



Henderson County, North Carolina Code Enforcement Services

MEMORANDUM

DATE: December 22, 2010
TO: Technical Review Committee
TRC MEETING DATE: January 4, 2010
REGARDING: Dan Ducote Office
NAME OF APPLICANT: Jon Laughter
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 4, 2010.

Major Site Plan Review

Jon Laughter submitted the major site plan for this project for the owner, Dan Ducote. They wish to utilize the property for an office which requires major site plan review per S.R. 6.9.

SR 6.9. Office: Business, Professional and Public

- (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 3.47 acres of land (PIN 9528698404) located on Brevard Rd just past Etowah Center Dr. The project is located in a Community Commercial zoning district. 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.

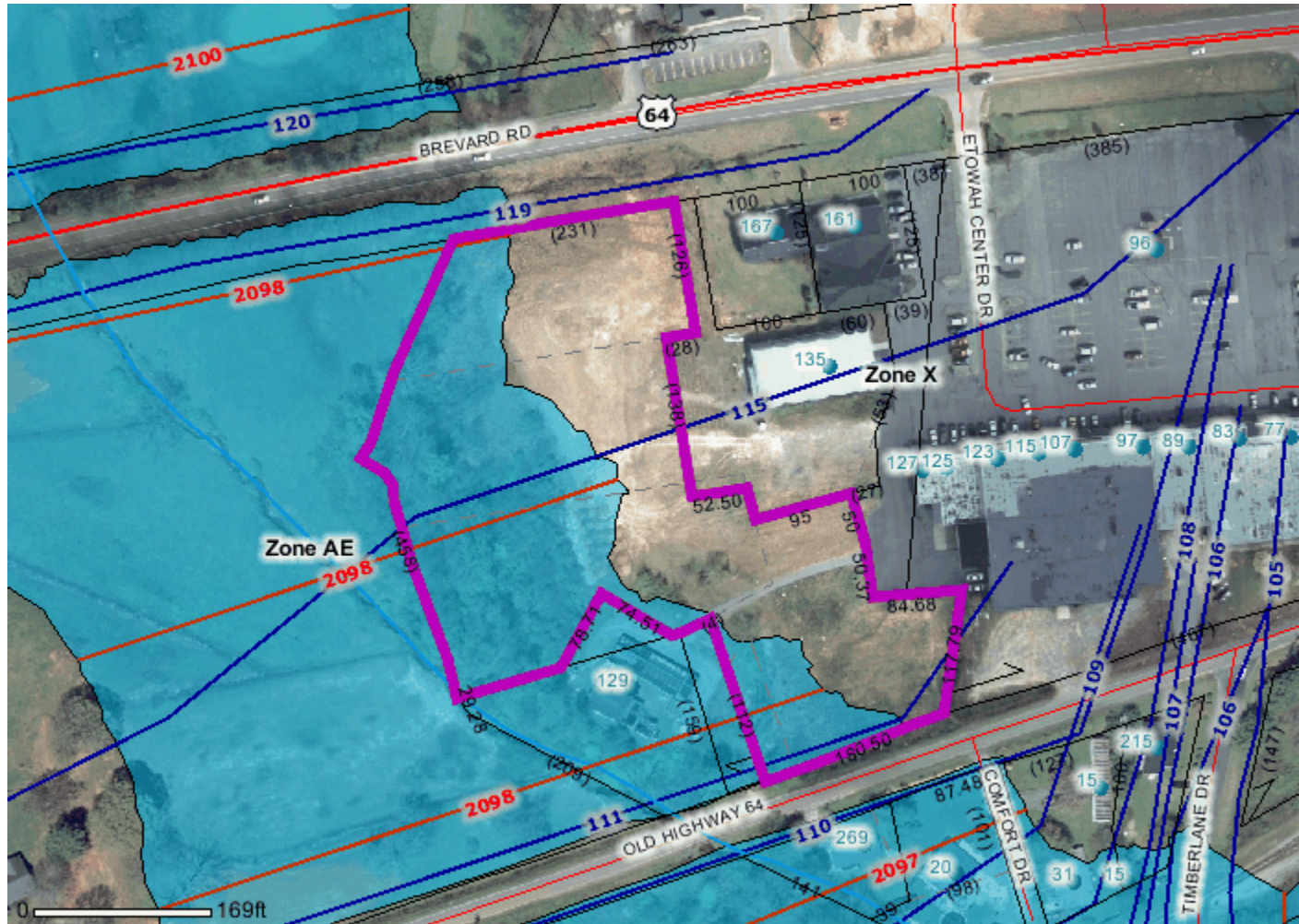
Toby Linville
Director, Code Enforcement Services
100 N King St.
Hendersonville, North Carolina 28792
tlinville@hendersoncountync.org
www.hendersoncountync.org
828-694-6627

Parcel Number: 1013076

DAN DUCOTE ENTERPRISES INC

PO BOX 364

No Address Found



No History Found

No Permit Found

No Date Found

Community Commercial

3.4700

No City Found

No Watershed Found

A Buffer 3701250090B

Zone AE, 1 pct (100 year floodplain)

04 Etowah Horse Shoe Fire

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1. REFERENCES -- DEAD ROAD 1260 , SLIDE 760
PLAT CANNOT BE LOCATED, SLIDE STILL 2804, 3604
2. 4024 DETERMINED BY COORDINATE COMPUTATION
3. MAP IS NOT FOR RECOGNITION
4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC
OBSERVATION UNLESS OTHERWISE SHOWN
5. MINIMUM SPACES:

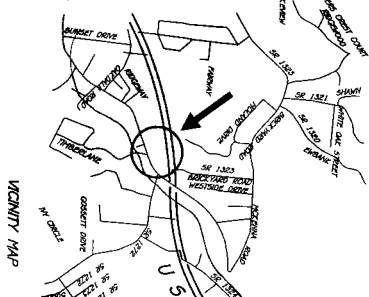
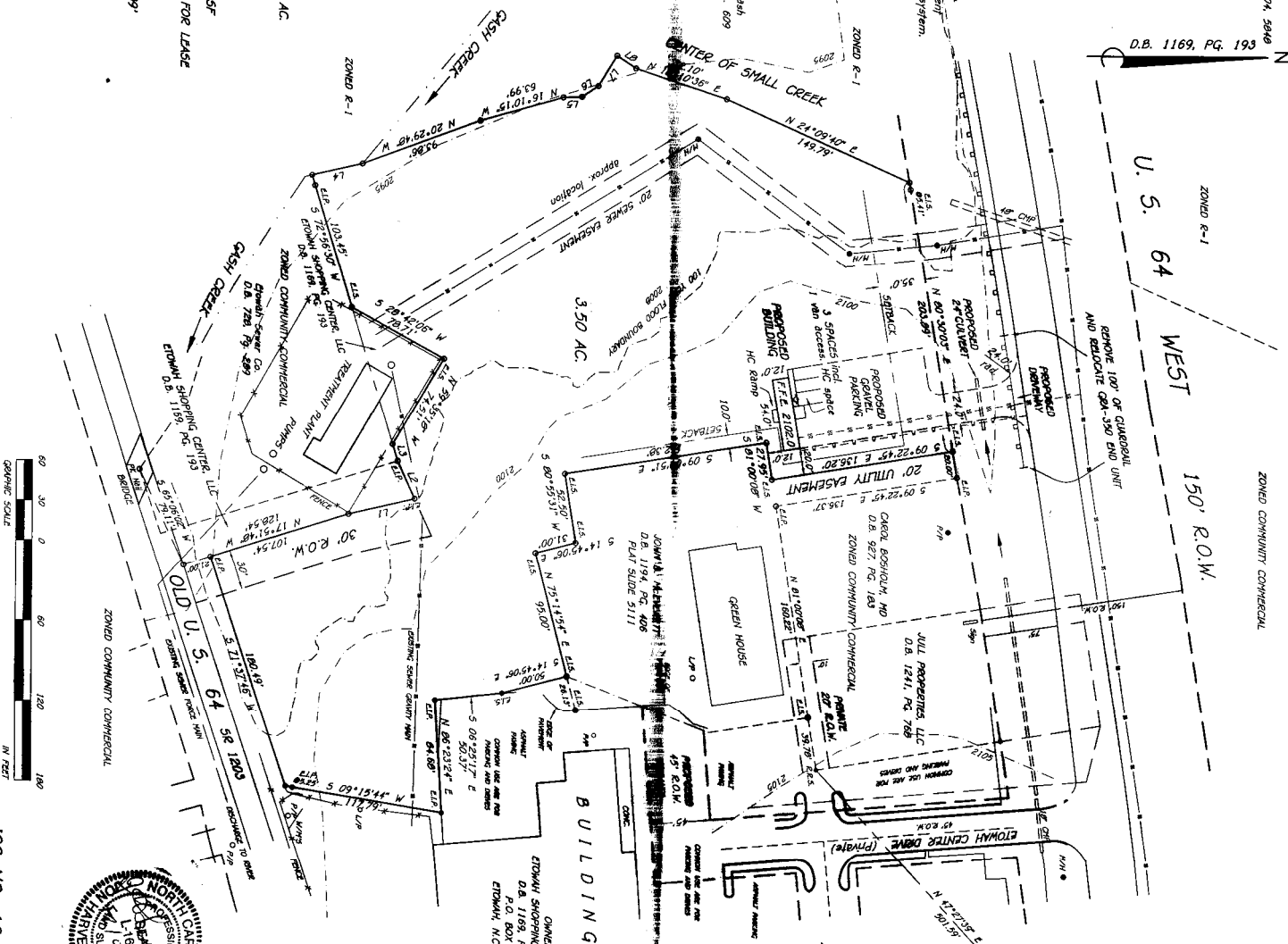
REAR	35'	ZONED COMMUNITY COMMERCIAL
FRONT	10'	
SIDE	10'	
6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE
WRITTEN AUTHORIZATION BY LANCHESTER, AUSTIN AND
ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE
OF THE FACILITIES WAND HEREON.
7. A minimum thirty foot setback for buildings or other
structures, excluding bridges or culverts, is required
along all perennial streambeds indicated on the most
recent versions of USGS 1:24,000 (7.5 minute) scale
topographic maps.
8. This project is located within 1/2 mile of
land in a Farmland Preservation District.
9. The priority rights indicated on this Final Plat may not
meet the requirements of the North Carolina Department
of Transportation for acceptance into the slide road system

A PORTION OF THE SUBJECT PROPERTIES ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA 'A' ZONE WITH NO BASE FLOOD ELEVATION DETERMINED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 570123 00900, EFFECTIVE DATE MARCH 1, 1982. --

[illegible]

LINE	BEARING	DISTANCE
L1	N 13° 16' 08" W	50.62
L2	S 65° 53' 36" W	50.90
L3	S 72° 06' 30" W	13.20
L4	N 13° 23' 03" W	38.40
L5	N 02° 05' 55" W	13.80
L6	N 34° 10' 04" W	14.67
L7	N 50° 40' 12" W	26.57
L8	N 33° 13' 01" E	17.17

TOTAL PROJECT AREA	3.50 AC.
NUMBER OF PROPOSED LOTS/UNITS BY TYPE	1
DENSITY (UNITS/AC)	0.28
BUILDING SIZE (PROPOSED)	640 SF
BUILDING USAGE	SPECULATIVE FOR LEASE
COMMON AREA/OPEN SPACE	N/A
ROAD FRONTAGE	203.89'



MAP OF SURVEY
made for OWNER
DAN DUCOTE ENTERPRISES, INC.
P.O. BOX 364 28729
ETOWAH, N.C.
(828) 243-8772

SITE PLAN

LAUGHTER, AUSTIN AND ASSOCIATES, 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA (828) 692-9089	MILLS ENTER. TRP.	HENDERSON CO.
ORIGIN CHIEF BROWN BY DATE	DA JPM SCALE 1" = 60 FT. CHECKED BY DATE	11/30/11 101/42
CODE FILE 46862627	TAX MAPS, NUMBER 3501/25 0090	TAX MAPS, NUMBER 9258-69