

OWNER

GRACE BLUE RIDGE CHURCH PCA INCORPORATED
CHARLES C. MORRIS
SENIOR PASTOR
HENDERSONVILLE NC. 28792
828-393-5147
CHAS@GRACEBLUERIDGE.COM

ARCHITECT

THE TAMARA PEACOCK COMPANY ARCHITECTS
104 FIRST AVENUE EAST, SUITE A
HENDERSONVILLE, NC 28792
828.696.4000
MOE@PEACOCKARCHITECT.COM
MOE MARKS

HENDERSON CONNECTIONS

109 Florence Street Hendersonville NC 28792

SITE STATISTICS

PROP LOC: 109 STE10 FLORENCE ST
PLAT: SLD 9041
PIN:
9578-21-4924
9578-21-5868
9578-21-5614
JUR: HENDERSONVILLE

OWNER:

ZONING: CZD
ACREAGE:
.43
1.72
.15
PROPOSED USE: DAY CENTER
FLOOD DISTRICT: OUTSIDE OF THE FLOODPLAIN
FIRE DISTRICT: BLUERIDGE ETJ
DOMESTIC WASTEWATER:
WATER:
ADA PARKING REQUIRED:
ADA PARKING PROVIDED:
PARKING PROVIDED:
TOTAL STAFF: 10

BUILDING STATISTICS

BUILDING TYPE: SF
SF:
OCCUPANCY TYPE: B: SF
S: SF
ALLOWABLE AREA (SM)

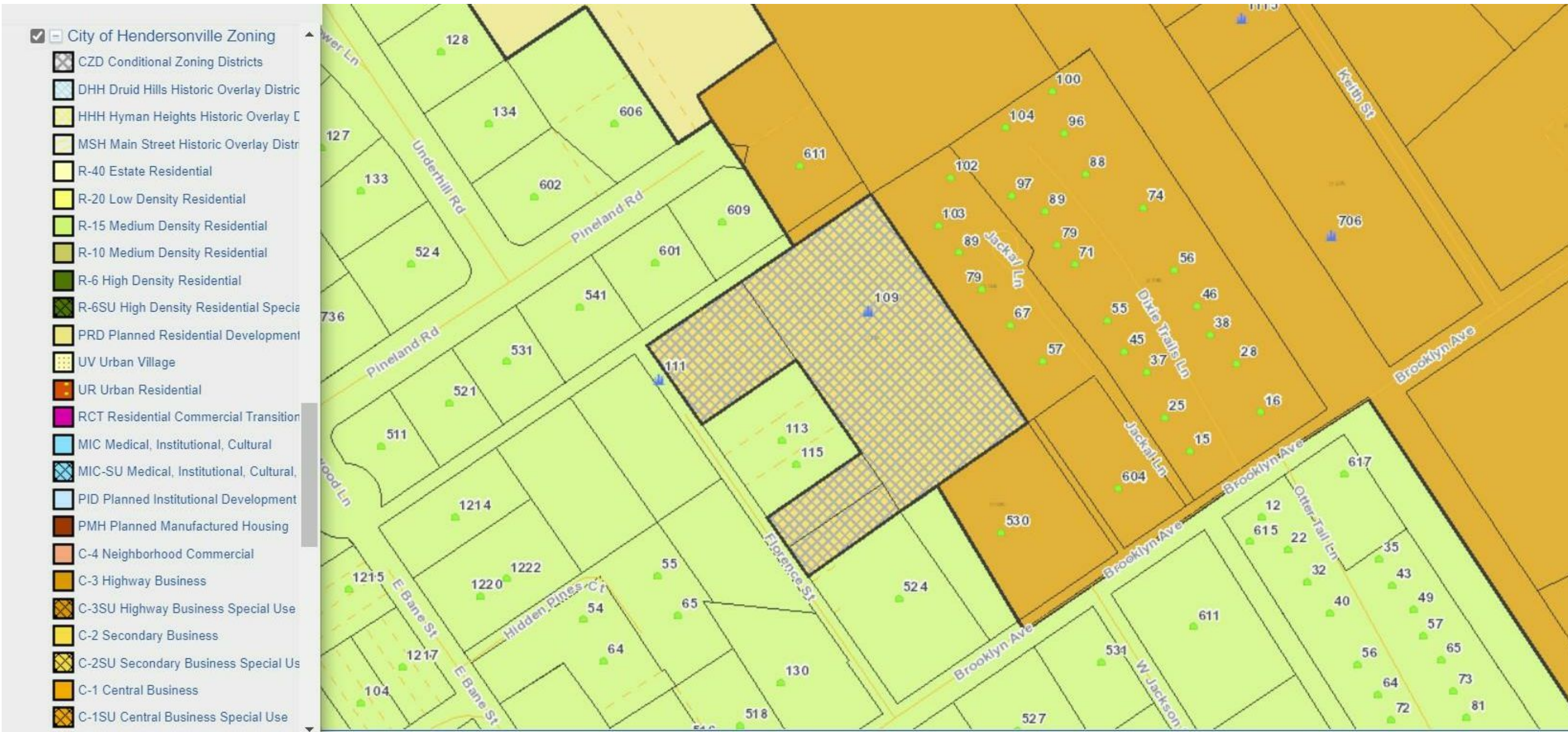
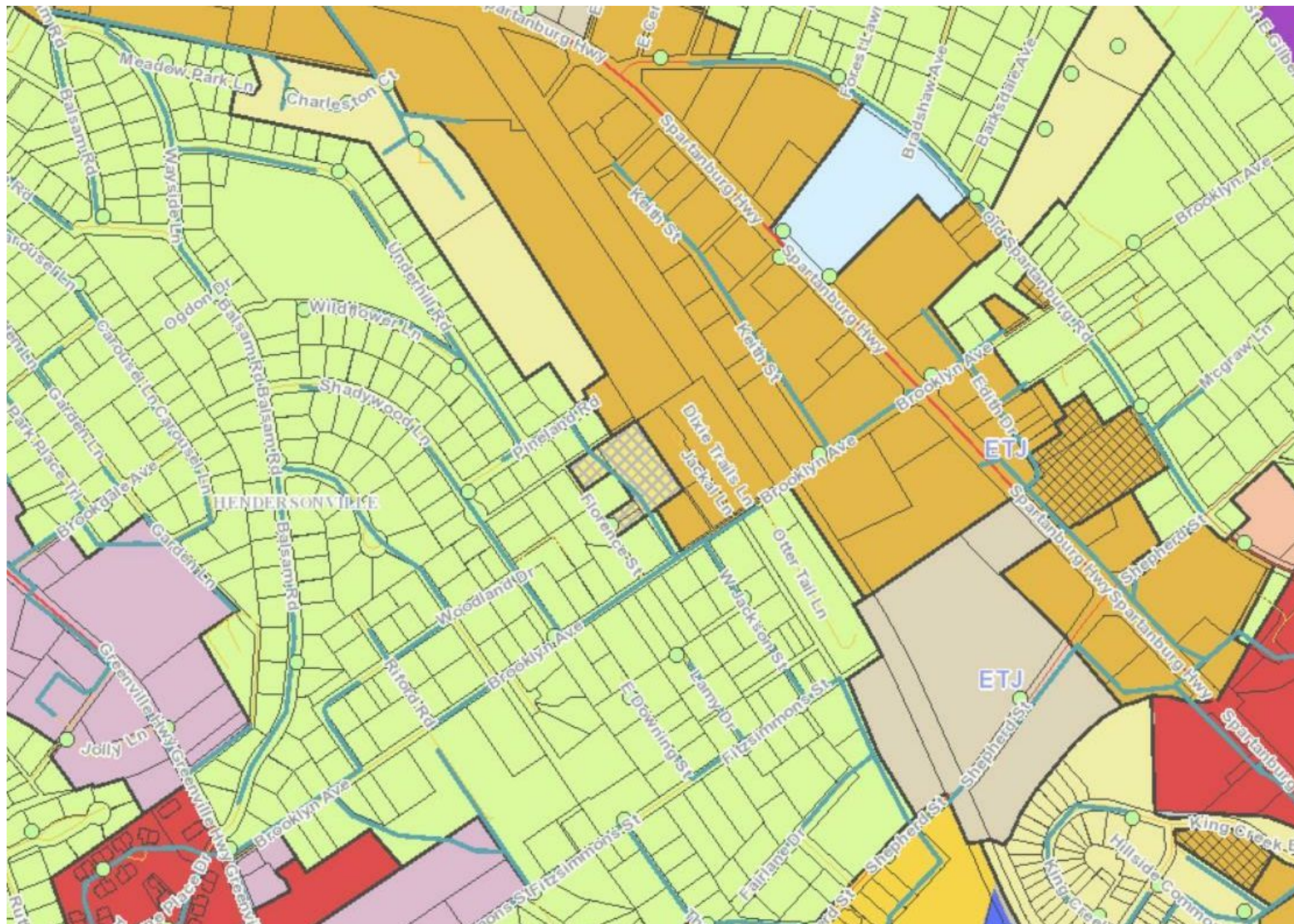
SPRINKLERED:
SEPARATED USE:

SEPARATION REQUIRED:
INCIDENTAL USE:
OCCUPANCY LOAD: B:
TOTAL:
MEN: _ TOILETS _ LAVS WOMEN: _ TOILETS _ LAVS
UNISEX: _ TOILETS _ LAVS

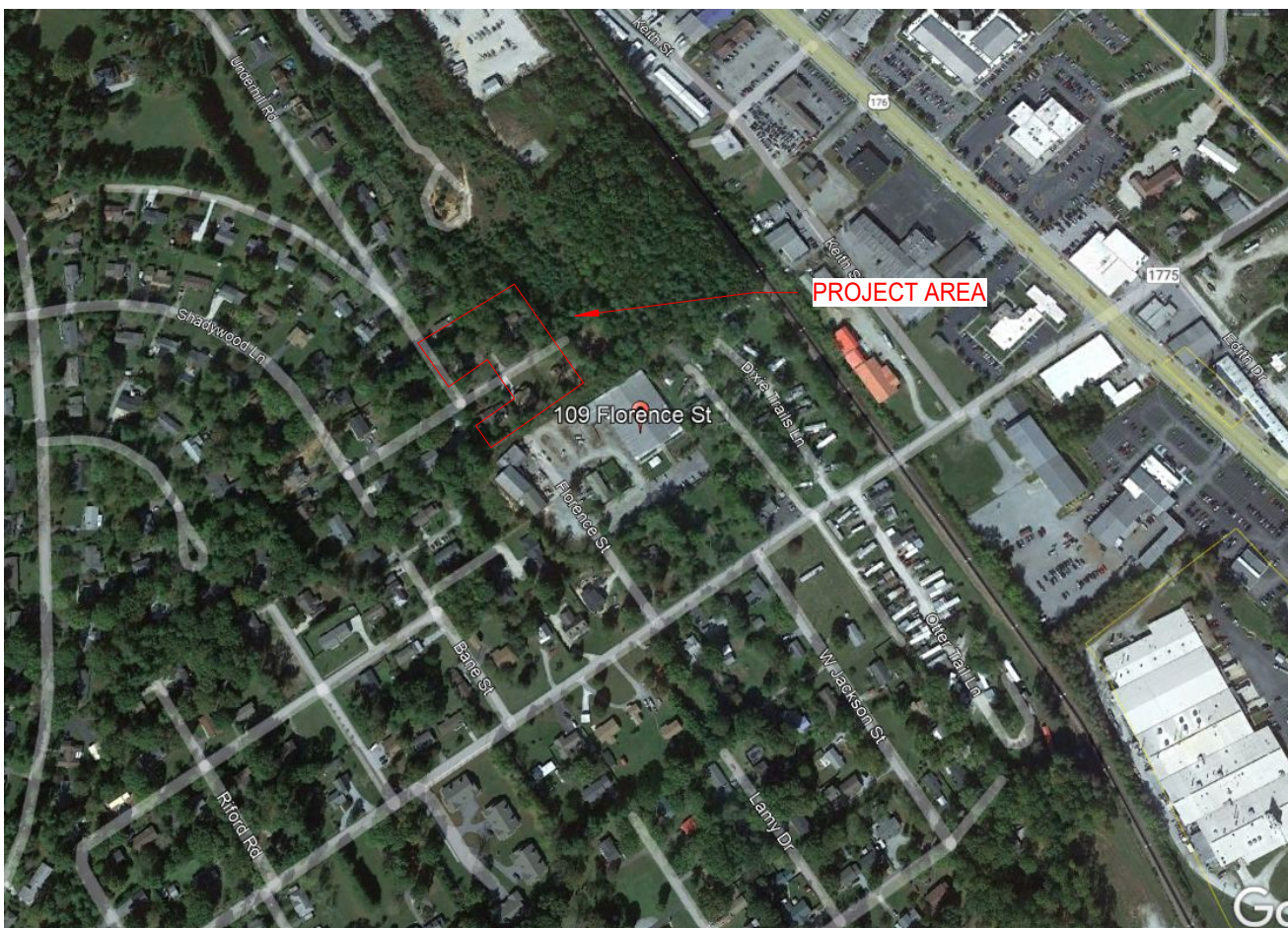
LIFE SAFETY REQUIREMENTS:

SCOPE OF WORK:
1.

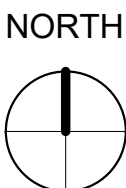
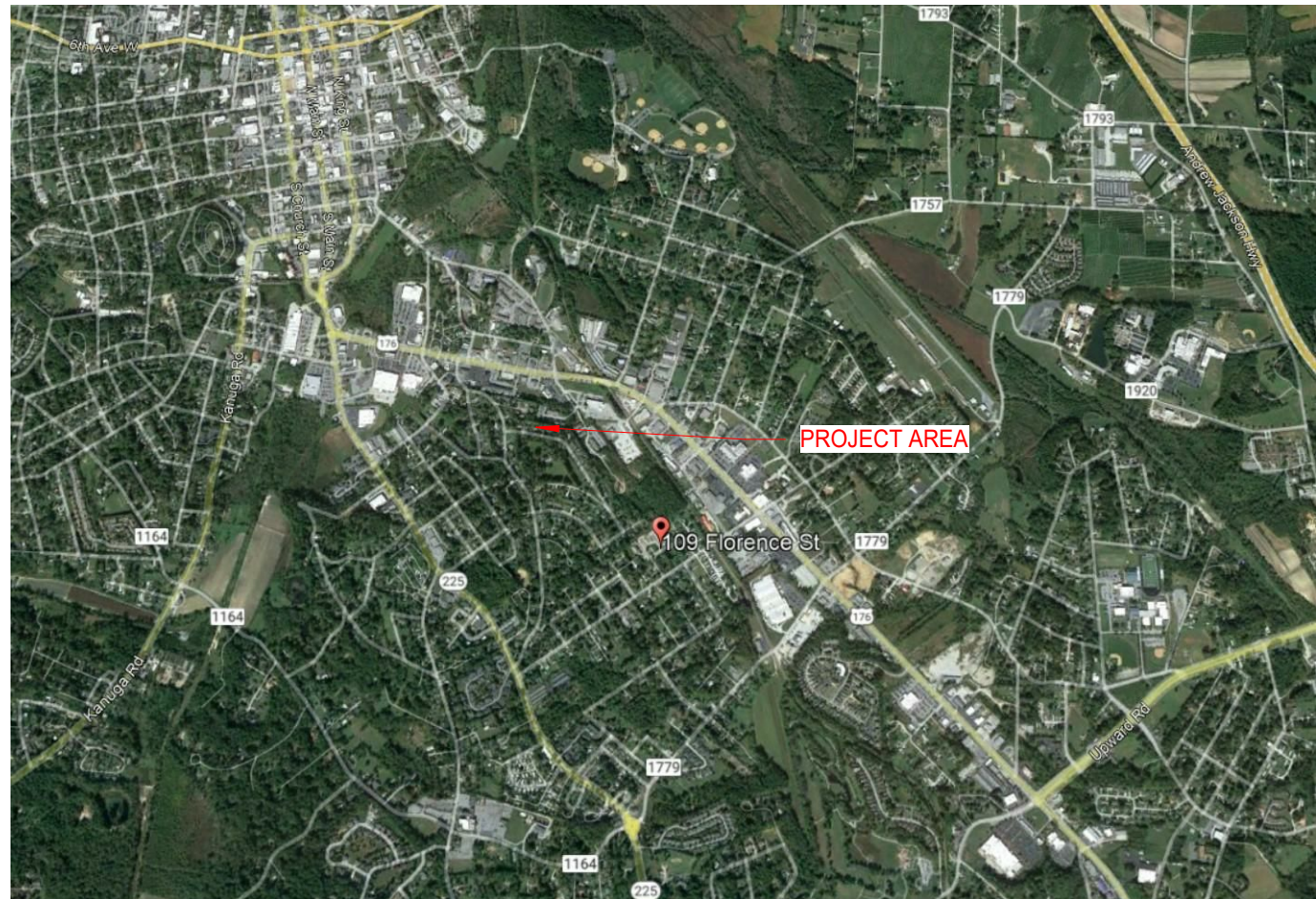
Drawing List		
SHEET NO	SHEET NAME	Order
A 001	COVER SHEET	001
SP104	SURVEY	002
SP101	SITE PLAN 01	003.1
SP102	SITE PLAN OPTION 2	003.2



SITE MAP



VICINITY MAP



Tamara Peacock, R.A.
License No. 12126

Proj. Mgr.:
DESIGNER
Cap. APPROVER
Drawn by:
AUTHOR
Reviewed by:
CHECKER

REVISION	DATE	ISSUED FOR
A	YEAR MONTH DAY	BY

THE TAMARA PEACOCK
Architects
104 1st Ave E. Hendersonville, NC 28792
Phone: 828.696.4000 Fax: 954.728.9225

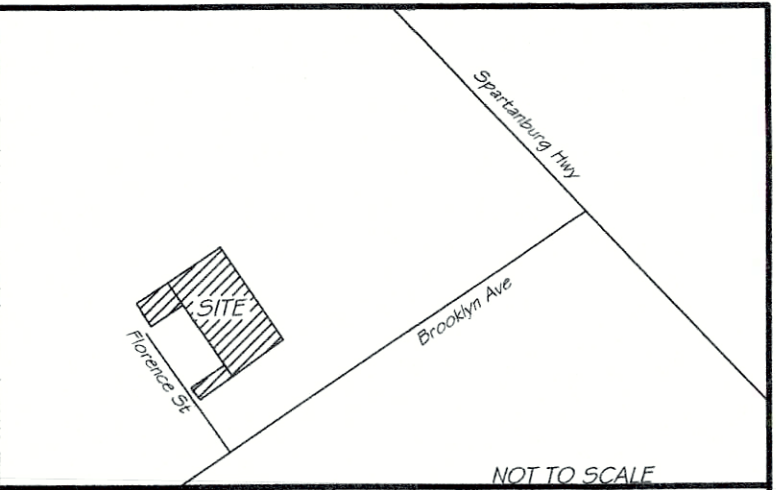
Project Name:
HENDERSON
CONNECTIONS

Sheet Name:
COVER SHEET
Proj. No.: 120
Date: 8/5/2022
10:55:15 AM
A 001

Point	Northing	Easting	Elev.	Invert In	Invert Out
C/B 1	581792.427	972621.593	2120.90	2114.63	2115.15
C/B 2	581872.065	972555.623	2121.81	2116.88	2116.90

Point	Northing	Easting	Elev.	Invert In	Invert In	Invert Out
SSMH 1	581812.194	972639.323	2122.62	2116.32	2116.38	2116.03

Grid North
MAGNETIC (2011)



Vicinity Map



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 1548, Page 601) 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 original signature, license number and seal this 3 day of Aug, 2012.

Cameron S. Baker
Professional Land Surveyor No. L-4920

Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positions Are Referenced To NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977722 (Ground To Grid)

Equipment Used: Carlson GPS-BRx6

0.43 Acres

D.B. 3384, Pg. 184
Area By Coordinate Computation
Pin: 9578-21-4924

1.72 Acres

Parcel 1 of D.B. 1548, Pg. 601
Area By Coordinate Computation
Pin: 9578-21-5868

Point	Description
109	6" MAPLE
110	6" MAPLE
111	6" MAPLE
112	6" MAPLE
113	6" MAPLE

L4 is a Tie Line

Course	Bearing	Distance
L1	N 33°31'23" W	42.44'
L2	N 32°05'10" W	50.32'
L3	N 32°01'04" W	41.52'
L4	N 25°51'51" W	17.44'

Building Setbacks as per
City of Hendersonville C-3 CZD Zoning:

Front: 40' (Front yard requirements may be reduced to 15' for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)
Side: 15'
Rear: 20'

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 C-3 CZD as per City of Hendersonville.
- Property is not located in a Water Supply Watershed.
- 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 9578, Map # 3700957800J effective date 10-2-2008.
- Contour Lines are at 1' intervals.

30 0 30 60 90

GRAPHIC SCALE - FEET

Being all of that Parcel as Described in D.B. 3384, Pg. 184, and
Being all of Parcels 1 & 2 as Described in D.B. 1548, Pg. 601
Recorded at Plat Slide 9041

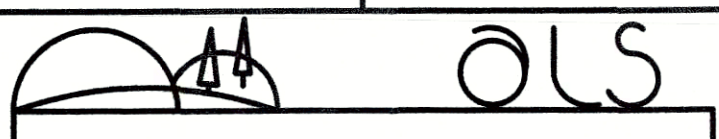
Map of Topographic Survey for
Grace Blue Ridge Church
PCA Incorporated

Owners:
D.B. 3384, Pg. 184
D.B. 1548, Pg. 601

Pin: 9578-21-4924
Pin: 9578-21-5868
Pin: 9578-21-5614

Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
U = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
RRS = Railroad Spike
TBM = Temporary Benchmark
CMP = Corrugated Metal Pipe
P/P = Power Pole
F/H = Fire Hydrant
CB = Catch Basin
CO = Clean Out
JB = Junction Box
W/V = Water Valve
H/P = Heat Pump
FDC = Fire Dept. Connection
SSMH = Sanitary Sewer Manhole
--- = Fence

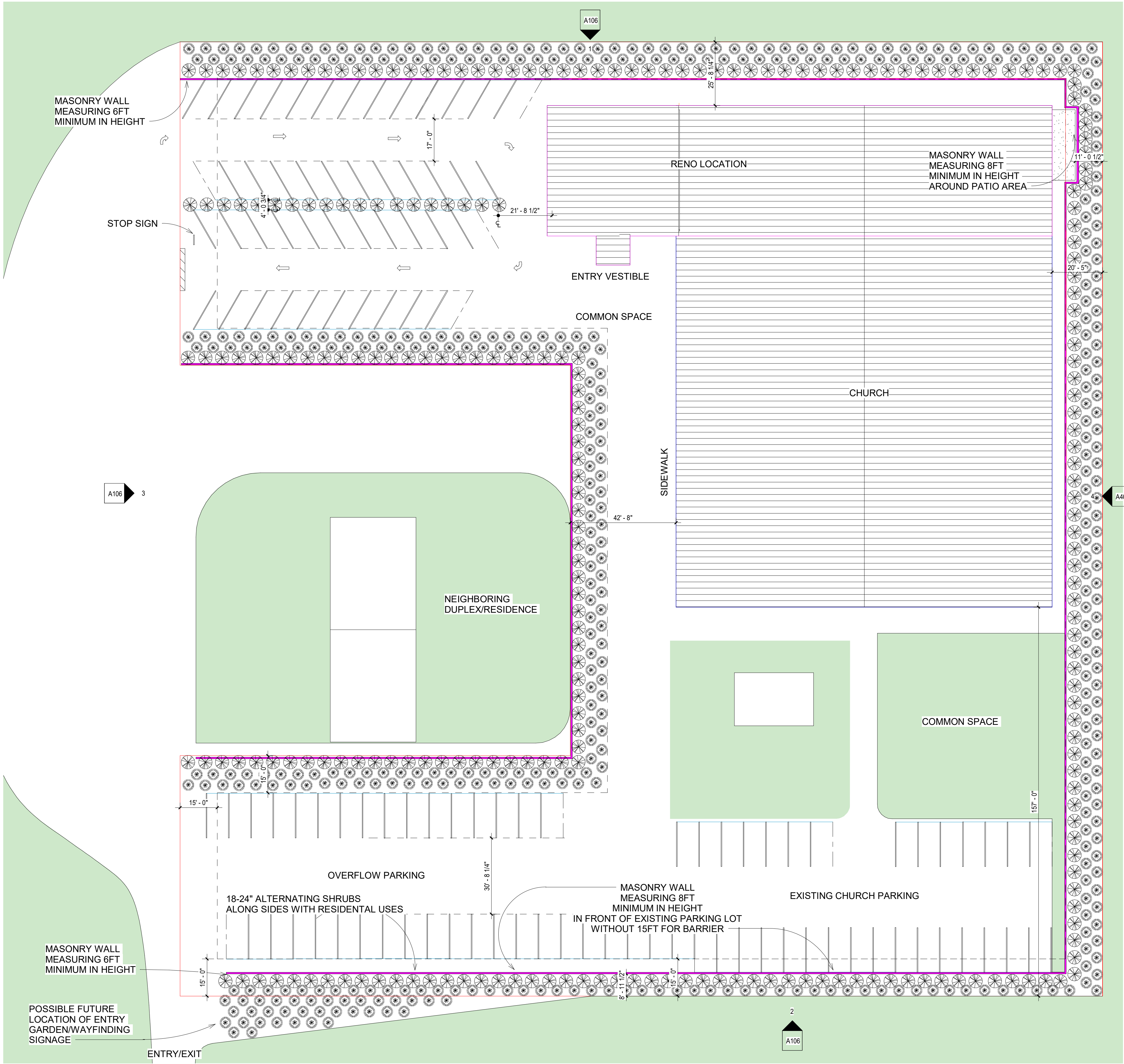
Hendersonville Township Henderson County, NC



ASSOCIATED LAND SURVEYORS

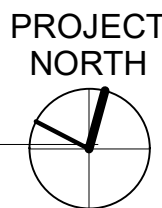
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1" = 30 Feet DATE: July 25, 2022
JOB NO.: S-22-508 DRAWN BY: KMK/JTB INTERCAD 8.0



EXISTING PARKING	REQUIRED PARKING	PROVIDED PARKING
DAYCENTER; 0	DAYCENTER; 10	DAYCENTER; 41
RELIGIOUS INSTITUTION; 32	RELIGIOUS INSTITUTION; 64	RELIGIOUS INSTITUTION; 69

1 SITE PLAN 01
SP101/ 3/64" = 1'-0"



Tamara Peacock, R.A.
License No. 12126

Proj. Mgr.: DESIGNER
Cap. APPROVER
Drawn by: AUTHOR
Reviewed by: CHECKER

ISSUED FOR	REVISION DATE	REVISION

THE TAMARA PEACOCK
Architects
104 1st Ave E, Hendersonville, NC 28792
Phone: 828.696.4000 Fax: 954.728.9225

Project Name:
HENDERSON CONNECTIONS

Sheet Name:
SITE PLAN 01
Proj. No.: 2120
Date: 8/5/2022
Sheet No.: 3:03:01 PM
SP101

