

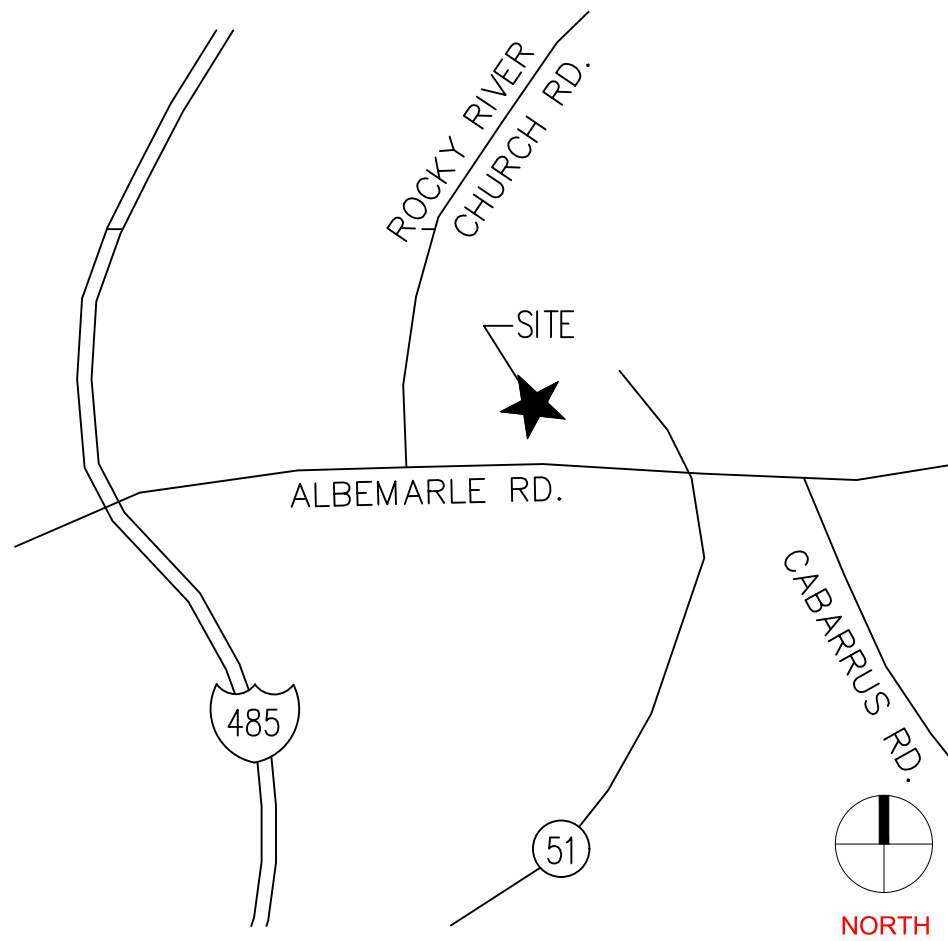
BEAVER FARMS LOT 5B

10910 WOODLAND BEAVER RD.
CHARLOTTE, NORTH CAROLINA 28215

CONSTRUCTION DOCUMENTS

ISSUED DATE: September 10, 2021

Auto Parking		
Retail (Other)	1 space per	4,000 SF / Bays
		1725 Proposed
	Total	0.43 Spaces
		250 SF / Waiting Room
		298 Proposed
	Total	1.19 Spaces
TOTAL REQUIRED SPACES		3.00 SPACES
TOTAL PROVIDED SPACES		7 SPACES
Per Section 12.202 Charlotte Zoning Ordinance		
Handicap parking		
	Standard Spaces	0
	Van Accessible	1
	Total	1
Per CLDSM 50.10A		
Bicycle Parking		
MIN. SHORT TERM PARKING: 5% OF PROVIDED AUTO PARKING OR 2 SPACES PROVIDED; 2 SPACES - REFER TO DETAIL 5/CS-00 NO LONG TERM BICYCLE PARKING IS REQUIRED		



VICINITY MAP
SCALE: 1" = 600'

PCSO SUMMARY		
Original Parcel ID Number(s):	11123340	
Development Type:	Commercial	
Subject to PCSO? Y/N	No	
If NO, why?	REGIONAL DETENTION PLAN	
Watershed:	Yadkin	
Disturbed Area (ac):	0.34	
Site Area (ac):	0.49	
	DA#1	
Total on-site Drainage Area (ac):	0.496	
Existing Built-upon-area (SF):	0	
Existing BUA to be removed (SF):	0	
Existing BUA to remain (SF):	0	
Proposed New BUA (SF):	15,459	
Proposed % BUA:	71.55%	
Density (High / Low)	High	
Total Post-Project BUA for site:	15,459	
Development or Redevelopment?	Development	
Natural Area Required (ac):	0	
Natural Area provided, total (ac):	0	
Undisturbed Treed Natural Area Preserved (ac):	0	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	No	
Distressed Business District? Y/N	No	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	No	
Buffer Mitigation? Y/N	No	
Total Phosphorous Mitigation? Y/N	No	

SITE DATA	
PROJECT NAME:	BEAVER FARMS LOT 5B
SITE ADDRESS:	10910 WOODLAND BEAVER RD. CHARLOTTE NC
COUNTY:	MECKLENBURG
PARCEL PIN #:	11123340
PARCEL OWNER:	WOODLAND BEAVER FARMS, LLC
PARCEL AREA:	0.496 AC
CURRENT ZONING:	B-1 (CD)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	OIL CHANGE BUSINESS
FLOOD PLAIN DATA:	3710551400J
RIVER BASIN:	YADKIN
MAX BUILDING HEIGHT:	35FT
PROPOSED BUILDING HEIGHT:	28.75FT
PROPOSED BUILDING SQUARE FOOTAGE:	1,725 SF
TREE CONSERVATION AREA:	----
TOTAL LIMITS OF DISTURBANCE::	0.48 AC/ 21,097 SF
EXISTING IMPERVIOUS AREA:	0 AC/ 0 SF
PROPOSED IMPERVIOUS AREA:	0.35 AC/ 15,459 SF
BUILDING FLOOR AREA RATIO (FAR) ALLOWED	0.5
BUILDING FLOOR AREA RATIO (FAR) PROVIDED	0.08
SET BACKS	
ALBEMARLE ST	30 LF
WOODLAND BEAVER RD	5 LF
SIDE LOT	0 LF

HYDRANT FLOW TEST RESULTS:	
HYDRANT LOCATION: INTERSECTION OF BEAVER FARMS RD AND ALBEMARLE RD ON 10720 WOODLAND BEAVER RD	
TEST DATE: 09/17/21-09/19/21	
STATIC: 67 PSI RESIDUAL: 62 PSI	
48 HOUR TEST RESULTS: HIGH: 91 PSI LOW: 61 PSI AVG: 79 PSI	

TREE SAVE AREA NOTES
REFER TO THE CITY OF CHARLOTTE APPROVED PLANS LDC-2013-00037-BEAVER FARMS

UTILITIES IMPROVEMENTS QTY	
PRIVATE SEWER	
4" SEWER SERVICE	108 LF
PRIVATE WATER	
1" WATER MAIN	97 LF
1" IRRIGATION MAIN	34 LF

RIGHT-OF-WAY OBSTRUCTION NOTES:	
1.	LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK FOR APPROVAL.
2.	ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
3.	ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4.	PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5.	ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

OVERALL DEVELOPMENT SITE DATA (ZONED: B-1 CD):			
REZONING REFERENCES 1998-042C AND 2020-007			
TOTAL BUILD-OUT FOR BEAVER FARMS DEVELOPMENT			
PARCEL A-1: (MAX ALLOWABLE 68,000 SF)			
11123337 (COMMON AREA):	4.918 AC	0 SF	
11123340 (OIL CHANGE):	0.496 AC	1,725 SF (PROPOSED)	
11123342 (VACANT):	2.008 AC	0 SF	
11123343 (VACANT):	1.086 AC	0 SF	
11123344 (VACANT):	1.255 AC	0 SF	
11123345 (VACANT):	1.948 AC	0 SF	
11123346 (DENTIST OFFICE):	1.540 AC	9,860 SF (EXISTING)	
TOTAL:	13.251 AC	11,685 SF	
PARCEL A-2: (MAX ALLOWABLE 12,000 SF)			
11123335 (BOJANGLES):	1.120 AC	3,860 SF (EXISTING)	
11123338 (EARRPS CONVENIENCE STORE):	1.437 AC	3,809 SF (EXISTING)	
11123339 (WAFFLE HOUSE):	0.470 AC	1,852 SF (EXISTING)	
TOTAL:	3.027 AC	9,521 SF	
LOADING ZONE REQUIREMENTS			
MINIMUM LOADING SPACE REQUIRED:		1- 10'X25' SPACE	
MINIMUM LOADING SPACE PROVIDED:		1- 10'X25' SPACE	

SOLID WASTE AND RECYCLING:	
REQUIRED:	1- 8 CY DUMPSTER FOR TRASH 1- 8 CY DUMPSTER FOR RECYCLING
PROVIDED:	1- 8 CY DUMPSTER FOR TRASH 1- 8 CY DUMPSTER FOR RECYCLING

SHEET INDEX	
SHEET #	SHEET NAME
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C4.00	EROSION CONTROL NOTES
C4.01	EROSION CONTROL PLAN (PHASE I)
C4.02	EROSION CONTROL PLAN (PHASE II)
C5.00	GRADING & STORM DRAINAGE PLAN
C5.10	OVERALL STORM DRAINAGE MAP
C5.11	INLET AREA DRAINAGE MAP
C6.00	UTILITIES PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.10	EROSION CONTROL DETAILS
C9.20	STORM DRAINAGE DETAILS
C9.21	STORM DRAINAGE DETAILS
C9.30	UTILITY DETAILS
L1.00	LANDSCAPE NOTES
L1.01	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS

REFERENCE DRAWINGS:
SITE PHOTOMETRICS PLAN - SHEET 1 OF 1



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FIRM LICENSE #: C-1051
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PROJECT #: C21049

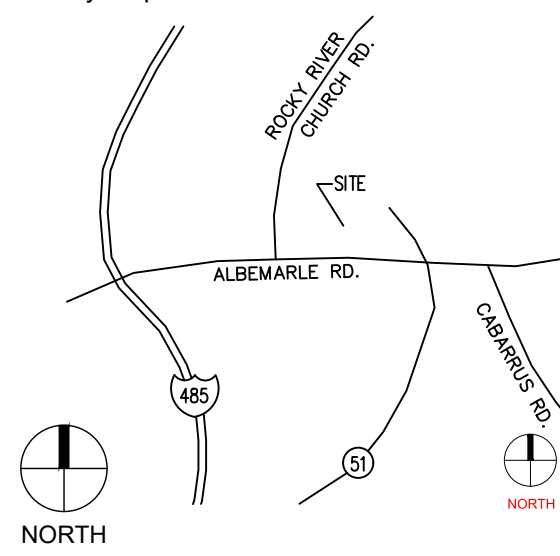
Client:

N3
1240 KIMBALL AVE
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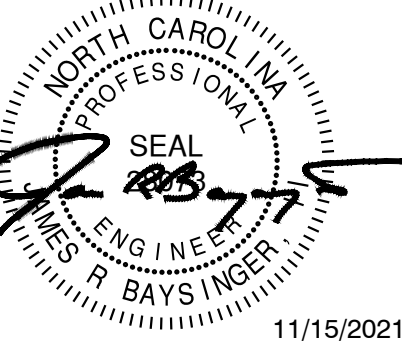
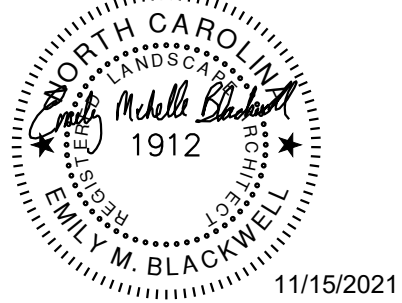
Consultants:

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Vicinity map:



Seal:



Project:

BEAVER FARMS
LOT 5B

Issued for:

CONSTRUCTION
DOCUMENTS

No.	Date	Description
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Title:

COVER SHEET

Project number: C21049 Sheet #:

Issued Date: 09.10.2021

Drawn by: JOT

Approved by: JRB

C0.00



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