

LEGEND

- SS — EXISTING SEWER LINE
- SS — PROPOSED SEWER LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- - - - EXISTING CONTOURS
- - - - PROPOSED CONTOURS
- — — — EXISTING STORMWATER PIPE
- — — — PROPOSED STORMWATER PIPE
- - - - RR ROW — EXISTING RAILROAD R/W
- — — — RR ROW — PROPOSED RAILROAD R/W
- RL — RL — EXISTING RAILROAD R/W
- RL — RL — PROPOSED RAILROAD R/W
- RL — RL — PROPOSED ROOF LEADER
- RL — RL — PROPOSED RETAINING WALL

PROJECT SUMMARY

PROJECT NAME: HENDERSON COUNTY DETENTION CENTER
200 N GROVE STREET
HENDERSON COUNTY, NC

PIN # 9568-97-1859

PLAT: SLIDE 8133
SLIDE 3266

ZONING PLANNED INSTITUTIONAL DEVELOPMENT (PID)

OWNER HENDERSON COUNTY
1 HISTORIC COURTHOUSE SQUARE
HENDERSONVILLE, NC 28792

DEVELOPER HENDERSON COUNTY
CHRISTOPHER TODD
HENDERSON COUNTY ENGINEER
828-694-5850

ENGINEER JARED L. DERIDDER, P.E.
WGLA ENGINEERING, PLLC
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28792

ARCHITECT FENTRESS ARCHITECTS
421 BROADWAY
DENVER, COLORADO 80203
CHARLES CANNON, RA

SURVEYOR ED HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.
200 RIDGE FIELD COURT, SUITE 215
ASHEVILLE, NC 28806

ACRES 14.78 AC.±

PRE DEVELOPMENT GROUND COVER SUMMARY
GRASS/OPEN SPACE: 5.38 AC ± (36.4%)
IMPERVIOUS: 9.40 AC ± (63.6%)

POST DEVELOPMENT GROUND COVER SUMMARY
GRASS/OPEN SPACE: 4.81 AC ± (32.5%)
IMPERVIOUS: 9.97 AC ± (67.5%)

WATER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE

SEWER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE

BUILDING SETBACKS 40' FROM ANY ROAD RIGHT-OF-WAY
10' FROM RIGHT-OF-WAY WHEN PARKING IS SITUATED TO THE REAR OR SIDE OF THE LOT AND SCREENED FROM VIEW 25' FROM ANY EXTERIOR PROPERTY BOUNDARY

MAX ALLOWABLE BUILDING HEIGHT: 50'-0"
PROPOSED BUILDING HEIGHT: SEE ARCH PLANS

PARKING SUMMARY:
EXISTING SHERIFF/JAIL: 160 SPACES
PROPOSED SHERIFF/JAIL: 187 SPACES

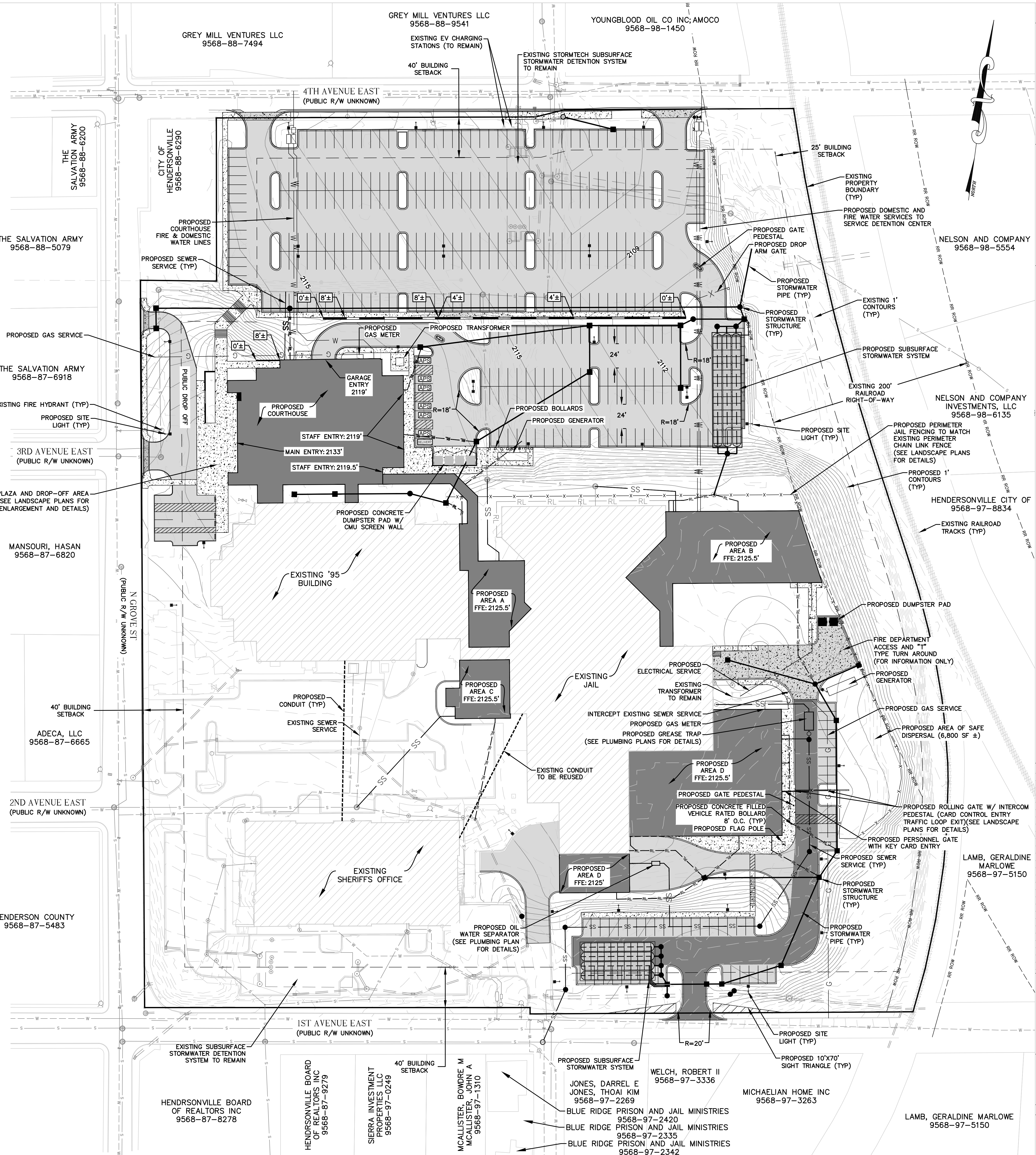
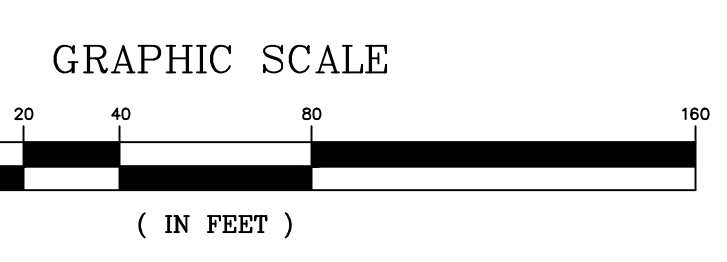
EXISTING COURTHOUSE STAFF/VISITOR: 302 SPACES
PROPOSED COURTHOUSE STAFF/VISITOR: 393 SPACES

BLDG SQUARE FOOTAGE SUMMARY:
EXISTING SHERIFFS OFFICE: 63,000 SF ±
EXISTING DETENTION CENTER: 59,891 SF ±
EXISTING COURTHOUSE: 99,116 SF ±

PROPOSED DETENTION CENTER ADDITION: SEE ARCH PLANS SF ±
PROPOSED COURTHOUSE ADDITION: 90,859 SF ±

TOTAL SHERIFFS OFFICE: 63,000 SF ±
TOTAL DETENTION CENTER: SEE ARCH PLANS SF ±
TOTAL COURTHOUSE: 189,975 SF ±

- NOTES:**
- NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOOD PLAIN OR FLOOD WAY.
 - THIS PARCEL AND ALL ADJOINING PARCELS ARE WITHIN THE CITY OF HENDERSONVILLE CITY LIMITS.
 - LIGHTING FOR THE SITE SHALL BE DESIGNED AND INSTALLED SO THAT IT IS DIRECTED AWAY FROM THE ROADWAY AND ANY ADJACENT PROPERTIES AND DOES NOT INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY. ALL LIGHTING TO BE INTERNATIONAL DARK SKY ASSOCIATION COMPLIANT.



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WGLA FENTRESS ARCHITECTS
Engineering

HENDERSON COUNTY COURTHOUSE
200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	PRELIMINARY SITE PLAN	01-10-25

STAMP: NORTH CAROLINA PROFESSIONAL ARCHITECT
Preliminary Not For Construction
JARED L. DERIDDER

DRAWING TITLE: SITE PLAN
PROJECT #: 2022006.003
SHEET NUMBER: CC-200

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