

BREVARD COLLEGE MASTER PLAN

One Brevard College Drive - Brevard, Transylvania County, North Carolina

MASTER PLAN SUBMITTAL

Submittal Date: 5/22/09

Revision Date: 2/19/14

DEVELOPMENT SUMMARY

TOTAL PROPERTY ACREAGE: 116.50 Acres +/-

PARK/OPEN SPACE: 95 Acres +/-

NUMBER OF PARCELS: 4 Existing Parcels

PROPOSED STREETS: N/A

RIGHT OF WAY: N/A

BUILDING SETBACKS: N/A

BUILDING TYPES: Institutional, Housing

STREET TREES: N/A

STREET LIGHTS: N/A

DEVELOPMENT DATA

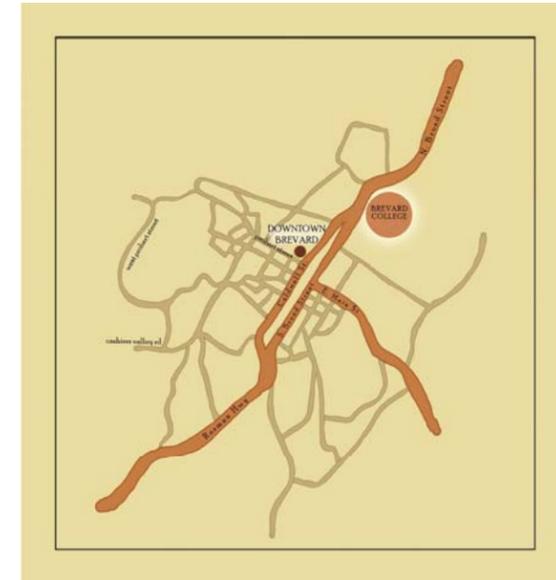
PROJECT LOCATION: One Brevard College Drive, Brevard, NC 28712

PIN #: 8586-62-8087, 8586-82-8015, 8586-61-3555, 8586-71-6406

JURISDICTIONS: City of Brevard

ZONING: Institutional Campus

TRACT INFORMATION: Property consists of 4 tracts bordered by U.S. Highway 64/276, Neely Road, East French Broad Ave. & Lambo Creek



VICINITY MAP

NTS

SHEET INDEX

<u>NUMBER</u>	<u>SHEET TITLE</u>
L0	COVER SHEET, PROJECT SUMMARY
L1	EXISTING CONDITIONS
L2	EXISTING UTILITIES
L3	SLOPE ANALYSIS
L4	CONCEPTUAL MASTER PLAN
L5	CONCEPTUAL STORMWATER PLAN
L6	CAMPUS SIGNAGE

PROPERTY OWNER & CONTACT

BREVARD COLLEGE
Deborah Hall
One Brevard College Drive
Brevard, NC 28712
Tel: (828) 884-8219
Fax: (828) 966-9339

PROJECT DESIGNER & CONTACT

MATTHEW J. FUSCO, LANDSCAPE ARCHITECT
Matt Fusco, RLA
P.O. Box 8013
Asheville, North Carolina 28814
Tel: (828) 243-6604

SURVEYOR (BOUNDARY & TOPO)

Webb A. Morgan & Associates
96 Central Ave.
Asheville, North Carolina 28801
Tel: (828) 252-1530

MATTHEW J. FUSCO LANDSCAPE ARCHITECT

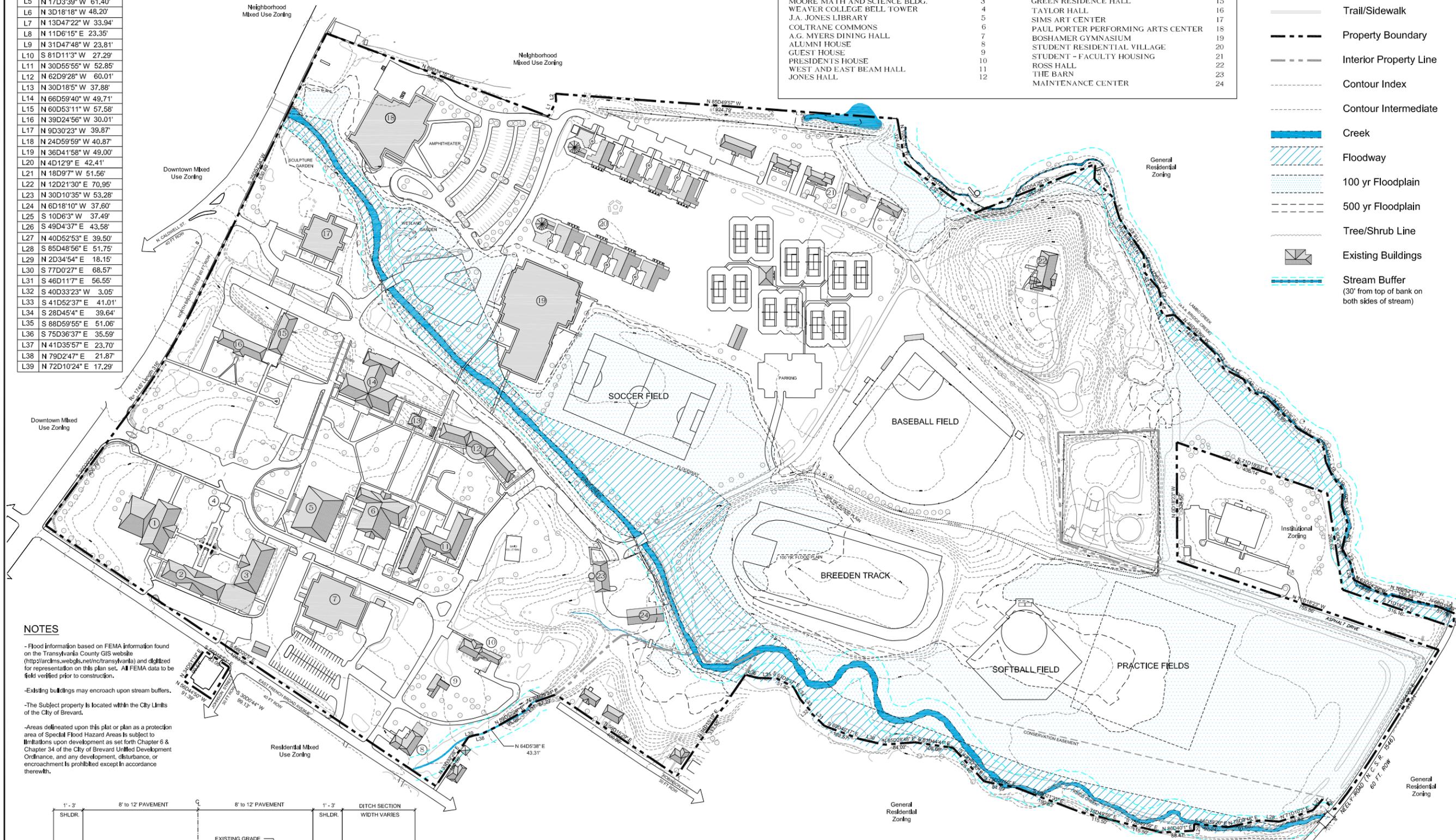
LANDSCAPE ARCHITECTURE - CAMPUS PLANNING
CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT

P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
PHONE (828) 243-6604 MFUSCO.LA@GMAIL.COM

L1	S 26D20'22" W 46.90'
L2	S 5D14'55" E 19.88'
L3	N 2D48'31" E 42.25'
L4	N 45D46'8" W 70.74'
L5	N 17D3'39" W 61.40'
L6	N 3D18'18" W 48.20'
L7	N 13D47'22" W 33.94'
L8	N 11D6'15" E 23.35'
L9	N 31D47'48" W 23.81'
L10	S 81D11'3" W 27.29'
L11	N 30D55'55" W 52.85'
L12	N 62D9'28" W 60.01'
L13	N 30D18'5" W 37.88'
L14	N 66D59'40" W 49.71'
L15	N 60D53'11" W 57.58'
L16	N 39D24'56" W 30.01'
L17	N 9D30'23" W 39.87'
L18	N 24D59'59" W 40.87'
L19	N 36D41'58" W 49.00'
L20	N 4D12'9" E 42.41'
L21	N 18D9'7" W 51.56'
L22	N 12D21'30" E 70.95'
L23	N 30D10'35" W 53.28'
L24	N 6D18'10" W 37.60'
L25	S 10D6'3" W 37.49'
L26	S 49D4'37" E 43.58'
L27	N 40D52'53" E 39.50'
L28	S 85D48'56" E 51.75'
L29	N 2D34'54" E 18.15'
L30	S 77D0'27" E 68.57'
L31	S 46D11'7" E 56.55'
L32	S 40D33'23" W 3.05'
L33	S 41D52'37" E 41.01'
L34	S 28D45'4" E 39.64'
L35	S 88D59'55" E 51.06'
L36	S 75D36'37" E 35.59'
L37	N 41D35'57" E 23.70'
L38	N 79D2'47" E 21.87'
L39	N 72D10'24" E 17.29'

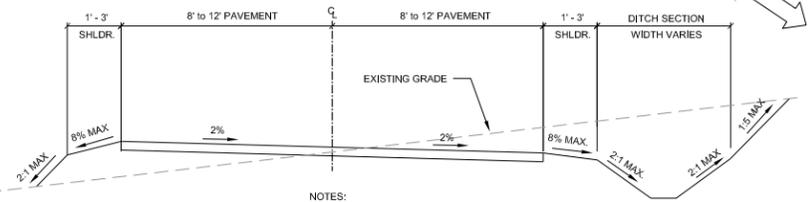
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	Road
	Trail/Sidewalk
	Property Boundary
	Interior Property Line
	Contour Index
	Contour Intermediate
	Creek
	Floodway
	100 yr Floodplain
	500 yr Floodplain
	Tree/Shrub Line
	Existing Buildings
	Stream Buffer (30' from top of bank on both sides of stream)



NOTES

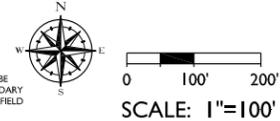
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- Existing buildings may encroach upon stream buffers.
- The subject property is located within the City Limits of the City of Brevard.
- Areas delineated upon this plat or plan as a protection area of Special Flood Hazard Areas is subject to limitations upon development as set forth Chapter 6 & Chapter 34 of the City of Brevard Unified Development Ordinance, and any development, disturbance, or encroachment is prohibited except in accordance therewith.



- NOTES:
1. ROAD SHALL BE CROWNED IN A DOUBLE CUT SITUATION.
 2. ROAD SHALL BE CROWNED IN A DOUBLE FILL SITUATION.
 3. ROAD SHALL BE SLOPED TOWARD CUT BANK WHERE A CUT AND FILL SITUATION OCCURS.
 4. ALL MATERIALS AND ROAD CONSTRUCTION TO MEET CURRENT NCDOT STANDARDS.
 5. WHERE PARALLEL PARKING MAY BE PROPOSED ALONG ROADWAY, SHOULDER MAY BE USED FOR PARKING. ENSURE 32' ROAD SECTION WITH SHOULDERS FOR AREAS OF PARALLEL PARKING (16' TWO WAY TRAVEL WIDTH AND 6' PARALLEL PARKING ON EACH SIDE.)

1 TYPICAL PROPOSED ROAD SECTION
L1 SCALE: NTS

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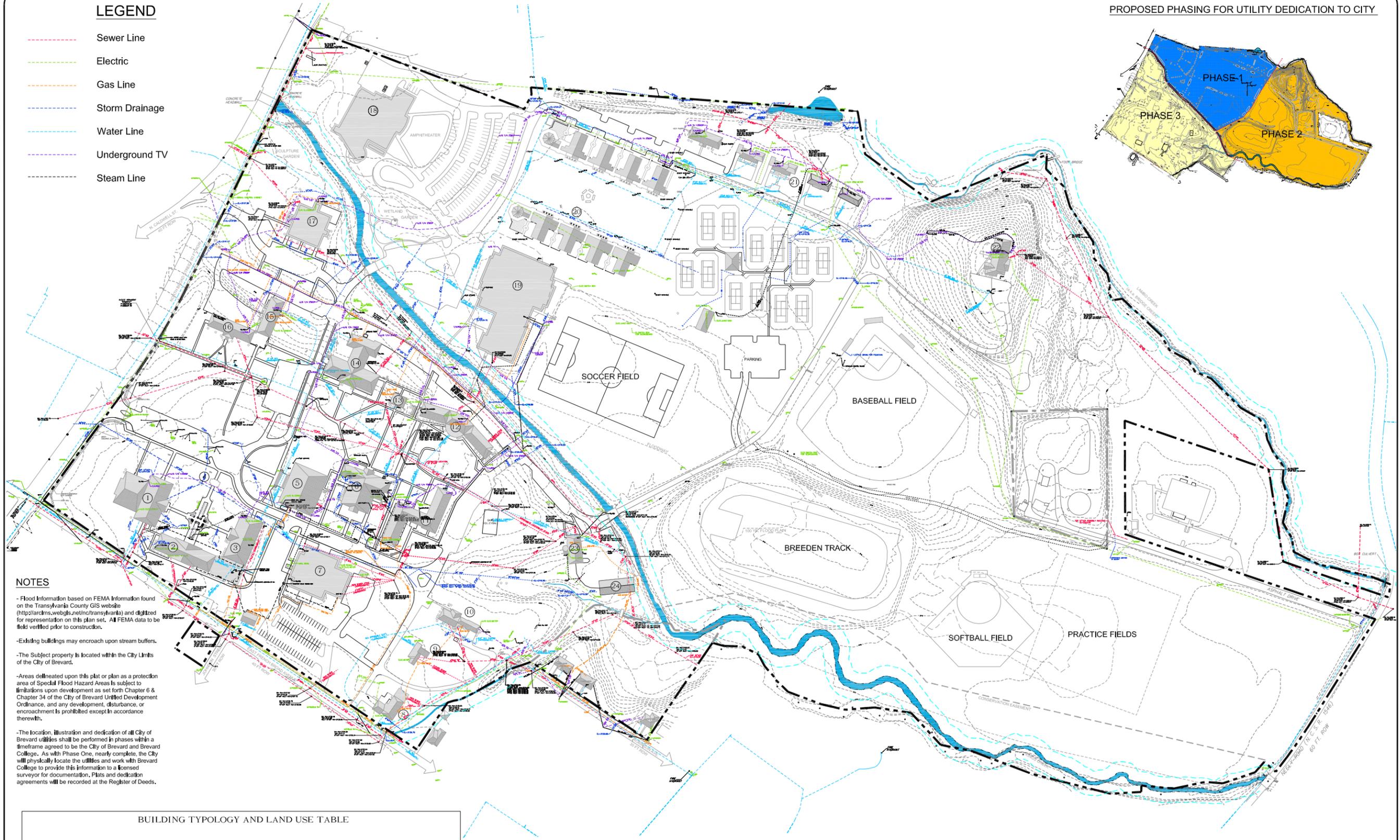
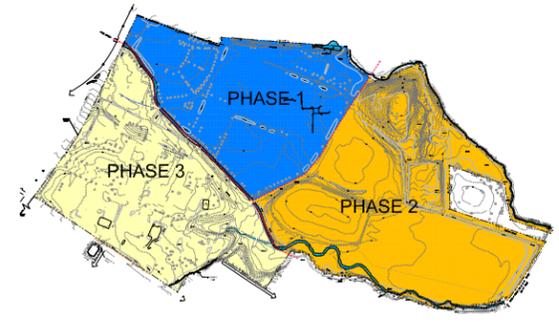


MATTHEW J. FUSCO LANDSCAPE ARCHITECT LANDSCAPE ARCHITECTURE - CAMPUS PLANNING CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT P.O. BOX 8013 ASHEVILLE, NORTH CAROLINA 28814 PHONE (828) 243-6604 MFUSCO.LA@GMAIL.COM	BREVARD COLLEGE EXISTING CONDITIONS		ISSUE DATE: MAY 22, 2009 REVISIONS: 2/19/2014 Update all sheets
	OWNER: Brevard College One Brevard College Drive Brevard NC 28712	SURVEY BY: Webb A. Morgan & Associates 96 Central Avenue Asheville, NC (828) 252-1530	DESIGNED BY: MF SHEET NUMBER: DRAWN BY: MF APPROVED BY: MF L1 COPYRIGHT 2014, MATTHEW J. FUSCO

LEGEND

- Sewer Line
- Electric
- Gas Line
- Storm Drainage
- Water Line
- Underground TV
- Steam Line

PROPOSED PHASING FOR UTILITY DEDICATION TO CITY



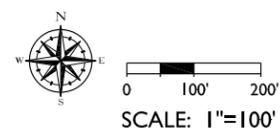
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- The location, illustration and dedication of all City of Brevard utilities shall be performed in phases within a timeframe agreed to be the City of Brevard and Brevard College. As with Phase One, nearly complete, the City will physically locate the utilities and work with Brevard College to provide this information to a licensed surveyor for documentation. Plans and dedication agreements will be recorded at the Register of Deeds.

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG.	1	STAMEY BUILDING	13
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 CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT
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 PHONE (828) 243-6604 MFUSCO.LA@GMAIL.COM

BREVARD COLLEGE
EXISTING UTILITIES
 OWNER:
 Brevard College
 One Brevard College Drive
 Brevard NC 28712
 SURVEY BY:
 Webb A. Morgan & Associates
 96 Central Avenue
 Asheville, NC (828) 252-1530

ISSUE DATE : MAY 22, 2009
 REVISIONS :
 2/19/2014 Update all sheets
 DESIGNED BY : MF SHEET NUMBER :
 DRAWN BY : MF
 APPROVED BY : MF **L2**
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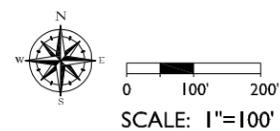
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Green
2	15.001%	25.00%	Yellow
3	25.001%	100.00%	Red



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BREVARD COLLEGE
SLOPE ANALYSIS
 OWNER:
 Brevard College
 One Brevard College Drive
 Brevard NC 28712
 SURVEY BY:
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 Asheville, NC (828) 252-1530

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LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Interior Property Line
- Contour Index
- Contour Intermediate
- Creek
- Floodway
- 100 yr Floodplain
- 500 yr Floodplain
- Tree/Shrub Line
- Existing Buildings
- Stream Buffer (30' from top of bank on both sides of stream)
- Proposed Buildings
- Proposed Multi-Use Path

NOTES

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- 30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non-disturbance limits
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- All common areas are considered greenspace.

Proposed Multi-Use Trail

- Connection to greenway trail system
- Cost share with City

Renovate Taylor Hall

- Hall to be renovated or reconstructed on existing footprint

Renovate Boiler House

- Convert to Coffeehouse & patio.
- Possible renovation summer 2014

NOTES

- Efforts are being made to green the campus of Brevard College by reducing impervious surfaces and relocating motorized traffic out of the campus core. Primary access routes and travelways will be durable dustless surface as required by the City of Brevard UDO. For secondary routes and travelways, the College may request approval for alternative environmentally friendly options on a case by case basis.
- Where current connectivity between campus facilities does not meet the minimum standards of the UDO, Brevard College will work with the City to develop a reasonable timeframe and phasing to complete such work.

Future Parking

Proposed Residence Halls

- 150 +/- Beds per hall
- Possible construction of one hall summer/fall 2014

Soccer Field

- New bleachers, parking and associated support to accommodate athletic teams
- Additional landscaping for aesthetics

North Gate

- Entry feature and plaza
- Round a bout

South Gate

- Entry feature with round a bout

Improved pedestrian and vehicular circulation to sports facilities

Field House

- New Building to house athletic equipment

NOTES

- We propose to meet the minimum landscape requirements of the City of Brevard Unified Development Ordinance (UDO) for all instances except buffer requirements. We would like to request the standard buffer requirements be reduced or waived based on chapter 6.4.D.6.k of the UDO which reads:

Buffer requirements may be reduced or waived by the approving authority in the following circumstances:

When projects to which these requirements apply exhibit unifying architectural and landscape design characteristics that integrate the project into surrounding development, and when the landscape design of such a project clearly meets and exceeds the goal of these requirements such that these requirements become unnecessary.

We feel that the College, including views into and out of, has a positive impact within the community and should be highlighted. Further, its location along the main corridor into the city and its proximity to the central business district makes it an important part of the streetscape. Where buffers may be required, we would like to be able to work with the City to determine those areas on a case by case basis.

Improved Vehicular Circulation from Neely Road along existing roadway

East Gate

- Entry feature with round a bout

Gated Entrance at Neely Rd.
(Access for emergency services to be provided)

Proposed Well

- For future connection to proposed cistern
- Final location to be determined

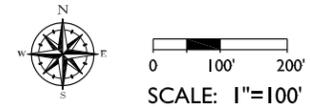
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Proposed Facilities

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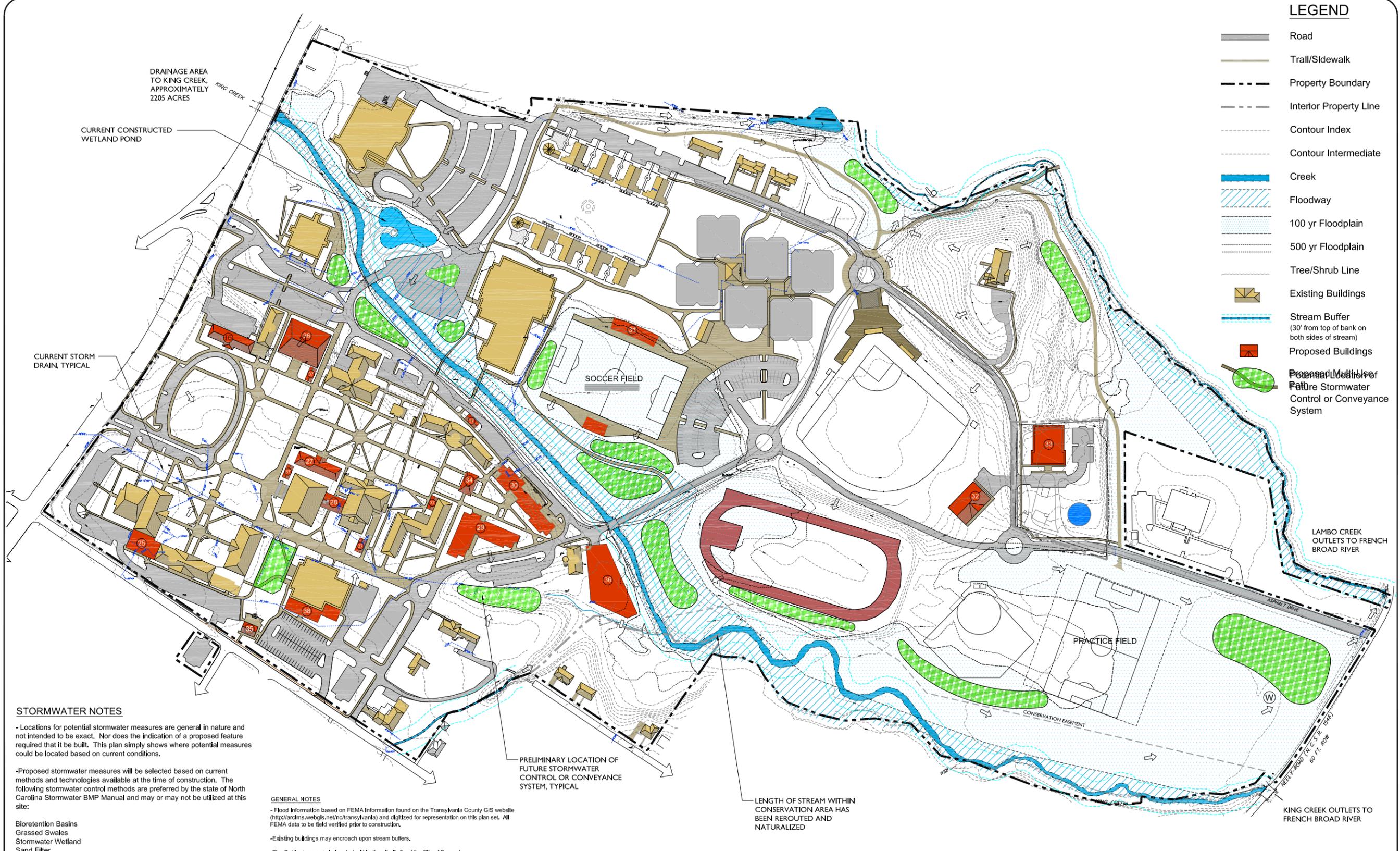
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DRAWN BY: MF **L4**
APPROVED BY: MF

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- Property Boundary
- Interior Property Line
- Contour Index
- Contour Intermediate
- Creek
- Floodway
- 100 yr Floodplain
- 500 yr Floodplain
- Tree/Shrub Line
- Existing Buildings
- Proposed Buildings
- Potential Location for Stormwater Control or Conveyance System



STORMWATER NOTES

- Locations for potential stormwater measures are general in nature and not intended to be exact. Nor does the indication of a proposed feature required that it be built. This plan simply shows where potential measures could be located based on current conditions.
- Proposed stormwater measures will be selected based on current methods and technologies available at the time of construction. The following stormwater control methods are preferred by the state of North Carolina Stormwater BMP Manual and may or may not be utilized at this site:
 - Bioretention Basins
 - Grassed Swales
 - Stormwater Wetland
 - Sand Filter
 - Porous Pavers
 - Rain Gardens
- Proposed percentage impermeable surface = 18%

GENERAL NOTES

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- 30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non-disturbance limits.
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- All common areas are considered greenspace.

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- All common areas are considered greenspace.
- Existing signs displaced by proposed development will be relocated. (Typ.)
- A wall sign will be used at all proposed bicycle shelters.

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- Stream Buffer (30' from top of bank on both sides of stream)
- Proposed Buildings
- Proposed Multi-Use Path



SIGNAGE LEGEND

- | | |
|--------------------------------------|---|
| Existing Signs | Proposed Or Future Signs |
| EGS-1 Electronic Ground Display Sign | EGS Electronic Ground Display Sign
- Up to 24 sq ft per side |
| GS-1 Entrance Ground Sign | GS Entrance Ground Sign
- Up to 24 sq ft per side |
| MS-1a Monument Sign | MS Monument Sign
- Up to 15 sq ft per side |
| WS-1a Wall/Identification Sign | WS Wall/Identification Sign
- Up to 50% of wall area |
| DS-1 Directional Signs | DS Directional Signs
- Up to 20 sq ft per side |

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG.	1	STAMEY BUILDING	13
BEAM ADMINISTRATION BLDG.	2	DUNHAM MUSIC CENTER	14
MOORE MATH AND SCIENCE BLDG.	3	GREEN RESIDENCE HALL	15
WEAVER COLLEGE BELL TOWER	4	TAYLOR HALL	16
J.A. JONES LIBRARY	5	SIMS ART CENTER	17
COLTRANE COMMONS	6	PAUL PORTER PERFORMING ARTS CENTER	18
A.G. MYERS DINING HALL	7	BOSHAMER GYMNASIUM	19
ALUMNI HOUSE	8	STUDENT RESIDENTIAL VILLAGE	20
GUEST HOUSE	9	STUDENT - FACULTY HOUSING	21
PRESIDENT'S HOUSE	10	ROSS HALL	22
WEST AND EAST BEAM HALL	11	THE BARN	23
JONES HALL	12	MAINTENANCE CENTER	24

Proposed Facilities

McLARTY - GOODSON ANNEX	25
RESIDENCE HALL	26
RESIDENCE HALL	27
JONES - COLTRANE ANNEX	28
RESIDENCE HALL	29
RESIDENCE HALL	30
BLEACHERS - 1500 SEATS (1000 HOME - 500 AWAY)	31
FIELDHOUSE	32
MAINTENANCE CENTER	33
QUAD PAVILION	34
COFFEEHOUSE	35
PARKING DECK	36
BICYCLE STORAGE	37
MYERS DINING HALL ANNEX	38

THIS PLAN ILLUSTRATES A GENERAL PLAN, WHICH IS SUBJECT TO FUTURE CHANGE AND REVISION. DIMENSIONS, BOUNDARIES, AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO BE EXACT. FLOOD INFORMATION IS BASED ON DIGITIZED FILES FROM TRANSYLVANIA COUNTY GIS WEBSITE. BOUNDARY INFORMATION IS A COMBINATION OF SEVERAL DIFFERENT SURVEYS. IT IS RECOMMENDED THAT BOUNDARIES BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO TAKE PLACE NEAR ANY PROPERTY BOUNDARY.



<p>MATTHEW J. FUSCO LANDSCAPE ARCHITECT LANDSCAPE ARCHITECTURE - CAMPUS PLANNING CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT</p>	<p>BREVARD COLLEGE CAMPUS SIGNAGE</p>		<p>ISSUE DATE: MAY 22, 2009</p>
	<p>OWNER: Brevard College One Brevard College Drive Brevard NC 28712</p>	<p>SURVEY BY: Webb A. Morgan & Associates 94 Central Avenue Asheville, NC (828) 252-1530</p>	<p>REVISIONS: 2/19/2014 Update all sheets</p>
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LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Interior Property Line
- Contour Index
- Contour Intermediate
- Creek
- Floodway
- 100 yr Floodplain
- 500 yr Floodplain
- Tree/Shrub Line
- Existing Buildings
- Proposed Buildings
- Stream Buffer (30' from top of bank on both sides of stream)
- Proposed Multi-Use Path

