

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: July 24, 2008
TO: Technical Review Committee
TRC MEETING DATE: August 5, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Cobblestone Subdivision (storage tank) / EAS Professionals, Inc.
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 August 5, 2008.

Major Site Plan Review

Tom McCanless of EAS Professionals, Inc., agent, on behalf of the Cobblestone Subdivision submitted the major site plan for this project. They wish to utilize the property for storage tank use which requires major site plan review per S.R. 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 1.9800 acres of land (PIN: 9576503480) located on Pinnacle Mountain Road, Flat Rock. The project is located in the Residential 2-MH (R2-MH) zoning district. Private water and private 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.

(If necessary use back of form or additional sheets for comments)

Date: July 25, 2008

Owner Name:

Mailing Address:

Situs Address:

PIN: 9576503480

FLAT ROCK VALLEY LLC

101 PINNACLE PEAK LN

No Address Found

Parcel Number: 1008195



History:

No History Found

Permit:

No Permit Found

Date:

No Date Found

NEW Zoning Districts:

Residential 2 - MH

Acreage:

1.9800

Municipality Boundaries:

No City Found

<http://www.hendersoncountync.org/Images/Ordinances/Hendersonville/1345p118.tif>

Water Supply Watersheds:

No Watershed Found

No Watershed Found

No Watershed Found

Floodplain 1982:

No Flood Zone Found

No Flood Zone Found

PRELIMINARY 2007 Flood Zone:

No Preliminary Flood Zone Found

PRELIMINARY 2007 Floodway:

No Preliminary Floodway Found

Protected Ridges:

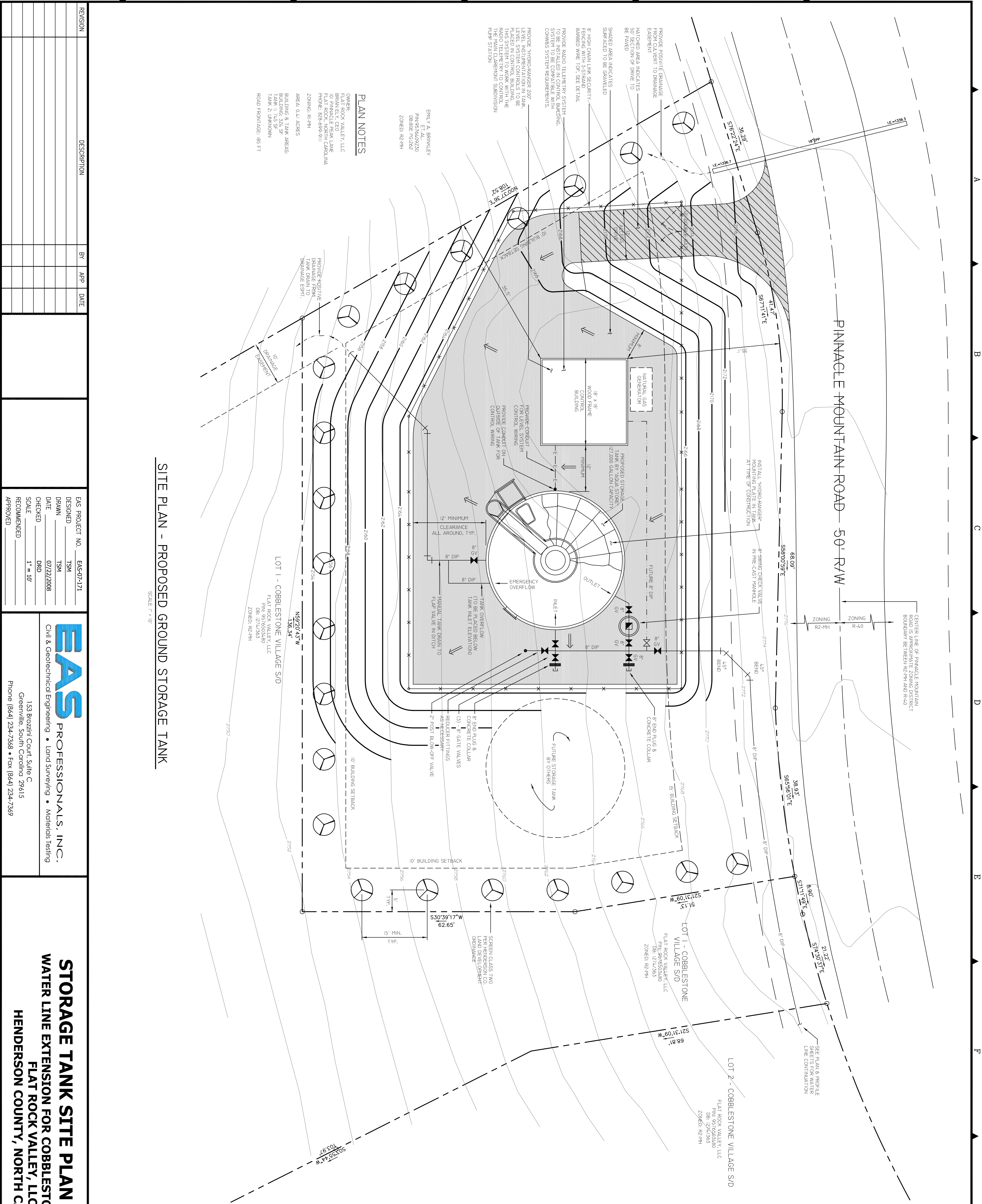
No

City of Hendersonville Annexation
Resolution:

No

Fire Tax Districts:

06 Green River Fire



VICINITY MAP

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4249 THREE TIMES PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. ALL WORKMANSHIP WILL BE CONFORMED TO HENDERSON COUNTY STANDARDS.
4. EXISTING ROADWAY ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION, NO GRADING SHALL BE REQUIRED UNTIL SUCH TIME AS THE CONTRACTOR HAS COMPLETED ALL GRADING ACTIVITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD LAYOUT OR PROPOSED IMPROVEMENTS.
6. STATE MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.
7. ALL EXCAVATION SHALL BE BACKFILLED WITH A MAXIMUM DENSITY OF 98% MAXIMUM DENSITY SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATION MATERIALS FROM THE SITE OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND IS DEPOSITED INTO A PRIVATE OR COUNTY OWNED ROAD.

AS-BUILT PLANS TO BE CERTIFIED BY THE ENGINEER

SEE SHEET C-05 FOR WATER LINE SPECIFICATIONS & NOTES

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STORAGE TANK SITE PLAN & DETAILS

WATER LINE EXTENSION FOR COBBLESTONE SUBDIVISION

FLAT ROCK VALLEY, LLC

HENDERSON COUNTY, NORTH CAROLINA

C-25

25 OF 26