

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: April 25, 2008
TO: Technical Review Committee
TRC MEETING DATE: May 6, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Seven Falls, LLC/William G. Lapsley & Associates, P.A.
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on May 6, 2008.

Major Site Plan Review

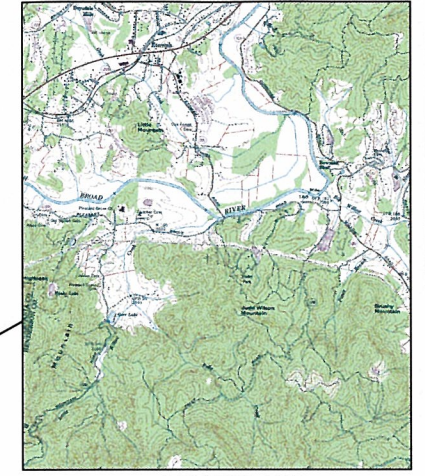
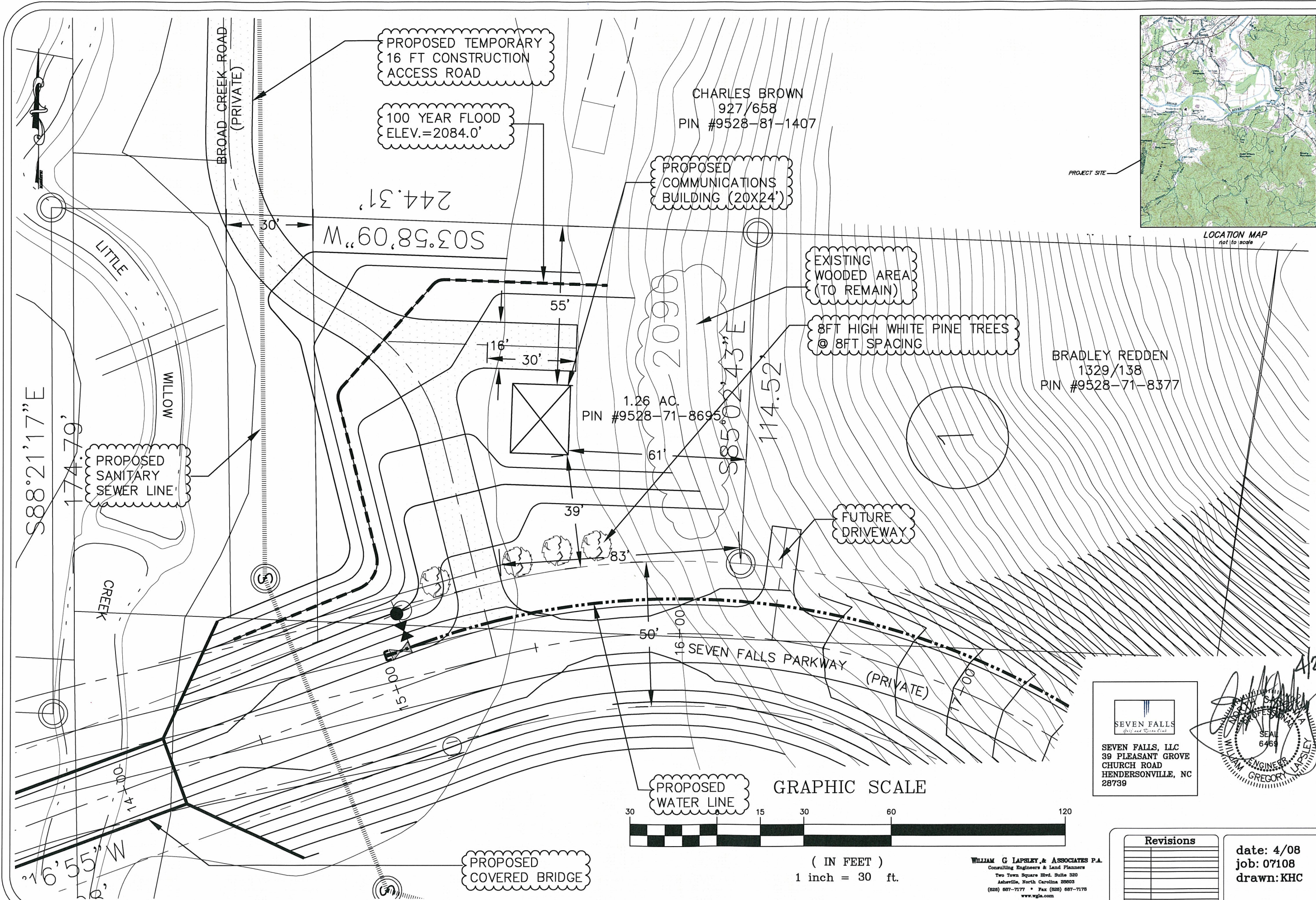
William G. Lapsley & Associates, P.A. agent, on behalf of the owner, Seven Falls, LLC submitted the major site plan for this project. They wish to utilize the property for Utility Substation which requires major site plan review per supplemental requirement 9.12.

SR 9.12. *Utility Substations*

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Separation. *Utility substations* shall not be placed within 75 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (4) Security. Transformer stations shall be enclosed by a woven wire fence at least eight (8) feet in height. Other utility stations shall be completely enclosed either by a *building* or a wire fence at least eight (8) feet in height.
- (5) Screening. Screen Class One (1), Two (2), Three (3) or Four (4) shall be provided where the *structure footprint* exceeds 200 square feet if adjacent to an existing residential use, consistent with the requirements of §200A-150 (Screen Classification).

The project site is located on approximately 261.8000 acres of land (PIN:9527865583) located in Etowah between Pleasant Grove Road and Pleasant Grove Church Road. The project is located in the Residential 3 and Residential 2-MH zoning district. Private water and sewer are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

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.



LOCATION MAP
not to scale

PROPOSED TEMPORARY
16 FT CONSTRUCTION
ACCESS ROAD

100 YEAR FLOOD
ELEV.=2084.0'

CHARLES BROWN
927/658
PIN #9528-81-1407

PROPOSED
COMMUNICATIONS
BUILDING (20X24')

EXISTING
WOODED AREA
(TO REMAIN)

8FT HIGH WHITE PINE TREES
@ 8FT SPACING

BRADLEY REDDEN
1329/138
PIN #9528-71-8377

1.26 AC.
PIN #9528-71-8695

FUTURE
DRIVEWAY

SEVEN FALLS PARKWAY
(PRIVATE)

PROPOSED
WATER LINE

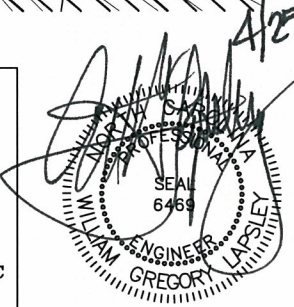
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PROPOSED
COVERED BRIDGE

SEVEN FALLS
SEVEN FALLS, LLC
39 PLEASANT GROVE
CHURCH ROAD
HENDERSONVILLE, NC
28739



Revisions

date: 4/08
job: 07108
drawn: KHC

sheet
1 of 1



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

SEVEN FALLS
GOLF & RIVER CLUB
HENDERSON COUNTY,
NORTH CAROLINA

PROPOSED
COMMUNICATIONS BUILDING
SITE

WILLIAM G LAPSLEY & ASSOCIATES P.A.
Consulting Engineers & Land Planners
Two Town Square Blvd. Suite 320
Asheville, North Carolina 28603
(828) 687-7177 • Fax (828) 687-7178
www.wgla.com