

Staff Report: SUP 13-04  
Slick Rock Campground

**REQUEST FOR COMMITTEE ACTION**  
HENDERSON COUNTY  
Zoning Board of Adjustment

**MEETING DATE:** October 30, 2013

**SUBJECT:** Special Use Permit Application (SUP-13-04) for Campground located at 4580 Chimney Rock Road

**PRESENTER:** Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

The applicants are requesting a Special Use Permit to allow them to use this property as an Outdoor Recreational Facility.

Staff requests that the ZBA review the application and make a decision based on evidence presented for this project.

**Suggested Motion:**

**I move to approve SUP-13-04 for Alison Sadler and John Snyder with the following conditions:**

- **Meet requirements of SR 4.4. *Campground***

**The use will:**

- a) **Not materially endanger the public health, safety or welfare because the owners will monitor its use;**
- b) **Not substantially injure the value of the property or improvements in the area because the use will be rural in nature: and**
- c) **Be in harmony with the surrounding area because it will be rural and residential in nature.**



## Henderson County, North Carolina Code Enforcement Services

### **1. Board Request**

- 1.1. **Applicant:** Slick Rock Campground
- 1.2. **Request:** Special Use Permit
- 1.3. **PIN:** 0612-54-0898
- 1.4. **Size:** 19.46 acres +/-
- 1.5. **Location:** The subject area is located at 4580 Chimney Rock Road
- 1.6. **Supplemental Requirements:**

#### **SR 4.4. Campground**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Size. No *campground* located on/adjacent to a *residential zoning district* shall contain more than 200 campsites. Individual campsites shall be a minimum of 500 square feet.
- (4) Perimeter Setback. Fifty (50) feet.
- (5) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: campsites, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the *use* and enjoyment of *campground* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (6) Operations. The *campground*:
  - a. May contain *structures* ancillary to the use; and
  - b. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs.
- (7) 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-182 (Screen Classification).
- (8) Common Area Recreation and Service Facilities. Those facilities within the *campground* shall be for the sole purpose of serving the overnight guests in the *campground*, and shall adhere to the development standards established therefore in SR 4.6 (*Common Area Recreation and Service Facilities*).

#### **SR 4.6. Common Area Recreation and Service Facilities**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Structure. Where the *common area recreation facility* is a swimming pool, spa or hot tub, it shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and shall have controlled access.
- (3) Operations. Common area service facilities shall be for the purpose of serving residents and visitors within the complex, development, *manufactured home park* or *subdivision*, and shall not be considered a commercial operation for *use* by those outside of the complex, development, *manufactured home park* or *subdivision*.

**Campground.** An establishment primarily engaged in operating/accommodating campsites.

Staff Report: SUP 13-04  
Slick Rock Campground

These establishments may provide access to facilities, such as laundry rooms, recreational halls and playgrounds, stores and snack bars.

**Map A: Aerial Photo/Pictometry**



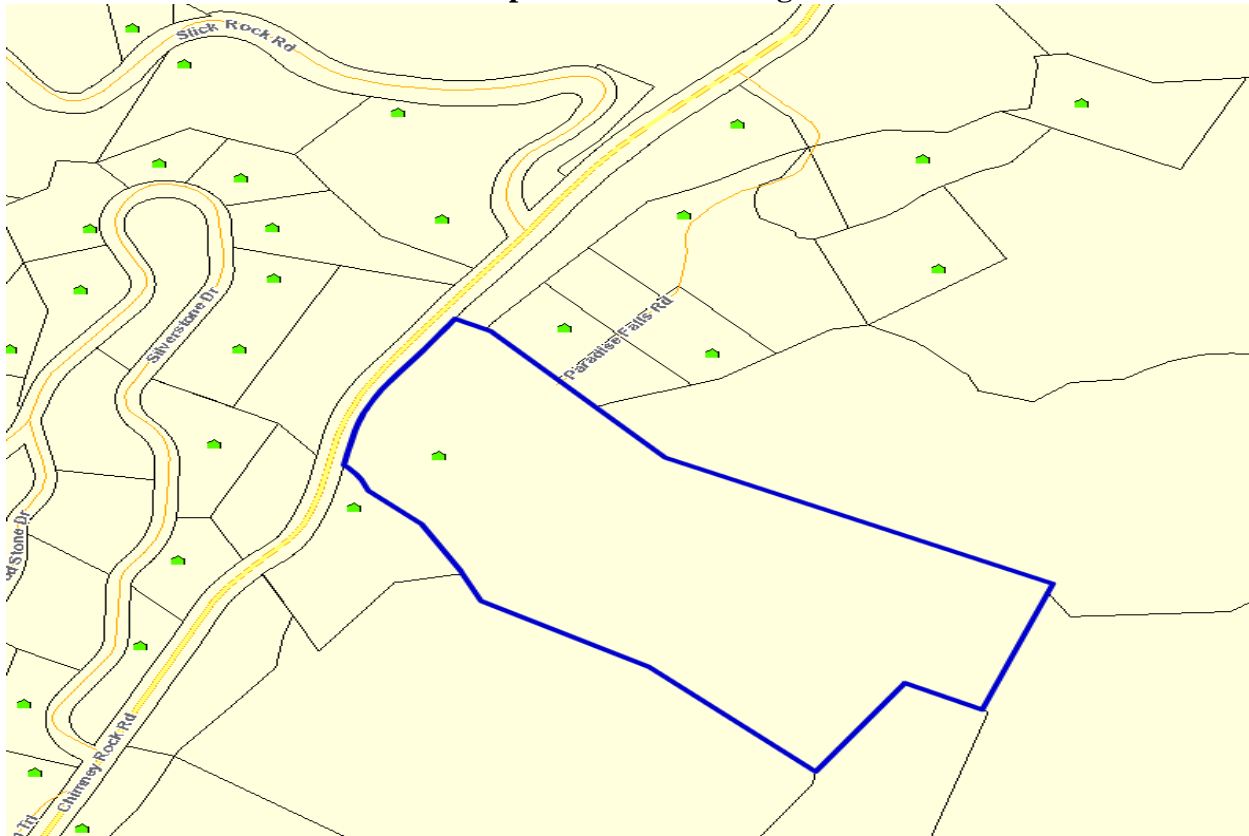
**2. Current Conditions**

**2.1 Current Use:** This parcel is currently vacant.

**2.2 Adjacent Area Uses:** The surrounding properties consist of residential and undeveloped land.

**2.3 Zoning:** The surrounding property is zoned Residential 3 (R3).

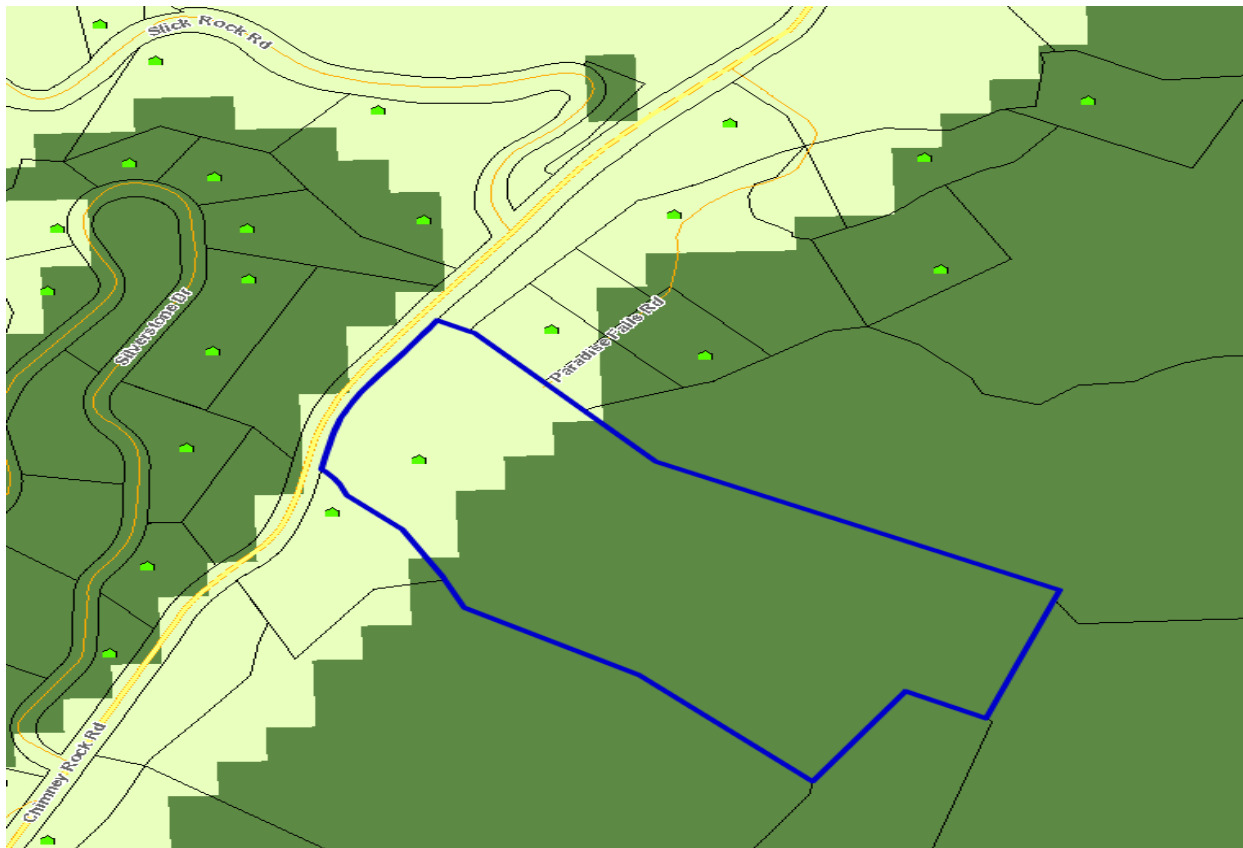
**Map B: Current Zoning**



**2. Floodplain /Watershed Protection** A portion of this property lies in the special flood hazard area. The property is not in a Water Supply Watershed district.

**3. Water and Sewer** Private well and septic system serve this property.

**Map C: CCP Future Land Use Map**



**4. Staff Comments**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Rural/Agricultural Area and Conservation Area classification. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. **Rural/Agricultural Category** covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.
2. Slopes are typically steep, often exceeding 10%, with significant areas greater than 20%.
3. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.

**Conservation** category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds
2. Areas of historic and archeological significance
3. Local, state or federally-managed natural areas
4. Areas managed for agricultural or forestry land uses
5. Other areas yet to be defined

**5. Staff Recommendations**

Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the Special Use Permit because it is consistent with the current surrounding land uses and future land use recommendations.

**6. Photographs**

**Looking Northeast**



**Looking South**



**Looking Southeast**



**Looking East**





**HENDERSON COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**--GENERAL INFORMATION**

Date of Application: 9-17-2013  
Previously Submitted (Circle One): Yes \_\_\_\_\_ No   
Date of Pre-Application Conference: 9-10-2013  
Site Plan Attached (Circle One): Yes  No \_\_\_\_\_  
Traffic Impact Study Required (Circle One): Yes \_\_\_\_\_ No

**SPECIAL USE PERMIT INFORMATION**

Type of use to be permitted: Campground SR #: US Hwy 64  
Existing Structures or Uses on property: 1-Existing home site, 5 existing cabin sites that were recently torn down for safety issues.  
Road System (Circle): Public \_\_\_\_\_ Private   
Water System (Circle): Individual  Community \_\_\_\_\_ Public (Municipal or County) \_\_\_\_\_  
Sewer System (Circle): Individual  Community \_\_\_\_\_ Public (Municipal or County) \_\_\_\_\_

**SITE PLAN REQUIREMENTS**

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

**PARCEL INFORMATION**

PIN: 0612-54-0898 Deed Book/Page: 963/325 Tract Size (Acres): 19.89  
Zoning District: R3 Fire District: Bat Cave Watershed: \_\_\_\_\_ Floodplain: Yes  
Location of property to be developed: Property is located on the east side of US Highway 64 approximately 800 feet southwest of Slick Rock Road.

**CONTACT INFORMATION**

**Property Owner:**

Name: Alison Sadler and John Snyder Phone: (323) 578-8591  
Address: 1345 Virginia Ave. City, State, and Zip: Glendale, CA 91202

**Applicant:**

Name: Alison Sadler Phone: (323) 578-8591

Address: 1345 Virginia Ave. City, State, and Zip: Glendale, CA 91202 Application No. \_\_\_\_\_

**Agent:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_  
Agent Form (Circle One):    Yes    No

**Plan Preparer:**

Name: Michael Lovoy, P.E. Phone: (828) 545-5393  
Address: 34 Big Bear Trail City, State, and Zip: Asheville, NC 28805

**STANDARDS FOR REVIEW**

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

- A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:  
The property will be used as a Low Impact Campground with environmentally sensitive aspects such as rain water harvesting, composting toilets, and possibly a grey water shower system. The tent sites will be constructed on elevated wooden platforms to minimize grading and disturbance to the property.
  
- B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.  
The Low Impact Campground use of the property will add value to the property and allow people to visit and enjoy the natural landscape of the property including Reedy Patch Creek and future hiking trails.
  
- C. General Requirement #3. The use will be in harmony with the surrounding area.  
The surrounding area varies from commercial to residential. The campground will allow people to enjoy the natural beauty of the property and area, as well as act as a destination place that will add potential customers to some of the close by markets and stores.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

- The proposed use shall be located and developed in such a manner as to:
- a. Comply with all applicable local, state and federal statutes, ordinance and regulations.  
The campground will be designed in accordance with local, state and federal statutes, ordinances, and regulations.
  
  - b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.  
The campground will offer visitors of Henderson County an alternative to hotels that will allow them to enjoy the natural beauty of the property and nearby visitation areas.

- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

There will be minimal permanent lighting for the campground in order to allow for a more natural feel while staying on the property. There will be a quiet time that will be implemented after 11:00 PM.

Employees of the campground will maintain a clean, odor free site.

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

The Low Impact Campground will minimize environmental impacts and encourage the use of the natural landscape.

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

Vehicular Ingress and Egress will utilize the existing gravel access road for the property and will be contained and minimized to a certain portion of the property requiring pedestrian foot traffic across most of the property. All structures will be accessed by foot.

- b. Off-street parking and loading areas.

Off-street parking, loading, and unloading areas will be contained and minimized to a certain portion of the property requiring pedestrian foot traffic across most of the property.

- c. Utilities (with particular reference to locations, availability and compatibility).

Utilities will be minimized on the site by using rainwater harvesting for water usage where possible and an on-site water well to supplement where needed. Composting toilets and grey water showers will be used where possible to minimize septic usage. Overhead power is currently available on the site.

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

The property is currently heavily wooded. Existing natural landscape buffers will be utilized where possible, and native plantings will be used as needed to supplement the existing natural vegetation for buffering as needed.

- e. Structures (with particular reference to location, size and use).

Structures will be tent sites built on elevated wooden deck systems to minimize disturbance that will include a shared bathroom, a communal fire pit with a covered picnic area, and a small existing house site that will be improved to act as an office and camp store. Structure sizes will be minimized.

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

ALLISON SADLER John Snyder

Print Applicant (Owner or Agent)

09/16/2013

Alison Sadler John Snyder

Signature Applicant (Owner or Agent)

Date

**County Use Only**

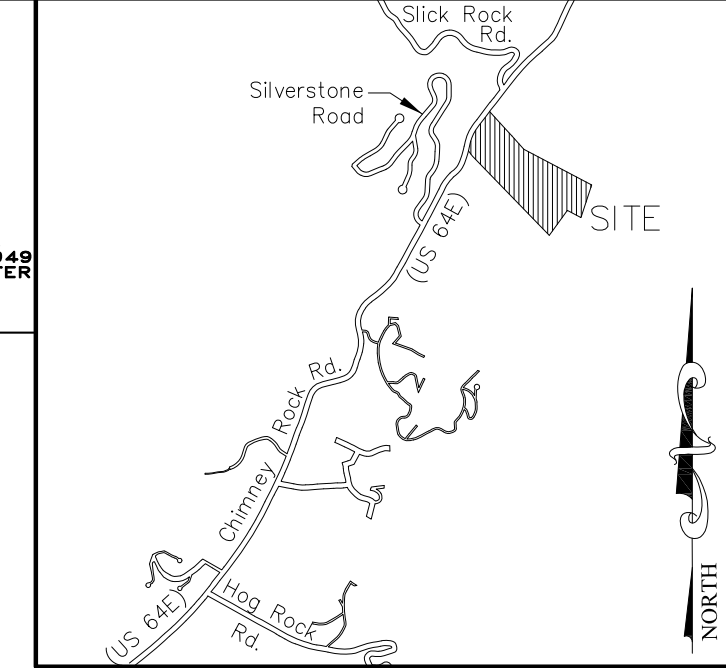
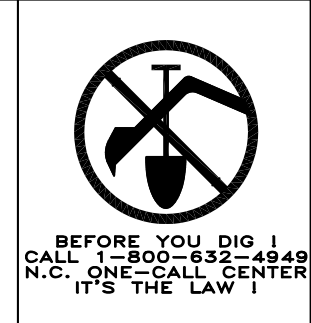
Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

Authority to grant the requested permit is contained in the Land Development Code, Sections: \_\_\_\_\_

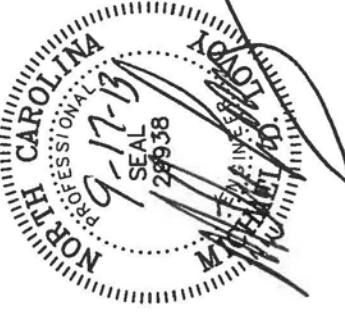
Community Planning Area: \_\_\_\_\_

**PROJECT TEAM INFORMATION**

OWNER/DEVELOPER:	ALISON SADLER 1345 VIRGINIA AVENUE GLENDALE, CA 91202 ALISON SADLER (323) 578-8561
CIVIL ENGINEER:	MICHAEL D. LOVOY, P.E. 34 BIG BEAR TRAIL ASHEVILLE, NC 28805 MIKE LOVOY, P.E. (828) 545-5393
SURVEYOR:	PATTERSON AND PATTERSON, INC. PO BOX 6114 HENDERSONVILLE, NC 28793-6114 PAUL PATTERSON, PE/PLS (828) 692-6629



**MICHAEL LOVOY, P.E.**  
CIVIL ENGINEERING DESIGN  
MICHAEL LOVOY, P.E.  
34 BIG BEAR TRAIL  
ASHEVILLE, NC 28805  
(828) 545-5393  
mlvoy@aceshville.com



# SLICK ROCK CAMPGROUND

## MASTER SITE PLAN

HENDERSON COUNTY, HENDERSONVILLE, NORTH CAROLINA  
SEPTEMBER 17, 2013

PROJECT FOR:  
ALISON SADLER  
1345 VIRGINIA AVENUE  
GLENDALE, CA 91202

**INDEX OF SHEETS**

SHEET #	SHEET TITLE
CVR	COVER
C1	MASTER SITE PLAN

**SLICK ROCK CAMPGROUND**  
MASTER SITE PLAN

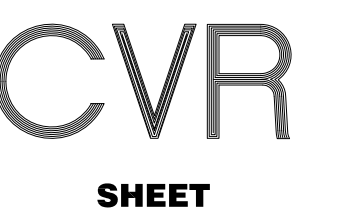
HENDERSON COUNTY  
HENDERSONVILLE, NC

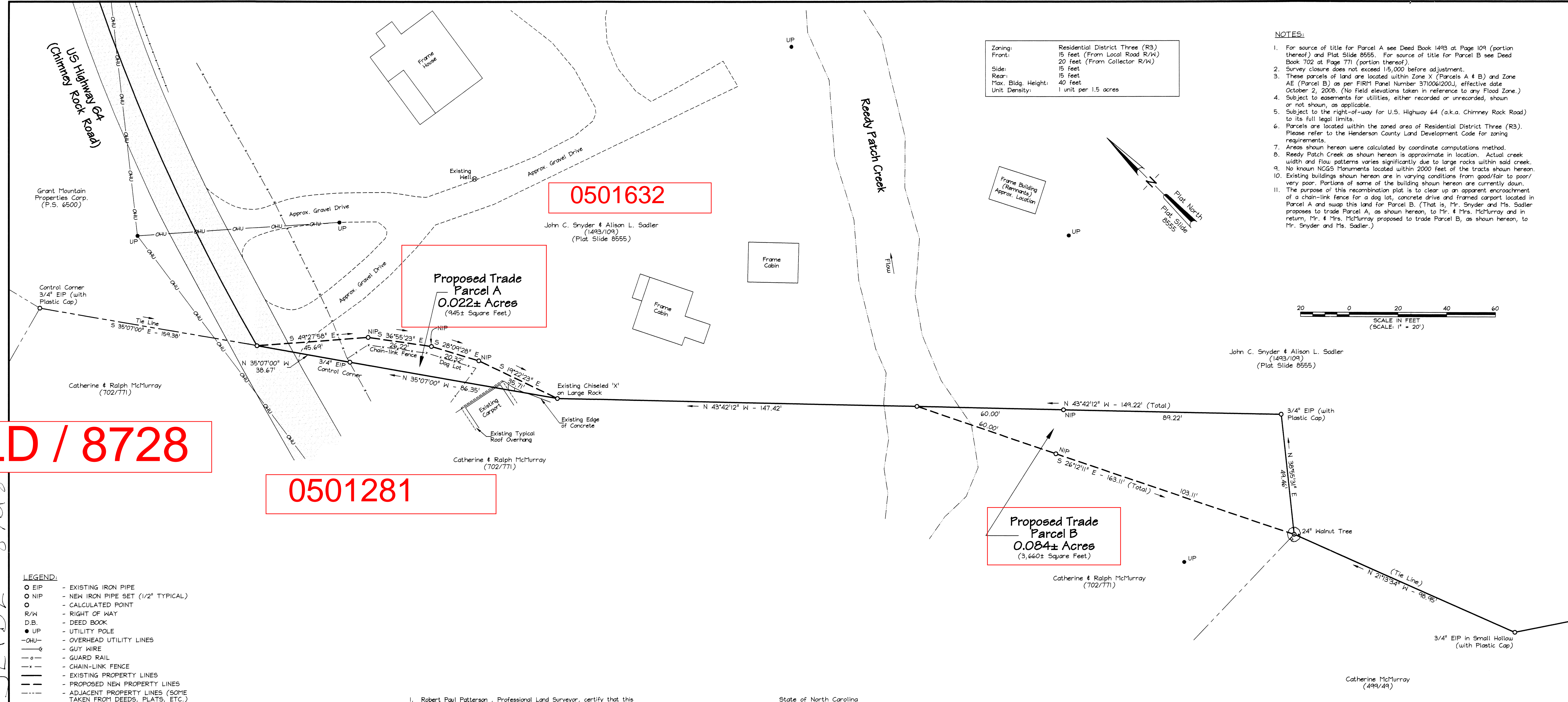
BEFORE YOU DIG  
CALL 1-800-632-4949  
N.C. ONE CALL CENTER  
IT'S THE LAW

REVISION #	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		

PROJECT NO.: 1324  
DRAWN BY: MDL  
DATE: 9-17-13

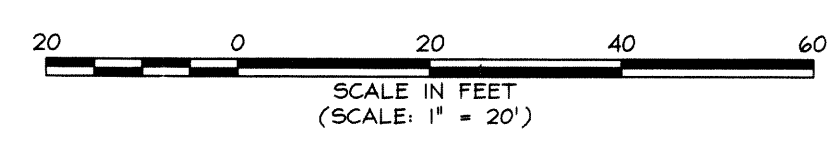
COVER





Zoning: Residential District Three (R3)  
 Front: 15 feet (From Local Road R/W)  
 Side: 15 feet (From Collector R/W)  
 Rear: 15 feet  
 Max. Bldg. Height: 40 feet  
 Unit Density: 1 unit per 1.5 acres

- NOTES:**
- For source of title for Parcel A see Deed Book 1493 at Page 109 (portion thereof) and Plat Slide 8555. For source of title for Parcel B see Deed Book 702 at Page 771 (portion thereof).
  - Survey closure does not exceed 1:5,000 before adjustment.
  - These parcels of land are located within Zone X (Parcels A & B) and Zone AE (Parcel B) as per FIRM Panel Number 371006(2001), effective date October 2, 2008. (No field elevations taken in reference to any Flood Zone.)
  - Subject to easements for utilities, either recorded or unrecorded, shown or not shown, as applicable.
  - Subject to the right-of-way for U.S. Highway 64 (a.k.a. Chimney Rock Road) to its full legal limits.
  - Parcels are located within the zoned area of Residential District Three (R3). Please refer to the Henderson County Land Development Code for zoning requirements.
  - Areas shown hereon were calculated by coordinate computations method.
  - Reedy Patch Creek as shown hereon is approximate in location. Actual creek width and flow patterns varies significantly due to large rocks within said creek.
  - No known NCGS Monuments located within 2000 feet of the tracts shown hereon.
  - Existing buildings shown hereon are in varying conditions from good/fair to poor/very poor. Portions of some of the building shown hereon are currently down.
  - The purpose of this recombination plat is to clear up an apparent encroachment of a chain-link fence for a dog lot, concrete drive and framed carport located in Parcel A and swap this land for Parcel B. (That is, Mr. Snyder and Ms. Sadler proposes to trade Parcel A, as shown hereon, to Mr. & Mrs. McMurray and in return, Mr. & Mrs. McMurray proposed to trade Parcel B, as shown hereon, to Mr. Snyder and Ms. Sadler.)



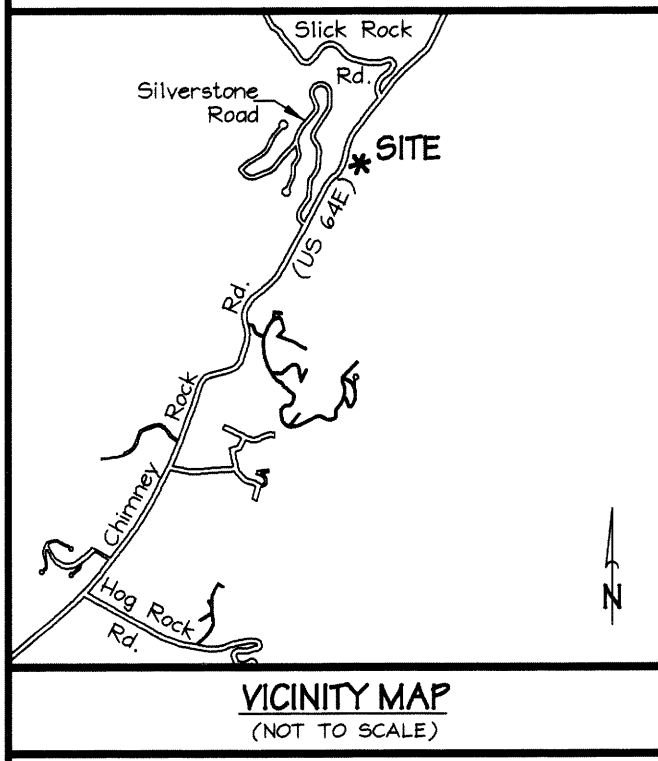
**SLD / 8728**

**0501281**

**0501632**

SLIDE 8728

- LEGEND:**
- EIP - EXISTING IRON PIPE
  - NIP - NEW IRON PIPE SET (1/2" TYPICAL)
  - - CALCULATED POINT
  - R/W - RIGHT OF WAY
  - D.B. - DEED BOOK
  - UP - UTILITY POLE
  - OHU- - OVERHEAD UTILITY LINES
  - G- - GUY WIRE
  - o- - GUARD RAIL
  - x- - CHAIN-LINK FENCE
  - - - EXISTING PROPERTY LINES
  - - - PROPOSED NEW PROPERTY LINES
  - - - ADJACENT PROPERTY LINES (SOME TAKEN FROM DEEDS, PLATS, ETC.)



I, Robert Paul Patterson, Professional Land Surveyor, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of a subdivision (G.S. 47-30 (f)(1)(d)).

Robert Paul Patterson 10/25/12  
 Robert Paul Patterson, P.L.S. # L-4406 Date

I, Robert Paul Patterson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description (Parcel A) recorded in Book 1493 at Page 109 (portion thereof) and (Parcel B) Book 702 at Page 771 (portion thereof)); That the ratio of precision as calculated is 1:5,000; That this map was prepared in accordance with GS 47-30, as amended.

Witnessed my original signature, license number and seal,  
 This 25<sup>th</sup> day of OCTOBER, 2012.

Robert Paul Patterson  
 Professional Land Surveyor No. L-4406

State of North Carolina  
 County of Henderson

I, Tina Ball, Review Officer of Henderson County, certify that the map of plat to which this certification is affixed meets all statutory requirements for recording.

This the 25<sup>th</sup> day of OCTOBER, 2012.

Tina Ball  
 Review Officer

State of North Carolina  
 County of Henderson

Filed for registration on the 25 day of OCTOBER, 2012,  
 at 2:35 PM, and recorded at Plat Slide 8728.

Debra Williams Register of Deeds Henderson County  
Leah Inoué Deputy

DRAWING NAME: 120419SW DATE: 10/25/12  
 JOB NO.: 12-04-19-DSW SCALE: NOTED

Drawing Revisions	

Current Owner: John C. Snyder & Alison L. Sadler  
 Tax Parcel No.: 10-0612-54-0898-55  
 Deed Reference: D.B. 1493 @ Pg. 109

Current Owner: Catherine H. & Ralph L. McMurray  
 Tax Parcel No.: 10-0612-44-7324-55  
 Deed Reference: D.B. 702 @ Pg. 771

**PATTERSON & PATTERSON**  
 ENGINEERING - SURVEYING - PLANNING

PAUL PATTERSON PROFESSIONAL ENGINEER/LAND SURVEYOR  
 WILLIAM PATTERSON PROFESSIONAL LAND SURVEYOR

P.O. BOX 614, HENDERSONVILLE, NC 28793-614  
 TEL. & FAX: (828) 692-6629  
 pattpatt555@bellsouth.net  
 NC FIRM: F-0734

RECOMBINATION SURVEY MAP FOR:

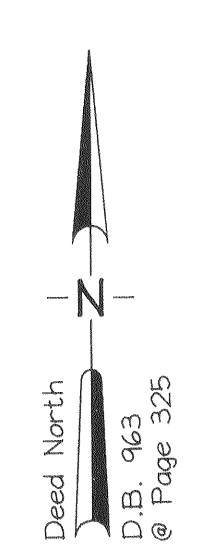
**John Christopher Snyder & Alison Leah Sadler**  
 AND  
**Catherine H. McMurray & Ralph Lewis McMurray**

EDNEYVILLE TOWNSHIP - HENDERSON COUNTY, NORTH CAROLINA

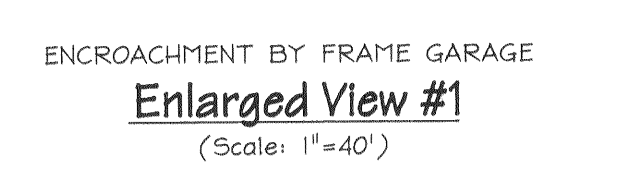
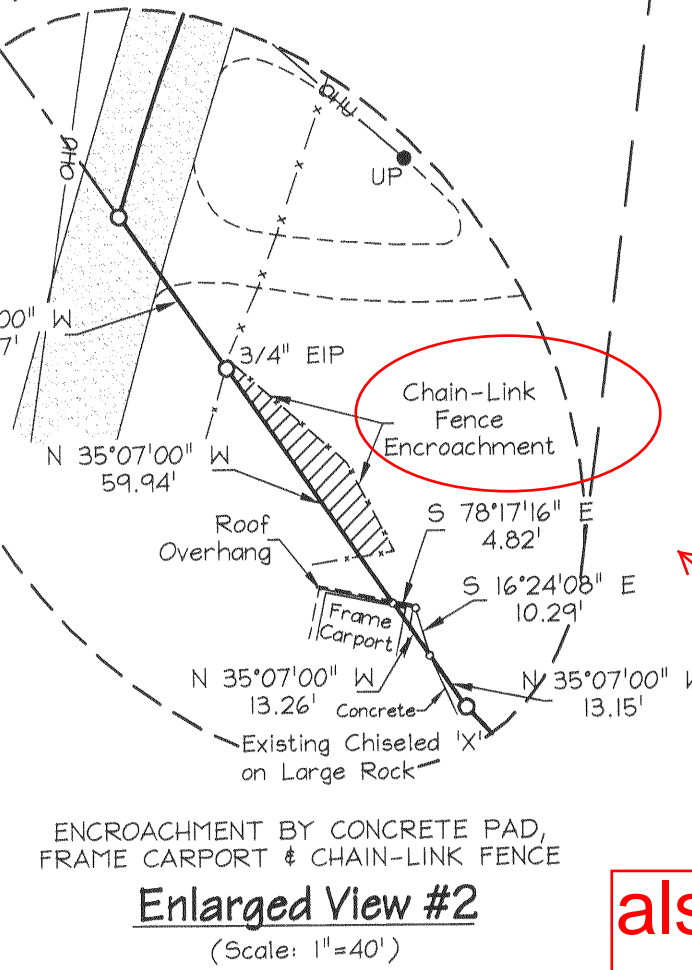
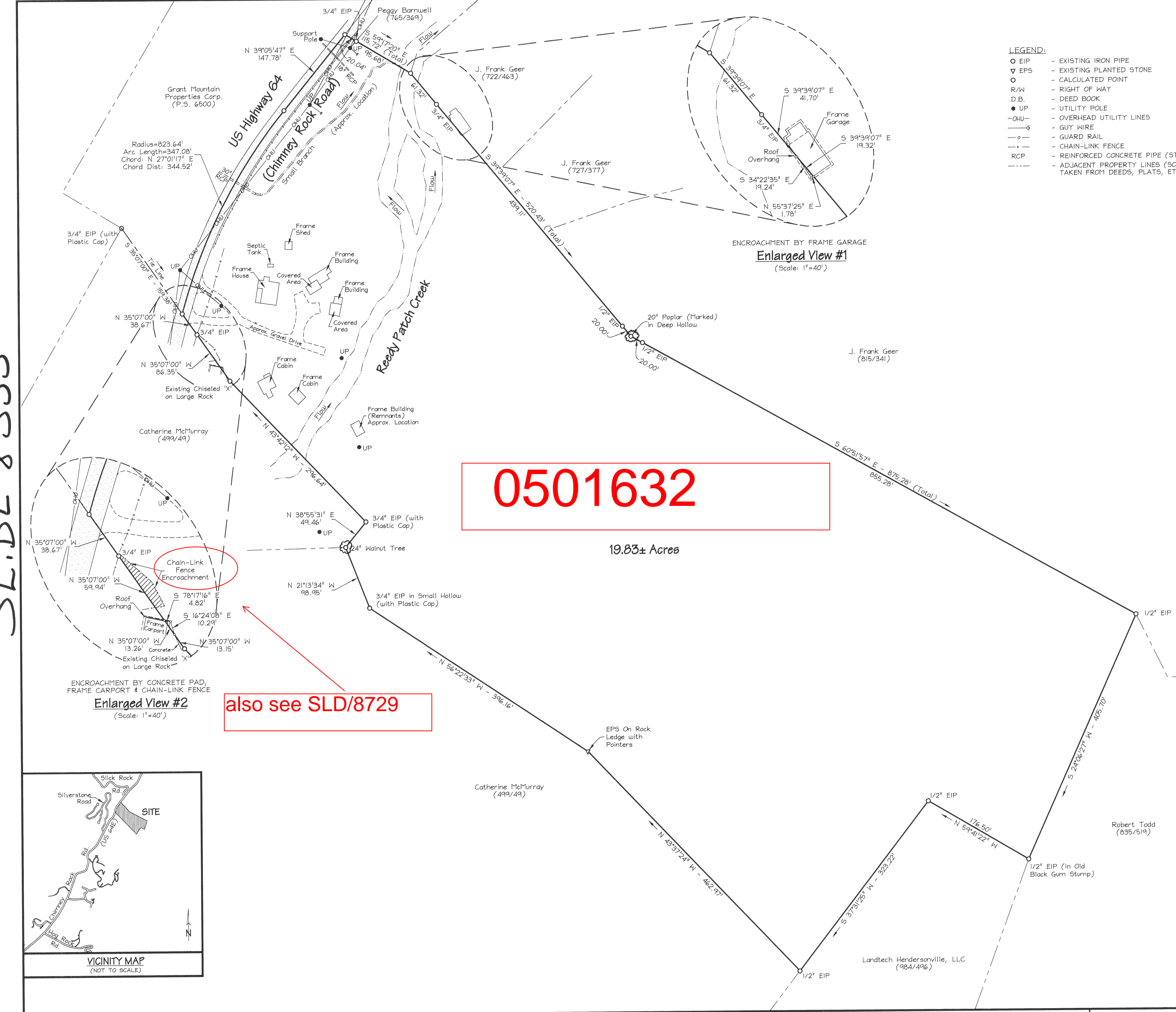
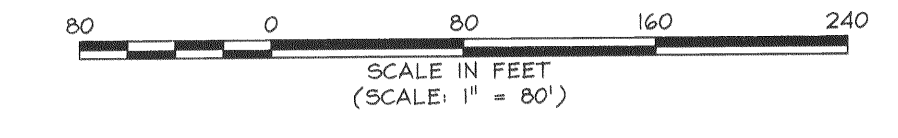
SLIDE 8555

- NOTES:**
- For source of title see Deed Book 963 at Page 325. Further reference is made to an unrecorded map prepared by William Patterson, RLS, dated May 1995 (Job # 95-05-13-B).
  - Survey closure does not exceed 1:5,000 before adjustment.
  - This parcel of land is located within Zone AE and X as per FIRM Panel Number 3710061200J, effective date October 2, 2008. (No field elevations taken in reference to any Flood Zone.)
  - Subject to assessments for utilities, either recorded or unrecorded, shown or not shown, as applicable.
  - Subject to the right-of-way for U.S. Highway 64 (a.k.a. Chimney Rock Road) to its full legal limits.
  - Property is located within the zoned area of Residential District Three (R3). Please refer to the Henderson County Land Development Code for zoning requirements.
  - Area shown hereon was calculated by coordinate computations method.
  - Encroachment of Garage onto parcel along the northern property line as shown hereon in Enlarged Detail #1.
  - Encroachment of Chain-link fence, concrete slab and framed carport onto parcel along the southern property line as shown hereon in Enlarged Detail #2.
  - The 100-Year Flood Plain as shown hereon is approximate in location and was taken from the aforementioned FIRM Panel Number 3710061200J.
  - Reedy Patch Creek as shown hereon is approximate in location. Actual creek width and flow patterns varies significantly due to large rocks within said creek.
  - No known NCGS Monuments located within 2000 feet of the tracts shown hereon.
  - Existing buildings shown hereon are in varying conditions from good/fair to poor/very poor. Portions of some of the building shown hereon are currently down.

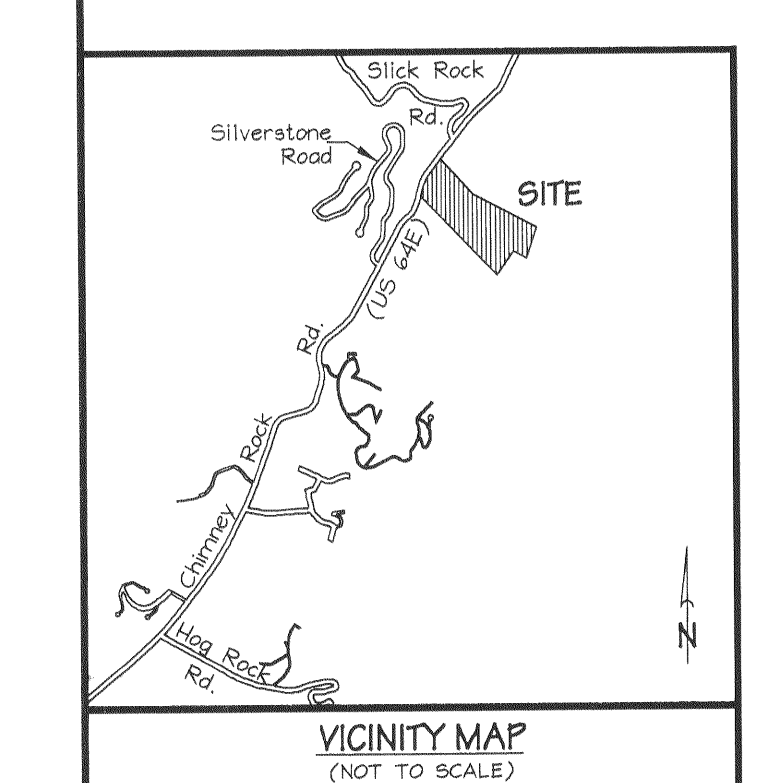
- LEGEND:**
- EIP - EXISTING IRON PIPE
  - ▽ EPS - EXISTING PLANTED STONE
  - - CALCULATED POINT
  - R/W - RIGHT OF WAY
  - D.B. - DEED BOOK
  - UP - UTILITY POLE
  - OU- - OVERHEAD UTILITY LINES
  - G- - GUY WIRE
  - R- - RAIL
  - C- - CHAIN-LINK FENCE
  - RCP- - REINFORCED CONCRETE PIPE (STORM)
  - A- - ADJACENT PROPERTY LINES (SOME TAKEN FROM DEEDS, PLATS, ETC.)



Zoning:	Residential District Three (R3)
Front:	15 feet (From Local Road R/W)
	20 feet (From Collector R/W)
Side:	15 feet
Rear:	15 feet
Max. Bldg. Height:	40 feet
Unit Density:	1 unit per 1.5 acres

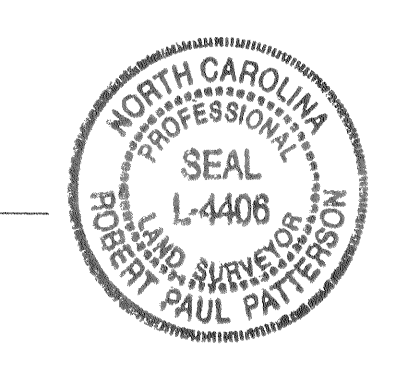


also see SLD/8729



I, Robert Paul Patterson, Professional Land Surveyor, certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street (G.S. 47-30 (f)(1)(c)(1)).

Robert Paul Patterson 4/11/12  
 Robert Paul Patterson, P.L.S. # L-4406 Date



I, Robert Paul Patterson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book 963 at Page 325); That the ratio of precision as calculated is 1:5,000; That this map was prepared in accordance with G.S. 47-30, as amended.

Witnessed my original signature, license number and seal, This the 11<sup>th</sup> day of April, 2012.

Robert Paul Patterson 4/11/2012  
 Professional Land Surveyor No. L-4406 Date

State of North Carolina  
 County of Henderson

I, Eric Warren, Review Officer of Henderson County, certify that the map of plat to which this certification is affixed meets all statutory requirements for recording.

This the 11<sup>th</sup> day of April, 2012. 4/11/2012  
Eric Warren Date  
 Review Officer

State of North Carolina  
 County of Henderson

Filed for registration on the 11 day of April, 2012, at 4:46 P.M. and recorded at Plat Slide 8555.

Nedra W. Malow Register of Deeds Henderson County  
Dorothy B. Higgins Ass't.

DRAWING NAME: 12041RD DATE: 4/11/12  
 JOB NO.: 12-04-19-D SCALE: NOTED

Exempt Plat

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Drawing Revisions

Current Owner: John R. Rushing  
 Tax Parcel No.: 00-9563-18-1691-55  
 Deed Reference: D.B. 963 @ Pg. 325

**PATTERSON & PATTERSON**  
 ENGINEERING - SURVEYING - PLANNING  
 PAUL PATTERSON WILLIAM PATTERSON  
 PROFESSIONAL ENGINEER/LAND SURVEYOR PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 614, HENDERSONVILLE, NC 28793-6114  
 TEL. & FAX: (828) 692-6629 pattpatt1555@bellsouth.net  
 NC FIR#1: F-0734

BOUNDARY UPDATE SURVEY MAP FOR:  
**John Christopher Snyder & Alison Leah Sadler**  
 EDNEYVILLE TOWNSHIP - HENDERSON COUNTY, NORTH CAROLINA

**PROJECT TEAM INFORMATION**

**OWNER/DEVELOPER:** ALISON SADLER  
1345 VIRGINIA AVENUE  
GLENDALE, CA 91202  
ALISON SADLER  
(323) 578-8561

**CIVIL ENGINEER:** MICHAEL D. LOVOY, P.E.  
34 BIG BEAR TRAIL  
ASHEVILLE, NC 28805  
MIKE LOVOY, P.E.  
(828) 545-5393

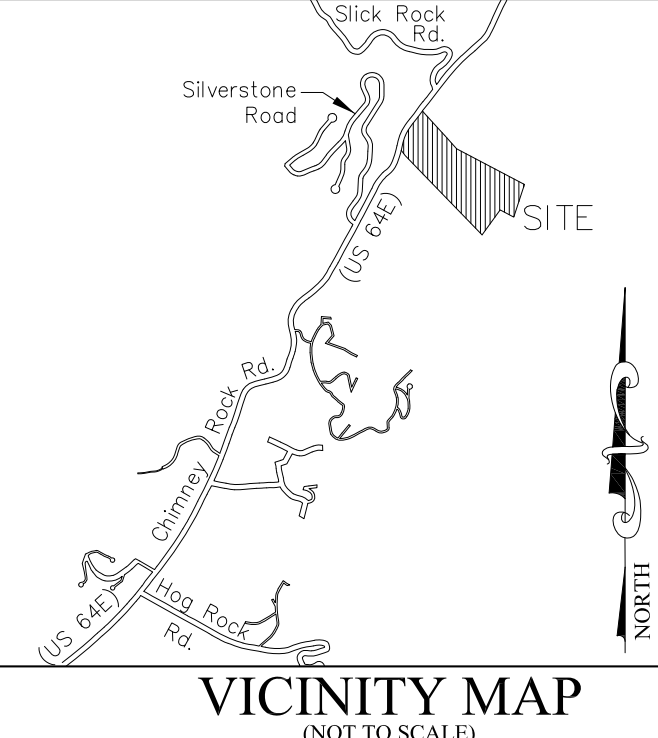
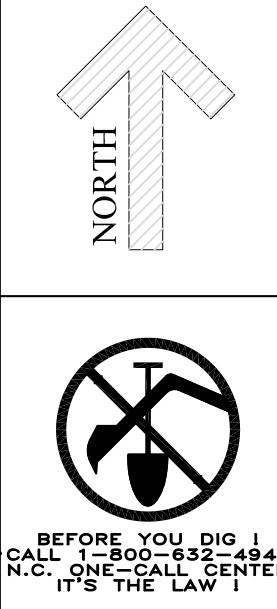
**SURVEYOR:** PATTERSON AND PATTERSON, INC.  
PO BOX 6114  
HENDERSONVILLE, NC 28793-6114  
PAUL PATTERSON, PE/PLS  
(828) 692-6629

**NOTES**

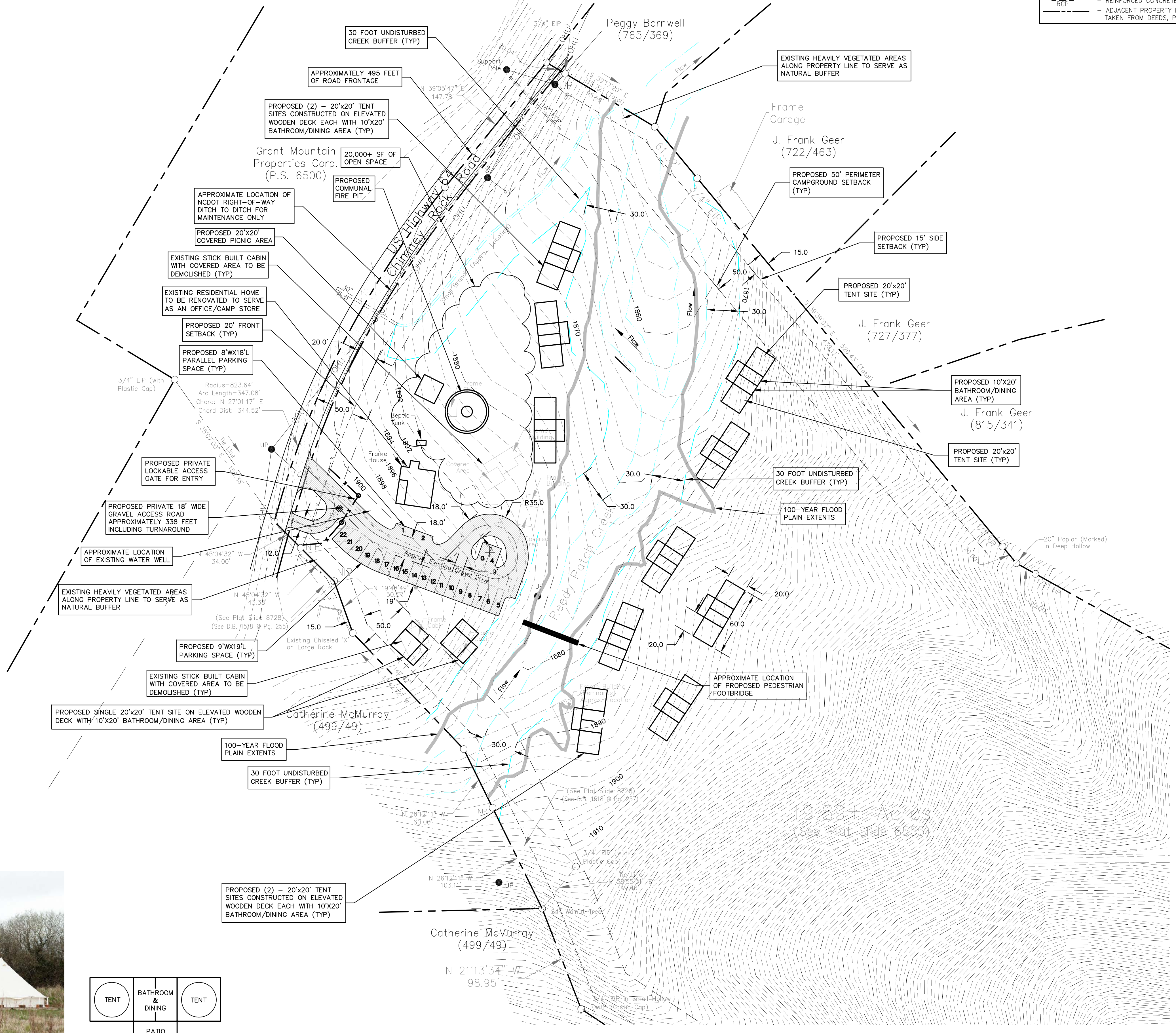
- TWO PHASE CONSTRUCTION: PHASE ONE WILL INCLUDE PRIVATE ACCESS ROAD, PARKING, ENTRY FENCING, RENOVATION OF EXISTING HOUSE, AND 8 TENT SITES LOCATED ON THE WEST SIDE OF REEDY PATCH CREEK. PHASE TWO WILL INCLUDE PEDESTRIAN FOOT BRIDGE ACROSS REEDY PATCH CREEK AND 14 TENT SITES LOCATED ON THE EAST SIDE OF REEDY PATCH CREEK.
- PROPOSED ROADS TO BE PRIVATE.
- PROJECT PARTIALLY LIES WITHIN 100 YEAR FLOOD ZONE.
- EXISTING HOUSE WILL HAVE PRIVATE WELL WATER AND SEPTIC SERVICE. TENT SITES TO INCLUDE RAINWATER COLLECTION FOR WATER SERVICE (NON POTABLE), COMPOSTING TOILETS, AND GREY WATER TANKS FOR SHOWERS.
- ELECTRICAL SERVICE WILL ONLY BE SUPPLIED TO THE EXISTING HOUSE STRUCTURE. TENT SITES WILL NOT HAVE ELECTRICAL SERVICE.
- NO DISTURBANCE IS ALLOWED WITHIN THE THIRTY (30) FOOT CREEK BUFFER. ALL DISTURBANCE SHOULD INCLUDE NECESSARY EROSION CONTROL MEASURES IN ACCORDANCE WITH HENDERSON COUNTY AND NCDENR STANDARDS AND SPECIFICATIONS AT ALL TIMES.
- LAND DISTURBANCE AND GRADING WILL BE LESS THAN 1 ACRE AND THEREFOR WILL NOT REQUIRE AN EROSION CONTROL PLAN SUBMITTAL OR A LAND DISTURBANCE PERMIT. THE AVERAGE SLOPE OF THE AREA WHERE DISTURBANCE WILL TAKE PLACE IS LESS THAN 15%.

**LEGEND**

- EIP - EXISTING IRON PIPE
- ▽ EPS - EXISTING PLANTED STONE
- - CALCULATED POINT
- R/W - RIGHT OF WAY
- D.B. - DEED BOOK
- UP - UTILITY POLE
- OHU- - OVERHEAD UTILITY LINES
- - GUY WIRE
- - GUARD RAIL
- X- - CHAIN-LINK FENCE
- - REINFORCED CONCRETE PIPE (SOME TAKEN FROM DEEDS, PLATS, ETC.)
- - EXISTING HEAVILY VEGETATED AREAS ALONG PROPERTY LINE TO SERVE AS NATURAL BUFFER



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mlvoy@acasthills.com



**SITE DATA:**

**EXISTING BUILDINGS:**

- 1 RESIDENTIAL HOUSE TO BE RENOVATED
- 5 STICK BUILT CABINS WITH LARGE COVERED AREAS TO BE DEMOLISHED DUE TO SAFETY CONCERNS
- 1 STICK BUILT STORAGE SHED TO BE DEMOLISHED DUE TO SAFETY CONCERNS

**PROPOSED BUILDINGS:**

- 22 TENT SITES CONSTRUCTED ON ELEVATED WOODEN DECK SYSTEMS (20'X20')
- 1 COVERED PICNIC PAVILION (20'X20')

**PARKING:**

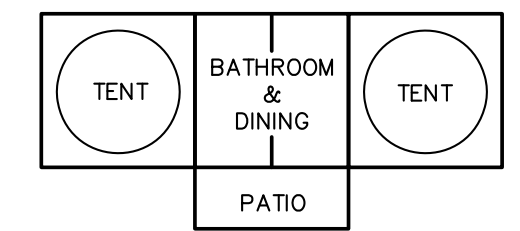
- 22 SPACES PROVIDED
- 1 SPACE FOR EACH TENT SITE
- UNLIMITED SPACE WILL BE AVAILABLE FOR BICYCLE PARKING

**OPEN SPACE REQUIREMENTS:**

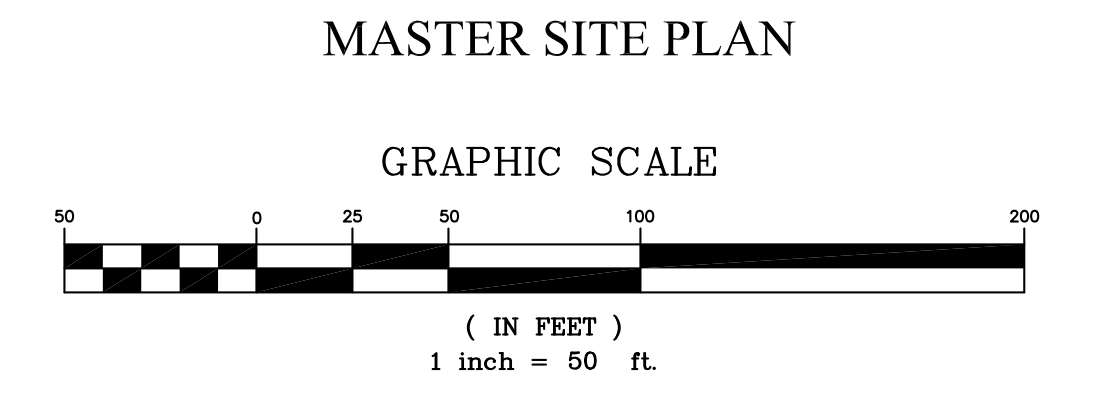
- REQUIRED: 500 SF PER TENT SITE
- PROVIDED: 600 SF PER TENT SITE (20'X20' TENT, 10'X20' COVERED DINING/BATHROOM)

**DEVELOPMENT DATA:**

PIN #: 0612-54-0898  
ACREAGE: ±19.89 ACRES  
ZONING: RESIDENTIAL DISTRICT THREE (R3)  
PROPERTY ADDRESS: 4580 CHIMNEY ROCK ROAD  
HENDERSONVILLE, NC 28792  
FIRE AND TAX DISTRICT: EDNEYVILLE  
WATERSHED: N/A



**TYPICAL TENT SITE**



**SLICK ROCK CAMPGROUND**  
MASTER SITE PLAN

REVISION #	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		

PROJECT NO.: 1324  
DRAWN BY: MDL  
DATE: 9-17-13

**C1**  
SHEET