

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: November 18, 2008
TO: Technical Review Committee
TRC MEETING DATE: December 2, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Camp Greystone/Eric Monteith
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following Camp to be reviewed by the Henderson County Technical Review Committee on December 2, 2008.

Major Site Plan Review

Eric Monteith, agent, on behalf of the owner, Camp Greystone submitted the major site plan for this project. They wish to utilize the property for Camp use which requires major site plan review per S.R. 4.3.

SR 4.3. Camp

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) Operations. The *camp* may contain *structures* ancillary to the use.
- (5) 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-150 (Screen Classification).
- (6) Common Area Recreation and Service Facilities. Those facilities within the *camp* shall be for the sole purpose of serving the overnight guests in the *camp*, and shall adhere to the development standards established therefore in SR 4.6 (*Common Area Recreation and Service Facilities*).

The project site is located on approximately 123.22 acres of land (PIN: 9575318934) located off Old US 25 Hwy in Zirconia. The project is located in the Residential 2-Manufactured Housing (R2-MH) and Watershed Residential (WR) zoning districts. Private water and 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.

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the major site plan for the Camp Greystone and offer the following comments:

(If necessary use back of form or additional sheets for comments)

Reviewed By	Agency	Date
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Please Return to: Toby Linville
tlinville@hendersoncountync.org
828-694-6627

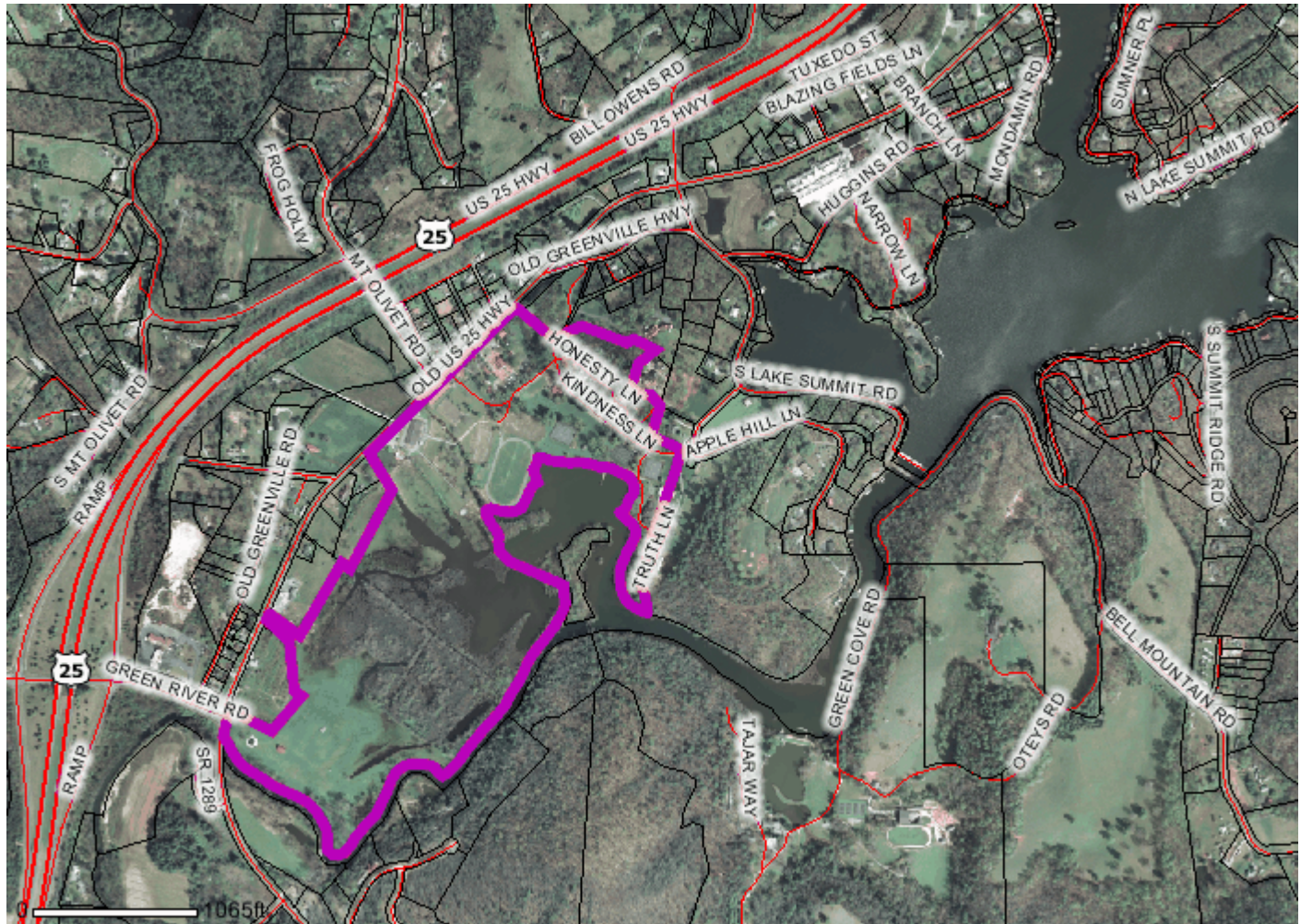
Date: November 18, 2008

PIN: 9575318934

Parcel Number: 1002927

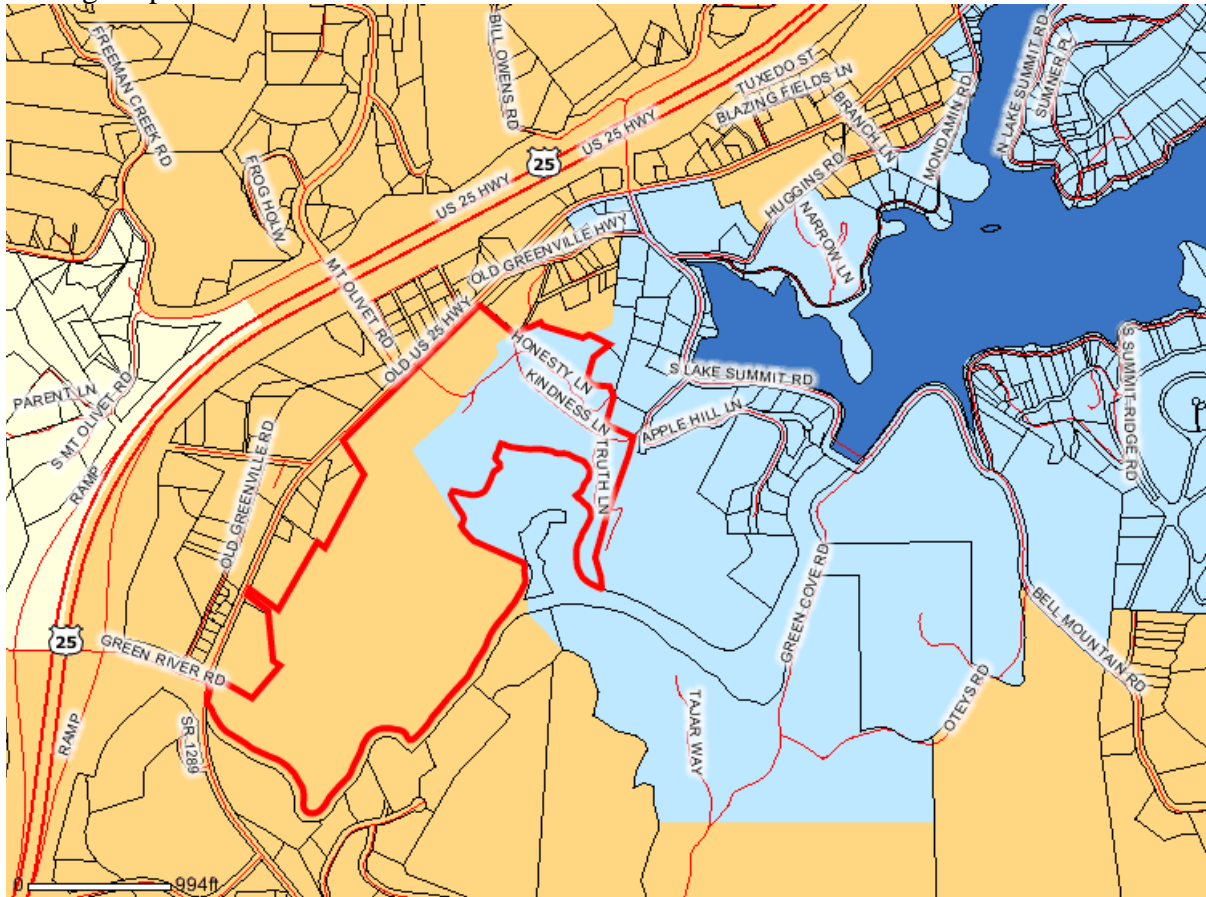
Owner Name: GREYSTONE LAND HOLDINGS LLC A NC LL CO

Mailing Address: 21 CAMP GREYSTONE LN, Zirconia, NC 28790

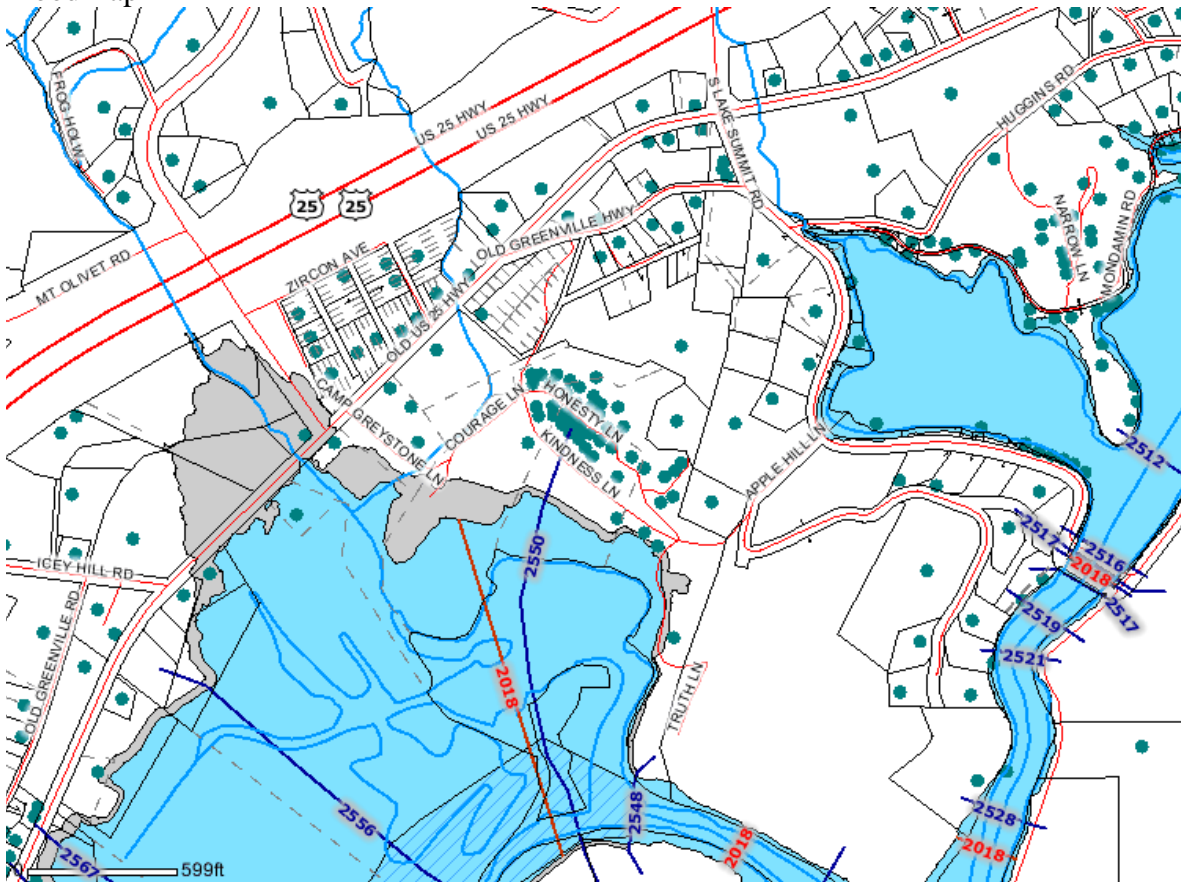


History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 2 - MH WR
Acreage:	96.2800
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
	No Watershed Found
Floodplain 1982:	Buffer A
	3701250135B
PRELIMINARY 2007 Flood Zone:	500 Year Flood Plain 100 Year Flood Plain 100 Year Flood Plain No Preliminary Flood Zone Found
PRELIMINARY 2007 Floodway:	No Preliminary Floodway Found No Preliminary Floodway Found Yes No Preliminary Floodway Found
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	06 Green River Fire 06 Green River Fire

Zoning Map Tan=R2-MH Blue=WR



FloodMap



NOTES:

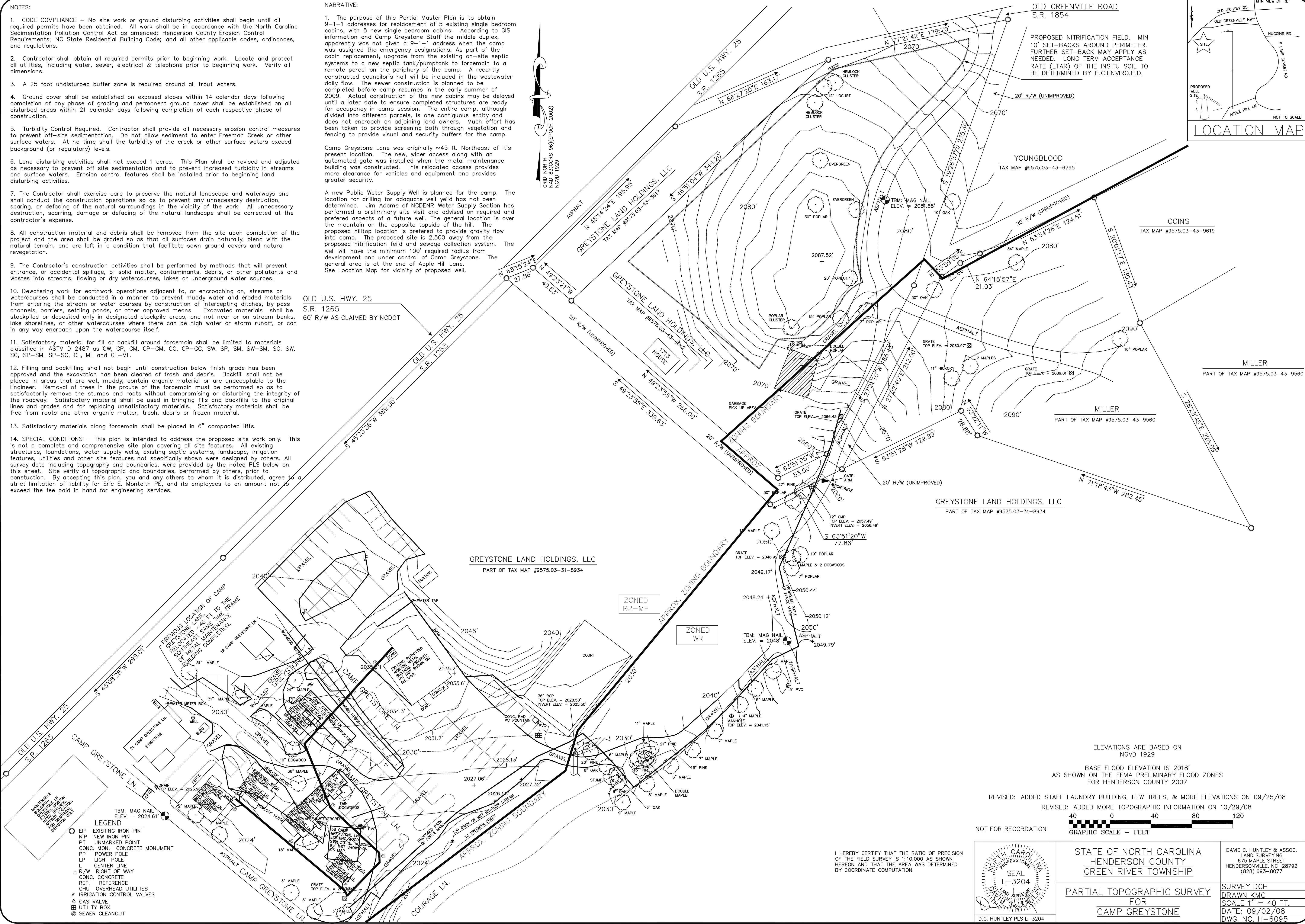
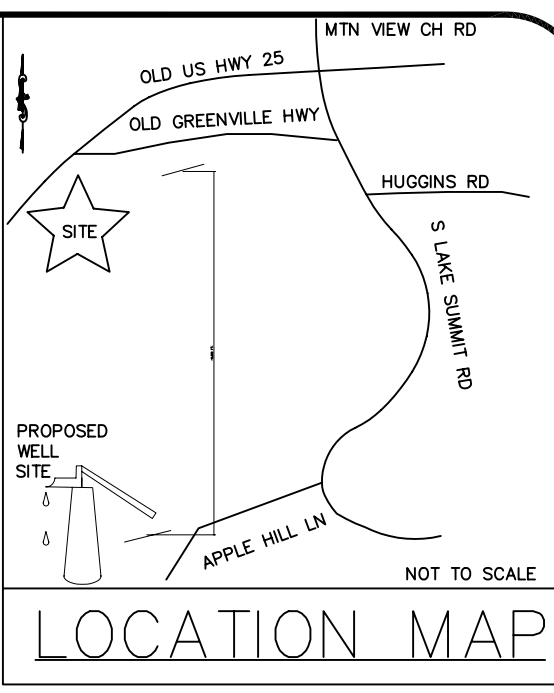
- CODE COMPLIANCE** - No site work or ground disturbing activities shall begin until all required permits have been obtained. All work shall be in accordance with the North Carolina Sedimentation Pollution Control Act as amended; Henderson County Erosion Control Requirements; NC State Residential Building Code; and all other applicable codes, ordinances, and regulations.
- Contractor shall obtain all required permits prior to beginning work. Locate and protect all utilities, including water, sewer, electrical & telephone prior to beginning work. Verify all dimensions.
- A 25 foot undisturbed buffer zone is required around all trout waters.
- Ground cover shall be established on exposed slopes within 14 calendar days following completion of any phase of grading and permanent ground cover shall be established on all disturbed areas within 21 calendar days following completion of each respective phase of construction.
- Turbidity Control Required.** Contractor shall provide all necessary erosion control measures to prevent off-site sedimentation. Do not allow sediment to enter Freeman Creek or other surface waters. At no time shall the turbidity of the creek or other surface waters exceed background (or regulatory) levels.
- Land disturbing activities shall not exceed 1 acres. This Plan shall be revised and adjusted as necessary to prevent off site sedimentation and to prevent increased turbidity in streams and surface waters. Erosion control features shall be installed prior to beginning land disturbing activities.
- The Contractor shall exercise care to preserve the natural landscape and waterways and shall conduct the construction operations so as to prevent any unnecessary destruction, scoring, or defacing of the natural surroundings in the vicinity of the work. All unnecessary destruction, scoring, damage or defacing of the natural landscape shall be corrected at the contractor's expense.
- All construction material and debris shall be removed from the site upon completion of the project and the area shall be graded so as that all surfaces drain naturally, blend with the natural terrain, and are left in a condition that facilitate sown ground covers and natural revegetation.
- The Contractor's construction activities shall be performed by methods that will prevent entrance, or accidental spillage, of solid matter, contaminants, debris, or other pollutants and wastes into streams, flowing or dry watercourses, lakes or underground water sources.
- Dewatering work for earthwork operations adjacent to, or encroaching on, streams or watercourses shall be conducted in a manner to prevent muddy water and eroded materials from entering the stream or water courses by construction of intercepting ditches, by pass channels, barriers, settling ponds, or other approved means. Excavated materials shall be stockpiled or deposited only in designated stockpile areas, and not near or on stream banks, lake shorelines, or other watercourses where there can be high water or storm runoff, or can in any way encroach upon the watercourse itself.
- Satisfactory material for fill or backfill around forcemain shall be limited to materials classified in ASTM D 2487 as GW, GP, GM, GP-GM, GC, GP-GC, SW, SP, SM, SW-SM, SC, SW, SC, SP-SM, SP-SC, CL, ML and CL-ML.
- Filling and backfilling shall not begin until construction below finish grade has been approved and the excavation has been cleared of trash and debris. Backfill shall not be placed in areas that are wet, muddy, contain organic material or are unacceptable to the Engineer. Removal of trees in the prouthe of the forcemain must be performed so as to satisfactorily remove the stumps and roots without compromising or disturbing the integrity of the roadway. Satisfactory material shall be used in bringing fills and backfills to the original lines and grades and for replacing unsatisfactory materials. Satisfactory materials shall be free from roots and other organic matter, trash, debris or frozen material.
- Satisfactory materials along forcemain shall be placed in 6" compacted lifts.
- SPECIAL CONDITIONS** - This plan is intended to address the proposed site work only. This is not a complete and comprehensive site plan covering all site features. All existing structures, foundations, water supply wells, existing septic systems, landscape, irrigation features, utilities and other site features not specifically shown were designed by others. All survey data including topography and boundaries, were provided by the noted PLS below on this sheet. Site verify all topographic and boundaries, performed by others, prior to construction. By accepting this plan, you and any others to whom it is distributed, agree to a strict limitation of liability for Eric E. Monteith PE, and its employees to an amount not to exceed the fee paid in hand for engineering services.

NARRATIVE:

1. The purpose of this Partial Master Plan is to obtain 9-1-1 addresses for replacement of 5 existing single bedroom cabins, with 5 new single bedroom cabins. According to GIS information and Camp Greystone Staff the middle duplex, apparently was not given a 9-1-1 address when the camp was assigned the emergency designations. As part of the cabin replacement, upgrade from the existing on-site septic systems to a new septic tank/pumptank to forcemain to a remote parcel on the periphery of the camp. A recently constructed councilor's hall will be included in the wastewater daily flow. The sewer construction is planned to be completed before camp resumes in the early summer of 2009. Actual construction of the new cabins may be delayed until a later date to ensure completed structures are ready for occupancy in camp session. The entire camp, although divided into different parcels, is one contiguous entity and does not encroach on adjoining land owners. Much effort has been taken to provide screening both through vegetation and fencing to provide visual and security buffers for the camp.

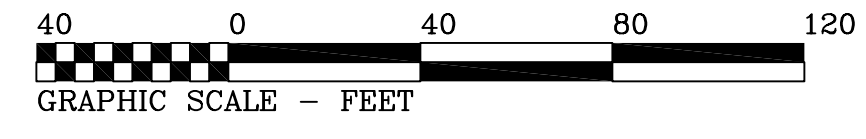
Camp Greystone Lane was originally ~45 ft. Northeast of it's present location. The new, wider access along with an automated gate was installed when the metal maintenance building was constructed. This relocated access provides more clearance for vehicles and equipment and provides greater security.

A new Public Water Supply Well is planned for the camp. The location for drilling for adequate well yield has not been determined. Jim Adams of NCDENR Water Supply Section has performed a preliminary site visit and advised on required and preferred aspects of a future well. The general location is over the mountain on the opposite topside of the hill. The proposed hilltop location is preferred to provide gravity flow into camp. The proposed site is 2,500 away from the proposed nitrification field and sewage collection system. The well will have the minimum 100' required radius from development and under control of Camp Greystone. The general area is at the end of Apple Hill Lane. See Location Map for vicinity of proposed well.



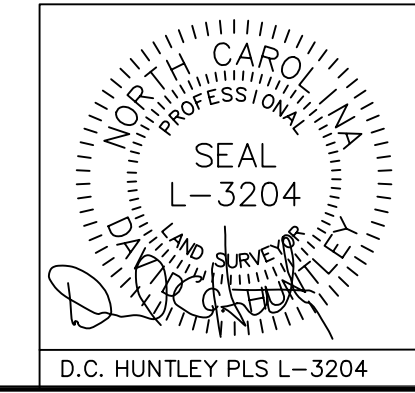
ELEVATIONS ARE BASED ON NGVD 1929
 BASE FLOOD ELEVATION IS 2018' AS SHOWN ON THE FEMA PRELIMINARY FLOOD ZONES FOR HENDERSON COUNTY 2007

REVISED: ADDED STAFF LAUNDRY BUILDING, FEW TREES, & MORE ELEVATIONS ON 09/25/08
 REVISED: ADDED MORE TOPOGRAPHIC INFORMATION ON 10/29/08



NOT FOR RECORDATION

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY COORDINATE COMPUTATION



STATE OF NORTH CAROLINA
 HENDERSON COUNTY
 GREEN RIVER TOWNSHIP

DAVID C. HUNTLEY & ASSOC.
 LAND SURVEYING
 675 MAPLE STREET
 HENDERSONVILLE, NC 28792
 (828) 693-8077

PARTIAL TOPOGRAPHIC SURVEY
 FOR
 CAMP GREYSTONE

SURVEY DCH
 DRAWN KMC
 SCALE 1" = 40 FT.
 DATE: 09/02/08
 DWG. NO. H-6095



ERIC MONTEITH, ENGINEER
 SITE, WATER, ENVIRONMENTAL DESIGN • CONSULTING ENGINEER
 PO BOX 807
 HORSE SHOE, NORTH CAROLINA 28742
 PHONE & FAX (828) 891-7060
 MOBILE (828) 329-2888
 E-mail : eric.teng@bellsouth.net

PARTIAL MASTER PLAN
FOR 9-1-1 Addresses, Camp Greystone
Old US 25 @ Tuxedo NC
Green River TWP, Henderson Co, NC

Vertical Scale:
 NONE
 Horizontal Scale:
 1"=40'
 Issue Date:
 11-21-2008

MP-1
 SHEET 1 OF X