

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: February 6, 2024

SUBJECT: Major Site Plan Review Open Arms Pregnancy Center

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Retail Sales & Service SR 7.14 & Office SR 6.9

Suggested Motion: I move that the TRC approve/deny the major site plan for Open Arms Pregnancy Center



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Open Arms Pregnancy Center (Joe Conard)
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PINs:** 9651-70-0149
- 1.4. **Size:** 1.59 acres +/-
- 1.5. **Location:** The subject area is located at 4005 Asheville Hwy (US25).
- 1.6. **Supplemental Requirements:**

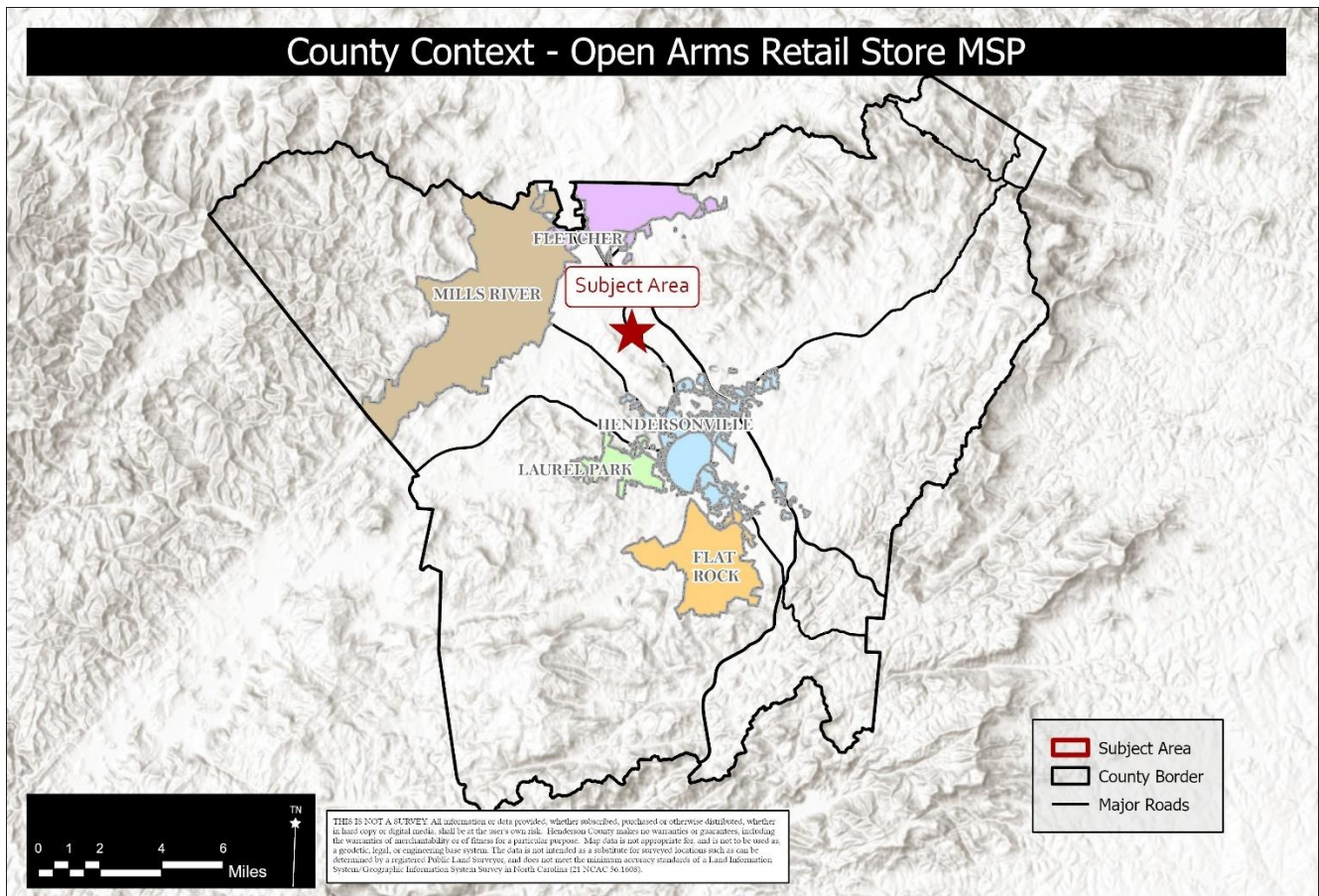
SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (of *Gross Floor Area*)

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

SR 6.9. Office: Business, Professional and Public

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

Map A: County Context



Property Owner/Applicant: Open Arms Pregnancy Support Services, Inc.
 Assessed Acreage: 1.59 Acres PIN: 9651-70-0149
 Current Zoning: Regional Commercial (RC)



2. History & Characteristics:

- 2.1. **Current Property Owners:** Open Arms Pregnancy Support Services, Inc. closed on the property on October 12, 2022.
- 2.2. **Former Property Owners:** Trails & Trees, LLC was the original property owners.
- 2.3. **Natural Resources:**
 - 2.3.1. **Streams:** The subject area does not contain any surface water sources. The subject area is within proximity to several large flood hazard areas on the other side of Asheville Hwy.
 - 2.3.2. **Slopes:** The subject area primarily contains slopes between 0% to 16% and a small portion of slopes between 16% and 25%.

Map B: Aerial Map



Property Owner/Applicant: Open Arms Pregnancy Support Services, Inc.
 Assessed Acreage: 1.59 Acres PIN: 9651-70-0149
 Current Zoning: Regional Commercial (RC)



3. Current Conditions

2.1 Current Use: The subject area currently contains an approximately 2,504SQFT single-family dwelling that was built in 1880. Open Arms Pregnancy Support Services, Inc is currently utilizing a portion of the existing structure as an office. There is an existing 20’X24’ detached garage that was constructed in 1960. The rest of the subject is vacant with minimal improvements.

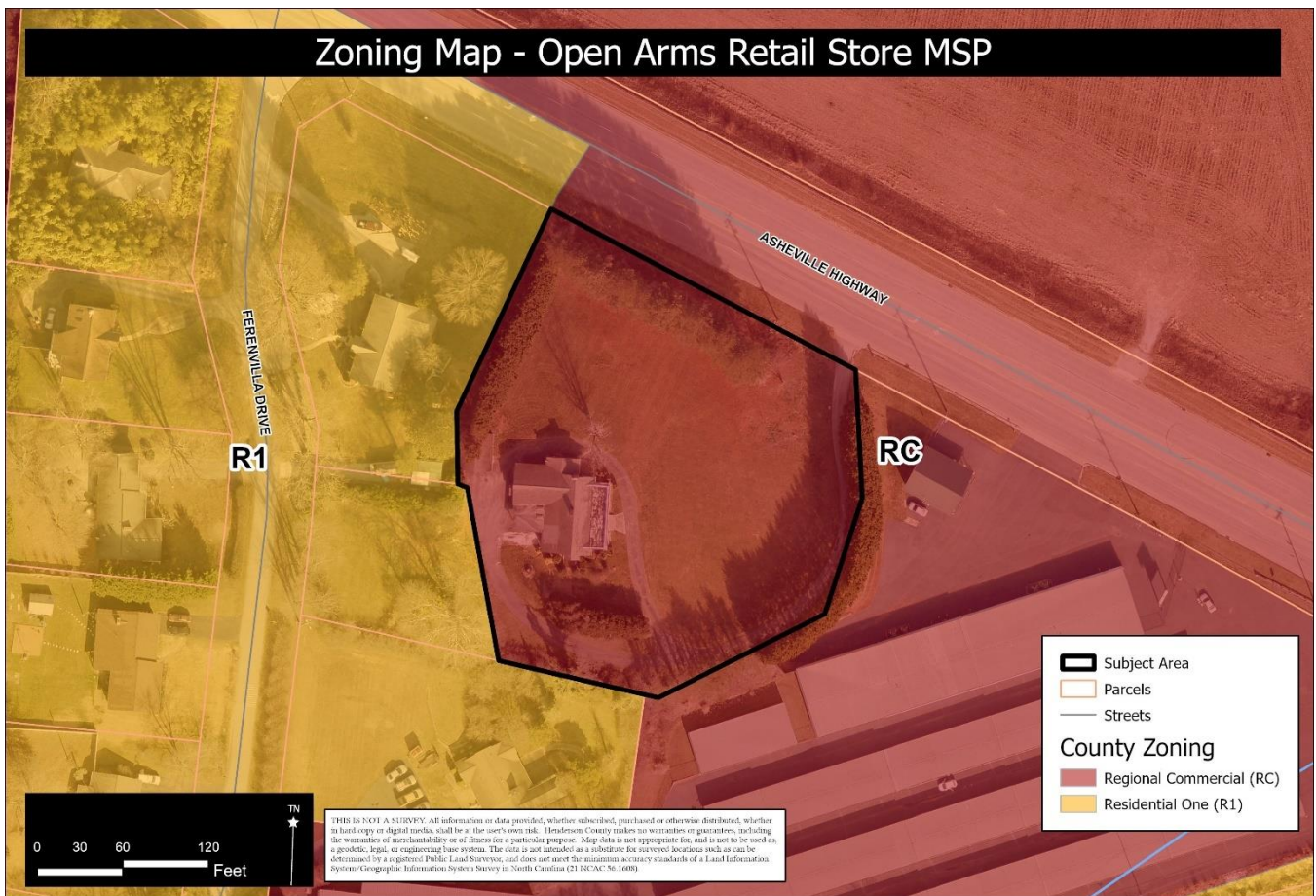
2.2 Adjacent Area Uses: The surrounding properties consist of commercial and residential uses. A self-storage facility is located southeast of the subject area. The Mountain Home USPS office is located south of the subject area.

4. Current Zoning

- 4.1. **Subject Area Zoning:** The subject area is currently zoned Regional Commercial (RC) by Henderson County.
- 4.2. **Adjacent Area Zoning:** The surrounding properties are zoned Residential One (R1) to the west and southwest. Regional Commercial (RC) is found to the north, east, and southeast of the subject area.

4.2.1. Regional Commercial (RC): “The purpose of the Regional Commercial (RC) zoning district is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Urban (USA) in the Comprehensive Plan.” Residential density in Regional Commercial is sixteen (16) units per acre with a maximum impervious surface allowance of 80% (LDC §42-28).

Map C: Current Zoning

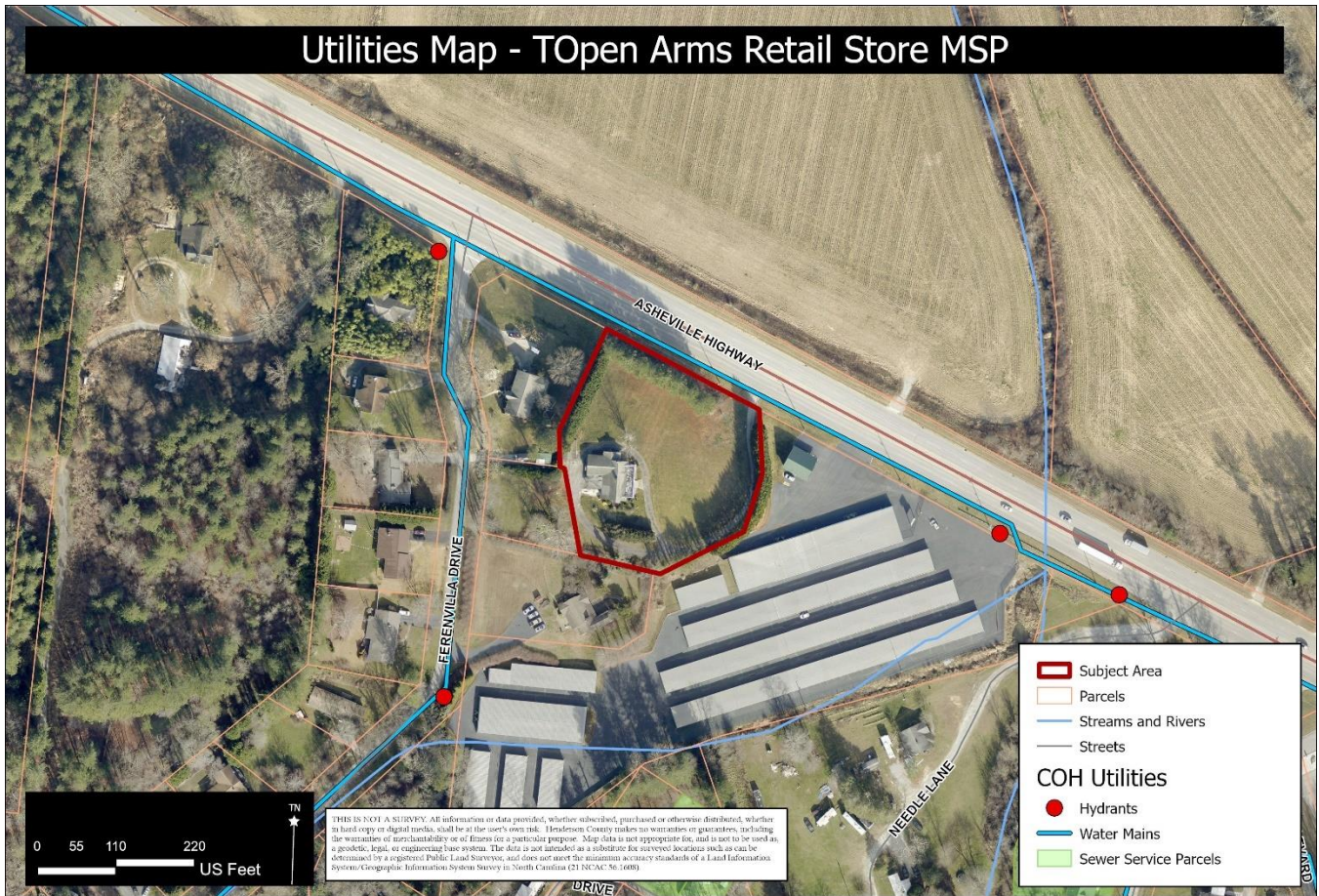


Property Owner/Applicant: Open Arms Pregnancy Support Services, Inc.
Assessed Acreage: 1.59 Acres PIN: 9651-70-0149
Current Zoning: Regional Commercial (RC)



5. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

Map D: Utilities Map



Property Owner/Applicant: Open Arms Pregnancy Support Services, Inc.
Assessed Acreage: 1.59 Acres PIN: 9651-70-0149
Current Zoning: Regional Commercial (RC)



6. **Water and Sewer** The applicant is proposing connection to the City of Hendersonville public water and private sewer to serve this property.

Public Water: Yes

Public Sewer: No

Map E: CCP Future Land Use Map



Property Owner/Applicant: Open Arms Pregnancy Support Services, Inc.
Assessed Acreage: 1.59 Acres PIN: 9651-70-0149
Current Zoning: Regional Commercial (RC)



7. Staff Comments

Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Urban Services Area classification.

- a. **Urban Services Area:** “The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, Pg. 133)

8. **Proposal** The applicant is proposing to construct a new 5,000SQFT structure for retail sales and service. The existing residential structure will be expanded to continue the dwelling space while a portion of the structure will be converted to office space. The existing driveway cut will serve the residential structure and office space. The new retail space will be served by a new proposed driveway cut off Asheville Hwy and will be served by 16 parking spaces including 1 ADA accessible parking space. The existing office/residential structure will have a total of 15 parking spaces including 1 ADA accessible parking space. The major site plan shows an existing 21.82% impervious surface area and a proposed 43.64% impervious surface area post development. The total area of disturbance is shown as 0.73 acres. The major site plan also details the proposed landscaping in the vehicular use area for the new structure and existing structure.

9. Oblique Aerial Photos

View from East



01/05/2024

View from North



01/05/2024

View from South



01/05/2024

View from West



01/05/2024

HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: Open Arms Pregnancy Center Phone: 828-676-4510
Complete Address: 4005 Asheville Hwy Hendersonville, NC 28791

Applicant:

Name: Joseph Conard Phone: 828-989-8988
Complete Address: 31 Grandmas Path Candler, NC 28715

Agent:

Name: _____ Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Melinda Keever & Davis Civil Solutions Phone: 828-299-9447
Complete Address: 134 Charlotte Hwy Asheville, NC 28803

GENERAL INFORMATION

Date of Application: 1-25-24
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9651700149 Tract Size (Acres): 1.59
Zoning District: RC Fire District: Mtn. Home
Supplemental Requirement# 7.14 Watershed: No
Permitted by Right Yes Floodplain: NO
Special Use Permit No

Location / Property to be developed: 4005 Asheville Hwy

County Use Only

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

| APPLICATION IDENTIFICATION | | N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION |
|--|---------------------|---|
| Driveway Permit No. | Date of Application | |
| County: | | |
| Development Name: <u>Open Arms Pregnancy Support</u> | | |

LOCATION OF PROPERTY:

Route/Road:

Exact Distance Miles N S E W
 Feet

From the Intersection of Route No. _____ and Route No. _____ Toward _____

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other

Property: 4005 Asheville Hwy is is not within Hendersonville City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

| | | | |
|----------------------------|-------------------------------------|-----------|-----------------------|
| PROPERTY OWNER (APPLICANT) | | | WITNESS |
| COMPANY | X <u>Joseph Conrad</u> | NAME | X _____ |
| SIGNATURE | <u>Joseph Conrad</u> | SIGNATURE | _____ |
| ADDRESS | X <u>31 Grandma's Path</u> | ADDRESS | X _____ |
| | X <u>Candler NC 28715</u> Phone No. | | X <u>828-989-8988</u> |

| | | | |
|------------------|-----------------|-----------|---------|
| AUTHORIZED AGENT | | | WITNESS |
| COMPANY | _____ | NAME | _____ |
| SIGNATURE | _____ | SIGNATURE | _____ |
| ADDRESS | _____ | ADDRESS | _____ |
| | _____ Phone No. | | _____ |

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

SIGNATURE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

Site Development Plan For 4005 Asheville Highway

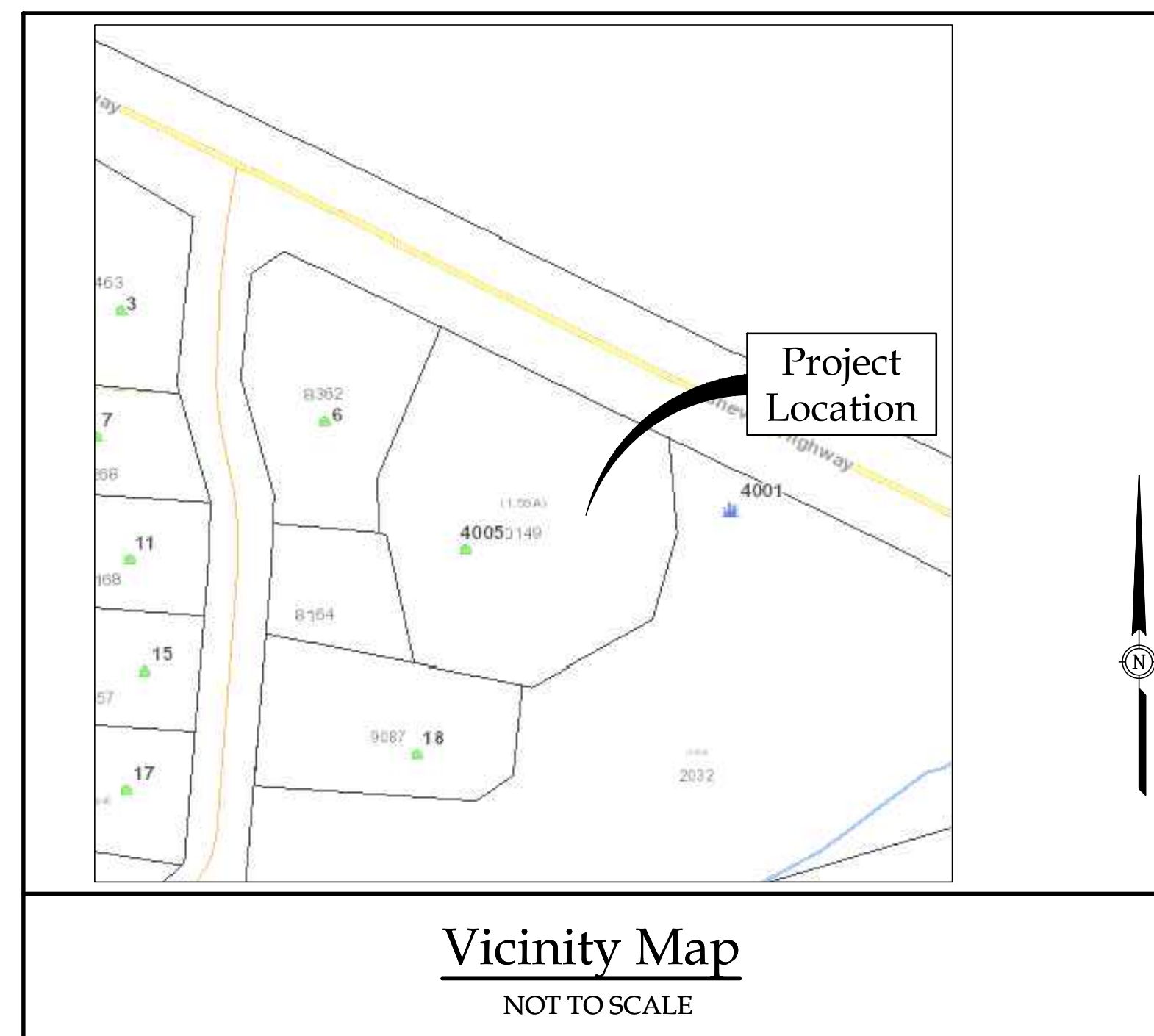
HENDERSONVILLE, NORTH CAROLINA

Index of Drawings

Owner/Developer: OPEN ARMS PREGNANCY SUPPORT SERVICES, INC.

Contact: JOE CONARD
828-989-8988

PIN: 9651-70-0149

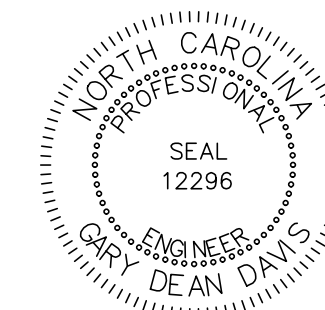


- G1. Cover Sheet
- C1. Existing Conditions
- C2. Layout
- C3. Grading and Erosion Control
- C4. Landscaping
- D1. Details
- D2. Details
- D3. Details
- D4. Details



Davis CivilSolutions, PA

Site/Infrastructure • Engineering/Planning
135-A Charlotte Highway • Asheville, North Carolina 28803
828.299.9449 PH

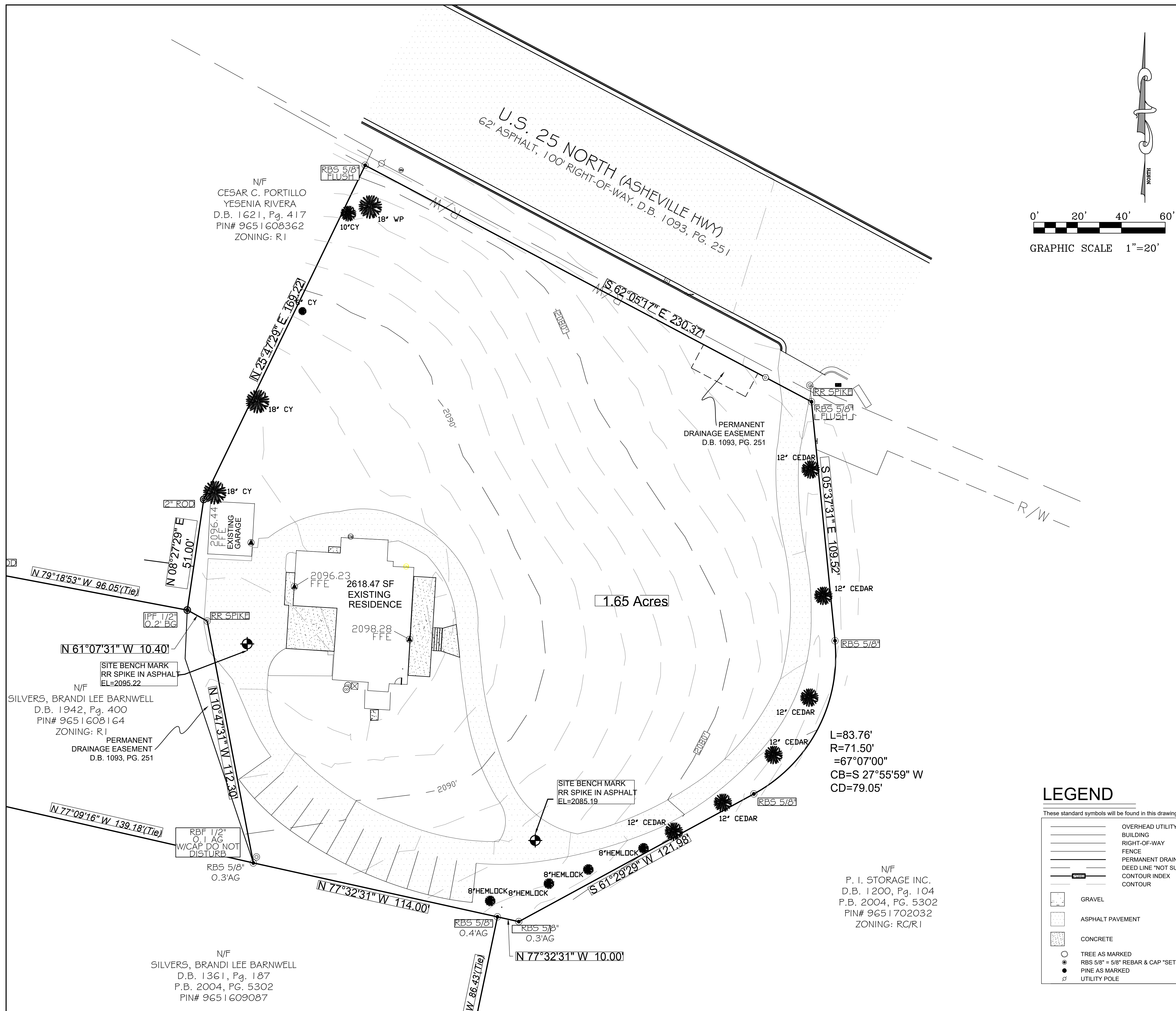


January, 2024

| Revision | Date | Description |
|----------|------|-------------|
| | | |
| | | |
| | | |

THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN IS COPYRIGHTED CONFIDENTIAL MATERIAL AND IS THE PROPERTY OF DAVIS CIVILSOLUTIONS, P.A. PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALIENED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANYTHING OTHER THAN THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR USED FOR EXTENSION TO THIS PROJECT, IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVILSOLUTIONS, P.A.

COPYRIGHT 2024
DAVIS CIVILSOLUTIONS, P.A.
ALL RIGHTS RESERVED



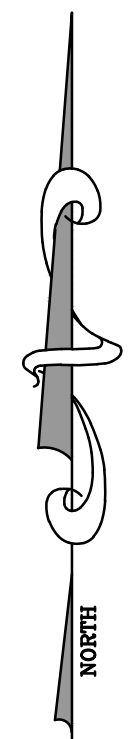
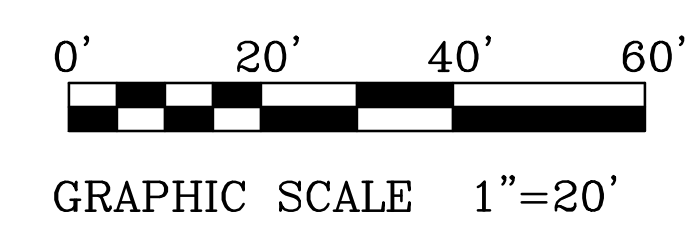
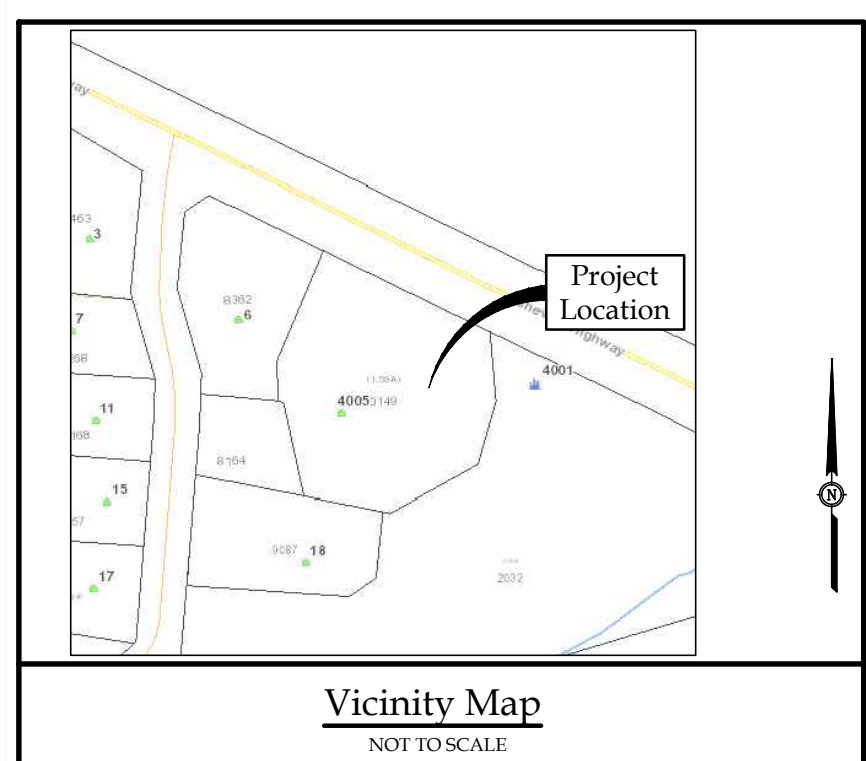
N/F
CESAR C. PORTILLO
YESENIA RIVERA
D.B. 1621, Pg. 417
PIN# 9651608362
ZONING: R1

N/F
SILVERS, BRANDI LEE BARNWELL
D.B. 1942, Pg. 400
PIN# 9651608164
ZONING: R1

N/F
SILVERS, BRANDI LEE BARNWELL
D.B. 1361, Pg. 187
P.B. 2004, PG. 5302
PIN# 9651609087

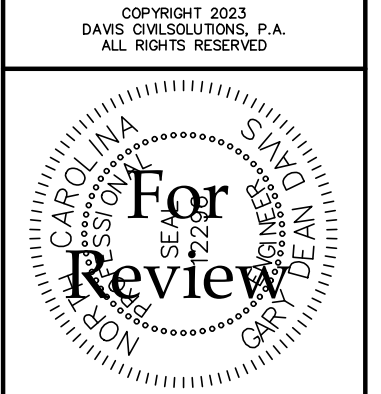
L=83.76'
R=71.50'
=67°07'00"
CB=S 27°55'59" W
CD=79.05'

N/F
P. I. STORAGE INC.
D.B. 1200, Pg. 104
P.B. 2004, PG. 5302
PIN# 9651702032
ZONING: RC/R1



| DEVELOPMENT DATA BLOCK | |
|------------------------|---|
| OWNER/DEVELOPER: | OPEN ARMS PREGNANCY SUPPORT SERVICES, INC. |
| CONTACT: | JCE CONARD |
| PHONE: | 828.989.8988 |
| ADDRESS: | 2939 HAYWOOD ROAD HENDERSONVILLE, NC 28791 |
| PIN: | 965170049 |
| PHYSICAL ADDRESS: | 4005 ASHEVILLE HWY. HENDERSONVILLE, NC 28791 |
| PROPERTY SIZE: | 1.65 AC. |
| ZONING DISTRICT: | R.C. |

THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN IS CONFIDENTIAL PROPERTY OF DAVIS CIVIL SOLUTIONS, P.A. PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANYTHING OTHER THAN THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR USED FOR EXTENSION TO THE PROJECT, IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVIL SOLUTIONS, P.A.



Site Development For
4005 Asheville Hwy.
HENDERSON COUNTY, NORTH CAROLINA

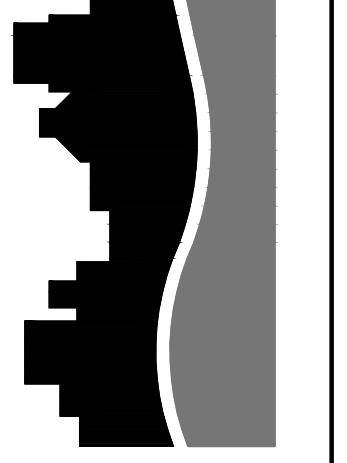
Job No.: 23163
Date: January, 2024
Scale: 1" = 20'
Revision:

LEGEND

These standard symbols will be found in this drawing.

| | | | |
|--|-----------------------------------|--|---------------------------------------|
| | OVERHEAD UTILITY LINE | | ELECTRIC METER |
| | BUILDING | | SEWER CLEANOUT |
| | RIGHT-OF-WAY | | UTILITY ELEC |
| | FENCE | | FINISH FLOOR ELEVATION |
| | PERMANENT DRAINAGE EASEMENT | | GAS METER |
| | DEED LINE "NOT SURVEYED" | | WATER METER |
| | CONTOUR INDEX | | DRAINAGE STRUCTURE |
| | CONTOUR | | EXISTING PROPERTY CORNER "AS LABELED" |
| | GRAVEL | | DRAINAGE STRUCTURE |
| | ASPHALT PAVEMENT | | MAIL BOX |
| | CONCRETE | | SIGN |
| | TREE AS MARKED | | RBF Rebar Found |
| | RBS 5/8" = 5/8" REBAR & CAP "SET" | | RBS Rebar Set |
| | PINE AS MARKED | | MNS Mag Nail Set |
| | UTILITY POLE | | IPF Iron Pipe Found |
| | | | D.B. Deed Book |
| | | | Pg. Page |
| | | | P.B. Plat Book |
| | | | PIN Parcel Identification Number |
| | | | N/F Now or Formerly |
| | | | N.T.S. Not to Scale |

Existing Conditions



THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DAVIS CIVIL SOLUTIONS, P.A. PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANYTHING OTHER THAN THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR USED FOR EXTENSION OF THE PROJECT OR PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVIL SOLUTIONS, P.A.

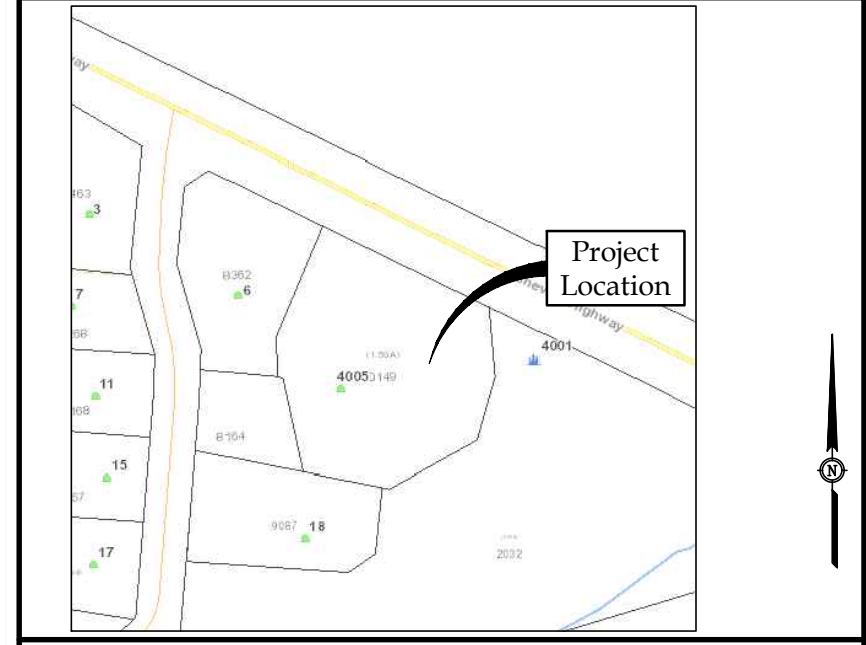
COPYRIGHT 2023
 DAVIS CIVIL SOLUTIONS, P.A.
 ALL RIGHTS RESERVED



Site Development For
4005 Asheville Hwy.
 HENDERSON COUNTY, NORTH CAROLINA

Job No.: 23163
 Date: January, 2024
 Scale: 1" = 20'
 Revision:

Layout



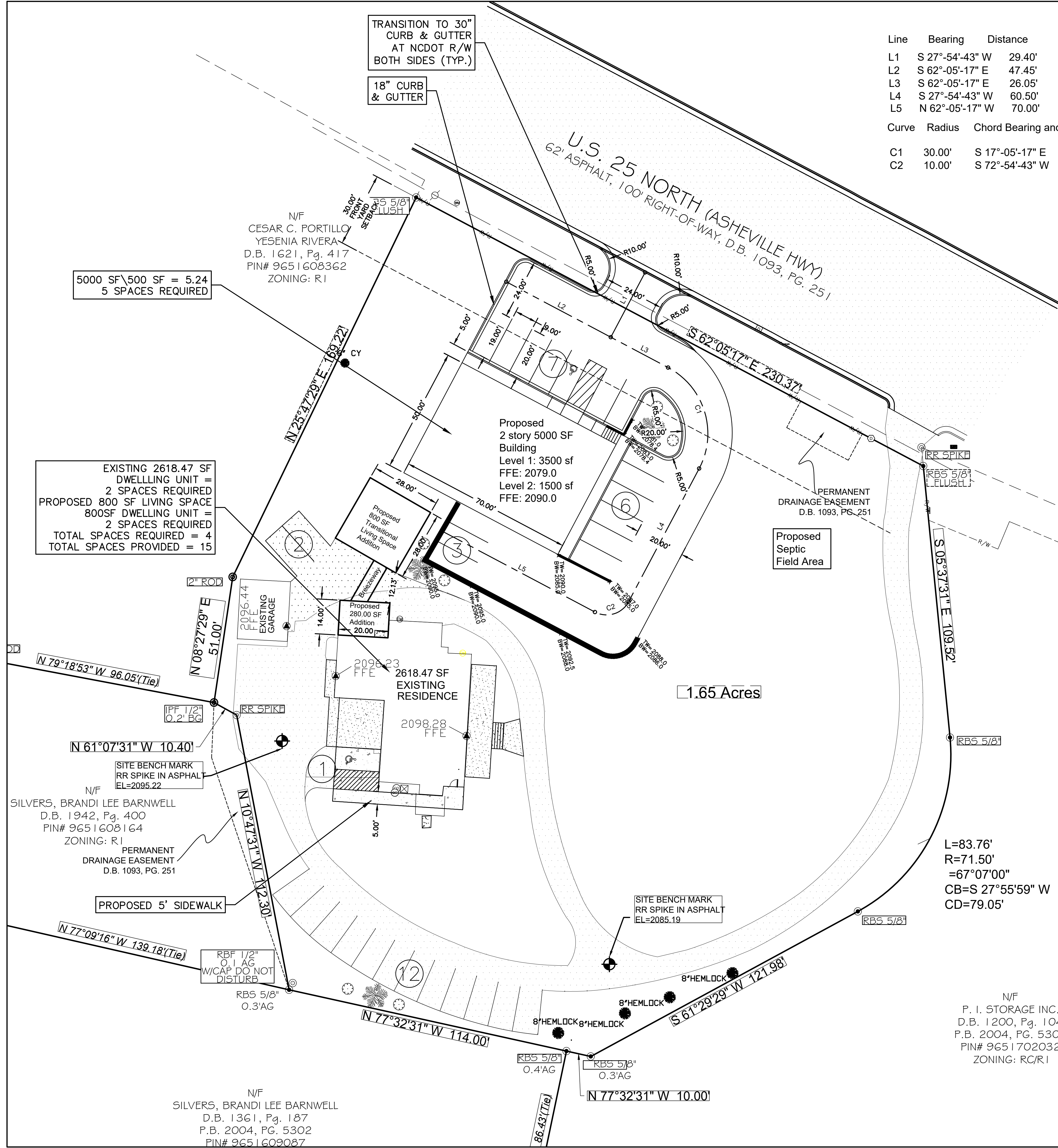
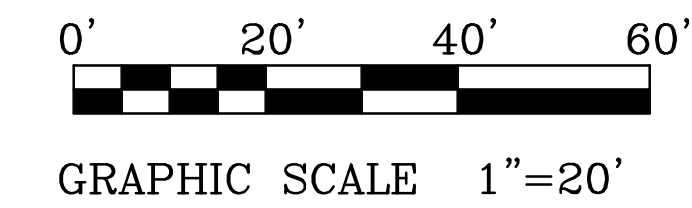
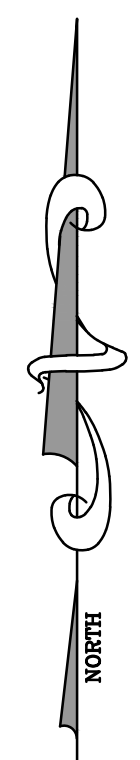
Vicinity Map
 NOT TO SCALE

DEVELOPMENT DATA BLOCK

| | |
|-------------------|--|
| OWNER/DEVELOPER: | OPEN ARMS PREGNANCY SUPPORT SERVICES, INC. |
| CONTACT: | JOE CONARD |
| PHONE: | 828.989.8988 |
| ADDRESS: | 2939 HAYWOOD ROAD HENDERSONVILLE, NC 28791 |
| PIN: | 965170049 |
| PHYSICAL ADDRESS: | 4005 ASHEVILLE HWY. HENDERSONVILLE NC 28791 |
| PROPERTY SIZE: | 1.65 AC. |
| ZONING DISTRICT: | RC |

| Line | Bearing | Distance |
|------|-----------------|----------|
| L1 | S 27°-54'-43" W | 29.40' |
| L2 | S 62°-05'-17" E | 47.45' |
| L3 | S 62°-05'-17" E | 26.05' |
| L4 | S 27°-54'-43" W | 60.50' |
| L5 | N 62°-05'-17" W | 70.00' |

| Curve | Radius | Chord Bearing and Distance | Arc Length | Tangent | Delta |
|-------|--------|----------------------------|------------|---------|-------------|
| C1 | 30.00' | S 17°-05'-17" E 42.43' | 47.12' | 30.00' | 90°-00'-00" |
| C2 | 10.00' | S 72°-54'-43" W 14.14' | 15.71' | 10.00' | 90°-00'-00" |



LEGEND

These standard symbols will be found in this drawing.

| | | | |
|--|-----------------------------------|--|---------------------------------------|
| | OVERHEAD UTILITY LINE | | ELECTRIC METER |
| | BUILDING | | SEWER CLEANOUT |
| | RIGHT-OF-WAY | | UTILITY ELEC |
| | FENCE | | FINISH FLOOR ELEVATION |
| | PERMANENT DRAINAGE EASEMENT | | GAS METER |
| | DEED LINE "NOT SURVEYED" | | WATER METER |
| | CONTOUR INDEX | | DRAINAGE STRUCTURE |
| | CONTOUR | | EXISTING PROPERTY CORNER "AS LABELED" |
| | GRAVEL | | DRAINAGE STRUCTURE |
| | ASPHALT PAVEMENT | | MAIL BOX |
| | CONCRETE | | SIGN |
| | TREE AS MARKED | | RBF Rebar Found |
| | RBS 5/8" = 5/8" REBAR & CAP "SET" | | RBS Rebar Set |
| | PINE AS MARKED | | MNS Mag Nail Set |
| | UTILITY POLE | | IFF Iron Pipe Found |
| | | | D.B. Deed Book |
| | | | Pg. Page |
| | | | P.B. Plat Book |
| | | | PIN Parcel Identification Number |
| | | | N/F Now or Formerly |
| | | | N.T.S. Not to Scale |

L=83.76'
 R=71.50'
 =67°07'00"
 CB=S 27°55'59" W
 CD=79.05'

N/F
 P. I. STORAGE INC.
 D.B. 1200, Pg. 104
 P.B. 2004, PG. 5302
 PIN# 9651702032
 ZONING: RC/R1

5000 SF / 500 SF = 5.24
 5 SPACES REQUIRED

EXISTING 2618.47 SF
 DWELLING UNIT =
 2 SPACES REQUIRED
 PROPOSED 800 SF LIVING SPACE
 800SF DWELLING UNIT =
 2 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 4
 TOTAL SPACES PROVIDED = 15

Proposed
 2 story 5000 SF
 Building
 Level 1: 3500 sf
 FFE: 2079.0
 Level 2: 1500 sf
 FFE: 2090.0

1.65 Acres

TRANSITION TO 30"
 CURB & GUTTER
 AT NCDOT R/W
 BOTH SIDES (TYP.)

18" CURB
 & GUTTER

N/F
 CESAR C. PORTILLO
 YESENIA RIVERA
 D.B. 1621, Pg. 417
 PIN# 9651608362
 ZONING: R1

2096.44
 FFE
 EXISTING
 GARAGE

Proposed
 800 SF
 Transitional
 Living Space
 Addition

Proposed
 280.00 SF
 Addition
 20.00'

2096.23
 FFE

2618.47 SF
 EXISTING
 RESIDENCE

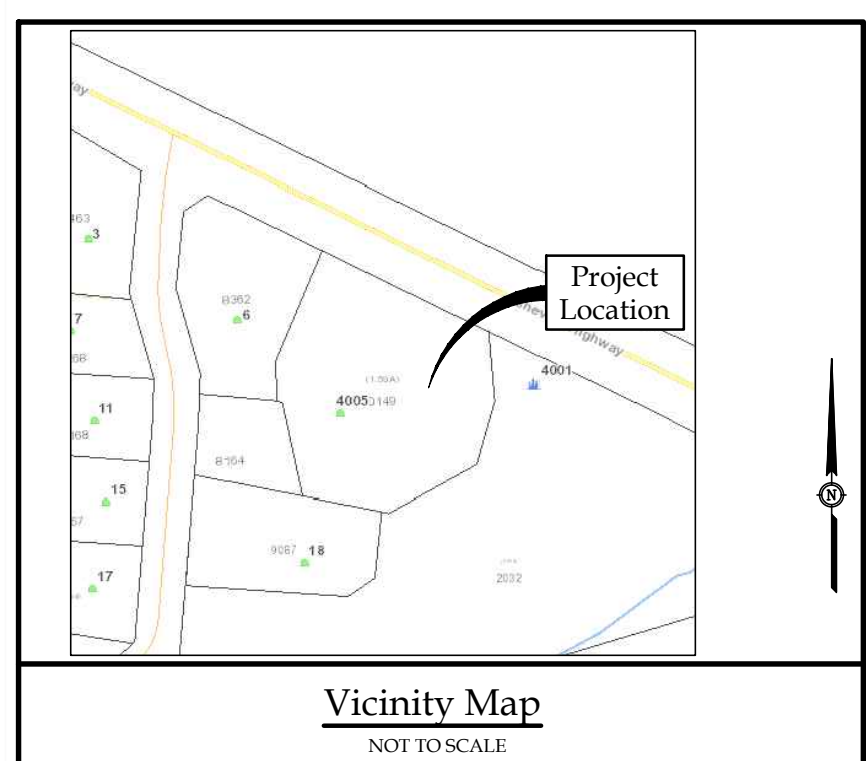
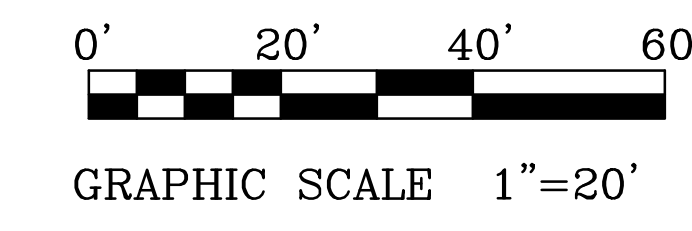
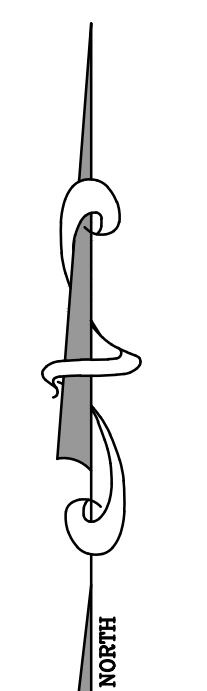
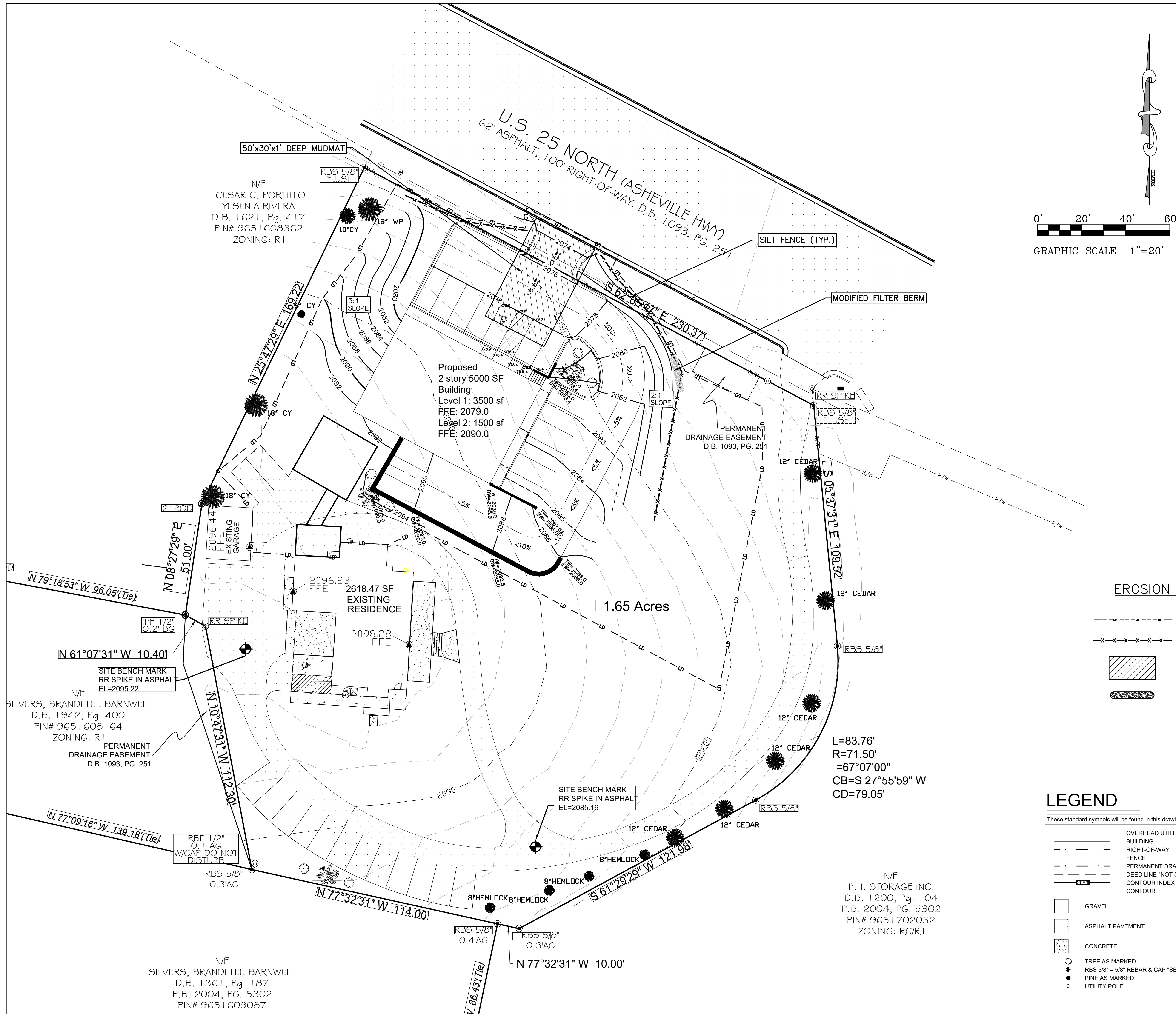
2098.28
 FFE

PROPOSED 5' SIDEWALK

N/F
 SILVERS, BRANDI LEE BARNWELL
 D.B. 1942, Pg. 400
 PIN# 9651608164
 ZONING: R1

PERMANENT
 DRAINAGE EASEMENT
 D.B. 1093, PG. 251

N/F
 SILVERS, BRANDI LEE BARNWELL
 D.B. 1361, Pg. 187
 P.B. 2004, PG. 5302
 PIN# 9651609087



| DEVELOPMENT DATA BLOCK | |
|------------------------|---|
| OWNER/DEVELOPER: | OPEN ARMS PREGNANCY SUPPORT SERVICES, INC. |
| CONTACT: | JOE CONARD |
| PHONE: | 828.989.8988 |
| ADDRESS: | 2939 HAYWOOD ROAD HENDERSONVILLE, NC 28791 |
| PIN: | 965170049 |
| PHYSICAL ADDRESS: | 4005 ASHEVILLE HWY. HENDERSONVILLE, NC 28791 |
| PROPERTY SIZE: | 1.65 AC. |
| ZONING DISTRICT: | RC |
| ZONING DISTRICT: | RC |
| PERVIOUS AREAS: | <p>PRE DEVELOPMENT:</p> <p>IMPERVIOUS AREA = 15,500 SQ. FT. (0.36 AC.) % SITE IMPERVIOUS = 21.82%</p> <p>PERVIOUS AREA = 53,363.80 SQ. FT. (1.29 AC.) % SITE PERVIOUS = 78.18%</p> <p>POST DEVELOPMENT:</p> <p>IMPERVIOUS AREA = 31,300.32 SQ. FT. (0.72 AC.) % SITE IMPERVIOUS = 43.64%</p> <p>PERVIOUS AREA = 40,573.68 SQ. FT. (0.93 AC.) % SITE PERVIOUS = 56.36%</p> <p>INCREASE/DECREASE:</p> <p>INCREASE AREAS = 15,790.12 SQ. FT. (0.36 AC.) % INCREASE = 21.82%</p> <p>LAND DISTURBANCE: 31,983.70 SQ. FT. (0.73 AC.)</p> |

EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- MUD MAT
- MODIFIED FILTER BERM

LEGEND

- These standard symbols will be found in this drawing.
- | | | | |
|--|-----------------------------------|--|---------------------------------------|
| | OVERHEAD UTILITY LINE | | ELECTRIC METER |
| | BUILDING | | SEWER CLEANOUT |
| | RIGHT-OF-WAY | | UTILITY ELEC |
| | FENCE | | FINISH FLOOR ELEVATION |
| | PERMANENT DRAINAGE EASEMENT | | GAS METER |
| | DEED LINE "NOT SURVEYED" | | WATER METER |
| | CONTOUR INDEX | | DRAINAGE STRUCTURE |
| | CONTOUR | | EXISTING PROPERTY CORNER "AS LABELED" |
| | GRAVEL | | DRAINAGE STRUCTURE |
| | ASPHALT PAVEMENT | | MAIL BOX |
| | CONCRETE | | SIGN |
| | TREE AS MARKED | | RBF Rebar Found |
| | RBS 5/8" = 5/8" REBAR & CAP "SET" | | RBS Rebar Set |
| | PINE AS MARKED | | MNS Mag Nail Set |
| | UTILITY POLE | | IPF Iron Pipe Found |
| | | | D.B. Deed Book |
| | | | Pg. Page |
| | | | P.B. Plat Book |
| | | | PIN Parcel Identification Number |
| | | | N/F Now or Formerly |
| | | | N.T.S. Not to Scale |

Site Development For
4005 Asheville Hwy.
HENDERSON COUNTY, NORTH CAROLINA

Grading, Stormwater, and Erosion Control

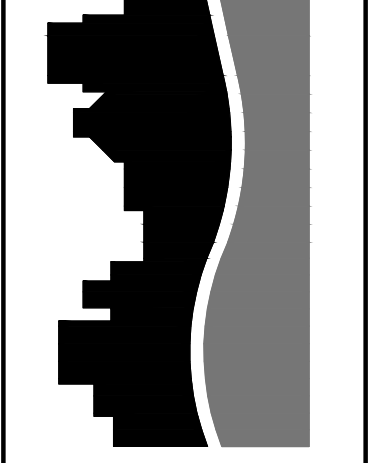
Sheet
C3

Job No.: 23163
Date: January, 2024
Scale: 1" = 20'
Revision:

For Review

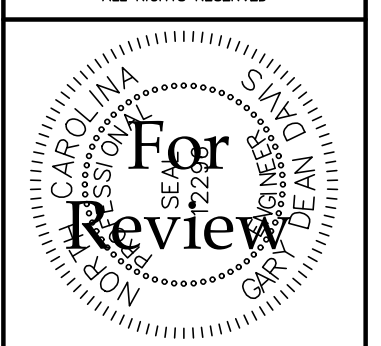
Davis Civil Solutions, PA
Site/Infrastructure Engineering/Planning
1828-295-9449 FT • www.daviscivilsolutions.com

THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN IS CONFIDENTIAL PROPERTY OF DAVIS CIVIL SOLUTIONS, P.A. PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANYTHING OTHER THAN THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN. OR USED FOR EXTENSION TO THE PROJECT IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVIL SOLUTIONS, P.A.



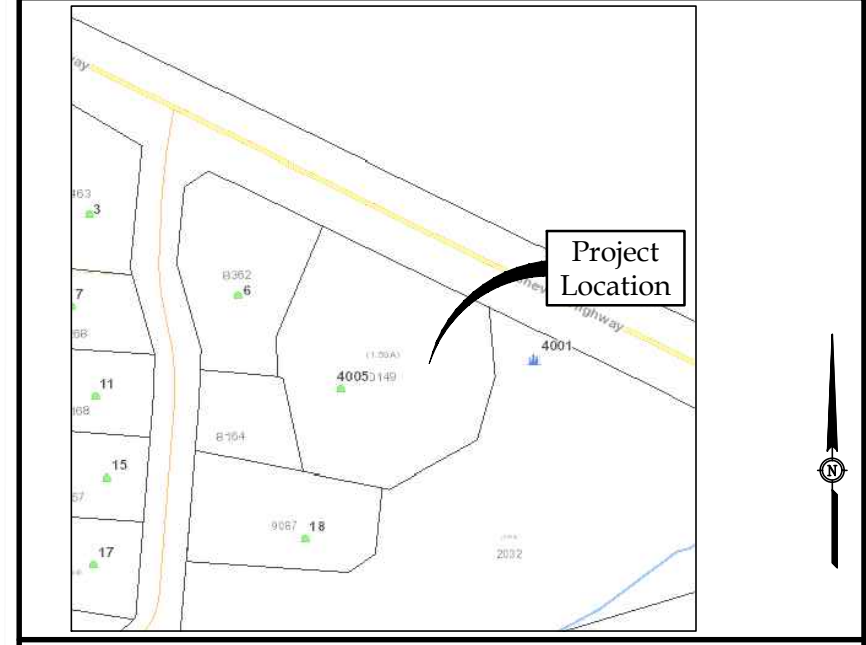
THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DAVIS CIVIL SOLUTIONS, P.A. PROVIDED THAT THE USER AGREES TO HOLD DAVIS CIVIL SOLUTIONS, P.A. HARMLESS FROM ANY AND ALL LIABILITY FOR ANY DAMAGE, LOSS OF PROFITS OR OTHER HARM, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF THE USER'S USE OF THIS DOCUMENT. WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVIL SOLUTIONS, P.A.

COPYRIGHT 2023
 DAVIS CIVIL SOLUTIONS, P.A.
 ALL RIGHTS RESERVED



Site Development For
4005 Asheville Hwy.
 HENDERSON COUNTY, NORTH CAROLINA

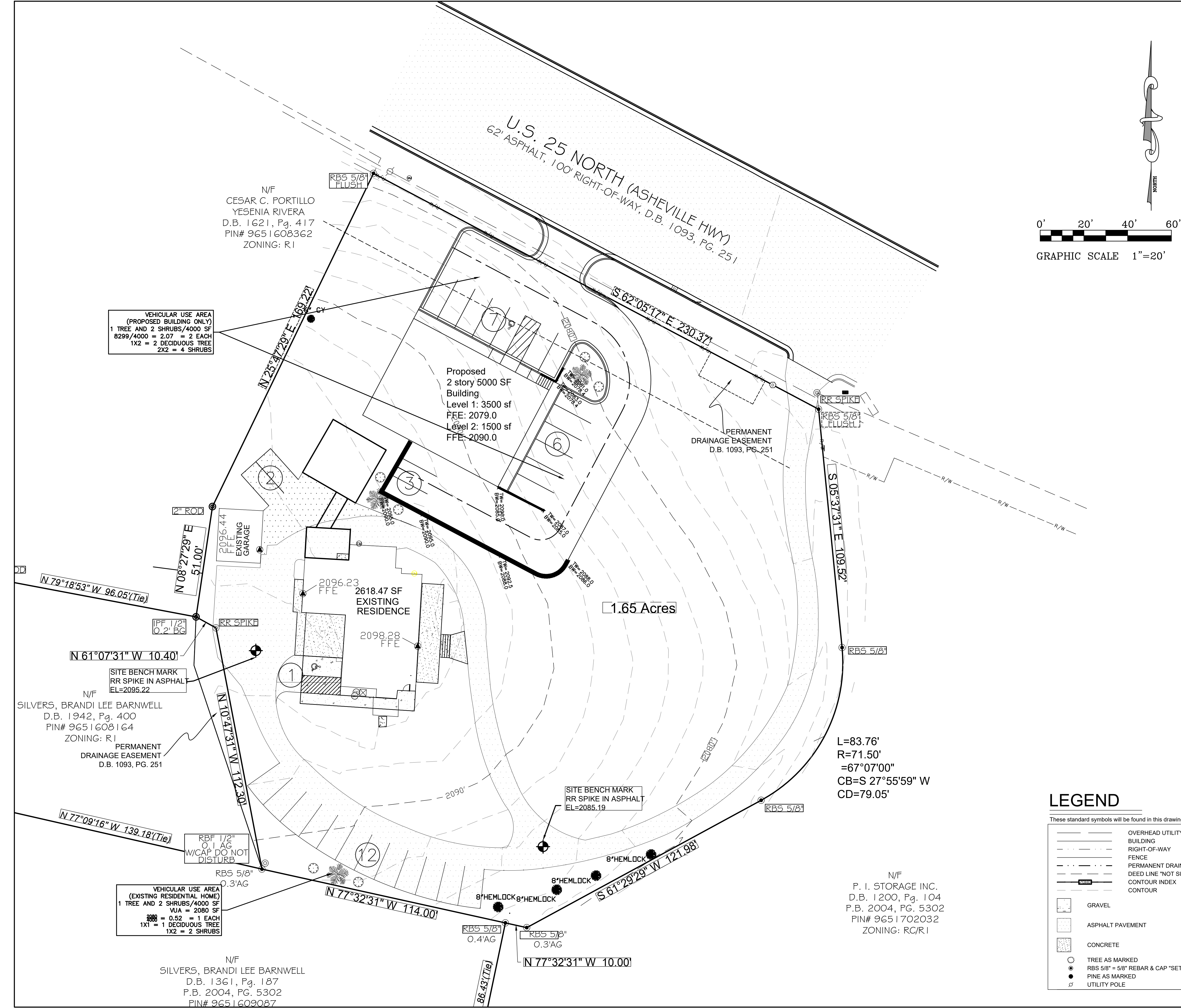
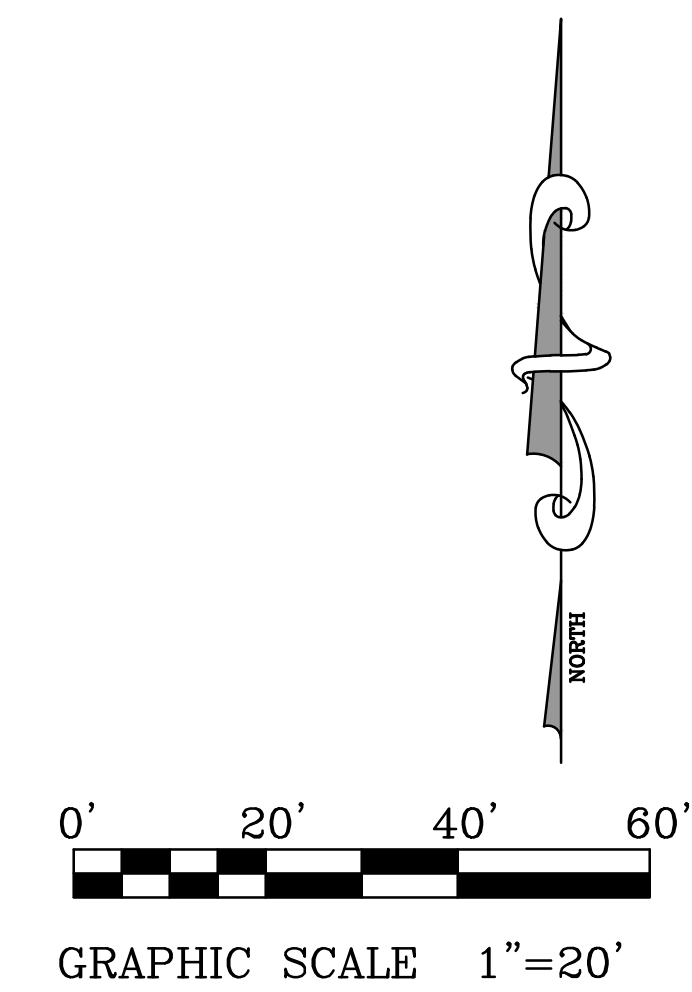
Job No.: 23163
 Date: January, 2024
 Scale: 1" = 20'
 Revision:



Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

| | |
|-------------------|--|
| OWNER/DEVELOPER: | OPEN ARMS PREGNANCY SUPPORT SERVICES, INC. |
| CONTACT: | JOE CONRAD |
| PHONE: | 828.989.8988 |
| ADDRESS: | 2939 HAYWOOD ROAD HENDERSONVILLE, NC 28791 |
| PIN: | 9651702032 |
| PHYSICAL ADDRESS: | 4005 ASHEVILLE HWY. HENDERSONVILLE NC 28791 |
| PROPERTY SIZE: | 1.65 AC. |
| ZONING DISTRICT: | RC |



N/F
 CESAR C. PORTILLO
 YESENIA RIVERA
 D.B. 1621, Pg. 417
 PIN# 9651608362
 ZONING: R 1

VEHICULAR USE AREA
 (PROPOSED BUILDING ONLY)
 1 TREE AND 2 SHRUBS/4000 SF
 8299/4000 = 2.07 = 2 EACH
 1X2 = 2 DECIDUOUS TREE
 2X2 = 4 SHRUBS

Proposed
 2 story 5000 SF
 Building
 Level 1: 3500 sf
 FFE: 2079.0
 Level 2: 1500 sf
 FFE: 2090.0

PERMANENT
 DRAINAGE EASEMENT
 D.B. 1093, PG. 251

1.65 Acres

L=83.76'
 R=71.50'
 =67°07'00"
 CB=S 27°55'59" W
 CD=79.05'

N/F
 SILVERS, BRANDI LEE BARNWELL
 D.B. 1942, Pg. 400
 PIN# 9651608164
 ZONING: R 1
 PERMANENT
 DRAINAGE EASEMENT
 D.B. 1093, PG. 251

SITE BENCH MARK
 RR SPIKE IN ASPHALT
 EL=2095.22

SITE BENCH MARK
 RR SPIKE IN ASPHALT
 EL=2085.19

VEHICULAR USE AREA
 (EXISTING RESIDENTIAL HOME)
 1 TREE AND 2 SHRUBS/4000 SF
 VUA = 2080 SF
 8088 = 0.52 = 1 EACH
 1X1 = 1 DECIDUOUS TREE
 1X2 = 2 SHRUBS

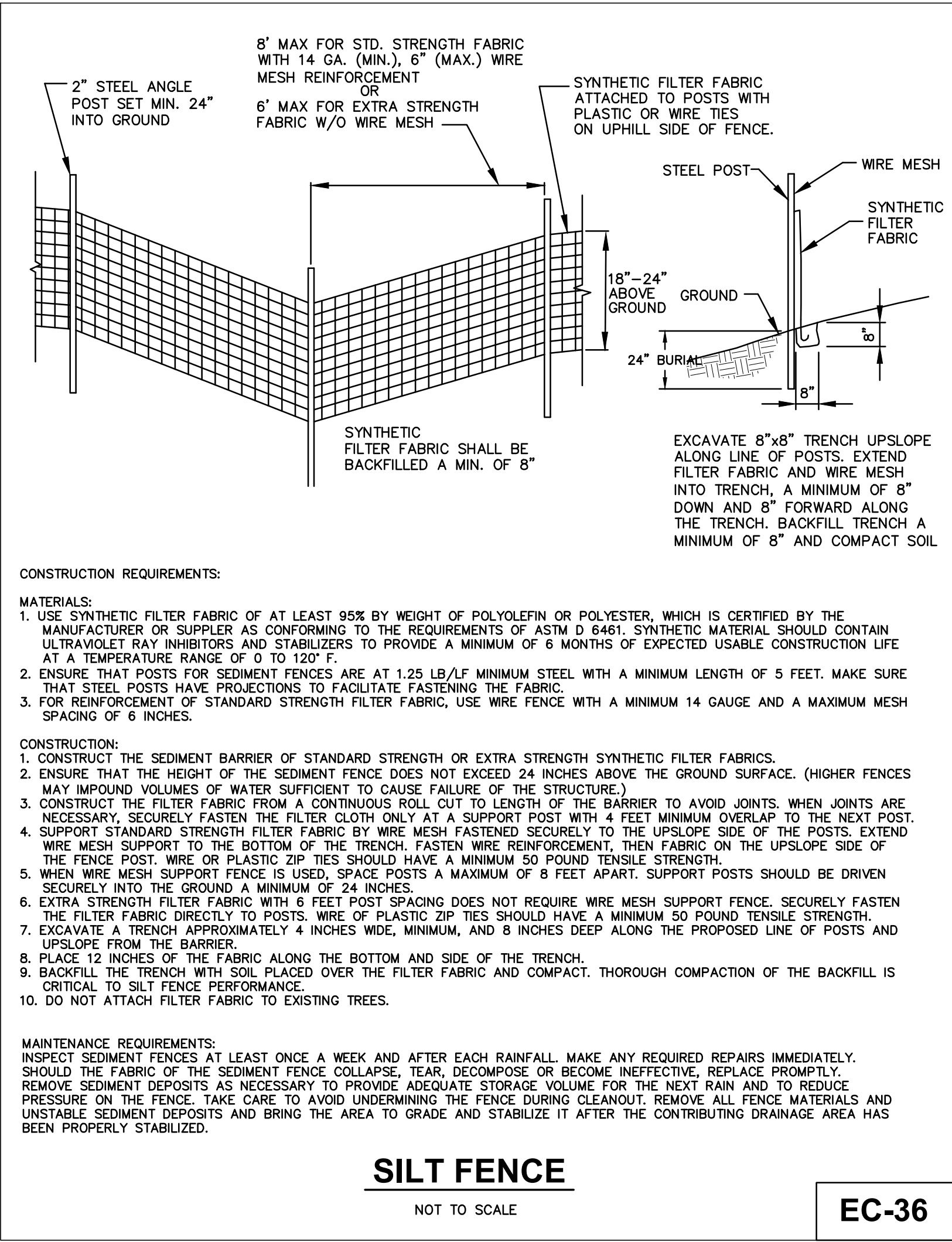
N/F
 SILVERS, BRANDI LEE BARNWELL
 D.B. 1361, Pg. 187
 P.B. 2004, PG. 5302
 PIN# 9651609087

N/F
 P. I. STORAGE INC.
 D.B. 1200, Pg. 104
 P.B. 2004, PG. 5302
 PIN# 9651702032
 ZONING: RC/R 1

LEGEND

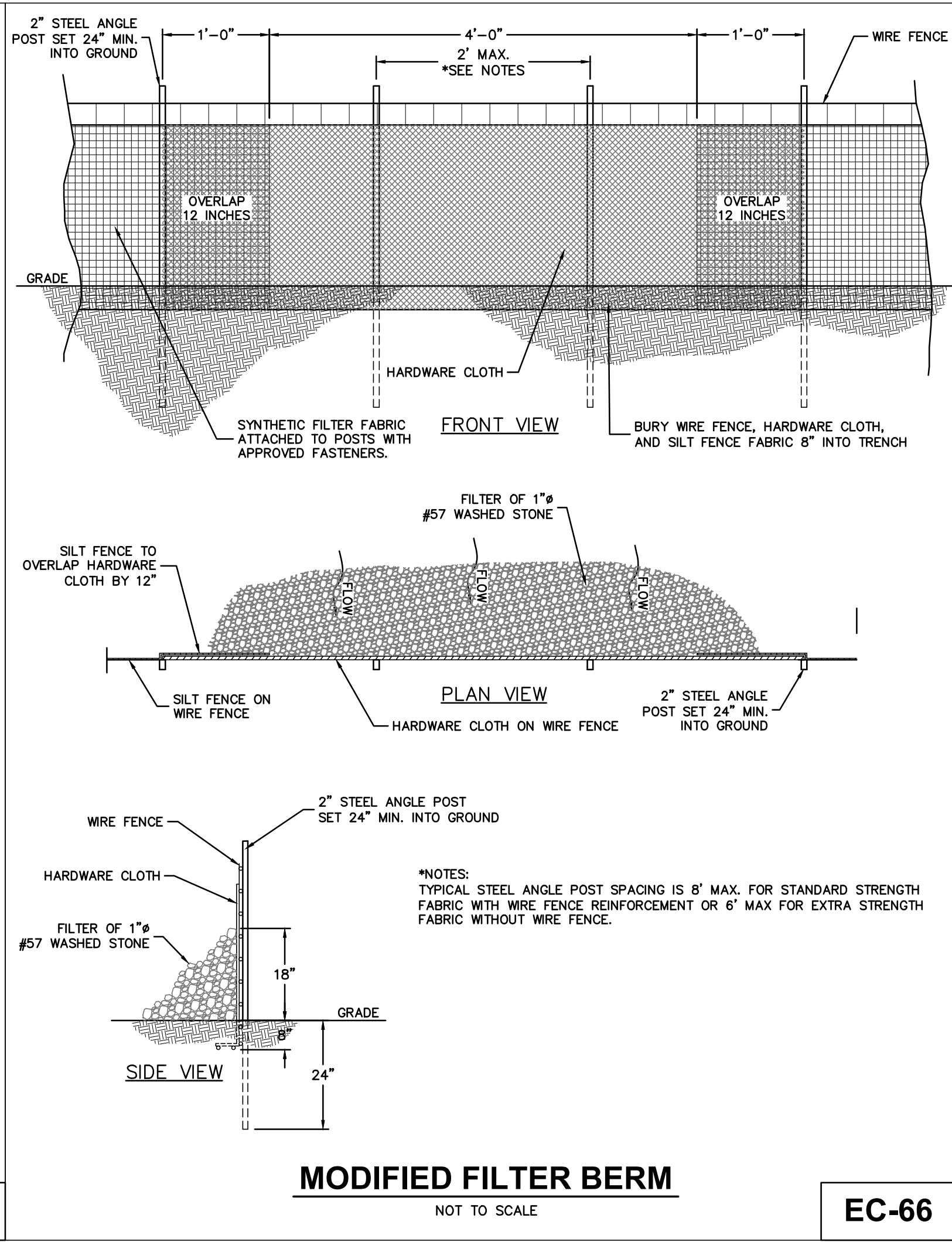
These standard symbols will be found in this drawing.

| | | | |
|--|-----------------------------------|--|---------------------------------------|
| | OVERHEAD UTILITY LINE | | ELECTRIC METER |
| | BUILDING | | SEWER CLEANOUT |
| | RIGHT-OF-WAY | | UTILITY ELEC |
| | FENCE | | FINISH FLOOR ELEVATION |
| | PERMANENT DRAINAGE EASEMENT | | GAS METER |
| | DEED LINE "NOT SURVEYED" | | WATER METER |
| | CONTOUR INDEX | | DRAINAGE STRUCTURE |
| | CONTOUR | | EXISTING PROPERTY CORNER "AS LABELED" |
| | GRAVEL | | MAIL BOX |
| | ASPHALT PAVEMENT | | SIGN |
| | CONCRETE | | RBF Rebar Found |
| | TREE AS MARKED | | RBS Rebar Set |
| | RBS 5/8" = 5/8" REBAR & CAP "SET" | | MNS Mag Nail Set |
| | PINE AS MARKED | | IFF Iron Pipe Found |
| | UTILITY POLE | | D.B. Deed Book |
| | | | Pg. Page |
| | | | P.B. Plat Book |
| | | | PIN Parcel Identification Number |
| | | | N/F Now or Formerly |
| | | | N.T.S. Not to Scale |



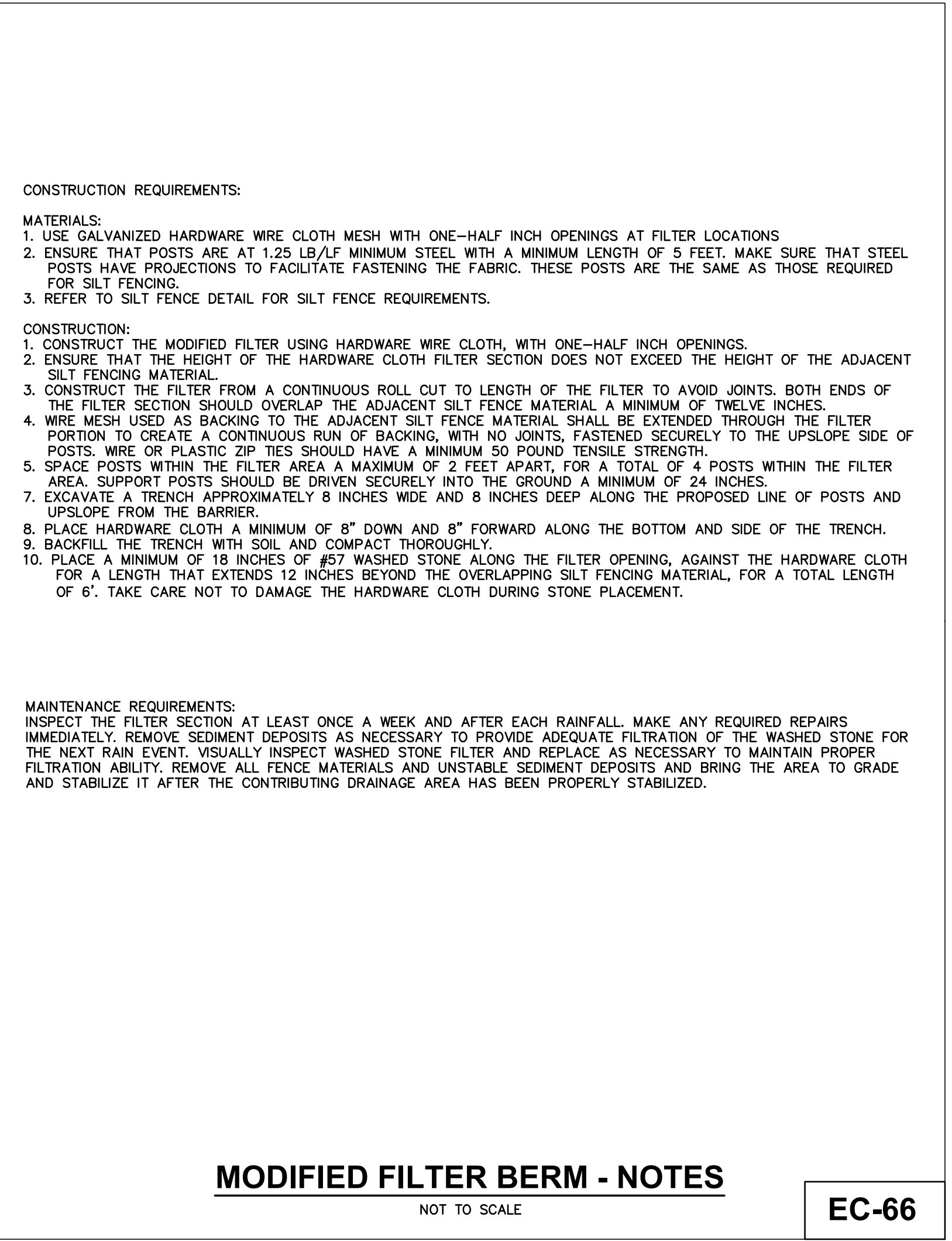
SILT FENCE
NOT TO SCALE

EC-36

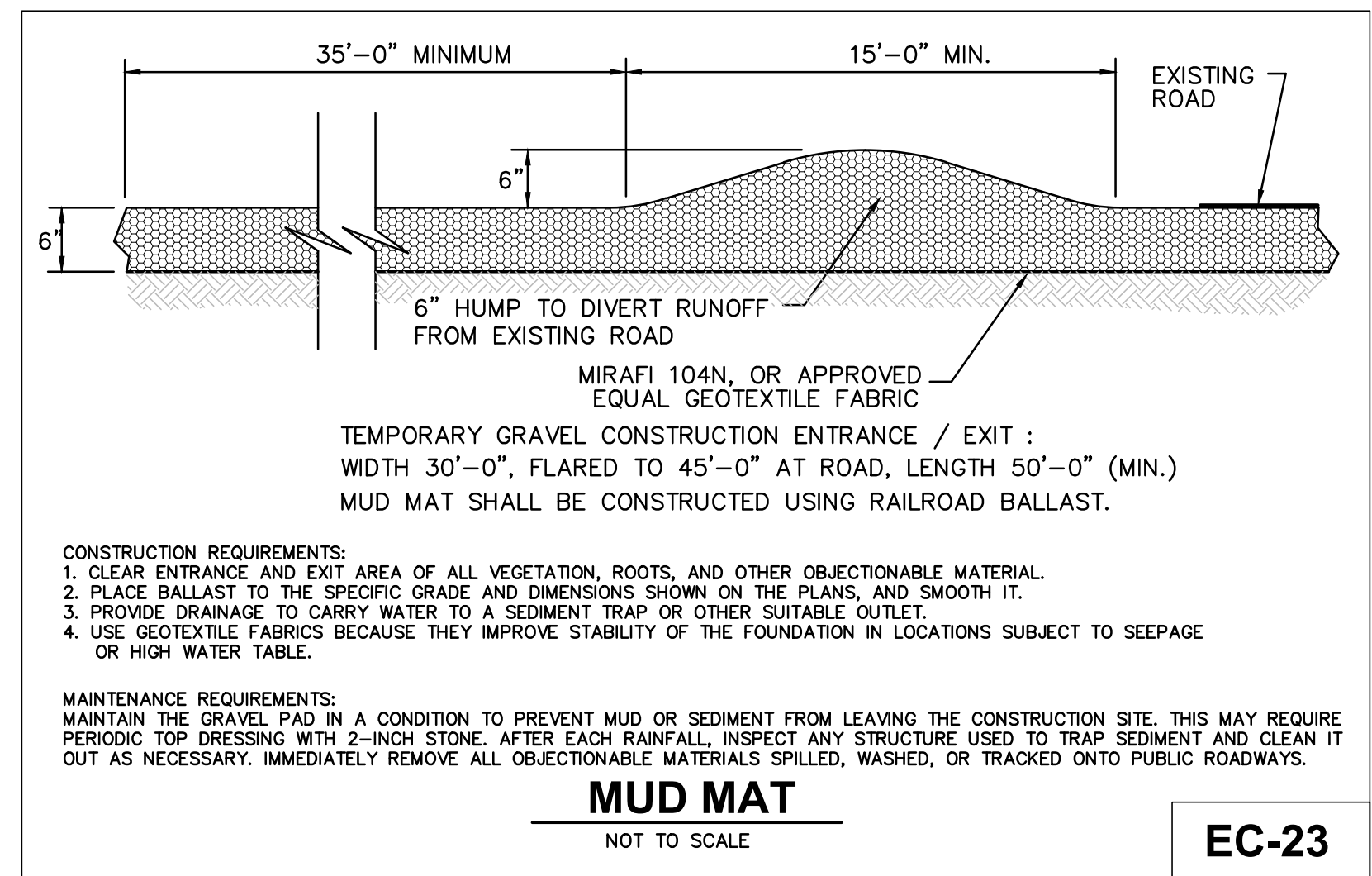


MODIFIED FILTER BERM
NOT TO SCALE

EC-66

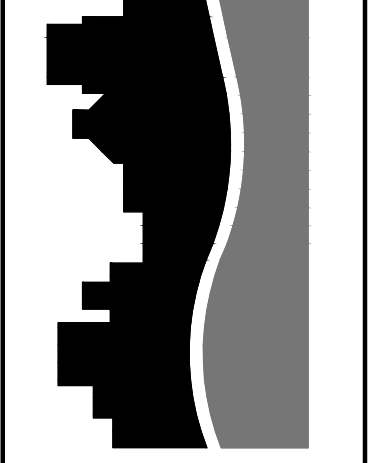


EC-66



MUD MAT
NOT TO SCALE

EC-23



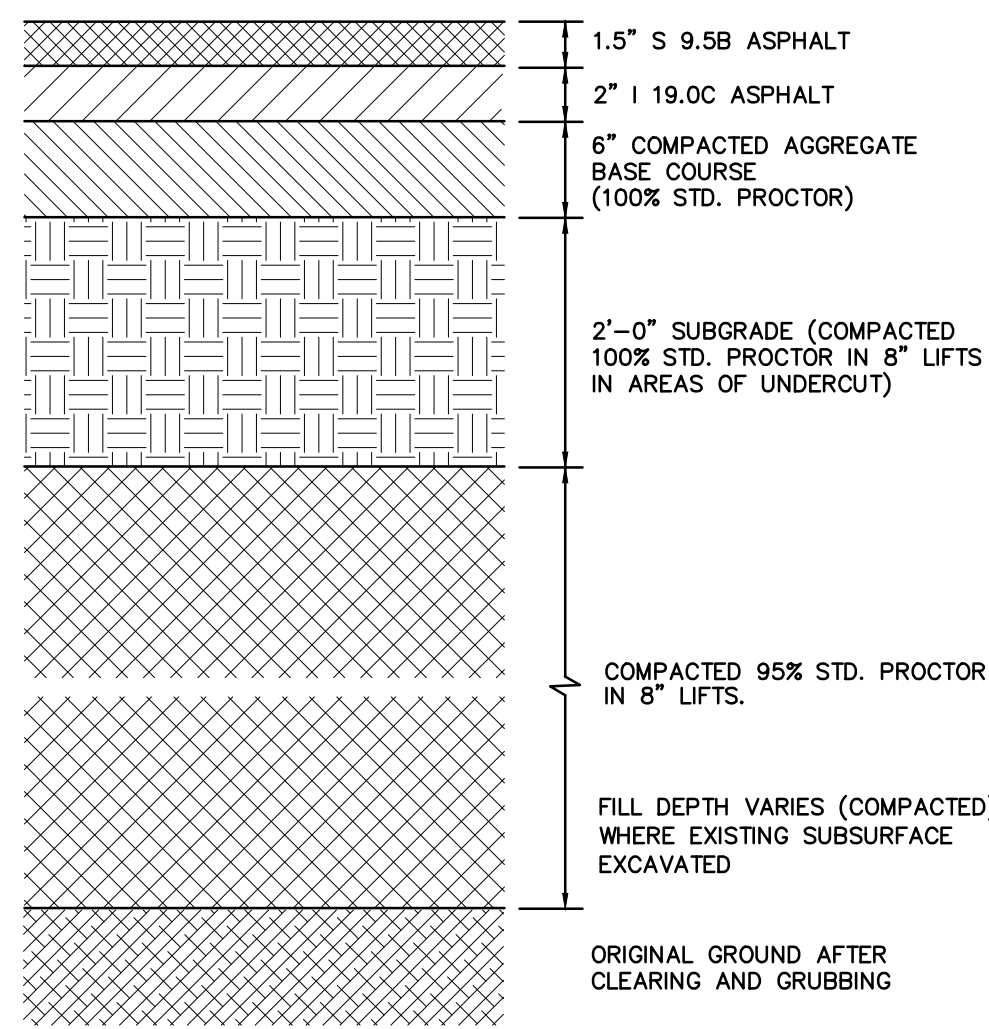
THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN IS CONFIDENTIAL AND THE PROPERTY OF DAVIS CIVIL SOLUTIONS, P.A. PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANYTHING OTHER THAN THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN. NO PART OF THIS DOCUMENT IS TO BE USED IN ANY MANNER OR FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVIL SOLUTIONS, P.A.
COPYRIGHT 2023
DAVIS CIVIL SOLUTIONS, P.A.
ALL RIGHTS RESERVED



Site Development For
4005 Asheville Hwy.
HENDERSON COUNTY, NORTH CAROLINA

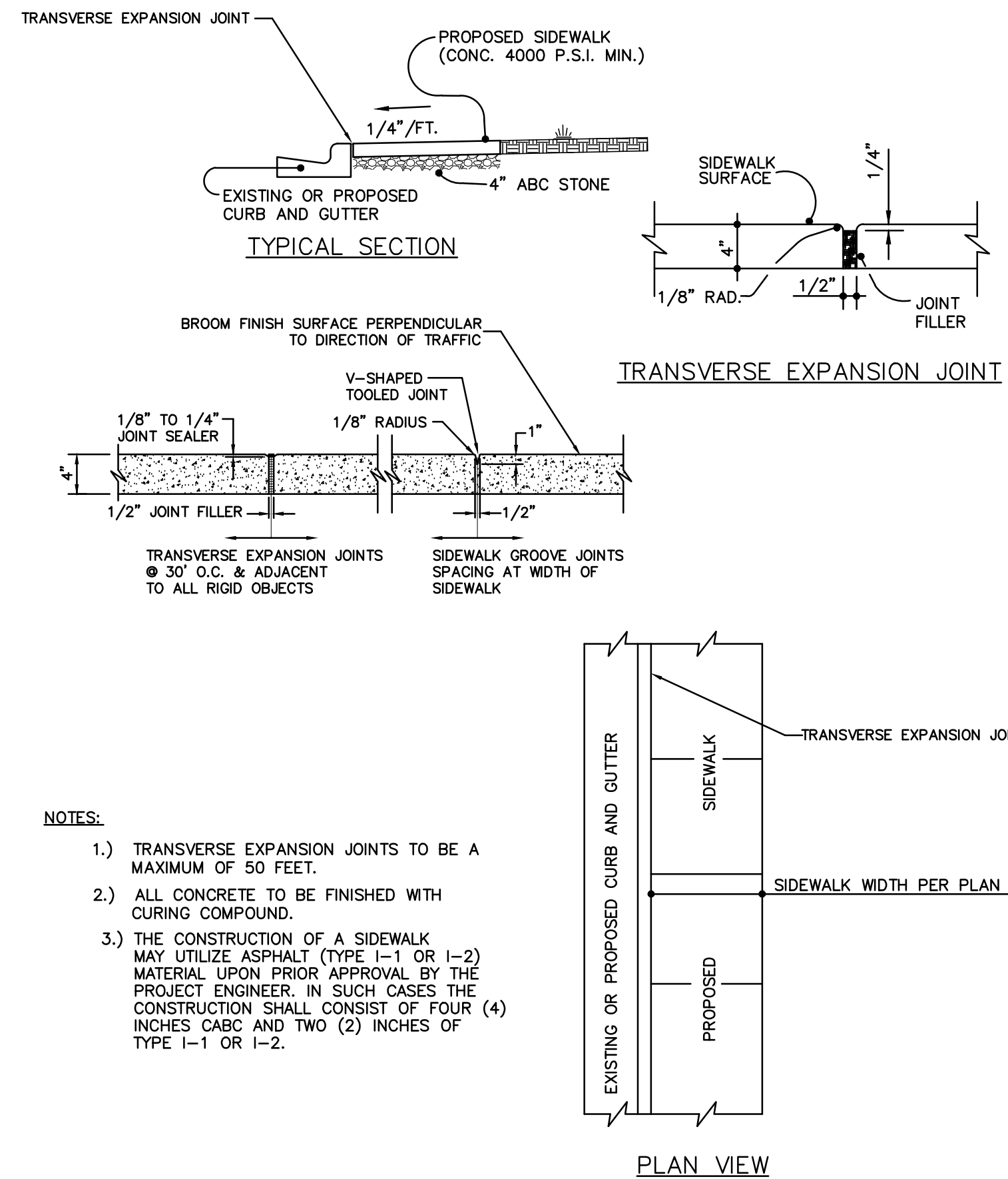
Job No.: 23163
Date: January, 2024
Scale: NTS
Revision:

Details



TYPICAL CROSS-SECTION
NOT TO SCALE

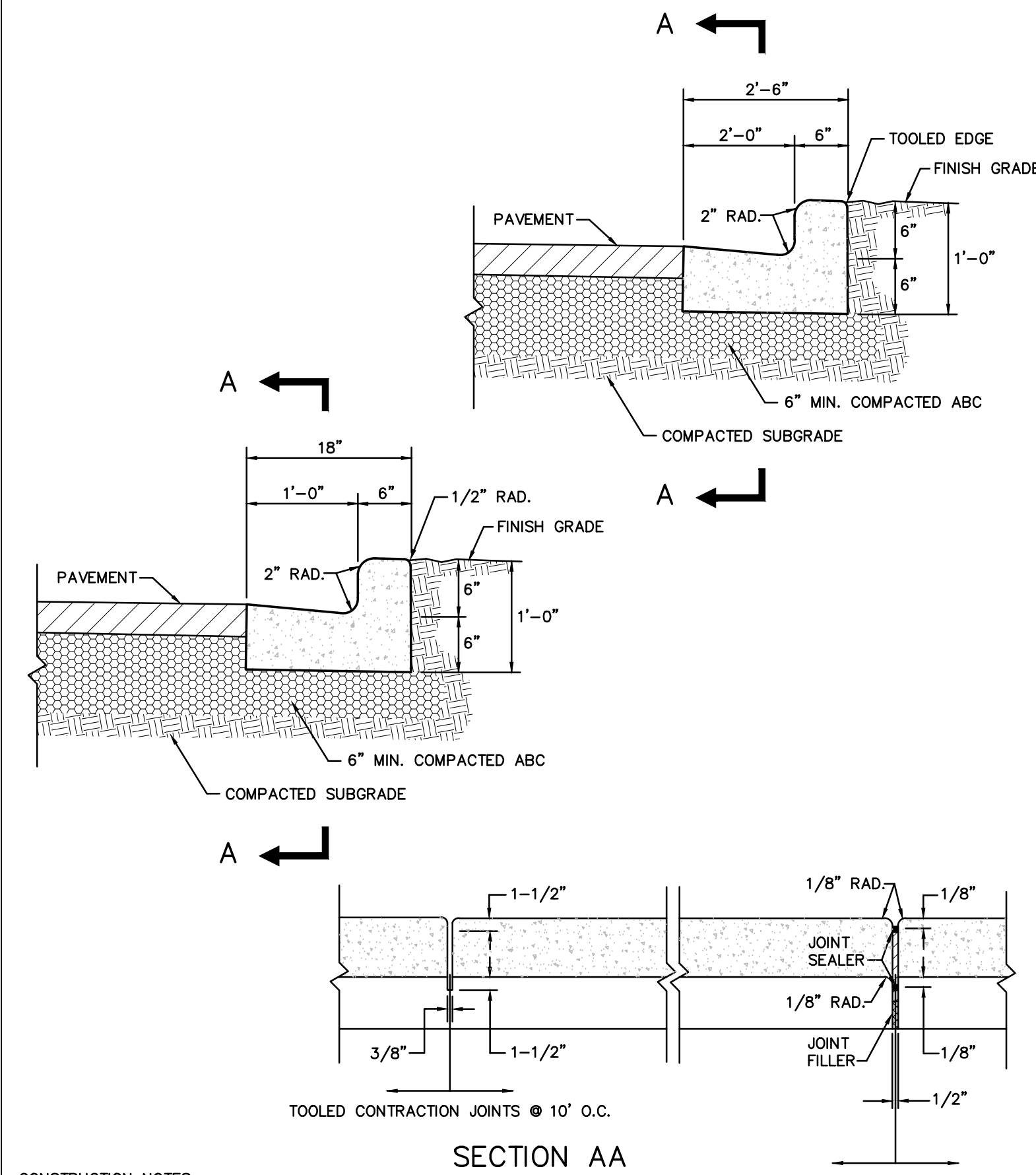
ST-4



STANDARD SIDEWALK

NOT TO SCALE

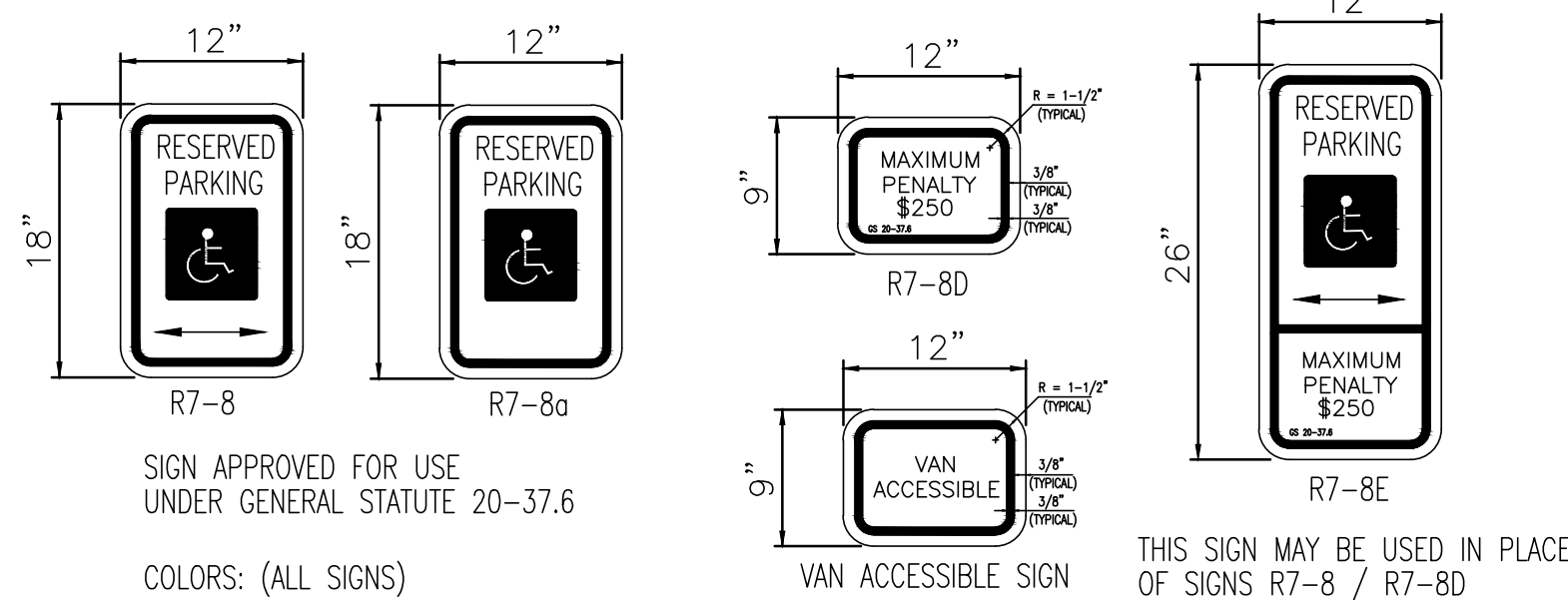
ST-36



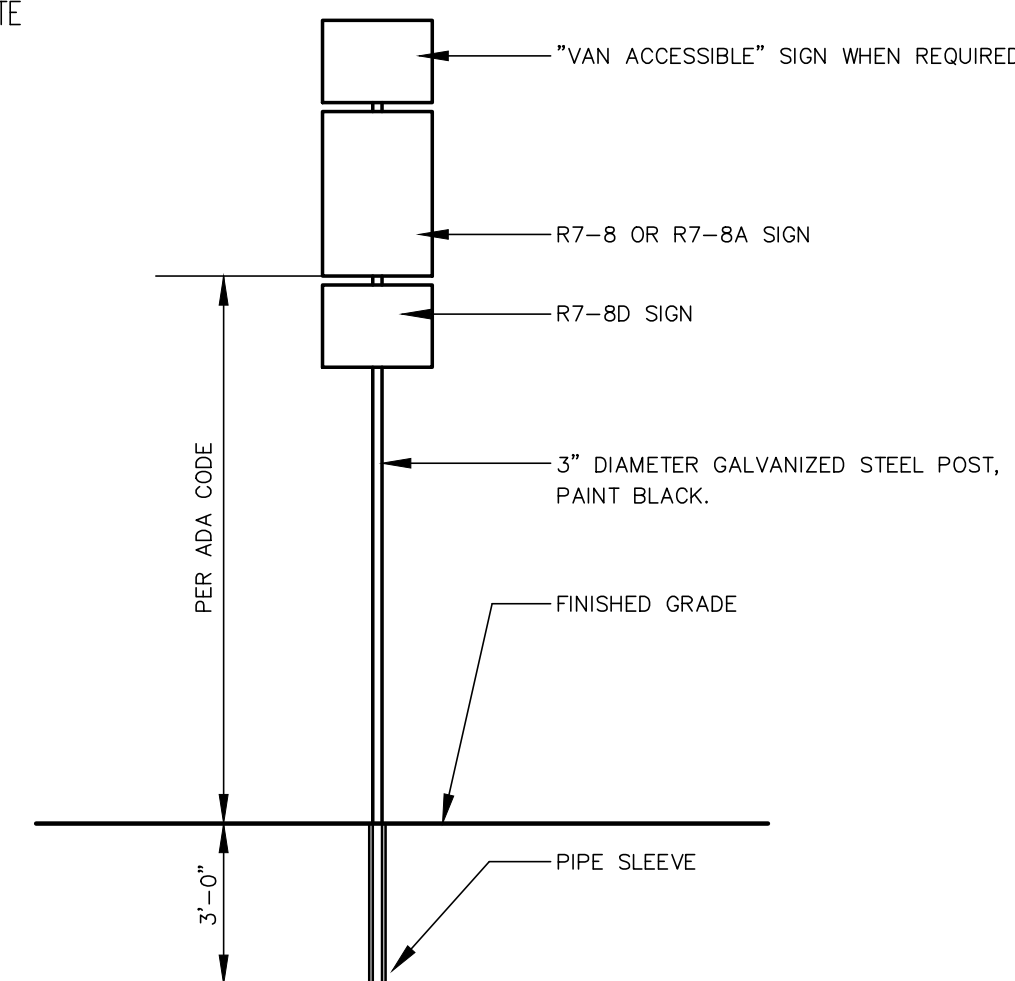
CONCRETE CURB & GUTTER (18\"/>

NOT TO SCALE

ST-38



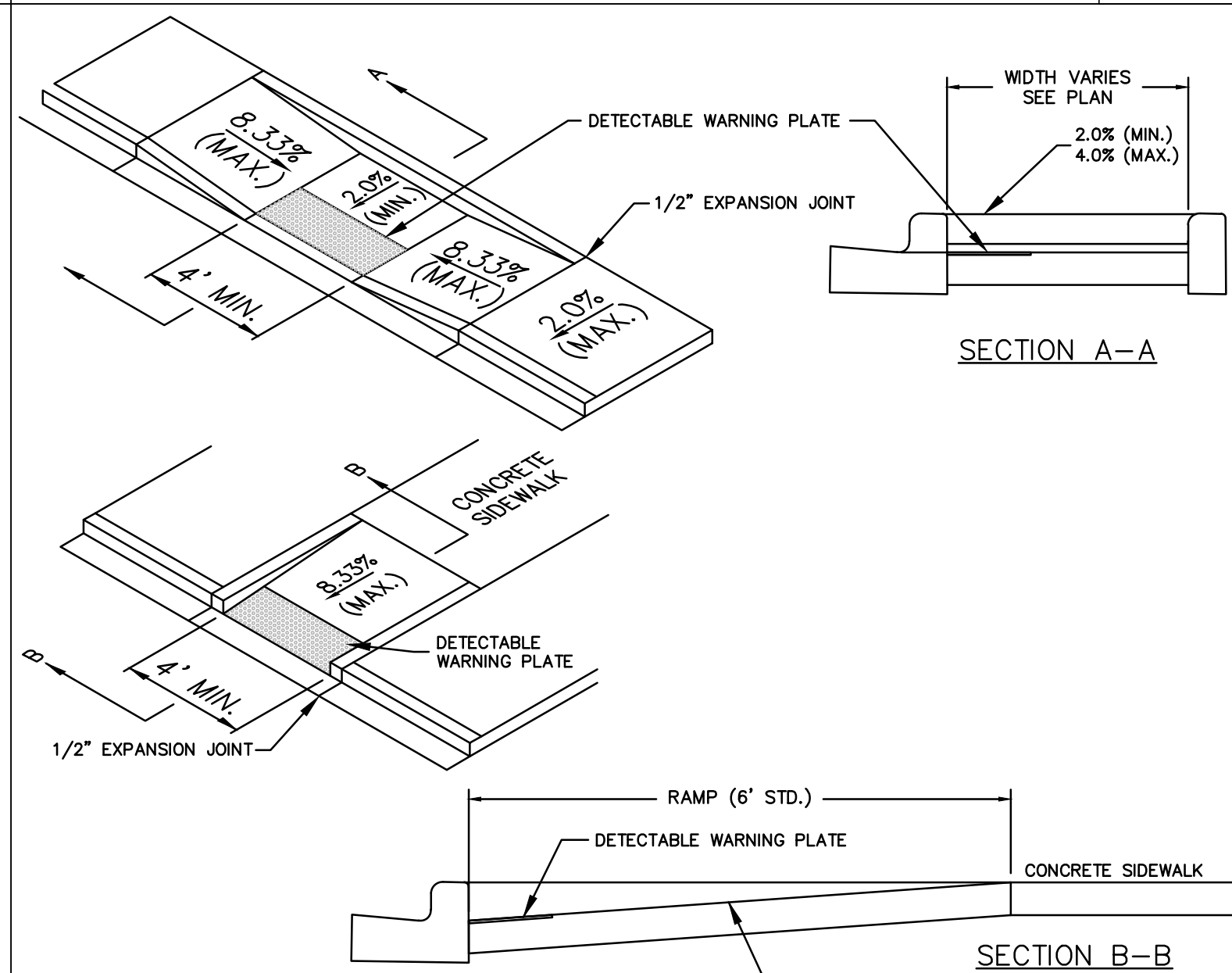
SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6
COLORS: (ALL SIGNS) LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE
ARROW - GREEN



HANDICAP PARKING SIGN

NOT TO SCALE

ST-26



DETECTABLE WARNING PLATES SHALL COVER 2' LENGTH AND FULL WIDTH OF RAMP AS SHOWN ON DETAIL AND SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

DETECTABLE WARNING PLATE: USE NEDNAH FOUNDRY COMPANY R-4984 DETECTABLE WARNING PLATE, OR EQUAL, MUST COMPLY WITH ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES) AND ARCHITECTURAL BARRIER ACT 1988 GUIDELINES.

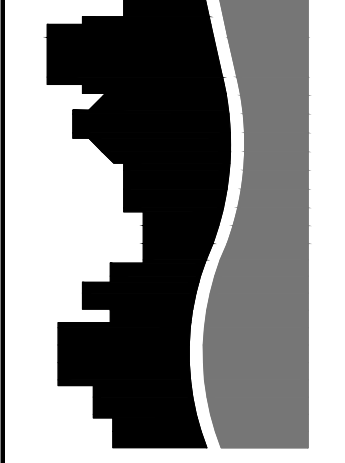
EXPANSION JOINT: 1/2\"/>

2.0% (MAX.) SIDEWALK CROSS SLOPE: THE DOWNWARD DIRECTION OF THE 2.0% (MAX.) CROSS SLOPE OF THE PROPOSED SIDEWALK IS TYPICAL AS SHOWN FOR DRAINAGE TOWARD ROADWAY. ACTUAL DOWNWARD DIRECTION TO BE DETERMINED BY PROJECTS EXISTING AND/OR PROPOSED TOPOGRAPHY. EXISTING SIDEWALK TO REMAIN AS IS, UNLESS THE INSTALLATION OF THE WHEELCHAIR RAMP REQUIRES ADJACENT SIDEWALK SECTIONS TO BE REPLACED.

STANDARD WHEELCHAIR RAMP

NOT TO SCALE

ST-35A

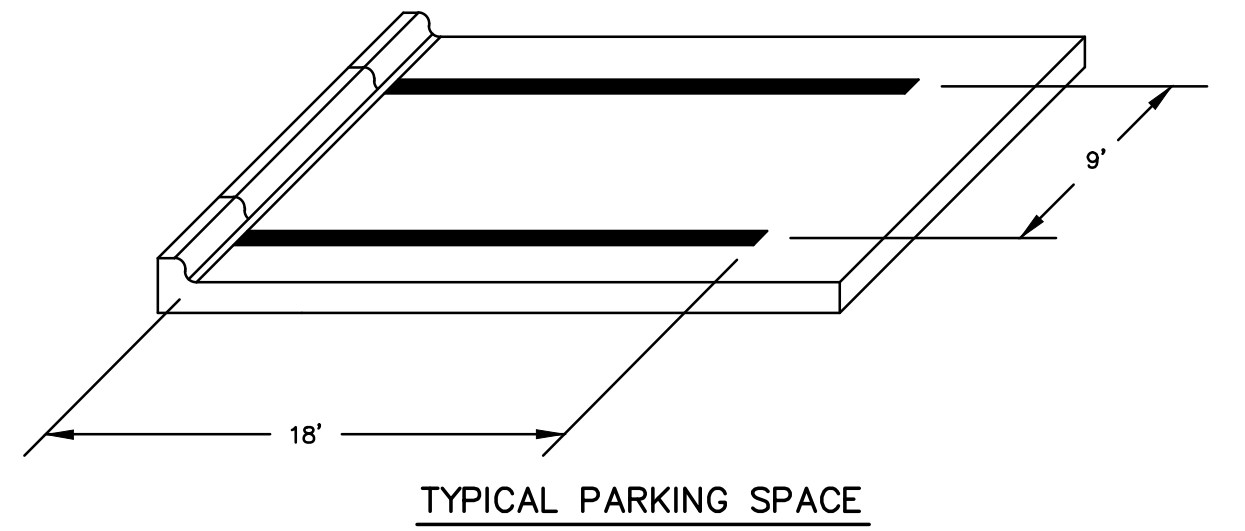


THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN IS CONFIDENTIAL PROPERTY OF DAVIS CIVIL SOLUTIONS, P.A. PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANYTHING OTHER THAN THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR USED FOR EXTENSION TO THE PROJECT, IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVIL SOLUTIONS, P.A.
COPYRIGHT 2023
DAVIS CIVIL SOLUTIONS, P.A.
ALL RIGHTS RESERVED

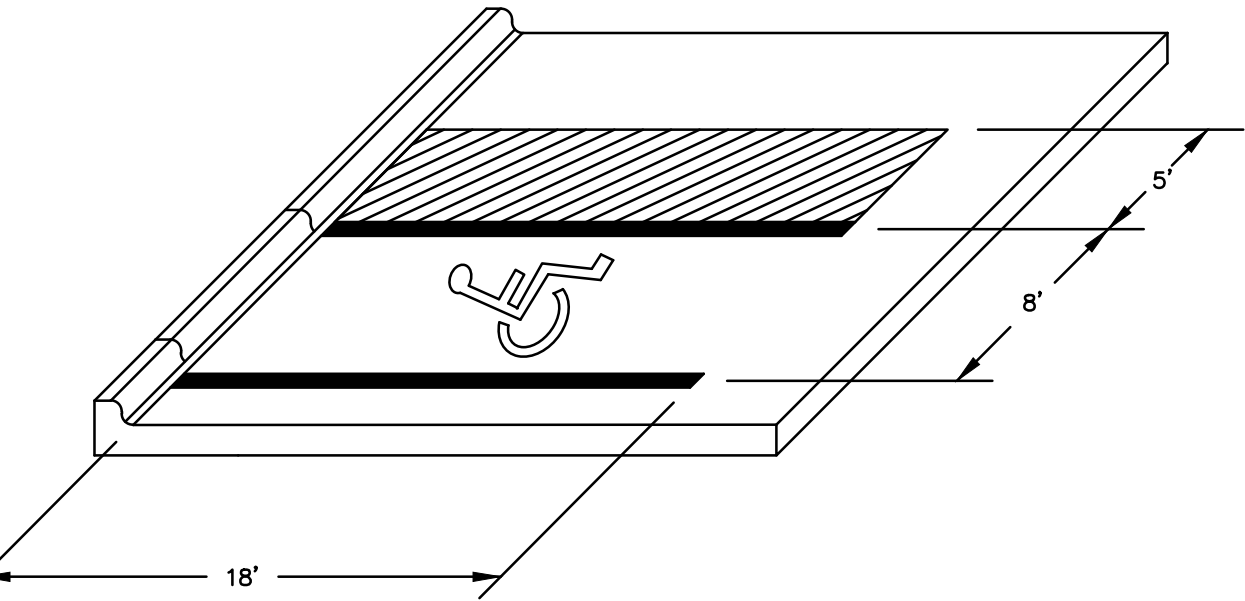


Job No.: 23163
Date: January, 2024
Scale: NTS
Revision:

Details



TYPICAL PARKING SPACE



TYPICAL STANDARD HANDICAPPED PARKING SPACE

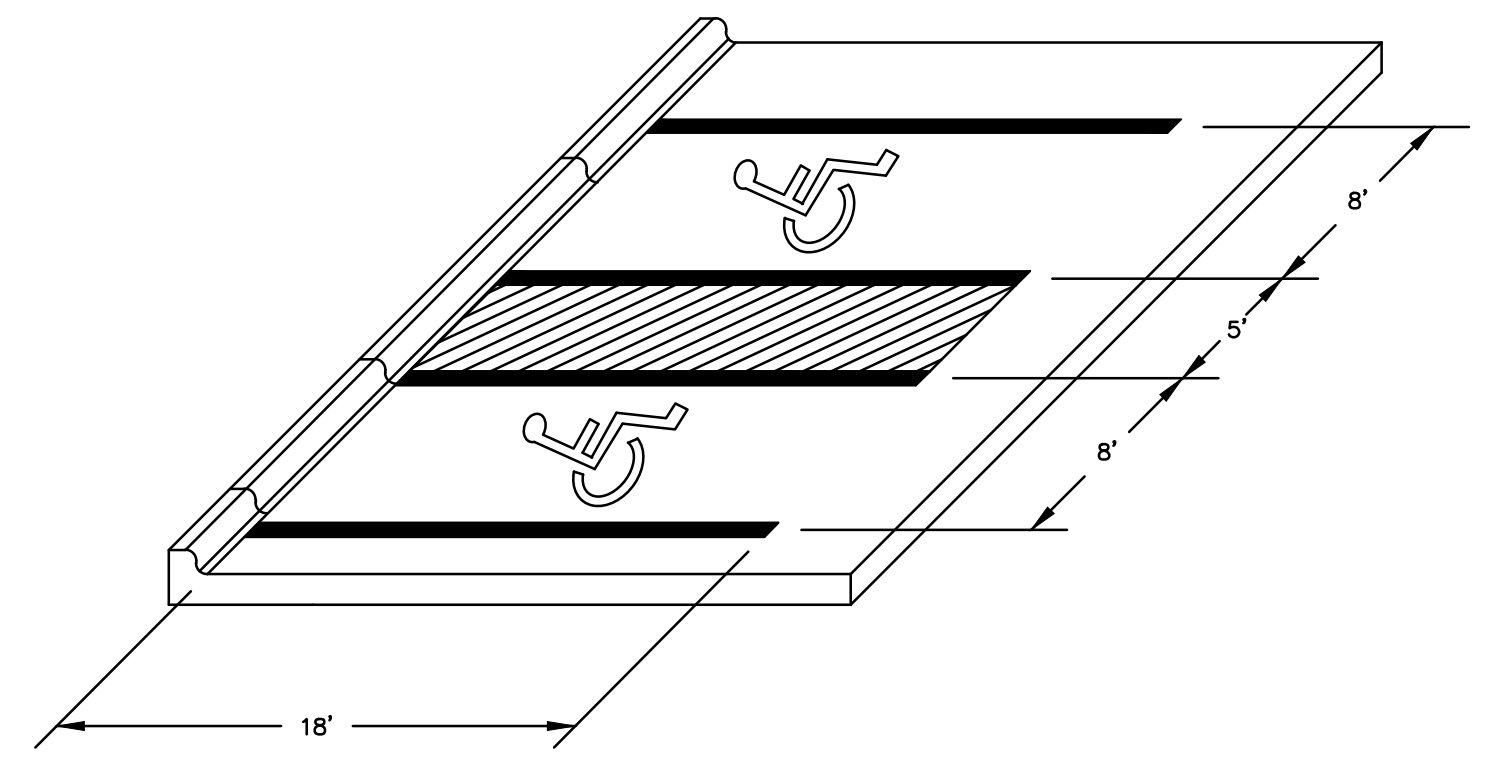
- NOTES:
- HANDICAPPED PARKING SPACES SHALL MEET THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT, AS AMENDED.
 - IF PARKING SPACES ARE PROVIDED FOR SELF-PARKING BY EMPLOYEES OR VISITORS, OR BOTH, THEN HANDICAPPED ACCESSIBLE SPACES SHALL BE PROVIDED AS INDICATED IN THE CHART BELOW. SPACES REQUIRED BY THE TABLE NEED NOT BE PROVIDED IN A DIFFERENT LOCATION IF EQUIVALENT OR GREATER ACCESSIBILITY, IN TERMS OF DISTANCE FROM AN ACCESSIBLE ENTRANCE, AND CONVENIENCE ARE ENSURED.
 - ACCESS AISLES ADJACENT TO HANDICAPPED SPACES, EXCEPT ACCESS AISLES, SHALL HAVE A MINIMUM WIDTH OF 5 FEET, ONE IN EVERY 8 HANDICAPPED SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE NOT LESS THAN 8 FEET WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE." ACCESS AISLES MAY BE SHARED BY ADJACENT HANDICAPPED PARKING SPACES.

| TOTAL SPACES IN LOT | REQUIRED MINIMUM NUMBER OF HANDICAPPED SPACES |
|---------------------|---|
| 1 TO 25 | 1 |
| 26 TO 50 | 2 |
| 51 TO 75 | 3 |
| 76 TO 100 | 4 |
| 101 TO 150 | 5 |
| 151 TO 200 | 6 |
| 200 TO 300 | 7 |
| 301 TO 400 | 8 |
| 401 TO 500 | 9 |
| 501 TO 1000 | 2% OF TOTAL |
| 1001 AND OVER | 20 PLUS 1 FOR EACH 100 OVER 1000 |

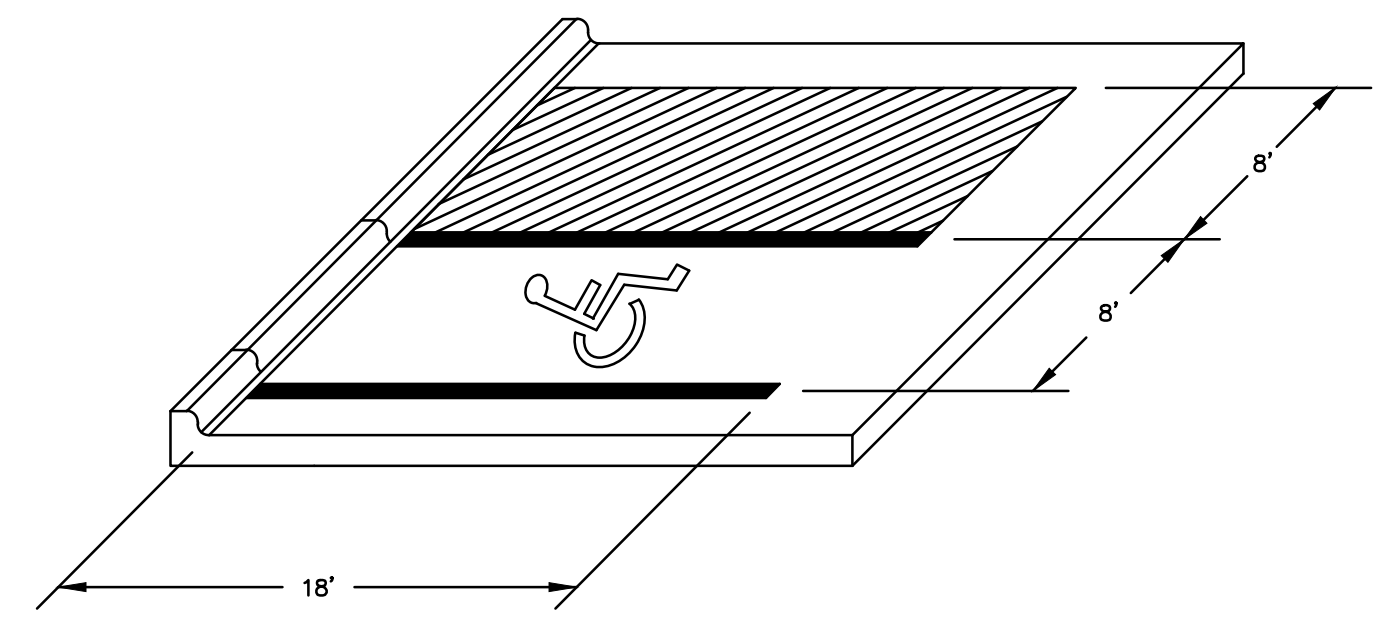
PARKING SPACE DIMENSIONS - 1A

NOT TO SCALE

ST-40



TWO STANDARD HANDICAPPED PARKING SPACES

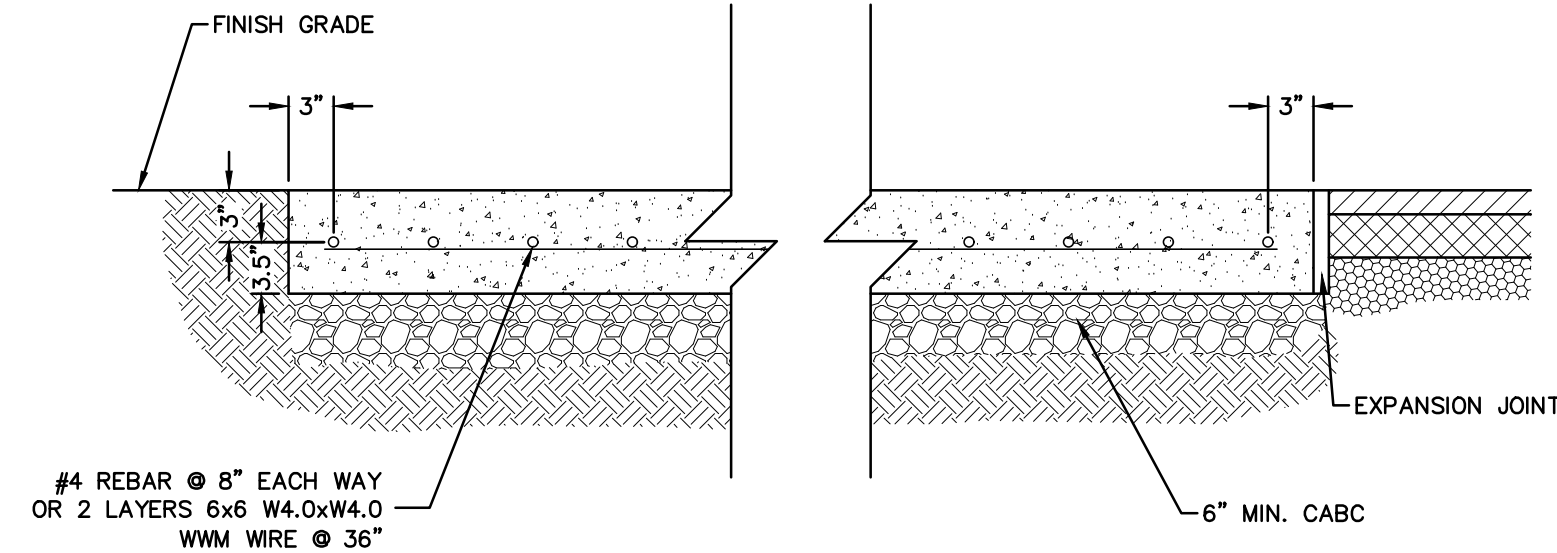


VAN-ACCESSIBLE HANDICAPPED PARKING SPACE

PARKING SPACE DIMENSIONS - 1B

NOT TO SCALE

ST-41



#4 REBAR @ 8" EACH WAY OR 2 LAYERS 6x6 W4.0xW4.0 WWM WIRE @ 36"

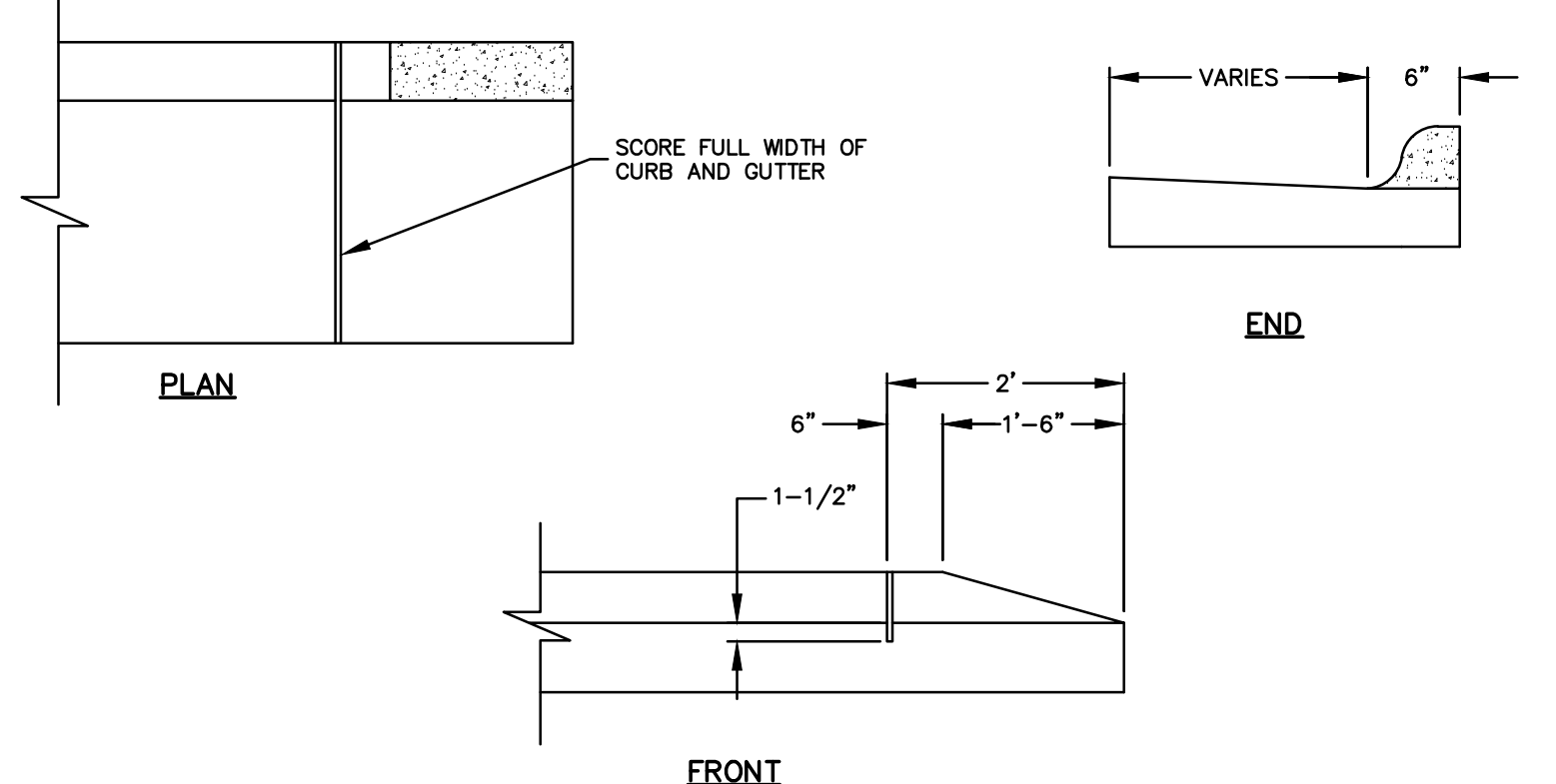
EXPANSION JOINT

6" MIN. CABG

DUMPSTER PAD SECTION

NOT TO SCALE

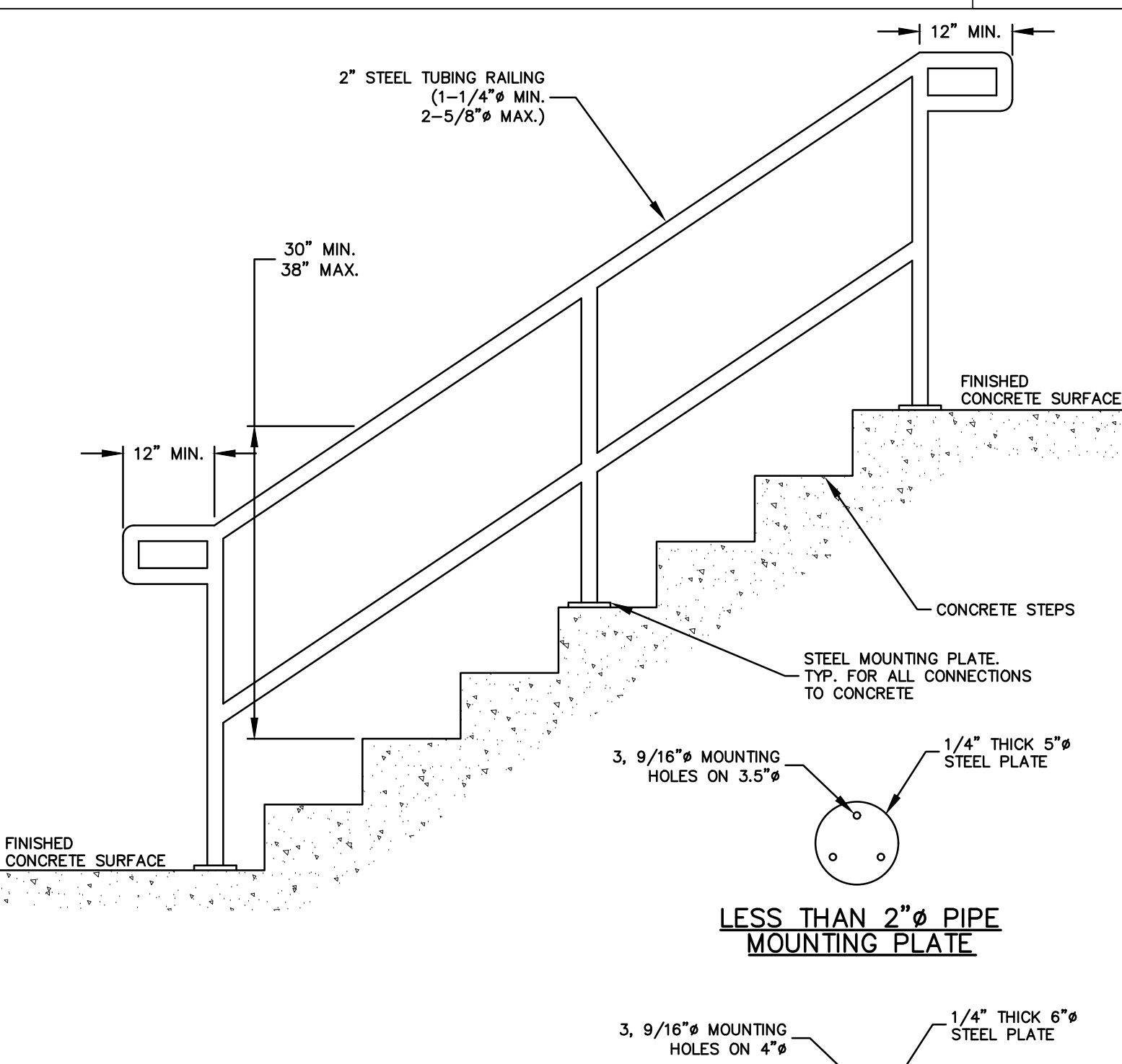
ST-51



STANDARD METHOD FOR ENDING CURB & GUTTER

NOT TO SCALE

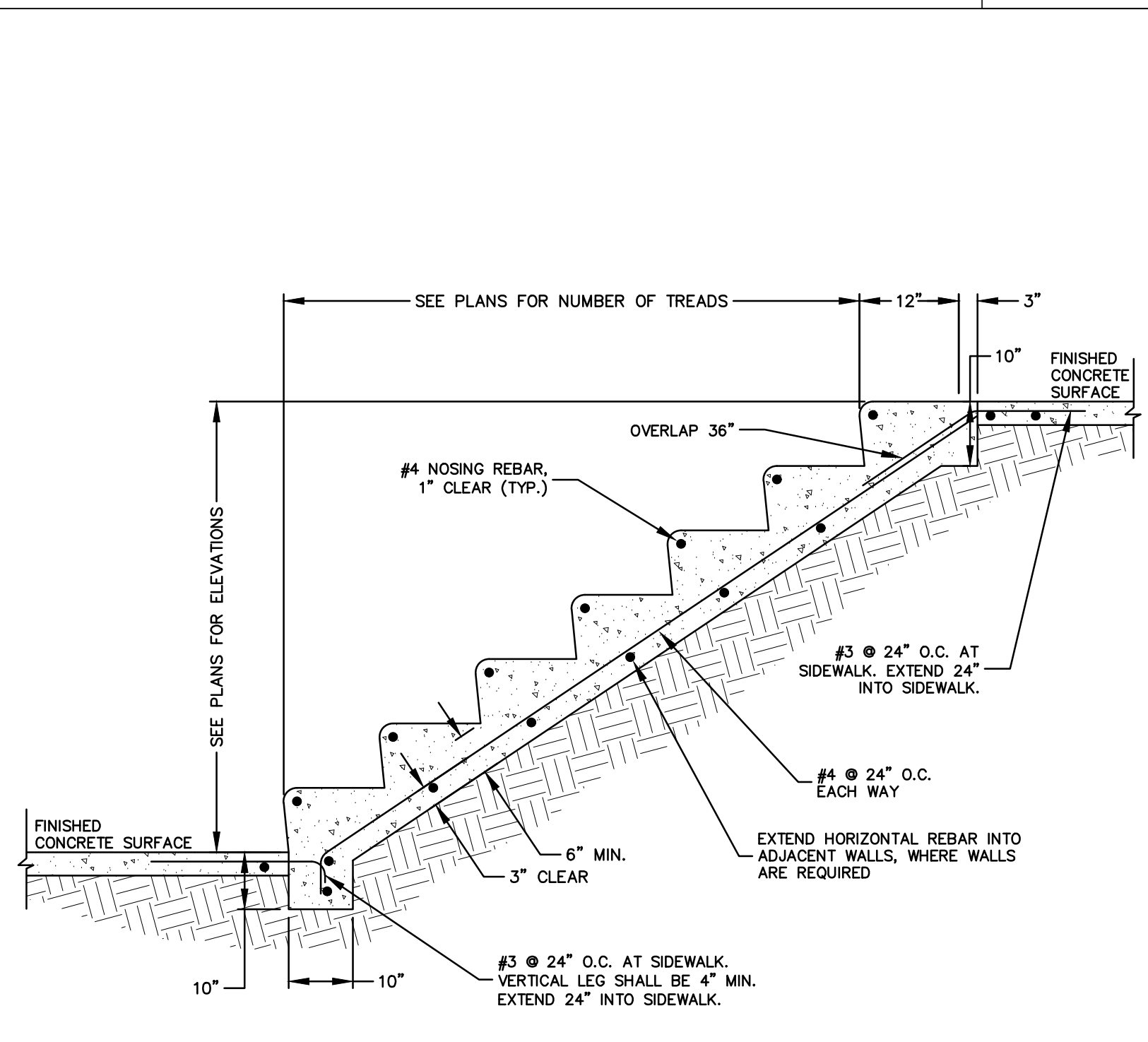
ST-66



TYPICAL STAIR RAILING FOR CONCRETE STAIRS

NOT TO SCALE

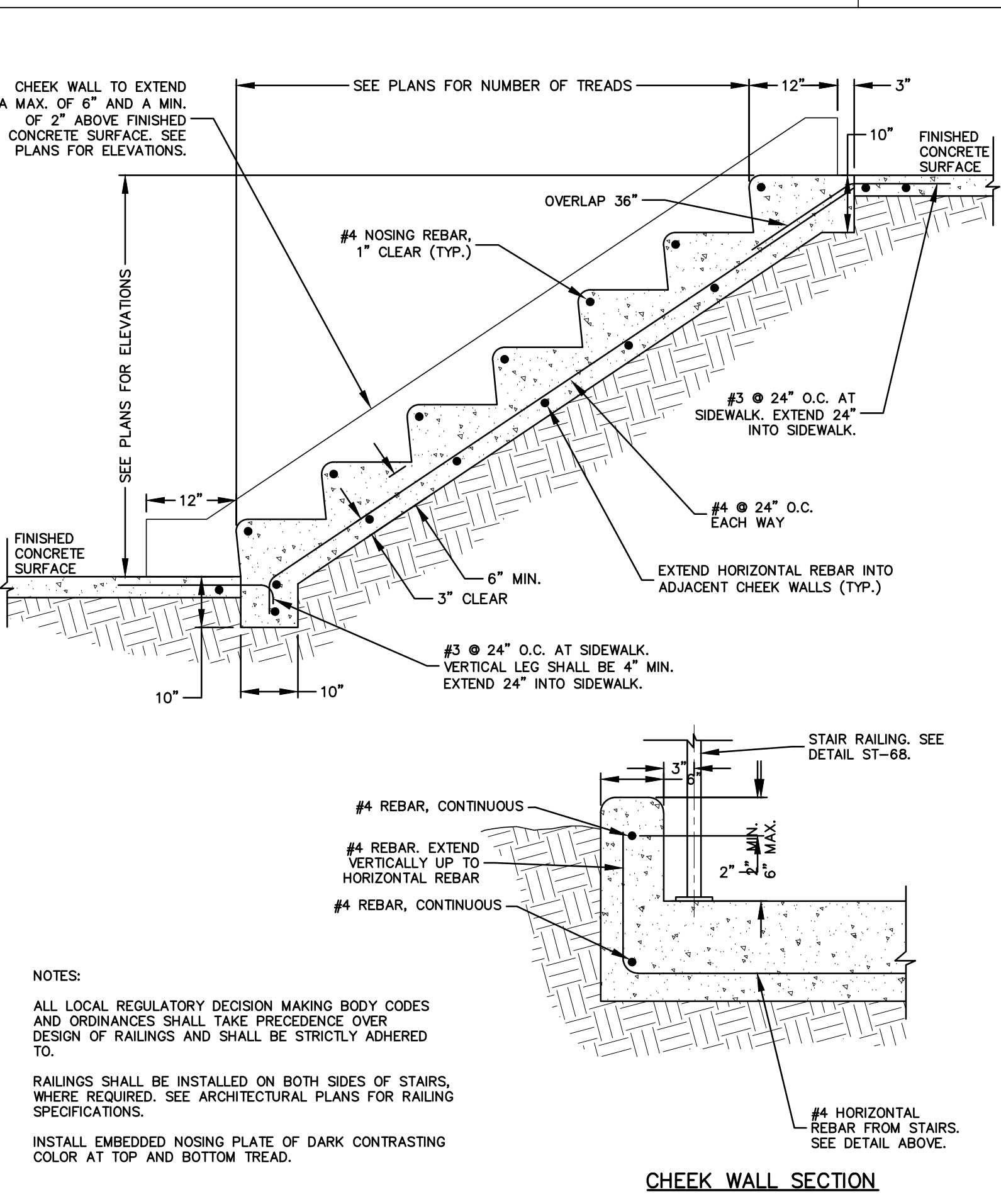
ST-68



TYPICAL CONCRETE STAIRS

NOT TO SCALE

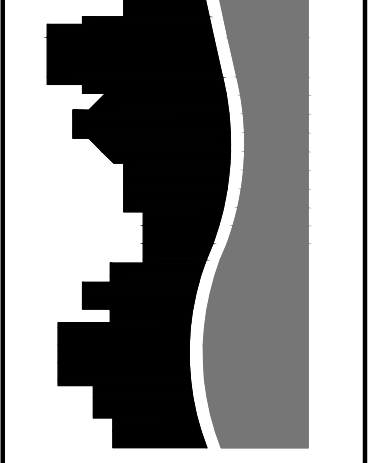
ST-70



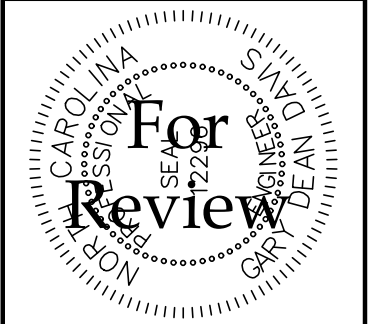
TYPICAL CONCRETE STAIRS

NOT TO SCALE

ST-70



THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN IS CONFIDENTIAL AND IS THE PROPERTY OF DAVIS CIVILSOLUTIONS, P.A. NO PART OF THIS DOCUMENT OR SERVICE PROVIDED HEREIN SHALL BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR FOR ANY OTHER PURPOSE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVILSOLUTIONS, P.A.



Job No.: 23163
 Date: January, 2024
 Scale: NTS
 Revision:

Details