

Henderson County

Code Enforcement Services

100 N King St Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4535

MEMORANDUM

DATE: October 18, 2011
TO: Technical Review Committee
TRC MEETING DATE: November 1, 2011
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Mark and Susan Olivari
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 1, 2011

Major Site Plan Review

Stewart Stepp submitted the major site plan for this project for the owners Mark and Susan Olivari. They wish to utilize the property for Small Place of Assembly which requires major site plan review per S.R. 5.16.

SR 5.16. *Place of Assembly, Small*

- (1) Site Plan. *Major Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Structure. A *structure* shall be designed to accommodate a minimum of 40 and a maximum of 499 persons.
- (4) Perimeter Setback. Fifty (50) feet.

The project site is located on .41 acres of land (PIN 9577834808) located along Highland Park Rd near the intersection with W Blue Ridge Rd. The project is located in a Local Commercial zoning district. The project meets the requirements of the Land Development Code and the major site plan requirements are met.

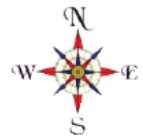
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.



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



Parcel Information

PIN: 9577833954 Parcel Number: 9927750
Listed To: OLIVARI, MARK ; OLIVARI, SUSAN
Physical Address: 5 HIGHLAND PARK RD
Deed: 1430/637
Date Recorded: 05/28/2010
Mailing Address: PO BOX 156
Mailing City, State, Zip Code: SALUDA, NC 28773
Property Description: Lot # 17 LEONARD PHINIZY TRACT
Map Sheet: 9577.16
Neighborhood: EAST FLAT ROCK ZONED
Township: Hendersonville
Revenue Stamps: 140
Assessed Acreage: 0.2300
Building Value: \$76,800.00
Land Value: \$16,800.00
Total Value: \$93,600.00

Jurisdiction:
Fire District: BLUE RIDGE FIRE
Plat: B 003
County Zoning: LC
Elementary School District: HILLANDALE
Middle School District: FLAT ROCK MIDDLE
High School District: EAST HIGH
Soils: Hatboro loam
Voting Precinct: Armory
Commissioner District: 1

Agricultural District: None Found

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http://pol.pictometry.com/en-us/app/default.php

GoMaps Advanced Pictometry Online

Pictometry Online 1.10.0 Welcome Toby Linville | Coverage | Logout

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Workspace

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

Properties

Name	Value
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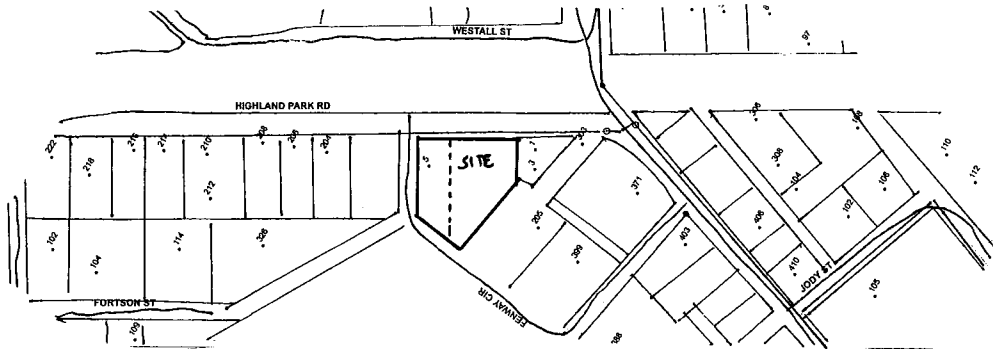
Selections



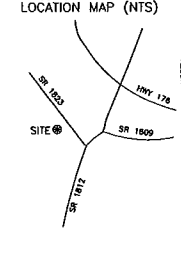
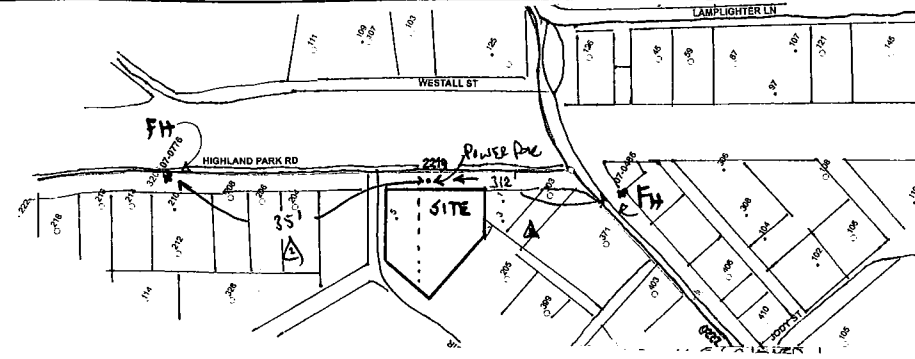
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Search Accuracy: **lathon** Date: 02/13/2011 | Level: **Neighborhood** | Scale: 150%

Transferring data from ts0.pictometry.com...



EXIST. CITY OF HENDERSONVILLE
WATER DEPT. WATER LINE MAP
OWNER WILL NEED NEW WATERMETER
NOTE: THERE IS NO WATER Q. WAREHOUSE



REVISIONS

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STUART STEPP AIA ARCHITECT
2686B SINGLETON CENTRE
HISTORIC FLAT ROCK NC 28731
828-696-4000

HENDERSON COUNTY ZONING CHECKLIST

PIN# 9577834808
D.B. 1430 PAGE 637

*OWNER - MARK AND SUSAN OLIVARI

HIGHLAND PARK DRIVE
EAST FLAT ROCK, NC
CONTACT - MARK OLIVARI - 828-808-3617

*ARCHITECT - STUART STEPP AIA ARCHITECT
PO BOX 86
FLAT ROCK, N.C. 28731
696-4000

*ADJOINING PROPERTY OWNER'S NAMES LISTED ON PLAN - ADJOINING PROPERTIES ARE ZONED LOCAL COMMERCIAL.

*VICINITY MAP ON SITE PLAN - NO PHASING MAP.

*PLAN DATED

*SCALE ON PLAN

*NORTH ARROW ON PLAN

*ZONING OF EACH PROPERTY LISTED - ZONING IS LOCAL COMMERCIAL

41 ACRES

*NEW BUILDING - PRE-ENGINEERED WTL BLDG.

*FRONT OF PROPERTY FACES HIGHLAND PARK ROAD

*WATERSHED DISTRICT - NA

*PROPERTY LINE INFO SHOWN.

*BUILDING DIMENSIONS TO PL AND HIGHWAY SHOWN.

*COMMON AREA - RR R.O.W.

*NO TOPO INFORMATION FURNISHED

*PROPOSED LOT LINES - NA

*LENGTH OF ROAD FRONTAGE - 120'

*NO BUFFER REQUIRED.

*DISTANCE TO PROPERTY LINE INDICATED.

*PARKING - (NEW SPACES/(1) VAN HC SPACE

*DRIVEWAYS INDICATED - EXISTING

*PARKING SPACE SIZE SHOWN.

*LANDSCAPING - NA

*STREETS, SIDEWALKS, BIKE LANES - NA

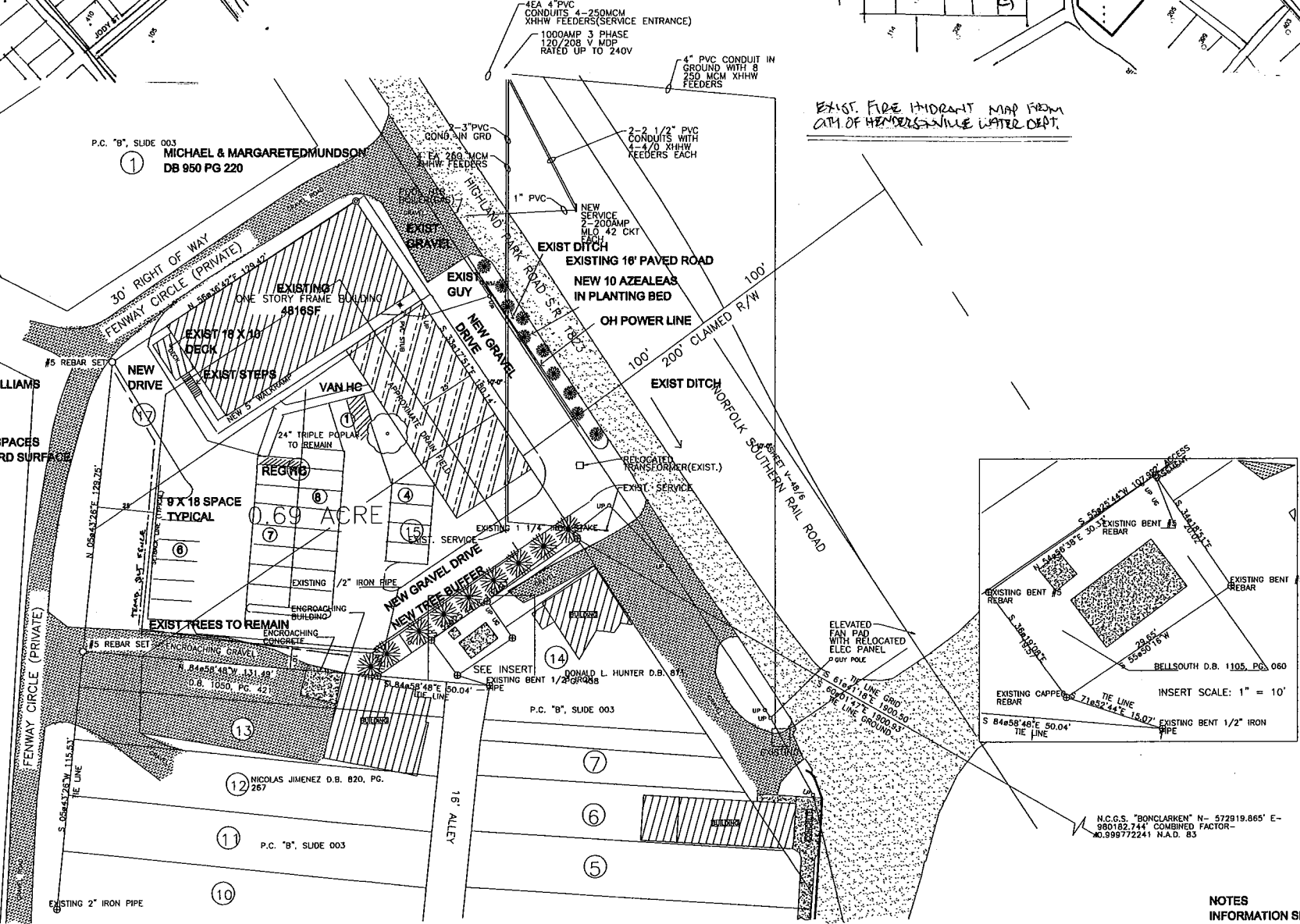
*WATER/SEWER - WATER EXISTING - SEE NEW SEPTIC NOTES

*NEW SEPTIC/DRAINFIELD - HENDERSON COUNTY HEALTH DEPT. - SEE NOTES

*FLOODWAY/FLOODPLAIN - NA

*STORMWATER CONTROL - NA

NA = NOT APPLICABLE



PARKING NOTES

FROM TOBY LINVILLE
PLACE OF SMALL ASSEMBLY
OFFICE/ COMMERCIAL/ RETAIL
1 SPACE PER 500 SF REQD
10 SPACES REQD (INCL 1 VAN HC SPACE)
26 SPACES SHOWN (INCL 1 VAN HC SPACE AND 1 REG HC SPACE)

SETBACKS-SINCE USING EXISTING FOOTPRINT
SETBACKS OK

NOTES

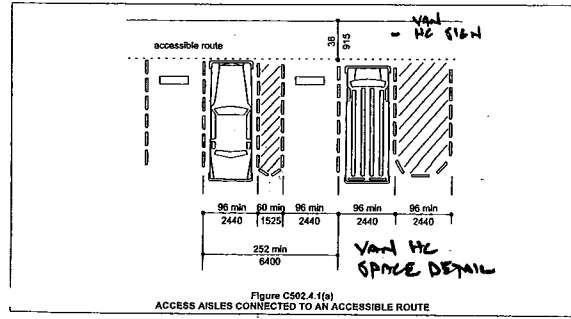
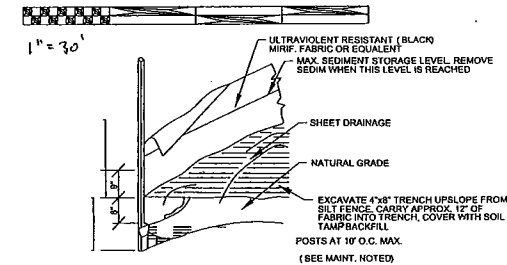
INFORMATION SHOWN FROM SURVEY OF 9-19-11 BY HILL & ASSOCIATES SURVEYORS, P.A. 2011054

HENDERSON COUNTY ZONING
EAST FLAT ROCK COMMERCIAL
SETBACKS- FRONT 25' SIDE & REAR 10'

UTILITY NOTES:

1. VERIFY GAS LINE & GAS METER LOCATION.
2. VERIFY TIE-IN LOCATIONS FOR WATER & SEWER.

SITE PLAN



NOTES

1. SITE INFO SHOWN FROM SURVEY OF 9-19-11 BY HILL & ASSOCIATES
2. VERIFY LOCATION OF ANY UG UTILITIES.
3. VERIFY LOCATION OF UTILITY TIE-INS.
4. REPORT TO ARCHITECT ANY POOR SOIL CONDITIONS ENCOUNTERED AFTER EXCAVATION.
5. NEW PAD TO HAVE STRUCTURAL FILL, COMPACTED TO 95%.
6. VERIFY EXACT BLDG ELEVATION & LOCATION WITH OWNER.
7. VERIFY STORAGE AREA, SITE ACCESS & CONSTRUCTION SCHEDULE AT PRECONSTRUCTION MEETING.
8. ERECT & MAINTAIN DURING CONSTRUCTION TEMPORARY EROSION CONTROL MEASURES AS REQUIRED.

EXISTING BUILDING UPFIT
MARK AND SUSAN OLIVARI
HIGHLAND PARK DRIVE
EAST FLAT ROCK, NC

JOB NO.
1049

DATE
10-14-11

DWG NO.
SP-1