

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: December 4, 2008
TO: Technical Review Committee
TRC MEETING DATE: December 8, 2008 10:00 a.m.
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Grand Highlands Subdivision (storage tanks) /McAbee and Associates 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

Wallace McAbee of McAbee and Associates PA, on behalf of the Grand Highlands Subdivision submitted the major site plan for this project. They wish to utilize these properties for storage tanks 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 sites are located on the following sites. (See Zoning Reports Below)

These projects are all located in the Residential 3 (R-3) zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

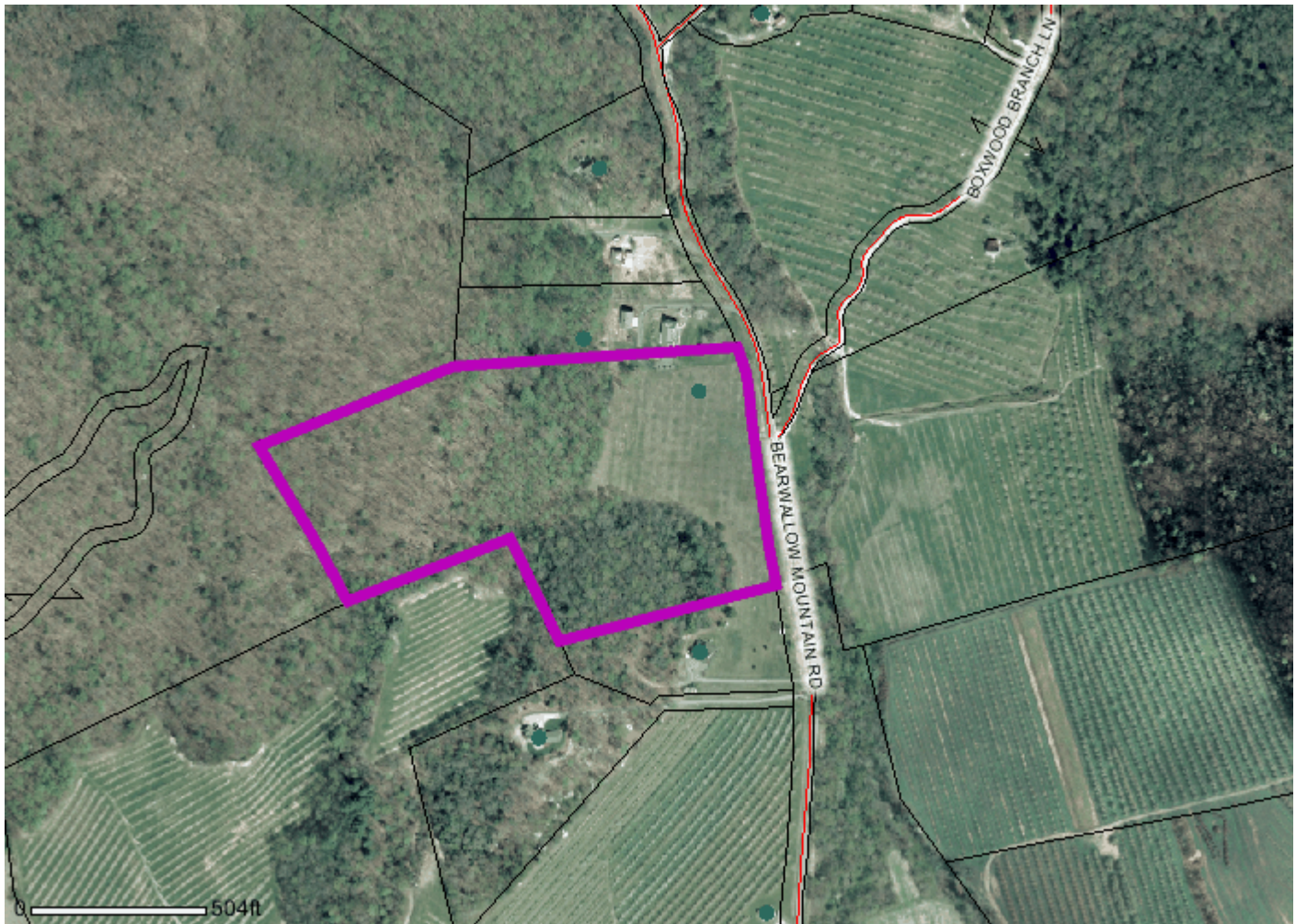
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

PUMP STATION #1

Date: December 04, 2008
Owner Name:
Mailing Address:
Situs Address:

PIN: 9692880269
HASSCO LANDS INC
512 N MAIN ST
429 BEARWALLOW MOUNTAIN RD

Parcel Number: 9972203



| | |
|---|---------------------------------|
| History: | No History Found |
| Permit: | No Permit Found |
| Date: | No Date Found |
| NEW Zoning Districts: | Residential 3 |
| Acreage: | 19.2200 |
| Municipality Boundaries: | No City Found |
| | No Ordinance Found |
| Water Supply Watersheds: | No Watershed Found |
| | No Watershed Found |
| | No Watershed Found |
| 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: | 03 Edneyville Fire |

PUMP STATION #3

Date: December 04, 2008

Owner Name:

Mailing Address:

Situs Address:

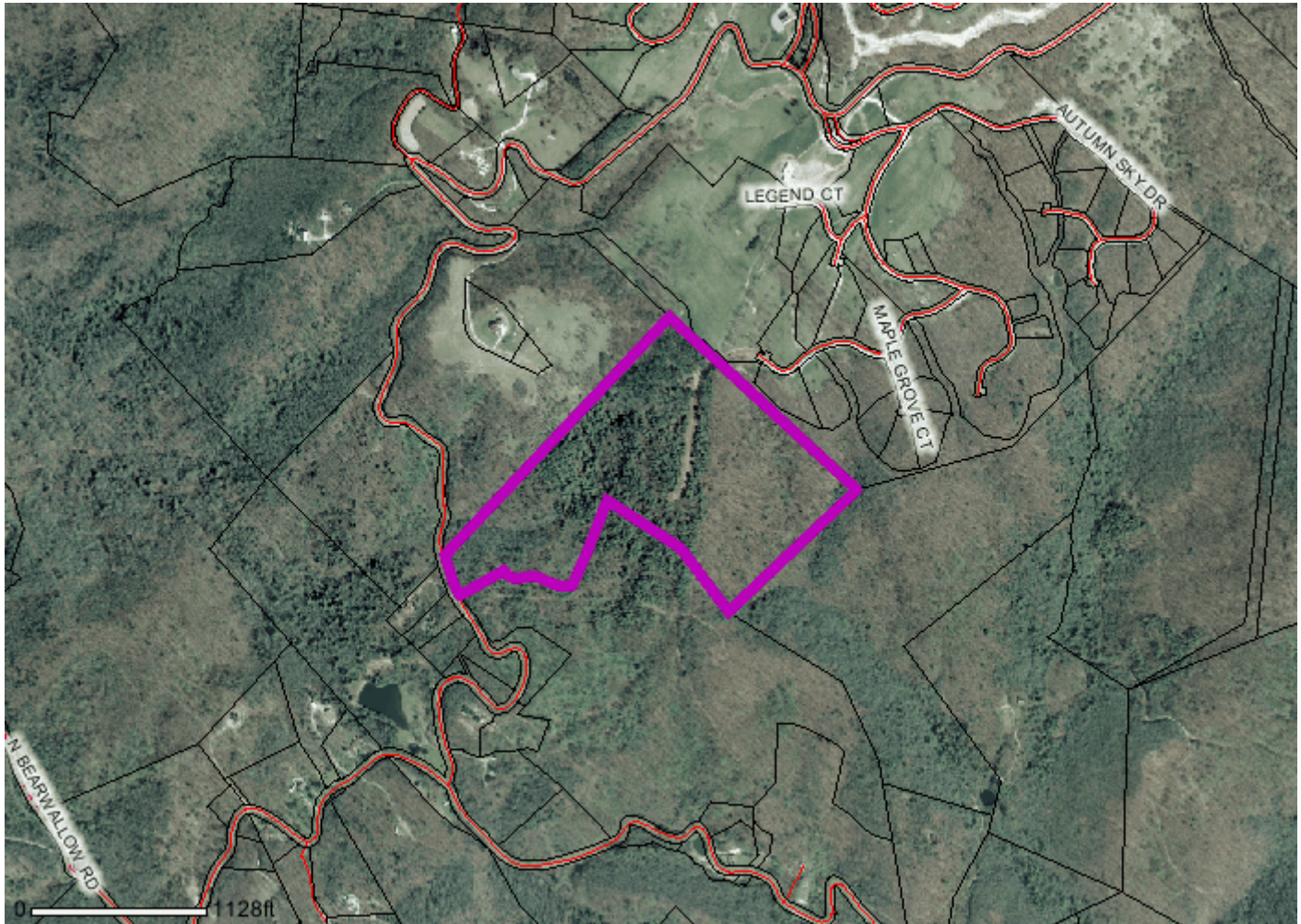
PIN: 9693368458

HASSCO LANDS INC

512 N MAIN ST

No Address Found

Parcel Number: 9931701



| | |
|---|---------------------------------|
| History: | No History Found |
| Permit: | No Permit Found |
| Date: | No Date Found |
| NEW Zoning Districts: | Residential 3 |
| Acreage: | 51.9900 |
| Municipality Boundaries: | No City Found |
| | No Ordinance Found |
| Water Supply Watersheds: | No Watershed Found |
| | No Watershed Found |
| | No Watershed Found |
| 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: | 11 Gerton Fire |

MAP NOTES:

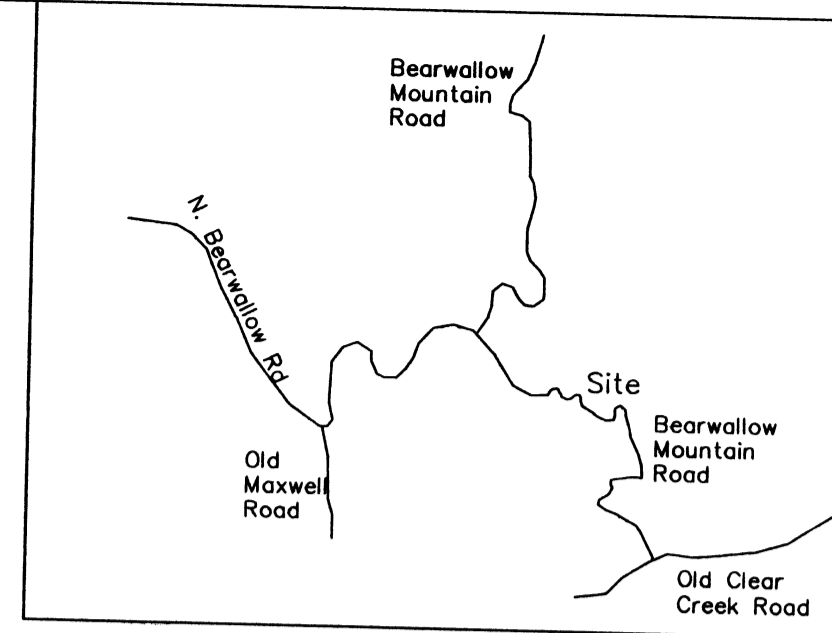
- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M. MAP# 3700969300J, PANEL #6963, DATED (PRELIMINARY MAY 21, 2007)
- 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- 3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
- 4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 5) AREA BY COORDINATE COMPUTATION.
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. THE COMBINED GRID FACTOR FOR THIS PROJECT IS 0.9997250.
- 7) SUBJECT PROPERTY IS ZONED 'R3' BY HENDERSON COUNTY.
- 8) THIS PROPERTY IS WITHIN 1/2 MILE OF LAND IN A FARMLAND PRESERVATION DISTRICT.
- 9) THE PRIVATE ROADS INDICATED ON THIS FINAL PLAT MAY NOT MEET THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE INTO THE STATE ROAD SYSTEM.
- 10) THE LOT CREATED BY THIS PLAT WILL NOT BE USED AS A RESIDENTIAL LOT, BUT WILL BE USED FOR UTILITY PURPOSES ONLY.
- 11) THIS PLAT WAS PREVIOUSLY RECORDED WITH HENDERSON COUNTY AT SLIDE 7582

REFERENCES:

- DB 1250 PG 332
- PRIVATE SURVEY ENTITLED "BOUNDARY SURVEY FOR HASCO LANDS, INC KHM INVESTMENTS, LLC" BY ERIC. S. MCABEE, DATED 10/27/07 AND BEARING DRAWING #G-07-2258

LEGEND:

- PB . . PLAT BOOK
- DB . . DEED BOOK
- PG . . PAGE
- RAW . . RIGHT OF WAY
- A . . ARC LENGTH
- R . . RADIUS
- CB . . CHORD BEARING
- C . . CHORD DISTANCE
- . . RECOVERED MONUMENT (SIZE AND TYPE AS NOTED)
- . . CALCULATED POINT NOT SET IN FIELD
- NTS . . NOT TO SCALE
- NF . . NOW OR FORMERLY

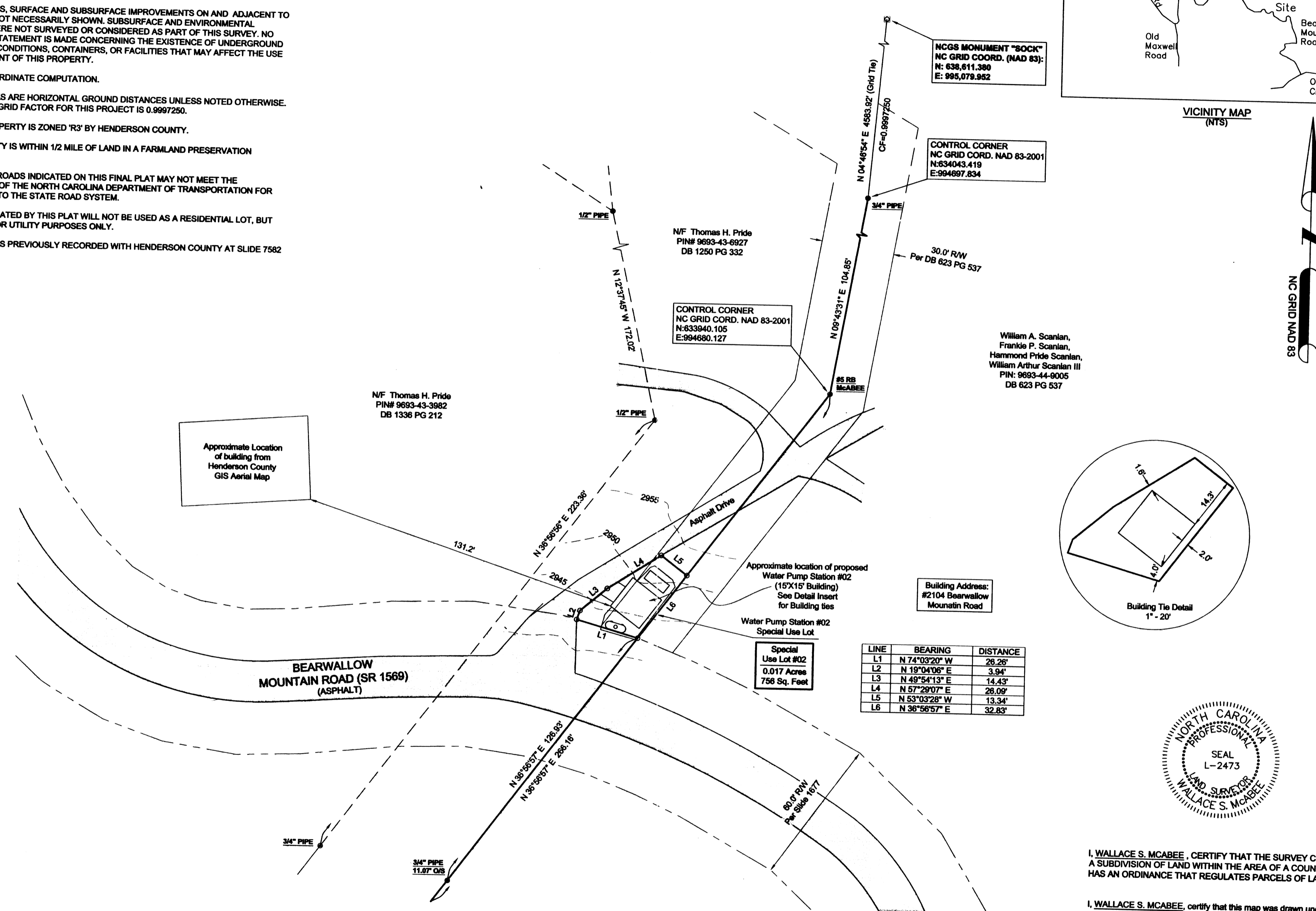


DATE: 10-25-08
 PROJECT NO.: 10032
 DRAWING NO.: C-08-887
 DRAWN BY: MMD
 SCALE: 1"=30'

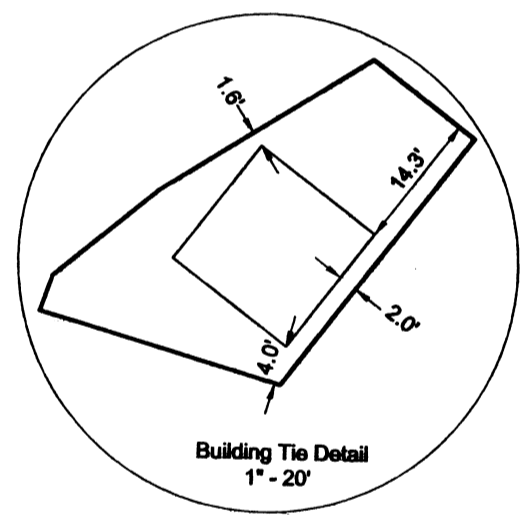
NON STANDARD SUBDIVISION OF WATER PUMP STATION #02 FOR CONVEYANCE TO:
City of Hendersonville
 Owner: Hasco Lands, Inc.
 512 North Main Street
 Hendersonville, NC 28792
 Edneyville Township
 Henderson County, N.C.
 PINS: 9693-43-6927

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |

McAbee & Associates, PA
 Professional Land Surveyors
 Wallace S. McAbee, PLS Telephone (828) 628-1295
 Eric S. McAbee, PLS Fax (828) 628-1294
 3 McAbee Trail Fairview North Carolina, 28730



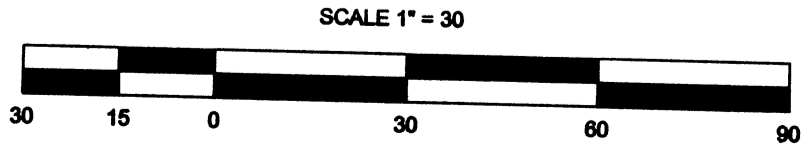
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 74°03'20" W | 28.26' |
| L2 | N 19°04'06" E | 3.94' |
| L3 | N 49°54'13" E | 14.43' |
| L4 | N 57°29'07" E | 26.09' |
| L5 | N 53°03'28" W | 13.34' |
| L6 | N 38°56'57" E | 32.63' |

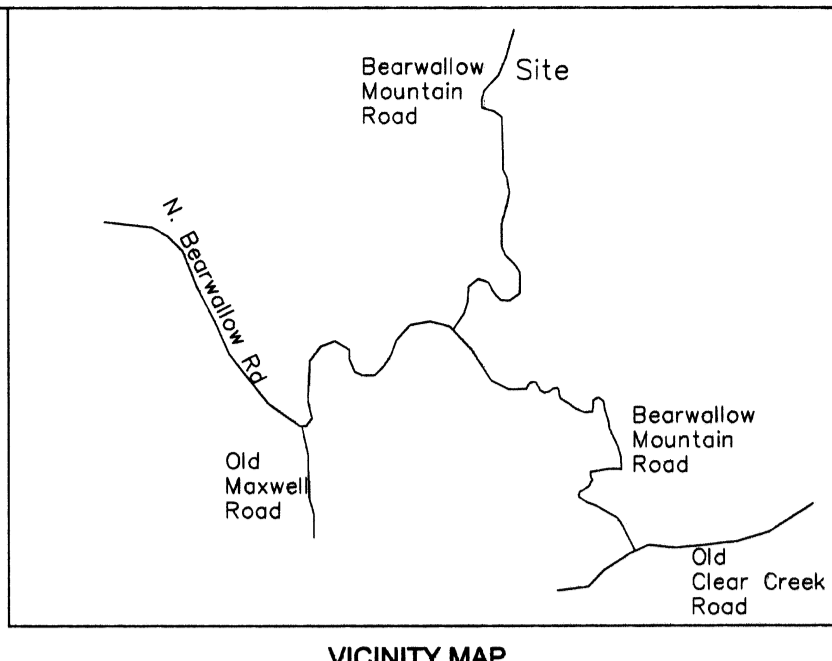
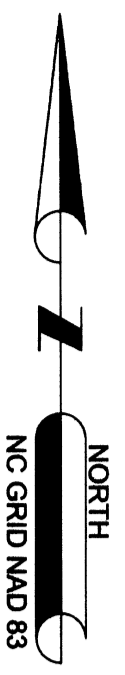


I, WALLACE S. MCABEE, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

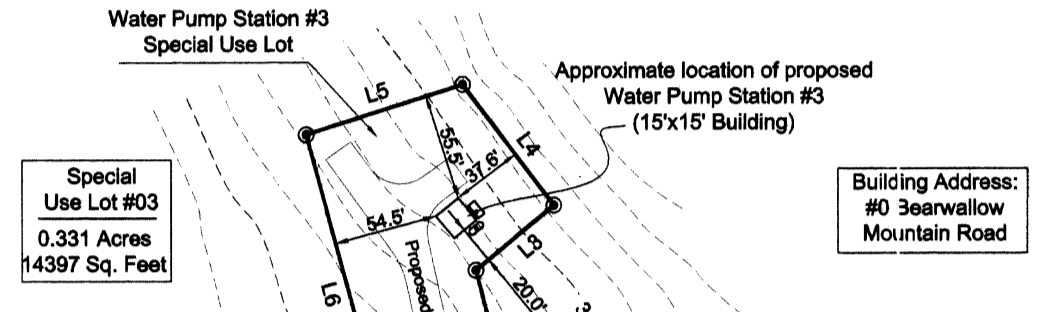
I, WALLACE S. MCABEE, certify that this map was drawn under my supervision from an actual survey by me, deed description recorded in Book 1250 Page 332; that the ratio of precision as calculated by latitudes and departures is 1:12,711; that this map was prepared in accordance with GS 47-30(11)(a) as amended. Witness my hand and seal this 27th day of October, 2008.

Wallace S. McAbee
 L-4095



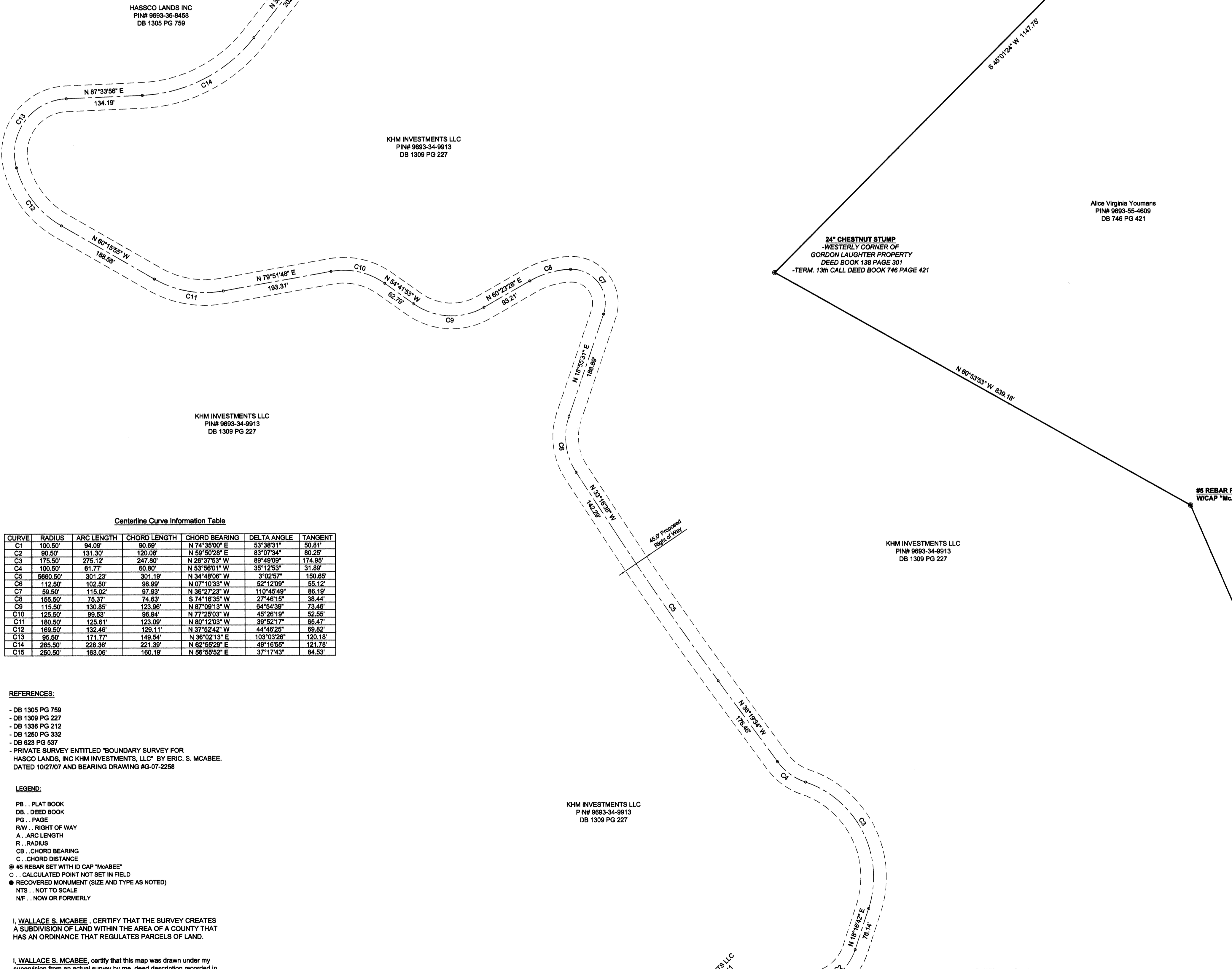


- MAP NOTES:**
- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M. MAP# 97096800J, PANEL #9993, DATED (PRELIMINARY MAY 21, 2007)
 - 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
 - 3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
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 - 8) THIS PROPERTY IS WITHIN 1/2 MILE OF LAND IN A FARMLAND PRESERVATION DISTRICT.
 - 9) THE PRIVATE ROADS INDICATED ON THIS FINAL PLAT MAY NOT MEET THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE INTO THE STATE ROAD SYSTEM.
 - 10) THE LOT CREATED BY THIS PLAT WILL NOT BE USED AS A RESIDENTIAL LOT, BUT WILL BE USED FOR UTILITY PURPOSES ONLY.
 - 11) IF THERE IS ANY FUTURE RESIDENTIAL DEVELOPMENT OF THIS PROPERTY, ROADS BUILT IN THE SHOWN RIGHT OF WAY WILL BE BUILT TO HENDERSON COUNTY STANDARDS.
 - 12) THIS PLAT WAS PREVIOUSLY RECORDED WITH HENDERSON COUNTY AT SLIDE 7583



Special Use Lot Line Information Table

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 14°29'16" W | 22.50' |
| L2 | N 14°25'16" W | 78.00' |
| L3 | N 50°28'00" E | 53.00' |
| L4 | N 37°12'00" W | 79.00' |
| L5 | N 72°23'00" E | 88.00' |
| L6 | N 15°11'00" W | 168.58' |
| L7 | N 75°34'44" E | 86.23' |



Centerline Curve Information Table

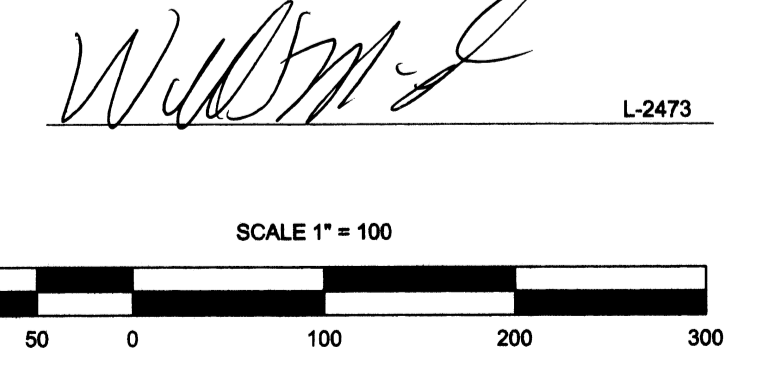
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|----------|------------|--------------|---------------|-------------|---------|
| C1 | 100.50' | 94.09' | 90.69' | N 74°35'00" E | 53°38'31" | 50.81' |
| C2 | 80.50' | 131.30' | 120.08' | N 58°50'28" E | 83°07'34" | 60.25' |
| C3 | 175.50' | 275.12' | 241.89' | N 29°31'53" W | 89°49'09" | 174.95' |
| C4 | 100.50' | 61.77' | 60.80' | N 53°58'01" W | 35°12'53" | 31.89' |
| C5 | 8860.50' | 301.23' | 301.19' | N 34°48'09" W | 3°02'57" | 150.65' |
| C6 | 112.50' | 102.67' | 98.89' | N 07°10'33" W | 52°12'09" | 55.12' |
| C7 | 59.50' | 115.02' | 97.83' | N 38°27'23" W | 110°45'49" | 86.19' |
| C8 | 155.50' | 78.37' | 74.63' | S 74°16'35" W | 27°46'15" | 38.44' |
| C9 | 115.50' | 130.85' | 123.96' | N 87°09'13" W | 64°54'39" | 73.46' |
| C10 | 125.50' | 89.63' | 86.94' | N 77°23'03" W | 45°26'19" | 56.56' |
| C11 | 180.50' | 126.61' | 123.09' | N 80°12'03" W | 39°52'17" | 65.47' |
| C12 | 169.50' | 132.46' | 128.11' | N 37°52'42" W | 44°46'25" | 89.62' |
| C13 | 95.50' | 171.77' | 149.54' | N 93°02'13" E | 103°03'29" | 120.18' |
| C14 | 285.50' | 228.36' | 221.38' | N 62°56'29" E | 49°16'55" | 121.78' |
| C15 | 250.50' | 163.06' | 160.19' | N 56°56'52" E | 37°17'43" | 84.63' |

- REFERENCES:**
- DB 1305 PG 759
 - DB 1309 PG 227
 - DB 1306 PG 212
 - DB 1050 PG 332
 - DB 623 PG 537
 - PRIVATE SURVEY ENTITLED "BOUNDARY SURVEY FOR HASSCO LANDS, INC. KHM INVESTMENTS, LLC" BY ERIC S. MCABEE, DATED 10/27/07 AND BEARING DRAWING #G-07-2258

- LEGEND:**
- PB . . . PLAT BOOK
 - DB . . . DEED BOOK
 - PG . . . PAGE
 - RW . . . RIGHT OF WAY
 - A . . . ARC LENGTH
 - R . . . RADIUS
 - CB . . . CHORD BEARING
 - C . . . CHORD DISTANCE
 - ⊙ #5 REBAR SET WITH ID CAP "MCABEE"
 - . . . CALCULATED POINT NOT SET IN FIELD
 - . . . RECOVERED MONUMENT (SIZE AND TYPE AS NOTED)
 - NTS . . . NOT TO SCALE
 - NF . . . NOW OR FORMERLY

I, WALLACE S. MCABEE, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, WALLACE S. MCABEE, certify that this map was drawn under my supervision from an actual survey by me, deed description recorded in Book 1301 Page 532; that the ratio of precision as calculated by latitude and departure is 1:12,711; that this map was prepared in accordance with GS 47-30(11)(a) as amended. Witness my hand and seal this 7th day of November, 2008.



| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |

NON STANDARD SUBDIVISION OF WATER PUMP STATION #03 FOR CONVEYANCE TO:

City of Hendersonville

PINS: 9693-36-8458 AND 9693-34-9913

Edneyville Township
Henderson County, N.C.

Owner: Hassco Lands, Inc.
512 North Main Street
Hendersonville, NC 28792

DATE: 11/07/2008
PROJECT NO.: 10032
DRAWING NO.: G-08-2474
DRAWN BY: MMD
SCALE: 1"=100'

McAbee & Associates, PA
Professional Land Surveyors

Wallace S. McAbee, PLS Telephone (828) 628-1295
Eric S. McAbee, PLS Fax (828) 628-1294

3 McAbee Trail Fairview North Carolina, 28730