

# Henderson County

## Code Enforcement Services

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240 2<sup>nd</sup> Avenue East Hendersonville, North Carolina 28792  
Phone (828) 697-4857 Fax (828) 697-4658

### MEMORANDUM

**DATE:** August 21, 2008  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** September 2, 2008  
**REGARDING:** Major Site Plan Review  
**NAME OF APPLICANT:** Rick Moore Gym Facility / Dean & Associates, Inc.  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plans

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Please find attached plans for the following gym facility proposal to be reviewed by the Henderson County Technical Review Committee on September 2, 2008.

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

John Dean, P.E. of Dean & Associates, Inc., agent, on behalf of the owner, Rick and Beverly Moore submitted the major site plan for this project. They wish to utilize the property for Indoor Recreational Facility use which requires major site plan review per S.R. 4.9.

**SR 4.9. Indoor Recreational Facilities** (Indoor recreational facilities shall include indoor courts (basketball, tennis, etc.), swimming pools, batting cages, shuffleboard areas and/or any other such *uses* that fit the intent of this section as interpreted by the *Zoning Administrator* and exclude go-cart tracks, miniature golf courses, driving tees and/or driving ranges.)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. All *structures* shall be 100 feet from a *residential zoning district* property.
- (4) Structure. For activities which present potential safety hazards (batting cages, baseball fields, driving tees, etc.) fencing, netting or other control measures shall be required.
- (5) Operations. A recreational facility may contain on-site food sales for patrons of the recreational facility only, provided they obtain all necessary permits.
- (6) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, Solid Waste) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §200A-150 (Screen Classification).
- (7) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight.

The project site is located on approximately 6.87 acres of land (PIN: 9652409035) located just north of Hwy.26 and Hwy. 25 interchange on Maxwell Drive, Fletcher. The project is located in a Regional Commercial zoning district. Public water and sewer 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](mailto:tlinville@hendersoncountync.org).



# Henderson County, NC - Zoning Information Report

Date: August 21, 2008

PIN: 9652409035

Parcel Number: 9968025

Owner Name:

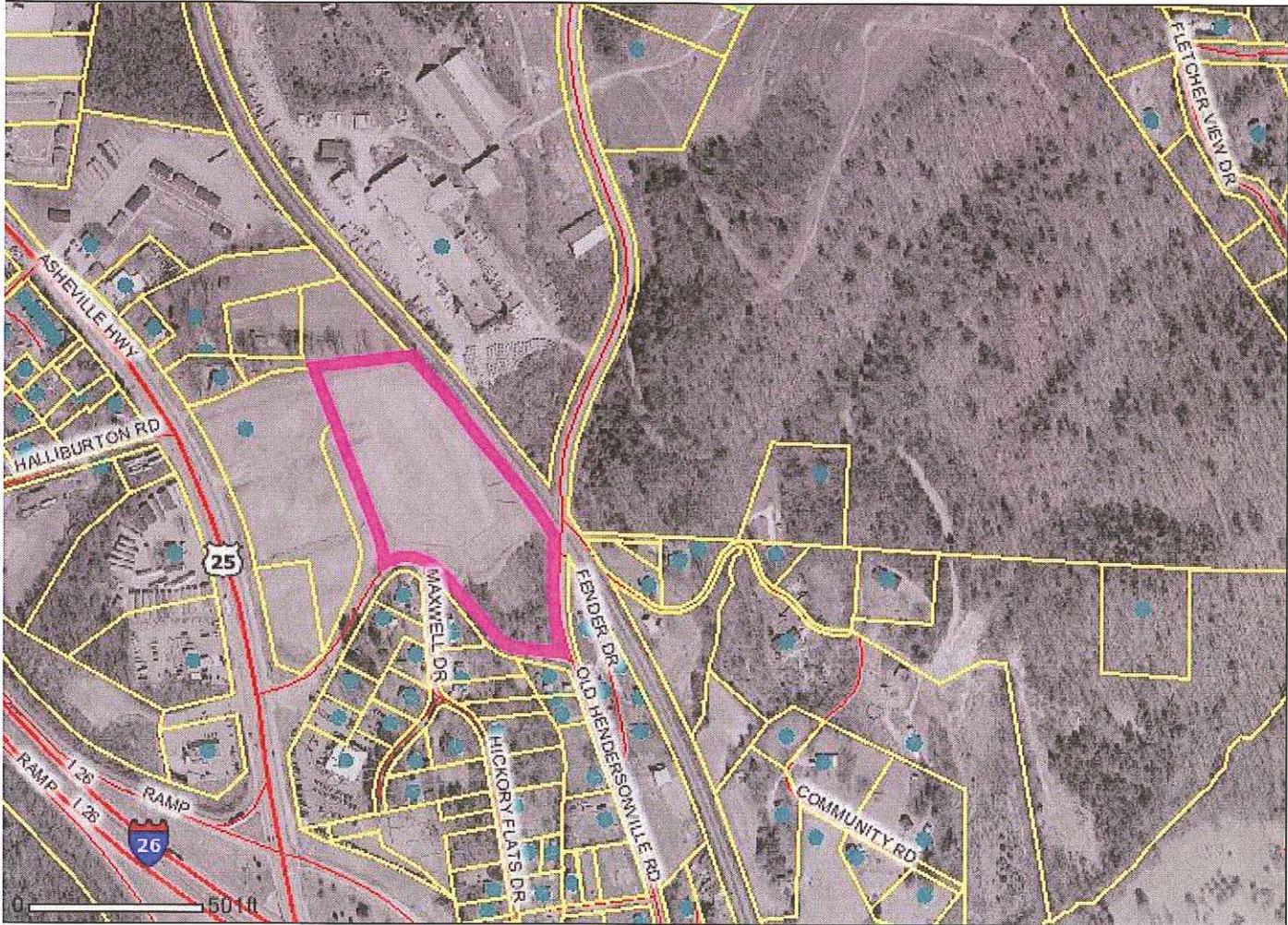
DICE LLC

Mailing Address:

1578 HENDERSONVILLE RD

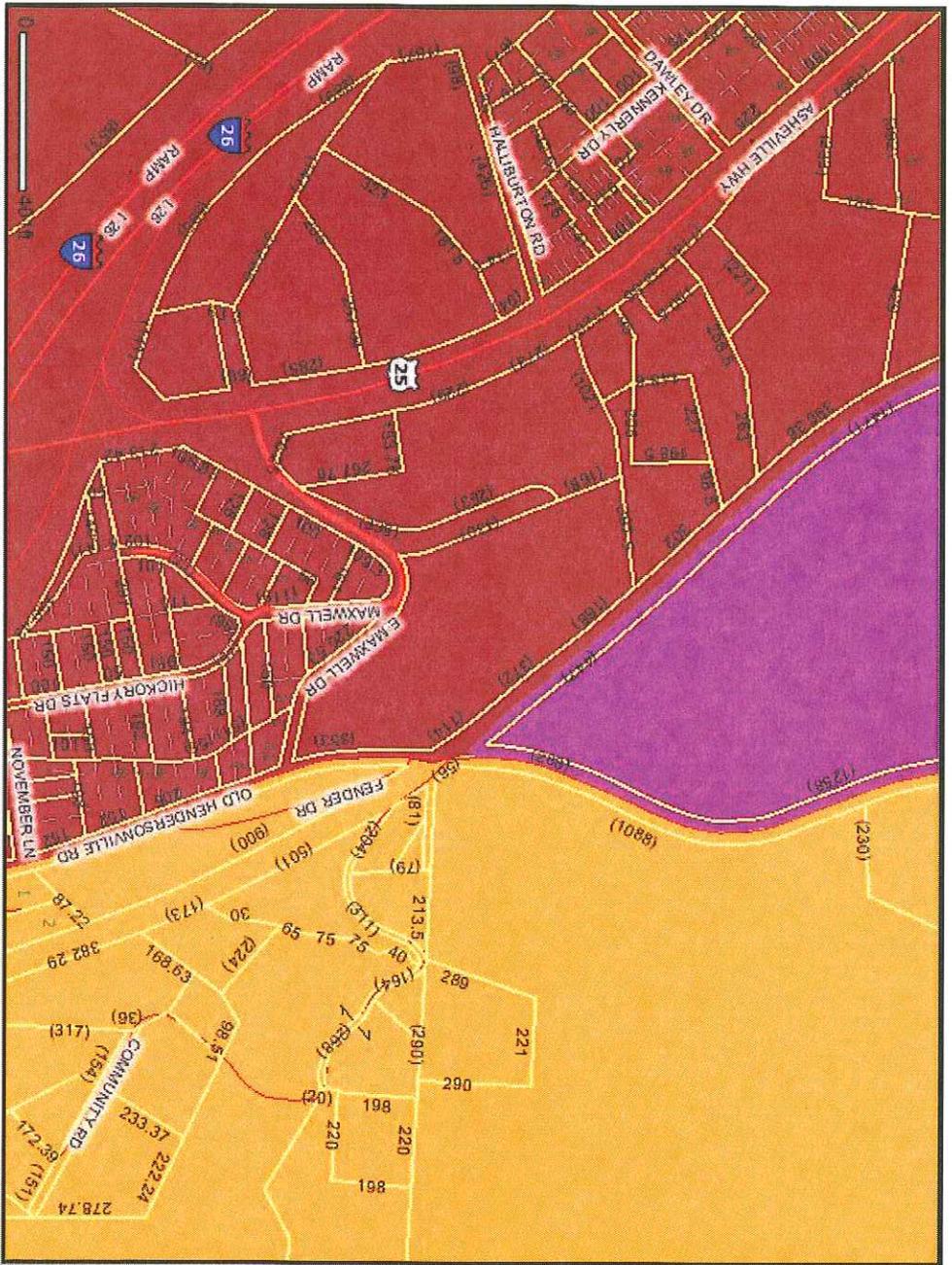
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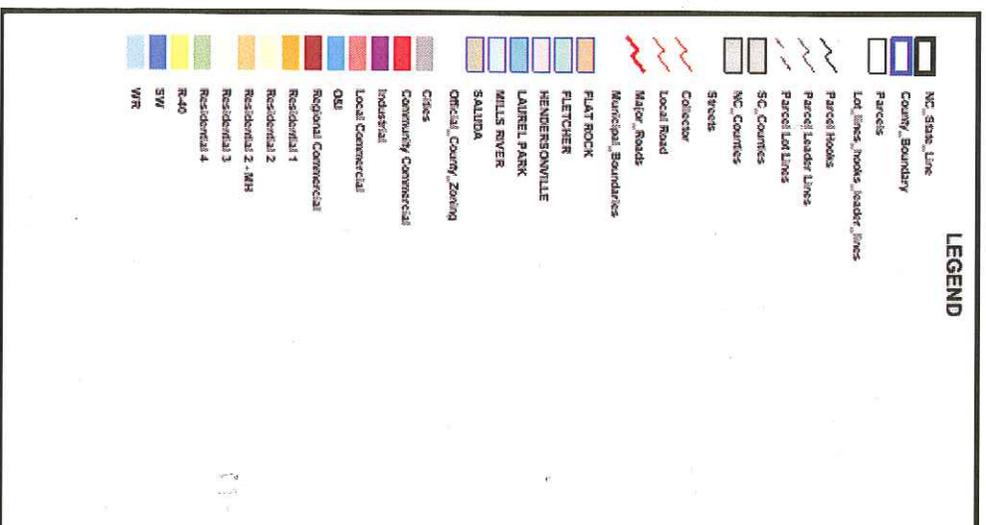
History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Regional Commercial
Acreage:	6.8700
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
	No Watershed Found
Floodplain 1982:	No Flood Zone Found
	No Flood Zone Found
PRELIMINARY 2007 Flood Zone:	No Preliminary Flood Zone Found
PRELIMINARY 2007 Floodway:	No Preliminary Floodway Found
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	05 Fletcher Fire

# GOMAPS - Henderson County NC Public Access



\*\*\*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.



Monday, August 18 2008





250

4478

(1.39A)

6458

6024

(4.35A)

5099

(6.87A)

9035

TR 2

5646

8764

50

48

39

110

57

100

100

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100

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1489

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4208

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2164

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46

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87

105

434

9

412

138

434

9

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9

434

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434

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434

53

6883

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5802

(204)

5867

(158)

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243

(122)

(1.40A)

6670

6510

(2.72A)

1938

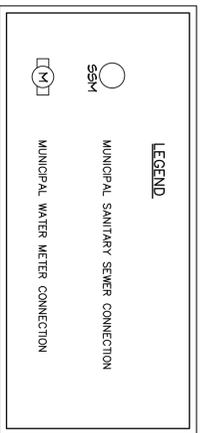
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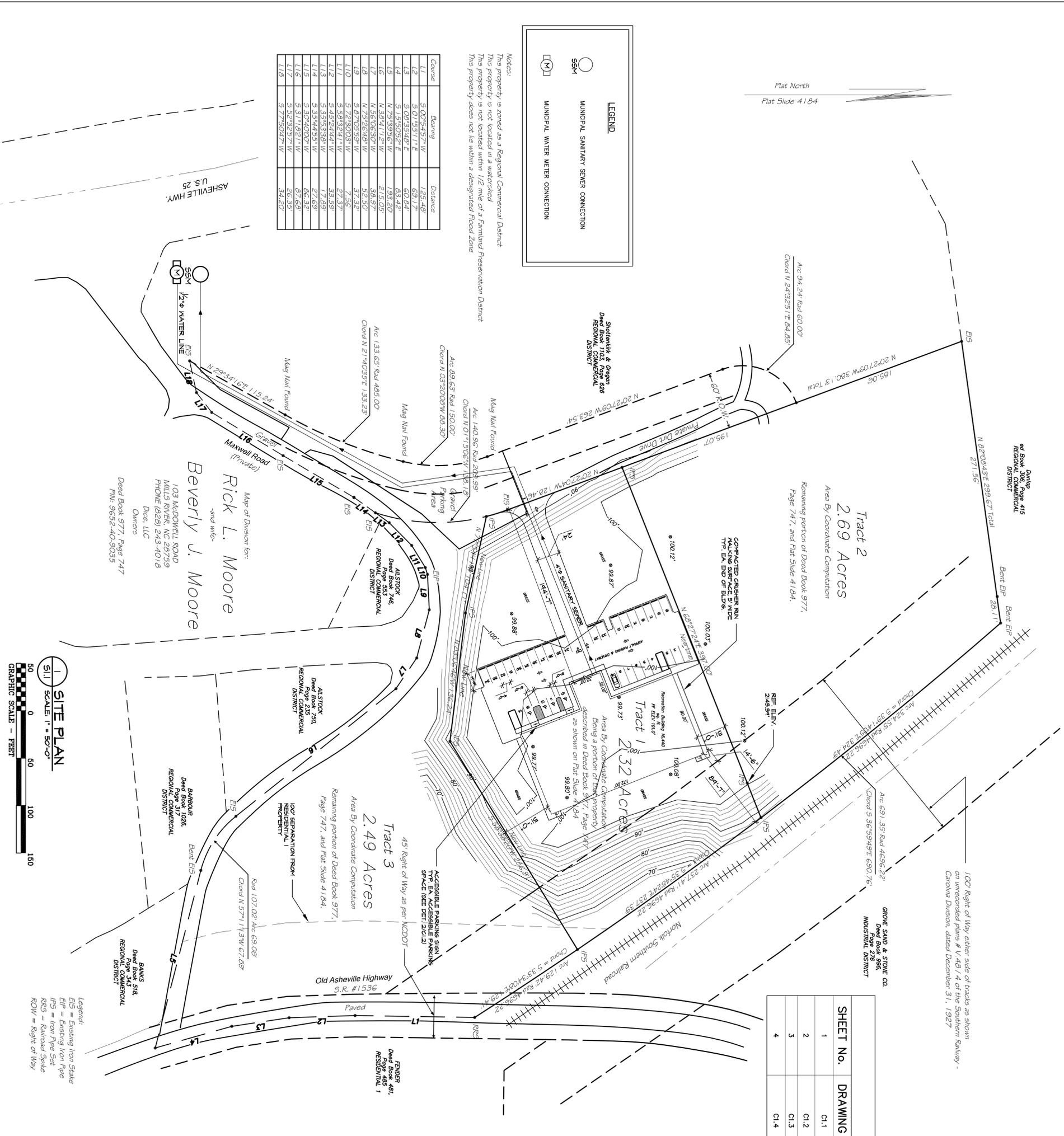
1752

Flat North  
Flat Slide 4184

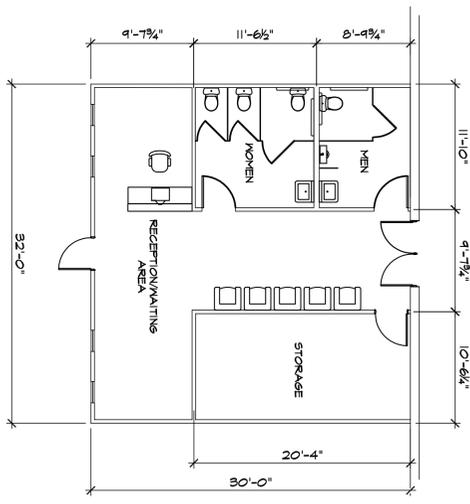


Course	Bearing	Distance
L1	S 00°54'57" W	125.48'
L2	S 01°55'11" E	69.17'
L3	S 08°35'46" E	60.04'
L4	N 78°38'58" W	133.50'
L5	N 38°47'12" W	215.05'
L6	N 25°26'48" W	52.50'
L7	S 72°50'03" W	7.56'
L8	S 45°24'44" W	33.55'
L9	S 35°53'38" W	17.89'
L10	S 30°40'07" W	27.69'
L11	S 31°18'21" W	26.35'
L12	S 17°50'47" W	34.20'

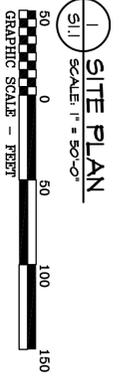
**Notes:**  
This property is sited as a Regional Commercial District  
This property is not located in a watershed  
This property is not located within 1/2 mile of a Flood Hazard Preservation District  
This property does not lie within a designated Flood Zone



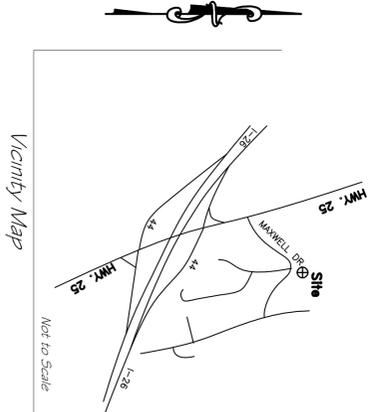
DRAWING INDEX		DRAWING TITLE		DESCRIPTION	
SHEET NO.	DRAWING NO.	DRAWING NO.	DRAWING TITLE	DRAWING NO.	DESCRIPTION
1	C1.1	C1.1	SITE PLAN		BUILDING PLACEMENT ON SITE, PARKING, ACCESSIBLE PARKING, ETC.
2	C1.2	C1.2	SITE PLAN NOTES & DETAILS		GENERAL NOTES, CALCULATIONS & DETAILS
3	C1.3	C1.3	LANDSCAPING PLAN		LANDSCAPE PLANNING & CALCULATIONS
4	C1.4	C1.4	EROSION CONTROL PLAN		SILT FENCE PLACEMENT, CONSTRUCTION ENTRANCE, NOTES & DETAILS



**2 PARTIAL ARCHITECTURAL PLAN**  
SCALE: 1/8" = 1'-0"



**Legend:**  
EIS = Existing Iron Stake  
EIP = Existing Iron Pipe  
IP5 = Iron Pipe Set  
RCS = Railroad Spike  
ROW = Right of Way



100' Right of Way either side of tracks as shown on unrecorded plans # V-48 / 4 of the Southern Railway - Carolina Division, dated December 31, 1927

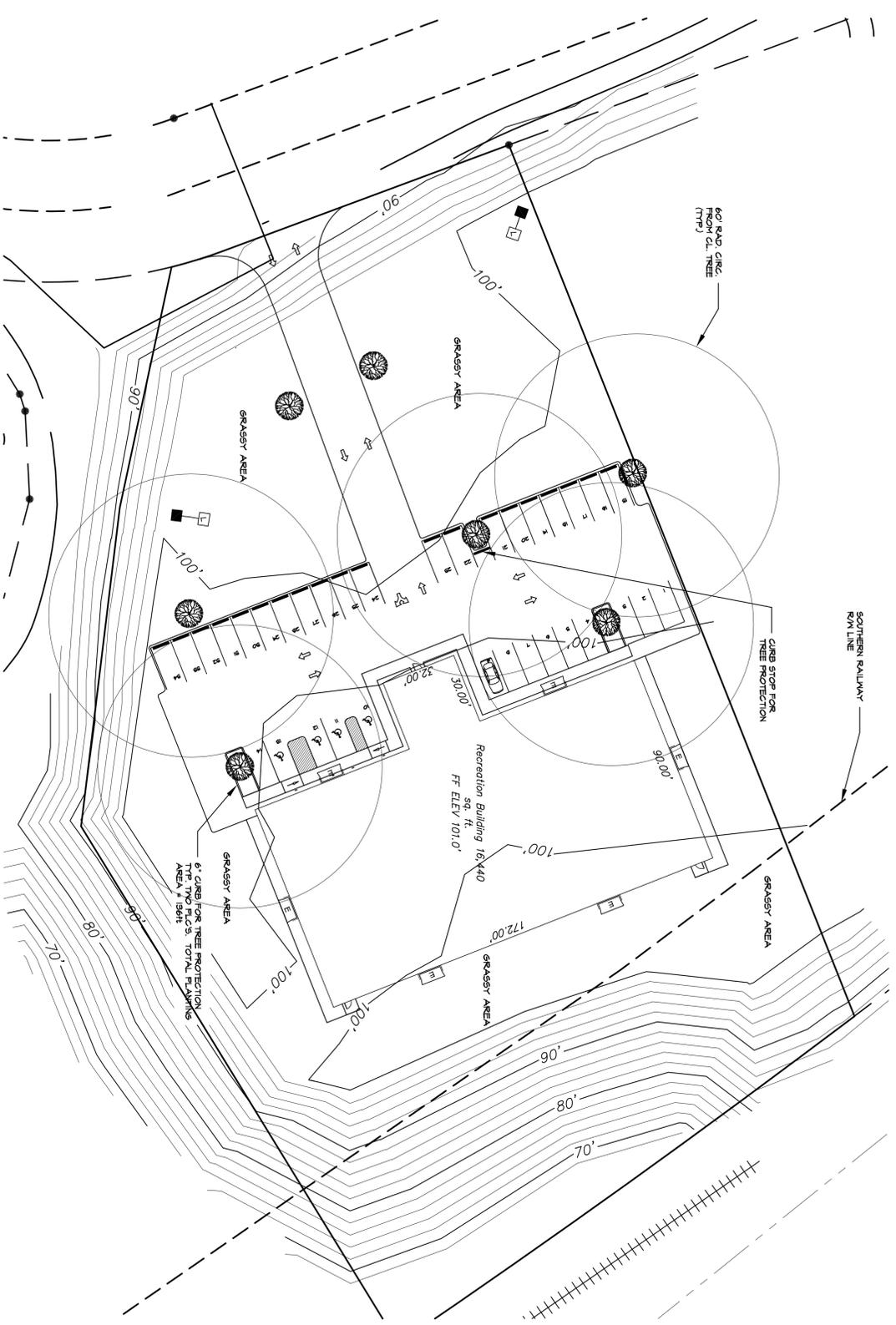
	<p><b>RICK MOORE</b> GYM FACILITY HWY 25 HENDERSON COUNTY, NC</p> <p><b>SITE PLAN</b></p>	<p>REVISIONS</p>	<p>DATE</p>		
<p>Project No. <b>08103</b></p>	<p>Dean &amp; Associates, Inc. ENGINEERING AND CONSTRUCTION SERVICES 220 Forge Creek Lane Horse Shoe, NC 28742 Phone: 828-890-4606 Fax: 828-890-4610</p>	<p>File Name: _____</p> <p>Drawn By: _____</p> <p>Checked By: _____</p> <p>Issue Date: 8-20-08</p> <p>Sheet No. <b>C1.1</b></p> <p>1 of 4</p>			



- LANDSCAPING NOTES & CALCULATIONS:
- NO BUFFER YARDS ARE REQUIRED @ COMMERCIAL PROPERTY ADJACENT TO THE PARCEL.
  - PARKING LOT LANDSCAPING:
    - (1) SMALL OR LARGE DECIDUOUS TREE NEEDED FOR EVERY FIVE (5) PARKING SPACES
    - 34 SPACES / 5 = 7 TREES
    - TOTAL PARKING LOT TREES PROVIDED = 7
    - ADJACENT COMMON SUGAR MAPLE, 2' MIN. CALIPER, 12' MIN. HEIGHT.

GRASSING SCHEDULE				
MONTH	TEMPORARY SEED	RATE/ACRE	PERMANENT SEED	RATE/ACRE
1. JANUARY	RYE GRAIN	40-50 LB.	UNHILLED BERMUDA SERICEA LEAEPDEZA	8-10 LB. 30-40 LB. 1
2. FEBRUARY	RYE GRAIN	40-50 LB.	UNHILLED BERMUDA SERICEA LEAEPDEZA 2	8-10 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEeping LOVEGRASS	1-3 BU. 20-25 LB. 4-6 LB.	UNHILLED BERMUDA SERICEA LEAEPDEZA FESCUE	6-10 LB. 30-50 LB.
4. APRIL	BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-45 LB. 35 LB.	WEeping LOVEGRASS HILLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVEGRASS HILLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVEGRASS HILLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRAIN WEeping LOVEGRASS	40-50 LB. 4-6 LB.		
9. SEPTEMBER	WHEAT	2-3 BU.	TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHILLED BERMUDA SERICEA LESPEDEZA 2 FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHILLED BERMUDA FESCUE SERICEA LESPEDEZA	8-10 LB. 30-50 LB. 30-40 LB.
12. DECEMBER	RYE GRASS WHEAT	2-3 BU. 2-3 BU.	UNHILLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.

1/USE A MINIMUM OF 40 LBS. SCATTERED SEED. REMAINDER MAY BE UNSCATTERED, CLEAN HILLED SEED.  
2/USE EITHER COMMON SERPULA, OR INTERSTATE SERICEA LESPEDEZA.



**LANDSCAPING PLAN**  
SCALE 1" = 30'-0"

LIGHTING LEGEND	
	EXTERIOR WALL MOUNTED HD FLOOD LIGHT W/OUTLET DISTRIBUTION. PHOTO CELL. NON-ROTTED. 208/240 VAC. 250 WATTS. HIGH OVER FACTOR BALAST. COPPER WOUND.
	ARM MOUNTED AREA LIGHT. LITHONIA KSE 1 SERIES (OR EQUIVALENT). 250 WATTS. TYPE IV. FORWARD THROW. SHARP CUTOFF. STD. DARK BRONZE FINISH. METAL HALIDE LAMP 250/240 VAC. PHOTO CELL CONTROLLED.
	ANCHOR BASE LIGHT POLE. 18' NOMINAL HEIGHT. LITHONIA KSE 1 SERIES (OR EQUIVALENT). 250 WATTS. TYPE IV. FORWARD THROW. SHARP CUTOFF. STD. DARK BRONZE FINISH. METAL HALIDE LAMP 250/240 VAC. PHOTO CELL CONTROLLED.

Project No. 08103

Sheet No. C1.3

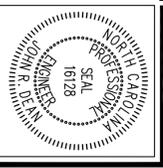
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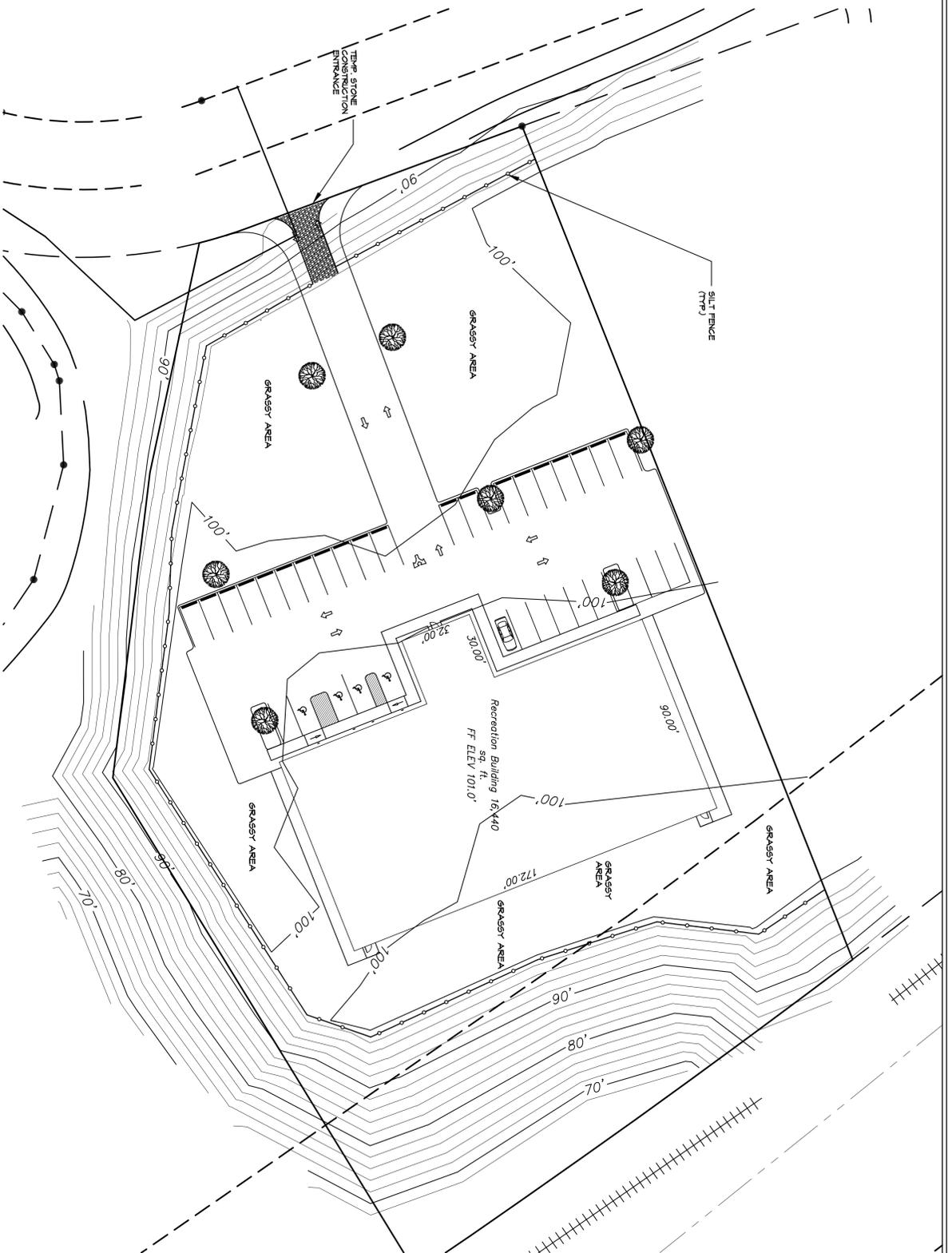
Drawn By: CMM  
Checked By: JFD  
Issue Date: 8-20-08

**Dean & Associates, Inc.**  
ENGINEERING AND CONSTRUCTION SERVICES  
220 Forge Creek Lane  
Horse Shoe, NC 28742  
Phone: 828-890-4606 Fax: 828-890-4610

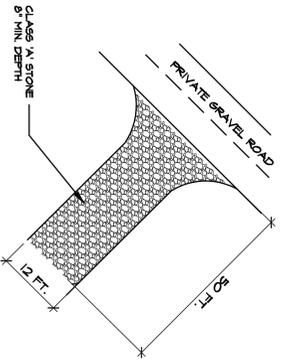
**RICK MOORE**  
GYM FACILITY HWY 25  
HENDERSON COUNTY, NC  
**LANDSCAPING PLAN**

REVISIONS	DATE



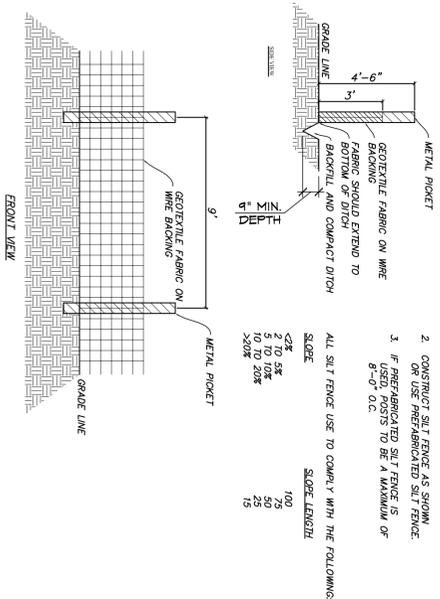


**C1.4** EROSION CONTROL PLAN  
SCALE: 1" = 30'-0"



- NOTES:
1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
  2. LOCATE ENTRANCE(S) TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
  3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS.
  4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
  5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT POINT OF ENTRANCE AND EGRESS SHOWN ON PLAN UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.
  6. USE CLASS 1A STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.

NOTE: PLACE FILTER FABRIC BENEATH STONE.

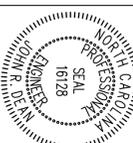


- NOTES:
1. INSTALL SILT FENCE BEFORE CONSTRUCTION BEGINS.
  2. CONSTRUCT SILT FENCE AS SHOWN OR USE FABRICATED SILT FENCE 8'-0" O.C.
  3. IF FABRICATED SILT FENCE IS USED, IT IS TO BE A MINIMUM OF 2' TO 3\"/>
- ALL SILT FENCE USE TO COMPLY WITH THE FOLLOWING:
- | SLOPE     | SLOPE LENGTH |
|-----------|--------------|
| <3%       | 100'         |
| 2 TO 5%   | 75'          |
| 5 TO 10%  | 50'          |
| 10 TO 15% | 25'          |
| >15%      | 15'          |

- EROSION CONTROL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL GRASSING IS ESTABLISHED. OWNER/APPLICANT WILL BE RESPONSIBLE FOR EROSION CONTROL MAINTENANCE THEREAFTER.
  2. ALL GRASSY AREAS SHOWN ON THE PLAN SHALL RECEIVE TOPSOIL AND BE SEEDED TO GRASS IN ACCORDANCE WITH THE GRASSING SCHEDULE OR NODERN SPECIFICATION.
    - IF TEMPORARY VEGETATION IS REQUIRED TO ASSIST IN SILTATION CONTROL, THE FOLLOWING IS TO BE USED: FERTILIZER: 10-10-10 AT 1,000 LBS. PER ACRE AGRICULTURAL LIVESTONE AT 2 TONS PER ACRE STRAW MULCH AT 2 TONS PER ACRE
  3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NODERN) AND HENDERSON COUNTY.
- CONSTRUCTION SCHEDULE
4. DETERMINE LIMITS OF CONSTRUCTION.
  5. INSTALL SILT FENCE AND OTHER INITIAL EROSION CONTROL MEASURES AND REQUIRED TEMPORARY SILTATION ACCESS IS REQUIRED.
  6. CLEAR AND GRUB AREA TO BE DISTURBED AND STOCK PILE TOPSOIL PLACE SILT FENCE AROUND STOCKPILES AS NECESSARY.
  7. PREPARE GRADING OPERATIONS. AREAS OF ACTIVITY AND EXPOSED AREAS ARE TO BE MINIMIZED. STABILIZE ALL SLOPES IMMEDIATELY AFTER ESTABLISHMENT.
  8. CONSTRUCT SITE INFRASTRUCTURE AND IMPROVEMENTS. PAVE PARKING AREA.
  9. MAINTAIN ALL EROSION PREVENTION & SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION AND STABILIZATION OF THE SITE. ANY REMAINING SEDIMENT ACCUMULATION IS TO BE REMOVED WITH TOPSOIL AND SPREAD EVENLY IN AREAS NOT SUBJECT TO DISTURBANCE. SEDIMENT CONTROL MEASURES SHALL BE REMOVED AS SOON AS PRACTICABLE. CONSTRUCTION OR DEVELOPMENT, EXCEPT AS STATED BELOW.
  10. REMOVE TEMPORARY SEDIMENT/EROSION CONTROL MEASURES.
- GENERAL NOTES:
11. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED PRIOR TO BEGINNING ANY PROJECT EARTH DISTURBING ACTIVITIES.
  12. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. GROUND COVER SHALL BE PLACED ON EXPOSED SLOPES IMMEDIATELY AFTER CONSTRUCTION. PERMANENT GROUND COVER FOR ANY DISTURBED AREAS SHALL BE PLACED WITHIN 25 WORKING DAYS OR 40 CALENDAR DAYS (WHICHEVER IS SHORTER), EXCEPT AS STATED BELOW.
  13. WHERE STABILIZATION IS REQUIRED BY SNOW COVER OR OTHER OBSTACLES, TEMPORARY STABILIZATION MEASURES MUST BE INITIATED AS SOON AS POSSIBLE.
  14. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS STOPPED FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
  15. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL EXCEEDING 0.5 INCHES AND MORE THAN 24 HOURS AFTER THE LAST RAINFALL. IF ANY PRACTICES ARE FOUND TO BE INADEQUATE TO MAINTAIN ALL PRACTICES AS DESIGNED.
  16. ALL SEDIMENT AND EROSION CONTROL SHALL BE INSPECTED AT THE SPECIFIED EROSION CONTROL POINTS UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS PERMANENTLY STABILIZED.
  17. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. CONSTRUCTION SHALL BE STOPPED TO MAINTAIN EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS PERMANENTLY STABILIZED.
  18. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED ON THE PROJECT SITE.
  19. DURING THE COURSE OF CONSTRUCTION ACTIVITIES EROSION AND SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT ACCUMULATING ON PUBLIC ROADWAYS (INCLUDING STREET CLOSURES), SEDIMENT SYSTEMS AND ITS OPERATIONS ADJACENT PROPERTIES, AND AIRBORNE DUST MIGRATION OFF-SITE. ANY ACCUMULATION OF SEDIMENT FROM THE PROJECTS SHALL BE REMOVED WITHIN 24 HOURS.
  20. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES AS ANY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION.

**2** GRAVEL CONSTRUCTION ENTRANCE  
C1.4 N.T.S.

**3** TEMPORARY SILT FENCE  
C1.4 N.T.S.



**RICK MOORE**  
ENGINEERING AND CONSTRUCTION SERVICES  
220 Forge Creek Lane  
Horse Shoe, NC 28742  
Phone: 828-890-4606 Fax: 828-890-4610

**EROSION CONTROL PLAN**

REVISIONS

DATE

**Dean & Associates, Inc.**  
ENGINEERING AND CONSTRUCTION SERVICES  
220 Forge Creek Lane  
Horse Shoe, NC 28742  
Phone: 828-890-4606 Fax: 828-890-4610

Project No.  
**08103**

File Name:  
Drawn By: **GMW**  
Checked By: **JFD**  
Issue Date: **8-20-08**  
Sheet No.

**C1.4**  
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