

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** Tuesday, June 3, 2014

**SUBJECT:** Combined Master and Development Plan for Westside Village, Commercial Major Subdivision (2014-M07)

**STAFF CONTACT:** Matt Champion, Planner

**ATTACHMENTS:**

1. Staff Report
2. Vicinity Map
3. Application
4. Combined Master & Development Plan

#### **SUMMARY OF REQUEST:**

Cameron Baker, Land Surveyor, submitted a Combined Master Plan and Development Plan for the project known as Westside Village subdivision, a commercial major subdivision of 2 lots. The project is located on approximately 4.84 acres of land located off Haywood Road and Mountain Road.

The Master Plan and Development Plan propose a total of 2 lots for commercial purposes. The project is located in a water supply watershed district, WS-IV PA, and is located within the 100 year floodplain. Municipal water and sewer lines are proposed to serve the project site.

#### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Staff has found that the Combined Master Plan and Development Plan appear to meet the technical standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1).

Staff recommends approval of the Master Combined Master Plan and Development Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

**Suggested Motion:** I move that the TRC approve the Combined Master Plan and Development Plan with the conditions noted in the staff report and any others noted by the TRC.

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## Henderson County Planning Department Staff Report

### Combined Master and Development Plan Westside Village, Commercial Major Subdivision (2014-M07)

Westside Village Properties, LLC, Owner  
Cameron S. Baker, Land Surveyor

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#### **Subdivision Request:**

**Request:** Commercial major subdivision of two (2) lots.

**PIN:** 9650-51-7912.

**Size:** 4.84 total acres. Tract A 3.67 acres and Tract B 1.17 acres.

**Location:** The subject area is located at the intersection of Haywood Road (NC 191) and Mountain Road (SR 1381).

**Watershed and Floodplain:** Subject area is located within the Water Supply Watershed, WS-IV PA, and the 100 year floodplain.

#### **Master Plan Comments:**

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Planning Board should take into consideration: applicable recommendations of the *Henderson County 2020 Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42A-75).

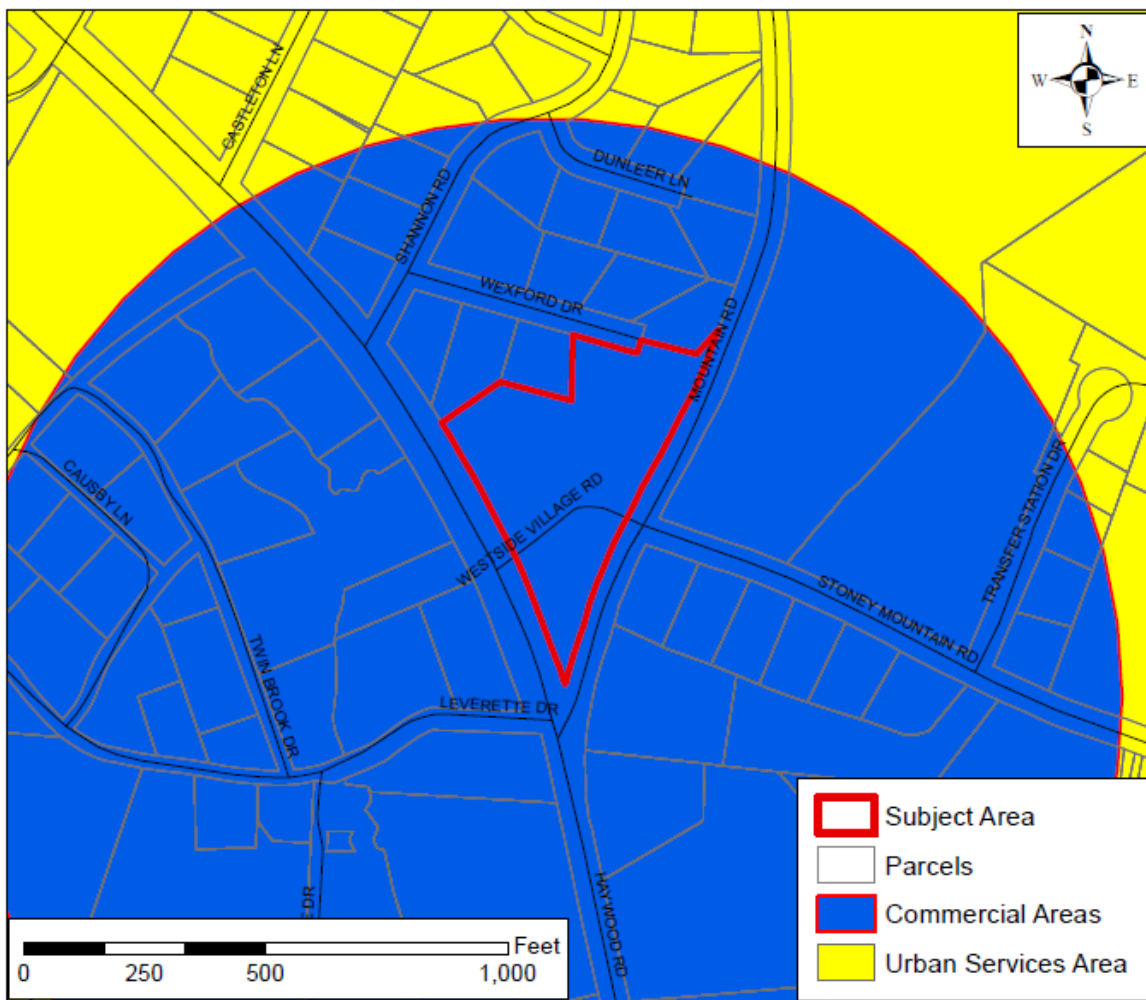
Staff has reviewed the submitted Combined Master Plan and Development Plan for Westside Village commercial subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within each of the following areas: Urban

Services Area (USA) and a Commercial Service Center (See Map A: CCP Future Land Use Map).

- (a) **Urban Services Area.** The Urban Services Area designation of the Growth Management Strategy is applied to the project site. The CCP states that, “the USA is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated” (2020 CCP, Pg. 132). The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities. The CCP also states that “Commercial development and Community Facilities will be encouraged within defined Community Service Centers. Commercial development will be at Local Community, and Regional Scales, whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 133).

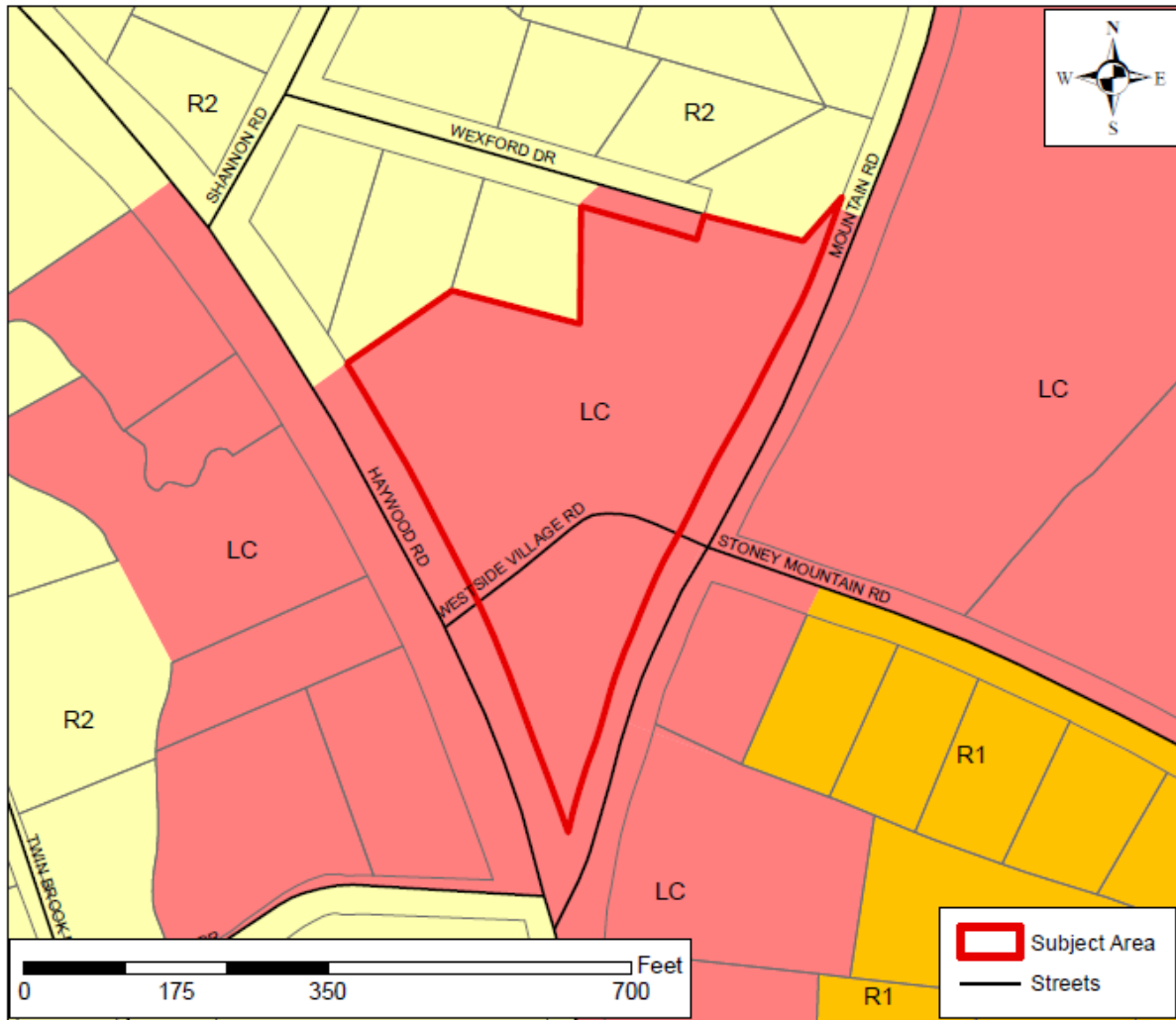
**Map A: CCP Future Land Use Map**



According to the plan, the entire project would have an average density of approximately 0.54 units per acre. (See Attached, Master Plan & Development Plan)

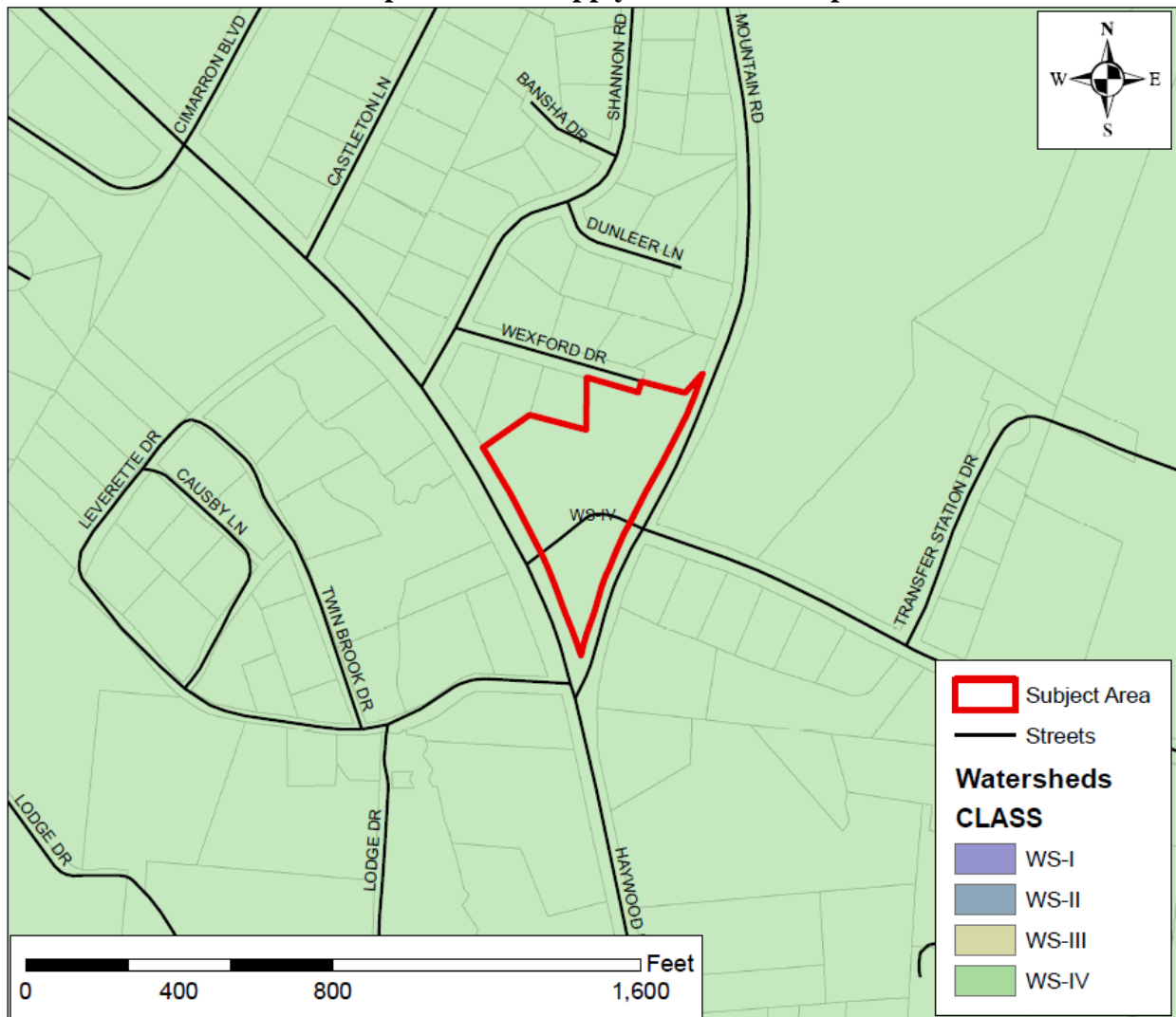
2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Local Commercial (LC) (See Map B: Official Zoning Map). The LC district allows for retail sales commercial development.

**Map B: Official Zoning Map**



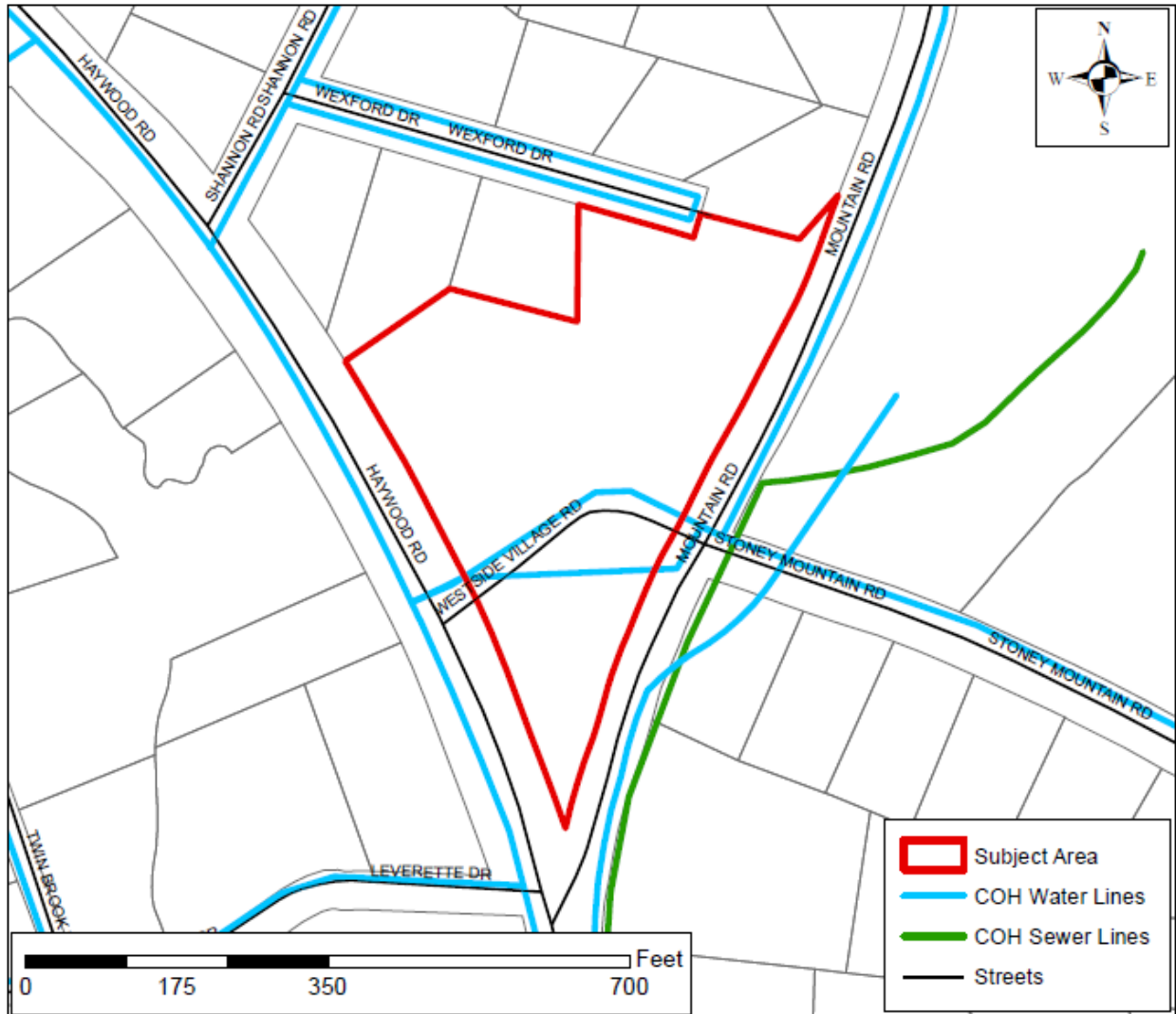
Combined, the property totals 4.84 acres. The LC zoning district has a maximum impervious surface area requirement, 80% or less. The Subject Area proposes a maximum impervious surface area of 35.2% for Tract B and 42.4% for Tract A. The Subject Area is found within the Water Supply Watershed Upper French Broad, WS-IV PA (See Map C: Water Supply Watershed Map). Tract A is 3.67 acres and has a proposed impervious surface area of 42.4%, which conforms to the high-density option in the WS-IV PA of 70% maximum built upon limits. Tract B is 1.17 acres and has a proposed impervious surface area of 35.2%, which conforms to the low-density option in the WS-IV PA of 36% maximum built upon limits. Tract A and Tract B of the Subject Area is required to meet the drainage and filtering requirements set forth in the LDC (LDC §42A-61). (See Attached, Master Plan & Development Plan)

**Map C: Water Supply Watershed Map**



- Water and Sewer Availability.** Applicant proposes public water and sewer connections. Applicant proposes a connection to the City of Hendersonville water and sewer lines. The water and sewer lines run along Mountain Road on the east side of the Subject Area (See Map D: Utilities Map).

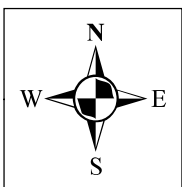
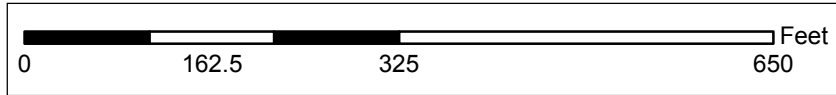
**Map D: Utilities Map**



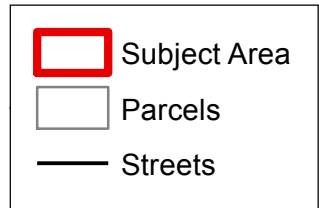
**Master & Development Plan Comments:**

- Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A- 113B).

2. **Private Road Standards.** The Applicant has not indicated that any new roads are proposed. However, all subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1).
3. **Shoulder Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42A-97).
4. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 200A (LDC §42A-87).
5. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property does not lie within one-half (½) mile of land in a Farmland Preservation District (LDC §42A-81 P).
6. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-343).



Subdivision Application  
 2014-M07  
 Westside Village Properties, LLC., Owner





**HENDERSON COUNTY  
SUBDIVISION APPLICATION FORM**  
(Please fill out all applicable items)

**SUBDIVISION INFORMATION**

Subdivision Name: Major Subdivision for Westside Village Properties LLC

Subdivision Type (Circle One):  Major       Minor       Non-Standard       Special

Proposed Use of Property (Circle One):  Residential       Commercial       Industrial

Conservation Subdivision:      Yes  No       Gated entrance to property:      Yes  No

Existing Number of Lots: 1      Total Number of Proposed Lots: 2

Total Number Proposed Units: \_\_\_\_\_ Proposed Density (units per acre): \_\_\_\_\_

Road System:    ( ) Public                      ( ) Private                      ( ) Combination Public and Private

Water System: ( ) Individual              ( ) Community               Municipal

Sewer System: ( ) Individual              ( ) Community               Municipal

**PARCEL INFORMATION**

PIN: 9650-51-7912      Total Acreage: 4.84      Deed Book/Page: 1437/173      Township Hendersonville

Location of property to be divided: 2920 Haywood Road

Zoning District: LC      Fire District: Mountain Home

Water Supply Watershed: WS-IV PA, Upper French Broad      School District: Mills River/Rugby West Henderson

Any portion of property within or containing the following:

Floodplain or floodway:     Yes     No    Perennial streams:     Yes     No

Protected mountain ridges:     Yes     No    Cemetery:     Yes     No

Within 1/2 mile of a Farmland Preservation District:    Yes  No

Adjacent to a Farmland Preservation District:    Yes  No

**CONTACT INFORMATION**

**Property Owner:**  
Name: Westside Village Properties LLC      Phone: \_\_\_\_\_  
Address: 230 5th Ave East      City, State, Zip: Hendersonville, NC 28739

**Applicant:**  
Name: \_\_\_\_\_      Phone: \_\_\_\_\_  
Address: \_\_\_\_\_      City, State, Zip: \_\_\_\_\_

**Agent:** Agent Form (Circle One):      Yes     No   
Name: Cameron Baker      Phone: 828-890-3507  
Address: PO Box 578      City, State, Zip: Horse Shoe, NC 28742

**Plan Preparer:**  
Name: \_\_\_\_\_      Phone: \_\_\_\_\_  
Address: \_\_\_\_\_      City, State, Zip: \_\_\_\_\_

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

Cameron Baker      Cameron Baker      5/20/15  
Print Applicant (Owner or Agent)      Signature Applicant (Owner or Agent)      Date

**County Use Only**

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Final Plat Approved On: \_\_\_\_\_

## DEVELOPMENT PLAN REQUIREMENTS

A Professional Engineer, Land Surveyor, Architect, Landscape Architect, or Professional Planner may prepare the Development Plan. The following information shall be shown on the plan for information and discussion purposes unless not applicable or specifically waived by the Subdivision Administrator\*. **If the Development Plan does not contain the required items by the submittal deadline, the application will be considered incomplete and the plan will not be presented to the Planning Board.** Combined Master and Development Plans must also be prepared in accordance with Master Plan Requirements provided by the Planning Department. More information about Development Plans can be found in Section 200A-310 in the Land Development Code. For each item below, please indicate whether the requested information has been provided.

### General Legend

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale (written and graphic): Scale for full-sized and reduced copies should be appropriate to clearly depict property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owner's and applicant's names and addresses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legend provide appropriate symbols
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vicinity map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Phase map showing location of phase in the entire development (if applicable)

If no was checked for any above, please explain: \_\_\_\_\_

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### Title Block

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project name (include phase number, if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title of map (must state "Development Plan" or "Combined Master & Development Plan," as applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	When using the conservation subdivision option must also be labeled as "Conservation Subdivision"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name, address, and phone number of individual or firm preparing the various elements of the plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Date and revision date(s), if required

If no was checked for any above, please explain: \_\_\_\_\_

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### Project Summary

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Project summary containing the following information:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total project (or phase) area in acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of proposed lots/units by type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed density (units/acres)
<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	Total acreage of land that have slopes of 60 percent or greater
<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	Minimum lot size in square feet (excluding road right-of-way if in the R-40 and WR zoning districts)
<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	Length of proposed public roads (must meet NCDOT minimum road standards)

- N/A   Length of proposed private roads (must meet Henderson County minimum roads standards Section 280A-81 C)
- Water system \_\_\_\_\_ (public/private/individual) **ON SITE**
- Sewer system \_\_\_\_\_ (public/private/individual) **ON SITE**
- Distance to public water system **ON SITE**
- Distance to public sewer system **ON SITE**

If no was checked for any above, please explain: \_\_\_\_\_

**Plan Details**

- | Yes                                 | No                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contours at no more than five foot (5') intervals   |
| <u>  N/A  </u>                      | <input type="checkbox"/> | Location of existing ponds, lakes or watercourses and directions of flow  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Outside boundaries of the proposed project with bearings and distances  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Approximate location of the 100-year flood hazard line, if applicable   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of existing roads with rights-of-way, easements, bridges, water features, culverts, utilities, structures, etc.  |
| <u>  N/A  </u>                      | <input type="checkbox"/> | Location of proposed ponds and lakes shown with approximate elevation, and proposed alterations to existing water courses, if applicable  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Names of adjoining property owners or subdivisions  |
| <u>  N/A  </u>                      | <input type="checkbox"/> | Proposed locations of multi-family units shown, if applicable   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed lot lines and approximate length   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed lot numbers shown  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size of lots to 0.1 acres (not including road right-of-way for property zoned R-40 and WR)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed open space or common area clearly shown and labeled  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed water system (public/private) improvements including approximate location of proposed waterlines   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed sewer system (public/private) improvements including approximate location of proposed sewerlines, pump stations, wastewater treatment plants, etc.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fire hydrants spaced one hydrant per 1,000 feet of linear road, if applicable   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of nearest water supply point for fire protection and location of proposed dry hydrants as described in Section 200A-81 B(3), if not served by a public water system   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of proposed project sign(s) and easement for sign, if applicable   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water supply watershed boundaries, zoning district lines, fire district lines and municipal, county, or state boundaries, if applicable   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location and approximate layout of recreation areas, club houses, mail delivery points or other project features  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed buffers (location and type), if applicable   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed drainage improvements (designed according to NCDOT standards) including <ul style="list-style-type: none"><li><input type="checkbox"/> Culvert locations</li><li><input type="checkbox"/> Length</li><li><input type="checkbox"/> Diameter (minimum 18 inches)</li><li><input type="checkbox"/> Type</li><li><input type="checkbox"/> Drainage easements</li></ul> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of lots or parcels reserved for future development, utility stations, public parks, schools, churches and etc., if applicable  |

- \_\_\_ Current zoning and proposed or required building setbacks shown or labeled
- \_\_\_ 100-foot farmland preservation district setback, if applicable (see Section 200A-81 O)
- \_\_\_ Setback from perennial stream(s), if applicable (see Section 200A-81 S)
- \_\_\_ Location, design and materials of all proposed sidewalks and/or walking trails as described in Section 200A-81 Q, if applicable
- \_\_\_ Arrangement of plant material and description of plant material clearly indicated on plan in accordance with Article V (Landscape Design Standards) Subpart C (Street Tree Requirements) of the Land Development Code
- \_\_\_ All land with a slope of 60 percent or greater clearly shown on plan, if applicable

**Road Details**

N / A

- | Yes | No  |   |
|-----|-----|---|
| ___ | ___ | Location of proposed streets/roads showing:   |
|     |     | ___ Rights-of-way   |
|     |     | ___ Approximate finished road grades  |
|     |     | ___ Approximate centerline curve radii (see Section 200A-81 C)  |
| ___ | ___ | Cross-section of typical street for each proposed road classification used (collector, local, etc.) with indication of design standards of paving/base to be met, road width, right-of-way width, shoulder width, cut and fill slope, and ditch slope |
| ___ | ___ | Cross-section or plan view of cul-de-sac and/or alternate turnarounds with indication of design standards of paving/base to be met, road width, right-of-way width, shoulder width, cut and fill slope, and ditch slope                               |
| ___ | ___ | All roads or sections thereof with dead-ends or culs-de-sac no more than 2,500 feet in length   |
| ___ | ___ | Location and design of proposed entry gates   |
| ___ | ___ | Intersections at 60 degree angles or greater  |
| ___ | ___ | Site triangles conforming to Section 200A-81C   |
| ___ | ___ | Bridges and easements   |
| ___ | ___ | Proposed road(s) named and received name(s) approval from Henderson County Property Addressing and are designated as public/private   |

**Conservation Subdivision (Option)**

- | Yes | No  |  |
|-----|-----|--|
| ___ | ___ | Percentage of total acreage in open space                                    |
| ___ | ___ | Primary conservation areas clearly identified                                |
| ___ | ___ | Secondary conservation areas clearly identified                              |
| ___ | ___ | Uses of open space clearly indicated on plan                                 |
| ___ | ___ | Bona fide agricultural operations on site                                    |
| ___ | ___ | Driveway easements clearly shown with right-of-way width and driveway length |
| ___ | ___ | Setbacks and separation of all structures labeled or shown                   |
| ___ | ___ | 50 percent of proposed open space in a contiguous tract                      |
| ___ | ___ | Management Open Space Plan submitted with Development Plan                   |

**Other Development Plan Application Requirements**

The following information and/or other items shall be provided or otherwise addressed in writing by the submittal deadline of the application for Development Plan approval unless not applicable or specifically waived by the Subdivision Administrator\*, otherwise the application will be considered incomplete and will not be presented to the Planning Board.

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Form: Filled-out and signed by property owner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Agent Form: Filled-out and signed by property owner, if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development Plan (or Combined Master and Development Plan [4 full-sized copies & 1 reduced copy per Section 200A-310]). Please submit digital copies to the planning staff.
<input type="checkbox"/>	<input type="checkbox"/>	Where connection to a public or community water and/or sewer system is required or otherwise proposed, the applicant shall submit a letter from the appropriate review authorities for the water and/or sewer system indicating that water and/or sewer system has sufficient capacity for the proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Study (TIS) (Section 200-81 S(5)), if applicable
<input type="checkbox"/>	<input type="checkbox"/>	Emergency Services Impact Report (ESIR) (Section 200-81 S(5)), if applicable
<input type="checkbox"/>	<input type="checkbox"/>	List any additional attachment(s) below: (if applicable) _____

If no was checked for any above, please explain: \_\_\_\_\_

The following information shall be provided or otherwise addressed in writing by submittal deadline of the application for Development Plan approval; however, the Planning Board may conditionally approve the Development Plan subject to receipt of such information if it is not available at the time of the Planning Board review:

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Additional information as required to adequately explain the character or services of the proposed development
<input type="checkbox"/>	<input type="checkbox"/>	Approval of intermediate water and sewer systems to be used, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	Final Approval of plans for proposed water and sewer systems
<input type="checkbox"/>	<input type="checkbox"/>	Erosion and sedimentation control plan approval from Henderson County Erosion Control Division, evidence of submission from the Henderson County Erosion Control Division, or certification that no plan is required in accordance with Section 200A-224
<input type="checkbox"/>	<input type="checkbox"/>	Any other approvals as required by Federal, State, or Local agencies
<input type="checkbox"/>	<input type="checkbox"/>	Bridge design plans in accordance with Section 200A-81 D, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	Affidavit of Understanding of Farmland Preservation District (if applicable)

If no was checked for any above, please explain: \_\_\_\_\_

\* Any waived item(s) must be documented on a waiver form provided by Staff

Application completed and submitted by: Cameron Baker Date: 5/20/14

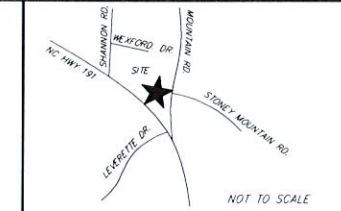
.....  
**COUNTY USE ONLY**  
.....

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Preliminary Drawing  
- For Review Purposes Only -



Vicinity Map

**PROJECT SUMMARY**

**OWNER / DEVELOPER:**  
WESTSIDE VILLAGE PROPERTIES, LLC  
230 5TH AVENUE EAST  
HENDERSONVILLE, NC 28739  
828-243-9100

**TOTAL PROJECT AREA:** 4.84 ACRES  
PROPOSED LOTS: 2  
PROPOSED TRACT A AREA: 3.67 ACRES  
PROPOSED TRACT B AREA: 1.17 ACRES

**PROPOSED DENSITY:**  
TRACT A: 8 UNITS / 3.67 ACRES  
TRACT B: 1 UNIT / 1.17 ACRES

**BUILDING AREAS:**  
TRACT A: EXISTING = 12,700 SF  
PROPOSED = 14,400 SF  
TOTAL = 27,100 SF  
TRACT B: EXISTING = 3,280 SF

**WATERSHED CALCULATIONS:**  
TRACT A: TOTAL AREA = 3.67 ACRES (159,896.14 SF)  
EXISTING IMPERVIOUS SURFACES = 45,549.09 SF  
PROPOSED IMPERVIOUS SURFACES = 22,336.26 SF  
TOTAL IMPERVIOUS SURFACES = 67,885.35 SF  
PERCENT IMPERVIOUS = 42.4% (70% ALLOWED)

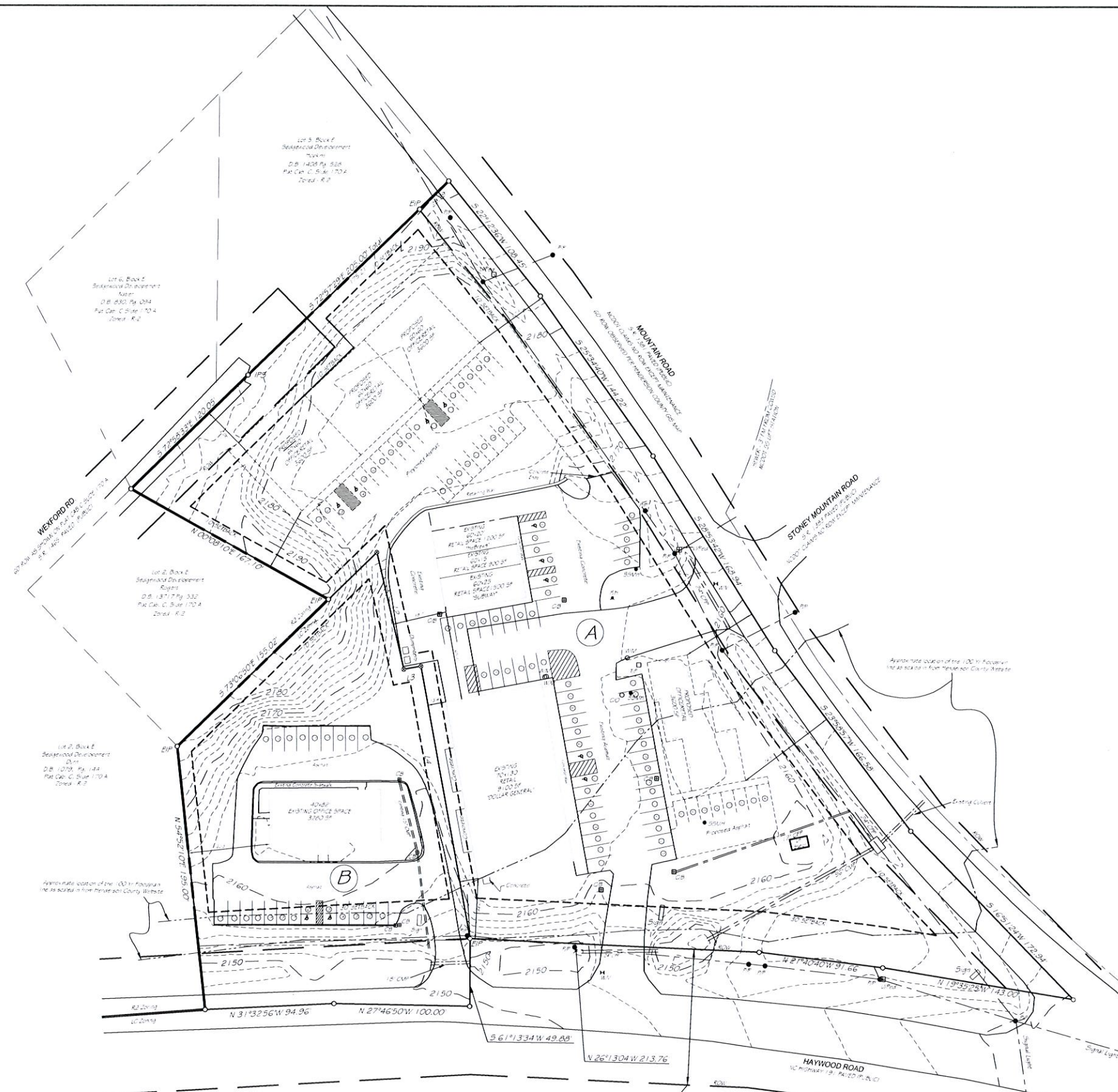
TRACT B: TOTAL AREA = 1.17 ACRES (50,969.93 SF)  
EXISTING IMPERVIOUS SURFACES = 17,976.03 SF  
PERCENT IMPERVIOUS = 35.2% (36% ALLOWED)

**PARKING CALCULATIONS:**  
TRACT A: 1 SPACE PER 500 SF BUILDING REQUIRED  
27,100 SF PROPOSED BUILDING  
55 SPACES REQUIRED (30 SPACES PROPOSED)

TRACT B: 1 SPACE PER 500 SF BUILDING REQUIRED  
3,280 SF EXISTING BUILDING  
7 SPACES REQUIRED (22 EXISTING SPACES)

**EXTERIOR LIGHTING:**  
WALL MOUNTED, LIGHT MITIGATION COMPLIANT

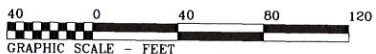
**PUBLIC WATER (ON SITE)**  
**PUBLIC SEWER (ON SITE)**  
MOUNTAIN HOME FIRE DISTRICT



Proposed New Lots

Course	Bearing	Distance
L1	S 73°06'50" E	49.54
L2	S 47°55'33" W	88.25
L3	S 39°13'00" E	12.87
L4	S 50°43'25" W	203.90

- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
  2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown herein. Additional buried utilities/structures may be encountered.
  3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
  4. Contours and all elevations.
  5. Portions of property are located in Zone X, areas outside the 0.2% annual chance floodplain and Zone AE, areas inside the 1% annual chance floodplain as per FRIS Map Panel 9690, Map # 3/000650000 effective date 1/02/2008.
  6. Property is located in Water Supply Watershed Upper French Broad, WS-IV PA.
  7. Property is currently zoned LC by Henderson County.
  8. All areas are by Coordinate Computation.



Combined Master and Development Plan for:  
**Westside Village**  
Westside Village Properties, LLC  
230 5th Ave. East  
Hendersonville, NC 28739  
-Owners-  
Deed Book 1437, Page 173  
Plat Slide 8280

Pin: 9650-51-7912

Hendersonville Township	Henderson County, NC
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**ASSOCIATED LAND SURVEYORS & PLANNERS PC.**  
P.O. BOX 578 • HORSE SHOE, NC 28742  
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774  
SCALE: 1 Inch = 40 Feet DATE: May 16, 2014  
JOB NO: S-14-065 DRAWN BY: JTB CAS 70

- Legend:
- EIF = Existing Iron Pipe
  - ⊗ = 1/2" Iron Pin Set
  - = Unmarked Point
  - CB = Catch Basin
  - CO = Clean Out
  - CMP = Corrugated Metal Pipe
  - CPP = Corrugated Plastic Pipe
  - FH = Fire Hydrant
  - PP = Power Pole
  - ROW = Right of Way
  - UPed = Utility Pedestal
  - SSMH = Sanitary Sewer Manhole
  - WM = Water Meter
  - WV = Water Valve