

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: December 30, 2008
TO: Technical Review Committee
TRC MEETING DATE: January 6, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Brightwater Heights Subdivision (City of Hendersonville Pump Station) /Vaughn & Melton PA
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 December 8, 2008.

Major Site Plan Review

The City of Hendersonville, on behalf of the Brightwater Heights Subdivision submitted the major site plan for this project. They wish to utilize the property for a pump station 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 at PIN 9559153958. (See Zoning Report Below)

This project is located in the Residential 2 (R-2) 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.

Henderson County, NC - Zoning Information Report

Date: December 30, 2008

PIN: 9559053958

Parcel Number: 9926142

Owner Name:

CITY OF HENDERSONVILLE

Mailing Address:

PO BOX 1670

Situs Address:

0 SUNRISE DR



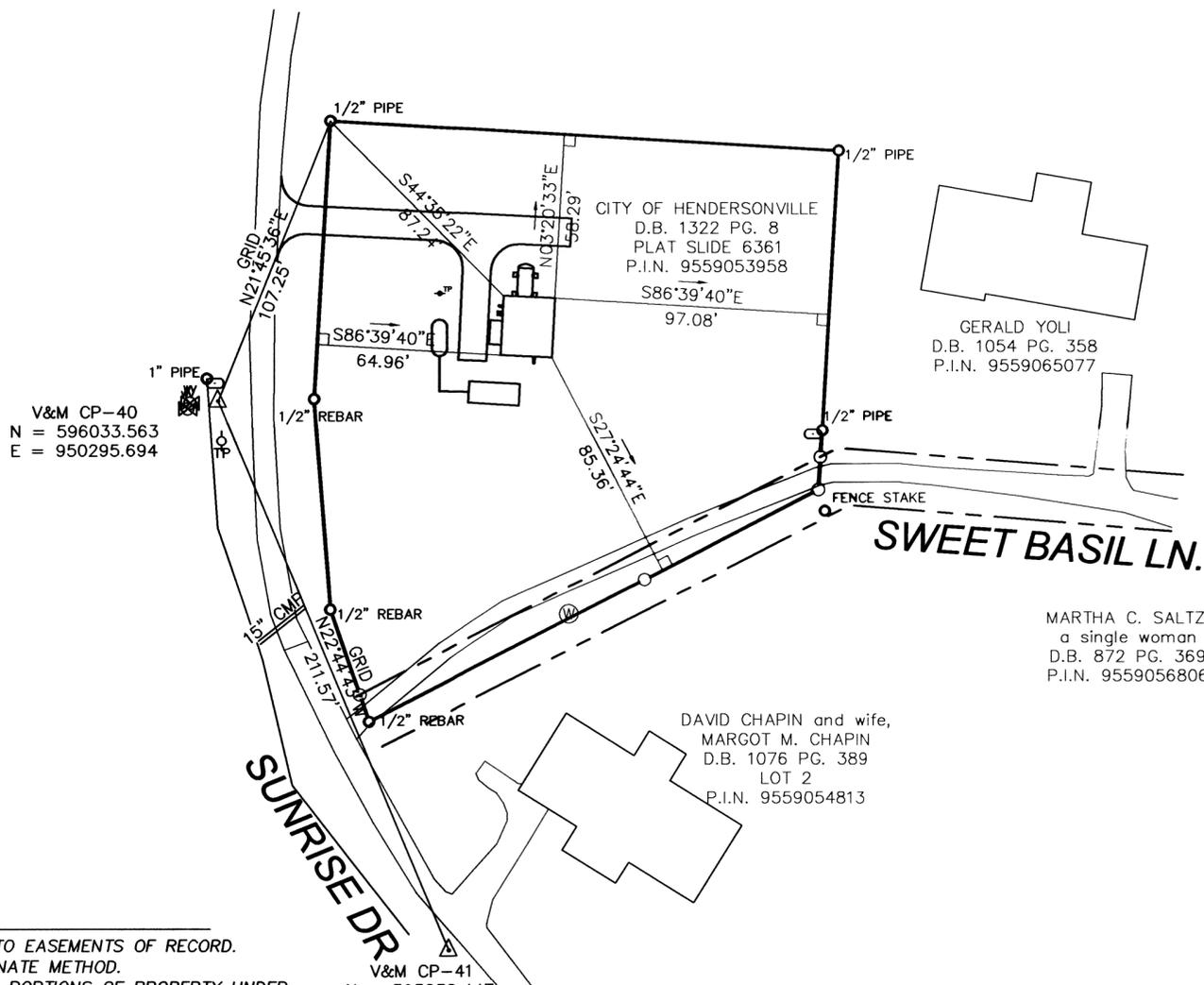
History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 2
Acreage:	0.6300
Municipality Boundaries:	No City Found No Ordinance Found
Water Supply Watersheds:	PA WS IV Upper French Broad River (Asheville)
Floodplain 1982:	No Flood Zone Found No Flood Zone 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:	02 Valley Hill Fire 02 Valley Hill Fire

I, LLOYD D. BROWN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE COORDINATE AND ELEVATION DATA SHOWN HEREON MEETS OR EXCEEDS THE REQUIREMENT OF A CLASS "A" SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA.

[Signature] 12/19/2008
 PROFESSIONAL LAND SURVEYOR
 NORTH CAROLINA REGISTRATION # L-3929



WILLIAM M. WHITE
 D.B. 1149 PG. 4
 P.I.N. 9559063175

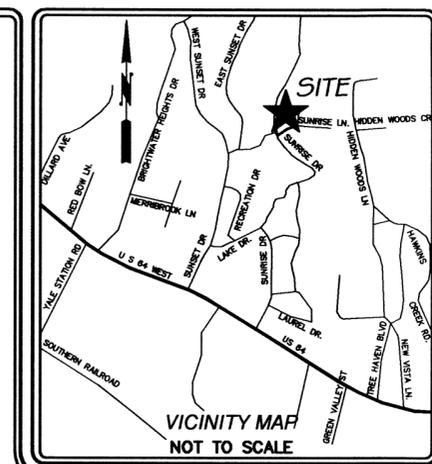
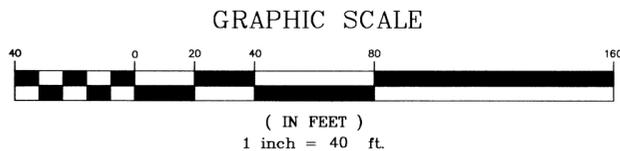


V&M CP-40
 N = 596033.563
 E = 950295.694

V&M CP-41
 N = 595838.447
 E = 950377.494

NOTES:

- AREAS SHOWN ARE SUBJECT TO EASEMENTS OF RECORD.
- AREA DETERMINED BY COORDINATE METHOD.
- AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND OR EASEMENTS EITHER ACQUIRED OR CLAIMED.
- ALL CORNERS ARE AS NOTED.
- RECORD REFERENCE: DEED BOOK 1322 PG. 8 & THAT PLAT RECORDED AT SLIDE 6361 PREPARED BY LLOYD D. BROWN, PLS OF VAUGHN & MELTON CONSULTING ENGINEERS, INC. DATED 11/08/2006, ENTITLED SURVEY FOR: CITY OF HENDERSONVILLE.
- PARCEL I.D. NUMBER: 9559053958
- RAW ERROR OF CLOSURE FOR FIELD TRAVERSE WAS 1:10,000.
- THE DISTANCES ON THIS MAP ARE UNADJUSTED HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- THIS IS A LAYOUT SURVEY, AND IS NOT A SURVEY OF AN EXISTING PARCEL OF LAND AND THEREFORE EXEMPT FROM HENDERSON COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCES.
- PROPERTY IS ZONED R-30 AS PER CITY OF HENDERSONVILLE ZONING.
- THERE WERE NO NCGS MONUMENTS FOUND WITHIN 2000' OF THIS SURVEY.
- THE CURRENT OWNER OF RECORD IS THE CITY OF HENDERSONVILLE PER DEED BOOK 1322 PAGE 8.



LEGEND

- EXISTING IRON PIN
- IRON PIN SET
- 5/8" REBAR W/CAP
- POINT NOT SET
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- X— FENCE
- SS— SEWER LINE
- SEWER STUB
- W— WATER LINE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER BLOW OFF HYDRANT
- ⊙ WATER MANHOLE WITH AIR RELEASE VALVE
- R.O.W. RIGHT OF WAY
- C.M.P. CORRUGATED METAL PIPE
- C.P.P. CORRUGATED PLASTIC PIPE
- MAGNS MAG-NAIL SET
- CATCH BASIN
- ◇ GAS VALVE
- ⊠E/B ELECTRICAL BOX
- P— O/H POWER LINE
- D.B. DEED BOOK
- PG. PAGE
- EX. ROW

NO.	DATE	REVISIONS	DESCRIPTION

V&M
 Vaughan & Melton
 1318-F PATTON AVENUE
 Asheville, NC 28806
 828-253-2796

Charlotte, NC 704-895-9051
 Greenville, TN 423-639-0271
 Knoxville, TN 865-546-5800
 Spartanburg, SC 864-574-4775
 Middlesboro, KY 606-248-6600

www.vaughnmelton.com
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DRAWN: LDB
CHECKED: LDB
JOB NO: 30650-02
SCALE: 1"=40'
DATE: 12-17-2008
FILE NAME: PUMPSTA...DWG
SHEET 1 OF 1

**LAYOUT SITE PLAN OF THE
 PROPOSED PUMP STATION FOR:
 CITY OF
 HENDERSONVILLE
 BEING ON THE PROPERTY
 DESCRIBED IN: DEED BOOK 1322 PAGE 8
 AND ALSO AS SHOWN ON
 PLAT SLIDE 6361
 OWNER(S) OF RECORD: CITY OF HENDERSONVILLE
 PIN # 9559053958
 HENDERSONVILLE TOWNSHIP
 HENDERSON COUNTY, NORTH CAROLINA**