



**Town of Laurel Park
Planning Board**

Date of Meeting: July 9, 2024

Time of Meeting: 3:00 pm

Location: Town Hall, 441 White Pine Drive, Laurel Park NC 28739

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87381728405>

or

Telephone:

+1 305 224 1968 US

1. Call to Order
2. Approval of the Agenda
3. Approval of the Minutes
 - a. June 11, 2024
4. Old Business
 - a. 130 Birchwood Dr. Landscaping for SBA Cellular Tower Modifications (page 2)
5. New Business
 - a. 57 Tudor Crescent Court (Lot 13) Site Plan Review (page 12)
6. Adjourn



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Landscaping Plan Review - 130 Birchwood Dr. SBA Cell Tower Modifications

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

- **Conceptual Buffer Landscape Plan**
- **Landscaping Calculations Worksheet**
- **UDO Language for Perimeter Buffers**

Summary of Item: SBA Communications Corporation is proposing to make modifications to an existing cellular tower located at 130 Birchwood Dr. This site is in the R-30 zoning district and identifies as a steep slope at 15%. Proposed modifications include adding new concrete foundations pads (30 square feet total), adding three (3) 20-foot long micropiles, and modifying/reinforcing various hardware items located on the tower.

At the December 12th and February 13th Planning Board meetings, SBA was asked to come back before the Board with drawings of the enclosure as well as information regarding sound abatement, including the location and types of proposed landscaping.

Suggested Action Requested: Please review and discuss the requested location and types of landscaping.

Suggested Motion: Motion to approve/deny the Landscape Plan as presented.

TREES/SHRUBS

Abbreviation	Qty	Botanical Name	Common Name	Size
CC	2	Cercis canadensis	Redbud	15 gallon
CR	1	Cryptomeria 'Radicans'	Radicans Japanese Cedar	15 gallon
IO	8	Ilex 'Oakland'	Oakland Holly	15 gallon
PS	11	Prunus schipkaenensis	Skip Laurel	10 gallon
RC	12	Rhododendron catawbiense	Catawba Rhododendron	6 gallon
VS	2	Viburnum 'Shasta'	Shasta Viburnum	6 gallon



TTK DESIGN
LANDSCAPE ARCHITECTURE

113 Yardley Court
Hendersonville, NC 28739

802.338.2906
ttkdesignstudio.com

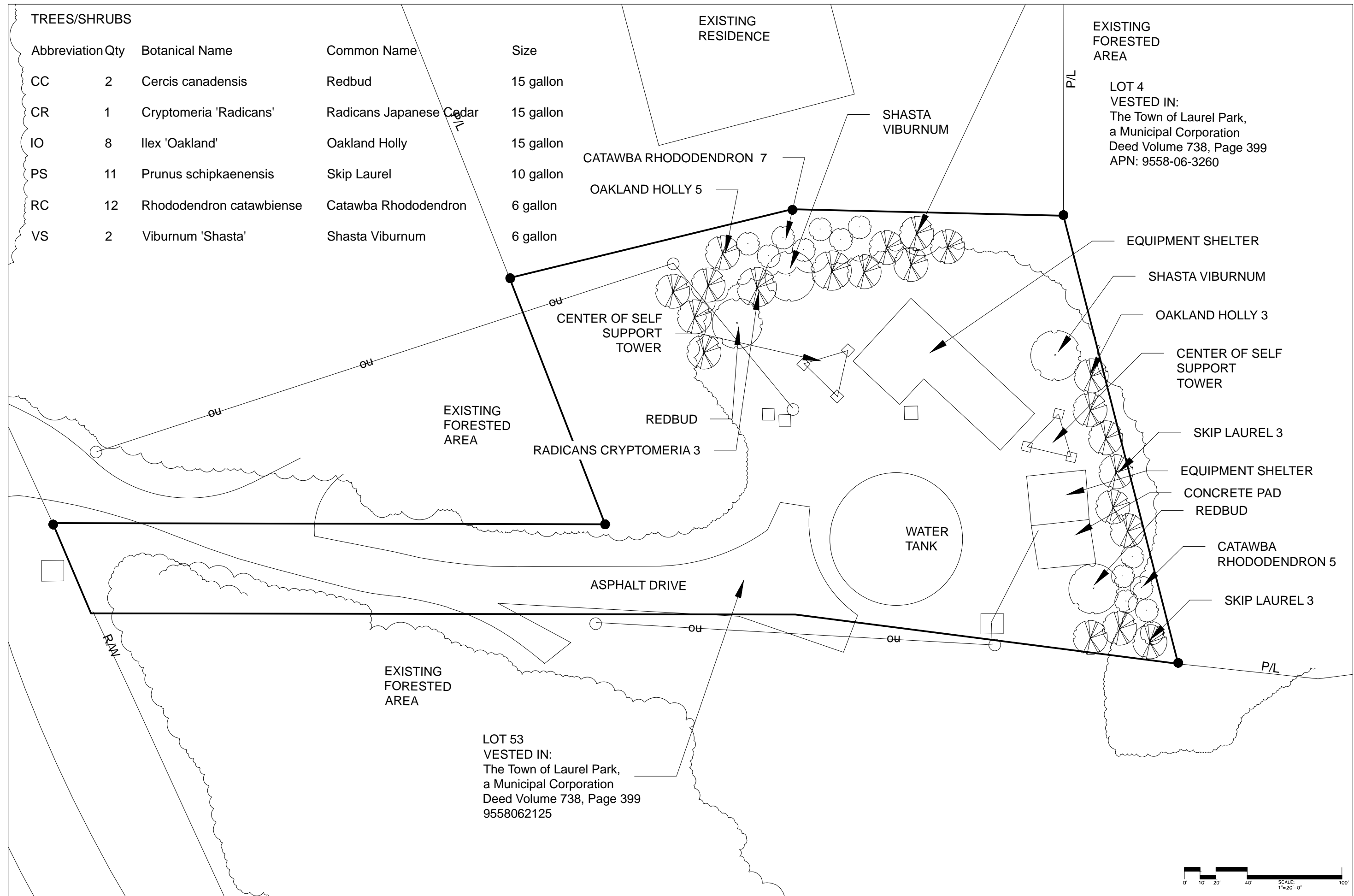
SBA NETWORK SERVICES TOWERS - TOWN OF LAUREL PARK, NC

Birchwood Drive
Hendersonville, NC 28739
HENDERSON COUNTY

OTHER CONSULTANTS:

EXISTING FORESTED AREA

LOT 4
VESTED IN:
The Town of Laurel Park,
a Municipal Corporation
Deed Volume 738, Page 399
APN: 9558-06-3260



LOT 53
VESTED IN:
The Town of Laurel Park,
a Municipal Corporation
Deed Volume 738, Page 399
9558062125

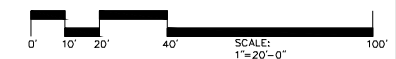
CONCEPTUAL BUFFER LANDSCAPE PLAN

March 24, 2024

L 1

The above Drawings, specifications, ideas, designs and arrangements represented therein are and shall remain in the property of the landscape architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared or revised without the written consent of the architect.

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Laurel Park Landscaping Calculations Worksheet

Page 4 of 7 - Perimeter Buffer Landscaping

These standards are applied to all forms of development. Perimeter buffers are required along side and rear lot lines between different uses in accordance with UDO Section 7.4.9. Lot lines adjacent to streets are subject to the streetscape buffer requirements (page 5 of this worksheet).

To complete this sheet, provide answers within the grey boxes. Requirements will appear within yellow boxes.

Zoning of the Subject Site:

From Page 2 of this worksheet:

R-30

Zoning on Adjacent Lots:

In some cases, a side or rear lot line may abut more than one adjacent lot, and the adjacent lots have differing zoning district designations. If this is the case, please leave that cell blank and work with Town staff to determine the type of perimeter buffer required for that lot line.

Zoning district designation of the lot(s) abutting the rear lot line of the lot or site:

R-30

Zoning district designation of the lot(s) abutting one side lot line of the lot or site (Referred to in subsequent rows on this sheet as Lot Side "A"):

R-30

Zoning district designation of the lot(s) abutting the other side lot line of the lot or site (Referred to in subsequent rows on this sheet as Lot Side "B"):

R-30

Type of Perimeter Buffer Required:

See UDO Section 7.4.9 for details about the different perimeter buffer types.

Type of Perimeter Buffer along Rear Lot Line:

A

Type of Perimeter Buffer along Side Lot Line "A":

A

Type of Perimeter Buffer along Side Lot Line "B":

A

Length of Rear Lot Line:

in feet - round up if distance has a decimal or fraction

105

Length of Side Lot Line "A":

in feet - round up if distance has a decimal or fraction

58

Length of Side Lot Line "B":

in feet - round up if distance has a decimal or fraction

127

NOTE: In cases where a lot line abuts two or more different zoning districts, the length calculation should be performed for each segment individually

Required Plantings Along REAR Lot Line

(be sure to maintain compliance with maximum on-center spacing rules)

Canopy Trees:

3

Understory Trees:

5

(understory trees in type C buffers must be 75% evergreen)

Shrubs: 16

(the UDO specifies a minimum % evergreen based on type of buffer)

Required Plantings Along "SIDE A" Lot Line

(be sure to maintain compliance with maximum on-center spacing rules)

Canopy Trees: 2

Understory Trees: 3

(understory trees in type C buffers must be 75% evergreen)

Shrubs: 9

(the UDO specifies a minimum % evergreen based on type of buffer)

Required Plantings Along "SIDE B" Lot Line

(be sure to maintain compliance with maximum on-center spacing rules)

Canopy Trees: 3

Understory Trees: 6

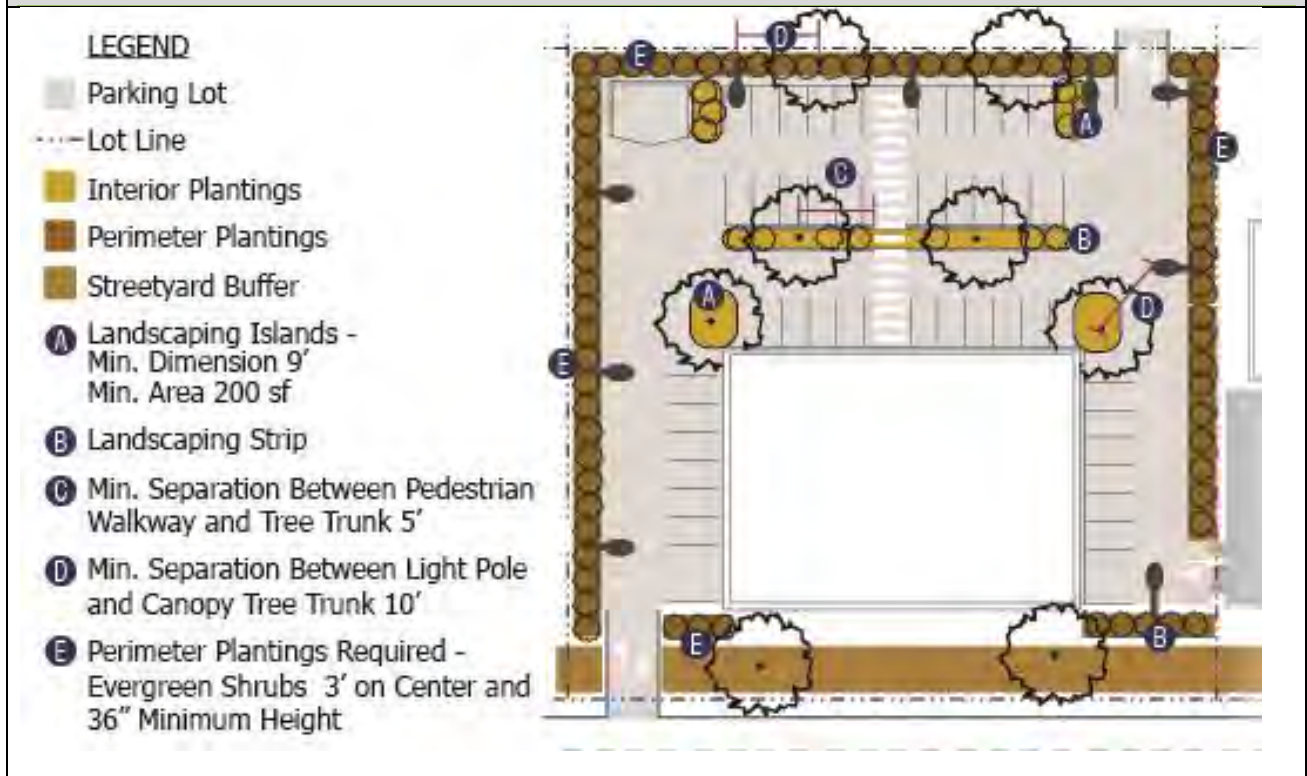
(understory trees in type C buffers must be 75% evergreen)

Shrubs: 19

(the UDO specifies a minimum % evergreen based on type of buffer)



FIGURE 7.4.8: PARKING LOT LANDSCAPING



7.4.9: PERIMETER BUFFERS

A: PURPOSE AND INTENT

These standards are proposed to eliminate or minimize potential nuisances, such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas through physical and visual separation between land uses in separate zoning districts.

B: APPLICABILITY

- 1: All development shall comply with the perimeter buffer standards in this section.
- 2: Development shall provide perimeter buffers along the side and rear lot lines in accordance with Table 7.4.9:G: Buffer Application.
- 3: Lot lines abutting street rights-of-way shall comply with the standards in Section 7.4.10: Streetscape Buffers.

C: BUFFERS DISTINGUISHED

Table 7.4.9:F: Perimeter Buffer Configuration, establishes the standards for perimeter buffers, including the minimum requirements for each of the following buffer types:

- 1: Type A, Intermittent Buffer;
- 2: Type B, Semi-Opaque Buffer; and
- 3: Type C, Opaque Buffer.

D: BUFFER DETERMINATION

- 1: The lot or site being developed is the one responsible for providing the required perimeter buffer, which shall be located solely upon the lot or site being developed.

- 2: Landscaping material located on an adjacent lot may not be credited towards these perimeter buffer requirements.
- 3: The type of perimeter buffer required is based upon the zoning district designation of the land being developed as well as the zoning district designation of the abutting lots (see Table 7.4.9.G: Buffer Application).

E: BUFFER LOCATION

- 1: Perimeter buffers required by this section shall be located along the outer perimeter of the lot and shall extend to the connecting lot lines.
- 2: In cases where the lot line is within a drainage swale, the perimeter buffer shall extend to the edge of the swale instead of the lot line.
- 3: A perimeter buffer may be located along shared access easements between parcels in non-residential developments.

F: PERIMETER BUFFER CONFIGURATION

The following table sets out the minimum requirements for perimeter buffers.

TABLE 7.4.9:F: PERIMETER BUFFER CONFIGURATION

Buffer Type: Type A: Intermittent



Objective: The Type A Intermittent perimeter buffer functions as an intermittent visual screen from the ground to a height of five feet. It is intended to partially block visibility between different uses but not totally obstruct visual contact from one use to another. The image to the left shows an approximation of this buffer type at maturity.

LEGEND

--- Lot Line

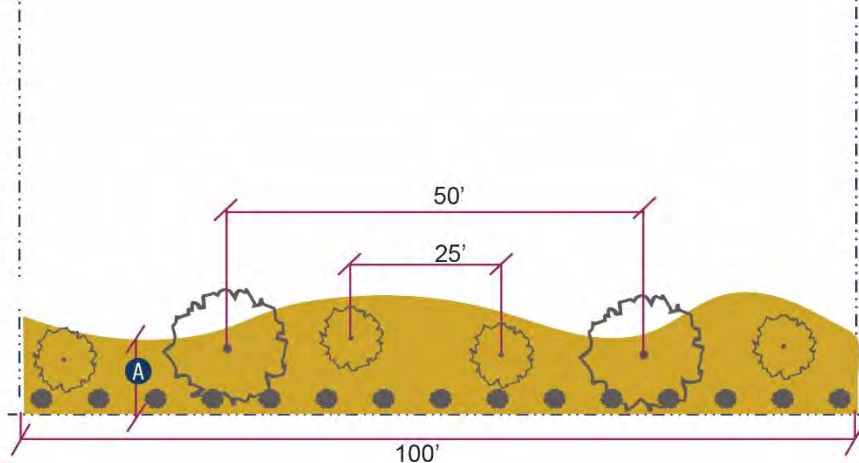
■ Buffer

Ⓐ Minimum Width 20'

☼ Canopy Trees - 2 per 100 linear feet, spaced 50' on-center

☼ Understory Trees - 4 per 100 linear feet, spaced 25' on-center

● Shrubs - 15 per 100 linear feet



BUFFER CONFIGURATION

PLANTING REQUIREMENT

Buffer width (feet)	20
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	2 / 50
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25 /1/
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) /2/	15 / None /1/
Minimum evergreen shrub percentage (%)	60

NOTES:

/1/ Grouping of trees or shrubs is permitted provided there is no un-vegetated portion of the buffer exceeding 20 feet in length.

/2/ In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

TABLE 7.4.9:F: PERIMETER BUFFER CONFIGURATION

Buffer Type: Type B: Semi Opaque



Objective: The Type B Semi-Opaque perimeter buffer functions as a partially opaque screen from the ground to a height of six feet. This type of buffer prevents visual contact between uses but not total obstruction from one use to another. The buffer creates a sense of visual separation but provides only minor acoustic separation. The image to the left shows an approximation of this buffer type at maturity.

LEGEND

--- Lot Line

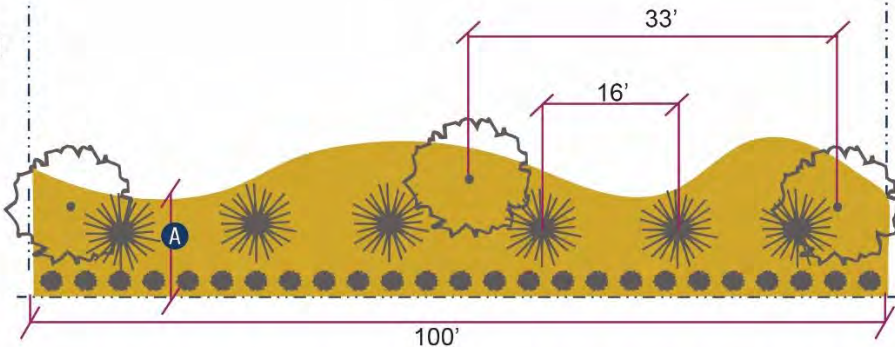
■ Buffer

Ⓐ Minimum Width 30'

☼ Canopy Trees - 3 per 100 linear feet, spaced 33' on-center

☼ Understory Trees - 6 per 100 linear feet, spaced 16' on-center, min. 75% evergreen

● Shrubs - 25 per 100 linear feet, spaced 3' max. on-center



BUFFER CONFIGURATION	PLANTING REQUIREMENT
Minimum buffer width (feet) /1/ /2/	30
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	3 33
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	6 16 /3/
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) /4/	25 4 /3/
Minimum evergreen shrub percentage (%)	75

NOTES:

/1/ Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.

/2/ Provision of a fully opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.

/3/ Grouping of trees or shrubs is permitted within 20 feet of the edge of a street right-of-way provided there is no unvegetated portion of the buffer exceeding 10 feet in length.

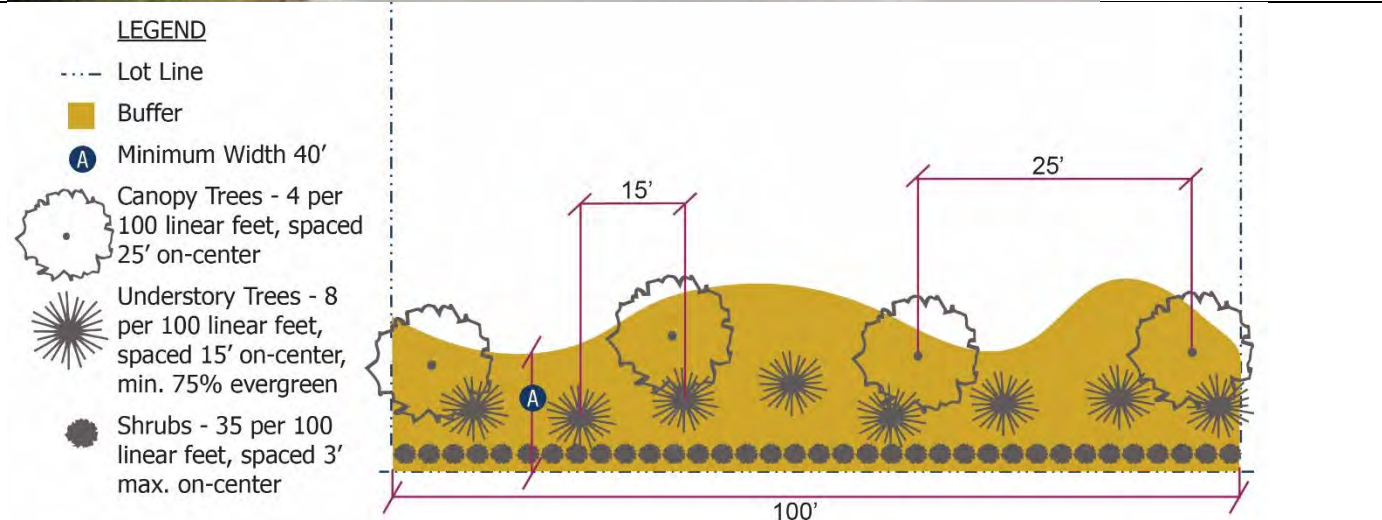
/4/ In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

TABLE 7.4.9:F: PERIMETER BUFFER CONFIGURATION

Buffer Type: Type C: Opaque



Objective: The Type C Opaque perimeter buffer functions as a fully opaque screen from the ground to a height of eight feet. This type of buffer provides a strong sense of visual and acoustic separation between uses. The image to the left shows an approximation of this buffer type at maturity.



LEGEND

- Lot Line
- Buffer
- Ⓐ Minimum Width 40'
- ☁ Canopy Trees - 4 per 100 linear feet, spaced 25' on-center
- ☀ Understory Trees - 8 per 100 linear feet, spaced 15' on-center, min. 75% evergreen
- Shrubs - 35 per 100 linear feet, spaced 3' max. on-center

BUFFER CONFIGURATION	PLANTING REQUIREMENT
Minimum buffer width (feet) /1/ /2/	40
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	8 / 15
Minimum evergreen understory tree percentage (%)	75
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) /3/	35 / 3
Minimum evergreen shrub percentage (%)	100

NOTES:

- /1/ Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.
- /2/ Provision of a fully opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.
- /3/ In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

G: BUFFER APPLICATION

Table 7.4.9:G: Buffer Application, specifies the type of perimeter buffer that development shall provide between it and adjacent land, based on the zoning district of the development site and the zoning district designation of the adjacent land. The buffer type is indicated by a letter corresponding to one of the three buffer types described in Table 7.4.9:G: Buffer Application.

TABLE 7.4.9.G: BUFFER APPLICATION						
ZONING DISTRICT OF DEVELOPING LAND	ZONING DISTRICT OF LAND ADJACENT TO PROPOSED DEVELOPMENT /1/ /2/ /3/					
	R-30, R-20	OI	MM	TC	I-1	PD
R-30, R-20	A	None	None	A	A	None
OI	C	None	A	A	None	None
MM	C	B	None	B	None	A
TC	C	B	B	None	None	B
I-1	C	C	C	B	None	A
PD	C	C	C	B	A	A

NOTES:
 /1/ A type C perimeter buffer shall not be required when the lot line abuts unbuildable land within a riparian buffer, the special flood hazard area, a Town-designated tree-save area, or other Town-designated conservation area where existing vegetation will not be removed.
 /2/ Lot lines abutting public street rights-of-way shall be subject to the standards in Section 7.4.10: Streetscape Buffers.
 /3/ A Type A buffer shall be provided along all lot lines bordering the Town’s jurisdiction.

(AMENDED 05.17.22 UDOTA1-22)

H: EXEMPTIONS

Developments consisting of multiple lots that are planned and developed as a single, unified, or consolidated project may be configured so that perimeter buffers are only located around the perimeter of the entire development instead of between lots within the development.

I: CREDIT TOWARDS REQUIRED LANDSCAPING AREAS

Perimeter buffer landscaping may be credited towards the perimeter parking lot landscaping and streetscape buffer requirements in this Ordinance in cases where it meets the locational requirements of this section and is also located within an adjacent perimeter parking lot landscaping or streetscape buffer’s designated area.



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Preliminary Site Plan Review – 57 Tudor Crescent Court (Lot 13)

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

- **Zoning Compliance Permit Application**
- **Site Plan**
- **Pre-Development Slope Investigation**
- **Stormwater Management Plan**
- **Aerial showing Tree Canopy**
- **Septic Maps**
- **Home Elevations**

Summary of Item:

Applicant Eric Hall with Brown Haven Homes is proposing to build a single-family residential dwelling located at 57 Tudor Crescent Court (Lot 13). The lot is located within the ETJ R-30 zoning district, comprised of 1.05 acres, and has an estimated slope of 20% making it a Steep Slope. The parcel is identified as PIN 9548-45-9201.

The Laurel Park Unified Development Ordinance (UDO) section 2.6.3: Dimensional Standards for the R-30 zone indicates that lots with steep slopes (15% to 25%) require a minimum street setback of 40 feet. The side and rear setbacks are 35 feet.

The applicant has consulted with Aaron Black of Riverview Consulting, LLC who conducted a pre-development investigation. The predevelopment investigation suggests that the site is suitable for the placement of a residential home and the storm water management plan is adequate for the runoff from the home's gutters as provided. This report has been reviewed and approved by the Town Engineer.

The stormwater plan provided includes tree preservation areas and stormwater control measures, including gutter downspouts and pipes leading to 3 infiltration/French drains and a natural vegetated trough area.

Suggested Action: Staff requests Planning Board review the attachments and criteria.

Suggested Motion: Motion to approve/deny the Site Plan as presented.

2024-12

ZONING COMPLIANCE PERMIT APPLICATION FORM

Town of Laurel Park • 441 White Pine Drive • Laurel Park, NC 28739 • P. 828-693-4840 • F. 828-696-4948

APPLICATION PAGE 1 OF 6

APPLICATION LAST UPDATED: 9.1.2021



1. THINGS TO KNOW ABOUT THE ZONING COMPLIANCE PERMIT PROCEDURE

1. The zoning compliance permit review procedure is described in Section 6.3.22 of the Laurel Park Unified Development Ordinance.
2. A zoning compliance permit is issued prior to or along with a building permit for most forms of development, including single-family homes.
3. Henderson County will not issue a building permit for development that does not have an approved zoning compliance permit.
4. Zoning compliance permits are required for decks, patios, fences, walls, signs, temporary uses, and open-air uses that don't require a building permit.
5. Lots with steep or very steep slopes require pre-development investigation report and must provide a stormwater management plan prepared by a licensed professional.
6. Most forms of development, including new single-family homes, must provide perimeter landscaping buffers, streetscape landscaping, and site landscaping as described in Chapter 7 of the UDO.
7. Tree retention or replacement as necessary is required to ensure 25% of the lot or site is covered by tree canopy in accordance with Chapter 3 of the UDO.
8. Additional development on a site with an existing building may require the site to be brought into partial or full compliance with all UDO requirements as described in Section 5.6, Nonconforming Sites.

2. GENERAL APPLICANT INFORMATION

A. Parcel Information

1. Street Address:	57 Tudor Crescent Ct.		
2. Parcel Identification Number:	9548-45-9201		
3. Lot Area/Acreage:	1.05 acre		
4. Zoning District Classification:	Cities		
5. Overlay Zoning District(s) (if applicable):	NA		
6. Current Use of the Lot or Site:	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Developed	<input type="checkbox"/> Other (e.g., vacant building)
If "Other", please explain current use:			
If "Developed", please identify the current use of the lot or site (attach additional sheets if necessary):			
7. Please identify any prior approvals from the Town of Laurel Park (like a variance, special use permit, or site plan) associated with this development (if any) and the approximate date of the approval (attach additional sheets if necessary):	site plan, soils work		

B. Primary Point of Contact Information

1. Primary Point of Contact Name:	ERIC HALL, Brown Haven Homes		
2. Mailing Address:	219 Merrimon Ave #121 Asheville NC 28801		
3. Phone:	828-545-3365		
4. Email:	bwh@brownhavenhomes.com,		
5. Fax:			
6. Relationship to Landowner:	builder, Superintendent		

ZONING COMPLIANCE PERMIT APPLICATION FORM

Town of Laurel Park • 441 White Pine Drive • Laurel Park, NC 28739 • P. 828-693-4840 • F. 828-696-4948

APPLICATION PAGE 2 OF 6

APPLICATION LAST UPDATED: 9.1.2021



3. DESCRIPTION OF SITE CONDITIONS

(Please complete each of the following)

1. Landscaping Requirements

(the Town's zoning may be reviewed on the County's Online GIS/Mapping page at

<https://www.hendersoncountync.gov/gis/page/welcome-gomaps-henderson-countys-online-gis-mapping-system>)

- a. What is the zoning of the lot to the north? If there is a street bordering the lot to the north, please list its name: *Cities, Lot #14*
ETJR 30
- b. What is the zoning of the lot to the south? If there is a street bordering the lot to the south, please list its name: *Cities, 41 Tudor Lane*
ETJR 30
- c. What is the zoning of the lot to the east? If there is a street bordering the lot the east, please list its name: *Cities, Lot 12, Yes there is a street, Tudor Crescent Ct.*
ETJR 30
- d. What is the zoning of the lot to the west? If there is a street bordering the lot to the west, please list its name: *Cities, Lot 17, 64 Tudor Ln* *ETJR 30*

2. Tree Canopy Cover

- a. Approximate amount of the lot or site covered by tree canopy at the time of this application:
 More than 25% covered by tree canopy Less than 25% covered by tree canopy
- b. Does the proposed development include tree removal? Yes No
- c. If tree removal is proposed as part of this development, how much of the lot or site will be covered by tree canopy after development is complete?
 More than 25% covered by tree canopy Less than 25% covered by tree canopy

The Town may require an applicant to provide an aerial photo, tree survey, or other evidence documenting the amount of tree cover in place at the time of this application.

3. Geologic Hazards, Steep Slopes, or Very Steep Slopes

- a. Does the lot or site include any geologic hazards or steep slopes? Yes No Don't know
- b. If yes, what is the slope of the steepest part of the site? (see UDO Sec. 10.2.9 for how to determine slope)
 15% or less 15% to 25% More than 25%

4. Utilities

- a. Does the development require new potable water or sewage treatment to be provided? Yes No
- b. If yes, how will these services be provided?
 City of Hendersonville public water/sewer On-site well/septic system Don't know
- c. If the site is to be served by a new well or septic system, have you obtained Health Department approval?
 Yes No (if yes, please attach approval to this application form) *#OSS-2024-0150*

ZONING COMPLIANCE PERMIT APPLICATION FORM

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APPLICATION PAGE 3 OF 6

APPLICATION LAST UPDATED: 9.1.2021



4. DESCRIPTION OF THIS REQUEST

(Please complete the following)

1. Please identify the type of development proposed that is the subject of this zoning compliance permit application. Please select all that apply:

Principal Structure

Accessory Structure

Sign

Temporary Structure

Temporary Use

Fence/Wall

Other

If "Other" please describe below (attach additional sheets if necessary)

New Single Family Home

2. All applicants for a zoning compliance permit must attach a site sketch or plot plan that identifies each of the following items:

- Lot lines
- Principal structures, including driveways
- Accessory structures (garages, sheds, play structures, etc.)
- Additions, expansions, or other alterations to existing principal or accessory structures
- Open-air uses of land that do not have structures
- Site features like streams, lakes, ponds, wetlands, rock outcrops, and similar aspects
- Required setbacks
- Encroachments of structures into setbacks (if proposed)
- Potable water wells, septic tanks, septic drain fields/lines, and reserve or back up drain field location
- Tree save areas or areas where existing tree canopy will be maintained during and after development
- Required landscaping features (perimeter buffers, streetscape buffers, site landscaping, parking lot landscaping, etc.)
- Any other features identified by the applicant or required by the Town Manager in order to demonstrate compliance with the applicable requirements

Site sketches or plot plans do not need to be professionally prepared or drawn to scale but should include verified dimensions and distances if not drawn to scale.

In cases where proposed development is subject to an approved site plan or other development approval that provides the details listed above, applications materials used for the prior approval may be substituted or modified in order to comply with these requirements.

3. Please Complete this Portion if you are Proposing a **New Single-Family Home**

If this zoning compliance permit application is associated with a new single-family home in an area subject to the Town's single-family residential design guidelines (this information should be identified on the subdivision plat that created the lot), then this application must include elevations, plans, or other details that shows how the structure will comply with the standards in Section 7.1 of the UDO. *Survey, Site map, Plans, EOP*

4. Please Complete this Portion if you are Proposing a **New Accessory Use or Structure**

If this zoning compliance permit is associated with a new accessory use or structure, please provide the following details:

a. Size of principal structure (square feet):

b. Size of accessory structure (square feet):

c. Is the accessory use located entirely within the principal structure?

Yes

No

ZONING COMPLIANCE PERMIT APPLICATION FORM

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APPLICATION PAGE 4 OF 6

APPLICATION LAST UPDATED: 9.1.2021



5. Please Complete this Portion if you are Proposing a **Temporary Use or Structure**

If this zoning compliance permit is associated with a temporary use or structure, please provide the following details:

- a. Please provide a description of the temporary use or structure (attach additional sheets if needed):
- b. Anticipated Date of Setup:
- c. Anticipated Date of Commencement:
- d. Anticipated Date of Cessation:
- e. Anticipated Date of Removal and Site Restoration:
- f. Duration (in days) from Setup until Removal:
- g. Will temporary signage be included? Yes No
If yes, please identify the sign's general location:
- h. Has this temporary use or structure been established on this lot or site already this year?
 Yes No Don't Know
If yes, from when to when?

6. Please Complete this Portion if you are Proposing a **New Sign (or changes to an existing sign)**

If this zoning compliance permit application is associated with a new sign or changes to an existing sign, please provide the following details:

- a. Please identify the type of sign proposed (check all that apply)
 - Wall Sign Parapet Sign Marquee Sign
 - Awning Sign Projecting/Suspended Sign Electronic Display Sign
 - Monument Sign Window/Door Sign Pylon Sign
 - Post & Arm Sign Incidental Sign Canopy Sign
 - A-Frame Sign Subdivision Sign Temporary Sign
- b. Is the proposed signage: New Replacement If replacement, please attach photos of signage to be replaced
- c. Is the structure supporting the signage: New Existing Nonconforming supports may require replacement
- d. Please attach detailed drawings and information describing the following for each type of sign proposed:
 - The number of signs on the site
 - The proposed sign face area in square feet (including if the sign is single-sided or 2-sided)
 - The copy height in inches
 - The height of the tallest portion of the sign or supporting structure
 - If the sign will be illuminated, and if so the method of illumination

ZONING COMPLIANCE PERMIT APPLICATION FORM

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APPLICATION PAGE 5 OF 6

APPLICATION LAST UPDATED: 9.1.2021



7. Please Complete this Portion if you are Proposing a **New Fence or Wall**

If this zoning compliance permit application is associated with a new fence or wall, please provide the following details:

a. Proposed fence or wall height (in feet) in the following locations:

Front Yard (if applicable) Side Yard (if applicable) Rear Yard (if applicable)

b. Please identify the materials to be used in the fence or wall (including gates, supports, & horizontal members)

5. SUBMITTAL CHECKLIST

(Please ensure your application includes 1 paper copy and 1 digital (pdf) copy of all of the following)

1. Zoning compliance permit application form		<input checked="" type="checkbox"/>
2. Application fee	\$ 550.00	<input type="checkbox"/>
3. Notes from pre-application conference (if conducted)		<input type="checkbox"/>
4. Notes from neighborhood information meeting (if conducted)		<input checked="" type="checkbox"/>
5. Slope investigation (if site has slopes or geologic hazards)	Pre-Development	<input checked="" type="checkbox"/>
6. Stormwater management plan (if required)		<input checked="" type="checkbox"/>
7. Aerial photo, tree survey, or evidence of tree cover (if requested by the Town)		<input checked="" type="checkbox"/>
8. Copies of any required County approvals for utility service	Septic	<input checked="" type="checkbox"/>
9. Soil erosion and sedimentation control plan (if disturbing more than one acre)		<input checked="" type="checkbox"/>
10. Site sketch or plot plan		<input checked="" type="checkbox"/>
11. Copies of prior related approvals (variance, special use permit, site plan, etc.), as appropriate		<input checked="" type="checkbox"/>
12. Copies of an approved fee-in-lieu requests and the appropriate fee		<input checked="" type="checkbox"/>
13. Copies of any approved performance guarantee (if appropriate)		<input checked="" type="checkbox"/>
14. Copies of vested rights certificate (if requested by applicant)		<input checked="" type="checkbox"/>
15. Notes and details related to an administrative adjustment, if requested		<input checked="" type="checkbox"/>
16. Elevations of buildings subject to design standards or guidelines		<input checked="" type="checkbox"/>
17. Detailed drawings and information for each type of permanent sign proposed		<input checked="" type="checkbox"/>
18. Any additional information determined to be necessary by the Town		<input type="checkbox"/>

ZONING COMPLIANCE PERMIT APPLICATION FORM

Town of Laurel Park • 441 White Pine Drive • Laurel Park, NC 28739 • P. 828-693-1840 • F. 828-696-4948

APPLICATION PAGE 6 OF 6

APPLICATION LAST UPDATED: 9.1.2021



6. APPLICANT SIGNATURE

I certify that the information provided in these application materials is complete and accurate to the best of my knowledge. I hereby authorize Town officials to enter the subject property for the purposes of determining compliance.

If there are multiple land owners or applicants, a signature is required for each

Land Owner or Authorized Signature: *Douglas F. Johnson*
Date: *2-21-24*

Land Owner or Authorized Signature: _____
Date: _____

Land Owner or Authorized Signature: _____
Date: _____

OFFICE USE ONLY

Project #: *2024-12*

Associated Project #:

Received By:

Filing Date:

Accepted as Complete By:

Complete Date:

Decision:

Decision By:

Decision Date:

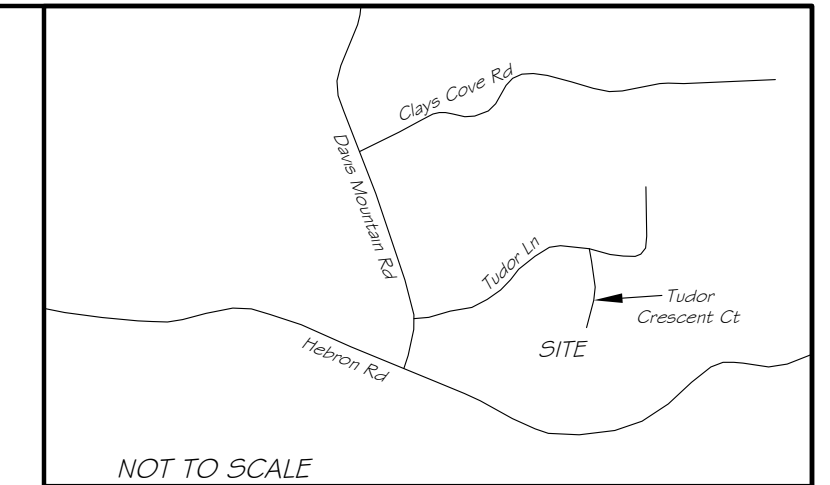
Pre-application Conference Date (if conducted):

Notes/Comments:

Plat North
Scale 3/8" = 1'

Point	Description
113	30" Pine
115	28" Pine
116	8" Sourwood
117	8" & 12" Poplar
118	16" Oak
120	8" Sourwood & 6" Pine
121	14" Poplar
122	6" Pine
123	24" Oak
124	24" Pine & 30" Oak
125	12" Sourwood
127	30" Pine
128	8" Sourwood & 18" Oak
129	24" Oak & Poplar
130	14" Oak
133	12" Sourwood & Poplar
172	Sourwood Cluster
185	24" Oak
186	12" Poplar
190	12" & 6" Sourwood
191	20" Pine
192	26" Pine
193	24" Pine & 8" Sourwood
194	24" Pine
195	24" Pine
197	40" Pine
200	24" Poplar
201	14" Poplar
205	30" Oak
208	30" Pine
209	10" & 8" Oak
210	18" Beech
211	30" Oak
212	40" Pine, 8" & 12" Sourwood
213	8" Sourwood
216	8" Poplar
217	20" Pine
218	36" Pine
222	20" Oak
226	12" Oak
227	12" Oak
228	12" Poplar
229	36" Pine
230	2x 14" Poplar
231	12" Oak
233	12" Oak
234	8" Maple
235	8" & 12" Maple
238	16" Maple
241	2x 12" Poplar

13
1.13 Acres
Area By Coordinate Computation

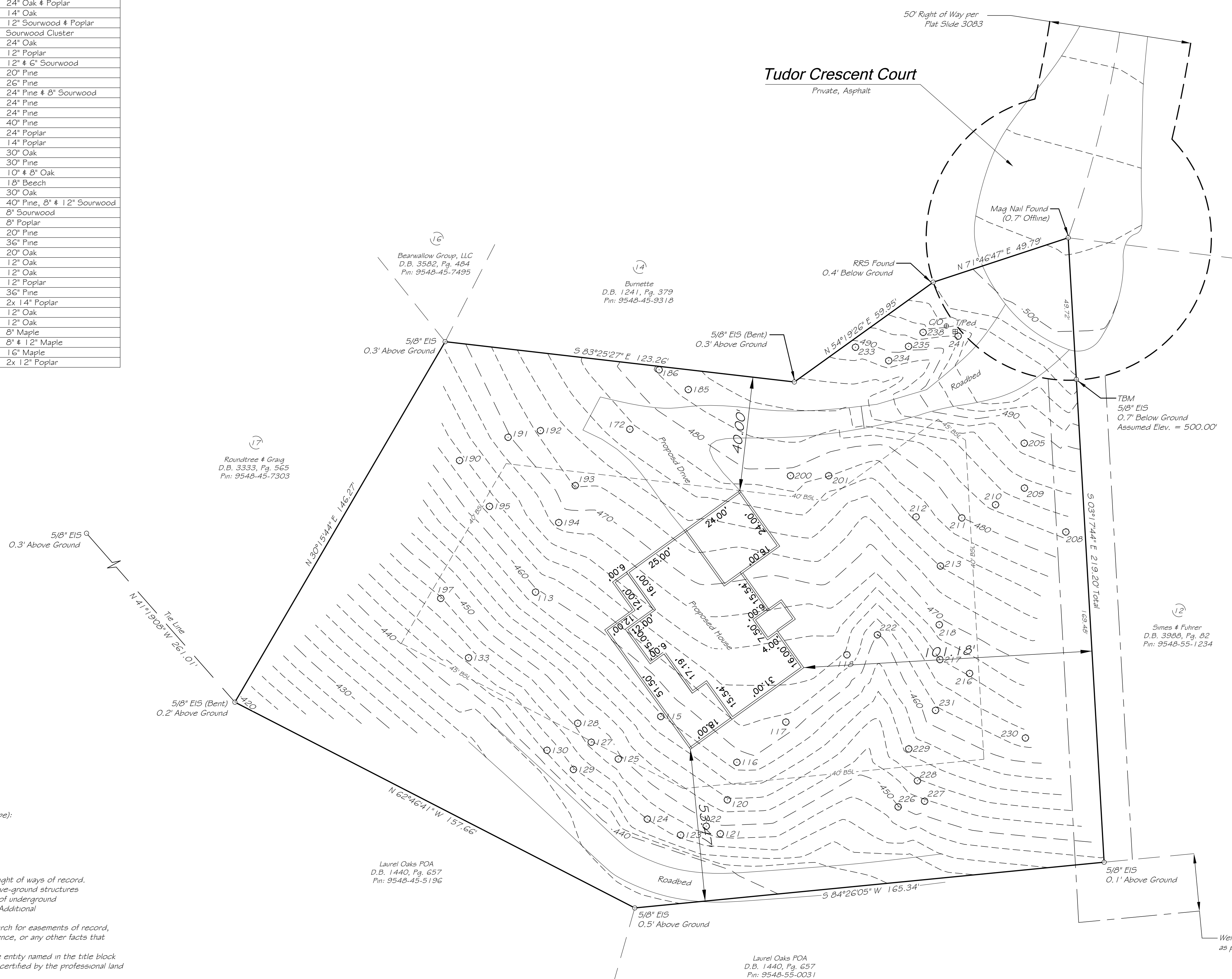


Vicinity Map



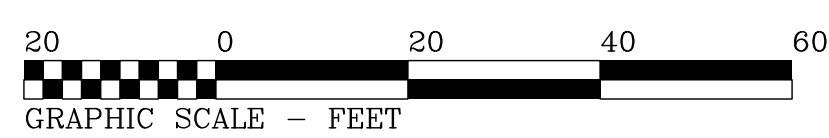
I, Mark A. Corn, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in book 3466 page 489) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this, day of , 20 .

Preliminary
Professional Land Surveyor No. L-4154
For Review Purposes Only



Building Setbacks as per
The Town of Laurel Park Zoning ETJ R-30 (Very Steep Slope):
Front: 45'
Side: 40'
Rear: 45'

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
 - The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 - The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 - All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 - This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 - Property is currently zoned ETJ R-30 as per The Town of Laurel Park Zoning & ETJ.
 - Property is located within 1/2 mile of a designated Farmland Preservation District.
 - Property is located in Zone X, Minimal Flood Risk as per FRIS Map Panel 9548, Map # 3700954800J effective date 10-02-2008.
 - Contours are at 2' intervals. All elevations are assumed.



Being all of Lot 13 of Laurel Oaks Subdivision
Recorded at Plat Slide 3083
Site Plan for
Douglas Fuhrer
and
Beverley Claase
-Owners-
D.B. 3466, Pg. 489
Revised: January 3, 2024 Rotated proposed house location.
March 7, 2024 moved location of House and Drive
Pin: 9548-45-9201

- Legend:
- ECM = Existing Concrete Monument
 - EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - o = Unmarked Point, Unless Otherwise Noted
 - ROW/MON = Right of Way Monument
 - ROW = Right of Way
 - RRS = Railroad Spike
 - C/O = Clean Out
 - T/Ped = Telephone Pedestal
 - = Stakes as located in the field.
 - = Original Location of Proposed House
 - = per stakes located in the field.
 - = Revised House Location

Crab Creek Township | Henderson County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 • HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774
SCALE: 1 Inch = 20 Feet DATE: December 15, 2023
JOB NO: S-23-681a DRAWN BY: PGA INCHES: 8.5

January 27, 2022

Douglas Fuhrer

RE: 57 Tudor Crescent Ct. – Site Evaluation

Dear Mr. Fuhrer,

Per your request, the site located at 57 Tudor Crescent Ct., Hendersonville, NC was evaluated on 1/27/2022, to determine the feasibility of constructing a home at this steep slope lot. Care must be taken when installing the foundation of this home as significant site work is required to construct upon this lot. If constructed appropriately, it is my opinion that this site is suitable for the placement of a residential home. In review of the master zoning site plan, a 1000G septic tank is sufficient for a 3BR home, and the storm water management plan is adequate for the runoff from the home's gutters as provided in the following calculations based on analysis.

Per Laurel Park UDO Section 3.1.5: Sites with slopes or geologic hazards, Investigation documents shall include an analysis and conclusion about the likelihood of landslide hazards or soil instability because of utilization of typical stormwater dispersal measures such as disconnected downspouts, level spreaders, or similar techniques for disbursing stormwater across a development site.

Except on sites where landslide hazards or soil instability may result from stormwater dispersal, development subject to the standards in this section shall incorporate stormwater control measures that effectively disperse stormwater that falls on or flows through the development site in accordance with the standards in this section.

Calculations for Storm Management:

- Building Utilization Area BUA is 8.14% (24% Max)
- 3,550 Sqft roof area; downcomers connected to 4" infiltration (French) drains (one 4" drain Calculated @ 3" per hour rain will handle 6,130 Sqft) (497 GPH based on LTAR 0.45)
- The LTAR (Long-Term Acceptance Rate) for the designated property determined through a soil study is (LTAR 0.45) for water absorption rate over 24hrs.

For one acre (43,560 square feet) receiving 1 inch of rainfall (27,154 gallons), with an LTAR indicating that 0.45 of the water is absorbed, the calculated Gallons Per Hour (GPH) absorbed would be approximately 509 gallons. This value represents how many gallons of water can be absorbed per hour by the soil present.

Calculating the Runoff

Using the Rational Method formula: $Q=C \times I \times A$

Where:

- Q = Peak discharge (ft³/s, cubic feet per second)

- CC = Runoff coefficient (0.60, assumed for the geographical area)
- II = Rainfall intensity (3 inches/hour)
- AA = Area in acres (3,550 Sqft calculated as approximately 0.0815 acres)

Calculation of Peak Discharge

- $Q=0.60 \times 3 \times 0.0815 = 0.1467 \text{ ft}^3/\text{s}$ $Q=0.60 \times 3 \times 0.0815 = 0.1467 \text{ ft}^3/\text{s}$
- The calculated peak discharge with the structure's footprint and a rainfall intensity of 3 inches per hour, is approximately $0.147 \text{ ft}^3/\text{s}$.

Design Considerations for French Drains

With this peak discharge figure, the setup of French drains will be effective, assuming each drain can handle about 0.25 to $0.50 \text{ ft}^3/\text{s}$ under optimal conditions. It's essential to ensure that the drains are well-spaced and adequately constructed to handle this flow rate.

Flow Capacity Calculation of a 4" French Drain Perforated Pipe in Gravel

- To determine the flow capacity of a 4" French drain perforated pipe in gravel with specific dimensions and LTAR, the following calculation process is used.

Step 1: Calculate the Cross-Sectional Area of the French Drain (*formula: $A=W \times D$*)

Given:

- Width of typical french drain (W) = 18 in
- Depth of typical french drain (D) = 24 in
- Cross-sectional area result = 432 sq in

Step 2: Determine the Flow Rate (*flow rate (Q) is calculated using the formula: $Q=LTAR \times A$*)

Given:

- Long-Term Acceptance Rate (LTAR) = 0.45
- Flow Rate: $Q=0.45 \times 432 \text{ sq in} = 194.4 \text{ in}^3/\text{minute}$

Step 3: Convert Flow Rate to Gallons per Minute (*conversion factor: $1 \text{ cu in} = 0.004329 \text{ gallons}$*)

- Therefore, Q gallons = Q cubic inches $\times 0.004329$
- $Q_{\text{gallons}} = 194.4 \times 0.004329 = 0.8417 \text{ gal} \setminus \text{minute}$
- The resultant flow capacity of a 4" French drain perforated pipe in gravel in a typical 18" wide x 24" deep French drain with an LTAR of .45 is approximately 0.84 gallons per minute.

Conclusion:

Based on the above-provided analysis through calculations and in consideration of Laurel Park UDO, Section 3.1.5.A.4, no further studies are required as the property is suitable for storm water dispersal and is determined to be safe for development.

The scope of this evaluation is limited to the items listed above. No opinion is offered, and none should be

inferred, regarding other aspects of this lot. Riverview Consulting makes no claims pertaining to the subsurface conditions or their ability to support required loads. Those conditions can be further evaluated if required. This evaluation is based upon presently known and available facts, data, and information. To the extent that additional data, facts, or information is found or developed after issuance of this report, Riverview Consulting reserves the right to amend, alter, or change the report as needed to reflect the additional details, different facts, data, or information.

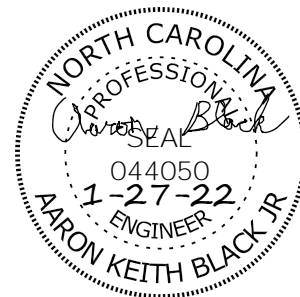
Regards,

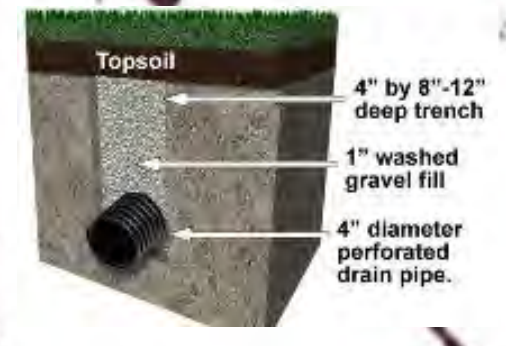
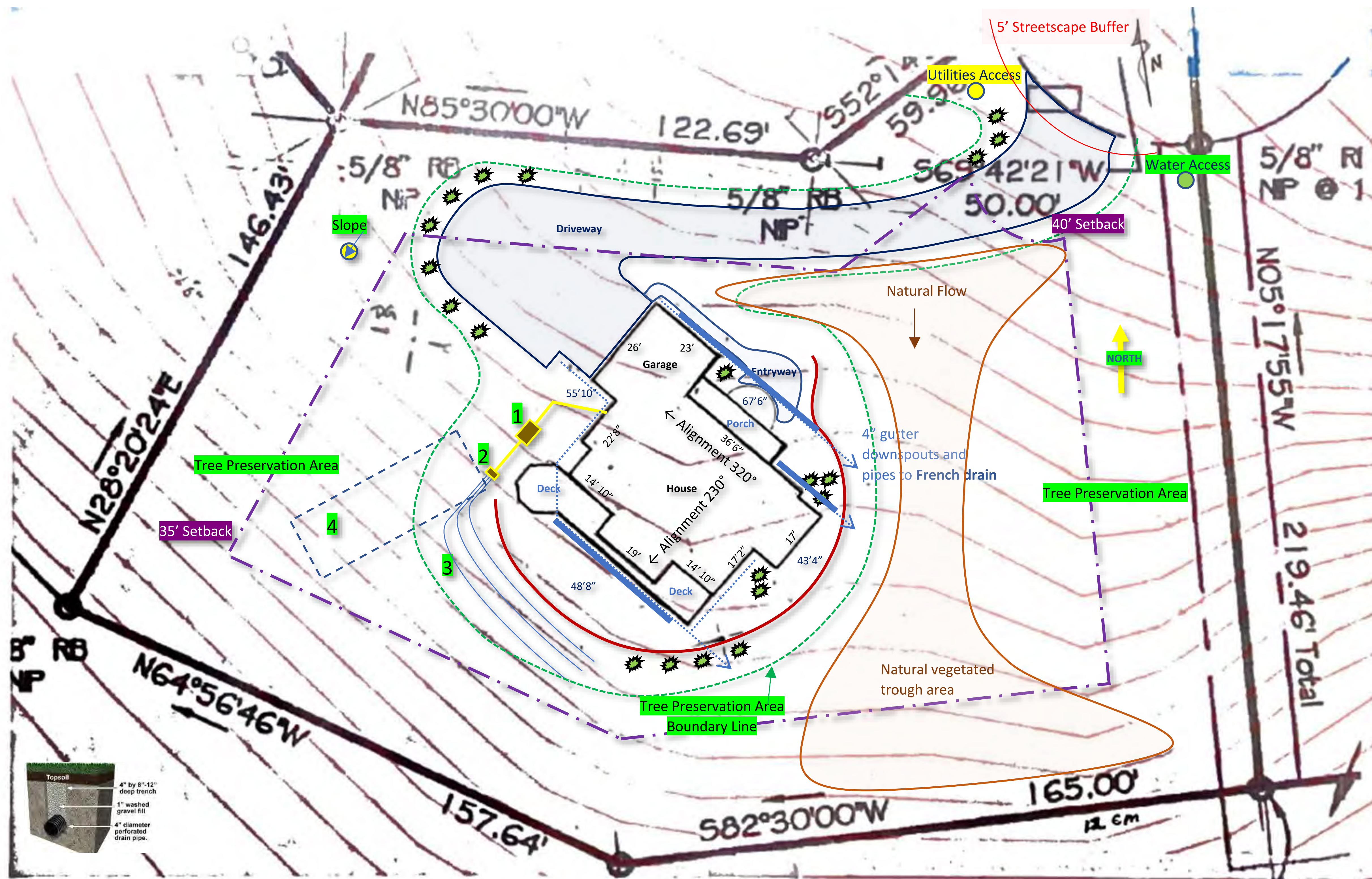
Aaron Black, P.E.

NC License# 044050

Riverview Consulting, LLC

803-378-2641





Owner Info:
Douglas R Fuhrer
 Phone: **505-417-4287**
 Property Location:
57 Tudor Crescent Ct. Hendersonville 28739;
 Laurel Oaks Subdivision LO13 SEII PLSLD-3038

Proposed Septic System:
 1.) 1,000-gal Septic Tank
 2.) Distro Box
 3.) Drain Field
 4.) Alternate
 Storm Management: BUA is 8.26% (24% Max)
 3,780 sqft roof area; downcomers to three 4" infiltration (French) drains (one 4" drain Calc'd@3" per hour rain will handle 6,130 sqft)

House Dimensions New Construction
 Heated/Finished 2,618 sqft
 Walkout Basement/2-car Garage/4-bdrm
 Front: 67'6"
 Rear: 48'8"
 Right: 55'10"
 Left: 43'4"

Property PIN: **9548459201**
 Layout Source: NC OneMap overlaid with property plat on file with Henderson County (Slide 3038)
 Scale **1:419**

REVISIONS		
DATE	APPROVED	TITLE






Stormwater Management Plan
 57 Tudor Crescent Ct.
 Hendersonville, NC 28739
 DRAWING # S-001
 DATE: 4/4/2022 SHEET 1 OF 1




GoMaps



July 3, 2024

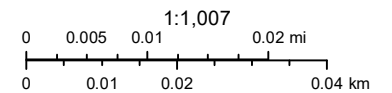
Streets and Highways

-  FREEWAY
-  INTERSTATE
-  BOULEVARD

-  THOROUGHFARE
-  COLLECTOR
-  Local Roads

THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).

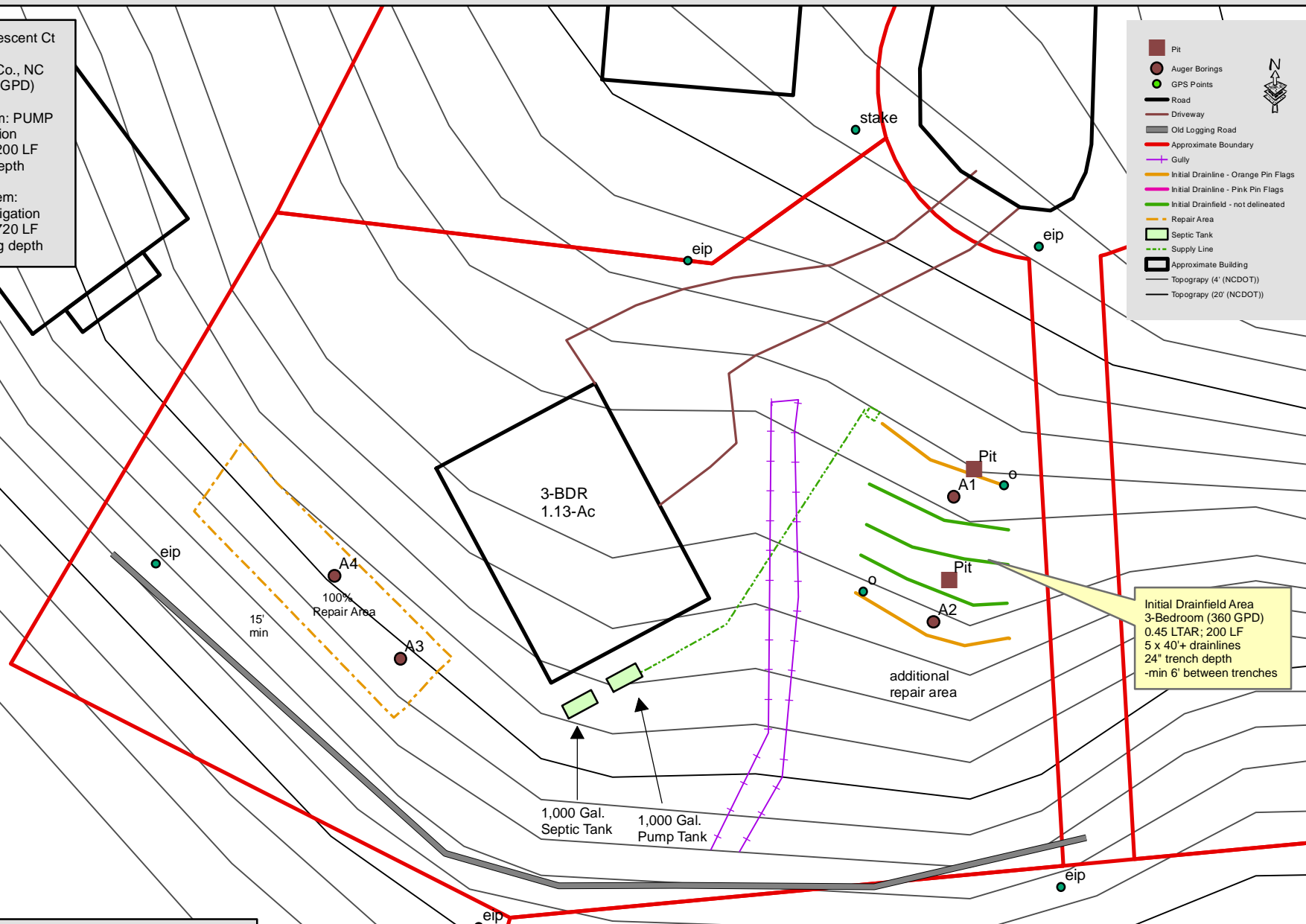


Soils and Onsite Wastewater Evaluation. (Lot 13) 57 Tudor Crescent Court (1.13-Acres). PIN# 9548-45-9201; Henderson County, NC (SJM (January 2024))

57 Tudor Crescent Ct
 Lot #13
 Henderson Co., NC
 3-BDR (360 GPD)

Initial System: PUMP
 25% Reduction
 0.45 LTAR; 200 LF
 24" trench depth

Repair System:
 TS-1 Drip Irrigation
 0.25 LTAR; 720 LF
 6" drip tubing depth



Initial Drainfield Area
 3-Bedroom (360 GPD)
 0.45 LTAR; 200 LF
 5 x 40+ drainlines
 24" trench depth
 -min 6' between trenches

Illustrative maps generated are for soil information and onsite wastewater data only. Maps generated are not surveys and any level of accuracy is not claimed. All locations are approximate; this map is not a survey. Illustrative maps produced cannot be used as legal documentation for land transfers or other situations that require a legally surveyed boundary. The map was generated from survey marks, as well as GPS Points, aerial photography from NC OneMap, and Henderson County GIS data.

1 inch = 40 feet



Site Evaluation Package - Site Map

BRIAN WILSON
PM Printed Name

FATHER
Customer Name

Ivy Log
House Plan

Revised - 2-22-24.
Date *BW.*

DS
CD

USE A STRAIGHT EDGE TO DRAW ALL ITEMS BELOW, NUMBER EACH ITEM ON DRAWING, & SCAN FORM IN ON THE GLASS AND IN COLOR!

General Information

- 1. Locate and Note North on Sketch
- 2. Measure from Property Line to House Corners
- 3. Driveway & Walkway Sketch
- 4. Note Grade Elevations at each Foundation Corner

Wall Highlight Colors



*Top of wall will be marked as Zero. Shots below top of wall will be a negative number & shots above top of wall will be a positive number. Positive number = cutting dirt.

- 5. Garage Common Wall Shots (This helps determine the amount of possible fill/reinforcement.)
- 6. Elevation of Street Entrance
- 7. Benchmark Top of Wall (Outside of Clearing Limits) Mark Benchmark with plastic cap, nail, & Red Brown Haven Ribbon
- 8. Elevation of Tallest Deck Post. *16' + piers.*

Utility Locations

Note: ALWAYS Place in the Least Visible Location Possible.

- 9. Locate Power Source Overhead Underground
- 10. Power Meter Base Location on Home As Far away from driveway as possible & NO visibility from entry!
- 11. Propane Tank
- 12. Well or Water Meter Location & Water Lines
- 13. Air Conditioning Unit Location As Far away from driveway as possible & NO visibility from entry!

Home Specific Notes

- 14. Foundation Access Door Location - if on Crawl Space
- 15. Locate all Existing Structures & Field Conditions - ie. pond, stream, obstructions
- 16. Locate required erosion control fencing & type of fencing
- 17. Any Special Drainage Needed - ie. Box Drains, Surge Stone and Ditches, Roll out Matting
- 18. Dumpster Location
- 19. Porta Potty Location

Process:

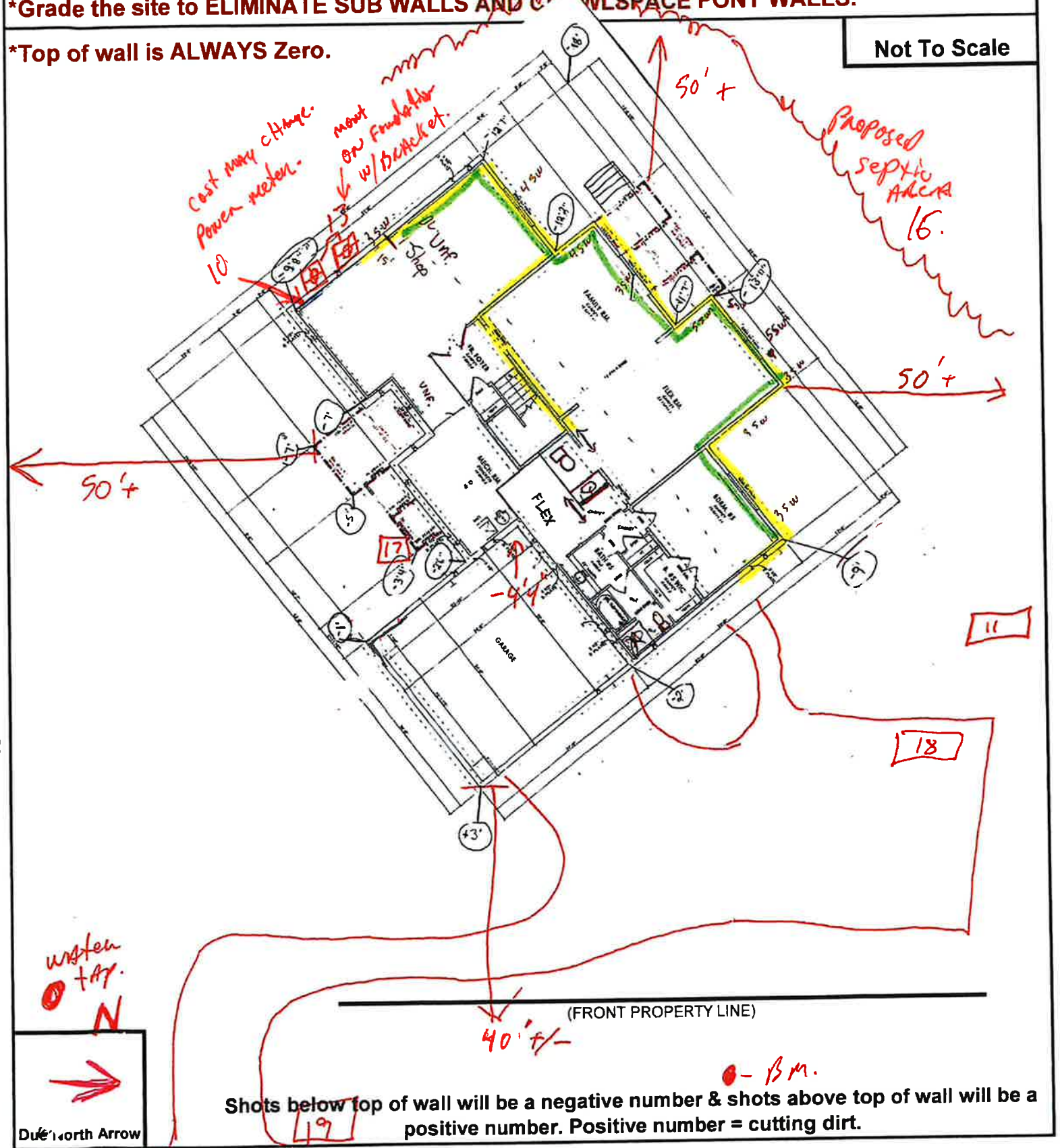
- Step 1: Take all necessary shots to create plan
- Step 2: Design and draw the plan

Draw Site Map as it will be Built.

*Grade the site to ELIMINATE SUB WALLS AND CRAWLSPACE PONY WALLS.

*Top of wall is ALWAYS Zero.

Not To Scale



Shots below top of wall will be a negative number & shots above top of wall will be a positive number. Positive number = cutting dirt.



FRONT PERSPECTIVE VIEW

IVYLOG

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
Conditioned Area	3,858 SF
Area of Deck - Rear	223 SF
Area of Porch - Front	139 SF
Area of Rear Porch	277 SF
Area of Rear Vaulted Porch	203 SF
Porches & Decks	842 SF
Area of Garage	572 SF
Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

SITE CONDITIONS
MAY VARY



REAR PERSPECTIVE VIEW

SELECTION PLANS

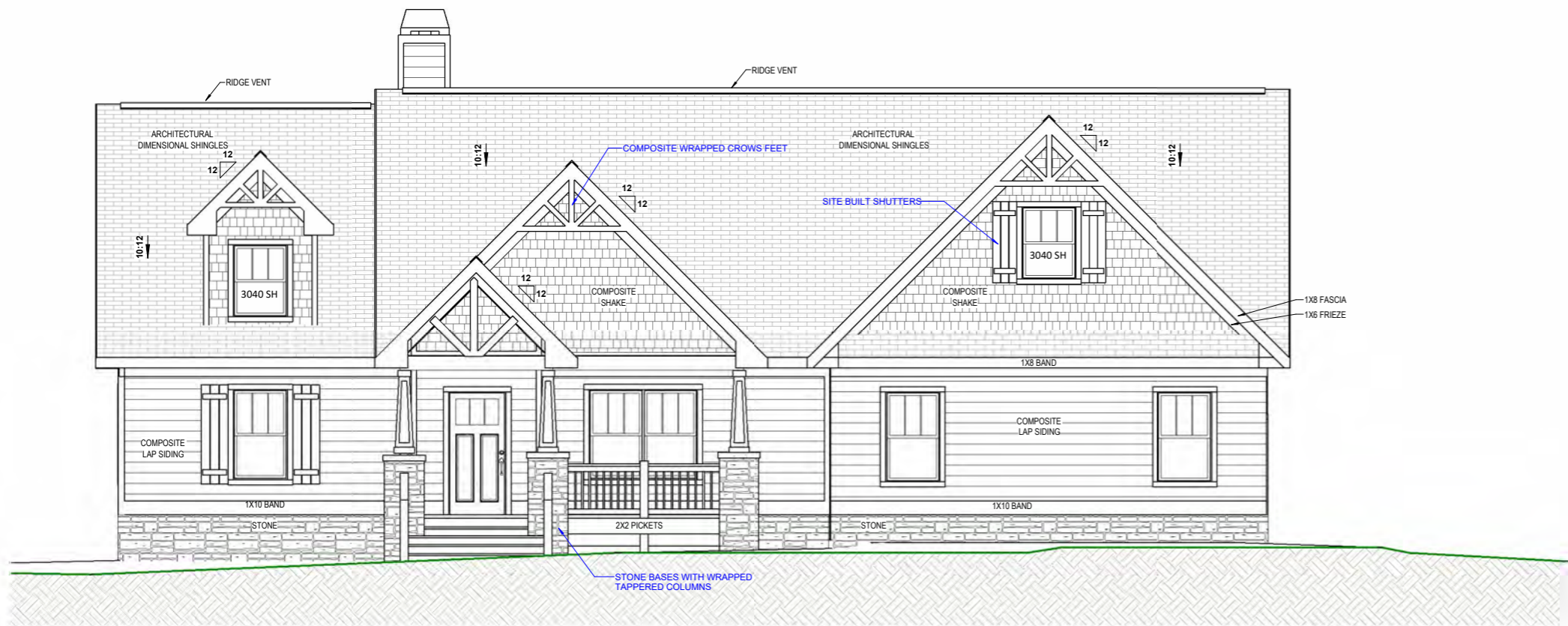
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BrownHaven
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 THE RIGHT CHOICE

IVY LOG
 FUHRER, DOUGLAS

CREATED:	11/17/2023
REV. DATE:	12/15/2023 10:18:42 AM
JOB NUMBER:	10431036
SELECTIONS SET:	J. DALESSIO
PRE-CON SET:	PRE
FINAL SET:	FIN

01
 COVER SHEET

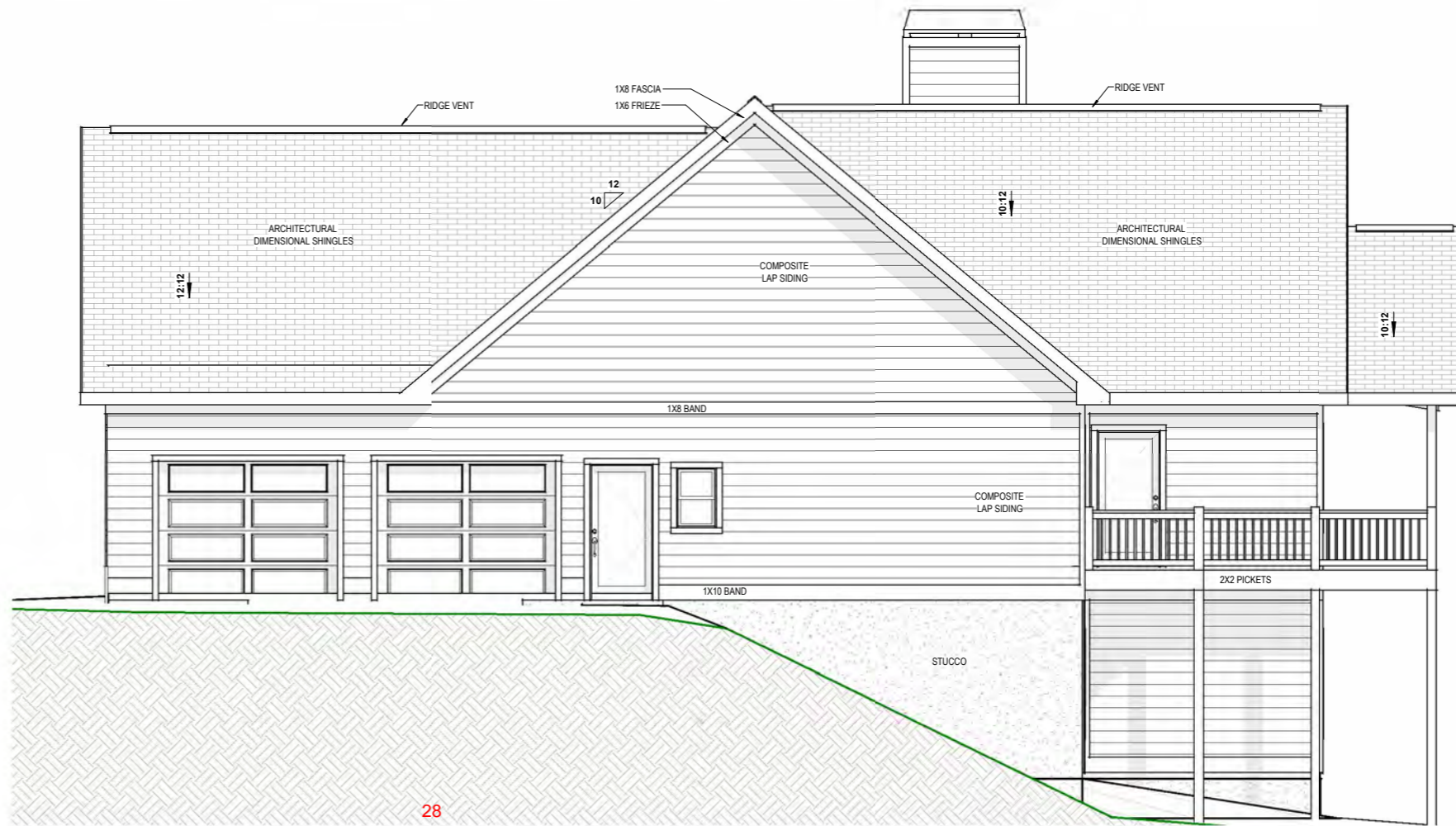


FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
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Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

SITE CONDITIONS
MAY VARY



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

SELECTION PLANS

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 Blairsville, GA 30512
 Phone: 706-896-0891
 brownhavenhomes.com

BrownHaven
H O M E S
 THE RIGHT CHOICE

IVY LOG
 FUHRER, DOUGLAS

CREATED:	11/17/2023
REV. DATE:	12/15/2023 10:18:45 AM
JOB NUMBER:	10431036
SELECTIONS SET:	J. DALESSIO
PRE-CON SET:	PRE
FINAL SET:	FIN

02
 FRONT & RIGHT ELEV



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

SELECTION PLANS

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
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Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

SITE CONDITIONS
MAY VARY

BrownHaven
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THE RIGHT CHOICE

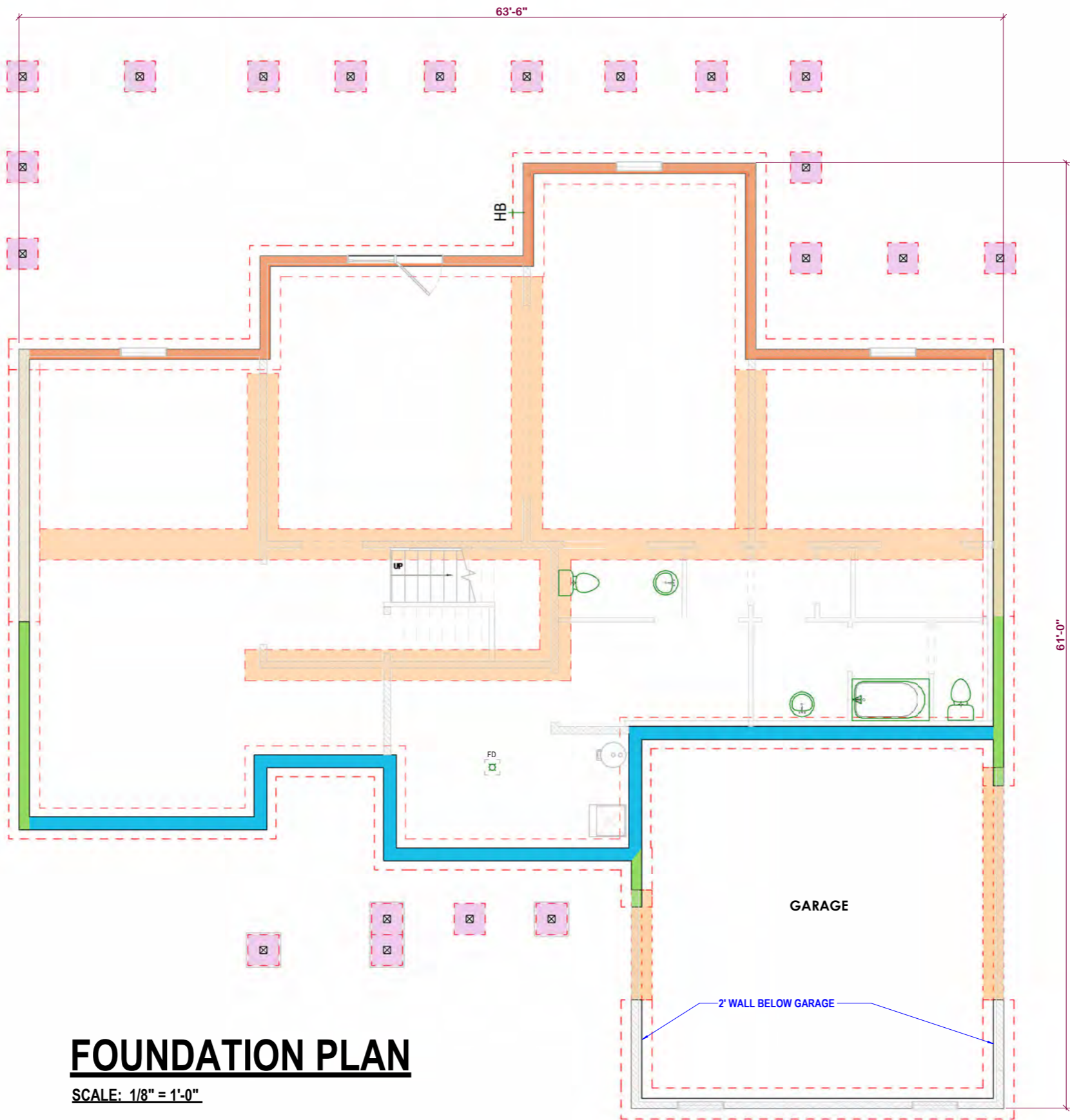
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102 Town Square,
Blairsville, GA 30512
Phone: 706-896-0891
brownhavenhomes.com

IVY LOG
FUHRER, DOUGLAS

CREATED:	11/17/2023
REV. DATE:	12/15/2023 10:18:47 AM
JOB NUMBER:	10431036
SELECTIONS SET:	J. DALESSIO PRE
PRE-CON SET:	PRE
FINAL SET:	FIN

03
REAR & LEFT ELEV



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
Conditioned Area	3,858 SF
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Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

BrownHaven
H O M E S
THE RIGHT CHOICE

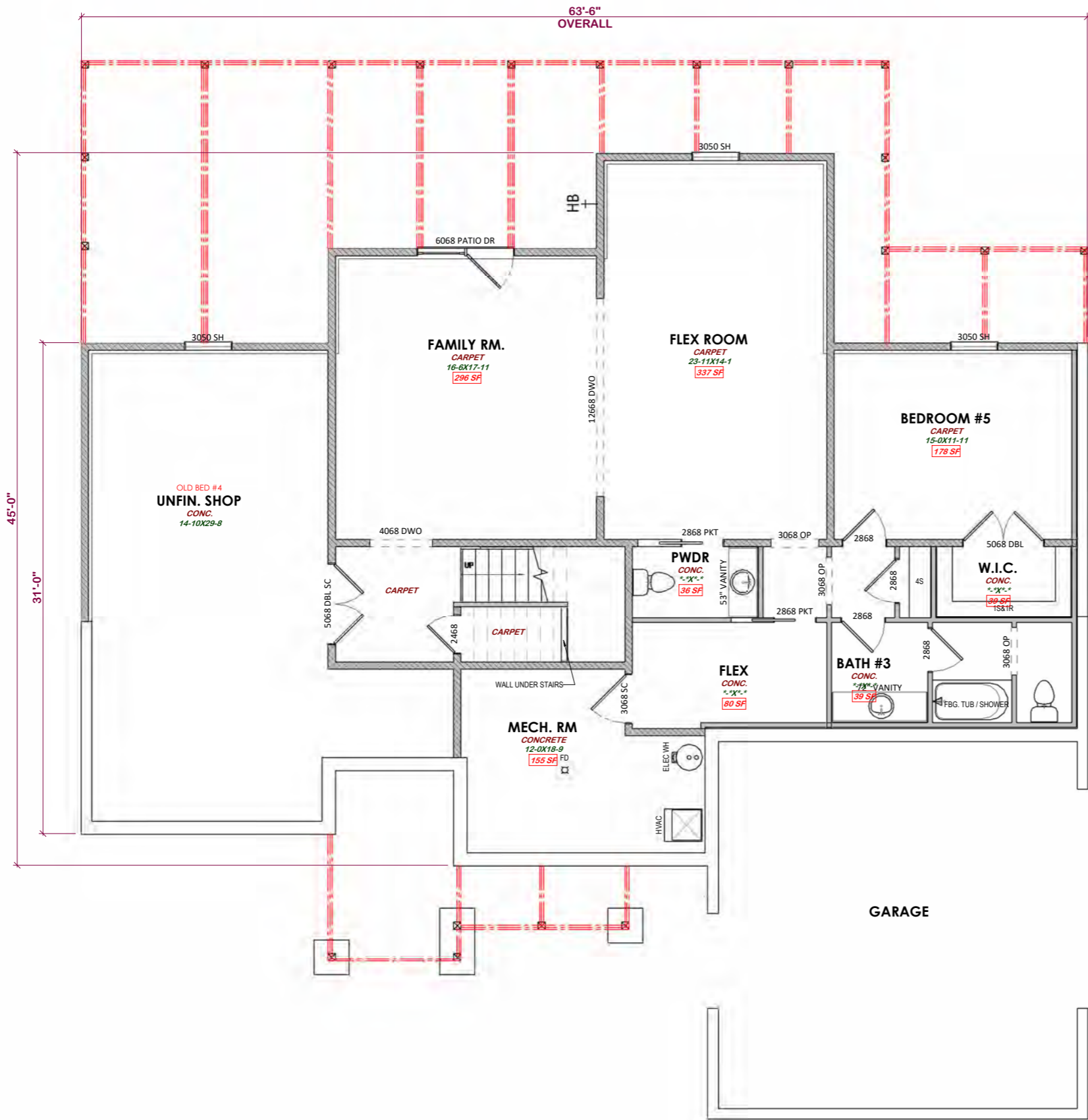
102 Town Square,
Blairsville, GA 30512
Phone: 706-896-0891
brownhavenhomes.com

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IVY LOG
FUHRER, DOUGLAS

CREATED:	11/17/2023
REV. DATE:	12/15/2023 10:18:49 AM
JOB NUMBER:	10431036
SELECTIONS SET:	J. DALESSIO
PRE-CON SET:	PRE
FINAL SET:	FIN

04
FOUNDATION PLAN



SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
Conditioned Area	3,858 SF
Area of Deck - Rear	223 SF
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Porches & Decks	842 SF
Area of Garage	572 SF
Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

TERRACE LEVEL PLAN

SCALE: 1/8" = 1'-0"

WALL LEGEND	
	2X6 WALL
	2X4 WALL
	2X4 FUTURE WALL

SELECTION PLANS

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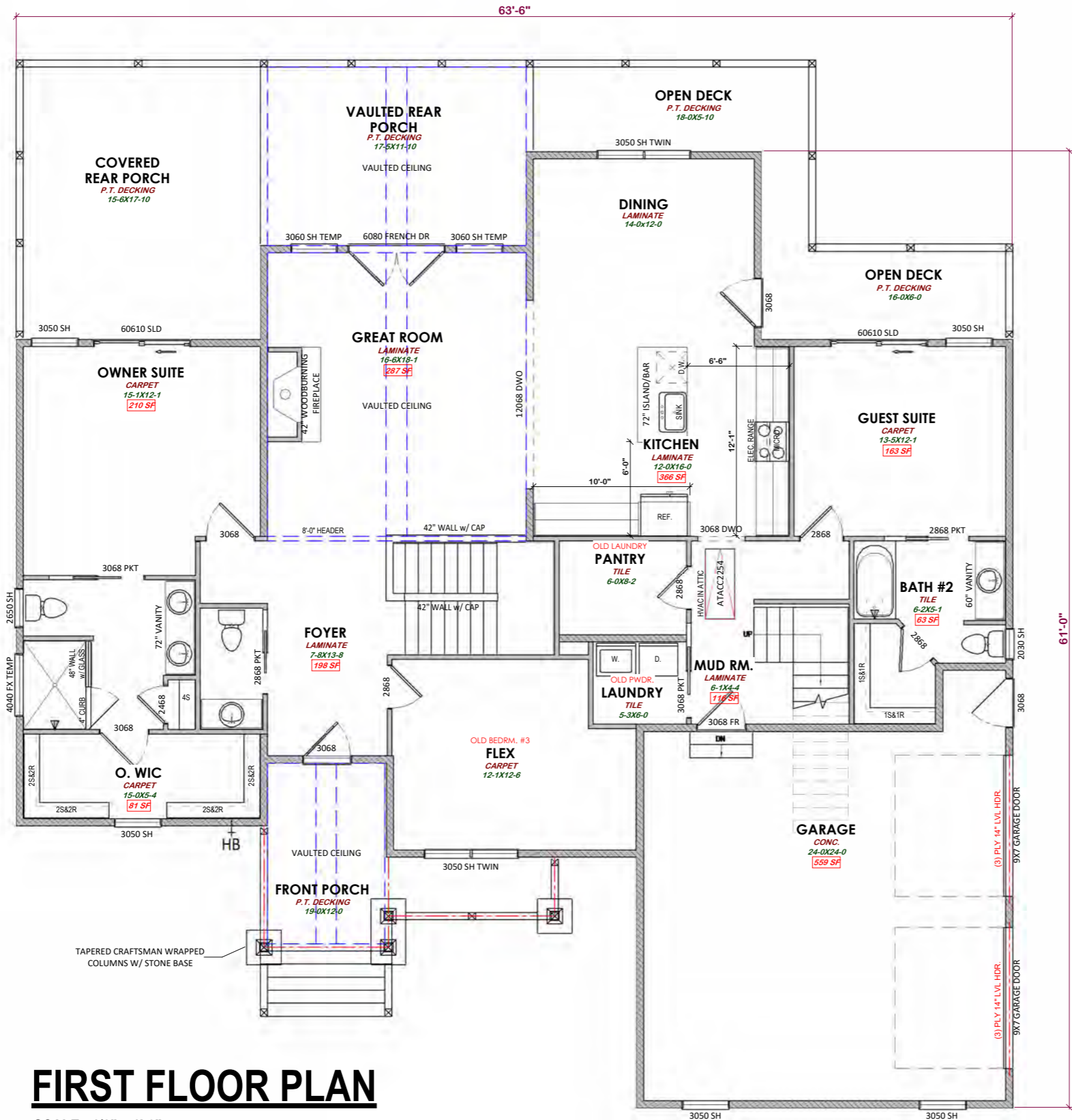
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IVY LOG
 FUHRER, DOUGLAS

CREATED:	11/17/2023
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JOB NUMBER:	10431036
SELECTIONS SET:	J. DALESSIO
PRE-CON SET:	PRE
FINAL SET:	FIN

05
 TERRACE PLAN



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
Conditioned Area	3,858 SF
Area of Deck - Rear	223 SF
Area of Porch - Front	139 SF
Area of Rear Porch	277 SF
Area of Rear Vaulted Porch	203 SF
Porches & Decks	842 SF
Area of Garage	572 SF
Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

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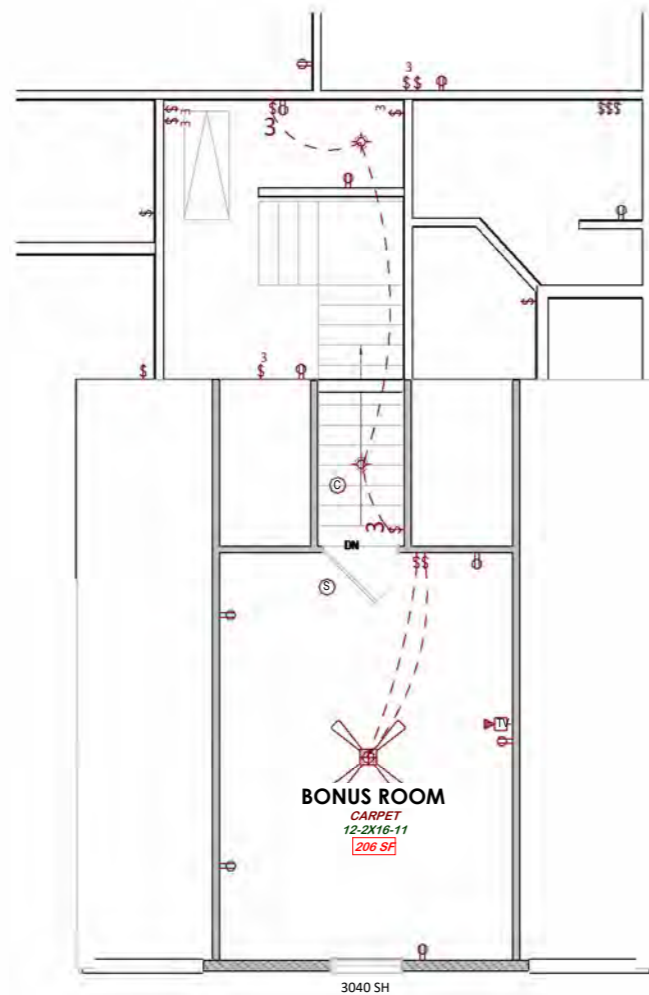
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06
 FIRST FLOOR PLAN

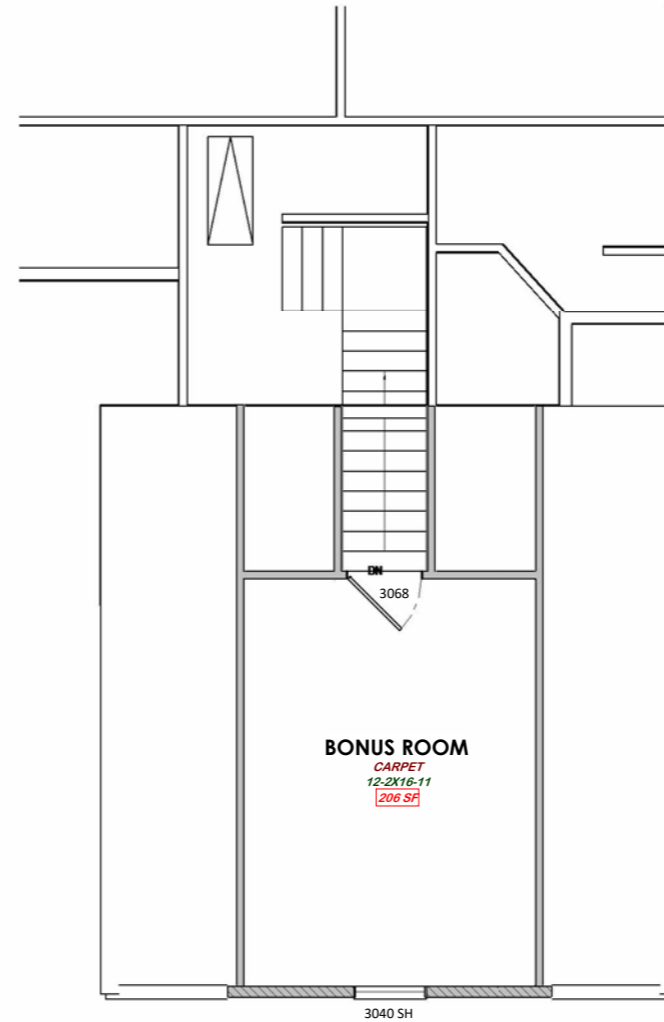
WALL LEGEND	
	2X6 WALL
	2X4 WALL
	2X4 FUTURE WALL

SELECTION PLANS



ELECTRICAL SECOND FLOOR

SCALE: 1/8" = 1'-0"



SECOND FLOOR

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
Conditioned Area	3,858 SF
Area of Deck - Rear	223 SF
Area of Porch - Front	139 SF
Area of Rear Porch	277 SF
Area of Rear Vaulted Porch	203 SF
Porches & Decks	842 SF
Area of Garage	572 SF
Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

WALL LEGEND	
	2X6 WALL
	2X4 WALL
	2X4 FUTURE WALL

SELECTION PLANS

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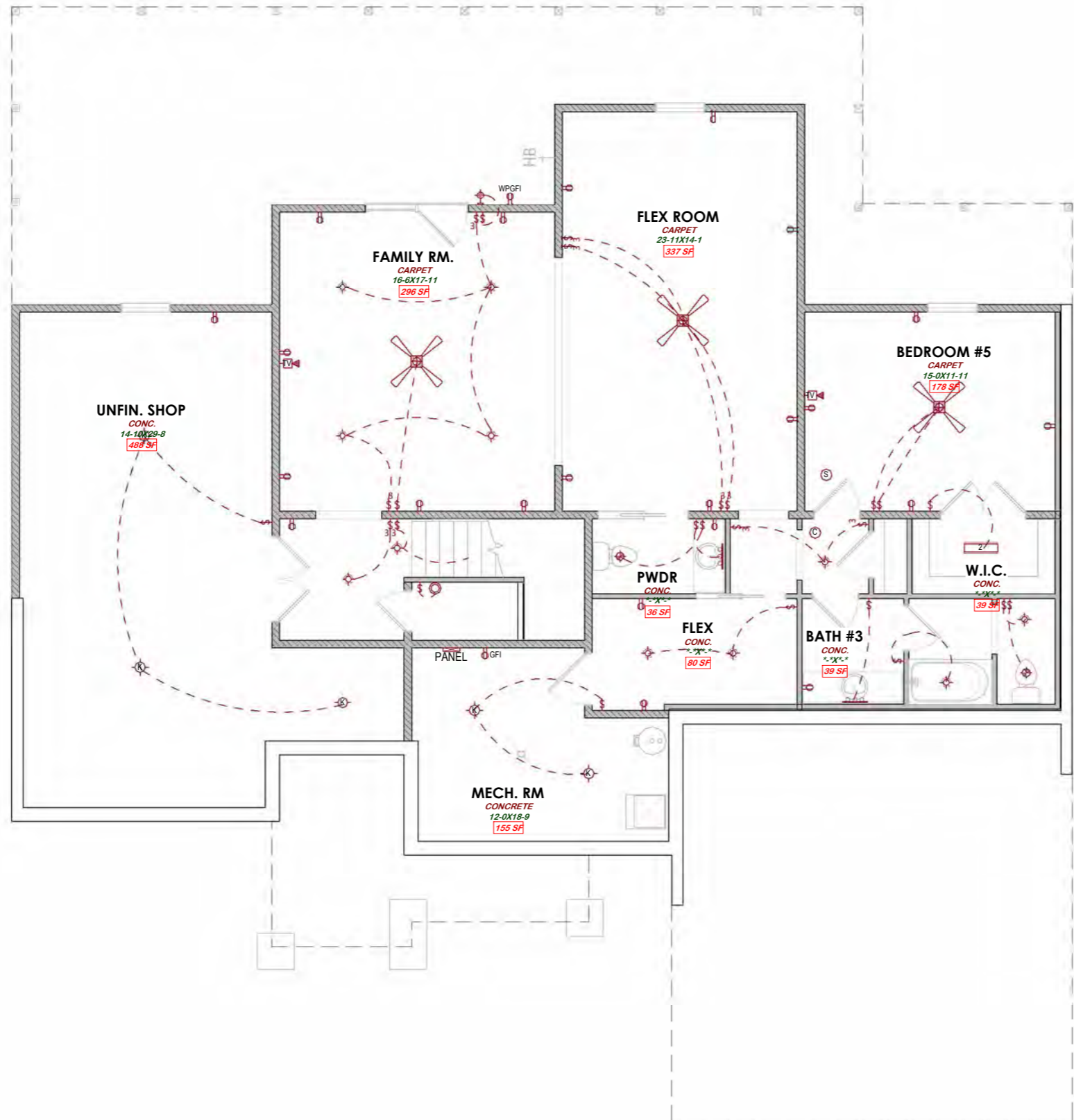
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PRE-CON SET:	PRE
FINAL SET:	FIN

07

BONUS ROOM



ELECTRICAL TERRACE LEVEL

SCALE: 1/8" = 1'-0"

SELECTION PLANS

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
Conditioned Area	3,858 SF
Area of Deck - Rear	223 SF
Area of Porch - Front	139 SF
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Area of Rear Vaulted Porch	203 SF
Porches & Decks	842 SF
Area of Garage	572 SF
Unconditioned Area	572 SF
Area of Unfinished Terrace	503 SF
Unfinished Area	503 SF

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		DOOR BELL BUTTON
	3-WAY SWITCH		DOOR BELL CHIME
	4-WAY SWITCH		GARAGE DR BUTTON
	DIMMER SWITCH		GARAGE DR OPENER
	220 VOLT OUTLET		WEATHERPROOF OUTLET
	DUPLEX OUTLET		CEILING OUTLET
	GROUND FAULT OUTLET		FLOOR OUTLET
	SMOKE DETECTOR		NETWORK OUTLET
	CARBON MONOXIDE DETECTOR		TELEPHONE OUTLET
	TELEVISION OUTLET		GARBAGE DISPOSAL
	SERVICE PANEL		ACCENT LIGHT
	SERVICE METER		SINGLE SCONCE
	WALL MOUNT LIGHT		STAIR RISER LIGHT
	FLOOD LIGHT		BATH FAN ONLY
	VANITY LIGHT (PER SELECTIONS)		BATH FAN & LIGHT COMBO
	UNDER CAB. LIGHT		KEYLESS LIGHT
	FLUSH MOUNT LIGHT		HANGING LIGHT
	HANGING PENDANT LIGHT		MINIATURE PUCK LIGHT
	RECESSED 5" LED CAN LIGHT		RECESSED EYEBALL LIGHT
	2' OR 4' WRAP LED		7" ROUND LED
	CEILING FAN		LIGHT w/ FAN ROUGH
	LIGHTED CEILING FAN		LIGHT & FAN ROUGH

- TO BE INSTALLED PER CODE BY ELECTRICIAN -

INSTALL IN CRAWL SPACE PER CODE BY ELECTRICIAN	
	KEYLESS LIGHT
	OUTLET

INSTALL @ ATTIC SPACE PER CODE BY ELECTRICIAN	
	KEYLESS LIGHT
	OUTLET

WALL LEGEND	
	2X6 WALL
	2X4 WALL
	2X4 FUTURE WALL

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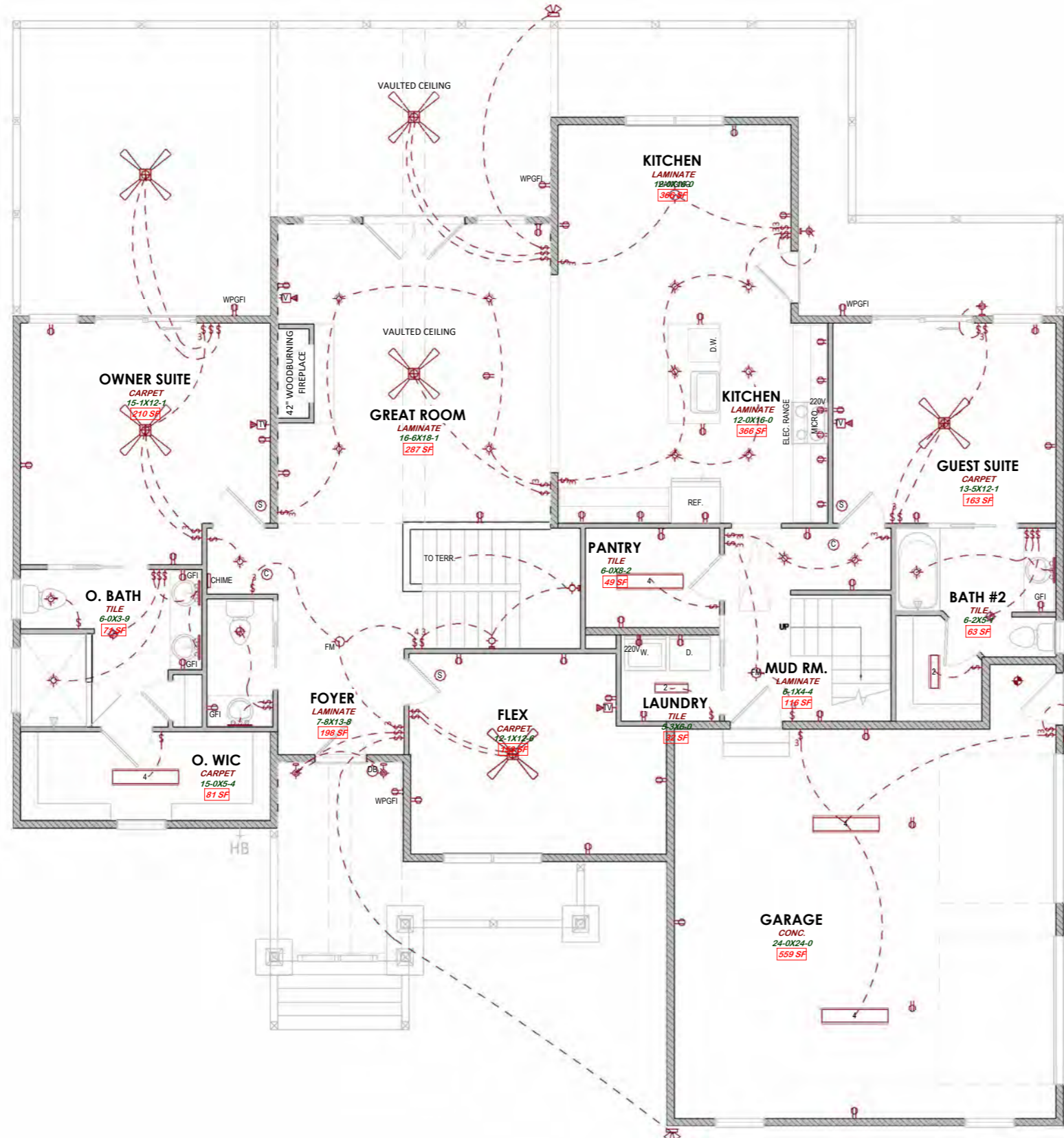
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09
ELECTRICAL TERRACE
LEVEL



ELECTRICAL FIRST FLOOR

SCALE: 1/8" = 1'-0"

SELECTION PLANS

SQUARE FOOTAGES	
Area of 1st Floor	2,112 SF
Area of Finished Bonus	224 SF
Area of Finished Terrace - Multi	1,522 SF
Conditioned Area	3,858 SF
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Unfinished Area	503 SF

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		DOOR BELL BUTTON
	3-WAY SWITCH		CHIME
	4-WAY SWITCH		GARAGE DR BUTTON
	DIMMER SWITCH		GARAGE DR OPENER
	220 VOLT OUTLET		WEATHERPROOF OUTLET
	DUPLEX OUTLET		CEILING OUTLET
	GROUND FAULT OUTLET		FLOOR OUTLET
	SMOKE DETECTOR		NETWORK OUTLET
	CARBON MONOXIDE DETECTOR		TELEPHONE OUTLET
	TELEVISION OUTLET		GARBAGE DISPOSAL
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	SERVICE METER		SINGLE SCONCE
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	FLUSH MOUNT LIGHT		HANGING LIGHT
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	CEILING FAN		LIGHT w/ FAN ROUGH
	LIGHTED CEILING FAN		LIGHT & FAN ROUGH

INSTALL IN CRAWL SPACE PER CODE BY ELECTRICIAN	
	KEYLESS LIGHT
	OUTLET

INSTALL @ ATTIC SPACE PER CODE BY ELECTRICIAN	
	KEYLESS LIGHT
	OUTLET

WALL LEGEND	
	2X6 WALL
	2X4 WALL
	2X4 FUTURE WALL

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PRE-CON SET:	FIN
FINAL SET:	

10
 ELECTRICAL FIRST FLOOR