

**HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE**

STAFF REPORT

MEETING DATE: November 6, 2007

APPLICATION: Park Ridge Hospital Doctors Building Out Parcel (#2007-M37)

NAME OF APPLICANT: Kenneth Cobb, Fletcher Hospital Inc.

DEPARTMENT: Planning

ATTACHMENTS: Combined Master and Development Plan

SUMMARY OF REQUEST:

Mr. Kenneth Cob, engineer for Fletcher Hospital, Inc., agent, on behalf of the owner, Fletcher Hospital, Inc., submitted the Combined Master and Development Plan for Park Ridge Hospital Doctors Building Out Parcel. The project is located on 5.29 acres of land (PIN: 9661-15-0695) off Naples Road (SR 1534). The applicant is proposing one (1) lot on .735 acres for commercial purposes. The project is located in the Office and Institutional (OI) zoning district. The project is not located in a water supply watershed district nor is it located within the floodplain (see Plan). The project site does not contain any slopes in excess of 60 percent. Private roads, public water (City of Hendersonville) and public sewer (City of Hendersonville) are existing for the out parcel. A 45- foot row-of-way is proposed for a portion of Doctors Drive.

HENDERSON COUNTY
SUBDIVISION APPLICATION FORM

Date of Application 10/18/2007 Subdivision Name PARK RIDGE HOSPITAL
(DOCTOR'S BUILDING OUTPARCEL) Application Number _____
* Major Subdivision * Minor Subdivision * Other

Property Owners Name: FLETCHER HOSPITAL, INC.

Address: PO Box 1569

City, State, Zip: FLETCHER, NC 28732

Owner's Agent: KEN CORRB / BARRY WEST McABEE & ASSOCIATES (LAND SURVEYOR)

Telephone No: (828) (604) 8501 (828) 628-1295

PIN 9661-15-0695 Deed Book/Page 742/555

Zoning District C/I Fire District FLETCHER Watershed NO

Location of property to be divided: INTERSECTION OF DOCTOR'S DRIVE (PRIVATE)
& HOSPITAL DRIVE (PRIVATE) @ NAPLES ROAD

Type of Subdivision: () Residential Commercial () Industrial Present Use _____

No. Lots Created 1 Original Tract Size 5.29 AC New Tract Size 0.74 AC No. New Lots 1

Road System: () Public () Private Combination Public and Private

Water System: () Individual () Community Municipal
Sewer System: () Individual () Community Municipal] - CONNECTIONS ALREADY IN PLACE

Cemetery on Property: () Yes No

Fee: \$ 430.00 Paid Method CHECK

I certify that the information shown above is true and accurate and is in conformance with the Henderson County Subdivision Ordinance.

Kenneth W Cobb 10-22-07
APPLICANT (OWNER OR AGENT) DATE

Development Plan Approval / Conditions _____

Final Plat Approval: _____ Plat Recorded _____

APPOINTMENT OF AGENT FORM (OPTIONAL)

FLETCHER HOSPITAL INC DBA

I PARK RIDGE HOSPITAL owner of property located on DOCTORS DRIVE
(Name) (Street Name)

recorded in 742 555 and having a parcel identification number of 9661-15-0695
(Deed Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint Kae Cobb
(Agent's Name)

to represent me in an application to the Planning Department and authorize him/her to act as my agent in all matters, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

James Bond, CEO
Property Owner

10-22-07
Date

NOTES:

- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F-1/R/L/3 37012500208, DATED MARCH 1 1992.
- 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- 3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
- 4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 5) AREA BY COORDINATE COMPUTATION.
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THE COMBINED GRID FACTOR UTILIZED FOR THIS SURVEY WAS 0.99977687.
- 7) SUBJECT PROPERTY IS ZONED "OFFICE/INSTITUTIONAL" PER THE HENDERSON COUNTY ZONING ORDINANCE. BUILDING SETBACKS PER THE ZONING ORDINANCE (AS SHOWN):
FRONT - 20'
SIDES AND REAR - 10'
- 8) CONTOUR DATA SHOWN HEREON TAKEN FROM HCDOT LIDAR DATA.

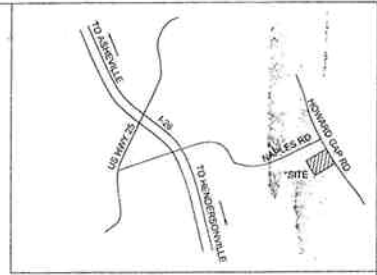
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24° 11' 20" E	29.80
L2	N 02° 30' 30" E	22.95
L3	N 84° 32' 52" W	105.71
L4	S 64° 46' 41" W	215.22
L5	S 84° 46' 41" W	83.77
L6	S 31° 46' 52" W	30.39
L7	N 53° 11' 53" W	26.79
L8	N 27° 25' 42" W	14.32
L9	N 25° 17' 38" W	250.78
L10	N 24° 13' 20" W	13.28
L11	S 67° 01' 05" W	30.01
L12	S 67° 01' 05" W	0.85
L13	S 67° 01' 05" W	176.43
L14	N 74° 12' 20" W	12.51
L15	N 24° 14' 50" W	141.82
L16	N 87° 34' 47" E	178.66
L17	N 67° 33' 12" E	50.20
L18	S 84° 29' 52" E	2.25
L19	N 65° 26' 13" E	177.41
L20	S 2° 10' 20" E	14.67

REFERENCES:

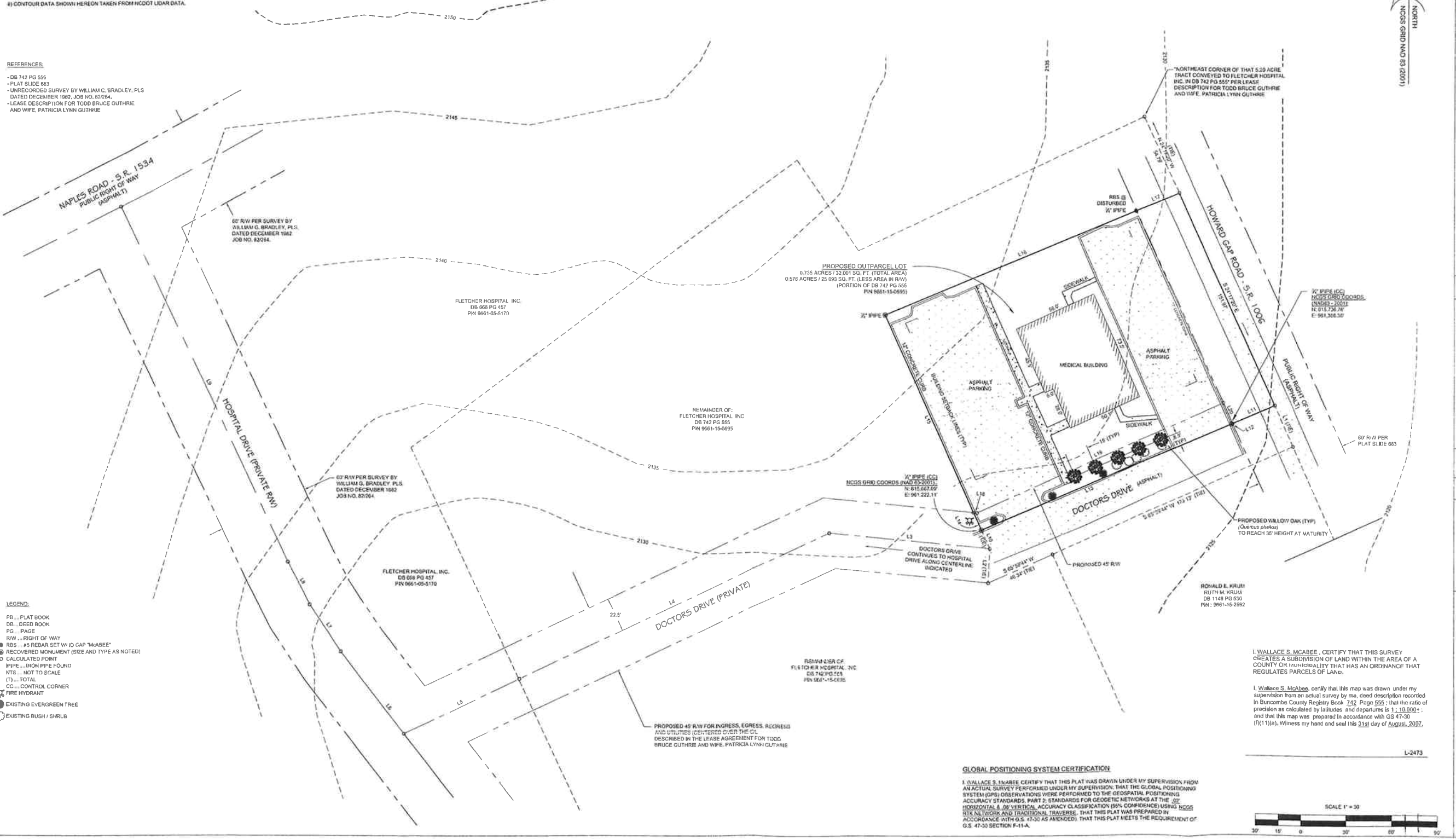
- DB 742 PG 555
- PLAT SLIDE 683
- UNRECORDED SURVEY BY WILLIAM C. BRADLEY, PLS DATED DECEMBER 1982, JOB NO. 82704.
- LEASE DESCRIPTION FOR TODD BRUCE GUTHRIE AND WIFE, PATRICIA LYNN GUTHRIE

PROJECT SUMMARY:
 TOTAL PROJECT AREA: 0.735 ACRES
 TOTAL # OF NEW LOTS: ONE
 WATER SYSTEM: PUBLIC
 SEWER SYSTEM: PUBLIC
 DISTANCE TO PUBLIC WATER SYSTEM: ON-SITE (EXISTING CONNECTION)
 DISTANCE TO PUBLIC SEWER SYSTEM: ON-SITE (EXISTING CONNECTION)

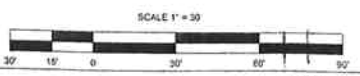


DATE:	10/19/07
PROJECT NO.:	1001
DRAWING NO.:	GD-204
DRAWN BY:	JHW
SCALE:	1"=60'

OWNER:
 FLETCHER HOSPITAL, INC.
 FLETCHER HOSPITAL
 FLETCHER, NC 28732



- LEGEND:
- PL - PLAT BOOK
 - DB - DEED BOOK
 - PG - PAGE
 - R/W - RIGHT OF WAY
 - R/S - REAR SET BY ID CAP "McABEE"
 - ⊙ - RECOVERED MONUMENT (SIZE AND TYPE AS NOTED)
 - - CALCULATED POINT
 - PIPE - IRON PIPE FOUND
 - NTS - NOT TO SCALE
 - (T) - TOTAL
 - CC - CONTROL CORNER
 - ⊕ - FIRE HYDRANT
 - - EXISTING EVERGREEN TREE
 - - EXISTING BUSH / SHRUB



GLOBAL POSITIONING SYSTEM CERTIFICATION
 I, WALLACE S. McABEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION. THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2, STANDARDS FOR GEODETIC NETWORKS AT THE 100% HORIZONTAL & 0% VERTICAL ACCURACY CLASSIFICATION (95% CONFIDENCE) USING NGS RTK NETWORK AND TRADITIONAL TRAVERS, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-26 AS AMENDED, THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A.

I, WALLACE S. McABEE, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 I, Wallace S. Mcabee, certify that this map was drawn under my supervision from an actual survey by me, deed description recorded in Buncombe County Registry Book 216, Page 555; that the ratio of precision as calculated by latitudes and departures is 1:10,000; and that this map was prepared in accordance with G.S. 47-30 (f)(1)(a). Witness my hand and seal this 31st day of August, 2007.

BY COMBINED MASTER AND DEVELOPMENT PLAN FOR:
**PARK RIDGE HOSPITAL
 DOCTORS BUILDING OUT PARCEL**

NO.	DATE	DESCRIPTION



McAbee & Associates, PA
 Professional Land Surveyors
 Wallace S. McAbee, PLS Telephone: 828-628-1293
 Eric S. McAbee, PLS Fax: 828-628-1291
 3 McAbee Trail, Fayetteville, North Carolina, 28730

RECEIVED
 10/19/07
 via email

PORTION OF PIN: 9661-15-0695