TOWN OF FLETCHER

Lee Bowser
Chair

Mike Franklin
Vice Chair

Board Members:
Robyn Mondin
Doug Ferguson
Leslie Cuevas
Jacob Compher
Julia Fogel
Bryan Gilbert

Planning Board Regular Meeting
3rd Floor Multi-Purpose Room | 300 Old Cane Creek Road
October 20, 2026 at 6:00 PM

Call to Order

Public Input

Approval of Minutes of Previous Meeting

1) Minutes from the September 15th meeting

Hearing of Cases

1) Standard Rezoning–00 Mills Gap Road (Dirt and Sticks Inc.) (26-20-RZO) – Tyler Morrow, Planning & Zoning Director
2) Heart of Fletcher Review- Firestone Complete Auto Care (26-19-HOF) –Tyler Morrow, Planning & Zoning Director

Other Business

Public Input

Adjournment

"This Institution is an equal opportunity provider."

PLANNING BOARD MINUTES

DATE: September 15, 2026
Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732

Type of Meeting: PUBLIC MEETING

Chairman Bowser called a regular meeting of the Planning Board to order at 6:00 PM

BOARD MEMBERS PRESENT:

Lee Bowser (Chairman/ District 2)
Robyn Mondin (At Large/ District 1)
Doug Ferguson (District 4)
Jacob Compher (At Large/ District 3)
Leslie Cuevas (District 3)
Mike Franklin (District 1)
Julia Fogel (At Large/ District 3)

Public Input: No one from the public spoke at this time.

AGENDA ITEM:	PRESENTED BY:	ACTION TAKEN:
Approval of Minutes from July 21, 2026 meeting	Chairman Bowser	Approval of the minutes, as transcribed
Hearing of Cases		
26-17-RZO Standard Rezoning of Vacant lot behind 90 Underwood Rd, PIN 9643-92-2309 from R-1 to C-2	Tyler Morrow, Planning and Zoning Director	Recommendation to Town Council to approve the Rezoning to C-2 district
26-18-SUP Special Use Permit for a 2 site campground at 67 Old Case Road	Tyler Morrow, Planning and Zoning Director Cory Nelsen, owner-applicant	Recommendation to Town Council to approve the SUP, conditionally, for one campsite
Other Business		
Staff Updates	Tyler Morrow, Planning and Zoning Director	None

STAFF PRESENT: Tyler Morrow, Planning and Zoning Director

An audio file of the meeting is available, upon request, for a fee.

Approval of Planning Board minutes: corrections-additions-deletions

Chairman Bowser asked for a motion to approve the minutes.

It was so moved by **Mike Franklin;** seconded by **Leslie Cuevas**. There was no further discussion. The motion carries, all in favor.

AGENDA ITEM 1

26-17-RZO Standard Rezoning of Vacant lot behind 90 Underwood Rd, PIN 9643-92-2309 from R-1 to C-2

Mr. Morrow presented a standard rezoning application. The subject property does not have an assigned physical address but is located directly behind 90 Underwood Road. The applicant and property owner is David P. Michaels. The parcel is approximately 0.21 acres and is currently zoned R-1 low density residential.

Mr. Morrow said the applicant is requesting to rezone the property to C-2 Interstate Commercial District. The parcel is currently identified as “not in use” by the town's land use plan. If the property is rezoned, all uses permitted within the C-2 district would be allowed on the site. Because this is a general rezoning, the applicant cannot guarantee that the property will be developed in any specific way or use, and the town cannot condition approval on such a commitment. For that reason, the board should consider all the full range of uses permitted within C-2 when evaluating the request. The property owner also owns the adjoining parcel of 90 Underwood Road, immediately west of the subject property. Based on the parcel configuration and available information, the subject property appears to have originally been a part of the residential lot within Franem Acres before being subdivided and conveyed to the current owner. The parcel retained its residential zoning when subdivided.

Mr. Morrow continued. He stated that the parcel is landlocked. Any future development therefore would require access through an adjoining lot. Since the applicant owns both the subject property and 90 Underwood Rd future access would most likely be provided through 90 Underwood Rd.

Mr. Morrow said although the C-2 district permits more intensive commercial uses than the existing R-1, the subject property is only 0.21 acres and would be difficult to develop as

a standalone commercial site. If the rezoning is approved and the property is developed commercially, it would likely be in conjunction with 90 Underwood Road and not as a single development.

Mr. Morrow said that immediately west of the subject property begins the C-2 corridor which extends along Underwood Road towards Airport Road. To the east is Franem Acres subdivision properties which are zoned R-1 low density residential development. The area is predominantly developed with single family homes. **Mr. Morrow** showed photos of the surrounding properties.

Mr. Morrow said the proposed rezoning is consistent with Goal 8 of the Town's Land Use plan, which calls for providing adequate expansion of commercial areas and designating commercial hubs rather than creating continuous commercial strips on mega thoroughfares. The proposed rezoning would place both parcels owned by the applicant under the same zoning designation and development standards. Since the subject parcel is landlocked, its access would be dependent on 90 Underwood Road.

Mike Fanklin asked if any of the adjoining property owners contacted Planning staff about the rezoning request.

Mr. Morrow said he's not heard anything back from the notices sent to the surrounding neighbors.

Chairman Bowser asked for a motion.

Mike Franklin made a motion stating, he moves the Planning Board recommend Town Council to adopt the ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from R-1 low-density district to C-2, Interstate Business District.

Doug Ferguson seconded the motion. There was no further discussion. The motion carries-all in favor.

AGENDA ITEM 2

26-18-SUP Special Use Permit Review

67 Old Case Road-2 site campground in R-2 zoning district

Chairman Bowser stated the rules of procedure for a quasi-judicial hearing. He then swore in all persons who would be giving testimony.

Mr. Tyler Morrow entered his staff report into the public record. The applicant is seeking a Special Use permit to establish a small campground consisting of two RV spaces. The subject property is located at 67 Old Case Road and is owned by **Cory and Michelle Nelsen**. The property consists of approximately 0.53 acres and is currently zoned R-2, medium density residential development. There is an existing single-family home on the property. The application originated from a code enforcement case which was brought to **Mr. Morrow's** attention by a nearby resident. It was reported that the RV located at 67 Old Case Rd was being used as an Airbnb. **Mr. Morrow** investigated the complaint and met with **Mr. Nelsen** who was advised that the existing use was not permitted and would need to cease unless the property received the appropriate special use permit.

Mr. Morrow explained that the Town's ordinance allows one RV or camper, outside of an approved campground, on a residentially developed lot, without a permit, as long as it remains properly licensed and registered. It is not permitted to be connected to utilities and may not be occupied for more than one 90 day period. Because campgrounds are permitted as a Special Use within R-2 zoning Mr. Nelson elected to pursue the special use permit process for the property.

Mr. Morrow continued, stating that in order to approve the request, the required findings must be satisfied. This includes determining that the application is complete, that the proposed use will not negatively affect public health, safety, or welfare, and that the use will not be detrimental to surrounding properties or public improvements. The proposal must comply with the applicable standards of the Land Development Code. These standards address items such as access, public safety, traffic safety, parking, utilities buffering, signage, lighting, open space, building placement, and potential impacts on the neighborhood. The subject property and the surrounding area are primarily zoned R2, medium density residential. R2 allows a maximum residential density of three dwelling units per acre. R-2 is the predominant zoning district in this neighborhood and all neighborhoods north through Rutledge Road and West of St. John Rd. The surrounding area consists of primarily single family homes and neighborhoods, although several other residential uses are located throughout the area, including Silent Springs mobile home park as well as two campgrounds that are located in the R2 district. These include the

Rutledge Lake RV Park and a four-space RV campground at Overton Place that received a rezoning and special use permit approval from Town Council in 2023. Both existing campgrounds are located more than 1000 feet from the subject property, which is consistent with the supplemental standards for a new campground.

The site has an existing single family home and an existing RV located directly behind the home. The single family home is currently being rented to a family member of one of the property owners. The RV was previously being used as a short-term rental through Airbnb. Use of the RV ceased following the original notice of violation in the beginning of the special use permit process. If the special use permit is approved, then the owners will be able to resume the use as part of an approved campground. If denied the short-term rental use of the RV would be required to cease.

Mr. Morrow said the applicants are also requesting approval for one additional RV space. They've indicated that they do not currently plan to develop a second space in the immediate future. However, while going through the special use permit process, they would like to request an additional space now rather than having to go through the process again later. If approved, the second RV space could be developed and placed into use at any time provided it remains consistent with the approved plan and applicable requirements. The site also includes a communal fire pit that may be used by the campground guests, which counts towards the required recreational open space. The campground must also be buffered from surrounding properties. The applicants are proposing to meet this requirement through a combination of existing vegetation and new landscaping, including a proposed privacy hedge around the campground area. There's already a relatively dense row of vegetation near the southern property boundary.

Mr. Morrow continued, saying the existing mature hardwood trees along Old Case Road frontage will remain and provide additional screening from the road. Old Case Road is maintained by NCDOT. The existing gravel driveway will continue to provide access to both the campground and the existing home.

Mr. Morrow explained that campgrounds are subject to several supplementary standards under the Land Development Code as follows:

- The placement of the campground may not create negative impacts on the landscape, environment, or natural features of the site.
- The campground must be screened from surrounding properties with a Type B transition yard.
- No new campground may be located within 1000 feet of an existing campground.
- The campground density cannot exceed 10 campsites per acre. with an overall cap of 200 campsites. The proposal includes only two RV spaces on approximately 0.53 acres. In counting the RV spaces, the density is 3.77 campsites per acre, which is below the maximum permitted density.

- A new campground must provide recreational space equal to 10% of the overall project area. They will be providing that through open green space and the communal environment.

Mike Franklin raised questions about adequate and proper utilities. Where's the sewage going now? Is water provided to the camper by water hose? How often is the sewage dumped?

Mr. Cory Nelsen said the water is coming through an insulated hose from the house at 67 Old Case Road. The sewage (black water) is being dumped at Camping World about once every 3 days.

Mr. Franklin said his concern is with an additional camper Mr. Nelsen may try to take both at the same time to save time, but he is concerned it's not sanitary. With two they might consider looking at trying to put in a septic system.

Mr. Nelsen said he does not have plans for a second camper, rather his dad advised to ask for a second campsite since he had to go through the SU process. He added that the camper they have was purchased for their individual use, but since it wasn't being used enough to justify the cost they began renting it out.

Mr. Franklin added that as winter comes water and sewer could freeze.

Mr. Nelsen said it is not rented during winter due to freezing.

Julia Fogel said because the rule right now permits you to have a camper occupied in your yard for 90 days that would cover you because you're going to close it down in the wintertime, so you'd be allowed to have it.

Mr. Morrow clarified that it is allowed for one consecutive 90-day period in a calendar year. Breaking the 90 days up here and there is not allowed.

Julia Fogel said campgrounds are usually a bit larger. This is less than an acre. Creating the feel of a campground will be kind of difficult to do because it's less than an acre.

Mr. Nelsen said he's really not trying to create a campground.

Robyn Mondin asked how long the Airbnb was operated before it got shut down.

Mr. Nelsen said for five years.

Ms. Mondin asked if there had been complaints by any of the neighbors during the five years.

Mr. Nelsen said his wife talked to the neighbors that are adjoining their property and they've never had any issues. There's never been any complaints about noise or anything.

Chairman Bowser said he noticed in the application packet that there is a curfew of 10 PM with regard to noise.

Jacob Compher asked Mr. Nelsen if the SUP is approved for two campsites would that space be available for someone to pull in their own RV and hook up to the utilities- or will the applicant purchase another unit to set up?

Mr. Nelsen said he doesn't want either because a second RV would get in the way. Applying for 2 campsites was an idea of his dad's, but he's not interested in doing that.

Chairman Bowser asked for comments or questions.

Julia Fogel expressed that approving the SUP would open up the floodgates to more people wanting to apply. Is this something that Fletcher wants?

Doug Ferguson commented that their is limited driveway access for the existing home, camper and an additional camper.

Chairman Bowser asked for a motion to approve, approve with conditions or deny.

Doug Ferguson recommended to deny.

Leslie Cuevas seconded the motion to deny.

Some of the members were undecided. Discussion took place.

Ms. Mondin said she is concerned that the application is for 2 sites. The applicant says he doesn't want a second unit but if the board approves it for two, he could have two.

Following the discussion **Chairman Bowser** asked the members if they'd like to change the motion to approve with conditions since a final vote had not been tallied.

Discussion continued.

Chairman Bowser commented that there's been five years of operating without complaints, therefore this gentleman has a proven track record. He then asked the board if they want to approve, approve with conditions or deny. He asked for a motion.

Robyn Mondin made a motion to approve with the condition of only one campsite.

Jacob Compher seconded.

Mr. Morrow said if Cory Nelsen is agreeable, the Planning Board would recommend approval for one unit, not two. In between now and the Town Council meeting he can update his site plan. **Mr. Morrow** would convey to Council that Mr. Nelsen originally applied for two, but now he's just requesting the one.

Discussion ensued.

Chairman Bowser said there's been a motion and a second to approve with the condition that there will be only one campsite. He asked for a show of hands for those in favor of recommending approval with conditions. The motion carries by a vote of 4 to 3.

Motion to recommend approval of the Special Use with the condition that there will be one (1) campsite- not two	VOTE 4-3 In favor Of the motion
Lee Bowser	Yes
Leslie Cuevas	No
Robyn Mondin	Yes
Mike Franklin	Yes
Doug Ferguson	No
Julia Fogel	No
Jacob Compher	Yes

Mr. Morrow said the item will go to Council in October, where they'll make the final decision.

Staff updates and other business

Mr. Morrow reminded the board members who signed up, the training at the Western Carolina University, Biltmore Park campus will be Thursday, Sept. 17th, from 10 to 4. Those who are attending should receive an e-mail.

There was no public input.

Chairman Bowser adjourned the meeting at 6:51 pm.

Next meeting: October 20, 2026

Read, approved and adopted this _____ day of _____, 2026

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_____ _____

Planning Director Chairman

TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Planning Board	Meeting Date: October 20, 2026

Title of Item:
Standard Rezoning–00 Mills Gap Road (Dirt and Sticks Inc.) (26-20-RZO) – Tyler Morrow, Planning & Zoning Director

SUGGESTED REZONING MOTION(S):

Approval:

I move the Planning Board recommend Town Council **adopt** an ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from M-1 Manufacturing District to R-1A Low Density Development District finding:

1. The petition is found to be consistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The proposed rezoning would accommodate lower density residential development east of the existing industrial park while reducing the potential intensity of uses within an environmentally sensitive area.

2. We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The proposed rezoning would reduce the intensity of allowable uses on the east side of Mills Gap Road while establishing a larger area of low-density residential zoning that serves as a transition between the industrial uses to the west and the existing residential along Burney Mountain Road.

Denial:

I move the Planning Board recommend Town Council **deny** an ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from M-1 Manufacturing District to R-1A Low Density Development District finding:

1. The petition is found to be consistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The proposed rezoning would accommodate lower density residential development east of the existing industrial park while reducing the potential intensity of uses within an environmentally sensitive area.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The proposed rezoning would eliminate a large undeveloped area currently zoned for manufacturing and industrial uses, further limiting opportunities for future industrial expansion along the Mills Gap Road corridor.

2. The subject property is located along Mills Gap Road, an established industrial

2. The proposed rezoning would significantly reduce the range and intensity of permitted uses on the subject property, potentially limiting development impacts within an environmentally sensitive area characterized by steep slopes	corridor that supports the Town's manufacturing and commercial base. Retaining the M-1 designation would preserve opportunities for development consistent with the nearby industrial zoning pattern.

Attachments:	1. Staff Report 2. Proposed Zoning Map 3. Application packet from the applicant 4. Deed

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER

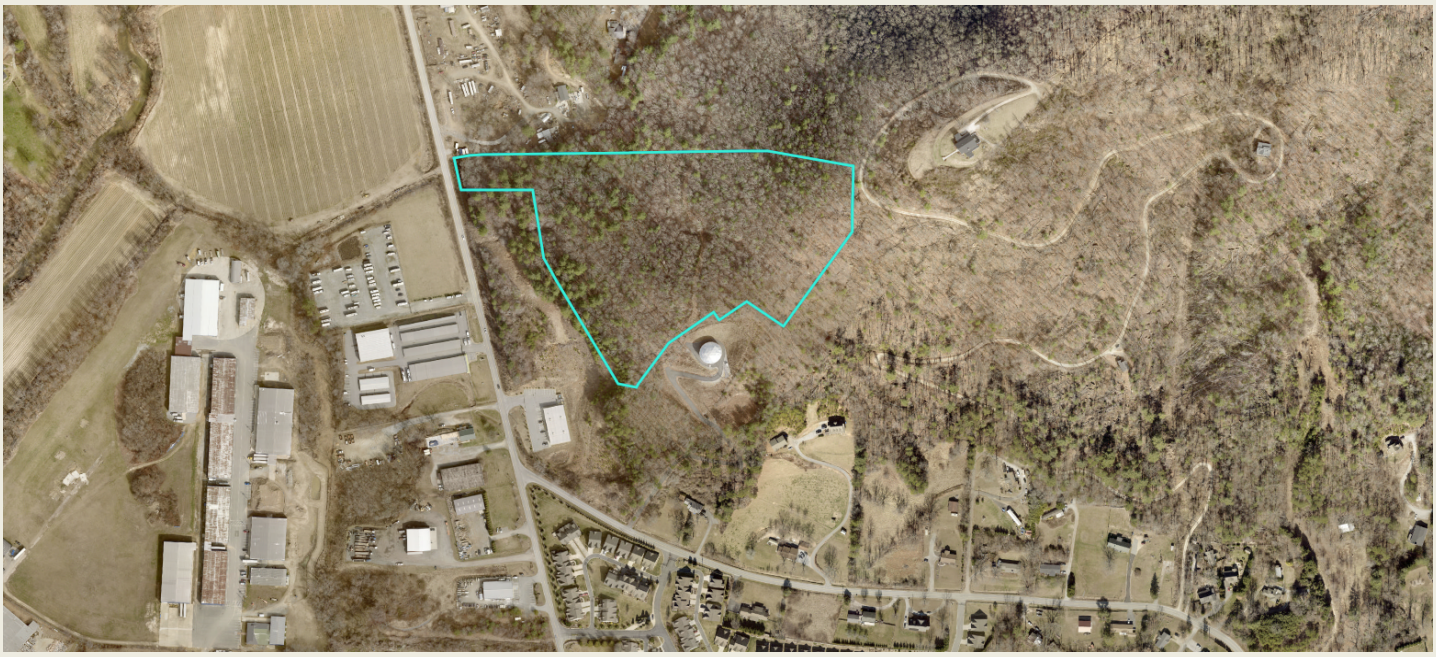
COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Standard Rezoning
PIN: 9663-54-5612 (Dirt and Sticks Inc)
No Address Assigned (Mills Gap Road)
(26-20-RZO)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

Project Summary 2
Map Amendment Process and Request: 3
Existing Zoning & Land Use Map and Description 4
Site Images 5
Property Slope Map and Description 6
Land Use Plan Consistency: 7
Permitted Use Comparison: 7

Project Summary

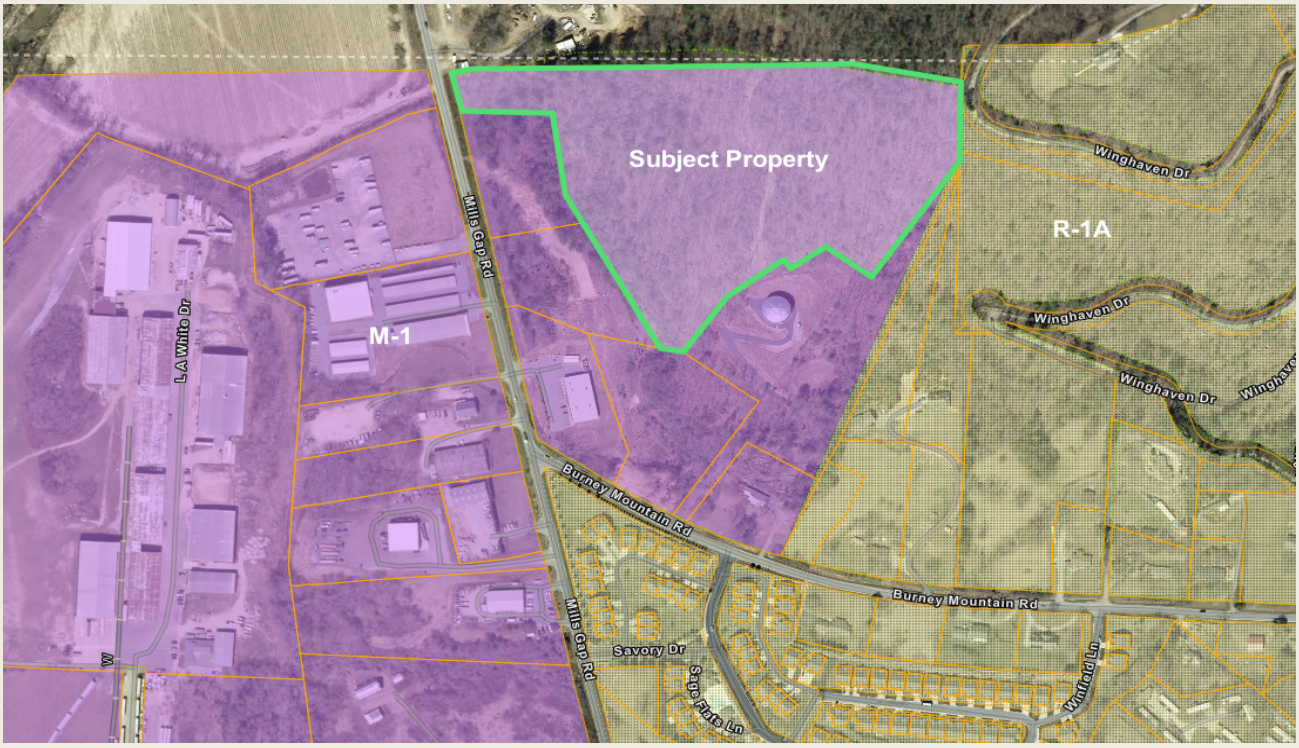


SITE VICINITY MAP

- **Project Name & Case #:**
  - PIN: 9663-54-5612 Standard Rezoning
  - 26-20-RZO
- **Applicant:**
  - Barry Bialik of Dirt and Sticks Inc.
- **Property Owner:**
  - Dirt and Sticks Inc.
- **Property Address:**
  - No addressed assigned (Mills Gap Road)
- **Project Acreage:**
  - 16.459 Acres

- **Parcel Identification (PIN):**
  - 9663-54-5612
- **Current Parcel Zoning:**
  - M-1 Manufacturing District
- **Requested Zoning:**
  - R-1A Low Density Development District (2 Units/Acre Residential)
- **Land Use Plan Designation:**
  - "Not in Use"

Map Amendment Process and Request:

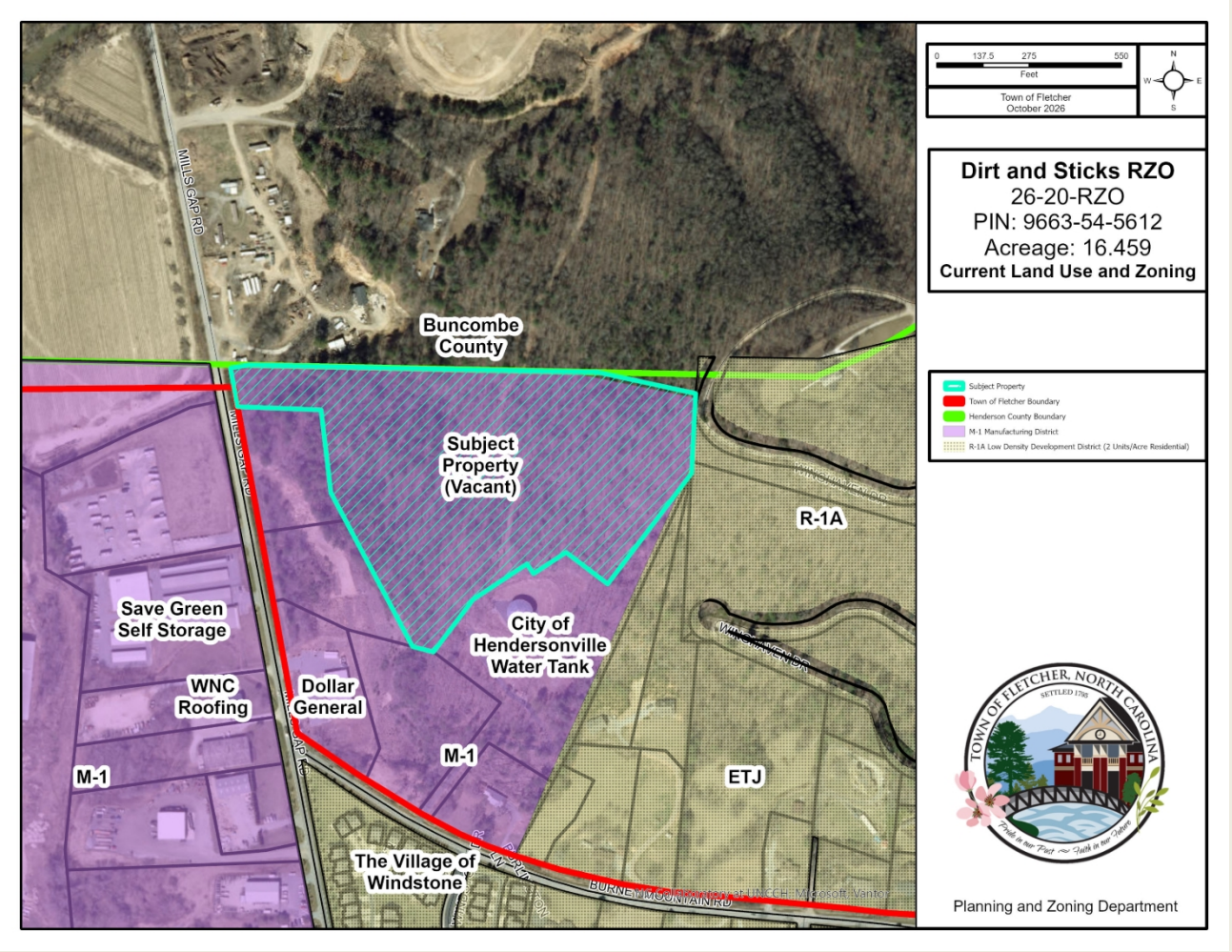


The Planning Board shall review the rezoning request and make a recommendation to the Town Council by majority vote. In its recommendation, the Planning Board shall consider the Comprehensive Plan (Land Use Plan) and state whether the proposed rezoning is consistent with the Plan. Following the Planning Board's recommendation, the Town Council will hold a public hearing and render a decision by majority vote. The Town Council's action shall include findings regarding the proposal's consistency with the Comprehensive Plan and a statement addressing the reasonableness of the proposed rezoning in accordance with N.C.G.S. 160D-605.

The proposed rezoning would be considered a downzoning under North Carolina law, as it would significantly reduce the range and intensity of uses permitted on the subject property. However, the rezoning can proceed because it was initiated and requested by the property owner rather than the Town.

In discussions with staff, the property owner indicated that the site may be better suited for residential development than industrial or commercial uses due to its steep topography. As illustrated in the use comparison later in this report, the proposed rezoning would substantially limit the permitted uses and would likely result in some form of residential development. However, because this is a standard rezoning request, all uses permitted within the proposed zoning district must be considered when evaluating the application, rather than focusing solely on the property owner's anticipated development plans.

Existing Zoning & Land Use Map and Description



The subject property is currently zoned M-1, Manufacturing District, a designation prevalent along Mills Gap Road and throughout the Town's industrial corridor. This area accommodates many of Fletcher's larger manufacturing operations and more intensive land uses, which contribute significantly to the Town's industrial character and economic base. The subject property is located across Mills Gap Road from the more established industrial core and appears to serve as a transition between industrial uses to the west and residential to the east. As illustrated on the accompanying zoning map, the M-1 and R-1A zoning districts directly abut one another, despite substantial differences in their permitted uses and development intensities. While the M-1 District allows some of the Town's most intensive uses, the R-1A District is among its most restrictive residential districts. Fortunately, the existing development pattern has provided a relatively gradual transition, with no large manufacturing operations immediately adjoining the residential properties in this area.

The R-1A District was established several years ago to preserve the rural character of the Hoopers Creek community. With a maximum density of two dwelling units per acre, the district allows substantially less residential development than the R-3 zoning designation previously in place. This distinction highlights the importance of considering land use compatibility along the boundary between these two significantly different zoning districts.

Site Images

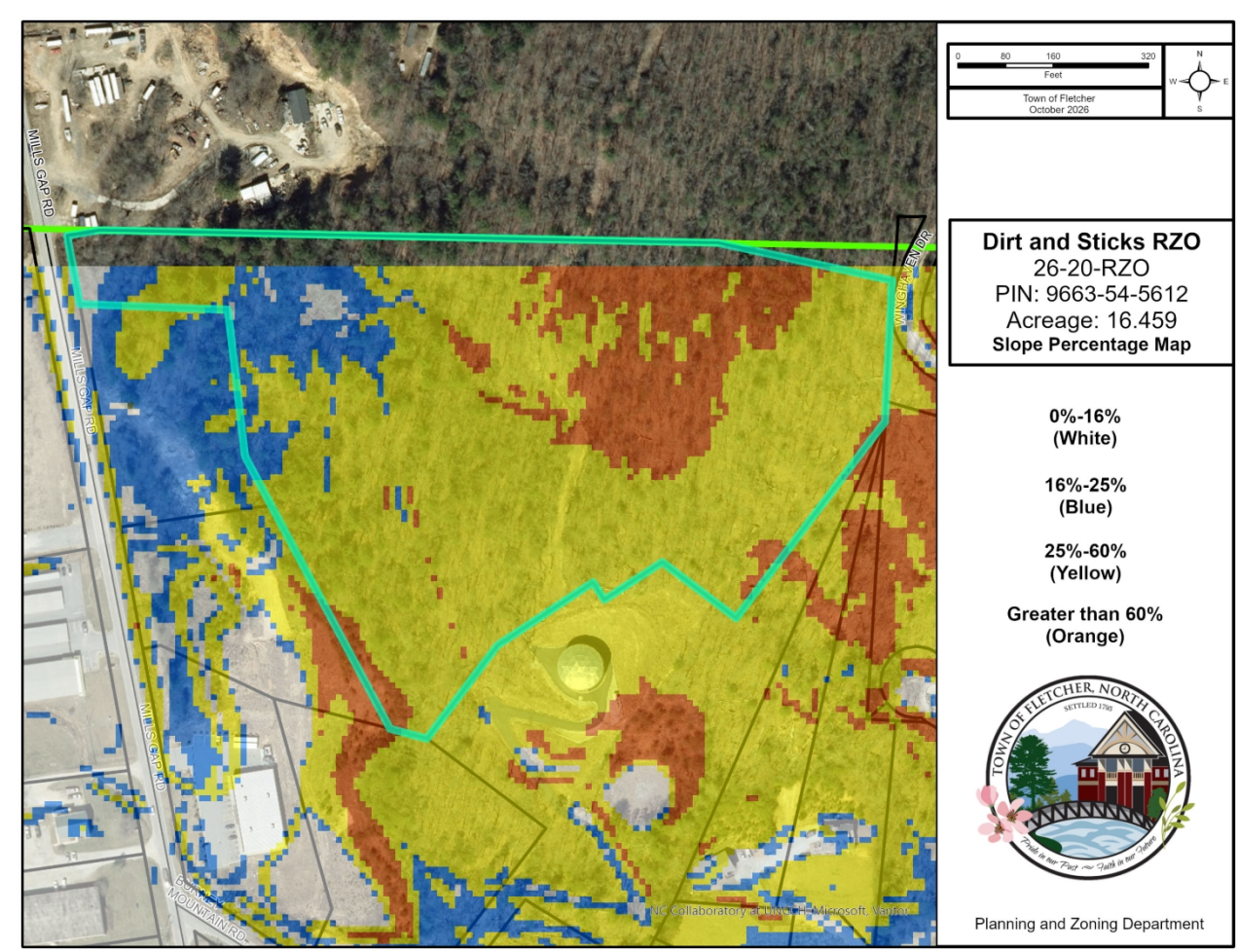


This site photograph illustrates the existing road frontage of the subject property along Mills Gap Road.



This photograph illustrates the steep grade change between the Dollar General on Mills Gap Road and the subject property, looking uphill toward the site.

Property Slope Map and Description



The subject property presents significant topographical challenges that may limit its development potential in the future. As illustrated in the accompanying slope map, the majority of the site has slopes exceeding 16%, with much of the property falling between 25% and 60%. Some portions even exceed 60% slope.

The Town's Land Development Code (LDC) defines steep slope areas as properties with an average slope of 33% or greater or those identified as having a moderate or high landslide hazard by the North Carolina Geological Survey. Properties meeting these criteria are subject to additional restrictions on minimum lot sizes, land disturbance, and impervious surface coverage. These standards are intended to protect environmentally sensitive areas and preserve natural topography.

The site's significant topographical constraints and applicable development regulations would likely limit its overall development potential regardless of zoning designation.

Land Use Plan Consistency:



The proposed development is consistent with the Land Use Plan's 3rd and 6th goals "To prevent inappropriate development of identified flood hazard areas or other environmentally sensitive areas that might endanger lives, property or health" and "To encourage low-density, single-family residential development west of US 25, and to a limited extent east of the industrial park"

The proposed rezoning would significantly reduce the range and intensity of allowable uses on the property, primarily limiting future development to lower density residential uses. This would provide additional residential zoning east of the existing industrial park while reducing the potential development impacts on one of the Town's environmentally sensitive steep slope areas.

Permitted Use Comparison:

P Permitted

PS Permitted subject to Additional Standards in Chapter 3

SUP Special Use Permit Required (See Chapter 3 and Chapter 15)

CZ Conditional Zoning (See Chapter 15)

— Not Permitted

Uses not listed as a permitted (P), permitted with additional standards (PS) or requiring a special use permit (SUP) or Conditional Zoning District (CZ) are presumed to be prohibited from the applicable zoning district.

Use	R-1A (Proposed)	M-1 (Current)
Residential		
Dwelling-Single Family (Not part of a PRD)	P	—
Dwelling-Duplex (Not part of a PRD)	P	—
Dwelling-Multifamily 4 units/building or less (Not part of a PRD)	—	—
Dwelling-Multifamily more than 4 units/building	—	—
Dwelling-Secondary	PS	—
Family Care Home (6 or fewer residents)	PS	—
Home Occupation	PS	—
Housing Service for the Elderly	—	—
Live-Work Units	—	—
Manufactured Housing, Individual Lots	PS	—
Manufactured Housing, Parks	—	—
Planned Residential Development (PRD)	SUP	—
Lodging		
Bed and Breakfast Inns	PS	—
Hotels/Motels/Inns	—	P
Rooming or Boarding House	—	—
Office/Service		
Animal Services	—	P
ATM	—	P
Banks, Credit Unions, Financial Services	—	P
Business Support Services	—	P
Child/Adult Day Care Home (6 –15 persons)	P	P
Child/Adult Day Care Center (16 or more persons)	PS	PS
Community Service Organization	—	—
Drive Thru Service	—	—
Funeral Homes	—	P
Group Care Facility (More than 6 residents)	—	—
Government Services	—	—
Medical Services - Clinic, Urgent Care Center	—	—

Use	R-1A (Proposed)	M-1 (Current)
Medical Services – Doctor office	—	—
Outdoor Kennels	—	PS
Post Office	—	—
Professional Services	—	P
Studio – Art, dance, martial arts, music	—	P
Vehicle Services – Major Repair/Body Work	—	PS
Vehicle Services – Minor Maintenance/Repair	—	PS
Retail/Restaurants		
Auto Parts Sales	—	P
Bar/Tavern/Night Club	—	—
Drive-Thru Retail/Restaurants	—	P
Gas Station with Convenience Store	—	P
General Retail – 10,000 sf or less	—	P
General Retail – 10,001 sf – 50,000 sf	—	P
General Retail – 50,001 – 100,000 sf	—	SUP
Restaurant	—	P
Shopping Center – Neighborhood Center	—	PS
Shopping Center – Community Center	—	CZ
Vehicle/Heavy Equipment Sales, Service, & Rental	—	PS

Use	R-1A (Proposed)	M-1 (Current)
Entertainment/Recreation		
Adult Establishment	—	—
Amusements, Indoor	—	—
Amusements, Outdoor	—	—
Cultural or Community Facility	SUP	—
Electronic Gaming Operations/Internet Sweepstakes	—	—
Meeting Facilities	SUP	—
Recreation Facilities, Indoor	—	—
Recreation Facilities, Outdoor	P	—

Use	R-1A (Proposed)	M-1 (Current)
Shooting Range, Outdoor	—	SUP
Theater, Movie	—	—
Theater, Live Performance	—	—
Manufacturing/Wholesale/Storage		
Agribusiness	P	P
Agricultural Products	PS	P
Asphalt Plant	—	—
Construction Services	—	P
Cryptocurrency Mining Operations	—	—
Data Centers	—	—
Laboratory - Medical, analytical, research & development	—	P
Laundry, dry cleaning plant	—	P
Manufacturing, Light	—	P
Manufacturing, Neighborhood	—	P
Manufacturing, Heavy	—	P
Media production	—	—
Metal products fabrication, machine or welding shop	—	P
Mini-Warehouses	—	P
Research and development	—	P
Storage - Outdoor storage yard, primary use	—	PS
Storage - Warehouse, indoor storage	—	P
Wholesaling and distribution	—	PS
Civic/Institutional		
Campground	—	—
Cemeteries	P	—
Colleges/Universities	—	—
Hospital	—	—
Public Safety Station	SUP	P
Religious Institutions	SUP	—
Schools – Elementary & Secondary	SUP	—
Schools – Vocational/Technical	—	—

Use	R-1A (Proposed)	M-1 (Current)
Infrastructure		
Airport	—	SUP
Wireless Telecommunication Facility-Stealth	PS	PS
Wireless Telecommunication Facility-Tower	—	SUP
Utilities-Class 1	P	P
Utilities-Class 2	—	PS
Utilities-Class 3	—	PS
Utilities-Class 4	—	PS

Town of Fletcher

Planning and Zoning
300 Old Cane Creek Road, NC 28732
(828) 687-3985 Fax (828)687-7133

Rezoning Application
Application Number 26-20-RZO [to be assigned by Town staff]

OWNERSHIP INFORMATION:

Property Owner: Dirt and Sticks, Inc.

Owner's Address: P.O. Box 475 City Skyland State NC Zip 28776

LOCATION OF PROPERTY (Address or Description): unaddressed parcel northeast of 564 Mills Gap Rd, Fletcher, NC 28732 (Dollar General)

PIN # 9663545612 PID# _____

Current Land Use: vacant/forested

Size (Square Feet or Acres): 15.31 AC (accounting for NCDOT R/W; ~~16.45~~ 16.49 AC per PLS survey)

ZONING REQUEST

Existing Zoning: M-1 Manufacturing Proposed Zoning: R-1A Residential

Purpose of Zoning Change:
The site's sloping topography would better support low-intensity residential development (via proposed R-1A zoning) compared to the existing M-1 Manufacturing zoning.

	Barry Bialik
Name of Agent	**Name of Petitioner(s)**
	P.O. Box 475
Agent's Address	Address of Petitioner(s)
	Skyland, NC 28776
City, State, Zip	City, State, Zip
	828-712-3781
Telephone Number	Telephone Number
Signature of Property Owner if other than Petitioner	Signature

Received By: _____ Date: _____

Owner's Affidavit

I (we) the undersigned do hereby give permission to (agent's name or organization) Dirt and Sticks, Inc. to file petition (application) for property(s) located at unaddressed parcel at Mills Gap Rd. / SR 1551 with PIN (or PID)# 9663545612 on this affidavit for the purpose of requesting a Rezoning from the Town Council of the Town of Fletcher, NC. I further understand that my signature is consent to all conditions and/or stipulations that may be imposed or adopted by such Town Council as part of the petition approval.

1. Owner's Name (Please Print) Barry Bialik

   Owner's Signature _____ Date 7/24/26

2. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

3. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

4. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

Agent's (Contact) Information

Name: Barry Bialik Address: P.O. Box 475, Skyland, NC 28776

Phone Number: 828-712-3781 Fax Number: _____

CHECKLIST FOR REZONING APPLICATIONS

Town of Fletcher Planning and Zoning

Rezoning Application

☑ Completed application and Owner's Affidavit, if applicable.

☑ Legal description and PINS for subject property; i.e., copy of deed.

☑ Filing fee of $350.00.

☑ Area map illustrating subject property and surrounding zoning (staff will assist applicants in preparing this map if necessary).

☑ I acknowledge that all property owners abutting the proposed rezoning will be notified of the request and provided information of the hearing dates.

☑ I acknowledge the rezoning shall not be granted except after the recommendation of the Planning Board and decision by the Town Council following the public hearings.

☑ I acknowledge and grant consent to Town of Fletcher officials to visit the proposed site for the purpose of investigating this application.

Print Name: Barry Bialik

Signature: _____

Date: 7/24/26

This institution is an equal opportunity provider

BK 4229 PG 297 - 300 (4) DOC# 1001022854
This Document eRecorded: 11/22/2024 02:57:31 PM
Fee: $26.00
Henderson County, North Carolina Tax: $384.00
William Lee King, Register of Deeds

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $384.00

Parcel Identifier No. 9663-54-4641 (Tax Parcel 10006332)
Verified by _____ County on the ____ day of _____, 2024.
By: _____

Mail/Box to: Allen Stahl + Kilbourne, PLLC, 20 Town Mountain Road, Suite 100, Asheville, NC 28801
This instrument was prepared by: Scott K. Burger (Allen Stahl + Kilbourne, PLLC, 20 Town Mountain Road, Suite 100, Asheville, NC 28801), a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Brief description for the Index: 26.61 ac. (+/-) AKA Lot 2, less and except 2.406 ac. (+/-) and 0.763 ac. (+/-)

THIS DEED made this 21st day of November, 2024, by and between:

GRANTOR	GRANTEE
KME Development, LLC, an Alabama limited liability company	**Dirt and Sticks, Inc., a North Carolina corporation**
Post Office Box 18968 Huntsville, AL 35804	1944 Hendersonville Road, Suite E2 Asheville, NC 28803

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Allen, Stahl, & Kilbourne, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3327, at Page 574.

All or a portion of the property herein conveyed ☐ does or ☒ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) APPEAR ON FOLLOWING PAGE(S)]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) TO NORTH CAROLINA SPECIAL WARRANTY DEED]

KME Development, LLC, an Alabama limited liability company

BY: _____
Lisa M. Hawkins, Authorized Agent

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public, certify that Lisa M. Hawkins, Authorized Agent of KME Development, LLC, an Alabama limited liability company, personally came before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a driver's license) and acknowledged that they signed the foregoing instrument for the purpose and in the capacity herein expressed.

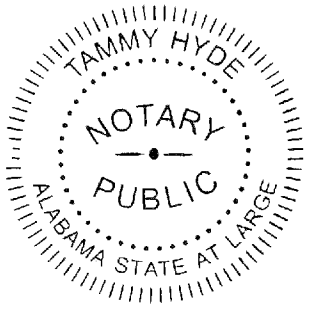
Witness my hand and Notarial stamp or seal, this 21st day of November, 2024.

Notary Public Signature: _____

Notary Public Printed Name: Tammy Hyde

My Commission Expires: 9/6/2024

(Affix Seal)



4853-9764-5815, v. 1

EXHIBIT "A"

Real Property Description

LYING IN HENDERSON COUNTY, NORTH CAROLINA

BEING a 26.61-acre tract, and being part of Tax Parcel 9633 54 3485, the property of Jack and Lillian Youngblood Trust, recorded in Deed Book 1473, Page 183, Hooper's Creek Township, Henderson County, North Carolina.

ALSO KNOWN as Lot 2, Survey Plat Map for The Broadway Group, LLC, recorded February 14, 2019, in Book 2019, Page 11637, Register of Deeds, Henderson County, North Carolina.

LESS AND EXCEPT the following:

BEING a 2.406 acre area portion of the 26.61-acre tract, the property of KME Development, LLC, an Alabama limited liability company, as recorded in Deed Book 3327, Page 574 of the Henderson County Registry and also as shown as Lot 2, Survey Plat Map for The Broadway Group, LLC, recorded in Book 2019, Page 11637 of the Henderson County Registry.

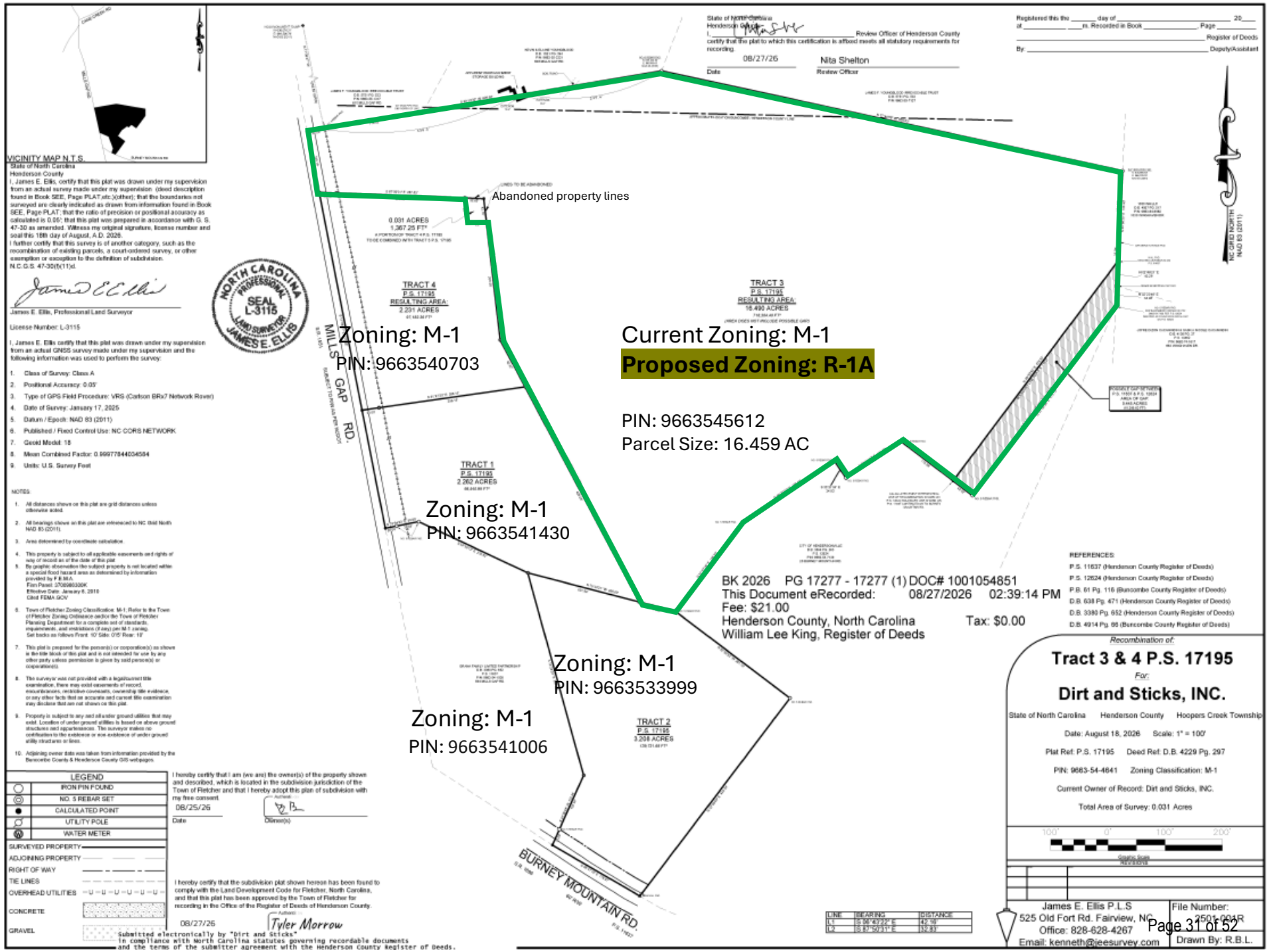
SAID 2.406 acre area more particularly described on plat slide 11928 of the Henderson County Registry.

ALSO LESS AND EXCEPT the following:

BEING all of that 0.763 acre tract as shown on that plat recorded in Plat Slide 12624 of the Henderson County Registry.

AND BEING a portion of that property described in that deed recorded in Deed Book 3327, at Page 574 in the Henderson County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above.


VICINITY MAP N.T.S.
Abandoned property lines
Zoning: M-1
PIN: 9663540703
Current Zoning: M-1
Proposed Zoning: R-1A
PIN: 9663545612
Parcel Size: 16.459 AC
Zoning: M-1
PIN: 9663541430
Zoning: M-1
PIN: 9663533999
Zoning: M-1
PIN: 9663541006
MILLS GAP RD.
BURNEY MOUNTAIN RD.
TRACT 1
P.S. 17195
2.262 ACRES
TRACT 2
P.S. 17195
3.208 ACRES
TRACT 3
P.S. 17195
RESULTING AREA:
16.493 ACRES
TRACT 4
P.S. 17195
RESULTING AREA:
2.231 ACRES
0.031 ACRES
1,367.25 FT²
BK 2026 PG 17277 - 17277 (1) DOC# 1001054851
This Document eRecorded: 08/27/2026 02:39:14 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds
Tax: $0.00
REFERENCES:
P.S. 11637 (Henderson County Register of Deeds)
P.S. 12624 (Henderson County Register of Deeds)
P.B. 61 Pg. 116 (Buncombe County Register of Deeds)
D.B. 638 Pg. 471 (Henderson County Register of Deeds)
D.B. 3380 Pg. 652 (Henderson County Register of Deeds)
D.B. 4914 Pg. 66 (Buncombe County Register of Deeds)
Recombination of:
Tract 3 & 4 P.S. 17195
For:
Dirt and Sticks, INC.
State of North Carolina Henderson County Hoopers Creek Township
Date: August 18, 2026 Scale: 1" = 100'
Plat Ref: P.S. 17195 Deed Ref: D.B. 4229 Pg. 297
PIN: 9663-54-4641 Zoning Classification: M-1
Current Owner of Record: Dirt and Sticks, INC.
Total Area of Survey: 0.031 Acres
James E. Ellis P.L.S
525 Old Fort Rd. Fairview, NC
Office: 828-628-4267
Email: kenneth@jeesurvey.com
File Number: 2503-04R
Drawn By: R.B.L.
LEGEND
IRON PIN FOUND
NO. 5 REBAR SET
CALCULATED POINT
UTILITY POLE
WATER METER
SURVEYED PROPERTY
ADJOINING PROPERTY
RIGHT OF WAY
TIE LINES
OVERHEAD UTILITIES
CONCRETE
GRAVEL
State of North Carolina
Henderson County
I, James E. Ellis, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description found in Book SEE, Page PLAT,etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page PLAT; that the ratio of precision or positional accuracy as calculated is 0.05'; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 18th day of August, A.D. 2026.
I further certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
N.C.G.S. 47-30(f)(11)d.
James E. Ellis, Professional Land Surveyor
License Number: L-3115
NORTH CAROLINA PROFESSIONAL SEAL L-3115 LAND SURVEYOR JAMES E. ELLIS
I, James E. Ellis certify that this plat was drawn under my supervision from an actual GNSS survey made under my supervision and the following information was used to perform the survey:
1. Class of Survey: Class A
2. Positional Accuracy: 0.05'
3. Type of GPS Field Procedure: VRS (Carlson BRx7 Network Rover)
4. Date of Survey: January 17, 2025
5. Datum / Epoch: NAD 83 (2011)
6. Published / Fixed Control Use: NC CORS NETWORK
7. Geoid Model: 18
8. Mean Combined Factor: 0.999778440345B4
9. Units: U.S. Survey Feet
NOTES:
1. All distances shown on this plat are grid distances unless otherwise noted.
2. All bearings shown on this plat are referenced to NC Grid North NAD 83 (2011).
3. Area determined by coordinate calculation.
4. This property is subject to all applicable easements and rights of way of record as of the date of this plat.
5. By graphic observation the subject property is not located within a special flood hazard area as determined by information provided by F.E.M.A.
Firm Panel: 3708980330K
Effective Date: January 6, 2010
Cited FEMA GOV
6. Town of Fletcher Zoning Classification: M-1. Refer to the Town of Fletcher Zoning Ordinance and/or the Town of Fletcher Planning Department for a complete set of standards, requirements, and restrictions (if any) per M-1 zoning.
Set backs as follows Front: 10' Side: 0'/5' Rear: 15'
7. This plat is prepared for the person(s) or corporation(s) as shown in the title block of this plat and is not intended for use by any other party unless permission is given by said person(s) or corporation(s).
8. The surveyor was not provided with a legal/current title examination, there may exist easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title examination may disclose that are not shown on this plat.
9. Property is subject to any and all under ground utilities that may exist. Location of under ground utilities is based on above ground structures and appurtenances. The surveyor makes no certification to the existence or non-existence of under ground utility structures or lines.
10. Adjoining owner data was taken from information provided by the Buncombe County & Henderson County GIS webpages.
I hereby certify that I am (we are) the owner(s) of the property shown and described, which is located in the subdivision jurisdiction of the Town of Fletcher and that I hereby adopt this plan of subdivision with my free consent.
08/25/26
Date
Owner(s)
I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Code for Fletcher, North Carolina, and that this plat has been approved by the Town of Fletcher for recording in the Office of the Register of Deeds of Henderson County.
08/27/26
Tyler Morrow
Submitted electronically by "Dirt and Sticks" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.
State of North Carolina
Henderson County
I, _____, Review Officer of Henderson County certify that the plat to which this certification is affixed meets all statutory requirements for recording.
08/27/26
Date
Nita Shelton
Review Officer
Registered this the _____ day of _____, 20____ at _____ m. Recorded in Book _____, Page _____
Register of Deeds
By: _____ Deputy/Assistant
LINE BEARING DISTANCE
L1 S 06°43'22" E 42.18'
L2 S 87°50'31" E 12.83'

Town of Fletcher Planning Department
Agenda Item Cover Sheet

Meeting Type: Planning Board	Meeting Date: October 20th,2026
Title of Item: Heart of Fletcher Review- Firestone Complete Auto Care (26-19-HOF) –Tyler Morrow, Planning & Zoning Director	

SUGGESTED HEART OF FLETCHER MOTION(S):

Approval:	**Denial:**
I move that the Planning Board grant Heart of Fletcher design approval, based on the requirements of the Land Development Code (with primary consideration to Article 5 Building Design Standards and Appendix 2 Heart of Fletcher Overlay Development Guidelines) finding that the Firestone Complete Auto Care project is compliant with all applicable requirements. [DISCUSS & VOTE]	I move that the Planning Board deny the application for Heart of Fletcher design approval for the Firestone Complete Auto Care project because the applicant has failed to demonstrate compliance with the following provisions of the Land Development Code: 1. [DISCUSS & VOTE]

Attachments:	1. Staff Report 2. Preliminary Site Plan and Rendering Package

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER

COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Heart of Fletcher Review
Firestone Complete Auto Care
(26-19-HOF)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

Project Summary 2
Existing Zoning & Land Use Map and Description 3
Site Images 4
Site Plan Summary: 6
Heart of Fletcher Map and Description 7
Heart of Fletcher Design Review: 8
Alternative Design Review: 9

Project Summary

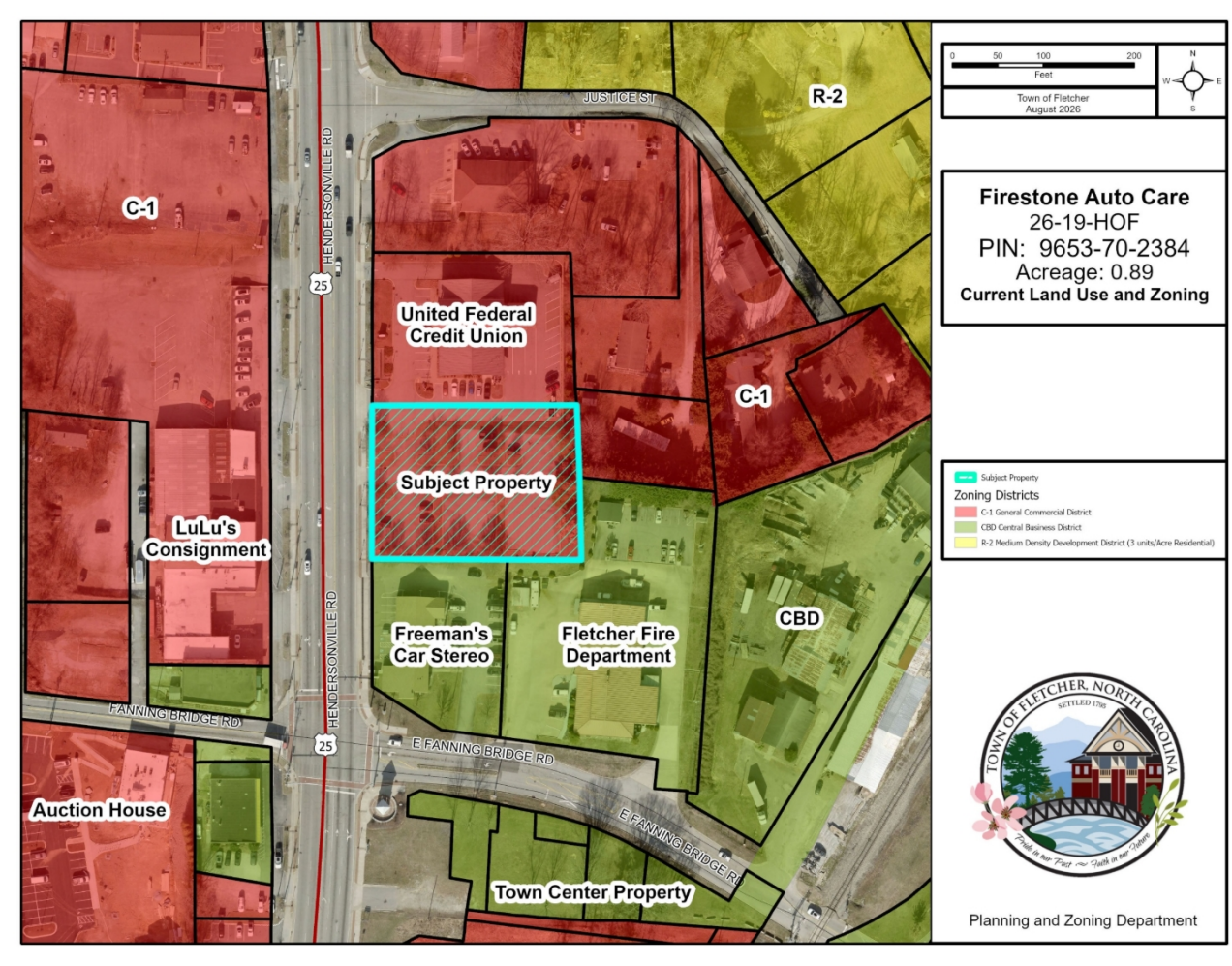


SITE VICINITY MAP

- **Project Name & Case #:**
  - Firestone Complete Auto Care
  - 26-19-HOF
- **Applicant:**
  - Southeastern Development
    - Frank Mowitz
- **Property Owners:**
  - United Federal Credit Union
- **Project Acreage:**
  - 0.89 Acres
- **Project overview**
  - New 7,045 square foot firestone auto care business with 8 service bays.

- **Property Address:**
  - 3665 Hendersonville Road
- **Parcel Identification (PIN):**
  - 9653-70-2384
- **Current Parcel Zoning:**
  - C-1, General Business District
- **Requested Uses:**
  - Vehicle Services – Minor Maintenance/Repair
- **Heart of Fletcher Overlay Designation:**
  - Town Center Business

Existing Zoning & Land Use Map and Description



The subject property is zoned C-1, General Commercial District, similar to most other parcels that front along US 25. The C-1 district was created for this corridor and, through time and new development, has helped shape the highway commercial zoning pattern seen along US 25 today.

The subject property also abuts a transition in zoning to the south, where the Central Business District begins. This area is the only location in Town where the CBD zoning district is currently found. The CBD district is associated with the Town's future Town Center area and includes development standards that are more consistent with that vision. The district is intended to accommodate a range of uses in pedestrian scaled buildings. The Central Business District is intended to serve as Fletcher's traditional downtown area.

Per the LDC, the goals of the C 1 district are to promote the sensitive conversion of vacant land to more urban uses, support development that is compatible with and enhances the visual attractiveness of the area, promote well planned and economically viable development, encourage attractive signage and business visibility, ensure safe and efficient traffic flow through access management, and avoid uncoordinated strip development patterns.

Site Images



This site photograph shows the existing access to the property. This access is proposed to be removed as part of the development, with the site instead utilizing a shared full access entrance with the adjacent bank.



This photograph shows the subject property from US 25. As shown, the grade increases as the property extends eastward.



This photograph shows the neighboring Fletcher Fire Department property. As shown, the subject property sits at a higher elevation than the fire station.



This photograph shows the existing buffer along the rear of the property. The buffer is proposed to be impacted but not completely removed as part of the development. The exact extent of vegetation removal is not fully known at this time.

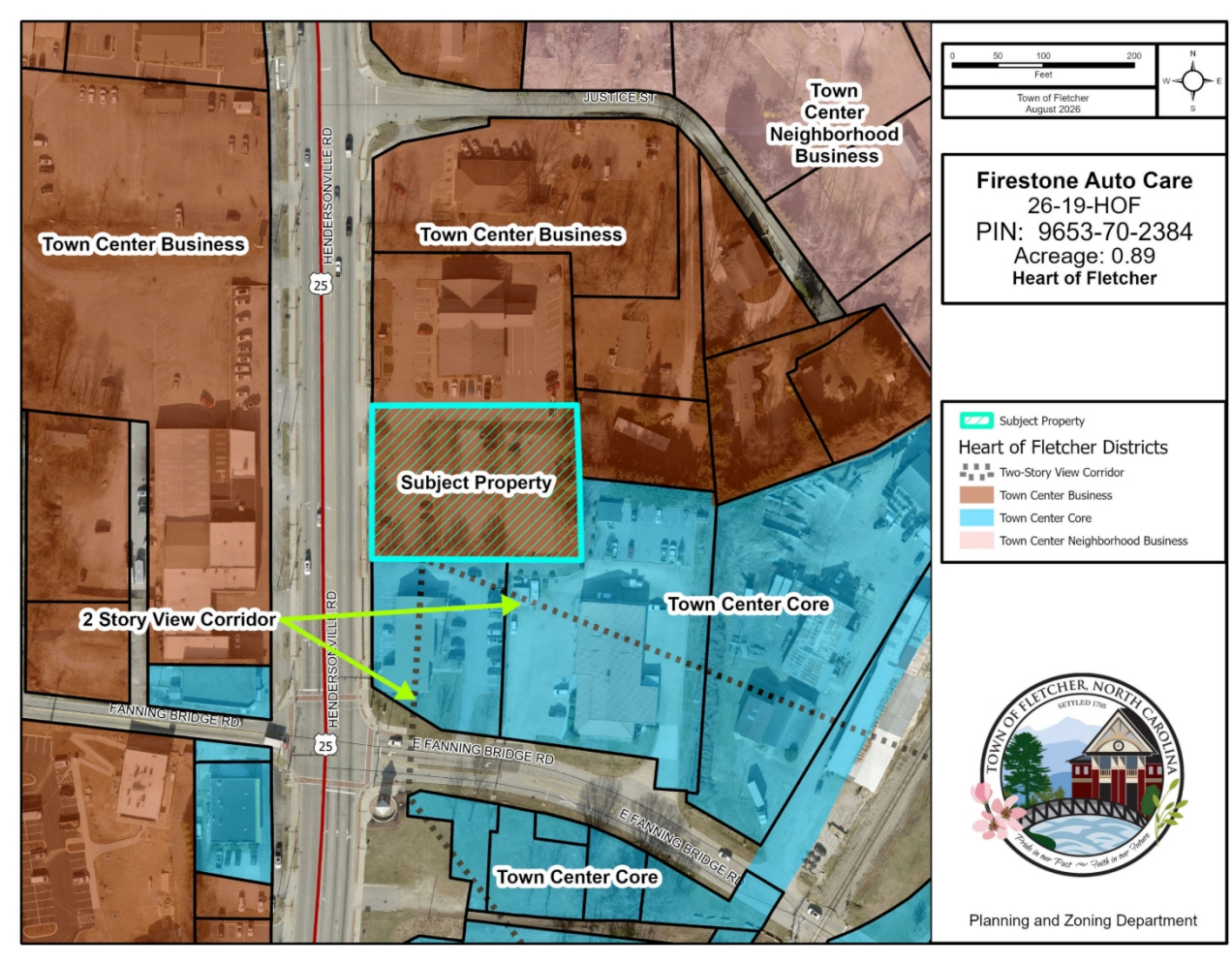
Site Plan Summary:

The proposed site plan includes the construction of a Firestone Complete Auto Care facility consisting of approximately 7,045 square feet with a building height of 30 feet. The building will be located on the southwestern portion of the site, with frontage along Hendersonville Road (US 25). The proposed facility will include eight service bays dedicated to minor vehicle maintenance and repair. Typical services include oil changes, lubrication, minor tuneups, tire and battery installation, wheel balancing and alignment, brake replacement, and other minor mechanical repairs that do not require major engine or drivetrain dismantling. The facility will not be used for the storage of wrecked, junked, or towed vehicles.

The site will provide 31 parking spaces, including three pervious parking spaces. As part of the development, one existing curb cut along Hendersonville Road will be removed, and the affected sidewalk and brickwork will be replaced to match the surrounding streetscape. The existing public bench and trash can located along the sidewalk will remain undisturbed. The development will provide a pedestrian connection from the public sidewalk to the building entrance through a combination of stairs and an accessible ramp. Due to the site's topography, building layout, and operational needs, the applicant is unable to provide a primary entrance directly facing Hendersonville Road as required by the ordinance. Instead, the applicant is requesting approval of an alternative design that locates the entrance at the northwest corner of the building. This location provides a more practical connection to the building's lobby and improves pedestrian access while still maintaining an entrance near the public street. The proposed corner entrance is intended to satisfy the overall intent of the ordinance's pedestrian accessibility requirements.

The submitted architectural renderings illustrate all four elevations of the proposed building. Due to the operational characteristics of an automotive service facility, certain architectural design requirements present challenges that are not typically encountered with traditional commercial or retail buildings. The applicant has worked to incorporate the Town's design standards to the greatest extent practical while requesting alternative design considerations for certain architectural elements. These requests are discussed in greater detail later in this report. The south and east elevations incorporate windows to address the ordinance's blank wall requirements. However, these windows will utilize opaque glazing rather than transparent glass. Because these elevations face directly into the vehicle service areas, transparent windows would provide views into operational spaces that may not be visually desirable from the public realm or practical for the business. The proposed opaque glazing allows the building to maintain the appearance and architectural rhythm of windows while screening the service areas from public view. The building design also incorporates brick and stone as prominent exterior materials, helping establish a more traditional commercial appearance consistent with the Town's architectural expectations. The elevation facing Hendersonville Road provides approximately 54% brick and stone coverage, exceeding the ordinance's minimum requirement of 50%. Overall, the proposed design incorporates several architectural and site improvements intended to support the pedestrian oriented character of the corridor while accommodating the operational needs of an automotive service facility. The applicant has made efforts to meet the Town's design standards where feasible, with the remaining alternative design requests outlined in subsequent sections of this report.

Heart of Fletcher Map and Description



The subject property is zoned Town Center Business within the Heart of Fletcher Overlay. Town Center Business, similar to the C 1 Zoning District, follows many of the properties that front along US 25. Farther north, the Town Center Business designation transitions to Town Center Gateway.

To the south is the Town Center Core district, which, similar to the Central Business District, generally follows parcels that are located within or near the future Town Center project area. This location begins the transition into Town Center Core and is also near the beginning of the two story view corridor shown on the map above.

The view corridor begins to widen near this property. It is staff's understanding that the corridor was created to help preserve views of Town Hall from US 25, as well as mountain views from the corridor. Although the proposed building does not fall within the view corridor itself, it is proposed as a single story building approximately 30 feet in height.

Heart of Fletcher Design Review:

The overlay is intended to discourage traditional suburban development patterns while allowing creativity and flexibility in promoting urban, pedestrian oriented development within the Town Center. Pursuant to Section 14.1 of the Land Development Code (LDC), the Fletcher Planning Board is granted authority to review and approve development applications within the HOF-O. The Planning Board may also attach reasonable conditions and recommendations, as outlined in Section 15.14, to ensure proposed development meets the spirit and intent of the overlay district. The Town Center Business Precinct is intended to encourage compact development consisting primarily of office, retail, and institutional uses. The precinct promotes design elements such as buildings located near the street, covered arcades, awnings, storefront windows, outdoor gathering spaces, wide sidewalks, and building entrances oriented toward the street.

The proposed Firestone Complete Auto Care facility incorporates several design elements intended to meet the objectives of the HOF-O while accommodating the operational needs of an automotive service facility. The proposed building is located approximately 10 feet from the front property line, complying with the maximum front setback requirement of 75 feet. However, the building occupies approximately 32% of the lot frontage rather than the 70% encouraged by the ordinance. It is important to note that the 70% frontage provision is encouraged rather than required. Therefore, the proposed building placement complies with the applicable requirements of the LDC.

The proposed building does not meet the minimum 50% ground floor transparency requirement for street facing façades. The applicant is proposing approximately 39% glass along the Hendersonville Road frontage and is requesting approval of an alternative design to address this requirement. The reduced transparency is primarily attributed to the building's intended automotive service use and structural bracing located behind one of the proposed opaque windows. These operational and structural limitations make it challenging to achieve the required level of transparency typically associated with traditional retail or commercial storefronts.

Additionally, all proposed parking will be located along the side and rear of the building, with no parking situated between the building and Hendersonville Road. This arrangement supports the overlay's intent of maintaining a pedestrian oriented streetscape by placing the building closer to the public sidewalk and minimizing the visual prominence of parking areas.

Alternative Design Review:

The Heart of Fletcher Overlay allows the Planning Board to consider alternative designs when a proposed development does not fully comply with the established design standards. The Planning Board may approve an alternative design if it determines that the proposal meets the spirit and intent of the ordinance. Upon approval, the Planning Director shall issue a Certificate of Appropriateness at the time of zoning permit issuance. The Planning Board may also deny an alternative design and require compliance with the applicable standards. The applicant is requesting approval of two alternative designs related to building transparency and pedestrian access along Hendersonville Road (US 25).

Building Transparency

The ordinance requires at least 50% transparency along the first floor of building façades fronting a street to allow pedestrians to see into the building and encourage a more engaging streetscape.
The proposed development provides approximately 39% glass coverage along the Hendersonville Road façade, which falls below the required 50%. Of the proposed glass area, approximately 70% will be transparent, providing views into the automotive service center's lobby and waiting area. The remaining 30% will consist of opaque glass to conceal a large structural X brace located behind the windows.

According to the applicant, the structural design limits the amount of glass that can be incorporated into the façade. The opaque glass is intended to maintain the appearance of a storefront while screening structural components that would otherwise be visible from the street.
Because the proposed façade does not meet the minimum transparency requirement, the applicant is requesting Planning Board approval of an alternative design.

Building Orientation and Pedestrian Access

The ordinance requires buildings adjoining Hendersonville Road (US 25) or intersections to be designed to address the street. Buildings must provide at least one primary entrance facing the street, with a pedestrian connection to the public sidewalk.

Due to existing topography and the proposed building configuration, the applicant has indicated that providing a primary entrance directly along the Hendersonville Road façade is not feasible without significant changes to the overall site layout.

As an alternative, the applicant proposes locating the primary entrance near the corner of the building, immediately adjacent to the Hendersonville Road frontage. This configuration is intended to maintain convenient pedestrian access while accommodating the site's physical constraints and proposed building layout.

The applicant is requesting Planning Board approval of this alternative entrance configuration in place of an entrance directly facing Hendersonville Road.

SITE DEVELOPMENT PLANS
FOR
Firestone
COMPLETE AUTO CARE™

3665 HENDERSONVILLE ROAD
TOWN OF FLETCHER
HENDERSON COUNTY, NORTH CAROLINA

UTILITY CONTACTS:

WATER
CITY OF HENDERSONVILLE WATER
305 WILLIAMS STREET
HENDERSONVILLE, NC 28792
CONTACT: CHRISTOPHER CONARD
PHONE: (828) 243-3238
EMAIL: CCONARD@HVLNC.GOV

SEWER
METROPOLITAN SEWERAGE DISTRICT
2028 RIVERSIDE DRIVE
ASHEVILLE, NC 28804
CONTACT: SAMUEL GETTLEMAN, PG PE
PHONE: (828) 225-8270
EMAIL: SGETTLEMAN@MSDBC.ORG

ELECTRIC
DUKE ENERGY
CONTACT: NEW CONSTRUCTION
PHONE: (800) 636-0581
EMAIL: CAROLINASNEWCONSTRUCTION@DUKE-ENERGY.COM

GAS
ENBRIDGE
15 OVERLAND INDUSTRIAL BOULEVARD
ASHEVILLE, NC 28806
CONTACT: SEAN LOWMAN
PHONE: (828) 606-0600
EMAIL: SEANLOWMAN@ENBRIDGE.COM

COMMUNICATION / TELEPHONE
CHARTER SPECTRUM
PHONE: (315) 314-5179
EMAIL: WILLIAM.BRYAN@SPECTRUM.COM

AGENCY CONTACTS:

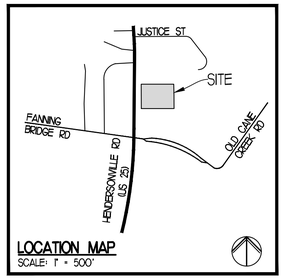
PLANNING & ZONING
TOWN OF FLETCHER PLANNING & ZONING
300 OLD CANE CREEK ROAD
FLETCHER, NC 28732
CONTACT: TYLER MORROW (PLANNING & ZONING DIRECTOR)
PHONE: (828) 687-3985
EMAIL: T.MORROW@FLETCHERNC.ORG

COUNTY STORMWATER
HENDERSON COUNTY SITE DEVELOPMENT DEPT.
240 SECOND AVENUE EAST
HENDERSONVILLE, NC 28792
CONTACT: DEB JOHNSTON (DIRECTOR/ENGINEER)
PHONE: (828) 694-6521
EMAIL: DJOHNSTON@HENDERSONCOUNTYNC.GOV

TRANSPORTATION
NCDOT - DIVISION 14
253 WEBSTER ROAD
SYLVA, NC 28779
CONTACT: ELIAS HORD (ASSISTANT DISTRICT ENGINEER)
PHONE: (828) 435-7296
EMAIL: EOHORD@NCDOT.GOV

FIRE PROTECTION
FLETCHER FIRE & RESCUE
49 E FANNING BRIDGE ROAD
FLETCHER, NC 28732
CONTACT: ROBERT GRIFFIN (FIRE CHIEF)
PHONE: (828) 654-0864
EMAIL: RGRIFFIN@FLETCHERFD.COM





LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 811. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT LJA ENGINEERING (864-282-3039) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY TOPSOIL IN EXCESS OF FINAL GRADES AND LANDSCAPING OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND LJA ENGINEERING ACCEPT NO RESPONSIBILITY FOR THE DESIGN OF SAID ITEMS.
4. ALL WORK SHALL CONFORM TO TOWN OF FLETCHER STANDARDS AND SPECIFICATIONS. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR TOWN OF FLETCHER STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
5. PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND LJA ENGINEERING, HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING TO LJA ENGINEERING AS-BUILT STORMWATER INFORMATION, INCLUDING ALL RIM, INVERT, AND POND INFORMATION, AS SPECIFIED BY HENDERSON COUNTY AND NCDEQ, NECESSARY FOR CLOSEOUT AND OPERATION. SURVEY MUST BE PREPARED, STAMPED, AND CERTIFIED BY A LICENSED SURVEYOR IN NORTH CAROLINA.
8. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF CITY OF METROPOLITAN SEWERAGE DISTRICT (SEWER), CITY OF HENDERSONVILLE (WATER), AND NCDEQ. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THESE STANDARDS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING TO LJA ENGINEERING AS-BUILT WATER AND SEWER INFORMATION, TO ENABLE PREPERATION OF REQUIRED AS-BUILT/RECORD DRAWINGS NECESSARY FOR CLOSEOUT AND OPERATION. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE LJA ENGINEERING COPIES OF THE WATER AND SEWER PRESSURE TESTS, WATER MAIN BACTERIOLOGICAL TESTS, BACKFLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC. CONTRACTOR SHALL NOTIFY LJA ENGINEERING AT LEAST 72 HOURS IN ADVANCE OF ALL UTILITY TESTING.THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY METROPOLITAN SEWERAGE DISTRICT (SEWER) AND CITY OF HENDERSONVILLE (WATER).
14. THE HENDERSON COUNTY LAND DISTURBANCE PERMIT, NCDEQ NOI (NPDES COVERAGE LETTER), NCDEQ FINANCIAL RESPONSIBILITY FORM (FRO), AND INSPECTION RECORDS MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
15. SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS OF QUALIFYING STORM EVENTS, AND MAINTAINED AS NEEDED TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
16. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A NC REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ENSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.
17. NCDOT ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC ROADWAY RIGHT-OF-WAY.

SHEET INDEX

NO.	TITLE
C0	COVER
C1	SITE PLAN
C2	DEMOLITION PLAN
C3	GRADING PLAN
C3.1	STORM PLAN
C3.2	ADA GRADING INSET
C3.3	PRE-DEV MAP
C3.4	POST-DEV MAP
C7	LANDSCAPE PLAN

FREELAND and KAUFFMAN, INC.
ENGINEERS & LANDSCAPE ARCHITECTS
209 WEST STONE AVENUE
GREENVILLE, SOUTH CAROLINA 29609
864-282-3039

DRAWN BY: SWS
CHECKED BY: BTS
DATE: 09/15/2026

PRELIMINARY, NOT FOR CONSTRUCTION

REVISIONS

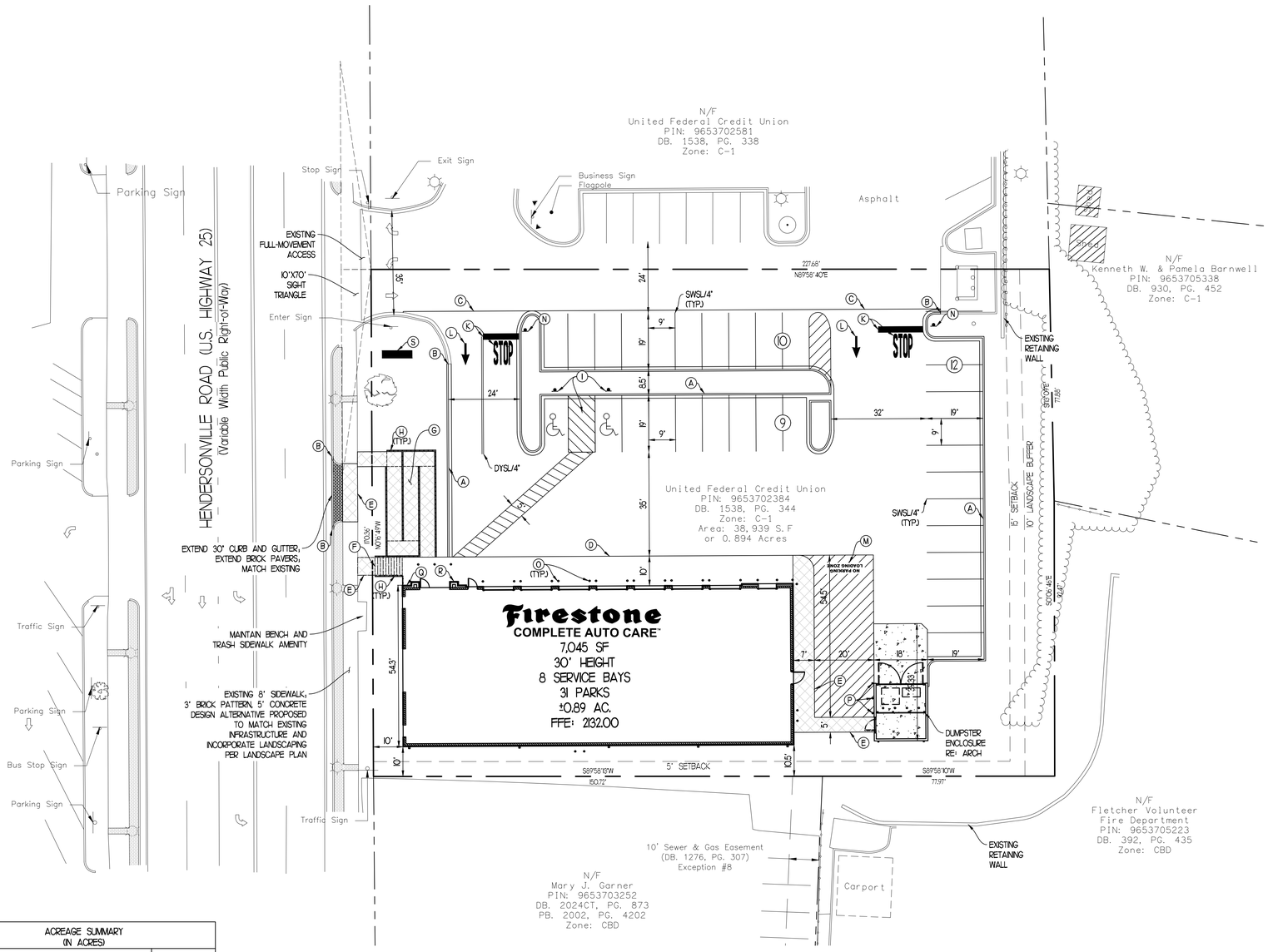
NO.	DATE	DESCRIPTION

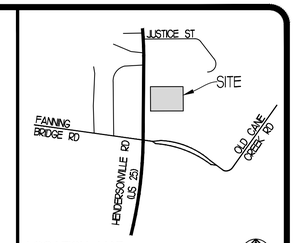
ENGINEER:
LJA ENGINEERING
209 WEST STONE AVENUE
GREENVILLE, SC 29609
ATTN: TODD SIMMONS, PE
PHONE: (864) 672-3426
E-MAIL: TSIMMONS@FK-INC.COM
NC FIRM LICENSE #C03322

PROPERTY OWNER:
UNITED FEDERAL CREDIT UNION
3674 HENDERSONVILLE ROAD
FLETCHER, NC 28732
ATTN: TRE VAUGHN (BROKER)
PHONE: (336) 429-0089
E-MAIL: TRE@BELLCOMMERCIAL.NET

DEVELOPER:
SOUTHEASTERN DEVELOPMENT
2743 PERIMETER PARKWAY
AUGUSTA, GA 30909
ATTN: FRANK MOWITZ
PHONE: (380) 290-7939
E-MAIL: FRANK.MOWITZ@SOUTHEASTERN.COMPANY

SHEET C0
SEPTEMBER 15, 2026





LOCATION MAP
SCALE: 1" = 500'

SITE LEGEND

EXISTING	PROPOSED	DESCRIPTION
	(3)	NUMBER OF SPACES PER ROW
		CURB & GUTTER
		SIGN
		STANDARD DUTY CONCRETE
		HEAVY DUTY CONCRETE
		CONCRETE SIDEWALK

PAINT STRIPING LEGEND
SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE

SITE KEY

- (A) PROPOSED 18" CONCRETE CURB & GUTTER, SEE DETAILS
- (B) TIE PROPOSED CURB & GUTTER TO EXISTING, PROVIDE SMOOTH TRANSITION AS NEEDED
- (C) TIE PROPOSED PAVEMENT TO EXISTING, PROVIDE SMOOTH TRANSITION
- (D) CONCRETE BUILDING APRON, SEE DETAILS
- (E) CONCRETE SIDEWALK, SEE DETAILS
- (F) CONCRETE STAIRS, SEE DETAILS
- (G) ACCESSIBLE SIDEWALK CONNECTION, RE: ADA INSET
- (H) HANDRAIL/FALL PROTECTION, SEE DETAILS
- (I) HANDICAPPED SPACES W/ SIGNAGE AND PAVEMENT MARKIGNS, SEE DETAILS
- (J) 5' PEDESTRIAN CROSSING W/ STRIPING, SEE DETAILS
- (K) 24" WHITE THERMOPLASTIC STOP BAR WITH "STOP" TEXT, SEE DETAILS
- (L) THERMOPLASTIC DIRECTIONAL TRAFFIC ARROWS, SEE DETAILS
- (M) "NO PARKING - LOADING ZONE" PAINTED 12" HIGH W/ 2" STROKE
- (N) "STOP" SIGN (R1-1), SEE DETAILS
- (O) 4" DIA., 4' TALL BOLLARDS, RE: ARCH
- (P) 6" DIA., 4' TALL BOLLARDS, SEE DETAILS
- (Q) KNOX BOX, FIRE DEPARTMENT TO CONFIRM FINAL LOCATION
- (R) KEY DROP BOX, RE: ARCH PLANS
- (S) FIRESTONE SITE SIGNAGE, DESIGNED & PERMITTED BY OTHERS

SITE ZONING DATA
ADDRESS: 3665 HENDERSONVILLE ROAD, FLETCHER, NC 28732
PARCEL ID: 9653702384 (TOWN OF FLETCHER)
PARCEL AREA: ±0.89 AC.
ZONING: C-1 (GEN. COMMERCIAL DISTRICT), HOF-O TOWN CENTER BUSINESS
USE: EXISTING-PARKING / PROPOSED-VEHICLE SERVICES, MINOR
SETBACKS: FRONT = 0' / REAR = 15' / SIDE = 5'

- SITE LAYOUT MEETS THE HEART OF FLETCHER (HOF) 75' MAX SETBACK REQUIREMENT
- SITE LAYOUT PROVIDES 32% OF THE BUILDING ABUTTING THE PROPERTY BOUNDARY

PARKING CALCULATIONS				
SITE USE	BUILDING SIZE	REQUIRED RATIO	REQUIRED PARKING	PROVIDED PARKING
OFFICE/ SERVICE USES	7,045 SF	2 SPACE PER 1,000 SF	15	31

+ 10% OF TOTAL SPACES MUST UTILIZE PERVIOUS PAVEMENT: 3 SPACES

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	0.89
ON-SITE DISTURBED AREA	0.81
OFF-SITE DISTURBED AREA	0.01
TOTAL DISTURBED AREA	0.82
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.64
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.25
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.64
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.25
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.00

FINAL SITE LIGHTING TO BE PROVIDED BY PHOTOMETRIC PLAN WITH FOOT CANDLE MEASUREMENTS AT THE PROPERTY LINE. FIXTURE CUT SHEETS TO BE PROVIDED.

ALL UTILITIES AND WIRING SHALL BE LOCATED UNDERGROUND TO REDUCE THE VISUAL IMPACTS OF OVERHEAD INFRASTRUCTURE. REFERENCE UTILITY PLAN.

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ANY EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.



EVERY DIGGING JOB REQUIRES A CALL – EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH TOWN OF FLETCHER AND HENDERSON COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. ALL EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. REFER TO DEMOLITION PLAN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. REFER TO DEMOLITION PLAN.
5. CONTRACTOR SHALL REFER TO THE FIRESTONE ARCHITECTURAL PLANS FOR THE EXACT BUILDING DIMENSIONS, UTILITY ENTRANCES, ROOF LEADERS, DOORS, RAMPS, BOLLARD PLACEMENT, AND FACADE CHANGES.
6. CONTRACTOR SHALL REFER TO THE FIRESTONE PHOTOMETRIC PLANS FOR THE EXACT LOCATION OF LIGHTING FEATURES AND CONDUIT.
7. CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
8. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGNAGE WITH FIRESTONE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM IMPACTED UTILITY COMPANIES BASED ON THE LOCATION AND HEIGHT OF SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.
9. SITE BOUNDARY, EXISTING FEATURES, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY BY LJA SURVEYING.
10. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR ADDITIONAL INFORMATION.

TOWN OF FLETCHER ZONING NOTES

SUPPLEMENTARY STANDARDS - VEHICLE SERVICES - MINOR MAINTENANCE & REPAIR (C-1, C-2, & M-1)

1. NO ACTIVITIES CLASSIFIED AS "VEHICLE REPAIRS - MAJOR REPAIR/BODY WORK" SHALL BE PERMITTED.
2. NO STORAGE OF WRECKED, JUNKED, TOWED, OR OTHER VEHICLES.
3. EXAMPLES OF PERMITTED FACILITIES SHALL INCLUDE: CAR WASHES, CAR STEREO AND ALARM SYSTEM INSTALLERS, DETAILING SERVICES, MUFFLER AND RADIATOR SHOPS, QUICK-LUBE SERVICES, TIRE AND BATTERY SALES AND INSTALLATION (NOT INCLUDING TIRE RECAPPING).
4. SERVICE WORK REGULARLY OFFERED SHOULD BE LIMITED TO OIL CHANGES, LUBRICATION, MINOR TUNEUPS, INSTALLATION OF BATTERIES, TIRES, WIPER BLADES, AND SIMILAR EQUIPMENT, WHEEL BALANCING AND ALIGNMENT AND THE REPLACEMENT OF MINOR MECHANICAL PARTS, SUCH AS BRAKES, HOSES, SPARK PLUGS, IGNITION WIRING, POINTS, ALTERNATORS, WATER PUMPS, AND SIMILAR PARTS NOT REQUIRING MAJOR ENGINE OR DRIVETRAIN DISMANTLING.

SITE PLAN

0 20 40
SCALE 1" = 20'

PROPERTY OWNER: UNITED FEDERAL CREDIT UNION - 3674 HENDERSONVILLE RD, FLETCHER, NC 28732 ENGINEER: LJA ENGINEERING SURVEYOR: LJA SURVEYING

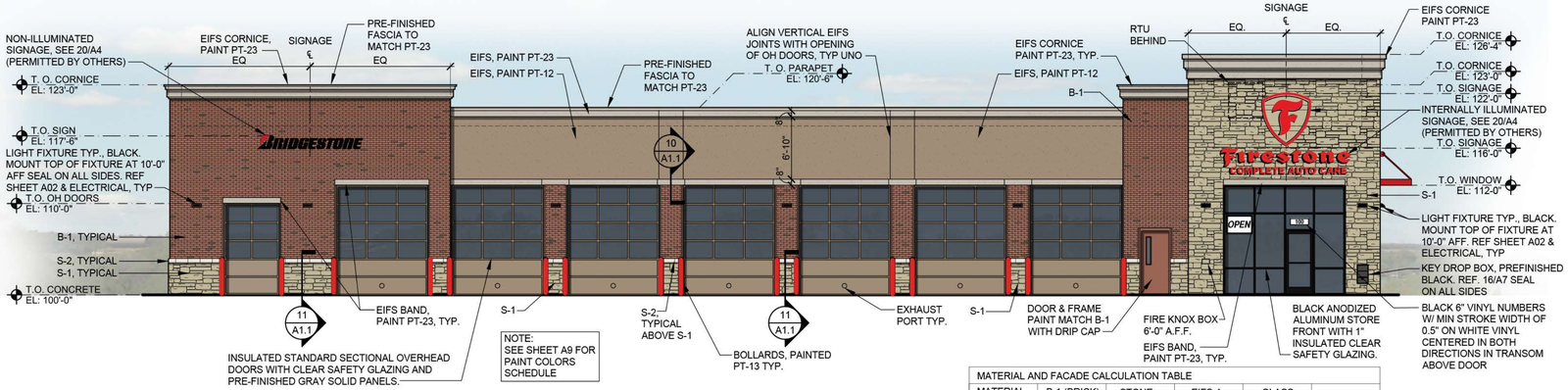
REVISIONS	BY

209 West Stone Avenue
Greenville, SC 29609
Phone 864.233.5497
Firm Number C-5106
LJA
LJA.com

NOT FOR BID OR CONSTRUCTION

FIRESTONE
3665 HENDERSONVILLE ROAD
FLETCHER, NC 28732
SOUTHEASTERN DEVELOPMENT
2743 PERIMETER PARKWAY
AUGUSTA, GA 30909

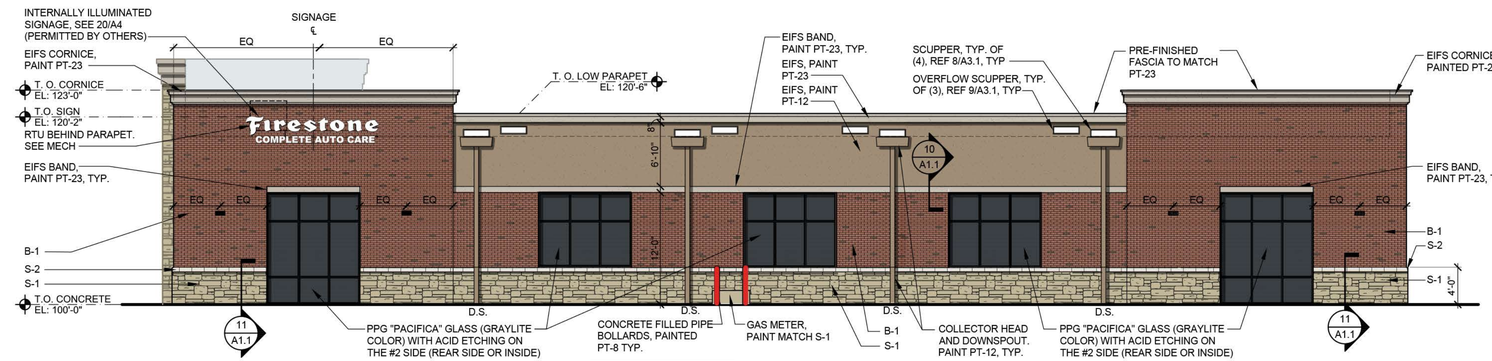
DRAWN
SWS
CHECKED
BTS
DATE
09/16/2026
SCALE
AS SHOWN
DRAWING
C1



MATERIAL AND FACADE CALCULATION TABLE					
MATERIAL	B-1 (BRICK)	STONE	EIFS-1	GLASS	100% TRANS.
AREA (%)	614 SF (21%)	614 SF (21%)	759 SF (26%)	770 SF (26%)	
TOTAL ELEVATION AREA: 2,940 SF					

1 / A4 NORTH ELEVATION

SCALE: 1/8"=1'-0"

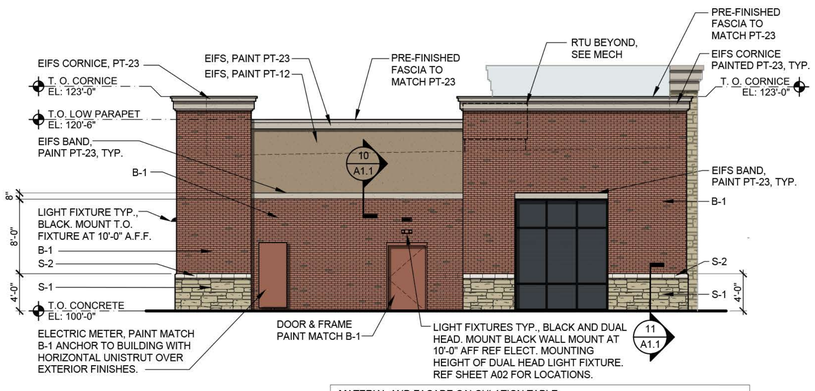


GC TO PAINT PLYWOOD BEHIND ALL ACID ETCHED WINDOWS PT-18

MATERIAL AND FACADE CALCULATION TABLE					
MATERIAL	B-1 (BRICK)	STONE	EIFS-1	GLASS	100% OPAQUE
AREA (%)	1,199 SF (42%)	449 SF (16%)	724 SF (25%)	480 SF (17%)	
TOTAL ELEVATION AREA: 2,853 SF					

6 / A4 SOUTH ELEVATION

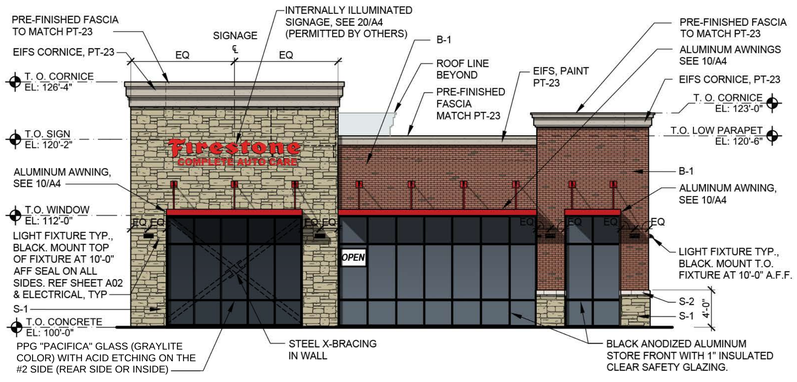
SCALE: 1/8"=1'-0"



MATERIAL AND FACADE CALCULATION TABLE						
MATERIAL	B-1 (BRICK)	STONE	EIFS-1	GLASS		100% OPAQUE
AREA (%)	721 SF (60%)	98 SF (8%)	232 SF (19%)	120 SF (10%)		
TOTAL ELEVATION AREA: 1,202 SF						

11 / A4 EAST ELEVATION

SCALE: 1/8"=1'-0"



MATERIAL AND FACADE CALCULATION TABLE						
MATERIAL	B-1 (BRICK)	STONE	EIFS-1	GLASS		70% TRANS. 30% OPAQUE
AREA (%)	326 SF (25%)	378 SF (29%)	101 SF (8%)	503 SF (39%)		
TOTAL ELEVATION AREA: 1,307 SF						

16 / A4 WEST ELEVATION

SCALE: 1/8"=1'-0"

MATERIAL KEY:

- B-1: ACME BRICK
- S-1: STONE: COBBLEFIELD "TEXAS CREAM"
- S-2: CAST STONE "WHITE"

B-1: BRICK
GENERAL SHALE
"BUCKINGHAM TUDOR"

S-1: STONE
COBBLEDFIELD
"TEXAS CREAM"

S-2: CAST STONE
"WHITE"

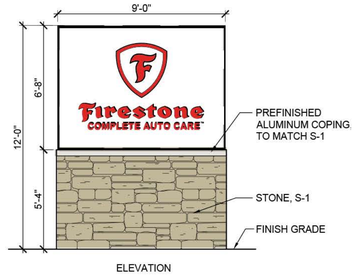
PT-12: PAINT "SANDY RIDGE" SW7535

PT-23: TO MATCH DRYVIT "BETH"

ACM-1: ALPOLIC TRC "RED"

GENERAL NOTES:

1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
5. REFER SHEET A9 FOR PAINT COLOR KEY.
6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
7. SIGNAGE INDICATED ON ELEVATIONS IS INTENDED TO DEMONSTRATE APPROXIMATE SIZE AND QUANTITY OF PROPOSED BUILDING SIGNAGE. REFER TO SIGNAGE PERMIT DRAWINGS FOR ACCURATE SIGNAGE INFORMATION.
8. EXISTING BRICK AND CMU SHALL BE FULLY REPAIRED, REPOINTED, AND CLEANED OF ALL DEBRIS, EFFLORESCENCE, AND LOOSE MORTAR PRIOR TO PAINTING.
9. ALL SIDEWALK AND APRON CURBS ADJACENT TO THE BUILDING SHALL BE PAINTED YELLOW, REFERENCE SPEC SECTION 099000. PAINT ENTIRE VERTICAL FACE AND A HORIZONTAL BAND 6" WIDE FROM THE EDGE OF THE CURB.



MONUMENT SIGNAGE

Firestone
COMPLETE AUTO CARE™

INTERNALLY ILLUMINATED SIGNAGE ON RACEWAY, TYP. — 25 SF WEARABLE LETTERSET

BUILDING SIGNAGE

20 / A4 SIGNAGE DETAIL

SCALE: 1/4"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS; DESIGN MAY VARY.

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CONST MGR: VALERIE QUIGLEY	(760) 707-9946	**ENGINEER:** SETH STEWART	(864) 770-3773
MGR CONST SUPPORT: XXXXXXXX	(XXX) XXX-XXXX	FREELAND AND KAUFFMAN, INC.	
ATTORNEY: PRIYA HARI	(615) 937-1000	2026 ER PROTOTYPE	

ZONE APPROVAL (BY/DATE):

VP. _____ _____

CONT. _____ _____

RM. _____ _____

CM. _____ _____

ENTITY ID: 3362358
SITE ID: 3,413
LEGACY ID: XXXXXXX

Firestone since 1928 COMPLETE AUTO CARE™

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DELETERIOUS TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

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SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: **PA4**

Oct 09, 2026 - 9:04am - USER davdw
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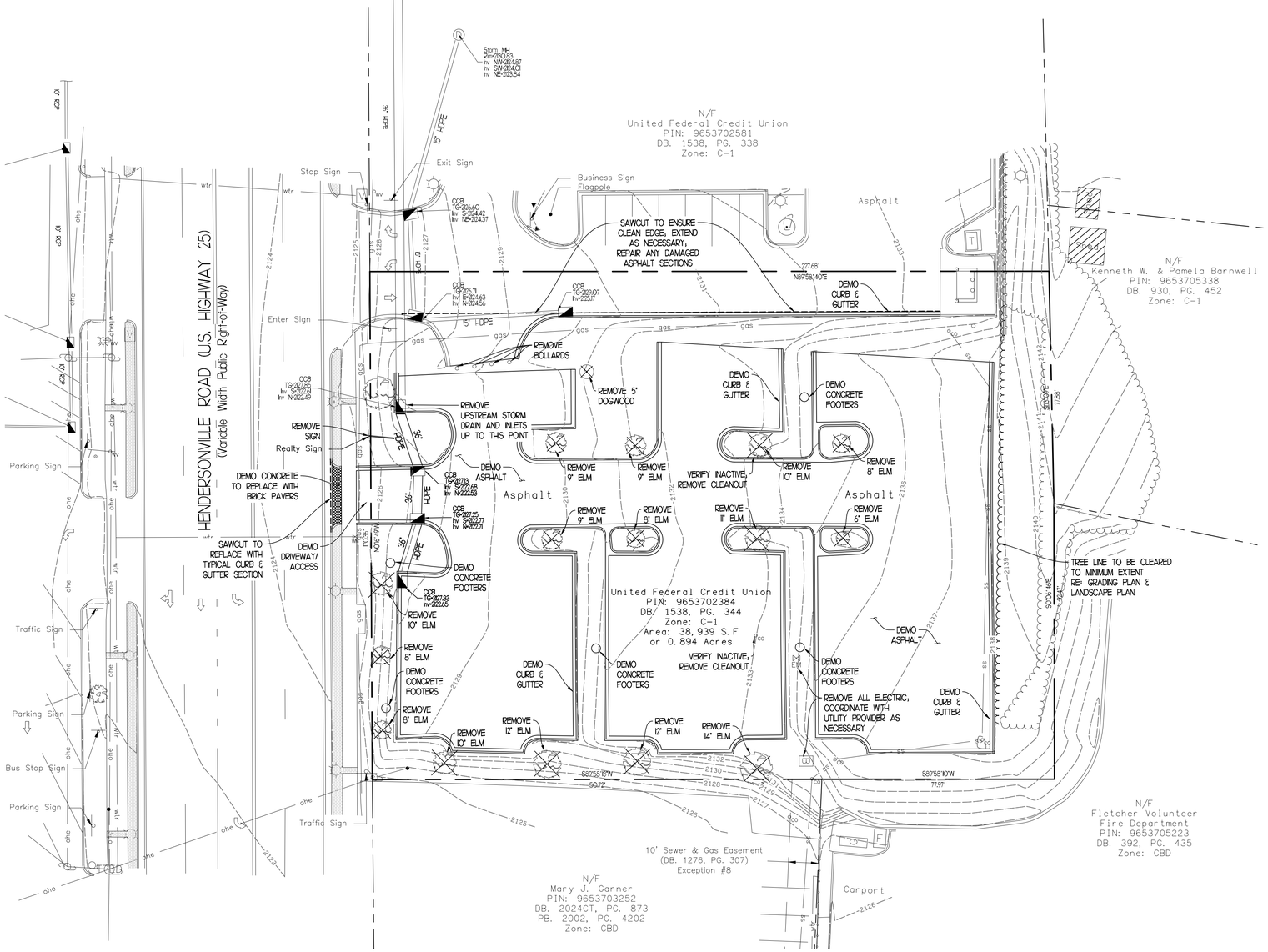

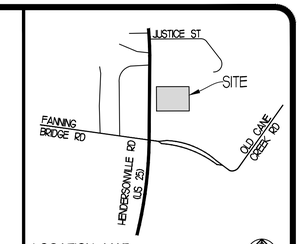

LOCATION MAP
SCALE: 1" = 500'

DEMO LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	PROPERTY LINE	D	DRAINAGE MAN-HOLE
	ADJOINER PROPERTY LINE		CATCH BASIN W/ GRATE
	EASEMENT LINE	S	SANITARY SEWER MAN-HOLE
	STORM DRAINAGE PIPE	CO	CLEANOUT
ss	SANITARY SEWER LINE	WV	WATER VALVE
wtr	WATER LINE		WATER METER
gas	GAS LINE		HYDRANT
ohe	OVERHEAD ELECTRIC		ELECTRIC METER
	CHAINLINK FENCE		GROUND LIGHT
	OVERHANG		LIGHT POLE
	TREELINE		UTILITY POLE
	GUY WIRE	BG	BELOW GRADE
	BENCH	V	UNDERGROUND UTILITY BOX
	TRASHCAN	B	UTILITY BOX
pinf	IRON PIN-REBAR FOUND	T	TRANSFORMER
ipf	IRON PIPE FOUND	G	GENERATOR
Nailf	NAIL FOUND	F	FUEL TANK
ipins	IRON PIN SET-5/8" REBAR	B	MAILBOX
	TRAFFIC ARROWS		SIGN
		TPED	TELEPHONE PEDISTAL

DEMOLITION PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE AUTHORITIES.
8. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO ESC PLAN AND SWPPP FOR DETAILS.
9. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCH-MARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH NCDOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES, WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
12. CONTRACTOR SHALL PROTECT AT ALL TIMES ANY ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR ADDITIONAL INFORMATION.



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DEMOLITION PLAN

0 20 40
SCALE 1" = 20'

PROPERTY OWNER: UNITED FEDERAL CREDIT UNION - 3674 HENDERSONVILLE RD, FLETCHER, NC 28732 ENGINEER: LJA ENGINEERING SURVEYOR: LJA SURVEYING

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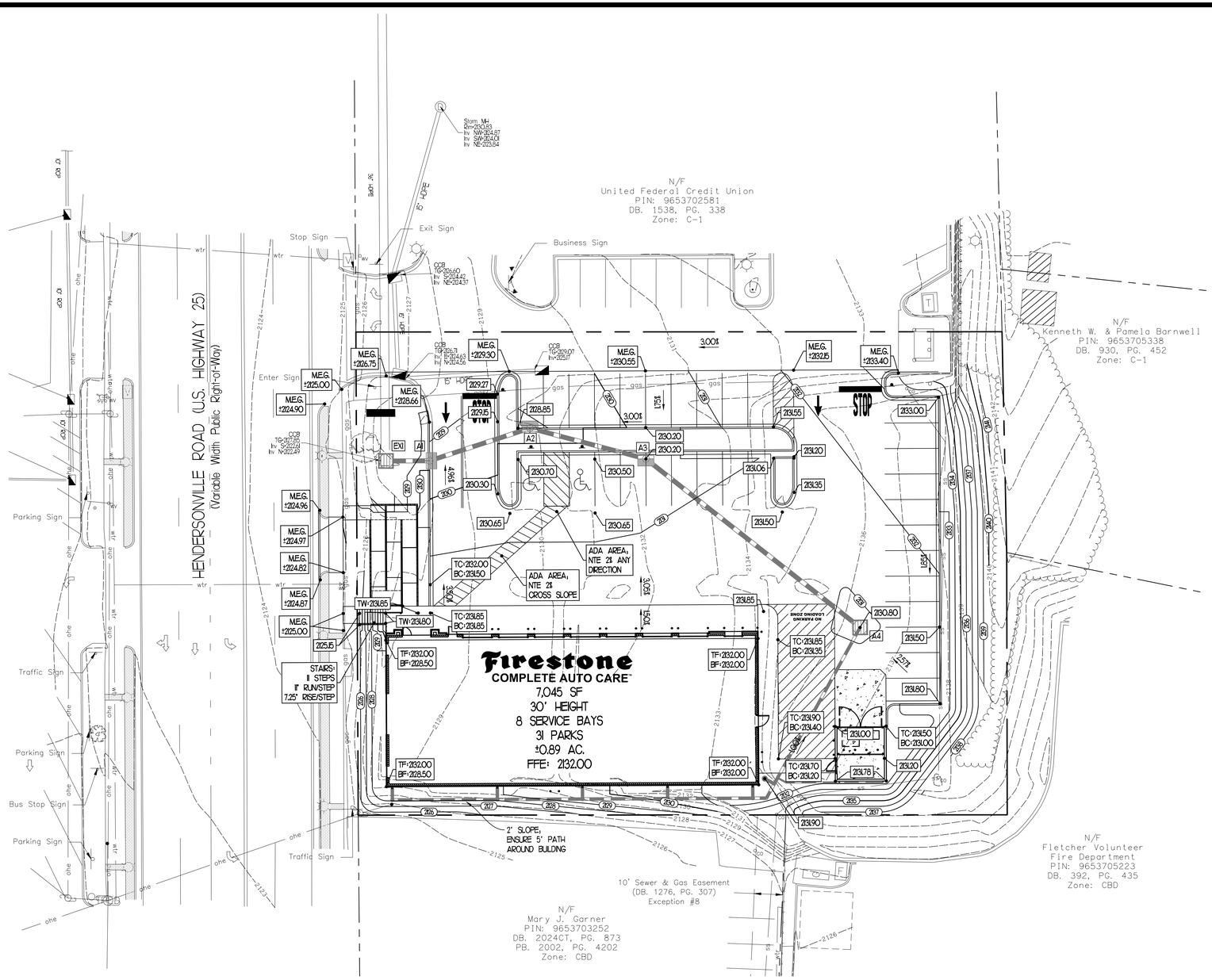
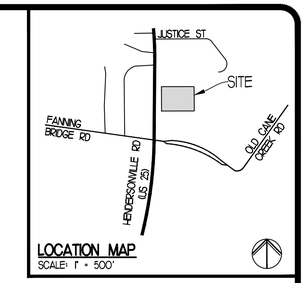
2743 PERIMETER PARKWAY
AUGUSTA, GA 30909

DRAWN	SWS
CHECKED	BTS
DATE	09/16/2026
SCALE	AS SHOWN
DRAWING	C2





LOCATION MAP
SCALE: 1" = 500'

GRADING LEGEND

EXISTING	PROPOSED	DESCRIPTION
2130	2130	CONTOUR LINE
2129.85x	2129.85	SPOT ELEVATION
□	■ ●	STORM DRAIN INLETS/MANHOLES
		STORM DRAIN PIPE
wtr	wtr	WATER LINE
uge	UE	UNDERGROUND ELECTRIC LINE
ohe		OVER-HEAD ELECTRIC LINE
ugt	UT	UNDERGROUND TELEPHONE LINE
gas	G	GAS LINE
ss	SS	SANITARY SEWER LINE
Ⓢ	Ⓢ	SANITARY SEWER MANHOLE

SITE GRADING NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY LJA ENGINEERING, THE CURRENT REQUIREMENTS OF THE TOWN OF FLETCHER AND HENDERSON COUNTY, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
7. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LJA SURVEYING. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
8.
9. ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES 3:1 AND STEEPER TO RECEIVE EROSION CONTROL MATTING.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ALL SIDEWALKS TO HAVE MAXIMUM 2.00% CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
14. CONTRACTOR SHALL MAINTAIN ALL GRASSED/LANDSCAPED AREAS SUCH THAT FINAL STABILIZATION IS ACHIEVED & A NOTICE OF TERMINATION CAN BE ACHIEVED.
15. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR ADDITIONAL INFORMATION.

ADA GRADES
SEE SHEET C3.2 FOR DETAILED ELEVATIONS

EARTHWORK ESTIMATES
SEE SHEET C3.3 FOR CUT/FILL CALCULATIONS

SPOT ELEVATIONS
- TC = TOP OF CURB ELEVATION
- BC = BOTTOM OF CURB ELEVATION
- SPOT ELEVATIONS SHOWN ALONG THE CURB WITHOUT A "TC" OR "BC" DESIGNATION REPRESENT THE ELEVATION OF THE PAVEMENT UNLESS DENOTED OTHERWISE WITHIN THE PLAN SET.

TURF REINFORCED MATTING NOTE
INSTALL TURF REINFORCEMENT MATS (LANDLOCK 450 OR EQUAL) ALONG GRADES STEEPER THAN 3:1. COORDINATE WITH GEOTECHNICAL ENGINEER OF RECORD AND FIELD ADJUST AS NECESSARY TO ACHIEVE STABILIZATION.



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SITE INFORMATION
DRAINAGE BASIN:
- UPPER FRENCH BROAD

RECEIVING WATERS:
- LOWER CANE CREEK

SOILS ON SITE:
- FANNIN SILT LOAM (HSG - B)

THERE ARE NO WETLANDS WITHIN THE PROJECT SITE ACCORDING TO USGS DATA.

CONTRACTOR TO POTHOLE UTILITIES PRIOR TO ORDERING ANY STORM DRAIN MATERIALS & NOTIFY OWNER & ENGINEER OF ANY POTENTIAL CONFLICTS

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ANY EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	0.89
ON-SITE DISTURBED AREA	0.81
OFF-SITE DISTURBED AREA	0.01
TOTAL DISTURBED AREA	0.82
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.64
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.25
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.64
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.25
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.00

STORM PIPE TABLE

PIPE ID.	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
A1 - A2	24"	37'	0.75%	2221.88'	2221.16'
A2 - A3	15"	47'	0.75%	2223.26'	2223.58'
A3 - A4	15"	96'	0.75%	2223.68'	2224.40'
EX1 - A1	24"	15'	1.17%	2222.60'	2222.78'

STORM STRUCTURE TABLE

STR. ID.	TYPE	RIM/THROAT	INV. IN	INV. OUT
A1	COMB. INLET	2229.33	2221.88 (A2)	2222.78 (EX1)
A2	COMB. INLET	2228.91	2223.26 (A3)	2223.16 (A1)
A3	COMB. INLET	2230.20	2223.68 (A4)	2223.58 (A2)
A4	GRATE INLET	2230.80		2224.40 (A3)
EX1	GRATE INLET	2227.50	2222.60 (A1)	

GRADING PLAN

0 20 40
SCALE 1" = 20'

PROPERTY OWNER: UNITED FEDERAL CREDIT UNION - 3674 HENDERSONVILLE RD, FLETCHER, NC 28732 ENGINEER: LJA ENGINEERING SURVEYOR: LJA SURVEYING

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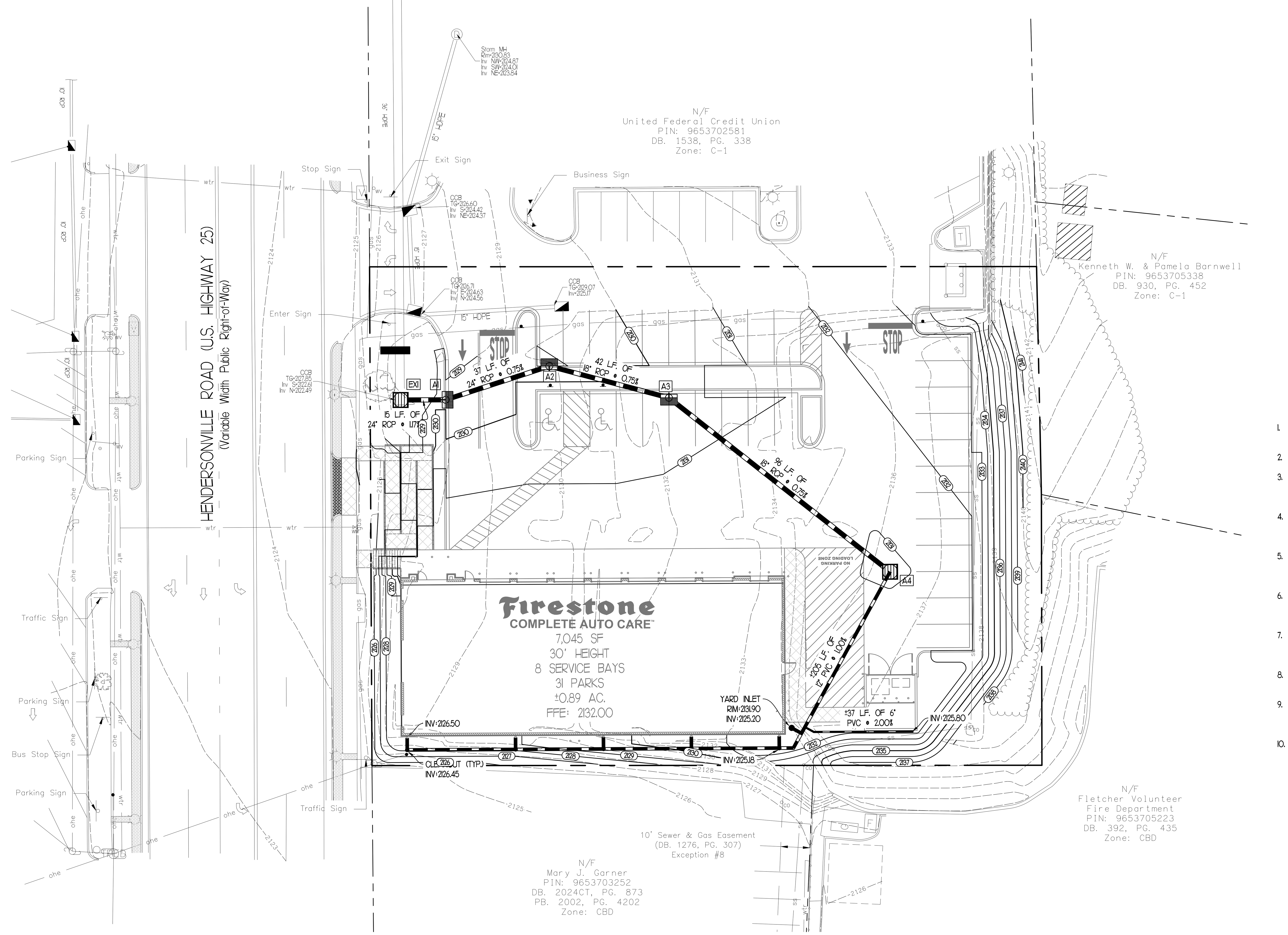
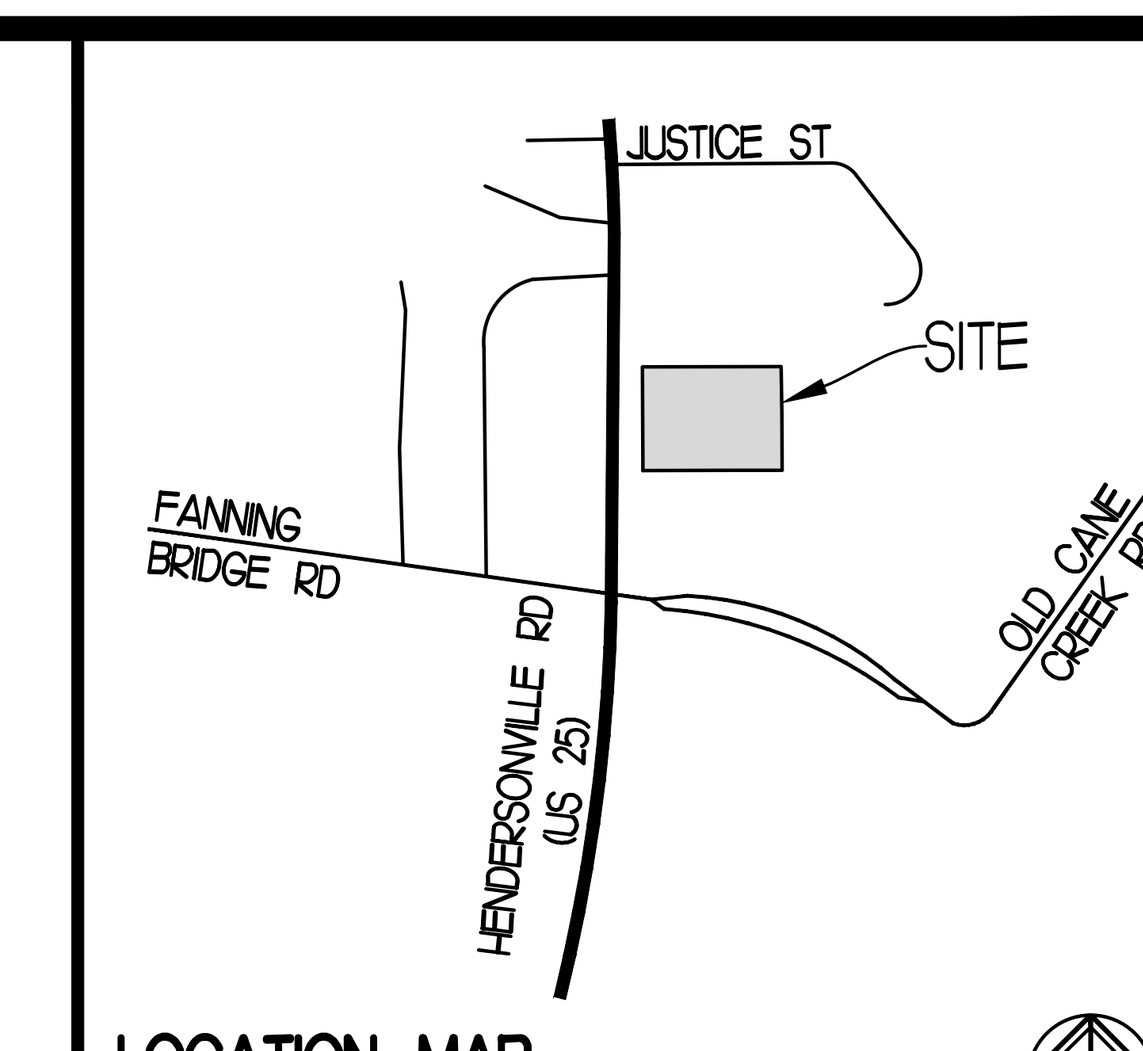
DRAWN	SWS
CHECKED	BTS
DATE	09/16/2026
SCALE	AS SHOWN
DRAWING	C3





LOCATION MAP
SCALE: 1" = 500'

STORM LEGEND

EXISTING	PROPOSED	DESCRIPTION
2130	2130	CONTOUR LINE
2129.85	2129.85	SPOT ELEVATION
		STORM DRAIN INLETS/MANHOLES
		STORM DRAIN PIPE
wtr		WATER LINE
uge	UE	UNDERGROUND ELECTRIC LINE
ohe		OVERHEAD ELECTRIC LINE
ugt	UT	UNDERGROUND TELEPHONE LINE
gas	G	GAS LINE
ss	SS	SANITARY SEWER LINE
S	S	SANITARY SEWER MANHOLE

STORM DRAINAGE NOTES

1. ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 10-YEAR DESIGN STORM.
2. ALL PRECAST UNITS SHALL CONFORM TO NCDOT SPECIFICATIONS.
3. ALL MANHOLE DIAMETERS AND ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4' DIAMETER (CIRCULAR) OR 4'X4' (SQUARE). STRUCTURES SHALL BE UPSIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
4. HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HDPE PIPE, JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
5. PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. INSTALL STANDARD CAST IRON FRAME AND TYPE 'C' GRATE RATED FOR HEAVY DUTY SERVICE AND SIZED FOR PRECAST UNIT AS MANUFACTURED BY NEENAH FOUNDRY COMPANY. SUBSTITUTE LIGHT DUTY TYPE 'B' IN NON-TRAFFIC AREAS.
8. ALL PIPE OPENINGS SHALL BE SEALED WITH HYDRAULIC CEMENT GROUT TO ENSURE WATER TIGHT JOINTS AND CONNECTIONS TO STRUCTURES.
9. INSTALL PRECAST ADJUSTING RINGS AS REQUIRED TO REACH FINISHED ELEVATION. A MAXIMUM OF FOUR (4) COURSES IS PERMITTED. ADDITIONAL MASONRY BRICK OR BLOCK WORK IS NOT PERMITTED TO MEET FINISHED ELEVATION.
10. INSTALL CONCRETE COLLAR IF WITHIN AN ASPHALT PAVEMENT AREA PER DETAIL.

STORM DRAIN PIPE MATERIAL

1. STORM DRAIN PIPE SHALL BE CLASS III, WALL "B" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE.
2. STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D3212.

ROOF DRAIN PIPE MATERIAL

1. ROOF DRAINS TO BE 12" HDPE OR PVC PIPE WITH MINIMUM 1% SLOPE.
2. ROOF DRAINS CAPTURING ONLY OVERHANGS CAN BE REDUCED TO 6" HDPE OR PVC PIPE WITH MINIMUM 1% SLOPE AS NOTED.
3. COORDINATE ROOF DRAIN LOCATIONS WITH ARCH. PLANS, CANOPY PLANS, AND FUEL PIPING.

STORM PIPE TABLE

PIPE ID.	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
A1 - A2	24"	37'	0.75%	2122.88'	2123.16'
A2 - A3	18"	42'	0.75%	2123.26'	2123.58'
A3 - A4	18"	96'	0.75%	2123.68'	2124.40'
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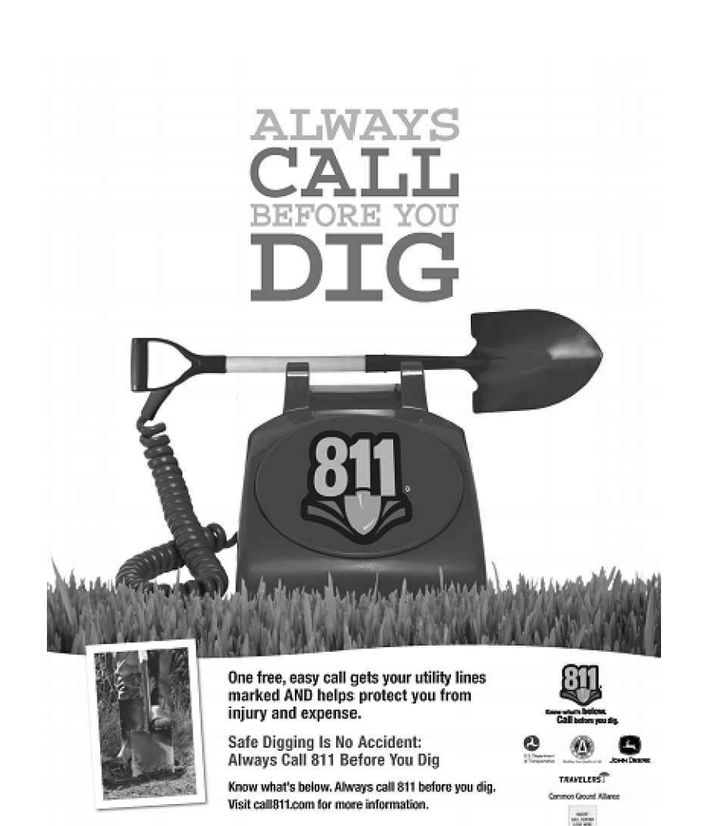
EX1	GRATE INLET	2127.50	2122.60 (A1)	

REFERENCE STORMWATER REPORT FOR ADDITIONAL CALCULATIONS, INCLUDING: FLOW RATE, VELOCITY, GUTTER SPREADS, AND HGL

SEE SHEETS C202 & C203 FOR STORM DRAIN PROFILES



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SOILS ON SITE:
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STORM PLAN

0 20 40
SCALE 1" = 20'

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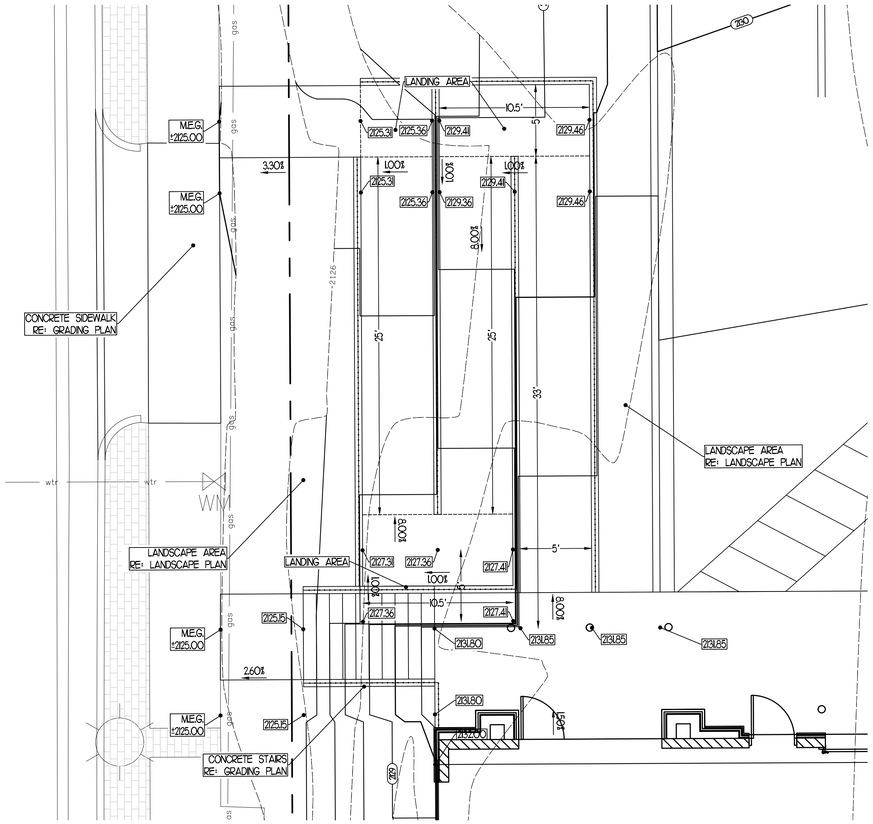
DRAWING
C3.1

PROPERTY OWNER: UNITED FEDERAL CREDIT UNION - 3674 HENDERSONVILLE RD, FLETCHER, NC 28732 ENGINEER: LJA ENGINEERING SURVEYOR: LJA SURVEYING



ADA COMPLIANT REQUIREMENTS

- 8.33% = MAX RAMP RUNNING SLOPE
- 5.00% = MAX SIDEWALK RUNNING SLOPE
- 2.00% = MAX CROSS SLOPE
- 2.00% = MAX LEVEL LANDING AREA SLOPE
- 2.5' = MAX RISE PER RAMP RUN
- LEVEL LANDINGS REQUIRED AT TOP, BREAKS, AND BOTTOM IN A 5'X5' CONFIGURATION
- HANDRAILS REQUIRED ON BOTH SIDE WITH EDGE PROTECTION

SPOT ELEVATIONS

- TC = TOP OF CURB ELEVATION
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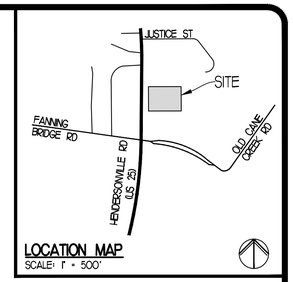

LOCATION MAP
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10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ALL SIDEWALKS TO HAVE MAXIMUM 2.00% CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
14. CONTRACTOR SHALL MAINTAIN ALL GRASSED/LANDSCAPED AREAS SUCH THAT FINAL STABILIZATION IS ACHIEVED & A NOTICE OF TERMINATION CAN BE ACHIEVED.
15. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR ADDITIONAL INFORMATION.

ADA GRADING INSET

SCALE 1" = 5'



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SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB, WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR. ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ANY EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

PROPERTY OWNER: UNITED FEDERAL CREDIT UNION - 3674 HENDERSONVILLE RD, FLETCHER, NC 28732 ENGINEER: LJA ENGINEERING SURVEYOR: LJA SURVEYING

REVISIONS	BY

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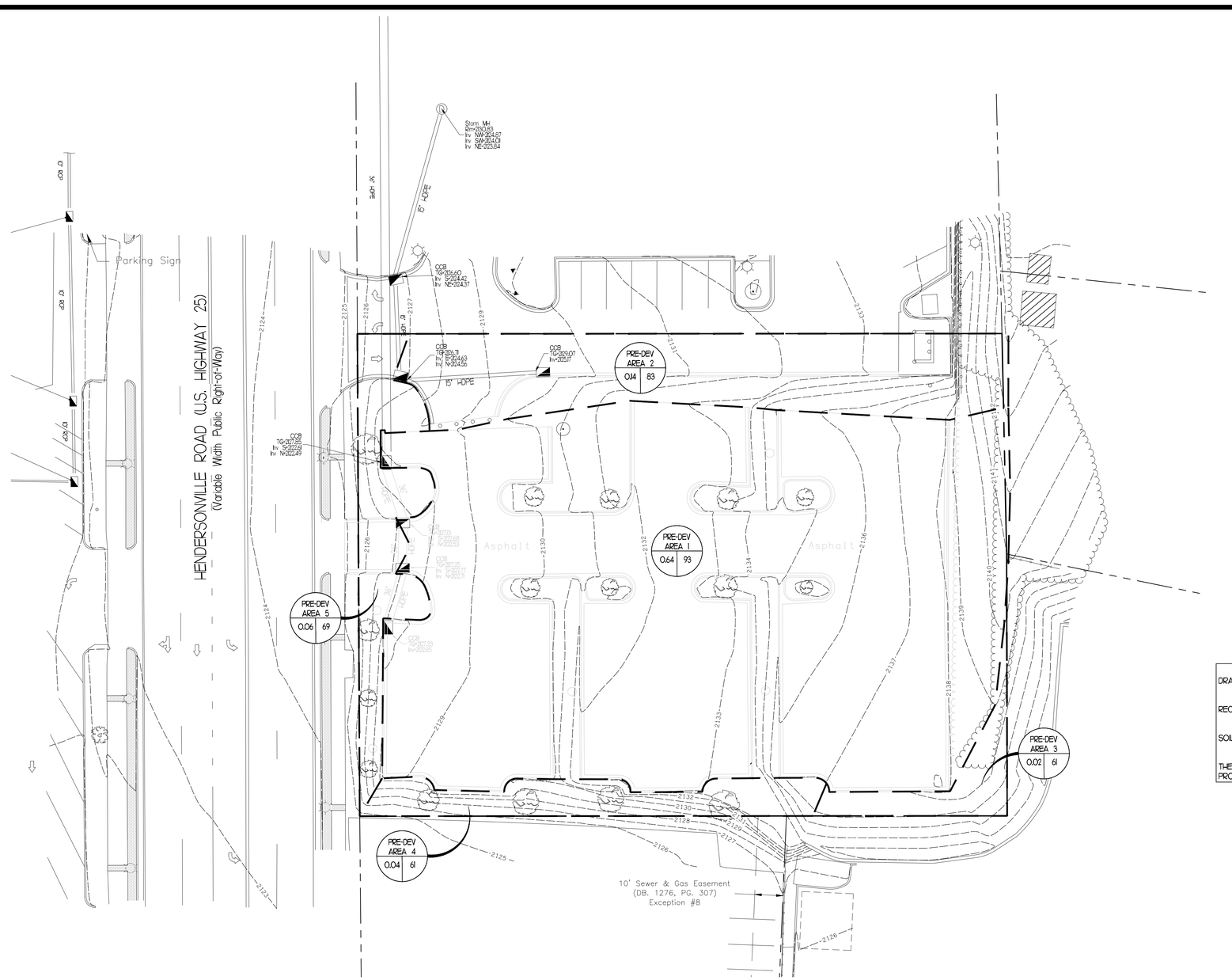
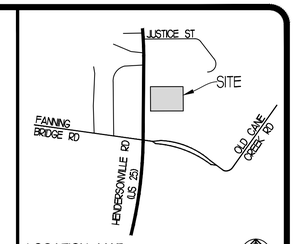
LJA
LJA.com

NOT FOR BID OR CONSTRUCTION

FIRESTONE
3665 HENDERSONVILLE ROAD
FLETCHER, NC 28732
SOUTHEASTERN DEVELOPMENT
2743 PERIMETER PARKWAY
AUGUSTA, GA 30909

DRAWN
SWS
CHECKED
BTS
DATE
09/16/2026
SCALE
AS SHOWN
DRAWING
C3.2





LOCATION MAP
SCALE: 1" = 500'

PRE-DEV LEGEND

A = AREA DESIGNATION
B = AREA IN ACRES
C = WEIGHTED CURVE NUMBER

— — — DRAINAGE AREA BOUNDARY

RAINFALL DEPTH DISTRIBUTION FOR FLETCHER, NC					
STORM EVENT	1-YR	2-YR	10-YR	25-YR	100-YR
RAINFALL (IN)	2.92	3.51	4.32	5.87	7.34

- THE RAINFALL FOR RAINFALL DISTRIBUTION DATA TAKEN FROM THE NOAA ATLAS 14, VOLUME 2, VERSION 3 FOR FLETCHER, NC
- 24-HOUR STORM DISTRIBUTION

RAINFALL INTENSITY DISTRIBUTION FOR FLETCHER, NC					
STORM EVENT	1-YR	2-YR	10-YR	25-YR	100-YR
RAINFALL (IN/HR)	4.39	5.23	7.06	8.09	9.66

- THE RAINFALL FOR RAINFALL DISTRIBUTION DATA TAKEN FROM THE NOAA ATLAS 14, VOLUME 2, VERSION 3 FOR FLETCHER, NC
- 5-MIN DURATION

SITE INFORMATION

DRAINAGE BASIN:
- UPPER FRENCH BROAD

RECEIVING WATERS:
- LOWER CANE CREEK

SOILS ON SITE:
- FANNIN SILT LOAM (HSG - B)

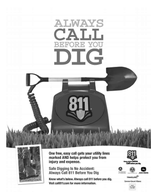
THERE ARE NO WETLANDS WITHIN THE PROJECT SITE ACCORDING TO USGS DATA.

FLOOD INFORMATION:
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PER FEMA MAP NO. 37205497OOK
EFFECTIVE DATE: JUNE 19, 2020

SUPPORTING INFORMATION:
REFERENCE STORMWATER REPORT FOR ADDITIONAL CALCULATIONS.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	0.89
ON-SITE DISTURBED AREA	0.81
OFF-SITE DISTURBED AREA	0.01
TOTAL DISTURBED AREA	0.82
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.64
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.25
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.64
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.25
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.00

PRE-DEVELOPMENT PEAK FLOW SUMMARY TABLE								
ANALYSIS POINT	DRAINAGE AREA	TOTAL AREA (AC)	IMPERVIOUS COVERAGE (ACRES)	WEIGHTED CURVE NUMBER	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
#1	PRE-DEV AREA 1	0.64	0.55	93	6.00	2.78	4.11	6.24
#2	PRE-DEV AREA 2	0.14	0.08	83	6.00	0.44	0.73	1.21
#3	PRE-DEV AREA 3	0.02	0.00	61	6.00	0.02	0.05	0.10
#4	PRE-DEV AREA 4	0.04	0.00	61	6.00	0.04	0.09	0.20
#5	PRE-DEV AREA 5	0.06	0.01	69	6.00	0.10	0.20	0.38



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PRE-DEV MAP

SCALE 1" = 20'

PROPERTY OWNER: UNITED FEDERAL CREDIT UNION - 3674 HENDERSONVILLE RD, FLETCHER, NC 28732 ENGINEER: LJA ENGINEERING SURVEYOR: LJA SURVEYING

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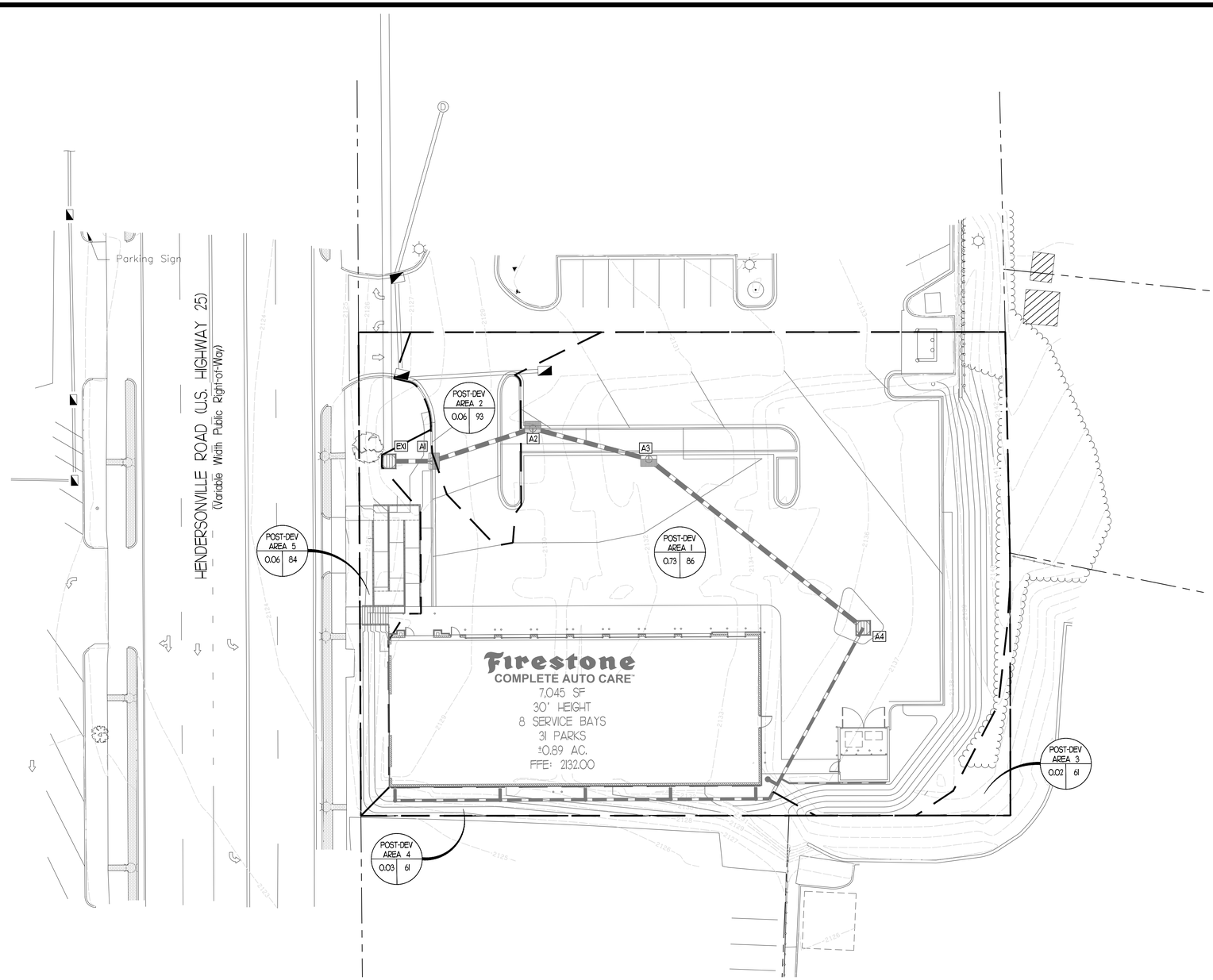
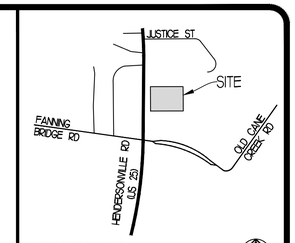
DRAWN	SWS
CHECKED	BTS
DATE	09/16/2026
SCALE	AS SHOWN
DRAWING	C3.3





LOCATION MAP
SCALE: 1" = 500'

PRE-DEV LEGEND

A = AREA DESIGNATION
B = AREA IN ACRES
C = WEIGHTED CURVE NUMBER

— — — DRAINAGE AREA BOUNDARY

RAINFALL DEPTH DISTRIBUTION FOR FLETCHER, NC					
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SITE INFORMATION

DRAINAGE BASIN:
- UPPER FRENCH BROAD

RECEIVING WATERS:
- LOWER CANE CREEK

SOILS ON SITE:
- FANNIN SILT LOAM (HSG - B)

THERE ARE NO WETLANDS WITHIN THE PROJECT SITE ACCORDING TO USGS DATA.

FLOOD INFORMATION:

FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 3720549700K EFFECTIVE DATE: JUNE 19, 2020

SUPPORTING INFORMATION:

REFERENCE STORMWATER REPORT FOR ADDITIONAL CALCULATIONS.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	0.89
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PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.25
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.00

POST-DEVELOPMENT PEAK FLOW SUMMARY TABLE								
ANALYSIS POINT	DRAINAGE AREA	TOTAL AREA (AC.)	IMPERVIOUS COVERAGE (ACRES)	WEIGHTED CURVE NUMBER	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
#1	POST-DEV AREA 1	0.73						
#2	POST-DEV AREA 2	0.06						
#3	POST-DEV AREA 3	0.02						
#4	POST-DEV AREA 4	0.03						
#5	POST-DEV AREA 5	0.06						

POST-DEVELOPMENT FLOW DATA NOT PERFORMED FOR THIS PRELIMINARY SUBMITTAL. DEVELOPMENT IS EXEMPT FROM STORMWATER AND EROSION CONTROL REQUIREMENTS DUE TO IMPACTING LESS THAN 1 ACRE. HOWEVER, IT IS EXPECTED THAT NO INCREASE IN PEAK FLOW SHALL BE PRESENTED, AS THE IMPERVIOUS AREA WAS NOT INCREASED.



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POST-DEV MAP

SCALE 1" = 20'

PROPERTY OWNER: UNITED FEDERAL CREDIT UNION - 3674 HENDERSONVILLE RD, FLETCHER, NC 28732 ENGINEER: LJA ENGINEERING SURVEYOR: LJA SURVEYING

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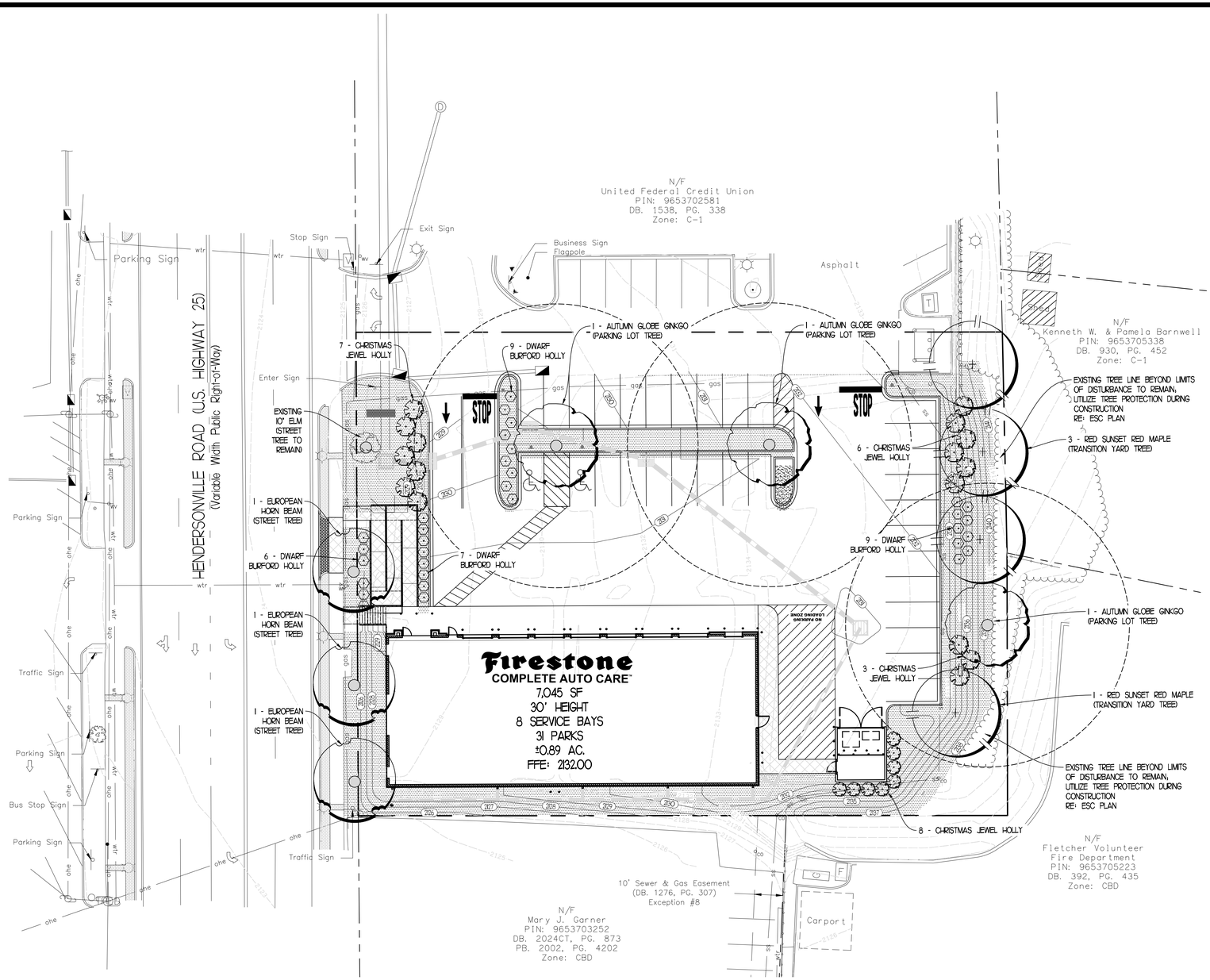
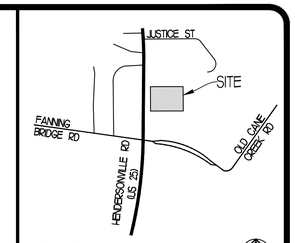
DRAWN	SWS
CHECKED	BTS
DATE	09/16/2026
SCALE	AS SHOWN
DRAWING	C3.4





LOCATION MAP
SCALE: 1" = 500'

GROUNDCOVER LEGEND

PROPOSED	DESCRIPTION
	BERMUDA SOD
	HARDWOOD MULCH

LANDSCAPE CALCULATIONS

THIS PROJECT IS UNDER THE JURISDICTION OF THE TOWN OF FLETCHER, AND ALL DEVELOPMENT IS REGULATED BY THE LAND DEVELOPMENT CODE.

LANDSCAPING REQUIREMENTS:

SECTION 8.3 STREET TREE PLANTINGS
- ALL COMMERCIAL DEVELOPMENT SHALL BE REQUIRED TO HAVE STREET TREES ALONG ALL PUBLIC RIGHT-OF-WAYS PER THE REQUIREMENTS OF SECTION 2.7 AND 12.4.
- EACH PLANTING STRIP AND/OR STREET YARD SHALL HAVE MINIMUM WIDTH OF (6) FEET

SECTION 8.4 SCREENING
- ALL DUMPSTER AND LOADING AREAS MUST BE PLACED AT THE REAR OF BUILDINGS. EFFECTIVE SCREENING DEVICES MAY INCLUDE SOLID DECORATIVE BRICK WALL AND/OR TIGHT EVERGREEN HEDGES.

SECTION 8.5 PARKING LOT LANDSCAPING
- NO PARKING SPACE SHALL BE MORE THAN FIFTY (50) FEET FROM THE BASE OF A LARGE CANOPY TREE
- LANDSCAPE AREAS MUST BE A MINIMUM OF 300 SQ FT OF CONTIGUOUS AND LANDSCAPED GROWING AREA WITH A MINIMUM DIMENSION OF SEVEN (7) FEET.

SECTION 8.6 GENERAL STANDARDS
- PLANT SPECIES SHALL BE FROM THE APPROVED SPECIES LISTS IN SECTION 8.13.
- WHERE LARGE MATURING TREES ARE REQUIRED AND OVER-HEAD UTILITY LINES EXIST, SMALL MATURING TREES PLANTED 1 PER 20 LINEAR FEET SHALL BE SUBSTITUTED WITH THE APPROVAL OF THE ADMINISTRATOR.
- ALL LANDSCAPING, MULCHING, AND SEEDING, SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE.

SECTION 8.9 TRANSITION YARDS
- TRANSITION YARD NOT REQUIRED BY PROPOSED DEVELOPMENT ADJACENT TO C-1 & CBD
- TRANSITION YARD REQUIRED WHERE MORE INTENSE PROPOSED USE ABUTS RESIDENTIAL USE WITHIN ANY ZONING CATEGORY, A TYPE A TRANSITION YARD SHALL BE REQUIRED

HEART OF FLETCHER STREETSCAPE GUIDELINES FOR TOWN CENTER BUSINESS
- STREETSCAPE RECOMMENDED WHERE SIDEWALK EXISTS

SECTION 2.7 COMMERCIAL DISTRICTS
- LANDSCAPE STRIP BEHIND THE SIDEWALK IS FOUR (4) FEET
- CANOPY TREES PLANTED FORTY (40) FEET ON-CENTER, WHERE AERIAL UTILITY LINES PROHIBIT THE INSTALLATION OF CANOPY TREES, SMALL MATURING TREES MAY BE SUBSTITUTED WITH PERMISSION OF THE ADMINISTRATOR

LANDSCAPE PLAN NOTES

1. TREES SHALL BE PLANTED AT LEAST THREE FEET FROM THE CURB.
2. ALL TREES LOCATED WITHIN A PARKING LOT MUST PROVIDE A MINIMUM ISLAND SIZE/PERMEABLE AREA OF 300 SF IMMEDIATELY ADJACENT TO THE TREE.
3. ALL DISTURBED AREAS SHALL BE STABILIZED WITH BERMUDA SOD.
4. ALL TREES SHALL RECEIVE A 4' RADIUS RING OF 3" THICK SHREDDED HARDWOOD BARK MULCH. ALL SHRUB BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
5. THE OWNER OF THE PROJECT IS RESPONSIBLE FOR REPLACING ANY PLANT MATERIAL SHOWN ON THIS PLAN THAT DIES.
6. ALL PROPOSED LANDSCAPING ON THIS PLAN MUST BE INSTALLED IN ACCORDANCE WITH THIS PLAN PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY ON THE BUILDING.

IRRIGATION DESIGN

IRRIGATION DESIGN PROVIDED SEPARATELY. SEE CS UTILITY PLAN FOR PVC SLEEVE LOCATIONS PRIOR TO PAVING.

PLANT LIST

QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
3	EUROPEAN HORN BEAM	CARPINUS BETULUS	MIN. 2" CALIPER, MIN. 10' HT
3	AUTUMN GLOBE GINKGO	GINKGO BILOBA 'AUTUMN GLOBE'	MIN. 2" CALIPER, MIN. 10' HT
24	CHRISTMAS JEWEL HOLLY	ILEX CHRISTMAS JEWEL HL 10-90	MIN. 4' HT AT PLANTING
30	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII NANA	MIN 3 GAL, MIN. 2' HT AT PLANTING
4	RED SUNSET RED MAPLE	ACER RUBRUM 'RED SUNSET'	MIN. 2" CALIPER, MIN. 10' HT



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LANDSCAPE PLAN

0 20 40
SCALE 1" = 20'

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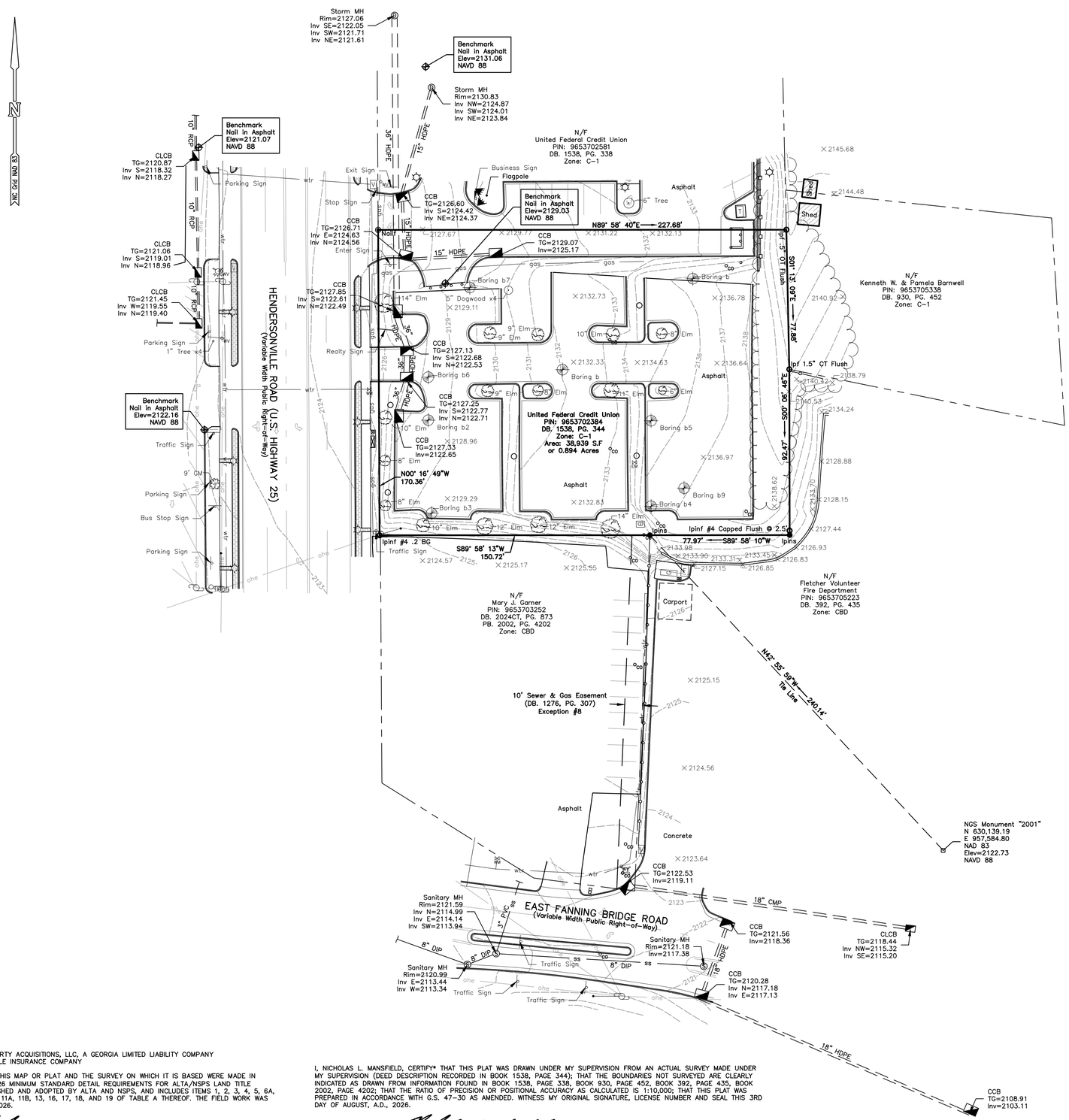
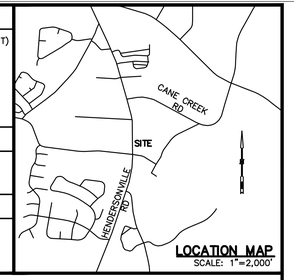
DRAWN	SWS
CHECKED	BTS
DATE	09/16/2026
SCALE	AS SHOWN
DRAWING	C7



UTILITY INFORMATION	ZONING DATA
WATER: CITY OF HENDERSONVILLE (828) 697-3073 ELECTRIC: DUKE ENERGY (800) 778-9140 GAS: ENBRIDGE GAS NORTH CAROLINA (877) 776-2427 COMMUNICATION: AT&T (800) 778-9140 CHARTER COMMUNICATIONS (877) 436-0540	ZONED: C-1 (GENERAL COMMERCIAL DISTRICT) SETBACK LINES: FRONT: 75' MAXIMUM (SEE NOTE 13) SIDE: 0'/5' REAR: 0' MAXIMUM BUILDING HEIGHT: 3 STORIES
FLOOD INFORMATION	
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 3700965300J EFFECTIVE DATE: OCTOBER 2, 2008	
PARKING	
REGULAR = N/A HANDICAP = N/A	



LOCATION MAP
SCALE: 1"=2,000'

NOTES:

1. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON NC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
2. ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. PLAT BOOK 2002, PAGE 4202 RECORDED IN THE HENDERSON COUNTY REGISTER OF DEEDS OFFICE.
4. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA.
5. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ONE CALL TICKET #2618600303, FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #3700965300J; EFFECTIVE OCTOBER 2, 2008.
8. ZONING PROVIDED BY THE TOWN OF FLETCHER TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
9. TOTAL AREA = 38,939 S.F. = 0.894± ACRES
10. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
11. THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
12. NO VISIBLE FLAGGING EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
13. SUBJECT PARCEL IS WITHIN THE HEART OF FLETCHER OVERLAY – TOWN CENTER BUSINESS DISTRICT.

Exceptions to Title, Schedule B, Part II
Fidelity National Title Insurance Company
Commitment No. BA26072723C
Effective Date: June 26, 2026

1-2. (NOT A SURVEY MATTER)

3. Declaration of covenants, conditions, restrictions, easements, charges, assessments, liens, options, rights of or to purchase, and rights of first refusal (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 1562, Page 343 as replaced and amended in Book 1565, Page 118 and any amendments and/or supplements thereto, as to Fee Tract Only. (AFFECTS SUBJECT PARCEL, NOTHING TO PLOT)

4. Easement(s) and right(s)-of-way for roads or public/private utilities, as to both tracts. (PROVIDED EXCEPTIONS SHOWN HEREON)

5. Sewer Easement(s) or right(s)-of-way in favor of the Town of Fletcher recorded in Book 1012, Page 706, as to both tracts. (AFFECTS SUBJECT PARCEL, UNABLE TO PLOT WITHOUT A COPY OF THE REFERENCED "MAP 8 OF 14, 'FLETCHER COLLECTOR SEWER")

6. Easement(s) or right(s)-of-way in favor of the Town of Fletcher recorded in Book 1012, Page 709, as to Easement Tract Only. (AFFECTS SUBJECT PARCEL, UNABLE TO PLOT WITHOUT A COPY OF THE REFERENCED "MAP 4 OF 14, 'FLETCHER COLLECTOR SEWER")

7. Easement(s) or right(s)-of-way in favor of the Department of Transportation recorded in Book 975, Page 256, as to Fee Tract Only, and Book 974, Page 384, as to Easement Tract Only. (AFFECTS SUBJECT PARCEL, UNABLE TO PLOT WITHOUT THE REFERENCED DOT PLANS)

8. Easement(s) or right(s)-of-way recorded in Book 1276, Page 307, as to both tracts. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)

9. Easement(s) or right(s)-of-way in favor of Duke Energy Progress, Inc. recorded in Book 1546, Page 135, as to both tracts. (AFFECTS SUBJECT PARCEL, BLANKET IN NATURE OVER ELECTRIC LINES)

10. Title to that portion of the Land within the bounds of Hendersonville Road, as to both tracts. (PROPERTY LINES AND RIGHT-OF-WAY LINES ARE CONTIGUOUS LEAVING NO GAPS OF GORES)

11-12. (NOT A SURVEY MATTER)

13. Operation and Maintenance Agreement recorded in Book 1562, Page 344, as to Easement Tract Only. (DOES NOT AFFECT SUBJECT PARCEL)

14. Shared Driveway Access Easement recorded in Book ____, Page ____, as to both tracts.

15. Any discrepancy, conflict, matter affecting access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high-water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land, as to both tracts. (CURRENT SURVEY SHOWN HEREON)

16. (NOT A SURVEY MATTER)

PARCEL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN HENDERSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "2001" HAVING NC GRID COORDINATES OF N 630,139.19, E 957,584.80, THENCE ALONG A TIE LINE N42°55'59"W A DISTANCE OF 240.14 FEET TO AN IRON PIN AND BEING THE POINT OF BEGINNING; THENCE ALONG THE COMMON LINE OF GARNER S89°58'13"W A DISTANCE OF 150.72 FEET TO AN IRON PIN, THENCE ALONG THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF HENDERSONVILLE ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) N00°16'49"W A DISTANCE OF 170.36 FEET TO A NAIL, THENCE ALONG THE COMMON LINE OF UNITED FEDERAL CREDIT UNION N89°58'40"E A DISTANCE OF 227.68 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF BARNWELL S01°13'09"E A DISTANCE OF 77.88 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF THE FLETCHER VOLUNTEER FIRE DEPARTMENT (FOR THE FOLLOWING TWO CALLS) (1) S00°06'46"E A DISTANCE OF 92.47 FEET TO AN IRON PIN, (2) THENCE S89°58'10"W A DISTANCE OF 77.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,939 S.F. OR 0.894 ACRES MORE OR LESS.

ALSO BEING THE SAME AS DESCRIBED IN TITLE COMMITMENT BA26072723C.

LEGEND

PROPERTY LINE		DRAINAGE MANHOLE	
ADJOINER PROPERTY LINE		CATCH BASIN W/ GRATE	
EASEMENT LINE	S	SANITARY SEWER MANHOLE	
STORM DRAINAGE PIPE	CO	CLEANOUT	
SANITARY SEWER LINE	WV	WATER VALVE	
WATER LINE		WATER METER	
GAS LINE		HYDRANT	
OVERHEAD ELECTRIC		ELECTRIC METER	
CHAINLINK FENCE		GROUND LIGHT	
OVERHANG		LIGHT POLE	
TREELINE		UTILITY POLE	
GUY WIRE	BG	BELOW GRADE	
BENCH	V	UNDERGROUND UTILITY BOX	
TRASHCAN	B	UTILITY BOX	
IRON PIN-REBAR FOUND (Ipinf)	T	TRANSFORMER	
IRON PIPE FOUND (Ipf)	G	GENERATOR	
NAIL FOUND (Nailf)	F	FUEL TANK	
IRON PIN SET-5/8" REBAR (Ipins)	B	MAILBOX	
TRAFFIC ARROWS		SIGN	
	TPED	TELEPHONE PEDISTAL	

TO: SOUTHEASTERN PROPERTY ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23, 2026.

NICHOLAS L. MANSFIELD DATE: 8/3/2026 REGISTRATION #L-4737
nmansfield@ljasurvey.com

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

I, NICHOLAS L. MANSFIELD, CERTIFY* THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1538, PAGE 344); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1538, PAGE 338, BOOK 930, PAGE 452, BOOK 392, PAGE 435, BOOK 2002, PAGE 4202; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF AUGUST, A.D., 2026.

NICHOLAS L. MANSFIELD, PLS LICENSE NUMBER L-4737
nmansfield@ljasurvey.com

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

NORTH CAROLINA REGISTERED LAND SURVEYOR SEAL L-4737

LJA ENGINEERING INC.
100 CALHOUN STREET, SUITE 400 NC F-1535
CHARLESTON, SC 29401 (843) 507-8404

REVISIONS

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
SOUTHEASTERN PROPERTY ACQUISITIONS, LLC

PROPERTY OF:
UNITED FEDERAL CREDIT UNION
3665 HENDERSONVILLE ROAD, HOOPERS CREEK TOWNSHIP
TOWN OF FLETCHER, HENDERSON COUNTY, NORTH CAROLINA

DRAWN	CHECKED
CBS	NLM

SCALE: 1" = 30'
0 15' 30'

DATE OF SURVEY: 07-23-2026
DATE OF PLAT: 08-03-2026
PROJECT: IC29-8940-29627

1 of 1
SHEET NO.