

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY
Technical Review Committee

MEETING DATE: TRC 5-2-23

SUBJECT: Major Site Plan Review for Storehouse Office on PIN: 9577-85-4843 off
Spartanburg Hwy (US 176)

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

1. Staff Report
2. Oblique Photographs
3. Site Plan

SUMMARY OF REQUEST:

Staff requests that the TRC review and take the appropriate action on the application.

Suggested Motion:

I move that the TRC approve/deny the major site plan for Storehouse Office



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

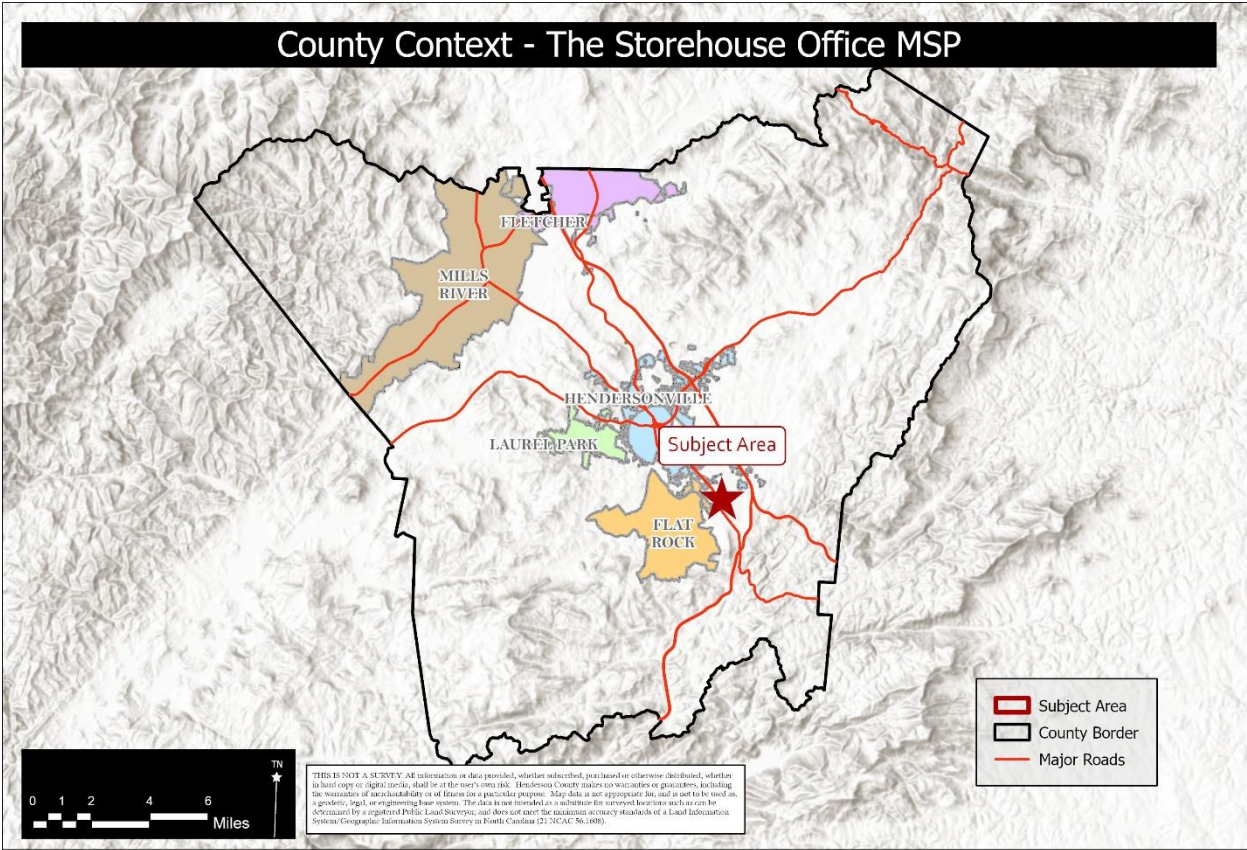
- 1.1. **Applicant:** My Fathers Storehouse
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9577-85-4843
- 1.4. **Size:** 1.07 acres +/- (Leased Area)
- 1.5. **Location:** The subject area is located off Spartanburg Hwy
- 1.6. **Supplemental Requirements:**

SR 6.9. Office: Business, Professional and Public

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (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.

Lighting Mitigation. Mitigating the impact of outdoor lighting fixtures in order to protect neighboring properties and roads from direct glare of hazardous interference of any kind. Lighting mitigation typically involves directing lighting fixtures away from adjacent properties but may also include the installation of planted buffers, screens, walls, etc.

Map A: County Context



Property Owner: My Fathers Storehouse Plan Preparer: Duane Ensor, PE
 Assessed Acreage: 1.07 Acres PIN: 9577-85-4843
 Current Zoning: Community Commercial (CC)



2. Location & History:

- 2.1. The subject area is located in the Hendersonville Township and the Blue Ridge Fire Tax District.
- 2.2. The subject area was recently subdivided from the adjacent First Baptist Church of East Flat Rock to the north. The TRC approved this major subdivision during their August 16, 2022, meeting. The plat for the approved major subdivision was recorded in 2022 on slide 14370. The subject area once contained a commercial structure that was removed between 2015 and 2018.
- 2.3. The subject area contains direct access to Spartanburg Hwy (US 176) and to Mills Street (SR 1819). The major site plan shows the applicant will utilize two existing curb cuts.

Map B: Aerial



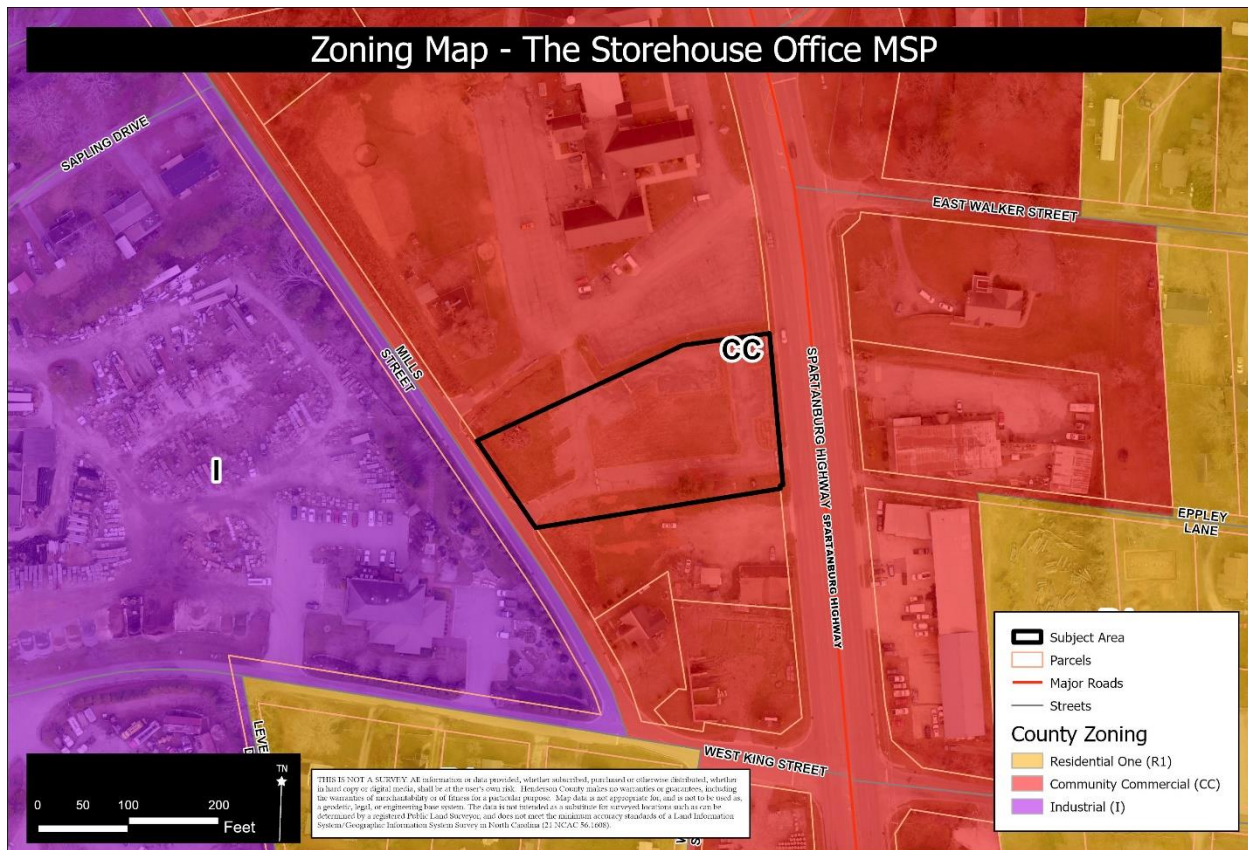
Property Owner: My Fathers Storehouse Plan Preparer: Duane Ensor, PE
 Assessed Acreage: 1.07 Acres PIN: 9577-85-4843
 Current Zoning: Community Commercial (CC)



3. Current Conditions:

- 3.1. The subject area does not currently contain any structures. The site contains approximately 21,135SQFT of pavement that was originally used as overflow parking for the adjacent church.
- 3.2. As previously mentioned, property to the north of the subject area includes the existing First Baptist Church of East Flat Rock. Property to the east of the subject area contains residential and commercial uses. Cason Builders Supply is located west of the subject area. Property to the south of the subject area contains a mixture of residential uses, and commercial uses. Pro Scape landscaping business and a Tienda shop are located south of the site.

Map C: Current Zoning



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4. Zoning:

4.1. The subject area is zoned Community Commercial (CC). The CC zoning district was placed on the property during the adoption of the Land Development Code in September of 2007. Property to the west is zoned Industrial (I). Property to the north, east, and south is zoned Community Commercial (CC).

- a. Community Commercial (CC):** The purpose of the Community Commercial District (CC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on the local and community level; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general *use district* is meant to be utilized in areas designated as Transitional (RTA) or Urban (USA) in the *Comprehensive Plan*.

Map D: CCP Future Land Use Map

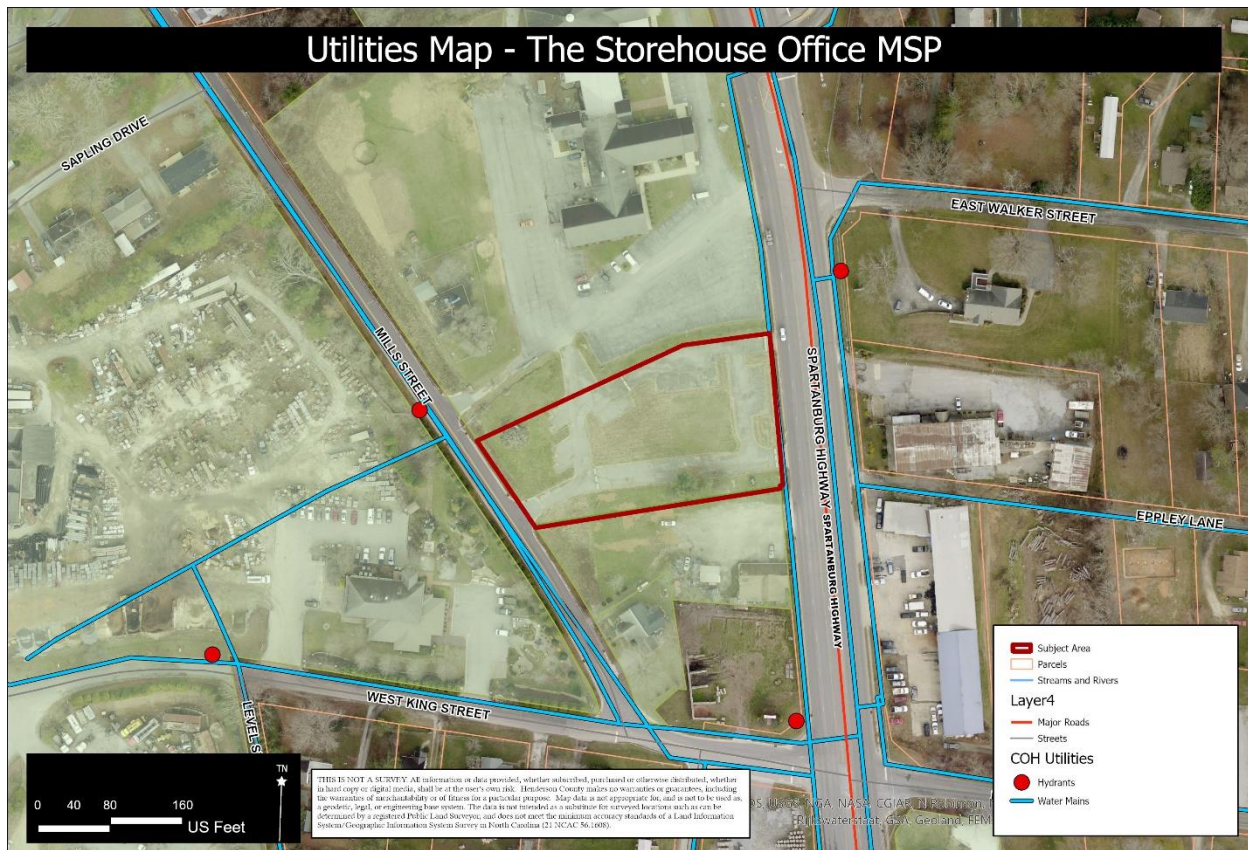


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5. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Service Area (USA) future land use classification and partially within Industrial future land use classification.
 - 5.1. **Urban Service Area (USA):** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community. The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities”.
 - 5.2. **Industrial:** “Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.”
6. **Floodplain /Watershed Protection:** The subject area is not located in a Special Flood Hazard Area. The parcel is not in Water Supply Watershed district.

Map E: Utilities Map



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7. **Water and Sewer:** The applicant is proposing connections to public water and public sewer.
Public Water: City of Hendersonville
Public Sewer: City of Hendersonville

8. **Proposal:** The applicant is proposing to develop the subject area for an office with some warehousing space to store materials essential to the organization's mission. As previously mentioned, the major site plan is proposing to utilize the two existing curb cuts along Spartanburg Hwy and Mills St to serve the subject area. The site will contain one 12,000SQFT structure. The structure will have 14 total parking spaces with 1 ADA accessible parking space. Additionally, the structure will have 5' wide sidewalks to connect the parking area to the building's entrance. The total area of disturbance is less than 1 acre.

9. **Landscaping/Buffering Requirements:** The subject area is not required to buffer the permitter of the property since the surrounding properties fall within the Community Commercial (CC) or Industrial (I) zoning districts. The subject area will have to provide a landscaping plan for the following element:
 - 9.1. **Parking area landscaping** is required for new parking areas with 10 or more dedicated parking spaces. The parking area standards requires 1 small or large deciduous tree for every 5 parking spaces. Additionally, when no buffer is required

along the property lines and parking is proposed within 20' of a property line, a planting strip is required. The planting strip is a minimum of 10' in width and shall contain 2 small or large deciduous or evergreen trees per 100 linear feet.

10. Oblique Photographs

View from East



View from North



View from South



01/06/2022

View from West



01/04/2022

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: My Father's Storehouse Phone: 828-692-8300

Complete Address: 1049 Spartanburg Highway, Hendersonville, NC 28793

Applicant:

Name: _____ Phone: _____

Complete Address: _____

Agent:

Name: _____ Phone: _____

Complete Address: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: W. Duane Ensor, PE Phone: 843-693-2335

Complete Address: 507 Bennett Street, Greenville, SC 29609

GENERAL INFORMATION

Date of Application: 2023-04-09

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9577854843

Tract Size (Acres): 1.07

Zoning District: CC

Fire District: Blue Ridge

Supplemental Requirement# N/A

Watershed: N/A

Permitted by Right Y

Floodplain: N

Special Use Permit N

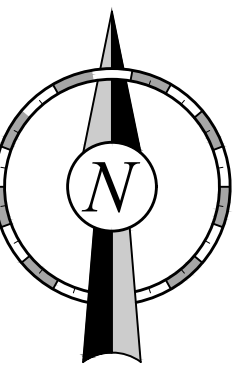
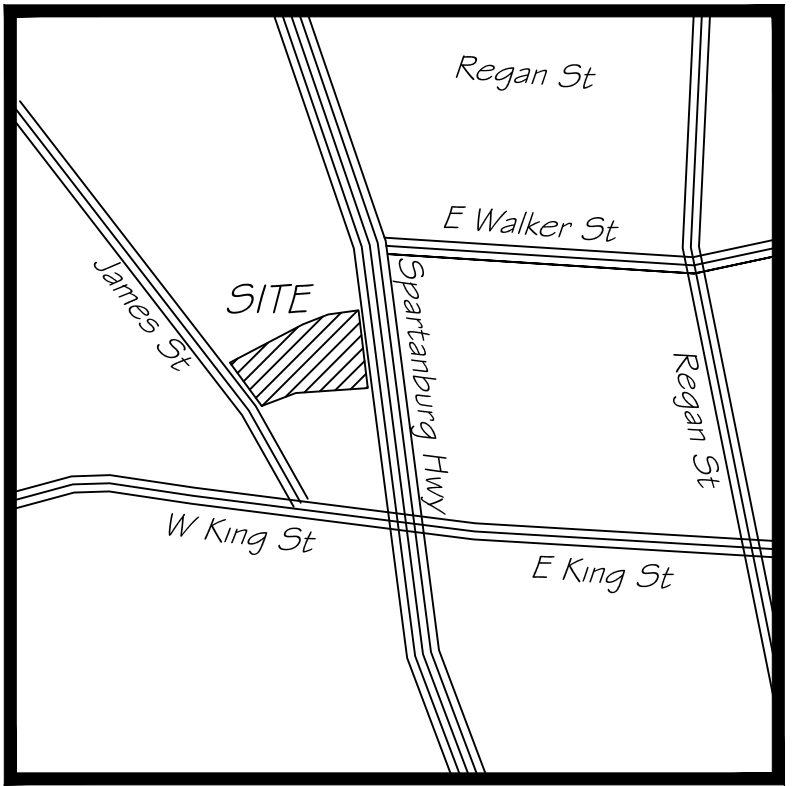
Location / Property to be developed: Property is located approximately 400 feet north of West King Street, on the west side of Spartanburg Highway.

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

SITE DEVELOPMENT PLANS FOR THE STOREHOUSE

SPARTANBURG HWY HENDERSONVILLE, NC



Vicinity Map
Not to Scale

Sheet List Table	
Sheet Number	Sheet Title
1 OF 14	COVER SHEET
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5 OF 14	SITE DETAILS
6 OF 14	GRADING PLAN
7 OF 14	STORM PLAN
8 OF 14	STORM DETAILS
9 OF 14	EROSION CONTROL PLAN PHASE I
10 OF 14	EROSION CONTROL PLAN PHASE II
11 OF 14	EROSION CONTROL DETAILS
12 OF 14	UTILITY PLAN
13 OF 14	UTILITY DETAILS
14 OF 14	LANDSCAPE PLAN

MUNICIPAL CONTACT LIST:

HENDERSON COUNTY

PLANNING AND ZONING DIVISION
HENDERSON COUNTY
100 NORTH KING STREET
HENDERSONVILLE, NC 28792
TEL: 828-697-4819
CONTACT: AUTUMN RADCLIFF

STORMWATER DIVISION
HENDERSON COUNTY
240 SECOND AVENUE EAST
HENDERSONVILLE, NC 28792
TEL: 828-694-6553
CONTACT: NATALIE J BERRY

PROJECT CONTACT LIST:

<p><u>SURVEYOR OF RECORD</u> HILL AND ASSOCIATES SURVEYORS, PA 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NC 28726 TEL: 828-693-1409</p> <p><u>ENGINEER OF RECORD</u> PHAROS LAND DESIGN, PLLC W. DUANE ENSOR, PE 507 BENNETT STREET GREENVILLE, SC 29609 TEL: 843-693-2335</p>	<p><u>DEVELOPMENT MANAGER</u> COOPER CONSTRUCTION COMPANY, INC JOHN MAY 761 S. ALLEN ROAD FLAT ROCK, NC 28731</p>
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FILE LOCATION: C:\Users\William\Dropbox\The Storehouse\Civil.dwg TAB NAME: Cover USER: William SAVED: 3/19/2023 10:15 PM PLOTTED: 3/19/2023 10:19 PM

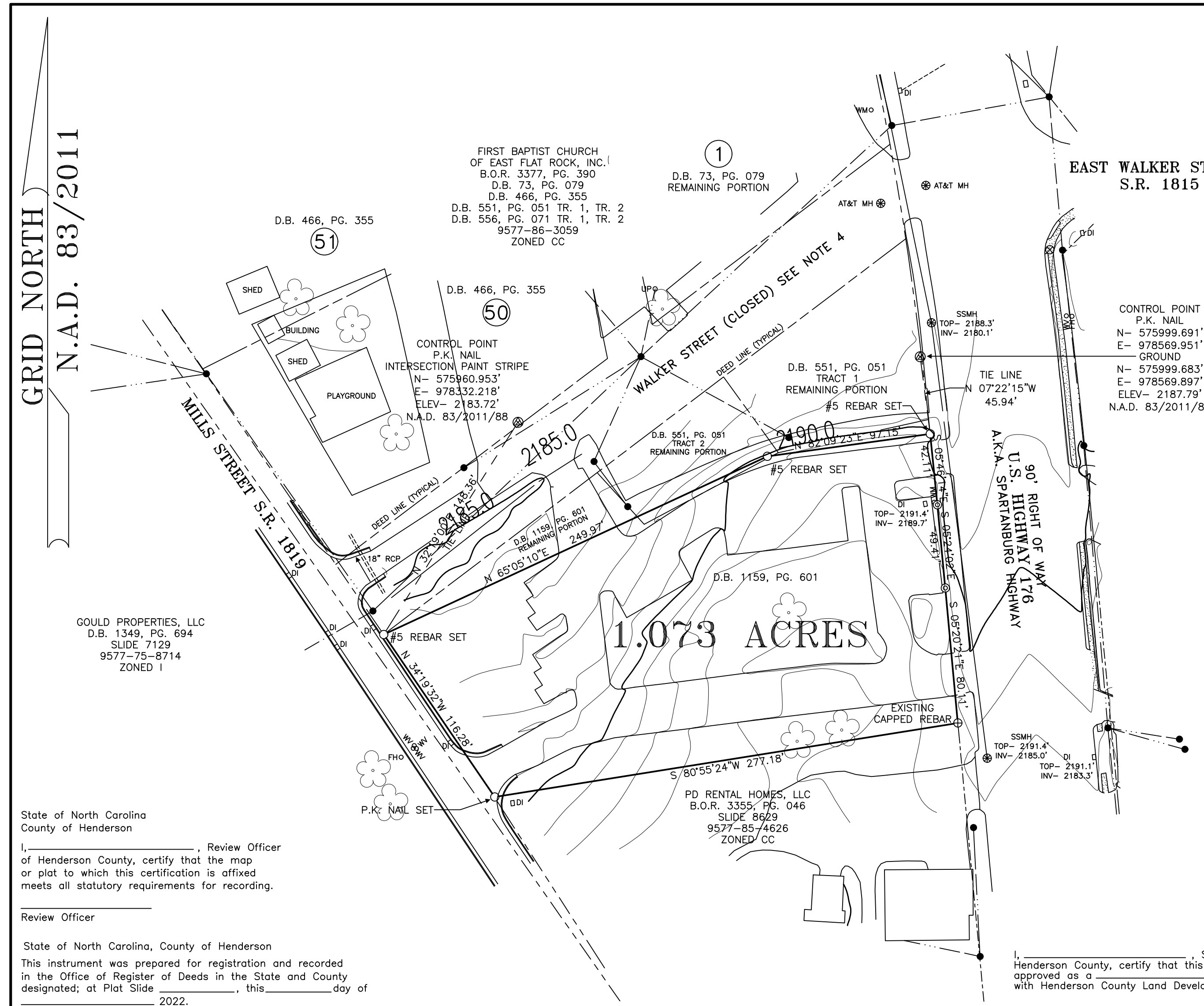
PREPARED FOR: 761 S. ALLEN ROAD FLAT ROCK, NC 28731 PO BOX 806 HENDERSONVILLE, NC 28793	PREPARED BY: PHAROS LAND DESIGN, LLC Civil Site Engineering 507 Bennett Street, Greenville, SC 29609 c: 843-693-2335	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 25%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION																															THE STOREHOUSE COVER SHEET
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PLAT OF SURVEY
FOR
FIRST BAPTIST CHURCH
OF EAST FLAT ROCK, INC.
BEING A MINOR SUBDIVISION
OF THE PROPERTY DESCRIBED IN
BOOK OF RECORD 3377, PAGE 390

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
AUGUST 17th, 2022

UNCERTIFIED ELECTRONIC COPY
ORIGINALLY SIGNED AND SEALED
AUGUST 17th, 2022



I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 0.004 HORIZONTAL AT 95%
- (3) TYPES OF GPS FIELD PROCEDURE(S): VRS
- (4) DATES OF SURVEY: SEPTEMBER, 2017
- (5) DATUM/EPOCH: NAD 83/2011/88
- (6) PUBLISHED/FIXED CONTROL USE:
- (7) GEOID MODEL: GEOID 12B
- (8) COMBINED GRID FACTOR(S): 0.999773183
- (9) UNITS: US SURVEY FOOT

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17th DAY OF AUGUST, A.D., 2022.

DAVID H. HILL
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #

I, DAVID H. HILL, Professional Land Surveyor certify that this survey creates a subdivision of land within a municipality that regulates parcels of land.

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES; that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 17th day of AUGUST, A.D., 2022.

I, _____, Subdivision Administrator for Henderson County, certify that this map has been reviewed and approved as a _____ subdivision in accordance with Henderson County Land Development Code.

State of North Carolina
County of Henderson

I, _____, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

State of North Carolina, County of Henderson
This instrument was prepared for registration and recorded in the Office of Register of Deeds in the State and County designated; at Plat Slide _____, this _____ day of _____, 2022.

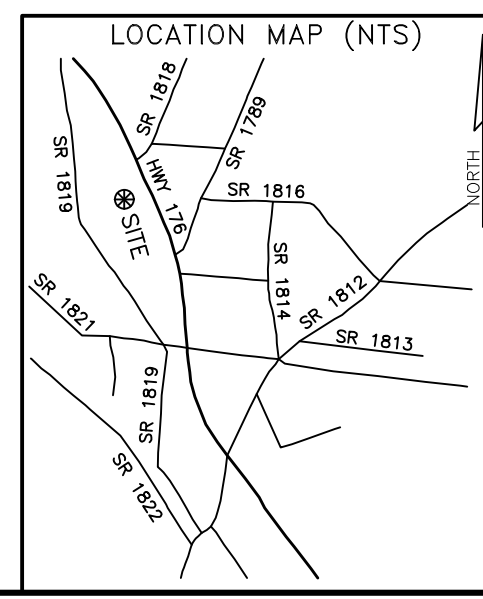
At _____ o'clock _____

BY: _____

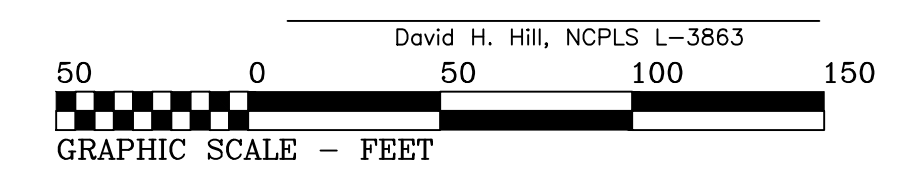
- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- THIS PROPERTY IS WITHIN AN AREA ZONED CC BY HENDERSON COUNTY.
- SETBACKS:
FRONT - 20' (THOROUGHFARE) 10' (LOCAL)
SIDE - 10'
REAR - 10'

- LEGEND
- ⊕ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE

- 4- WALKER STREET CLOSED PER HENDERSON COUNTY BOARD OF COMMISSIONERS MEETING DATED APRIL 7th, 2008.
- 5- HORIZONTAL IMPROVEMENT INFORMATION FROM AERIAL AND ON GROUND SURVEYS.
- 6- THE CURRENT OWNER OF RECORD IS FIRST BAPTIST CHURCH OF EAST FLAT ROCK, INC.

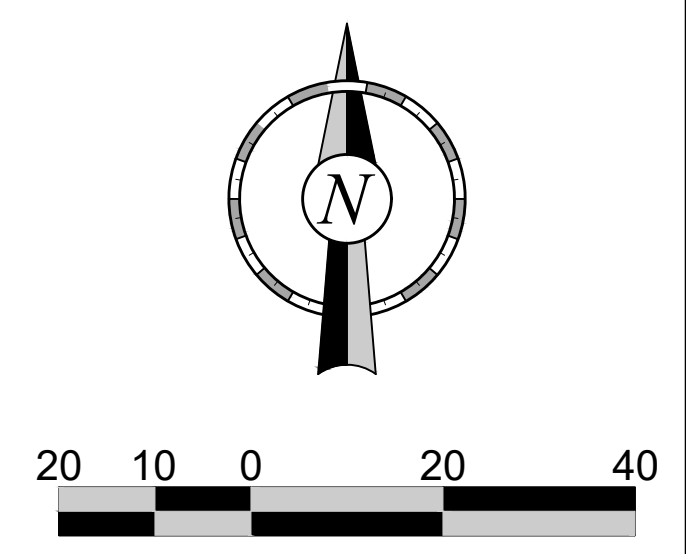
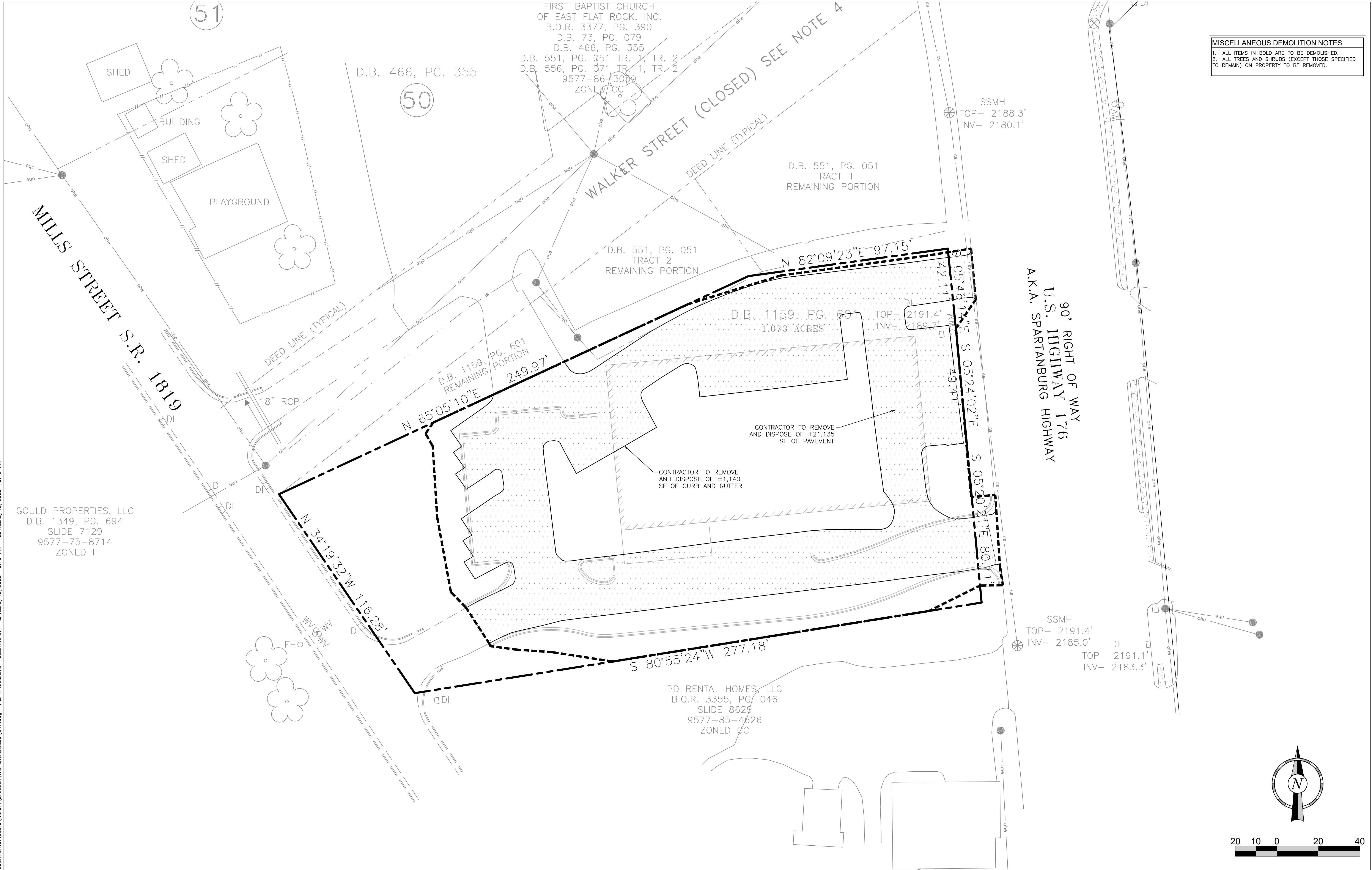


DEED REFERENCES: D.B. 73, PG. 079 D.B. 466, PG. 355 D.B. 551, PG. 051 D.B. 556, PG. 071 D.B. 1159, PG. 601 B.O.R. 3377, PG. 390
TAX REFERENCES: 9577-86-3059
PARTY CHIEF: DHH
REVISIONS:



SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. 3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409	
CHECKED BY: DHH	DRAWING: 2017068LT1
DATE: AUGUST 17th, 2022	DRAWN BY: DHH FILE: 2017068

MISCELLANEOUS DEMOLITION NOTES
 1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
 2. ALL TREES AND SHRUBS (EXCEPT THOSE SPECIFIED TO REMAIN) ON PROPERTY TO BE REMOVED.



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PREPARED FOR:
COOPER
 CONSTRUCTION COMPANY, INC.
 761 S. ALLEN ROAD
 FLAT ROCK, NC 28731
 PO BOX 806 HENDERSONVILLE, NC 28793

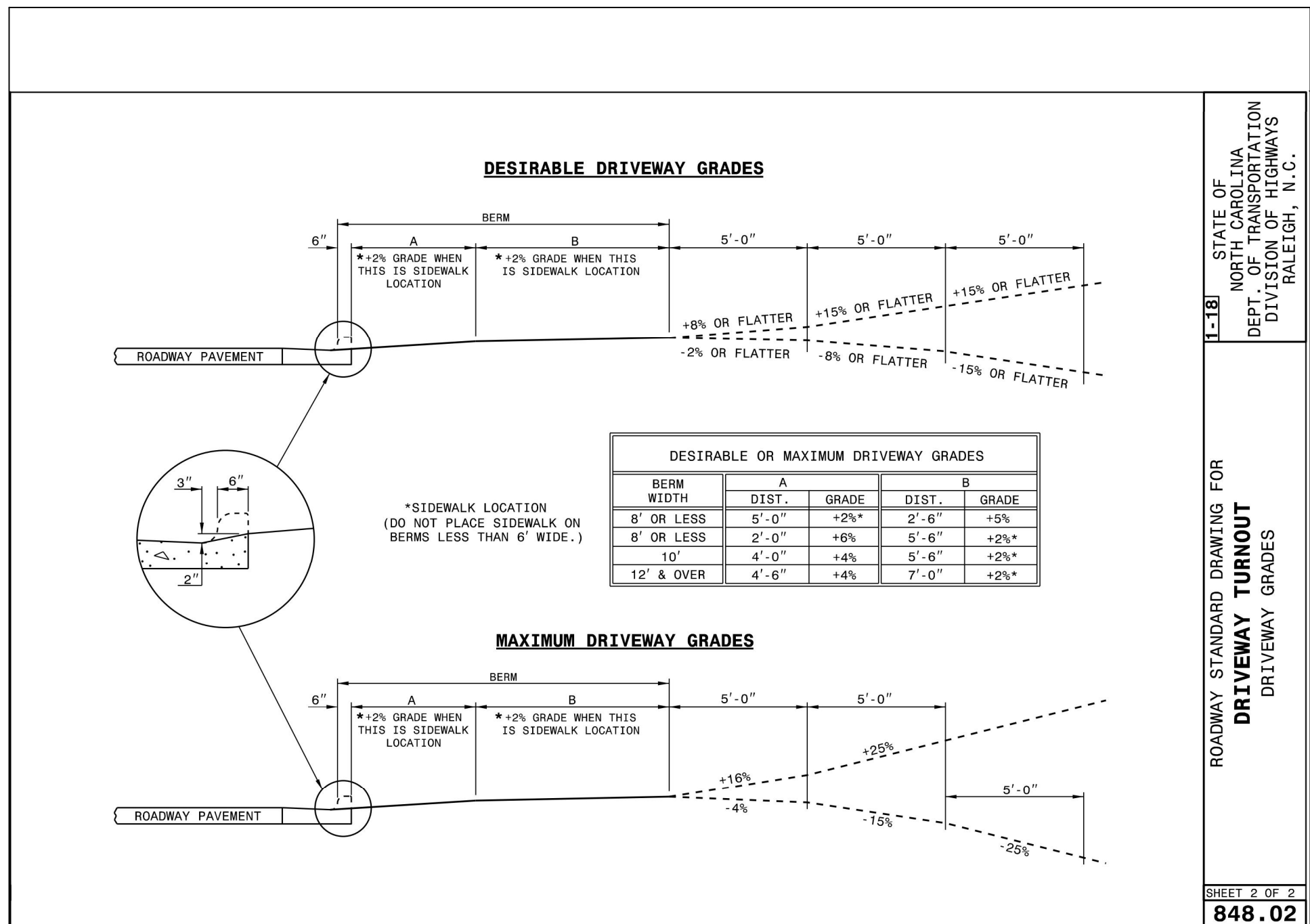
PHONE 828-692-7238
 FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
 Civil Site Engineering
 507 Bennett Street, Greenville, SC 29609
 c: 843-693-2335

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**THE STOREHOUSE
 DEMOLITION PLAN**

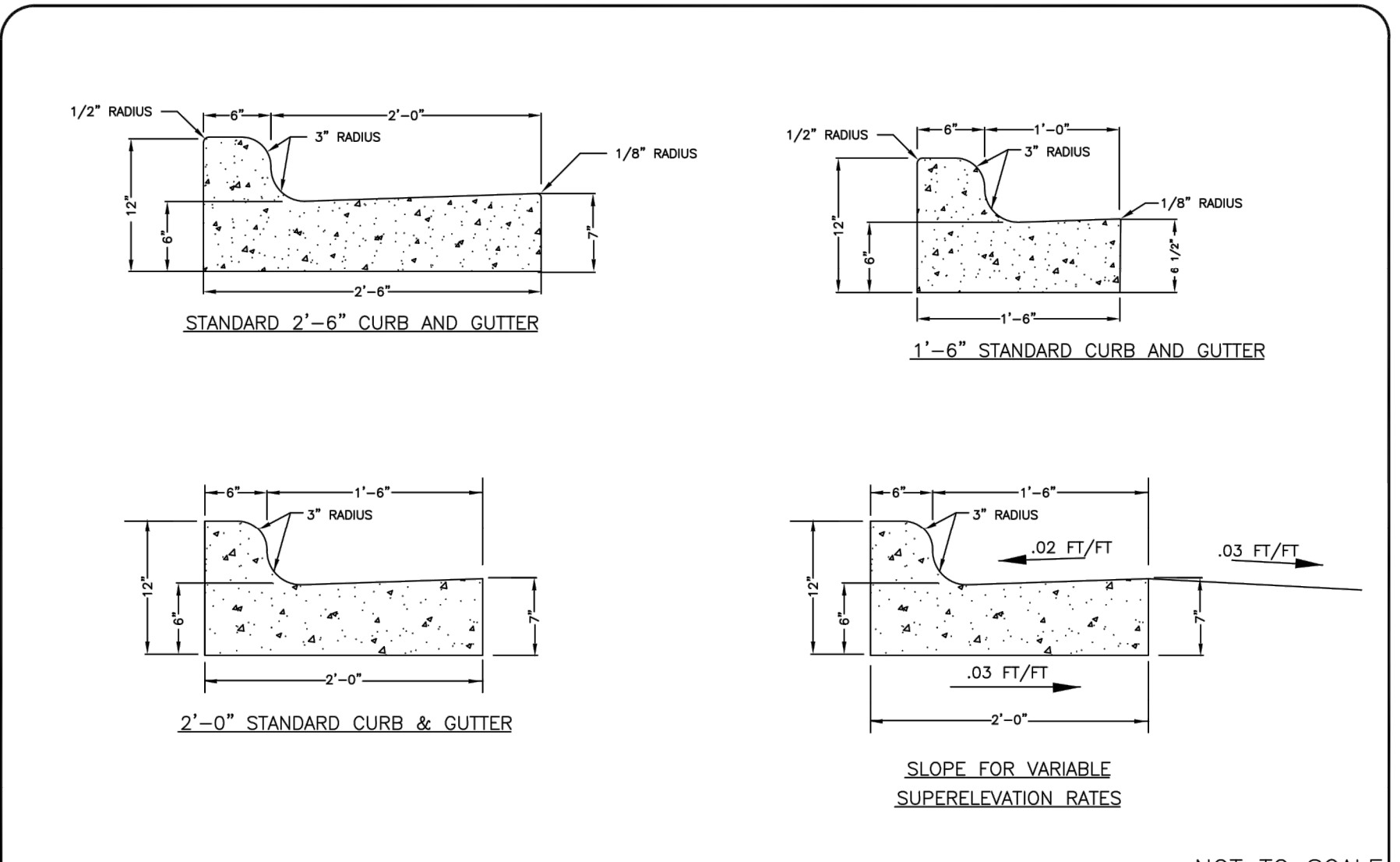
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NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	3 OF 14



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

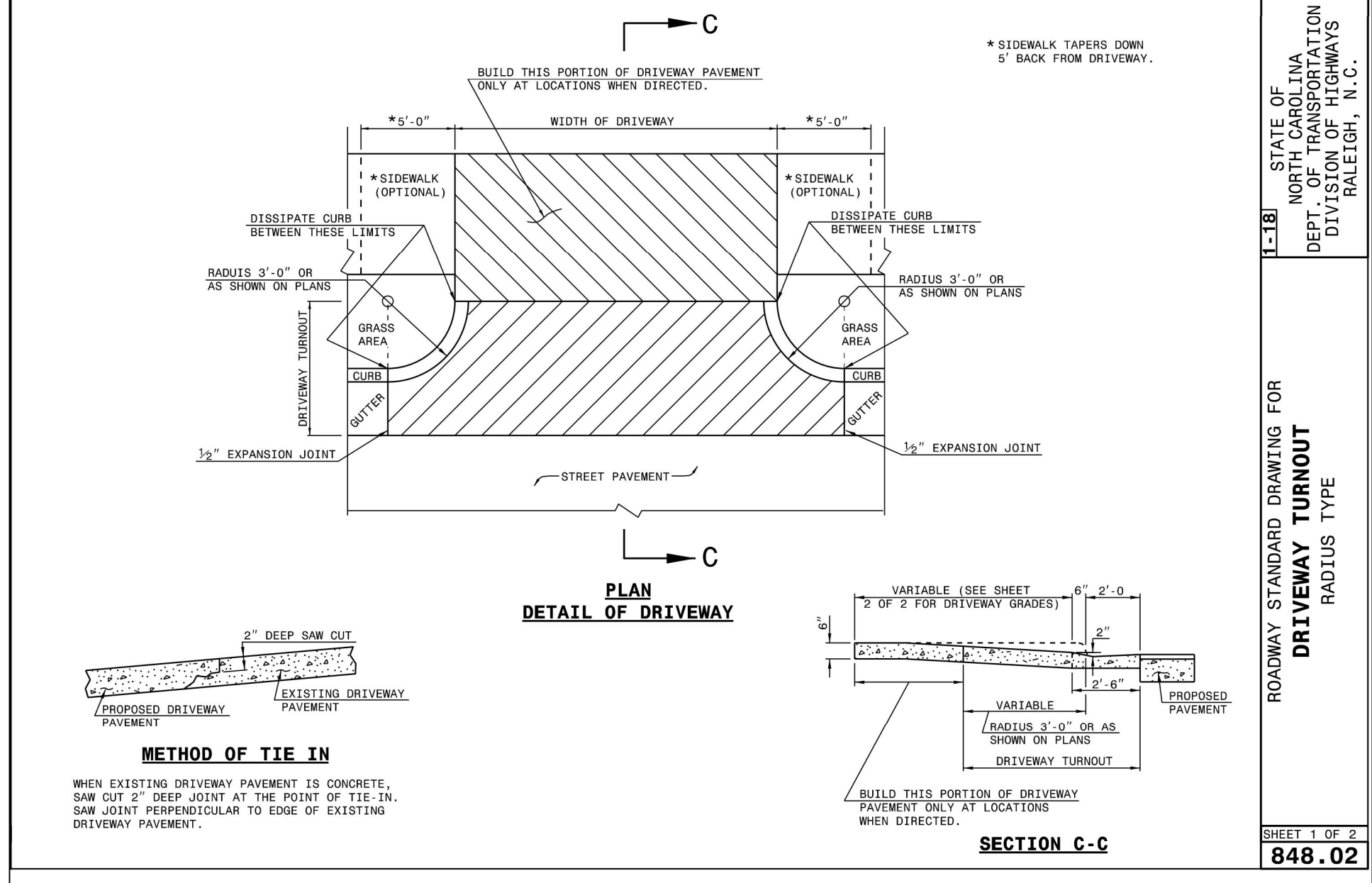
SHEET 2 OF 2
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CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

STANDARD CURB AND GUTTER

SHEET NO. REV.
10.17A



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
RADIUS TYPE

SHEET 1 OF 2
848.02

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PO BOX 806 HENDERSONVILLE, NC 28793

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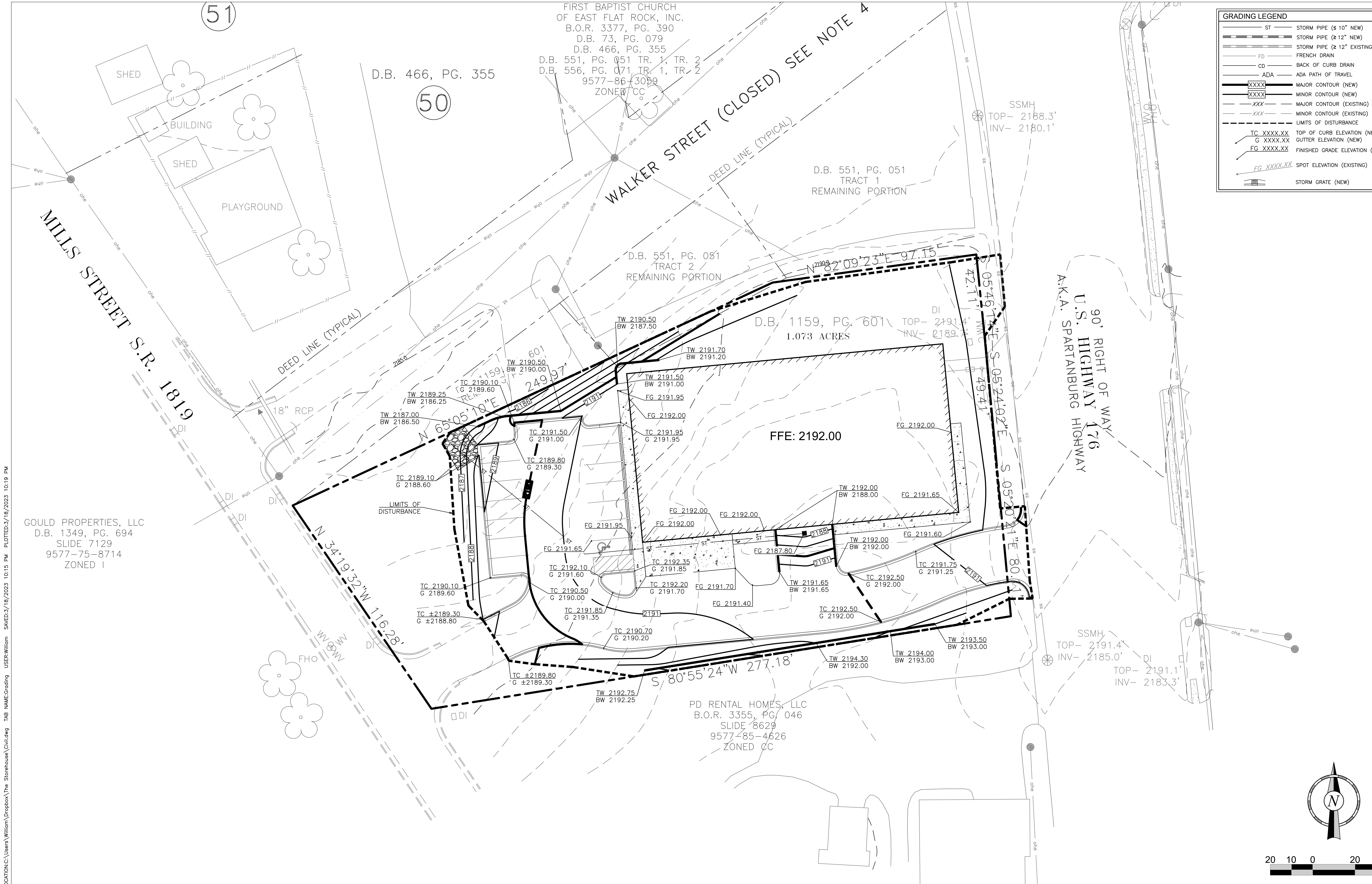
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PHAROS LAND DESIGN, LLC
Civil Site Engineering
507 Bennett Street, Greenville, SC 29609
c: 843-693-2335

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION

**THE STOREHOUSE
SITE DETAILS**

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NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	5 OF 14

GRADING LEGEND	
	ST STORM PIPE (≤ 10" NEW)
	ST STORM PIPE (≥ 12" NEW)
	ST STORM PIPE (≥ 12" EXISTING)
	FD FRENCH DRAIN
	CD BACK OF CURB DRAIN
	ADA ADA PATH OF TRAVEL
	XXXX MAJOR CONTOUR (NEW)
	XXXX MINOR CONTOUR (NEW)
	XXX MAJOR CONTOUR (EXISTING)
	XXX MINOR CONTOUR (EXISTING)
	--- LIMITS OF DISTURBANCE
	TC XXXX.XX TOP OF CURB ELEVATION (NEW)
	G XXXX.XX GUTTER ELEVATION (NEW)
	FG XXXX.XX FINISHED GRADE ELEVATION (NEW)
	FG XXXX.XX SPOT ELEVATION (EXISTING)
	Storm Grate (NEW)



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GOULD PROPERTIES, LLC
D.B. 1349, PG. 694
SLIDE 7129
9577-75-8714
ZONED I

PREPARED FOR:

COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
FAX 828-696-9978

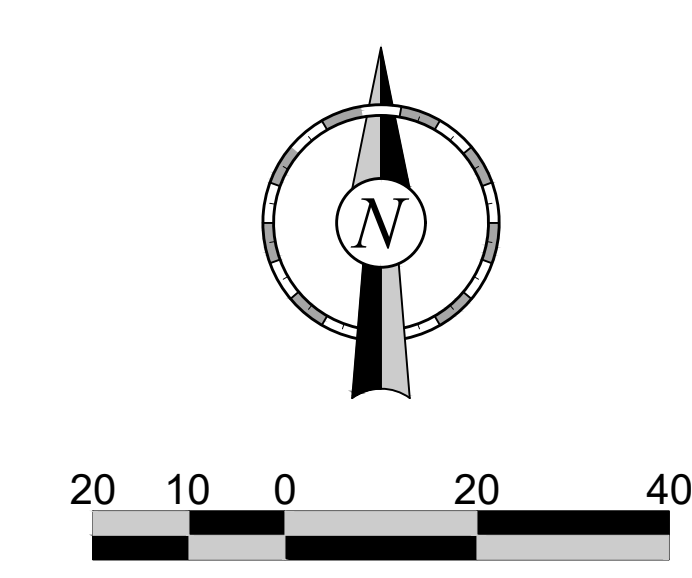
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PHAROS LAND DESIGN, LLC
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507 Bennett Street, Greenville, SC 29609
c: 843-693-2335

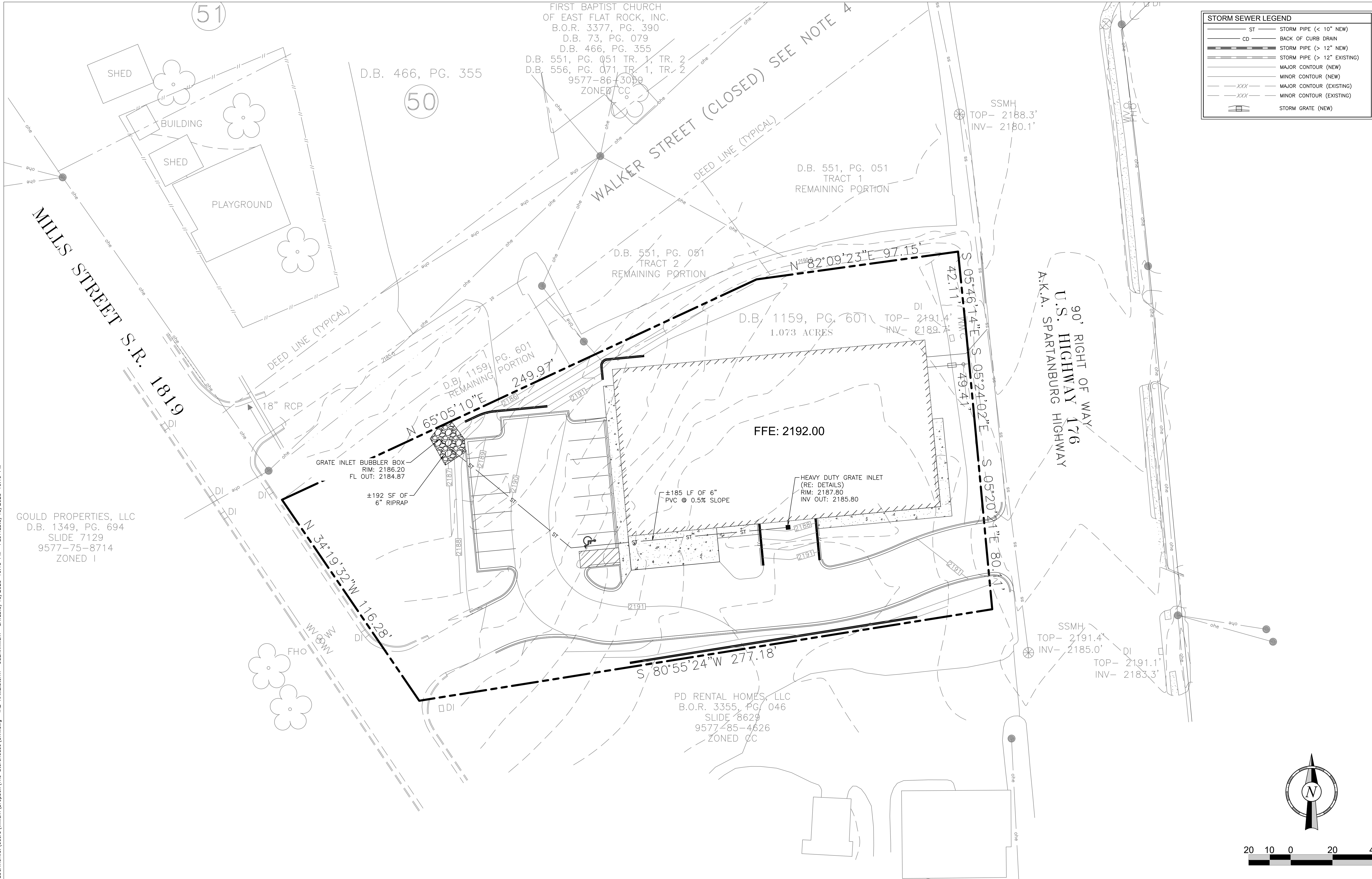
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THE STOREHOUSE
GRADING PLAN

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NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	6 OF 14



STORM SEWER LEGEND	
ST	STORM PIPE (< 10" NEW)
CD	BACK OF CURB DRAIN
---	STORM PIPE (> 12" NEW)
---	STORM PIPE (> 12" EXISTING)
---	MAJOR CONTOUR (NEW)
---	MINOR CONTOUR (NEW)
---	MAJOR CONTOUR (EXISTING)
---	MINOR CONTOUR (EXISTING)
---	STORM GRATE (NEW)



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GOULD PROPERTIES, LLC
D.B. 1349, PG. 694
SLIDE 7129
9577-75-8714
ZONED I

FIRST BAPTIST CHURCH OF EAST FLAT ROCK, INC.
B.O.R. 3377, PG. 390
D.B. 73, PG. 079
D.B. 466, PG. 355
D.B. 551, PG. 051 TR. 1, TR. 2
D.B. 556, PG. 071 TR. 1, TR. 2
9577-86-3059
ZONED CC

D.B. 1159, PG. 601
1.073 ACRES
TOP- 2191.4
INV- 2189.7

PD RENTAL HOMES, LLC
B.O.R. 3355, PG. 046
SLIDE 8629
9577-85-4626
ZONED CC

PREPARED FOR:
COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
507 Bennett Street, Greenville, SC 29609
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE STOREHOUSE STORM PLAN					
FILE NAME: CIVL	DSGN. BY:	JOB NO:	FLD. BK:	SHEET NO.	
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	7 OF 14	

FILE LOCATION: C:\Users\William\Dropbox\The Storehouse\Civil.dwg TAB NAME: Storm Details USER: William SW: 3/18/2023 10:15 PM PLOTTED: 3/18/2023 10:19 PM

February 2022

ACO Drain

Sump Box - 2'x2'x2' w/ Gray Iron Frame & Slotted Grate

Top
25.75" (654 mm)
1.87" (47.5 mm)

Side
27.88" (708 mm)
27.88" (708 mm)
2.25" (57 mm)
26.27" (668 mm)
Clear (66 mm)

Specifications

General
The sump box shall be ACO Drain as manufactured by ACO, Inc. or similar approved.

Materials
Products shall be manufactured from polymer concrete and have minimum properties as follows:
 ■ Compressive strength: 13,053 psi
 ■ Tensile strength: 3,193 psi
 ■ Water absorption rate: <0.1% by weight
 ■ Overall width: 27.88" (708 mm)
 ■ Overall length: 27.88" (708 mm)
 ■ Overall depth: 26.27" (668 mm)
 ■ Invert depth: 21.38" (540 mm)

Pre-cast units shall be manufactured with drill-outs for channel and pipe connections and have a wall thickness of at least 0.75" (19 mm).

Grates
Frame and grate material is slotted gray iron. After grate removal there shall be uninterrupted access to the sump box to aid maintenance.

Installation
The sump box and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.

Heavy Duty Application
Gray Iron Grate and Frame
Concrete Collar
Clear Opening
Polymer Concrete Basin

Product Features
■ Grate provides 48% open area (318 sq").

*ASTM D3036 requires that castings bear a minimum of 40,000 lbs on a 9" x 9" area. This represents a 2.5 safety factor over the 16,000 lb requirement of H20 and H20. This load designation is appropriate for general traffic applications. Loading criteria is 40,000-100,000 lbs.

Part No.	Invert Depth in (mm)	Volume gal	Weight lbs
2'x2' Sump Box	05719	25.98 (660)	45.1 168.0
Gray Iron Frame & Slotted Grate	05720	-	- 265.0

ACO, Inc.
 West Sales Office: 825 W. Beechcroft Street, Casa Grande, AZ 85122, Tel: (520) 421-9988, Toll-Free: (888) 490-9552, Fax: (520) 421-9899
 Northeast Sales Office: 8470 Pineson Drive, Mentor, OH 44860, Tel: (440) 639-7235
 Southeast Sales Office: 4211 Pleasant Road, Fort Mill, SC 29708, Toll-Free: (800) 543-4764, Fax: (803) 502-1563, Fax: (400) 639-7235
 info@acous.com, www.acous.com

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ACO creating the future of drainage

ACO Specification Information

PREPARED FOR:

COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE: 828-692-7238
FAX: 828-696-9978

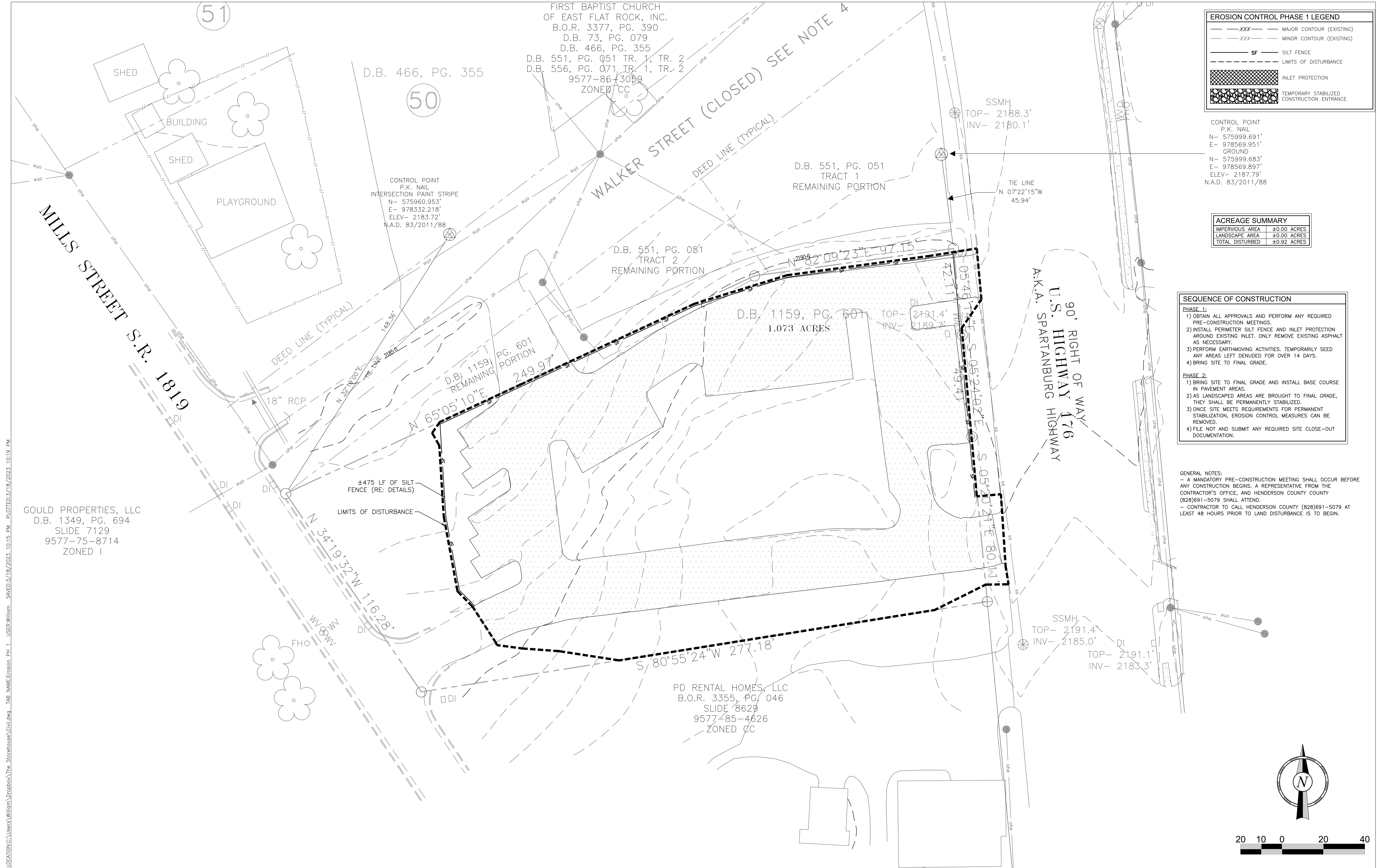
PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
507 Bennett Street, Greenville, SC 29609
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE STOREHOUSE
STORM DETAILS

FILE NAME: C:\W	DSGN. BY:	JOB NO:	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	8 OF 14



EROSION CONTROL PHASE 1 LEGEND

- XXX--- MAJOR CONTOUR (EXISTING)
- XXX--- MINOR CONTOUR (EXISTING)
- SF--- SILT FENCE
- --- LIMITS OF DISTURBANCE
- [Hatched Box] INLET PROTECTION
- [Stippled Box] TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

CONTROL POINT
P.K. NAIL
N- 575999.691'
E- 978569.951'
GROUND
N- 575999.683'
E- 978569.897'
ELEV- 2187.79'
N.A.D. 83/2011/88

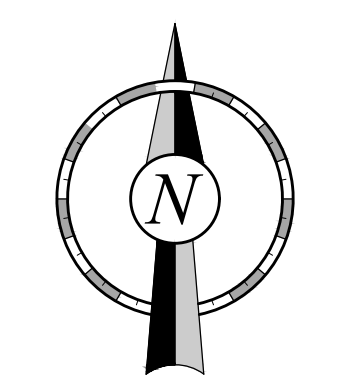
ACREAGE SUMMARY

IMPERVIOUS AREA	±0.00 ACRES
LANDSCAPE AREA	±0.00 ACRES
TOTAL DISTURBED	±0.82 ACRES

- SEQUENCE OF CONSTRUCTION**
- PHASE 1:**
- OBTAIN ALL APPROVALS AND PERFORM ANY REQUIRED PRE-CONSTRUCTION MEETINGS.
 - INSTALL PERIMETER SILT FENCE AND INLET PROTECTION AROUND EXISTING INLET. ONLY REMOVE EXISTING ASPHALT AS NECESSARY.
 - PERFORM EARTHMOVING ACTIVITIES. TEMPORARILY SEED ANY AREAS LEFT DENUDE FOR OVER 14 DAYS.
 - BRING SITE TO FINAL GRADE.
- PHASE 2:**
- BRING SITE TO FINAL GRADE AND INSTALL BASE COURSE IN PAVEMENT AREAS.
 - AS LANDSCAPED AREAS ARE BROUGHT TO FINAL GRADE, THEY SHALL BE PERMANENTLY STABILIZED.
 - ONCE SITE MEETS REQUIREMENTS FOR PERMANENT STABILIZATION, EROSION CONTROL MEASURES CAN BE REMOVED.
 - FILE NOT AND SUBMIT ANY REQUIRED SITE CLOSE-OUT DOCUMENTATION.

GENERAL NOTES:

- A MANDATORY PRE-CONSTRUCTION MEETING SHALL OCCUR BEFORE ANY CONSTRUCTION BEGINS. A REPRESENTATIVE FROM THE CONTRACTOR'S OFFICE, AND HENDERSON COUNTY COUNTY (828)691-5079 SHALL ATTEND.
- CONTRACTOR TO CALL HENDERSON COUNTY (828)691-5079 AT LEAST 48 HOURS PRIOR TO LAND DISTURBANCE IS TO BEGIN.



FILE LOCATION: C:\Users\William\Dropbox\The Storehouse\Civil.dwg TAB NAME: Erosion PH 1 USER: William SAVED: 3/18/2023 10:15 PM PLOTTED: 3/18/2023 10:19 PM

GOULD PROPERTIES, LLC
D.B. 1349, PG. 694
SLIDE 7129
9577-75-8714
ZONED I

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
507 Bennett Street, Greenville, SC 29609
c: 843-693-2335

REVISIONS		REVISIONS			
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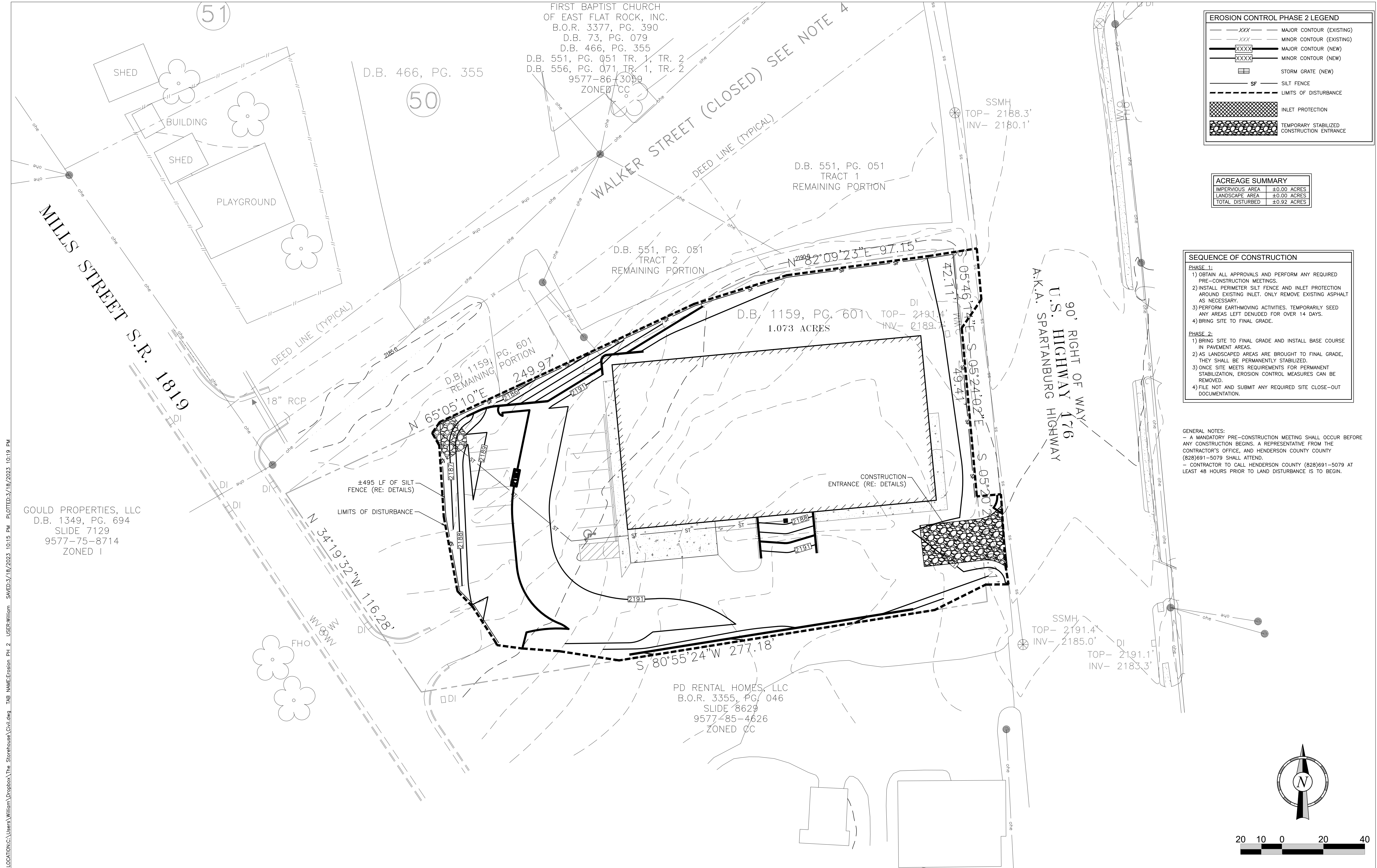
THE STOREHOUSE
EROSION CONTROL PLAN PHASE I

FILE NAME: CIVL	DSGN. BY:	JOB NO:	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	9 OF 14

PREPARED FOR:

COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
FAX 828-696-9978



EROSION CONTROL PHASE 2 LEGEND

- XXX--- MAJOR CONTOUR (EXISTING)
- XXX--- MINOR CONTOUR (EXISTING)
- XXXX--- MAJOR CONTOUR (NEW)
- XXXX--- MINOR CONTOUR (NEW)
- STORM GRATE (NEW)
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- [Hatched Box] INLET PROTECTION
- [Stippled Box] TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY

IMPERVIOUS AREA	±0.00 ACRES
LANDSCAPE AREA	±0.00 ACRES
TOTAL DISTURBED	±0.92 ACRES

- SEQUENCE OF CONSTRUCTION**
- PHASE 1:**
- OBTAIN ALL APPROVALS AND PERFORM ANY REQUIRED PRE-CONSTRUCTION MEETINGS.
 - INSTALL PERIMETER SILT FENCE AND INLET PROTECTION AROUND EXISTING INLET. ONLY REMOVE EXISTING ASPHALT AS NECESSARY.
 - PERFORM EARTHMOVING ACTIVITIES. TEMPORARILY SEED ANY AREAS LEFT DENUDED FOR OVER 14 DAYS.
 - BRING SITE TO FINAL GRADE.
- PHASE 2:**
- BRING SITE TO FINAL GRADE AND INSTALL BASE COURSE IN PAVEMENT AREAS.
 - AS LANDSCAPED AREAS ARE BROUGHT TO FINAL GRADE, THEY SHALL BE PERMANENTLY STABILIZED.
 - ONCE SITE MEETS REQUIREMENTS FOR PERMANENT STABILIZATION, EROSION CONTROL MEASURES CAN BE REMOVED.
 - FILE NOT AND SUBMIT ANY REQUIRED SITE CLOSE-OUT DOCUMENTATION.

GENERAL NOTES:

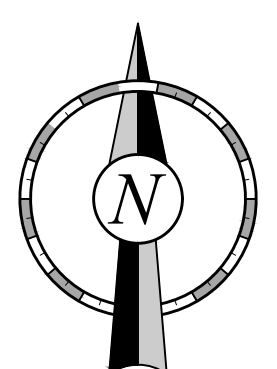
- A MANDATORY PRE-CONSTRUCTION MEETING SHALL OCCUR BEFORE ANY CONSTRUCTION BEGINS. A REPRESENTATIVE FROM THE CONTRACTOR'S OFFICE, AND HENDERSON COUNTY COUNTY (828)691-5079 SHALL ATTEND.
- CONTRACTOR TO CALL HENDERSON COUNTY (828)691-5079 AT LEAST 48 HOURS PRIOR TO LAND DISTURBANCE IS TO BEGIN.

GOULD PROPERTIES, LLC
D.B. 1349, PG. 694
SLIDE 7129
9577-75-8714
ZONED I

FIRST BAPTIST CHURCH OF EAST FLAT ROCK, INC.
B.O.R. 3377, PG. 390
D.B. 73, PG. 079
D.B. 466, PG. 355
D.B. 551, PG. 051 TR. 1, TR. 2
D.B. 556, PG. 071 TR. 1, TR. 2
9577-86-3059
ZONED CC

D.B. 1159, PG. 601
1.073 ACRES
TOP- 2191.4'
INV- 2189.9'

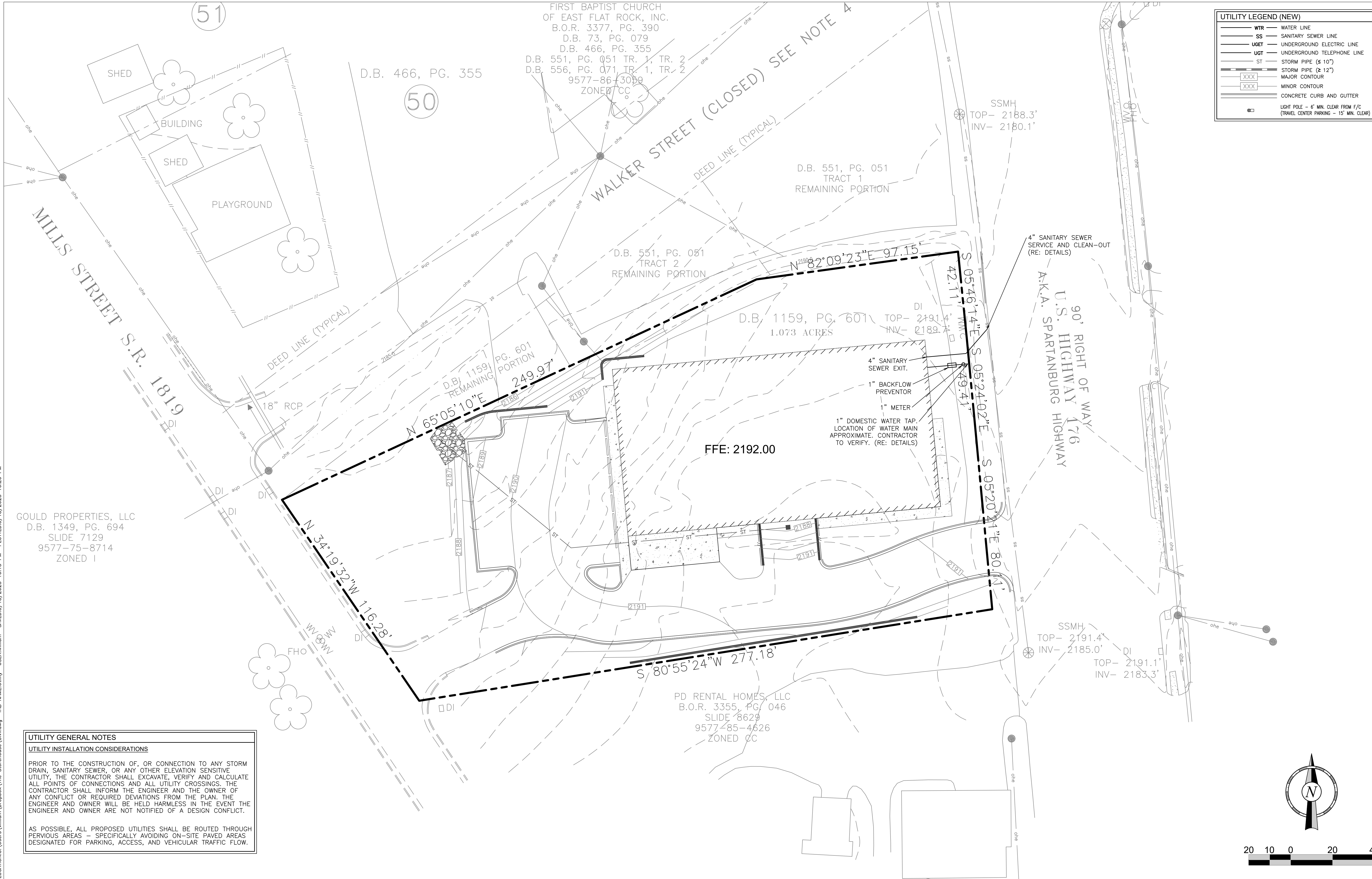
PD RENTAL HOMES, LLC
B.O.R. 3355, PG. 046
SLIDE 8629
9577-85-4626
ZONED CC



FILE LOCATION: C:\Users\William\Dropbox\The Storehouse\Civil.dwg TAB NAME: Erosion PH 2 USER: William SWED: 3/18/2023 10:15 PM PLOTTED: 3/18/2023 10:19 PM

PREPARED FOR: COOPER CONSTRUCTION COMPANY, INC. 761 S. ALLEN ROAD FLAT ROCK, NC 28731 PO BOX 806 HENDERSONVILLE, NC 28793	PHONE 828-692-7238 FAX 828-696-9978	PREPARED BY: PHAROS LAND DESIGN, LLC Civil Site Engineering 507 Bennett Street, Greenville, SC 29609 c: 843-693-2335	REVISIONS	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	THE STOREHOUSE EROSION CONTROL PLAN PHASE II				
										FILE NAME: CIVL	DSGN. BY:	JOB NO:	FLD. BK:	SHEET NO.
										NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	10 OF 14

UTILITY LEGEND (NEW)	
	WTR - WATER LINE
	SS - SANITARY SEWER LINE
	UGET - UNDERGROUND ELECTRIC LINE
	UGT - UNDERGROUND TELEPHONE LINE
	ST - STORM PIPE (≤ 10")
	ST - STORM PIPE (≥ 12")
	XXX - MAJOR CONTOUR
	XXX - MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE - 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)



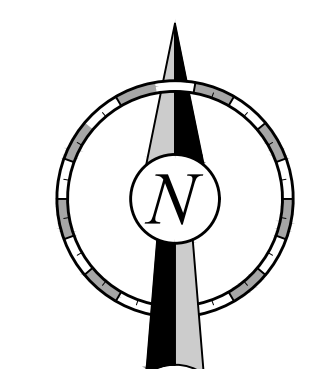
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 B.O.R. 3355, PG. 046
 SLIDE 8629
 9577-85-4626
 ZONED CC

UTILITY GENERAL NOTES
UTILITY INSTALLATION CONSIDERATIONS
 PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.
 AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.



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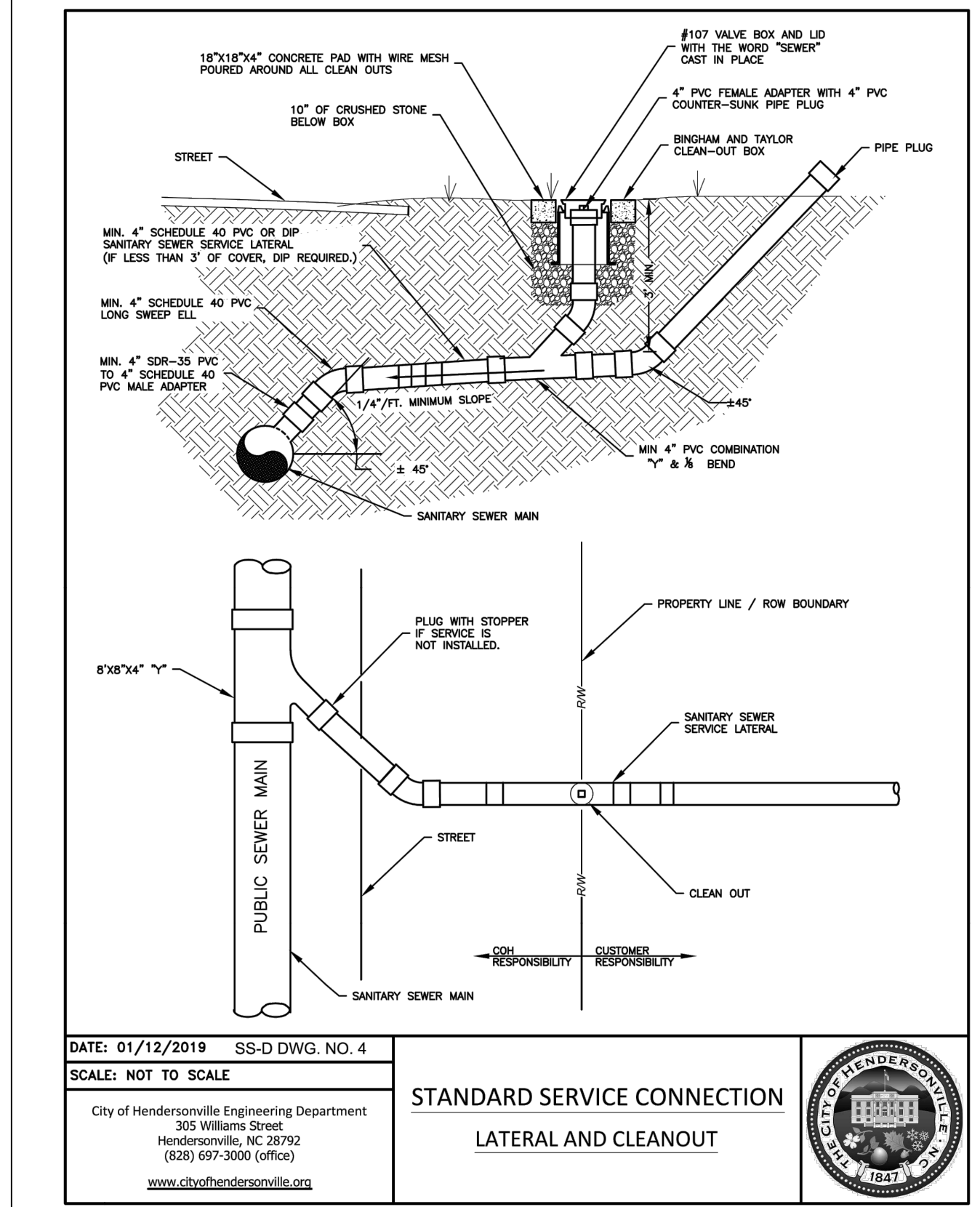
PREPARED FOR:
COOPER
 CONSTRUCTION COMPANY, INC.
 761 S. ALLEN ROAD
 FLAT ROCK, NC 28731
 PO BOX 806 HENDERSONVILLE, NC 28793

PREPARED BY:
PHAROS LAND DESIGN, LLC
 Civil Site Engineering
 507 Bennett Street, Greenville, SC 29609
 c: 843-693-2335

NO.		DATE		DESCRIPTION	

THE STOREHOUSE
UTILITY PLAN

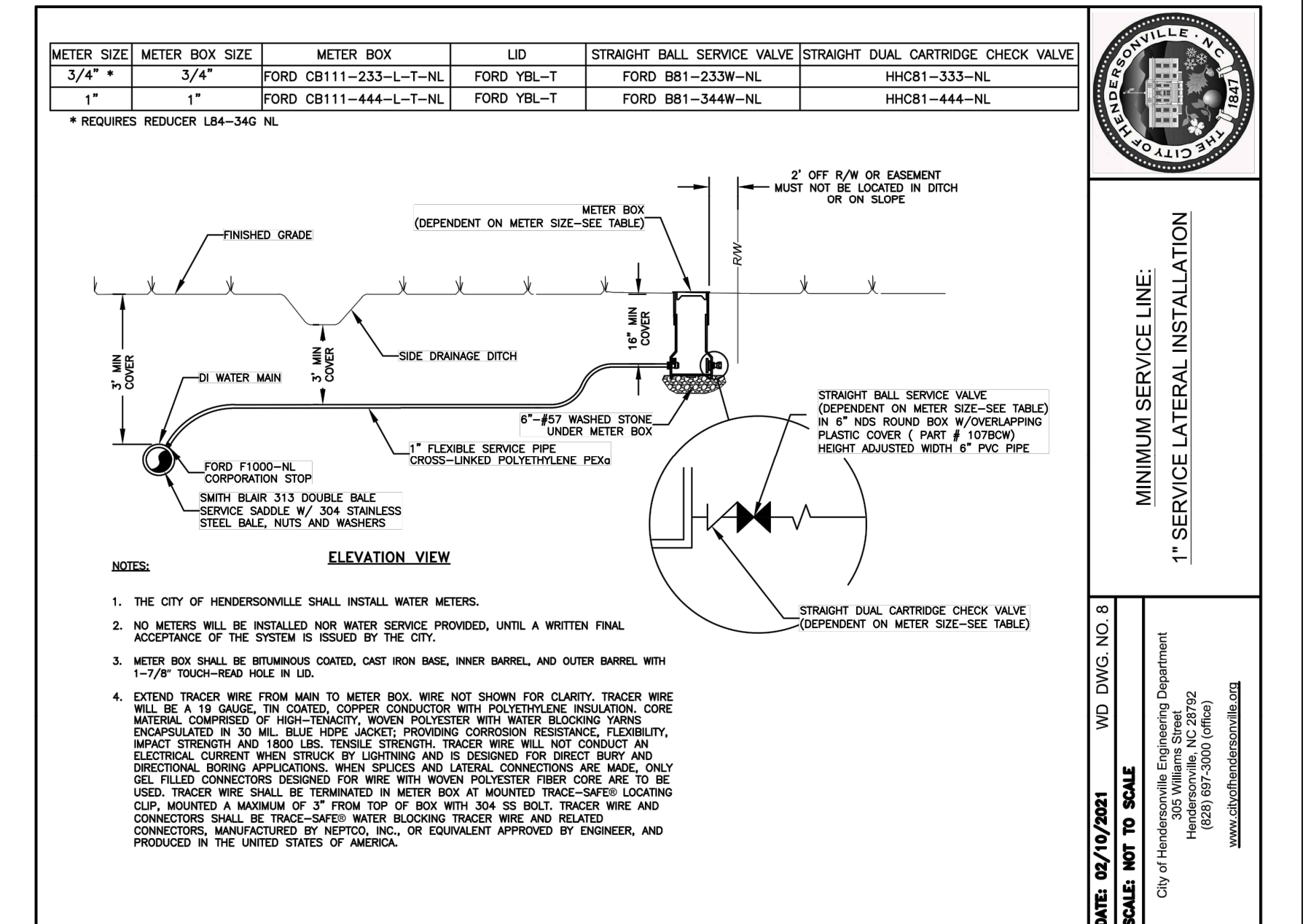
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NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	12 OF 14



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PREPARED FOR:

COOPER
 CONSTRUCTION COMPANY, INC.
 761 S. ALLEN ROAD
 FLAT ROCK, NC 28731
 PO BOX 806 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
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PREPARED BY:

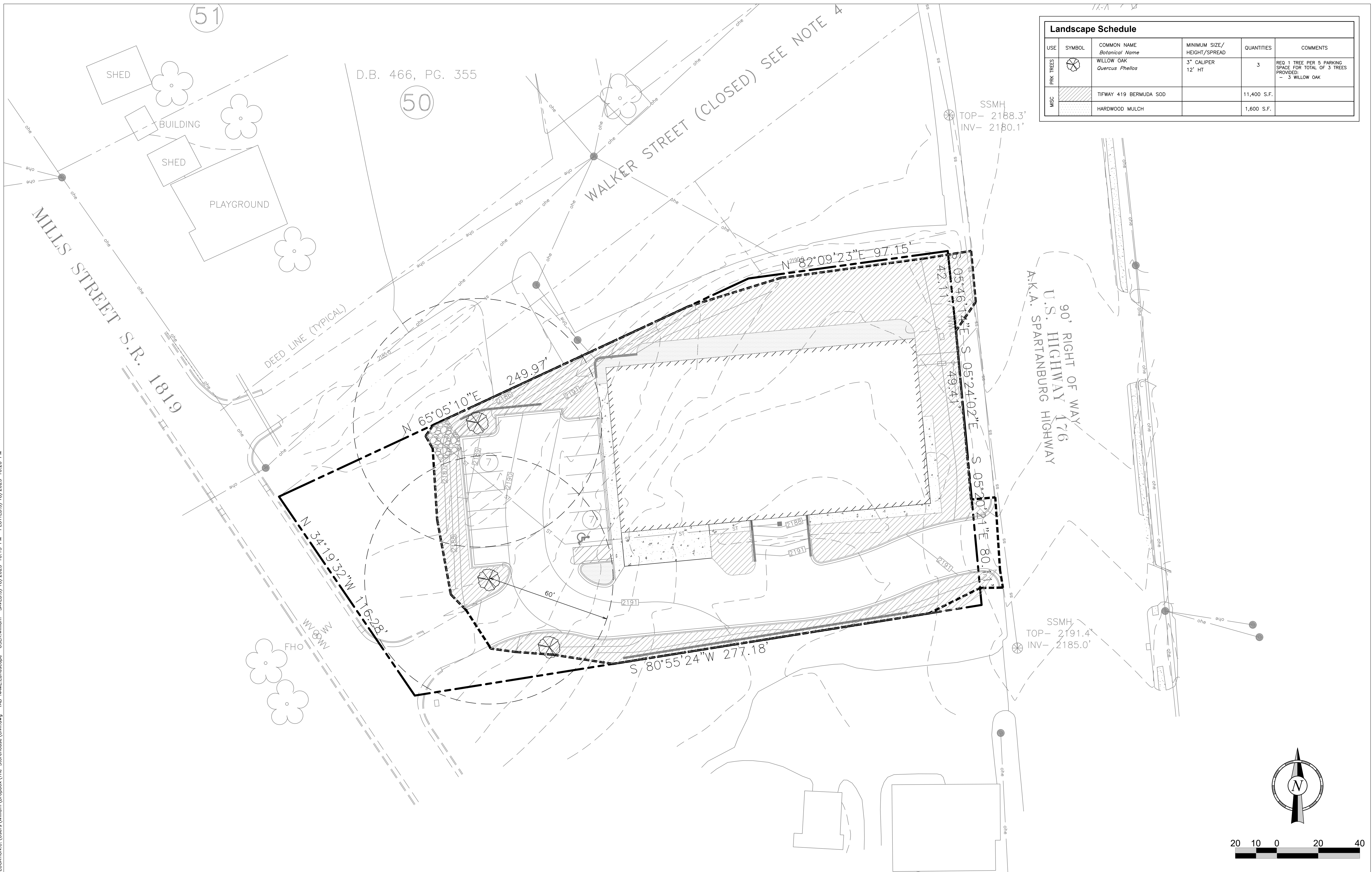
PHAROS LAND DESIGN, LLC
 Civil Site Engineering
 507 Bennett Street, Greenville, SC 29609
 c: 843-693-2335

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

**THE STOREHOUSE
UTILITY DETAILS**

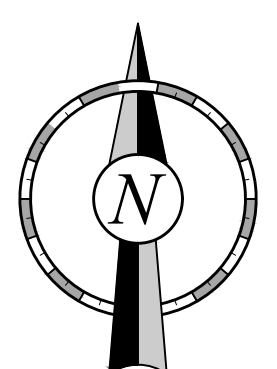
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NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	

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Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
PRK TREES		WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	3	REQ 1 TREE PER 5 PARKING SPACE FOR TOTAL OF 3 TREES PROVIDED: - 3 WILLOW OAK
MISC		TIFWAY 419 BERMUDA SOD		11,400 S.F.	
		HARDWOOD MULCH		1,600 S.F.	

90' RIGHT OF WAY
U.S. HIGHWAY 176
A.K.A. SPARTANBURG HIGHWAY



PREPARED FOR:
COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
507 Bennett Street, Greenville, SC 29609
c: 843-693-2335

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THE STOREHOUSE
LANDSCAPE PLAN

FILE NAME: C:\	DSGN. BY:	JOB NO:	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.19.2023	14 OF 14