

# Henderson County

## Code Enforcement Services

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100N King St Hendersonville, North Carolina 28792  
Phone (828) 697-4857 Fax (828) 697-4658

### MEMORANDUM

**DATE:** December 21, 2009  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** January 5, 2010  
**REGARDING:** Major Site Plan Review  
**NAME OF APPLICANT:** Civil Design Concepts/Butler Development Group  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plans

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Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on January 5, 2010.

#### **Major Site Plan Review**

Civil Design Concepts agent, on behalf of the owner, Butler Development Group submitted the major site plan for this project. They wish to utilize the property for a Distribution Center which requires major site plan review per S.R. 9.13.

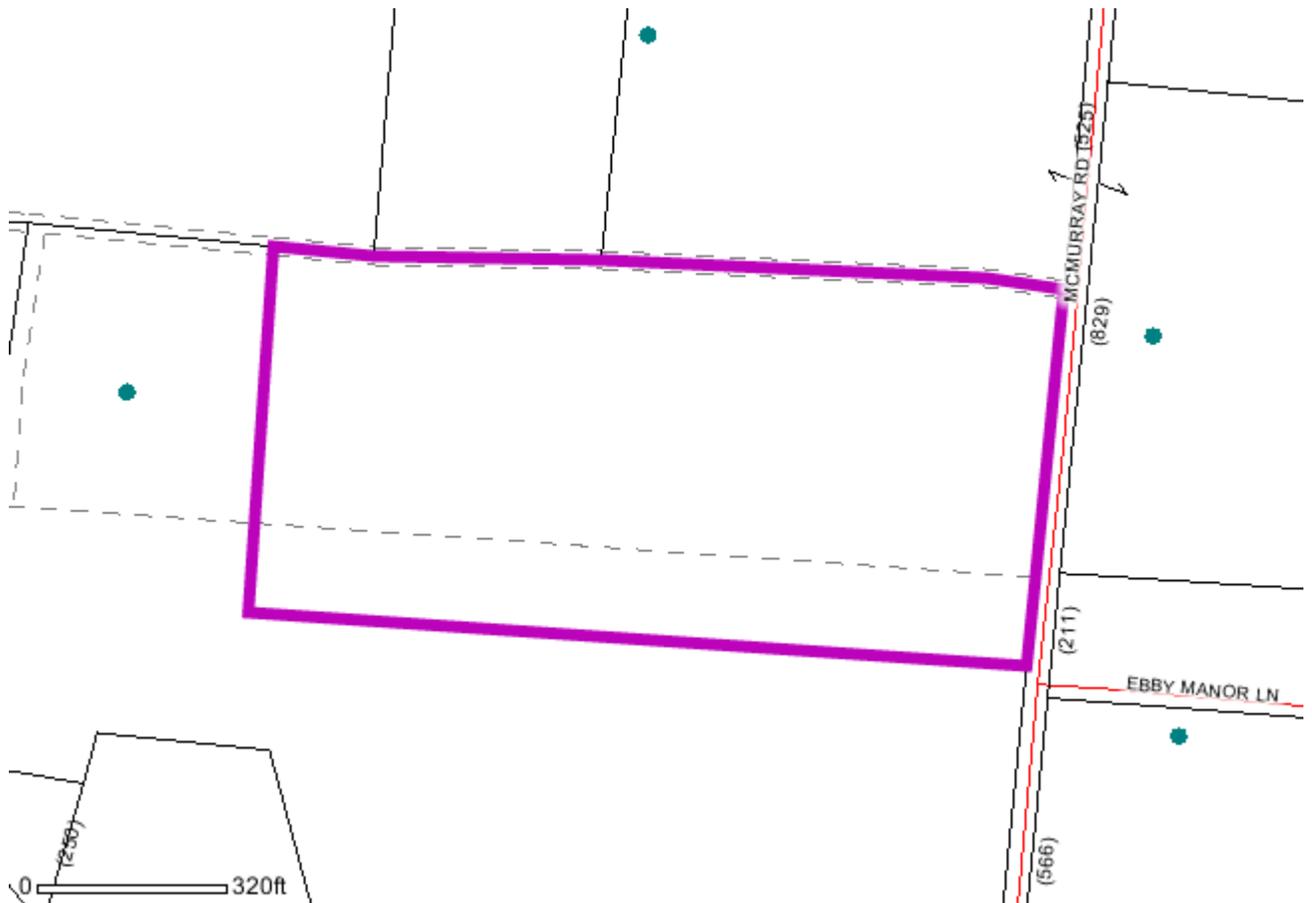
#### **SR 9.13. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)**

- (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 1.58 acres of land (PIN: 9588248226) located along McMurray Rd. The project is located in the Industrial (I) zoning district. Public water and public sewer are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met. **The subdivision has not been approved yet and will need to be recorded before we issue permits on this project.**

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](mailto:tlinville@hendersoncountync.org).





**\*WARNING: THIS IS NOT A SURVEY!\***

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Notes:

Tuesday, 12/22/2009



Listed To:	MCNUTT INVESTMENTS LLC
Physical Address:	0 NO ADDRESS ASSIGNED
Parcel Number:	1010684
PIN:	9588248226
Deed:	1367/028
Date Recorded:	07/11/2008
Mail Address 1:	118 VISTA BLVD
Mail Address 2:	
City:	ARDEN
State:	NC
Zip:	28704
Map Sheet:	9588.03
Neighborhood:	BLUE RIDGE
Property Description:	Lot # 14.96+4.64 MCNUTT INVEST
Assessed Acreage:	19.0900
Revenue Stamps:	
Building Value:	0
Land Value:	210900
Total Value:	210900
City:	
Fire District:	BLUE RIDGE

# HENDERSONVILLE DISTRIBUTION FACILITY AT BLUE ROCK COMMERCE CENTER

FLAT ROCK, NORTH CAROLINA

DECEMBER 18, 2009

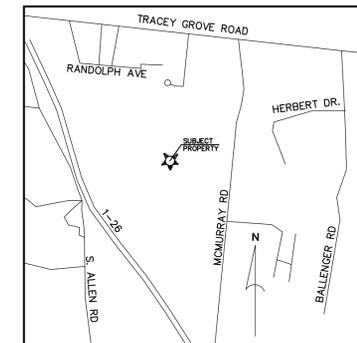
PREPARED FOR:

BUTLER DEVELOPMENT GROUP, LLC  
2727 PACES FERRY ROAD, SUITE 1-255  
ATLANTA, GA 30339

CONTACT:  
MATTHEW D. WILSON  
(770) 433-9500

## INDEX OF SHEETS

Sheet No.	Title
C1	COVER SHEET
C2	SITE PLAN SITE DETAILS



VICINITY MAP  
(NOT TO SCALE)

BEFORE YOU DIG  
CALL 1-800-632-4949  
N.C. ONE CALL CENTER

### DEVELOPMENT DATA

DEVELOPER: BUTLER DEVELOPMENT GROUP, LLC  
2727 PACES FERRY ROAD  
SUITE 1-255  
ATLANTA, GA 30339  
CONTACT: MATTHEW D. WILSON  
(770) 433-9500

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
200 SWANNANOA RIVER ROAD  
ASHEVILLE, NORTH CAROLINA 28805  
CONTACT: MARK D. CATHEY, P.E.  
(828) 252-5388

SURVEYOR: CDC SURVEY, PA  
200 SWANNANOA RIVER ROAD  
ASHEVILLE, NC 28805  
CONTACT: BRIAN BARTLETT, PLS  
(828) 252-5388

200 SWANNANOA RIVER ROAD  
ASHEVILLE, NC 28805  
PHONE (828) 252-5388  
FAX (828) 252-5385

1210 S. MAIN STREET  
WAYNESVILLE, NC 27786  
PHONE (828) 852-4410  
FAX (828) 852-5455

NCBELS LICENSE # C-2164  
www.cdcdesignconcepts.com



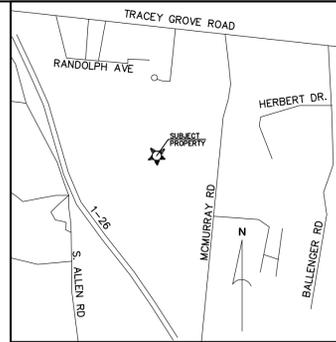
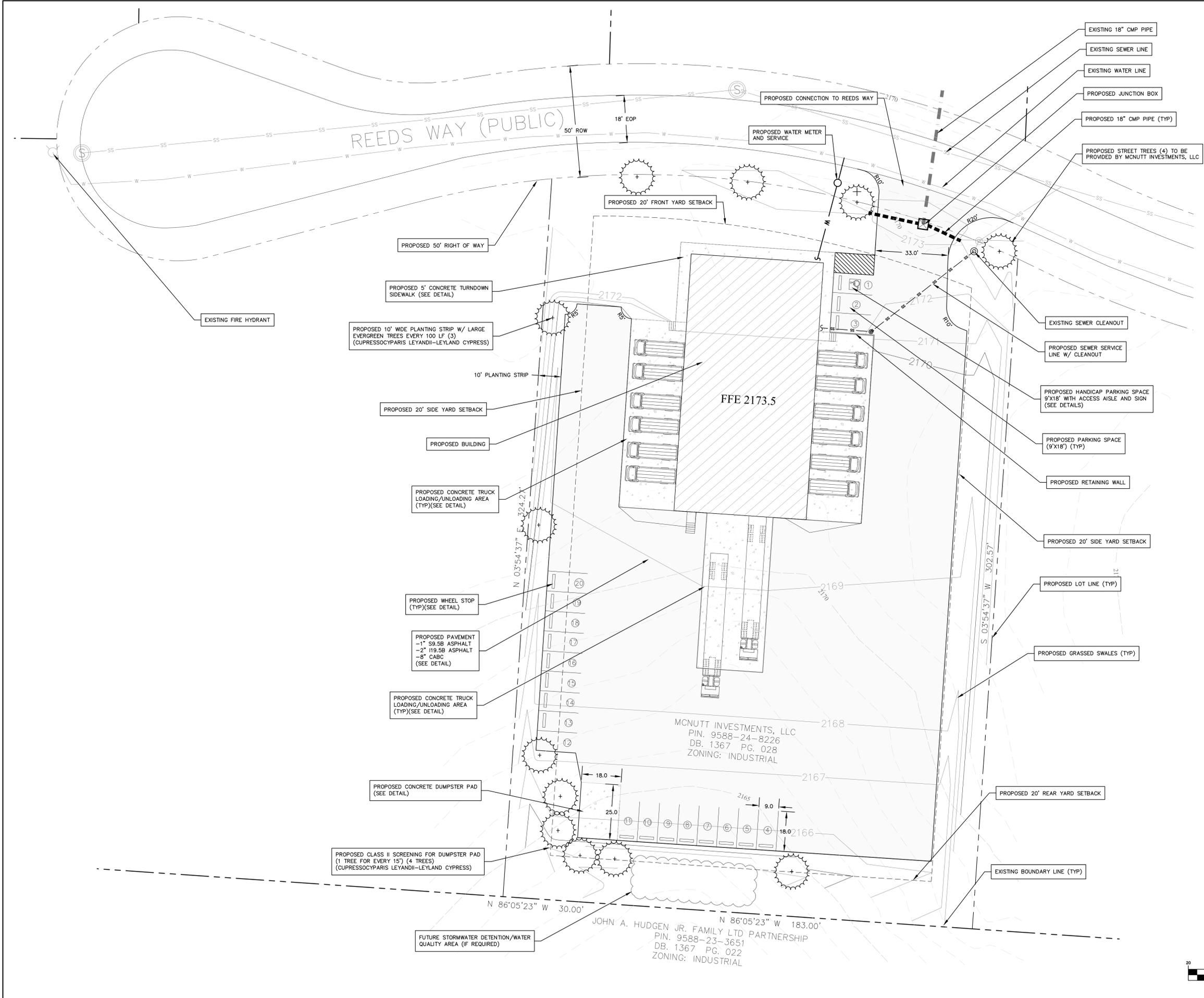
NO.	DATE	DESCRIPTION	BY
1.	12-21-09	ZONING SUBMITTAL	WJC

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

COVER FOR:  
**HENDERSONVILLE DISTRIBUTION  
FACILITY AT BLUE ROCK COMMERCE  
CENTER**  
BUTLER DEVELOPMENT GROUP, LLC - FLAT ROCK, NORTH CAROLINA

DATE: DECEMBER 18, 2009  
DRAWN BY: WJC  
CDC PROJECT NO.: 10971

SHEET



VICINITY MAP  
(NOT TO SCALE)

**DEVELOPMENT DATA**

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2727 PACES FERRY ROAD  
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**SITE DATA**

SITE LOCATION: LOT 4 OF BLUE ROCK COMMERCE CENTER  
FLAT ROCK, NC 28731

PIN: 9588-24-8226

ZONING: INDUSTRIAL

DEED BOOK/PAGE: 1367/028

TOTAL AREA: 1.58 ACRES (LOT 4)

ROAD FRONTAGE: 215 LF

SETBACKS: FRONT 20' (FROM ROAD R/W)  
SIDE 20'  
REAR 20'

BUILDING DATA: BUILDING DESCRIPTION HEIGHT  
1 6,690 TOTAL SF 16'

BUILDING USAGE: DISTRIBUTION/WAREHOUSE

PARKING CALCULATIONS: VEHICULAR:

OFFICE USE: 1 SPACE PER 500 SF 4 SPACES  
DISTRIBUTION: 1 SPACE PER 4000 SF 2 SPACES

SPACES REQUIRED: 6  
SPACES PROVIDED: 20  
HANDICAPPED: 1

PAVED AREA: 29,185 SF  
CONCRETE AREA: 6,534 SF  
PERCENT IMPERVIOUS 52%

- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  - SINGLE-PHASE CONSTRUCTION.
  - ALL WORK MUST BE PERFORMED BY AN APPROPRIATELY LICENSED NORTH CAROLINA CONTRACTOR.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND TO NOTE ANY CONFLICTS. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 1-800-632-4949, 48 HOURS BEFORE CONSTRUCTION BEGINS.
  - ALL PROPOSED AND EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO BEGINNING WORK.
  - ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND HENDERSON COUNTY STANDARDS AND SPECIFICATIONS.
  - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
  - ALL RADII ARE MEASURED FROM EDGE OF PAVEMENT.
  - ARCHITECT TO PROVIDE LIGHTING DETAILS WITH BUILDING PLANS. ALL LIGHTING SHALL BE IN ACCORDANCE WITH ALL HENDERSON COUNTY ORDINANCES.

BEFORE YOU DIG I  
CALL 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!

**SITE PLAN GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft

**NORTH**

200 SWANNANOA RIVER ROAD  
ASHEVILLE, NC 28805  
PHONE (828) 252-5385  
FAX (828) 252-5385

1210 S. MAIN STREET  
WAYNESVILLE, NC 28786  
PHONE (828) 452-4410  
FAX (828) 452-9465

NCBELS LICENSE # C-2184  
www.civildesignconcepts.com



W/JG

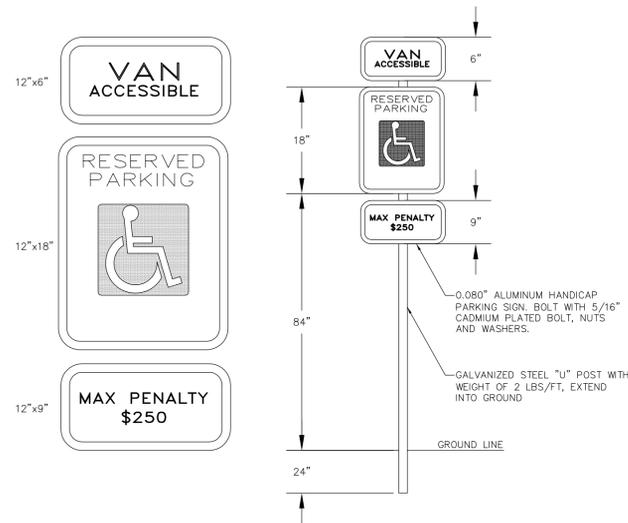
NO.	DATE	DESCRIPTION
1.	12-21-09	



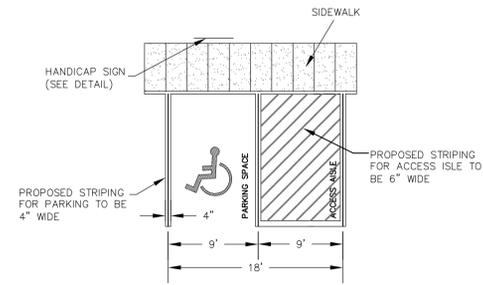
**HENDERSONVILLE DISTRIBUTION FACILITY AT BLUE ROCK COMMERCE CENTER**

BUTLER DEVELOPMENT GROUP, LLC - HENDERSON COUNTY, NORTH CAROLINA

DATE: DECEMBER 18, 2009  
DRAWN BY: W/JG  
CDC PROJECT NO.: 10971  
SHEET  
**C1**

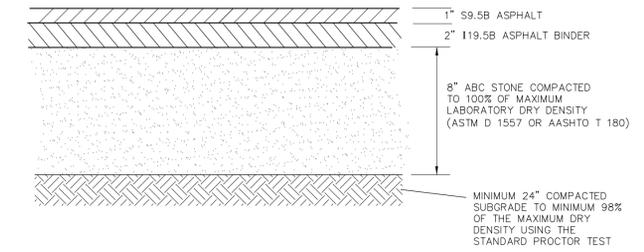


**HANDICAP PARKING SIGN**  
NOT TO SCALE

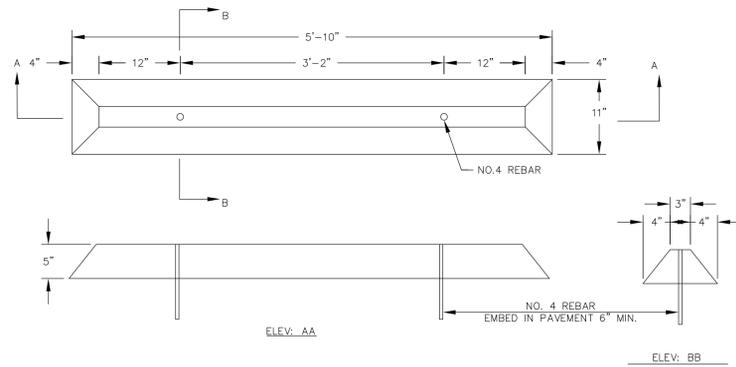


4.4.2- VAN ACCESSIBLE HANDICAP  
**STRIPING AND HANDICAP PARKING DETAIL**  
NOT TO SCALE

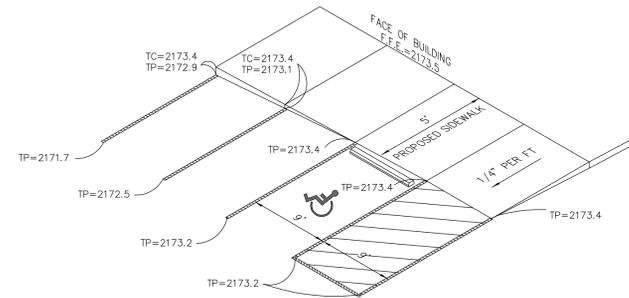
NOTE:  
ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.



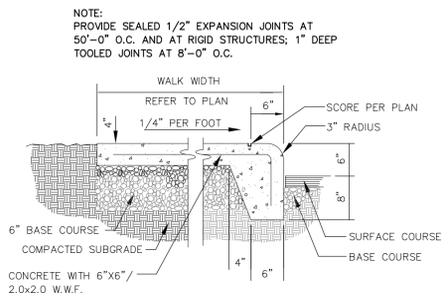
**TYPICAL HEAVY DUTY PAVEMENT CROSS SECTION**  
NOT TO SCALE  
NOTE: CONTRACTOR AND OWNER TO VERIFY ABOVE DESIGN WITH GEOTECHNICAL REPORT RECOMMENDATIONS



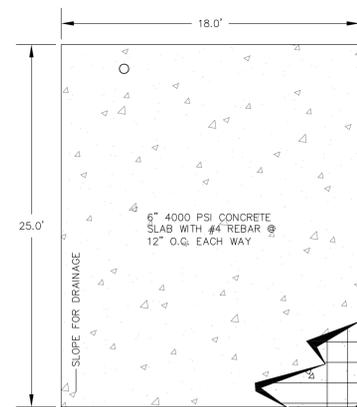
**WHEEL STOP DETAIL**  
NOT TO SCALE



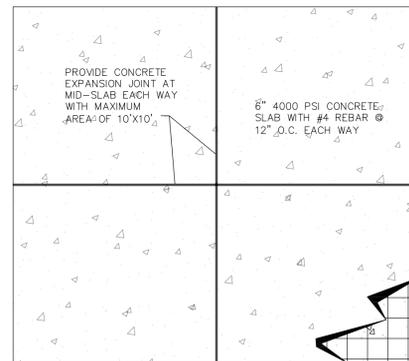
**HANDICAP RAMP DETAIL**  
NOT TO SCALE



**TURNED DOWN SIDEWALK DETAIL**  
NOT TO SCALE

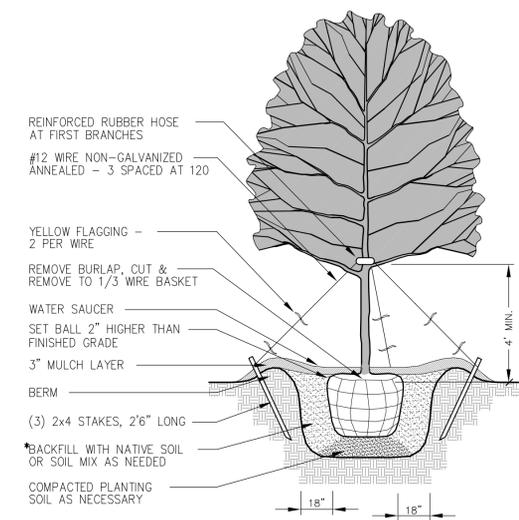


**DUMPSTER PAD DETAIL**  
NOT TO SCALE



**CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE

NOTE: CONTRACTOR AND OWNER TO VERIFY ABOVE DESIGN WITH GEOTECHNICAL REPORT RECOMMENDATIONS



**TREE PLANTING**  
NOT TO SCALE

200 SWANNANOA RIVER ROAD  
ASHEVILLE, NC 28865  
PHONE (828) 252-5365  
FAX (828) 252-5365  
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**C2**

SITE DETAILS

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