



**Town of Laurel Park
Planning Board**

Date of Meeting: May 14, 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. April 9, 2024
4. New Business
 - a. Oath of Office – Ritch Holt (page 2)
 - b. Preliminary Site Plan Review (page 3)
 - i. 91 Ransier Drive
 - c. Takeaways from UNC School of Government Training
5. Old Business
6. Adjourn

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

TOWN OF LAUREL PARK

OATH OF OFFICE

I, Ritch Holt, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Laurel Park Planning Board ETJ Member and a Board of Adjustment ETJ Member, so help me God.

This the day of , 2024

Ritch Holt

Sworn to and subscribed before me this
the day of , 2024

Tamara Amin, CMC, NCCMC
Town Clerk/Deputy Tax Collector



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Preliminary Site Plan Review

Presenter: Cara Reves- Zoning Administrator

Attachment(s): Yes/No

- **Aerial Map**
- **Predevelopment Investigation**
- **Elevation Sketches**
- **Layouts**
- **Stormwater Report**
- **Landscaping Plan**
- **Request for Water**

Summary of Item:

Chris Nevel (owner) is proposing to build a single-family detached dwelling located at 91 Ransier Drive. The parcel is identified on the Henderson County Geographic Information System (GIS) as property identification number (PIN 9558857732). This property is in the R-20 zoning district. The estimated acreage is .78 acre, and the slope of the property is estimated at 17% which is considered a steep slope.

The Laurel Park Unified Development Ordinance (UDO) section 2.6.3: Dimensional Standards for the R-20 zone indicates that lots with steep slopes (15% to 25%) require a minimum street setback of 35 feet. The side setback is 25 feet, and the rear setback is also 25 feet.

The applicant has consulted with Tricia King (TTK Design) and ALPHA Environmental Engineering Services who conducted a predevelopment investigation. The predevelopment investigation suggests that the site is suitable for development and that dispersal of stormwater runoff is viable for this lot. This report has been reviewed and approved by the Town Engineer.

The landscape plan provided includes perimeter buffer, streetscape buffer and site landscaping. This includes a Type A Intermittent Perimeter Buffer and the streetscape landscaping along both streets meets the requirements.

In February 2021, the Town issued a permit to the property owner at this location which predated the UDO (June 2021). However, new submittals are required to meet the UDO requirements. While that permit expired, the septic was installed, and a public water connection has yet to be installed.

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

Suggested Motion: Motion to approve, approve with conditions, or deny.



Laurel Park Hwy

Laurel Park

Ransier Dr

Panorama Dr

Panorama Dr

Ransier Dr

239

2332

2312

91

91

Ransier Dr

Panorama Dr

Ransier Dr

Panorama Dr

Woodbyrne Ln

261

Panorama Dr

Woodbyrne Ln

Silver Springs Dr

Silver Springs Dr

Ransier Dr

5

ALPHA

ALPHA ENVIRONMENTAL
ALPHA ENGINEERING SERVICES, P.A.

EXECUTIVE SUMMARY

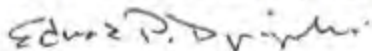
An Alpha geotechnical field team assessed the above referenced site on May 11, 2023. The area of interest on the site is a specific part of Henderson County Parcel 9558857732. The purpose of the visit was to conduct a preliminary subsurface geotechnical investigation to determine the site suitability for construction of a single-family residence and describe the site slope stability characteristics to guide recommendations for site preparation and construction of structure foundations, roadways, and **stormwater** control.

Alpha received a preliminary site plan indicating the area for proposed development. The extents of the proposed structure were staked onsite. The subsurface soil survey was performed by Wildcat Dynamic Cone Penetrometer testing of soils at four (4) locations determined onsite to be within the footprint of the proposed structure or along the critical cross section for global stability analysis of the development area.

In summary, our investigation of the proposed development location indicated that the site is stable and suitable for construction of a residential structure founded on standard spread footings having a typical 2000psf load bearing capacity. Generally, the site is overlain with 1- to 2-foot-thick layer of a medium dense silty sand material which would be expected to receive and adequately infiltrate dispersed **stormwater** runoff attributable to a typical residential development. The borings terminated in a layer of very stiff saprolite anticipated to be capable of supporting foundation loadings from a typical residential development. Based on the study it is anticipated that the proposed development plan can be implemented without compromising slope stability on the site itself or neighboring properties.

Alpha Environmental & Engineering appreciates the contract to conduct this investigation and provide this study. Please contact us for any additional questions regarding this report.

Sincerely,
ALPHA ENGINEERING SERVICES, PA

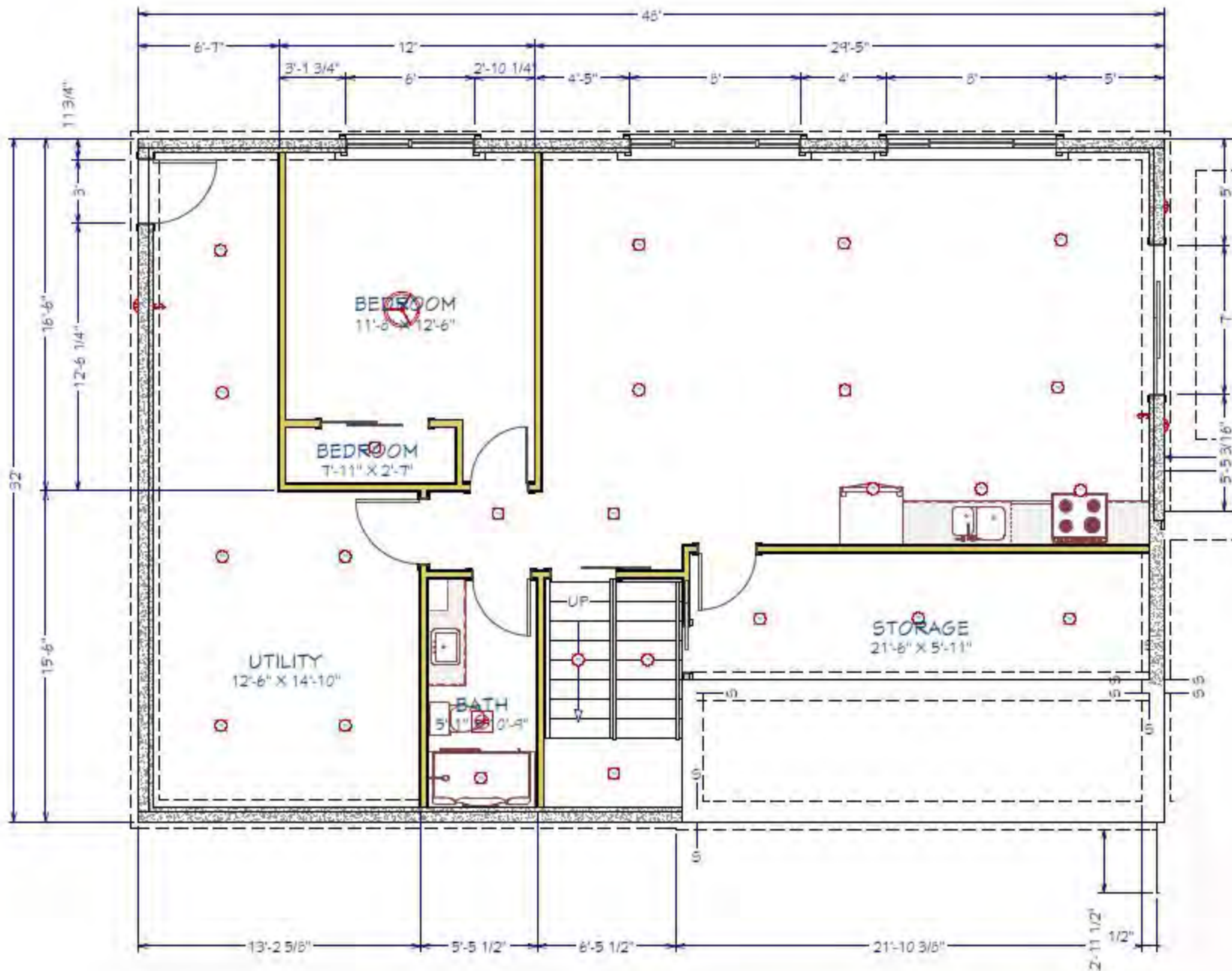


Edward Dzierzynski.

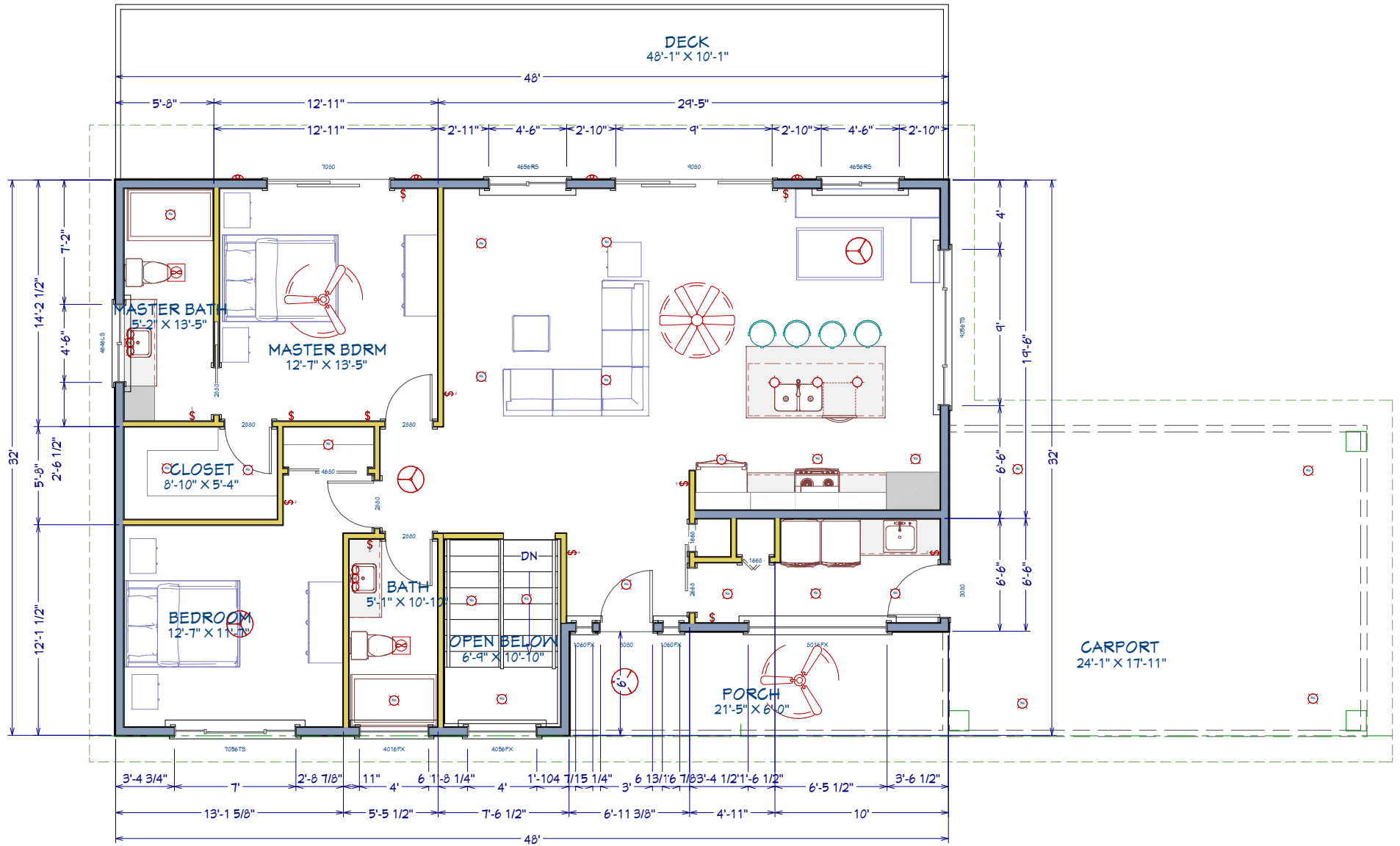


5/25/23

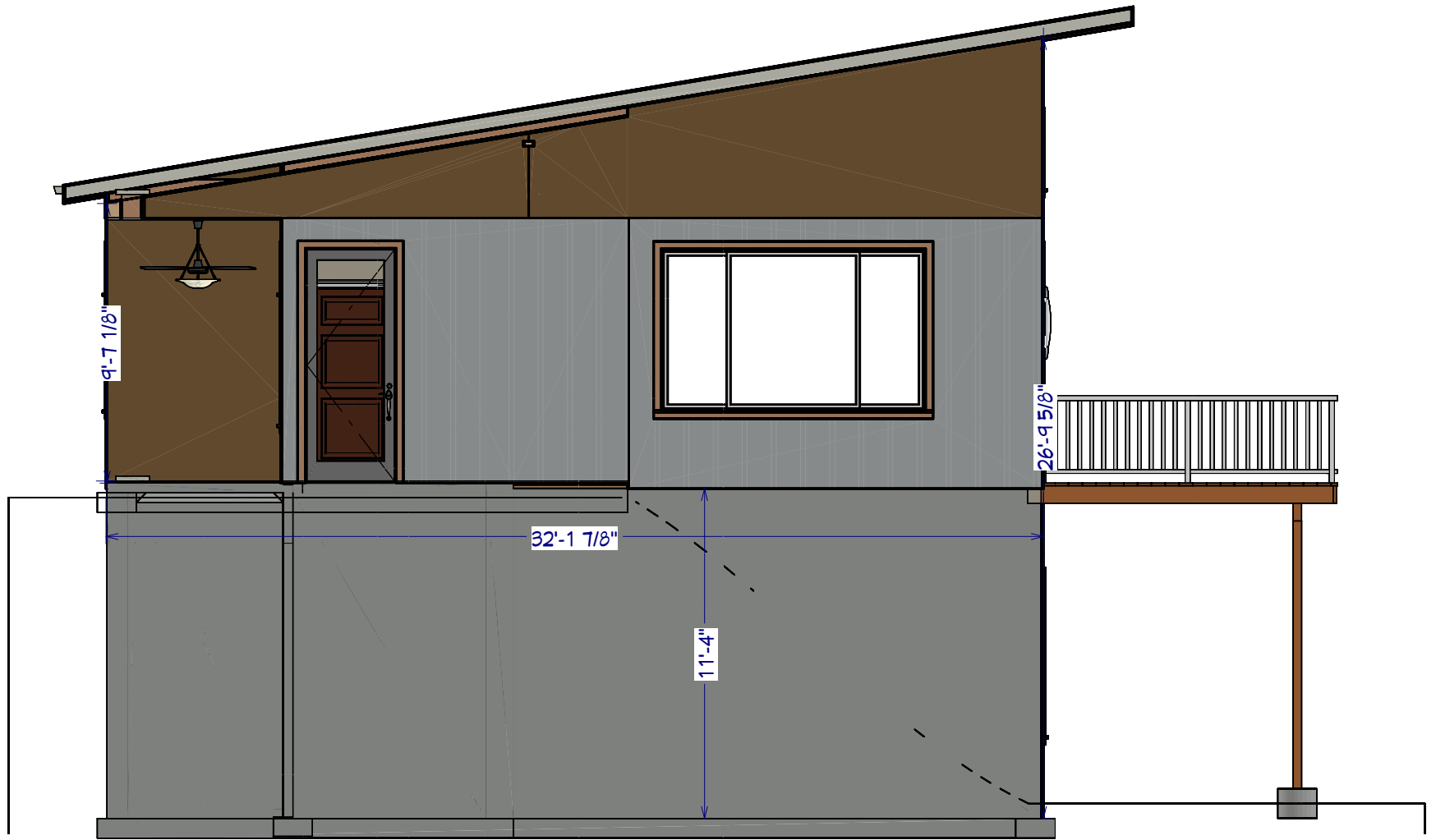








LIVING AREA
1325 SQ FT





TTK DESIGN
113 Yardley Court
Hendersonville, NC 28739
ttkdesignstudio.com

Mr. Alex Carmichael
Town Manager, Laurel Park, NC
441 White Pine Drive
Laurel Park, NC 28739

RE: Nevel Residence 91 Ransier Drive Stormwater Management Plan

Mr. Carmichael,

A stormwater runoff evaluation was performed for a proposed residential addition at 91 Ransier Drive in Laurel Park, NC. Based on information provided of the proposed 2350 sf residential home, driveway impervious surface areas (1785 sf) on the subject property, and pavers/boulder retaining areas (539 SF) a stormwater plan is needed. The calculated runoff volume after the proposed structure is constructed will be 40% more runoff volume than before the structures were constructed. Therefore, stormwater runoff volumetric treatment is required per the Laurel Park Unified Development Ordinance Section 3.1.l:1.b. However, during and after construction, appropriate measures shall be taken to ensure that stormwater runoff leaves the site at a non-erosive velocity, such as discharging stormwater to vegetated areas. Areas disturbed during construction shall be revegetated or landscape with pervious methods shortly thereafter completion of the project.

The scope of this evaluation is limited to the items listed above and attached based on the information provided and understanding of the subject project. See the information below in regard to calculations.

Sincerely,

Tricia King, RLA

NC License #1578

ttkdesignstudio@gmail.com

802.338.2906

STORMWATER CALCULATION INFORMATION:

91 RANSIER DRIVE

OWNER: CHRISTOPHER & KATHLEEN NEVEL

REID 106484

PIN 9558-85-7732

ACREAGE: .56

ZONING: R-20

17% SLOPE - STEEP SLOPE

RATIONAL METHOD-

PRE-DEVELOPMENT RUNOFF:

.0826 CFS VOLUME

POST DEVELOPEMENT RUNOFF:

.112 CFS VOLUME

112 CFS IS 50.26 GALLONS. 50.26 GALLONS AT 15 MIN FLUSH IS 753.9 GALLONS OR 100 CF STORMWATER DETENTION.

POST DEVELOPMENT VOLUME IS 100 CF MINUS PRE-DEVELOPMENT VOLUME IS 74.36 CF = 26 CF

VOLUME OF TANKS: 72 CF WHICH IS > 26 CF

Stormwater Dispersal used on this property:

a: Disconnected downspouts located in logical dispersed locations around a structure, such as adjacent to structural corners, that drain to flat or relatively flat vegetated areas of a site;

c: Use of rain gardens, bio-retention cells, dry wells, or planting beds located at strategic points of stormwater flow;

e: Avoiding impervious edging along a paved surface that will channel stormwater runoff to a single point;

f: Use of rainwater harvesting devices like cisterns or rain barrels that capture rainwater for subsequent and directed hand watering; s adjacent to structural corners, that drain to flat or relatively flat vegetated areas of a site; (total of 72 CF of detention)

RATIONAL METHOD:

Pre-Development:

Q=CIA

Wooded area plus lawn area (heavy soil/steep slope)

Tree area = .0046 CFS

Lawn area = .078 CFS

Total Pre-Development = .0826 CFS

37 GALLONS AT 15 MIN IS 556 GALLONS WHICH IS 74.36 CF.

Post Development:

Q=CIA

Q= Driveway (.044) + Building (.063) + Pavers/Boulders (.002) = .112 CFS

112 CFS (POST) IS 50.26 GALLONS. 50.26 GALLONS AT 15 MIN FLUSH IS 753.9 GALLONS OR 100 CF STORMWATER DETENTION.

POST DEVELOPMENT VOLUME IS 100 CF MINUS PRE-DEVELOPMENT VOLUME (74.36 CF) = 26 CF

VOLUME OF TANKS: 72 CF WHICH IS > 26 CF

The plan shows a angled roof towards the front of the residence with a gutter system into 3 rain chains. Two rain chains on either side of the front entry will tie into a separate drainage pipe to disperse at river rock protection outlets and into a vegetated area. A separate rain chain will outlet into a cistern of 48 CF of Detention with an overflow to a separate cistern with 24 CF of detention and then to a separate outlet.

91 RANSIER DRIVE
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 40% INCREASE.
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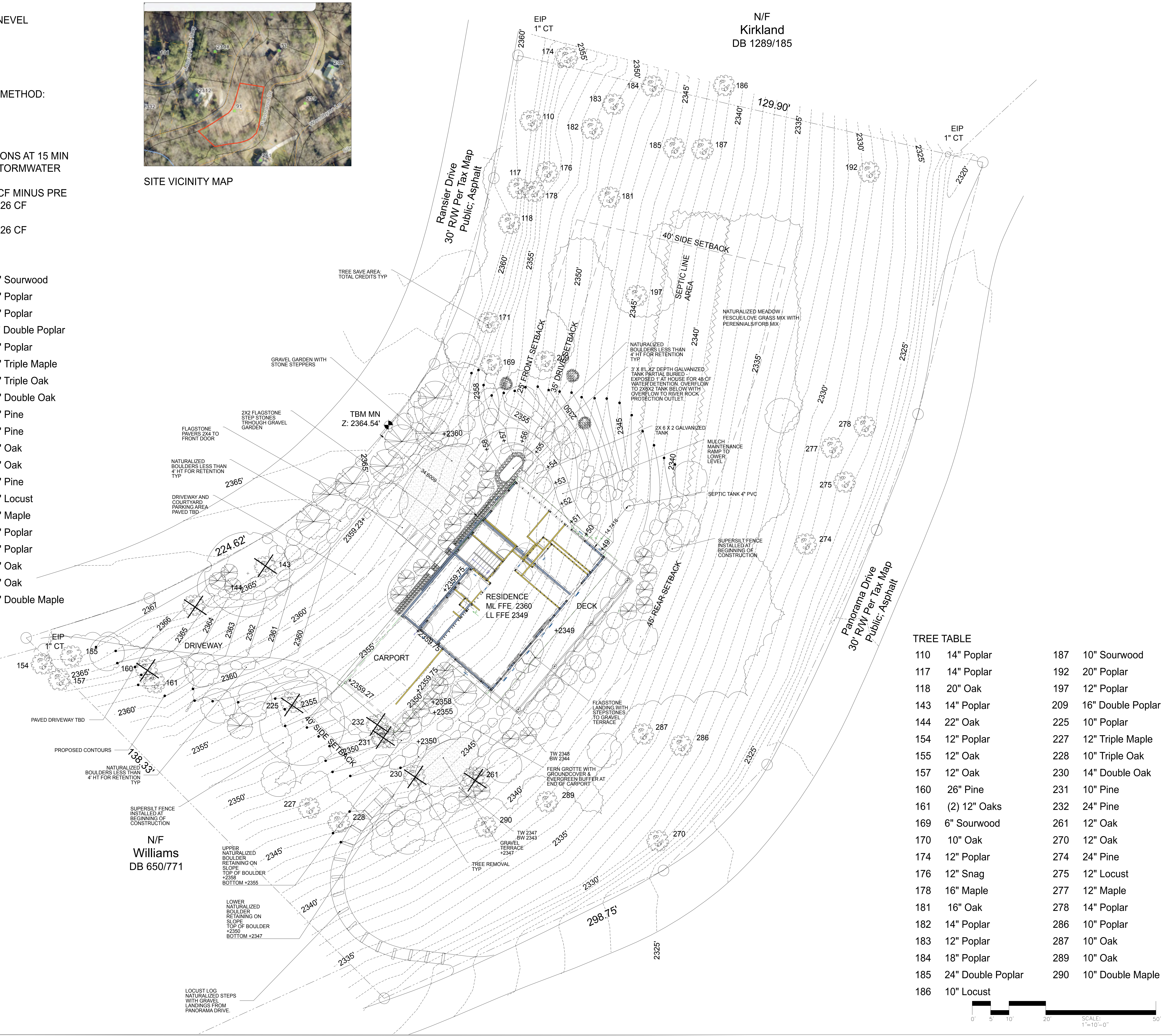


SITE VICINITY MAP

VOLUME OF TANKS: 72 CF WHICH IS > 26 CF

TREE TABLE

110	14" Poplar	187	10" Sourwood
117	14" Poplar	192	20" Poplar
118	20" Oak	197	12" Poplar
143	14" Poplar	209	16" Double Poplar
144	22" Oak	225	10" Poplar
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185	24" Double Poplar	290	10" Double Maple
186	10" Locust		



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TTK DESIGN
 LANDSCAPE
 ARCHITECTURE
 113 Yardley Court
 Hendersonville, NC 28739
 802.338.2906
 ttkdesignstudio.com



Nevel
 RESIDENCE

91 Ransier Dr
 Hendersonville, NC 28739
 HENDERSON COUNTY

OTHER CONSULTANTS:

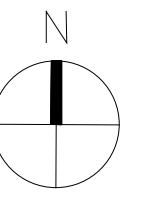
FINAL SITE PLAN

APRIL 22, 2024

L1

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SITE VICINITY MAP

TREE SAVE AREA
 TOTAL CREDITS TYP



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N/F
 Williams
 DB 650/771



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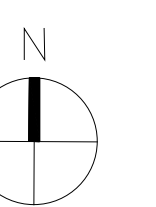
FINAL STORMWATER
 PLAN

APRIL 22, 2024

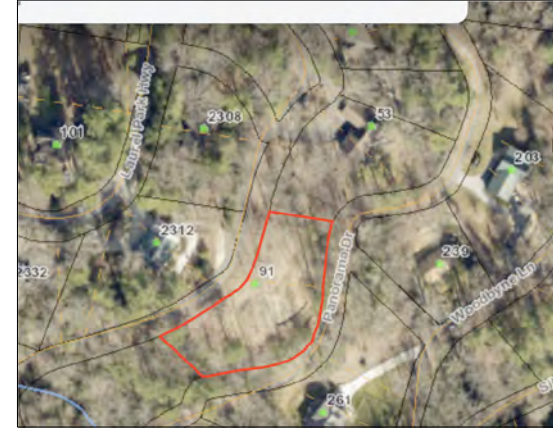
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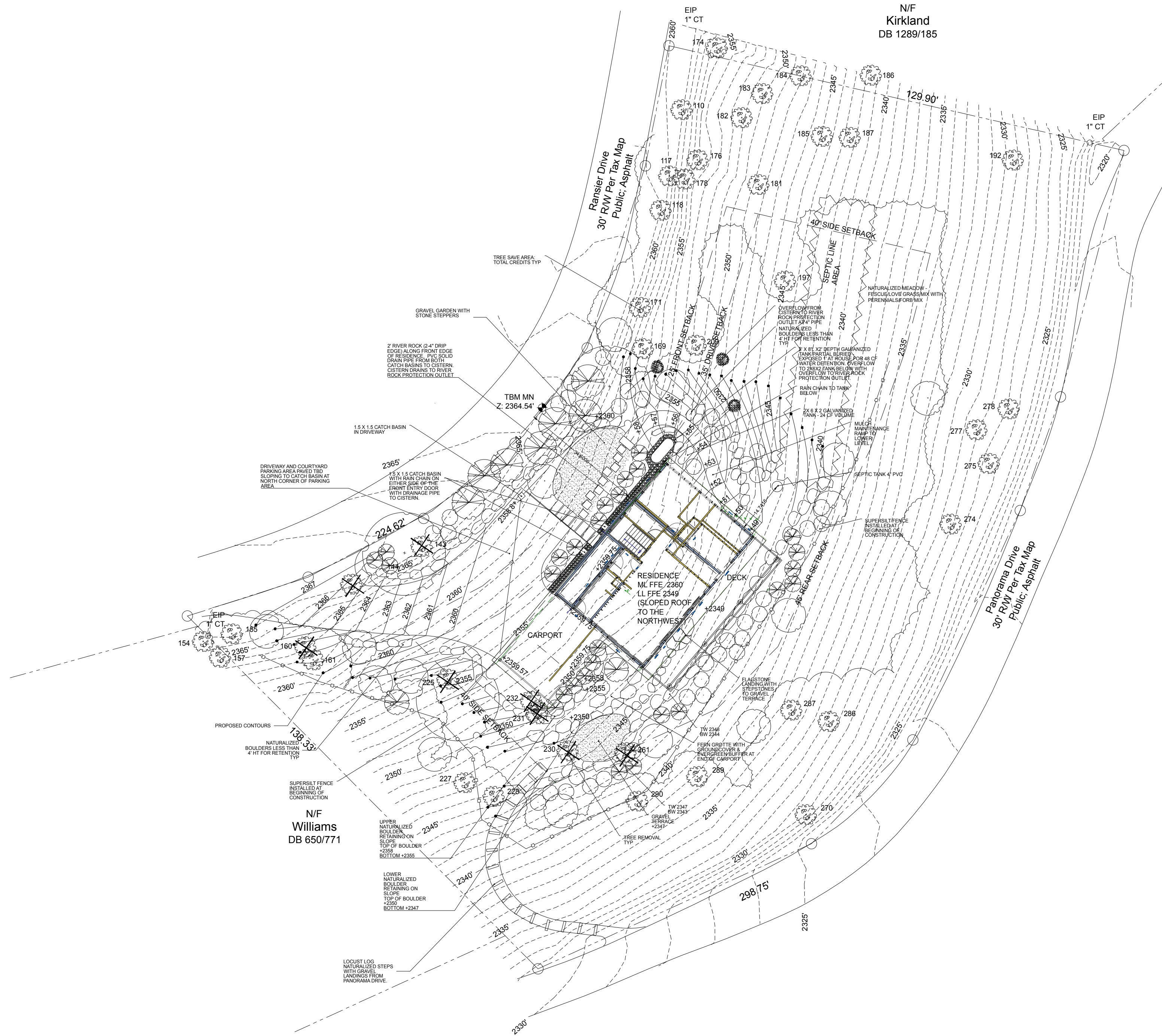


91 RANSIER DRIVE
 OWNER: CHRISTOPHER & KATHLEEN NEVEL
 REID 106484
 PIN 9558-85-7732
 ACREAGE: .56
 ZONING: R-20
 17% SLOPE - STEEP SLOPE
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 VOLUME OF TANKS: 72 CF WHICH IS > 26 CF



SITE VICINITY MAP

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TTK DESIGN
 LANDSCAPE
 ARCHITECTURE

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Nevel
 RESIDENCE

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 HENDERSON COUNTY

OTHER CONSULTANTS:

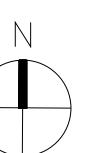
**FINAL STORMWATER
 PLAN**

APRIL 22, 2024

L 2

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 ACREAGE: .56
 ZONING: R-20
 17% SLOPE - STEEP SLOPE
 TREE CANOPY - 52% COVERAGE

PERIMETER BUFFER TYPE A: INTERMITTENT
 CANOPY TREES - 2 PER 100 LF, SPACED 50' OC
 UNDERSTORY TREES - 4 PER 100 LF, SPACED
 25' OC
 SHRUBS - 15 PER 100 LF

NORTH BUFFER:
 1 CANOPY TREES, 4 UNDERSTORY TREES, &
 15 SHRUBS REQUIRED
 CREDIT:
 3 CANOPY TREES, MULTIPLE UNDERSTORY
 TREES AND SHRUBS ALONG NORTH
 PROPERTY LINE

EAST BUFFER:
 3 CANOPY TREES, 12 UNDERSTORY TREES, &
 45 SHRUBS REQUIRED
 CREDIT:
 5 CANOPY TREES, MULTIPLE UNDERSTORY
 TREES EXISTING (7 PROVIDED) AND 45
 SHRUBS ALONG EAST SIDE OF PROPERTY IN
 A WAY THAT PROVIDES BUFFER

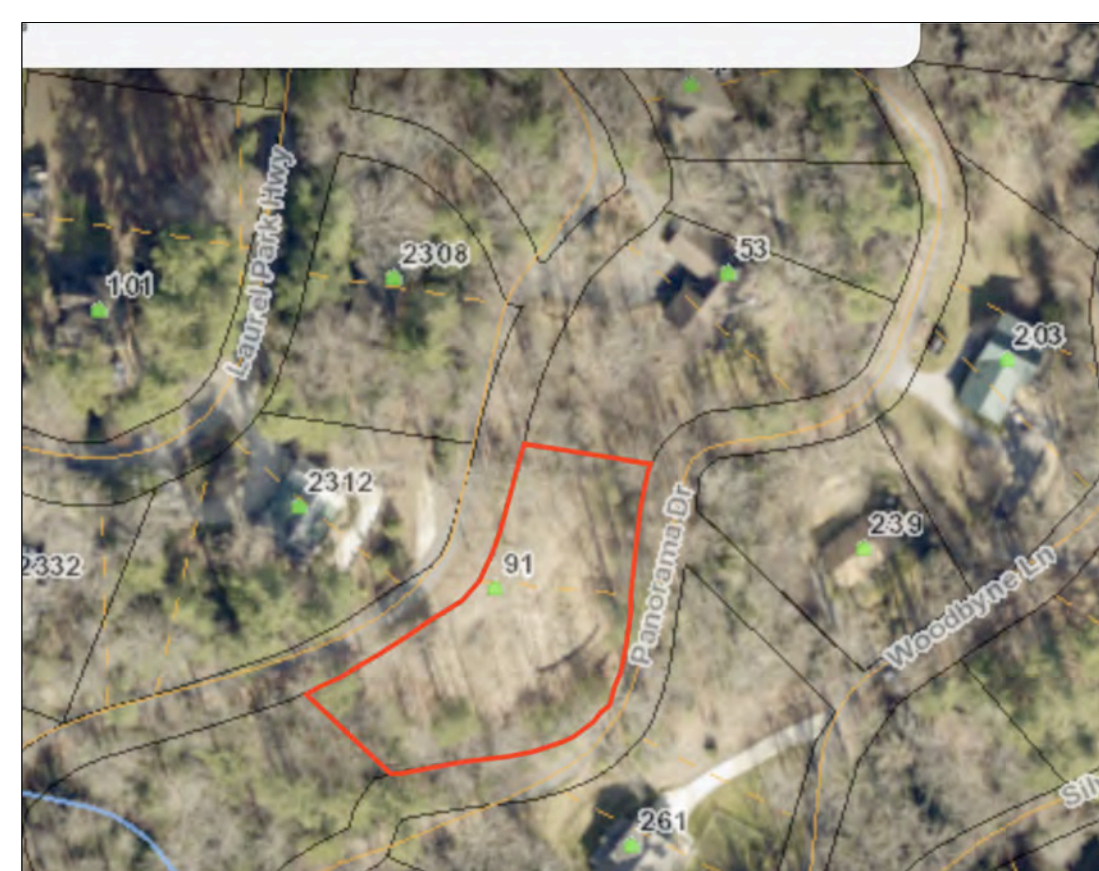
WEST BUFFER:
 1 CANOPY TREES, 4 UNDERSTORY TREES, &
 15 SHRUBS REQUIRED
 CREDIT:
 4 CANOPY TREES, 4 UNDERSTORY TREES
 (PROVIDED) AND 15 SHRUBS CREDIT (RHODO)

STREETSCAPE BUFFER:
 1 canopy tree; 2 understory trees; & 3 shrubs PER
 50 FEET

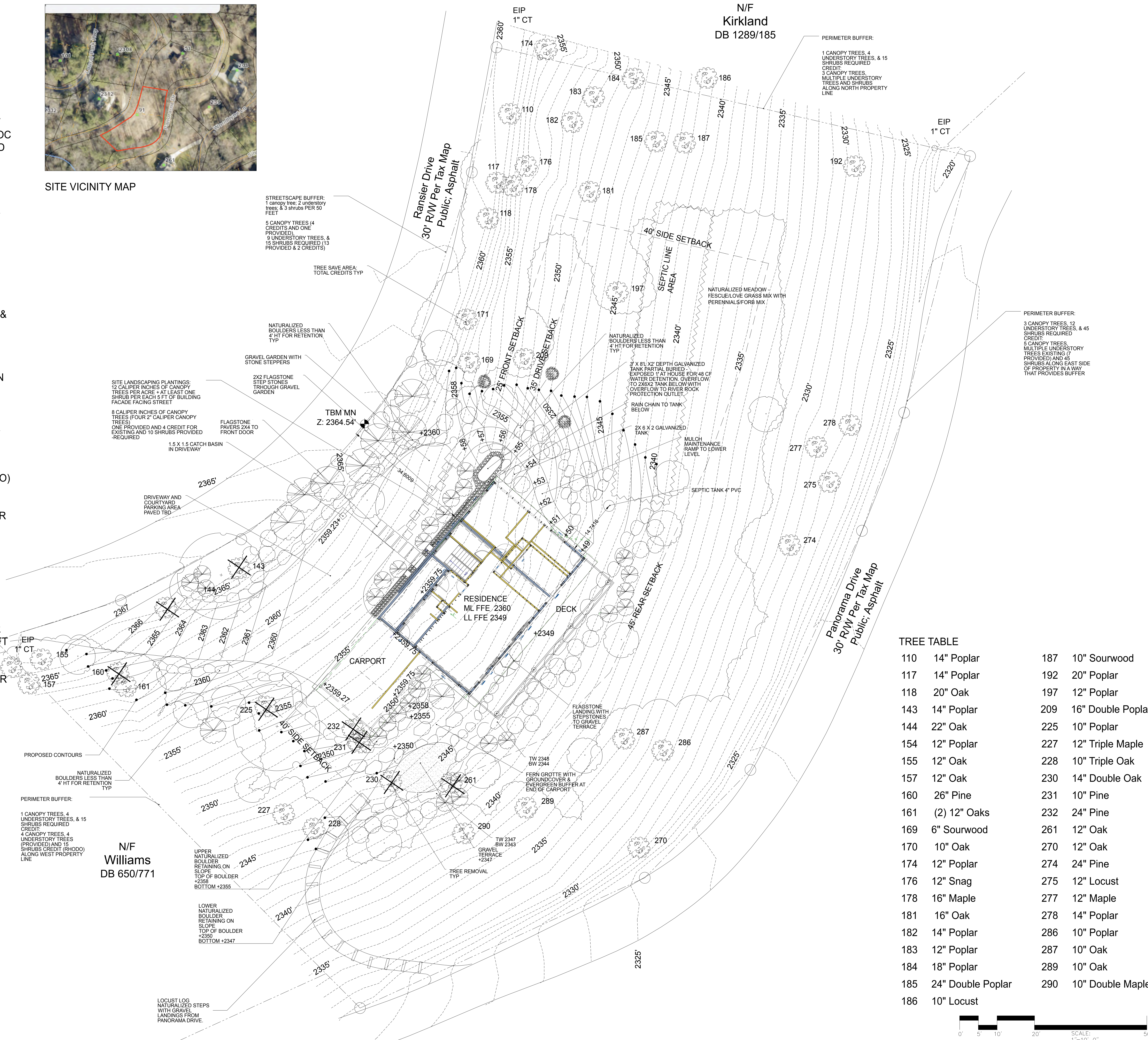
5 CANOPY TREES (4 CREDITS AND ONE
 PROVIDED),
 9 UNDERSTORY TREES, & 15 SHRUBS
 REQUIRED (13 PROVIDED & 2 CREDITS)

SITE LANDSCAPING PLANTINGS:
 12 CALIPER INCHES OF CANOPY TREES PER
 ACRE + AT LEAST ONE SHRUB PER EACH 5 FT
 OF BUILDING FACADE FACING STREET

8 CALIPER INCHES OF CANOPY TREES (FOUR
 2" CALIPER CANOPY TREES)
 ONE PROVIDED AND 4 CREDIT FOR
 EXISTING AND 10 SHRUBS PROVIDED
 -REQUIRED



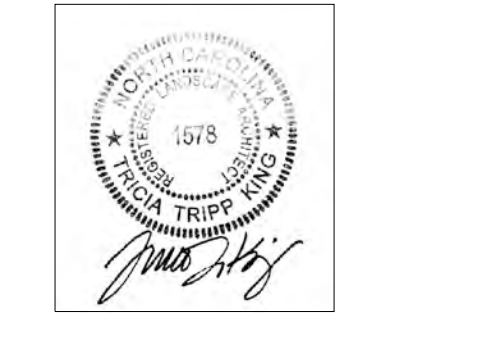
SITE VICINITY MAP



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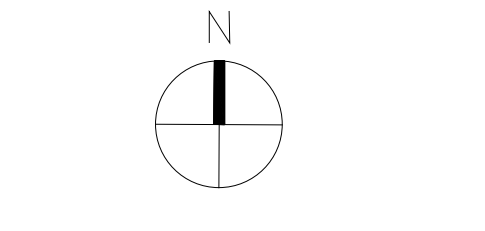
FINAL LANDSCAPE PLAN

APRIL 19, 2024

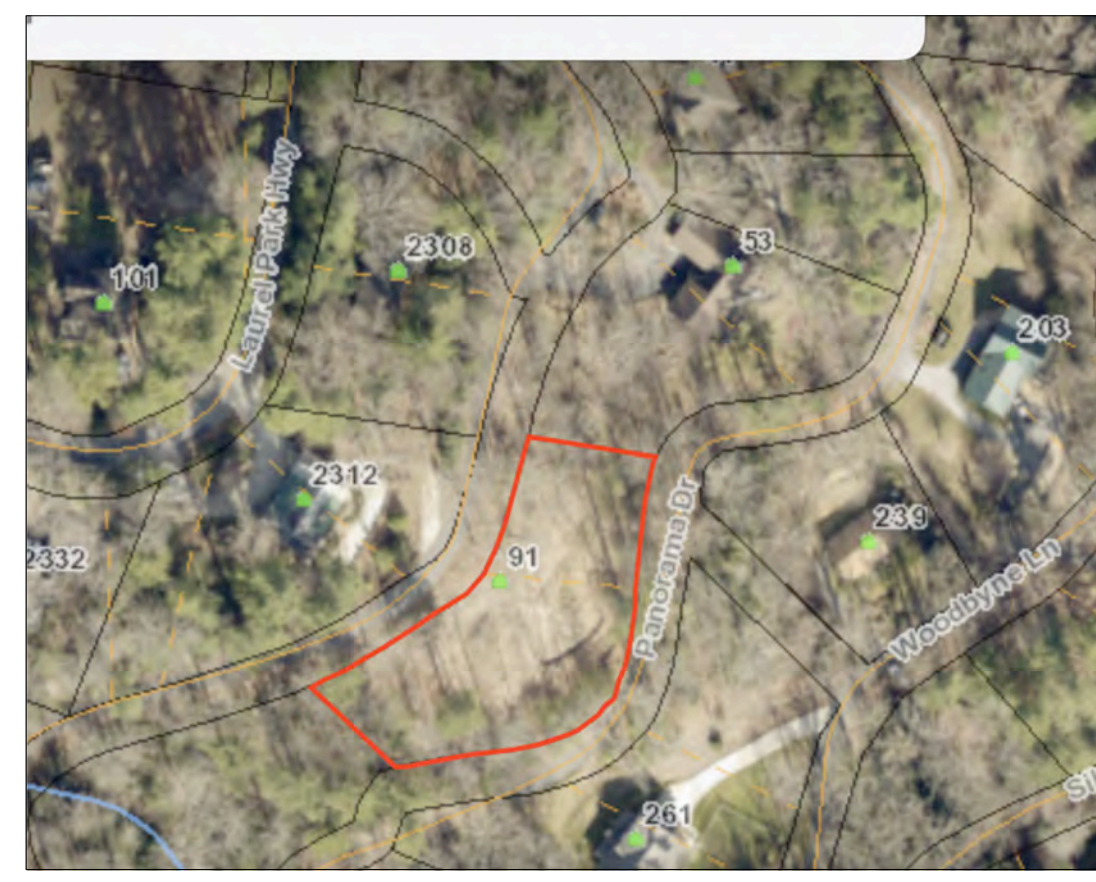
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 TREE CANOPY - 52% COVERAGE



SITE VICINITY MAP

PLANT LIST				
Abbreviation	Qty	Botanical Name	Common Name	Size
TREES/SHRUBS				
AL	4	Amelanchier laevis	Serviceberry	15 gallon
AR	2	Acer rubrum	Red Maple 'October Glory'	15 gallon
AS	1	Acer 'Seiryu'	Seiryu Japanese Maple	18" Box
BPB	1	Buddleia 'Pugster Blue'	Pugster Blue Butterfly bush	3 gallon
CA	4	Callicarpa americana	Beautyberry	3 gallon
CAR	3	Clethra 'Ruby Spice'	Ruby Spice Clethra	3 gallon
CC	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	15 gallon
CCS	1	Cupressus 'Carolina Sapphire'	Carolina Sapphire Arizona Cypress	15 gallon
CDG	6	Cephalotaxus 'Duke Garden'	Duke Garden Plum Yew	3 gallon
CGN	3	Cryptomeria globosa nana	Dwarf Globe Japanese Cedar	3 gallon
CK	6	Cornus 'Kousa'	Kousa Dogwood	15 gallon
CWS	1	Chamaecyparis 'Wells Special'	Wells Special Hinoki Cypress	10 gallon
HLL	7	Hydrangea 'Little Lime'	Little Lime Hydrangea	3 gallon
HV	1	Hammamelis virginiana	Witchhazel	6 gallon
IEB	3	Ilex 'Emily Bruner'	Emily Bruner Holly	15 gallon
IGS	5	Ilex 'Shamrock'	Shamrock Inkberry	3 gallon
ILH	8	Itea 'Little Henry'	Little Henry Sweetspire	3 gallon
IO	3	Ilex 'Oakland'	Oakland Holly	15 gallon
IOR	6	Illicium 'Orion'	Orion Anise	3 gallon
NS	1	Nyssa sylvatica	black Tupelo	15 gallon
PD	3	Physocarpus 'Diablo'	Diablo Ninebark	3 gallon
RC	4	Rhododendron catawblense	Catawba Rhododendron	6 gallon
REP	11	Rhododendron 'Elite PJM'	PJM Elite Rhododendron	3 gallon
SDD	5	Spiraea 'Double Doozie'	Double Doozie Spiraea	3 gallon
TGG	1	Thuja 'Green Giant'	Green Giant Arborvitae	15 gallon
PERENNIALS				
AG	7	Agastache 'Blue Fortune'	Blue Fortune Anise Hyssop	1 gallon
AH	6	Amsonia hubertii	Bluestar	1 gallon
AM	9	Allium 'Millenium'	Millenium Allium	gallon
AR	32	Ajuga reptans	Bugleweed	1 quart
CE	20	Carex 'Everillo'	Everillo Sedge	1 gallon
CV	12	Crysanogonum virginicus	Green and Gold	1 quart
DE	14	Dryopteris erythrinum	Autumn Fern	1 gallon
EP	6	Echinacea purpurea	Coneflower	1 gallon
JE	10	Juncus effusus	Juncus	1 gallon
L	5	Lavendula 'phenomenal'	Phenomenal Lavender	1 gallon
O	3	Oregano	Oregano	1 quart
SB	6	Stachys byzantina	Lamb's Ear	1 gallon
SS	16	Salvia nemorosa 'Caradonna'	Caradonna Salvia	1 gallon
SSO	54	Schizachrium 'Standing Ovation'	Standing Ovation Bluestem	1 gallon
VB	11	Verbena bonariensis	Brazilian Verbena	1 gallon



TREE TABLE

110	14" Poplar	187	10" Sourwood
117	14" Poplar	192	20" Poplar
118	20" Oak	197	12" Poplar
143	14" Poplar	209	16" Double Poplar
144	22" Oak	225	10" Poplar
154	12" Poplar	227	12" Triple Maple
155	12" Oak	228	10" Triple Oak
157	12" Oak	230	14" Double Oak
160	26" Pine	231	10" Pine
161	(2) 12" Oaks	232	24" Pine
169	6" Sourwood	261	12" Oak
170	10" Oak	270	12" Oak
174	12" Poplar	274	24" Pine
176	12" Snag	275	12" Locust
178	16" Maple	277	12" Maple
181	16" Oak	278	14" Poplar
182	14" Poplar	286	10" Poplar
183	12" Poplar	287	10" Oak
184	18" Poplar	289	10" Oak
185	24" Double Poplar	290	10" Double Maple
186	10" Locust		



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 LANDSCAPE ARCHITECTURE
 113 Yardley Court
 Hendersonville, NC 28739
 802.338.2906
 ttkdesignstudio.com



Nevel
 RESIDENCE

91 Ransier Dr
 Hendersonville, NC 28739
 HENDERSON COUNTY

OTHER CONSULTANTS:

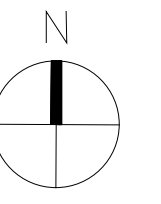
**FINAL LANDSCAPE PLAN
 DETAIL PLANT LIST**

APRIL 19, 2024

L 4

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APPLICANT NAME Christopher Nevel

APPLICANT PHONE (828) 808-7254

APPLICANT EMAIL kattchris@gmail.com

Service Location

ADDRESS 329 Taylor st, Hendersonville, North Carolina 28739

10-DIGIT PIN (PROPERTY INDEX NUMBER) 9558857732

COUNTY ASSIGNED PROJECT NUMBER N/A- May 14 LP site plan review. Merely seeking a letter stating connection is possible from 53 Ransier meter

Billing Information

CUSTOMER NAME Chris Nevel

BILLING PHONE (828) 808-7254

BILLING EMAIL kattchris@gmail.com

BILLING ADDRESS 329 Taylor st, Hendersonville, North Carolina 28739

Requested Connection Size(s)

WATER Existing water meter (no new water connection)

SEWER Private septic (no sewer connection)

Additional Information

DOES THE PROPERTY HAVE AN EXISTING WELL? No 20