

WGLA
Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

AAA Storage
Proposed
Expansion

Hendersonville Township
Henderson County
North Carolina

PRELIMINARY

Not For Construction

REVISIONS

DATE	DESCRIPTION
5/16/22	COH COMMENTS

811

Know what's below.
Call before you dig.

PROJECT NUMBER: 21165
DATE: 2/22
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Site Plan

C-200

SCALE: 1"=40'

- i. Date with month, day, year: 04/22/2022
- ii. Title of Project: AAA Storage
- iii. Name of Project Designer, Developer, and Property Owner
 - Designer: William R. Buie, P.E. WGLA Engineering, PLLC 724 5th Avenue West Hendersonville, NC 28739 828-687-7177
 - Developer: CD-MAT, LLC 837 Tracy Grove Road Flat Rock, NC 28731
 - Property Owner: Thomas H & Sherry S. Thompson 524 E Prince Road PO Box 563 Dana, NC 28724 780 Sugarloaf Road Dana, NC 28724
- iv. Project Zoning: per City of Hendersonville Zoning Map R-15 (Medium Density Residential)

Proposed Zoning

PCD-C2D

Acerage	Existing - 5.8 Ac Proposed - 2.48 AC. ADDITION
Water System	On Site (Public) City of Hendersonville
Sewer System	On Site (Public) City of Hendersonville
PCD Setbacks	40' From ROW Reduced to 10' with Parking Situated to the Side or Rear 25' From Exterior Property Line

PROPOSED ADDITION	
TOTAL PROJECT AREA	108,028 SF (2.48 AC) (100%)
SITE COVERAGE - BUILDINGS	49,692 SF (1.14 AC) (45.97%)
SITE COVERAGE - STREETS/PARKING/WALKS	27,414 SF (0.62AC) (25.00%)
SITE COVERAGE - COMMON OPEN SPACE	11,026 SF (0.25AC) (10.08%)

EXISTING IMPERVIOUS	(37,993 SF) (0.89AC.) (35.17%)
PROPOSED IMPERVIOUS	(77,106 SF) (1.77 AC.) (69.68%)
PARKING REQUIRED	1 SPACE/20 INTERIOR STORAGE UNITS (150 INTERIOR UNITS PROPOSED)
PARKING PROVIDED	8 SPACES

NOTES:

- NO PORTION OF THIS PROPERTY IS LOCATED IN A REGULATED FLOOD HAZARD AREA.
- EXISTING DELINEATED STREAM IS NOT A "BLUE LINE" USGS FEATURE.
- PROPOSED MAXIMUM BUILDING HEIGHT 14FT.
- ALL OFF STREET PARKING, DRIVEWAYS AND LOADING AREAS SHALL BE PROVIDED AS REQUIRED IN ARTICLE VI AND SHALL BE PAVED ACCORDING TO THE SPECIFICATIONS OF NCDOT.

F:\USERS\WILL\Projects\Housing Assistance - Sugarloaf Road\dwg\AAA Storage\C-200 Site Plan.dwg, 5/18/2022 2:10:33 PM, DWG To PDF.pc3

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Know what's **below**.
Call before you dig.

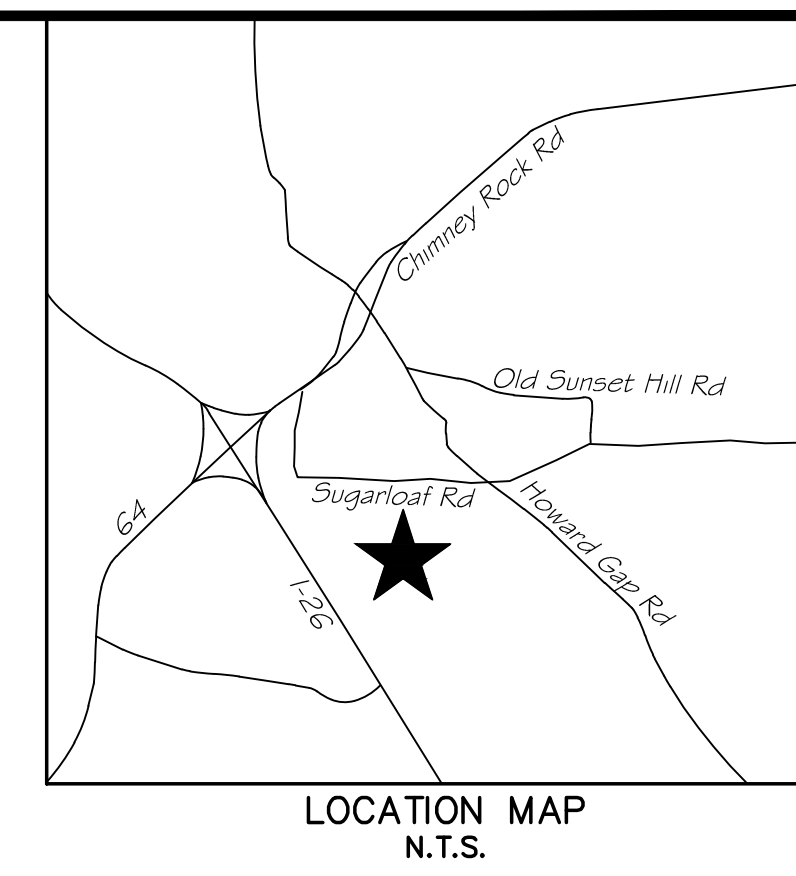
PROJECT NUMBER:	211
DATE:	2/2
DRAWN BY:	KH
CHECKED BY:	WF

Preliminary
Landscape &
Resource Layout Plan
Development

C-300

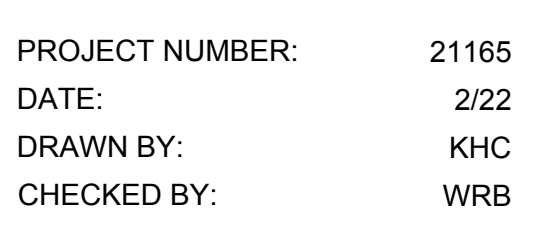
SCALE: 1"=40'





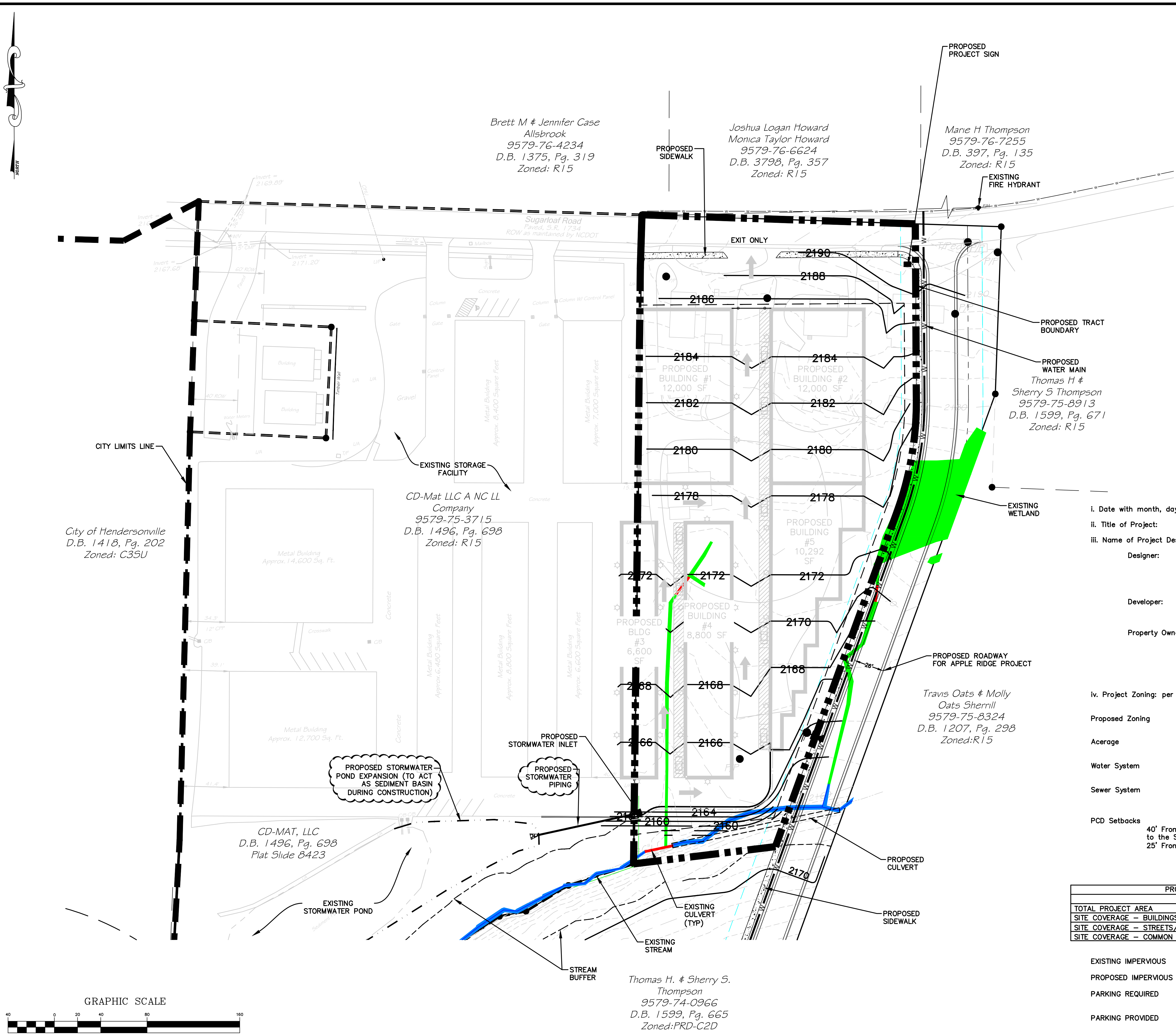
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**Preliminary
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Construction**

[illegible]

C-400

SCALE: 1"=40'



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Developer: CD-MAT, LLC
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780 Sugarloaf Road
Dana, NC 28724

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R-15 (Medium Density Residential)

Proposed Zoning PCD-CZD

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City of Hendersonville

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