



- SITE STAKING NOTES**
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 2. BOUNDARY SURVEY PREPARED BY CAROLINA SURVEYORS
 3. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF EXISTING SITE FEATURES PRIOR TO BEGINNING CONSTRUCTION.
 4. ALL CLDS STD. NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL OF LATEST REVISION.
 5. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
 6. ALL IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE ORDINANCES OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND NCDOT.
 7. THIS DEVELOPMENT WILL NOT HAVE ANY ON-SITE DEMOLITION LANDFILL.
 8. CONSTRUCTION OF THE FOLLOWING ITEMS SHALL BE IN ACCORDANCE WITH THE CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL:

CONCRETE CURB & CUTTER	10.17
CONCRETE SIDEWALK	10.22
TYPE II DRIVEWAY	10.25B
PARKING STANDARDS	50.09
ACCESSIBLE PARKING AND SIGNAGE STANDARD	50.10A/50.10B/50.10C
- DRIVEWAY CHECKLIST NOTES:**
1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 3. TREES WITHIN THE RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
 4. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

ZONING CODE SUMMARY

PROJECT NAME: 1033 CARTER AVENUE

OWNER: HEIST BREWERY PHONE # (704) 375-8260

PLANS PREPARED BY: FLEHAN ENGINEERING, INC. PHONE # (704) 364-3842

ZONING: I-2 JURISDICTION: CITY OF CHARLOTTE

PROPOSED USE: BREWERY AND RETAIL

BUILDING HEIGHT: 16' Feet, Stories: 2

BUILDING COVERAGE: 21,749 Sq.Ft. GROSS FLOOR AREA: 20,003 Sq. Ft.

LOT SIZE: 2.269 ACRES NUMBER OF UNITS/SUITES: 1

YARD REQUIREMENTS:

Setback(front): 20' ft. from R/W 50' ft. from C/L/ of R/W

Side Yard(L): 0/5' ft. Side Yard (R) 0' OR 5' ft.

Rear Yard: 10'

REQUIRED BUFFERS:

Front: (No/Yes) ft. Rear: (No/Yes) ft.

Side (L): (No/Yes) ft. Side: (R): (No/Yes) ft.

REQUIRED SCREENING:

Front: (No/Yes) ft. Rear: (No/Yes) ft.

Side: (No/Yes) ft. Side: (R): (No/Yes) ft.

Parking Only: No/Yes

PAVEMENT COVERAGE: 24,864 sq. ft./acres

INTERIOR LANDSCAPING: Required 1,243 (5%) sq. ft. provided 41,639 sq. ft.

PARKING DATA: (ZONING SECTION 12.202, BREWERY USES)

Required: 76 Provided: 76 Handicap: 4 Compact: 25

Carpool: 0 Loading Spaces: 2 Bus: 0

2 LONG TERM AND 1 SHORT TERM BIKE SPACES PROVIDED

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY

PARKING SUMMARY

1033 CARTER AVENUE

PARKING REQUIRED:

PER SECTION 12.202, FOR WAREHOUSE/BREWERY USE

1 SP/200 SF OFFICE X 767 SF =	2.8 SPACES
1 SP/250 SF RETAIL X 3,347 SF =	13.3 SPACES
.25 SP/1,000 SF WAREHOUSE X 13,634 SF =	3.4 SPACES
1 SP/75 SF TAPROOM =	52.6 SPACES
1 SP/75 SF X 2,181 SF PATIO =	29.0 SPACES

SPACES REQUIRED WITH 25% REDUCTION

PARKING PROVIDED:

FULL SIZE SPACES	52 SPACES
COMPACT SPACES	10 SPACES
ACCESSIBLE SPACES	4 SPACES
SPACES PROVIDED	76 SPACES
LOADING SPACES (10'X50')	2 SPACES

SITE INFORMATION

OWNER: HEIST BREWERY (KURT HOGAN)
2909 NORTH DAVIDSON STREET
CHARLOTTE, NC 28205

PARCEL ID NUMBER: 079-043-05/079-042-04

SITE AREA: 2.41 ACRES

USE: BREWERY

ZONING: I-2

EXISTING IMPERVIOUS AREA (BLDG+PARKING+WALKS)	53,512 SF
BUILDING REMOVED	103 SF
ASPHALT/CONCRETE REMOVED	6,982 SF
GRAVEL REMOVED	8,340 SF
IMPERVIOUS AREA REMOVED	15,425 SF
NEW BUILDING POST-2008	0 SF
NEW ASPHALT/CONCRETE	9,766 SF
NEW GRAVEL	10,155 SF
NEW IMPERVIOUS POST-2008	19,921 SF
NET NEW IMPERVIOUS POST-2008	4,496 SF

PAVEMENT DESIGNED TO HANDLE 80,000 POUNDS

Flehan Engineering Inc.

Civil Engineering
Hydrology, Site Plan Design

NOT FOR CONSTRUCTION

5408 Guildbrook Road
Charlotte, North Carolina 28226
(704) 364-3842
(704) 364-3843 - Fax
Firm License # C-1313

HEIST BREWING AND BARREL ARTS
1033 CARTER AVENUE
CHARLOTTE, NORTH CAROLINA

PRELIMINARY SITE PLAN

Project Title

C. FLEHAN
Drawn By
C. FLEHAN
Date Drawn
09/27/16
CADD Dwg Name
HEIST2SITE.DWG 1"=20'
Revisions

No.	Date

Project Number
2160449
Sheet Of
C1

