

Henderson County

Code Enforcement Services

100N King St Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: December 21, 2009
TO: Technical Review Committee
TRC MEETING DATE: January 5, 2010
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Associated Land Surveying/Barbara Owens
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 January 5, 2010.

Major Site Plan Review

Associated Land Surveying agent, on behalf of the owner, Barbara Owens submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Service which requires major site plan review per S.R. 7.14.

SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (of Gross Floor Area)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

The project site is located on approximately 1.23 acres of land (PIN: 9528892746) located at 6518 Brevard Rd. The project is located in the Community Commercial (CC) zoning district. Public 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.



Annotations

Bookmarks

Layers - BETA

Address Points

 Parcels

Name	Value
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Name

Value

Pictometry

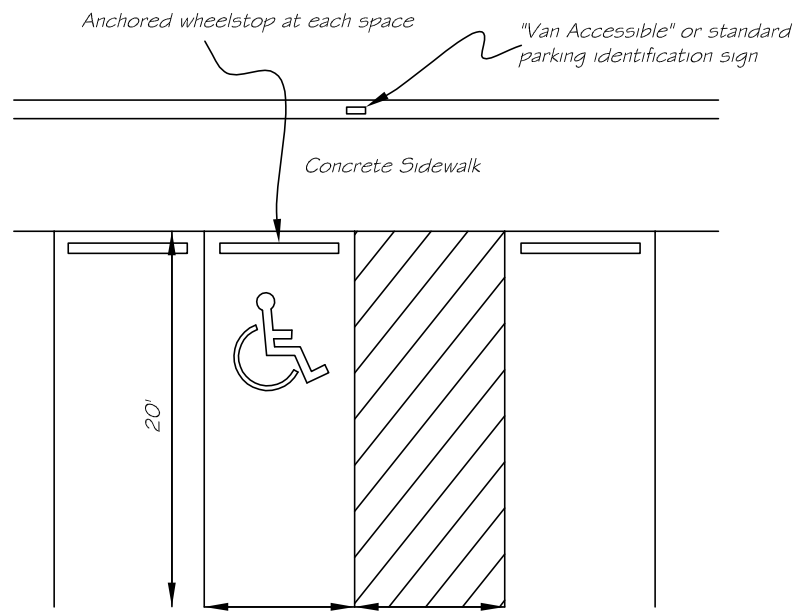
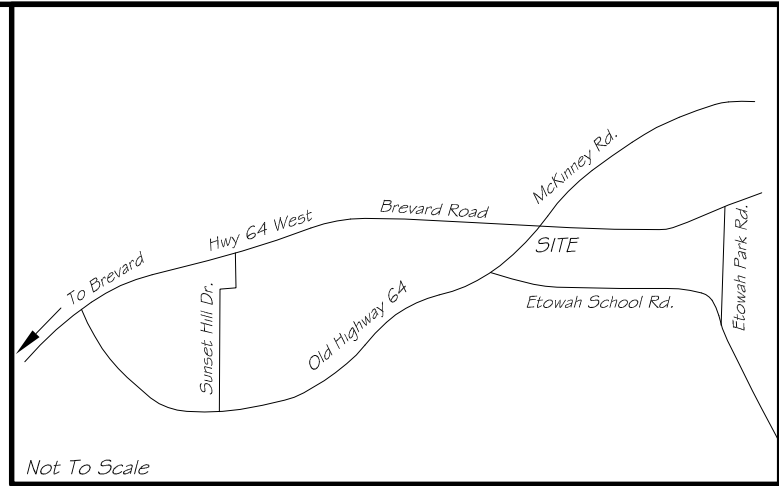
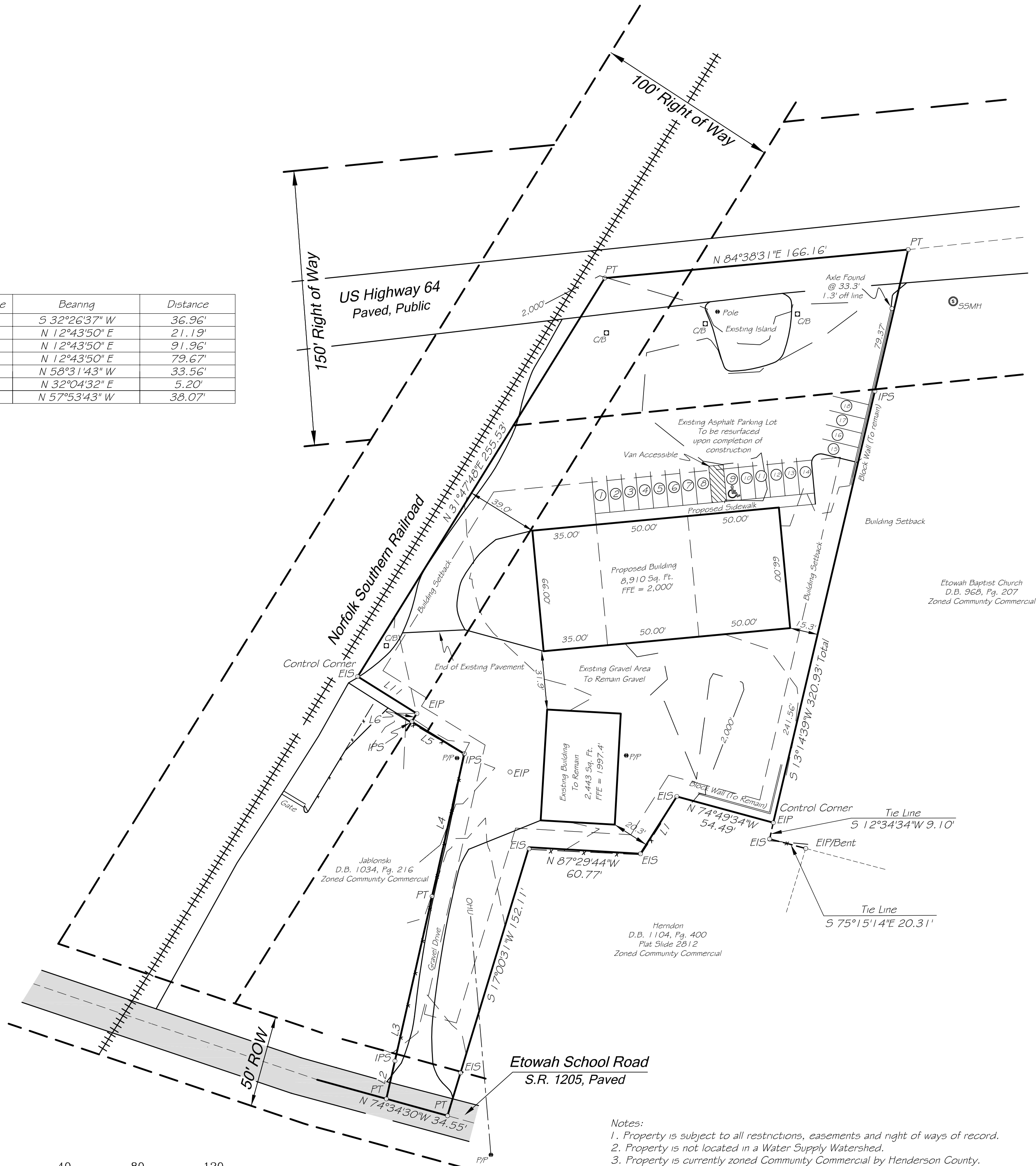
POWERED BY Pictometry © 2000-2009

Trainway

bin

Plat North
Plat Slide 2812

Course	Bearing	Distance
L1	S 32°26'37" W	36.96'
L2	N 12°43'50" E	21.19'
L3	N 12°43'50" E	91.96'
L4	N 12°43'50" E	79.67'
L5	N 58°31'43" W	33.56'
L6	N 32°04'32" E	5.20'
L11	N 57°53'43" W	38.07'



Accessible Parking Space Detail

Note:
Accessible parking spaces and access
aisles shall be level with surface slopes
not exceeding 1:50 in all directions.

The slope to the accessible entrance
shall be less than 1:20

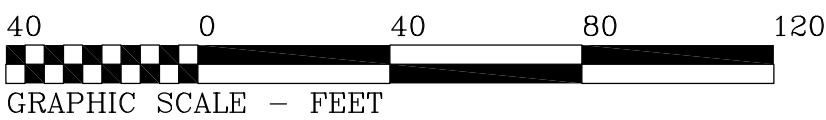
Project Summary
Total Acreage = 1.55 Acres Proposed Units = 4 Proposed Density = 4 units per 1.55 Acres Zoning District = Community Commercial
Total Proposed Parking Spaces = 18 Spaces Required Spaces = 1 per 500 Sq. Ft. 8,910 Sq. Ft. = 18 Spaces
Sewer = Etowah Sewer Company Water = City of Hendersonville
Etowah Horse Shoe Fire District Property is located 100' from an existing fire hydrant on Hwy 64

2' Contour Intervals
Map of Major Site Plan for:
Barbara R. Owens

-Owner-
D.B. 968, Pg. 127
Plat Slide 2812
D.B. 501, Pg. 353
Plat Slide 7759
P.O. Box 148
Etowah, NC 28729
828-891-3235

Pin: 9528-89-1744
Pin: 9528-89-1642
Pin: 9528-89-2743
Portion of Pin: 9528-89-0546

Mills River Township	Henderson County, NC
ASSOCIATED LAND SURVEYORS & PLANNERS PC. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507	
SCALE: 1 Inch = 40 Feet	DATE: December 22, 2009
JOB NO.: S-09-042B	DRAWN BY: CSB C&G 7.0



- Notes:
- Property is subject to all restrictions, easements and right of ways of record.
 - Property is not located in a Water Supply Watershed.
 - Property is currently zoned Community Commercial by Henderson County.
 - Property is located within 1/2 mile of a designated Farmland Preservation District.
 - Area by coordinate computation.

Legend:
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pin Set
C/B = Catch Basin
P/P = Power Pole
ROW = Right of Way
SSMH = Sanitary Sewer Manhole
W/M = Water Meter
x = Fence

SLIDE 7759

State of North Carolina, County of Henderson
filed for registration on the 22 day of May 2009
at 2:25 o'clock P M and recorded in
slide 7759 in the office of the
Register of Deeds of Henderson County.
Debra W. Moles
Register of Deeds
By: Nancy A. Cochran, Deputy.

State of North Carolina
County of Henderson
I, Dr. J. L. Smith Review Officer of Henderson County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.
Dr. J. L. Smith Review Officer
Date 5.22.2009

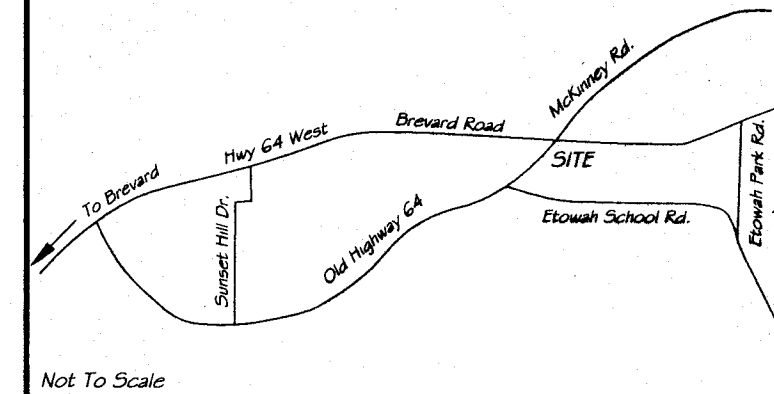
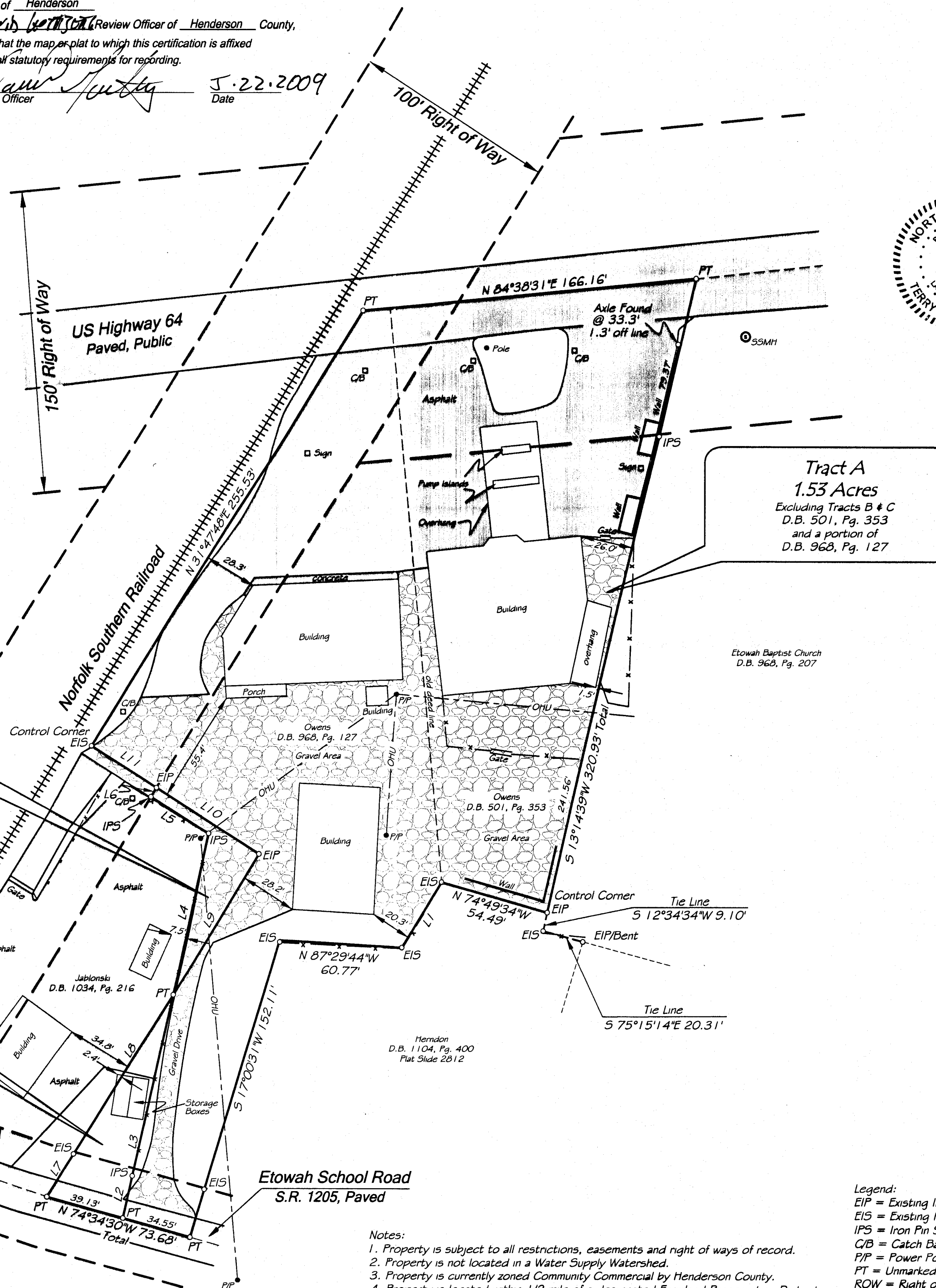
Course	Bearing	Distance
L1	S 32°26'37" W	36.96'
L2	N 12°43'50" E	21.19'
L3	N 12°43'50" E	91.96'
L4	N 12°43'50" E	79.67'
L5	N 58°31'43" W	33.56'
L6	N 32°04'32" E	5.20'
L7	N 32°04'51" E	24.94'
L8	N 32°04'51" E	93.03'
L9	N 32°04'51" E	80.03'
L10	N 57°56'09" W	59.96'
L11	N 57°53'43" W	38.07'

Tract B
0.03 Acre

Portion of D.B. 1034, Pg. 216
to be combined with
Tract A

Tract C
0.05 Acre

Portion of D.B. 968, Pg. 127
to be combined with
D.B. 1034, Pg. 216



Vicinity Map

I, Terry Arthur Baker, certify that this plat
was drawn under my supervision from an actual survey under
my supervision, (deed description recorded in book 968,
page 127...) that the ratio of precision as calculated by
latitudes and departures does not exceed 1:10,000 and that
this map was prepared in accordance with G.S. 47-30 as amended.
Witness my hand and seal this, 22 day of May 2009.

Terry Arthur Baker
Professional Land Surveyor No. L-3107

I, Terry Arthur Baker
Professional Land Surveyor, certify that this
survey is for the recombination of property
and is exempt from the local regulation
under section 200A-94 of the Henderson
County Land Development Ordinance.
Terry Arthur Baker
Professional Land Surveyor L-3107

Map of Recombination for
Barbara R. Owens

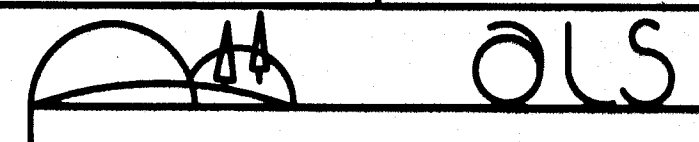
-Owners-
Larry Donald & Barbara Reems Owens
D.B. 968, Pg. 127
Plat Slide 2812

-Owners-
Larry Donald & Barbara R. Owens
D.B. 501, Pg. 353

-Owners-
Don Jablonski
D.B. 1034, Pg. 216

Pin: 9528-89-1744
Pin: 9528-89-1642
Pin: 9528-89-2743
Portion of Pin: 9528-89-0546

Mills River Township Henderson County, NC



ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507

SCALE: 1 Inch = 40 Feet DATE: May 22, 2009
JOB NO.: S-09-042 DRAWN BY: JTB CAG 7.0

40 0 40 80 120
GRAPHIC SCALE - FEET

Legend:
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pin Set
CB = Catch Basin
PP = Power Pole
PT = Unmarked Point
ROW = Right of Way
SSMH = Sanitary Sewer Manhole
WM = Water Meter
--- x --- = Fence

Notes:
1. Property is subject to all restrictions, easements and right of ways of record.
2. Property is not located in a Water Supply Watershed.
3. Property is currently zoned Community Commercial by Henderson County.
4. Property is located within 1/2 mile of a designated Farmland Preservation District.
5. Area by coordinate computation.
6. Lines 2-10 are New Lines.