

Henderson County Code Enforcement Services



100 N King Street Hendersonville NC 28792
Phone (828) 697-4857 Fax (828) 697-4533

MEMORANDUM

DATE: 3/22/12
TO: Technical Review Committee
TRC MEETING DATE: April 3, 2012
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Michael and Ernest Williams
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plan

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on April 3rd.

Major Site Plan Review

David Huntley, agent on behalf of Michael and Ernest Williams submitted the major site plan for this project. They wish to utilize the property for Multifamily Dwellings.

SR 1.6. Dwelling, Multifamily, Five (5) or More Units

(1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).

(2) Multifamily dwellings of five (5) or more units:

a. May be developed in *phases*.

b. Shall have a minimum spacing between *buildings* of 20 feet, with an additional one (1) foot of separation for each one (1) foot of *building* height in excess of 30 feet.

c. Shall have a maximum *building* length of 150 feet.

d. May increase the building height to 50 feet where a B1 *Buffer* is provided as detailed in §200A-168 (Buffer Determination).

e. Shall be required pervious pavement for a minimum of 25 percent of all paved surfaces (*roads*, parking areas, drives, sidewalks, etc.).

f. Shall adhere to the *road* standards required for a *major subdivision* in accordance with Article III, Subdivision Regulations, and shall be organized:

1. To provide increased internal mobility;

2. To provide safe and convenient access;

3. In intersecting/grid patterns where possible; and

4. Without cul-de-sacs (except where topographical considerations/ restrictions are submitted by the *applicant*).

g. Shall have subsurface utilities.

(3) Where a multifamily dwelling of five (5) or more units development is located along any *road* with current public transit access and such public transit authority approves the addition of a stop, such development shall provide a minimum of one (1) public transit access shelter for the *use* of occupants/patrons.

(4) Solid Waste Collection. Solid waste collection systems must be installed and/or operated to meet all local and state statutes, ordinances and regulations and shall thereafter be certified by the Department of Public Health. Each development shall provide a suitable method of solid waste disposal (in accordance

with Chapter 165 of the Henderson County Code, *Solid Waste*) and collection consisting of either private collection from individual *uses* or the *use* of dumpsters. Where dumpsters are used concrete pads shall be designed to drain to a bio-retention area to filter *stormwater* before the water reaches a larger drainage system, and Screen Class One (1), Two (2), or Three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification).

(5) Open Space. *Open space* shall be provided in perpetuity (perpetual *easements* or deed restrictions are required) equivalent to 20 percent of all lands within the development. This designated *open space* area shall not:

- a. Include more than 50 percent in primary conservation areas; and
- b. Be composed entirely of secondary conservation areas.

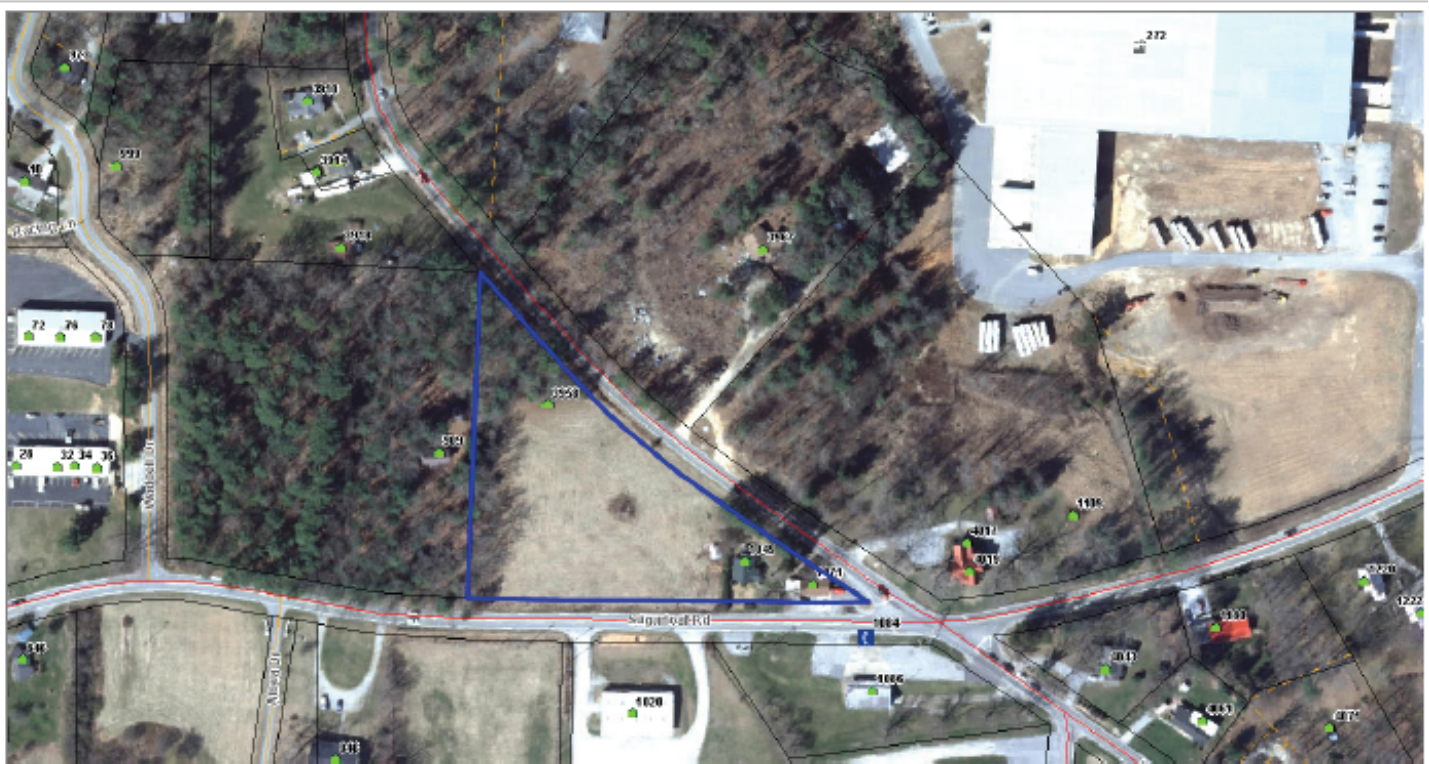
(6) Common Area Requirements. A *common area* shall be provided that is equivalent to 10 percent of the total area. *Common area* shall be accessible for the *use* and enjoyment of the multifamily occupants/patrons, located as to be free of traffic hazards and maintained in good condition by the *applicant*.

(7) Other Requirements. Due to the comprehensive nature of a multifamily project, there are several sections that must be consulted. Please refer to the following sections for more information on each facet of a multifamily project.

- a. See Article III for information on *road* design and construction standards, pedestrian facility standards, water and sewer requirements, and *fire protection*.
- b. See Article IV for traffic impact study and emergency services impact report requirements.
- c. See Article V for landscaping and buffering requirements.
- d. See Article VI for off-street parking and loading requirements.
- e. See §200A-63 (Supplemental Requirements) for each land *use*.
- f. See Article VII for *sign* requirements.
- g. See Article XI for permitting procedures.

The project site is shown on the zoning report below. 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.



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. 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:	WILLIAMS, ERNEST E ; WILLIAMS, NANCY	Jurisdiction:	UNINCORPORATED
Mailing Address:	7 BROWN FARM RD	Fire District:	
Mailing City, State, Zip Code:	HENDERSONVILLE, NC 28792	County Zoning:	LC
Physical Address:	1049 SUGARLOAF LN	Watershed:	
Physical Address Zip:		Protected Ridges Buffer:	
Parcel Number:	9905462	Perennial Streams:	
PIN:	9579868263	Soils:	Hayesville loam, 15 to 25 percent slopes
Neighborhood:	DANA		
Assessed Acreage:	2.7600		
Deed:	1476/697		
Date Recorded:	10/21/2011		



Pictometry Map Auto

Compass rose showing North (N), South (S), East (E), and West (W).

Scale: 1 / 24

Map navigation controls including zoom in (+) and zoom out (-) buttons.

Old Sunset Hill Rd

bing

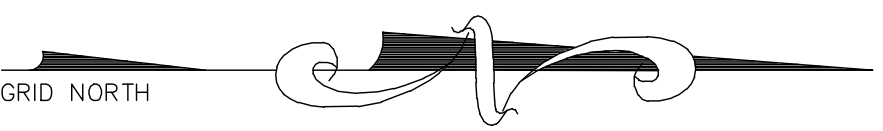
© AND © 2012 Microsoft Corporation. Terms of Use

MCGAHA
D.B. 249, PG. 175

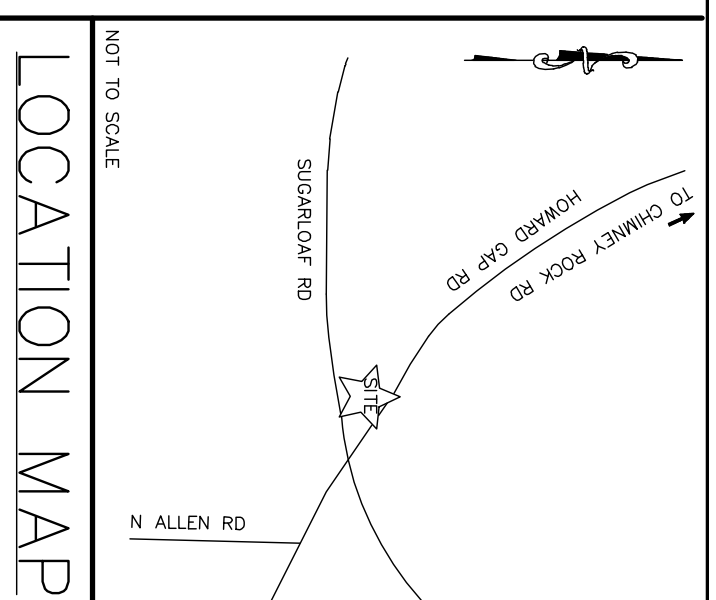
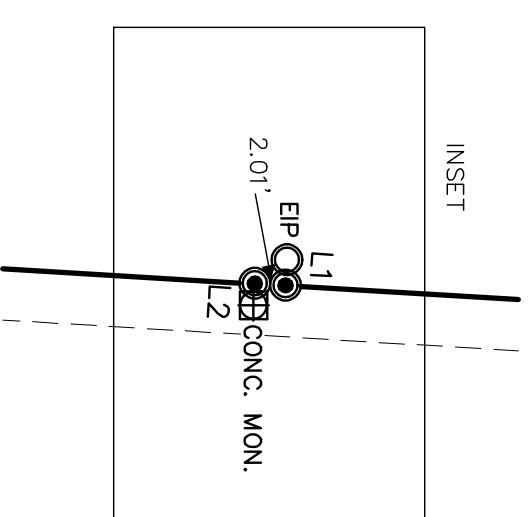
CONC. MON. (BENT)
STATE PLANE COORDINATES
NORTHING: 596607.768
EASTING: 978781.733

CONC. MON. (BENT)
STATE PLANE COORDINATES
NORTHING: 596507.617
EASTING: 978775.662

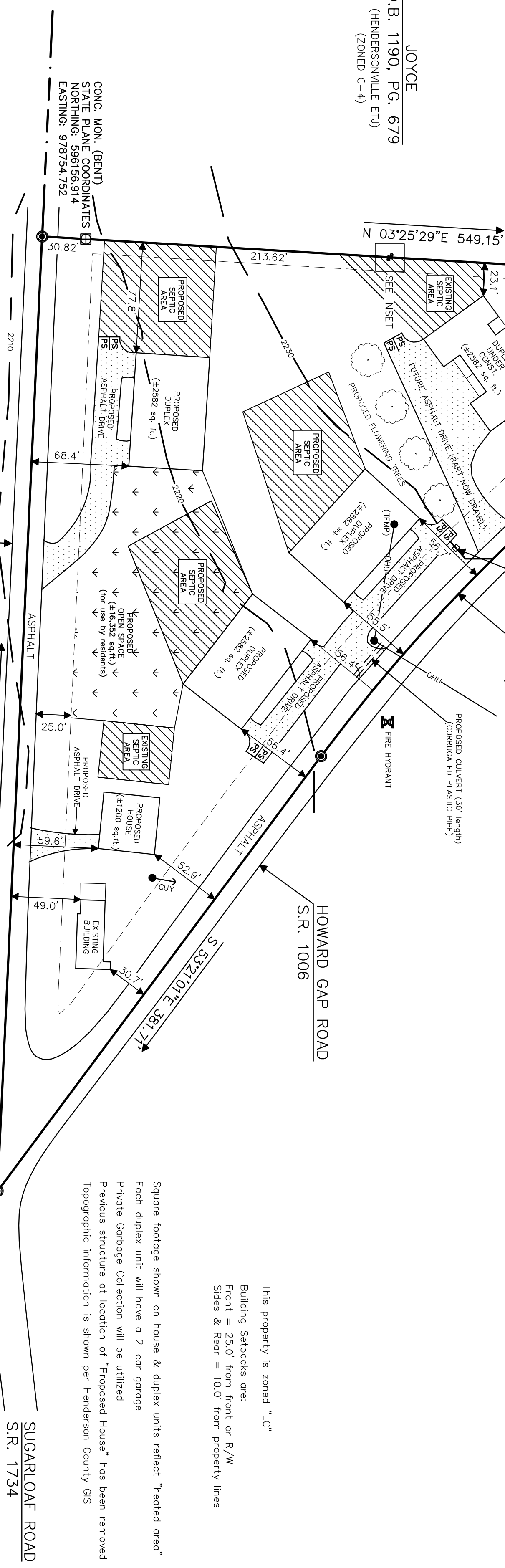
JOYCE
D.B. 1190, PG. 679
(HENDERSONVILLE ETJ)
(ZONED C-4)



Course	Bearing	Distance
L1	N 86°34'31" W	1.68'
L2	S 86°34'31" E	1.43'



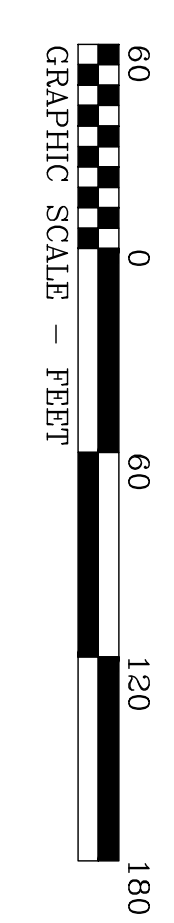
LENGTH = 299.71'
RADIUS = 1200.00'
CHORD = S 46°11'42"E
298.93'



Square footage shown on house & duplex units reflect "heated area"
Each duplex unit will have a 2-car garage
Private Garbage Collection will be utilized
Previous structure at location of "Proposed House" has been removed
Topographic Information is shown per Henderson County GIS

This property is zoned "LC"
Building Setbacks are:
Front = 25.0' from front or R/W
Sides & Rear = 10.0' from property lines

TOTAL AREA
3.75 ACRES
DEED REF:
D.B. 1476, PG. 697
TAX MAP #9579.02-86-8263



LEGEND
EIP EXISTING IRON PIN
NIP NEW IRON PIN
PT UNMARKED POINT
CONC. MON. CONCRETE MONUMENT
PP POWER POLE
LP LIGHT POLE
CL CENTER LINE
R/W RIGHT OF WAY
CONC. CONCRETE
REF. REFERENCE
OHU OVERHEAD UTILITIES
PS PARKING SPACE

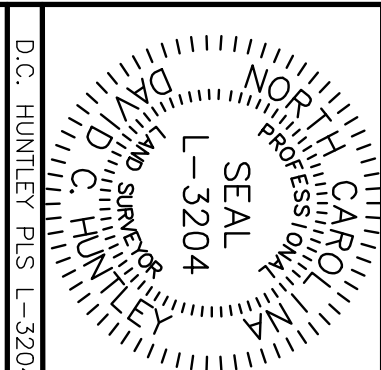
The State Plane Coordinates (SPC) for this project were produced with static GPS observations and processed with Online Positioning User Service (OPUS). The network positional accuracy of the OPUS derived positional information is 95%.

The following CORS were used by OPUS:
PID Designation
DK7853 NCOE HENDERSONVILLE CORS ARP
DG5311 NCSW SWANNANOVA CORS ARP
DM6192 P779 PARL_OBS_NC_2008 CORS ARP

Horizontal positions are referenced to NAD_83(CORS96)(EPOCH:2002.0000) ITRF00 (EPOCH:2012.20437)

Combined factor = 0.99977272

I, David C. Huntley, certify that this plot was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 1476, Pg. 697); that the boundaries not surveyed are clearly indicated as drawn from information found in Bk. N/A, Pg. N/A; that the ratio of precision as calculated is 1:10,000; that this plot meets the requirements of the Standards of Practice for Land Surveying in North Carolina. This 21st day of March, 2012.



NOT FOR RECORDATION	
STATE OF NORTH CAROLINA	
HENDERSON COUNTY	
HENDERSONVILLE TOWNSHIP	
D.B. 1476, PG. 697	
SURVEY & SITE PLAN FOR	
ERNEST E. WILLIAMS	
NANCY WILLIAMS	
DAVID C. HUNTLEY & ASSOCIATES, INC.	
LAND SURVEYOR	
675 MAPLE STREET	
HENDERSONVILLE, NC 28792	
(828) 693-8077	
SURVEY DCH	
DRAWN KMC	
SCALE 1" = 60 FT.	
DATE: 03/16/12	
DWG. NO. H-6474	