

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: April 25, 2008
TO: Technical Review Committee
TRC MEETING DATE: May 6, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Dr. Don Jablonski /R-Way Enterprises
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 May 6, 2008.

Major Site Plan Review

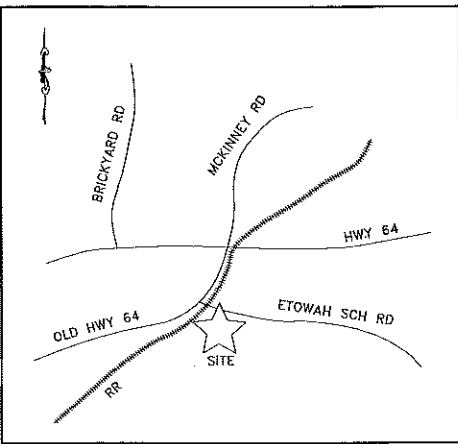
David C. Huntley & Associates, Surveyor, on behalf of the owner, Dr. Don Jablonski, submitted the major site plan for this project. He wishes to utilize the property for Warehouse and Storage use which requires major site plan review per S.R. 9.13.

SR 9.13. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (Major Site Plan Review).
- (2) Road Class. This *use* shall be located on a *collector, thoroughfare, boulevard* and/or *expressway*.
- (3) 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.
- (4) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.

The project site is located on 1.0000 acre of land (PIN 9528798284) located on Etowah School Road, off 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.

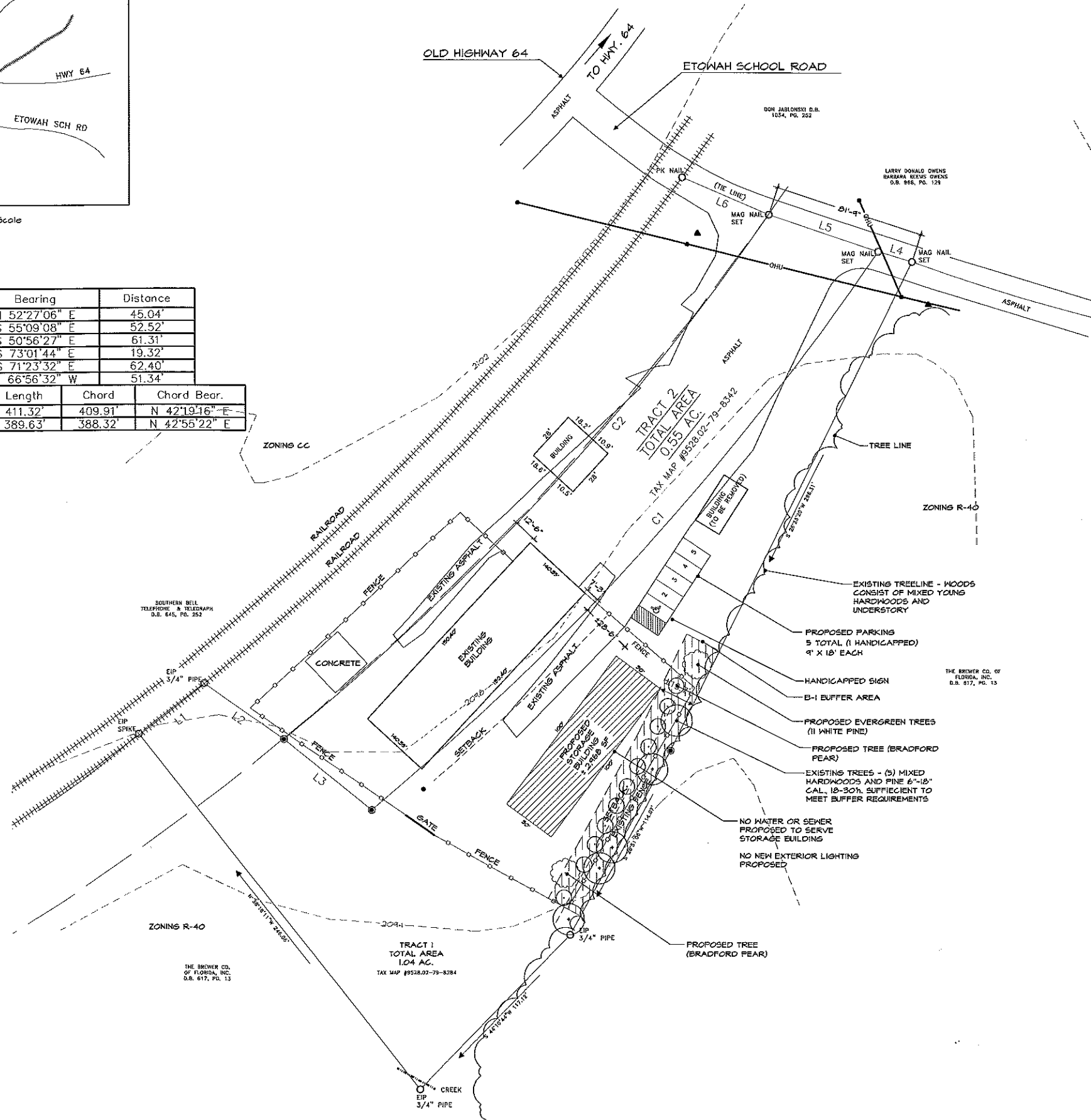
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.



VICINITY MAP Not to Scale

Course	Bearing	Distance
L1	N 52°27'06" E	45.04'
L2	S 55°09'08" E	52.52'
L3	S 50°56'27" E	61.31'
L4	S 73°01'44" E	19.32'
L5	S 71°23'32" E	62.40'
L6	N 66°56'32" W	51.34'

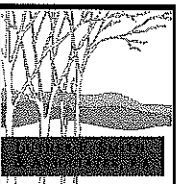
Curve	Radius	Length	Chord	Chord Bear.
C1	1434.54'	411.32'	409.91'	N 42°19'16" E
C2	1374.51'	389.63'	388.32'	N 42°55'22" E



PROJECT SUMMARY

Total Project Area	±1.04 AC
PIN No.	9528798284
Existing Zoning	Community Commercial
Proposed Zoning	same
Proposed No. Lots	same
Use	Commercial
Site Coverage	
Building - Existing	±6,075 sf
Building - Proposed	3,000 sf
Parking - Existing	17,782 sf
Parking - Proposed	936 sf
Fire District	
Water	Etowah*
Water Supply Watershed	private
Sewer	n/a
Trash	Individual Private

-No portion of the site is within the 100 yr floodplain.
 *Nearest Fire Hydrant Located at Etowah Baptist Church on Etowah School Road and at Shell Station on Hwy 64.



Luther E. Smith & Associates, P.A.
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 129 Third Avenue West
 Hendersonville, NC 28792
 (813) 897-2307
 (813) 897-8458 Fax
 lsa@lusa.com

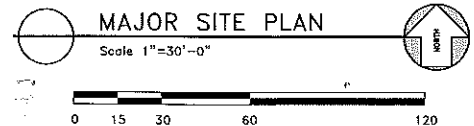
Major Site Plan
R-WAY ENTERPRISES PROPERTY
 NORTH CAROLINA
 HENDERSON COUNTY,

R-WAY ENTERPRISES STORAGE BUILDING

DEVELOPER/ APPLICANT	R-WAY ENTERPRISES LLC DON JABLONSKI BOB KAUFFMAN P.O. BOX 2108 ETOWAH, NC 28729 (828) 840-3200
LAND PLANNER/ LANDSCAPE ARCHITECT	LUTHER E. SMITH & ASSOCIATES, P.A. 129 THIRD AVENUE WEST HENDERSONVILLE, NC 28792 828 647-2307
SURVEYOR	DAVID C. HUNTLEY & ASSOC. 675 MAPLE STREET HENDERSONVILLE, NC 28792 (828) 643-8077



Date:	04-24-2008	Drawn By:	ALV
Job No.:	080408	Checked By:	LES
Revisions			



Submitted to Henderson County for Major Site Plan Review, April 24, 2008

MAJOR SITE PLAN