

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4535

MEMORANDUM

DATE: April 22, 2009
TO: Technical Review Committee
TRC MEETING DATE: May 5, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Valley Hill 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 May 5, 2009.

Major Site Plan Review

Stuart Stepp AIA, agent on behalf of the owner, Michael Ruddy and Valley Hill 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 2.73 acres of land (PIN: 9559607466) located along Brevard Rd. just east of the intersection with White Pine Dr. The project is located in Upper French Broad WS-IV PA water supply watershed but not in a floodplain (see Plan). The project is located in the Residential 2 (R-2) zoning district. Public water (City of Hendersonville) and private septic are proposed.

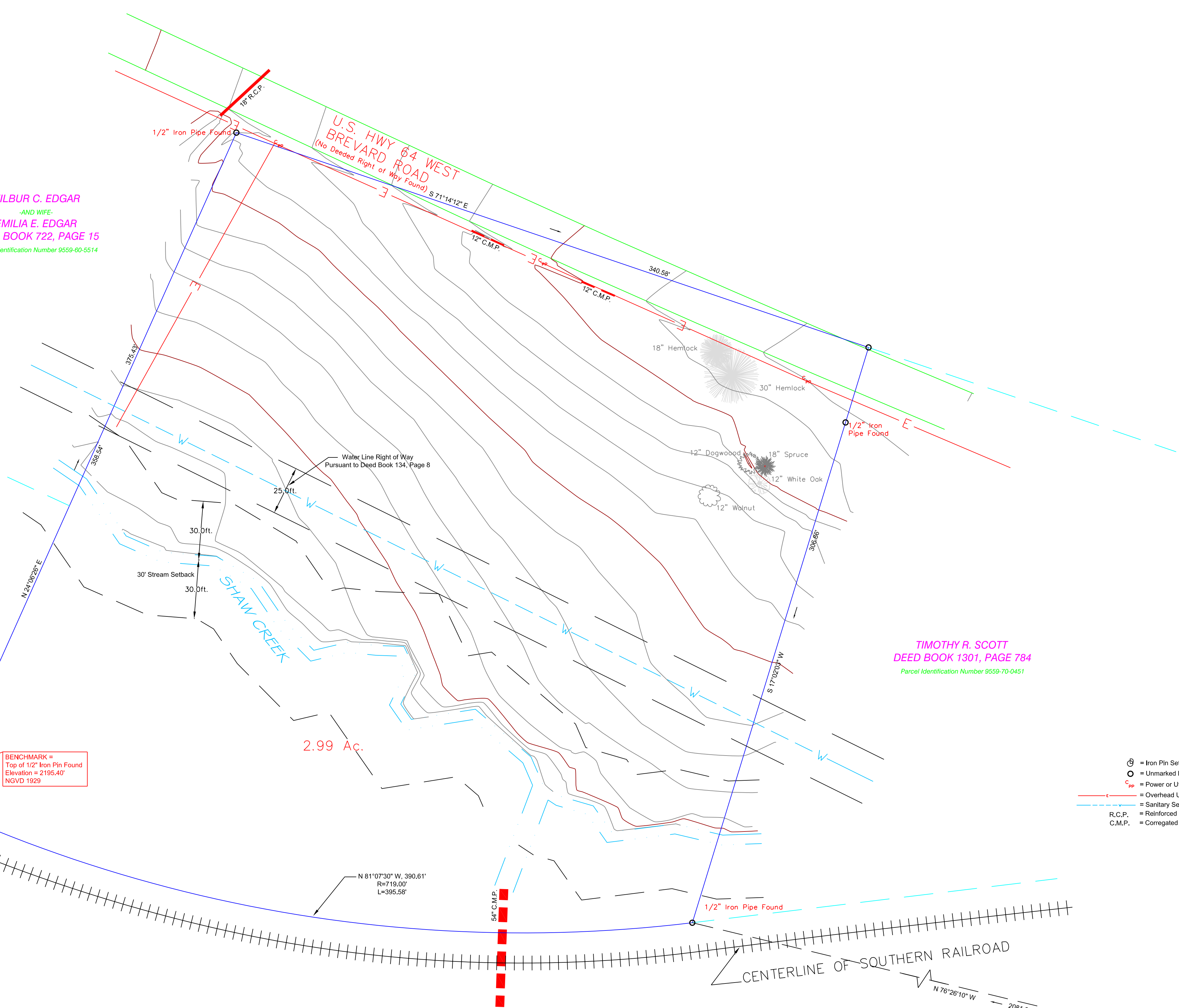
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

WILBUR C. EDGAR
AND WIFE
EMILIA E. EDGAR
DEED BOOK 722, PAGE 15
Parcel Identification Number 9559-60-5514

KATHERINE ANNE PIKE
DEED BOOK 1178, PAGE 126
Parcel Identification Number 9559-60-4359

TIMOTHY R. SCOTT
DEED BOOK 1301, PAGE 784
Parcel Identification Number 9559-70-0451

U.S. HWY 64 WEST
BREVARD ROAD
(No Deeded Right of Way Found) S 71°14'12"E



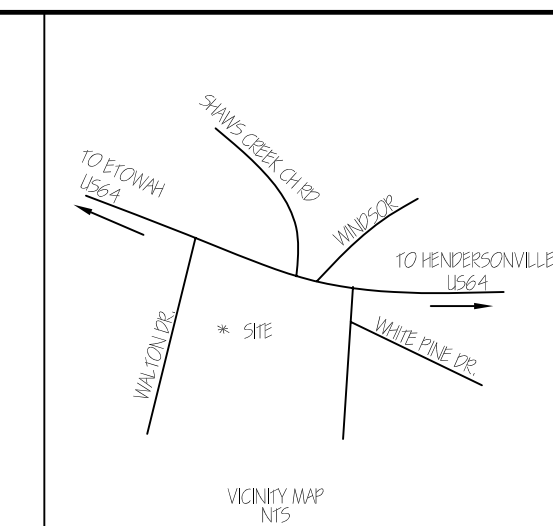
BENCHMARK =
Top of 1/2" Iron Pin Found
Elevation = 2195.40'
NGVD 1929

N 81°07'30" W, 390.61'
R=719.00'
L=395.58'

NORTH CAROLINA GRID MONUMENT "BELDING"
GRID CO-ORDINATES:
NORTHING: 589,788.791 FEET
EASTING: 959,957.327 FEET
(NAD 83)
COMBINED FACTOR = 0.9997731
REFERENCE MONUMENT "BELDING AZIMUTH MARK"
GRID CO-ORDINATES:
NORTHING: 589,925.113 FEET
EASTING: 959,876.000 FEET
(NAD 83)

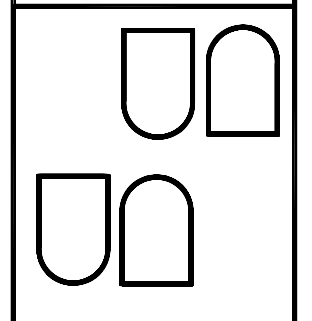
LEGEND

- ⊙ = Iron Pin Set
- = Unmarked Point (unless otherwise noted)
- C_{pp} = Power or Utility Pole
- = Overhead Utility Lines
- - - = Sanitary Sewer Manhole
- R.C.P. = Reinforced Concrete Pipe
- C.M.P. = Corrugated Metal Pipe



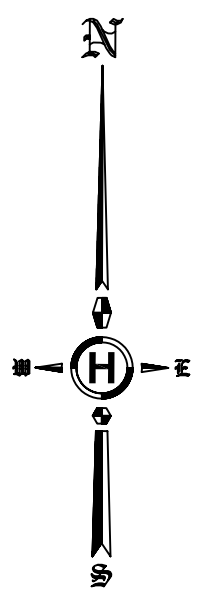
NO.	DATE	REVISIONS

STUART STEPP AIA ARCHITECT
 2686B SINGLETON CENTRE
 HISTORIC FLAT ROCK NC 28751
 828-696-4000



VALLEY HILL VOLUNTEER FIRE & RESCUE
 STATION # 4 US 64 WEST
 HENDERSON COUNTY, N.C.

JOB NO.	0911
DATE	4-21-09
DWG NO.	SP-1



WILBUR C. EDGAR
 AND WIFE
 EMILIA E. EDGAR
 DEED BOOK 722, PAGE 15
 Parcel Identification Number 9599-60-5514

KATHERINE ANNE PIKE
 DEED BOOK 1178, PAGE 126
 Parcel Identification Number 9599-60-4559

(PREVIOUS OWNER)
 MICHAEL T. BUDDY
 DEED BOOK 1243, PAGE 621
 COUNTY 2

TIMOTHY R. SCOTT
 DEED BOOK 1501, PAGE 784
 Parcel Identification Number 9599-70-0451
 COUNTY 2

- NOTES:
1. NCDOT ALLOWS 15' PER BAY DRIVEWAY ENTRY - 345' - 45'
 2. NCDOT - SWALE REQUIRED AT ENTRY CURB NOT REQUIRED AT TOP OF HILL.
 3. OBTAIN PERMIT FROM NCDOT.
 4. ALL REGULAR ASPHALT PAVING HEAVY DUTY ASPHALT PAVING FOR TRUCK TRAFFIC AND CONCRETE PAVING, IN CONTRACT.

HENDERSON COUNTY ZONING CHECKLIST

- *OWNER - VALLEY HILL VOLUNTEER FIRE & RESCUE
 PO BOX 726
 HENDERSONVILLE, N.C. 28793
 CONTACT - TIM GARREN - 692-2581 EXT. 104
- *ARCHITECT - STUART STEPP AIA ARCHITECT
 PO BOX 86
 FLAT ROCK, N.C. 28731
 696-4000

- *ADJOINING PROPERTY OWNER'S NAMES LISTED ON PLAN.
- *VICINITY MAP ON SITE PLAN - NO PHASING MAP.
- *PLAN DATED
- *SCALE ON PLAN
- *NORTH ARROW ON PLAN.
- *ZONING OF EACH PROPERTY LISTED.
- *NEW BUILDING INDICATED.
- *2.99 ACRES
- *NEW BUILDING - 4320 SF
- *FRONT OF PROPERTY FACES US64.
- *WATERSHED DISTRICT SETBACK SHOWN - UPPER FRENCH BROAD RIVER WS V PA
- *PROPERTY LINE INFO SHOWN.
- *BUILDING DIMENSIONS TO PL AND HIGHWAY SHOWN.
- *COMMON AREA - WATERSHED DISTRICT SETBACKS.
- *2' EXISTING & NEW CONTOURS SHOWN.
- *PROPOSED LOT LINES - NA.
- *LENGTH OF ROAD FRONTAGE - 340.58'
- *NO BUFFER REQUIRED OTHER THAN WATERSHED SETBACK.
- *DISTANCE TO PROPERTY LINE INDICATED.
- *PARKING DIMENSIONS INDICATED.
- *DRIVEWAYS INDICATED.
- *PARKING SPACE SIZE SHOWN.
- *LANDSCAPING - NA
- *STREETS, SIDEWALKS, BIKE LANES - NA
- *WATER/SEWER - WATER LINE SHOWN
- *NEW SEPTIC/DRAINFIELD - HENDERSON COUNTY HEALTH DEPT. SHOWN.
- *FLOODWAY/FLOODPLAIN - NA
- *STORMWATER CONTROL - NA

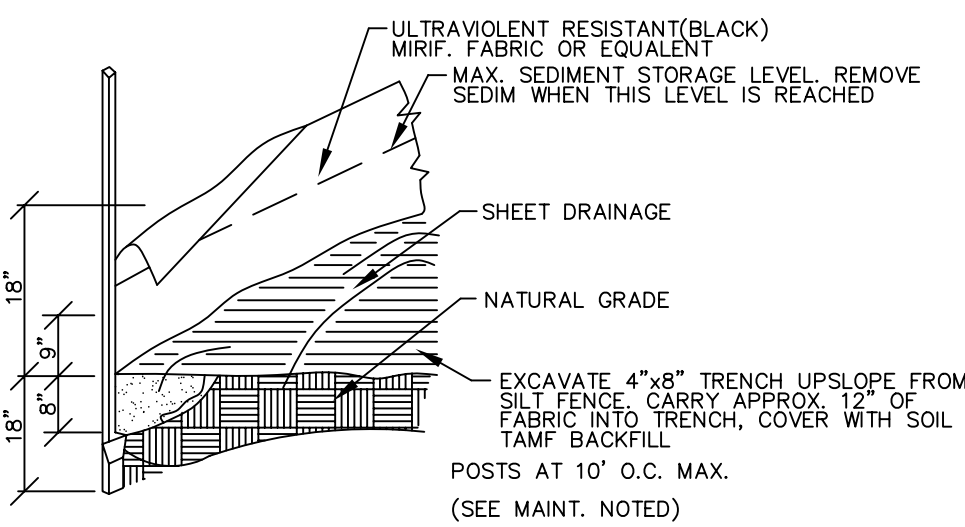
NA - NOT APPLICABLE

LEGEND

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NOTES:

1. SITE INFO SHOWN FROM SURVEY PROVIDED BY GARY L. CORN, INC. - PLS
2. VERIFY LOCATION OF ANY UG UTILITIES.
3. VERIFY LOCATION OF UTILITY TIE-INS.
4. REPORT TO ARCHITECT ANY POOR SOIL CONDITIONS ENCOUNTERED AFTER EXCAVATION.
5. NEW PAD TO HAVE STRUCTURAL FILL, COMPACTED TO 95%.
6. VERIFY EXACT BLDG ELEVATION & LOCATION WITH OWNER.
7. VERIFY STORAGE AREA, SITE ACCESS & CONSTRUCTION SCHEDULE AT PRECONSTRUCTION MEETING.
8. ERECT & MAINTAIN DURING CONSTRUCTION TEMPORARY EROSION CONTROL MEASURES AS REQUIRED.
9. ERECT SAFETY BARRIERS AS REQUIRED TO PROTECT ALL ON SITE DURING CONSTRUCTION. CONFERENCE CENTER WILL BE IN USE DURING CONSTRUCTION.



SILT FENCE DETAIL
 NTS

SITE PLAN

SCALE: 1" = 30'

