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DEVELOPMENT DATA BLOCK

NAME & LOCATION OF PROJECT:	JACKSON CO. PARKS & RECREATION DEPT. (AQUATICS CENTER) 88 CULLOWHEE MOUNTAIN RD CULLOWHEE, NC 28723
PIN NUMBERS:	7558-26-8899 D.B. 834 P.G. 230
ZONING: EXISTING ZONING:	I-INSTITUTIONAL DISTRICT (CULLOWHEE)
PROPERTY OWNERS	JACKSON COUNTY
CONTACT PERSON:	TBD
ARCHITECT:	DOROTHEA SCHULZ, AIA CLARK NEXSEN 301 COLLEGE STREET, SUITE 300 ASHEVILLE, NC 28801
ENGINEER:	JARED DERIDDER, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739
PARCEL SIZE:	30.11 ± ACRES
WATER SYSTEM:	PUBLIC-TWSA
SEWER SYSTEM:	PUBLIC-TWSA
BUILDING SETBACKS: SIDE: 10'	FRONT OR R/W: 25' REAR: 20'
BUILDING SF: EXISTING BUILDING SF: PROPOSED BUILDING SF:	32245 SEE ARCHITECTS PLAN
IMPERVIOUS: MAX ALLOWED: PROPOSED:	70% MAX (21.08 AC±) 20.82% (6.27 AC±)
OPEN SPACE: MIN ALLOWED: PROPOSED:	10% (3.01 AC±) 79.18% (23.84 AC±)
BUILDING HEIGHT: MAX ALLOWED: PROPOSED:	40' MAX SEE ARCHITECTS PLAN

NOTES:
1.) SURVEY INFORMATION PROVIDED BY: DAVENPORT, IVEY, & ASSOCIATES INC. PROFESSIONAL LAND SURVEYORS PO BOX 234 CULLOWHEE, NC 28723
2.) EXISTING UTILITIES THAT ARE TO REMAIN MUST BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION.
3.) ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON SITE. CONTRACTOR SHALL CALL 811 PRIOR TO ANY DIGGING.
4.) ADDITIONAL EXISTING LANDSCAPE TREES AND/OR SHRUBS MAY EXIST ON SITE THAT WILL NEED TO BE REMOVED.
5.) NO LAND DISTURBING ACTIVITY SHALL OCCUR WITHIN 25' OF THE TOP OF BANK SURROUNDING ANY SURFACE WATER DESIGNATED AS TROUT WATERS (TR).
6.) CONTRACTOR TO BE RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL SIGNAGE THROUGH THE DURATION OF THE PROJECT.
7.) A PORTION OF THIS PARCEL FALLS WITHIN THE 100 YEAR FLOOD PLAIN PER NORTH CAROLINA FLOOD PLAIN MAPPING MAP# 3700755800J PANEL# 7558.

PARKING SUMMARY

EXISTING PARKING:	STANDARD PAVED: 202 ACCESSIBLE PAVED: 7 STAFF/GRAVEL: 12 TOTAL = 221
REQUIRED INSTITUTIONAL PARKING PER CULLOWHEE ZONING ORDINANCE:	
ONE (1) SPACE PER EACH HALF-ACRE OF PARK LAND	
PARK ACREAGE:	30.17 AC± =60 SPACES REQUIRED
PROPOSED PARKING:	
STANDARD:	206
ACCESSIBLE:	7
	213

FIRE FLOW ANALYSIS

QR = QF x [(HR/HF)^0.54]

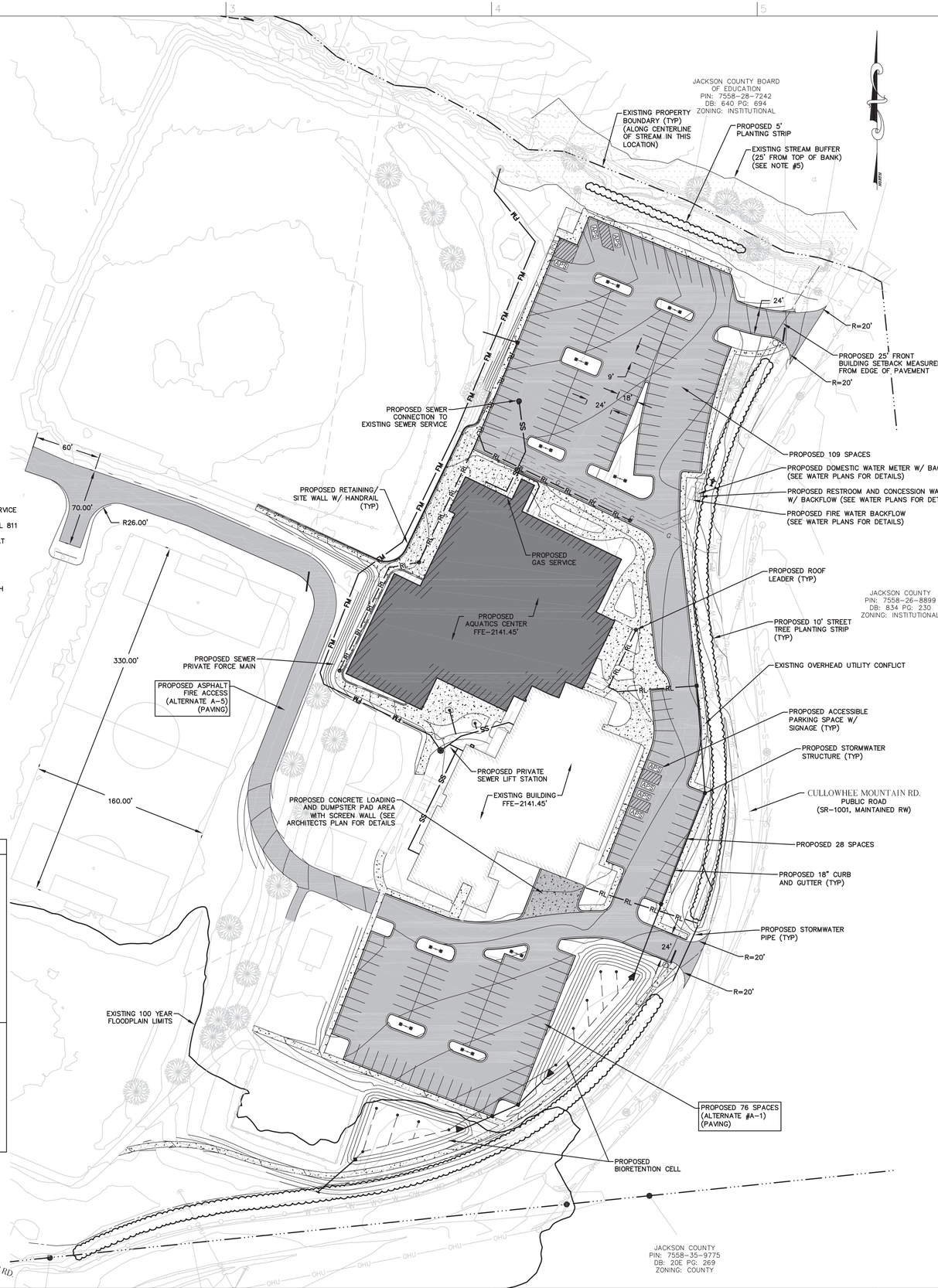
QR = RATED CAPACITY AT 20 PSI (GPM) =2,750 GPM
QF = TEST FLOW (GPM) =1,455 GPM
HR = STATIC PRESSURE MINUS 20 PSI = 130 PSI
HF = STATIC PRESSURE MINUS RESIDUAL PRESSURE = 40 PSI
SP = STATIC PRESSURE = 150 PSI
RP = RESIDUAL PRESSURE = 110 PSI

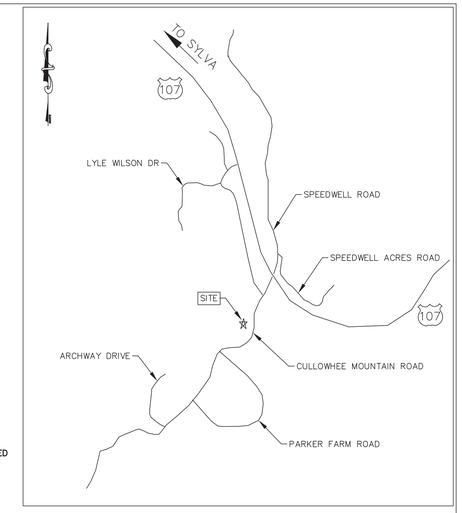
MINIMUM REQUIRED FIRE FLOW FROM B105.1	3,750 GPM (TYPE IIB BLDG)
ALLOWABLE REDUCTION PER SECTION B105.2	75%
MINIMUM REQUIRED FIRE FLOW	937.5 GPM
MINIMUM REQUIRED QR PER SECTION B105.2	1,000 GPM
PROVIDED QR (SEE ABOVE)	2,750 GPM

STREET BUFFER:
REQUIRED: 1 LARGE TREE PER 40 LF AND 1 SMALL TREE PER 30 LF OF PROPERTY ABUTTING A STREET OR ROAD (1267 LF = 32 LARGE AND 43 SMALL TREES)

PLANTING STRIP:
REQUIRED: 1 EVERGREEN OR DECIDUOUS TREE + 5 EVERGREEN OR DECIDUOUS SHRUBS PER 40 LF OF PROPERTY LINE THAT PARALLELS VUA (160 LF = 4 TREES AND 20 SHRUBS)

PARKING LOT LANDSCAPING:
REQUIRED: 1 TREE & 2 SHRUBS PER 2,000 SF VUA (82,855 SF = 41 TREES AND 82 SHRUBS)





LEGEND
- EXISTING PROPERTY BOUNDARY
- EXISTING SETBACK LINE
- EXISTING BUILDING
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORMWATER PIPE
- PROPOSED BUILDING
- PROPOSED PEDESTRIAN CONCRETE
- PROPOSED ASPHALT
- PROPOSED DUMPSTER PAD
- PROPOSED SITE LIGHTING
- PROPOSED STREAM BUFFER

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

JACKSON COUNTY
RECREATION CENTER-AQUATICS
88 CULLOWHEE MOUNTAIN ROAD
COLLOWHEE, NC 28723

DESIGNER
CLARKNEXSEN
301 COLLEGE STREET, SUITE 300
ASHEVILLE, NORTH CAROLINA 27601
828-232-0608
CLARK NEXSEN LICENSE NUMBER: C-1028

WGLA Engineering
WGLA ENGINEERING, PLLC
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PROFESSIONAL SEAL
Jared DeRidder
NORTH CAROLINA PROFESSIONAL SEAL 041349 ENGINEER JARED L. DERIDDER
3/30/2022

SUBMITTAL
03.31.2022
CONSTRUCTION DOCUMENTS

REVISIONS

KEY PLAN

SHEET
SITE PLAN

C-200

DESIGN: JRC
DRAWN: JRC
REVIEW: JLD

CN
7584-A