

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: 12/23/08
TO: Technical Review Committee
Review Agencies (see distribution list)
TRC MEETING DATE: January 6, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Denski/Lapido Auto Sales
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 January 6, 2009.

Major Site Plan Review

Robert Brady agent, on behalf of the owner, Carol Denski and applicant Osvaldo Lapido submitted the major site plan for this project. He wishes to open a motor vehicle sales business which requires a special use permit in the Community Commercial zoning district and is defined by S.R. 7.10.

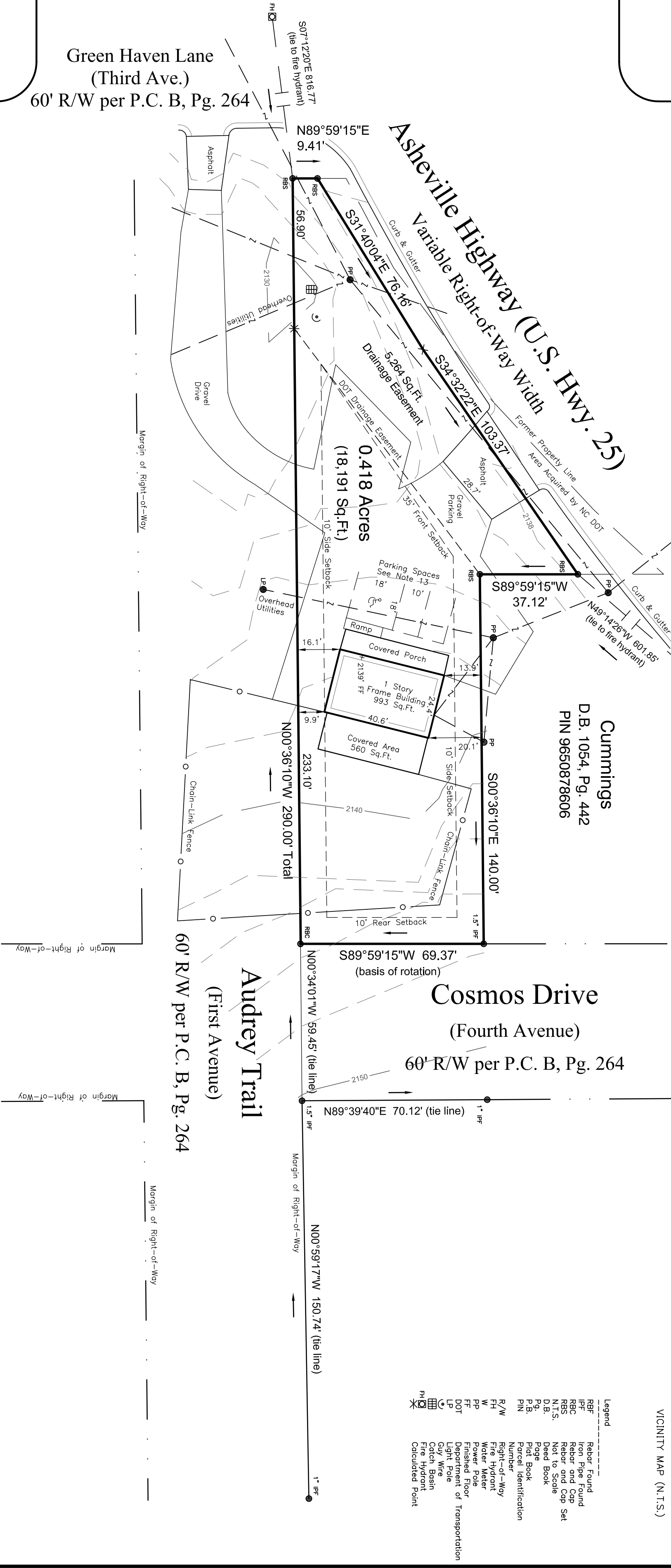
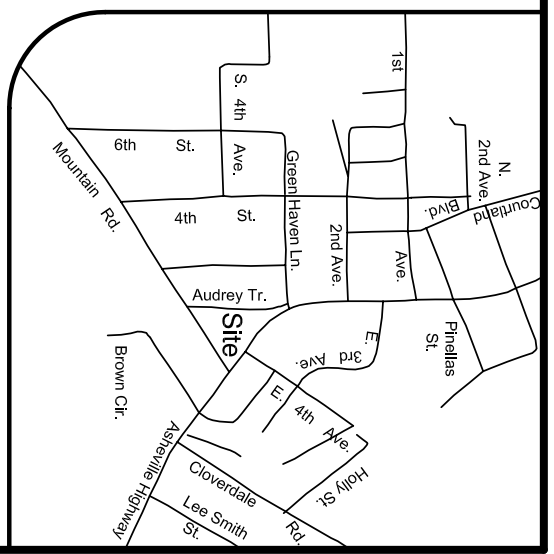
SR 7.10. Motor Vehicle Sales or Leasing (Including automobile, motorcycle, boat and recreational sales and rental cars)

- (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) 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 approximately .36 acres of land (PIN: 9650877723) located at 3605 Asheville Hwy. The project is not located in a water supply watershed district nor is it located within the floodplain (see Plan). The project is located in the Community Commercial (CC) zoning district. No water or sewer is proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Please review the attached plans and be prepared to address any issues with the applicant at the TRC Meeting. 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.

Base of Bearings:
D.B. 815, Pg. 217



- GENERAL NOTES:**
1. Property subject to all easements, rights-of-way and restrictions of record
 2. Lines not surveyed are shown as broken lines from information referenced on the face of this plot
 3. The area shown hereon was computed using the coordinate computation method. Closure for the traverse = 1:128,933
 4. Subject property is not located within a flood hazard area according to flood insurance rate map 370125, panel 9650, suffix J dated October 2, 2008
 5. Location of utilities, whether public or private, is based upon field location or visible opportunities
 6. All distances are horizontal ground measured in US Feet
 7. This plot has been prepared without the benefit of a title report which may reveal additional restrictions, A North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.
 8. This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, P.C.
 9. Contours are referenced to an assumed finished floor elevation datum of 2153'
 10. The purpose of this plot is to identify site conditions for the subject property.
 11. No signs exist on the subject property. Any placement of a sign had not been determined at the time of this survey.
 12. The subject property and adjoining parcels are currently zoned Community Commercial.
 13. The parking spaces shown represent proposed parking and do not currently exist.

Cummings
D.B. 1054, Pg. 442
PIN 9650878606

Cosmos Drive
(Fourth Avenue)
60' R/W per P.C. B, Pg. 264

Audrey Trail
(First Avenue)
60' R/W per P.C. B, Pg. 264

Green Haven Lane
(Third Ave.)
60' R/W per P.C. B, Pg. 264

0.418 Acres
(18,191 Sq.Ft.)

- Legend**
- RRF Rebar Found
 - IRF Iron Pipe Found
 - RFB Rebar and Cap Set
 - RSS Rebar and Cap Set
 - N.T.S. Not to Scale
 - D.B. Deed Book
 - Pg. Page
 - PIB Plot Book
 - PNB Point Book
 - PNB Point Book
 - PNB Point Book
 - R/W Right-of-Way
 - FH Fire Hydrant
 - W Water Meter
 - FP Flower Pole
 - DOT Department of Transportation
 - LP Light Pole
 - GW Guy Wire
 - CB Catch Basin
 - PH Fire Hydrant
 - CP Calculated Point

BLACKROCK SURVEYING & LAND DESIGN, P.C.

114 Executive Park
Asheville, North Carolina 28901
phone: 828-225-4341
fax: 828-225-4342
www.blackrocksurveying.com

Preliminary Plat
Not for Recordation, Conveyance, or Sale

Site Plan for
Lapido Auto Sales

Hendersonville Township, Henderson County, North Carolina	
Job Number: 08-137	Date: 12/18/2008
Surveyed by: RB	Pl.S: Robert K. Brady, Jr.
Current Owner: David Deniski and wife, Carol Deniski	Address: 3605 Asheville Highway, Mountain Home, NC 28758
D.B./Pg.: 815 / 217	P.C./Pg.: B / 264
Zoning: CC - Community	Commercial

GRAPHIC SCALE

1" = 30'