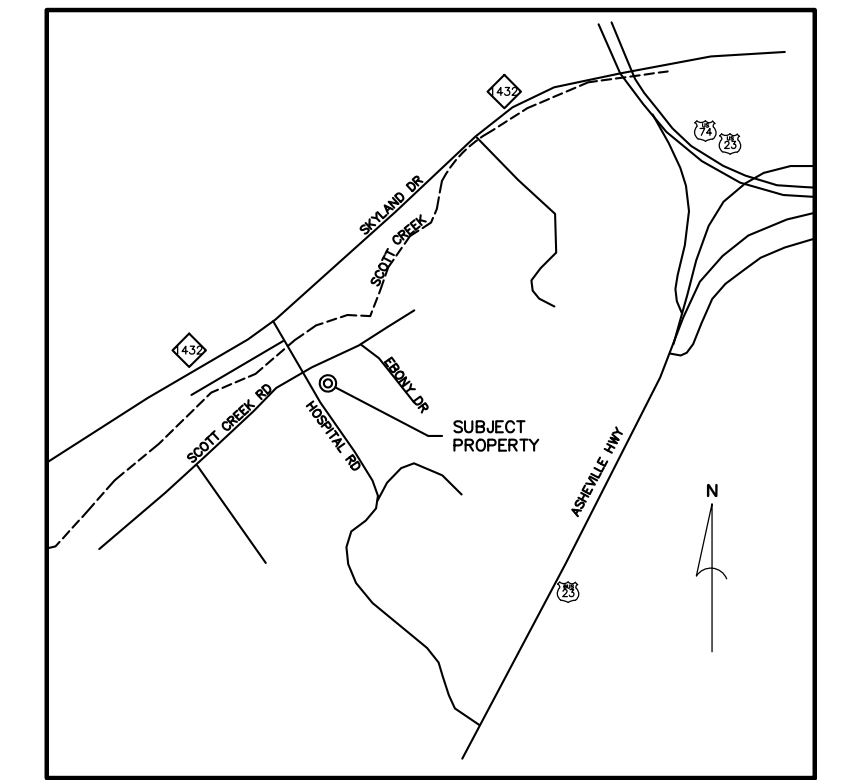
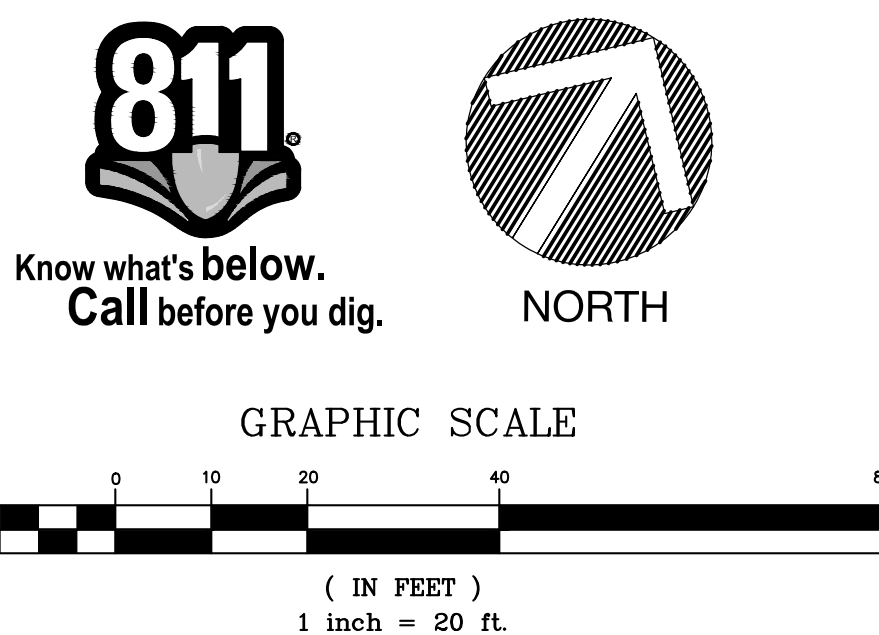


- NOTES
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. SINGLE-PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 6. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 7. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 8. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
 9. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
 10. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
 11. PROPOSED PARKING AND ISLES TO BE PRIVATE. TOWN OF SYLVIA NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



DEVELOPMENT DATA			
OWNER/DEVELOPER:	JACKSON COUNTY 401 GRINDSTAFF COVE RD SYLVIA, NC 28779 JACKSON COUNTY (828) 631-2295		
CONTACT:			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 JESSE GARDNER, P.E. (828) 252-5386		
CONTACT:			
SURVEYOR:	JOEL JOHNSON LAND SURVEYING 701 OLD SETTLEMENT RD SYLVIA, NC 28779 JOEL JOHNSON (828) 586-6488		
CONTACT:			
ARCHITECT:	MC MILLAN PAZDAN SMITH 47 RANKIN AVE, SUITE 141 ASHEVILLE, NC 28801 BRANDIN BENZING (828) 398-5016		
CONTACT:			
PROJECT DATA			
PIN:	7642-72-1970		
ADDRESS:	538 SCOTTS CREEK ROAD, SYLVIA		
DEED BOOK/PAGE:	0338/204		
SITE ACREAGE:	3.49 ACRES		
ZONING:	GI		
SETBACKS:			
FRONT:	25'		
SIDES:	10'		
REAR:	10'		
DISTURBED AREA:	2.80 AC		
PARKING CALCULATIONS:			
VEHICULAR:			
SPACES REQUIRED:	(5 SPACES/PHYSICIAN X 3 + 29,262SF / 250) = 133		
SPACES PROVIDED:	161		
HANDICAPPED SPACES:			
SPACES REQUIRED:	6		
SPACES PROVIDED:	6		
BUILDING DATA:			
BUILDING	DESCRIPTION	HEIGHT	GEA
BUILDING 1	2-STORY BRICK	24'	33,787 SF
IMPERVIOUS CALCULATIONS:			
PRE-DEVELOPMENT:	IMPERVIOUS	PERVIOUS	
	1.75 ACRES (50.1%)	1.74 ACRES (49.9%)	
POST-DEVELOPMENT:	1.81 ACRES (51.9%)	1.71 ACRES (48.9%)	
LANDSCAPING REQUIREMENTS:	SEE L101 LANDSCAPE PLAN		
SOIL TYPES:	U/B,B/C		
SOIL GROUP:	A,B		

SITE LEGEND	
PROPERTY LINE	---
SETBACK LINE	---
RIGHT OF WAY LINE	---
PROPOSED CONCRETE	[Pattern]
PROPOSED PAVEMENT (LIGHT)	[Pattern]
PROPOSED ASPHALT OVERLAY	[Pattern]
PROPOSED SIGHT TRIANGLE	[Pattern]



JACKSON COUNTY
COMMUNITY SERVICES BUILDING
RENOVATIONS

NO.	DATE	DESCRIPTION	BY
1	04/03/2019	ADDENDUM #2	DLH
4	09/03/2019	REVISION 4	HNB
6	10/29/2019	REVISION 6	DMS

DESIGN DEVELOPMENT 10/03/2018
PRINCIPAL IN CHARGE: JG
PROJECT ENGINEER: MC
DRAWN BY: DLH
SHEET TITLE:

SITE PLAN

SHEET NO.	CDC PROJ. NO. 21854	PROJ. NO. 016202.03
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C201