BREVARD COLLEGE MASTER PLAN

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

MASTER PLAN SUBMITTAL

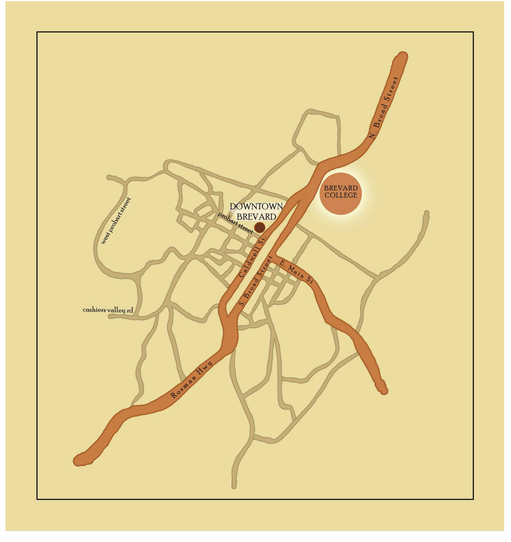
Original Submittal Date: 5/22/09
Revision Date: 2/20/20
8/7/2025

DEVELOPMENT SUMMARY

TOTAL PROPERTY ACREAGE: 112.84 Acres +/-
PARK/OPEN SPACE: 93 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
Juan Mascaro
One Brevard College Drive
Brevard, NC 28712
Tel: (828) 884-8219
Fax: (828) 966-9339

PROJECT LANDSCAPE ARCHITECT & CONTACT

Fusco Land Planning & Design, PLLC
Matthew Fusco, PLA, ASLA
P.O. Box 8013
Asheville, North Carolina 28814
Tel: (828) 243-6604

MASTER PLANNING CONSULTANT/ARCHITECT

CREDO
Dawn Rolling AIA, NCARB, LEED AP
Director of Design/Architect
301 Main Ave.
De Pere, WI 54115
Tel: (920) 593-2165

SURVEYOR (BOUNDARY & TOPO)

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


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'

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG.	1	GREEN RESIDENCE HALL	15
BEAM ADMINISTRATION BLDG.	2	SIMS ART CENTER	17
MOORE MATH AND SCIENCE HALL	3	PAUL PORTER PERFORMING ARTS CENTER	18
WEAVER COLLEGE BELL TOWER	4	BOSHAMER GYMNASIUM	19
J.A. JONES LIBRARY	5	VILLAGE RESIDENCE HALLS	20
COLTRANE COMMONS	6	STUDENT - FACULTY HOUSING	21
A.G. MYERS DINING HALL	7	ROSS HALL	22
ALUMNI HOUSE	8	THE BARN	23
GUEST HOUSE	9	MAINTENANCE CENTER	24
PRESIDENTS HOUSE	10	STANBACK RESIDENCE HALL	25
WEST AND EAST BEAM HALL	11	TRACK STORAGE	26
JONES HALL	12	BILLS BOILER HOUSE	27
STAMEY HALL	13	FIELDHOUSE	28
DUNHAM MUSIC CENTER & INGRAM AUDITORIUM	14		

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)
- Existing Stormwater Features



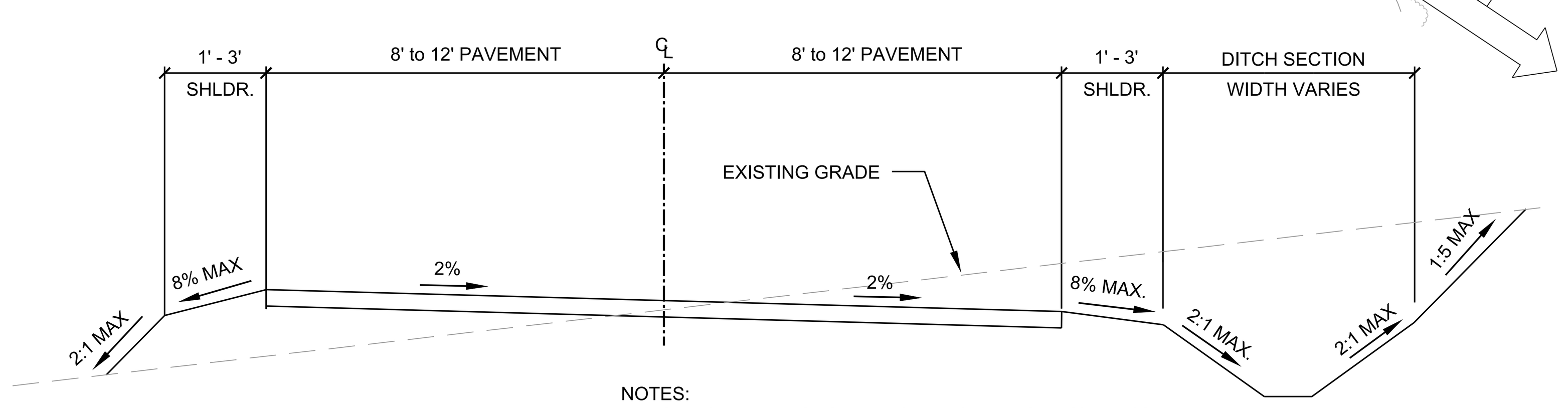
NOTES

- 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.



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.

0 50' 100' 200'
SCALE: 1"=100'-0"

August 7, 2025

Know what's below. Call before you dig.

FUSCO LAND PLANNING & DESIGN, PLLC

SEAL:

BREVARD COLLEGE MASTER PLAN

BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC

LANDSCAPE ARCHITECTURE I CONSERVATION PLANNING I LOW IMPACT DEVELOPMENT

P.O. BOX 8013, ASHEVILLE, NC 28814 I PH: 828.243.6604 I WWW.FUSCOLA.COM

Copyright © 2020, Fusco Land Planning & Design, PLLC

SHEET TITLE:

EXISTING CONDITIONS

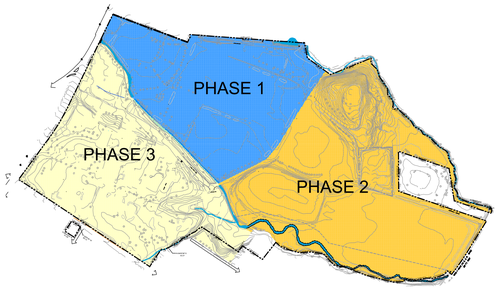
SHEET NO: L1

Sheet Size: 42 x 30

LEGEND

- Sewer Line
- Electric
- Gas Line
- Storm Drainage
- Water Line
- Underground TV
- Steam Line
- Utilities Dedicated To City
- Existing Stormwater Feature

PROPOSED PHASING FOR UTILITY DEDICATION TO CITY



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.

-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	GREEN RESIDENCE HALL	15
BEAM ADMINISTRATION BLDG.	2	SIMS ART CENTER	17
MOORE MATH AND SCIENCE HALL	3	PAUL PORTER PERFORMING ARTS CENTER	18
WEAVER COLLEGE BELL TOWER	4	BOSHAMER GYMNASIUM	19
J.A. JONES LIBRARY	5	VILLAGE RESIDENCE HALLS	20
COLTRANE COMMONS	6	STUDENT - FACULTY HOUSING	21
A.G. MYERS DINING HALL	7	ROSS HALL	22
ALUMNI HOUSE	8	THE BARN	23
GUEST HOUSE	9	MAINTENANCE CENTER	24
PRESIDENTS HOUSE	10	STANBACK RESIDENCE HALL	25
WEST AND EAST BEAM HALL	11	TRACK STORAGE	26
JONES HALL	12	BILLS BOILER HOUSE	27
STAMEY HALL	13	FIELDHOUSE	28
DUNHAM MUSIC CENTER & INGRAM AUDITORIUM	14		

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.

N W E S

0 50' 100' 200'

SCALE: 1"=100'-0"

August 7, 2025

Know what's below. Call before you dig.

FUSCO LAND PLANNING & DESIGN, PLLC

SEAL: NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT # C-473 — NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1261 MATTHEW J. FUSCO

BREVARD COLLEGE MASTER PLAN

BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC

LANDSCAPE ARCHITECTURE I CONSERVATION PLANNING I LOW IMPACT DEVELOPMENT

P.O. BOX 8013, ASHEVILLE, NC 28814 I PH: 828.243.6604 I WWW.FUSCOLA.COM

Copyright © 2020, Fusco Land Planning & Design, PLLC

SHEET TITLE: EXISTING UTILITIES

SHEET NO: L2

Sheet Size: 42 x 30

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

PORTER CENTER
AMPHITHEATER
SCULPTURE GARDEN
WETLAND GARDEN
N. CALDWELL ST. - 40 FT ROW
NORTH BROAD STREET 80 FT ROW
PARKING
SOCCER FIELD
BASEBALL FIELD
BREEDEN TRACK
SOFTBALL FIELD
PRACTICE FIELDS
100 YR. FLOOD PLAIN
FLOODWAY
BUFFER
BRIDGE CREEK
LAMBO CREEK (A.K.A. BRIDGE CREEK)
ASPHALT DRIVE
CONSERVATION EASEMENT
KINGS CREEK
REEL T ROAD (N.C.S.R. 1546) 60 FT. ROW
DAWSON STREET 30 FT ROW
EAST FRENCH BROAD AVENUE 40 FT ROW
ROBINSON AVE. 30 FT ROW

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG.	1	GREEN RESIDENCE HALL	15
BEAM ADMINISTRATION BLDG.	2	SIMS ART CENTER	17
MOORE MATH AND SCIENCE HALL	3	PAUL PORTER PERFORMING ARTS CENTER	18
WEAVER COLLEGE BELL TOWER	4	BOSHAMER GYMNASIUM	19
J.A. JONES LIBRARY	5	VILLAGE RESIDENCE HALLS	20
COLTRANE COMMONS	6	STUDENT - FACULTY HOUSING	21
A.G. MYERS DINING HALL	7	ROSS HALL	22
ALUMNI HOUSE	8	THE BARN	23
GUEST HOUSE	9	MAINTENANCE CENTER	24
PRESIDENTS HOUSE	10	STANBACK RESIDENCE HALL	25
WEST AND EAST BEAM HALL	11	TRACK STORAGE	26
JONES HALL	12	BILLS BOILER HOUSE	27
STAMEY HALL	13	FIELDHOUSE	28
DUNHAM MUSIC CENTER & INGRAM AUDITORIUM	14		

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.

N W E S

0 50' 100' 200'
SCALE: 1"=100'-0"

August 7, 2025

FUSCO
LAND PLANNING & DESIGN, PLLC

SEAL:
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURE # C-473
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURE #1261 MATTHEW J. FUSCO

BREVARD COLLEGE MASTER PLAN

BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC

LANDSCAPE ARCHITECTURE I CONSERVATION PLANNING I LOW IMPACT DEVELOPMENT

P.O. BOX 8013, ASHEVILLE, NC 28814 I PH: 828.243.6604 I WWW.FUSCOLA.COM

Copyright © 2020, Fusco Land Planning & Design, PLLC

SHEET TITLE:

SLOPE ANALYSIS

SHEET NO: L3

Sheet Size: 42 x 30

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 will work with the City to determine those areas on a case by case basis.

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.

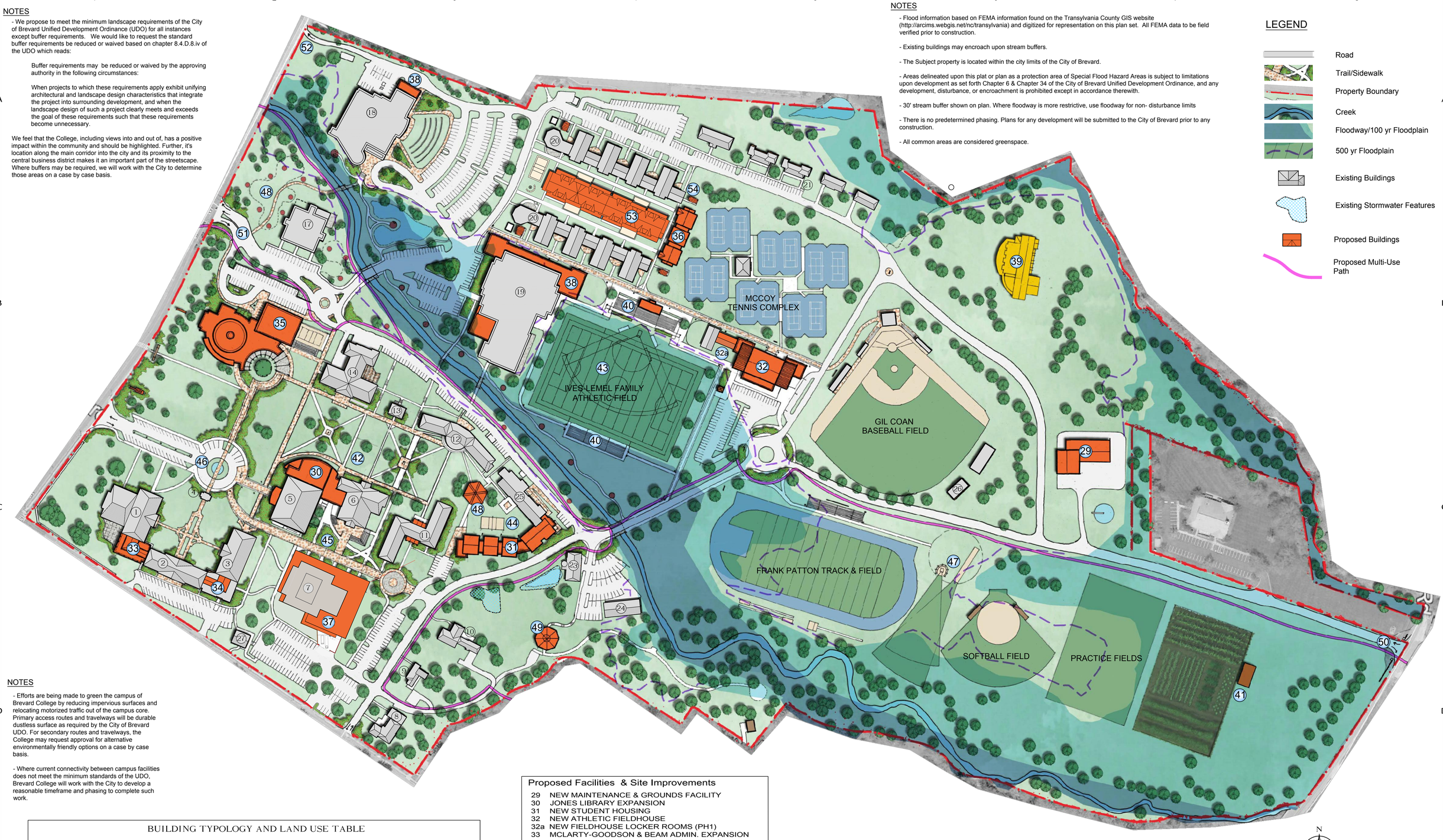
- 30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non- disturbance limits

- There is no predetermined phasing. Plans for any development will be submitted to the City of Brevard prior to any construction.

- All common areas are considered greenspace.

LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Creek
- Floodway/100 yr Floodplain
- 500 yr Floodplain
- Existing Buildings
- Existing Stormwater Features
- Proposed Buildings
- Proposed Multi-Use Path



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.

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG.	1	GREEN RESIDENCE HALL	15
BEAM ADMINISTRATION BLDG.	2	SIMS ART CENTER	17
MOORE MATH AND SCIENCE HALL	3	PAUL PORTER PERFORMING ARTS CENTER	18
WEAVER COLLEGE BELL TOWER	4	BOSHAMER GYMNASIUM	19
J.A. JONES LIBRARY	5	VILLAGE RESIDENCE HALLS	20
COLTRANE COMMONS	6	STUDENT - FACULTY HOUSING	21
A.G. MYERS DINING HALL	7	ROSS HALL	22
ALUMNI HOUSE	8	THE BARN	23
GUEST HOUSE	9	WLEE OUTPOST	24
PRESIDENTS HOUSE	10	STANBACK RESIDENCE HALL	25
WEST AND EAST BEAM HALL	11	TRACK STORAGE	26
JONES HALL	12	BILLS BOILER HOUSE	27
STAMEY HALL	13	FIELDHOUSE	28
DUNHAM MUSIC CENTER & INGRAM AUDITORIUM	14		

Proposed Facilities & Site Improvements

29	NEW MAINTENANCE & GROUNDS FACILITY
30	JONES LIBRARY EXPANSION
31	NEW STUDENT HOUSING
32	NEW ATHLETIC FIELDHOUSE
32a	NEW FIELDHOUSE LOCKER ROOMS (PH1)
33	MCLARTY-GOODSON & BEAM ADMIN. EXPANSION
34	BEAM ADMIN & BRIAN MOORE CONNECTION
35	NEW HEALTH & WELLNESS CENTER
36	NEW STUDENT HOUSING
37	MYERS DINING HALL EXPANSION
38	BOSHAMER GYM EXPANSION
39	FUTURE CONFERENCE CENTER & GUEST HOUSING
40	NEW STADIUM SEATING
41	NEW GREENHOUSE & CROP FIELDS
42	ACADEMIC QUAD ENHANCEMENTS
43	COMPETITION ATHLETIC FIELD UPGRADES
44	OUTDOOR RECREATION (TYP.)
45	COLTRANE COMMONS QUAD IMPROVEMENTS
46	WELCOME ENTRANCE IMPROVEMENTS
47	NEW FIELD SPORTS
48	SCULPTURE GARDEN IMPROVEMENTS
49	NEW LEARNING 7 GATHERING GAZEBOS
50	NEW NEELY ROAD ENTRANCE
51	NEW - EVENT/SPECTATOR ENTRY/EXIT
52	NEW RIGHT TURN ONLY EXIT DRIVE
53	NEW STUDENT HOUSING
54	NEW BIKE STORAGE W/ TRASH & RECYCLING (TYP.)

N

0 50' 100' 200'
SCALE: 1"=100'-0"

August 7, 2025

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.

CREDO DESIGN ARCHITECTS

FUSCO LAND PLANNING & DESIGN, PLLC

SEAL: NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT # C-473 — NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1261 ANDREW J. FUSCO

BREVARD COLLEGE MASTER PLAN

BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC

LANDSCAPE ARCHITECTURE I CONSERVATION PLANNING I LOW IMPACT DEVELOPMENT

P.O. BOX 8013, ASHEVILLE, NC 28814 I PH: 828.243.6604 I WWW.FUSCOLA.COM

Copyright © 2020, Fusco Land Planning & Design, PLLC

SHEET TITLE:

CONCEPTUAL MASTER PLAN

SHEET NO: L4

Sheet Size: 42 x 30



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.

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.

N W E S

0 50' 100' 200'
SCALE: 1"=100'-0"

August 7, 2025

FUSCO
LAND PLANNING & DESIGN, PLLC

SEAL:
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT # C-473
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1261 ANDREW J. FUSCO

BREVARD COLLEGE MASTER PLAN

BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC
LANDSCAPE ARCHITECTURE I CONSERVATION PLANNING I LOW IMPACT DEVELOPMENT
P.O. BOX 8013, ASHEVILLE, NC 28814 I PH: 828.243.6604 I WWW.FUSCOLA.COM

Copyright © 2020, Fusco Land Planning & Design, PLLC

SHEET TITLE:
CONCEPTUAL STORMWATER PLAN

SHEET NO: L5

Sheet Size: 42 x 30

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.

-Existing buildings may encroach upon stream buffers.

-The Subject property is located within the Brevard City Limits.

-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. Plans for any development will be submitted to the City of Brevard prior to any construction.

- 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.

- Sandwich boards may be used around campus to highlight events or to provide better directional information to facilities and services

- Banners may be used throughout campus and along campus perimieter as allowed by City of Brevard UDO

- Murals may be implemented as allowed by City of Brevard UDO

- Existing Ground Sign GS-1 to be relocated to new Neely Road entry and new sign constructed to meet adjacent DMX zoning requirements.

LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Creek
- Floodway/100 yr Floodplain
- 500 yr Floodplain
- Existing Buildings
- Existing Stormwater Features
- Proposed Buildings
- Proposed Multi-Use Path

SIGNAGE LEGEND

Existing Signs

- 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 85 sf per side to match adjacent DMX zoning
- 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	GREEN RESIDENCE HALL	15
BEAM ADMINISTRATION BLDG.	2	SIMS ART CENTER	17
MOORE MATH AND SCIENCE HALL	3	PAUL PORTER PERFORMING ARTS CENTER	18
WEAVER COLLEGE BELL TOWER	4	BOSHAMER GYMNASIUM	19
J.A. JONES LIBRARY	5	VILLAGE RESIDENCE HALLS	20
COLTRANE COMMONS	6	STUDENT - FACULTY HOUSING	21
A.G. MYERS DINING HALL	7	ROSS HALL	22
ALUMNI HOUSE	8	THE BARN	23
GUEST HOUSE	9	WLEE OUTPOST	24
PRESIDENTS HOUSE	10	STANBACK RESIDENCE HALL	25
WEST AND EAST BEAM HALL	11	TRACK STORAGE	26
JONES HALL	12	BILLS BOILER HOUSE	27
STAMEY HALL	13	FIELDHOUSE	28
DUNHAM MUSIC CENTER & INGRAM AUDITORIUM	14		

Proposed Facilities & Site Improvements

29	NEW MAINTENANCE & GROUNDS FACILITY
30	JONES LIBRARY EXPANSION
31	NEW STUDENT HOUSING
32	NEW ATHLETIC FIELDHOUSE
32a	NEW FIELDHOUSE LOCKER ROOMS (PH1)
33	MCLARTY-GOODSON & BEAM ADMIN. EXPANSION
34	BEAM ADMIN & BRIAN MOORE CONNECTION
35	NEW HEALTH & WELLNESS CENTER
36	NEW STUDENT HOUSING
37	MYERS DINING HALL EXPANSION
38	BOSHAMER GYM EXPANSION
39	FUTURE CONFERENCE CENTER & GUEST HOUSING
40	NEW STADIUM SEATING
41	NEW GREENHOUSE & CROP FIELDS
42	ACADEMIC QUAD ENHANCEMENTS
43	COMPETITION ATHLETIC FIELD UPGRADES
44	OUTDOOR RECREATION (TYP.)
45	COLTRANE COMMONS QUAD IMPROVEMENTS
46	WELCOME ENTRANCE IMPROVEMENTS
47	NEW FIELD SPORTS
48	SCULPTURE GARDEN IMPROVEMENTS
49	NEW LEARNING 7 GATHERING GAZEBOS
50	NEW NEELY ROAD ENTRANCE
51	NEW - EVENT/SPECTATOR ENTRY/EXIT
52	NEW RIGHT TURN ONLY EXIT DRIVE
53	NEW STUDENT HOUSING
54	NEW BIKE STORAGE W/ TRASH & RECYCLING (TYP.)

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.

N

SCALE: 1"=100'-0"

August 7, 2025

FUSCO LAND PLANNING & DESIGN, PLLC

SEAL: NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT # C-473 — NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1261 MATTHEW J. FUSCO

BREVARD COLLEGE MASTER PLAN

BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC

LANDSCAPE ARCHITECTURE I CONSERVATION PLANNING I LOW IMPACT DEVELOPMENT

P.O. BOX 8013, ASHEVILLE, NC 28814 I PH: 828.243.6604 I WWW.FUSCOLA.COM

Copyright © 2020, Fusco Land Planning & Design, PLLC

SHEET TITLE:

CONCEPTUAL CAMPUS SIGNAGE

SHEET NO: L6

Sheet Size: 42 x 30