

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: Thursday, June 18, 2009

Subject: Eagle Spring Major Subdivision Development Plan Extension

Attachments:

1. Letter Requesting Extension
2. Development Plan

SUMMARY OF REQUEST:

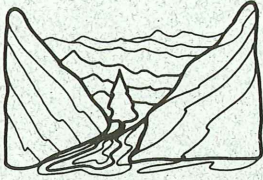
On June 21, 2007, the Planning Board approved the Eagle Spring Major Subdivision Development Plan subject to the completion of conditions imposed during the Planning Board meeting. A total of 12 single-family residential lots are proposed on the 17.80 acres. Per Section 200A-310 of the Land Development Code, Development Plan approval is valid for two (2) years; however, the approving agency may, for just cause, grant up to two (2) one-year extensions for development plan approval. On May 29, 2009, Mr. William G. Lapsley, agent to Eddie Watkins, owner, submitted a letter requesting a one-year extension of the Development Plan (See Attachment 1).

PLANNING BOARD ACTION REQUESTED:

The Planning Board may grant or deny the extension request.

Suggested Motion:

I move that the Planning Board grant a one-year Development Plan extension for Eagle Spring, extending approval through June 21, 2010.



William G. Lapsley & Associates, P.A.

Consulting Civil Engineers and Land Planners

William G. Lapsley, P.E.
William R. Buie, P.E.
G. Thomas Jones III, P.E.
Donald L. Hunley, P.E.

May 29, 2009

Mr. Matthew Cable, Planner
Henderson County Planning Department
213 First Avenue East
Hendersonville, North Carolina 28792



RE: Eagle Springs Subdivision
2007-M21

Dear Mr. Cable:

Please consider this letter to be the land owner's request for a one (1) year time extension for the development plan approval for the above referenced subdivision.

The roadway has been graded however, the stone base and pavement installation remains to be done. The final utility lines (power & phone) have not yet been installed.

The current economic environment has curtailed completion of the site improvements for this subdivision.

If you have any questions or need additional information please feel free to contact our office.

Sincerely,

William G. Lapsley, P.E.

CC: Eddie Watkins

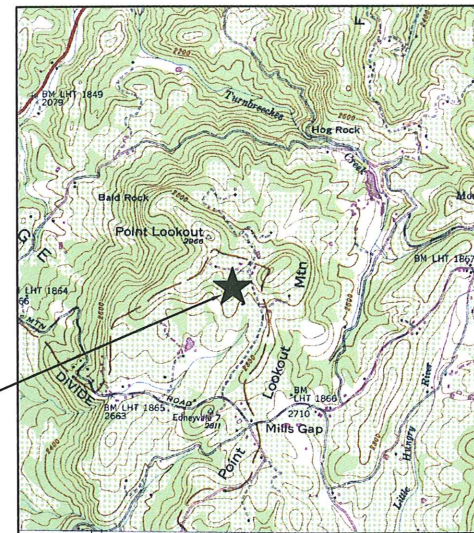


WILLIAM G. LAPSLEY & ASSOCIATES P.A.
CONSULTING ENGINEERS & LAND PLANNERS
ASHEVILLE, NORTH CAROLINA

EAGLE SPRING SUBDIVISION
EDNEYVILLE TOWNSHIP
HENDERSON COUNTY,
NORTH CAROLINA

COMBINED
SITE MASTER PLAN and
SITE DEVELOPMENT PLAN

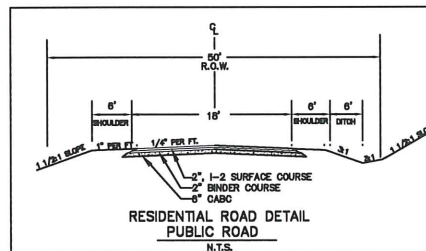
sheet
1 of 3



LOCATION MAP
N.T.S.

LEGEND

- DROP INLET
- CULVERT PIPE
- CONTOUR LINE
- NATURAL DRAINAGE WAY
- NATURAL DRAINAGE WAY EASEMENT



PROJECT SUMMARY

TOTAL PROJECT AREA	17.80 Acres
NUMBER OF RESIDENTIAL LOTS	12
MAXIMUM LOT SIZE	1.81 ac. (78,844 sq ft.)
MINIMUM LOT SIZE	0.97 ac. (42,253 sq ft.)
LENGTH OF PROPOSED PUBLIC ROADS	1140 LF
WATER SYSTEM	INDIVIDUAL WELLS
SEWER SYSTEM	INDIVIDUAL SEPTIC SYSTEM
DISTANCE TO PUBLIC WATER	3.6 MILES
DISTANCE TO PUBLIC SEWER	3.6 MILES
CURRENT ZONING CLASSIFICATION	OPEN USE
BUILDING SETBACKS	CURRENT PROPOSED
FRONT	60 FT
SIDE	35 FT
REAR	35 FT

TOPOGRAPHY FROM
USGS MAP - BAT CAVE

PROPERTY INFORMATION

WILLIAM VERNON WATKINS TRUST
DOUGLAS EDDIE WATKINS TRUSTEE
1134 HIGHLAND AVENUE
HENDERSONVILLE, NC 28792
0611-32-1408 DB 1049, PG 519
0611-22-7993 DB 1219, PG 630
www.wgla.com

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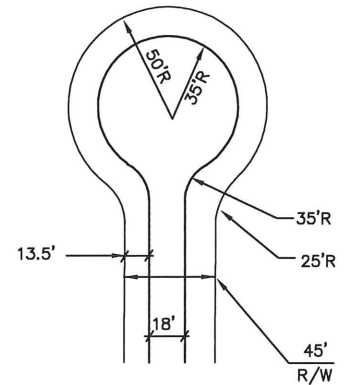
Revisions

NO.	DATE	REVISION
1	5-23	COUNTY COMMENTS

date: 7/07
job: 06132
drawn: KHC

CUL-DE-SAC DETAIL

N.T.S.



GRAPHIC SCALE

