

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: March, 17, 2008
TO: Technical Review Committee
TRC MEETING DATE: April 1, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: John & Tina Owen / Retail Sales and Service
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 April 1, 2008.

Major Site Plan Review

Dean and Associates, Inc., Engineer / Plan Preparer, on behalf of the owners, John and Tina Owen, submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Service use which requires major site plan review per S.R. 7.14.

SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (of Gross Floor Area)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (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.

The project site is located on 0.9500 acres of land (PIN 9529701010) located at 40 Etowah Town Square, Hwy 64, Etowah. The project is located in a Community Commercial zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

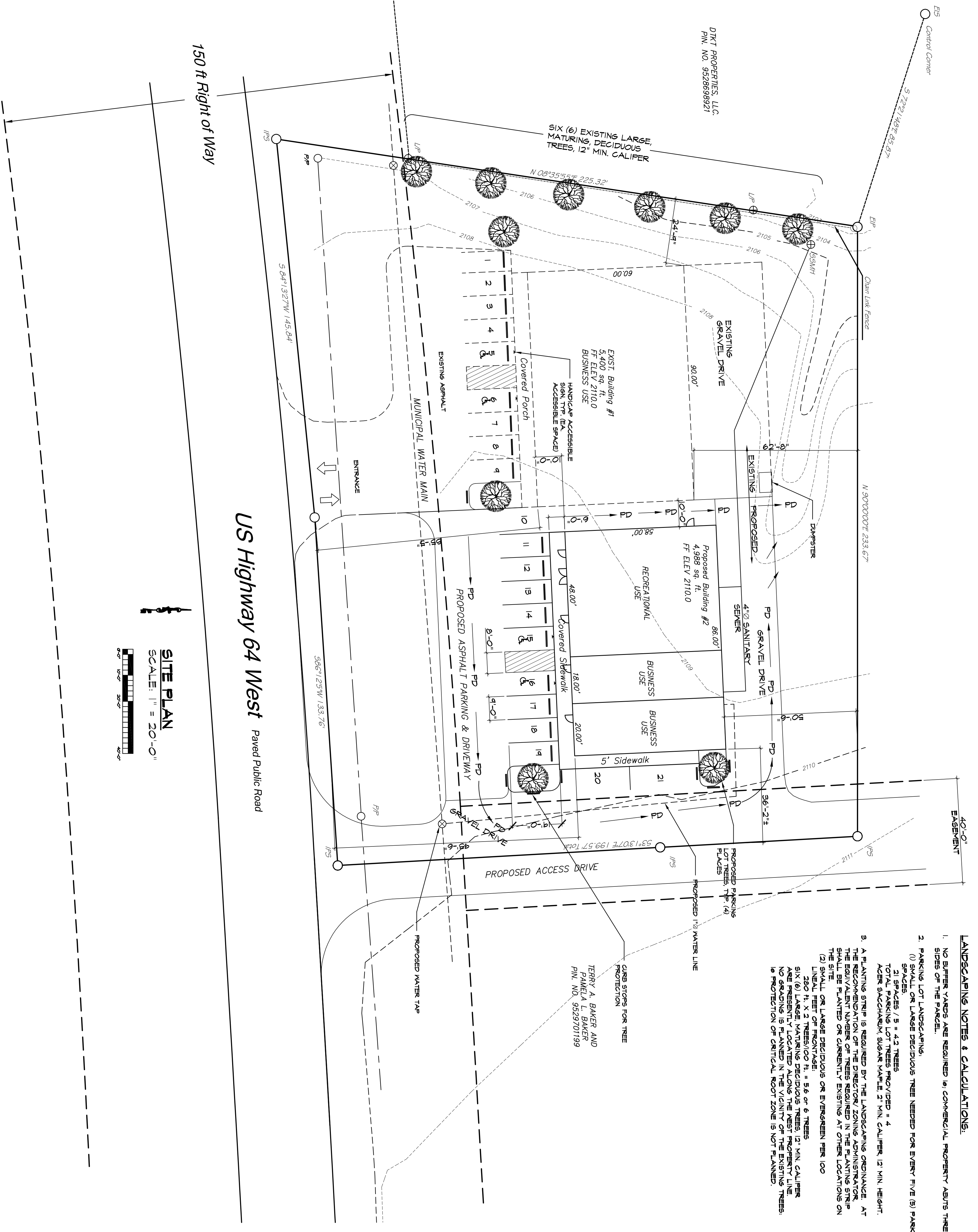
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

E5
Control Corner
5 22°22' 44.99"E 85.87'

DKT PROPERTIES, LLC.
PIN NO. 9528698921

150 ft Right of Way

US Highway 64 West Paved Public Road



LANDSCAPING NOTES & CALCULATIONS:

1. NO BUFFER YARDS ARE REQUIRED IN COMMERCIAL PROPERTY ABUTS THREE SIDES OF THE PARCEL.
2. PARKING LOT LANDSCAPING:
(1) SMALL OR LARGE DECIDUOUS TREES NEEDED FOR EVERY FIVE (5) PARKING SPACES / 5 = 4.2 TREES
21 SPACES PROVIDE = 4
TOTAL PARKING LOT TREES REQUIRED = 4
AGER SACCHARINA SUGAR MAPLE 2' MIN. CALIPER, 12' MIN. HEIGHT.
3. A PLANTING STRIP IS REQUIRED BY THE LANDSCAPING ORDINANCE AT THE FRONT OF THE PARCEL. THE PLANTING STRIP SHALL BE PLANTED OR CURRENTLY EXISTING AT OTHER LOCATIONS ON THE SITE.
(1) SMALL OR LARGE DECIDUOUS TREES 12' MIN. CALIPER, 12' MIN. HEIGHT.
(2) SMALL OR LARGE DECIDUOUS OR EVERGREEN PER 100 LINEAL FEET OF FRONTAGE = 8.6 OF 6 TREES
SIX (6) 1" x 2" MATURING DECIDUOUS TREES 12' MIN. CALIPER ARE PRESENTLY LOCATED ALONG THE WEST PROPERTY LINE. NO GRADING IS PLANNED IN THE VICINITY OF THE EXISTING TREES. 16 PROTECTION OF CRITICAL ROOT ZONE IS NOT PLANNED.

STORM DRAINAGE SYSTEM/SITE NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO INSTALLATION OF FACILITIES.
2. SENSER PIPES INSIDE THE BUILDING SHALL BE INSTALLED IN ACCORDANCE WITH THE LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS. IS A NCAC 18A1000 PUBLISHED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES DIVISION OF ENVIRONMENTAL HEALTH ON-SITE WASTEWATER SECTION LATEST EDITION.
3. THE HANDICAPPED ACCESSIBLE PARKING SPACES, THE SIDEWALKS, THE FRONT ENTRY DOOR ARRANGEMENTS AND THE PATHS OF TRAVEL FROM THE ACCESSIBLE PARKING SPACES THROUGH THE FRONT ENTRY DOORS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN VOLUME 1-C CHAPTERS 4, 5 & 6 OF THE NORTH CAROLINA ACCESSIBILITY CODE, LATEST EDITION.
4. PD - PD INDICATES PERMANENT DIVERSION SWALE
5. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EXCAVATION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
7. CONTRACTOR SHALL CONTROL AND CONTAIN EROSION AND SEDIMENTATION FROM ALL LAND DISTURBING ACTIVITIES WITH SILT FENCING, ROAD MATING, GRAVEL BERTS, ETC. TO PREVENT SALTATION OF ADJOINING PARCELS, LOTS, STREETS AND SURFACE WATER.
8. NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED W/DOOT ENCROACHMENT PERMIT.
9. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DELAYS RESULTING FROM NONCOMPLIANCE WITH THE DESIGN DRAWINGS.
10. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. SUBSURFACE CONDITIONS ARE UNKNOWN TO THE ENGINEER.
11. SITE GRADING HAS BEEN COMPLETED TO SUB-GRADE ELEVATIONS. GRADING CONTRACTOR SHALL COMPLETE FINAL GRADING TO FORM PERMANENT DIVERSION SWALES AS SHOWN ON PLAN.

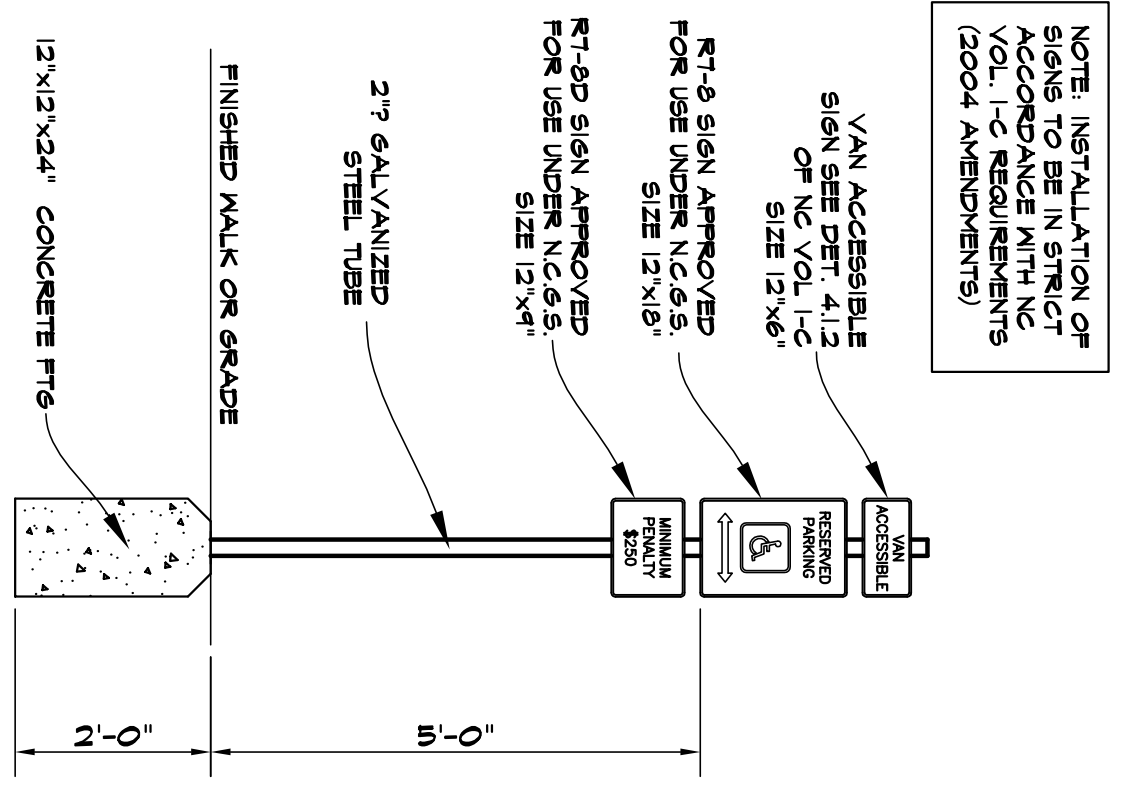
SITE PLAN
SCALE: 1" = 20'-0"
10'-0" 20'-0" 40'-0"

PARKING CALCULATIONS

ONE (1) SPACE FOR EACH 500 SQ. FT. OF GROSS FLOOR AREA
GROSS AREA OF EXIST BUILDING = 5400 sq. ft.
GROSS AREA OF PROPOSED BUILDING = 10389 sq. ft.
TOTAL GROSS BUILDING AREA = 10389 sq. ft.
10389 sq. ft. / 500 sq. ft./space = 20.78 or 21 SPACES REQUIRED.
TOTAL SPACES PROVIDED = 21

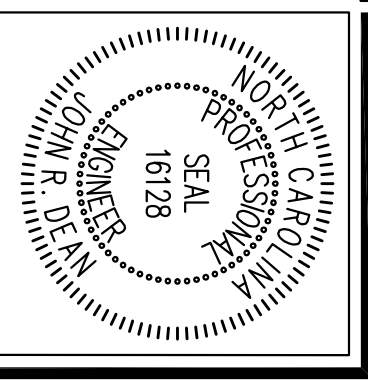
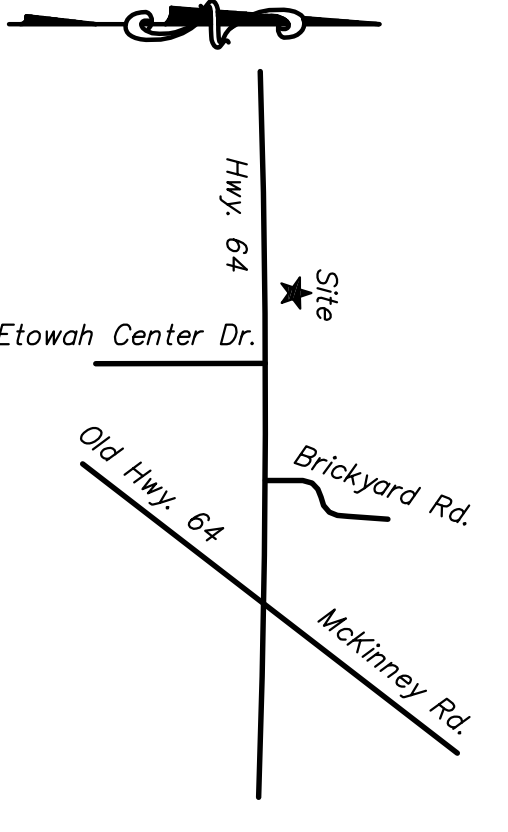
AREA CALCULATIONS				
ITEM	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	%
1	TOTAL SITE	59,974.25	1.28	100.0
2	BUILDINGS	10,389.00	0.24	14.4
3	SIDEWALKS	1,213.50	0.03	2.5
4	PARKING & DRIVEWAYS	20,828.60	0.48	36.4
5	TOTAL IMPERVIOUS (LINE 2 + LINE 3 + LINE 4)	32,529.10	0.75	60.20
6	GRAVEL & LANDSCAPED AREAS (LINE 1 - LINE 5)	27,046.15	0.48	49.20

HANDICAPPED ACCESSIBLE SIGN DETAIL



NOTE: INSTALLATION OF SIGNS TO BE IN STRICT ACCORDANCE WITH NC VOL. 1-C REQUIREMENTS (2004 AMENDMENTS)

PROPERTY OWNER INFORMATION
JOHN H. OWEN AND TINA M. OWEN
125 PARKER HOLLOW ROAD
MILLS RIVER, NC 28754
ZONING DISTRICT: COMMUNITY COMMERCIAL
PIN NO. 9524701010



REVISIONS	DATE
ADDED TOPO LINES	03-01-08

JOHN OWEN
NEW FACILITY
HENDERSON COUNTY, NC
SITE PLAN

Dean & Associates, Inc.
ENGINEERING AND CONSTRUCTION SERVICES
220 Forge Creek Lane
Horse Shoe, NC 28742
Phone: 828-890-4606 Fax: 828-890-4610

Project No.
08005

Sheet No.
C1.1

3 of 5