

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: January 7, 2014

SUBJECT: Major Site Plan Review

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

**SUMMARY OF REQUEST: New Sanctuary for Fletcher Congregation of
Jehovah's Witness**

Suggested Motion:

I move that the TRC approve the major site plan for Kingdom Hall

**I move that the TRC recommend approval of this Special Use Permit
application to the Zoning Board of Adjustment**



Henderson County, North Carolina Code Enforcement Services

1. **Board Request**

- 1.1. **Applicant:** Fletcher Congregation of Jehovah's Witness
- 1.2. **Request:** Major Site Plan review for a New Sanctuary and Classroom Building
- 1.3. **PIN:** 9660866497
- 1.4. **Size:** 3.03 acres +/-
- 1.5. **Location:** The subject area is located off Howard Gap Road NW of Clear Creek Rd.
- 1.6. **Supplemental Requirements:**

SR 5.19 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 principle/accessory use in the district in which the religious institution is located.

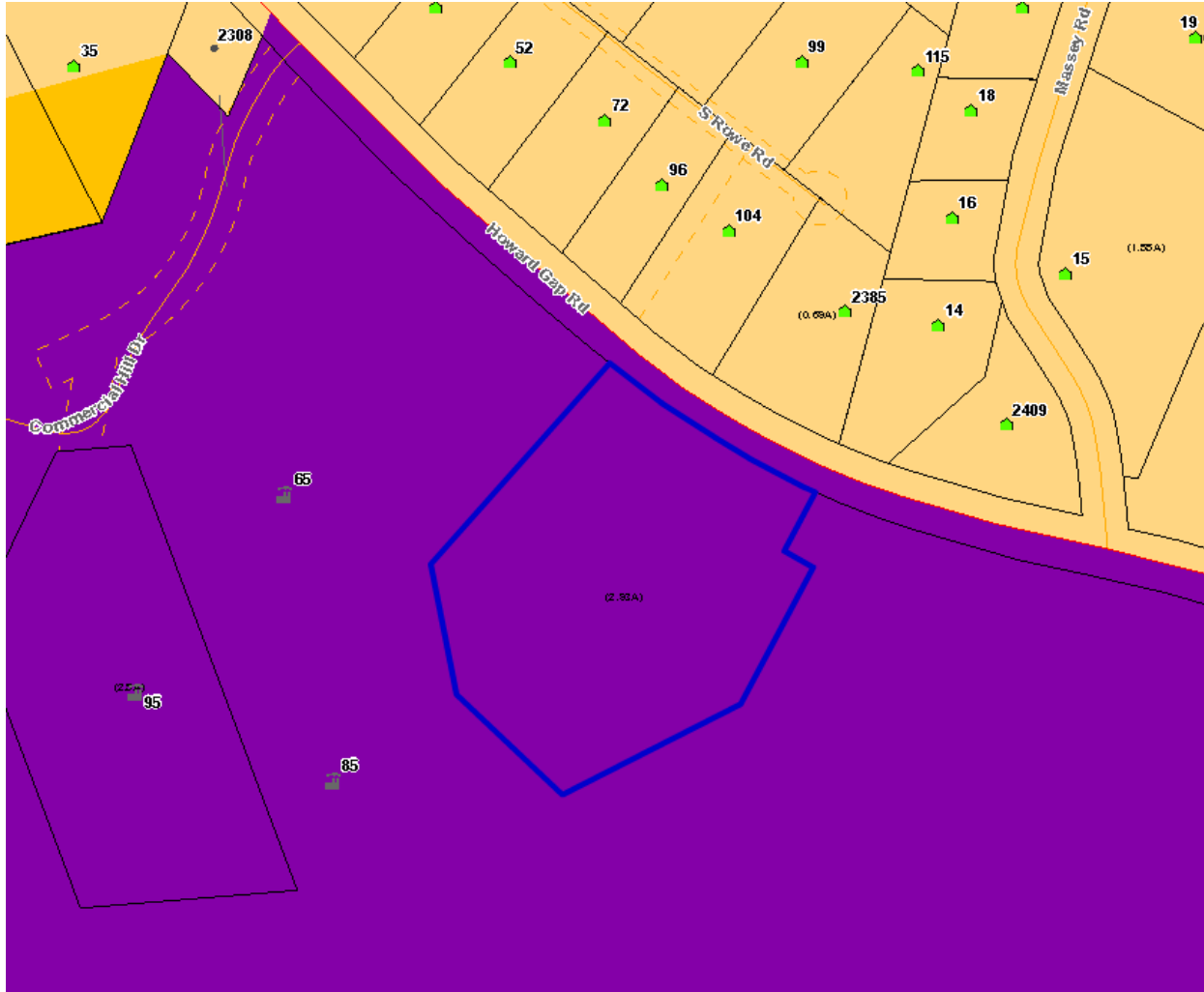
Map A: Aerial Photo/Pictometry



2. Current Conditions

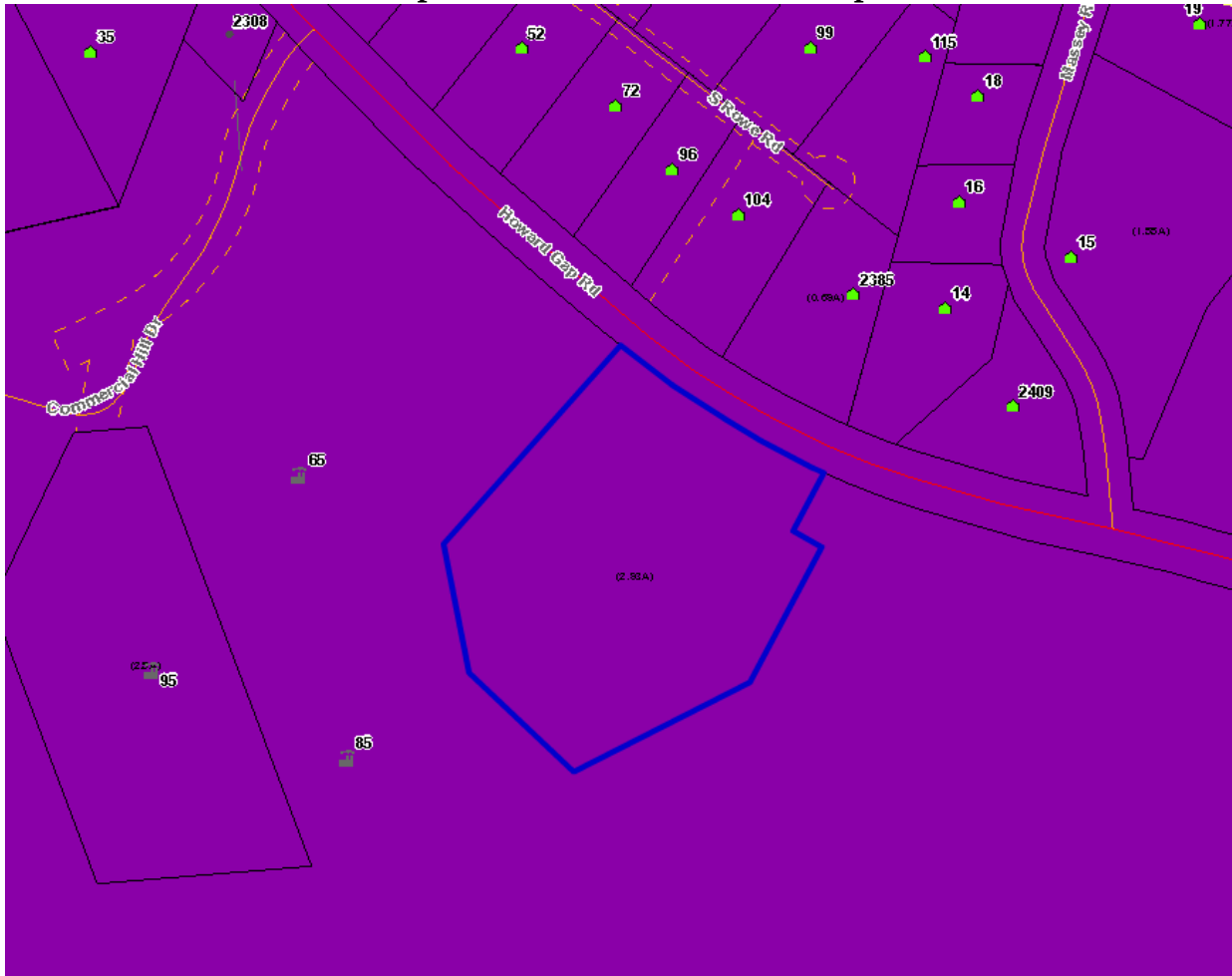
- 2.1. **Current Use:** The property is currently vacant.
- 2.2. **Adjacent Area Uses:** The surrounding properties primarily consist of residential/industrial use and undeveloped land.
- 2.3. **Zoning:** The surrounding property to the north is zoned Residential 2 Rural (R2R) and to the south, east and west is zoned Industrial (I).

Map B: Current Zoning



- 3. **Floodplain /Watershed Protection**-The property is not located in the Special Flood Hazard Area. The property is not in a Water Supply Watershed District.
- 4. **Water and Sewer:** Private well and septic system serves this property.
 - 4.1. **Public Water:** City of Hendersonville water is not available for this property.
 - 4.2. **Public Sewer:** City of Hendersonville sewer is not available for this property.

Map C: CCP Future Land Use Map



5. Comprehensive Plan

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Industrial: Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

Staff Report:
Kingdom Hall Religious Institution

Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses. Industrial areas depicted on Map # 24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map # 8, "Committee of 100" Recommended Industrial Development Zones. It is intended that the Countywide Industrial / Commercial Zoning Study and Community Plans will further refine the location, extent, and intensity of future industrial areas.

6. Staff Recommendations

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

7. Photographs

Looking Northwest along Howard Gap Rd



Looking North from Property Entrance



Looking East along Howard Gap Rd



Staff Report:
Kingdom Hall Religious Institution

Looking Southeast toward Property from Commercial Hill Dr



Looking Southwest at Driveway



Staff Report:
Kingdom Hall Religious Institution

Looking Northwest from Commercial Hill Drive



Looking South toward Property form Commercial Hill Dr



Staff Report:
Kingdom Hall Religious Institution

Looking Southwest from Property



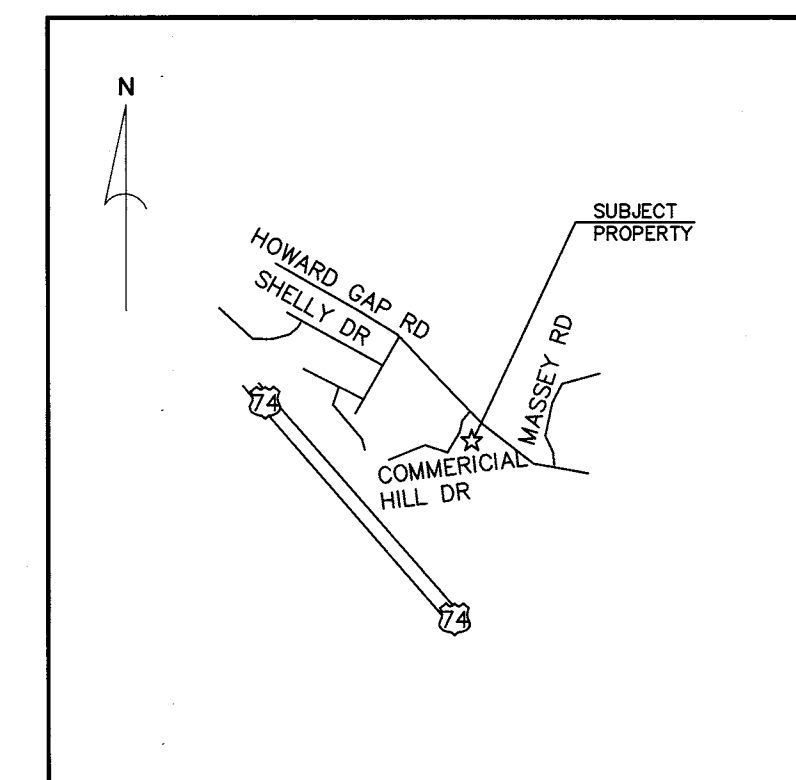
KINGDOM HALL

HENDERSON COUNTY, NORTH CAROLINA

JANUARY 23, 2013

PREPARED FOR:
**FLETCHER CONGREGATION OF JEHOVAH'S WITNESS,
 NORTH CAROLINA, INC.
 925 CHEROKEE DRIVE
 HENDERSONVILLE, NC 28739
 CONTACT: TOM KELLEN
 (828) 697-6871**

INDEX OF SHEETS	
Sheet No.	Title
C0	COVER SHEET
C1	SURVEY (BY OTHERS)
C2	SITE PLAN
C3	GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN DETAILS



200 SWANNANOA RIVER ROAD
 ASHEVILLE, NC 28805
 PHONE (828) 252-5386
 FAX (828) 252-5386

52 WALNUT STREET - SUITE 3
 WAYNESVILLE, NC 28786
 PHONE (828) 452-4410
 FAX (828) 452-4410

NCBELS LICENSE # C-2184
 www.civildesignconcepts.com



NO.	DATE	DESCRIPTION	BY
1.	12/09/13	HENDERSON COUNTY SUBMITTALS	CLR
2.	12/20/13	HENDERSON COUNTY RESUBMITTALS	KAG

COVER FOR:

KINGDOM HALL
 HENDERSON COUNTY, NORTH CAROLINA

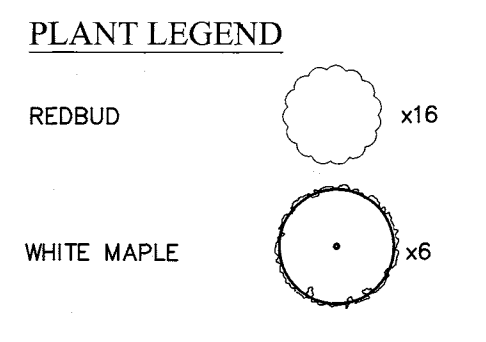
DATE: 1/4/2013
 DRAWN BY: MTA
 CDC PROJECT NO.: 11266

SHEET
C0

LANDSCAPING CALCS

STREET TREES - 1 LARGE DECIDUOUS TREE/50 LF STREET FRONTAGE:	272 LF
STREET TREES REQUIRED:	6
STREET TREES PROVIDED:	6
PARKING - 1 TREE/5 SPACES	78
SPACES PROVIDED:	78
TREES REQUIRED:	16
TREES PROVIDED:	16

TREE REQUIREMENTS
LARGE TREE MUST BE A MINIMUM 2" IN CALIPER AND 12'-14' IN HEIGHT AT PLANTING
SMALL TREES MUST BE A MINIMUM 1-1/2" IN CALIPER AND 8'-10' IN HEIGHT AT PLANTING



DEVELOPMENT DATA

PROJECT ADDRESS: 65 COMMERCIAL HILL DRIVE
HENDERSONVILLE, NC 28793

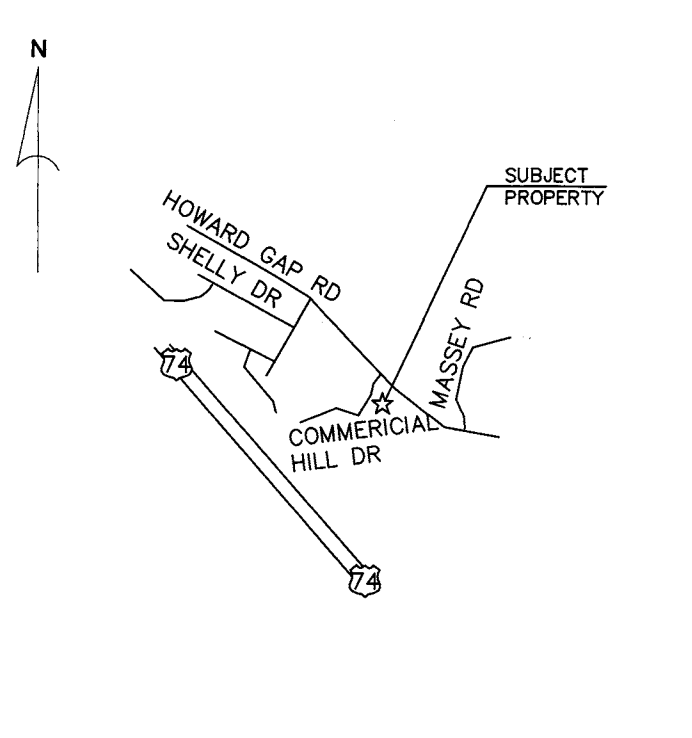
OWNER/DEVELOPER: FLETCHER CONGREGATION OF JEHOVAH'S WITNESS, NORTH CAROLINA, INC.
925 CHEROKEE DRIVE
HENDERSONVILLE, NC 28739
TOM KELLEN
(828) 697-6871

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, PA
200 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
MIKE ANDERSON, P.E.
(828) 252-5388

SURVEYOR: KILPATRICK LAND SURVEYING, PLLC
P.O. BOX 2705
HENDERSONVILLE, NC 28793
JAMIN KILPATRICK, PLS
(828) 692-6107

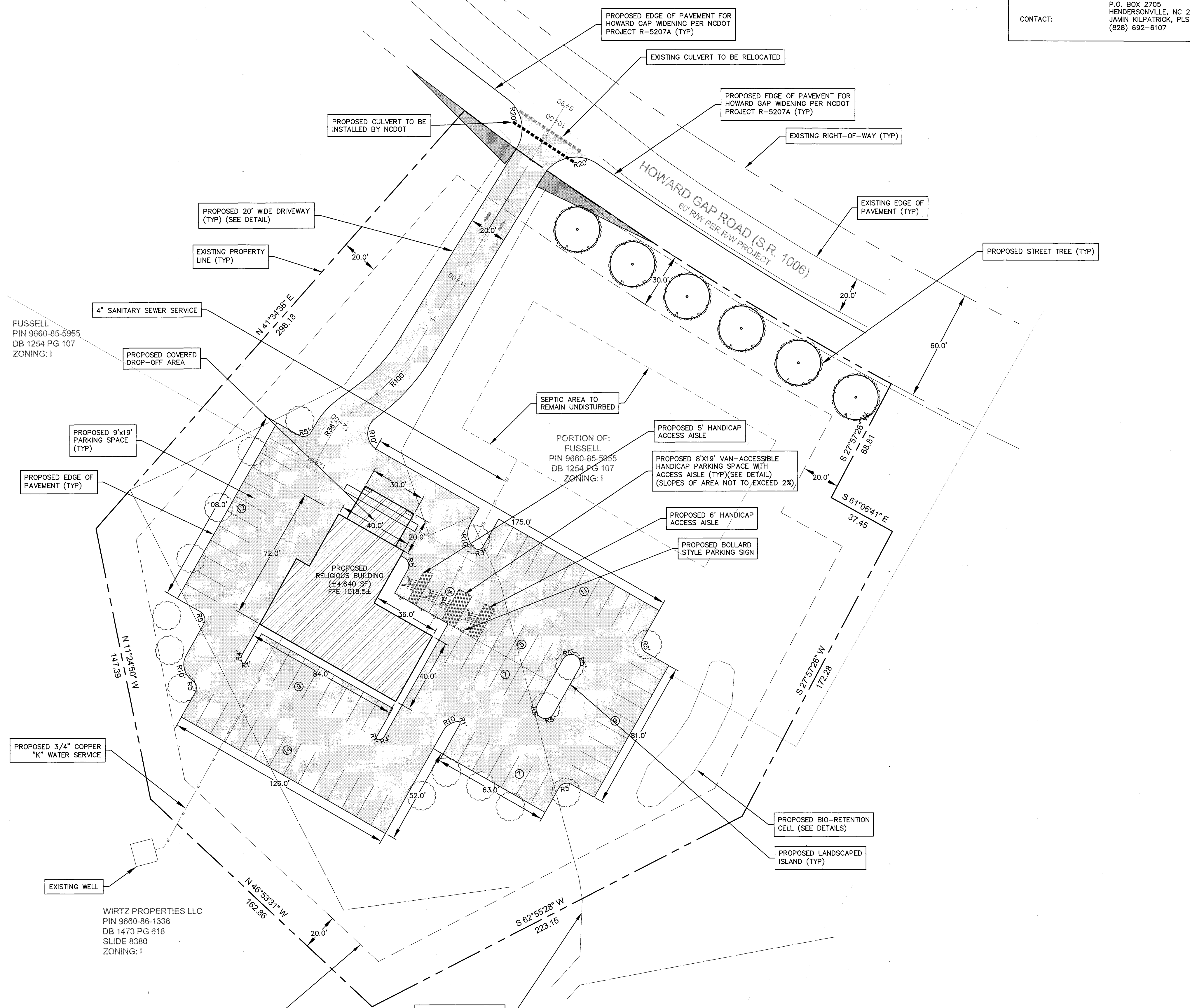
CONTACT:



SITE DATA

PIN	9660-86-6497
DEED BOOK/PAGE	1546-271
ZONING	I - INDUSTRIAL DISTRICT
TOTAL SITE ACREAGE:	2.99 AC
SETBACKS:	FRONT - 30'
	SIDE - 20'
	REAR - 20'
LENGTH OF PROPOSED DRIVE	200'
PROPOSED IMPERVIOUS AREA:	BUILDING - 4640 SF
	CONCRETE - 33323 SF
	TOTAL - 38013 SF

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HENDERSON COUNTY GUIDELINES AND SPECIFICATIONS.
 - CONSTRUCTION IS SINGLE-PHASE WITH NO FUTURE PHASES PLANNED.
 - ALL WORK SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 - CONTRACTOR TO COORDINATE EXACT LOCATION OF PROPOSED AND EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH HENDERSON COUNTY STANDARDS AND SPECIFICATIONS.
 - EROSION CONTROL IS FIELD PERFORMANCE BASED AND ADDITIONAL SILT FENCES, TEMPORARY SEDIMENT BASINS, AND ALL OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION ON SITE.
 - SOIL TYPE CLASS B.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION MEASURES.
 - CONTRACTOR TO FIELD VERIFY ALL PIPES AND DEPTHS PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
 - ADD MEASURES AS NEEDED IN ENVIRONMENTALLY SENSITIVE AREAS.
 - CONTRACTOR RESPONSIBLE FOR KEEPING ACCURATE LOG OF SITE CONDITIONS IN ACCORDANCE WITH NPDES PERMIT.
 - STABILIZE SLOPES GREATER THAN 4:1 WITH HYDROSEEDING AS SOON AS SLOPE GRADING IS COMPLETED.
 - AREAS WITH NATURAL SLOPE OVER 30% SHALL NOT HAVE FILL SLOPES STEEPER THAN A 2:1 NOR CUT SLOPES STEEPER THAN 1.5:1 UNLESS DESIGNED BY GEOTECHNICAL ENGINEER.
 - NO FLOODPLAINS OR WETLANDS ARE LOCATED WITHIN THE PROPERTY LIMITS.
 - ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
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 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 811, 48 HOURS BEFORE CONSTRUCTION BEGINS.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT CROSS SLOPE IS PERMITTED. ANY SIDEWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - GARBAGE SERVICE WILL BE STANDARD PICKUP, NO DUMPSTER.
 - EXTERIOR SITE LIGHTING WILL BE FULL CUT OFF FIXTURES.



FUSSELL
PIN 9660-85-5955
DB 1254 PG 107
ZONING: I

PROPOSED 9'x19' PARKING SPACE (TYP)

PROPOSED RELIGIOUS BUILDING
(±4,640 SF)
PFE 1018.51

PORTION OF:
FUSSELL
PIN 9660-85-5955
DB 1254 PG 107
ZONING: I

PROPOSED 8'x19' VAN-ACCESSIBLE HANDICAP PARKING SPACE WITH ACCESS AISLE (TYP)(SEE DETAIL) (SLOPES OF AREA NOT TO EXCEED 2%)

PROPOSED 6' HANDICAP ACCESS AISLE

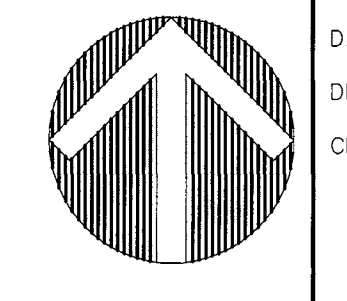
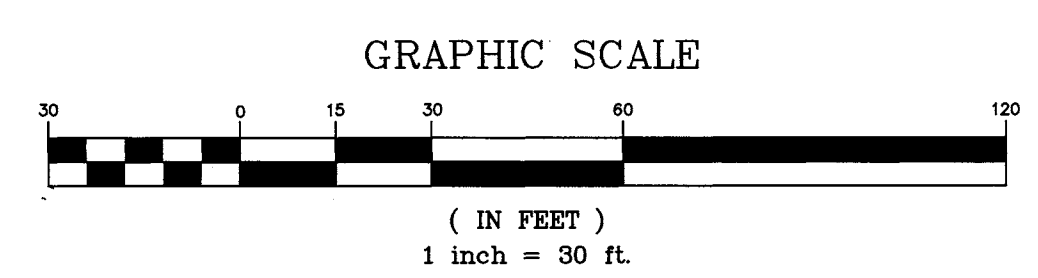
PROPOSED BOLLARD STYLE PARKING SIGN

PROPOSED BIO-RETENTION CELL (SEE DETAILS)

PROPOSED LANDSCAPED ISLAND (TYP)

WIRTZ PROPERTIES LLC
PIN 9660-86-1336
DB 1473 PG 618
SLIDE 8380
ZONING: I

EXISTING FENCE SHALL BE REMOVED WITHIN LIMITS OF DISTURBANCE



NORTH
SITE PLAN

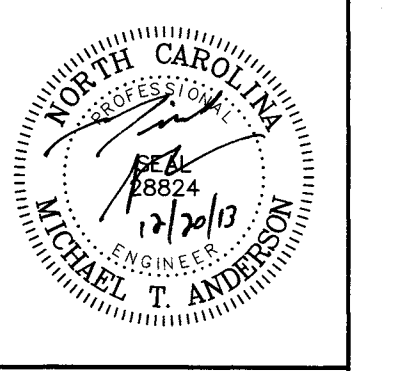
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CDC
CIVIL DESIGN CONCEPTS, PA

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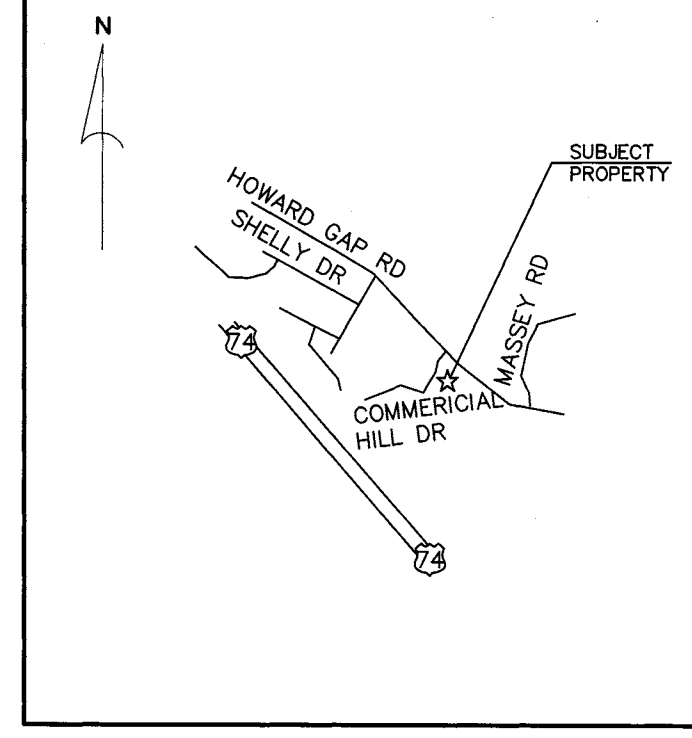
SITE PLAN FOR:

KINGDOM HALL

HENDERSON COUNTY, NORTH CAROLINA

DATE: 1/4/2013
DRAWN BY: MTA
CDC PROJECT NO.: 11266
SHEET
C1

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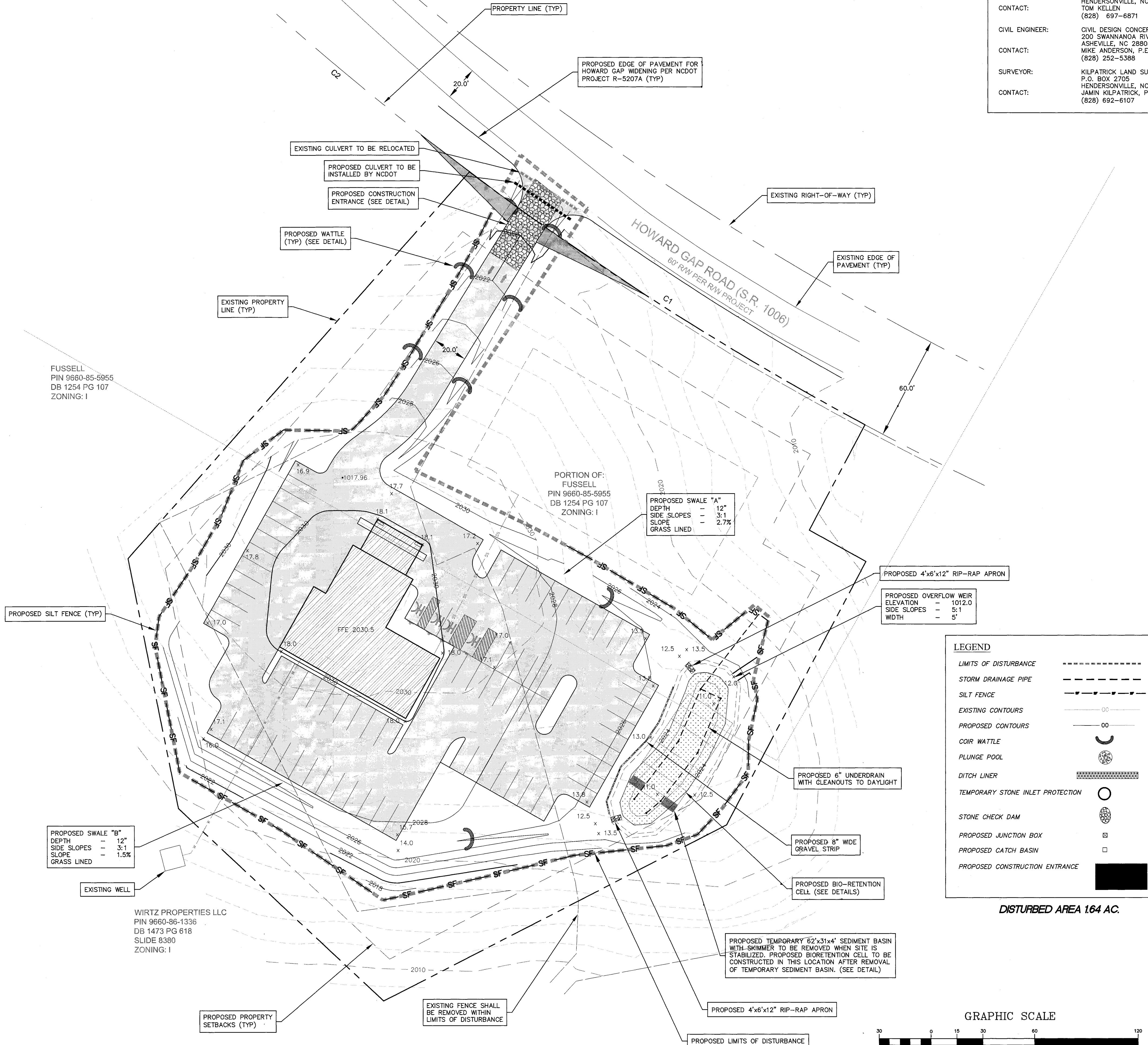
VICINITY MAP
(NOT TO SCALE)

SITE DATA

PIN	9660-96-6497
DEED BOOK/PAGE	1546-271
ZONING	I - INDUSTRIAL DISTRICT
TOTAL SITE ACREAGE:	2.99 AC
SETBACKS:	FRONT - 30' SIDE - 20' REAR - 20'
LENGTH OF PROPOSED DRIVE	200'
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GENERAL NOTES

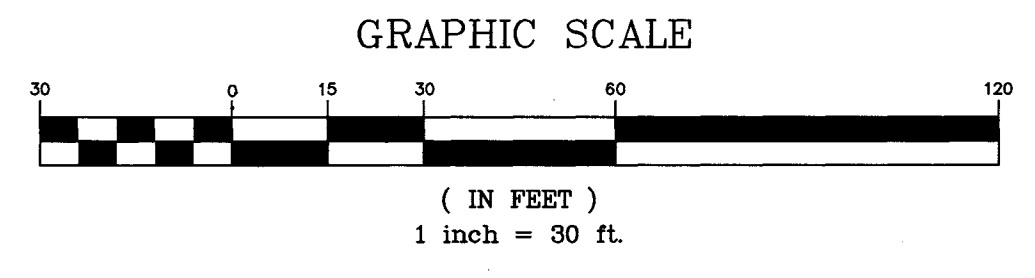
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- EXTERIOR SITE LIGHTING WILL BE FULL OUT OFF FIXTURES.



LEGEND

LIMITS OF DISTURBANCE	---
STORM DRAINAGE PIPE	---
SILT FENCE	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
COIR WATTLE	---
PLUNGE POOL	---
DITCH LINER	---
TEMPORARY STONE INLET PROTECTION	---
STONE CHECK DAM	---
PROPOSED JUNCTION BOX	---
PROPOSED CATCH BASIN	---
PROPOSED CONSTRUCTION ENTRANCE	---

DISTURBED AREA 164 AC.



FUSSELL
 PIN 9660-95-5955
 DB 1254 PG 107
 ZONING: I

PORTION OF:
 FUSSELL
 PIN 9660-95-5955
 DB 1254 PG 107
 ZONING: I

PROPOSED SWALE "B"
 DEPTH - 12"
 SIDE SLOPES - 3:1
 SLOPE - 1.5%
 GRASS LINED

PROPOSED SWALE "A"
 DEPTH - 12"
 SIDE SLOPES - 3:1
 SLOPE - 2.7%
 GRASS LINED

PROPOSED 4'x6'x12" RIP-RAP APRON

PROPOSED OVERFLOW WEIR
 ELEVATION - 1012.0
 SIDE SLOPES - 5:1
 WIDTH - 5'

PROPOSED 6" UNDERDRAIN
 WITH CLEANOUTS TO DAYLIGHT

PROPOSED 8" WIDE
 GRAVEL STRIP

PROPOSED BIO-RETENTION
 CELL (SEE DETAILS)

PROPOSED TEMPORARY 62'x31'x4" SEDIMENT BASIN
 WITH-SKIMMER TO BE REMOVED WHEN SITE IS
 STABILIZED. PROPOSED BIORETENTION CELL TO BE
 CONSTRUCTED IN THIS LOCATION AFTER REMOVAL
 OF TEMPORARY SEDIMENT BASIN. (SEE DETAIL)

PROPOSED 4'x6'x12" RIP-RAP APRON

PROPOSED LIMITS OF DISTURBANCE

EXISTING WELL
 WIRTZ PROPERTIES LLC
 PIN 9660-96-1336
 DB 1473 PG 618
 SLIDE 8380
 ZONING: I

PROPOSED PROPERTY
 SETBACKS (TYP)

EXISTING FENCE SHALL
 BE REMOVED WITHIN
 LIMITS OF DISTURBANCE

GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN FOR:

KINGDOM HALL
 HENDERSON COUNTY, NORTH CAROLINA

DATE: 1/4/2013
 DRAWN BY: MTA
 CDC PROJECT NO.: 11266

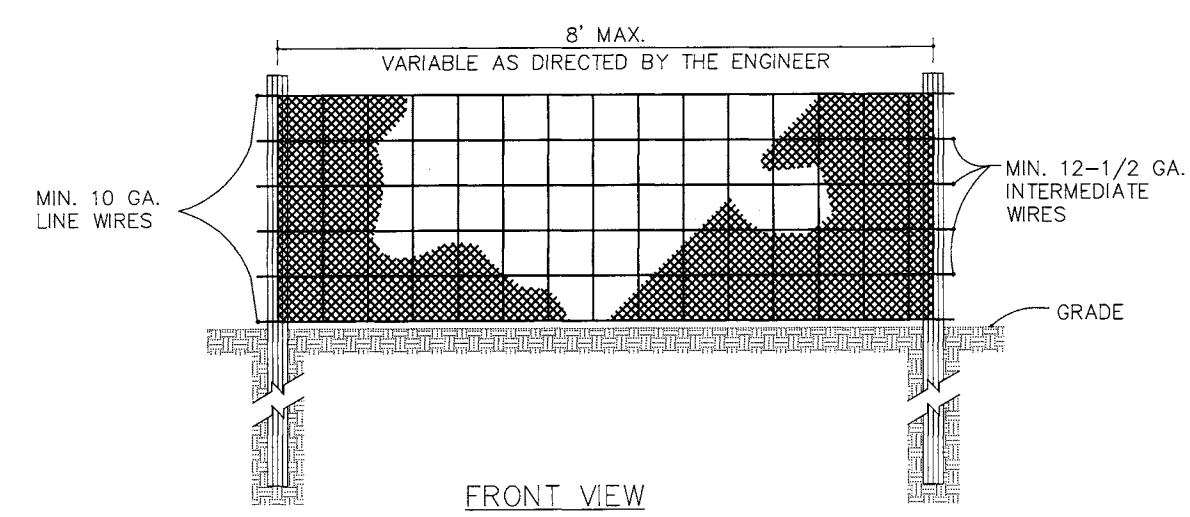
SHEET

C2

811
 Know what's below.
 Call before you dig.

NORTH

GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN



FRONT VIEW

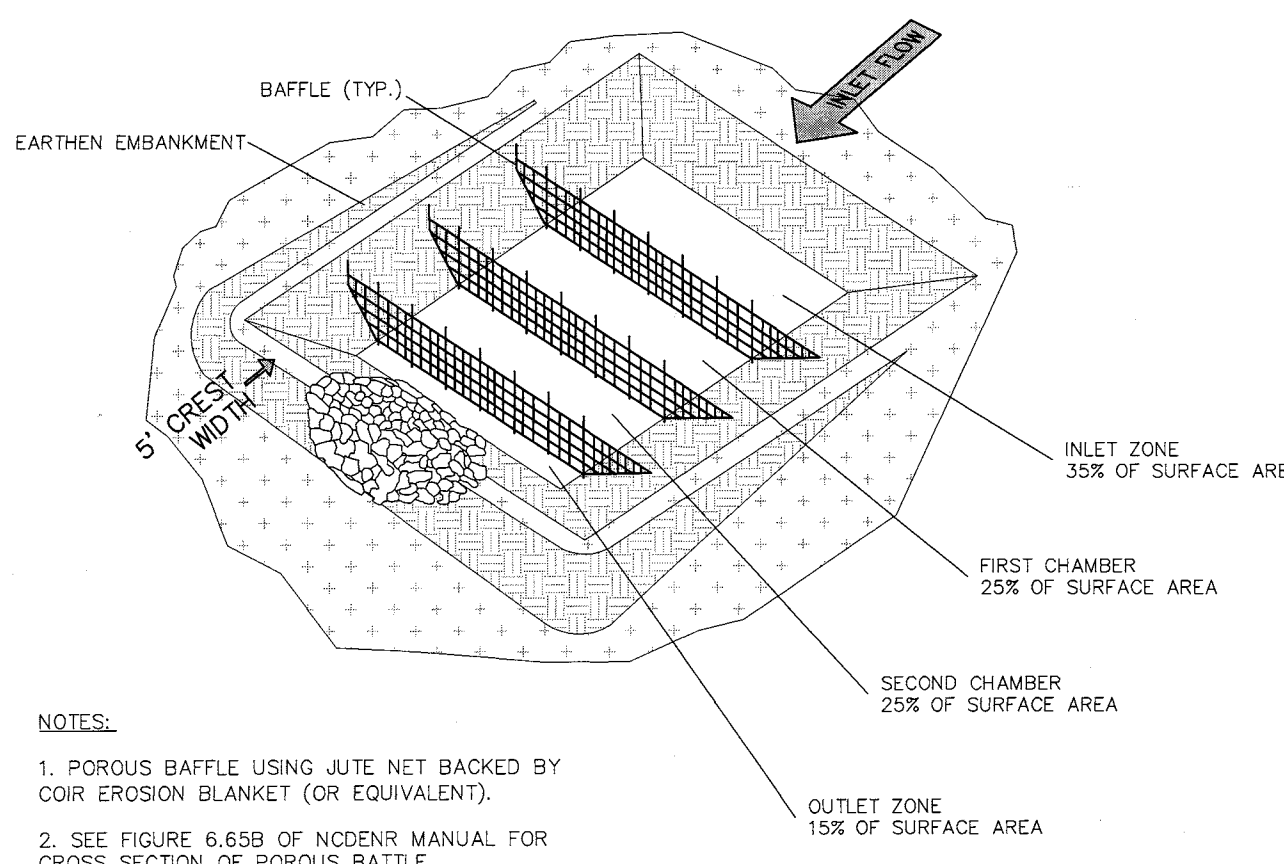
NOTE:
-USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW

* FOR REPAIR OF SILT FENCE FAILURES, USE NO. 57 WASHED STONE AS AN ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

SILT FENCE
NOT TO SCALE

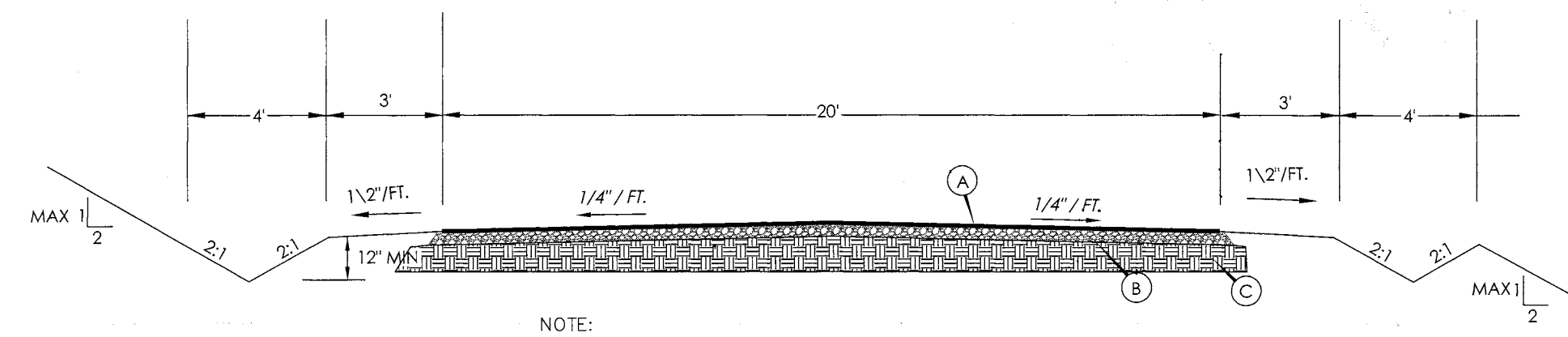
SIDE VIEW

STEEL POST
WOVEN WIRE FABRIC
SILT FENCE FABRIC
FILL SLOPE
GRADE
12" MIN. COVER OVER SHIRT
ANCHOR SKIRT AS DIRECTED BY ENGINEER



SEDIMENT TRAP / BASIN BAFFLE DETAIL
NOT TO SCALE

NOTES:
1. POROUS BAFFLE USING JUTE NET BACKED BY COIR EROSION BLANKET (OR EQUIVALENT).
2. SEE FIGURE 6.659 OF NCDENR MANUAL FOR CROSS SECTION OF POROUS BAFFLE.

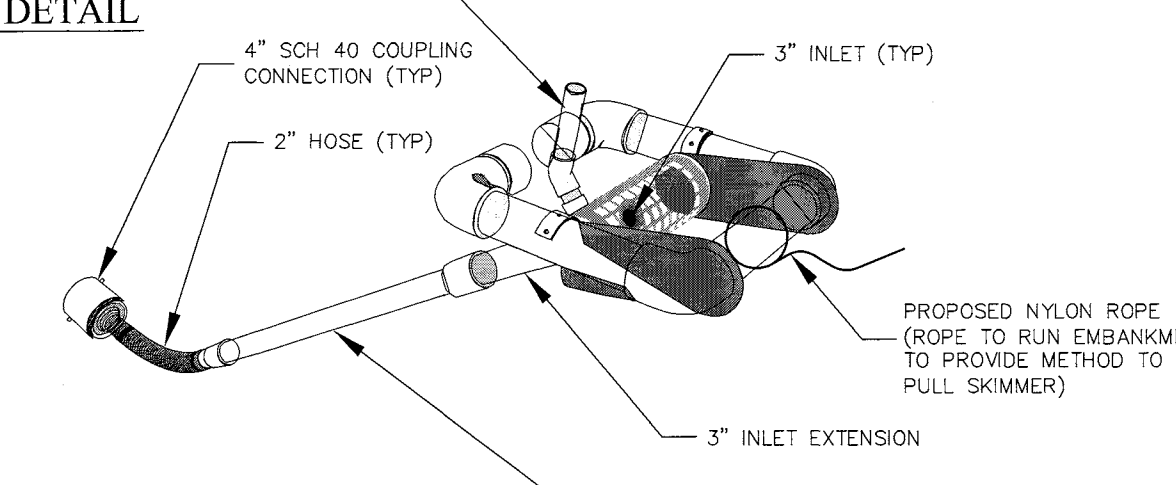


NOTE:
1. -GEOTECHNICAL ENGINEER TO APPROVE PROPOSED ROAD CROSS SECTION STONE DEPTH PRIOR TO CONSTRUCTION IN ACCORDANCE WITH NCDOT SUBDIVISION STANDARDS (STONE DEPTH CAN REDUCE TO 6" WITH GEOTECHNICAL ENGINEER LETTER OF APPROVAL AND MEETS NCDOT SPECS)
2. MINIMUM 8" COMPACTED SUBGRADE TO BE COMPACTED TO MINIMUM OF 98% STANDARD PROCTOR.
3. ABC STONE TO BE COMPACTED TO MINIMUM 100% STANDARD PROCTOR.

PAVEMENT SCHEDULE

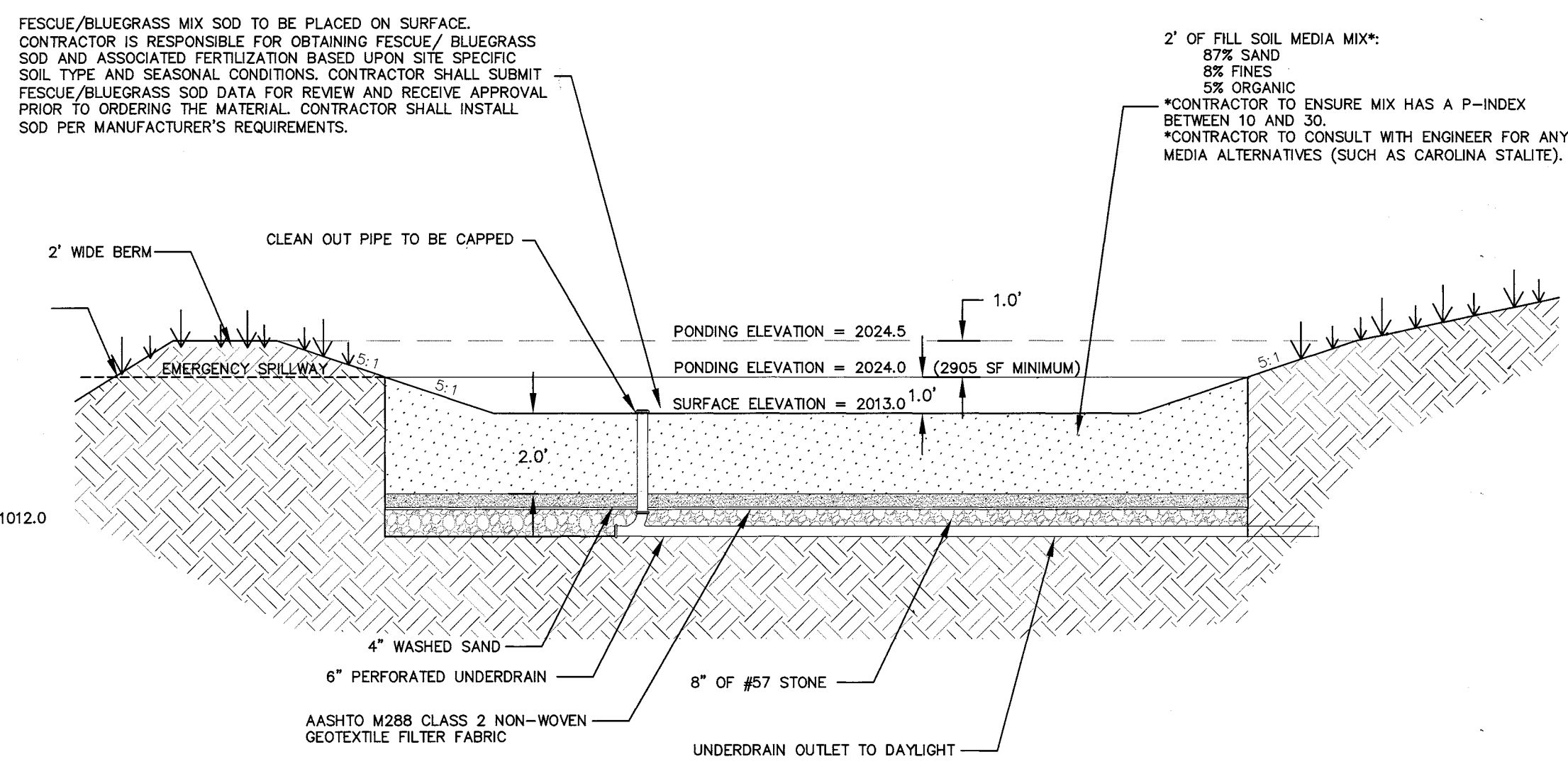
A	4" 4000 PSI CONCRETE
B	8" CRUSHED AGGREGATE BASE COURSE (CABC)
C	COMPACTED SUBGRADE

TYPICAL ROAD CROSS-SECTION
NOT TO SCALE

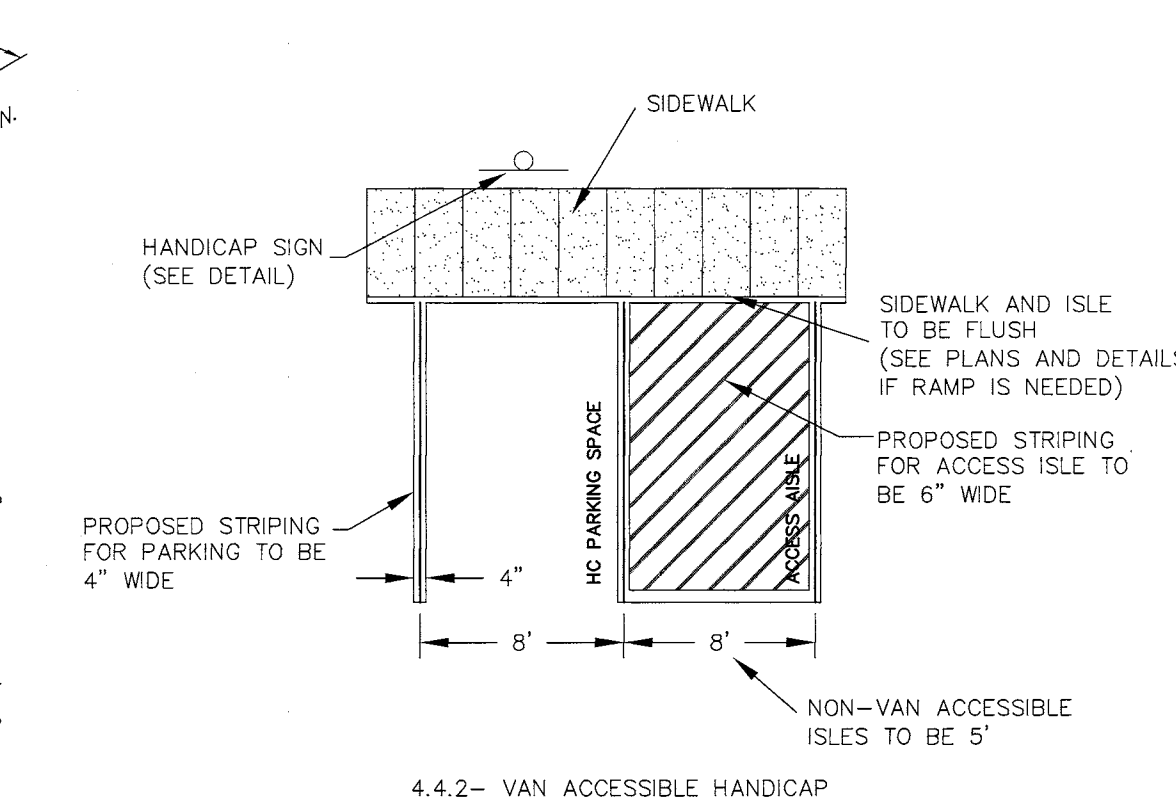


NOTES:
1. SKIMMER SHOWN IN FLOATING POSITION
2. FAIRCLOTH SKIMMER OR APPROVED EQUIVALENT
3. SKIMMER TO BE REMOVED UPON REMOVAL OF SEDIMENT TRAP
4. COUPLING CONNECTION INTO PROPOSED OUTLET STRUCTURES MUST BE SEALED UPON REMOVAL OF SKIMMER

POND SKIMMER DETAIL
NOT TO SCALE

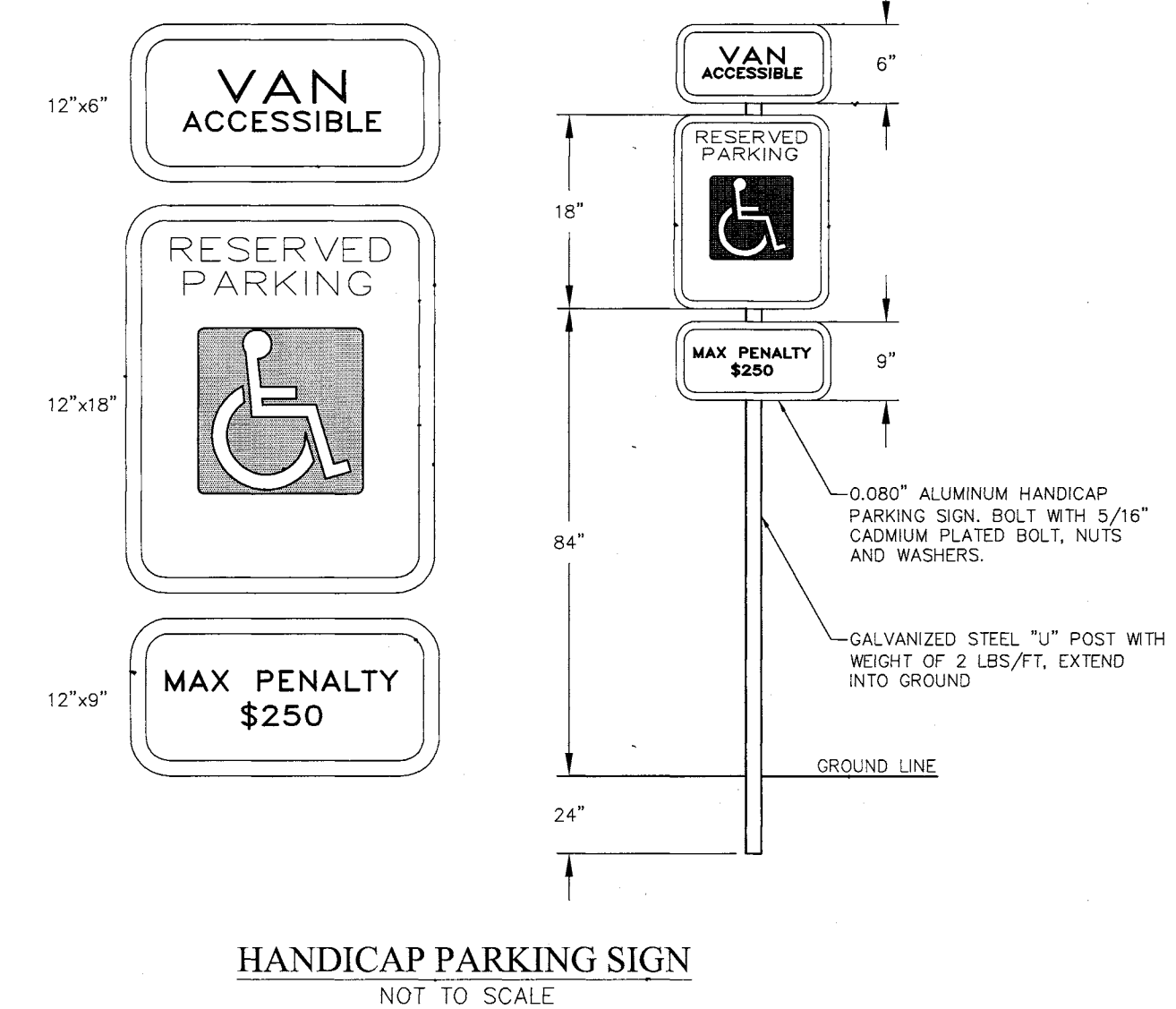


BIORETENTION CELL CROSS SECTION
NOT TO SCALE

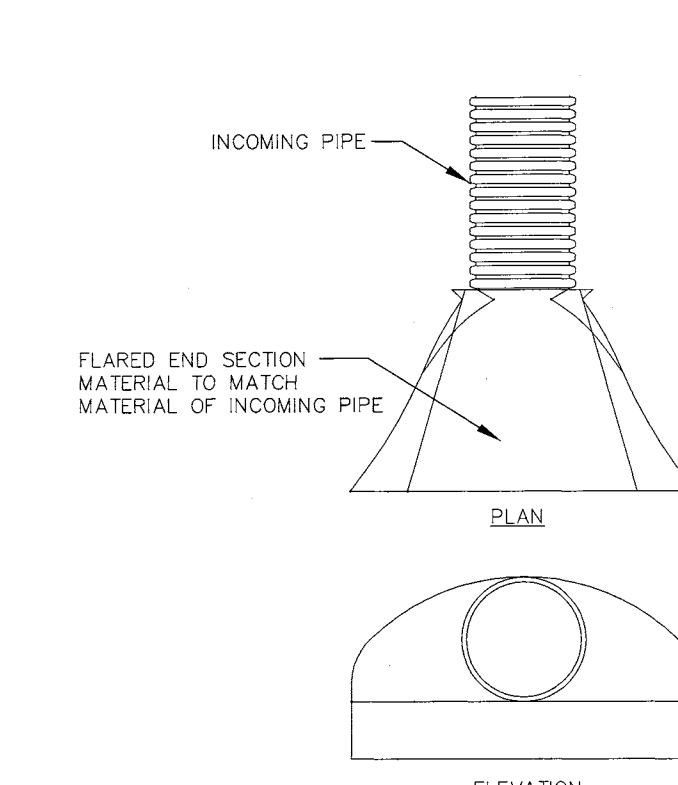


STRIPING AND HANDICAP PARKING DETAIL
NOT TO SCALE

NOTE:
ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

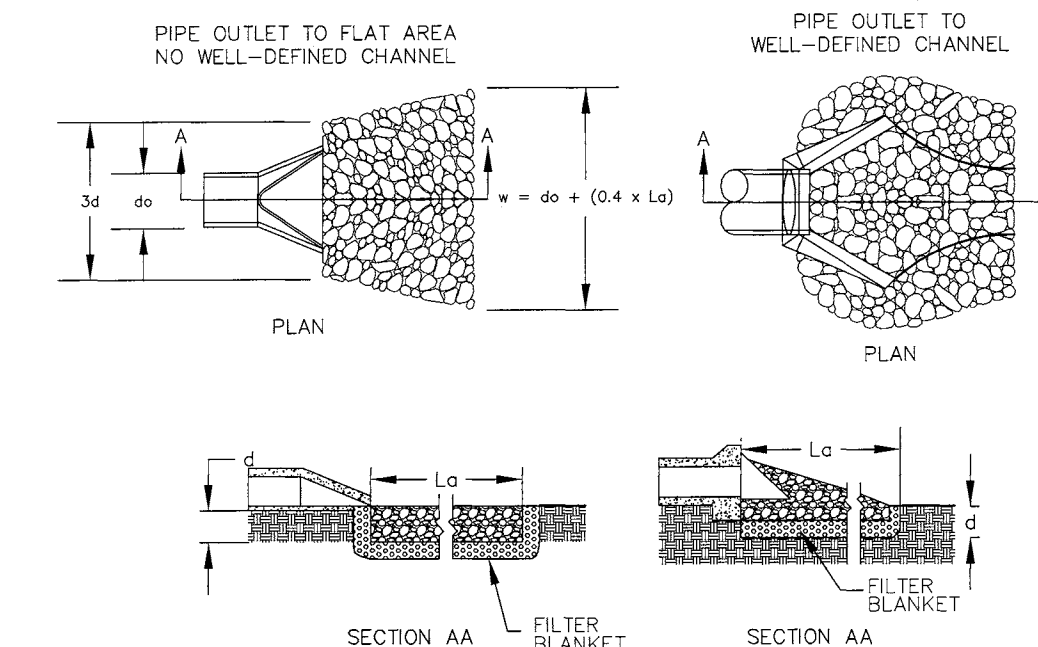


HANDICAP PARKING SIGN
NOT TO SCALE

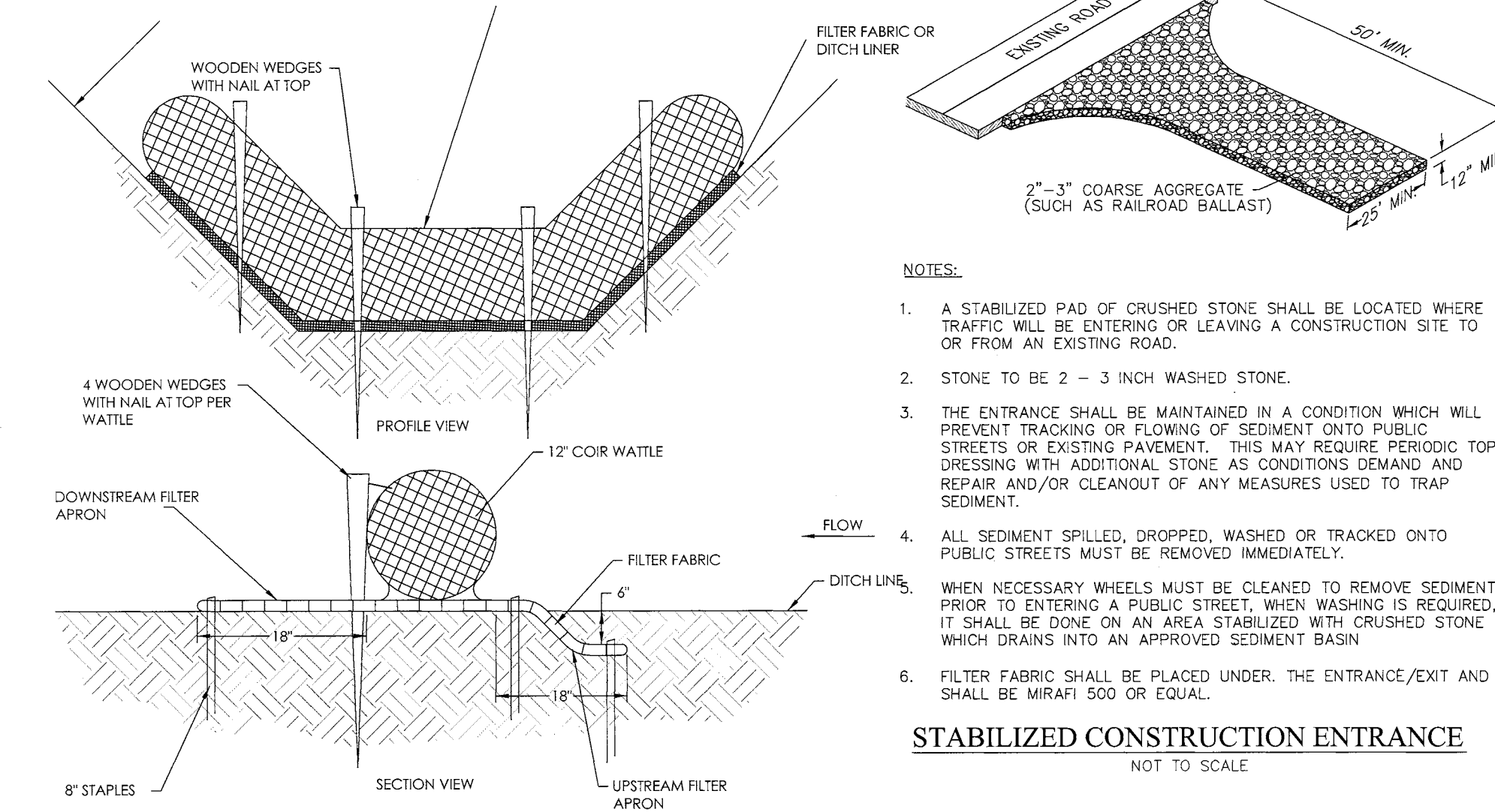


FLARED END SECTION WITH RIP-RAP APRON
NOT TO SCALE

NOTES:
1. THE DIMENSION OF THE FLARED END SECTION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
2. THE SKIRT SECTION OF THE FLARED END SECTION SHOULD BE JOINED TO THE INCOMING PIPE PER MANUFACTURER'S SPECIFICATIONS.



NOTES:
1. Lg IS THE LENGTH OF THE RIP RAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (MINIMUM IS 24" DEEP IF STONE IS CLASS II)
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
5. COMPACT ANY REQUIRED FILL TO DENSITY OF SURROUNDING UNDISTURBED MATERIAL.
6. RIP RAP MAY BE FIELDSTONE OR ROUGH QUARRY STONE AND SHALL BE HARD, ANGULAR AND WELL-GRADED.
7. CONSTRUCT APRON AT ZERO GRADE. TOP OF RIP RAP SHALL BE LEVEL WITH THE RECEIVING CHANNEL OR SLIGHTLY LOWER.
8. ALIGN APRON WITH RECEIVING CHANNEL OR STREAM. ASSURE APRON IS STRAIGHT THROUGHOUT ITS LENGTH.
9. END WIDTH OF APRON TO BE EQUAL TO WIDTH OF RECEIVING CHANNEL.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES:
1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM AN EXISTING ROAD.
2. STONE TO BE 2 - 3 INCH WASHED STONE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WHEN NECESSARY WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
6. FILTER FABRIC SHALL BE PLACED UNDER THE ENTRANCE/EXIT AND SHALL BE MIRAFI 500 OR EQUAL.

WATTLE DETAIL
NOT TO SCALE

CONSTRUCTION SEQUENCE

1. INSTALL SITE CONSTRUCTION ENTRANCE, STONE STAGING, AND MOBILIZATION AREA.
2. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED BY NCDENR, INCLUDING SEDIMENT TRAPS, SILT FENCES, BARRIERS AND DIVERSION DITCHES AS NEEDED.
3. STABILIZE BANKS AS EARLY AS POSSIBLE.
4. PROCEED WITH GRADING, CLEARING AND GRUBBING.
5. CONSTRUCT PROPOSED STORM DRAINAGE SYSTEM.
6. APPLY TEMPORARY AND PERMANENT SEEDING, RIP RAP AND STABILIZATION MEASURES.

MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL. ALL REPAIRS NECESSARY SHOULD BE MADE IMMEDIATELY AND IN STRICT ACCORDANCE WITH NCDENR STANDARDS AND NPDES PERMIT.

HENDERSON COUNTY EROSION CONTROL NOTES

GENERAL: ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF HENDERSON COUNTY. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

1. OBTAIN PROVISIONAL PERMIT.
 2. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED.
 3. OBTAIN GRADING PERMIT THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE OF HENDERSON COUNTY.
 4. PROCEED WITH GRADING, CLEARING, AND GRUBBING.
 5. SEED AND MULCH DENUDE AREA WITHIN EITHER 7 CALENDAR DAYS (SLOPES GREATER THAN 3:1) OR 14 CALENDAR DAYS (3:1 OR FLATTER). AFTER FINISHED GRADE ARE ESTABLISHED, TEMPORARY SEEDING AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE.
- | | |
|-----------------------|-----------|
| LIME | 2,000 LBS |
| FERTILIZER (10-10-10) | 1,000 LBS |
| STRAW MULCH | 4,000 LBS |
- FOR LATE WINTER/EARLY SPRING SEEDING ADD TO THE ABOVE:
- | | |
|------------------|---|
| RYE GRAIN | 120 LBS |
| ANNUAL LESPEDEZA | 50 LBS (OMIT IF COVER IS NOT TO EXTEND BEYOND JUNE) |
- FOR SUMMER SEEDING ADD:
- | | |
|---------------|--------|
| GERMAN MILLET | 40 LBS |
|---------------|--------|
- FOR FALL ADD:
- | | |
|-----------|---------|
| RYE GRAIN | 120 LBS |
|-----------|---------|
- IF HYDROSEEDING IS USED, WOOD CELLULOSE MAY BE SUBSTITUTED FOR STRAW MULCH AT THE RATE OF 1,000 LBS PER ACRE.
6. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 7. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREA.
 8. REQUEST FINAL APPROVAL BY NCDENR.

PERMANENT SEEDING MEASURES

ALL PERMANENT MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF HENDERSON COUNTY. THE FOLLOWING APPLY TO AREAS WITHIN HENDERSON COUNTY PERMANENT SEEDING MIXTURE AREA #1M:

SEEDING MIXTURE:

SPECIES	RATE (LB/ACRE)
TALL FESCUE	100
SERICEA LESPEDEZA	20 (AFTER AUG. 1, USE UNSCARIFIED SEED)
KOREAN LESPEDEZA	10
REDTOP	5
KENTUCKY BLUEGRASS	5

NURSE PLANTS:
BETWEEN MAY 1 AND AUG. 15, ADD 10 LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDAGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 40 LB/ACRE RYE (GRAIN). IT MAY BE BENEFICIAL TO PLANT THE GRASSES IN LATE SUMMER AND OVERSEED THE LESPEDEZAS IN MARCH.

SEEDING DATES:

BEST	POSSIBLE
BELOW 2500 FT: AUG. 15 - SEPT. 1	JULY 25 - SEPT 15
MAR. 1 - APR. 1	MAR. 1 - MAY 10
ABOVE 2500 FT: JULY 25 - AUG. 15	JULY 15 - AUG. 30
MAR. 20 - APR. 20	MAR. 5 - MAY 15

COMPLETE SEEDING EARLIER IN FALL, AND START LATER IN SPRING ON NORTH- AND EAST-FACING SLOPES.

SOIL AMENDMENTS:
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 5-10-10 FERTILIZER.

MULCH:
APPLY 4,000-5,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCHING MATERIAL. ANCHOR MULCH BY TACKING WITH ASPHALT, ROVING, OR NETTING. NETTING IS THE PREFERRED ANCHORING METHOD ON STEEP SLOPES.

MAINTENANCE:
MOW NO MORE THAN ONCE A YEAR. REPERFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

GROUND STABILIZATION CRITERIA

PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS
HIGH QUALITY WATER (HQW) ZONES	7 DAYS
SLOPES GREATER THAN 3:1	7 DAYS
SLOPES 3:1 OR FLATTER	14 DAYS

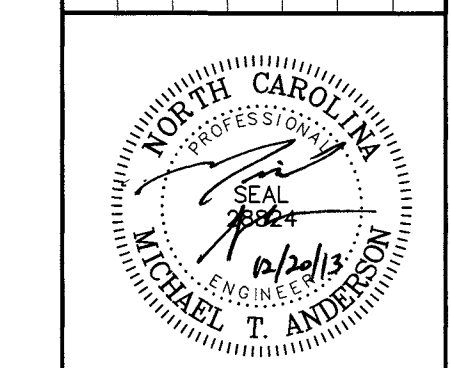
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NCBELS LICENSE # C-2184
www.civildesignconcepts.com



NO.	DATE	DESCRIPTION	BY
1.	12/09/13	HENDERSON COUNTY SUBMITTALS	CLR
2.	12/20/13	HENDERSON COUNTY RESUBMITTALS	KAG



DETAILS FOR:
KINGDOM HALL
HENDERSON COUNTY, NORTH CAROLINA

DATE: 1/4/2013
DRAWN BY: MTA
CDC PROJECT NO.: 11266