

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: April 21, 2008
TO: Technical Review Committee
TRC MEETING DATE: May 6, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Harold Pace / Sunrise Knoll Mobile Home Park
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 May 6, 2008.

Major Site Plan Review

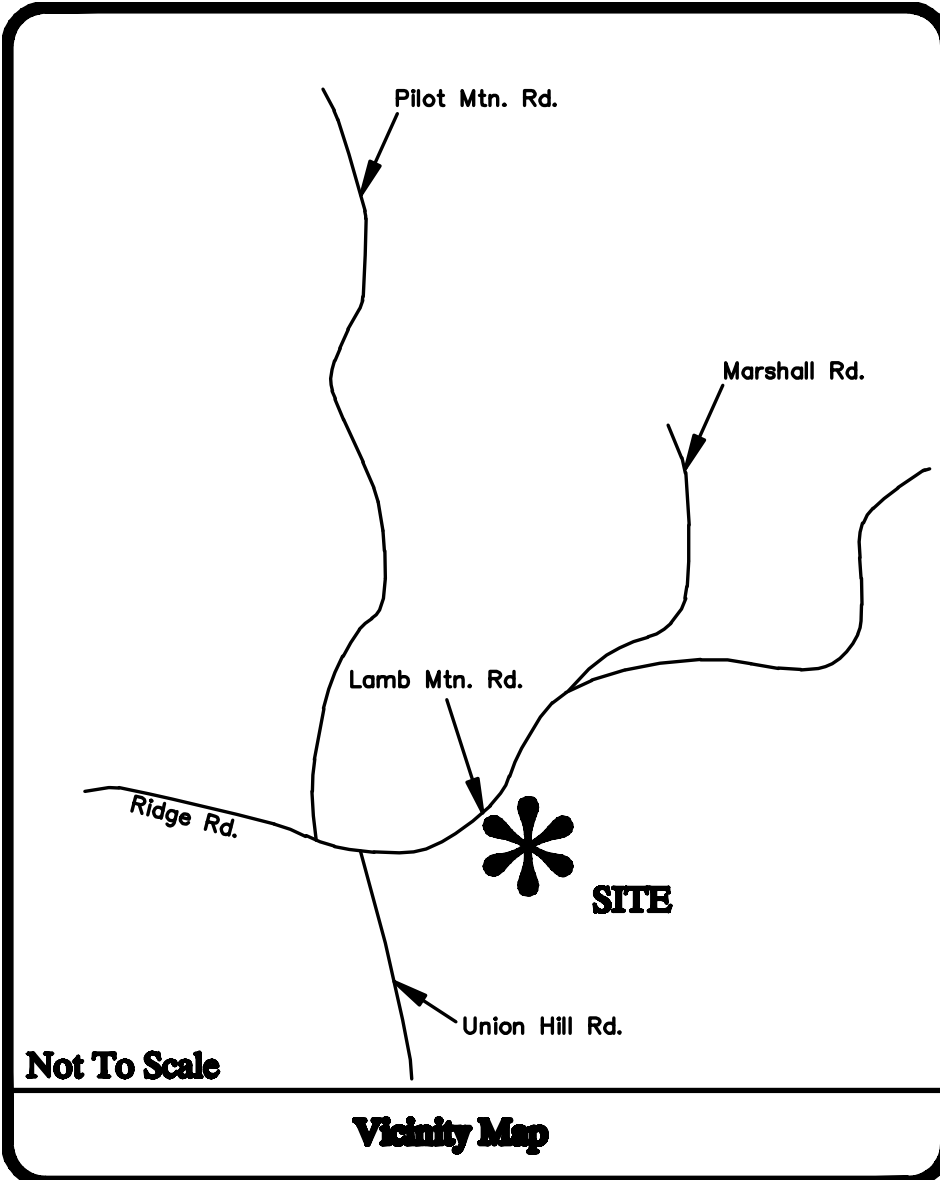
Freeman Land Surveying, Plan Preparer / Surveyor, on behalf of the owner, Harold Pace submitted the major site plan for this project. They wish to utilize the property for a Mobile Home Park use which requires major site plan review per S.R. 1.13.

SR 1.13. Manufactured Home Park

- (1) Site Plan. A *Manufactured home park site plan* shall be required in accordance with §200A-294 (Manufactured Home Park Site Plan Review).
- (2) Establishing a Manufactured Home Park. Three (3) or more *manufactured homes* and/or *manufactured home* spaces on a *tract* shall be considered an *MHP*. Each *applicant* for an *MHP* shall choose a name for the *MHP* which shall not be substantially identical or so similar as to likely cause confusion among prospective residents to any other *MHP* or named community in Henderson County. An *MHP site plan* shall contain certification that the public records of Henderson County have been searched and the proposed *MHP* name meets the standards set forth in this Chapter. Single and doublewides are permitted as long as it is permitted in the *use district*.
- (3) Phasing. *Manufactured home parks* may be developed in *phases* of at least three (3) spaces, except where less than three (3) spaces remain to be developed on a *tract*.
- (4) Accessibility Requirements. A *MHP* shall be accessible by:
 - a. A minimum of 30 feet in *public road frontage*; or
 - b. A private *right-of-way* corridor (see Road Construction Standards) to the property measuring 30 feet in width at its narrowest point.In no case shall a manufactured home space have direct access to a *road* outside the *MHP* except through those *roads* indicated on the *MHP Site Plan*.
- (5) Road Construction Standards. *Roads* shall be the responsibility of the *MHP applicant*. *Road* construction standards shall be determined by road classification as noted in Table 2.13.

The project site is located on approximately 15 acres of land (PIN 0600534242) located at 334 Lamb Mountain Rd. Directions: Dana Rd to left on Ridge Rd. Ridge becomes Lamb Mountain Rd at the intersection with Union Hill Rd. Property is on the right approximately 1000 ft from that intersection. The project is located in a Residential 3 (R3) zoning district. Shared water and individual 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.



LEGEND

IPF	Iron Pin Found
IPS	Iron Pin Set 5/8" Rebar
PT	Unmarked Point
○	Utility Pole
—OE—	Overhead Electric
●	Tree, as labeled
□	Automobile/Parking Space
---	B-1 Buffer Line
---	Setback Line(s)

Date:	April 7, 2008
Ref. Deed Book:	Part D.B. 417 Pg. 289
Ref. Plat Book:	
Tax Parcel Number:	0600.00 53-4242
Drawn By:	DNT Party Chief: MDF
DWG File:	S-0403-028

NOTES

All distances are horizontal unless otherwise noted.
 All acreage is by coordinate method.
 Contour Interval is 5'. Elevations are assumed.
 Improvements to area outside of Phase I are not shown.
 This is not a boundary survey.

Zoning:
 This property is zoned R-3.

SETBACKS/BUFFERS
 Homes shall be 20' short end to short end, 30' short end to long side & 30' long side to long side.
 All manufactured homes shall be 25' from property lines.
 All manufactured homes shall be 25' from center of internal service roads.
 This Development shall follow B1 Buffer Standards as outlined in §200A-133 (Buffer Dimensions).

PARKING:
 Two off street parking spaces for each home space are required.

UTILITIES:
 All utilities will be run in the road right of way of the proposed road.
 Sizes of utility lines to be determined by owner.

FLOOD ZONE:
 This property is located in Zone C of FEMA Firm Map.
 FIRM Map # 370125 0105 B Effective Date: March 1, 1982

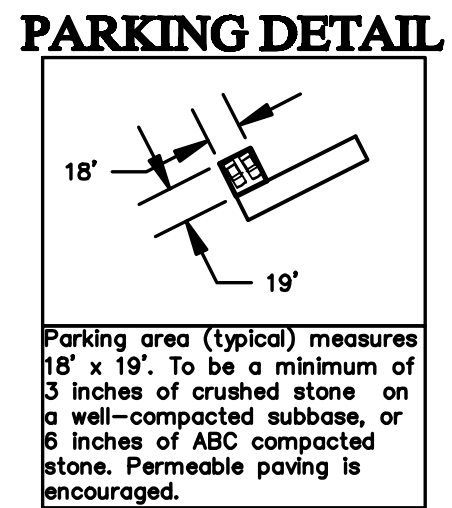
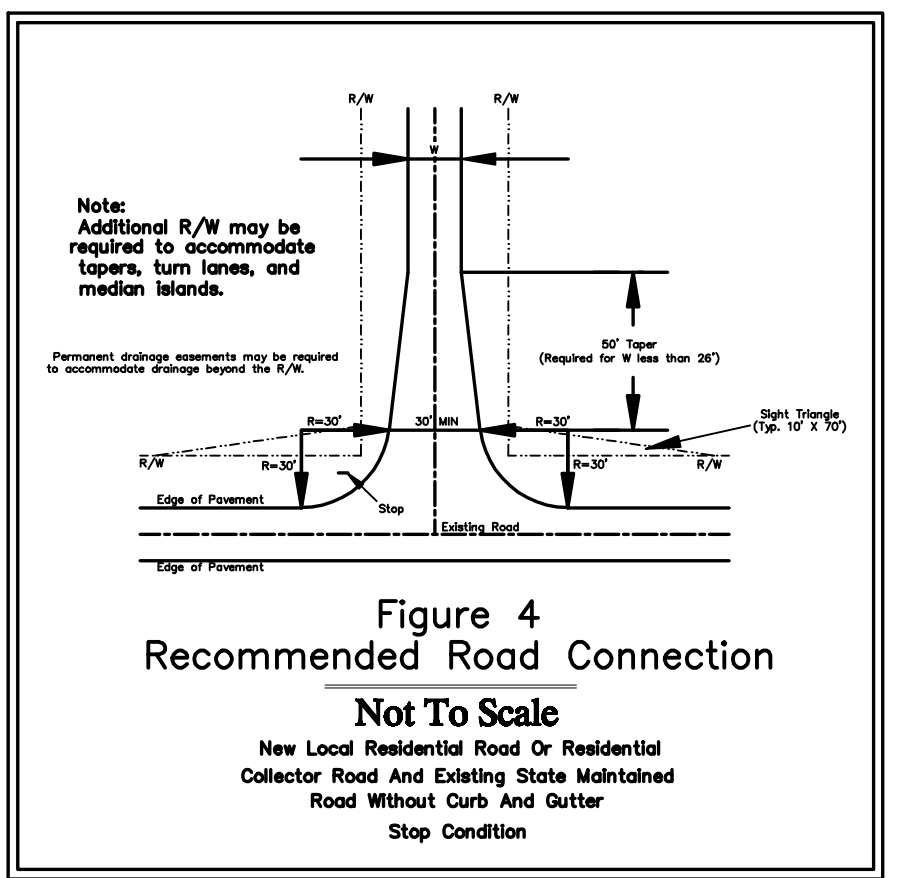
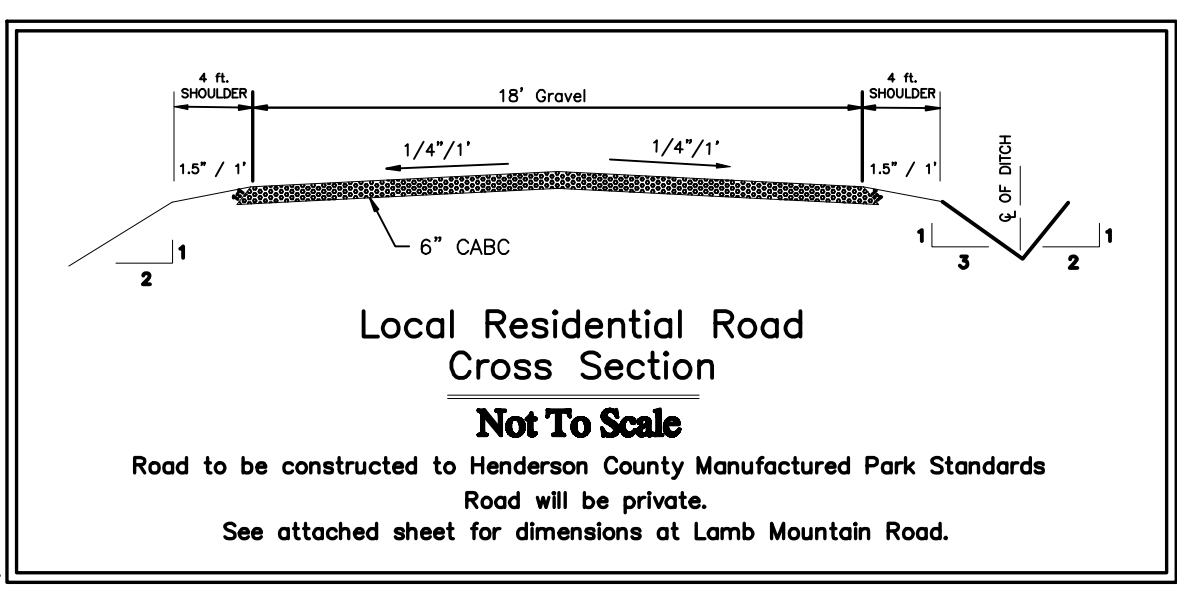
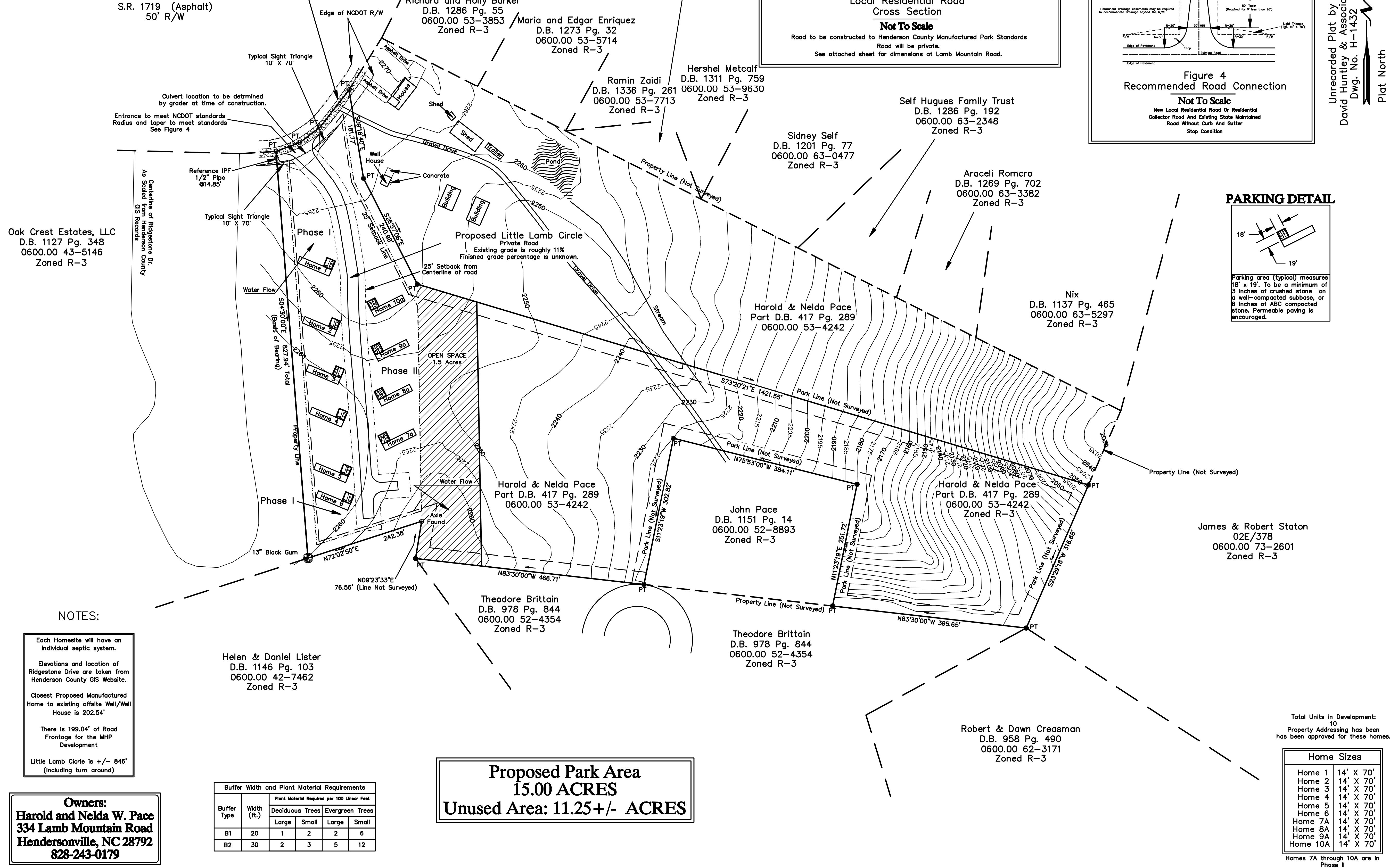
ROAD:
 See NCDOT diagram 4 for driveway connection.
 Little Lamb Circle road is a private road.

This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements shown are located correctly, and that no visible encroachments exist unless otherwise shown.
 The error of closure is 1:10,000.
 This is a Class "A" Survey.

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LAMB MOUNTAIN ROAD

S.R. 1719 (Asphalt)
 50' R/W



NOTES:

Each Home site will have an individual septic system.
 Elevations and location of Ridgestone Drive are taken from Henderson County GIS Website.
 Closest Proposed Manufactured Home to existing offsite Well/Well House is 202.54'
 There is 199.04' of Road Frontage for the MHP Development
 Little Lamb Circle is +/- 846' (including turn around)

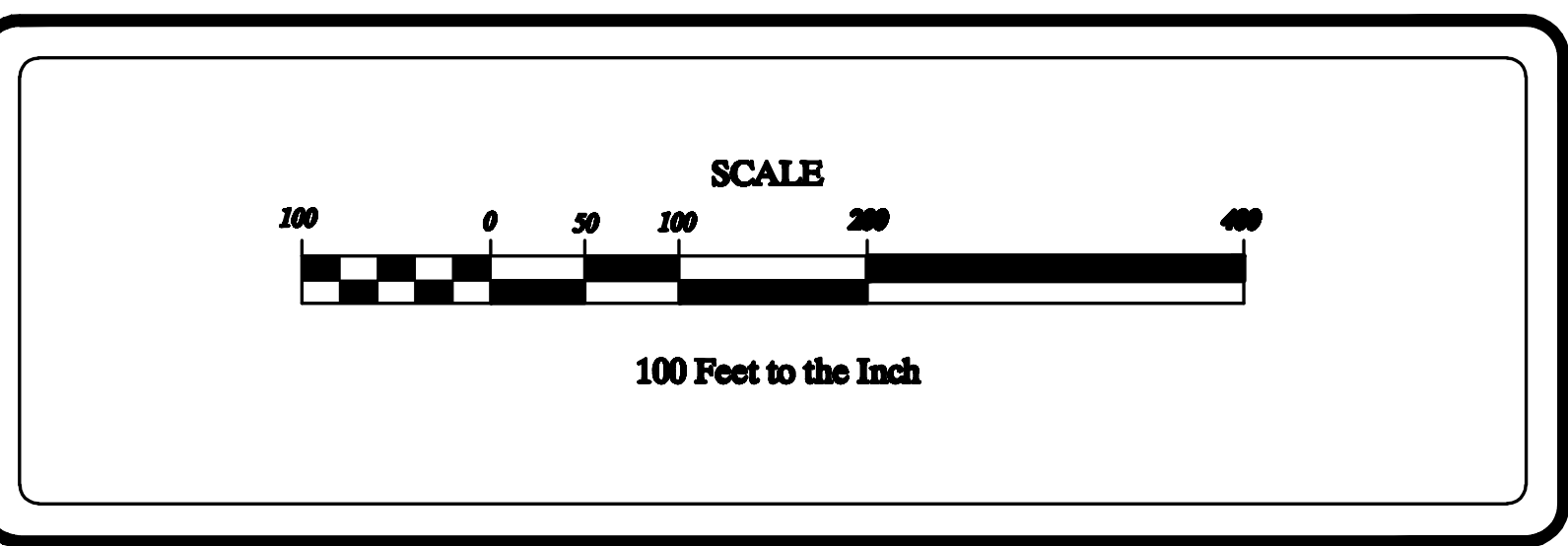
Buffer Width and Plant Material Requirements

Buffer Type	Width (ft.)	Plant Material Required per 100 Linear Feet			
		Deciduous Trees		Evergreen Trees	
		Large	Small	Large	Small
B1	20	1	2	2	6
B2	30	2	3	5	12

Total Units in Development:
 10
 Property Addressing has been approved for these homes.

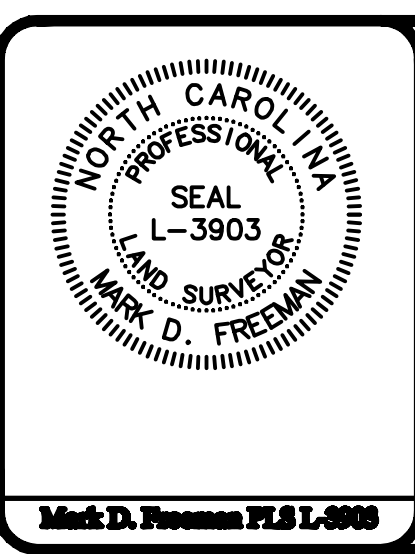
Home Sizes	
Home 1	14' X 70'
Home 2	14' X 70'
Home 3	14' X 70'
Home 4	14' X 70'
Home 5	14' X 70'
Home 6	14' X 70'
Home 7A	14' X 70'
Home 8A	14' X 70'
Home 9A	14' X 70'
Home 10A	14' X 70'

Homes 7A through 10A are in Phase II



Site Development Plan
The Property of Harold & Nelda Pace
SUNRISE KNOLL RETIREMENT PARK, Phase I

State of North Carolina
 Henderson County
 Blue Ridge Township



FREEMAN LAND SURVEYING, PLLC

324 WEST HAYWOOD STREET
 ASHEVILLE, NORTH CAROLINA 28801
 (828)-259-9759
 (828)-259-9761 FAX

Unrecorded Plat by
 David Huntley & Associates
 Dwg. No. H-1432
 Plat North