

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: February 4, 2008

SUBJECT: Review Special Intensity Allocation application WS-2007-11-03
(Moody Property) (Applicant #4)

ATTACHMENTS:

1. Staff Memorandum
2. Planning Staff Memorandum
3. Mills River Staff Memorandum
4. Applicant Information, narrative and plan

SUMMARY OF REQUEST:

Rick & Beverly Moore, Buyers, submitted an application for approval of a proposed four (4) buildings (total of 34,175 square foot) and associated parking/driveway access (96,100 square foot) on November 28, 2007. The application has a proposed impervious surface of 59.0 percent. This exceeds the 24 percent allowed by right. A Special Intensity Allocation permit would be required. The PIN for the properties is 9631-75-3251, 9631-75-2383, and 9631-75-544. The parcels total 5.07 acres. The property is currently a manufactured home park and several brick structures up near the roadway. This property is located in a Special Flood Hazard Area as designated by Federal Emergency Management Agency. The property is located in the Town of Mills River. The owners Robert and Nancy Moody gave Mr. and Mrs. Moore permission to apply for this permit. Applicant understands that the properties must be combined prior to construction.

Normally these types of applications would be under staff review using category 1 allocation for Lower Mills River (Asheville) Balance of Watershed (WS-III). On November 2, 2006, category 1 was exhausted of allocation. The Henderson County Land Development Code (LDC) Section 200A-322.D (Special Intensity Allocation staff/formal review) requires applicants submit is reviewed by the Henderson County Board of Commissioners for any proposed nonresidential development once Category 1 has been exhausted. On December 19, 2007, the Board of Commissioners approved criteria for each applicant to meet. I sent a letter along with a copy of the criteria to each applicant. Each applicant had a deadline of January 18, 2008 to return their revised drawings.

Category 3 provided that applicant 1 was approved, balance would be 30.736 acres. This application would reduce that number by 5.07 acres. If approved, this would leave a balance of 25.666 acres for future projects located in the WS-III Balance of Watershed district.

BOARD ACTION REQUESTED: The Watershed Administrator recommends approval of project as submitted.

Suggested Motion: I move that the Board approve the application for PT Greene Partnership's Special Intensity Allocation (WS-III Balance of Watershed) subject to the applicant satisfying all recommendations of the Watershed Administrator, Senior Planner, Mills River staff and the Board.

MEMORANDUM

TO: Henderson County Board of Commissioners

FROM: Natalie J. Berry, Water Supply Watershed Administrator

DATE: January 25, 2008

SUBJECT: Staff review & recommendations of Category 3 SIA application
WS-2006-11-03 (Moody Property)

I, Water Supply Watershed Administrator, have reviewed application WS-2006-11-03 submitted by Robert and Beverly Moore, buyers of property for a category 3 Special Intensity Allocation (SIA) Permit. This project is made up of three contiguous parcels of land located in the Town of Mills River. The total acreage for the three parcels combined is 5.07 acres. The owners' Robert and Nancy Moody have given the Moore's written permission to present this project on their behalf.

Based on the Water Supply Watershed Ordinance and the criteria set by the Board of Commissioners at their December 19, 2007 meeting, as well as the recommendations from the Planning Department and the Town of Mills River staff, I have provided the following comments and recommendations for the Boards consideration:

1. **The proposed use of the property, size of the proposed use, and size of the property.** The applicant is proposing commercial uses including retail, office, restaurant and recreational spaces. There are four (4) proposed buildings with a total of approximately 34,175 square feet (0.78 acres). The proposed project site would include approximately 96,100 square feet (2.21 acres) in "paved area" (parking/drives/sidewalks/etc.). The property is composed of three (3) separate tracts totaling approximately 220,675 square feet (5.07 acres) in size. The applicant is proposing to cover the property with approximately 130,275 square feet (2.99 acres) of impervious surface (59 percent of the property). *The planning department made the comment about combining the parcels into one parcel of land as a condition of the SIA. The applicant has made note on Sheet C1.1 that once the property is under their control, the three parcels of land will be combined.*
2. **The proposed use shall be developed in such a manner as to:**
 - a. **Comply with all applicable local, state and federal statutes, ordinance and regulations.** The project site is zoned MR-GB (Mills River General Business). *The Town of Mills River stated that the project is consistent with Mills River Zoning Ordinance and will be required to comply with parking, landscaping and signage requirements at the*

development under a memorandum dated January 25, 2008. See attachment 3 in this package for specifics.

- b. **Be in accordance with the Henderson County 2020 Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the County and/or Long Range Transportation Plans and Comprehensive Transportation Plans of any municipality of the County.** The consensus is the proposed use of the property is consistent with the Mills River Comprehensive Land Use Plan as well as in Henderson County Comprehensive 2020 Plan which designates this area as an urban service area and ideal for commercial development. The project also appears to be consistent with the Comprehensive Transportation Plan with easy access to NC 280 by way of NC 191. See attachment 3 in this package for specifics.
 - c. **Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.** The properties surrounding the project site are also zoned MR-GB (Mills River General Business). The consensus is that this project will not affect noise, glare, dust or odor on adjacent properties, if found to do so, measures will be taken to address during construction by the Watershed Administrator.
 - d. **Minimize environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.** The consensus is the proposed use of the property does not suggest any environmental impacts to groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites or unique natural areas.
 - e. **Minimize built upon area.** The applicant does not intend to maximize built upon area. I believe the applicant made the best possible arrangement with regards to minimizing the built upon area.
 - f. **Direct stormwater runoff away from surface waters.** The applicant intends to direct stormwater runoff away from surface waters. The applicant is proposing water quality basins and emergency spillways.
3. **Provisions/Arrangements have been made concerning:**
- a. **Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).** Planning Staff would recommend increasing internal connectivity (pedestrian and vehicular) on the site in order to reduce trips in and out of the site, the Watershed Administrator concurs.
 - b. **Off-street parking and loading areas.** As stated in the Town of Mills River recommendations, the project will be required to comply with the zoning ordinance at the time of the final plan submittal for zoning permits with the Town.
 - c. **Utilities (with particular reference to locations, availability and compatibility).** The Planning Department suggests that the final site plan indicate the location/availability/compatibility of utilities, the Watershed Administrator concurs.
 - d. **Buffering and landscaping (with particular reference to type, location and dimensions).** The applicant has indicated that there will be approximately 90,350 square feet (2.07 acres) in grassy and landscaped areas. As stated in the Town of Mills River recommendations, the project will be required to comply with the zoning ordinance at the time of the final plan submittal for zoning permits with the Town.

- e. **Structures (with particular reference to location, size and use).** The applicant is proposing to locate the structures throughout the site with parking surrounding the structures.

Staff recommends that the Board approve the Category 3 SIA application WS 2007-11-03 for the Moore Project on the Moody Property subject to the applicant satisfying conditions stated above.

MEMORANDUM

TO: Natalie J. Berry, Watershed Administrator & Erosion Control Division Chief

FROM: Planning Staff

DATE: January 23, 2008

SUBJECT: Staff review & recommendation for Category 3 SIA application #WS 2006-11-03 – Moody Property

Staff has reviewed application #WS 2007-11-03 submitted by Robert, Nancy and Richard Moody for a Category 3 Special Intensity Allocation (SIA) on approximately 5.07 acres. Based on the Board of Commissioners criteria for evaluating category 3 SIA's, Staff has provided the following comments and recommendations for the Boards consideration:

1. **The proposed use of the property, size of the proposed use, and size of the property.** The applicant is proposing commercial uses including retail, office, restaurant and recreational spaces. There are four (4) proposed buildings with a total of approximately 34,175 square feet (0.78 acres). The proposed project site would include approximately 96,100 square feet (2.21 acres) in "paved area" (parking/drives/sidewalks/etc.). The property is composed of three (3) separate tracts totaling approximately 220,675 square feet (5.07 acres) in size. The applicant is proposing to cover the property with approximately 130,275 square feet (2.99 acres) of impervious surface (59 percent of the property). Staff recommends that the three parcels be recombined as a condition of the SIA.
2. **The proposed use shall be developed in such a manner as to:**
 - a. **Comply with all applicable local, state and federal statutes, ordinance and regulations.** The Town of Mills River has provided a waiver of zoning compliance which indicates compliance with the zoning ordinance permitted uses only. The project site is zoned MR-GB (Mills River General Business).
 - b. **Be in accordance with the Henderson County 2020 Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the County and/or Long Range Transportation Plans and Comprehensive Transportation Plans of any municipality of the County.** The Town of Mills River has not indicated compliance with any specific municipal plans. The Henderson County 2020 Comprehensive Plan Future Land Use Map designates the project site as within a Community Service Center. It is anticipated that the USA will contain high density residential and commercial development at a variety of scales.
 - c. **Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.** The properties surrounding the project site are also zoned MR-GB (Mills River General Business). The applicant has indicated that the proposed use of the properties shall be developed as to minimize the effect of noise, glare, dust or odor on adjacent properties.

- d. **Minimize environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.** The proposed use of the property does not suggest any environmental impacts to groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites or unique natural areas.
 - e. **Minimize built upon area.** The applicant does not intend to maximize built upon area. It is difficult to determine, based on the plans, if it would be possible to reduce the built upon area.
 - f. **Direct stormwater runoff away from surface waters.** The nearest surface water is an Unnamed Tributary to the south of the project site. It appears that the applicant intends to direct stormwater runoff away from surface waters. The applicant is proposing water quality basins and emergency spillways.
3. **Provisions/Arrangements have been made concerning:**
- a. **Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).** The applicant has proposed two entrances/exits to the property from Haywood Road (NC 191). Two structures are accessible from one entrance and the other two structures are accessible from the second entrance. The applicant proposed sidewalks along the buildings. Staff would recommend increasing internal connectivity (pedestrian and vehicular) on the site in order to reduce trips in and out of the site.
 - b. **Off-street parking and loading areas.** The applicant has provided parking and loading areas. According to the waiver of zoning compliance from Mills River, the proposed parking will be reviewed in accordance with the zoning ordinance at the time of the final plan submittal for zoning permits.
 - c. **Utilities (with particular reference to locations, availability and compatibility).** The applicant has stated on the plans that water, sewer and electricity are available in the immediate vicinity of the site and provisions/arrangements have been made for these utilities. The applicant has not submitted a formal site utility plan but should indicate the location/availability/compatibility of utilities.
 - d. **Buffering and landscaping (with particular reference to type, location and dimensions).** The applicant has indicated that there will be approximately 90,350 square feet (2.07 acres) in grassy and landscaped areas. According to the waiver of zoning compliance from Mills River, landscaping will be reviewed in accordance with the zoning ordinance at the time of the final plan submittal for zoning permits.
 - e. **Structures (with particular reference to location, size and use).** The applicant is proposing to locate the structures throughout the site with parking surrounding the structures.

Staff recommends that the Board approve the Category 3 SIA application #WS 2007-11-03 for the Moody Property subject to the applicant satisfying conditions which may result from: the comments of Planning Staff, recommendations of the Watershed Administrator, and Board of Commissioners' discussion.



Town of Mills River Staff Review Report

January 24, 2008

TO: Natalie Berry, CFM, CPESC, CPSWQ

FROM: Jaime Adrignola, AICP, Town Manager

SUBJECT: WS-2007-11-03 Rick and Beverly Moore

Review Summary

This project appears to comply with all applicable Town of Mills River ordinances and policies as well as those applicable Henderson County ordinances and policies related to watershed allocations.

Project Description

Rick and Beverly Moore have applied for approval of a commercial site with a total of 33,575 square feet in four buildings in the Mills River General Business (MR-GB) Zoning district for office, retail, recreation and restaurant uses. The proposed project would cover 59% of the 2.99 acre parcel with impervious surface.

Mills River staff comments on criteria

This project's use is consistent with the Mills River Zoning Ordinance and will be required to comply with parking, landscaping and signage requirements at development. It is also consistent with the goals as outlined in the Mills River Comprehensive Land Use Plan as well as in the Henderson County Comprehensive 2020 Plan which designates this area as an urban service area and ideal for commercial development. This project is also consistent with the Comprehensive Transportation Plan with easy access to NC 280, Boylston Highway for the purposes of commerce.

The watershed protection ordinance was designed to protect the drinking water supply and to protect water quality. This project does not appear to impose unnecessary noise, glare, odor, dust or impede solar access to those living and working in the area or in such a way that would impact water quality for the community.

This project appears to have minimal environmental impacts with measures taken to direct stormwater away from surface waters. This project also meets the built upon restrictions listed in the watershed ordinance for Special Intensity Allocation approval.

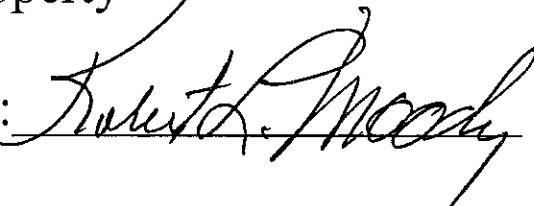
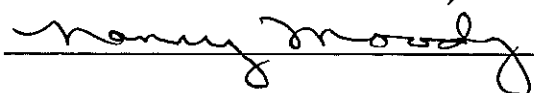
November 8 2007

To: Natalie Berry
Erosion Control Division Chief
Henderson Co.
240 2nd Ave. E.
Hendersonville, NC 28732

From: Robert and Nancy Moody
Owner Of Moody Mobile Home Park
Pin. 9631755444 4.63 acres

This is formal notice to allow buyers Rick and
Beverly
Moore to submit plans for building and or
improvement
Of the above property to any government official or
Governmental entity deemed necessary for purchase
of
Said property

Owners:

RECEIVED NOV 29 2007

HENDERSON COUNTY WATER SUPPLY WATERSHED

ITEMS TO ACCOMPANY APPLICATION FOR A

WATERSHED SPECIAL INTENSITY ALLOCATION (SIA) PERMIT

- Site plan showing lot or portion thereof to be developed showing a breakdown of area calculations for impervious surfaces including proposed structures, driveways and paved areas, and/or areas surfaced with gravel. Existing development area calculations should also be shown.
- Note: Gravel is considered Impervious surface and is to be included in the calculations.
- Copy of property survey showing area and dimensions of lot and the location of existing ponds or streams
- Application fee of \$250.00

Subject to availability - Reviewed in the order in which they are received.

For more information call 694-6626

Rev. 07/03/2007

RECEIVED NOV 29 2007

**Henderson County
Special Intensity Allocation (SIA)
Application Form**

Date 11-28-2007 File No. WS-2007-11-03

Owner's Name ROBERT L. MOODY, NANCY L. MOODY, RICHARD SCOTT MOODY

Applicant's Name RICK L. MOORE AND BEVERLY J. MOORE

Mailing Address 103 M^{CDOWEL} ROAD, MILLS RIVER, NC.

Phone Number (828) 293-4018

Project Location INTERSECTION OF HWYS 191 & 280,
MILLS RIVER, NC PIN 9631-75-3251
9631-75-5449
9631-75-2383

Project Description COMMERCIAL DEVELOPMENT - BUSINESS,
RETAIL & RECREATIONAL

Applicant's Signature  11-28-2007
(Date)

*****Official Use*****

Date Received 11/29/2007 Plans Attached YES

Fee Paid 250⁰⁰

Previous Applications NO File No. -

Disposition _____

Total Project Area 5.07 acres(s)

Percent Built Upon 58 %

Staff Review Natalie J. Berry Watershed Administrator

Comments _____

RECEIVED NOV 29 2007

Planning Board Review _____

Planning Board Recommendations _____

Board of Commissioners Review _____

Board of Commissioners Action _____

Total Acreage to Date in Special Intensity Allocation (SIA):

_____ acres

RECEIVED NOV 29 2007

Application Number Z-751

MR-PL-0031



WATERSHED ONLY

**TOWN OF MILLS RIVER
Waiver of Zoning Compliance**

DATE: 11/15/07

APPLICANT: Rick Moore

ADDRESS: 103 McDowell Rd

PHONE: 243-4018 **FAX:** _____

ADDRESS OF PROPERTY: PIN #s 9631752303, 9631753251, 9631765444

PRIMARY ZONING DISTRICT: MR-GB Commercial and Retail mix

PROPERTY OWNER: Robert Moody

Zoning Compliance Permit not required for the following reason(s):

This permit is for watershed purposes only. The uses shown are consistent with those permitted in MR-GB. The parking space numbers and landscaping will be reviewed before issuing a zoning permit to proceed with building. The street tree requirement may involve some plantings within NCDOT Right of Way providing permission is obtained due to the existing pavement running the front property line.

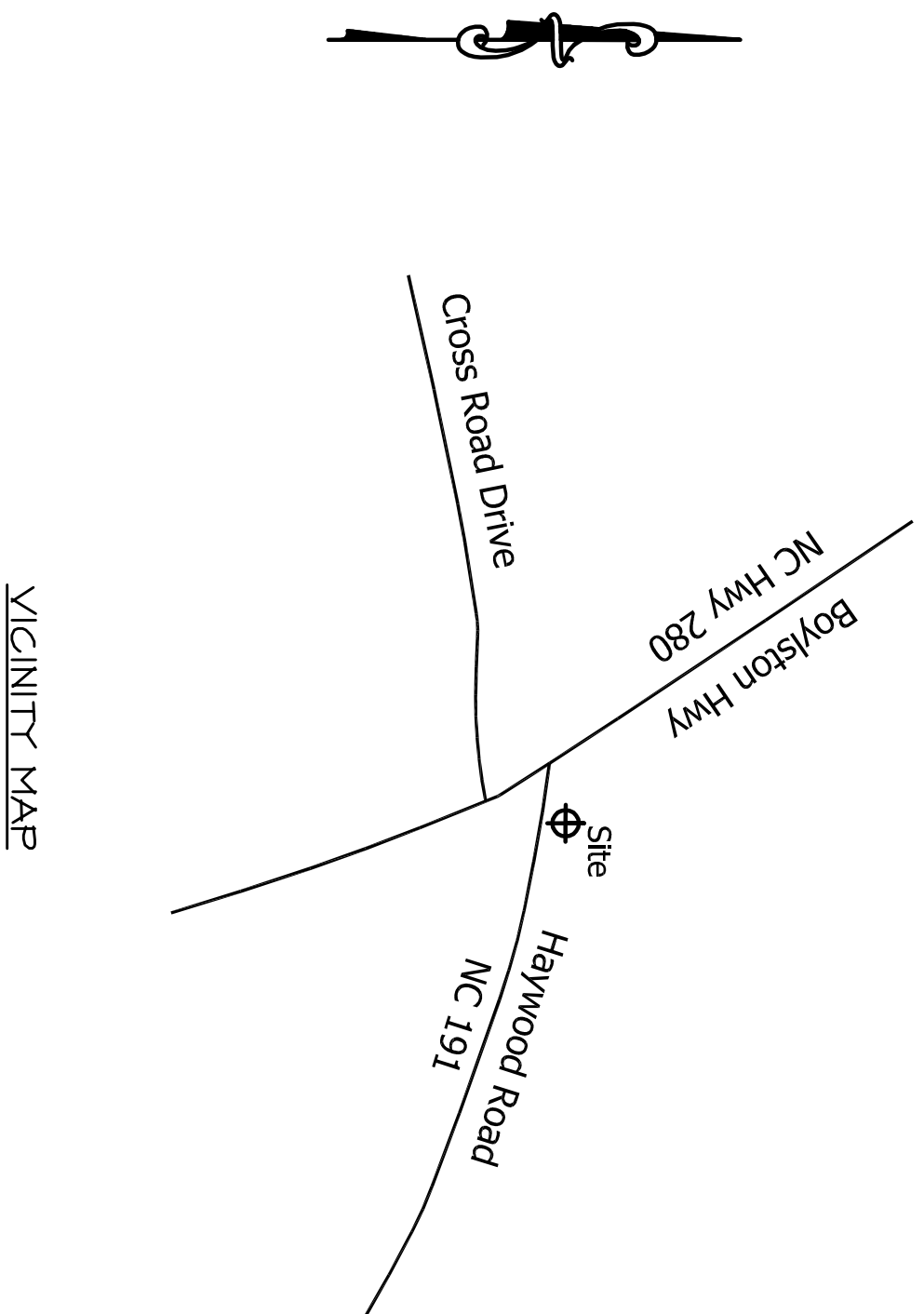
Jaime Adrijnska
Zoning Administrator

11/15/07
Date

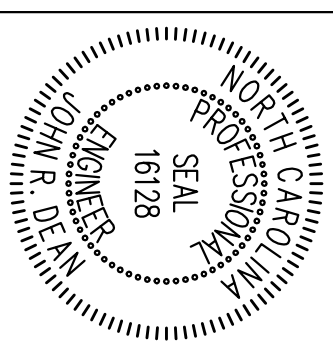
Zoning Administrator

RECEIVED NOV 29 2007
Date

A NEW FACILITY FOR RICK L. MOORE AND BEVERLY J. MOORE MILLS RIVER, NC



DRAWING INDEX			
SHEET NO.	DRAWING NO.	DRAWING TITLE	DESCRIPTION
1	TI.1	TITLE SHEET	GENERAL PROJECT INFORMATION
2	CI.1	PROPOSED SITE PLAN	GENERAL BUILDING LOCATIONS
3	CI.2	PROPOSED SITE DETAILS	SITE PLAN DETAILS
4	NONE	PROPERTY SURVEY	BOUNDARY AND TOPOGRAPHICAL SURVEY



DATE

REVISIONS

**RICK L. MOORE AND BEVERLY J. MOORE
(PURCHASERS)
MILLS RIVER, NC**

TITLE SHEET

Dean & Associates, Inc.
ENGINEERING AND CONSTRUCTION SERVICES
15 Forge Valley Drive - Unit 1
Mills River, NC 28759
Phone: 828-890-4606 Fax: 828-890-4610

**Project No.
07182**

File Name:
Drawn By: **ROC**
Checked By: **AND**
Issue Date: 11/28/07
Sheet No.

T1.1
1 of 4

- GENERAL NOTES**
- NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED NOTOT ENCROACHMENT PERMIT.
 - THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DELAYS RESULTING FROM NONCOMPLIANCE WITH THE DESIGN DRAWINGS.
 - THE ENTIRE AREA WITHIN THE GRADING LIMITS SHALL BE GRADED, GRADED AND EXCAVATED TO A DEPTH SUFFICIENT TO REMOVE ALL VEGETABLE MATTER, SOIL, MUCK, RUBBISH, AND OTHER UNSUITABLE MATERIAL.
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. SUBSURFACE CONDITIONS ARE UNKNOWN TO THE ENGINEER.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING THE NORTH CAROLINA ONE CALL CENTER AT 1-800-693-4444 THREE (3) DAYS PRIOR TO CONSTRUCTION ACTIVITIES.
 - ANY INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE BUT THE CONTRACTOR SHALL DETERMINE THE EXISTING LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE PLANS OR AS NOTED OTHERWISE. FIELD VERIFICATION OF UTILITIES SHALL BE THE ENGINEER'S RESPONSIBILITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
 - THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
 - ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE. THE CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT OF THE SUBGRADE.
 - THE CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (4 IN. MIN.) TO PROVIDE ADEQUATE SUBGRADE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED OR NECESSARY SHORING, BRACING AND/OR SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PERSUANT TO THE WORK INDICATED ON THE DRAWINGS. THE OWNER AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
 - EARTHWORK SHALL BE ACCOMPLISHED TO THE GRADES AND LINES SHOWN. PROOF ROLLING AND COMPACTION TESTS SHALL BE PERFORMED IN THE FIELD TO TEST ALL AREAS AS REQUIRED. RETESTING REQUIRED DUE TO POOR COMPACTION SHALL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.
 - ALL EXCAVATION SHALL BE CLASSIFIED EXCAVATION. ALL MEN-FILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D 698). IN ADDITION, THE UPPER 18 INCHES OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DRY DENSITY (ASTM D 698).
 - ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY (STANDARD PROCTOR ASTM D 698).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ANY SEDIMENTATION CONTROL DEVICES NEEEDED OR REQUIRED AT BORDERS OF HALL AREAS.
 - ANY STRUCTURE THAT MAY BE SUBJECT TO WHEEL TRAFFIC MUST BE DESIGNED TO WITHSTAND H-20 LOADING.
 - THE ELEVATION OF THE TOP EDGE OF ALL CURBS SHALL BE 2074.91.
 - BUILDINGS 1, 2 & 3 SHALL HAVE SHED ROOFS SLOPING AS SHOWN ON PLAN. STORM WATER RUN OFF SHALL FLOW ACROSS GRASSY AREAS AS SHOWN.
 - BUILDING 4 SHALL HAVE A GABLE ROOF SLOPING FROM THE REAR HALF OF THE ROOF SHALL FLOW ACROSS THE GRASSY AREAS AS SHOWN. STORM WATER RUN OFF FROM THE FRONT HALF OF THE ROOF SHALL BE ROUTED VIA BURIED PIPES INTO NEAREST CATCH BASIN.

- OWNER/DEVELOPER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, ORDINANCES AND REGULATIONS.
- THE PROPOSED USE OF THE PROPERTIES SHALL BE DEVELOPED IN SUCH A MANNER AS TO MINIMIZE THE EFFECT OF NOISE OR VIBRATION IN THE NEIGHBORHOOD OF THE PROPOSED USE.
- CONSIDERING THE OWNER/DEVELOPER'S INTENT, THE EXISTING SITE TOPOGRAPHY AND LOCAL DEVELOPMENT ORDINANCES, THE PLANS SUBMITTED REPRESENT AN EFFORT TO MINIMIZE IMPACTS TO THE NEIGHBORHOOD. THE ENGINEER'S MANAGEMENT PRACTICES TO MINIMIZE WATER QUALITY IMPACTS.
- IN THE PREPARATION OF THE PLANS SUBMITTED, PROVISIONS HAVE BEEN MADE CONCERNING INGRESS AND EGRESS TO THE PROPERTY, AND PROPOSED STRUCTURES, DESIGN OF AUTOMOBILE DRIVEWAYS, STREET PARKING/LOADING AREAS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES USING GENERALLY ACCEPTED STANDARDS.
- WHILE A FORMAL LANDSCAPING PLAN HAS NOT BEEN PREPARED, AND SITE FURNISHMENTS ARE NOT SPECIFIED IN ACCORDANCE WITH LOCAL LANDSCAPING ORDINANCES.
- WHILE A FORMAL SITE UTILITY PLAN HAS NOT BEEN PREPARED, PROVISIONS/ARRANGEMENTS HAVE BEEN MADE FOR UTILITIES, WATER SEWER AND ELECTRICITY ARE AVAILABLE IN THE IMMEDIATE VICINITY OF THE SITE.



AREA CALCULATIONS

ITEM	DESCRIPTION	AREA (SQ.FT.)	AREA (ACRES)	%
1	TOTAL SITE	220,675	5.07	100.0
2	BUILDINGS	34,75	0.78	1.5
3	SPECIALTIES	4,165	0.10	1.9
4	PARKING & DRIVEWAYS	91,335	2.11	41.8
5	TOTAL IMPERVIOUS (LINE 2 + LINE 3 + LINE 4)	130,275	2.99	59.0
6	GRASSY & UNCOVERED AREAS (LINE 1 - LINE 5)	90,350	2.07	40.8

PARKING CALCULATIONS

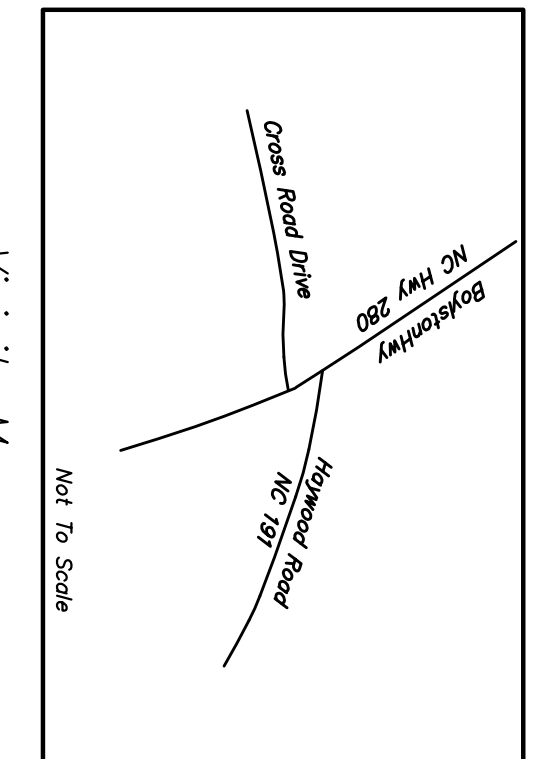
SPACE/USE	AREA (SQ.FT.)	SPACES/AREA	SPACES (REQ'D)	SPACES PROVIDED
BUILDING 1	7,500	-	-	-
BUS/OFFICE	3,750	1 PER 300	12.0	12
RETAIL	3,750	1 PER 200	18.0	31
BUILDING 2	2,000	NA	10.0	11
BUILDING 3	14,600	1 PER 300	24.3	-
BUS/OFFICE	7,300	1 PER 200	36.5	-
RETAIL	7,300	1 PER 200	36.5	-
TOTAL	33,575		151	164

Property Owners -
Robert L. & Nancy L. Moody
 Richard Scott Moody

D.B. 808, Pg. 731
 D.B. 706, Pg. 617
 D.B. 762, Pg. 187
 Plat Slide 921

Plat 921, 75-921
 Plats 921, 75-921
 Plats 921, 75-921

NOTE
 PURCHASERS OF THE THREE PARCELS SHOWN ON THIS PLAN SHALL COMBINE ALL PARCELS WITHIN 90 DAYS OF THE DATE OF CLOSING.



Plat North
 Plat Slide 921

Vicinity Map
 Not To Scale

REVISIONS	DATE
REVISOR: [Symbol] REVISED AREA CALCULATIONS	01-16-08
REVISOR: [Symbol] ADDED ASPHALT NEXT TO RETAINING WALL	01-16-08
REVISOR: [Symbol] ADDED NOTES	01-16-08

RICK L. MOORE AND BEVERLY J. MOORE
 (PURCHASERS)
 MILLS RIVER, NC

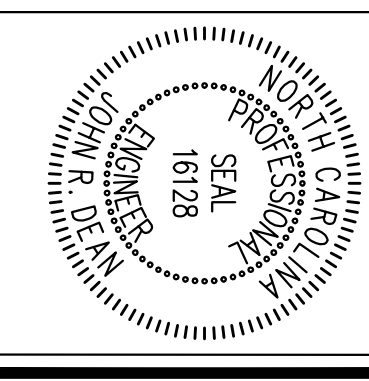
PROPOSED SITE PLAN

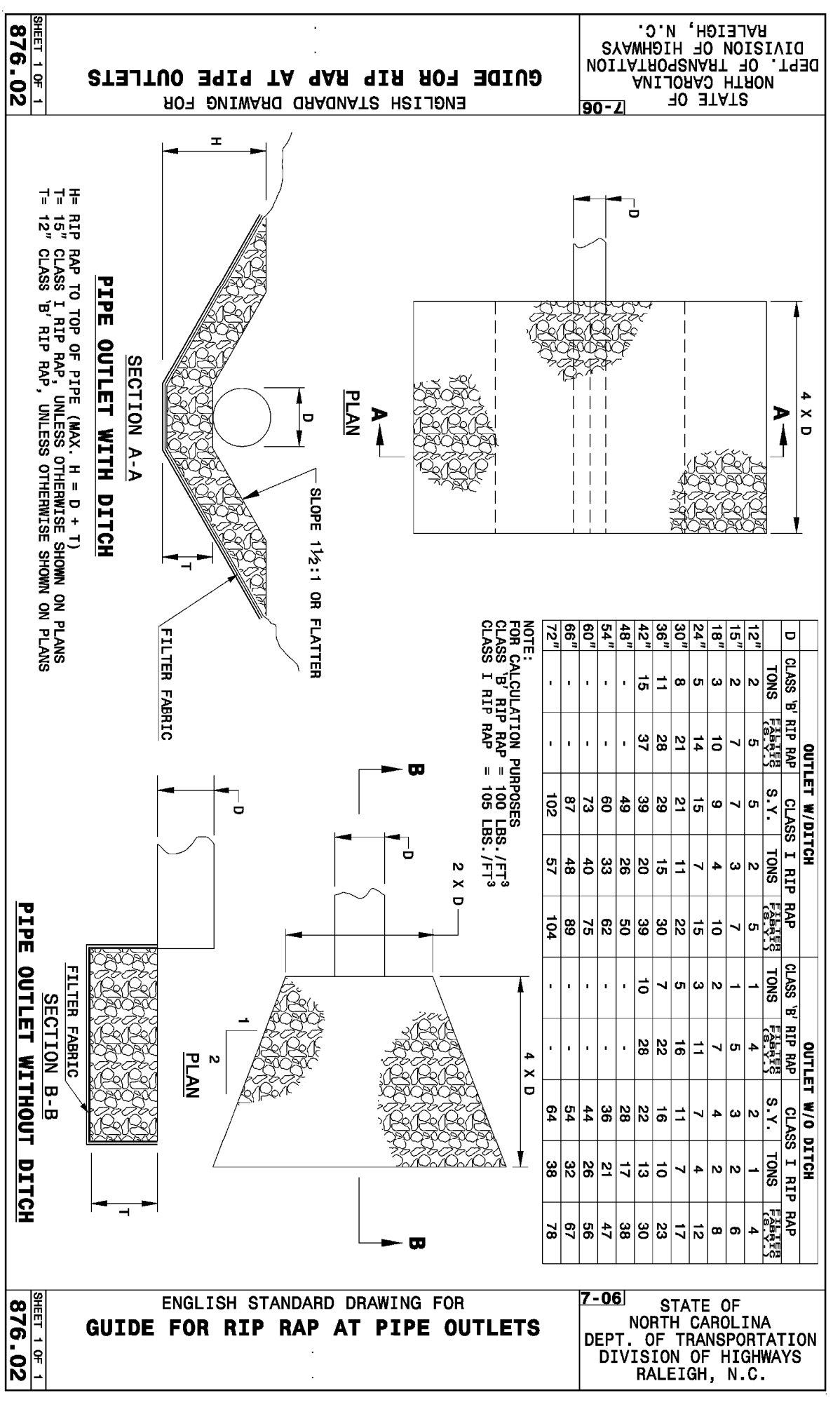
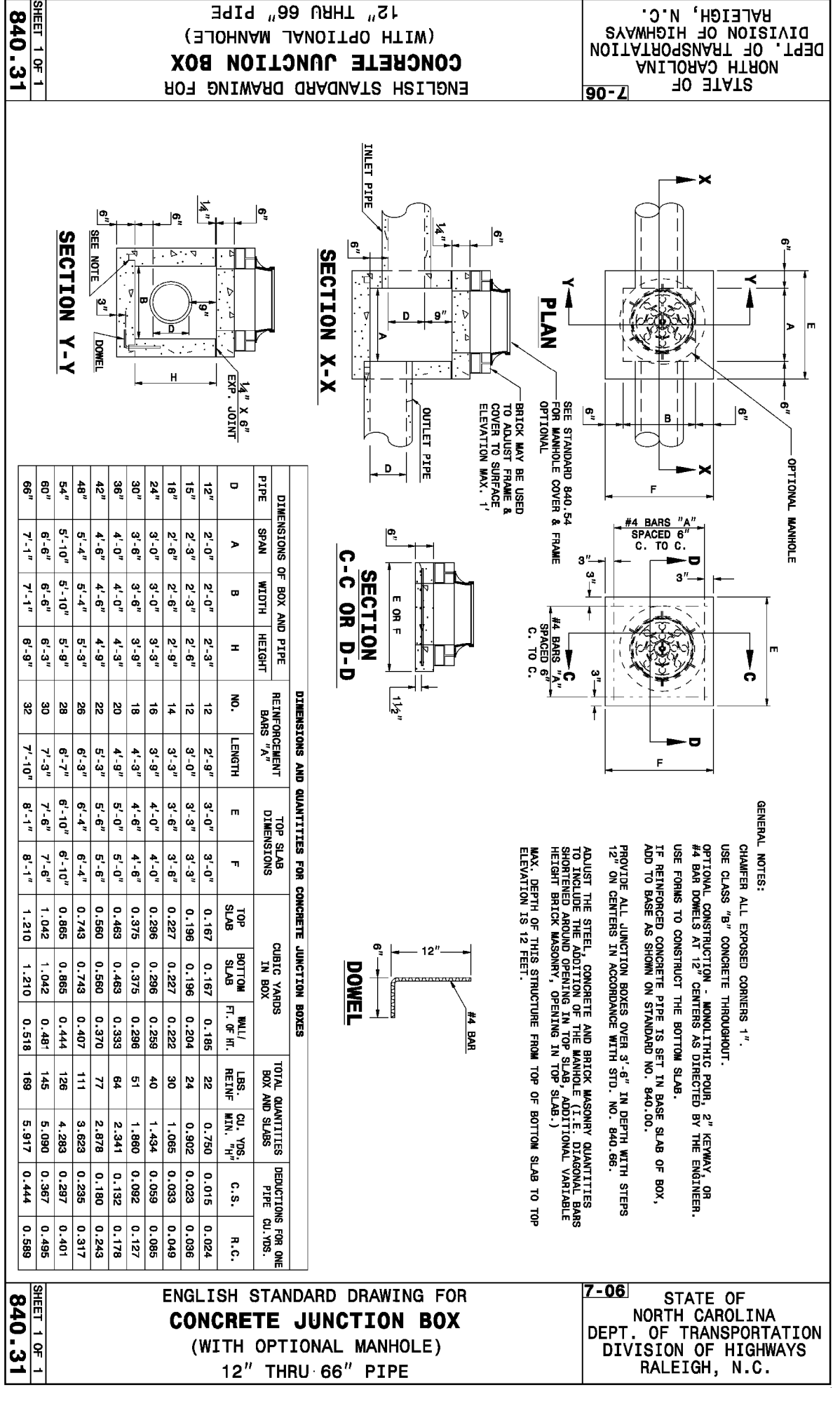
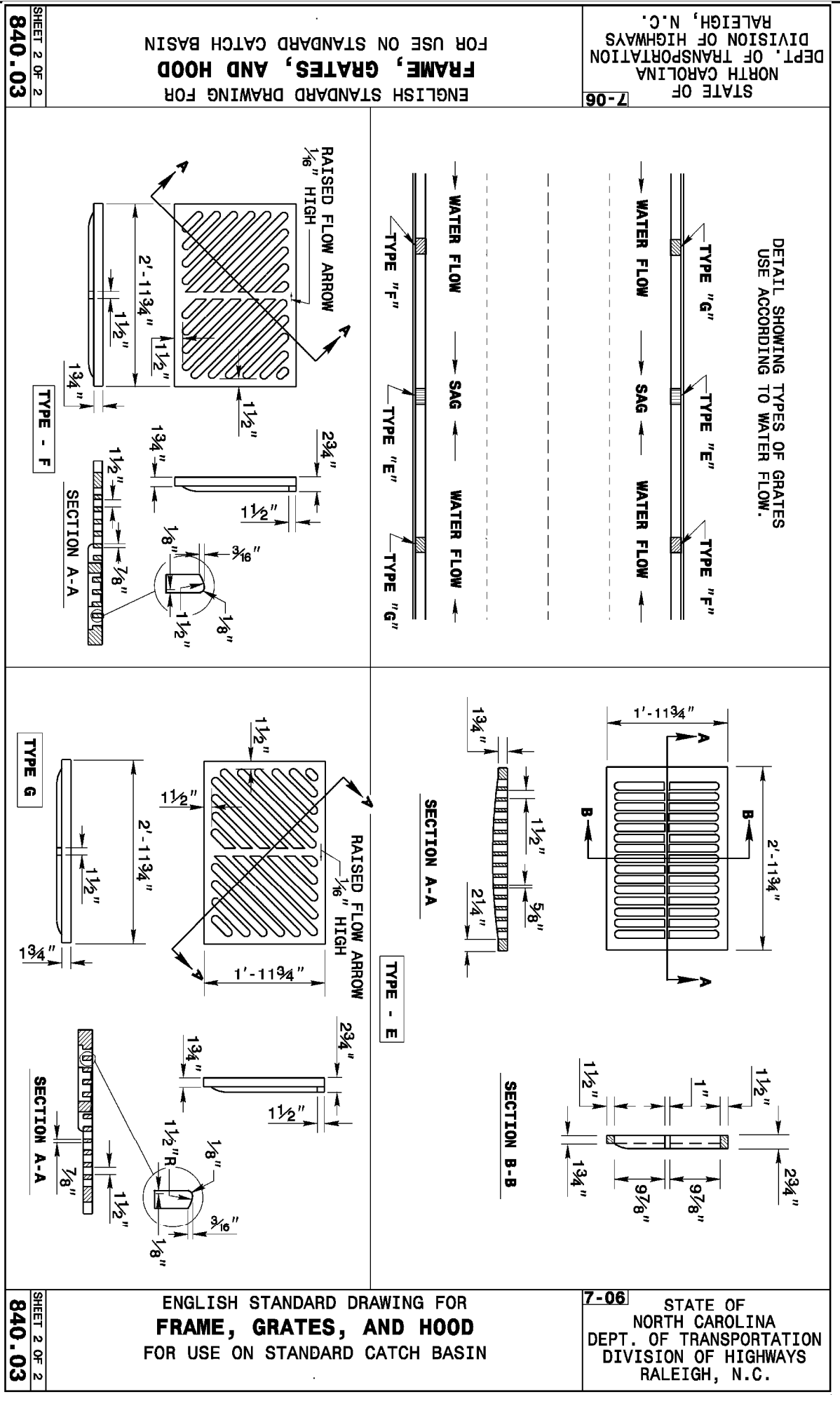
Dean & Associates, Inc.
 ENGINEERING AND CONSTRUCTION SERVICES
 15 Forge Valley Drive - Unit 1
 Mills River, NC 28759
 Phone: 828-890-4606 Fax: 828-890-4610

Project No.
07182

File Name:
 Drawn By: [Symbol] RJC
 Checked By: [Symbol] RJC
 Issue Date: 11-28-07
 Sheet No.
C1.1

2 of 4

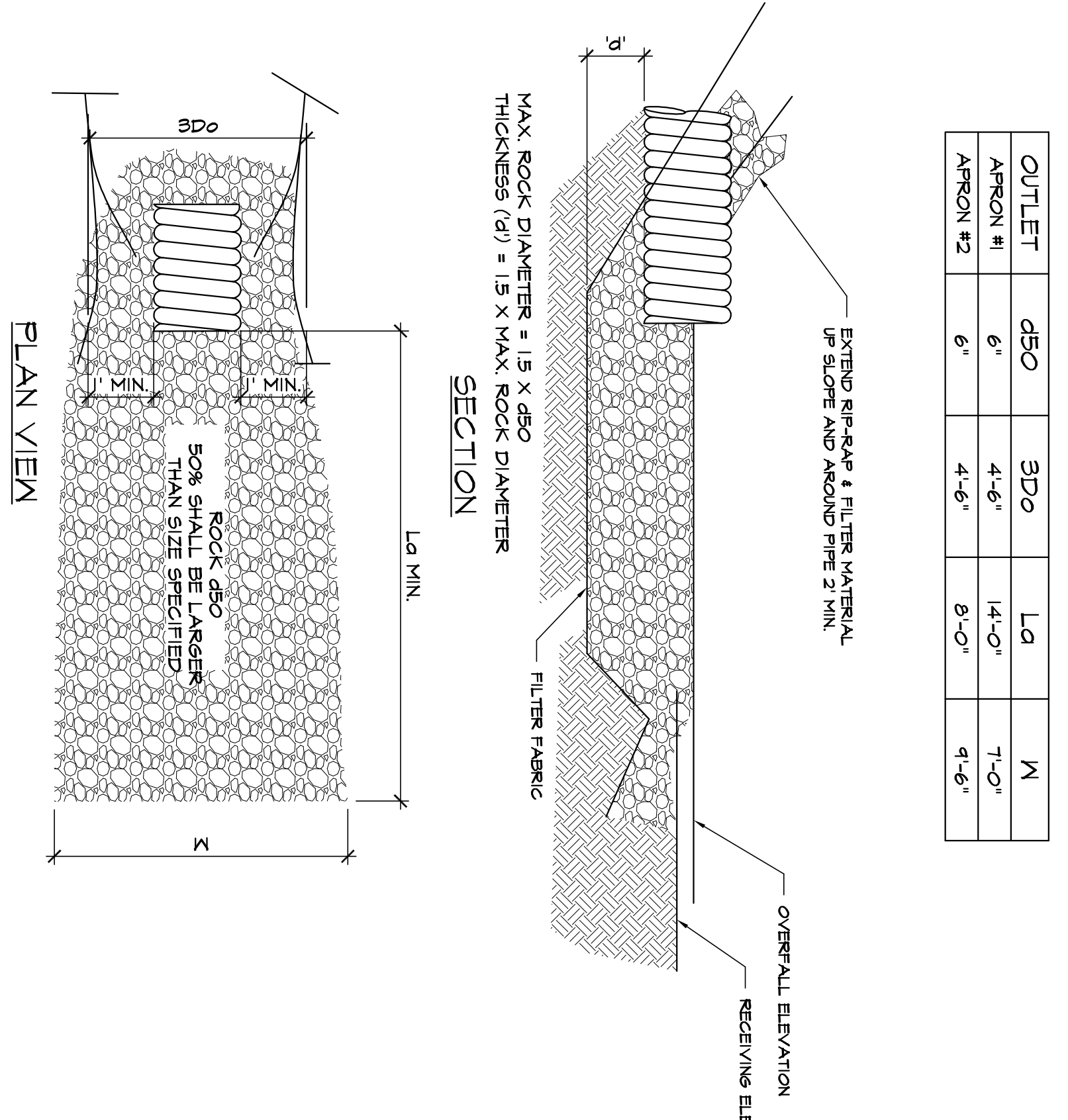
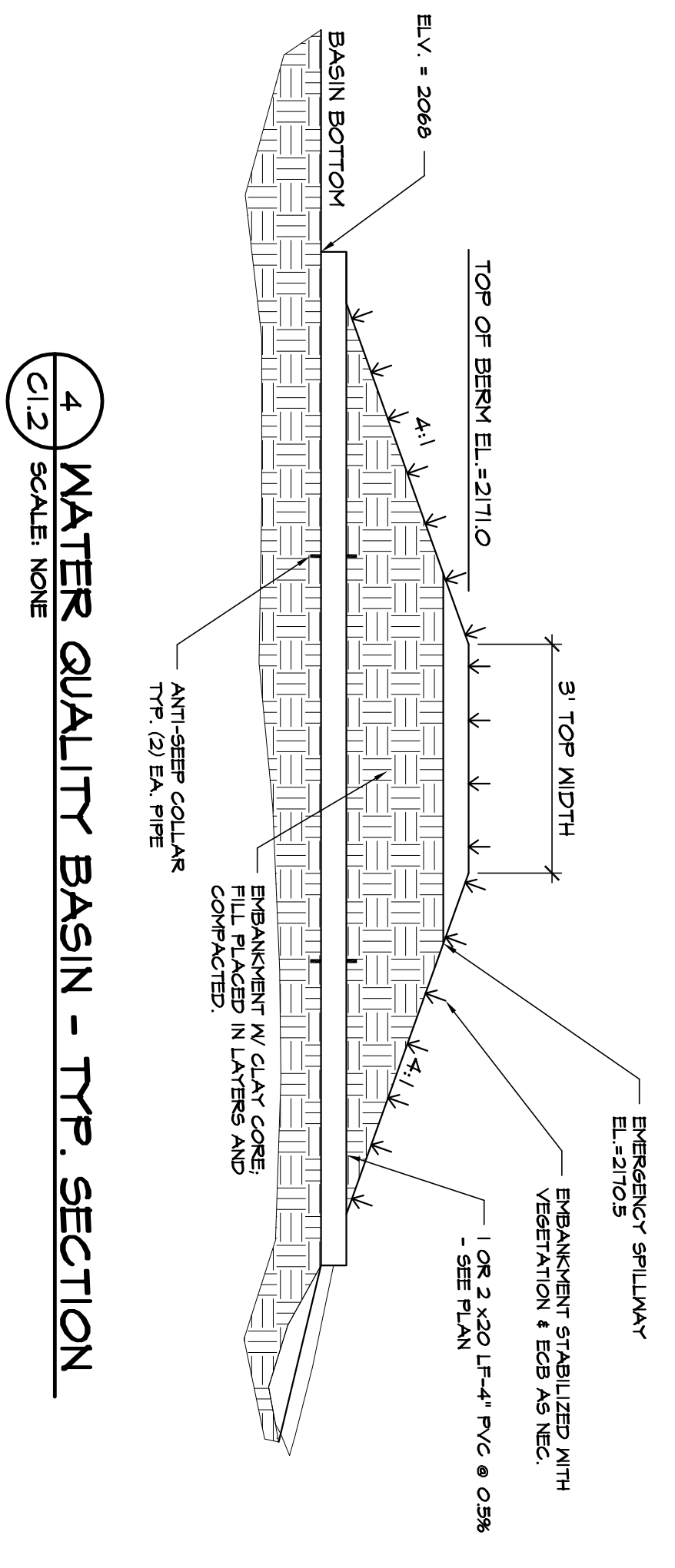




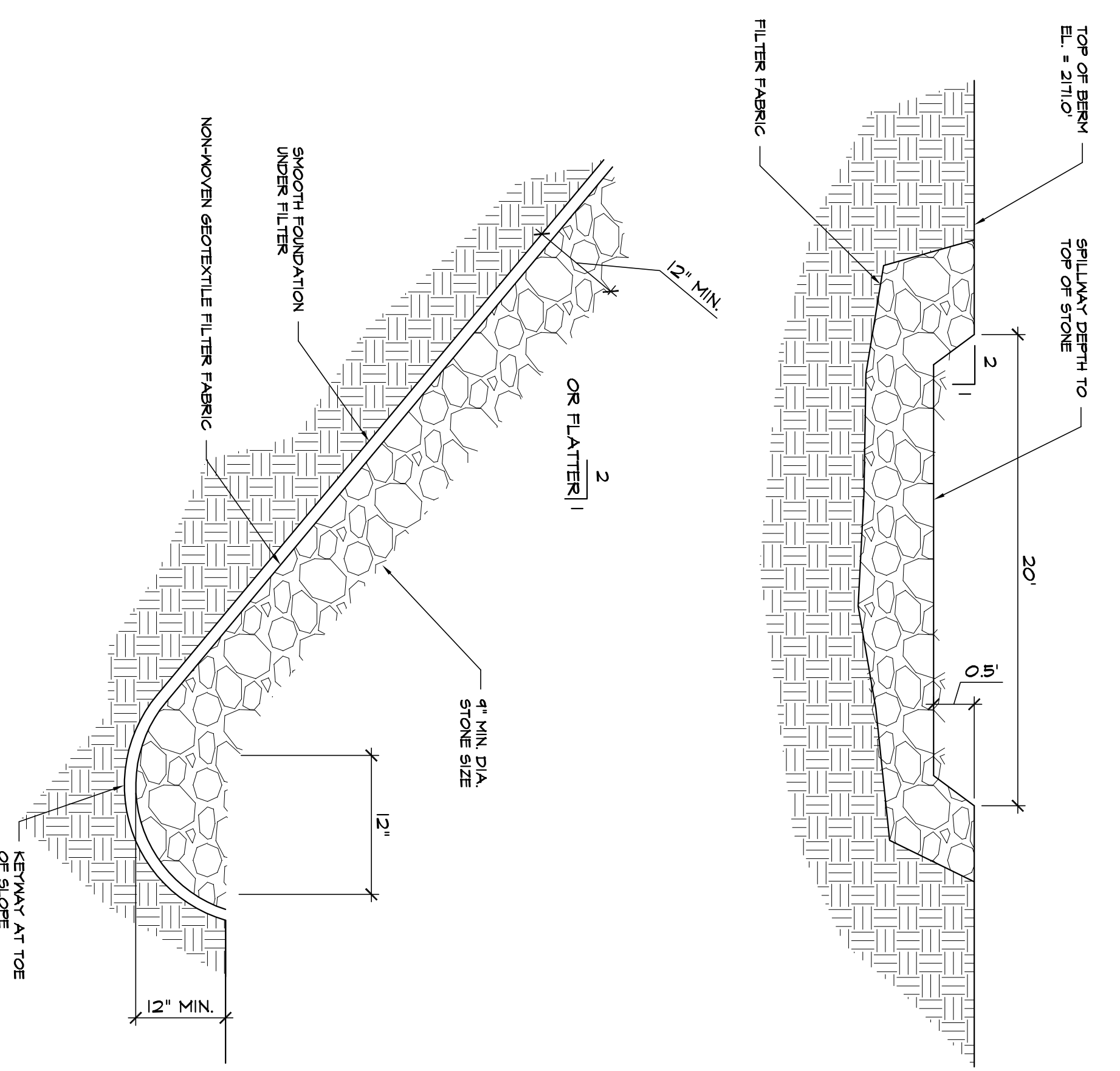
1 FRAME GRATES, AND HOOD
SCALE: NONE

2 CONCRETE JUNCTION BOX
SCALE: NONE

3 GUIDE FOR RIP RAP AT PIPE OUTLETS
SCALE: NONE



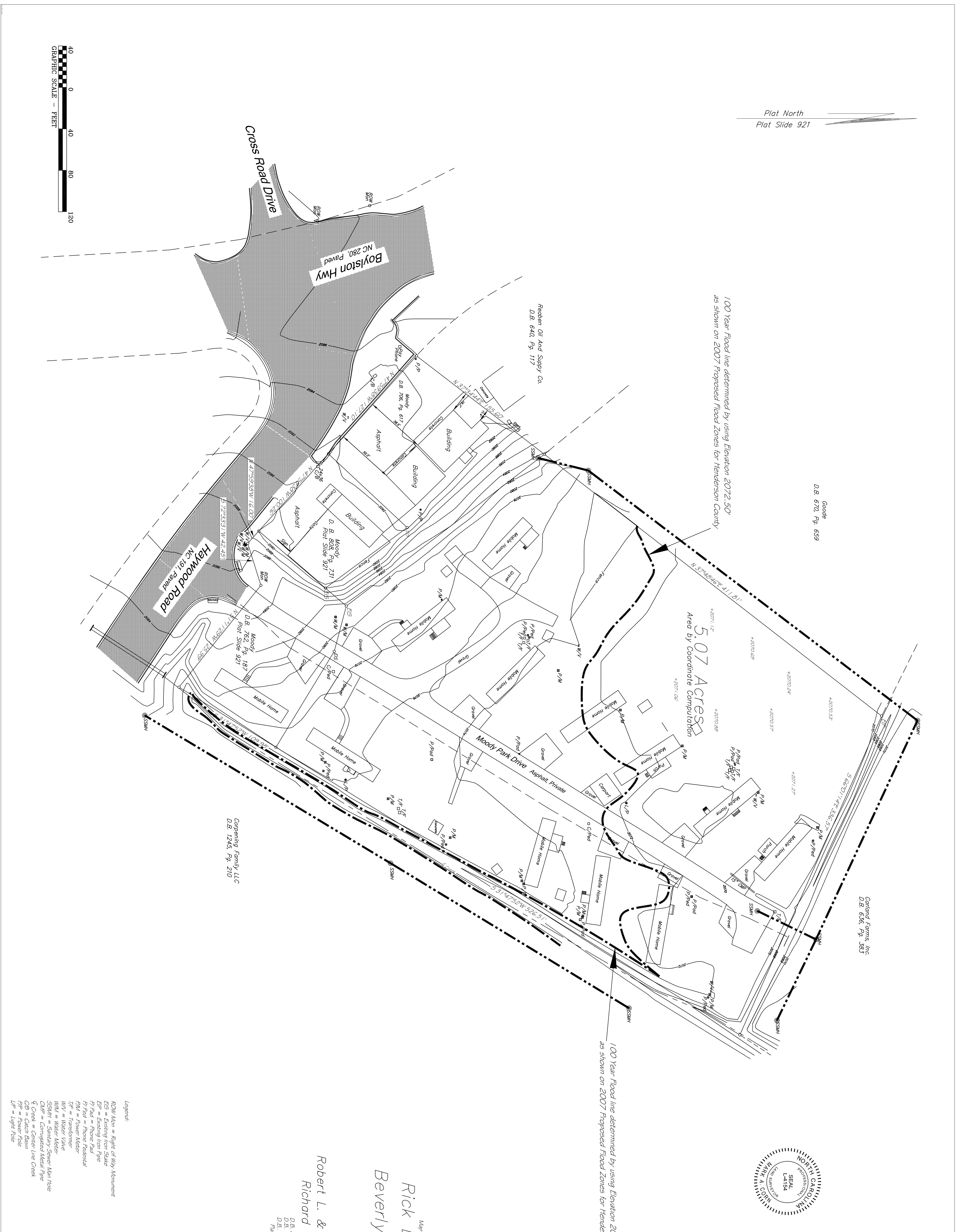
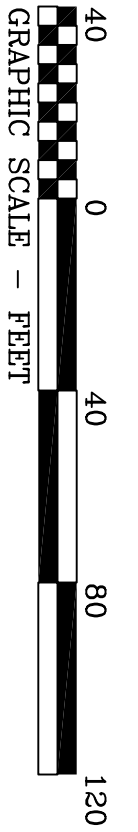
6 WATER QUALITY BASIN - OUTLET STRUCTURE
SCALE: NONE



7 WATER QUALITY BASIN EMERGENCY SPILLWAY
SCALE: NONE

<p>Dean & Associates, Inc. ENGINEERING AND CONSTRUCTION SERVICES 15 Forge Valley Drive - Unit 1 Mills River, NC 28759 Phone: 828-890-4606 Fax: 828-890-4610</p>	<p>RICK L. MOORE AND BEVERLY J. MOORE (PURCHASERS) MILLS RIVER, NC</p>	<p>PROPOSED SITE PLAN - DETAILS</p>	<p>REVISIONS</p>	<p>DATE</p>	
<p>Project No. 07182</p>	<p>Drawn By: RJC</p> <p>Checked By: RJC</p> <p>Issue Date: 11-28-07</p> <p>Sheet No. 3 of 4</p>	<p>File Name:</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>

Plat North
Plat Slide 921



Goode
D.B. 670, Pg. 659

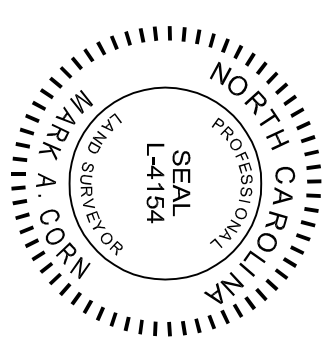
100 Year Flood line determined by using Elevation 2072.50'
as shown on 2007 Proposed Flood Zones for Henderson County

5.07 Acres
Area by Coordinate Computation

Carland Farms, Inc
D.B. 636, Pg. 383

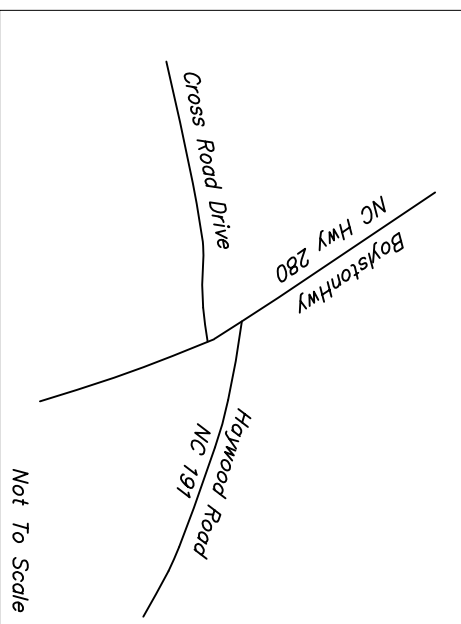
100 Year Flood line determined by using Elevation 2072.50'
as shown on 2007 Proposed Flood Zones for Henderson County

Coopering Family, LLC
D.B. 1243, Pg. 210



Professional Land Surveyor No. L-4154

Vicinity Map



I, Mark A. Coon, certify that this plat was drawn under my supervision from an actual survey under my supervision, (used description recorded in book as shown, page as shown), that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-20 as amended. Witness my hand and seal this ____ day of _____, 2007.

Map of survey for:
Rick L. Moore
and
Beverly J. Moore

Owners:
Robert L. & Nancy L. Moody
Richard Scott Moody

D.B. 808 Pg. 731
D.B. 706 Pg. 617
D.B. 762 Pg. 187
Plat Slide 921

Legend:
R/W Mon = Right of Way Monument
T/S = Existing Iron Stake
E/P = Existing Iron Pipe
P/P Pad = Power Pad
P/P Pad = Power Pedestal
T/F = Transformer
W/V = Water Valve
W/M = Water Meter
S/SMT = Sanitary Sewer Man Hole
C/W = Cast Iron
C/C = Center Line Creek
P/B = Catch Basin
L/P = Light Pole

Pln. 9631-75-3251
Pln. 9631-75-3383
Pln. 9631-75-3444

Mills River Township
Henderson County, NC



ASSOCIATED LAND SURVEYORS & PLANNERS P.C.
P.O. BOX 578 • HORSE SHOE, NC 28742
(828) 890-3507

SCALE: 1 Inch = 40 Feet DATE: October 18, 2007
JOB NO.: S-07-253 DRAWN BY: JTB CHECKED BY: