

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: August 20, 2024

SUBJECT: Revised Major Site Plan Review for Tuxedo Falls Camp

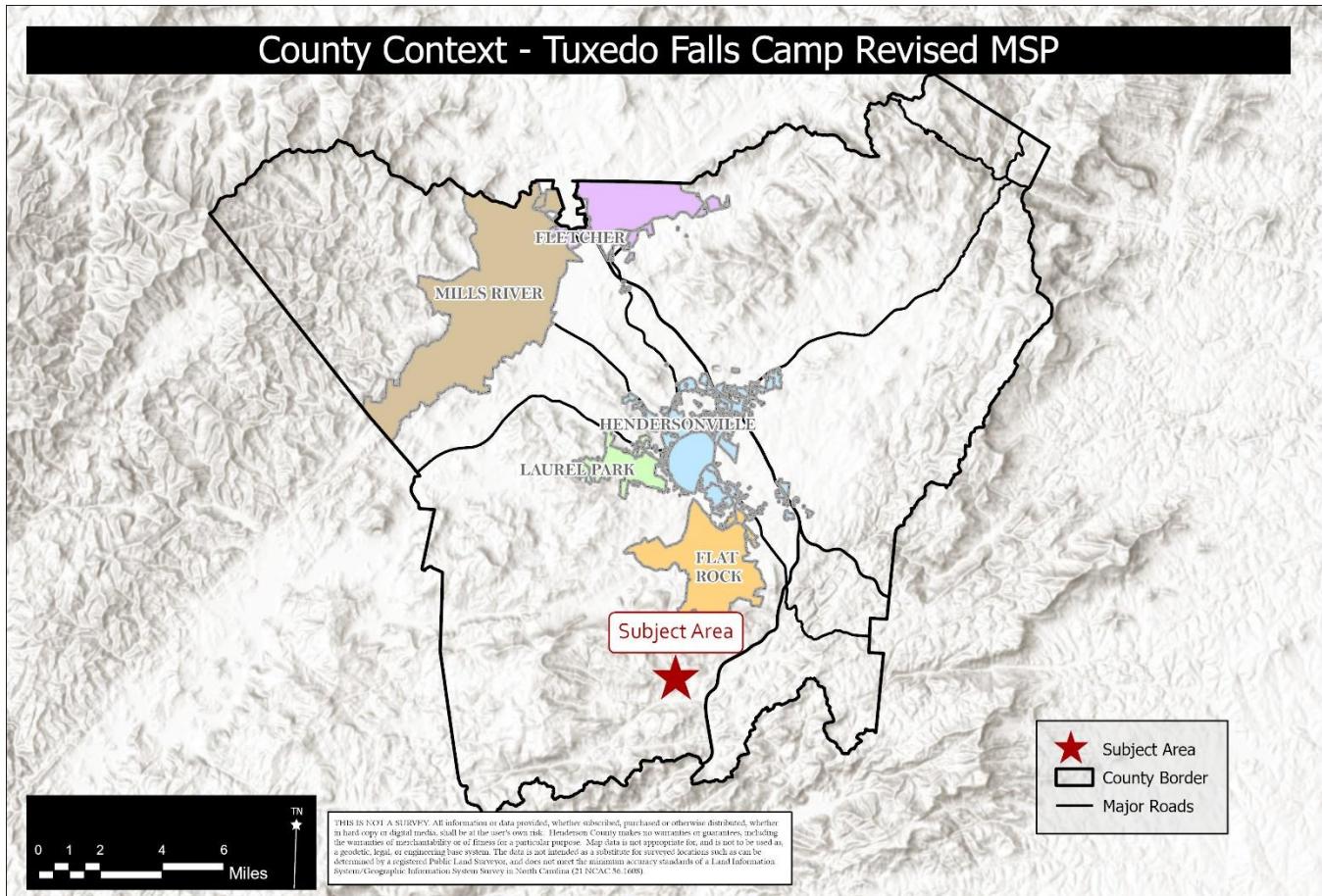
PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: SR 4.2 Camp

Suggested Motion: I move that the TRC approve/deny the revised major site plan for Tuxedo Falls Camp

Map A: County Context



Property Owner & Applicant: Tuxedo Falls, LLC (Lark Elliot)

Acreage of Subject Area: 48.27 Acres Current Zoning: Residential Two Rural (R2R)

PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7833





Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Lark Elliott
- 1.2. **Agent:** Hunter Marks (Watermark Landscape Architecture)
- 1.3. **Request:** Revised Major Site Plan Approval
- 1.4. **PINs:** 9565-31-5911, 9565-31-6679, & 9565-30-7834
- 1.5. **Size:** 48.17 acres +/-
- 1.6. **Location:** The subject area is located off Cabin Creek Rd (SR1109)
- 1.7. **Supplemental Requirements:**

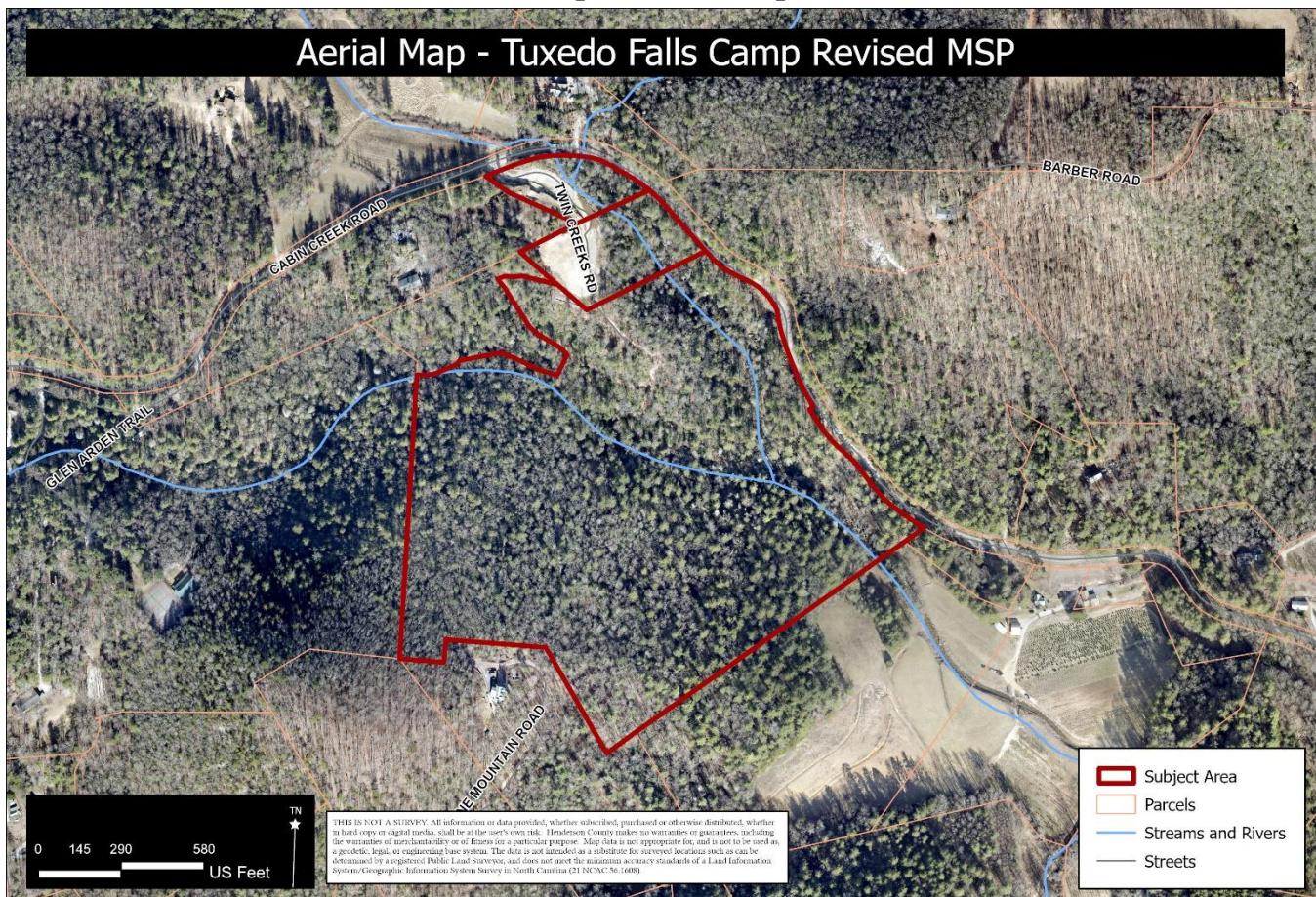
SR 4.2. Camp

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (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 95 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 §42-181 (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 4.5 (*Common Area Recreation and Service Facilities*).

Camp. An establishment primarily engaged in operating/accommodating educational and/or recreational activities for patrons. These establishments typically: (1) are operated on a seasonal basis; (2) provide access to indoor/outdoor/governmental recreational facilities; (3) provide access to dining facilities; (4) provide sleeping quarters (for temporary use by patrons and/or employees); and (5) are often operated on a temporary/seasonal basis (i.e. summer camp, day camp, etc).

Lighting Mitigation. Mitigating the impact of outdoor lighting fixtures in order to protect neighboring properties and roads from direct glare or hazardous interference of any kind. Lighting mitigation typically involves directing lighting fixtures away from adjacent properties but may also include the installation of planted buffers, screens, walls, etc.

Map B: Aerial Map



Property Owner & Applicant: Tuxedo Falls, LLC (Lark Elliot)

Acreage of Subject Area: 48.27 Acres Current Zoning: Residential Two Rural (R2R)

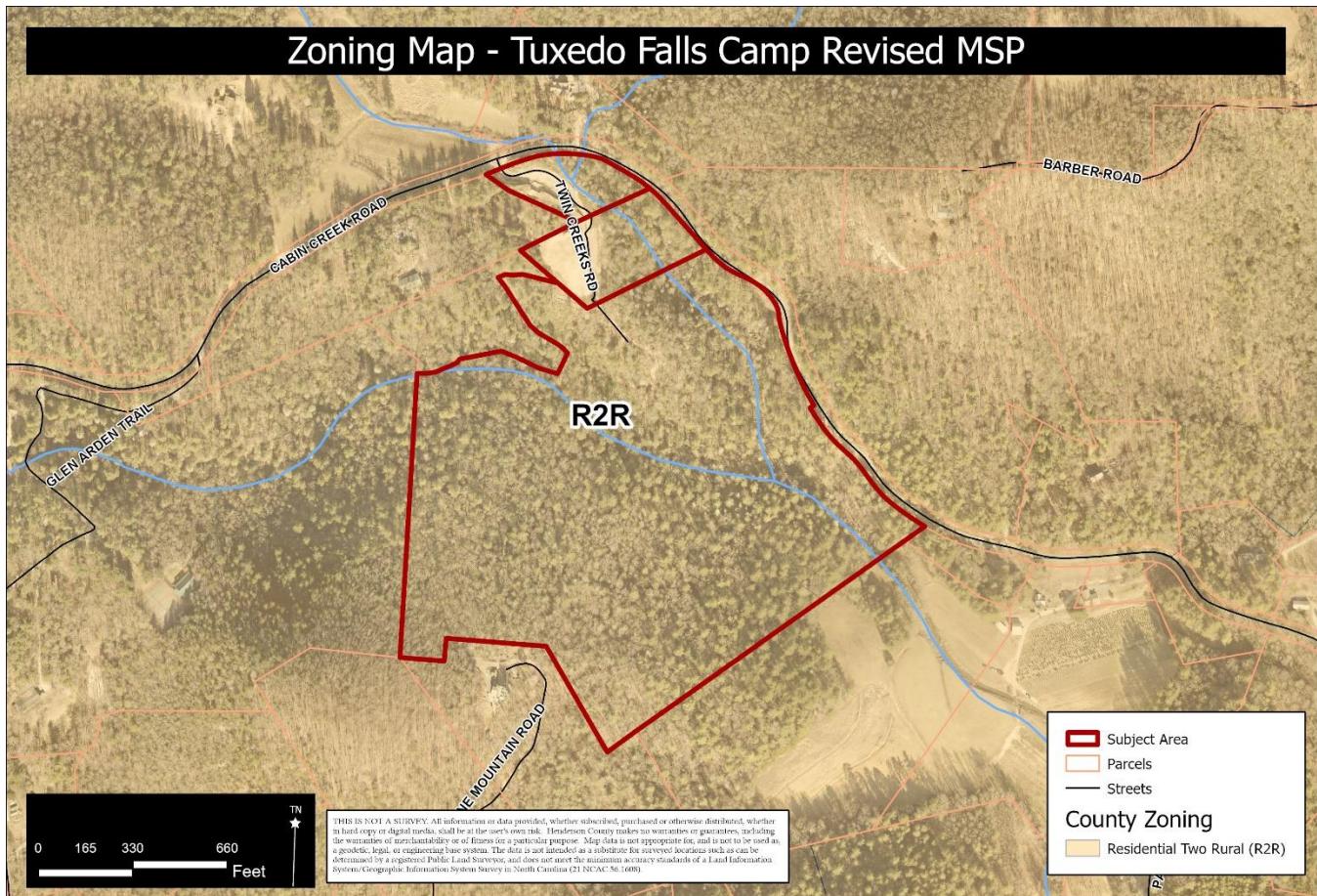
PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7833



2. Current Conditions

- 2.1. **Current Use:** The subject area is comprised of three (3) different parcels. All parcels are currently vacant. PIN: 9565-31-5911 is approximately 1.8 acres. PIN: 9565-31-6679 is approximately 3.18 acres. PIN: 9565-30-7834 is approximately 43.19 acres. The major site plan application indicates that a recombination survey is currently in progress. The proposed Camp facility and associated amenities will be on one parcel. A portion of the subject area received major site plan approval for a camp in June of 2023. The applicant also received major site plan approval for a club/lodge facility on a portion of the subject area in June of 2023. The applicant decided to not pursue the club/lodge facility and instead seek a revised major site plan approval for the camp. At the moment, the site is currently vacant with minimal improvements.
- 2.2. **Adjacent Area Uses:** The surrounding properties consist of vacant, residential, agricultural, and an existing summer camp. Camp Glen Arden is located west of the subject area. Residential and agricultural uses are found south of the subject area. Vacant property and residential uses are found to the north and east of the subject area across Cabin Creek Rd.

Map C: Current Zoning



Property Owner & Applicant: Tuxedo Falls, LLC (Lark Elliot)

Acreage of Subject Area: 48.27 Acres Current Zoning: Residential Two Rural (R2R)

PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7833



3. **Current Zoning** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential Two Rural (R2R) zoning district. (See Map C: Official Zoning Map).

- 3..1. **Residential Two Rural (R2R):** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*. (LDC §42-29)
- 3..2. **Adjacent Zoning:** The subject area is surrounded by R2R zoning districts in all directions.
- 3..3. **GRTZ Community Plan:** The subject area falls within the Green River, Tuxedo, and Zirconia (GRTZ) Community Plan that was adopted by the Board of Commissioners on February 19, 2014. As part of the recommendations in the GRTZ Community Plan, the Board of Commissioners adopted the proposed zoning map amendment recommendations. The subject area was rezoned from Residential Three (R3) to its current zoning district designation on November 19, 2014, by the Board of Commissioners.

- 4. Water and Sewer** The applicant is proposing individual well and septic to serve this property.

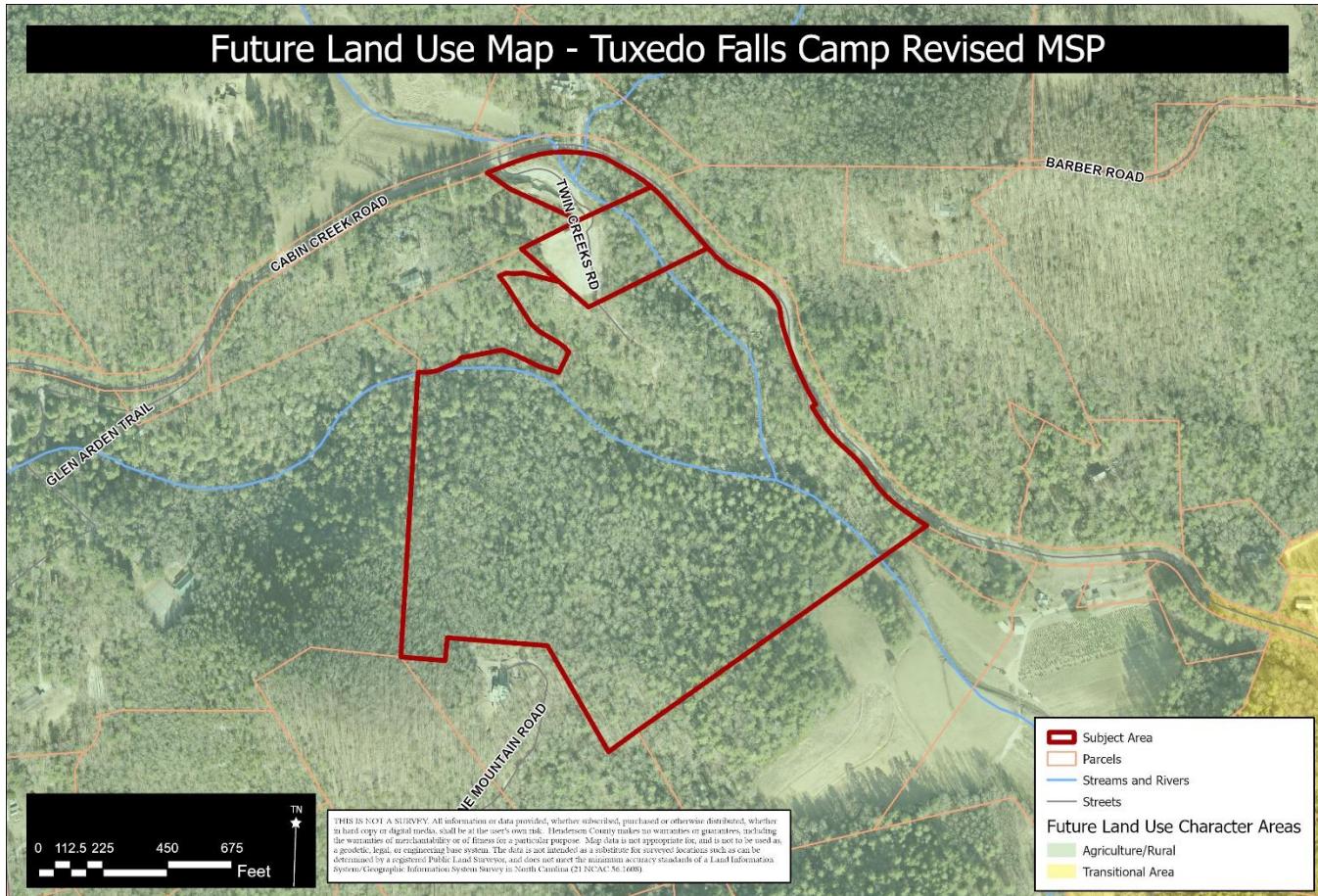
Public Water: No

Public Sewer: No

- 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. There are several perennial streams running through portions of the subject area. The applicant will be required to maintain the 30' stream buffer setback requirements. The major site plan has a note of this requirement.

Map D: 2045 Future Land Use Map



Property Owner & Applicant: Tuxedo Falls, LLC (Lark Elliot)

Acreage of Subject Area: 48.27 Acres Current Zoning: Residential Two Rural (R2R) PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7833



6. Staff Comments

Henderson County 2045 Comprehensive Plan (2045 Plan): The 2045 Plan Future Land Use Map places the subject area in the Agriculture/Rural character area.

- a. **Agriculture/Rural Character Areas** are important for their ability to support diverse agricultural activities. Development in these areas should be uses that do not interfere with agricultural production or drastically change the rural landscape. There are also areas that are significantly constrained due to steep slopes, few road networks, and limited access to infrastructure including broadband and cellular service. Forestry

management, agriculture, very low density residential, outdoor recreation, and tourism are expected uses in these areas. (2045 Plan Part 2 Page 43).

- i. **Where:** In and around concentrations of working agricultural lands. Also includes areas in and around conservation areas, steep mountain ridges and on the edges of the County
- ii. **Density:** The majority of the areas will have a maximum allowable density of one unit per acre and the environmentally sensitive areas will have a maximum allowable density of one unit per five acres (gross density)
- iii. **Uses:** Forestry, very low-density single family residential, outdoor recreation/tourism, and agriculture of all types including row crops, orchards, greenhouses, production and distribution facilities, agritourism operations, and some rural businesses

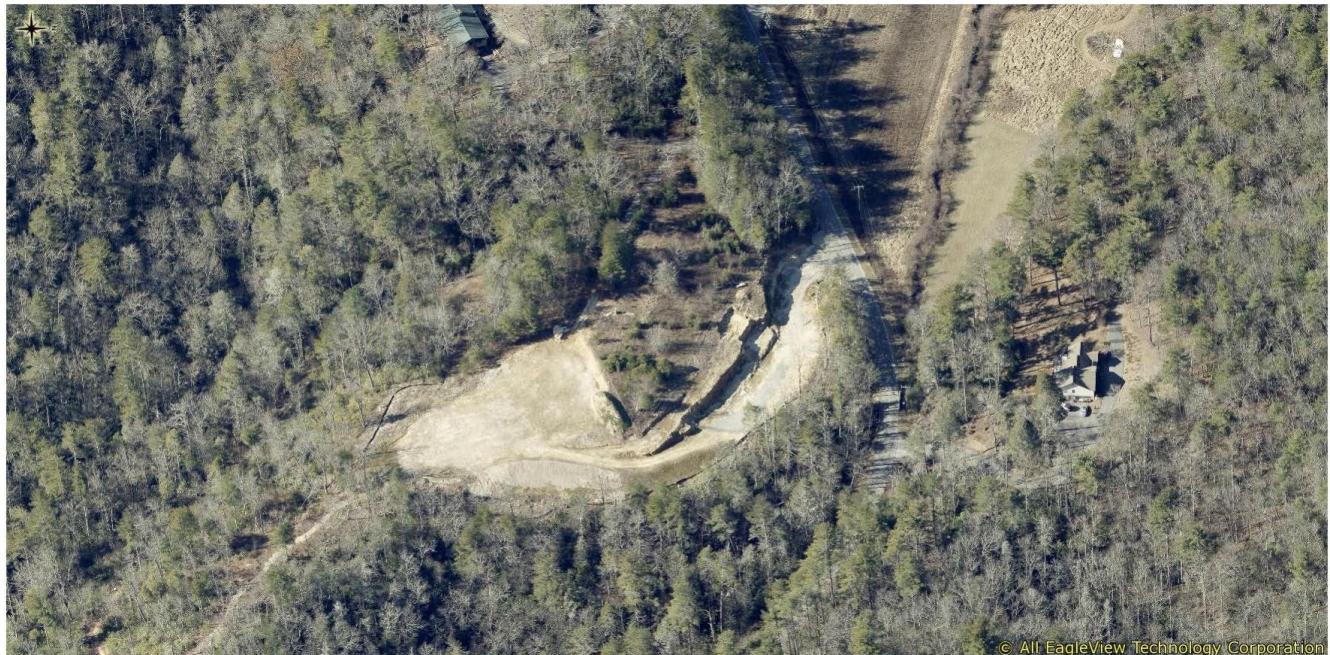
7. **Proposal** The new application and associated revised major site plan is proposing to develop the subject area for the use as a camp. As mentioned earlier, the three (3) existing parcels included with this application will be recombined and the use will be completely contained on a single parcel. The revised major site plan shows a 3,300SQFT lodge tent, three treehouses, four mirrored cabins, fourteen bushtec tents, one barn, and one well house. All the proposed structures will be utilized for the camp attendees and infrastructure. The site will be accessed by a private road, Twin Creeks Rd. The total length of proposed new roadway is approximately 1,281.5 linear feet and is shown as a 20' wide paved road. The major site plan also shows a proposed 14' wide one-way road around the lodge tent. A portion of the new proposed roadways and parking areas will be constructed with a permeable material. The proposed use is required to accommodate 32 parking spaces and the major site plan shows a total of 34 parking spaces with 2 ADA accessible parking spaces. The total impervious surfaces post-development is listed as 1.32 acres on the major site plan. Open space post development is shown as 46.95 acres or. The proposed enclosed solid waste collection facility will be located west of the large parking area closest to the lodge tent. Sidewalks are proposed for access to the structure from the parking areas. The proposed structures are shown to have connections to a private septic system and private well system. The applicant has provided an operation plan to show their intentions with the facility and future camp attendees.

8. **Landscaping & Buffering Requirements** The subject area is not required to buffer the perimeter of the property since the adjacent properties all fall within the same zoning district. The subject area will need to provide a landscaping plan for the following elements:

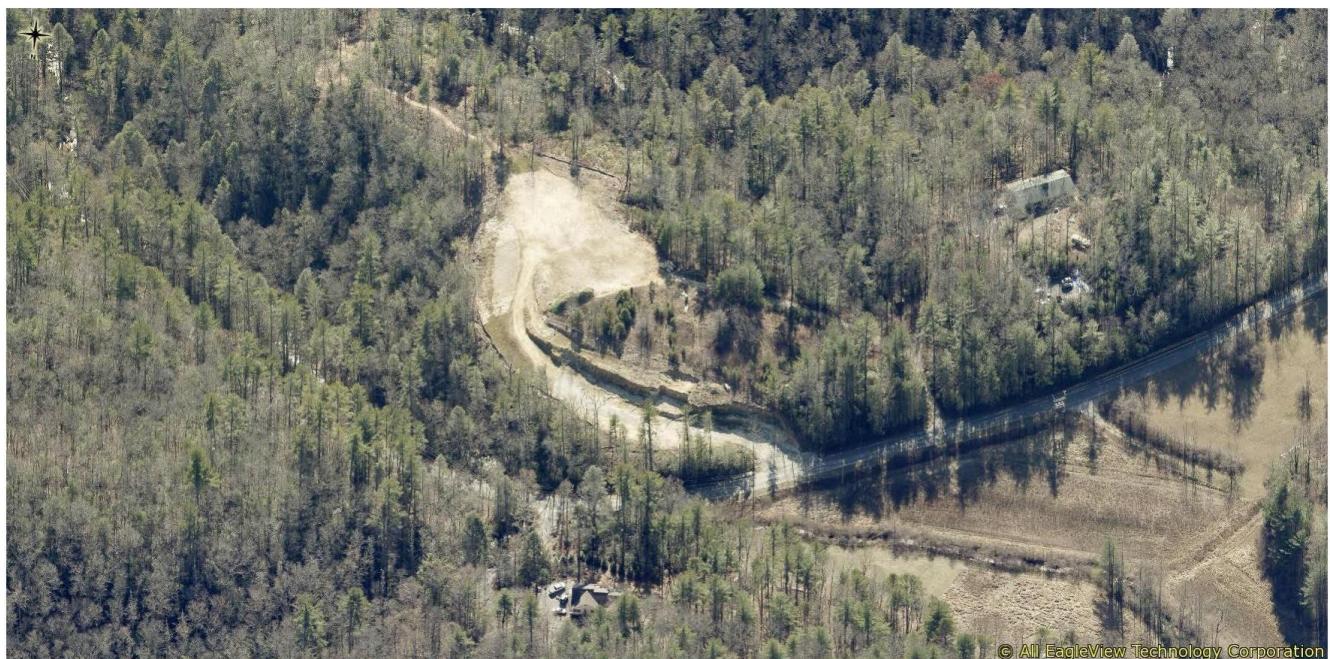
- 8.1. **Dumpster screening** is required for a proposed solid waste collection facility. The dumpster will require a Screen Class One (1) Two (2) or Three (3) that are outlined in Section 42-181 Screen Classifications.
- 8.2. **Parking area landscaping** is required for new parking areas with 10 or more dedicated parking spaces. The parking area standards requires 1 small or large deciduous tree for every 5 parking spaces. Additionally, when no buffer is required along the property lines and parking is proposed within 20' of a property line, a planting strip is required. The planting strip is a minimum of 10' in width and shall contain 2 small or large deciduous or evergreen trees per 100 linear feet.

9. Oblique Aerial Photos

View from East



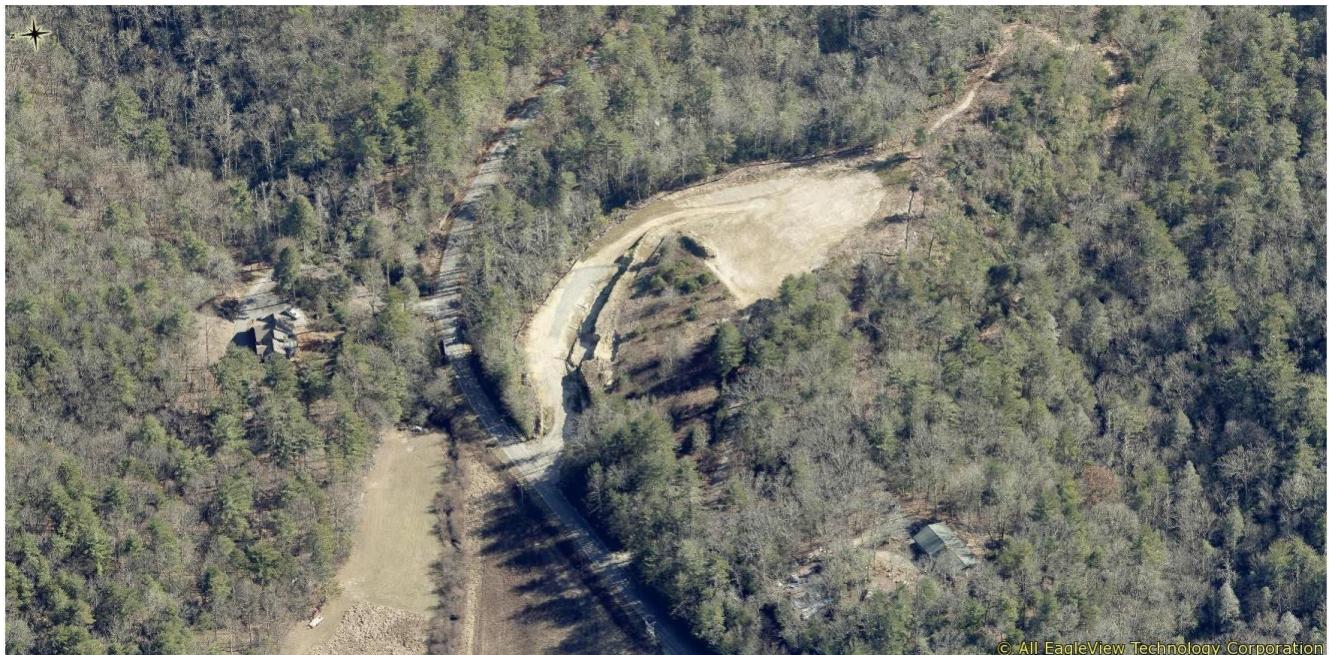
View from North



View from South



View from West



HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: LARK ELLIOTT Phone: 704-968-5907
Complete Address: 2101 CONISTON PLACE CHARLOTTE, NC 28207

Applicant:

Name: " Phone: "
Complete Address: "

Agent:

Name: Watermark Landscape Architecture Phone: 828-551-7105
Complete Address: 513 N Justice Street Hendersonville, NC 28739
Agent Form (Circle One): Yes No

Plan Preparer:

Name: " Phone: "
Complete Address: "

GENERAL INFORMATION

Date of Application: 06/07/2023 Revised application 8/6/2024

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 1.) 9565-31-5911, 2.) 9565-31-6679, 3.) 565-30-7834

Tract Size (Acres): 1.) 1.39, 2.) 45.96, 3.) 1.07

Zoning District: R2R

Fire District: Green River Fire

Supplemental Requirement# No

Watershed: Green River

Permitted by Right Yes

Floodplain: No

Special Use Permit No

Location / Property to be developed: Property is located on Cabin Creek Road 4,560' northwest from the intersection of Cabin Creek Road and Green River Road.

County Use Only

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



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

August 1, 2022

Mr. Lark Elliott
2101 Coniston Place
Charlotte, NC 28207

RE: Driveway Permit – 4522041
Tuxedo Falls – SR 1836
Henderson County

Dear Mr. Elliott:

The driveway permit has been approved and construction may begin immediately. Construction shall be according to the attached Standard Special Provisions for Driveways and shall include Project Special Provisions as noted. The driveway access points shall be constructed per attached "Figure 6" for the vertical profile.

Please refer any questions you might have concerning this driveway permit to Larry Ammons, Engineering Technician II at 828-891-7911.

Sincerely,

A handwritten signature in black ink that appears to read "Lonnie R. Watkins".

Lonnie R. Watkins
District Engineer

LRW/la

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application 07/25/2022	
County: HENDERSON COUNTY		
Development Name: TUXEDO FALLS		
LOCATION OF PROPERTY:		
Route/Road: CABIN CREEK ROAD		SR 1836
Exact Distance		<input type="checkbox"/> Miles N S E W 4,560' <input checked="" type="checkbox"/> Feet <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
From the Intersection of Route No. CABIN CREEK ROAD and Route No. GREEN RIVER ROAD Toward US-25		
Property Will Be Used For: <input type="checkbox"/> Residential /Subdivision <input type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input checked="" type="checkbox"/> Other Property: <input type="checkbox"/> Is <input type="checkbox"/> Is not within HENDERSONVILLE City Zoning Area.		
AGREEMENT		
<ul style="list-style-type: none"> • 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. 		
2004-01 NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation 61-03419		TEB 65-04rev.

SIGNATURES OF APPLICANT

COMPANY	PROPERTY OWNER (APPLICANT)	NAME	WITNESS
SIGNATURE	X LARK ELLIOTT <i>Lark Elliott</i>	SIGNATURE	X CHELSEA PRECIADO <i>Chelsea Preciado</i>
ADDRESS	X 2101 CONISTON PLACE CHARLOTTE, NC 28207	ADDRESS	X 513 N Justice Street Hendersonville, NC 28739
	X Phone No. X 704-968-5907		X
AUTHORIZED AGENT		WITNESS	
COMPANY	Watermark Landscape Architecture, HUNTER MARKS	NAME	BROOKE JOHNSON
SIGNATURE	<i>Arthur H Marks AIA</i>	SIGNATURE	<i>Brooke Johnson</i>
ADDRESS	513 N Justice Street Hendersonville, NC 28739	ADDRESS	513 N Justice Street Hendersonville, NC 28739
	Phone No. 828-551-7105		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

RONNIE WATKINS / LARRY Ammons
SIGNATURE

7/28/22
DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

RONNIE WATKINS / LARRY Ammons
SIGNATURE

8/1/22
DATE

INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

COMMENTS:

TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA

MAJOR SITE PLAN SUBMITTAL - CAMP

AMENDED SITE PLAN FOR PREVIOUSLY APPROVED CAMP JUNE 23, 2023

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OWNER

LARK ELLIOTT
2101 CONISTON PLACE
CHARLOTTE, NC 28207
TEL. (704) 968-5907

LANDSCAPE ARCHITECT

HUNTER MARKS, RLA, ASLA, LEED AP
WATERMARK LANDSCAPE ARCHITECTURE
513 N. JUSTICE STREET, SUITE C
HENDERSONVILLE, NORTH CAROLINA 28739
TEL. (828) 593-2327

SURVEYOR

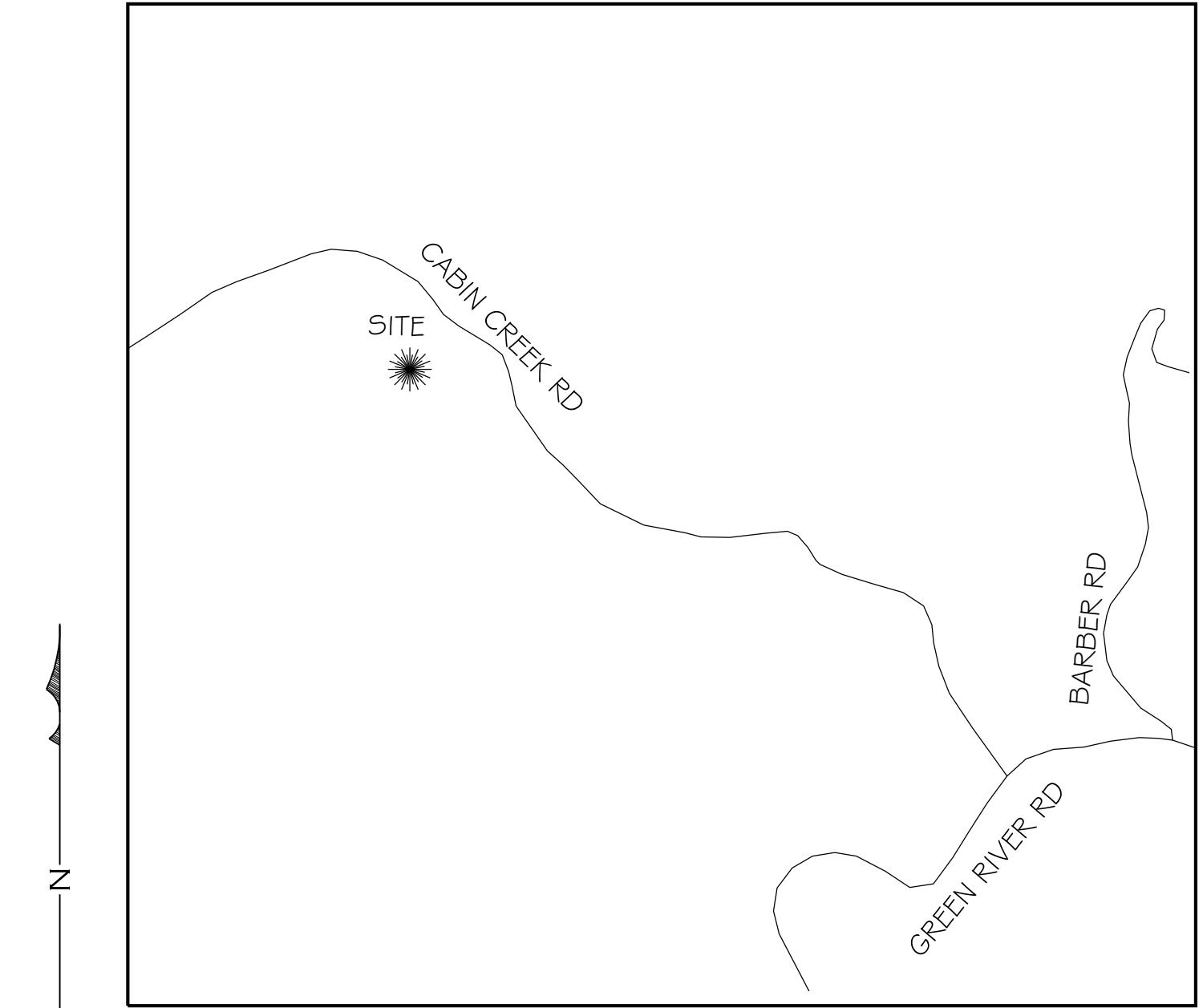
DAVID HUNTLEY
DAVID C. HUNTLEY SURVEYING & ASSOCIATES
675 MAPLE STREET
HENDERSONVILLE, NC 28792
(828) 693-8077

BUILDER

CHRIS BROCK
BROCK BUILDERS
130 ASHWOOD ROAD
HENDERSONVILLE, NC 28791
(828) 610-5516

CIVIL ENGINEER

MICHAEL GOFORTH, PE
HIGH COUNTRY ENGINEERING
81 CENTRAL AVE.
ASHEVILLE, NC 28801
(828) 231-9380



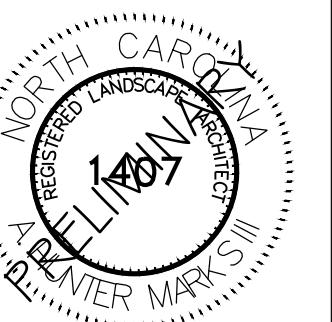
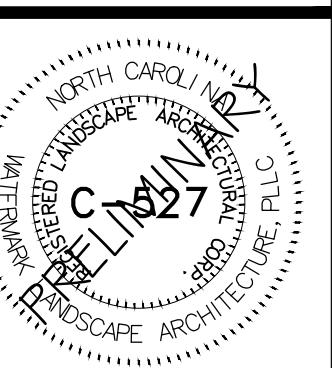
VICINITY MAP
(NOT TO SCALE)



PROJECT MAP
(NOT TO SCALE)

TUXEDO FALLS
ZIRCONIA, NORTH CAROLINA

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE ALEXANDER, RLA
(828) 593-2327
www.watemarkland.com
LANDSCAPE ARCHITECTURE, LAW & PLANNING CONSULTING



DATE: 06-6-2024 DRAWN BY: DEB
JOB NO: 211109LP CHECKED BY: AHM
REVISIONS:

COVER

S-1

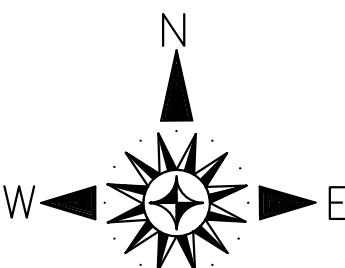
1 OF 6



SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES
BEFORE COMMENCING WORK. CONTRACTOR SHALL HAVE ALL
UNDERGROUND UTILITIES LOCATED. CALL 811.

LEGEND

- NC GEODETIC CONTROL MONUMENT
- EXISTING CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- EXISTING IRON PIPE, PIN OR REBAR
- SET 5/8" REBAR
- WOODEN STAKE SET ONLINE AND LABELED
- EXISTING SURVEYORS PK NAIL
- UNMARKED POINT
- UTILITY POLE
- OHU
- UTILITY LINES
- FIRE HYDRANT
- WATER METER, WELL OR VALVE BOX
- SANITARY SEWER MANHOLE OR VALVE BOX
- TREE
- SURVEY LINE, BOUNDARY LOT LINE
- NON-SURVEYED LINES, ADJACENT LINES FROM DEED PLOTS
- EXISTING GRAVEL ROAD OR DRIVEWAY
- EXISTING ASPHALT ROAD



NORTH INDEX TAKEN
FROM GPS NAD 83
CORS 96

NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWED AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

SUBJECT PROPERTY CURRENTLY ZONED R2R BY HENDERSON COUNTY.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

PROPOSED 30' EASEMENT SHOWN NOT SURVEYED.

NOT FOR RECORDATION.

I, Amos J. Glaspy, professional land surveyor, certify that this survey is of an existing parcel of land located in the area of a county or municipality that has an ordinance that regulates parcels of land, GS 47-30 (f)(11). I further certify, to the best of my knowledge, information and belief, and in my professional opinion, that this plot was drawn under my supervision from an actual survey made under my supervision, taken from deed description recorded in Deed Book 3786, Page 591 and Plat Slide 2016/10029; and that, the boundaries not surveyed are clearly indicated from information found in Deed Books and Plat Slides as shown on survey plot hereon; and that the ratio of precision as calculated is greater than or equal to 1:1000; and that this plot/map meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600); witness my original signature, registration number and seal this 18th day of April 2021.

Amos J. Glaspy, PLS No. L-5386



Cabin Creek Road (S.R. 1109)
60' Right of Way per Slide 10029
(asphalt)

Mag Nail Set
N 42°29'00" W 141.67'

Segment 1(seenotes)

Proposed 30' Easement

Segment 2

30' Right of Way per Plat Slide 2021/13639

Segment 3

30' Right of Way per Plat Slide 2021/13639

Mag Nail Set
N 42°29'00" W 141.67'

EIP 1/2" Pipe

1/2" Rebar @ 16" Oak

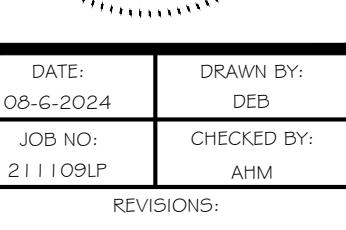
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UXEDO FALLS

ZIRCONIA, NORTH CAROLINA

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE ALEXANDER, RLA
LANDSCAPE ARCHITECTURE LAND PLANNING CONSULTING
(828) 592-2227
WWW.WATERMARKLAND.COM



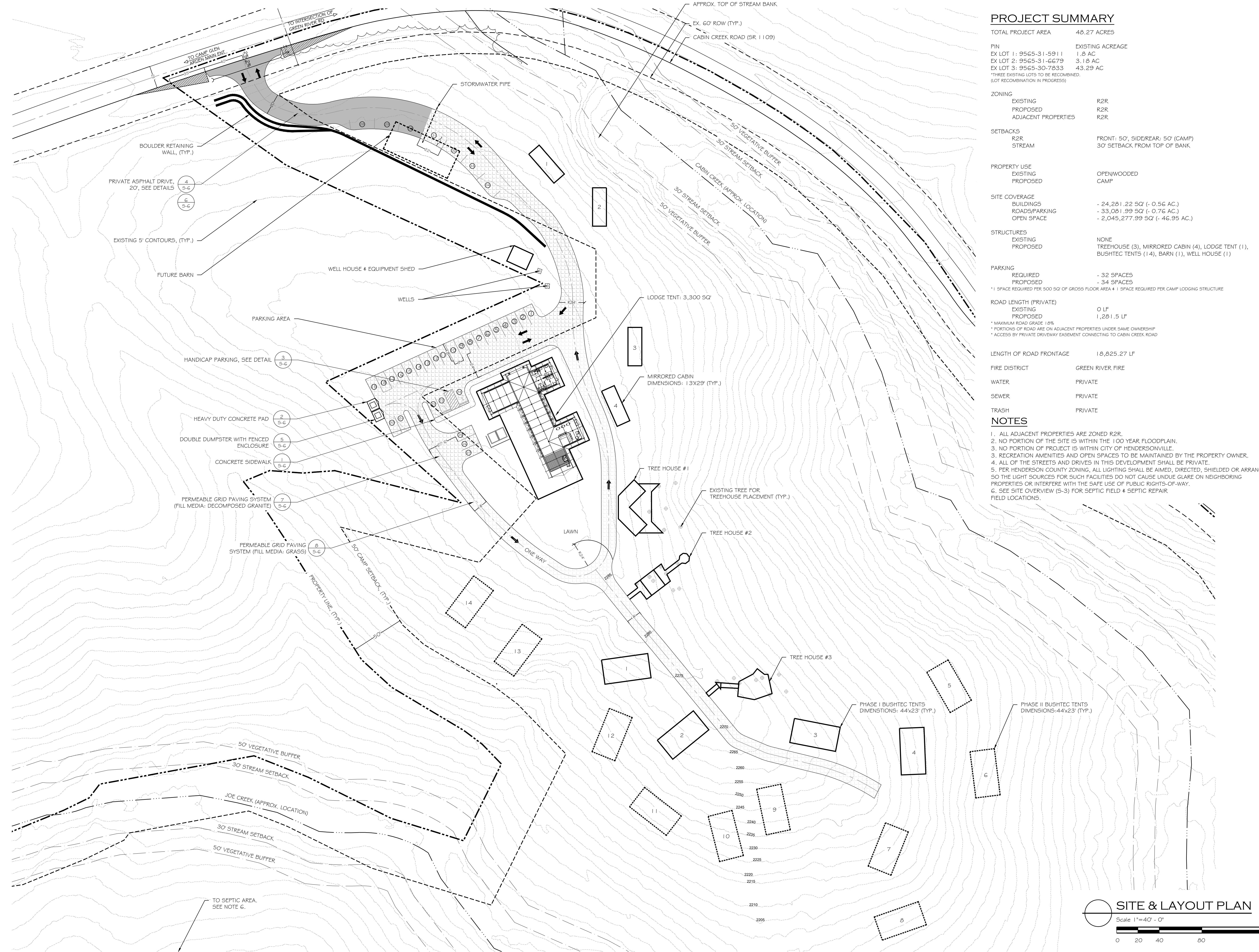
DATE:	DRAWN BY:
08-6-2024	DEB
JOB NO:	CHECKED BY:
211109LP	AHM
REVISIONS:	

SITE
OVERVIEW

S-3

UXEDO FALLS

ZIRCONIA, NORTH CAROLINA



TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA

NOTES

I. SEE SITE OVERVIEW (S-3) FOR SEPTIC FIELD & SEPTIC REPAIR FIELD LOCATIONS.

WATERMARK LANDSCAPE ARCHITECTURE

HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE ALEXANDER, RLA

(828) 592-2327

www.WATERMARKLAND.COM

UTILITY LAYOUT PLAN

S-5

5 OF 6



N



DATE:	09-6-2024	DRAWN BY:	DEB
JOB NO.:	2111109LP	CHECKED BY:	AHM
REVISIONS:			

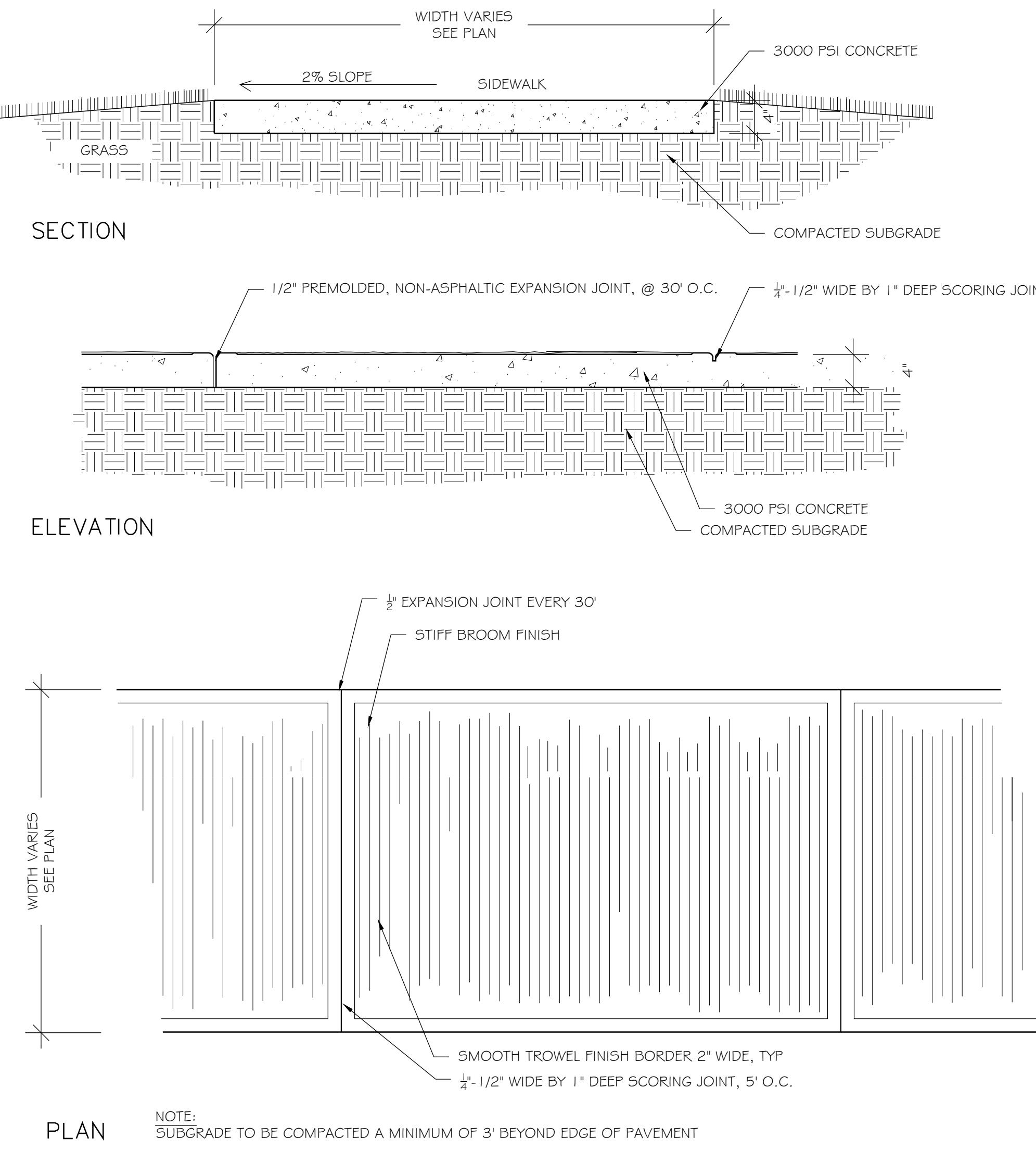
UTILITY LAYOUT PLAN

S-5

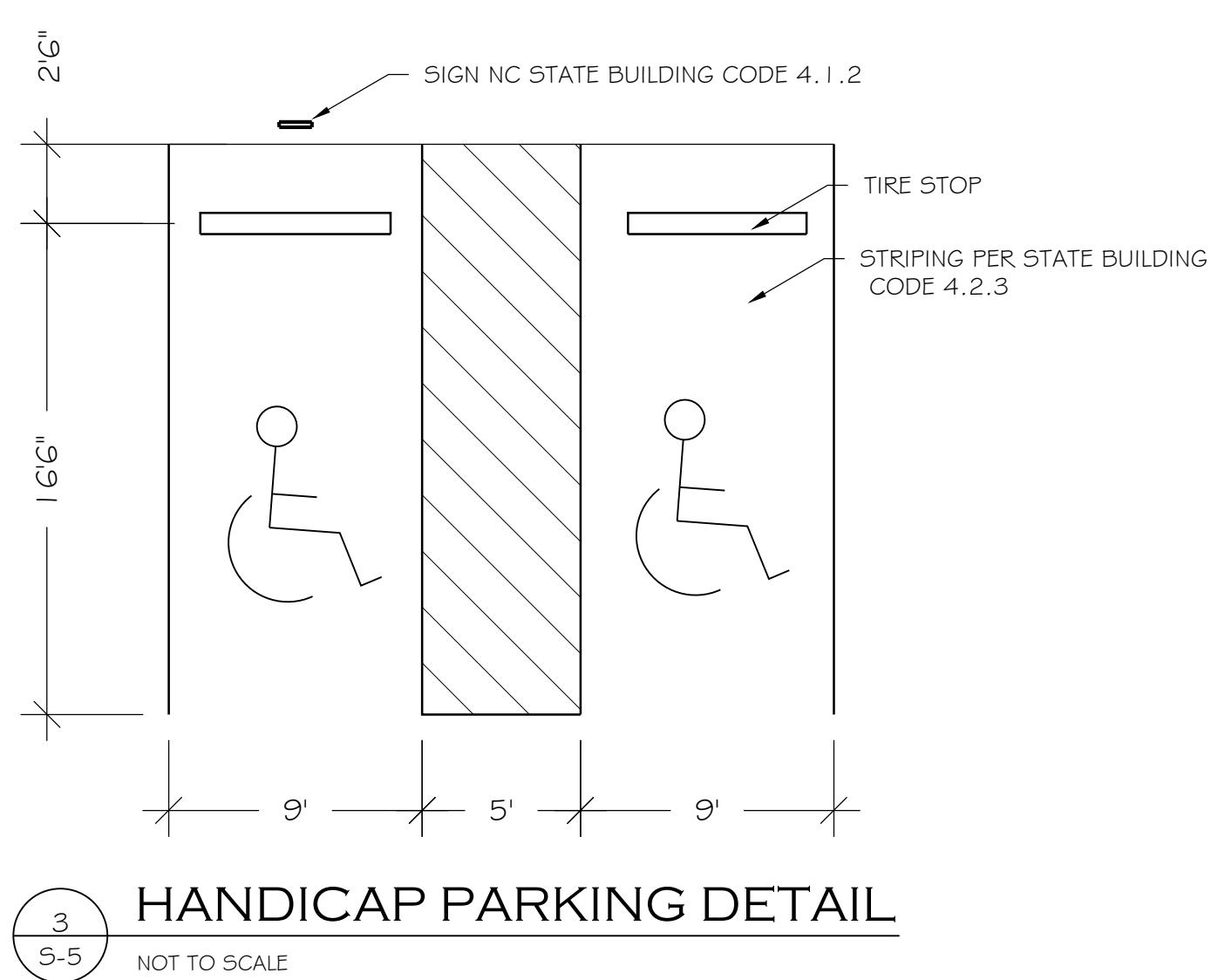
5 OF 6

TUXEDO FALLS

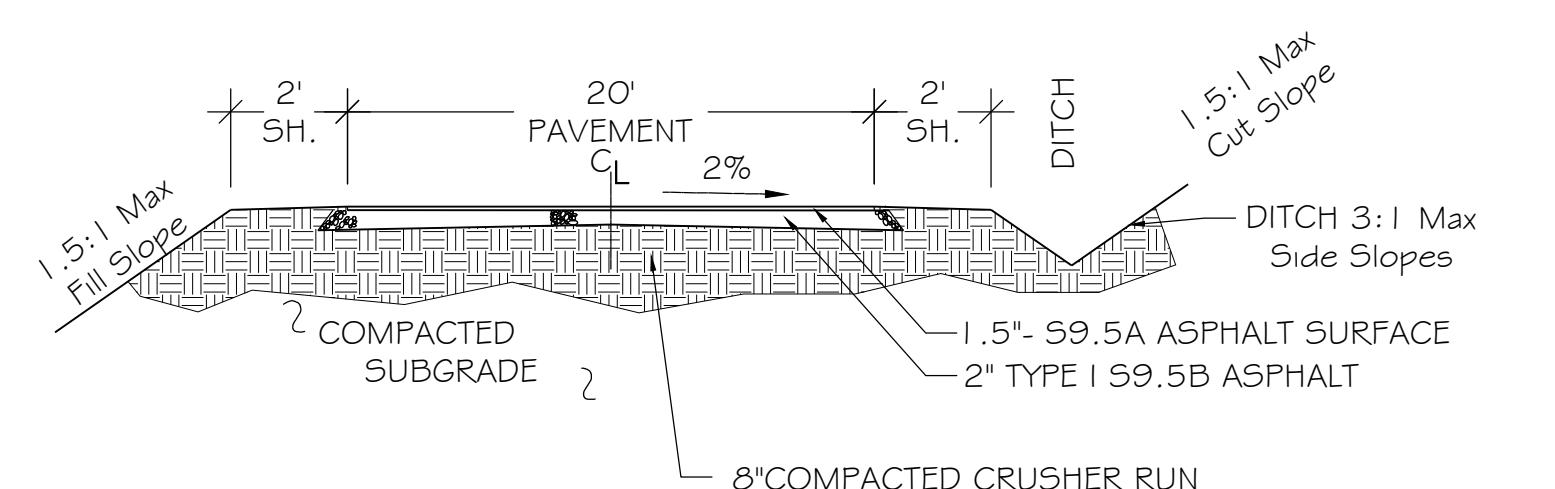
ZIRCONIA, NORTH CAROLINA



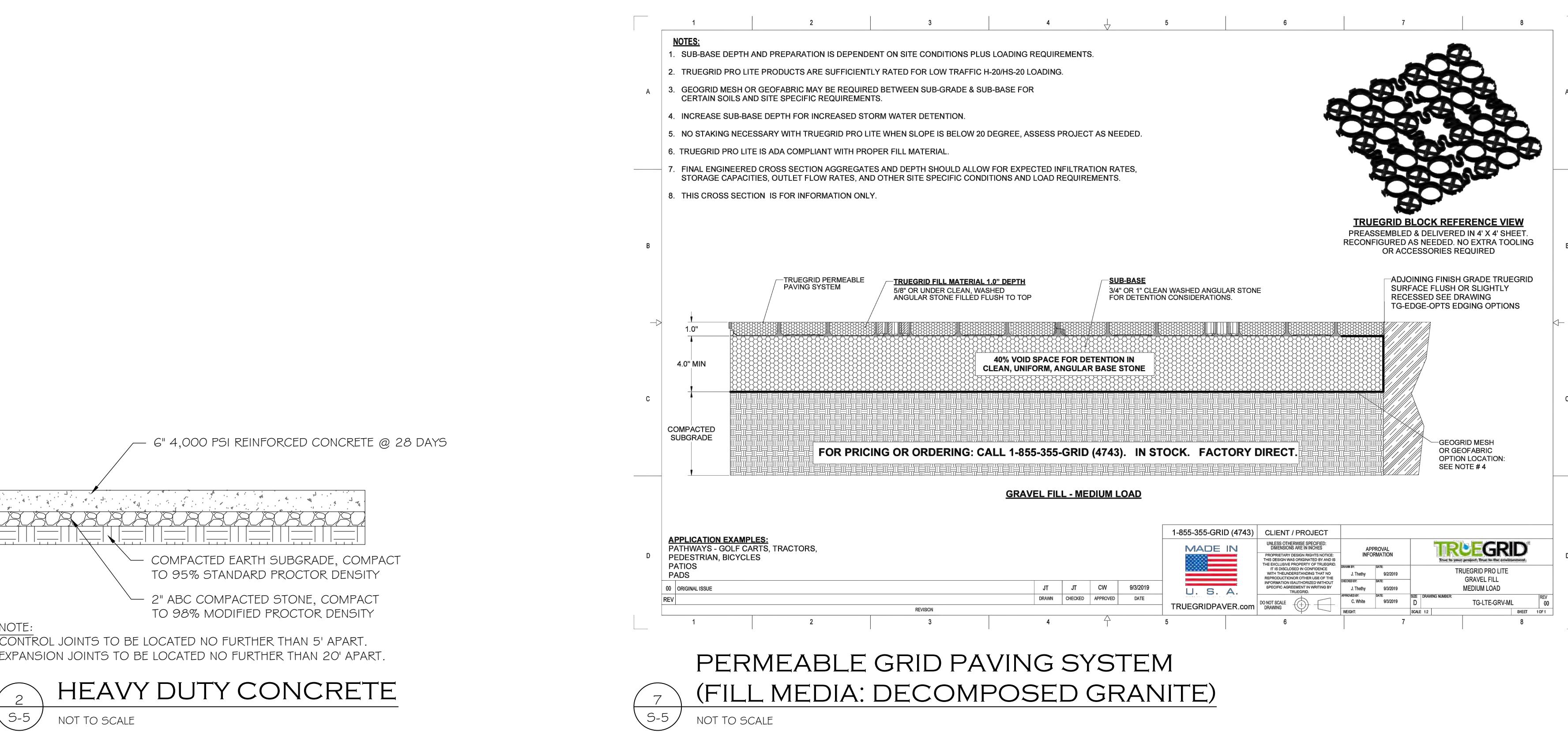
CONCRETE SIDEWALK DETAIL & SECTION
S-5 NOT TO SCALE



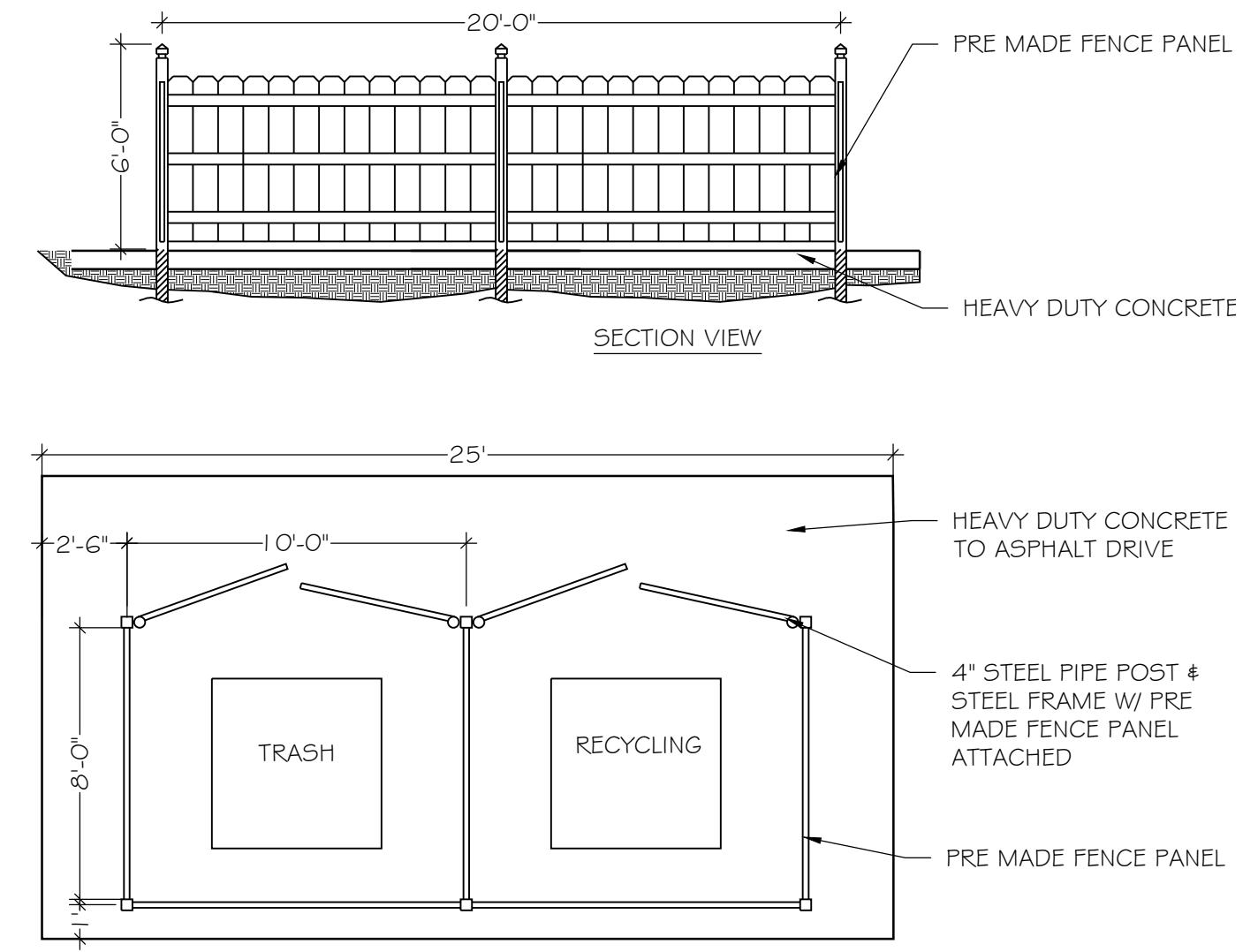
HANDICAP PARKING DETAIL
S-5 NOT TO SCALE



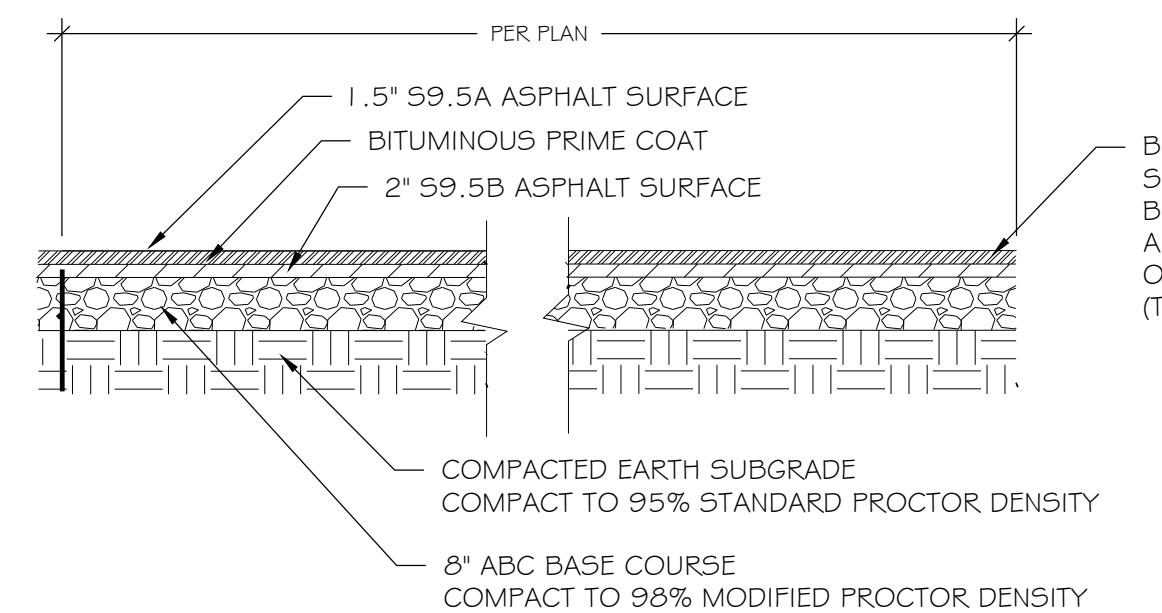
TYPICAL ROAD CROSS SECTION
S-5 NOT TO SCALE



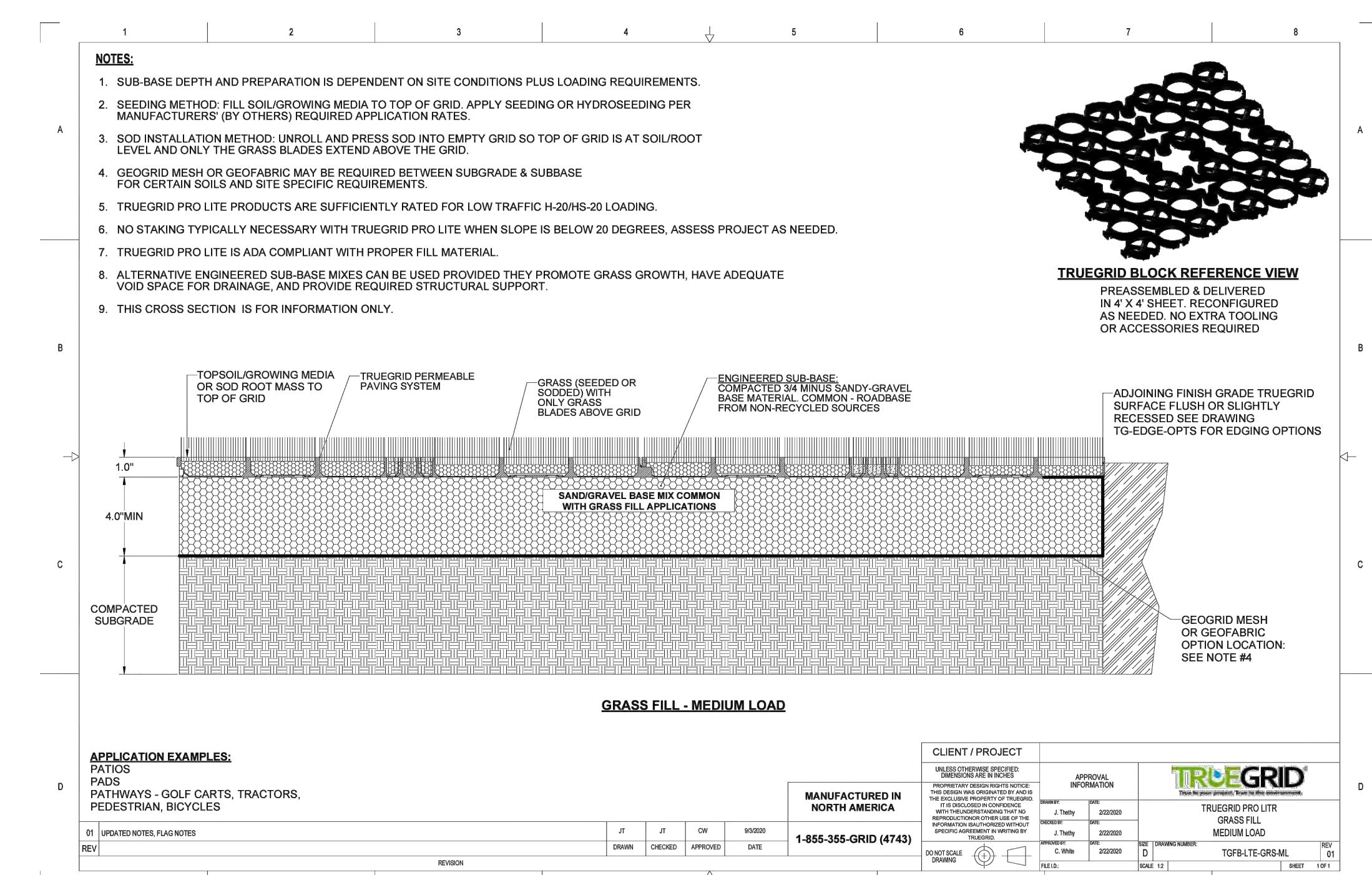
HEAVY DUTY CONCRETE
S-5 NOT TO SCALE



DUMPSTER & ENCLOSURE
S-5 NOT TO SCALE



ASPHALT PAVING DETAIL
S-5 NOT TO SCALE



**PERMEABLE GRID PAVING SYSTEM
(FILL MEDIA: GRASS)**
S-5 NOT TO SCALE

SITE &
LAYOUT
DETAILS

S-6

6 OF 6

PRELIMINARY
LANDSCAPE
ARCHITECTURE
1207
C-1
NORTH CAROLINA
STATE LICENSED
LANDSCAPE
ARCHITECTURE
#1207