

# DR. WESLEY GRANT SR. CENTER EXPANSION

285 LIVINGSTON STREET  
ASHEVILLE, NC 28801

DESIGNER

**CLARK NEXSEN**

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

CONSULTANT

**CDC** Civil Design Concepts, PA  
 180 PATTON AVENUE ASHEVILLE, NC 28801  
 PHONE: 828.252.5388 FAX: 828.252.5386  
 180 PATTON AVENUE ASHEVILLE, NC 28801  
 PHONE: 828.252.5388 FAX: 828.252.5386  
 MODELS LICENSE # C-1014 www.civildesignconcepts.com

PROFESSIONAL SEAL



SUBMITTAL

03.12.2021

## CONSTRUCTION DOCUMENTS

REVISIONS

KEY PLAN

SHEET

SITE PLAN

# C201

DESIGN: DS  
DRAWN: US  
REVIEW: CSR

GN 7904-A

**SITE LEGEND**

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
RIGHT OF WAY LINE	---
EXISTING SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING OVERHEAD UTILITIES	OH
EXISTING STORM PIPE	SP
PROPOSED WATER SERVICE LINE	WS
PROPOSED SEWER SERVICE LINE	SS
PROPOSED STORM PIPE	SP
PROPOSED SIGHT TRIANGLE	ST
PROPOSED CONCRETE	CON
PROPOSED LANDSCAPE AREA	LAN

### DEVELOPMENT DATA

OWNER/DEVELOPER: ASHEVILLE PARKS & RECREATION  
 P.O. BOX 7148  
 ASHEVILLE, NC, 28802-7148  
 FETE WALL, RA  
 828-259-5815

CONTACT: CIVIL DESIGN CONCEPTS, P.A.  
 166 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 SCOTT HOMEWOOD, P.E.  
 (828) 252-5388

SURVEYOR: ED HOLMES & ASSOCIATES  
 300 HIGHLAND CT. STE. 301  
 ASHEVILLE, NC, 28809  
 MARTIN A. BARNES  
 (828) 225-6562

ARCHITECT: CLARK NEXSEN  
 301 COLLEGE STREET, STE. 300  
 ASHEVILLE, NC, 28801  
 CONCRETA SCHULZ  
 (828) 232-0608

**PROJECT DATA**

RIN: 8648-14-0338  
 ADDRESS: 285 LIVINGSTON STREET, ASHEVILLE, NC 28801  
 DEED BOOK/PAGE: 1649/2  
 SITE AREA: 9.27 ACRES  
 ZONING: R-40  
 BUILDING SETBACKS: 5' (FROM PRIMARY/SECONDARY STREETS)  
 10' (FROM SIDE/REAR)  
 PARKING SETBACK: 10'  
 DISTURBED AREA: 3.0 ACRES  
 TOTAL LANDSCAPE: 41.0 ACRES (7%)

\*EARTHWORK CALCULATIONS ARE PROVIDED TO DEMONSTRATE IMPROVE OR EXPORT PER LOCAL ASHEVILLE REQUIREMENTS AND ARE APPROXIMATE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING QUANTITIES AND PREPARING A TAKEOFF.\*

**PARKING: 42 SPACES**

INDOOR USE AREA @ 1 PARKING SPOT/500 SF	7,485 SF
EXISTING	13,116 SF
NEW	20,582 SF
TOTAL	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: 0 SPACES**  
**PROPOSED STREET PARKING SPACES: (40 SPOTS @ 70%) 30 SPACES**  
**TOTAL PARKING REQUIRED: 61 SPACES**  
**TOTAL PARKING PROVIDED: 62 SPACES**

**BUILDING DATA:**

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

**IMPERVIOUS CALCULATIONS:**

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	0.91 ACRES (9.9%)	8.46 ACRES (90.2%)
POST-DEVELOPMENT	41.73 ACRES (14.5%)	21.64 ACRES (85.5%)

**SOIL TYPE(S):** E6D (URBAN LAND COMPLEX), U4 (UDURTHENTS)

**HYDROLOGIC SOIL GROUP:** B & C

### NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- SINGLE-PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- 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.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK 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.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 3% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.

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

NORTH

GRAPHIC SCALE  
 1 inch = 30 ft.



- SEE ELECTRICAL SITE PLAN FOR ELECTRICAL UTILITY CONNECTION
- PROPOSED POOL AND DECK (SEE ARCHITECTURAL PLANS)
- CONTRACTOR TO REPLACE CURB & GUTTER/CONCRETE STRIP (MATCH EXISTING)
- EXISTING DUMPSTERS TO BE UTILIZED BY EXPANSION
- EXISTING RECREATION CENTER
- 30 PROPOSED 8'x22' PARKING SPACES ALONG DEPOT STREET
- PROPOSED MODIFICATIONS TO EXISTING CONNECTION TO EXISTING DEPOT STREET (CONTRACTOR TO PROVIDE SMOOTH TRANSITION AND NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING CURBS AND PAVEMENT)
- PROPOSED HEAVY DUTY PAVEMENT TO REPLACE PREVIOUS CONCRETE ISLAND/DRIVEWAY (SEE DETAIL 02.01 & COA DETAIL 3.15A)
- PROPOSED 24" COA CURB AND GUTTER (TYP) (SEE DETAIL 02.02 & COA DETAIL 3.11)
- PROPOSED CURB END TREATMENT (TYP) (SEE DETAIL 02.02 & COA DETAIL 3.13)
- PROPOSED CONNECTION TO EXISTING CURB (CONTRACTOR TO PROVIDE SMOOTH TRANSITION)
- EXISTING GAS LINE (TYP)
- PROPOSED CONNECTION TO EXISTING CURB & GUTTER (CONTRACTOR TO PROVIDE SMOOTH TRANSITION)
- ONE PROPOSED STANDARD 8'x26' PARKING SPACE ON END OF ROW OF PARALLEL PARKING
- PROPOSED ENTRY PLAZA
- PROPOSED CONNECTION TO EXISTING DRIVE (CONTRACTOR TO PROVIDE SMOOTH TRANSITION AND NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING CURBS AND PAVEMENT)
- EXISTING 24" CURB AND GUTTER (TYP)
- EXISTING ON-SITE PARKING (TYP)
- EXISTING UTILITY POLE (TYP)
- EXISTING OVERHEAD UTILITIES (TYP)
- EXISTING BUS STOP (60 157)
- 10 PROPOSED 8'x22' PARKING SPACES
- 10 PROPOSED 8'x22' PARKING SPACES ALONG LIVINGSTON STREET
- ONE PROPOSED STANDARD 8'x26' PARKING SPACE ON END OF ROW OF PARALLEL PARKING (TYP)
- EXISTING 10'x50' COA SIGHT TRIANGLE (TYP)
- EXISTING SIGN
- EXISTING CONCRETE LANDSCAPE ISLAND
- CONTRACTOR TO REPLACE CURBING/SIDEWALK (MATCH EXISTING) (SEE COA DETAIL 3.16)

# Order Plans @

# WWW.LDILine.com