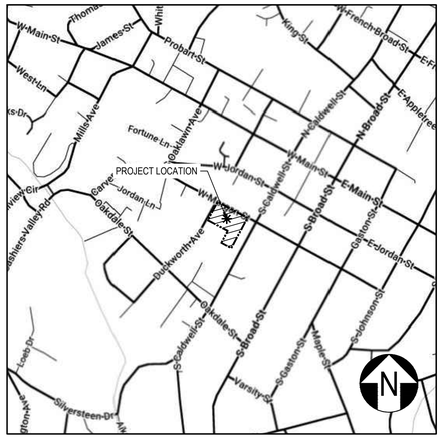


LOCATION MAP
NOT TO SCALE

CONSTRUCTION PLANS
FOR THE
THE BREAD OF LIFE

31 W. MORGAN STREET,
BREVARD, NC 28712
CITY OF BREVARD
TRANSYLVANIA COUNTY,
NORTH CAROLINA

PREPARED FOR:
THE BREAD OF LIFE, INC.
238 SOUTH CALDWELL STREET
BREVARD, NC 28712
T: 828-877-3577
CONTACT: BREADOFLIFETC@GMAIL.COM

SHEET INDEX

SHEET NO.	DESCRIPTION
-	COVER SHEET
C-1	EXISTING CONDITIONS & DEMOLITION PLAN
C-2	SITE & UTILITY PLAN
C-3	GRADING & STORMWATER PLAN
C-4	EROSION CONTROL PLAN
C-5	DETAILS

REVISIONS

REVISION & ISSUE NO.	SHEET NO.	DESCRIPTION	DATE
A - ISSUE 1	ALL	SUBMIT TO CLIENT FOR REVIEW	05/06/2026
A - ISSUE 2	ALL	SUBMIT TO CLIENT FOR REVIEW	05/27/2026

CONSTRUCTION NOTES:

1. The drawings and specifications are intended to cover a complete project, ready to use, and all items necessary for a complete and workable job shall be furnished and installed. Any discrepancy shall be immediately reported to the owner or his representative.
2. All work shall comply with all applicable local, state, and federal codes. The contractor, at his expense shall obtain all necessary licenses and permits, unless already obtained by the owner.
3. The contractor shall coordinate location and installation of all underground utilities and appurtenances to minimize disturbing curbing, paving and all other utilities.
4. The existing utilities shown are for the contractor's convenience only. There may be other utilities not shown on these drawings. The utilities shown are based on the best available information and surface evidence where available. The engineer assumes no responsibility for the location of the utilities shown. It shall be the contractor's responsibility to verify the locations of all utilities within the limits of work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.
5. Deviations from these plans and specifications without prior consent of the engineer and the municipality may be cause for the work to be unacceptable.
6. All materials shall be new unless used or salvaged materials are authorized by the owner.
7. The contractor shall furnish and maintain all necessary barricades around the work and shall provide protection against water damage and soil erosion.
8. All work shall be performed in a finished and workmanlike manner to the entire satisfaction of the owner, and in accordance with the best-recognized trade practices.
9. The contractor shall provide sheeting and shoring for all trench construction in accordance with OSHA guidelines.
10. All pipe lengths shown are to the centerline of the structures unless specifically noted.
11. Pipes (storm and sanitary sewer) shall be laid on smooth, continuous grades with no visible bends at the joints.
12. Bedding requirements specified herein are to be considered as minimum required for relatively dry stable earth conditions. Additional bedding shall be required for rock trenches to provide such additional bedding as required to properly construct work.
13. All storm drainage inlet structures shall have metal ring and cover for access.
14. All angles shown are 90 degrees unless shown otherwise.
15. All grades shown are finished grades. Contractor shall verify dimensions, grades, and existing elevations prior to construction.
16. Concrete curbs shall be constructed in accordance with the details shown on plans. Materials, equipment, methods of construction and workmanship shall conform to state D.O.T. standard specifications.
17. All concrete shall have 3000-PSI compressive strength after 28 days, with a maximum slump of four (4) inches, unless specified otherwise.
18. All exposed concrete shall have a fine hair broomed finish.
19. Parking and driveway base course and asphaltic concrete surface and prime materials, equipment, methods for construction and workmanship shall conform to state D.O.T. standard specifications.
20. Contractor to field verify all storm, sanitary, water and other utilities locations and inverts prior to installation of any utilities. Notify engineer prior to proceeding with any work if discrepancies found.
21. Contractor shall notify the proper local authorities 24 hours prior to any road being closed for construction, including but not limited to local newspaper, radio station, fire department, county sheriff's department, ambulance service, and county emergency agency. All traffic control shall conform to the requirements of NCDOT.
22. All fence damaged during construction shall be replaced with like materials in a workmanlike manner and in accordance with standard fence construction practices at the contractor's expense.
23. Contractor shall be responsible for any damage to existing roads during construction and shall repair road per requirements of NCDOT. No open cuts of existing roads shall be allowed except were indicated on the drawings or where specific permission is granted by NCDOT.

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. Provisions to prevent erosion of the soil from the site shall conform to the requirements of the "North Carolina Sedimentation Pollution Control Act of 1973" as shown herein and stipulated in the "Erosion and Sediment Control Planning and Design Manual". Installation shall be in a manner so as to minimize erosion of the disturbed areas and prevent sediment from leaving the site.
2. The contractor shall incorporate all temporary and permanent erosion control measures into the project at the earliest practicable time during construction. The erosion control measures detailed hereon shall be continued until permanent drainage structures have been installed and until grass on planted shoulders and slopes is sufficiently established to be an effective erosion deterrent. The sediment removed from the control structures shall be evenly distributed outside construction limits. Disposed sediment shall be permanently grassed.
3. Temporary and permanent vegetative cover shall be installed in accordance with the requirements of Chapter 6, Section 10 - Temporary Seeding, and Section 11 - Permanent Seeding of the "Planning and Design Manual" as described in note no. 1 above.
4. The contractor shall not restrict the use of silt fences or any other means of erosion control to the locations shown on these plans. Moreover, the contractor should constantly be aware of minimizing soil erosion and use erosion control means accordingly. The contractor shall promptly repair, improve or add erosion control measures as required by the local reviewing agency.
5. Divert all runoff to the erosion control devices shown on the drawings.
6. Provide daily maintenance of erosion control devices to maintain their function at all times.
7. Any disturbed area left exposed for a period greater than fourteen (14) days shall be stabilized with mulch or temporary seeding.
8. All silt fences must be installed immediately following clearing. No grading shall be performed until silt fence installation is complete.
9. Additional sediment control measures may be required based on actual field conditions as per local governing authorities.
10. All erosion control measures shall be checked and maintained daily.
11. Maximum cut and fill slopes shall be two (2) foot horizontal to one (1) foot vertical, unless otherwise noted.
12. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
13. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.

PROJECT NOTES:

OWNER:
The Bread of Life
238 South Caldwell Street
Brevard, NC 28712
Phone: 828-877-3577
Email: breadoflifetc@gmail.com
Contact: XXXXXXXXX

ARCHITECT:
May Collaborative
170 South Broad Street, Ste. 2B
Brevard, NC 28712
Phone: 828-896-3104
Email: melanie@designwithmay.com
Contact: Melanie Spreen

ENGINEER:
High Country Engineering, PC (C-3347)
81 Central Avenue
Asheville, North Carolina 28801
Phone: 828-230-4511
Email: mgoforth@hcepc.net
Contact: Michael R. Goforth, PE

1. Property located in the The City of Brevard in Transylvania County, North Carolina. Property address is 31 W. Morgan Street, Brevard, NC 28712 .
2. PIN Number(s): 8586-40-2694.
3. Zoning: Zoning District (DMX) by The City of Brevard.
4. Deed Book: 1086 and Page 795. Plat Book: PF26 and Page 18.
5. Proposed use is for a new food pantry.
6. Project Coordinates: 35.233° N, 82.737° W
7. The receiving water course for this project is Norton Creek (Tucker Creek), Stream Index 6-28-2, is a Class C;Tr water as classified by NCDEQ.
8. Total tract contains ± 0.837 acres.
   Disturbed area= ± 0.90 acres.
   Existing impervious area= ± 0.18 acres (21.5%)
   Proposed impervious area = ± 0.41 acres (49.0%)
9. Topographical information obtained from survey by E. Roger Raxter, PLS #2938, of E. Roger Raxter and dated October 16, 2023.
10. Contour interval is 1 foot.
11. This property is shown on F.I.R.M. panel number 3700858600J, dated October 2, 2009 and is located within a special flood hazard zone "X".
12. 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.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. 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.

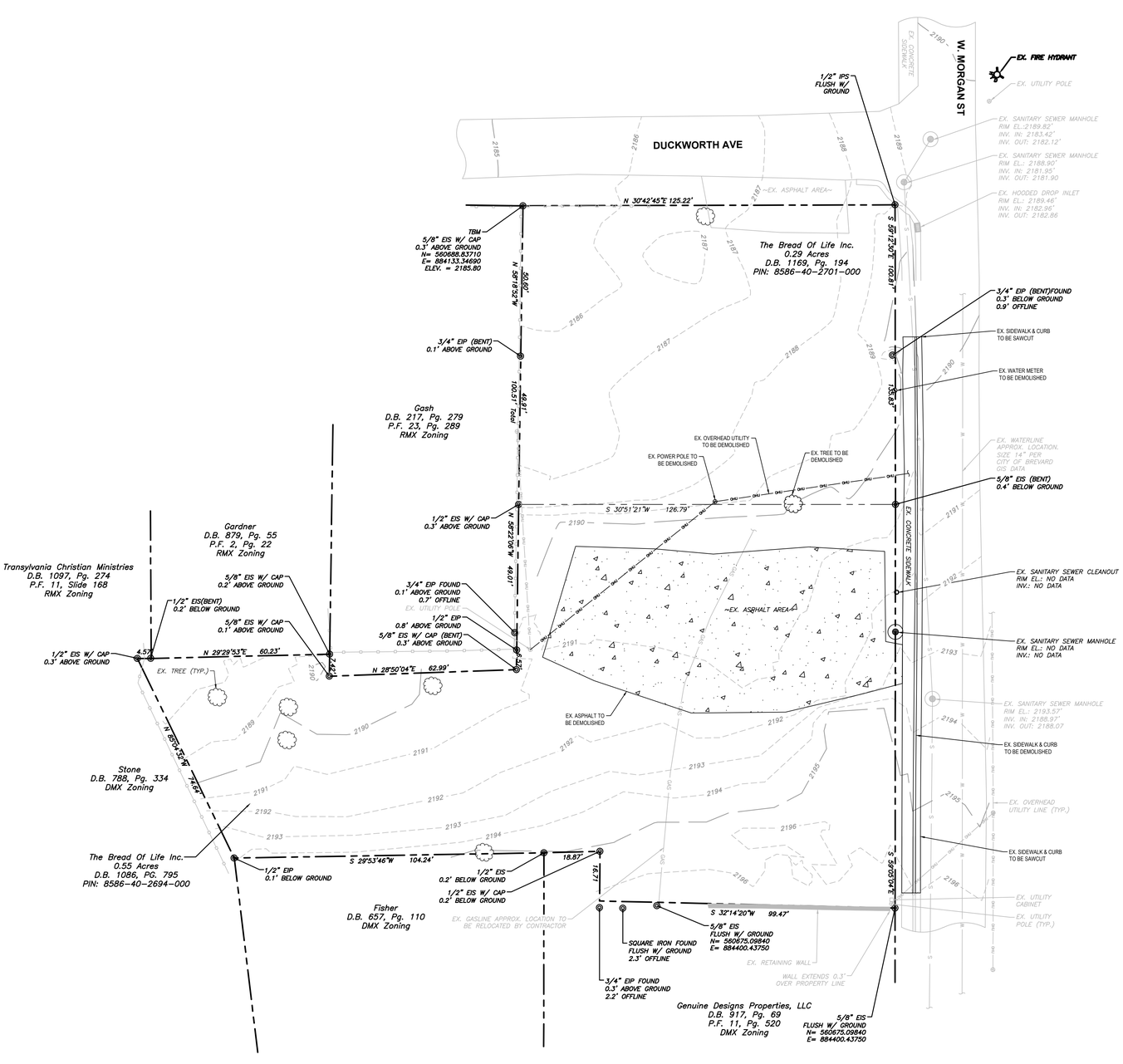
HIGH COUNTRY ENGINEERING

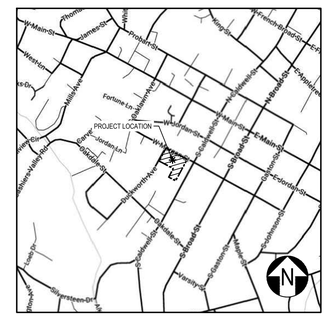
HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36862 MICHAEL R. GOFORTH
PRELIMINARY
NOT FOR
CONSTRUCTION

CONSTRUCTION PLANS
FOR THE
THE BREAD OF LIFE
31 W. Morgan Street, Brevard, NC 28712
CITY OF BREVARD
TRANSYLVANIA COUNTY, NORTH CAROLINA

ISSUE No. A-2: May 27, 2026





LOCATION MAP
NOT TO SCALE

PROJECT NOTES:

OWNER:
The Bread of Life
238 South Caldwell Street
Brevard, NC 28712
Phone: 828-877-3577
Email: breadoflifetc@gmail.com
Contact: XXXXXXXXX

ARCHITECT:
May Collaborative
170 South Broad Street, Ste. 2B
Brevard, NC 28712
Phone: 828-866-3104
Email: melanie@designwithmay.com
Contact: Melanie Spreen

ENGINEER:
High Country Engineering, PC (C-3347)
81 Central Avenue
Asheville, North Carolina 28801
Phone: 828-230-4511
Email: mgoforth@hcepc.net
Contact: Michael R. Goforth, PE

1. Property located in the The City of Brevard in Transylvania County, North Carolina. Property address is 31 W. Morgan Street, Brevard, NC 28712 .
2. PIN Number(s): 8586-40-2694.
3. Zoning: Zoning District (DMX) by The City of Brevard.
4. Deed Book: 1086 and Page 795. Plat Book: PF26 and Page 18.
5. Proposed use is for a new food pantry.
6. Project Coordinates: 35.233° N, 82.737° W
7. The receiving water course for this project is Norton Creek (Tucker Creek), Stream Index 6-28-2, is a Class C;Tr water as classified by NCDEQ.
8. Total tract contains ± 0.837 acres.
   Disturbed area= ± 0.90 acres.
   Existing impervious area= ± 0.18 acres (21.5%)
   Proposed impervious area = ± 0.41 acres (49.0%)
9. Topographical information obtained from survey by E. Roger Raxter, PLS #2938, of E. Roger Raxter and dated October 16, 2023.
10. Contour interval is 1 foot.
11. This property is shown on F.I.R.M. panel number 3700856600J, dated October 2, 2009 and is located within a special flood hazard zone "X".
12. 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.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. 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.

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION, DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, BUILDINGS, DRAINAGE, UTILITIES, ETC., SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
5. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS.
6. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED AND/OR ABANDONED HAVE BEEN DISCONNECTED.

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

CONSTRUCTION PLANS FOR:

THE BREAD OF LIFE

for
THE BREAD OF LIFE
City of Brevard
Transylvania County, North Carolina

#	DATE	REVISION DESCRIPTION
A	5/06/2026	Issue 1 - Submittal to Client for Review
A	5/27/2026	Issue 2 - Submittal to Client for Review

HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
NC FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 35662 MICHAEL R. GOFORTH

PRELIMINARY
NOT FOR
CONSTRUCTION

THE BREAD OF LIFE

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.
MCD001

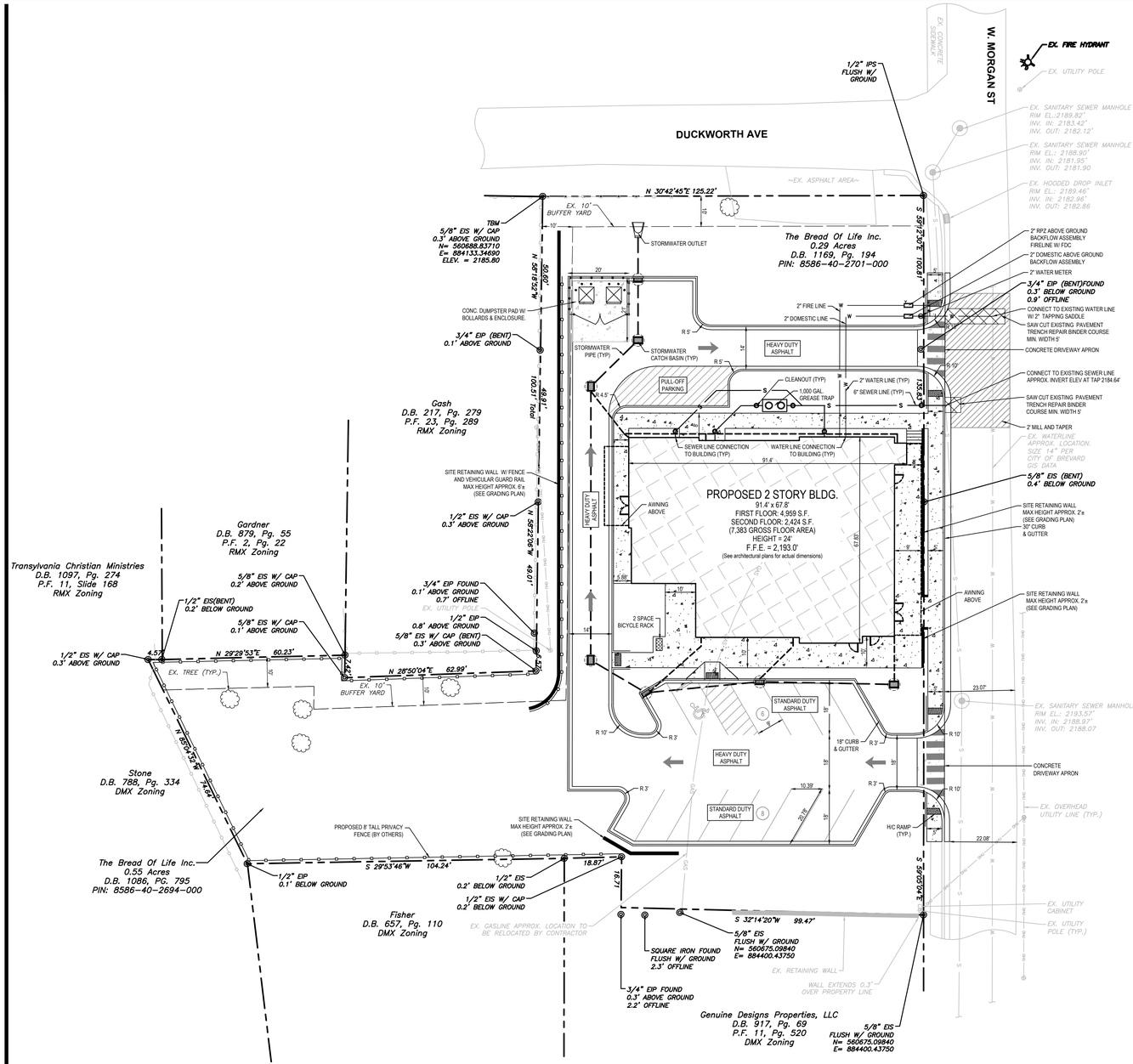
SHEET NO.
C-1

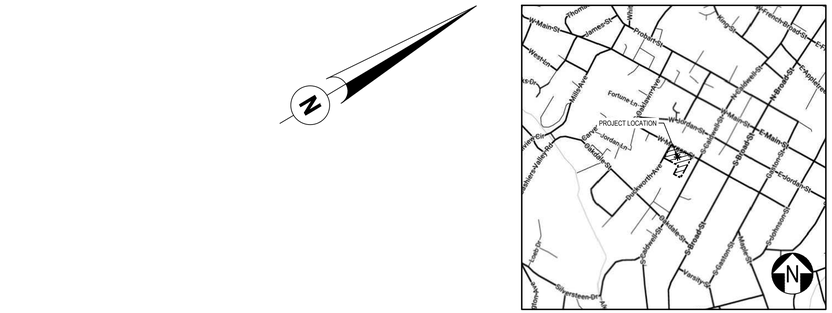
DATE:
5/27/2026

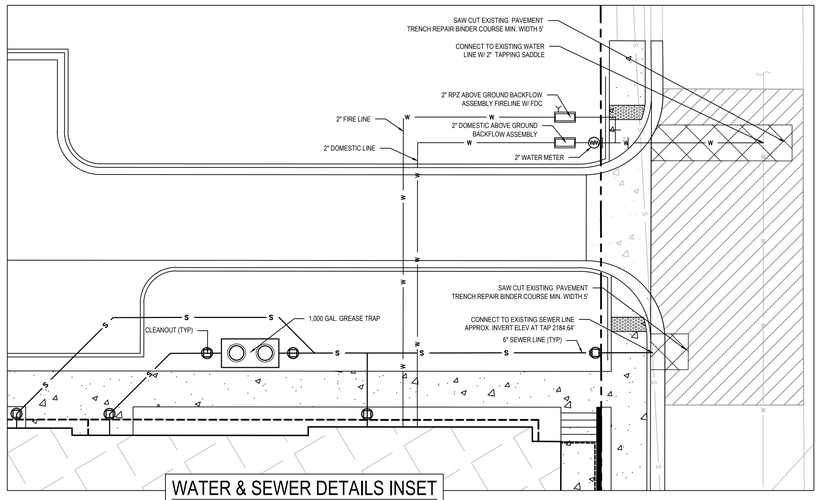
of 5

ISSUE No. A-2

MCD001
BREAD OF LIFE







WATER & SEWER DETAILS INSET

SCALE: 1"=10'

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

PROJECT NOTES:

OWNER:
The Bread of Life
238 South Caldwell Street
Brevard, NC 28712
Phone: 828-877-3577
Email: breadoflifenc@gmail.com
Contact: XXXXXXXXX

ARCHITECT:
May Collaborative
170 South Broad Street, Ste. 2B
Brevard, NC 28712
Phone: 828-866-3104
Email: melanie@designwithmay.com
Contact: Melanie Spreen

ENGINEER:
High Country Engineering, PC (C-3347)
81 Central Avenue
Asheville, North Carolina 28801
Phone: 828-230-4511
Email: mgoforth@hcepc.net
Contact: Michael R. Goforth, PE

1. Property located in the The City of Brevard in Transylvania County, North Carolina. Property address is 31 W. Morgan Street, Brevard, NC 28712 .
2. PIN Number(s): 8586-40-2694.
3. Zoning: Zoning District (DMX) by The City of Brevard.
4. Deed Book: 1086 and Page 795. Plat Book: PF26 and Page 18.
5. Proposed use is for a new food pantry.
6. Project Coordinates: 35.233° N, 82.737° W
7. The receiving water course for this project is Norton Creek (Tucker Creek), Stream Index 6-28-2, is a Class C;Tr water as classified by NCDEQ.
8. Total tract contains ± 0.837 acres.
   Disturbed area= ± 0.90 acres.
   Existing impervious area= ± 0.18 acres (21.5%)
   Proposed impervious area = ± 0.41 acres (49.0%)
9. Topographical information obtained from survey by E. Roger Raxter, PLS #2938, of E. Roger Raxter and dated October 16, 2023.
10. Contour interval is 1 foot.
11. This property is shown on F.I.R.M. panel number 3700858600J, dated October 2, 2009 and is located within a special flood hazard zone "X".
12. 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.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. 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.

GENERAL WATERLINE CONSTRUCTION NOTES:

1. Water construction on this site is authorized by permits issued by the North Carolina Department of Environmental Quality (NCDEQ), and the OWNER. The work is subject to inspections at all times by representatives of NCDEQ, the OWNER, and the Engineer. The permits require certification of completion by the Engineer of the water systems prior to issuance of final operation approval by NCDEQ.
2. The Contractor shall verify the exact location and elevation for all utilities, drainage and other underground facilities both existing and proposed, and shall notify the Engineer of any discrepancies or conflicts, prior to construction.
3. Ferrous piping for both water and sewer shall be installed within 10 ft. Of a crossing if:
   3.1. A sewer line crosses over a water line, or
   3.2. The vertical clearance between water and sewer lines is less than 18 inches.
4. A horizontal separation of ten (10) feet shall be maintained between sewer and water line unless laid in separate trenches with the bottom of the water line at least 18 inches above the top of the sewer line, and ferrous material used for both water and sewer.
5. A vertical separation of twelve (12) inches shall be maintained between storm drain and water lines.
6. The Contractor shall coordinate exact locations of vaults, meters. Backflow prevention devices, and service lines with the detailed architectural, plumbing, landscaping plans, and civil site plans.
7. All water lines shall have three (3) feet minimum cover and shall be constructed of a ferrous material, unless otherwise specified.
8. The Contractor shall protect existing utilities during construction. Repairs shall be made in accordance with applicable standards of appropriate agencies at the Contractor's expense.
9. The Contractor shall notify N.C. One-call center & appropriate utility agencies prior to performing any work.
10. All water meters must be placed in front of the dwelling which they serve. Outside driveways and located in relatively flat areas, not steep banks or slopes, at a maximum of five (5) feet off of the back of curb or edge of pavement. In areas where grading may present a conflict with this requirement, all water meters must be installed within the road right-of-way line, upon approval by the Engineer. In cases where multiple meters are installed to serve connected single family housing units, all meters must be tagged with brass plates inside the meter box labeled with the unit number or address corresponding to that meter.
12. A three (3) foot minimum separation between the back of curb/edge of pavement and the water lines is required unless otherwise specified.
13. All water meter fittings, valves, and other appurtenances shall be lead free materials.
14. The Contractor shall provide erosion control measures to control runoff from the construction site. The Contractor shall be responsible for any fines that may be levied due to offsite sedimentation created during construction.
15. The Contractor shall be responsible for any damage to existing roads during construction and shall repair roads in accordance with the requirements of the UTILITY SYSTEM OWNER and/or the NCDOT (as applicable for jurisdiction). Open-cut on roadways shall be allowed except where indicated on the drawings or where specific permission must be granted by the UTILITY SYSTEM OWNER. Sand or similar material approved by the UTILITY SYSTEM OWNER shall be placed as a protective barrier between track equipment and the road and cleaned up properly after construction.

GENERAL SEWERLINE CONSTRUCTION NOTES:

1. Sewer construction on this site is authorized by permits issued by the North Carolina Department of Environmental Quality (NCDEQ), and the OWNER. The work is subject to inspections at all times by representatives of NCDEQ, the OWNER, and the Engineer. The permits require certification of completion by the Engineer of the sewer systems prior to issuance of final operation approval by NCDEQ.
2. Contractor shall verify the exact location and elevation for all utilities, drainage and other underground facilities, both existing and proposed, and shall notify the engineer of any discrepancies or conflicts prior to construction.
3. Install ferrous piping for both water and sewer within 10 ft. Of a crossing if:
   3.1. The sewer line crosses over water, or
   3.2. The vertical clearance between water and sewer is less than 18 inches. Maintain 10 feet horizontal separation between sewer mains and laterals, and water mains unless laid in separate trenches with the bottom of the water line at least 18 inches above the top of sewer, or use ferrous material for both water and sewer.
4. Maintain 12 inches vertical separation between storm drain and sanitary sewer, or install ferrous material on the sanitary sewer within 10 feet each side of crossing.
5. Coordinate exact locations of service lines with the detailed architectural, plumbing, and landscaping plans.
6. Contractor shall protect existing utilities during construction. Repairs shall be made in accordance with applicable standards of appropriate agencies at the contractors expense.
7. Contractor shall notify appropriate utility agency prior to performing any work
8. Manhole steps are to align over invert out.
9. Contractor shall install plug in upstream opening of pipe during construction whenever there is inactivity.
10. All construction is to be performed by a North Carolina licensed utility contractor.

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

CONSTRUCTION PLANS FOR:

THE BREAD OF LIFE

for
THE BREAD OF LIFE
City of Brevard
Transylvania County, North Carolina

No.	DATE	REVISION DESCRIPTION
A.	5/06/2026	Issue 1 - Submittal to Client for Review
A.	5/27/2026	Issue 2 - Submittal to Client for Review

HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
NC FIRM NO.: C-3347

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 36662 MICHAEL R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

THE BREAD OF LIFE

SHEET TITLE:

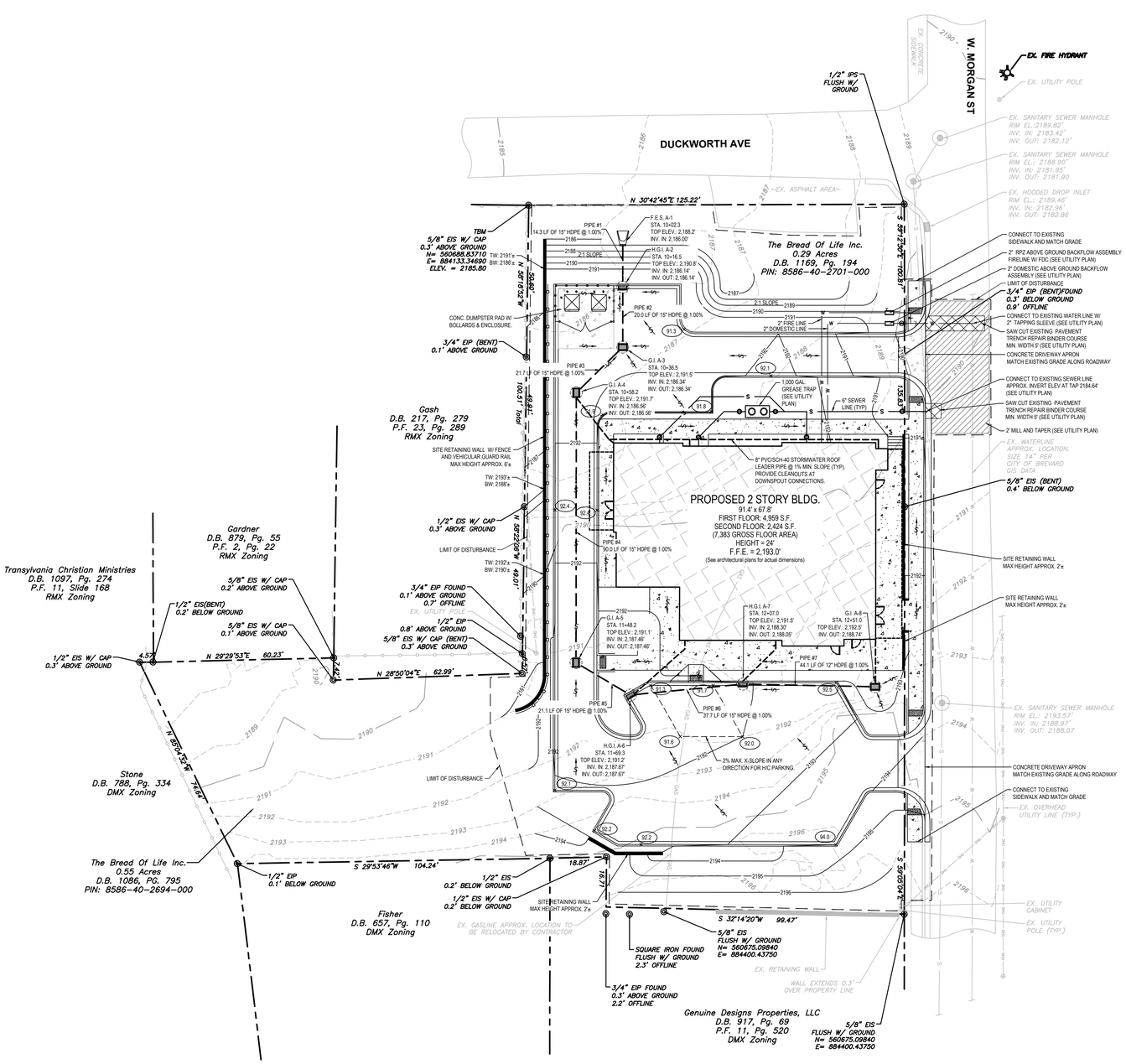
SITE & UTILITY PLAN

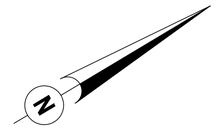
PROJECT NO. MCD001

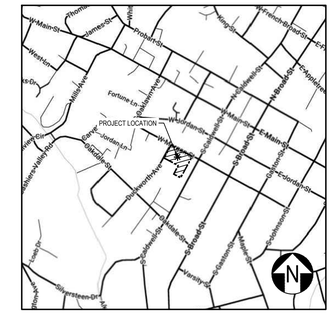
SHEET NO. C-2 of 5

DATE: 5/27/2026

ISSUE No. A-2







LOCATION MAP
NOT TO SCALE

EARTHWORK SPECIFICATIONS:

1.Clearing and Grubbing

Clearing and grubbing shall consist of clearing the surface of the ground of the designated areas of all trees, logs, snags, brush, undergrowth, heavy growth of grass, weeds, fence structures, debris and rubbish of any nature, natural obstructions such as objectionable soil material unsatisfactory for foundations. It shall also consist of grubbing of stumps, roots foundations and disposal of all such material. All holes remaining after the grubbing operation in embankment areas and in excavation areas less than two (2) feet in depth, shall have sides broken down and leveled if necessary to flatten out slopes, refilled with acceptable material that is properly compacted in layers by tampers, rollers or construction equipment.

Burning on site is not permitted without written approval of the local governing authorities having jurisdiction.

2.Existing trees and area outside of grading limits line

Trees and vegetation to be saved shall be protected from damage by a fence barricade prior to, or during, clearing operations. Trees to be saved shall be designated by the owner. No trees are to be removed from the area outside the limits of grading or from specifically designated areas within the construction areas. If, in the opinion of the engineer, a contractor damages a tree not to be removed, the contractor will be fined a predetermined amount for each damaged tree. The contractor shall also be responsible for all costs associated in removing the damaged trees from the site.

3.Fill

All vegetation such as roots, brush, heavy growth of grass, topsoil, all decayed vegetable matter, rubbish, and other unsuitable material within the area upon which fill is to be placed shall be stripped or be otherwise removed before the fill operation is started. In no case shall unsuitable material remain in or under the fill area. Sloped ground surface steeper than one vertical to four horizontal, on which fill is to be placed, shall be placed, stepped or benched in such a manner that the fill to be placed shall be 95 percent of the maximum laboratory dry density according to standard proctor (AASHTO T99, ASTM D-698). Moisture content shall be within 3 percent of the optimum moisture content. Proof-roll the areas to be filled or on which structures are to be placed. A loaded dump truck or other rubber tired equipment shall be used proof-rolling. Overlapping passes of a vehicle should be made across the site in one direction and then perpendicular to the original direction of rolling.

Any yielding, pumping or soft areas should be cut out and replaced with fill compacted as described herein.

The proposed fill should be limited to soils classified in accordance with ASTM D-2487 as GM, GC, SW, SM, SC, ML and CL. Soil classified as PT, OH, OL, CH and MH are not satisfactory as compacted fill.

Fills and embankments shall be constructed at the locations and to the lines and grades indicated on construction plans. The slope shall not exceed two feet horizontal to one foot vertical. The completed fill shall correspond to the shape of the typical sections indicated on the construction plans. Material removed from the excavation shall be used in forming the fill. Fill material shall be reasonably free from roots, other organic material, trash and stones having maximum dimensions greater than 6 inches (4 inches in trenches for utilities). No frozen material will be permitted in the fill. Stones having a maximum dimension of 4 inches will not be permitted in the upper six inches of fill or embankment or utility trench. The material shall be placed in successive horizontal layers not more than 8 inches thick, unless otherwise noted, in loose depth for the width of the cross-section and shall be compacted to at least 95 percent of the maximum laboratory dry density according to standard proctor (ASTM D-698, AASHTO T-99). Moisture shall be within 3 percent of the optimum moisture content. The top 12 inches of the paving, parking and/or roadway sub-grade shall be compacted to 95 percent of the maximum dry density (standard proctor). Each lift shall be rolled with a vibratory roller, a sheepsfoot roller, or a loaded rubber tired dump truck, scraper or loader. If the soil is to dry, a water truck with spreader bar or spray hose shall be used to bring the soil to the proper moisture range. The water shall be thoroughly and properly mixed with the soil prior to compaction.

Storm drain pipes shall be placed on a firm bottom and hand tamped to shore up the pipe. A cushion of soil shall be tamped above the crown of the pipe in accordance with the pipe manufacturer's recommendations so that the heavier compaction equipment can then be used to bring the soil to a density as described above for fill areas.

IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

4.Topsoil

Unless otherwise specified, areas designated for grading operations that contain a blanket of topsoil shall be stripped and placed in convenient stockpiles for later use as a topsoil blanket on the new graded areas specified herein, or as designated. Topsoil shall be stripped from all areas designated to receive fill. The stripping of material for topsoil shall be carefully determined and only the quantity required shall be stockpiled. Material stockpiled shall be stored in a satisfactory manner to afford proper drainage. When grading operations permit, instead of stockpiling, the topsoil shall be hauled and spread directly on the areas designated to receive topsoil.

5.Rock excavation

If rock is encountered, clear away earth to expose material. Notify owner and receive written instructions prior to excavation. Remove rock to a depth of 6 inches below and 6 inches on each side of pipes in trenches. A measurement of the extent of rock to be removed shall be made. Rock excavation shall be paid for in accordance with agreement with the owner.

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

PROJECT NOTES:

OWNER:
The Bread of Life
238 South Caldwell Street
Brevard, NC 28712
Phone: 828-877-3577
Email: breadoflifetc@gmail.com
Contact: XXXXXXXXX

ARCHITECT:
May Collaborative
170 South Broad Street, Ste. 2B
Brevard, NC 28712
Phone: 828-866-3104
Email: melanie@designwithmay.com
Contact: Melanie Spreen

ENGINEER:
High Country Engineering, PC (C-3347)
81 Central Avenue
Asheville, North Carolina 28801
Phone: 828.230.4511
Email: mgoforth@hcepc.net
Contact: Michael R. Goforth, PE

1. Property located in the The City of Brevard in Transylvania County, North Carolina. Property address is 31 W. Morgan Street, Brevard, NC 28712 .
2. PIN Number(s): 8586-40-2694.
3. Zoning: Zoning District (DMX) by The City of Brevard.
4. Deed Book: 1086 and Page 795. Plat Book: PF26 and Page 18.
5. Proposed use is for a new food pantry.
6. Project Coordinates: 35.233° N, 82.737° W
7. The receiving water course for this project is Norton Creek (Tucker Creek), Stream Index 6-28-2, is a Class C;Tr water as classified by NCDEQ.
8. Total tract contains ± 0.837 acres.
   Disturbed area= ± 0.90 acres.
   Existing impervious area= ± 0.18 acres (21.5%)
   Proposed impervious area = ± 0.41 acres (49.0%)
9. Topographical information obtained from survey by E. Roger Raxter, PLS #2938, of E. Roger Raxter and dated October 15, 2023.
10. Contour interval is 1 foot.
11. This property is shown on F.I.R.M. panel number 3700858600J, dated October 2, 2009 and is located within a special flood hazard zone "X".
12. 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.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. 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.

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

CONSTRUCTION PLANS FOR:

THE BREAD OF LIFE

for
THE BREAD OF LIFE
City of Brevard
Transylvania County, North Carolina

#	DATE	REVISION DESCRIPTION
A	5/6/2026	Issue 1 - Submittal to Client for Review
A	5/27/2026	Issue 2 - Submittal to Client for Review

HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
NC FIRM NO.: C-3347

NORTH CAROLINA 36862 PROFESSIONAL ENGINEER MICHAEL R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

THE BREAD OF LIFE

SHEET TITLE:

GRADING & STORMWATER PLAN

PROJECT NO. MCD001

SHEET NO. C-3

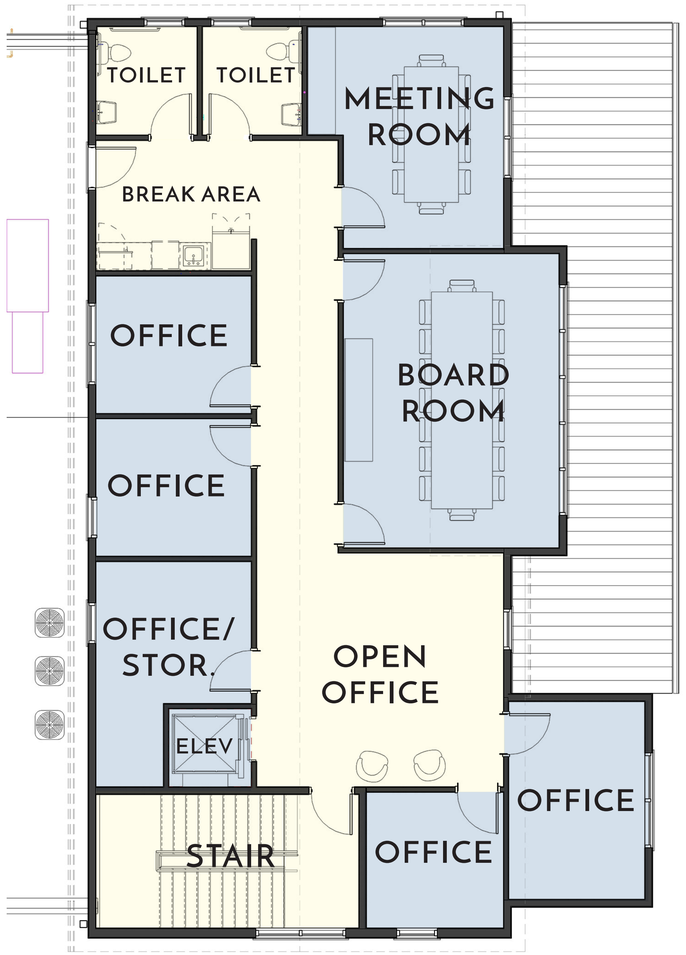
DATE: 5/27/2026

ISSUE No. A-2

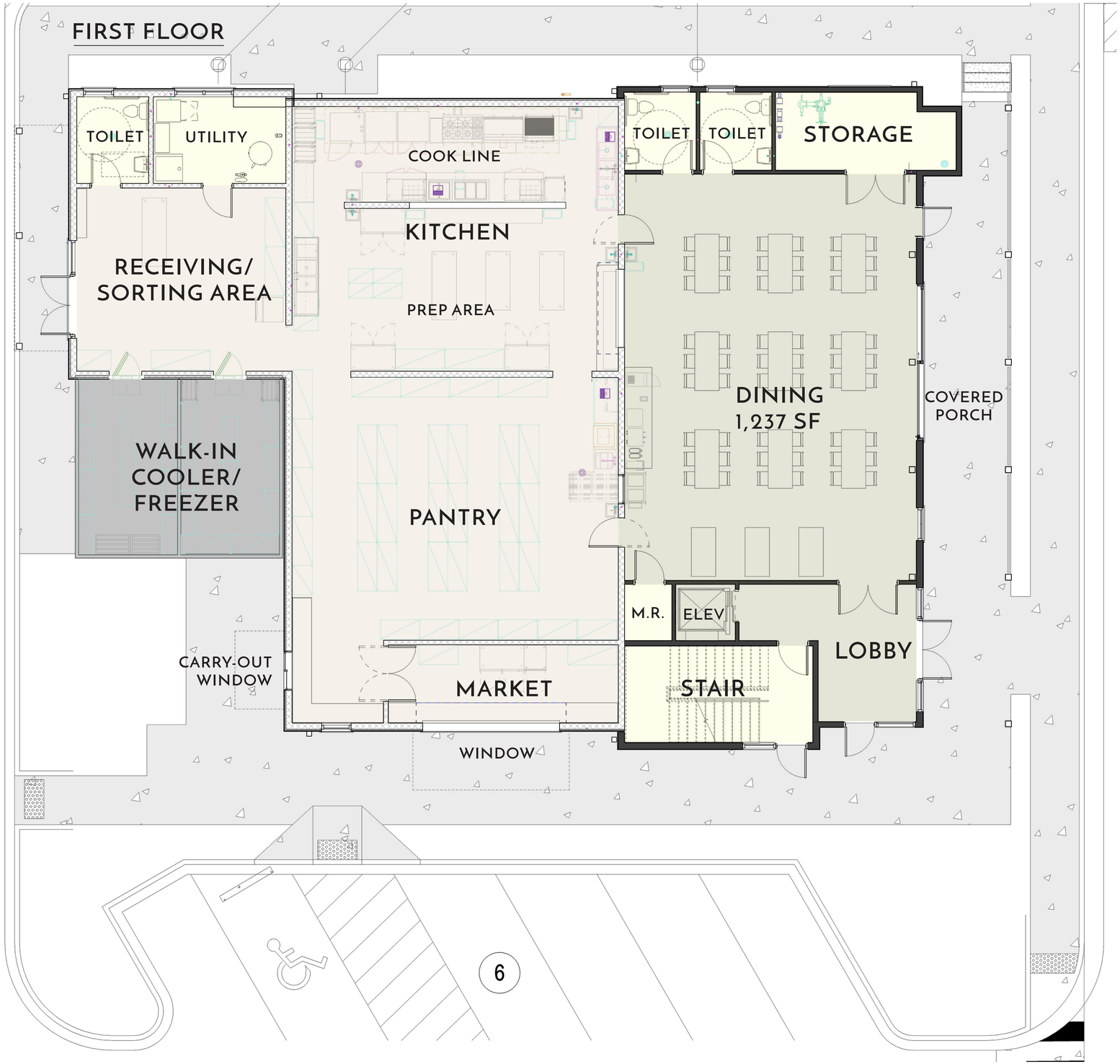
of 5

THE BREAD OF LIFE

SECOND FLOOR



FIRST FLOOR



First Floor:	5,342 sf
Second Floor:	2,239 sf
Total Area:	7,581 sf

©COPYRIGHT 2026 MAYCOLLABORATIVE PLLC

MAY COLLABORATIVE
ARCHITECTURE | PLANNING

BREAD OF LIFE
TRANSYLVANIA COUNTY

N

6.5.2026

FLOOR PLANS

GENERAL NOTES

A. REFER TO DRAWING A003 FOR WINDOW TYPES AND DETAILS.

B. VERTICAL SIDING TO BE 6" WIDE COMPOSITE SHIPLAP SIDING, COLOR SELECTED BY ARCHITECT.
ALTERNATE: FIBER CEMENT SHIPLAP SIDING AND TRIM.

C. PRE-ENGINEERED CANOPIES: BASIS OF DESIGN: MAPES ALL EXTRUDED LUMIDECK OR SIMILAR.

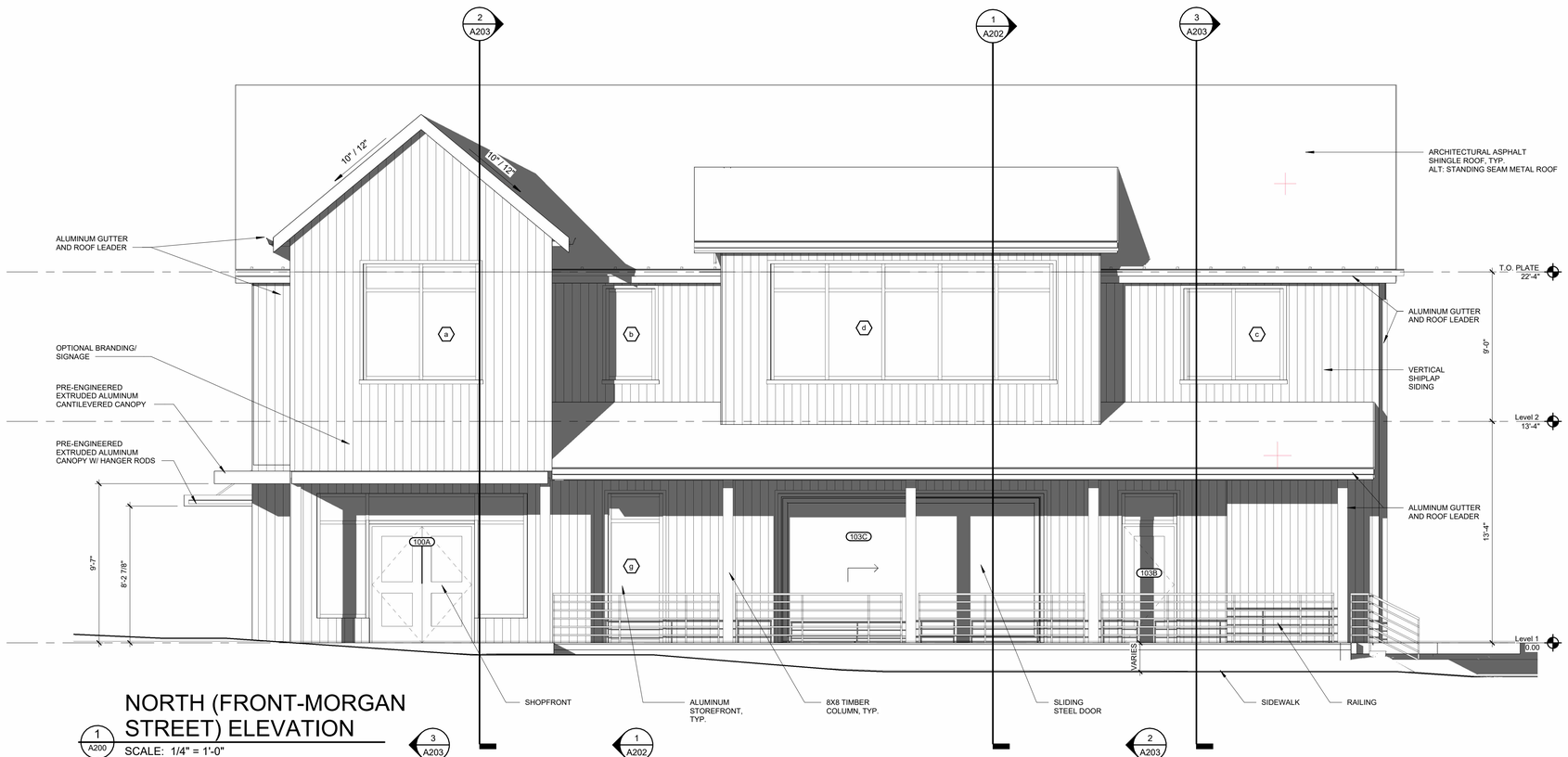
D. BASIS OF DESIGN FOR WINDOWS: ALUMINUM STOREFRONT, PERMACOAT POWDER COATING FINISH, COLOR SELECTED BY ARCHITECT.
ALTERNATE DESIGN: 1) OKNOPLAST UPVC TILT-TURN OR 2) ALUMINUM CLAD CASEMENT AND FIXED WINDOWS.

LEGEND

VERTICAL SIDING - 6" SHIPLAP

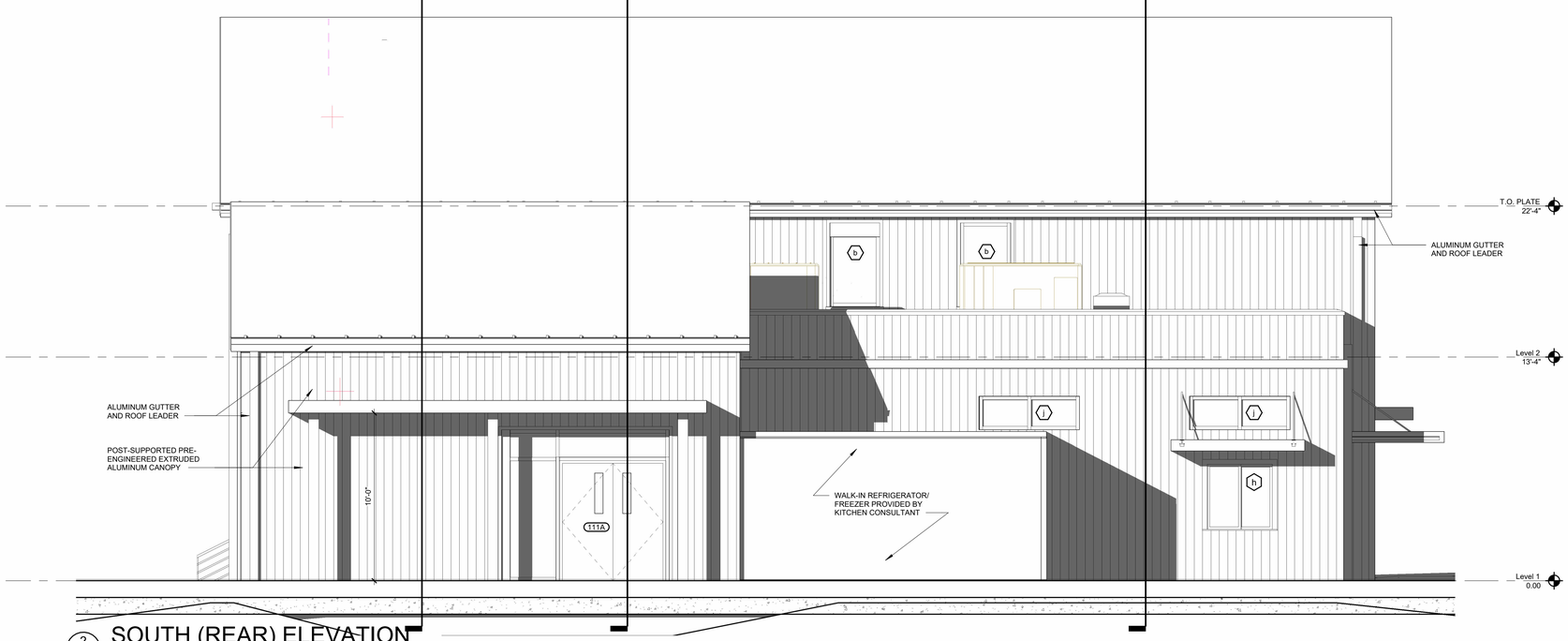
11t WINDOW AND/OR DOOR FRAME TYPE, SEE DRAWING A003

VCJ = VERTICAL CONTROL (MOVEMENT) JOINT
HCJ = HORIZONTAL CONTROL (MOVEMENT) JOINT.



NORTH (FRONT-MORGAN STREET) ELEVATION

1 / A200 SCALE: 1/4" = 1'-0"



SOUTH (REAR) ELEVATION

2 / A200 SCALE: 1/4" = 1'-0"

MAY COLLABORATIVE
ARCHITECTURE | PLANNING

170 South Broad Street, Suite 2B
Brevard, North Carolina 28712-3738
p 828.866.3104
www.designwithmay.com

BREAD OF LIFE
TRANSYLVANIA COUNTY

BREAD OF LIFE

31 West Morgan Street
Brevard, NC
28712

Bread of Life

PRELIMINARY
NOT FOR CONSTRUCTION

This document may not be reproduced in any manner without the express written authorization of MAY COLLABORATIVE PLLC

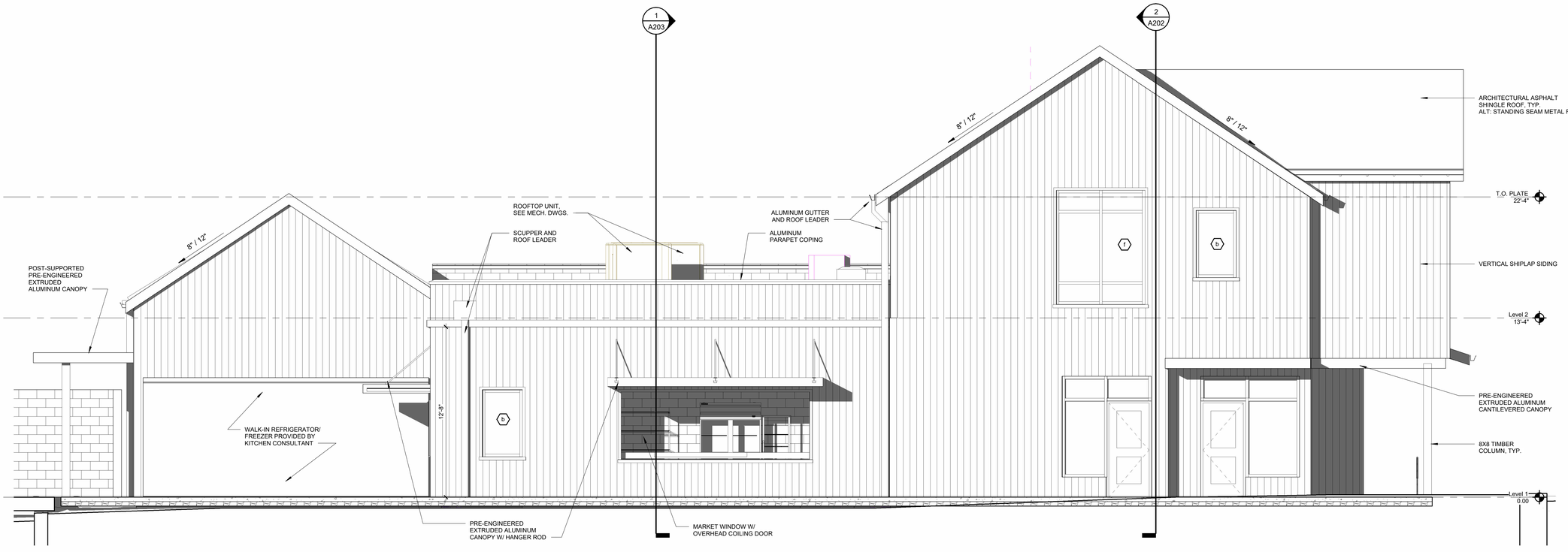
Issue	Date	Description
A	5.29.2026	DESIGN DEVELOPMENT SET

BUILDING ELEVATIONS

Project No: 2025-006

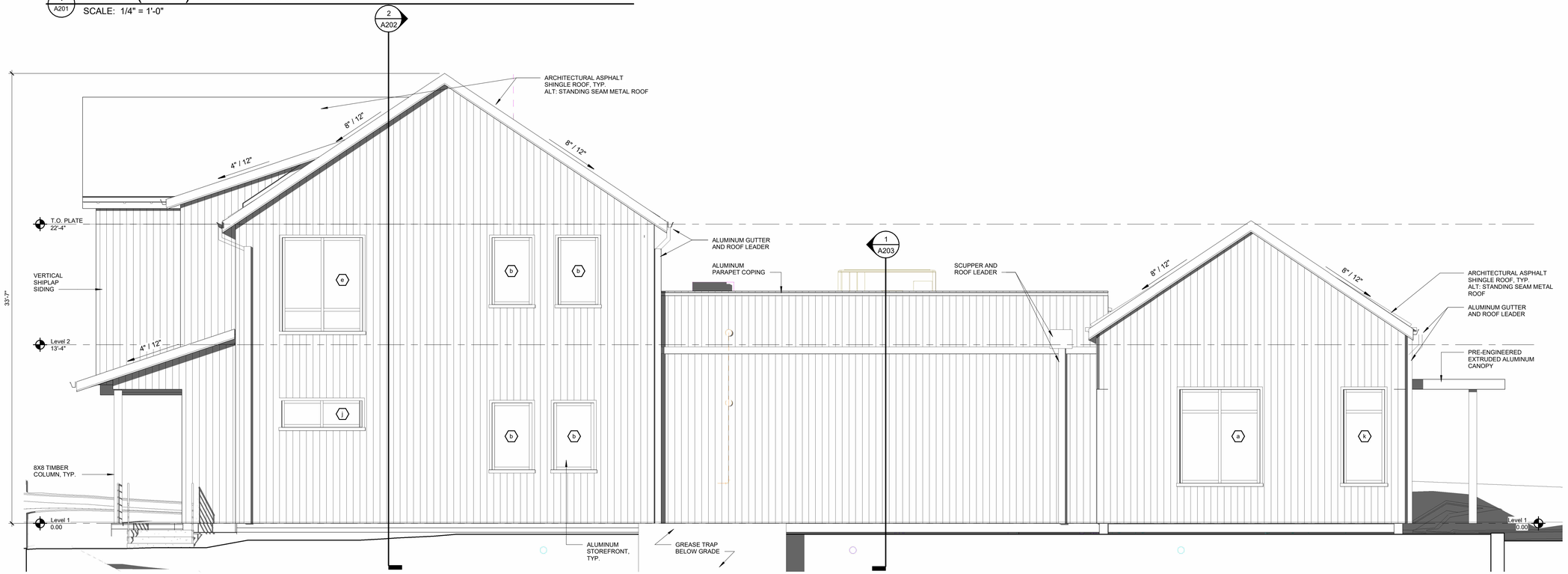
A200

6/1/2026 2:31:00 PM Autodesk Docs://Bread of Life/BOL-central model SD.rvt



1 A201 EAST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



2 A201 WEST ELEVATION (DUCKWORTH AVE.)

SCALE: 1/4" = 1'-0"

MAY COLLABORATIVE
ARCHITECTURE | PLANNING

170 South Broad Street, Suite 2B
Brevard, North Carolina 28712-3738
p 828.866.3104
www.designwithmay.com

BREAD OF LIFE
TRANSYLVANIA COUNTY

BREAD OF LIFE

31 West Morgan Street
Brevard, NC
28712

Bread of Life

PRELIMINARY
NOT FOR CONSTRUCTION

This document may not be reproduced in any manner without the express written authorization of MAY COLLABORATIVE PLLC

Issue	Date	Description
A	5.29.2026	DESIGN DEVELOPMENT SET

BUILDING ELEVATIONS

Project No: 2025-006

A201

6/1/2026 2:31:25 PM Autodesk Docs://Bread of Life/BOL-central model SD.rvt