

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: February 25, 2008
TO: Technical Review Committee
Review Agencies (see distribution list)
TRC MEETING DATE: March 4, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Henderson County
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plan

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on March 4, 2008.

Major Site Plan Review

Calloway, Johnson, Moore and West agent, on behalf of the owner, Henderson County submitted the major site plan for this project. This project is the Edneyville Park, located in the R2-MH zoning district and is defined by S.R. 4.16.

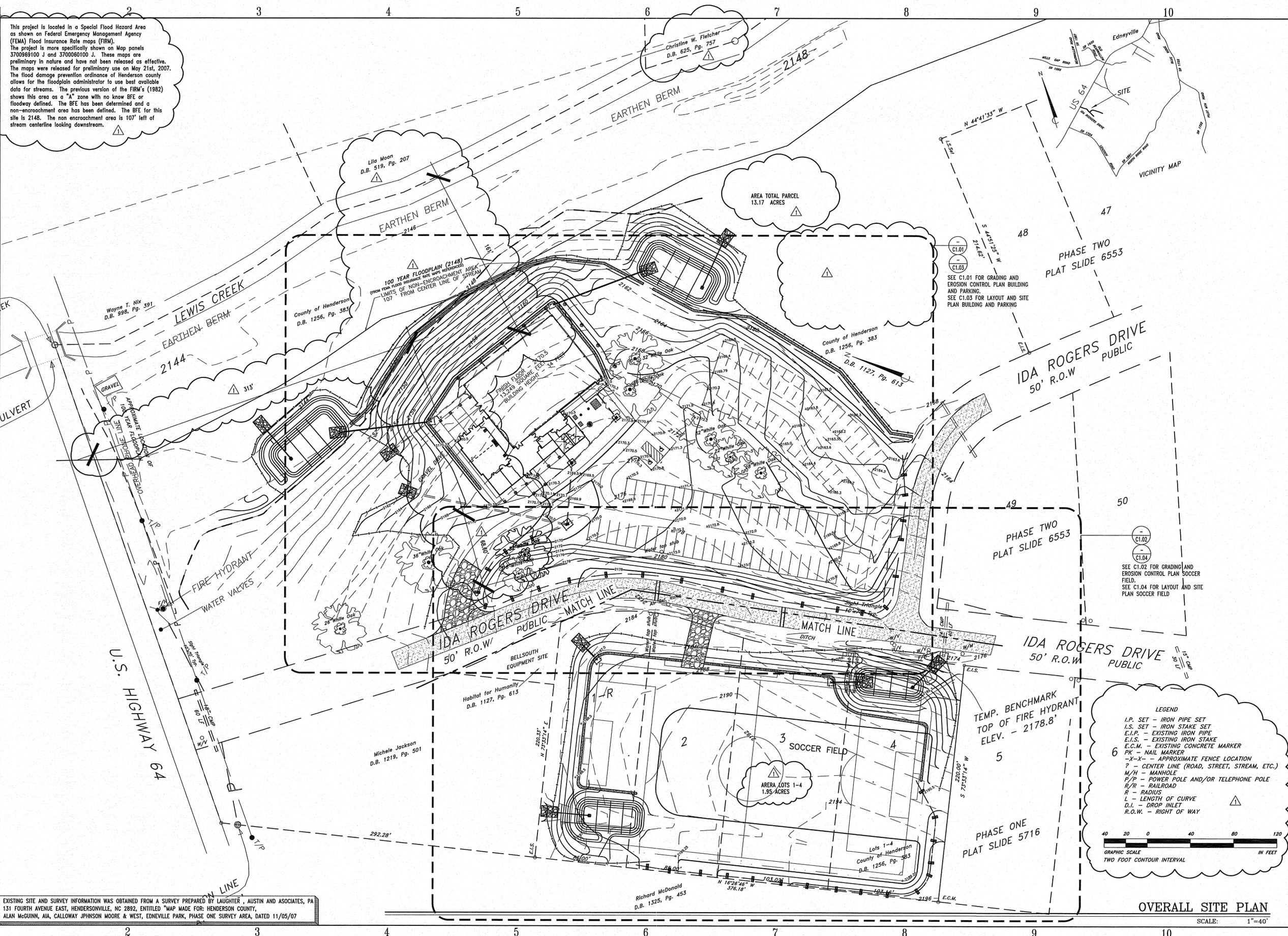
SR 4.16. Park

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.

The project site is located on approximately 12.1 acres of land (PIN: 0601-00-0987) located at 15 Ida Rogers Drive. The project is not located in a water supply watershed district but is located within the floodplain (see Plan). The project is located in the Residential 2 – Manufactured Housing (R2-MH) zoning district. Public water and private septic are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Please review the attached plans and be prepared to address any issues with the applicant at the TRC Meeting. If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

This project is located in a Special Flood Hazard Area as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRM). The project is more specifically shown on Map panels 3700989100 J and 3700060100 J. These maps are preliminary in nature and have not been released as effective. The maps were released for preliminary use on May 21st, 2007. The flood damage prevention ordinance of Henderson county allows for the floodplain administrator to use best available data for streams. The previous version of the FIRM's (1982) shows this area as a "A" zone with no known BFE or floodway defined. The BFE has been determined and a non-encroachment area has been defined. The BFE for this site is 2148. The non encroachment area is 107' left of stream centerline looking downstream.



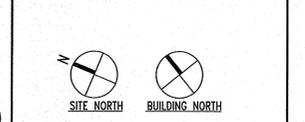
architecture | engineering | interior design
 One Page Avenue ; Suite 200
 Asheville, North Carolina 28801
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revisions	
01-18-08	BIDS
02-12-08	ADDENDUM No 1

Edneyville Community Park

OWNER:
 HENDERSON COUNTY
 100 N KING ST.
 HENDERSONVILLE, NC
 28792



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 Callaway Johnson Moore & West, P.A.

OVERALL SITE PLAN
 sheet

C1.00

date: Jan 18, 2008
 commission: 07-3030
 drawn by: AJS

F:\proj07-3030\Drawings\Civil\Plt_Site\07-3030 C100.dwg alfonsa.socarras Feb 12, 2008 2:36pm

EXISTING SITE AND SURVEY INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY LAUGHTER, JUSTIN AND ASSOCIATES, PA 131 FOURTH AVENUE EAST, HENDERSONVILLE, NC 2892, ENTITLED "MAP MADE FOR: HENDERSON COUNTY, ALAN MCGUINN, AIA, CALLOWAY JPHNSON MOORE & WEST, EDNEYVILLE PARK, PHASE ONE SURVEY AREA, DATED 11/05/07

LEGEND

- I.P. SET - IRON PIPE SET
- I.S. SET - IRON STAKE SET
- E.I.P. - EXISTING IRON PIPE
- E.I.S. - EXISTING IRON STAKE
- E.C.M. - EXISTING CONCRETE MARKER
- PK - NAIL MARKER
- X-X - APPROXIMATE FENCE LOCATION
- ? - CENTER LINE (ROAD, STREET, STREAM, ETC.)
- M/H - MANHOLE
- P/P - POWER POLE AND/OR TELEPHONE POLE
- R/R - RAILROAD
- R - RADIUS
- L - LENGTH OF CURVE
- D.I. - DROP INLET
- R.O.W. - RIGHT OF WAY

GRAPHIC SCALE
 TWO FOOT CONTOUR INTERVAL

SCALE: 1"=40'