

Henderson County

Code Enforcement Services

100 N King St Hendersonville, North Carolina 28792

Phone (828) 697-4857
Fax (828) 697-4535

MEMORANDUM

DATE: November 14, 2011
TO: Technical Review Committee
TRC MEETING DATE: November 22, 2011
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Rosemary Jackson
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 November 22, 2011

Major Site Plan Review

Frank Kelsh and Ed Lastein submitted the major site plan for this project for the owner Rosemary Jackson. They wish to utilize the property for a Religious Institution which requires major site plan review per S.R. 5.18.

SR 5.18. Religious Institution

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Operations. A *religious institution* shall be permitted *accessory uses* provided the requested *accessory use* is permitted as a principal/*accessory use* in the district in which the *religious institution* is located.

The project site is located on 49.40 acres of land (PIN 9565829845) located along Old Mt Olivet Rd. near the intersection with Green River Rd. The project is located in a Residential 3 (R3) zoning district. The project meets the requirements of the Land Development Code and the 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.



WARNING: THIS IS NOT A SURVEY.
 All information or data provided (whether subscribed, purchased or otherwise distributed) is provided as is, without any warranties, including the warranties of merchantability or of fitness for a particular purpose. A Henderson County and its employees make no warranties or guarantees, either express or implied. A Use of the information or data subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk.



Henderson County
 Government
 Geographic
 Information Systems
 (GIS)
 200 North Grove Street
 Hendersonville, NC
 28792
 P - 828-698-5124 | F -
 828-698-5122



Parcel Information

Listed To:	JACKSON, ROSEMARY H	Jurisdiction:	
Mailing Address:	145 OLD MT OLIVET RD	Fire District:	GREEN RIVER FIRE
Mailing City, State, Zip Code:	ZIRCONIA, NC 28790	County Zoning:	R3
Physical Address:	135 OLD MT OLIVET RD	Watershed:	
Physical Address Zip:		Protected Ridge Buffer:	
Parcel Number:	1014217	Perennial Stream:	Ut
PIN:	9565829845	Soils:	Hayesville loam, 15 to 25 percent slopes
Neighborhood:	GREEN RIVER		
Assessed Acreage:	49.4000		
Deed:	1313/556		
Date Recorded:	04/05/2007		



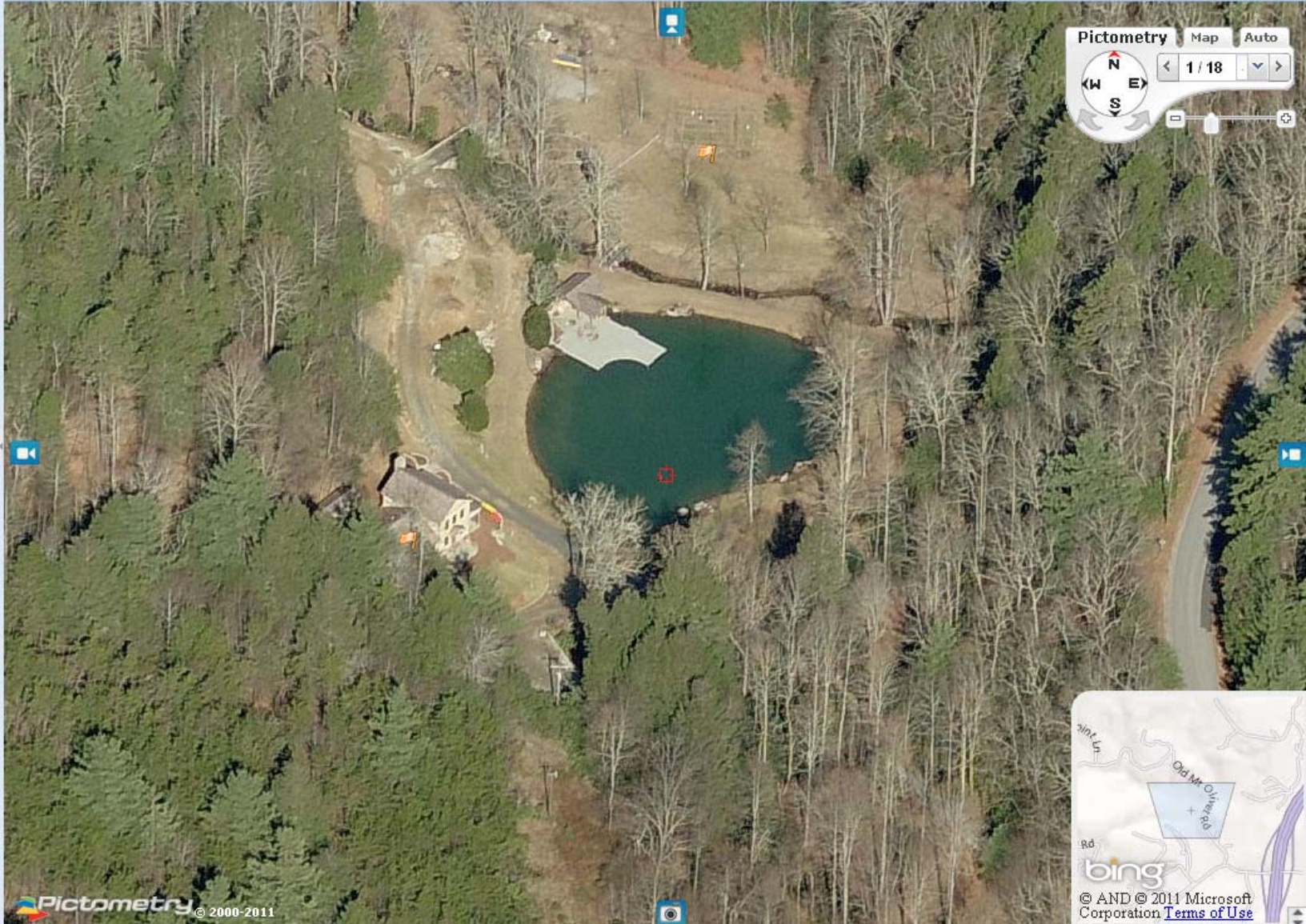
Workspace

- Workspace (Author)
 - Annotations
 - Bookmarks
 - Layers
 - Address Points
 - PARCELS

Properties

Name	Value

Selections



Pictometry © 2000-2011



NOTE:
 ADD PERMANENT SEEDING OF KY 31 TALL FESCUE TO ALL CUT SLOPES, DITCHES, AND SHOULDERS AS SOON AS FINAL GRADE IS ESTABLISHED OR WITHIN 15 DAYS OF DISTURBANCE, AND TOP DRESS WITH STRAW AT THE FOLLOWING RATES:
 KY 31 TALL FESCUE - 100 lbs/ACRE (DOUBLE IN DITCH)
 GRAIN STRAW MULCH - 4000 lbs/ACRE

ADD EXCELSDIOR MAT TO DITCH LINE AS SOON AS FINAL GRADE IS ESTABLISHED AND SEED IS SOWN.

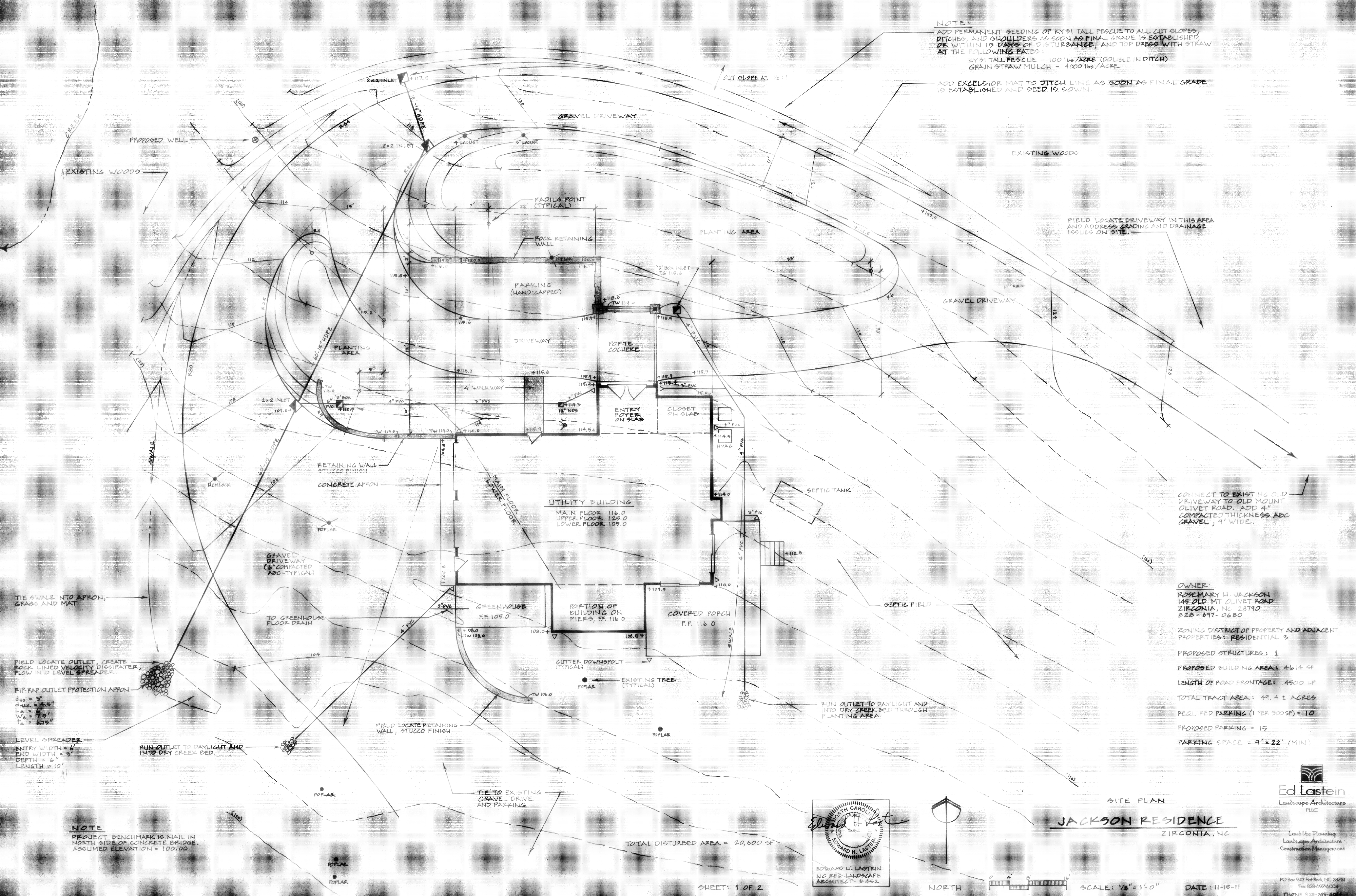
FIELD LOCATE DRIVEWAY IN THIS AREA AND ADDRESS GRADING AND DRAINAGE ISSUES ON SITE.

CONNECT TO EXISTING OLD DRIVEWAY TO OLD MOUNT OLIVET ROAD. ADD 4" COMPACTED THICKNESS ABC GRAVEL, 9' WIDE.

OWNER:
 ROSEMARY H. JACKSON
 145 OLD MT. OLIVET ROAD
 ZIRCONIA, NC 28790
 828-697-0680

ZONING DISTRICT OF PROPERTY AND ADJACENT PROPERTIES: RESIDENTIAL 3

PROPOSED STRUCTURES: 1
 PROPOSED BUILDING AREA: 4614 SF
 LENGTH OF ROAD FRONTAGE: 4500 LF
 TOTAL TRACT AREA: 49.4 ± ACRES
 REQUIRED PARKING (1 PER 500 SF) = 10
 PROPOSED PARKING = 15
 PARKING SPACE = 9' x 22' (MIN.)



FIELD LOCATE OUTLET, CREATE ROCK LINED VELOCITY DISSIPATER, FLOW INTO LEVEL SPREADER

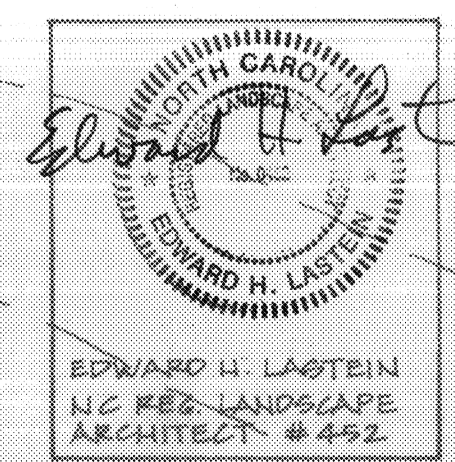
RIP-RAP OUTLET PROTECTION APRON
 d₅₀ = 5"
 CHAN. = 4.5"
 L.A. = 6"
 W.A. = 7.5"
 T_a = 675"

LEVEL SPREADER
 ENTRY WIDTH = 6'
 END WIDTH = 3'
 DEPTH = 6"
 LENGTH = 10'

TIE SWALE INTO APRON, GRASS AND MAT

RUN OUTLET TO DAYLIGHT AND INTO DRY CREEK BED.

NOTE
 PROJECT BENCHMARK IS NAIL IN NORTH SIDE OF CONCRETE BRIDGE. ASSUMED ELEVATION = 100.00



SCALE: 1/8" = 1'-0"

DATE: 11-15-11

SHEET: 1 OF 2



Land Use Planning
 Landscape Architecture
 Construction Management

PO Box 943 Flat Rock, NC 28731
 Fax: 828-697-6004
 PHONE 828-243-4044

SITE PLAN
JACKSON RESIDENCE
 ZIRCONIA, NC

TOTAL DISTURBED AREA = 20,600 SF

- 697 787
510 181
NOTES 492 287
PAGE 327
1. REFERENCES - DEED BOOK 942, PAGE 327
PLAT BOOK _____, PAGE _____

2. AREA DETERMINED BY COORDINATE COMPUTATION
3. MAP IS FOR RECORDATION
4. HEIGHT ABOVE SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
5. MINIMUM SETBACKS
FRONT _____
REAR _____ ZONED OPEN USE
SIDE _____
6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREON.
7. This project is located within 1/2 mile of land in a Farmland Preservation District.
8. A minimum thirty foot setback for buildings or other structures, excluding bridges or culverts, is required along all parcel boundaries indicated on the most recent editions of USGS 1:24,000 (7.5 minute) scale topographic maps.

LINE	BEARING	DISTANCE
L1	N 88°00'00" E	61.70'
L2	N 88°00'00" E	22.00'
L3	N 88°00'00" E	22.00'
L4	N 88°00'00" E	22.00'
L5	N 88°00'00" E	22.00'
L6	N 88°00'00" E	22.00'
L7	N 88°00'00" E	22.00'
L8	S 88°00'00" W	22.00'
L9	S 88°00'00" W	22.00'
L10	S 88°00'00" W	22.00'
L11	S 88°00'00" W	22.00'
L12	S 88°00'00" W	22.00'
L13	S 88°00'00" W	22.00'
L14	S 88°00'00" W	22.00'
L15	S 88°00'00" W	22.00'
L16	S 88°00'00" W	22.00'
L17	S 88°00'00" W	22.00'
L18	S 88°00'00" W	22.00'
L19	S 88°00'00" W	22.00'
L20	S 88°00'00" W	22.00'
L21	S 88°00'00" W	22.00'
L22	S 88°00'00" W	22.00'
L23	S 88°00'00" W	22.00'
L24	S 88°00'00" W	22.00'
L25	S 88°00'00" W	22.00'
L26	S 88°00'00" W	22.00'
L27	S 88°00'00" W	22.00'
L28	S 88°00'00" W	22.00'
L29	S 88°00'00" W	22.00'
L30	S 88°00'00" W	22.00'
L31	S 88°00'00" W	22.00'
L32	S 88°00'00" W	22.00'
L33	S 88°00'00" W	22.00'
L34	S 88°00'00" W	22.00'
L35	S 88°00'00" W	22.00'

FLOOD HAZARD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 370125 0135 WHICH BEARS AN EFFECTIVE DATE OF MARCH 1, 1982. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A WARNING FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- LEGEND**
I.P. SET - IRON PIPE SET
I.S. SET - IRON SINKLE SET
E.I.P. - EXISTING IRON PIPE
E.I.S. - EXISTING IRON SINKLE
E.C.M. - EXISTING CONCRETE MARKER
PK - NAIL PEGS
-X-X- - APPROXIMATE FENCE LOCATION
C - CENTER LINE (ROAD, STREET, STREAM, ETC.)
M/H - MANHOLE
P/P - POWER POLE AND/OR TELEPHONE POLE
R/R - RAILROAD
R - RADIUS
L - LENGTH OF CURVE
D.I. - DROP INLET
R.O.W. - RIGHT OF WAY

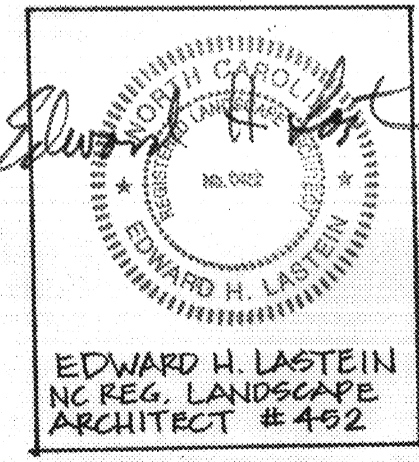
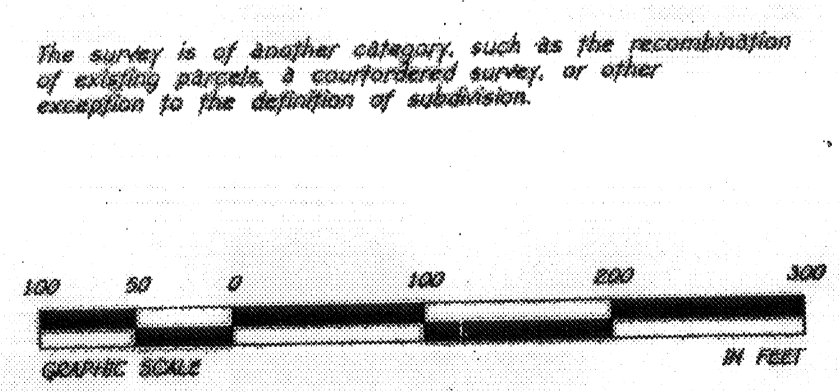
I, Donald Jeffrey Austin, P.L.S., certify that this plot was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1:10,000 plus; that this plot was prepared in accordance with G.S. 47-30 as amended; witness my original signature, registration number and seal this _____ day of _____, 2007.

Donald J. Austin
Surveyor
L-2946
Registration Number



Filed for registration on the _____ day of _____, 2007 at _____ and recorded at plat slide _____
Registrar of Deeds

RECORDING OFFICE OF HENDERSON COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
RECORDING OFFICER _____ DATE _____



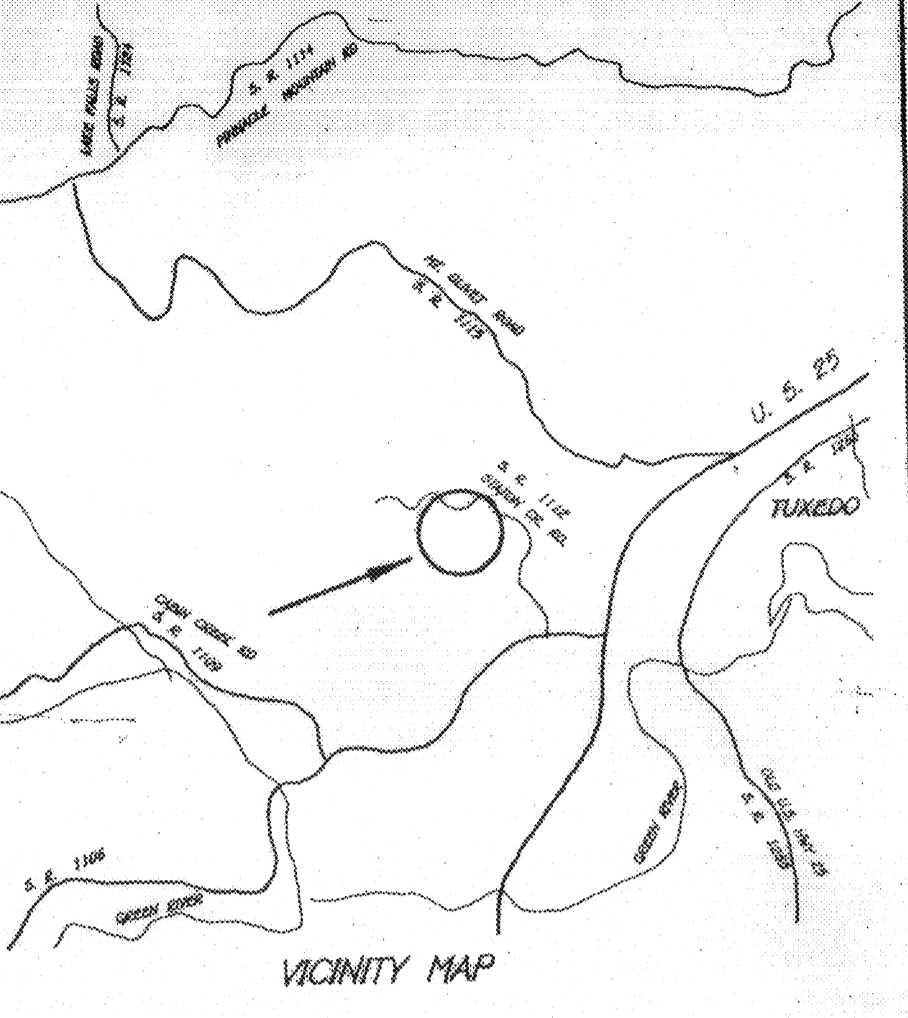
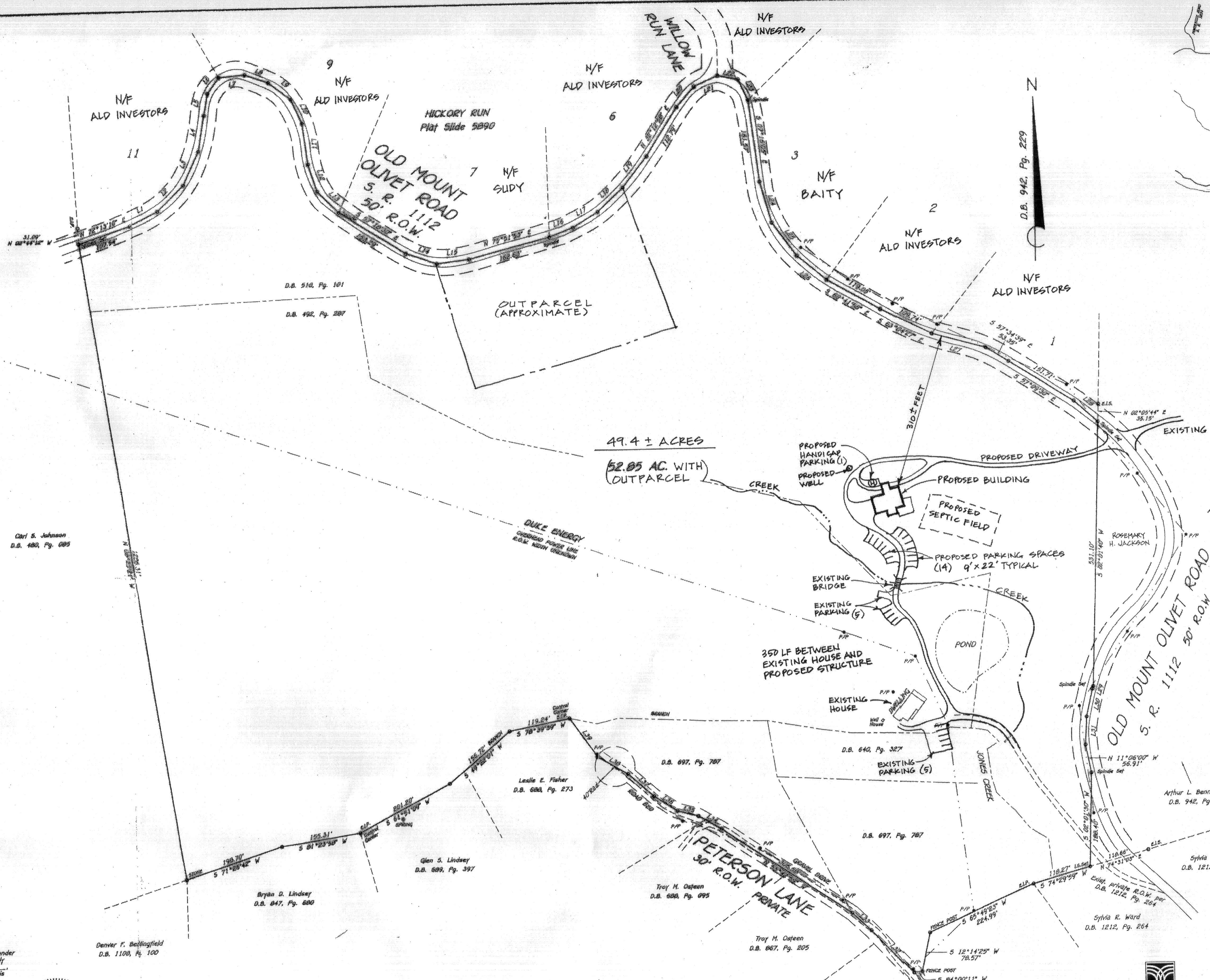
EDWARD H. LASTEIN
NC REG. LANDSCAPE ARCHITECT #492
SHEET: 2 OF 2 DATE: 11-15-11



Ed Lastein
Landscape Architecture
PLLC
Land Use Planning
Landscape Architecture
Construction Management

PO Box 943 Flat Rock, NC 28751
Phone/Fax 828-697-6004

GREEN RIVER TWP.		HENDERSON COUNTY, N.C.	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089			
CREW CHIEF	DJA	CHECKED BY	DATE
DRAWN BY	TPW	SCALE	1" = 100 FT.
COORD. FILE	05373	DRAWING FILE	05373
FLOOD MAP PANEL NUMBER	370125 0095	TAX PARCEL NUMBER - 02 - 6756	9565-93-2134

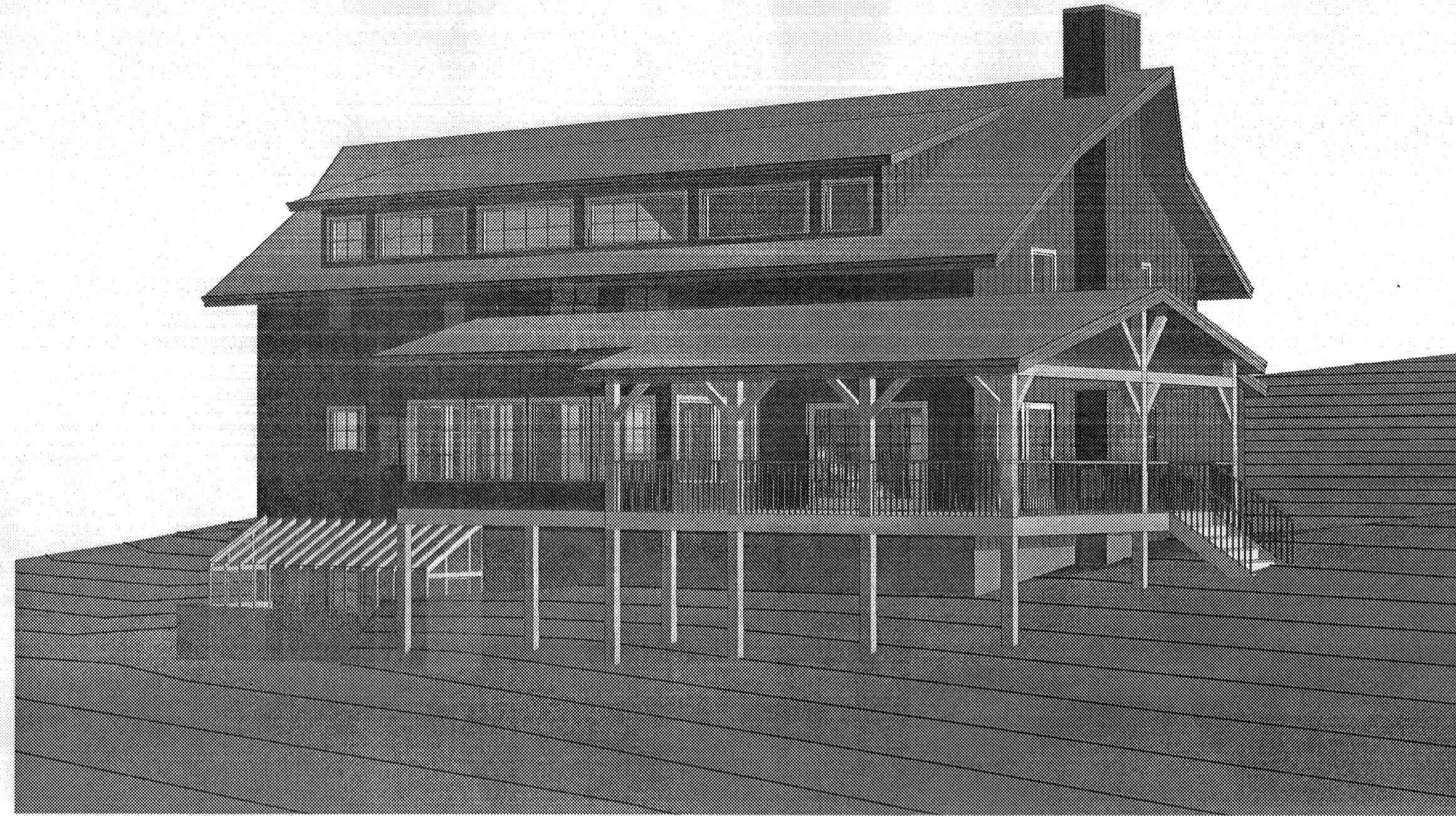


SETBACK REQUIREMENTS:
FRONT: 15'
SIDE: 15'
REAR: 15'

MAP OF SURVEY
made for OWNER (PREVIOUS)
EUGENIA S. OSTEN HEIRS
71 RAVENWOOD HILLS CIRCLE
NASHVILLE, TN 37215

CURRENT OWNER:
Rosemary H. Jackson
145 Old Mt. Olivet Road
Zirconia, NC 28790
PIN # 9565829841

SITE PLAN
NOTE: THIS SURVEY HAS BEEN MODIFIED TO SERVE AS A SITE PLAN FOR THE PURPOSE OF BUILDING A NEW STRUCTURE ON THIS TRACT. IT NO LONGER MEETS THE MINIMUM STANDARDS SET FOR A BOUNDARY SURVEY.



JACKSON ACCESSORY BUILDING

GENERAL NOTES

IT IS THE ARCHITECTS INTENT TO PROVIDE DRAWINGS IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REQUIREMENTS. THE CONTRACTOR SHALL ALERT THE ARCHITECT OF ANY DISCREPANCIES WITH THE CODES THAT GOVERN THIS PROJECT.

DRAWING PREPARED TO MEET CODE REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE WITH NORTH CAROLINA AMENDMENTS (2009 EDITION).

CONTRACTOR SHALL ADHERE TO BUILDING CODE AND ALL OTHER STATE AND LOCAL REGULATIONS PERTAINING TO THE PROJECT.

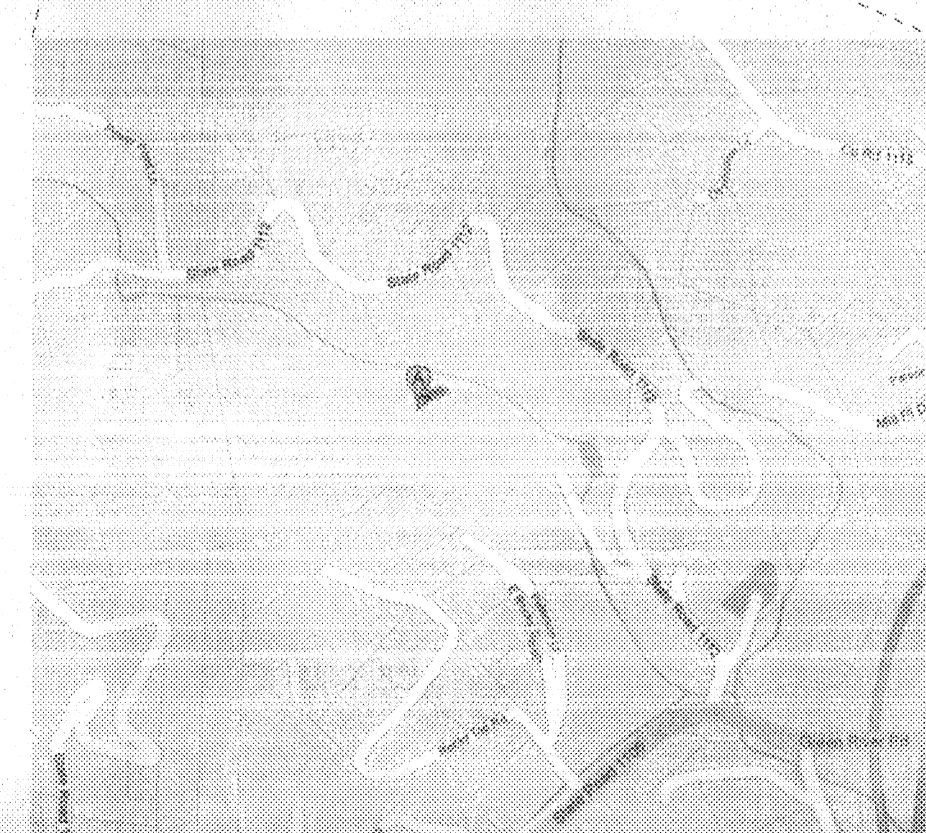
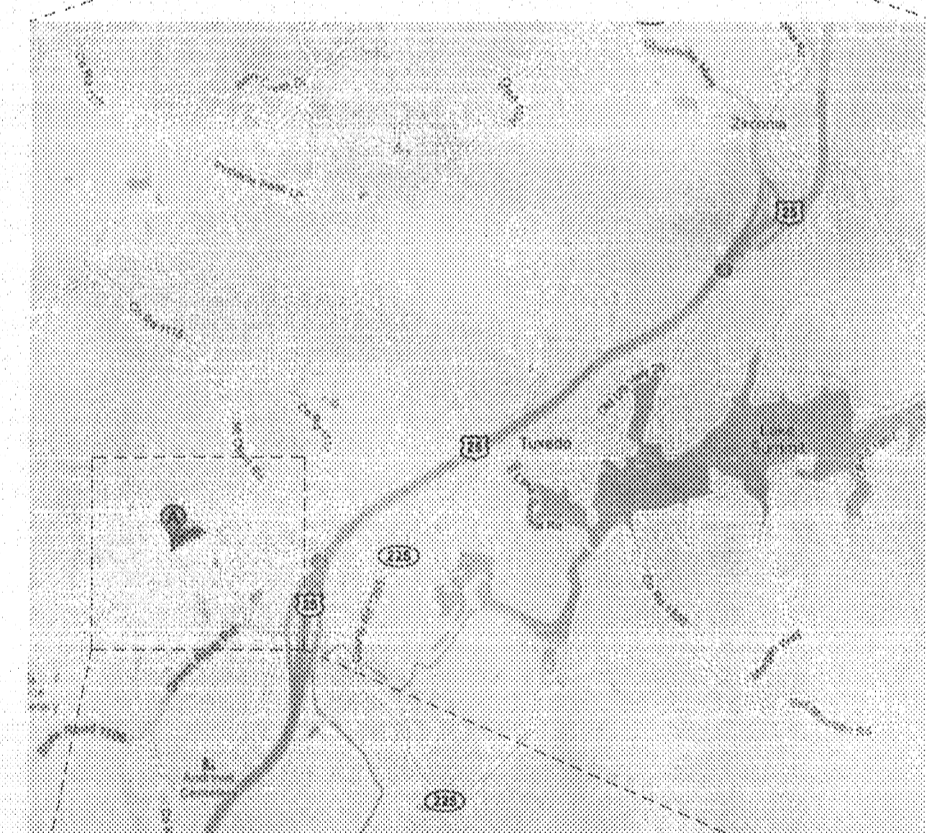
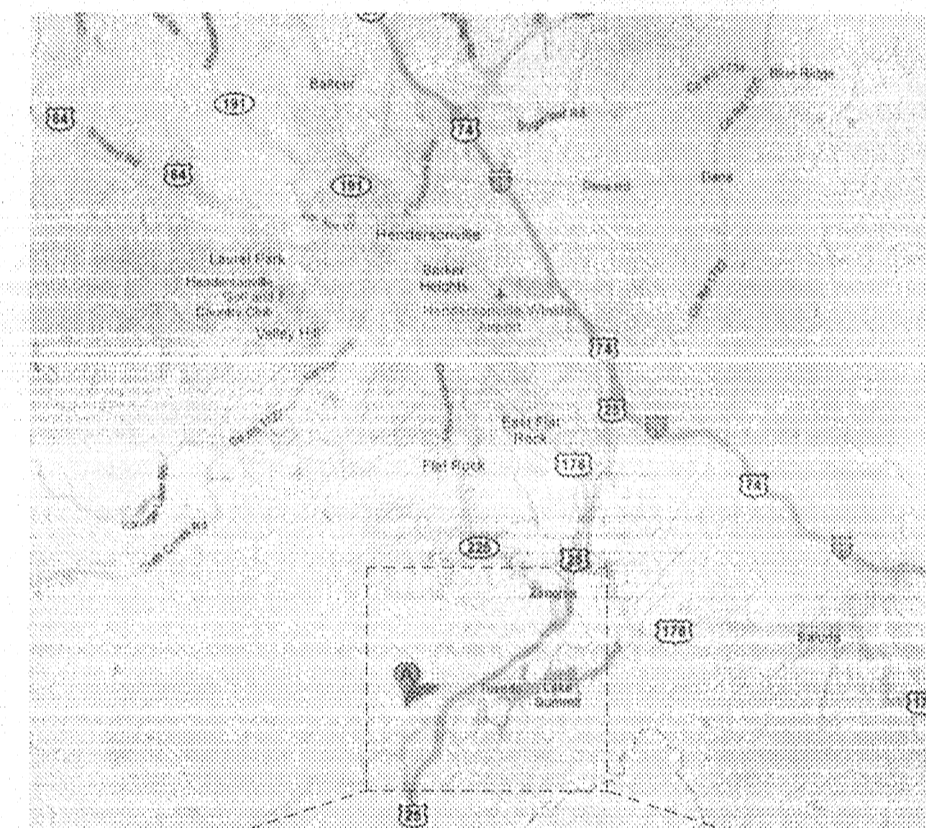
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO FABRICATION OR INSTALLATION OF MATERIALS OR ASSEMBLIES.

GRADING AND WATER CONTROL TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO VERIFY THAT ALL SOIL AND STRUCTURAL FILL CONDITIONS MEET MINIMUM BEARING REQUIREMENT OF 2000 PSF.

PROJECT NOTES

VICINITY MAP



DIRECTORY

OWNER

ROSEMARY JACKSON
135 OLD MT. OLIVET RD
ZIRCONIA, NC 28790

ARCHITECT

HOMESMITH ARCHITECTURE, PLLC
224 SOUTH GROVE STREET - SUITE G
HENDERSONVILLE, NC 28792
(828) 697-5985

GENERAL CONTRACTOR

ECOWISE CONSTRUCTION, INC.
P.O. BOX 2664
HENDERSONVILLE, NC 28793
(828) 693-5635

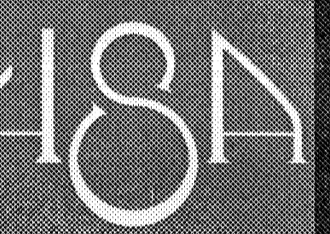
DRAWING INDEX

Sheet Number	Sheet Name	Print Date	Issued For Const.	Description	Current Revision Date	Current Revision Description
A1.0	Cover Sheet	11/04/11		For Permit		
A2.1	Foundation & Roof Plans	11/04/11		For Permit		
A2.2	Basement Plan & Schedules	11/04/11		For Permit		
A2.3	First Floor & Loft Plans	11/04/11		For Permit		
A3.1	Elevations	11/04/11		For Permit		
A3.2	Elevations	11/04/11		For Permit		
A4.1	Building Sections	11/04/11		For Permit		

PROJECT TYPE *Jackson Accessory Bldg*
DATE RECEIVED *11/7/11*
DATE REVIEWED _____
TYPE CONST _____
GROUP (OCCUPANCY) _____
APPROVED _____ DISAPPROVED _____
REVIEW OF PLANS DOES NOT RELIEVE DESIGNER
OR CONTRACTOR OF RESPONSIBILITY
FOR COMPLIANCE WITH ALL LOCAL AND STATE CODES

APPROVALS
PLBG DATE APPROVED DISAPPROVED _____
MECH DATE APPROVED DISAPPROVED _____
ELEC DATE APPROVED DISAPPROVED _____
ZONING DATE APPROVED DISAPPROVED _____
EROSION DATE APPROVED DISAPPROVED _____

SEAL
SEAL
CONSULTANT:



HOMESMITH
ARCHITECTURE
224 SOUTH GROVE STREET - SUITE G
HENDERSONVILLE, NC 28792
PH: (828) 697-5985

PROJECT TITLE:
Jackson Accessory
Building
Enter address here

No.	Date	Description
11/04/11		For Permit

No.	Date	Description
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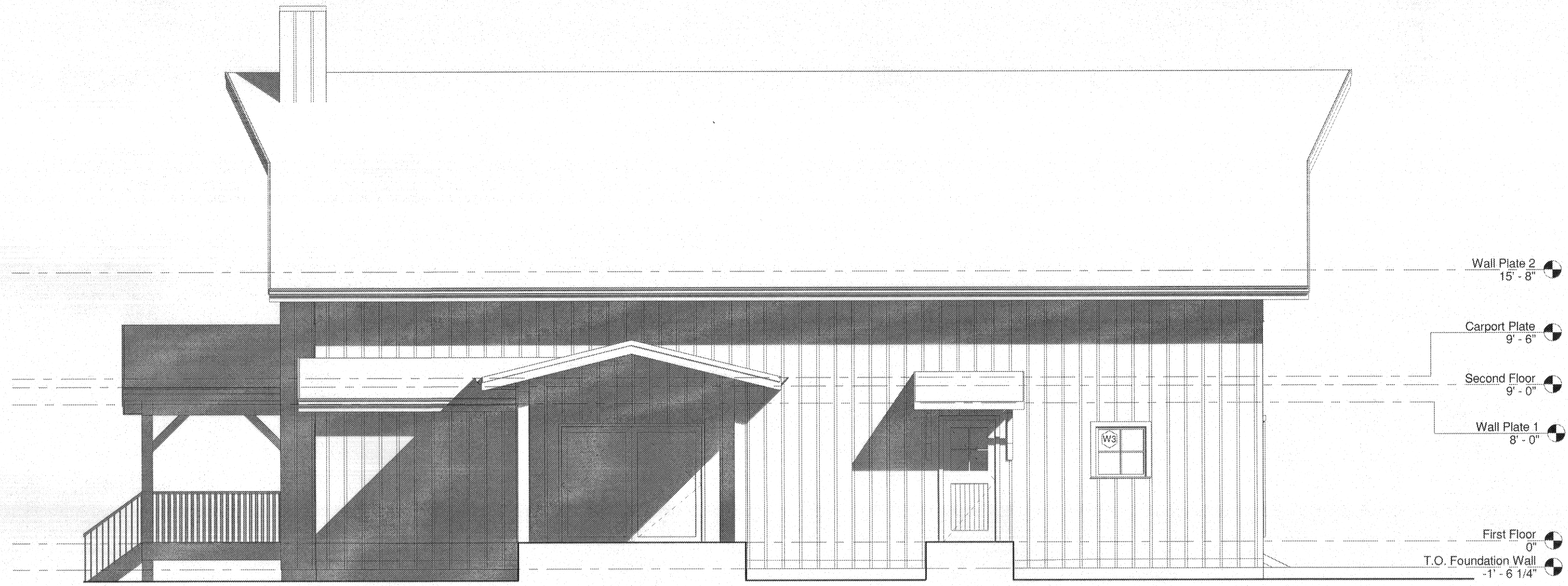
ISSUED FOR CONST. DATE:
Issue Date

SHEET TITLE:

Cover Sheet

SHEET NO:

A1.0



① Front Elevation
1/4" = 1'-0"



② Left Side Elevation
1/4" = 1'-0"

SEAL

SEAL

CONSULTANT



HOMESMITH
ARCHITECTURE
866 ANKELSON ARCHITECT
2743 GROVE STREET - SUITE 6
HENDERSONVILLE, NC 28752
PH: 704.885.9394 FAX: 704.885.9395

PROJECT TITLE:
Jackson Accessory Building
Enter address here

Print Date		
No.	Description	
159473	For Permit	
Revision Schedule		
No.	Date	Description

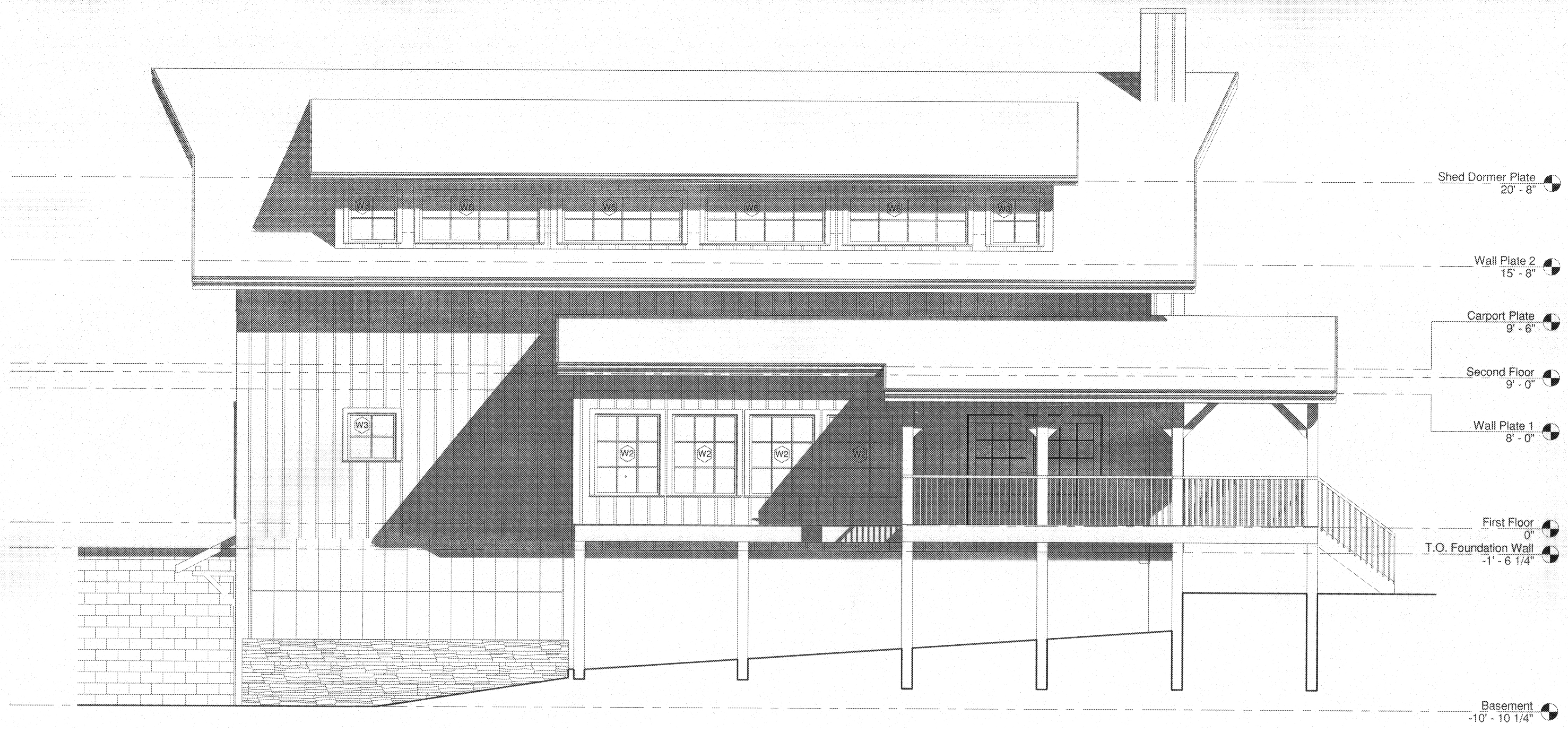
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Issue Date

SHEET TITLE:

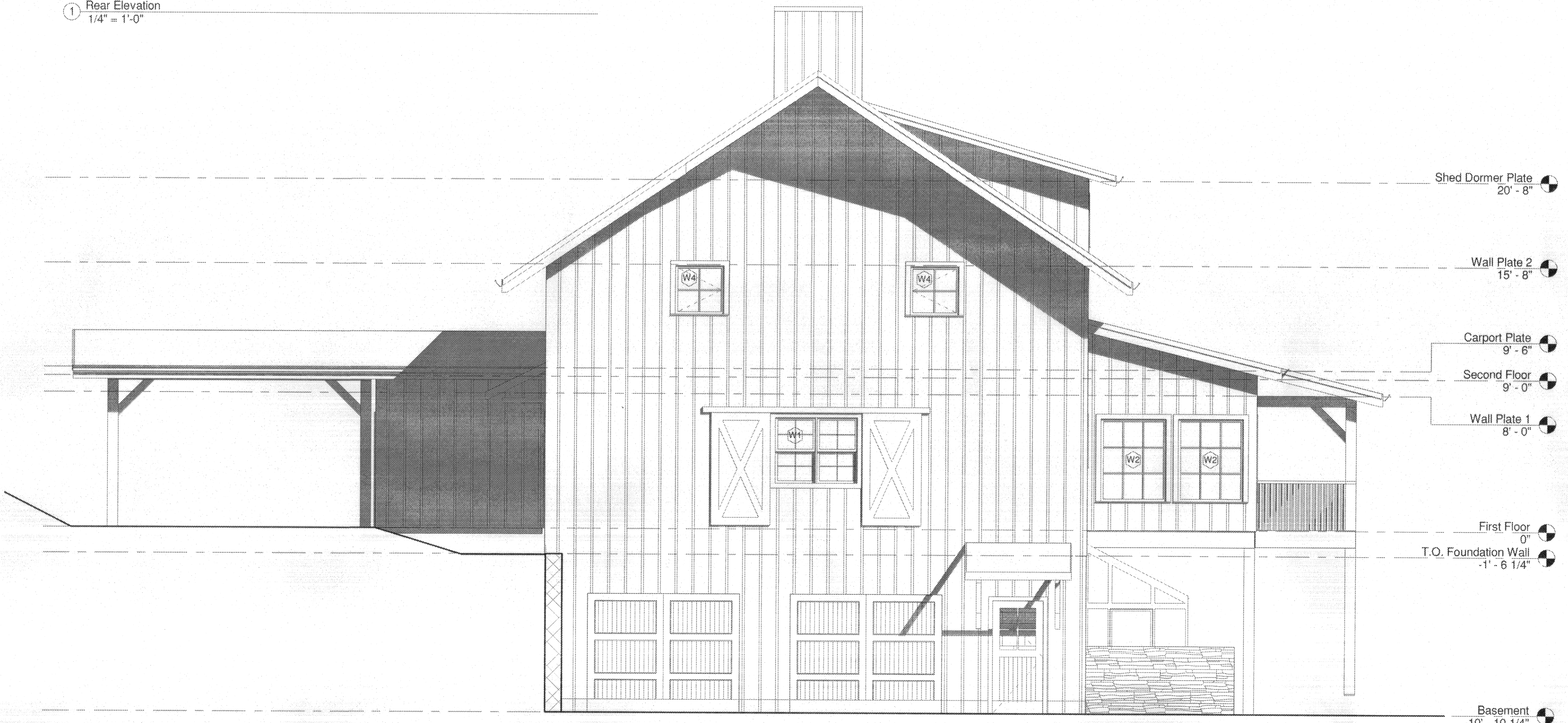
Elevations

SHEET NO.:

A3.1



① Rear Elevation
1/4" = 1'-0"



② Right Side Elevation
1/4" = 1'-0"

SEAL

SEAL

CONSULTANT:



HOMESMITH
ARCHITECTURE
8.5 BANK HILL SQ. ARCHITECT
224 S. GROVE STREET - SUITE G
HENDERSONVILLE, NC 28792
PH: 704.825.9477

PROJECT TITLE:
Jackson Accessory Building
Enter address here

Print Date	
No.	Date
1106411	For Permit

Revision Schedule	
No.	Date

ISSUED FOR CONST. DATE:

Issue Date

SHEET TITLE:

Elevations

SHEET NO.:

A3.2