

Henderson County Code Enforcement Services



100 N King St. Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4535

MEMORANDUM

DATE: 1/17/12
TO: Technical Review Committee
TRC MEETING DATE: February 7, 2012
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Joe Lazarus
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 February 7th.

Minor Site Plan Review

Jared Owenby agent on behalf of Joe Lazarus of Storehouse Coffee Company submitted the major site plan for this project. They wish to utilize the property for an office.

SR 6.9. Office: Business, Professional and Public

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (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 shown on the zoning report below. 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.



WARNING: THIS IS NOT A SURVEY.
 All information or data provided (whether subscribed, purchased or otherwise distributed) is provided as is, without any warranties, including the warranties of merchantability or of fitness for a particular purpose. A Henderson County and its employees make no warranties or guarantees, either express or implied. A Use of the information or data subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk.



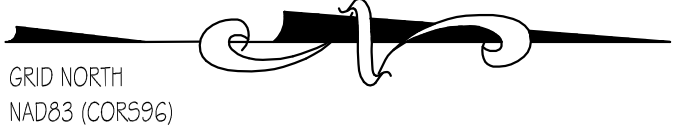
Henderson County
 Government
 Geographic
 Information Systems
 (GIS)
 200 North Grove Street
 Hendersonville, NC
 28792
 P - 828-698-5124 | F -
 828-698-5122



Parcel Information

Listed To:	LAZARUS, JOSEPH L ; LAZARUS, DONNA O	Jurisdiction:	EDNEYVILLE FIRE
Mailing Address:	198 APPLEOLA RD	Fire District:	EDNEYVILLE FIRE
Mailing City, State, Zip Code:	HENDERSONVILLE, NC 28792	County Zoning:	R3
Physical Address:	2056 GILLIAM MOUNTAIN RD	Flood Zone:	Zone X, Not Shaded (Areas outside of the floodplain)
Physical Address Zip:		Watershed:	
Parcel Number:	9947303	Protected Ridges Buffer	
PDN:	0611109248	Perennial Streams:	
Neighborhood:	EDNEYVILLE	Soils:	Hayesville loam, 2 to 7 percent slopes
Assessed Acreage:	0.9700		
Deed:	1467/277		
Date Recorded:	07/20/2011		





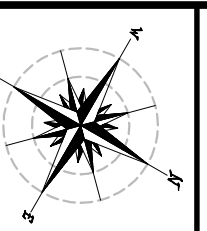
GRID NORTH
NAD83 (COR596)

PN: 0611-1-0-8463
JAMES M. MERRILL
ANITA C. MERRILL
DB 1366, PAGE 423
LOT 1
PLAT SLIDE 3736
ZONING DISTRICT R3

PN: 0611-1-0-8332
TIMBERLY WARREN RASOR
DAVID BRUCE RASOR
DB 1178, PAGE 509
LOT 3
PLAT SLIDE 3736
ZONING DISTRICT R3

PN: 0611-1-0-7270
THERESA RIDER
DB 1066, PAGE 193
LOT 5
PLAT SLIDE 3736
ZONING DISTRICT R3

- LEGEND:
- = OPEN TOP PILE FOUND
 - = EDGE OF FURNITURE
 - - - = OVERSEED UTILITY LINE
 - - - = EDGE OF GRAVEL
 - = FENCE
 - = CALCULATED UNMARKED POINT
 - = PROPERTY CORNER FOUND (AS NOTED)
 - = UTILITY POLE

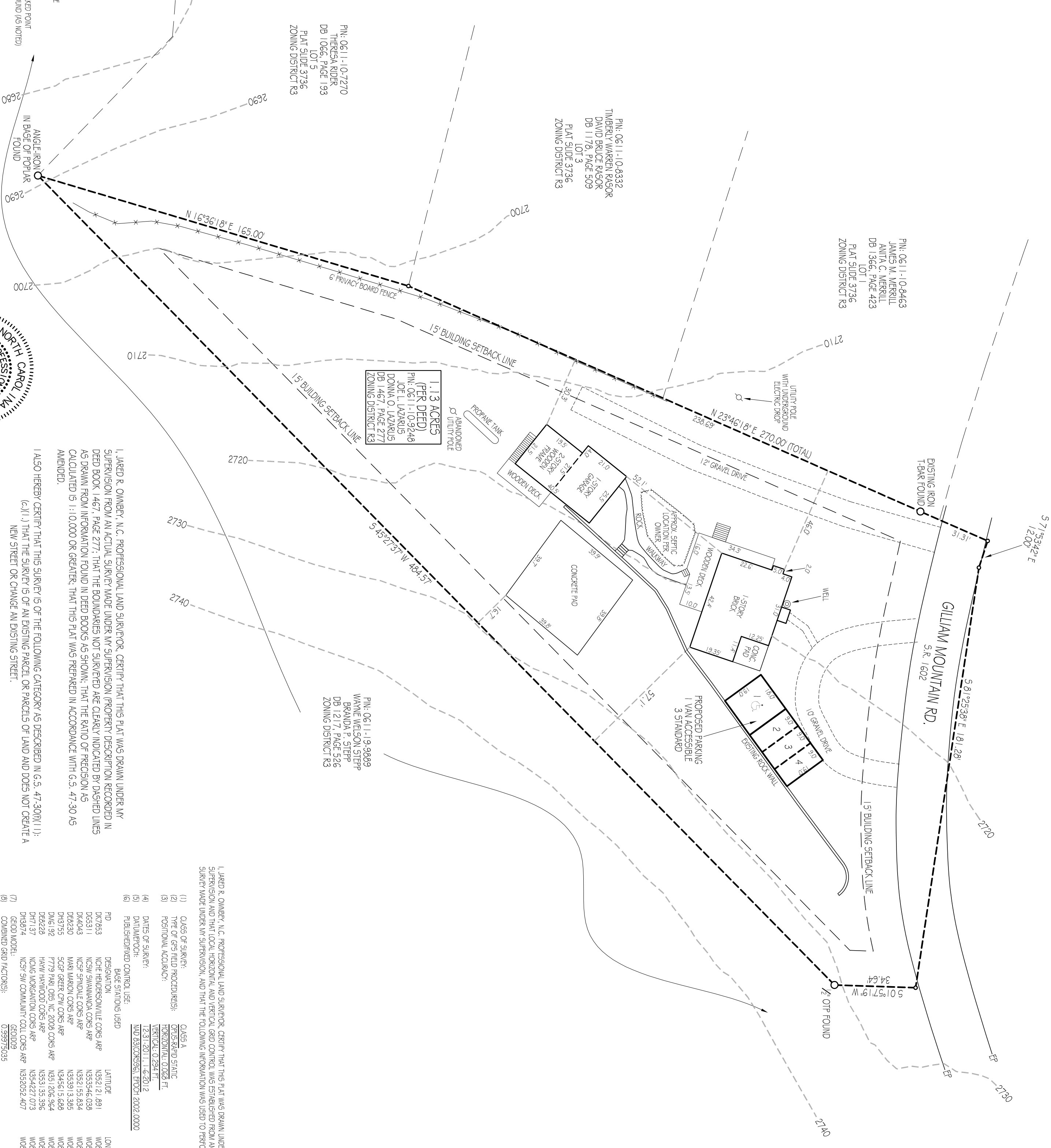


JARED R. OWNBREY, P.L.S.
422 HILLCREST CIRCLE • HENDERSONVILLE, NC 28792
PH. (828) 674.9974



WITNESSES MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ OF _____ A.D., 20____.

N.C. PROFESSIONAL LAND SURVEYOR _____ LICENSE # _____



I, JARED R. OWNBREY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 1467, PAGE 277); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAIN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION, AS CALCULATED IS 1 : 10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(11):
(c)(1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESSES MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____ A.D., 20____.

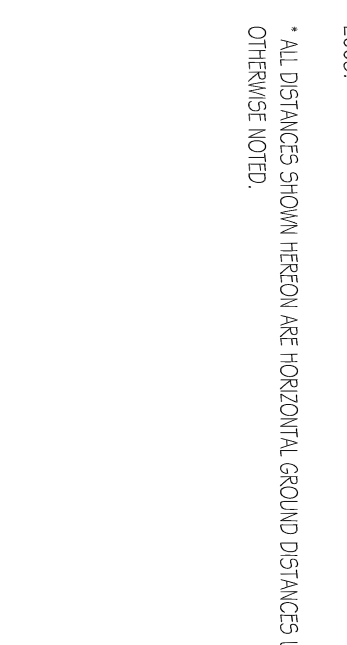
N.C. PROFESSIONAL LAND SURVEYOR _____ LICENSE # _____

CLASS OF SURVEY	CLASS A		
(1) CLASS OF SURVEY	CLASS A		
(2) TYPE OF GPS FIELD PROCEDURE(S)	RTK/STATION		
(3) POSITIONAL ACQUACY	HORIZONTAL: 0.0063 FT. VERTICAL: 0.294 FT.		
(4) DATE OF SURVEY	12-31-2011 TO 1-6-2012		
(5) DATUM/EPOCH	NAD 83(COR596)/EPOCH 2002.0000		
(6) PUBLISHED CONTROL USED			
BASE STATIONS USED			
PN	DESIGNATION	LATITUDE	LONGITUDE
DK7653	NCE-HENDERSONVILLE CORS ARP	N352121.691	W0823003.997
DK6311	NCSW-SWAINCOUNTY CORS ARP	N355546.036	W0822524.230
DK4043	NCSW-SWAINCOUNTY CORS ARP	N352155.634	W0815457.346
DK2340	MAR MARION CORS ARP	N353913.365	W0815716.172
DK1755	SCGP-GREER CPW CORS ARP	N345615.666	W0821357.269
DM6192	P779-FARL OBS. NC 2008 CORS ARP	N351206.964	W0825220.903
DE2226	HAWK HAWKWOOD CORS ARP	N351355.996	W0825580.127
DH1137	NCSW-WORKGANTON CORS ARP	N354227.073	W0813923.999
DK1974	NCSW-SWAINCOUNTY COLL CORS ARP	N350592.407	W0831223.390
(7) GEIOD MODEL	GEIOD09		
(8) COMBINED GRID FACTOR(S)	0.99975035		
(9) UNITS	U.S. SURVEY FEET		

MAJOR SITE PLAN FOR
JOSEPH L. LAZARUS
AND WIFE
DONNA O. LAZARUS
199 APPLEOLA RD.
HENDERSONVILLE, NC 28972
628.329.1481

REFERENCES
PN: 0611-1-0-9246
DEED BOOK 1467, PAGE 277
TOTAL AREA BY DEED = ± 1.13 ACRES
ENEVILLE TOWNSHIP, HENDERSON COUNTY, N.C.
DATE OF FIELD WORK: 1-06-2012
JOB # 111202

- NOTES:
- * THIS IS NOT A BOUNDARY SURVEY; THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND IS A LOCATION SURVEY WITH THE INTENT OF SATISFYING THE HENDERSON COUNTY MAJOR SITE PLAN REQUIREMENTS.
 - * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD FROM DEEDS AND PLATS OF RECORD.
 - * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
 - * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.
 - * TOPOGRAPHIC CONTOURS SHOWN ON THIS MAP WERE TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.
 - * TOTAL ROAD FRONTAGE FOR THIS SITE IS 193.3'.
 - * GARBAGE COLLECTION FOR THIS SITE WILL BE STANDARD PICKUP; NO DUMPSTER WILL BE PLACED ON SITE.
 - * THERE IS NO PROPOSED EXTERIOR LIGHTING FOR THIS SITE.
 - * THIS SUBJECT PROPERTY LIES IN HENDERSON COUNTY ZONING DISTRICT R3, AND DOES NOT LIE WITHIN 1/2 MILE OF A FARM AND PRESERVATION DISTRICT.
 - * NO HORIZONTAL CONTROL FOUND WITHIN 2000'.
 - * NO UNDERGROUND UTILITIES WERE LOCATED.
CALL 1-800-632-4949 BEFORE DIGGING.
 - * BASED ON GRAPHICAL DETERMINATION, THIS SUBJECT PROPERTY LIES IN FEMARRAM AREA, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 37106A101, WITH EFFECTIVE DATE OF OCTOBER 2ND, 2006.
 - * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.



VICINITY MAP NOT TO SCALE

