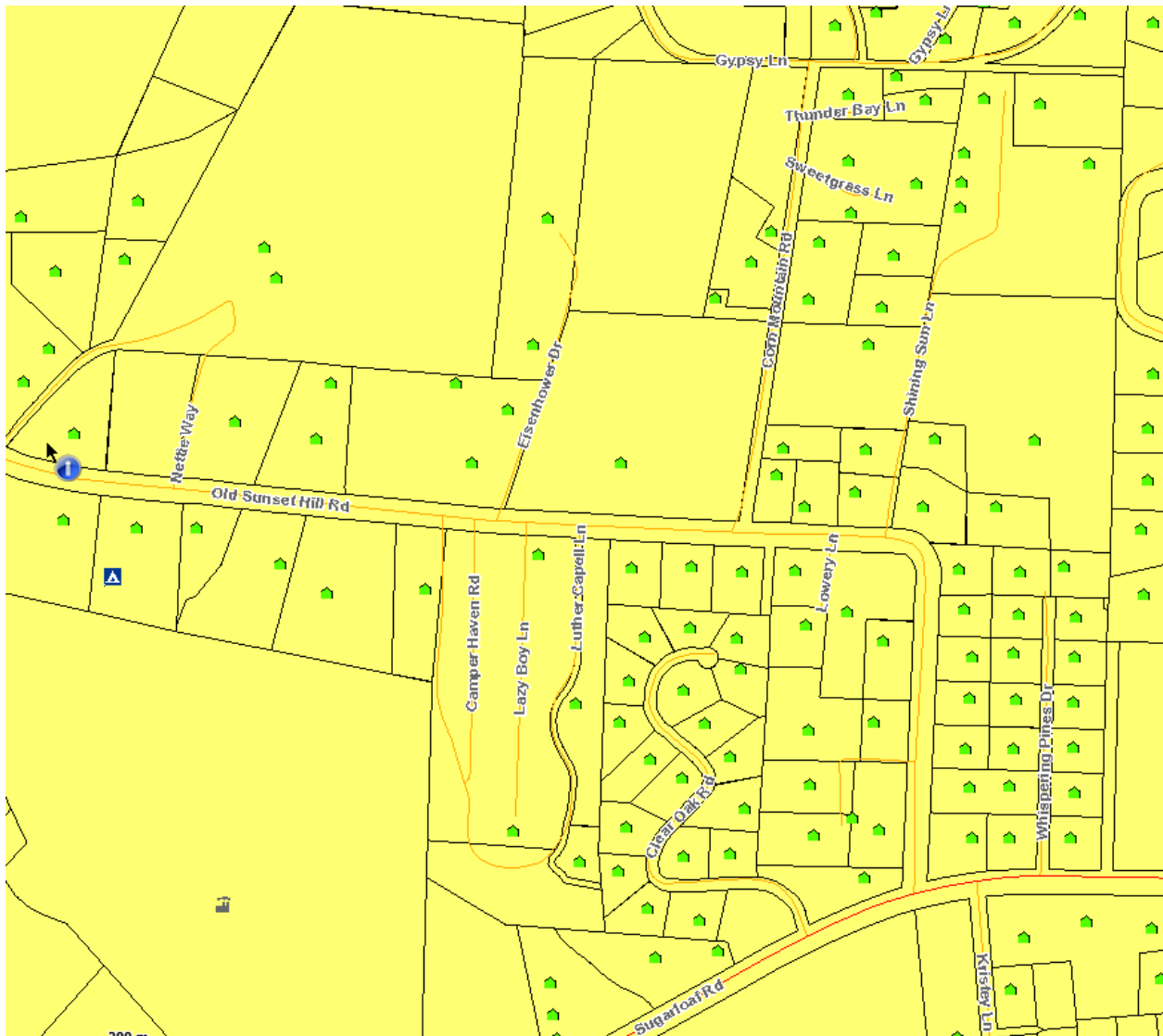
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** City of Hendersonville water and sewer serve this property.

**Public Water:** City of Hendersonville water is available for this property.

**Public Sewer:** City of Hendersonville sewer is available for this property.

### Map C: CCP Future Land Use Map



#### 5. Comprehensive Plan

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Services Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.



**6. Staff Recommendations**

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**

**Looking North**





**Looking NW towards Rear**



**Looking SE towards Front**



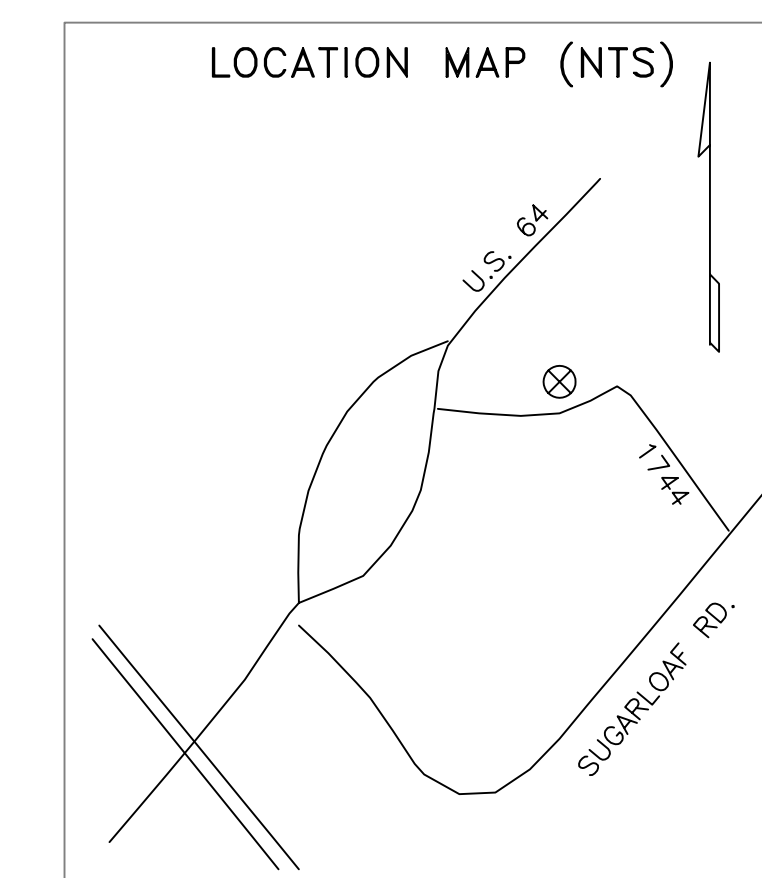


**Looking NE at Loading Docks**

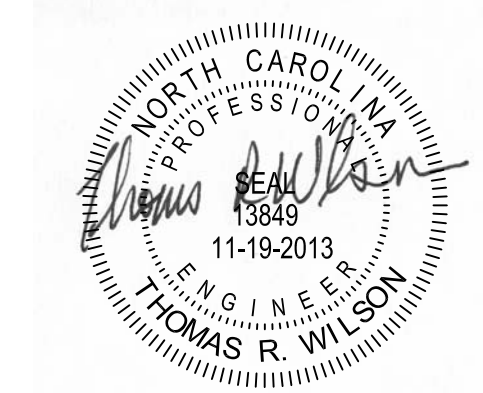


**Looking NE at Entrance**





#	REVISIONS

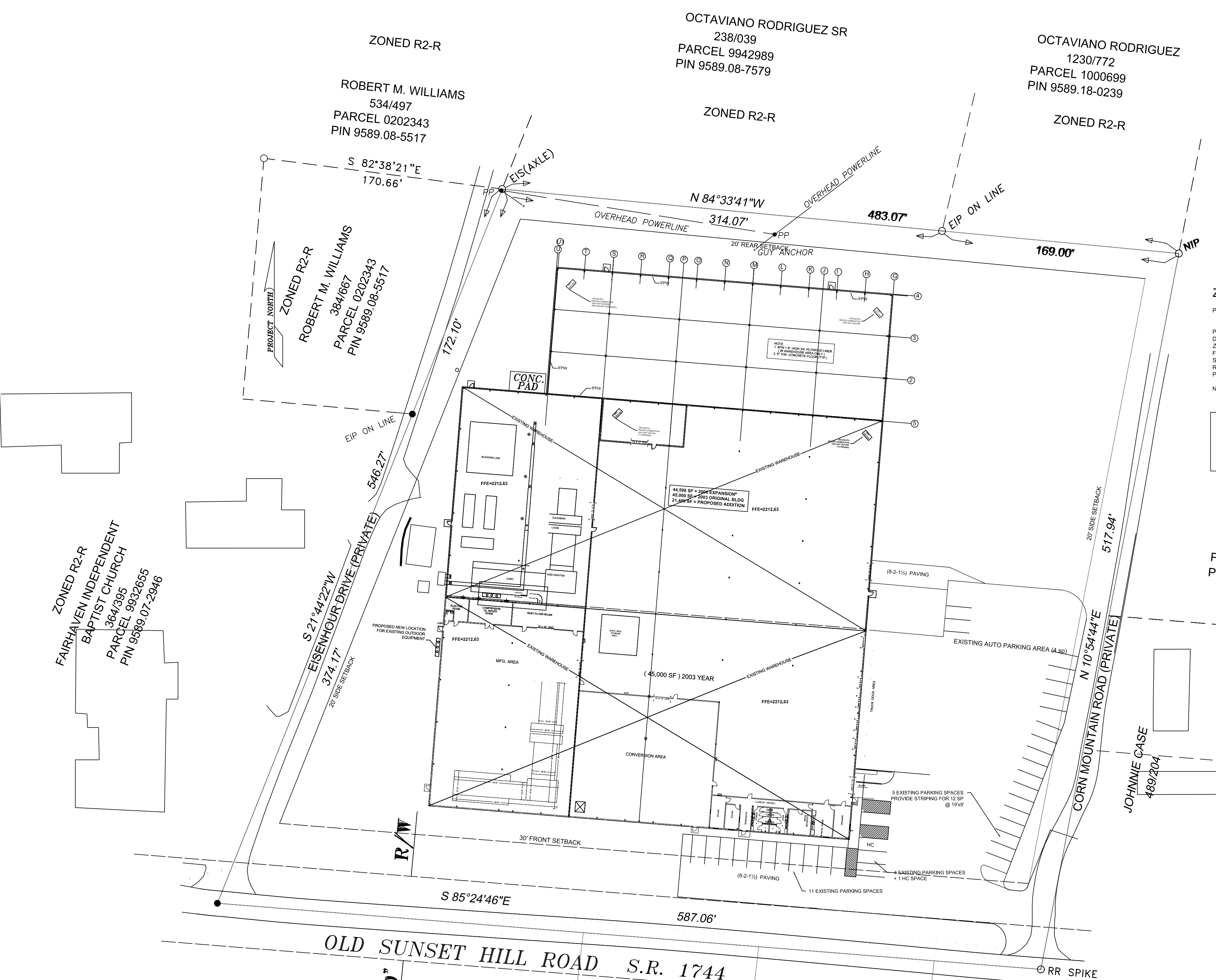


**ADDITION TO  
THE WARM COMPANY  
HENDERSON COUNTY, NC**

DRAWN BY:	TOM WILSON
DATE:	SEPTEMBER 2013
SCALE:	AS NOTED
DESIGNED BY:	THOMAS WILSON
JOB #	
DRAWN:	

**THOMAS R WILSON, PE**  
 7 WOODCREST RD.  
 ASHEVILLE, NC 28804  
 828-252-5100

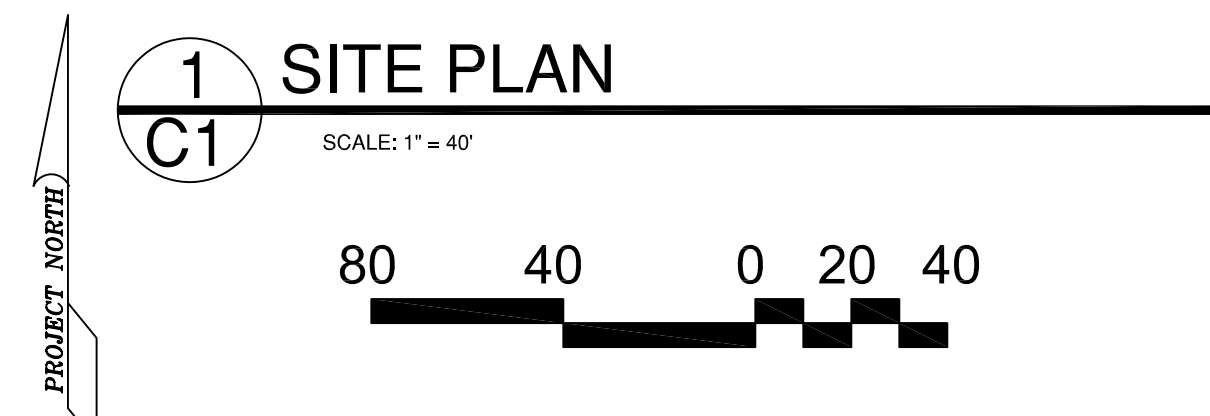
SITE PLAN  
**C1**



**ZONING NOTES:**  
 PROPERTY OWNER: CHUMBLEY FAMILY LLC  
 581 OLD SUNSET HILL ROAD  
 HENDERSONVILLE, NC 28792  
 5659-09-7042  
 PIN NO:  
 DEED BOOK/PAGE NO 1141 / 355  
 ZONING DISTRICT IND  
 FRONT SETBACK 30'  
 SIDE SETBACK 20'  
 REAR SETBACK 20'  
 PARKING 20 SP EXISTING + 1 HC  
 ADD 12 SP @ 19'x9' FOR TOTAL = 32 SP + 1 HC  
 NO FLOOD HAZARD AREAS LOCATED ON THIS PROPERTY

**EROSION CONTROL NOTES**  
 TOTAL SITE = 5.71 AC.  
 EXISTING IMPERVIOUS AREA - 120,000 (48.2%)  
 NEW ADDITION BUILDING - 21400 SF (8.6%)  
 NEW STREETS AND PARKING 1000 SF (0.004%)  
 DISTURBED AREA 55000 SF +/- (22.11%)  
 ADDITIONAL IMPERVIOUS AREA = 22400 SF +/- (9.0%)  
 TOTAL IMPERVIOUS AREA = 142,400 SF +/- (57.25%)

ZONED R2-R  
 HUBERT CASE  
 620/699  
 PARCEL 0201290  
 PIN 9589.18-2029  
  
 ZONED R2-R  
 ROBERT G ROBLES  
 1183/284  
 PARCEL 1000177  
 PIN 9589.17-1978  
  
 ZONED R2-R  
 ROBERT G ROBLES  
 1183/284  
 PARCEL 1000173  
 PIN 9589.17-1806



ZONED R2-R  
 FAIRHAVEN INDEPENDENT  
 BAPTIST CHURCH  
 364/385  
 PARCEL 9932855  
 PIN 9589.07-2946

ZONED R2-R  
 WILLIAM CAPELL  
 419/493  
 PARCEL 9961637  
 PIN 9589.07-4347

ZONED R2-R  
 CRESENCIO T CORRAL  
 874/689  
 PARCEL 0202333  
 PIN 9589.07-8612

ZONED R2-R  
 LEE CARNELL LAUGHTER  
 1141/335  
 PARCEL 0200423  
 PIN 9589.07-8612

ZONED R2-R  
 ROBERT C HIPPS  
 548/145  
 PARCEL 0200486  
 PIN 9589.07-9641

ZONED R2-R  
 ROBERT M. WILLIAMS  
 534/497  
 PARCEL 0202343  
 PIN 9589.08-5517

ZONED R2-R  
 OCTAVIANO RODRIGUEZ SR  
 238/039  
 PARCEL 9942989  
 PIN 9589.08-7579

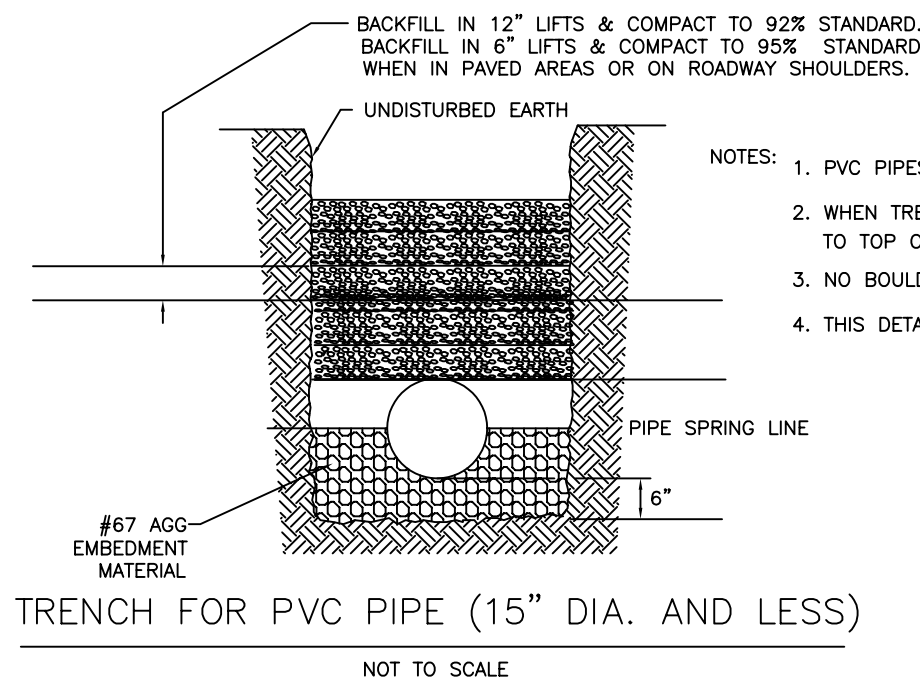
ZONED R2-R  
 OCTAVIANO RODRIGUEZ  
 1230/772  
 PARCEL 1000699  
 PIN 9589.18-0239

ZONED R2-R  
 ROBERT M. WILLIAMS  
 384/667  
 PARCEL 0202343  
 PIN 9589.08-5517

ZONED R2-R  
 ROBERT G ROBLES  
 1183/284  
 PARCEL 1000173  
 PIN 9589.17-1806

JOHNNIE CASE  
 489/204



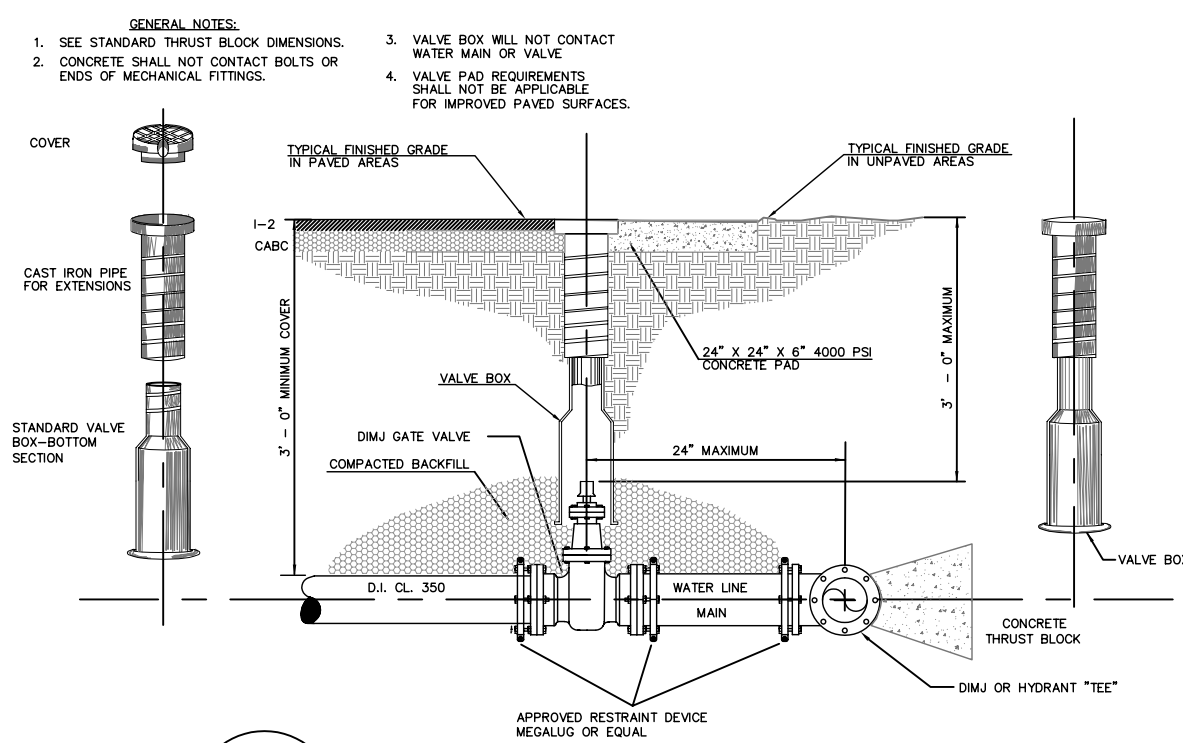


- NOTES:
1. PVC PIPES REQUIRE #67 WASHED STONE PIPE EMBEDMENT MATERIALS.
  2. WHEN TRENCH IS SUBJECT TO INUNDATION, EMBEDMENT MATERIALS MUST EXTEND TO TOP OF PIPE.
  3. NO BOULDERS OR STONES WILL BE USED IN INTIAL BACKFILL.
  4. THIS DETAIL IS VALID FOR PVC PIPE INSTALLED AT DEPTHS OF UP TO 20 FEET.

TRENCH FOR PVC PIPE (15" DIA. AND LESS)

NOT TO SCALE

**1**  
**C2** PVC PIPE INSTALLATION  
NO SCALE

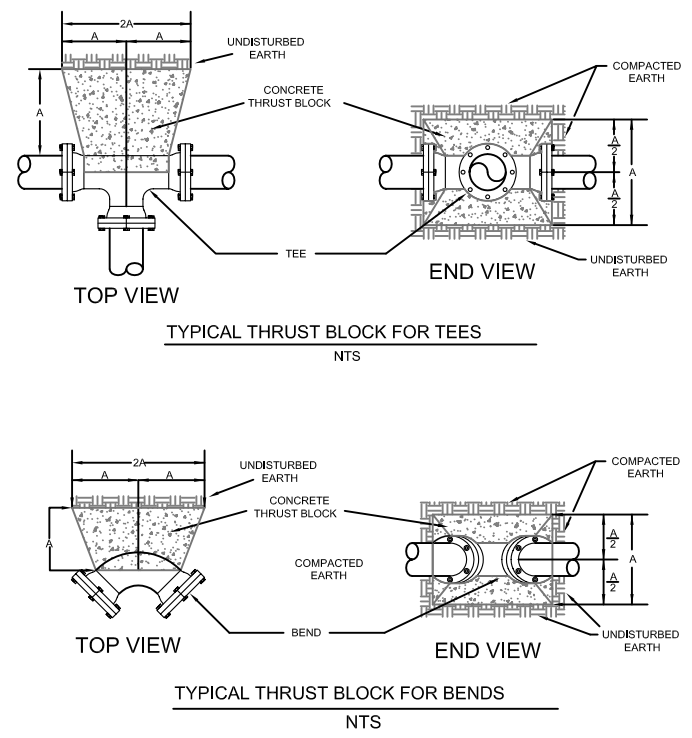


**2**  
**C2** TYPICAL VALVE & VALVE BOX INSTALLATION  
NO SCALE

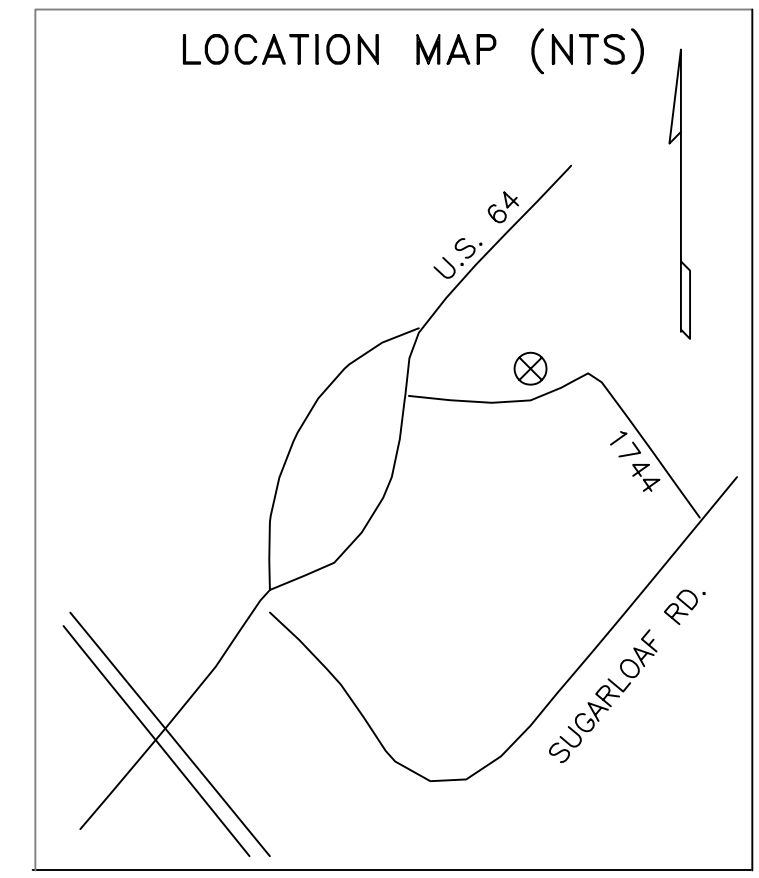
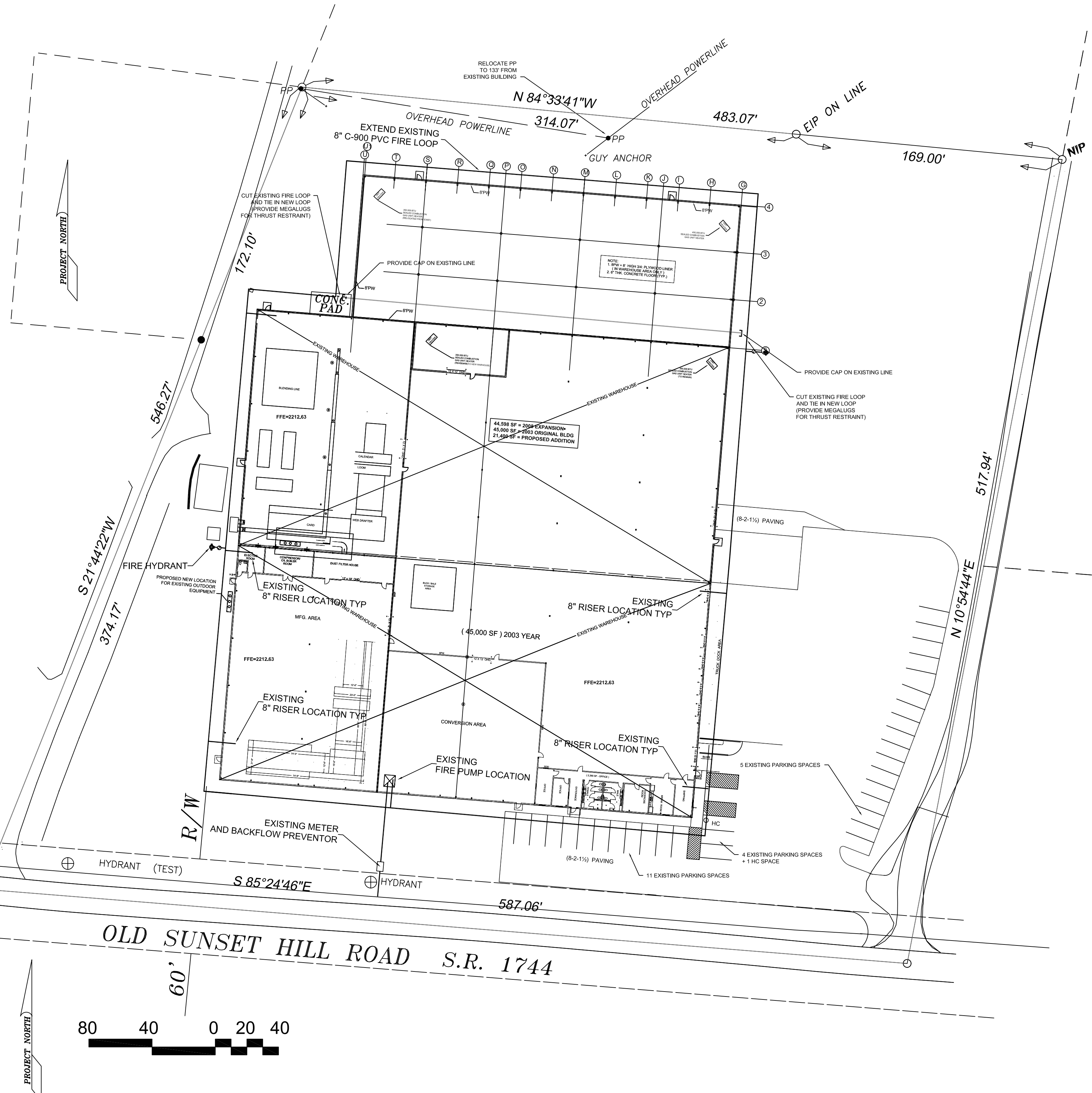
TABLE OF "A" DIMENSIONS (IN FEET)

BEND NO	45	22 1/2	11 1/4	TEE
6	1.4	1.1	1.0	1.0
8	1.9	1.5	1.5	1.6
10	2.4	1.8	1.8	2.0
12	2.8	2.1	2.0	2.4
14	3.3	2.5	2.5	2.8
16	3.8	2.8	2.5	2.8
18	4.2	3.0	3.0	4.5

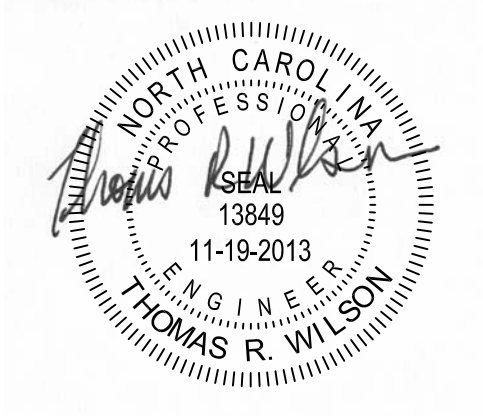
- NOTES:
1. ALL FITTINGS MUST BE RESTRAINED AS SHOWN IN SECTION 6.02 OF THE STANDARD SPECIFICATIONS AND
  2. DIMENSION TABLE GIVEN IS A GUIDE ONLY. ENGINEER SHALL BE RESPONSIBLE TO CALCULATE THRUST BLOCK DIMENSIONS BASED ON ACTUAL SIZE AND OPERATING PRESSURE CONDITIONS.
  3. FITTING JOINTS SHALL BE KEPT FREE OF CONCRETE. A LAYER OF POLYETHYLENE PLASTIC SHALL BE PLACED BETWEEN THE FITTING AND THE CONCRETE.
  4. PRE-CAST THRUST BLOCKS ARE MOST ACCEPTABLE.
  5. CONCRETE SHALL HAVE 4000 P.S.I. COMPRESSIVE STRENGTH.



**3**  
**C2** THRUST BLOCKS FOR FITTINGS  
NO SCALE



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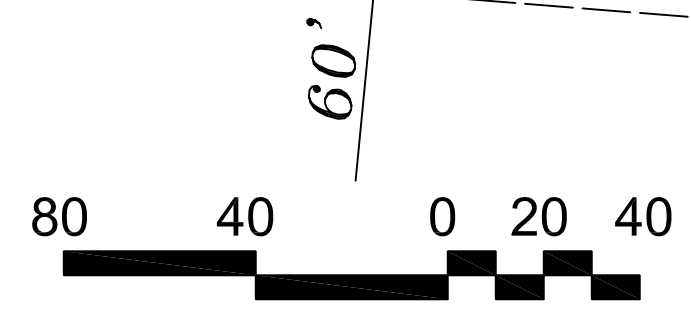
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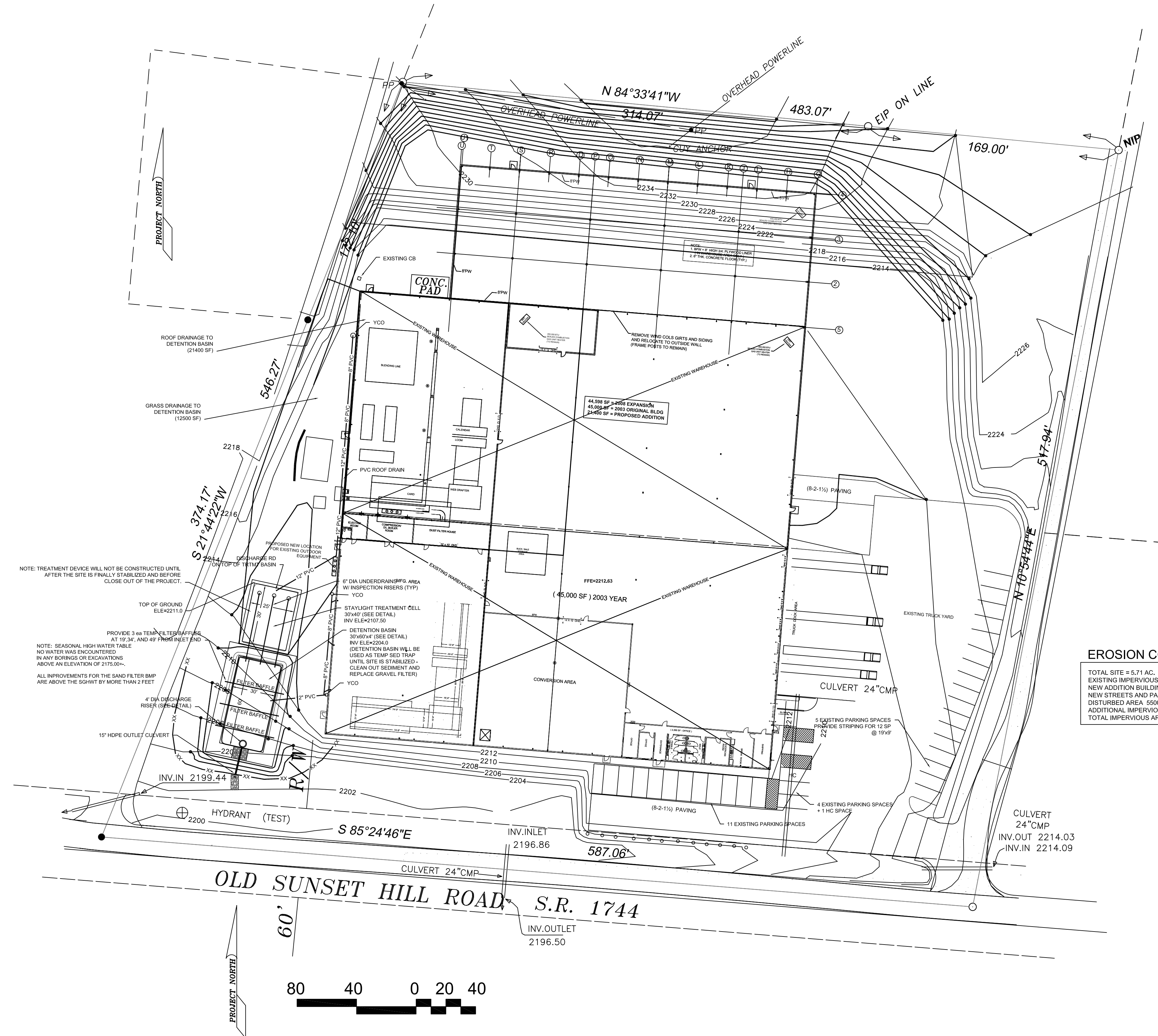
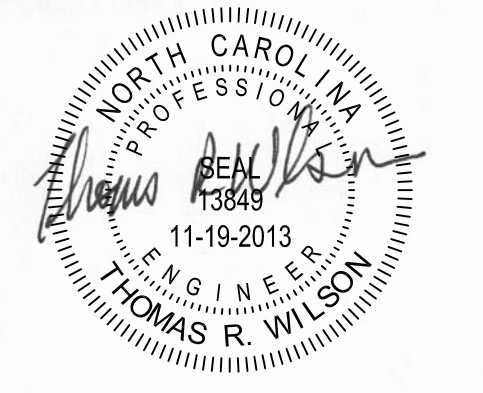
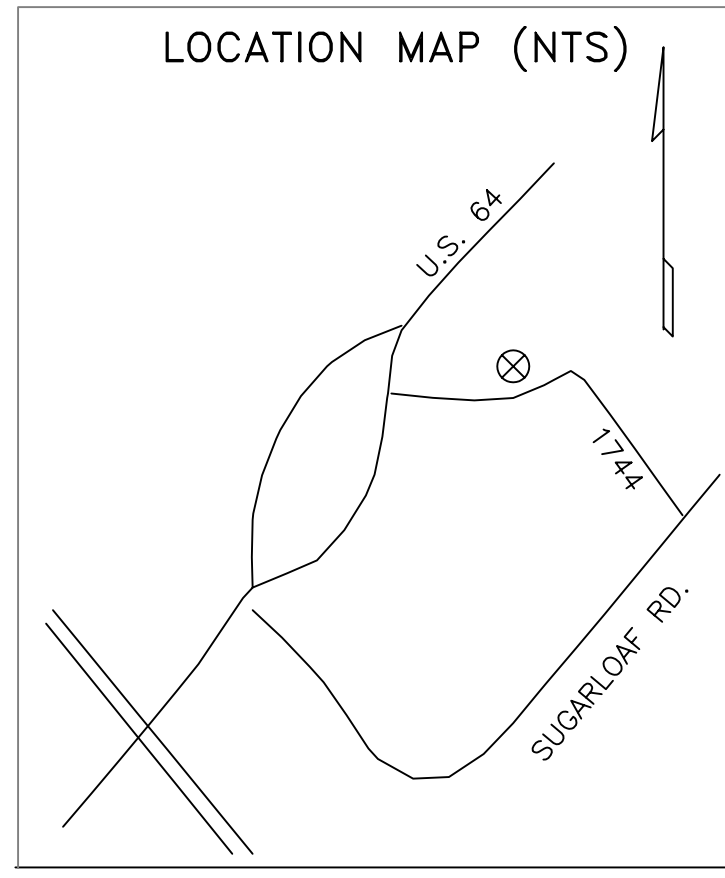
DRAWN BY:	TOM WILSON
DATE:	SEPTEMBER 2013
SCALE:	AS NOTED
DESIGNED BY:	THOMAS WILSON
JOB #	
DRAWN:	

**THOMAS R WILSON, PE**  
7 WOODCREST RD.  
ASHEVILLE, NC 28804  
828-252-5100

UTILITY PLAN  
**C2**

**1**  
**C2** UTILITY PLAN  
SCALE: 1" = 40'





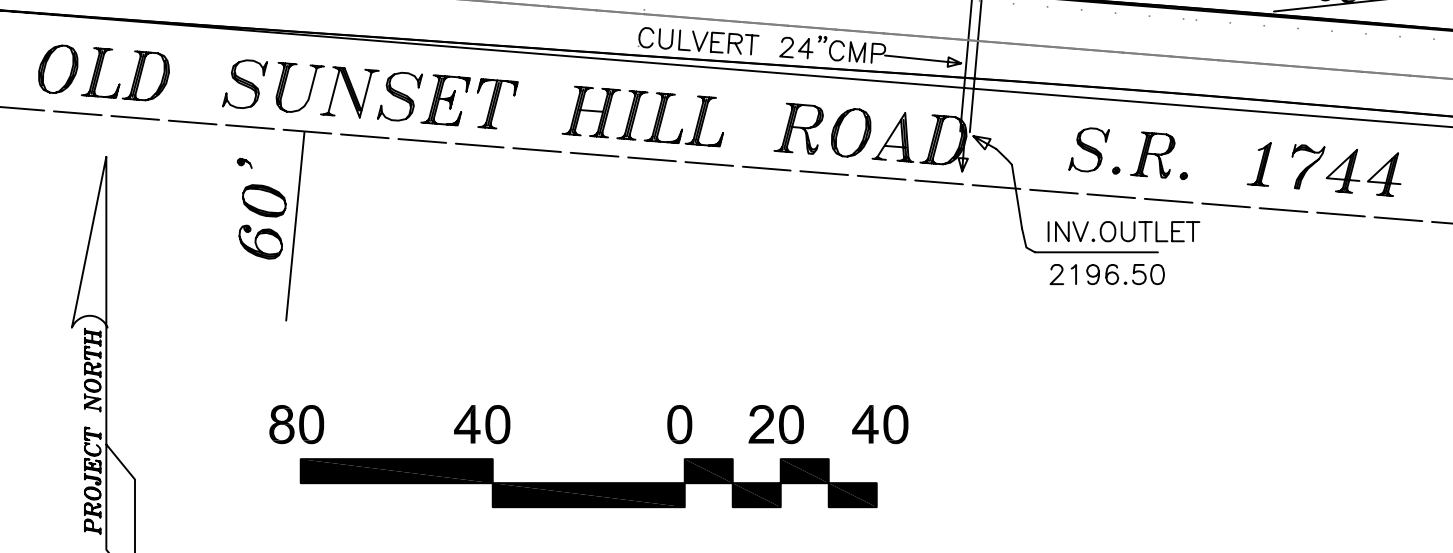
**EROSION CONTROL NOTES**

TOTAL SITE = 5.71 AC.  
 EXISTING IMPERVIOUS AREA - 120,000 (48.2%)  
 NEW ADDITION BUILDING - 21,400 SF (8.6%)  
 NEW STREETS AND PARKING 1,000 SF (0.004%)  
 DISTURBED AREA - 150,000 SF ± (22.1%)  
 ADDITIONAL IMPERVIOUS AREA = 22,400 SF ± (9.0%)  
 TOTAL IMPERVIOUS AREA = 142,400 SF ± (67.25%)

NOTE: TREATMENT DEVICE WILL NOT BE CONSTRUCTED UNTIL AFTER THE SITE IS FINALLY STABILIZED AND BEFORE CLOSE OUT OF THE PROJECT.

NOTE: SEASONAL HIGH WATER TABLE NO WATER WAS ENCOUNTERED IN ANY BORINGS OR EXCAVATIONS ABOVE AN ELEVATION OF 2175.00'.

ALL IMPROVEMENTS FOR THE SAND FILTER BMP ARE ABOVE THE SGHT BY MORE THAN 2 FEET



**1 GRADING AND DRAINAGE PLAN**  
 C3 SCALE: 1" = 40'

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

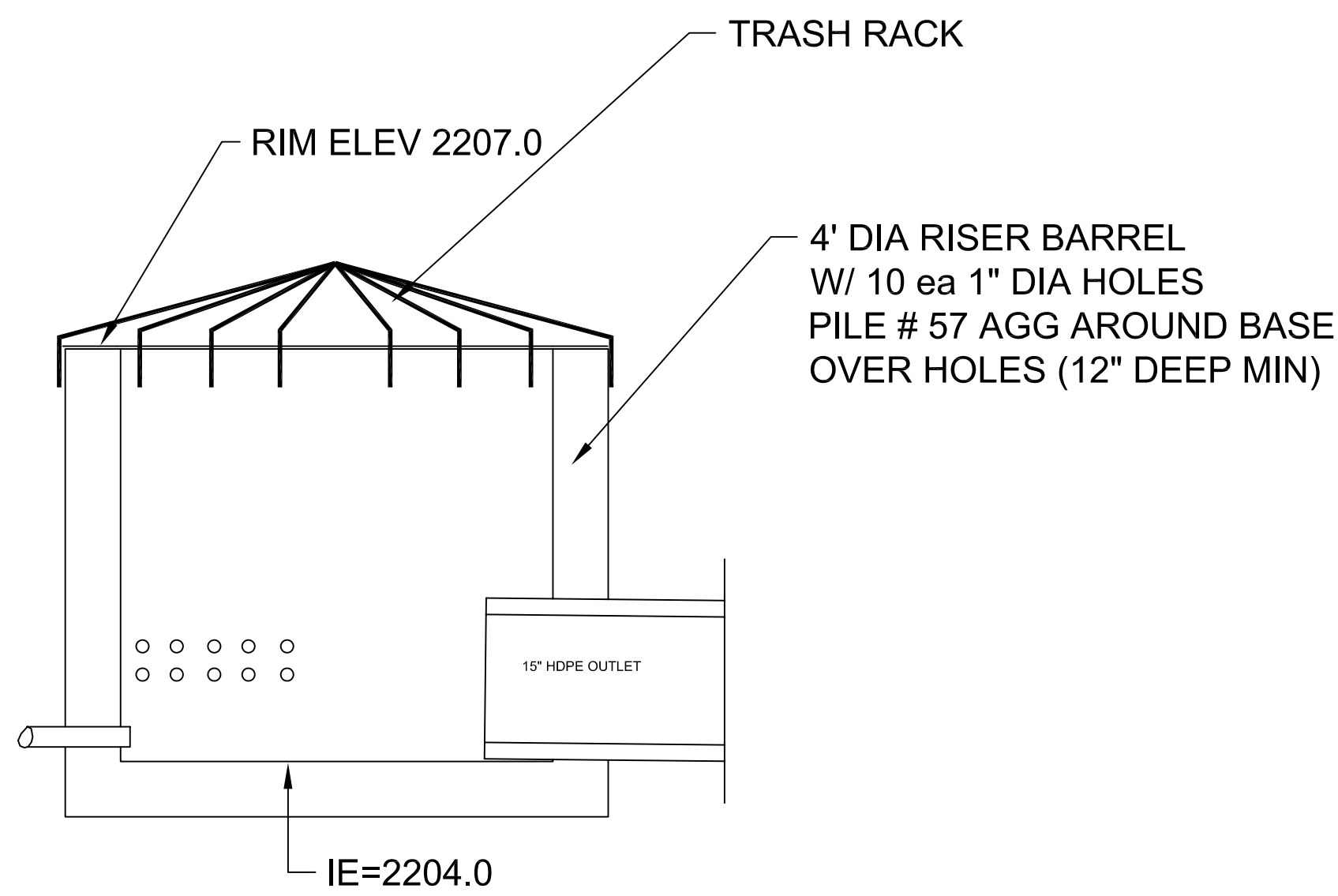
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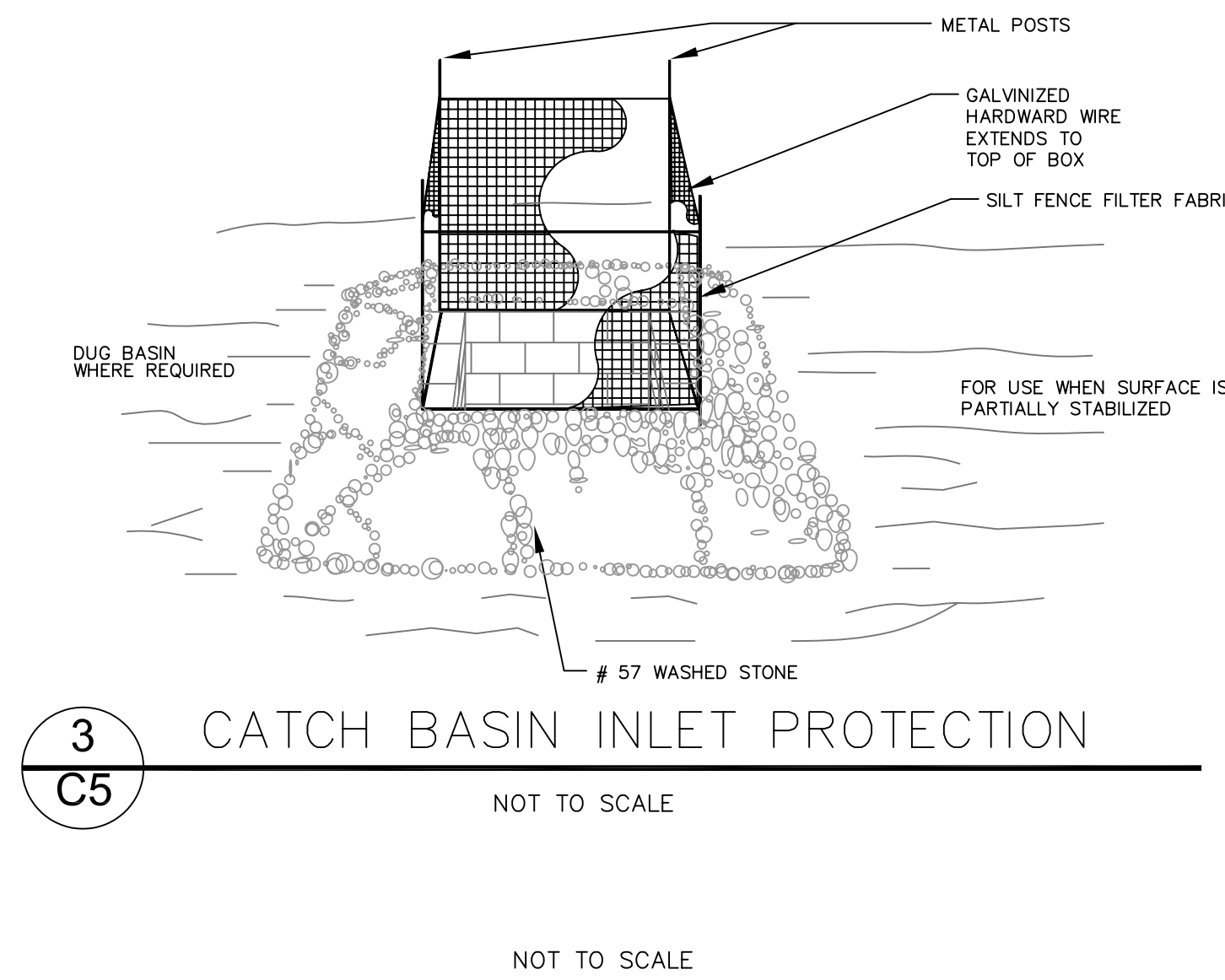
GRADING PLAN  
**C3**



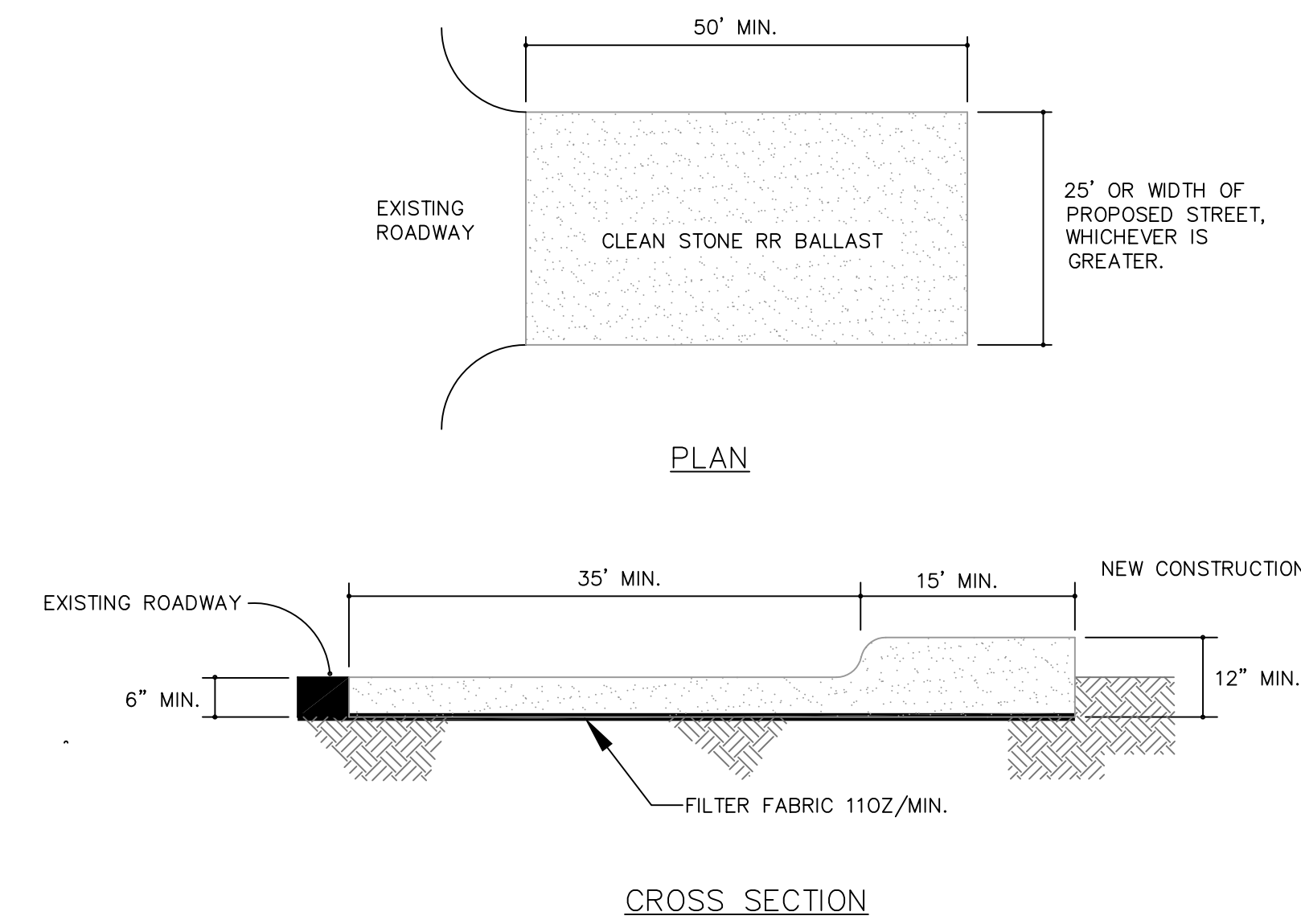




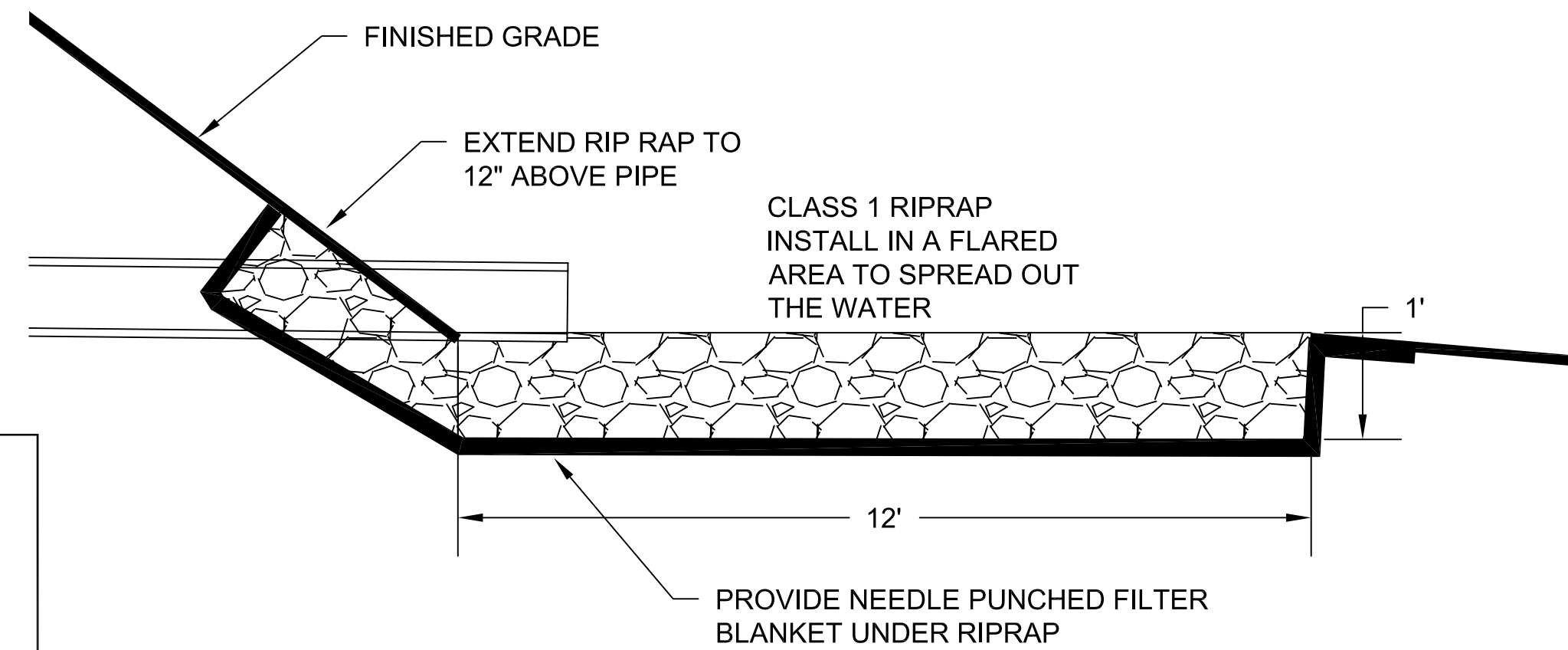
5 4' DIA RISER BARREL OUTLET STRUCTURE  
C5 NOT TO SCALE



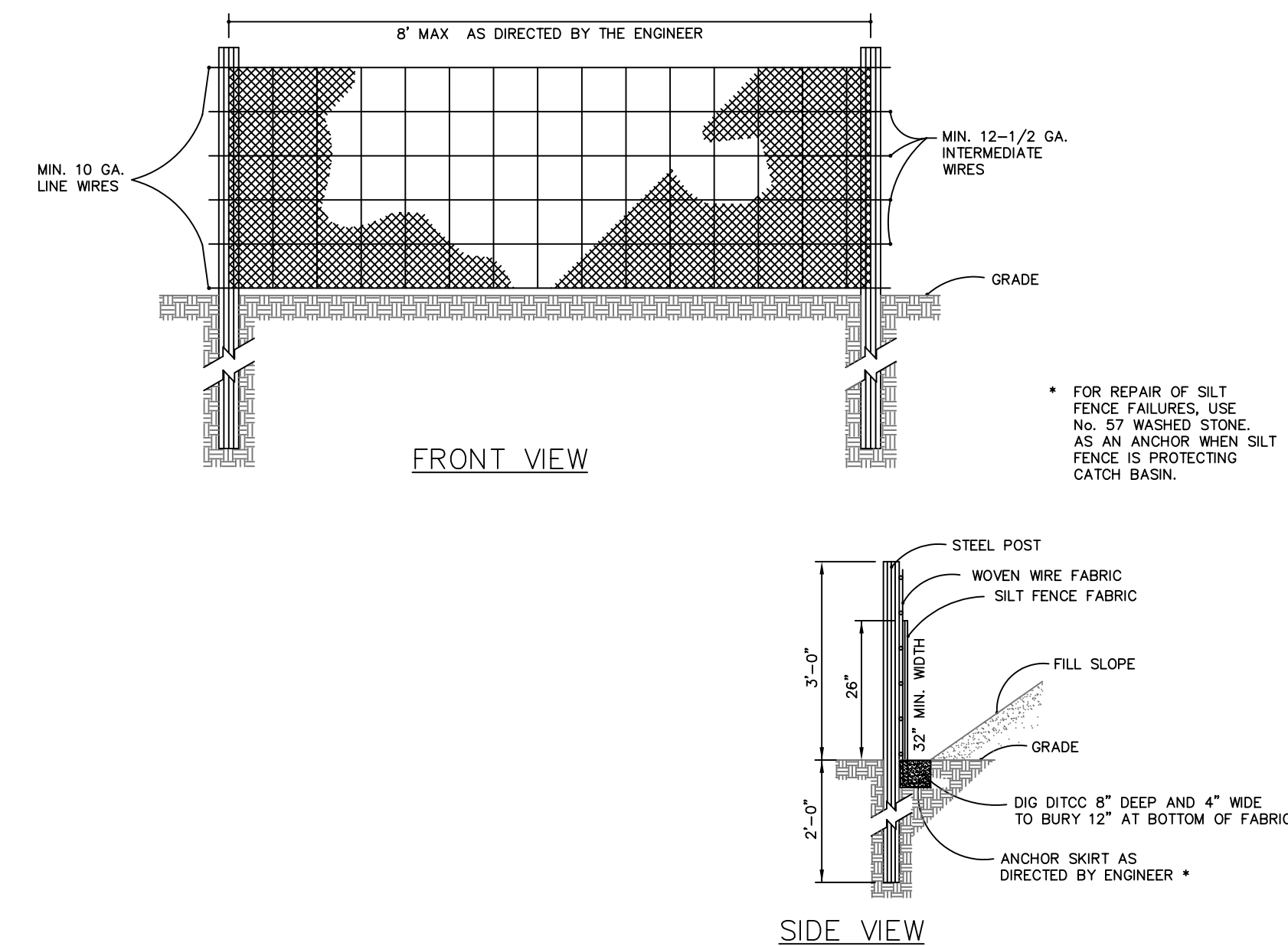
3 CATCH BASIN INLET PROTECTION  
C5 NOT TO SCALE



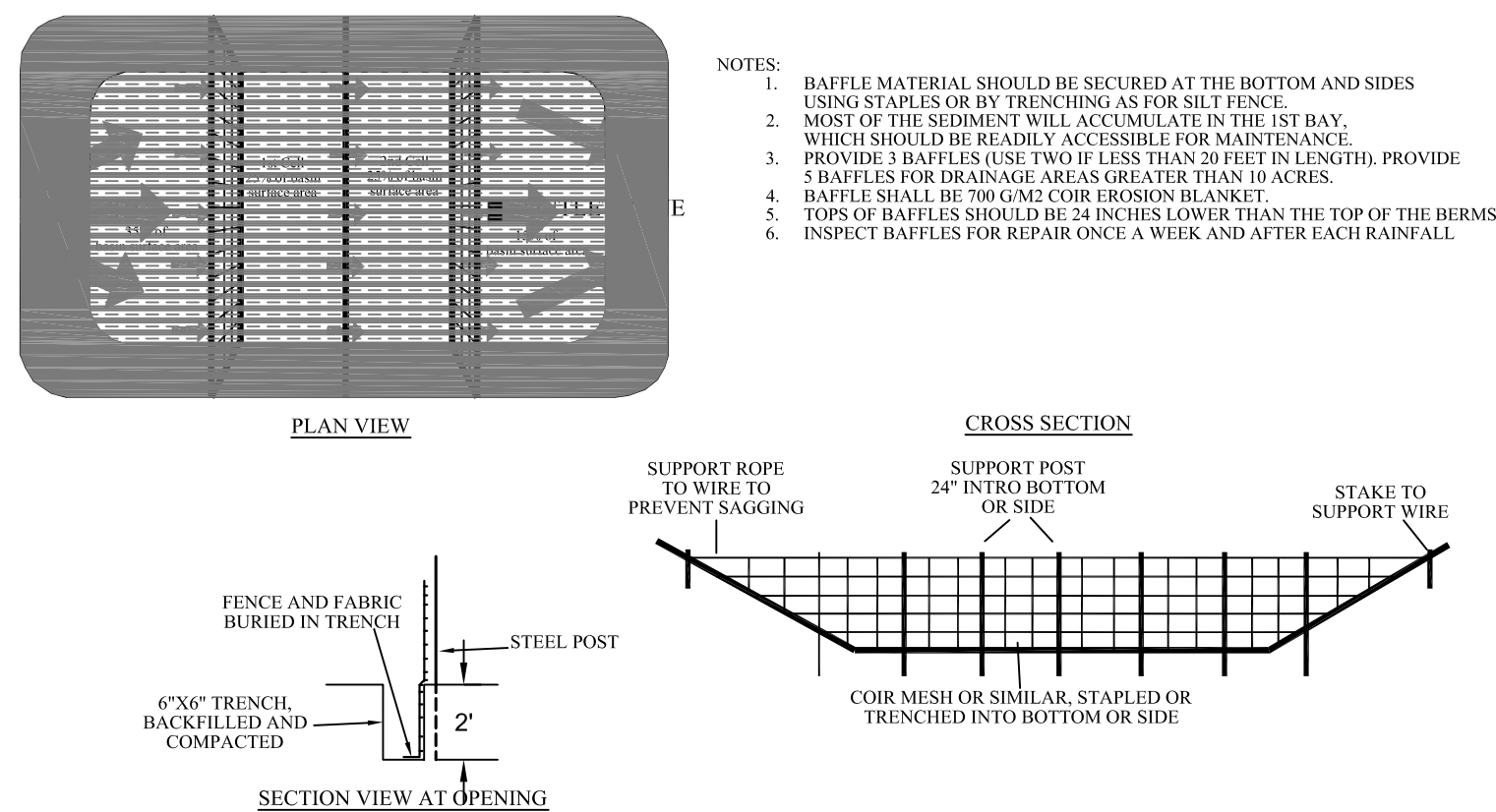
1 CONSTRUCTION ENTRANCE  
C5 NOT TO SCALE



4 RIP RAP ENERGY DISSIPATOR  
C5 NOT TO SCALE



2 STANDARD TEMPORARY SILT FENCE  
C5 NOT TO SCALE



STANDARD BAFFLES DETAIL

6 BAFFLES FOR TEMP SED TRAP  
C5 NOT TO SCALE

- NOTES:
- Soil Stabilization shall be achieved on any area of a site where land disturbing activities have temporarily or permanently ceased.
- A. All perimeter dikes, swales, perimeter slopes, and all slopes steeper than 3:1 shall be provided with temporary or permanent stabilization with ground cover as soon as practical but in any event within 7 calendar days from the last land disturbing activity.
- B. All disturbed areas shall be provided temporary or permanent stabilization with ground cover as soon as practical but in any event within 14 calendar days from the last land disturbing activity.
1. SEQUENCE
- A. PROVIDE GRAVEL CONSTRUCTION ENTRANCE
- B. STRIP SITE
- C. PROVIDE TEMPORARY SEDIMENT BASINS
- D. PERFORM GRADING AND BUILD WALLS
- E. PROVIDE TEMPORARY SEEDING WHERE NO WORK WILL BE PERFORMED FOR 14 DAYS.
- F. PROVIDE SITE IMPROVEMENTS
- G. PROVIDE PERMANENT SEEDING
- H. REMOVE TEMPORARY SEDIMENT DEVICES WHEN SITE HAS BEEN STABILIZED.
- I. PERIODICALLY CLEANOUT ALL SEDIMENT COLLECTION DEVICES. ONCE EACH MONTH AND AFTER EACH STORM EVENT
- J. CONSTRUCT STORMWATER TREATMENT CELL AFTER FINAL STABILIZATION OF THE SITE.
2. SEEDING
- TEMPORARY MIX: 40# KY31 FESCUE/AC  
125# RYE GRASS/AC  
1000# 10-10-10 FERT/AC  
2000# PER AC- GROUND DOLOMITIC LIMESTONE  
\*MULCH WITH WOOD CELLULOSE & TACK WITH ASPHALT RATE= 2000 LBS/AC
- PERMANENT MIX: 120# KY 31 FESCUE/AC  
60# CREEPING RED FESCUE/AC  
60# PERENNIAL RYE GRASS/AC  
1000# 10-10-10 FERT/AC  
2000# PER AC- GROUND DOLOMITIC LIMESTONE  
\*MULCH WITH WOOD CELLULOSE & TACK WITH ASPHALT RATE= 2000 LBS/AC
3. SELF INSPECTION PROGRAM
- THE OWNER OF THE PROPERTY WILL INITIATE A "SELF INSPECTION PROGRAM FOR THE EROSION CONTROL MEASURES ON THE SITE. AT A MINIMUM THERE WILL BE AN INITIAL INSPECTION OF TEMPORARY DEVICES INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. INSPECTION OF THE DEVICES AFTER EVERY STORM EVENT. INSPECTION PERIODICALLY OF THE DEVICES ON A BI-WEEKLY BASIS. INSPECTION OF ALL TEMPORARY SEEDING EFFORTS, INSPECTION OF ALL PERMANENT SEEDING AND DEVICES, AND FINAL INSPECTION OF ALL STABILIZATION EFFORTS PRIOR TO REMOVAL OF TEMPORARY MEASURES.
- REPORTS SHALL BE SUBMITTED TO THE COUNTY AUTHORITIES ON FORMS PUBLISHED BY THE NCDENR OR AS OTHERWISE DIRECTED BY THE COUNTY.
4. Additional Requirements
- A. Extensions of time may be approved by the permitting authority based on weather or other site specific conditions that make compliance impractical.
- B. All slopes 50' in length or greater shall apply the ground cover within 7 days except where the slope is 4:1 or flatter.
- C. Slopes less than 50' shall apply ground cover within 14 days except where slopes are 4:1 or flatter.
- D. Any sloped area flatter than 4:1 shall be exempt from the 7 day ground cover requirement.
- E. Although stabilization is usually specified as ground cover, other methods such as chemical stabilization may be allowed on a case by case basis.
- F. For portions of projects within the "High Quality Water Zone", stabilization with ground cover shall be achieved as soon as practical but in any event on all areas of the site within 7 days of the last land disturbing act.
- G. Portions of the site that are lower in elevation than adjacent discharge locations that are not expected to discharge during construction may be exempt from temporary ground cover requirements if identified on the erosion control plan or added by the permitting authority.

GROUND STABILIZATION CRITERIA		
SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7-days for slopes greater than 50 feet in length.
All other areas with slopes flatter than 4:1	14 days	None (except for perimeter and HQW Zones)

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DETAILS

C5