

# 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



PROFESSIONAL SEAL



SUBMITAL

03.12.2021

### CONSTRUCTION DOCUMENTS

REVISIONS

KEY PLAN

SHEET

UTILITY PLAN

# C601

DESIGN: DS  
DRAWING: US  
REVIEW: CSR

CN 7904-A



**WATER LEGEND**

- EXISTING WATERLINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED WATER METER
- PROPOSED DOMESTIC BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE

**SEWER LEGEND**

- EXISTING SEWER LINE
- EXISTING SEWER CLEANOUT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER CLEANOUT

**DEVELOPMENT DATA**

OWNER/DEVELOPER: ASHEVILLE PARKS & RECREATION  
P.O. BOX 7148  
ASHEVILLE, NC, 28802-7148  
FETE WALL, RA  
(828) 252-5815

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, 28804  
MARTIN A. BARNES  
(828) 225-6562

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

**PROJECT DATA**

R/N: 8648-14-0308  
ADDRESS: 285 LIVINGSTON STREET, ASHEVILLE, NC 28801  
DEED BOOK/PAGE: 1849/2  
SITE ACREAGE: 0.27 ACRES  
ZONING: R-2  
BUILDING SETBACKS: 5' (FROM SIDEWALK/STREET); 10' (FROM REAR/REAR YARD)

PARKING SETBACK: 10'  
DISTURBED AREA: 3,000 SF  
TOTAL GARAGE/DRIVEWAY: 41,000 SF (TYP)

**PARKING**

INDOOR USE AREA @ 1 PARKING SPOT/500 SF: 7,488 SF  
EXISTING: 7,488 SF  
NEW: 13,116 SF  
TOTAL: 20,604 SF  
PARKING REQUIRED: 42 SPACES

OUTDOOR USE AREA @ 1 PARKING SPOT/1,000 SF: 8,500 SF  
OUTDOOR: 8,500 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 @ 70%) 30 SPACES  
TOTAL PARKING REQUIRED: 61 SPACES  
TOTAL PARKING PROVIDED: 62 SPACES

**BUILDING DATA:**

BUILDING	DESCRIPTION	HEIGHT	SEA
01M	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:	11.73 ACRES (18.5%)	51.64 ACRES (81.5%)

SOIL TYPE(S): E6 (URBAN LAND COMPLEX); U4 (UDURTHENTS)

HYDROLOGIC SOIL GROUP: B & C

- NOTES**
- SEE UTILITY DETAIL SHEETS FOR ALL GENERAL WATER & SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL UTILITY PLANS.
  - WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER CITY OF ASHEVILLE STANDARDS AND SPECIFICATIONS.
  - TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
  - CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
  - TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
  - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.

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

**NORTH**

**GRAPHIC SCALE**  
1 inch = 30 ft.

# Order Plans @