ORDINANCE NO. 2014-07

AN ORDINANCE AMENDING THE *OFFICIAL* ZONING MAP OF THE CITY OF BREVARD CREATING THE BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT

WHEREAS, the City of Brevard has the authority, pursuant to Part 3 of Article 19 of Chapter160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is both consistent with and inconsistent with the City's 2002 Land Use Plan and other official plans for the reasons set out in the excerpt from the Planning Board's Recommendation of Approval with Conditions which has been identified as Exhibit C and which is hereby adopted and incorporated by reference; and

WHEREAS, the City of Brevard Planning Board has reviewed the proposed ordinance and recommends its enactment by City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BREVARD, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE COUNCIL MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING:

Section One. Upon petition of Brevard College, the Official Zoning Map of the City of Brevard is hereby amended to create the Brevard College Planned Development District as more particularly set forth herein.

Section Two. The zoning classification of that certain real property described in Exhibit A, attached hereto and made a part hereof, is hereby changed from Institutional Campus (IC) to Brevard College Planned Development District. Said property is also identified on Transylvania tax maps by means of the following PIN numbers: 8586-62-8087-000 and 8586-82-8015.

Section Three. The Brevard College Planned Development District is a conditional zoning district established pursuant to the Unified Development Ordinance of the City of Brevard by means of authority granted by the North Carolina General Statutes.

Section Four. Future development and use of lands situated within the Brevard College Planned Development District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Brevard College Planned Development District: List of Conditions, which is attached to this ordinance as Exhibit B and incorporated herein; and the preliminary master plan which is attached to this ordinance as Exhibit D. The aforementioned List of Conditions shall run with the land and shall be binding on Brevard College, its heirs and assigns.

Section Five. Brevard College shall secure development approval in accordance with the procedures set forth in Chapter 16 of the City of Brevard Unified Development Ordinance and take action to begin development of the property within five (5) years of the effective date of this ordinance.

Section Six. The Planning Director is hereby authorized and directed to modify the City's Official Zoning Map consistent with this Ordinance.

Section Seven. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Eight. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Nine. The City Clerk is directed to file a copy of this Ordinance along with a certified copy of all Exhibits in the Office of the Register of Deeds of Transylvania County.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption. Adopted and approved upon first reading this the 21st day of April, 2014.

Jimmy Harris
Mayor

ATTEST:

Desiree D. Perry, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:

Michael K. Pratt
City Attorney

EXHIBIT A
Ordinance No. 2014-07

Official Zoning Map
—Excerpt—
As Amended
April 21, 2014

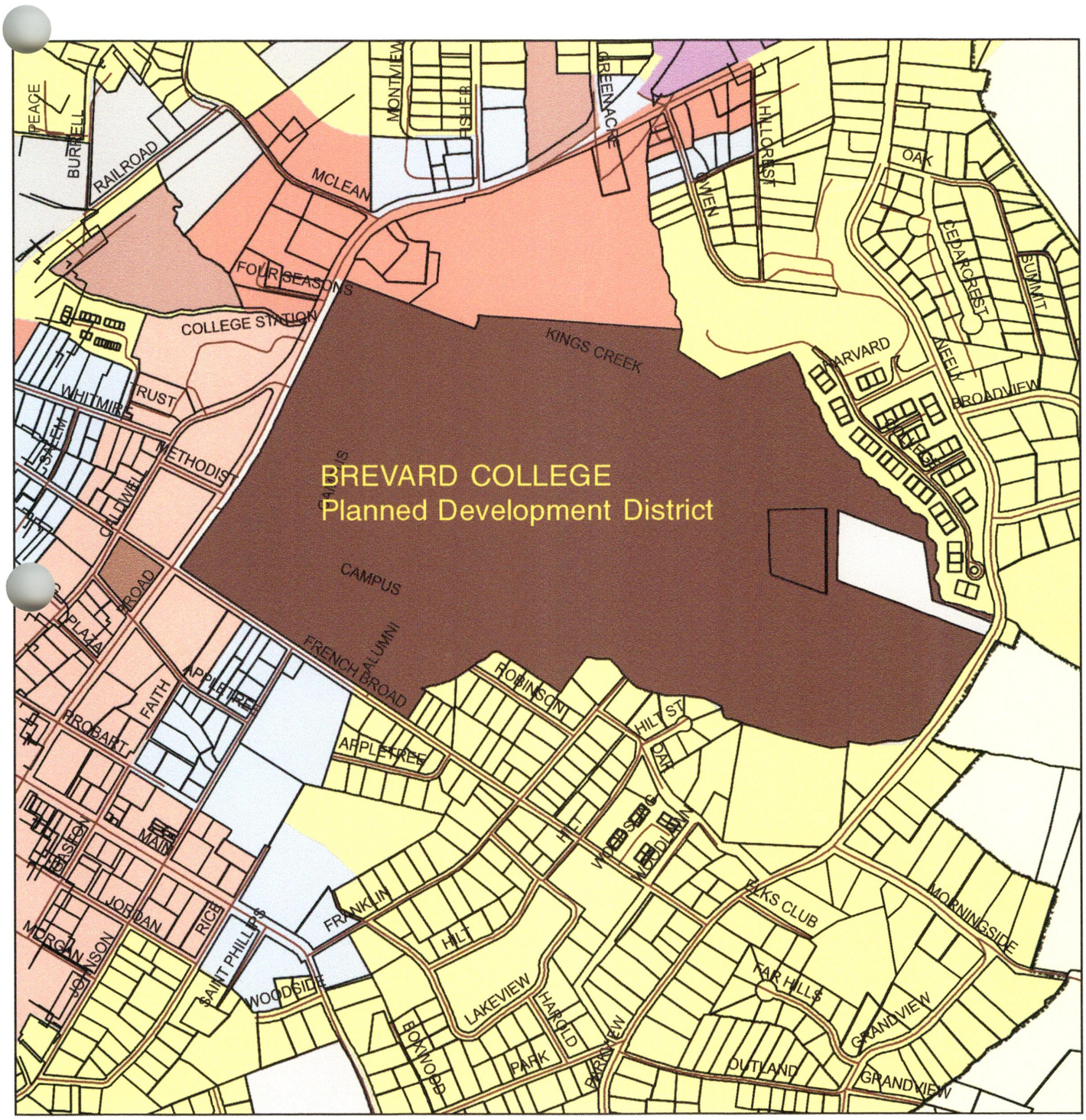


EXHIBIT B
Ordinance No. 2014-07

BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT: LIST OF CONDITIONS

1. **Definitions.** Within this List of Conditions, the following terms shall have the meanings articulated:

   a. "District" refers to the Brevard College Planned Development District, as depicted on the Preliminary Master Plan and future Master Plan as defined below and shown on Exhibit A, which is created by the ordinance to which this List is attached.

   b. "UDO" refers to the City of Brevard Unified Development Ordinance in effect as of April 21, 2014.

2. **Future Development.**

   a. ***Compliance With Final Master Plan.*** Future development within the Brevard College Planned Development District shall comply with a Final Master Plan. The applicant shall provide a complete Final Master Plan for review and approval by the Planning Board within five years of the approval of this Ordinance. Phased development endeavors clearly denoted on the Preliminary Plan, presented for review and approval in the form of construction-ready documents shall be allowed; with such development indicated on the Final Master Plan as either "underway", "proposed" or "completed." Only those uses enumerated as uses in the District, including but not limited to height, bulk, mass, intensity of use, etc. shall be authorized by the City Planning Director as the approving authority. Modifications to the Final Master Plan shall be considered in accordance with Chapter 16, Section 16.8 of the UDO.

   b. ***Review of Development Proposals Within Future Development Zones.*** The Planning Board shall review applications for development within areas designated as "Future Development Zones" on the final master plan. Such development shall be considered as an intermediate modification to the final master plan and reviewed in accordance with the procedures set forth in Chapter 16, Section 16.8 of the UDO. In approving development within future development zones, the Planning Board may attach fair and reasonable conditions directly related to the standards in the ordinance creating the District or the UDO, or to protect the public health, safety and welfare; provided, however, Brevard College shall not be required to waive a vested right as a condition of final master plan approval. Except as provided in this List of Conditions or as shown on the Preliminary Master Plan, the UDO applicable standards of the UDO shall control. The Planning Board may consider proposed development within a future development zone to be a major modification and therefore deny such development on the basis that it would be visually or functionally incompatible to the surrounding area, injurious to the public health,

safety, and welfare, or detrimental to the value of adjoining property and associated uses.

c. ***Appeals and Hearings Regarding Major Modifications.*** Brevard College may appeal any decision of the Planning Director or Planning Board to deny approval of a final master plan in accordance with Section 16.8.E.6 of the UDO. Brevard College is also entitled to a hearing before City Council upon a finding by the Planning Board that a final master plan constitutes a "major modification". Hearings on these matters shall be heard by City Council in accordance with Section 16.8.E of the UDO and shall be considered under quasi-judicial procedures. The burden of proof of producing evidence to support compliance with the development specifications of the District and of the UDO shall rest with Brevard College.

3. **Land Use.**

a. ***Allowable Land Uses.*** Land uses may be permitted according to the following table:

Allowable Land Uses
Dwelling-Single Family (Site-built)
Dwelling-Duplex
Dwelling-Multifamily 3-4 units/bldg, not including Condominium Buildings or multiple structures
Dwelling-Secondary
Bed and Breakfast Home
Bed and Breakfast Inns
Accessory Rental cottage / cabins
Artist Workshop
Adult / Child Day Care Home (Less than 6)
Adult / Child Day Care Center (6 or more)
Community Service Organization
Medical Services - Clinic, Urgent Care Center
Professional Services
Personal Services
Studio – Art, dance, martial arts, music
General retail consistent with the mission of Brevard College and approved special events
Restaurant
Cultural or Community Facility
Meeting Facilities
Recreation Facilities, Indoor
Recreation Facilities, Outdoor
Theater, Live Performance
Media production
Metal products fabrication, machine or welding shop
Recycling - Small collection facility
Campground/Artist Colony/Summer Camp
Colleges/Universities
Religious Institutions
Schools – Elementary & Secondary

Schools – Vocational/Technical
Wireless Telecommunication Facility-Stealth
Agriculture
Parking
Swimming Pool
Fences
Religious Meeting
Contractor's Office and Equipment Shed
Seasonal Structures
Special events

b. ***Dimensional Requirements.*** Structures within the Project Area shall be designed and constructed in a manner that is generally consistent with structures as shown on the Final Master Plan with respect to location, area, height, bulk, and mass. The Zoning Administrator shall refer to the normal requirements for institutional campuses in situations where dimensional requirements cannot be derived from the Final Master Plan. Setbacks and buffers shall comply with Chapters 6 and 8 of the UDO the greatest extent possible and per the Planning Board exigent circumstances concerning types of buffers and buffer locations may be resolved by the Zoning Administrator.

4. **Public Infrastructure.**

a. Brevard College shall continue to take steps to remove all rain-attributed inflow and infiltration into the City of Brevard's sanitary sewer system from within the District.

b. Brevard College shall survey locate and dedicate by a formal plat of dedication denoting twenty (20) foot on-center easements and accompanying dedication agreements for all public utilities currently owned and maintained by the City of Brevard on the Brevard College campus.

c. All future water and sewer line extensions within the District shall comply with applicable standards of the North Carolina Department of Environment and Natural Resources, Brevard City Code and the standard operating practices and procedures of the Public Services Director. Brevard College shall grant such public water, sewer or stormwater easements as may be required by the Public Services Director associated with future water or sewer line extensions within the District.

d. Brevard College shall construct a pedestrian sidewalk and pathway system within the District, as shown on the Preliminary and ultimately the Final Master Plans. Such system shall be completed within 10 years of the effective date of this ordinance.

e. All public streets built within the Brevard College property shall be built to City of Brevard street standards. The Planning Board, in consultation with the City Engineer, is authorized to consider alternative designs for

private streets within the District when such streets are not intended for dedication to the City of Brevard. Such alternative designs may address environmental considerations such as low impact design, sustainable stormwater management, and may be designed to complement the current character of the District. However, such alternative designs shall meet the spirit and intent of the City's normal street design requirements ("durable, dustless surface[s]") and shall not compromise vehicle or pedestrian safety, public service delivery, and emergency services access. All future transportation and, where applicable, pedestrian infrastructure (eg, "quads" or public gathering areas adjacent to residence facilitates or congregational areas) shall comply with all Fire Code requirements codified at that time for fire equipment and personnel access.

f. All future subdivision of land within the District shall comply with the public road frontage requirements of the UDO, including "Estate Lots".

5. Environmental Protection, Architectural & Lighting Requirements in Addition to the Normal Requirements of Chapters 5, 6, 8 & 11 of the UDO.

a. The Planning Director shall be approving authority with regard to the architectural design of structures proposed upon the Final Master Plan. The Planning Director may refer any structure to the Community Appearance Commission for review.

b. Landscape lighting shall be low-level landscape lighting, bollards, and other non-intrusive types that will minimize the impact of the project upon the community view shed.

c. Brevard College shall comply with the normal requirements for stormwater management, floodplain protection and development, and stream buffer protection as set forth in Chapter 6 of the UDO and as depicted on the Preliminary Master Plan.

d. The parcel owned by Brevard College at the corner of French Broad and Market Streets designated on the Preliminary Master Plan as "future parking" shall employ parking lot landscaping and screening requirements as per Chapter 8, Sections 8.6 and 8.7 immediately upon use as a parking facility; and shall employ a durable, dustless surface built and striped to the City's parking lot standards, including some allowance for stormwater management.

6. Public Safety.

a. Prior to the submittal of the Final Master Plan, Brevard College shall install Knox Boxes on each building located on the campus, except as already arranged and accounted for at present. The opportunity for structures proximate to one another to share a Knox Box shall be at the discretion of the Fire Chief. Any newly-constructed buildings as proposed by the Preliminary Master Plan prior to the submittal of the Final Master Plan will be required to immediately secure a Knox Box to the structure.

b. Brevard College shall designate the City of Brevard Police Department as an agent of the College for the purposes of law enforcement.

7. **Maintenance of Infrastructure, Open Space & Recreation Space, Stormwater Systems.** Except for infrastructure dedicated to the City of Brevard, Brevard College shall be responsible for maintaining all infrastructure, recreation space, open space, and stormwater systems in compliance with all applicable requirements of City Code and this Ordinance, and in a manner that is consistent with the Final Master Plan.

8. **Access by Representatives of the City.** Brevard College shall provide the City with satisfactory assurance that representatives of the City shall have access to the District property so that the City may monitor and, if necessary, enforce compliance all applicable requirements of City Code, Ordinance, and the Final Master Plan.

EXHIBIT C
Ordinance No. 2014-07

BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT: STATEMENT OF CONSISTENCY WITH CITY POLICIES AND PLANS

NCGS 160A-383 requires that City Council's review of a proposed zoning map amendment include a written statement as to the consistency of the amendment with adopted plans and policies of the City. Brevard City Council finds that the proposed zoning map amendment is consistent with the following elements of the City's adopted plans and policies:

> The City of Brevard Land Use Plan adopted in August of 2002 designates the future use of the Brevard College property to be Public/Semi-Public/Institutional, which is defined as:
>
> "These areas consist of lands controlled or owned by public bodies and lands which are devoted to mental, physical, spiritual and cultural development. Examples of these include: public schools, public parks, camps, community centers and civic buildings. Institutional uses, such as hospitals and colleges, are also included in this category."

EXHIBIT D
Ordinance No. 2014-07

BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT: PRELIMINARY MASTER PLAN

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

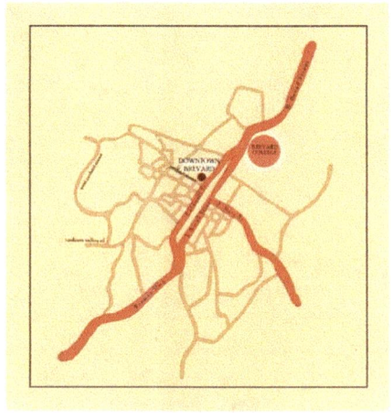
DEVELOPMENT DATA

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

NUMBER	SHEET TITLE
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

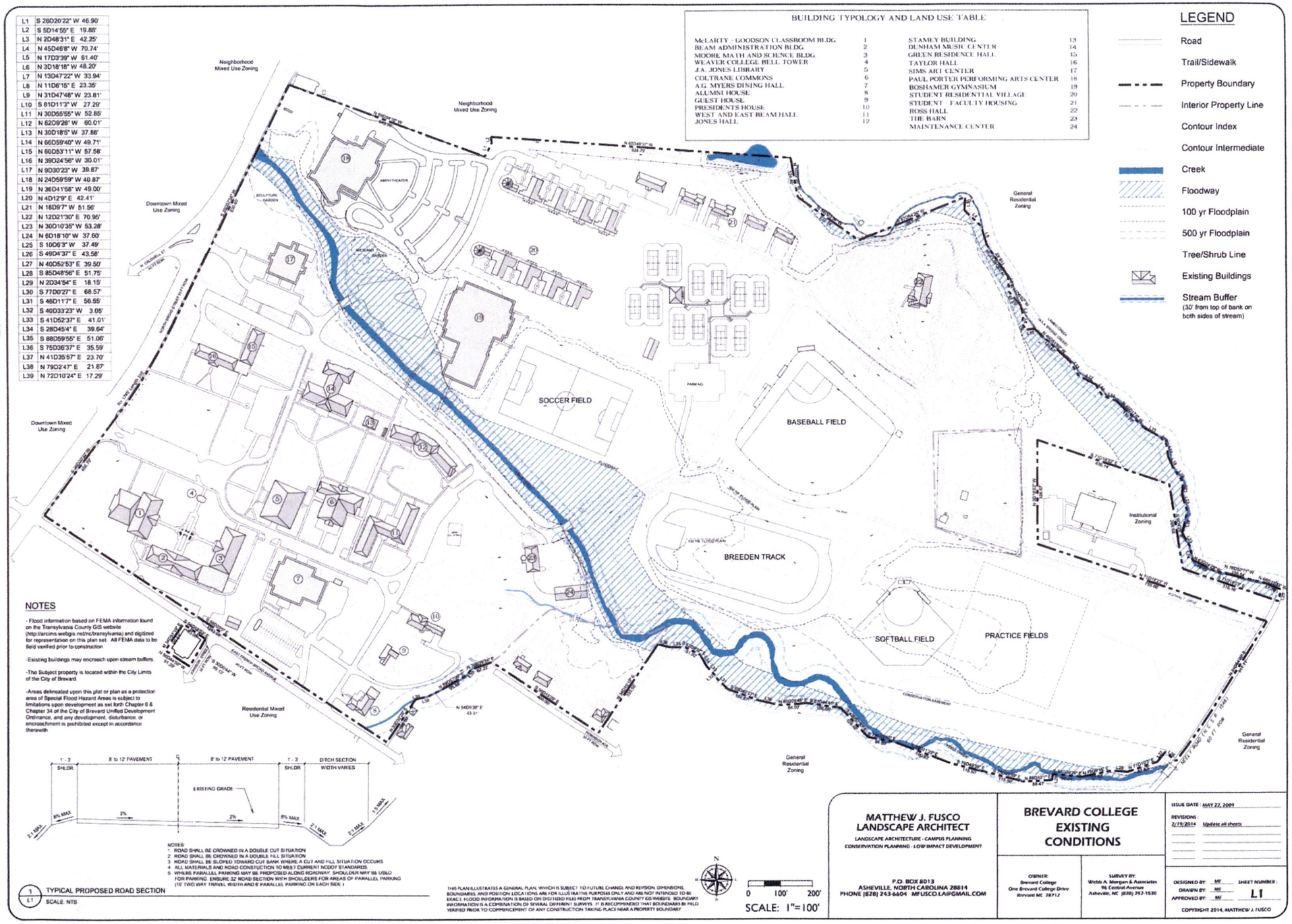
MATTHEW J. FUSCO, LANDSCAPE ARCHITECT
Matt Fusco, RLA
P.O. Box 8013
Asheville, North Carolina 28814
Tel: (828) 243-6604

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

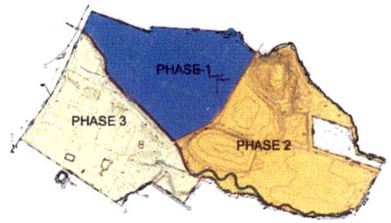
P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
PHONE (828) 243-6604 MFUSCO.LA@GMAIL.COM


BUILDING TYPOLOGY AND LAND USE TABLE
McLARTY - GOODSON CLASSROOM BLDG 1
BEAM ADMINISTRATION BLDG 2
MOORE MATH AND SCIENCE BLDG 3
WEAVER COLLEGE BELL TOWER 4
J.A. JONES LIBRARY 5
COLTRANE COMMONS 6
A.G. MYERS DINING HALL 7
ALUMNI HOUSE 8
GUEST HOUSE 9
PRESIDENTS HOUSE 10
WEST AND EAST BEAM HALL 11
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STAMEY BUILDING 13
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TAYLOR HALL 16
SIMS ART CENTER 17
PAUL PORTER PERFORMING ARTS CENTER 18
BOSHAMER GYMNASIUM 19
STUDENT RESIDENTIAL VILLAGE 20
STUDENT - FACULTY HOUSING 21
ROSS HALL 22
THE BARN 23
MAINTENANCE CENTER 24
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)
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 37.86'
L14 N 66D59'40" W 49.71'
L15 N 60D53'11" W 57.56'
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 46D1'17" 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'
Neighborhood Mixed Use Zoning
Downtown Mixed Use Zoning
General Residential Zoning
Institutional Zoning
Residential Mixed Use Zoning
SOCCER FIELD
BASEBALL FIELD
BREEDEN TRACK
SOFTBALL FIELD
PRACTICE FIELDS
NOTES
- Flood information based on FEMA information found on the Transylvania County GIS website (http://arcims.webgis.net/nc/transylvania) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.
-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.
1' - 3' SHLDR
8' to 12' PAVEMENT
8' to 12' PAVEMENT
1' - 3' SHLDR
DITCH SECTION WIDTH VARIES
EXISTING GRADE
8% MAX
2%
2%
8% MAX
2:1 MAX
2:1 MAX
2:1 MAX
2:1 MAX
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 CONSTUCTION 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 8' PARALLEL PARKING ON EACH SIDE.)
1 L1 TYPICAL PROPOSED ROAD SECTION
SCALE: NTS
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 TAKING PLACE NEAR A PROPERTY BOUNDARY.
N
0 100' 200'
SCALE: 1"=100'
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
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
DRAWN BY: MF
APPROVED BY: MF
SHEET NUMBER : L1
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LEGEND

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

PROPOSED PHASING FOR UTILITY DEDICATION TO CITY



SOCCER FIELD

BASEBALL FIELD

BREEDEN TRACK

SOFTBALL FIELD

PRACTICE FIELDS

NOTES

- Flood information based on FEMA information found on the Transylvania County GIS website (http://arcims.webgis.net/nc/transylvania) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.

-Existing buildings may encroach upon stream buffers.

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-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.

-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. Plats and dedication agreements will be recorded at the Register of Deeds.

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG	1	STANLEY 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
PRESIDENTS HOUSE	10	ROSS HALL	22
WEST AND EAST BEAM HALL	11	THE BARN	23
JONES HALL	12	MAINTENANCE CENTER	24

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0 100' 200'

SCALE: 1"=100'

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P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
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

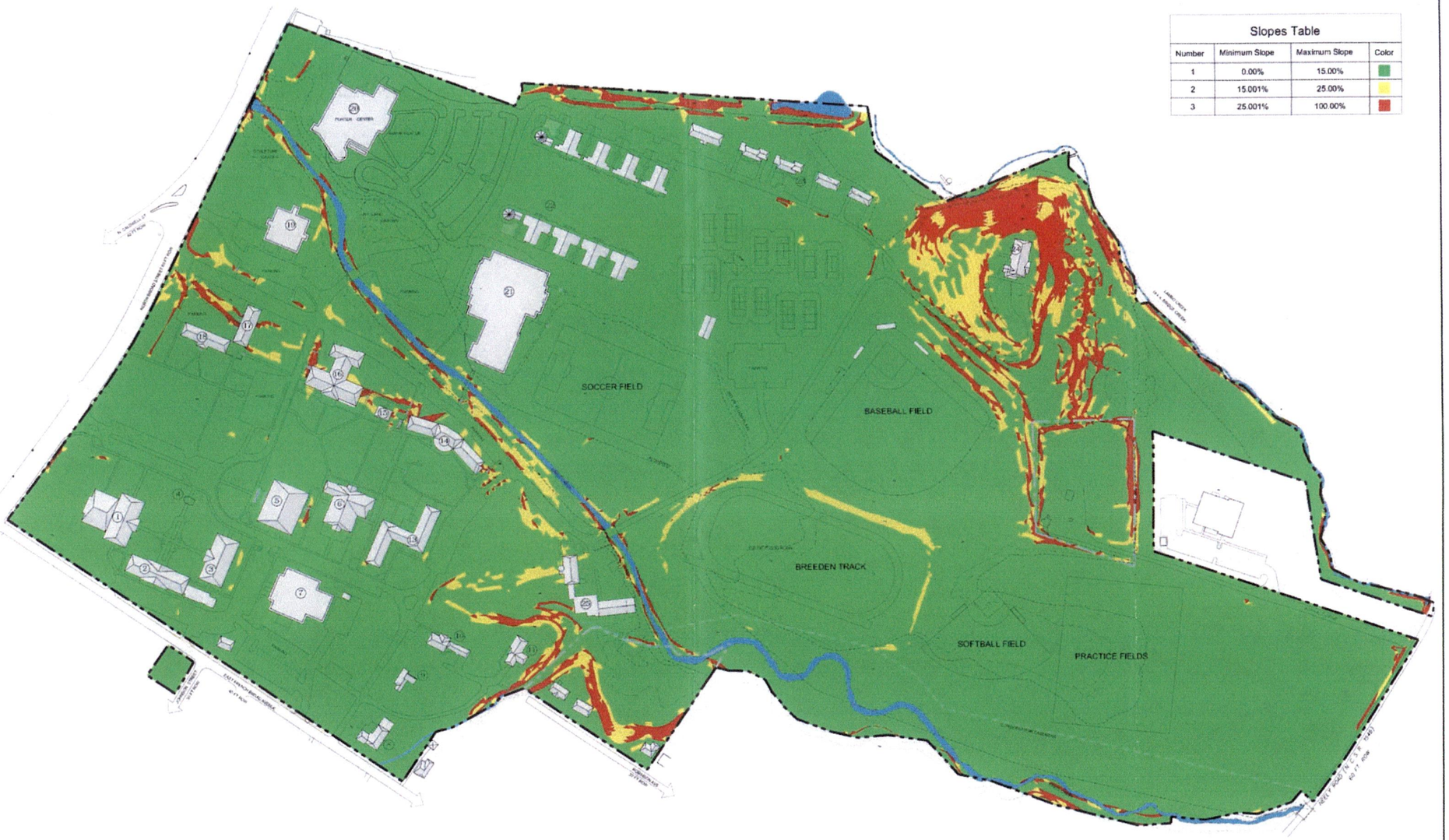
ISSUE DATE: MAY 22, 2009

REVISIONS:
2/19/2014 Update all sheets

DESIGNED BY: MF
DRAWN BY: MF
APPROVED BY: MF

SHEET NUMBER: L2

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	15.001%	25.00%	
3	25.001%	100.00%	

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG	1	STAMEY BUILDING	13
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N

0 100' 200'

SCALE: 1"=100'

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
SLOPE ANALYSIS

OWNER:
Brevard College
One Brevard College Drive
Brevard NC 28712

SURVEY BY:
Webb A. Morgan & Associates
96 Central Avenue
Asheville, NC (828) 252-1520

ISSUE DATE: MAY 22, 2009

REVISIONS:
6/15/2014 Update all sheets

DESIGNED BY: MF
DRAWN BY: MF
APPROVED BY: MF

SHEET NUMBER: L3

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NOTES

- Flood information based on FEMA information found on the Transylvania County GIS website (http://arcims.webgis.metro/transylvania) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.
- 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.
- 30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non- disturbance limits
- There is no predetermined phasing. Brevard College is not in a growth mode. Plans for any development will be submitted to the City of Brevard prior to any construction.
- All common areas are considered greenspace.

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.

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 8.4.D.8.iv 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, it's 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.

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG	1	STAMEY BUILDING	13
BEAM ADMINISTRATION BLDG.	2	DURHAM 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
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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
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QUAD PAVILION	34
COFFEEHOUSE	35
PARKING DECK	36
BICYCLE STORAGE	37
MYERS DINING HALL ANNEX	38

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0 100' 200'
SCALE: 1"=100'

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
CONCEPTUAL MASTER PLAN

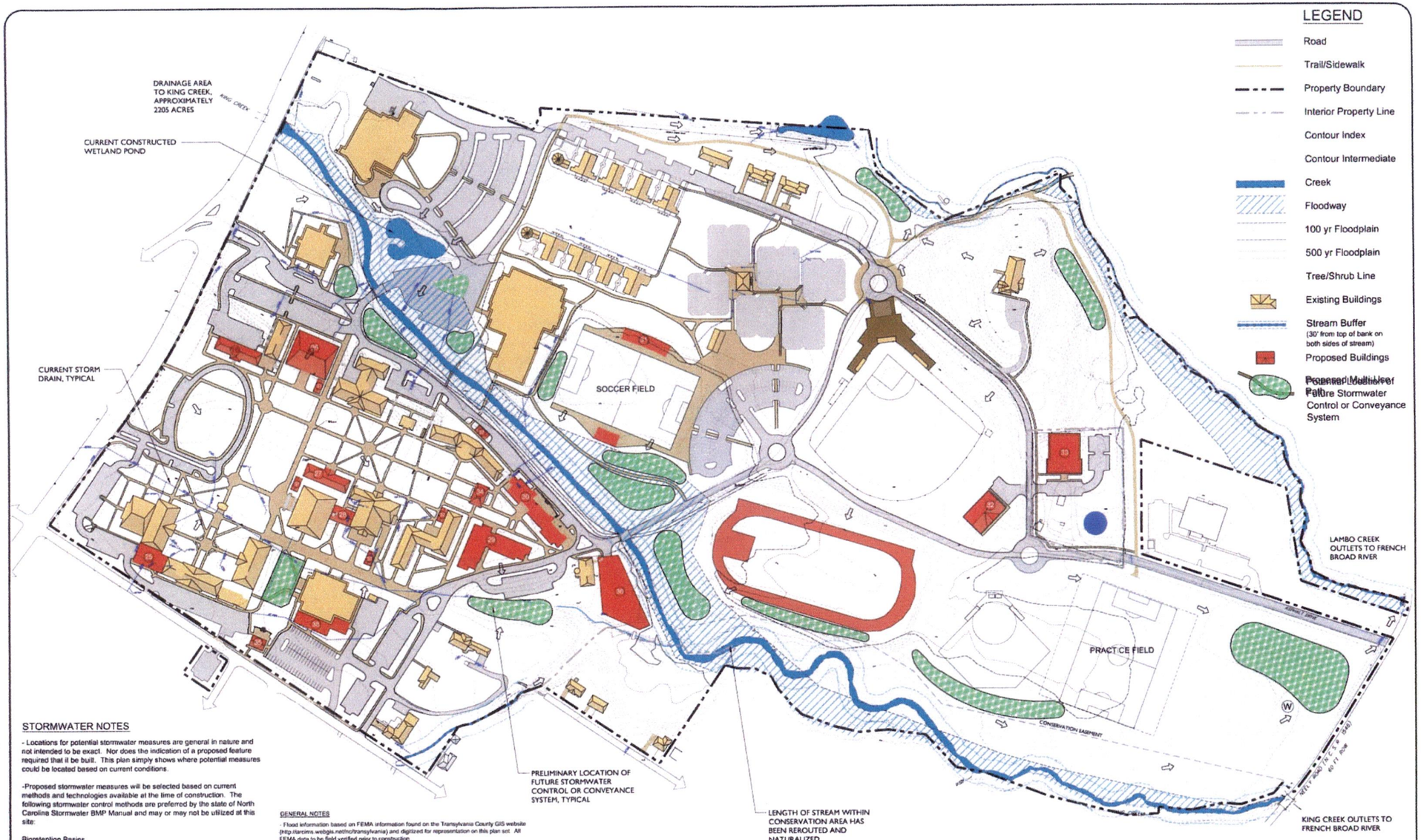
OWNER:
Brevard College
One Brevard College Drive
Brevard NC 28712

SURVEY BY:
Webb A. Morgan & Associates
96 Central Avenue
Asheville, NC (828) 252-1530

ISSUE DATE: MAY 23, 2009
REVISIONS:
2/19/2014 Update all sheets

DESIGNED BY: MF
DRAWN BY: MF
APPROVED BY: MF
SHEET NUMBER: L4

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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

- Flood information based on FEMA information found on the Transylvania County GIS website (http://arcims.webgis.net/nc/transylvania) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction

-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.

-30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non-disturbance limits

- There is no predetermined phasing. Brevard College is not in a growth mode. Plans for any development will be submitted to the City of Brevard prior to any construction

- All common areas are considered greenspace

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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 CONCEPTUAL STORMWATER PLAN

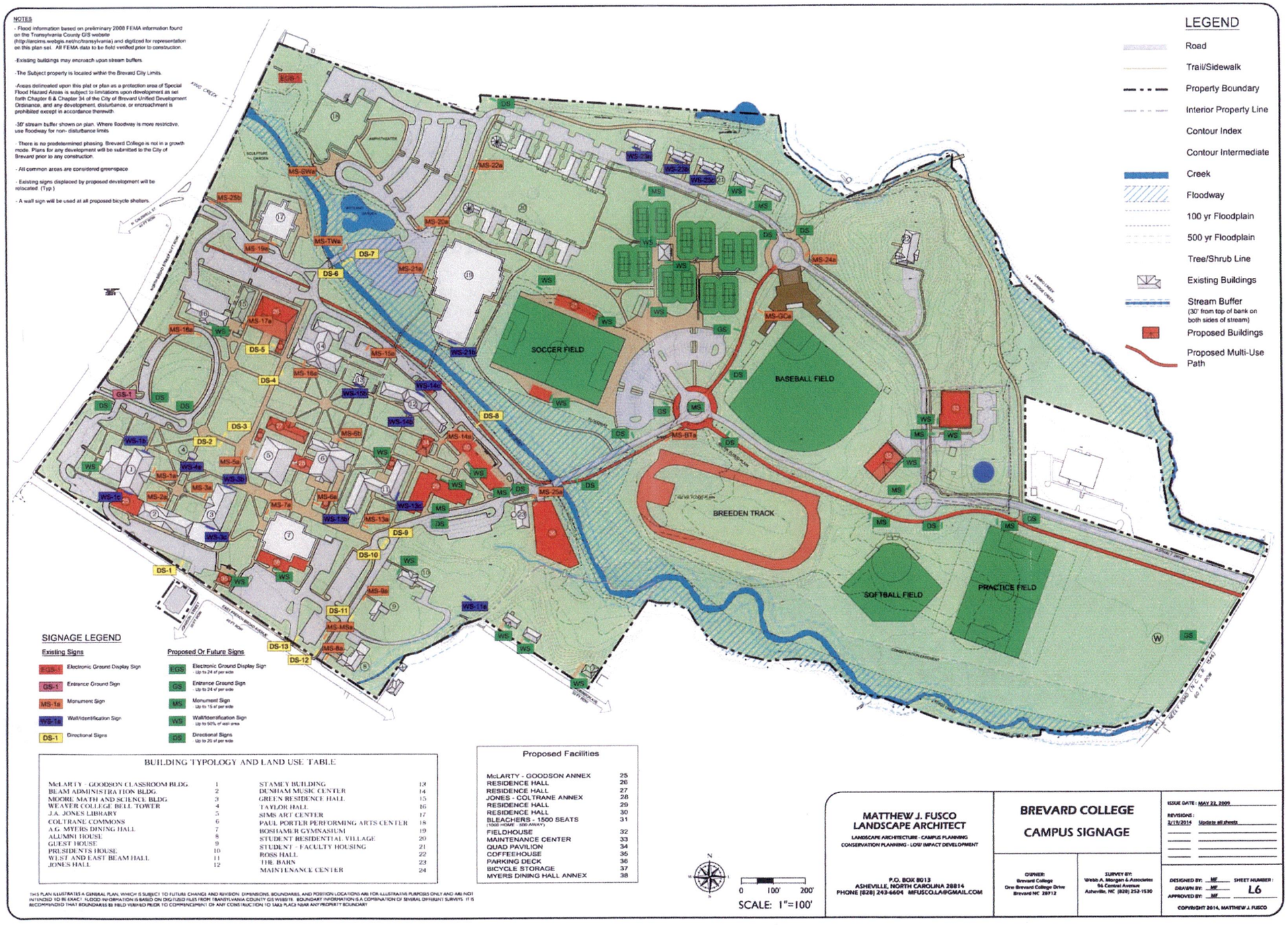
OWNER:
Brevard College
One Brevard College Drive
Brevard NC 28712

SURVEY BY:
Webb A. Morgan & Association
96 Central Avenue
Asheville, NC (828) 252-1580

ISSUE DATE : MAY 22, 2009
REVISIONS :
2/19/2014 Update all sheets

DESIGNED BY: MF
DRAWN BY: MF
APPROVED BY: MF
SHEET NUMBER : L5

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NOTES
- Flood information based on preliminary 2008 FEMA information found on the Transylvania County GIS website (http://arcims.webgis.net/nc/transylvania) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.
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-The Subject property is located within the Brevard City Limits.
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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.
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
SOCCER FIELD
BASEBALL FIELD
BREEDEN TRACK
SOFTBALL FIELD
PRACTICE FIELD
SIGNAGE LEGEND
Existing Signs
EGS-1 Electronic Ground Display Sign
GS-1 Entrance Ground Sign
MS-1a Monument Sign
WS-1a Wall/Identification Sign
DS-1 Directional Signs
Proposed Or Future Signs
EGS Electronic Ground Display Sign - Up to 24 sf per side
GS Entrance Ground Sign - Up to 24 sf per side
MS Monument Sign - Up to 15 sf per side
WS Wall/Identification Sign - Up to 50% of wall area
DS Directional Signs - Up to 20 sf per side
BUILDING TYPOLOGY AND LAND USE TABLE
McLARTY - GOODSON CLASSROOM BLDG 1
BEAM ADMINISTRATION BLDG 2
MOORE MATH AND SCIENCE BLDG 3
WEAVER COLLEGE BELL TOWER 4
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COLTRANE COMMONS 6
A.G. MYERS DINING HALL 7
ALUMNI HOUSE 8
GUEST HOUSE 9
PRESIDENTS HOUSE 10
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MATTHEW J. FUSCO LANDSCAPE ARCHITECT
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CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT
P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
PHONE (828) 243-6604 MFUSCO.LA@GMAIL.COM
BREVARD COLLEGE
CAMPUS SIGNAGE
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:
2/15/2014 Update all sheets
DESIGNED BY: MF
DRAWN BY: MF
APPROVED BY: MF
SHEET NUMBER: L6
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BREVARD COLLEGE

BUILDING TYPOLOGY AND LAND USE TABLE

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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



SCALE: 1"=100'

MATTHEW J. FUSCO, LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE | CONSERVATION PLANNING | LOW IMPACT DEVELOPMENT

P.O. BOX 8013, ASHEVILLE NC 28804 | PH: 828.243.6604 | EMAIL: MFUSCO.LA@GMAIL.COM

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Conceptual Master Plan

February 19, 2014