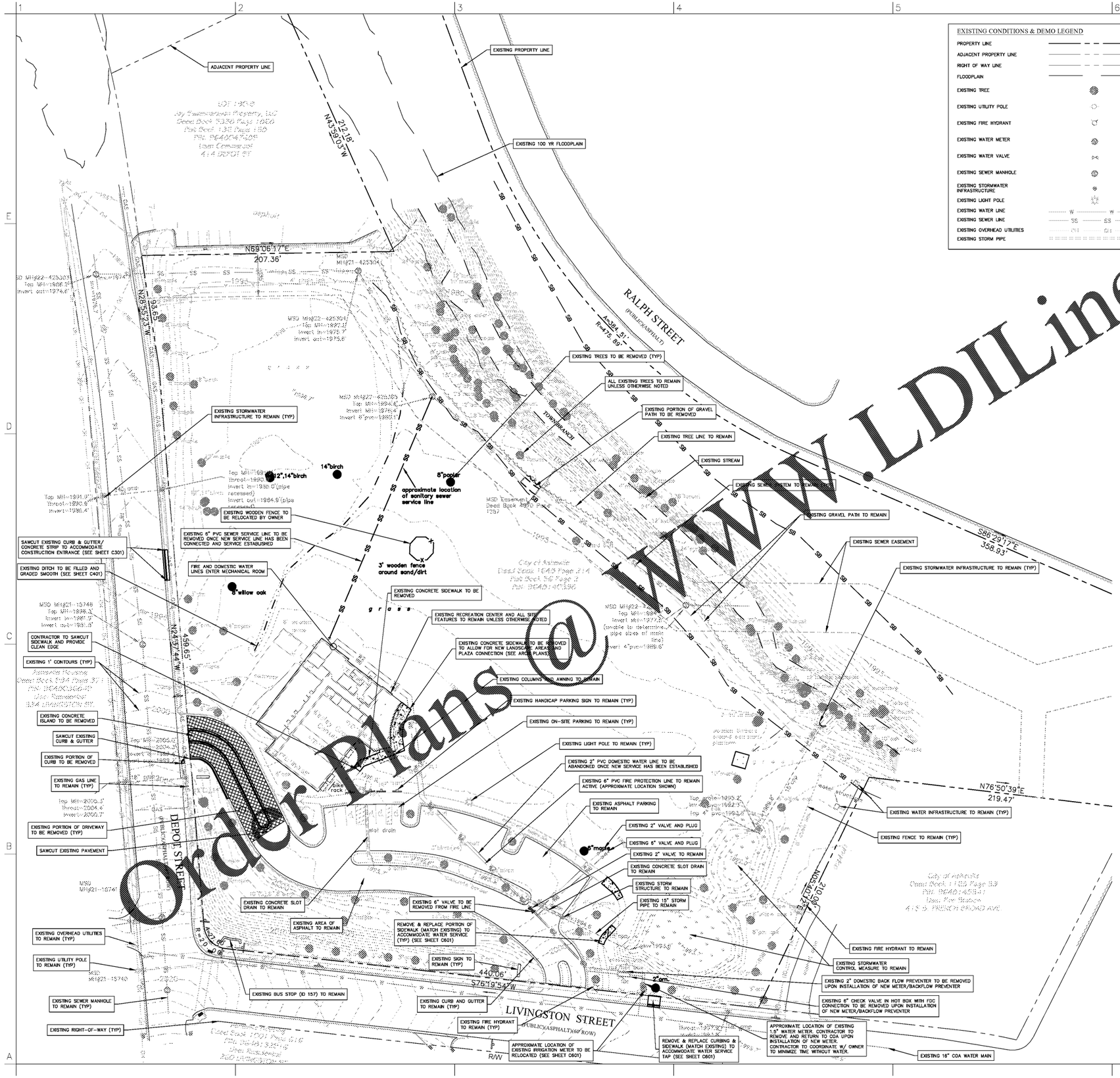

EXISTING CONDITIONS & DEMO LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- FLOODPLAIN
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORMWATER INFRASTRUCTURE
- EXISTING LIGHT POLE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING STORM PIPE

DEVELOPMENT DATA

OWNER/DEVELOPER:	ASHEVILLE PARKS & RECREATION P.O. BOX 7148 ASHEVILLE, NC, 28802-7148
CONTACT:	PETE WALL, RLA 828-259-5815
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	SCOTT HOMEWOOD, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES 300 RIDGEFIELD CT. STE. 301 ASHEVILLE, NC, 28806
CONTACT:	MARTIN A. BARNES (828) 225-6562
ARCHITECT:	CLARK NEXSEN 301 COLLEGE STREET, STE. 300 ASHEVILLE, NC, 28801
CONTACT:	DOROTHEA SCHULZ (828) 232-0608

PROJECT DATA

PIN:	9648-14-0398
ADDRESS:	285 LIVINGSTON STREET, ASHEVILLE
DEED BOOK/PAGE:	1648/274
SITE ACREAGE:	9.37 ACRES
ZONING:	RAD-MU
BUILDING SETBACKS:	0' (FRONT PRIMARY/SIDE STREET) 0' (BUILDING SIDES/REAR)
PARKING SETBACK:	0'
DISTURBED AREA:	3.08 ACRES
TOTAL EARTHWORK*:	±1,500 CY (TBD)

*EARTHWORK CALCULATIONS ARE PROVIDED TO DEMONSTRATE IMPORT OR EXPORT PERMISSION OF ASHEVILLE REQUIREMENTS AND ARE APPROXIMATE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND PREPARING A TAKEOFF.

PARKING CALCULATIONS:

INDOOR USE AREA @ 1 PARKING SPOT/500 SF

EXISTING:	7,465 SF
NEW:	13,116 SF
TOTAL:	20,582 SF
PARKING REQUIRED:	42 SPACES

OUTDOOR USE AREA @ 1 PARKING SPOT/1,000 SF

OUTDOOR BB:	8,500 SF
OUTDOOR POOL:	10,470 SF
TOTAL:	18,970 SF
PARKING REQUIRED:	19 SPACES

EXISTING PARKING SPACES:	21 SPACES
PROPOSED PARKING SPACES:	12 SPACES
EXISTING STREET PARKING SPACES:	0 SPACES
PROPOSED STREET PARKING SPACES:(40 SPOTS @ 75%)	30 SPACES
TOTAL PARKING REQUIRED:	61 SPACES
TOTAL PARKING PROVIDED:	82 SPACES

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
GYM	1 STORY	39' MAX	13,230 SF
EXTERIOR SPACE	OUTDOOR	39' MAX	18,970 SF

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.91 ACRES (9.8%)	8.46 ACRES (90.2%)
POST-DEVELOPMENT:	±1.73 ACRES (18.5%)	±7.64 ACRES (81.5%)

SOIL TYPE(S): ExD (URBAN LAND COMPLEX); Ud (UDORTHENTS)

HYDROLOGIC SOIL GROUP: B & C

NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED **GRADING/LAND DISTURBANCE AND DRIVEWAY** PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A **NORTH CAROLINA** LICENSED CONTRACTOR.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES CALLED OUT TO REMAIN DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
7. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
8. CONTRACTOR TO COORDINATE TIMING OF DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
9. ALL DEBRIS, STRUCTURES AND UTILITIES TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE ARE NOT SHOWN ON THIS PLAN. ANY ADDITIONAL DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

City of Asheville/ Parks & Recreation

DR. WESLEY GRANT SR. CENTER EXPANSION

285 LIVINGSTON STREET
ASHEVILLE, NC 28801

DESIGNER

CLARKNEXSEN
301 COLLEGE STREET, SUITE 300
ASHEVILLE, NORTH CAROLINA 28801
828.232.0608
www.clarknexsen.com
CLARK NEXSEN LICENSE NUMBER: C-1028

CONSULTANT

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168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 552-2566
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FAX (828) 492-5408
www.civildesignconcepts.com

PROFESSIONAL SEAL

SEAL 035093 ENGINEER SCOTT HOMEWOOD

SUBMITTAL

03.12.2021

CONSTRUCTION DOCUMENTS

REVISIONS

KEY PLAN

SHEET

EXISTING CONDITIONS & DEMOLITION PLAN

C101

DESIGN: DS
DRAWN: DS
REVIEW: CSR

CN 7904-A