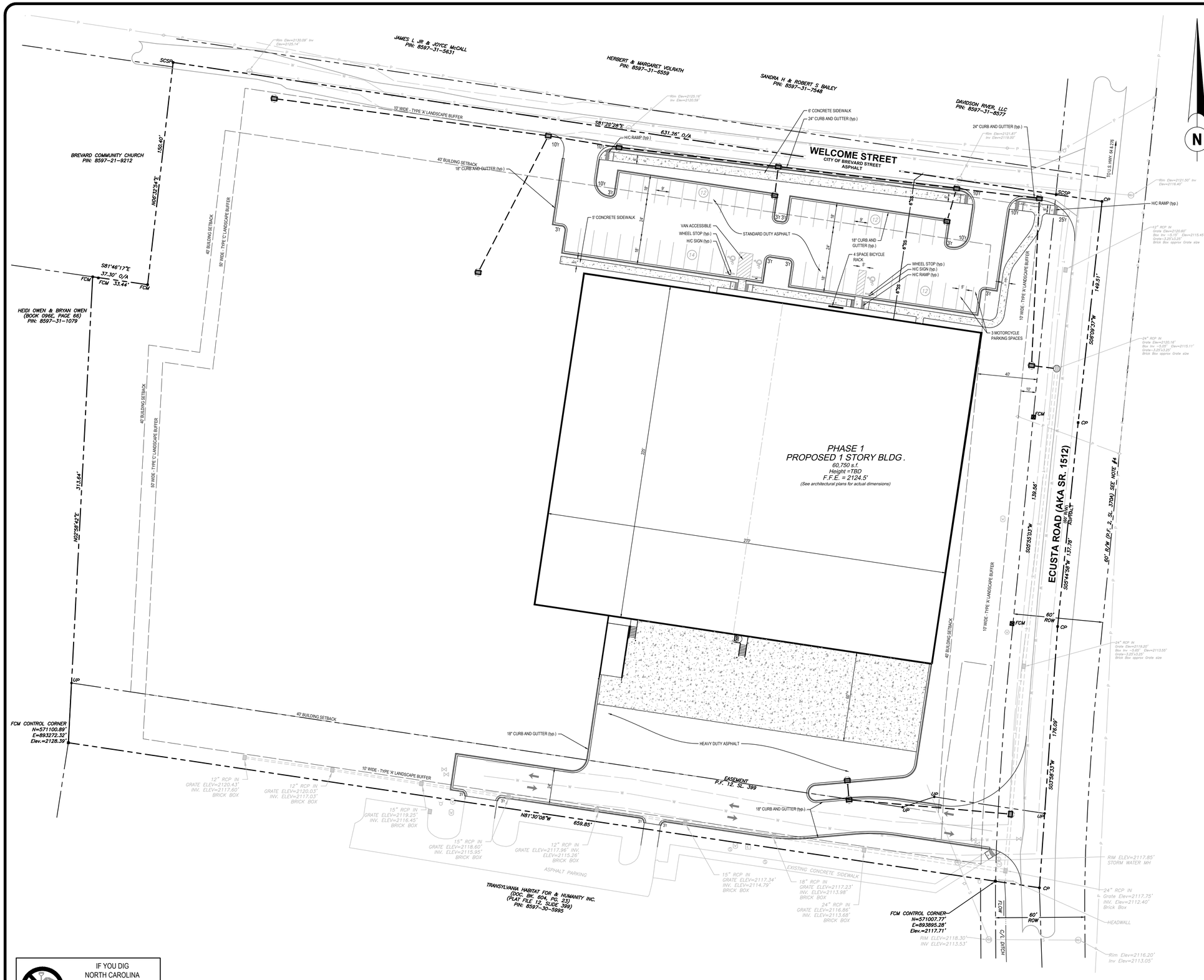
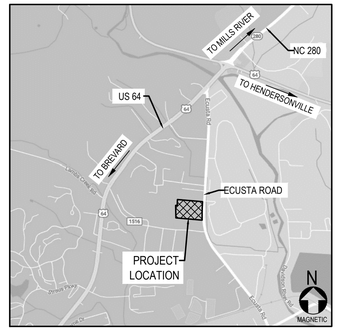
WHN001
Ecusta Road Site Development





LOCATION MAP
NOT TO SCALE

PROJECT NOTES:

OWNER:
City of Brevard
95 West Main Street
Brevard, NC 28712
T:828-885-5600

DEVELOPER:
Transylvania Economic Alliance
147 E. Main Street, Suite 301
Brevard, NC 28712
T: 828.393.4130

ENGINEER:
High Country Engineering, PC (C-3347)
41 Clayton Street, Suite 300
Asheville, North Carolina 28801
T:828-230-4511
Contact: Michael R. Goforth, PE
E: mgoforth@hcepc.net

ARCHITECT:
WHN Architects, PC
330 West Tenth Street
Charlotte, NC 28202
T: 704.333.9952
Contact: Paul Carafiola, AIA
E: paul@whnarch.com

1. Property located in City of Brevard, Transylvania County, North Carolina. Property address is 600 Ecusta Road, Brevard, NC
2. PIN NUMBER: 8597-31-5264
3. Zoning: General Industrial Conditional District (GI-CD) by the City of Brevard .
4. Building Setbacks & Buffer Yards:
   Building Setbacks: Front: 40 Feet; Side: 40 Feet; Rear: 40 Feet
   Landscape Buffer Yards: Front: Type A Yard (10 Feet); Side: Type A Yard (10 Feet); Rear: Type C Yard (50 Feet)
5. Deed Book: 395 and Page 378.
6. Proposed use is for light industrial center and related offices .
7. Project Coordinates: -82.706389° W, 35.262778° N
8. The receiving water course for this project is a Unnamed Tributary to Davidson River . At the confluence, Davidson River, Stream Index 6-34-(21) , is a Class B water as classified by NCDEQ.
9. Total tract contains over ± 6.94 acres/disturbed area= ±4.22 acres. Total new impervious area = ± 0.00 acres (0.0%).
10. Boundary & topographical information obtained from survey by Michael A. Pfoutz, Sr., PLS (L-4458) of Carolina Mountain Surveying, PA, dated October 12, 2016.
11. Contour interval is 1 foot.
12. This property is shown on F.I.R.M. panel number 3700859700J, dated October 2, 2009 and is not located within a special flood hazard zone "X" or "AE".
13. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown heron. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
14. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
15. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

PARKING DATA:

REQUIRED

Manufacturing	58,5750 s.f.	25 space /1,000 s.f.	15	spaces
Office space	2,000 s.f.	1 space / 500 s.f.	4	spaces
TOTAL PARKING REQUIRED			**18**	**spaces**

PROVIDED:

Regular	(9' x 18')	47	spaces
Handicapped	(8' wide w/ 5' striping)	1	space
Handicapped / Van	(8' wide w/ 8' striping)	2	spaces
TOTAL PARKING PROVIDED		**50**	**spaces**
Bike Spaces Required (min.)		**3**	**spaces**
Bike Spaces Provided		**4**	**spaces**
Motorcycle Spaces Required (min.)		**3**	**spaces**
Motorcycle Spaces Provided		**3**	**spaces**

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NORTH CAROLINA
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811
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IT'S THE LAW!

30' 15' 0 30' 60' 90'

GRAPHIC SCALE
SCALE 1" = 30'

HIGH COUNTRY ENGINEERING, P.C.
41 CLAYTON STREET, SUITE 300
ASHEVILLE, NORTH CAROLINA 28802
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL SEAL 047611 ENGINEER MICHAEL R. GOFORTH

PRELIMINARY
NOT FOR
CONSTRUCTION

CONSTRUCTION PLANS FOR
Ecusta Road Site Development
for
Transylvania Economic Alliance
City of Brevard
Transylvania County, North Carolina

#	DATE	REVISION DESCRIPTION
A	6/22/2017	Issue 1 - Submittal to Client for Review

PROJECT NAME:
Ecusta Road Site Development
City of Brevard
Transylvania County, NC

SHEET TITLE:
SITE &UTILITY PLAN

PROJECT NO. WHN001
SHEET NO. C-2
DATE: 6/22/2017
ISSUE No. A-1
of 9