

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: March 29, 2010
TO: Technical Review Committee
TRC MEETING DATE: April 6, 2010
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Henderson County Public Schools / Mosley Architects
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 April 6, 2010.

Major Site Plan Review

Mosley Architects agent, on behalf of the owner, Henderson County Public Schools submitted the major site plan for this project. This project is an expansion to Apple Valley Middle School and North Henderson High School which requires major site plan review per S.R. 5.19.

SR 5.19. School (Public/Private/Charter)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (Major Site Plan Review).
- (2) Road Class. This *use* shall be located on a *collector, thoroughfare, boulevard* and/or *expressway* when located on a property in a *residential zoning district*.
- (3) Lighting. *Lighting mitigation* required.
- (4) Operations. A *school* shall be permitted *accessory uses* provided the requested *accessory use* is permitted as a *principal/accessory use* in the district in which the *school* is located. Additional signage shall not be permitted for the *accessory use*.
- (5) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 7:00 a.m. or after 12:00 midnight when on/adjacent to a *residential zoning district*.

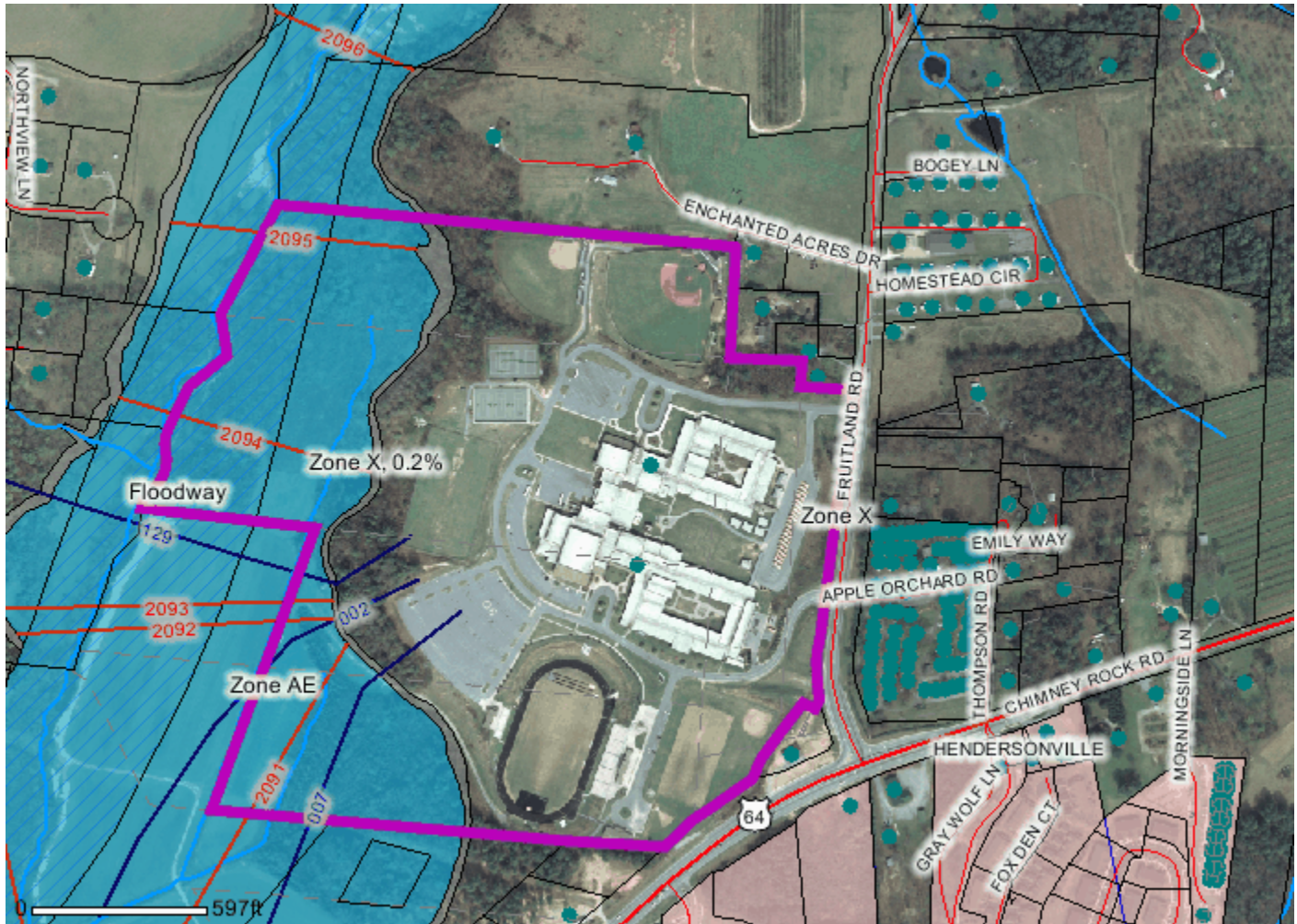
The project site is located on approximately 89.48 acres of land (PIN: 9670944158) located at 43 Fruitland Rd. The project is not located in a water supply watershed district but a portion of the property is it located within the floodplain (see Plan). The project is located in the Residential 1 (R1) zoning district. Public water and public sewer (City of Hendersonville) are proposed. 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.

Date: March 29, 2010
 Owner Name:
 Mailing Address:
 Situs Address:

PIN: 9670944158
 HENDERSON CO BOARD OF PUBLIC SCHOOLS
 414 4TH AVENUE WEST
 43 FRUITLAND RD 35 FRUITLAND RD

Parcel Number: 9966581

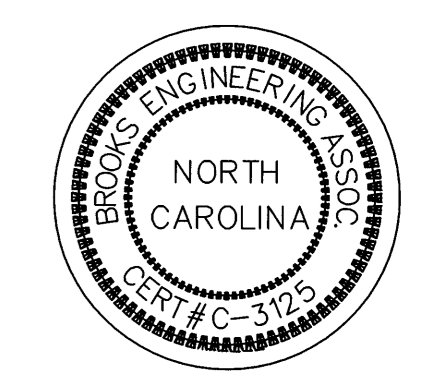
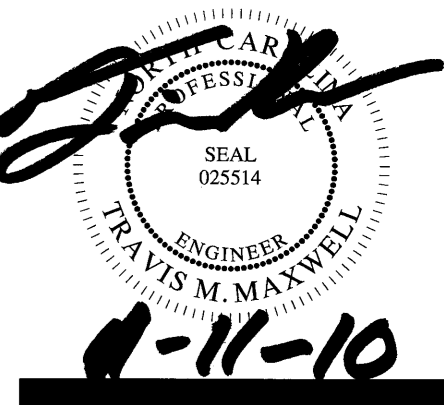
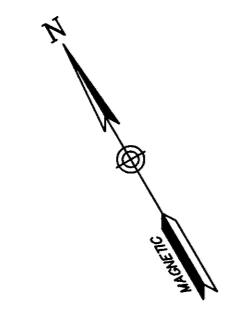
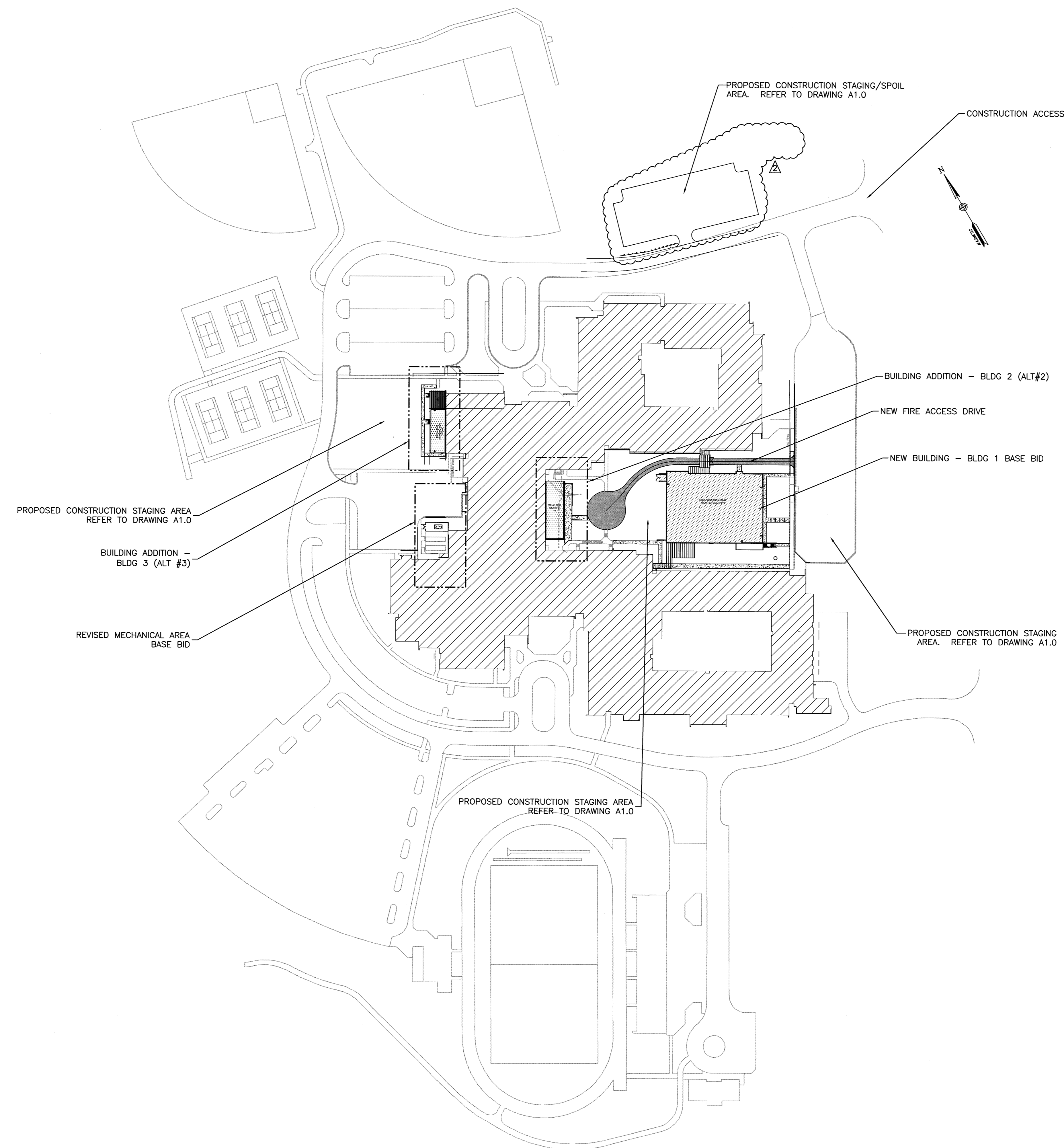


History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 1 Residential 2 - Rural Residential 2 - Rural
Acreage:	89.4800
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
OLD 1982 Flood Zones 03-01-1982:	Floodway A4 B Buffer 3701250085B
NEW 2008 Flood Zones 10-02-2008:	Zone X, Shaded, 0.2 pct (500 year floodplain) Zone AE, 1 pct (100 year floodplain) Zone X, Not Shaded (Areas outside of the floodplain) Zone AE, 1 pct (100 year floodplain)
NEW 2008 Floodway 10-02-2008:	Floodway Areas in Zone AE
NEW 2008 Flood Panel 10-02-2008:	9670 9680
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	09 Dana Fire 07 Mountain Home Fire

IMPERVIOUS SURFACE CALCULATIONS:
EXISTING CONDITIONS:
 IMPERVIOUS = 884,043.88 FT² OR 20.29 AC (22.7%)
 PERVIOUS = 3,083,705.12 FT² OR 69.71 AC (77.3%)
 TOTAL = 3,967,749.00 FT² OR 90.00 AC (100%)
AFTER PROPOSED ADDITIONS:
 IMPERVIOUS = 911,805.18 FT² OR 20.83 AC (23.4%)
 PERVIOUS = 2,985,943.82 FT² OR 68.17 AC (76.6%)
 TOTAL = 3,897,749.00 FT² OR 88.48 AC (100%)

CIVIL SITE LEGEND

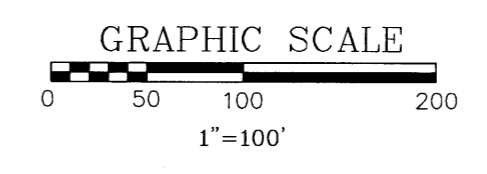
	SILT FENCE
	LIMITS OF DISTURBANCE
	RIP RAP
	STORM DRAIN
	CONSTRUCTION ENTRANCE
	EXISTING PROPERTY LINE
	EXISTING ROW
	ROOF COLLECTION PIPE
	INLET PROTECTION
	STORM STRUCTURE LABEL
	KEY NOTE LABEL
	NEW
	EXISTING
	PAVEMENT
	SIDEWALK
	TOPOGRAPHY
	ASPHALT REMOVAL
	UTILITY REMOVAL
	CANOPY REMOVAL
	CONCRETE CURB AND GUTTER
	CONCRETE
	GRAVEL
	STONE
	EARTH
	GRASS



NHHS / AVMS ADDITIONS & RENOVATIONS
 HENDERSON COUNTY PUBLIC SCHOOLS
 FRUITLAND ROAD, HENDERSONVILLE, NC

PROJECT NO: 480741
 DATE: November 22, 2009
 DRAWN BY: TMM
 REVIEWED BY: WJJ

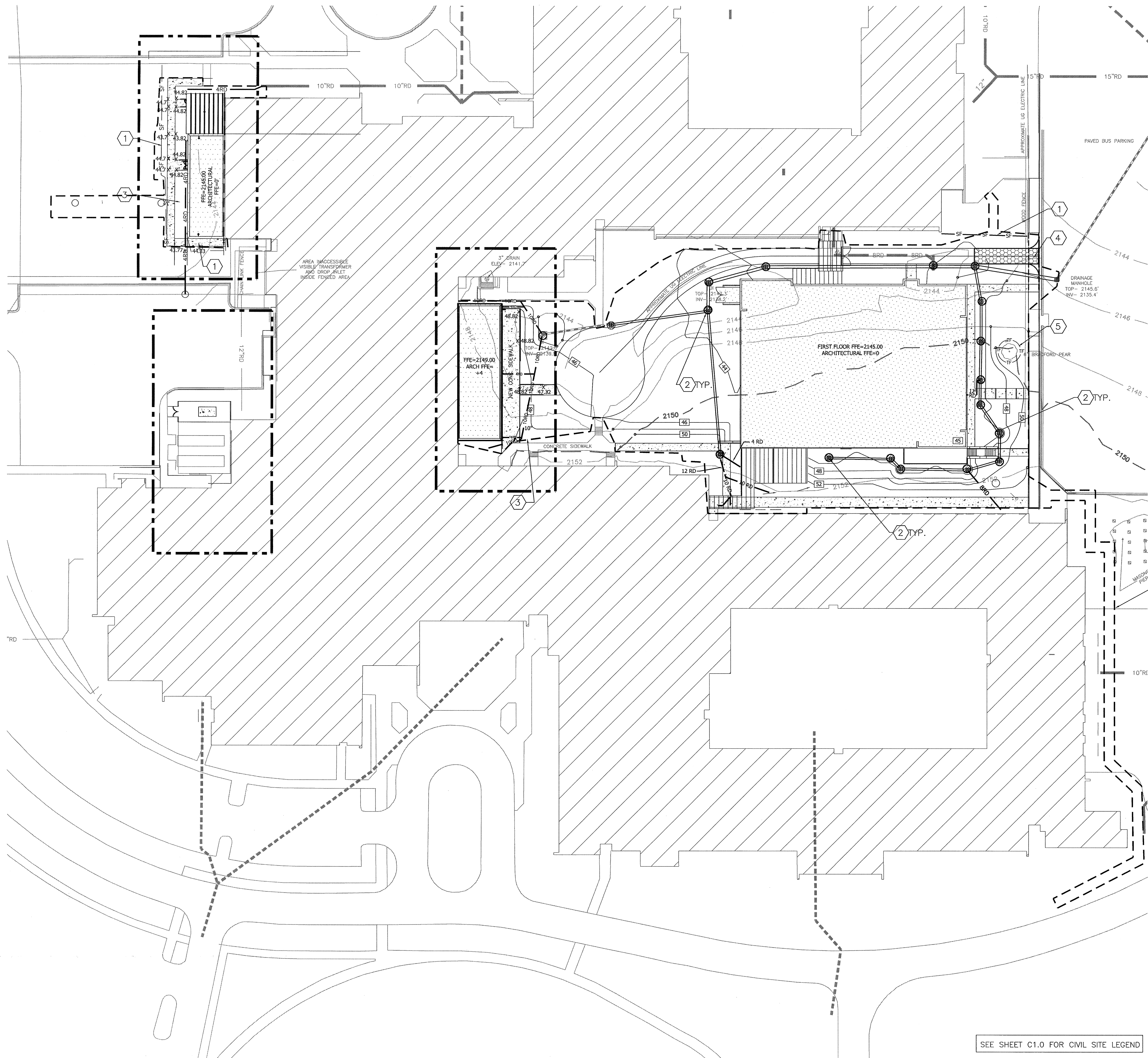
REVISIONS		
NO.	DATE	DESCRIPTION
1	11-11-09	NOCDNR SUBMITTAL
2	1-11-10	ADDENDUM #2



BROOKS ENGINEERING ASSOCIATES
 Planning • Engineering • Surveying • Environmental Services •
 17 Arlington Street
 Asheville, N.C. 28801
 Phone: 1-828-232-4700
 Fax: 1-828-232-1331
 www.brooksea.com

OVERALL SITE PLAN

C1.0



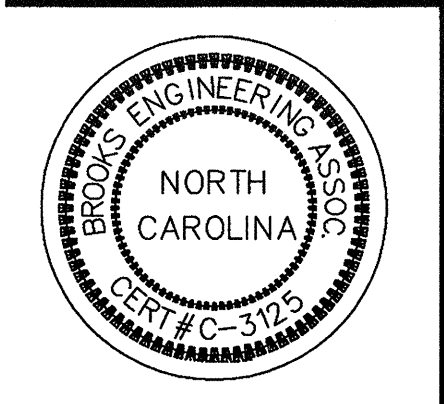
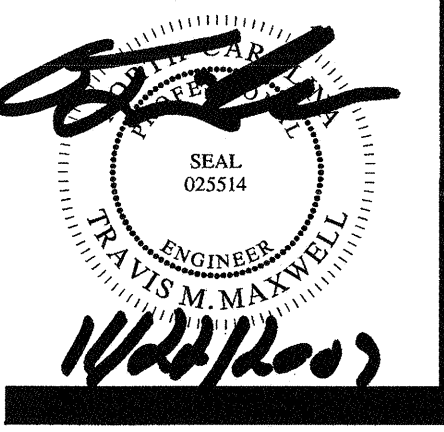
KEY NOTES:

- ① DOUBLE ROW SILTFENCE. SEE SHEET C8.1 FOR DETAILS
- ② STORM INLET PROTECTION. SEE SHEET C8.1 FOR DETAILS.
- ③ LIMITS OF CONSTRUCTION = 2.3 AC.
- ④ TEMPORARY CONSTRUCTION ENTRANCE
- ⑤ TEMPORARY TREE PROTECTION FENCE

STANDARD GRADING NOTES:

1. A PRECONSTRUCTION CONFERENCE BETWEEN THE OWNER, THE CONTRACTOR AND THE DESIGN ENGINEER SHALL BE CONDUCTED PRIOR TO START OF ANY CONSTRUCTION.
2. THE ONLY SITE WORK TO BE ALLOWED TO TAKE PLACE PRIOR TO THE FULL INSTALLATION OF EROSION CONTROL MEASURES WILL BE THE CUTTING OF TREES. CLEARING, TREE REMOVAL OPERATIONS CANNOT BEGIN UNTIL PERMITS ARE SECURED AND EROSION CONTROL MEASURES ARE IN PLACE.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED.
5. THE SITE SHALL RECEIVE TEMPORARY/PERMANENT SEEDING WITHIN 15 DAYS OF COMPLETION OF GRADING OPERATIONS. ALL GRADED SLOPES INCLUDING TOPSOIL ARE TO HAVE A GROUND COVER APPLIED WITHIN 21 CALENDAR DAYS OF INACTIVITY. G.C. TO MAINTAIN SEEDING AREA THROUGHOUT DURATION OF CONSTRUCTION.
6. THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO REVIEW AND CERTIFY STABILITY OF CUT SLOPES GREATER THAN 1.5:1 AND FILL SLOPES STEEPER THAN 2:1.
7. EXISTING DRAINAGE SYSTEM SHALL BE MAINTAINED AT ALL TIMES WITH INLET PROTECTION.
8. PROPOSED INLET PROTECTION TO BE CLEANED OF SEDIMENT AFTER EACH RAIN EVENT. SEDIMENT SHALL BE CONTROLLED AND DETAINED ON SITE PRIMARILY WITH INLET PROTECTION THE PROPOSED AND EXISTING STORM DRAINAGE SYSTEM. INLET PROTECTION MUST BE DILIGENTLY REPAIRED AND INSPECTED.

MOSELEY ARCHITECTS
 11430 NORTH COMMUNITY HOUSE ROAD GIBSON BUILDING SUITE 225 CHARLOTTE, NC 28277
 PHONE (704) 540-3755 FAX (704) 540-3754
 MOSELEYARCHITECTS.COM



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 FRUITLAND ROAD, HENDERSONVILLE, NC

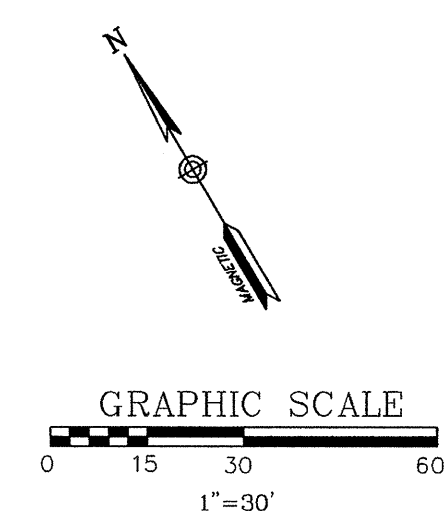
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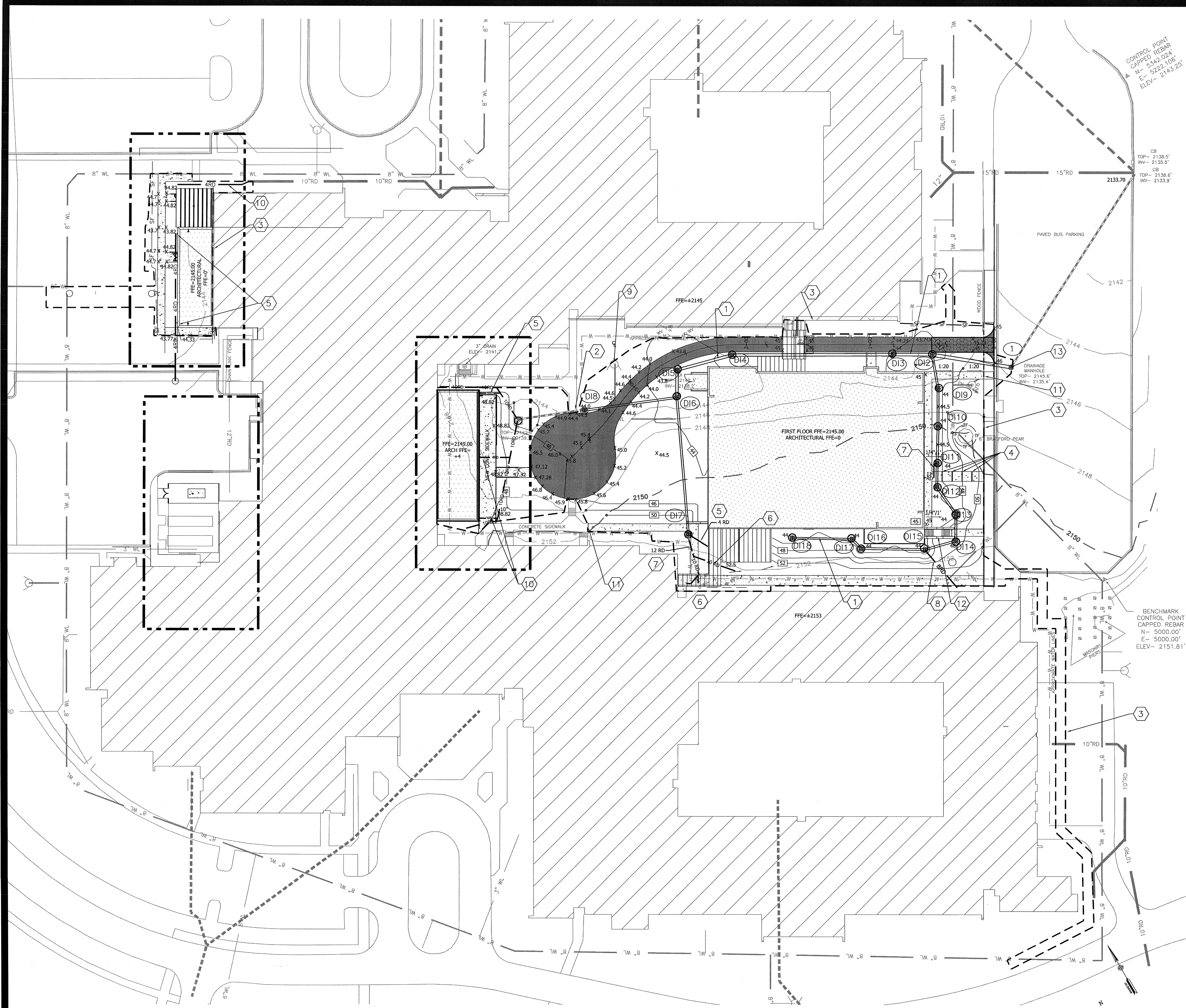
REVISIONS		
NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN
 Planning • Engineering • Surveying
 • Environmental Services •

C4.0

SEE SHEET C1.0 FOR CIVIL SITE LEGEND





KEY NOTES:

- 1 NEW STORM WATER COLLECTION SYSTEM. SEE SHEET C8.5 FOR INVERTS AND SIZES.
- 2 EXISTING STORM SYSTEM TO REMAIN
- 3 LIMITS OF CONSTRUCTION = 2.3 AC.
- 4 STEP DOWN .5'
- 5 NEW 4" HDPE ROOF COLLECTION PIPE @ 1.0% MIN. TIE TO CANOPY ROOF DRAINS.
- 6 NEW 10" HDPE ROOF COLLECTION PIPE @ 1.0% MIN. ROOF DRAIN TO COLLECT EXISTING BUILDING DRAINAGE.
- 7 NEW 12" HDPE ROOF COLLECTION PIPE @ 1.0% MIN. COORDINATE WITH PLUMBING PLANS.
- 8 NEW 8" HDPE ROOF COLLECTION PIPE @ 1.0% MIN. COORDINATE WITH PLUMBING PLANS.
- 9 EXISTING FIRE HYDRANT TO REMAIN.
- 10 NEW 4" HDPE ROOF COLLECTION @ 1.0% MIN. TIE TO NEW 10" PIPE ROOF COLLECTION SYSTEM. COORDINATE WITH PLUMBING PLANS.
- 11 MATCH EXISTING SIDEWALK ELEVATION.
- 12 SEE ARCHITECTURAL PLANS FOR STEP DETAILS.
- 13 TIE NEW STORM DRAINAGE TO EXISTING STORM MANHOLE.

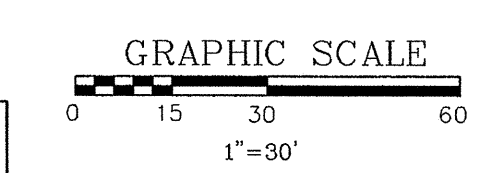
CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT FROM NCDENR.
2. SET UP PRE-CONSTRUCTION CONFERENCE ON SITE WITH NCDENR EROSION CONTROL INSPECTOR TO DISCUSS EROSION CONTROL MEASURES.
3. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON THE PLANS. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
CALL FOR ON-SITE INSPECTION BY ENGINEER. WHEN APPROVED, BEGIN CLEARING AND GRUBBING.
4. MAINTAIN EROSION CONTROL DEVICES AS NEEDED.
5. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
6. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
7. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE COUNTY'S EROSION CONTROL INSPECTOR SO THE PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
8. MAINTAIN RAINGAUGE ON-SITE. INSPECT AFTER EACH RAIN EVENT AND RECORD AMOUNT IN LOG BOOK.
9. CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL REQUIRED MEANS OF EGRESS FROM THE EXISTING BUILDINGS TO THE PUBLIC WAY FOR THE DURATION OF CONSTRUCTION.

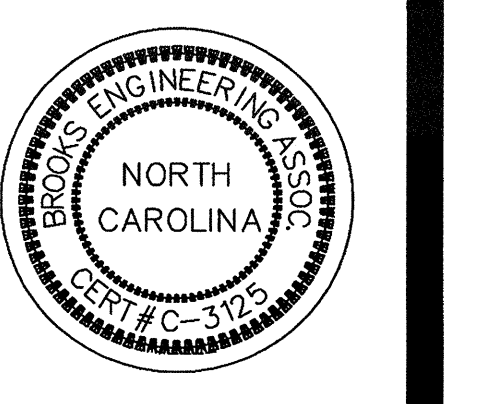
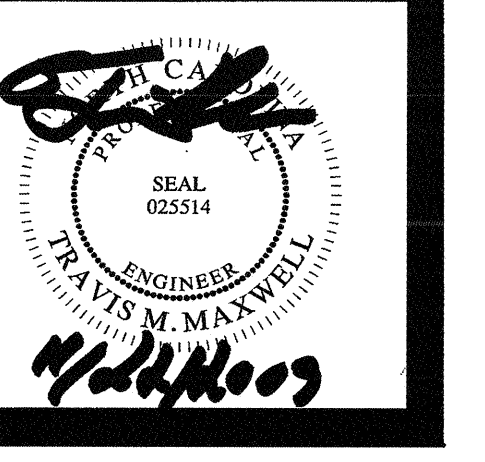
8' HIGH CONSTRUCTION FENCED SAFETY ACCESS TO BE MAINTAINED FOR ALL EMERGENCY ACCESS POINTS THROUGHOUT CONSTRUCTION.

ALL STORM DRAINAGE TO BE HDPE DOUBLE WALL PIPE APPROVED BY NCDOT. ALL DROP GRATES AND STRUCTURES TO BE PER NCDOT 840.14 AND 840.16

BENCHMARK CONTROL POINT
CAPPED REBAR
N= 5000.00'
E= 5000.00'
ELEV= 2151.81'



SEE SHEET C1.0 FOR CIVIL SITE LEGEND



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