

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

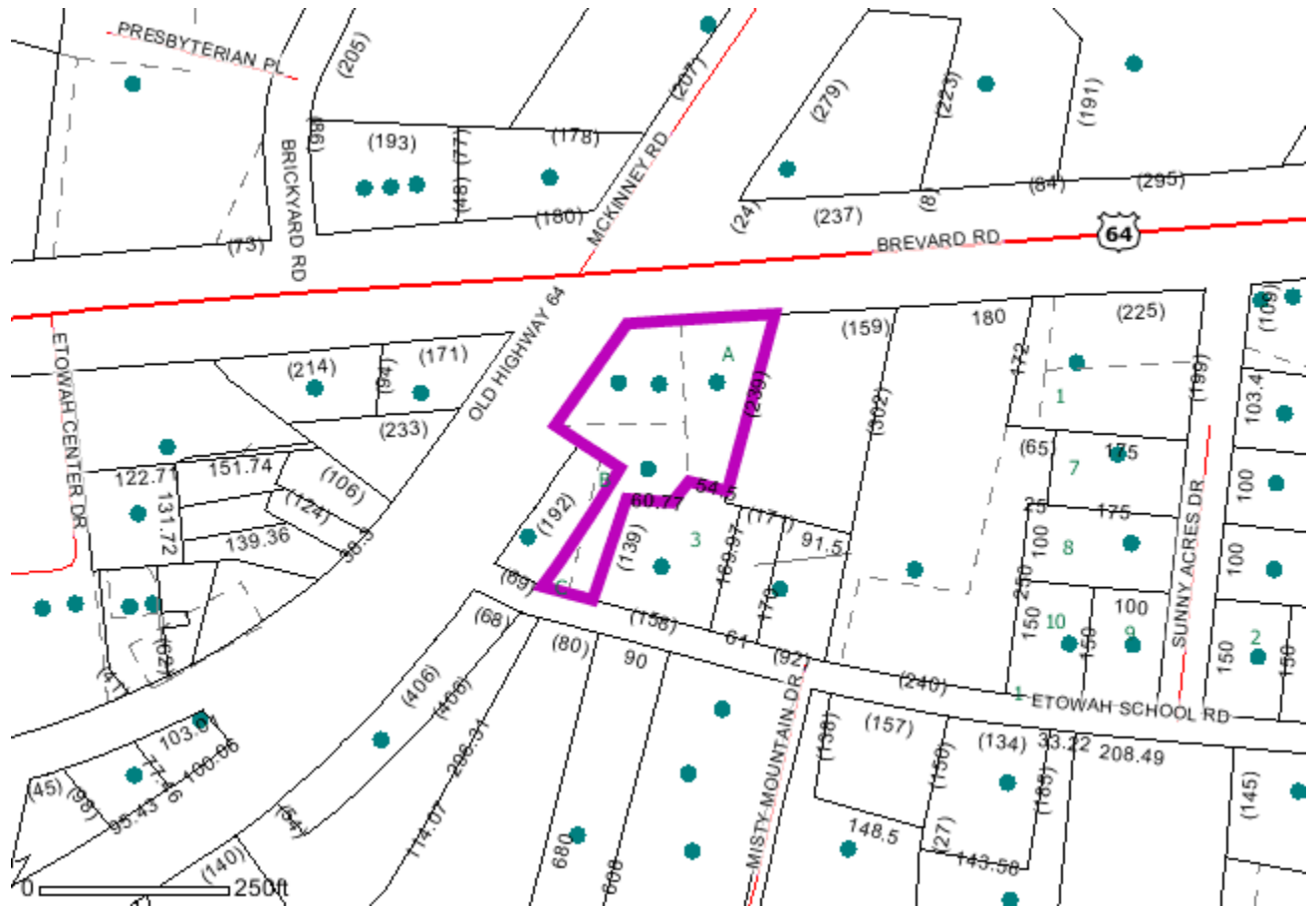
Associated Land Surveying agent, on behalf of the owner, Barbara Owens submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Service which requires major site plan review per S.R. 7.14.

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.



WARNING: THIS IS NOT A SURVEY!

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Notes:

Tuesday, 12/22/2009



Listed To:	OWENS, BARBARA R
Physical Address:	6518 BREVARD RD
Parcel Number:	1012013
PIN:	9528892746
Deed:	501/353
Date Recorded:	10/19/1972
Mail Address 1:	PO BOX 148
Mail Address 2:	
City:	ETOWAH
State:	NC
Zip:	28792
Map Sheet:	9528.02
Neighborhood:	ETOWAH AREA
Property Description:	Lot # US64 ON
Assessed Acreage:	1.2300
Revenue Stamps:	0
Building Value:	283900
Land Value:	160700
Total Value:	444600
City:	
Fire District:	ETOWAH-HORSESHOE

Workspace Search: Address Points 6518 brevard

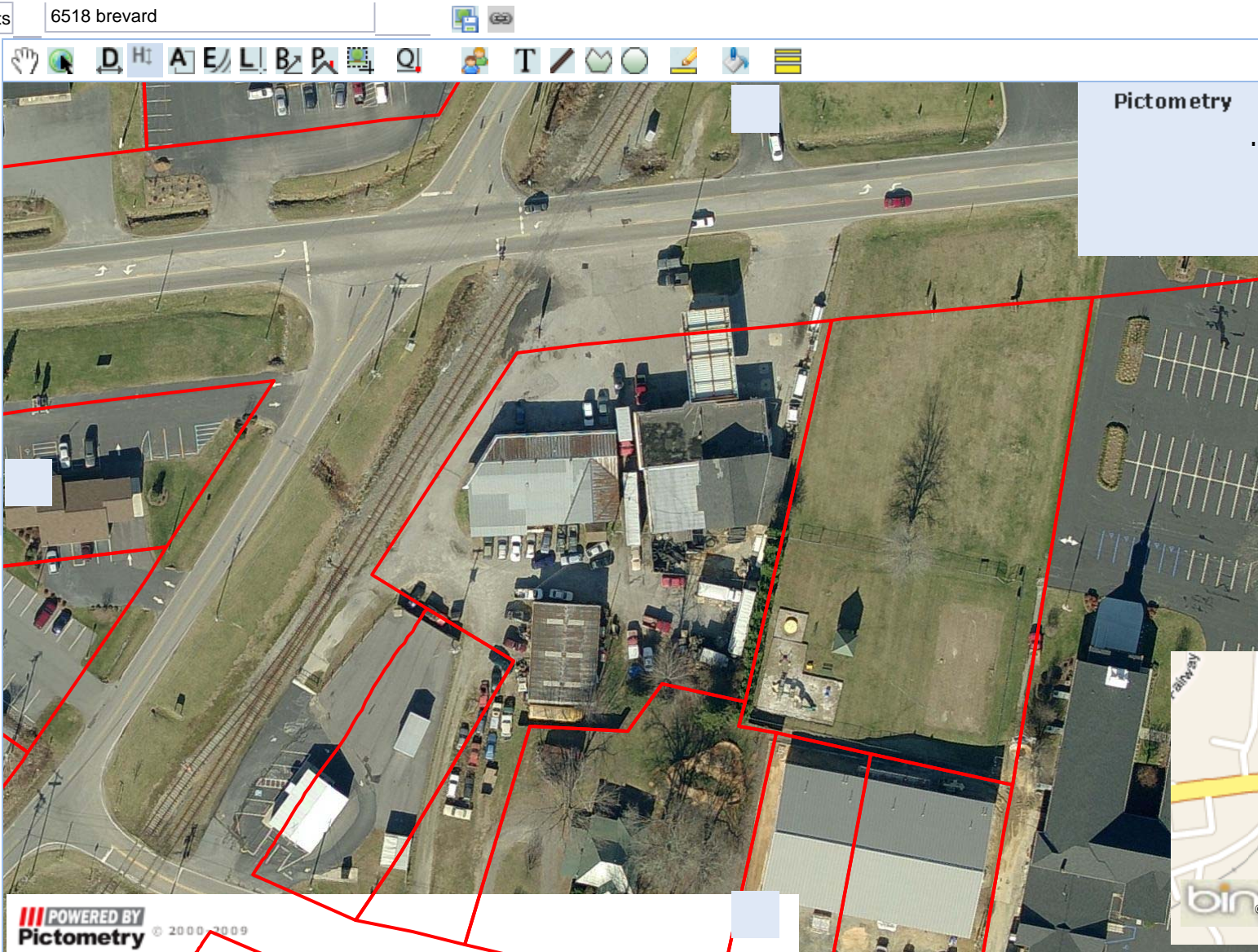
Workspace

Workspace (Author)
 Annotations
 Bookmarks
 Layers - BETA
 Address Points
 Parcels

Properties

Name	Value

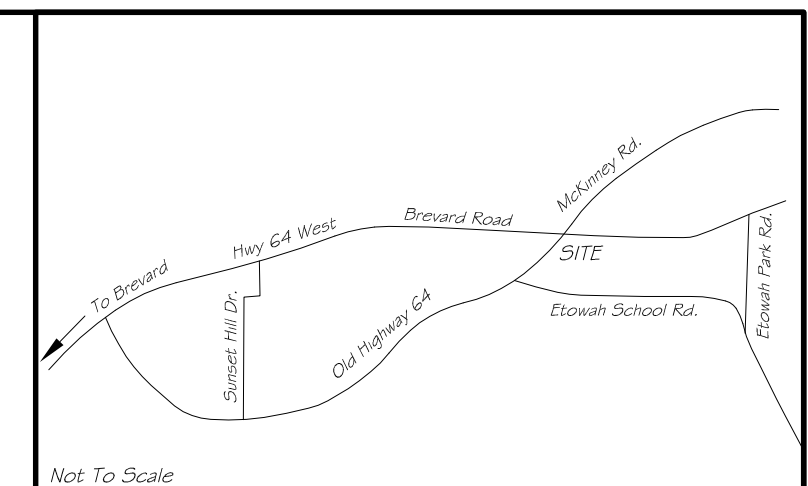
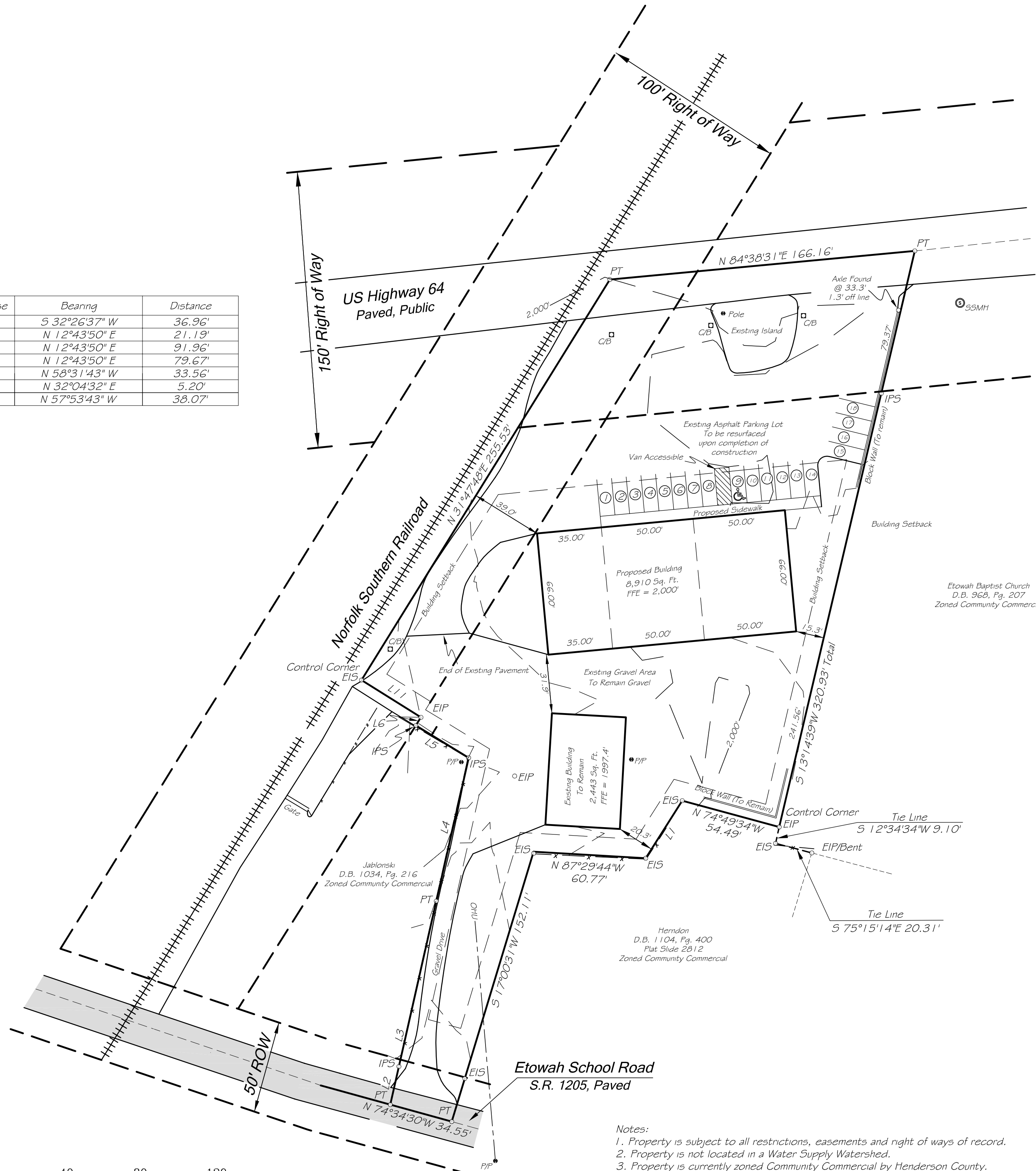
Selections



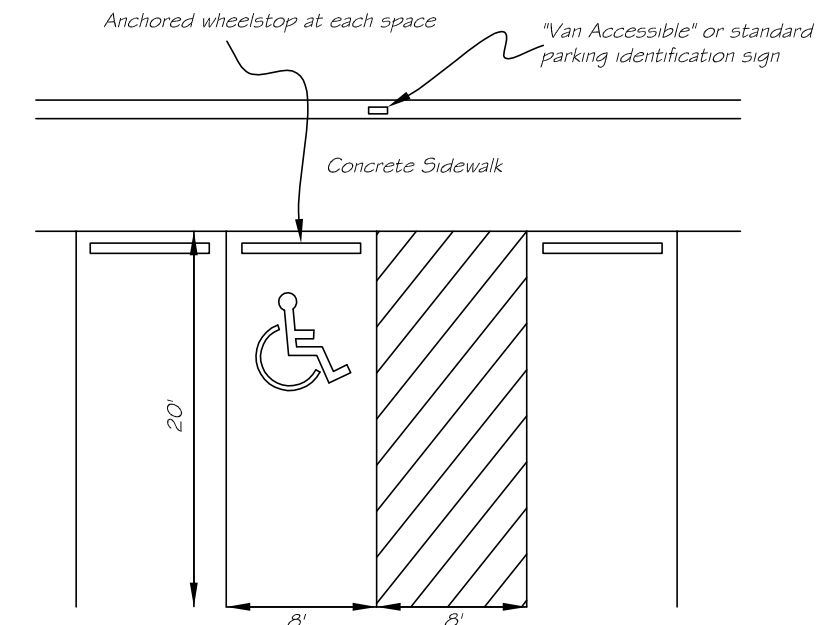
Pictometry

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'



Vicinity Map



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

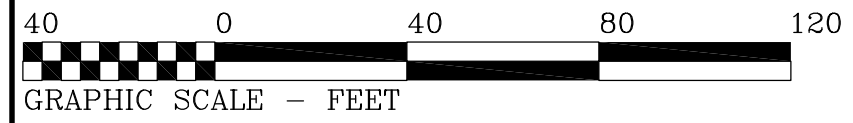
Project Summary	
Total Acreage =	1.55 Acres
Proposed Units =	4
Proposed Density =	4 units per 1.55 Acres
Zoning District =	Community Commercial
Total Proposed Parking Spaces =	18 Spaces
Required Spaces =	1 per 500 Sq. Ft. 8,910 Sq. Ft. = 18 Spaces
Sewer =	Etowah Sewer Company
Water =	City of Hendersonville
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 - x = Fence

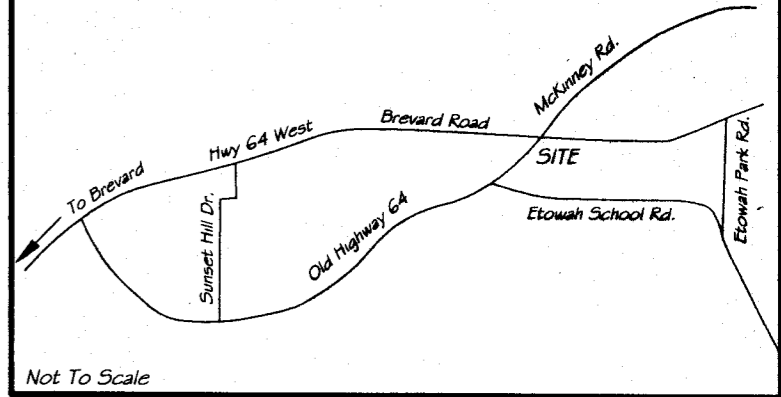
State of North Carolina, County of Henderson
 filed for registration on the 21 day of May 2009
 at 2:25 o'clock P M and recorded in
 slide 7759 in the office of the
 Register of Deeds of Henderson County.
 Register of Deeds Debra W. Moles
 By: Nancy A. Cochran, Deputy.

State of North Carolina
 County of Henderson
 I, Terry Arthur Baker Review Officer of Henderson County,
 certify that the map or plat to which this certification is affixed
 meets all statutory requirements for recording.
Terry Arthur Baker J. 22. 2009
 Review Officer Date

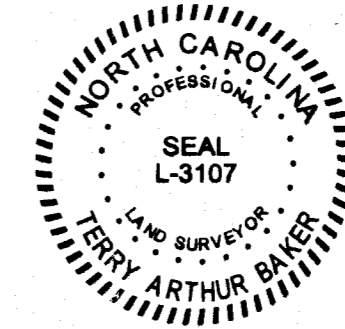
Plat North
 Plat Slide 2812

SLIDE 7759

Course	Bearing	Distance
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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'



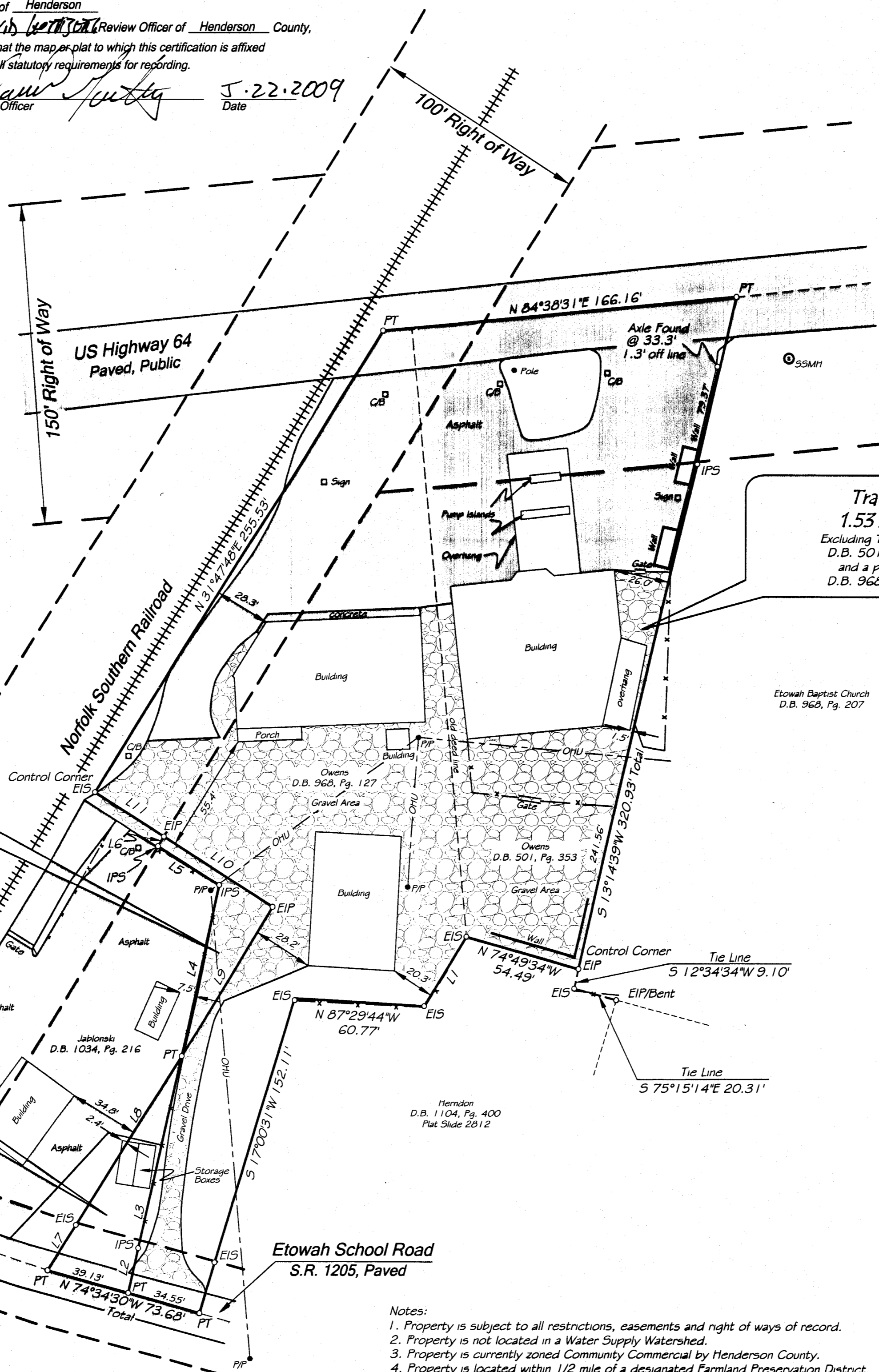
Vicinity Map



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



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

Tract A
 1.53 Acres
 Excluding Tracts B & C
 D.B. 501, Pg. 353
 and a portion of
 D.B. 968, Pg. 127

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

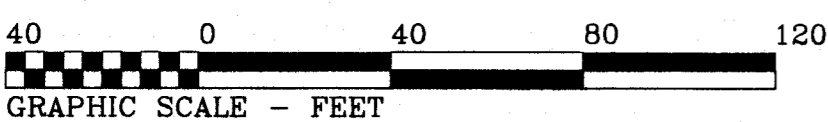
-Owners-
 Don Jablonski
 D.B. 1034, Pg. 216

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
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 - Area by coordinate computation.
 - Lines 2-10 are New Lines.

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 - EIS = Existing Iron Stake
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 - CB = Catch Basin
 - PP = Power Pole
 - PT = Unmarked Point
 - ROW = Right of Way
 - SSMH = Sanitary Sewer Manhole
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 - x - = Fence