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

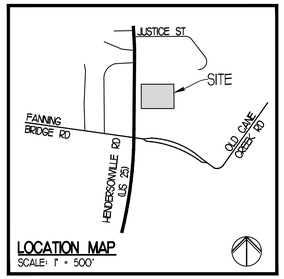
AGENCY CONTACTS:

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'

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

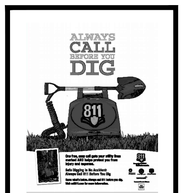
PRELIMINARY, NOT FOR CONSTRUCTION

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.

REVISIONS

NO.	DATE	DESCRIPTION



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.

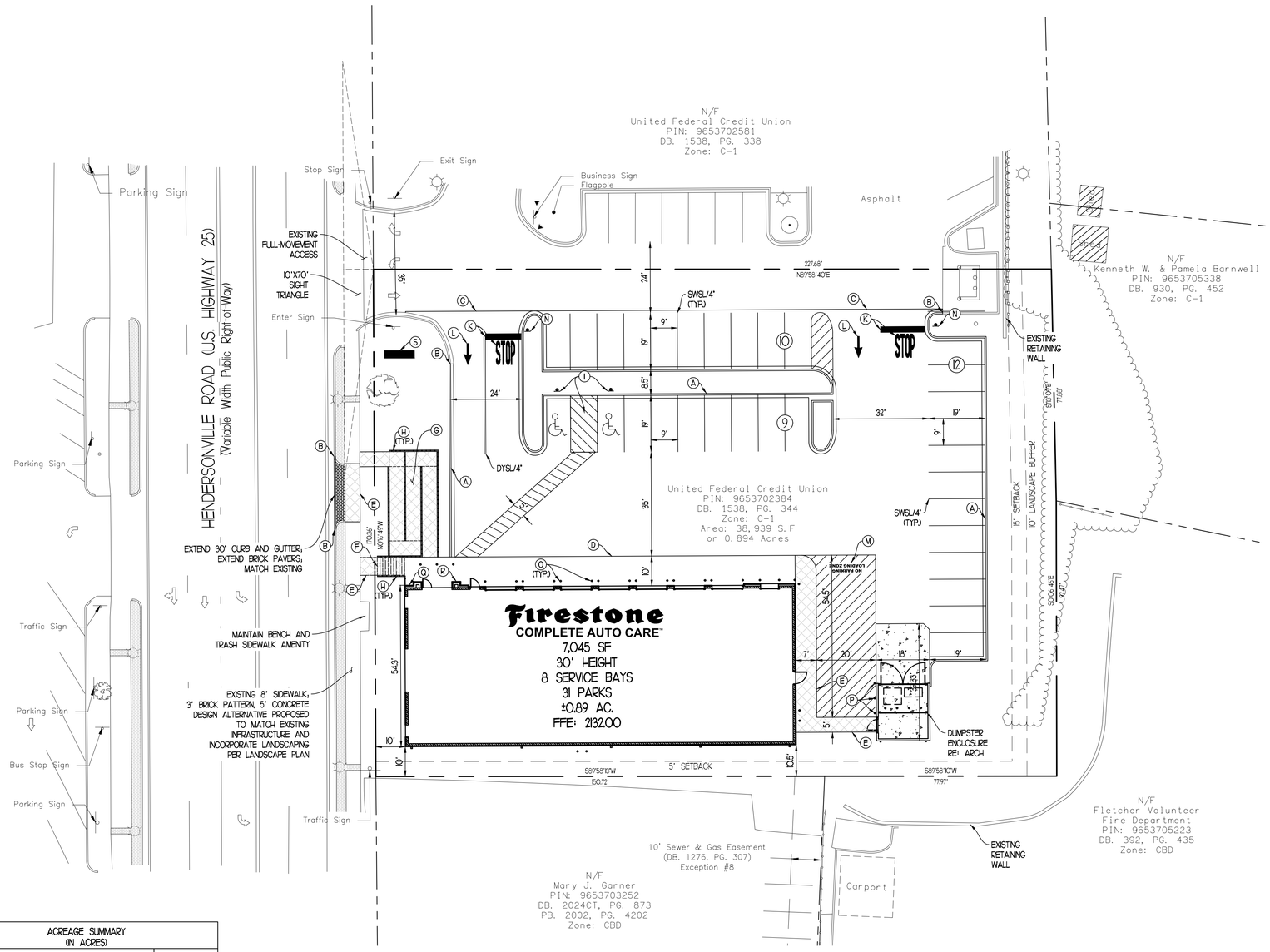
SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

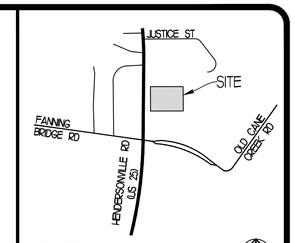
ENGINEER:
LJA ENGINEERING
209 WEST STONE AVENUE
GREENVILLE, SC 29609
ATTN: TODD SIMMONS, PE
PHONE: (864) 672-3426
E-MAIL: TSIMMONS@FK-INC.COM
NC FIRM LICENSE #C03322

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.

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

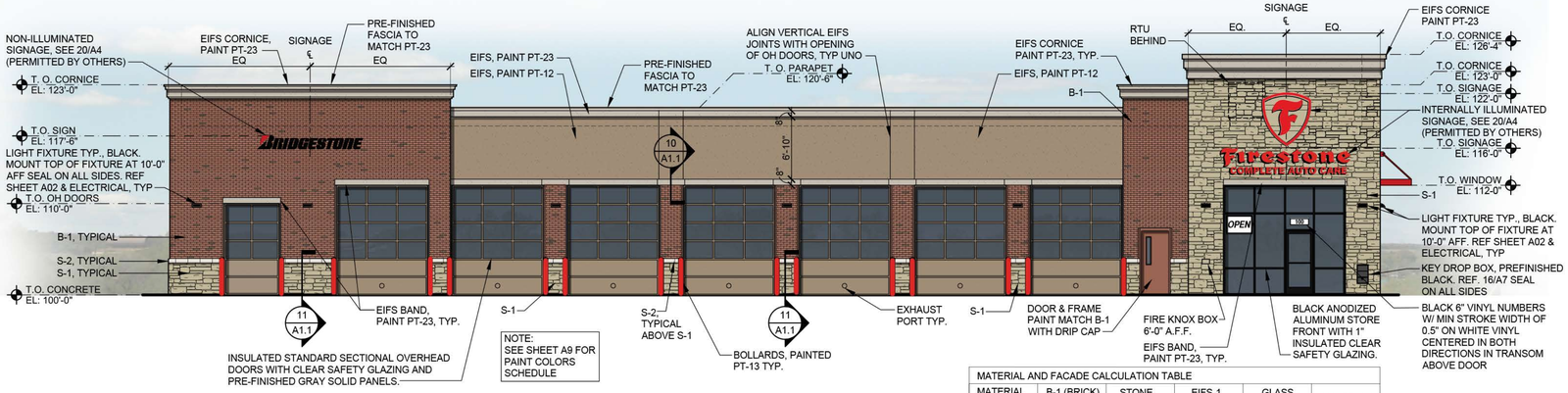
FIRESTONE
3665 HENDERSONVILLE ROAD
FLETCHER, NC 28732
SOUTHEASTERN DEVELOPMENT
2743 PERIMETER PARKWAY
AUGUSTA, GA 30909

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

SITE PLAN

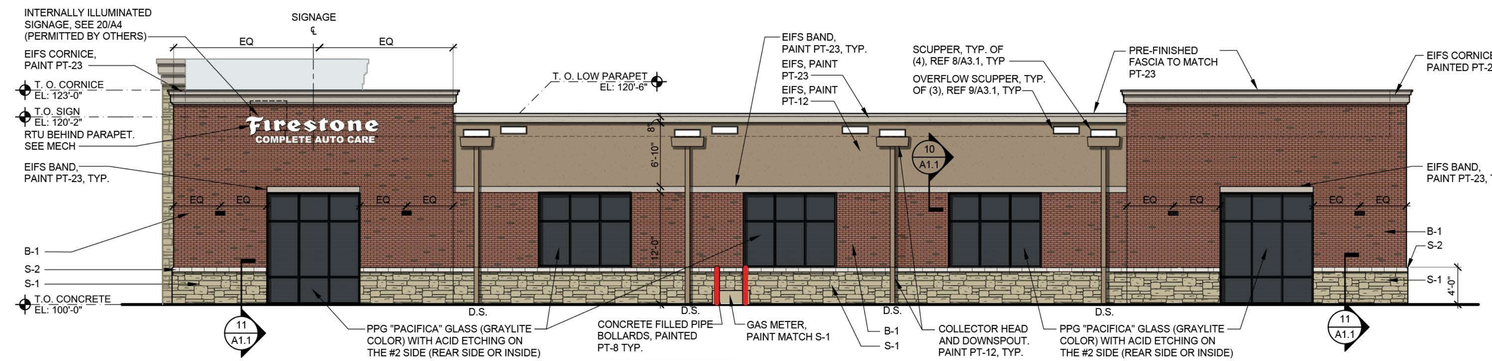
0 20 40
SCALE 1" = 20'

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



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					

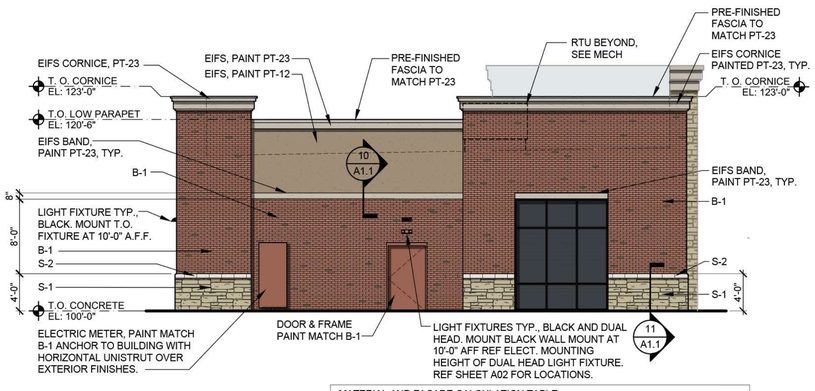
1 / A4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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

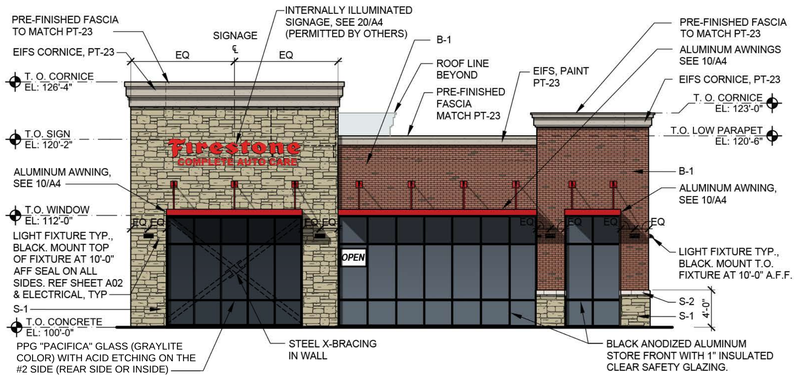
MATERIAL AND FACADE CALCULATION TABLE					
MATERIAL	B-1 (BRICK)	STONE	EIFS-1	GLASS	100% OPAQUE
AREA (%)	1,199 SF (42%)	449 SF (16%)	724 SF (25%)	480 SF (17%)	
TOTAL ELEVATION AREA: 2,853 SF					

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"

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.

B-1: BRICK
GENERAL SHALE
"BUCKINGHAM TUDOR"

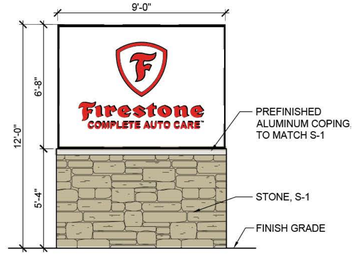
S-1: STONE
COBBLEDFIELD
"TEXAS CREAM"

S-2: CAST STONE
"WHITE"

PT-12: PAINT "SANDY RIDGE" SW7535

PT-23: TO MATCH DRYVIT "BETH"

ACM-1: ALPOLIC TRC "RED"



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.

PROJECT CONTACTS:	PHONE #:	PROJECT CONTACTS:	PHONE #:
NS DEV MGR: JIM ALDERSON	(704) 880-0582	**ARCHITECT:** DAVID WRIGHT	(918) 587-8600
DESIGN MGR: ALEX PASLEY	(615) 260-4858	SGA DESIGN GROUP, P.C.	
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.

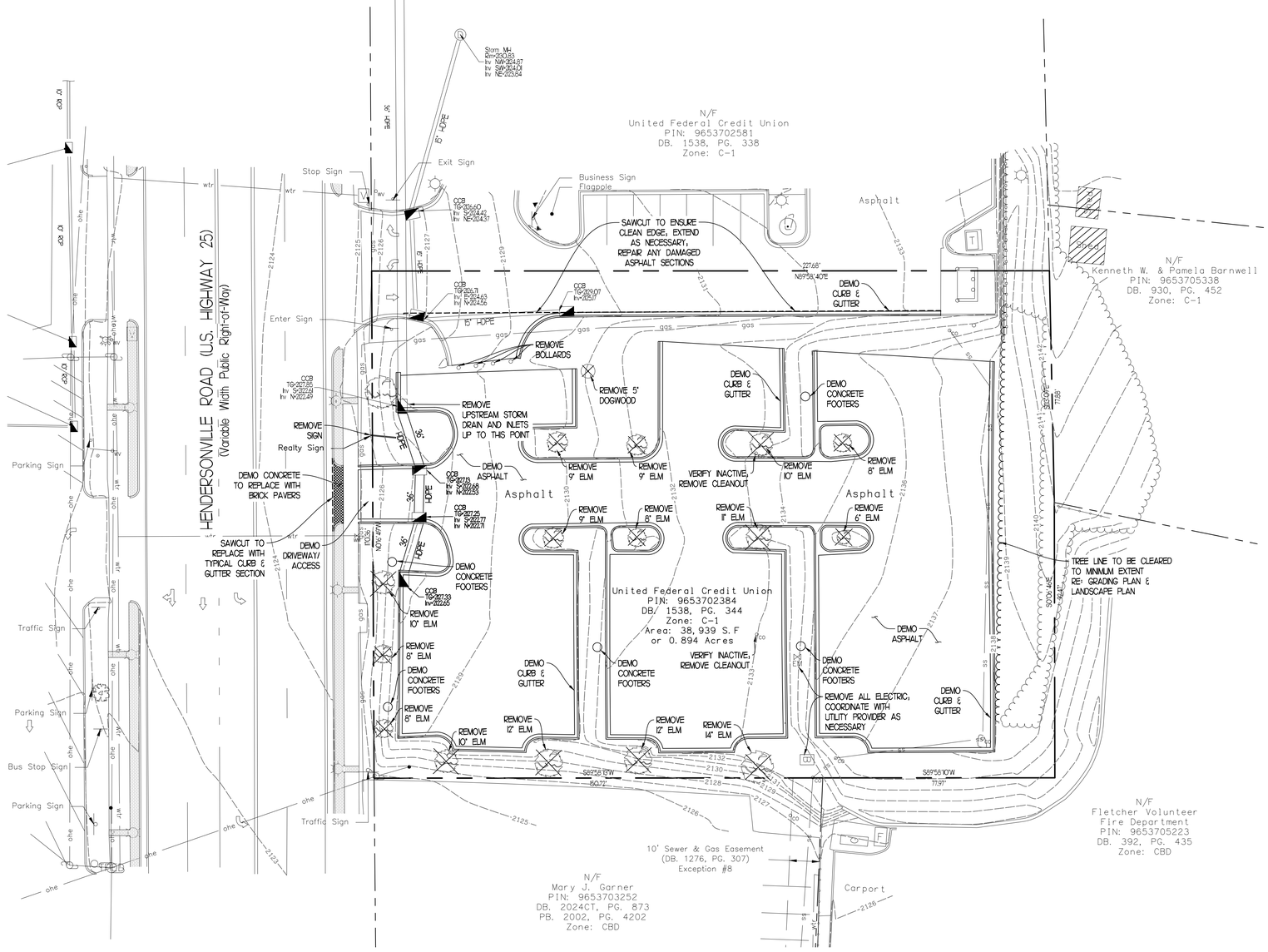
3665 HENDERSONVILLE RD
FLETCHER, NC 28732

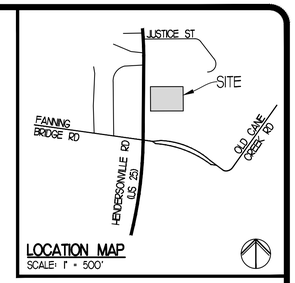
SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: **PA4**

Oct 09, 2026 - 9:04am - USER davdw
P:\BSRO\Projects\Fletcher NC - 265839 - Southeastern\04. CD Production\Drawings\12_FCAC_ER-A04.dwg





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.



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.

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.

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

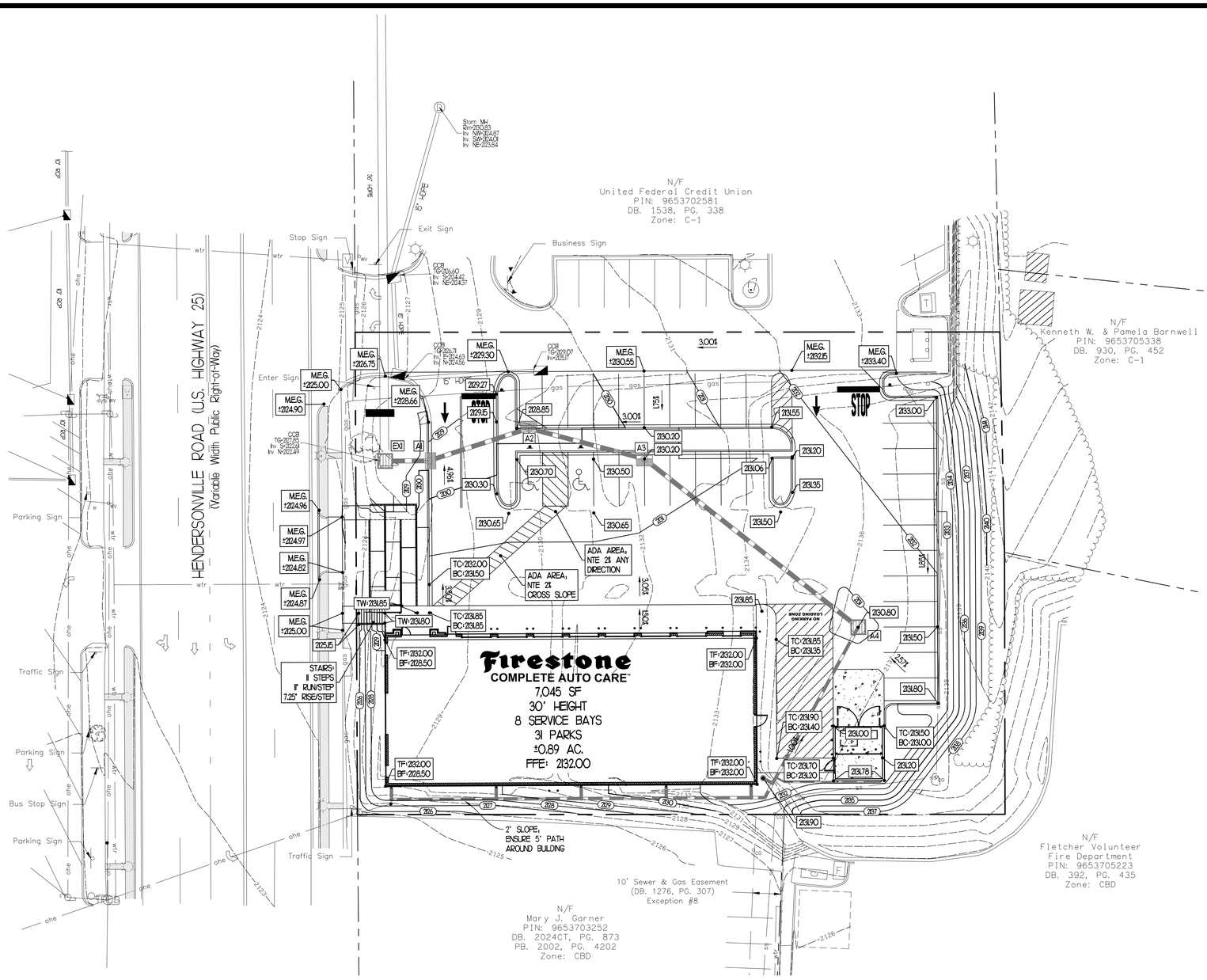
REVISIONS	BY

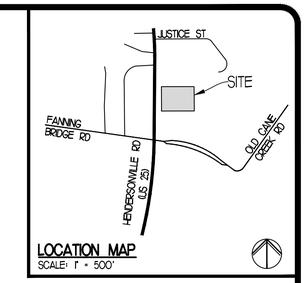
209 West Stone Avenue
Greenville, SC 29609
Phone 864.233.5497
Firm Number C-5106
LJA
LJA.com

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	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.



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 OTHERS 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 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'	1.71%	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

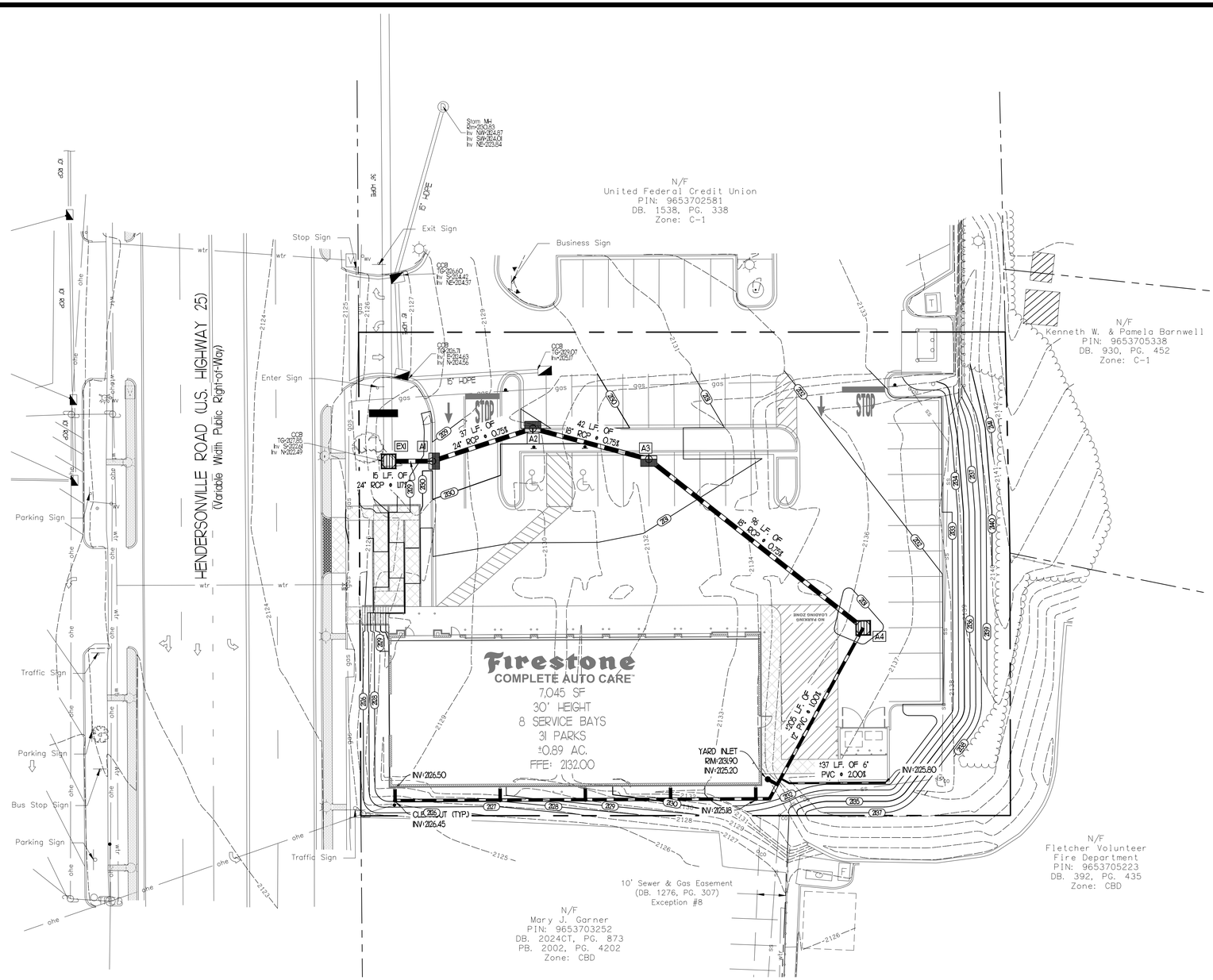
REVISIONS	BY

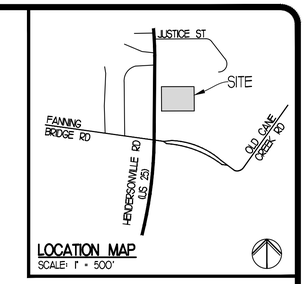
209 West Stone Avenue
Greenville, SC 29609
Phone 864.233.5497
Firm Number C-5106
LJA
LJA.com

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	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		OVER-HEAD 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 MAN-HOLE 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%	2122.85'	2123.16'
A2 - A3	15"	42'	0.75%	2123.26'	2123.58'
A3 - A4	15"	96'	0.75%	2123.65'	2124.40'
EX1 - A1	24"	15'	1.1%	2122.60'	2122.78'

STORM STRUCTURE TABLE				
STR. ID.	TYPE	RIM/THROAT	INV. IN	INV. OUT
A1	COMB. INLET	2129.33	2122.88 (A2)	2122.78 (EX1)
A2	COMB. INLET	2128.91	2123.26 (A3)	2123.16 (A1)
A3	COMB. INLET	2130.20	2123.68 (A4)	2123.58 (A2)
A4	GRATE INLET	2130.80		2124.40 (A3)
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



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 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 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

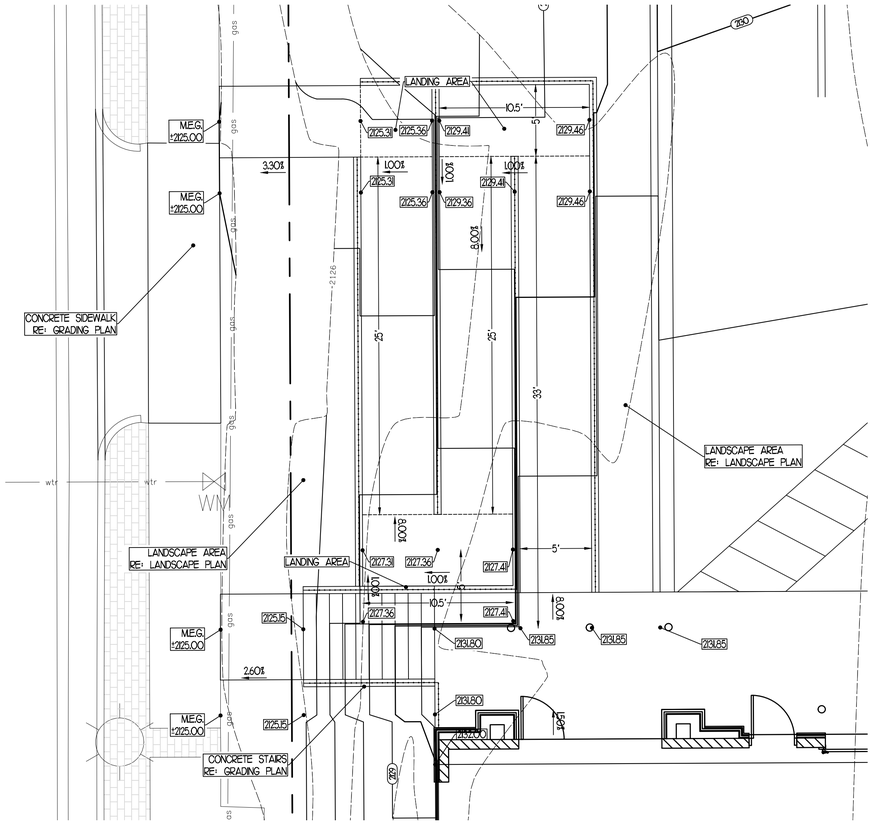
REVISIONS	BY

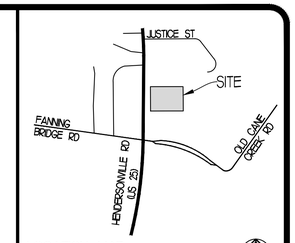
209 West Stone Avenue
Greenville, SC 29609
Phone 864.233.5497
Firm Number C-5106
LJA
LJA.com

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	C3.1





LOCATION MAP
SCALE: 1" = 500'

GRADING 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		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 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
- 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.



EVERY DIGGING JOB REQUIRES A CALL — EVEN SMALL PROJECTS LIKE PLANTING TREES OR FENCING. 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.

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.

ADA GRADING INSET

SCALE 1" = 5'

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

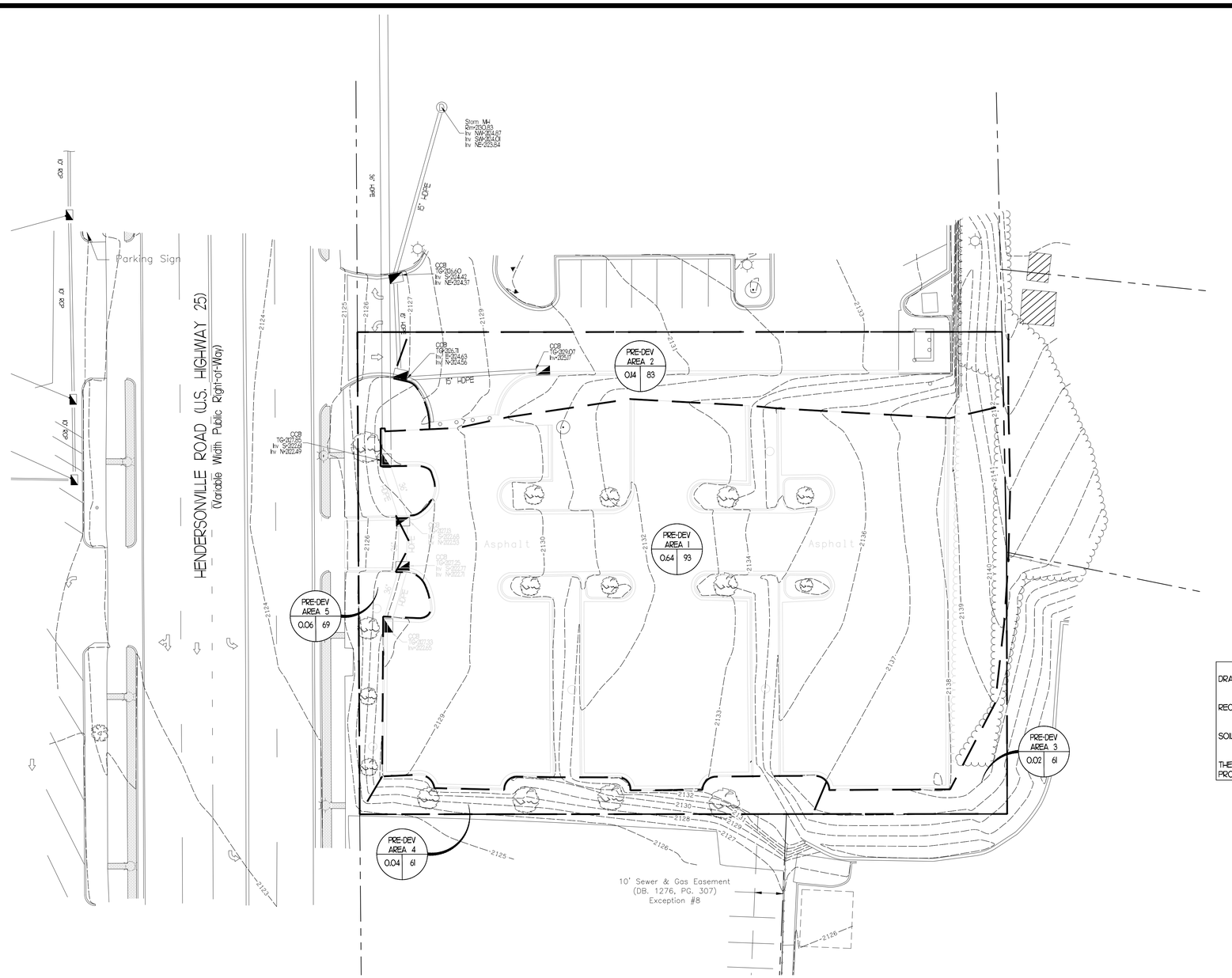
REVISIONS	BY

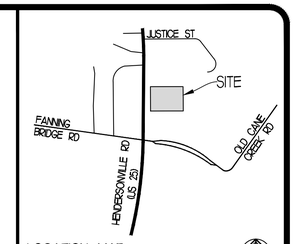
209 West Stone Avenue
Greenville, SC 29609
Phone 864.233.5497
Firm Number C-5106
LJA
LJA.com

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
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



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.

PRE-DEV MAP

SCALE 1" = 20'

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

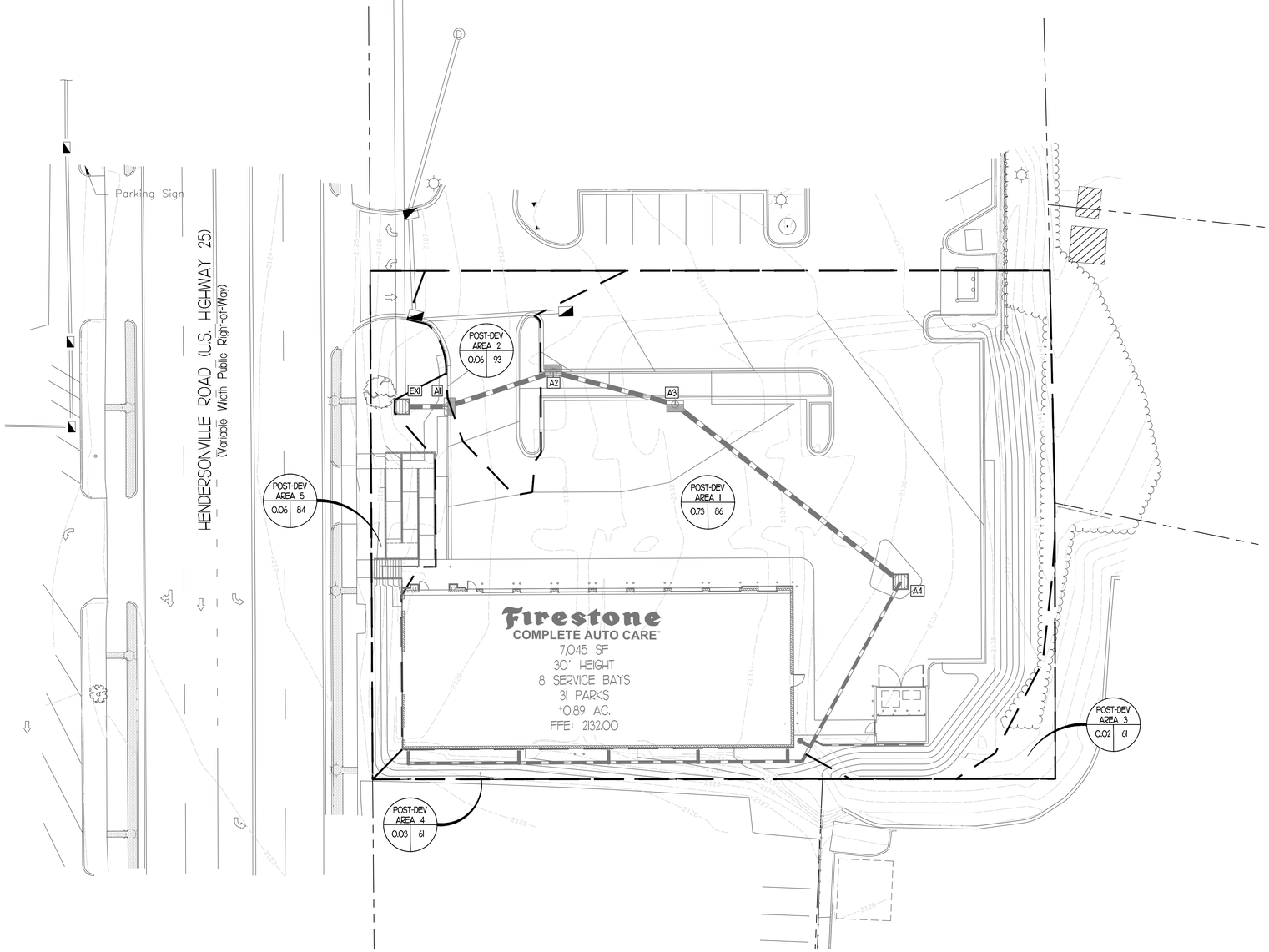
REVISIONS	BY

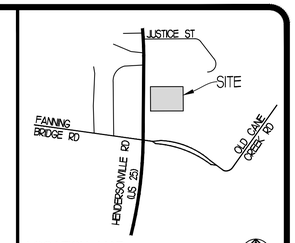
209 West Stone Avenue
Greenville, SC 29609
Phone 864.233.5497
Firm Number C-5106
LJA
LJA.com

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	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

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. 3720549700K EFFECTIVE DATE: JUNE 19, 2020

SUPPORTING INFORMATION:

REFERENCE STORMWATER REPORT FOR ADDITIONAL CALCULATIONS.

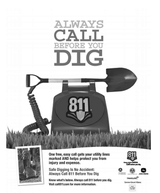
ACREAGE SUMMARY (IN ACRES)

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

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.



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.

POST-DEV MAP

SCALE 1" = 20'

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

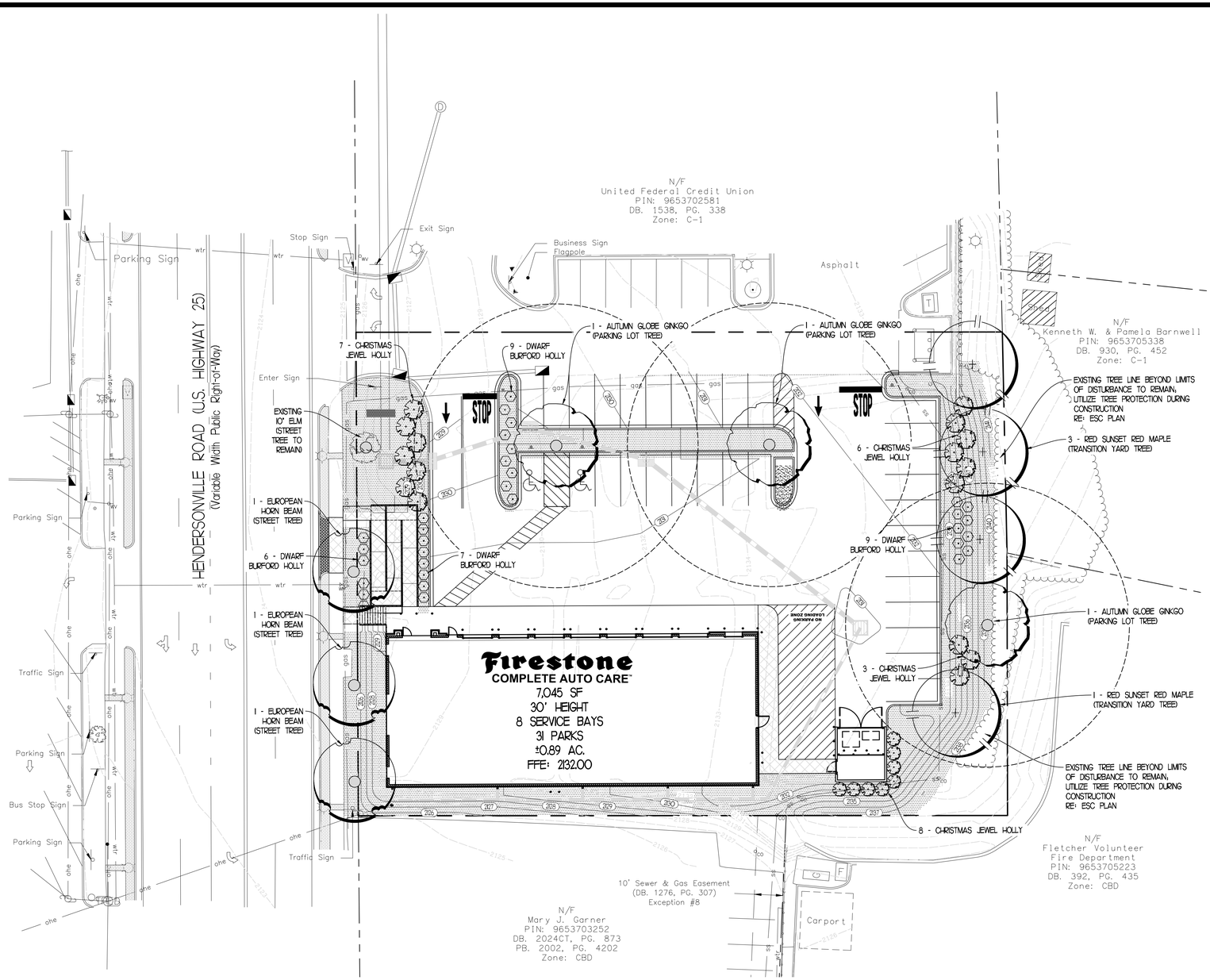
REVISIONS	BY

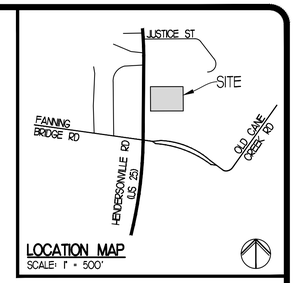
209 West Stone Avenue
Greenville, SC 29609
Phone 864.233.5497
Firm Number C-5106
LJA
LJA.com

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	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



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.

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.

LANDSCAPE 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

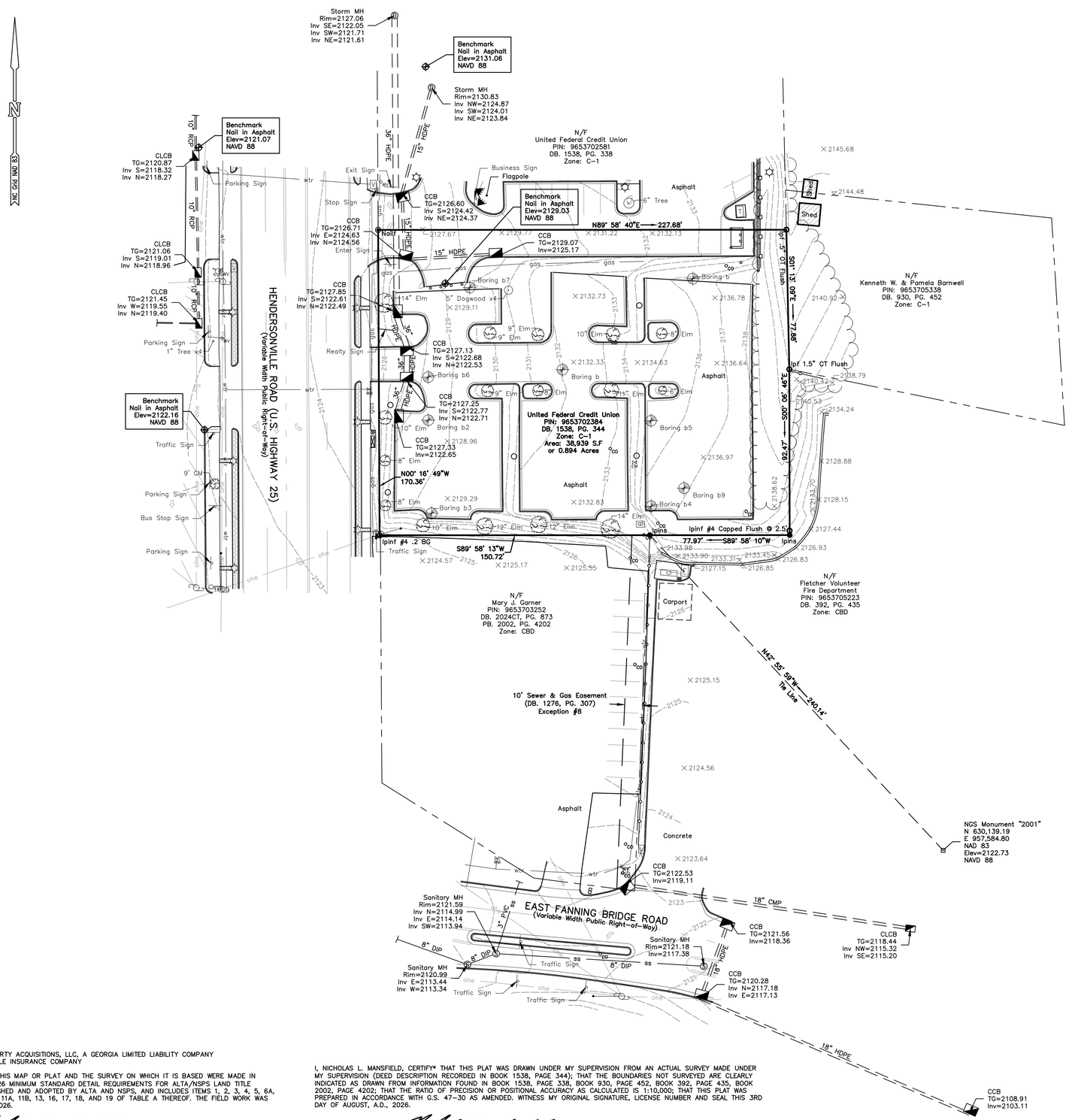
REVISIONS	BY

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

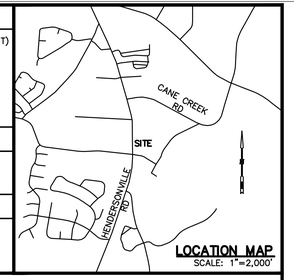
NOT FOR BID OR CONSTRUCTION

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	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	UV	UNDERGROUND UTILITY BOX	
TRASHCAN	UB	UTILITY BOX	
Ipinf 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	

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 NICHOLAS L. MANSFIELD

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.