

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: February 19, 2009
TO: Technical Review Committee
TRC MEETING DATE: March 3, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Etowah-Horseshoe FD
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plan

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on March 3, 2009.

Major Site Plan Review

Associated Land Surveyors, agent on behalf of the owners, James and Eve McCraw and the Etowah-Horseshoe Fire Department, applicant submitted the major site plan for this project. They wish to utilize the property for a Fire and Rescue Station which requires major site plan review per S.R. 5.9

SR 5.9. Fire and Rescue Station

- (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.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access.
- (4) Operations. No drills are to be held before 8:00 a.m. or after 10:00 p.m. on an existing *residential zoning district*. No fire trucks or other emergency *vehicles* are to be permanently stored outdoors.

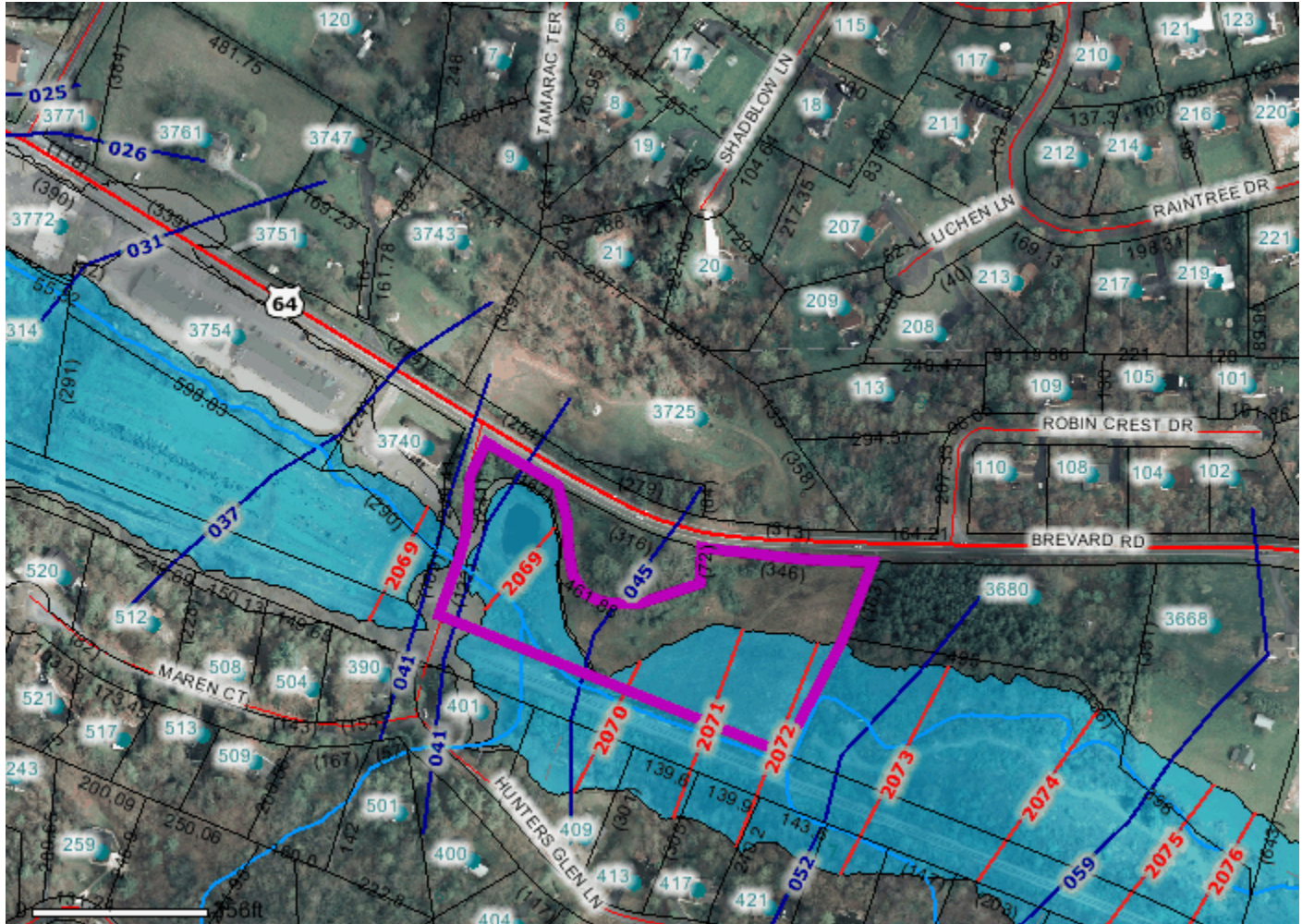
The project site is located on approximately 5.26 acres of land (PIN: 9549278633) located along Brevard Rd. just east of the intersection with S Rugby Rd. The project is located in the Upper French Broad Watershed IV PA and a portion of the property is located within the floodplain (see Plan). The project is located in the Residential 2 (R-2) zoning district. Public water and private sewer are proposed.

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.

Date: February 19, 2009
Owner Name:
Mailing Address:
Situs Address:

PIN: 9549278633
MCCRAW, JAMES W ; MCCRAW, EVE L
700 ISLAND WAY APT 103
No Address Found

Parcel Number: 9958779

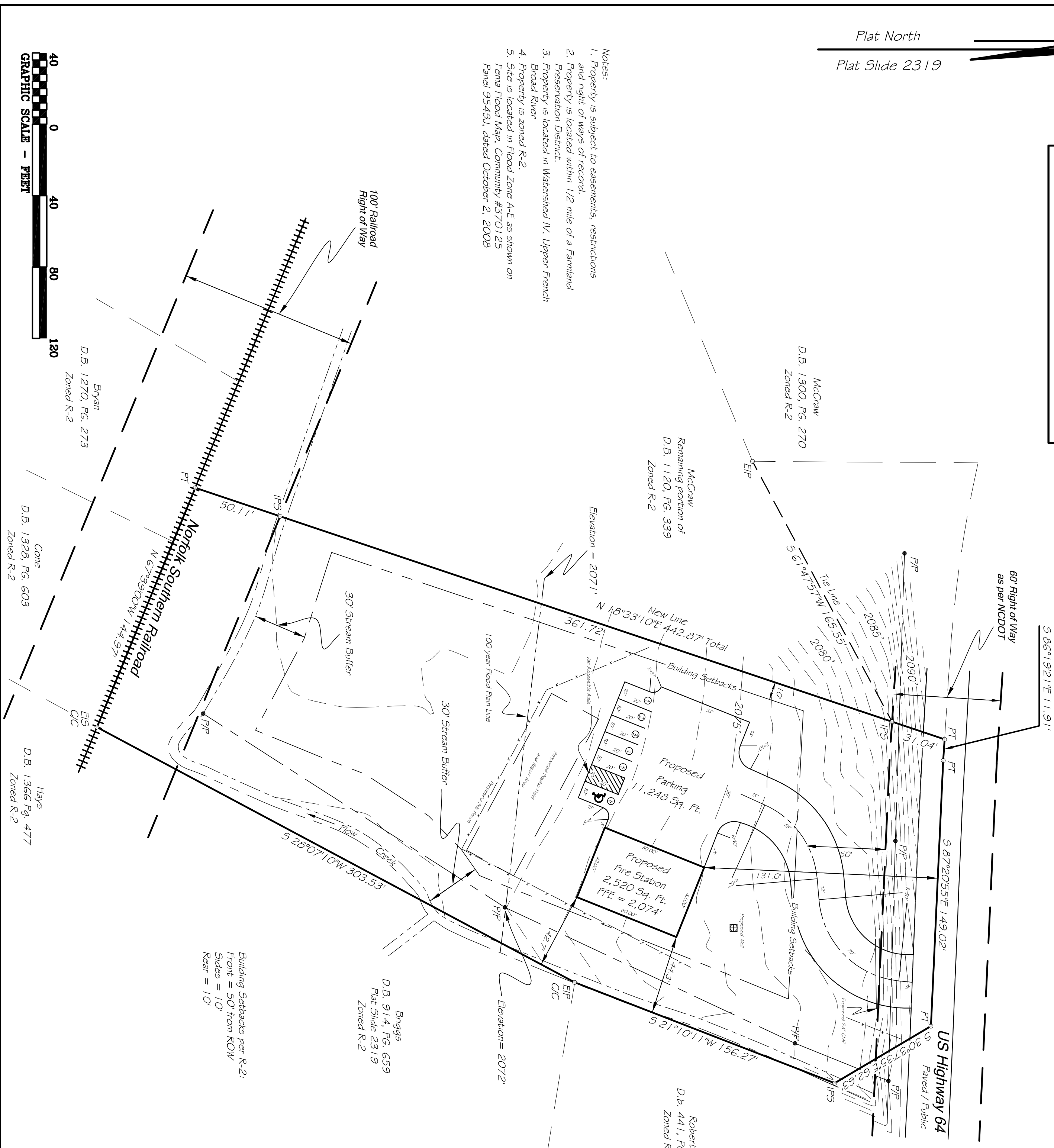


History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 2
Acreage:	5.2600
Municipality Boundaries:	No City Found No Ordinance Found
Water Supply Watersheds:	PA WS IV Upper French Broad River (Asheville)
Floodplain 1982:	A Buffer 3701250080B
PRELIMINARY 2007 Flood Zone:	100 Year Flood Plain
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	04 Etowah Horseshoe Fire 04 Etowah Horseshoe Fire

Watershed IV, Upper French Broad River
 Total Area = 1.95 Acres
 Built upon area = 0.32 Acres
 1.6% of property to be built upon

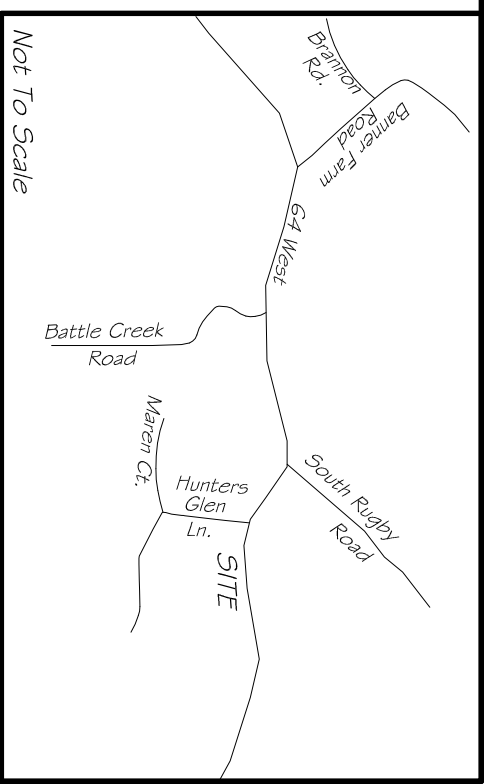
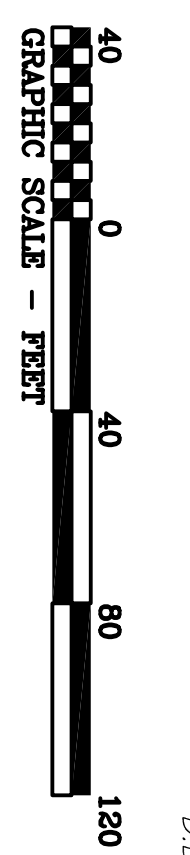
Plat North
 Plat Slide 2319

- Notes:
1. Property is subject to easements, restrictions and right of ways of record.
 2. Property is located within 1/2 mile of a Farmland Preservation District.
 3. Property is located in Watershed IV, Upper French Broad River
 4. Property is zoned R-2.
 5. Site is located in Flood Zone A-E as shown on FEMA Flood Map, Community #370125 Panel 95491, dated October 2, 2008



Building Setbacks per R-2:
 Front = 50' from ROW
 Sides = 10'
 Rear = 10'

- Legend:
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Pin
 - IPS = Iron Pin Set
 - C/C = Control Corner
 - PT = Unmarked Point
 - PIP = Power Pole



Project Summary
Total Acreage : 1.95 Acres
Area Within Flood Plain : 0.87 Acres
Area Outside Flood Plain : 1.08 Acres
Proposed Units = 1
Proposed Density = 1 unit per 1.95 Acres
1.72' of Road Frontage
Total Proposed Parking Spaces = 6
Required Spaces = 1 per 500 Sq. Ft.
2,520 Sq. Ft. = 6 Spaces
Zoning District = R-2
Building is located within 500' of an existing fire hydrant
Water = 1" water line to tie to water line located in Hunters Glenn Subdivision
Sewer = Individual septic system

Being a portion of that property as described in Deed Book 1120, Page 339.

2' Contour Interval
 Map of Major Site Plan for:
**Etowah Horse Shoe Fire Department
 Station No. 3**

- Owners -
 James W. McCraw
 - and -
 Eve L. McCraw
 D.B. 1120, Pg. 339

Pin: 9549-27-8633

Hendersonville Township	Henderson County, NC
ASSOCIATED LAND SURVEYORS	
& PLANNERS P.C. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507	
SCALE: 1 Inch = 40 Feet	DATE: February 4, 2009
DRAWN BY: CSB/JTB	CAC 20