

**PRELIMINARY SITE SUMMARY:**

DATE: 12/17/2021  
 TITLE OF PROJECT: SCHROADER'S HONDA  
 DESIGNER: ODOM ENGINEERING PLLC  
 ADDRESS: 169 OAK STREET  
 FOREST CITY, NC 28043  
 CONTACT: WILLIAM F. MCBRAYEY  
 will@odomengineering.com  
 828-429-9787  
 PROPERTY OWNER/DEVELOPER: LEONARD A. SCHROADER  
 ADDRESS: 220 MITCHELLE DRIVE  
 HENDERSONVILLE, NC 28792  
 CONTACT: CASEY SCHROADER  
 2hondaguy@gmail.com  
 PROJECT ZONING: COMMERCIAL C-3  
 PARKING REQUIREMENTS  
 CURRENT ZONING REQUIREMENT  
 32,895 SF OFFICE SPACE  
 1 SPACE/500 SF REQUIRED: 66 SPACES  
 19,986 SF WAREHOUSE SPACE  
 1 SPACE/1,000 SF REQUIRED: 20 SPACES  
 TOTAL REQUIRED PARKING SPACES 76 SPACES  
 REQUESTED REDUCTION 46 SPACES  
 PROPOSED PARKING SPACES 30 SPACES  
 EXISTING PROJECT AREA SUMMARY  
 BUILDING AREA: 19,986 SF (0.459 AC)  
 PAVEMENT/OTHER IMPERVIOUS AREA: 40,207 SF (0.923 AC)  
 TOTAL PERVIOUS AREA: 114,362 SF (2.62 AC)  
 EXISTING IMPERVIOUS TOTAL: 60,193 SF (1.381 AC)  
 34.48% IMPERVIOUS  
 PROPOSED PROJECT AREA SUMMARY  
 NEW BUILDING AREA: 26,057 SF (0.598 AC)  
 EXISTING BUILDINGS: 19,986 SF (0.459 AC)  
 PAVEMENT/OTHER IMPERVIOUS AREA: 53,483 SF (1.228 AC)  
 TOTAL PERVIOUS AREA: 75,029 SF (1.722 AC)  
 PROPOSED IMPERVIOUS: 99,526 SF (2.285 AC)  
 57.02% IMPERVIOUS

JOB NUMBER:  
21224

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

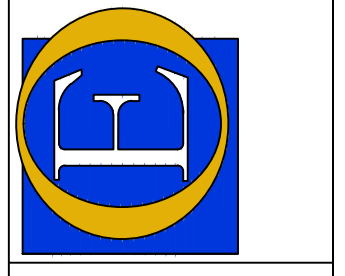
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

**CERTIFICATION**

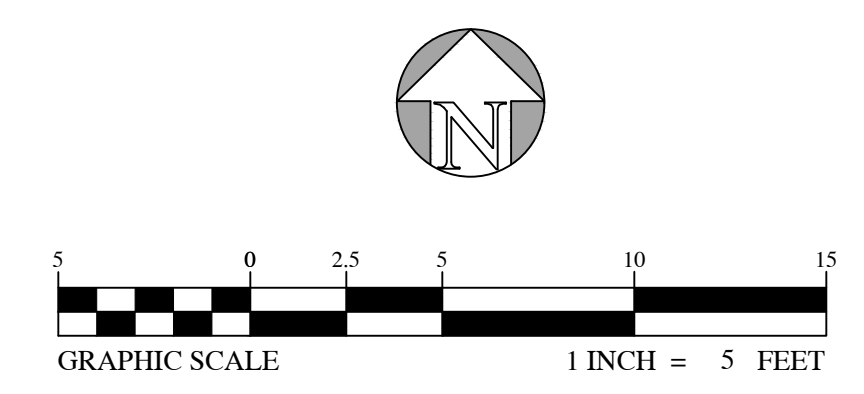
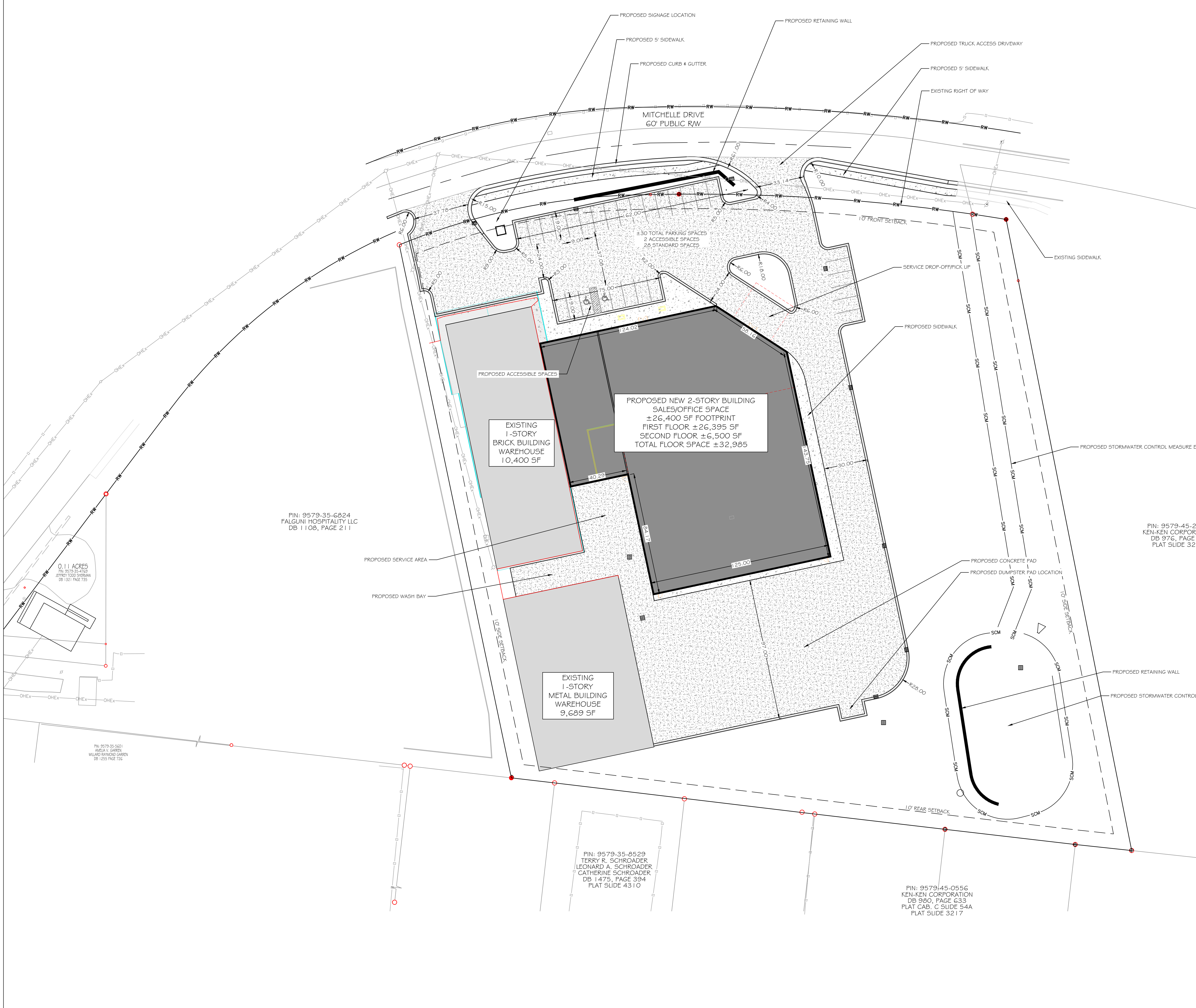
SITE CONCEPT PLANS  
 SCHROADER'S HONDA - CZD  
 HENDERSONVILLE ETJ  
 HENDERSON COUNTY, NC  
 SITE PLAN

**Odom Engineering PLLC**  
 169 Oak Street, Forest City, N.C. 28043  
 ph: 828.247.4496 fax: 828.247.4498  
 NC License # 4086



DATE: 12/17/2021  
 DRAWN BY: WFM  
 CHECKED BY: BSR  
 PROJECT MGR: DWO  
 SHEET:

C-100



PIN: 9579-35-6824  
 FALGUNI HOSPITALITY LLC  
 DB 1108, PAGE 211

0.11 ACRES  
 PL 9579-35-4752  
 JONEL 1000 SPOKMAN  
 DB 1321 PAGE 735

PIN: 9579-35-5601  
 ANELA V. GIBREN  
 WILLARD RAYMOND GIBREN  
 DB 1255 PAGE 756

PIN: 9579-35-8529  
 TERRY R. SCHROADER  
 LEONARD A. SCHROADER  
 CATHERINE SCHROADER  
 DB 1475, PAGE 394  
 PLAT SLIDE 4310

PIN: 9579-45-0556  
 KEN-KEN CORPORATION  
 DB 980, PAGE 633  
 PLAT CAB. C SLIDE 54A  
 PLAT SLIDE 3217

PIN: 9579-45-2846  
 KEN-KEN CORPORATION  
 DB 976, PAGE 96  
 PLAT SLIDE 3217