

CITY OF HENDERSONVILLE
D.B. 492, PG. 59
PIN: 9569-66-0023
ZONING: I-1 INDUSTRIAL

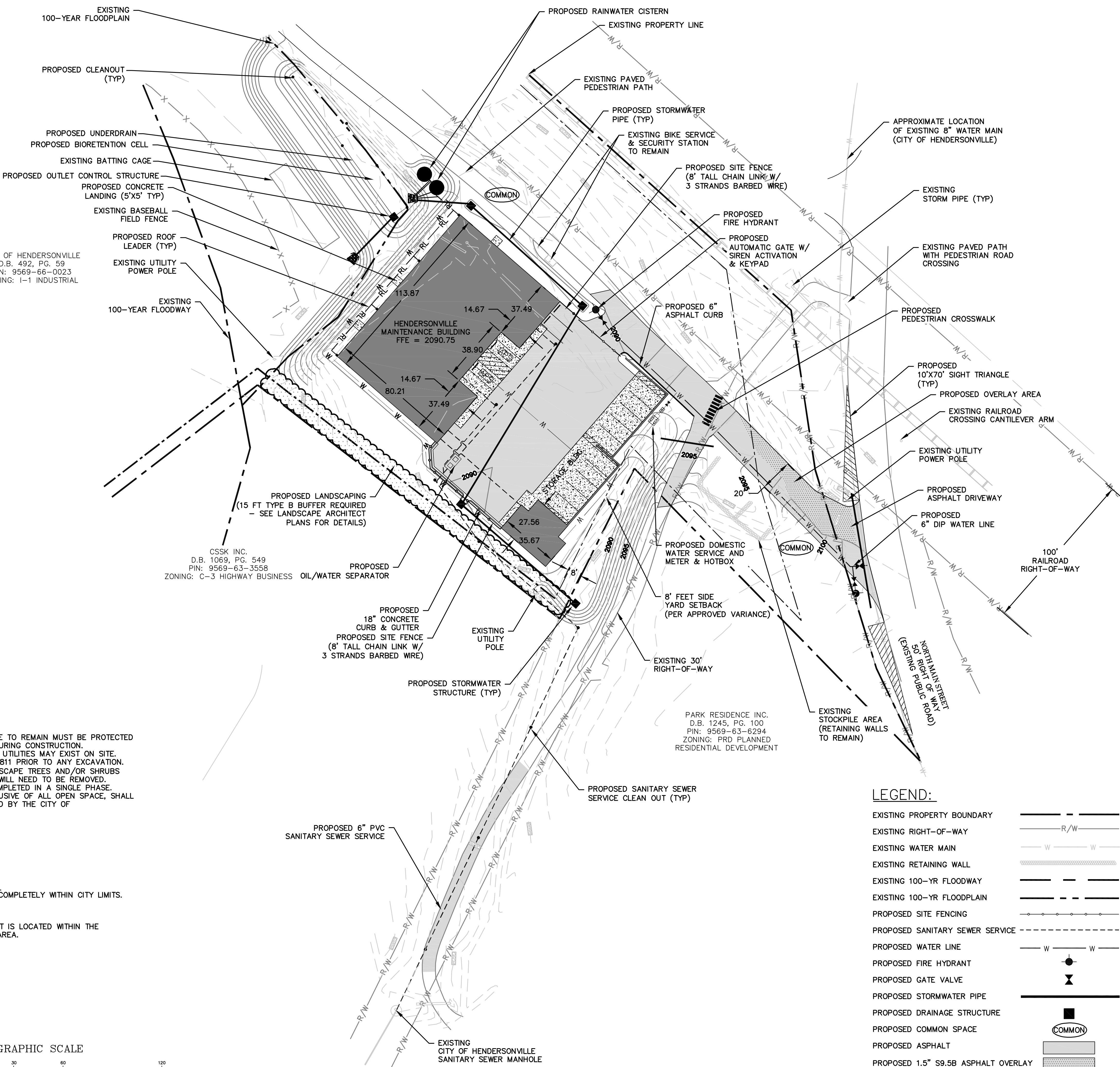
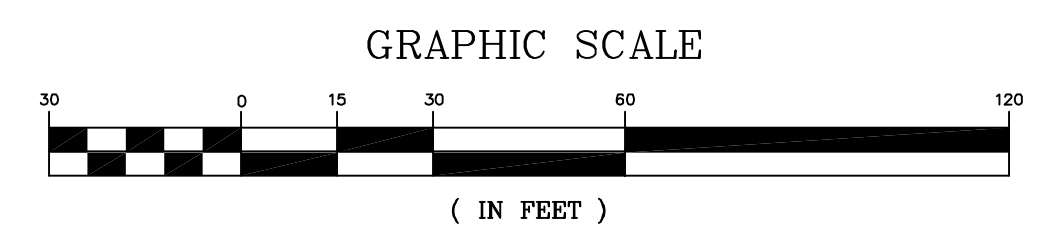
CSSK INC.
D.B. 1069, PG. 549
PIN: 9569-63-3558
ZONING: C-3 HIGHWAY BUSINESS

PARK RESIDENCE INC.
D.B. 1245, PG. 100
PIN: 9569-63-6294
ZONING: PRD PLANNED
RESIDENTIAL DEVELOPMENT

- NOTE:**
- EXISTING UTILITIES THAT ARE TO REMAIN MUST BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION.
 - ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON SITE. CONTRACTOR SHALL CALL 811 PRIOR TO ANY EXCAVATION.
 - ADDITIONAL EXISTING LANDSCAPE TREES AND/OR SHRUBS MAY EXIST ON SITE THAT WILL NEED TO BE REMOVED.
 - THIS PROJECT WILL BE COMPLETED IN A SINGLE PHASE.
 - THIS PROPOSED SITE, INCLUSIVE OF ALL OPEN SPACE, SHALL BE OWNED AND MAINTAINED BY THE CITY OF HENDERSONVILLE.

STANDARD JURISDICTIONAL NOTE:
1. PROJECT BOUNDARIES ARE COMPLETELY WITHIN CITY LIMITS.

FLOOD_ZONE:
1. A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA.



LEGEND:

EXISTING PROPERTY BOUNDARY	---
EXISTING RIGHT-OF-WAY	R/W
EXISTING WATER MAIN	W
EXISTING RETAINING WALL	-----
EXISTING 100-YR FLOODWAY	---
EXISTING 100-YR FLOODPLAIN	---
PROPOSED SITE FENCING	○-○-○-○
PROPOSED SANITARY SEWER SERVICE	W
PROPOSED WATER LINE	W
PROPOSED FIRE HYDRANT	●
PROPOSED GATE VALVE	⋈
PROPOSED STORMWATER PIPE	---
PROPOSED DRAINAGE STRUCTURE	■
PROPOSED COMMON SPACE	COMMON
PROPOSED ASPHALT	▒
PROPOSED 1.5" S9.5B ASPHALT OVERLAY	▒
PROPOSED CONCRETE	▒
PROPOSED ACCESSIBLE PARKING SPACE	APS
PROPOSED CONCRETE WHEEL STOP	---

DEVELOPMENT DATA BLOCK

NAME & LOCATION OF PROJECT: COH MAINTENANCE BUILDING
1369 NORTH MAIN STREET
HENDERSONVILLE NC 28792

PROPERTY OWNERS: CITY OF HENDERSONVILLE
145 5TH AVENUE WEST
HENDERSONVILLE NC 28792

CONTACT PERSON: TOM WOOTEN
CITY OF HENDERSONVILLE - PUBLIC WORKS DIRECTOR
305 WILLIAMS STREET
HENDERSONVILLE NC 28792

ENGINEER: JARED DERIDDER, P.E.
WGLA ENGINEERING, PLLC
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739

ARCHITECT & LANDSCAPE ARCHITECT: BRIAN PRICE
THE TAMARA PEACOCK COMPANY ARCHITECTS
104 1ST AVENUE EAST
HENDERSONVILLE, NC 28792

LAND SURVEYOR: ASSOCIATED LAND SURVEYORS & PLANNERS, PC.
P.O. BOX 578
HORSE SHOE, NC 28742
(828) 890-3507

PIN NUMBERS: 9569-66-0023 D.B. 492 PG. 59

ZONING: EXISTING ZONING: I-1 (INDUSTRIAL)

INDUSTRIAL SETBACKS	FRONT	-	35'
	SIDE	-	20'
	REAR	-	20'
APPROVED SETBACKS	FRONT	-	35'
	SIDE	-	8'
	REAR	-	20'

PROJECT AREA CALCULATIONS:

TOTAL PROJECT AREA	1.40 +/- ACRES
TOTAL DISTURBED AREA	1.10 +/- ACRES
PROPOSED PAVEMENT	0.299 AC.
PROPOSED CONCRETE	0.084 AC.
PROPOSED OPEN SPACE	0.264 AC.
PROPOSED BUILDINGS	0.220 AC.
TOTAL PROPOSED IMPERVIOUS	0.603 AC.

BUILDING DATA

BUILDING HEIGHT:	MAX HEIGHT	35'-0"
	PROPOSED HEIGHT	SEE ARCHITECTS PLANS
BUILDING SIZE:	PROPOSED MAIN BUILDING	- 8,563 SF
	PROPOSED SECONDARY BUILDING	- 1,011 SF
	TOTAL BUILDING AREA:	9,574 SF

WATER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE

SEWER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE

LANDSCAPE BUFFER REQUIRED: 15' TYPE "B" BUFFER BETWEEN SUBJECT AREA AND COMMERCIAL PROPERTIES ADJACENT TO THE SOUTH OF THE SITE.

PLANTING STRIP: REQUIRED: 1 EVERGREEN OR DECIDUOUS TREE + 5 EVERGREEN OR DECIDUOUS SHRUBS PER 40 LF OF PROPERTY LINE THAT PARALLELS VUA

SITE LIGHTING: LIGHTING FOR THE SITE SHALL BE DESIGNED AND INSTALLED SO THAT IT IS DIRECTED AWAY FROM THE ROADWAY AND ANY ADJACENT PROPERTIES AND DOES NOT INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY. ALL LIGHTING SHALL BE FULLY SHIELDED.

THE TAMARA PEACOCK COMPANY Architects

104 1st Ave E, Hendersonville, NC 28792
Phone: 828.696.4000 Fax: 954.728.9225

Grounds & Maintenance
1369 N. MAINT ST.

Preliminary / Final Site Plan

PROJ. NO.: 1720 DATE: 06/14/2018
SHEET NO.: C-200