TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711
Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Board of Adjustment
From: Jennifer Tipton, Senior Admin
Re: Agenda Packet for August 15, 2024
Date: August 8, 2024

The **Town of Black Mountain Board of Adjustment** will meet on **Thursday, August 15, 2024, at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;

2. Draft minutes from July 18, 2024;

3. Appeal – 210 N Park Lane; and

4. Appeal #1 – 141 S Richardson Boulevard; and

5. Appeal #2 – 141 S Richardson Boulevard;

6. Approval of Order for 111 Old Lafayette Variance Request; and

7. Approval of Order for 102 Byrd Road Variance Request.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@tobm.org or (828) 419-9371.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9371 or by email at jennifer.tipton@tobm.org.

CC: Jessica Trotman, Planning Director
Russell Cate, Planner 1/Zoning Administrator
Brian Gulden, Town Attorney

Cindy Rice, Attorney
Brandon Freeman, Attorney
Josh Harrold, Town Manager
John Richardson
Liz Carlton
Larry Pearlman

PUBLIC NOTICE
AVISO PÚBLICO

BLACK MOUNTAIN BOARD OF ADJUSTMENT

REGULAR MEETING
REUNIÓN ORDINARIA

Thursday, August 15, 2024, at 6:00 p.m.
Jueves 15 de Agosto de 2024, a las 6:00 p.m.

The Black Mountain Board of Adjustment will meet for their monthly meeting on **Thursday, August 15, 2024, at 6:00 p.m**. at Town Hall, 160 Midland Avenue, Black Mountain, N.C.
La Junta de Ajuste de Black Mountain se reunirá para su reunión mensual **el jueves 15 de Agosto de 2024 a las 6:00 p.m**. en Town Hall, 160 Midland Avenue, Black Mountain, N.C.

The meeting is open to the public.
La reunión está abierta al público.

_____
Jennifer Tipton
Senior Admin

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La ciudad de Black Mountain se compromete a proporcionar instalaciones, programas y servicios accesibles para todas las personas en cumplimiento con la Ley de Estadounidenses con Discapacidades (ADA). Si necesita ayuda o un alojamiento en particular para esta reunión, comuníquese con Jennifer Tipton al (828) 419-9371 o por correo electrónico a Jennifer.tipton@tobm.org.

Posted to the Town Bulletin Board 08/01/2024
www.townofblackmountain.org

Board of Adjustment Regular Meeting
August 15, 2024

PROPOSED AGENDA

I. CALL TO ORDER

- **Welcome**
- **Determination of Quorom**

II. ADOPTION OF AGENDA

- **Motion:** To adopt the agenda as presented [or as amended]

III. ADOPTION OF MINUTES

- **Motion:** To adopt the minutes of July 18, 2024, as written [or as amended]

IV. OLD BUSINESS

- Appeal – 210 N Park Lane
- Appeal #1 – 141 S Richardson Boulevard
- Appeal #2 – 141 S Richardson Boulevard

V. NEW BUSINESS

- Election of Officers
- Approval of Order for 111 Old Lafayette Lane
- Approval of Order for 102 Byrd Road Variance

VI. COMMUNICATION FROM ZONING BOARD OF ADJUSTMENT

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

TOWN OF BLACK MOUNTAIN
BOARD OF ADJUSTMENT

The Black Mountain Board of Adjustment held its regular meeting on Thursday, July 18, 2024, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Lauren Dodgin, Chair
John Hines
Nicole Stallings
Chloe Riddle
Linda Brinson, Alternate
Amy Golden, Alternate
David Barley, Alternate

Absent:

Andy Homrich

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator
Cindy Rice, Counsel for Board
Brian Gulden, Town Attorney

The meeting was called to order at 6:03 p.m. and duly constituted and opened for business with a quorum of four (4) regular members and one (1) alternate member.

Wesley Barker, Town Clerk, swore in the new regular members and alternates.

II. ADOPTION OF AGENDA

There was one change to the agenda. The order of new business was swapped. Chloe Riddle made a motion to adopt the agenda as amended. The motion was approved by consensus with a vote of 5-0.

III. ADOPTION OF MINUTES

Chloe Riddle made a motion to adopt the minutes of June 20, 2024, as written. The motion was approved by consensus with a vote of 5-0.

IV. OLD BUSINESS

1. **<u>Appeal #1 – 141 Richardson Boulevard</u>**

   Attorney Brandon Freeman, for the Appellant, made a request to the Board that the first appeal be continued to the August 15, 2024, meeting. Attorney Brian Gulden, for the Town of Black Mountain, said that the Town does not object to the continuation request but request a condition be added that all documents be received by the Town on or before August 8th or the appeal will for certain be heard on August 15th. Attorney Freeman feels that the Appellant is close to resolving the issues and they are hoping to not have to be on the agenda at the next meeting. Nicole Stallings made a motion to grant the continuance to the August 15th meeting with the stipulation that all documents be provided to the

Town on or before August 8th. The motion was seconded by Chloe Riddle and approved by a vote of 5-0.

2. Appeal #2 – 141 S Richardson Boulevard

Attorney Brandon Freeman, for the Appellant, made a request to the Board that the second appeal be continued to the August 15, 2024, meeting. Attorney Brian Gulden, for the Town of Black Mountain, said that the Town does not object to the continuation request but request a condition be added that all documents be received by the Town on or before August 8th or the appeal will for certain be heard on August 15th. Attorney Freeman feels that the Appellant is close to resolving the issues and they are hoping to not have to be on the agenda at the next meeting. Nicole Stallings made a motion to grant the continuance to the August 15th meeting with the stipulation that all documents be provided to the Town on or before August 8th. The motion was seconded by Chloe Riddle and approved by a vote of 5-0.

V. NEW BUSINESS

1. Appeal – 210 N Park Lane

Attorney Brian Gulden, for the Town of Black Mountain, said that due to confusion on who would be the conflict attorney and the attorney for staff, that the Town would request a continuance of the appeal until the August 15, 2024, meeting. Larry Pearlman, Appellant, asked about the conflict issued and Attorney Cindy Rice, for the Board of Adjustment, explained that she will have to check with her firm and make sure that the firm or any of the attorney's in the firm have a conflict that would prevent her from serving as the counsel for the Board. John Hines made a motion to grant the continuance of the appeal to the August 15th meeting. The motion was seconded by Nicole Stallings and approved by a vote of 5-0.

2. Variance Request – 102 Byrd Road

Attorney Gulden said that Russell Cate and Robert McHugh have standing and anyone else wishing to participate fully in the hearing will need to prove standing and the Board will need to vote on if they have standing.

Gary Thomas, 605 Hiawassee Avenue, stated that he has standing as his property is directly behind the subject property and he is concerned about water runoff and wishes to protect his investment. John Hines made a motion to allow Mr. Thomas to participate full in the hearing. The motion was seconded by Nicole Stalling and approved by a vote of 5-0.

Aaron Dohy, 609 Hiawassee Avenue, stated that he has standing as his property is beside the subject property and he is concerned about water runoff onto his property as well as privacy concerns due to the closeness of the proposed structure. John Hines made a motion to allow Mr. Dohy to participate fully in the hearing. The motion was seconded by Nicole Stallings and approved by a vote of 5-0.

Jennifer Tipton swore in all parties with standing.

Russell Cate, Planner I/Zoning Administrator, gave a brief summary of the variance request. The variance request is for 102 Byrd Road to reduce the front setback from twenty feet to ten feet and to reduce the rear setback from fifteen feet to ten feet to build a single-family residence. Mr. Cate explained that there is a provision in the ordinance that does allow for an administrative adjustment on the front setback by using the average setback of the already built-upon lots in the neighborhood. The property is in the UR-8 zoning district and is not in a flood zone or designated as a steep slope.

Robert McHugh, 20 Osprey Trail, said that the lots used to be one lot with a house, the house was removed, and the properties were subdivided into three lots in February of 2021. Mr. McHugh stated he purchased the properties after they had been subdivided. Mr. McHugh noted that the setbacks were shown on the plat, and he designed his house to the setback placements. Mr. McHugh stated he has already put in water, sewer, and electricity to the property. There is a retaining wall that separates this property from the lower property on Hiawassee Avenue. Without a variance, the buildable area would be ten feet by ninety-eight feet. Mr. McHugh entered into evidence a rendering showing the design of the structure (Applicant Exhibit #1).

Gary Thomas, 605 Hiawassee Avenue, asked if there was any drainage placed in the retaining wall. Mr. McHugh stated that there are two drains in the retaining wall that drain down along the north side of 607 Hiawassee Avenue to the street. Mr. Thomas entered two photographs into evidence (Thomas Exhibit #1 and Thomas Exhibit #2). Mr. Thomas said that he is concerned about privacy due to the height of the lot and then the potential height of the building. Mr. Thomas also said he did not have time to retain a structural engineer to look at the retaining wall and again reiterated his concerns about water runoff and that the neighbor had standing water after the downpour of rain from the earlier storm.

Mr. McHugh again stated that the retaining wall does have drainage and that he had a structural engineer design the wall and the structural engineer did observe the construction of the wall and will also be consulted on the new project. Mr. McHugh stated that he has taken privacy into account with the design of the structure and that the length of the wall that faces Mr. Thomas' property will only have one window and he is willing to look at augmenting the privacy fence or wall to alleviate. Mr. McHugh also clarified that the structure will be a story and a half.

Aaron Dohy, 609 Hiawassee Avenue, stated that only two houses were considered in calculating the average setback and not the whole neighborhood. Mr. Dohy stated that he had watched the retaining wall be constructed and that the original contractors left the job due to issues with the footings. Mr. Dohy stated that he had watched the contractors just drop rebar into the wall. Mr. Dohy also stated that the drains from the retaining wall go onto his property at 609 Hiawassee Avenue and not 607 Hiawassee Avenue. Mr. Dohy stated that he is concerned about privacy as well as the story and a half would be on his side. Mr. Dohy also stated that his garage apartment is thirty feet off of the road.

Mr. McHugh stated that it is customary to drop rebar into retaining walls of that height and that the original contractors were let go because they were not showing up to work.

Chair Dodgin reminded everyone that the board can only consider the variance request .

Mr. McHugh said that the information brought up by the neighbors was not really relevant to his variance request and that he is ready to comply and work with his neighbors.

Mr. Thomas said he is still concerned about privacy and that there are standards in place for a reason.

Mr. Dohy stated that he does not agree with the variance request and that he knows plenty of homebuilders in Town who build within the setbacks and feels Mr. McHugh should do the same.

The Board closed the evidentiary hearing and began their deliberations.

The Board discussed their concern about the rear setback request and the possibility of the structures being so close together. They also spoke about the administrative allowance for the front setback but there is not one for the rear setback.

The Board reopened the evidentiary hearing to ask a question of Mr. Cate. Mr. Cate was asked to clarify the location of the setbacks. Mr. Cate explained that the way the setbacks were dictated on the subdivision plat were incorrect and were flipped, meaning that the side setbacks were being shown north to south and the front and rear setbacks were being shown east to west.

The Board closed the evidentiary hearing again. Attorney Gulden explained that since the request for the variance was one request for two reductions, the Board could not grant one and not the other.

The Board found the following:

1. There are unnecessary hardships that result from the strict application of the ordinances because the lot has a strange buildable area due to the narrowness and shape of the lot.
2. The hardship does result from conditions that are peculiar to the property as the lot is long and narrow.
3. The hardship does not result from actions taken by the applicant as the lot was already platted prior to the Applicant purchasing the property.
4. The requested variance is not consistent with the spirit, purpose, and intent of the ordinance, such that public safety is not secured and substantial is not achieved as the rear setback will place the structure in extremely close proximity to the existing retaining wall and residence behind the property and there is an allowable administrative adjustment for the front setback.

John Hines made a motion to deny the variance request of reducing the front setback from twenty feet to ten feet and reducing the rear setback from fifteen feet to ten feet. The motion was seconded by Nicole Stallings and approved by a vote of 5-0.

VI. COMMUNICATION FROM BOARD OF ADJUSTMENT

None.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

Nicole Stallings made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Chloe Riddle and approved by a vote of 5-0.

Prepared by:

_____
Lauren Dodgin, Chair

_____
Jennifer Tipton, Senior Admin

Town of Black Mountain
Planning & Development
160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

July 1, 2024

Chair to the Board of Adjustment
160 Midland Avenue
Black Mountain, NC 28711

VIA Email and Regular First-Class Mail

RE: Larry Pearlman Appeal to the Board of Adjustment

Dear Chair:

Pursuant to NCGS §160D-405(e), please find enclosed the Record in the above-referenced case, which I am transmitting to the Board of Adjustment. If you have any questions, please do not hesitate to contact me.

Sincerely,

Jennifer Tipton

Enclosure

CC: Larry Pearlman
Brian Gulden
Russell Cate, Planner I/Zoning Administrator
Jessica Trotman, Planning Director/Assistant Town Manager

BEFORE THE TOWN OF BLACK MOUNTAIN BOARD OF ADJUSTMENT
BUNCOMBE COUNTY

LARRY PEARLMAN APPEAL OF)
ZONING ADMINISTRATOR'S DECISION)
DEVELOPMENT REGULATIONS)
210 N PARK LANE)
BLACK MOUNTAIN, NC 28711)

RECORD

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Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:28 PM
To: Jennifer Tipton
Subject: FW: FW: following up regarding 210 N. Park Ln.

From: Russell Cate
Sent: Wednesday, May 1, 2024 7:59 AM
To: Larry Pearlman <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: RE: FW: following up regarding 210 N. Park Ln.

Good morning Larry,
The email I sent to you and Rick has the total of our findings.
Please note the email included an explanation of how to appeal a determination.
Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Tuesday, April 30, 2024 10:26 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for following up Russell. Interestingly, I did not get your email yesterday so I'm glad you resent today. Not sure if it went to spam or something but this one came through so all's well that ends well. I appreciate your consideration of this issue and the action that you have taken. Is there a time frame for Bill to comply? One related issue I forgot to mention: He has posted a "No Parking" sign in the

ROW as well. Shouldn't he be required to move that back so that it is on his property? Otherwise, experience tells me that he will call the police and have people ticketed or towed if they park there, even though every citizen has a right to park in the ROW as long as not obstructing the street. Please let me know your thoughts on that.

On another note, how about the boulders he has placed in the row that are beyond his property - the ones I showed you that are in the forest rather than in front of his house? Shouldn't they be removed from the ROW as well?
Thanks again.

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

On Tue, Apr 30, 2024 at 9:00 AM Russell Cate <russell.cate@tobm.org> wrote:

> Hi Larry,
>
> I want to make sure you got this email.
>
> **Russell B. Cate, CZO**
>
> Planner, Zoning Administrator
>
> Planning & Development Department
>
> 828-419-9373
>
> www.townofblackmountain.org
>
> Town of Black Mountain, NC
>
> 160 Midland Ave. | Black Mountain NC 28711

From: Russell Cate
Sent: Monday, April 29, 2024 11:15 AM
To: Larry Pearlman <larryrpearlman42@gmail.com>; Rick Earley <rickrearley@gmail.com>
Subject: following up regarding 210 N. Park Ln.

Good morning Larry and Rick,

Thank you for inquiring about 210 N. Park Ln. It has been determined that two portions of fencing do not comply with the requirement for fences to not be placed beyond a property line. Both portions are on the North Park Lane side of the parcel. They are:

- Portion of wood board fence (aka split-rail fence)
- Two posts and segment of chain adjacent to the pavement edge

A courtesy notice has been mailed to the property owner advising the property owner that fences cannot be placed beyond a property line. The courtesy notice also explains that Chapter 2, Section 2.1.7 (Public Right-of-Way To Be Maintained) of the Land Use Code states that "no building or construction material shall be placed or left on any street, alleyway, sidewalk or other public property except with permission from the town manager," with fences being permanent structures that therefore fall under the category of building or construction material.

Pursuant to Chapter 1, Section 1.11.6 of the Town of Black Mountain Land Use Code, this enforcement decision may be appealed to the Board of Adjustment following all procedures documented therein:

1.11.6 Notices of violations and right to appeal.

A. When work or activity has been undertaken in violation of state law, this code or the terms of a development approval, a written notice of violation may be issued by the responsible enforcement official. The notice of violation shall be delivered by personal delivery, electronic delivery, or first-class mail to all responsible parties. The notice of violation may be posted on the property.

B. The notice of violation shall include a description of the violation and the actions necessary to correct the violation and shall require such remedial action be taken within a prescribed time period not to exceed 90 days. The enforcement officer may extend the 90-day period at his or her discretion for reasonable mitigating circumstances, but must document the reasons for the extension. Enforcement officers may waive penalties in cases where emergency or temporary repairs have been made out of necessity for the welfare and safety of the public or structure.

If the violation at issue is a violation of the State Building Code, the property owner or party responsible for the violation may appeal the issuance of the citation to the Commissioner of Insurance pursuant to N.C.G.S. § 160D-1127.

For all other violations, the property owner or party responsible for the violation may appeal the issuance of the citation to the board of adjustment within 30 days of the date of the receipt of the written citation by filing an appeal application with the town clerk.

The town may use any combination of the actions and penalties provided in this section to prevent, correct, stop, abate, or penalize a violation of the development regulations.

Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

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To: Larry Pearlman <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: RE: FW: following up regarding 210 N. Park Ln.

Also, you as the recipient of a determination (based on you requesting a determination) have the right to appeal the determination.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Wednesday, May 1, 2024 8:37 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

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Thanks Russell. I hadn't read the code itself which points out that Bill has 90 days to comply or 30 days to appeal. I'll keep an eye out and get back to you if one or the other condition isn't met.

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

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On Wed, May 1, 2024 at 7:59 AM Russell Cate <russell.cate@tobm.org> wrote:

Good morning Larry,

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have taken. Is there a time frame for Bill to comply? One related issue I forgot to mention: He has posted a "No Parking" sign in the ROW as well. Shouldn't he be required to move that back so that it is on his property? Otherwise, experience tells me that he will call the police and have people ticketed or towed if they park there, even though every citizen has a right to park in the ROW as long as not obstructing the street. Please let me know your thoughts on that.

On another note, how about the boulders he has placed in the row that are beyond his property - the ones I showed you that are in the forest rather than in front of his house? Shouldn't they be removed from the ROW as well?

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Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

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The town may use any combination of the actions and penalties provided in this section to prevent, correct, stop, abate, or penalize a violation of the development regulations.

Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

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Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:27 PM
To: Jennifer Tipton
Subject: FW: FW: following up regarding 210 N. Park Ln.

From: Russell Cate
Sent: Wednesday, May 1, 2024 8:48 AM
To: Larry Pearlman <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: RE: FW: following up regarding 210 N. Park Ln.

All I can do is point you to Chapter 1, Section 1.11.6 of the Town of Black Mountain Land Use Code. I pasted that section at the bottom of the email.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Wednesday, May 1, 2024 8:43 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

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Thanks Russell. Does that mean that I could appeal that the action should have been wider in scope, including the No Parking sign and boulders?

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

On Wed, May 1, 2024 at 8:41 AM Russell Cate <russell.cate@tobm.org> wrote:

Also, you as the recipient of a determination (based on you requesting a determination) have the right to appeal the determination.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Wednesday, May 1, 2024 8:37 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Russell. I hadn't read the code itself which points out that Bill has 90 days to comply or 30 days to appeal. I'll keep an eye out and get back to you if one or the other condition isn't met.

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

On Wed, May 1, 2024 at 7:59 AM Russell Cate <russell.cate@tobm.org> wrote:

Good morning Larry,

The email I sent to you and Rick has the total of our findings.

Please note the email included an explanation of how to appeal a determination.

Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

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160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Tuesday, April 30, 2024 10:26 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

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Thanks for following up Russell. Interestingly, I did not get your email yesterday so I'm glad you resent today. Not sure if it went to spam or something but this one came through so all's well that ends well. I appreciate your consideration of this issue and the action that you have taken. Is there a time frame for Bill to comply? One related issue I forgot to mention: He has posted a "No Parking" sign in the ROW as well. Shouldn't he be required to move that back so that it is on his property? Otherwise, experience tells me that he will call the police and have people ticketed or towed if they park there, even though every citizen has a right to park in the ROW as long as not obstructing the street. Please let me know your thoughts on that.

On another note, how about the boulders he has placed in the row that are beyond his property - the ones I showed you that are in the forest rather than in front of his house? Shouldn't they be removed from the ROW as well?

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On Tue, Apr 30, 2024 at 9:00 AM Russell Cate <russell.cate@tobm.org> wrote:

> Hi Larry,
>
> I want to make sure you got this email.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

From: Russell Cate
Sent: Monday, April 29, 2024 11:15 AM
To: Larry Pearlman <larryrpearlman42@gmail.com>; Rick Earley <rickrearley@gmail.com>
Subject: following up regarding 210 N. Park Ln.

Good morning Larry and Rick,

Thank you for inquiring about 210 N. Park Ln. It has been determined that two portions of fencing do not comply with the requirement for fences to not be placed beyond a property line. Both portions are on the North Park Lane side of the parcel. They are:

- Portion of wood board fence (aka split-rail fence)
- Two posts and segment of chain adjacent to the pavement edge

A courtesy notice has been mailed to the property owner advising the property owner that fences cannot be placed beyond a property line. The courtesy notice also explains that Chapter 2, Section 2.1.7 (Public Right-of-Way To Be Maintained) of the Land Use Code states that "no building or construction material shall be placed or left on any street, alleyway, sidewalk or other public property except with permission from the town manager," with fences being permanent structures that therefore fall under the category of building or construction material.

Pursuant to Chapter 1, Section 1.11.6 of the Town of Black Mountain Land Use Code, this enforcement decision may be appealed to the Board of Adjustment following all procedures documented therein:

1.11.6 Notices of violations and right to appeal.

A. When work or activity has been undertaken in violation of state law, this code or the terms of a development approval, a written notice of violation may be issued by the responsible enforcement official. The notice of violation shall be delivered by personal delivery, electronic delivery, or first-class mail to all responsible parties. The notice of violation may be posted on the property.

B. The notice of violation shall include a description of the violation and the actions necessary to correct the violation and shall require such remedial action be taken within a prescribed time period not to exceed 90 days. The enforcement officer may extend the 90-day period at his or her discretion for reasonable mitigating circumstances, but must document the reasons for the extension. Enforcement officers may waive penalties in cases where emergency or temporary repairs have been made out of necessity for the welfare and safety of the public or structure.

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The town may use any combination of the actions and penalties provided in this section to prevent, correct, stop, abate, or penalize a violation of the development regulations.

Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

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www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:27 PM
To: Jennifer Tipton
Subject: FW: FW: following up regarding 210 N. Park Ln.

From: Russell Cate
Sent: Thursday, May 2, 2024 3:45 PM
To: Rick Earley <rickrearley@gmail.com>
Cc: Larry Pearlman <larryrpearlman42@gmail.com>
Subject: RE: FW: following up regarding 210 N. Park Ln.

Good afternoon Rick,
The email I sent to you and Larry has the total of our findings.
Please note the email included an explanation of how to appeal a determination.
Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Rick Earley <rickrearley@gmail.com>
Sent: Thursday, May 2, 2024 10:38 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Larry Pearlman <larryrpearlman42@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Russell.

Three of us Planning Board members attended the Legislative Zoning Decisions workshop yesterday at WCU at Biltmore Park, presented by Jim Joyce of the UNC School of Government. Really good information by the way!

We asked Mr. Joyce about the boulders in the town ROW on North Park Ln.

He advised that if objects placed required specialized equipment to move them they are deemed to be permanent and therefore are not permitted in the ROW.

With the fence and boulders removed the residents can once again utilize the ROW for parking now that construction has been completed.

Thanks for your help.

Rick Earley
rickrearley@gmail.com
336.210.7510
Black Mountain, NC

On Wed, May 1, 2024 at 8:48 AM Russell Cate <russell.cate@tobm.org> wrote:

All I can do is point you to Chapter 1, Section 1.11.6 of the Town of Black Mountain Land Use Code. I pasted that section at the bottom of the email.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Wednesday, May 1, 2024 8:43 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

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Thanks Russell. Does that mean that I could appeal that the action should have been wider in scope, including the No Parking sign and boulders?

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Like My FaceBook Page

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> Town of Black Mountain, NC
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Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

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Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: FW: following up regarding 210 N. Park Ln.

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Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

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The town may use any combination of the actions and penalties provided in this section to prevent, correct, stop, abate, or penalize a violation of the development regulations.

Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:27 PM
To: Jennifer Tipton
Subject: FW: No Parking Signs

From: Russell Cate
Sent: Tuesday, May 28, 2024 8:14 AM
To: Larry Pearlman <larryrpearlman42@gmail.com>
Subject: RE: No Parking Signs

Good morning Larry,
I've searched the code of ordinances [https://library.municode.com/nc/black_mountain/codes/code_of_ordinances] and I'm not seeing anything about signage.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Saturday, May 25, 2024 9:17 AM
To: Russell Cate <russell.cate@tobm.org>
Subject: No Parking Signs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Russell,

Can you tell me if a resident can legally post a No Parking sign in the town's ROW or can they only post such a sign on their own property? Thanks.

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

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Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:27 PM
To: Jennifer Tipton
Subject: FW: No Parking Signs

From: Russell Cate
Sent: Tuesday, May 28, 2024 11:46 AM
To: 'Larry Pearlman' <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: RE: No Parking Signs

Sure thing. I'll check it out and get back to you soon.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Tuesday, May 28, 2024 11:35 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: No Parking Signs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That's the one. You will see the No Parking sign placed well out into the ROW. Thanks for following up.

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

On Tue, May 28, 2024 at 11:31 AM Russell Cate <russell.cate@tobm.org> wrote:

Hi Larry,

To help me follow up, can you let me know the address of the property of concern? Is it 210 N. Park Ln.?

Thanks.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Tuesday, May 28, 2024 11:20 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: No Parking Signs

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Thanks for checking into it Russell.

Starting with the link you sent me and digging a bit deeper, I found these provisions:

Under 9.1 of the Code:

Signs *in the right-of-way.*

Signs must not encroach into the public right-of-way unless expressly allowed in this Chapter.

Under 9.7D

Sign *setback.* Signs required to be set back are typically measured from the property line. However, in instances where the property line is adjacent to a drainage area or other right-of-way that may reasonably be anticipated to exist in the future, the town manager may allow the sign to be placed at the property line without any setback.

Under 9.11

9.11 - Enforcement and penalties.

In addition to the remedies provided in chapter 1 of this land use code for violations of the terms of a permit or development approval, the planning director, or the director's designee, may remove any illegally posted sign. Any such removed sign will be retained for seven days, during which period the sign may be retrieved by the owner upon payment of a $25.00 storage fee. After those seven days and for a second or repeat offense, illegal signs removed by town staff shall be disposed of or destroyed.

By those statutes, it seems to me that Mr. Allan should be required to move his No Parking sign back to at least his property line if not further set back. Would you agree?

Thanks for considering this with me.

With Love and Appreciation.....Larry

Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

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Planner, Zoning Administrator

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Town of Black Mountain, NC

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From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Saturday, May 25, 2024 9:17 AM
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Subject: No Parking Signs

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Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:26 PM
To: Jennifer Tipton
Subject: FW: No Parking Signs
Attachments: CHAPTER_9.___SIGNS.docx

From: Russell Cate
Sent: Wednesday, May 29, 2024 11:22 AM
To: Larry Pearlman <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: RE: No Parking Signs

Good morning Larry,
I went by 210 N. Park Ln. and I don't see anything that violates Section 9.2 (C) (6) of Chapter 9 (Signs). [Section 9.2 (C) lists the types of signage permitted without a permit.]
I hope this is helpful.
Thank you.

Russell B. Cate, CZO

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Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

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Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:26 PM
To: Jennifer Tipton
Subject: FW: Municipal Code

From: Russell Cate
Sent: Monday, June 10, 2024 11:45 AM
To: Larry Pearlman <larryrpearlman42@gmail.com>
Subject: RE: Municipal Code

Good morning Larry,
Please let me know why you'd like to meet (what issue or issues you'd like to discuss).
Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Monday, June 10, 2024 11:31 AM
To: Russell Cate <russell.cate@tobm.org>
Subject: Municipal Code

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Hi Russell,

Rick and I would like to meet with you again. We can do Thursday late morning or after 2 or Friday afternoon. Any of that work for you?
Thanks.

With Love and Appreciation.....Larry
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Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:26 PM
To: Jennifer Tipton
Subject: FW: Municipal Code
Attachments: appeal_form_20200827135451773 5.pdf

From: Russell Cate
Sent: Monday, June 10, 2024 12:31 PM
To: Larry Pearlman <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: RE: Municipal Code

Hi Larry,
For both items, I've provided determinations to you so if you want to appeal either decision please proceed as follows (I emailed this appeal guidance before, so I'm including it as a reminder):

Pursuant to Chapter 1, Section 1.11.6 of the Town of Black Mountain Land Use Code, a zoning decision may be appealed to the Board of Adjustment following all procedures documented therein:

1.11.6 Notices of violations and right to appeal.

A. When work or activity has been undertaken in violation of state law, this code or the terms of a development approval, a written notice of violation may be issued by the responsible enforcement official. The notice of violation shall be delivered by personal delivery, electronic delivery, or first-class mail to all responsible parties. The notice of violation may be posted on the property.

B. The notice of violation shall include a description of the violation and the actions necessary to correct the violation and shall require such remedial action be taken within a prescribed time period not to exceed 90 days. The enforcement officer may extend the 90-day period at his or her discretion for reasonable mitigating circumstances, but must document the reasons for the extension. Enforcement officers may waive penalties in cases where emergency or temporary repairs have been made out of necessity for the welfare and safety of the public or structure.

If the violation at issue is a violation of the State Building Code, the property owner or party responsible for the violation may appeal the issuance of the citation to the Commissioner of Insurance pursuant to N.C.G.S. § 160D-1127.

For all other violations, the property owner or party responsible for the violation may appeal the issuance of the citation to the board of adjustment within 30 days of the date of the receipt of the written citation by filing an appeal application with the town clerk.

The town may use any combination of the actions and penalties provided in this section to prevent, correct, stop, abate, or penalize a violation of the development regulations.

Completed forms should be emailed to Jennifer.tipton@tobm.org or submitted to her at Town Hall (Planning & Development). Our standard office hours are M-F, 8-5.

Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Monday, June 10, 2024 12:25 PM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: Municipal Code

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We'd like to review the Code statutes (which I have hard copies of) that would seem to indicate that the No Parking sign currently in the ROW on N Park Lane should be taken down or relocated behind the property line of the property owner. Also we would like to discuss further the boulders that have been placed in the ROW on N Park Lane.

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

On Mon, Jun 10, 2024 at 11:44 AM Russell Cate <russell.cate@tobm.org> wrote:

> Good morning Larry,
>
> Please let me know why you'd like to meet (what issue or issues you'd like to discuss).
>
> Thank you.
>
> **Russell B. Cate, CZO**

Planner, Zoning Administrator

Planning & Development Department

828-419-9373

www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Monday, June 10, 2024 11:31 AM
To: Russell Cate <russell.cate@tobm.org>
Subject: Municipal Code

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Hi Russell,

Rick and I would like to meet with you again. We can do Thursday late morning or after 2 or Friday afternoon. Any of that work for you?

Thanks.

With Love and Appreciation.....Larry

Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 18, 2024 3:25 PM
To: Jennifer Tipton
Subject: FW: Municipal Code

I hope it's ok for me to simply forward the relevant emails, going down my Outlook system from most recent date first.

From: Russell Cate
Sent: Monday, June 10, 2024 1:45 PM
To: Larry Pearlman <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: RE: Municipal Code

I don't consider you outside the 30 day timeframe, for either item.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Larry Pearlman <larryrpearlman42@gmail.com>
Sent: Monday, June 10, 2024 1:42 PM
To: Russell Cate <russell.cate@tobm.org>
Cc: Rick Earley <rickrearley@gmail.com>
Subject: Re: Municipal Code

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your original reply to my request about the boulders was more than 30 days ago. Does that mean we are outside the 30 days in which to appeal? Since then we have had ongoing discussions about both the No Parking sign and the boulders so does that mean that the 30 days starts from our last correspondence?

With Love and Appreciation.....Larry
Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

---------- Forwarded message ---------
From: **Russell Cate** <russell.cate@tobm.org>
Date: Mon, Jun 10, 2024 at 12:30 PM
Subject: RE: Municipal Code
To: Larry Pearlman <larryrpearlman42@gmail.com>
Cc: Rick Earley <rickrearley@gmail.com>

Hi Larry,

For both items, I've provided determinations to you so if you want to appeal either decision please proceed as follows (I emailed this appeal guidance before, so I'm including it as a reminder):

Pursuant to Chapter 1, Section 1.11.6 of the Town of Black Mountain Land Use Code, a zoning decision may be appealed to the Board of Adjustment following all procedures documented therein:

1.11.6 Notices of violations and right to appeal.

A. When work or activity has been undertaken in violation of state law, this code or the terms of a development approval, a written notice of violation may be issued by the responsible enforcement official. The notice of violation shall be delivered by personal delivery, electronic delivery, or first-class mail to all responsible parties. The notice of violation may be posted on the property.

B. The notice of violation shall include a description of the violation and the actions necessary to correct the violation and shall require such remedial action be taken within a prescribed time period not to exceed 90 days. The enforcement officer may extend the 90-day period at his or her discretion for reasonable mitigating circumstances, but must document the reasons for the extension. Enforcement officers may waive penalties in cases where emergency or temporary repairs have been made out of necessity for the welfare and safety of the public or structure.

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Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator

Planning & Development Department

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www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

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> Thank you.
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> **Russell B. Cate, CZO**
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Thanks.

With Love and Appreciation.....Larry

Author of *Journaling the Journey: 25 Spiritual Insights to Light The Way* and *Journey to Bliss*

Like My FaceBook Page

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

APPEAL FORM www.townofblackmountain.org

APPELLANT INFORMATION

Name: Larry Pearlman

Address: 203 N Park Lane

Phone #: 602-501-8471

Email: larryRpearlman42@gmail.com

APPEAL FROM DECISION OF ZONING ADMINISTRATOR

This is an appeal from a decision of the Zoning Administrator, to wit:

Russell Cate determined that the placement of a NO parking sign in the TOBM ROW in front of 210 N Park Lane does NOT violate Municipal Code 9.2C.(6). We are also appealing the decision that placing boulders in the TOBM ROW does NOT present a Threat to the General Welfare

AFFECTED PROPERTY

Address: 203 N Park Lane
209 N Park Lane 211 N Park Lane

PIN #:

Zoning Classification:

GROUNDS FOR APPEAL

I am appealing this decision because I was is dictating who can park in the ROW on N Park Lane and there are BSI. ordinances prohibiting him from doing so.

STATEMENT AND SUBSTANTIATION OF STANDING

As a resident of N Park Lane, this parking restriction affects me, my guests, and my neighbors.

ACKNOWLEDGEMENT

Larry Pearlman
Appellant

Date: 6-18-24

Attorney for Appellant

Date:

OFFICE USE ONLY

Date Received: 6/18/24

Received by: Lesley Barker, Town Clerk

9.2 Applicability.

A. No sign visible from the public right-of-way, whether exterior to or interior to a structure, shall be erected, displayed, or substantially altered on any lot zoned or used for non-residential use, except in accord with the provisions of this chapter and until a zoning compliance permit has been issued for the sign.

B. Pursuant to N.C.G.S. 160D-908, fence wraps displaying signage affixed to perimeter fencing at a construction site are exemption from the requirements of this chapter for up to 24 months or until the certificate of occupancy is issued for the final portion of construction, whichever is shorter. This exemption will not apply to fence wrap that displays advertising other than by a person or company directly involved in the construction project and for which monetary compensation for the advertisement is not paid or required.

C. Recognizing that certain signs and messages are required to be displayed by federal or state law or regulation, and further recognizing the many benefits of certain commonly occurring signage that promote local economic activity, civic events and political discourse, many of which are of a temporary nature, the following types of signage are allowed in any district without need for obtaining a permit, provided that the specific requirements listed below, if any, are met:

1. Any sign required by law, including emergency, safety, warning or traffic signs or any sign installed by, at the direction of, or with the approval of a governmental authority.

2. Signs bearing only property identification numbers and names, post office box numbers, names of occupants of the premises on which the sign is located, provided that:

    a. The sign is not illuminated and does not exceed two square feet in area per display surface, and

    b. No more than two such signs are displayed on the zoning lot.

3. Flags having a total area of less than 24 square feet.

4. Signs erected and maintained by public agencies and governmental bodies.

5. Historical markers erected or placed by a historical nonprofit corporation or governmental authority.

6. Signs directing and guiding traffic and parking on private property on which the signs are located, provided that such signs:

    a. Are not illuminated,

    b. Bear no advertising, and

    c. Do not exceed four square feet in area per display surface.

7. Construction site identification signs whose message is limited to the project or building name, identification of architects, engineers, contractors, lenders and other individuals or firms involved with the construction, the intended purpose of the building and the expected completion date, provided that such signs:

    a. May not exceed four square feet in area per display surface and six feet in height for single-family or duplex construction;

    b. May not exceed 32 square feet in area per display surface and eight feet in height for multifamily or non-residential construction;

    c. Such signs shall not be illuminated;

    d. No more than one such sign shall be allowed per construction site;

    e. No such sign shall be erected prior to issuance of a building permit for the site; and

f. Such sign must be removed within seven days of the issuance of a certificate of occupancy.

8. Real estate signs advertising the sale, rental, or lease of the premises, provided that such signs:

   a. Do not exceed one sign per street frontage and four square feet in area per display surface for property zoned residential; and

   b. Do not exceed one sign per street frontage and 16 square feet per display surface for property zoned non-residential or located within an approved planned development; and

   c. Such signs shall not be illuminated.

9. Residential property management sign permanently affixed to the building façade, which includes contact information for the management company, provided that such signs:

   a. Do not exceed one sign per building façade and four square feet in area per display surface; and

   b. Are attached to a residential structure with seven or fewer dwelling units.

10. Temporary political signs, provided that such signs:

   a. Do not exceed four square feet in area per display surface;

   b. Are located on private property or within a public right of way;

   c. When placed within a public right-of-way, must comply with the following additional requirements:

      i. May not be placed more than 30 days before the beginning of early voting pursuant to N.C. Gen. Stat. § 163-227.2;

      ii. The candidate must obtain the permission of any property owner of a residence, business, or religious institution fronting the right-of-way where the sign would be placed;

      iii. No sign is permitted within the right-of-way of a fully controlled access highway;

      iv. No sign may obscure motorist visibility at an intersection;

      v. No sign may be greater than 42 inches in height above the edge of the pavement of the road;

      vi. No sign may be larger than 18 by 24 inches;

      vii. No sign may obscure or replace another sign.

   d. Are removed within ten days following the primary or general election, as applicable;

11. Signs announcing ales, provided that such signs:

   a. Do not exceed one sign per site of the sale;

   b. Do not exceed four square feet in area per display surface; and

   c. Are removed within seven days of posting.

12. Announcements by public or nonprofit organizations of special events or activities of interest to the general public, provided such signs:

   a. Do not exceed one sign per site of such events or activities; and

   b. Do not exceed 12 square feet in area per display surface; and

   c. Are removed within 14 days of posting.

13. Information kiosks or bulletin boards erected by or on behalf of a governmental body on public property or rights-of-way in the town business districts for the display of handbills or posters of community interest, provided such kiosks or bulletin boards:

    a. Contain no more than six square feet in area per sign display surface and a maximum of 72 square feet per kiosk or bulletin board.

14. A sign held by or attached to a human, located in front of the business, during business hours, for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service or product. This may also include a person dressed in costume for the purpose of advertising or drawing attention to an individual, business, commodity, service or product.

15. Signs on registered, licensed vehicles that are parked in a manner that serves the purpose of advertising a business, is generally located in front of the business, and is parked in a standard size parking space.

16. Signs stating that a business (other than a home occupation) is open, provided that there is no more than one such sign per business establishment, any illumination is steady (does not blink or flash), and the sign does not exceed two square feet in display area.

(Ord. No. O-21-17 , 12-13-2021)

CERTIFICATE OF SERVICE

This is to certify that the foregoing Record has been duly served by electronic mail and first-class mail to the following:

Larry Pearlman
203 N Park Lane
Black Mountain, NC 28711
john@railyardblkmtn.com

Lauren Dodgin
PO Box 847
Black Mountain, NC 28711
ladodgin@gmail.com

Ben Cooper
PO Box 5472
Charlotte, NC 28299
bcooper@logicalresourcesllc.com

Chloe Riddle
112 Brookhaven Drive
Black Mountain, NC 28711
chloeptreadway@gmail.com

Andy Homrich
309 Lake Oak Drive
Black Mountain, NC 28711
Andyhomrich.bmt@gmail.com

Nicole Stallings
267 Fern Way
Black Mountain, NC 28711
Ncstallings01@yahoo.com

John Hines
203 S Blue Ridge Road
Black Mountain, NC 28711
John.hines@gmail.com

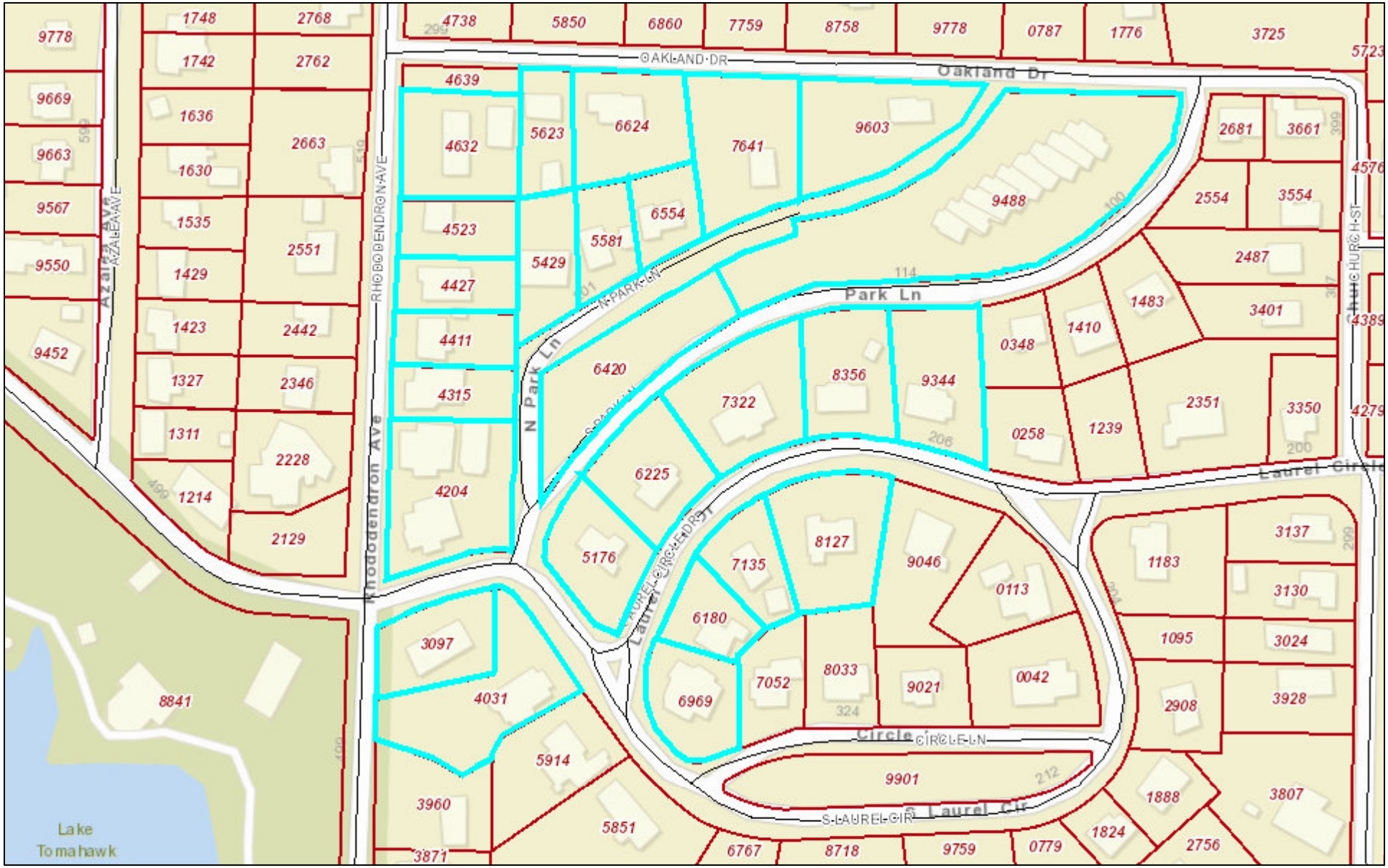
Linda Brinson
251 Avena Road, Apt. 9
Black Mountain, NC 28711
lindabrinson@yahoo.com

Russell Cate
160 Midland Avenue
Black Mountain, NC 28711
Russell.cate@tobm.org

Jessica Trotman
160 Midland Avenue
Black Mountain, NC 28711
Jessica.trotman@tobm.org

Brian Gulden
11 N Market Street
Asheville, NC 28801
bgulden@vwlawfirm.com

Buncombe County



June 25, 2024

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Name	Address	City	State	Zip	PIN #
Maury & Margaret Hurt	313 Laurel Circle Dr	Black Mountain	NC	28711	619166969
Brian & Laura Ullrich	1508 Farrow Dr	Rock Hill	SC	29732	619173097
Daniel & Karen Leonetti	233 Laurel Circle Dr	Black Mountain	NC	28711	619174031
Lakeview Condo Unit Owners	496 Rhododendron Ave	Black Mountain	NC	28711	619174204
Thomas & Margaret Lawson Trust	496 Rhododendron Ave	Black Mountain	NC	28711	0619174204C001A
Joan McNairy Bass Living Trust	498 Rhododendron Ave	Black Mountain	NC	28711	0619174204C001B
Phillip & Susan Khayat	1219 Zimmer Dr NE	Atlanta	GA	30306	0619174204C002A
Robert & Sadie Sondgerath	502 Rhododendron Ave	Black Mountain	NC	28711	0619174204C002B
Michael Ewing	504 Rhododendron Ave	Black Mountain	NC	28711	619174315
Calder Family Trust	506 Rhododendron Ave	Black Mountain	NC	28711	619174411
David Broshar	508 Rhododendron Ave	Black Mountain	NC	28711	619174427
Georgia Alexander	512 Rhododendron Ave	Black Mountain	NC	28711	619174523
Linda Shepherd (LE)	514 Rhododendron Ave	Black Mountain	NC	28711	619174632
Gerald & Katherine Malsbary	222 Laurel Circle Dr	Black Mountain	NC	28711	619175176
Elizabeth Doran	213 N Park Ln	Black Mountain	NC	28711	619175429
Lee Reading & Patricia Lutz	211 N Park Ln	Black Mountain	NC	28711	619175581
C. Alan Clayton & William A Clayton	2814 Fleming Rd	Greensboro	NC	27410	619175623
John McFerrin	223 Pine St	Black Mountain	NC	28711	619176180
Wayne & Elizabeth Bartlett	220 Laurel Circle Dr	Black Mountain	NC	28711	619176225
William Allen	PO Box 545	Montreat	NC	28757	619176420
John & Michelle Barry	209 N Park Ln	Black Mountain	NC	28711	619176554
Earley Family Living Trust	107 Oakland Dr	Black Mountain	NC	28711	619176624
William & Carolyn Burnett	500 Hill Country Ln	San Antonio	TX	78232	619177135
Edward & Christine Kendall III	216 Laurel Circle Dr	Black Mountain	NC	28711	619177322
Earley Family Living Trust	107 Oakland Dr	Black Mountain	NC	28711	619177641
Robert Udashen & Linda Solomon	28 Woodland Aster Way	Asheville	NC	28804	619178127
James Georgeson & Mary Hay	212 Laurel Circle Dr	Black Mountain	NC	28711	619178356
Richard & Ann Davis	105 S Park Ln	Black Mountain	NC	28711	619179344
Park Lane Condo Unit Owners	PO Box 545	Montreat	NC	28757	619179488
Hugh & Sarah Ashcraft III	2334 Ainsdale Rd	Charlotte	NC	28226	0619179488C0100

Curtis & Betty Pearson	PO Box 3010	Atlantic Beach	NC	28512	0619179488C0102
Duane & Judith Repman	104 S Park Ln	Black Mountain	NC	28711	0619179488C0104
Tina Wexler	106 S Park Ln	Black Mountain	NC	28711	0619179488C0106
Constance Rosato	108 S Park Ln	Black Mountain	NC	28711	0619179488C0108
Randall Nohl & Laura Leonard	110 S Park Ln	Black Mountain	NC	28711	0619179488C0110
Robert & Carol Meier	9303 E Kenosha Ct	Floral City	FL	34436	0619179488C0112
James & Annabelle Gregory	1820 SW 23rd Ter	Ft Lauderdale	FL	33312	0619179488C0114
Joseph Tomczyk	116 S Park Ln	Black Mountain	NC	28711	0619179488C0116
Mary &John Collins	501 Darby Dr	Laconia	NH	3246	0619179488C0118
Pamela Norton	103 Oakland Dr	Black Mountain	NC	28711	619179603

Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina, 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF APPEAL

(REGARDING NEIGHBORS WITHIN 200 FEET OF PROPERTY)

DATE: **July 1, 2024**

TO: **Property Owner**

FROM: **TOWN OF BLACK MOUNTAIN**
ZONING ADMINISTRATOR

This is an appeal from a decision of the Zoning Administrator, to wit:

The Zoning Administrator determined that the placement of a No Parking sign in the TOBM right-of-way in front of 210 N Park Lane does not violate Municipal Code 9.2(c)(6). We are also appealing the decision that placing boulders in the TOBM right-of-way does not present a threat to the general welfare.

Address, PIN # and Zoning Classification of Property Affected:

210 N Park Lane
0619-17-6420.00000
TR-4 (town residential)

Name, Address and Telephone Number of Party Appealing:

Larry Pearlman
203 N Park Lane
602-501-8471

Brief Statement of Grounds for Appeal:

I am appealing this decision because one man is dictating who can park in the right-of-way on N Park Lane and there are Black Mountain Ordinances prohibiting him from doing so.

An appeal hearing in the nature of certiorari will be held on Thursday, July 18, 2024, @ 6:00 p.m. in the Council Room of Town Hall at 160 Midland Avenue.

This is your notification for this request specified under 1.7 of the Land Use Code for the Town of Black Mountain. Section 1.7.1 (d) (3) indicates that notice be provided to all property owners within 200 feet of the site's property lines. Notice of the time, date, and place of the hearing will be published in the Black Mountain News in accordance with the Land Use Code of the Town of Black Mountain.

Buncombe County



June 25, 2024

1:1,128

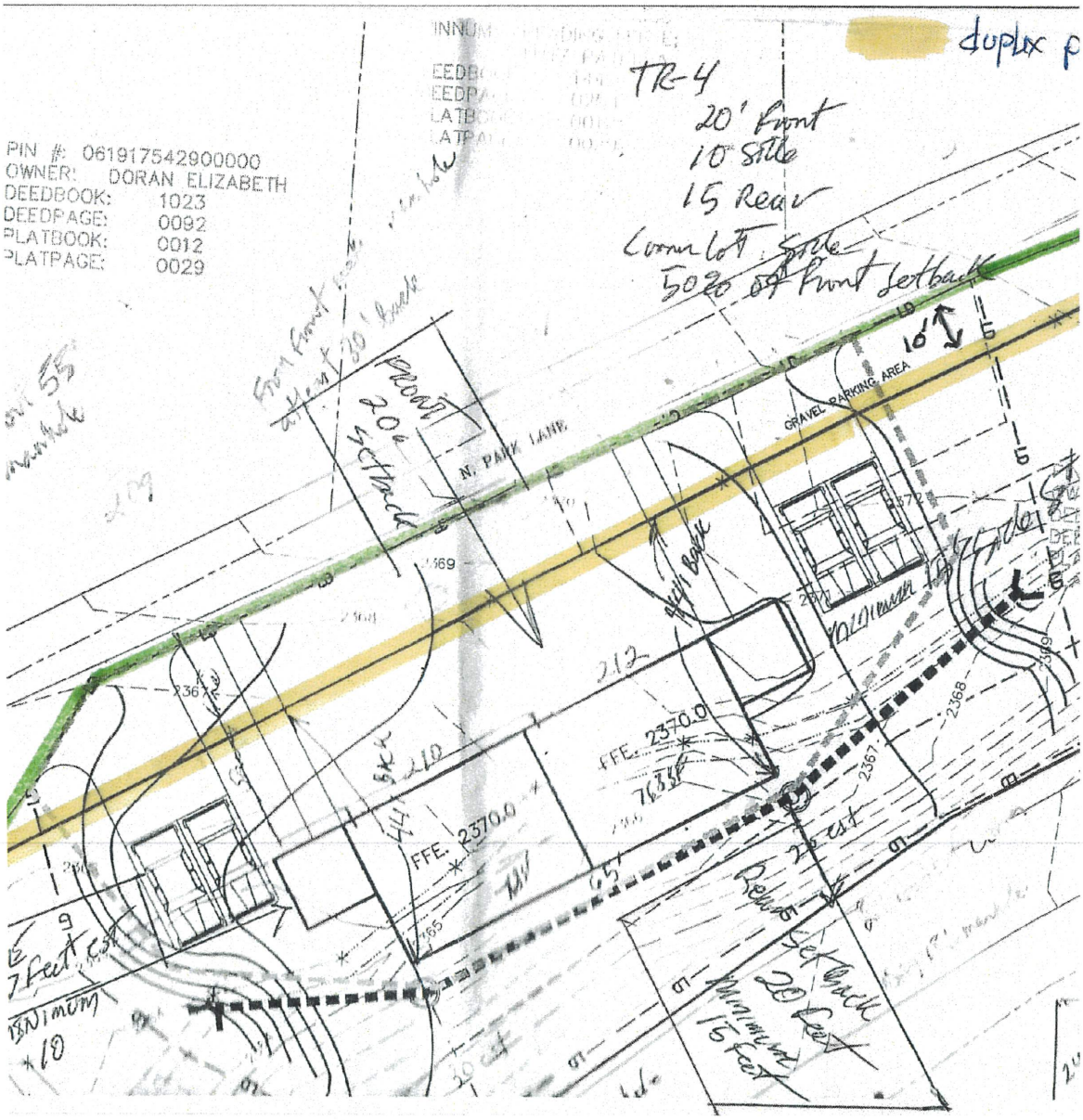
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Encroachment in ROW - N Park Lane

NP Lane

duplex p




PARKING
OWNER'S
EXPENSE







Black Mountain Code of Ordinances

Appendix A - Land Use Code

- 9.4 C.1 - Signs must not encroach into the public right-of-way unless expressly allowed in this chapter

- 9.7 D. - Signs required to be set back are typically measured from the property line.

- 9.5 H.3 - Sign must be set back at least ten feet from the front property line.

- 8.3.4D(1) b. - Fences and walls prohibited in right-of-way. No fence or wall shall be erected or maintained within or on any state or town right-of-way.

- 8.3.6 - The owner of the property and any tenant on the property where landscaping is required shall be jointly and severally responsible for the maintenance of all landscaping materials. Such maintenance shall include all actions necessary to keep the landscaped area free of litter and debris; to keep plantings healthy; to keep plant growth from interfering with safe vehicular and pedestrian travel, or use of parking areas, or from creating nuisances to adjoining properties;

3.6.2 Dedication or closures of rights-of-way or land to the town:

Property owners or other parties of interest may petition for the closure of a right-of-way offering through the planning department.

2.1.7 - Permits for use of town right-of-way may be granted by the town manager only when the request will not endanger public safety, and for renewable periods of no longer than 45 days. In issuing any such permit, the town manager may impose conditions as necessary in the interest of public safety and to minimize restrictions on the free and unobstructed use of streets or sidewalks.

BEFORE THE TOWN OF BLACK MOUNTAIN BOARD OF ADJUSTMENT
BUNCOMBE COUNTY, NORTH CAROLINA

John Richardson Appeal of Decision)
Of Right of Use for 141 S. Richardson Blvd)
Black Mountain, NC 28711)

TOWN OF BLACK MOUNTAIN'S MOTION TO DISMISS
(Appeal – Right of Use for 141 S. Richardson Blvd)

NOW COMES the Town of Black Mountain (the "Town"), by and through the undersigned staff, and respectfully moves the Board of Adjustment (the "BOA") to dismiss the Appeal of Appellant, John Richardson ("Appellant"), in the above-captioned case, because Appellant's case is moot. The specific reasons for the Town's Motion are as follows:

1. Appellant's Appeal challenges the right of use for 141 S. Richardson Boulevard. The Zoning Administrator approved a zoning compliance permit dated February 1, 2021, approving the use of the property for a multiplex facility consisting of a brewery, six restaurant concepts, a makers market, and retail space.
2. The Notice of Violation issued to 141 S. Richardson Boulevard dated March 6, 2024, is for violations of development regulations and not the right of use of the property.
3. Appellant filed an Appeal from the Notice of Violation that was date stamped April 16, 2024, by the Town Clerk.
4. Appellant did not meet the timeline to file an appeal and references Town of Black Mountain Land Use Code Section 1.2.2 (C) (11), which states "references to "days" will always mean business days, excluding weekends and holidays, unless the context of the language clearly indicates otherwise".
5. Rules of Civil Procedure, G.S. 1A-1, Rule 6 speaks to time and computation of time and part (a) states "in computing any period of time prescribed by or allowed by these rules, by order of court, or by any applicable statute, including rules, orders, or statutes respecting publication of notices, the day of the act, event, default or publication after which the designated period of time begins to run is not included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday, or a legal holiday when the courthouse is closed for transactions. When the period of time prescribed or allowed is less than seven days, intermediate Saturdays, Sundays and holidays shall be

excluded in the computation. A half-holiday shall be considered as other days and not as a holiday". The Town cannot have an ordinance that overrides the statutory provision for computation of days for any time or deadline set out by the statute.

6. NCGS §160D-405, Appeals of administrative decisions, (d) Time to Appeal states that "the owner or other party has 30 days from receipt of the written notice of the determination within which to file an appeal. Any other person with standing to appeal has 30 days from receipt from any source of actual or constructive notice of the determination within which to file an appeal. In the absence of evidence to the contrary, notice given pursuant to GS 160D-403(b) by first-class mail is deemed received on the third business day following deposit of the notice for mailing with the United States Postal Service".
7. The Appellant is time barred from filing an appeal of the March 6, 2024, Notice of Violation. The last day to have filed an appeal of the Notice of Violation would have been April 12, 2024.
8. The Appellant states in the appeal form that they are appealing "right of use".
9. The Appellant was granted a zoning compliance permit for the use of the property and the Notice of Violation does not reference any violations of use of the property.

RESPECTFULLY SUBMITTED this the 15th day of August 2024.

TOWN OF BLACK MOUNTAIN
PLANNING DEPARTMENT

By: _____

Russell Cate
Zoning Administrator/Planner I
160 Midland Avenue
Black Mountain, NC 28711
Tel: (828) 419-9373
Russell.cate@tobm.org

Town of Black Mountain
Planning & Development
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-419-9300 • Fax: 828-669-2030 • TDD: 1-800-735-2962

May 6, 2024

Chair to the Board of Adjustment
160 Midland Avenue
Black Mountain, NC 28711

VIA Email and Regular First-Class Mail

RE: John Richardson Appeal to the Board of Adjustment

Dear Chair:

Pursuant to NCGS §160D-405(e), please find enclosed the Record in the above-referenced case, which I am transmitting to the Board of Adjustment. If you have any questions, please do not hesitate to contact me.

Sincerely,

Jennifer Tipton

Enclosure

CC: John Richardson
Craig Justus, Attorney
Russell Cate, Planner I/Zoning Administrator
Jessica Trotman, Planning Director/Assistant Town Manager

BEFORE THE TOWN OF BLACK MOUNTAIN BOARD OF ADJUSTMENT
BUNCOMBE COUNTY

JOHN RICHARDSON APPEAL OF)
ZONING ADMINISTRATOR'S DECISION)
DEVELOPMENT REGULATIONS)
141 S RICHARDSON BOULEVARD)
BLACK MOUNTAIN, NC 28711)

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Jennifer Tipton

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, January 18, 2021 9:51 AM
To: Jessica Trotman; Jake Hair; Jennifer Tipton
Cc: Tripp Anderson; John Allen Richardson, Jr.
Subject: FW: RailYard Final
Attachments: C- Master Plan A (17-01-2021).pdf

Jessica,

I am attaching a conceptual plan for the RailYard project that John Richardson is looking to develop in the CBD district. We would like to schedule a zoom meeting with you later this week to discuss the project in more detail. John is in the due diligence phase and we are looking to get the planning departments feedback and understanding of the approval/permitting process for this one.

Tripp, John, and myself are the team members that would like to be part of the meeting. Please respond to all on this email with your availability later in the week.

Thanks,

Jesse Gardner, P.E.
Civil Design Concepts, PA
168 Patton Ave.
Asheville, NC 28801
Phone 828-252-5388
Cell 828-216-8399
Fax 828-252-5365

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From: John Richardson <john@blackmountainalehouse.com>
Sent: Monday, January 18, 2021 8:37 AM
To: Jess Gardner <jgardner@cdcgo.com>
Subject: RailYard Final

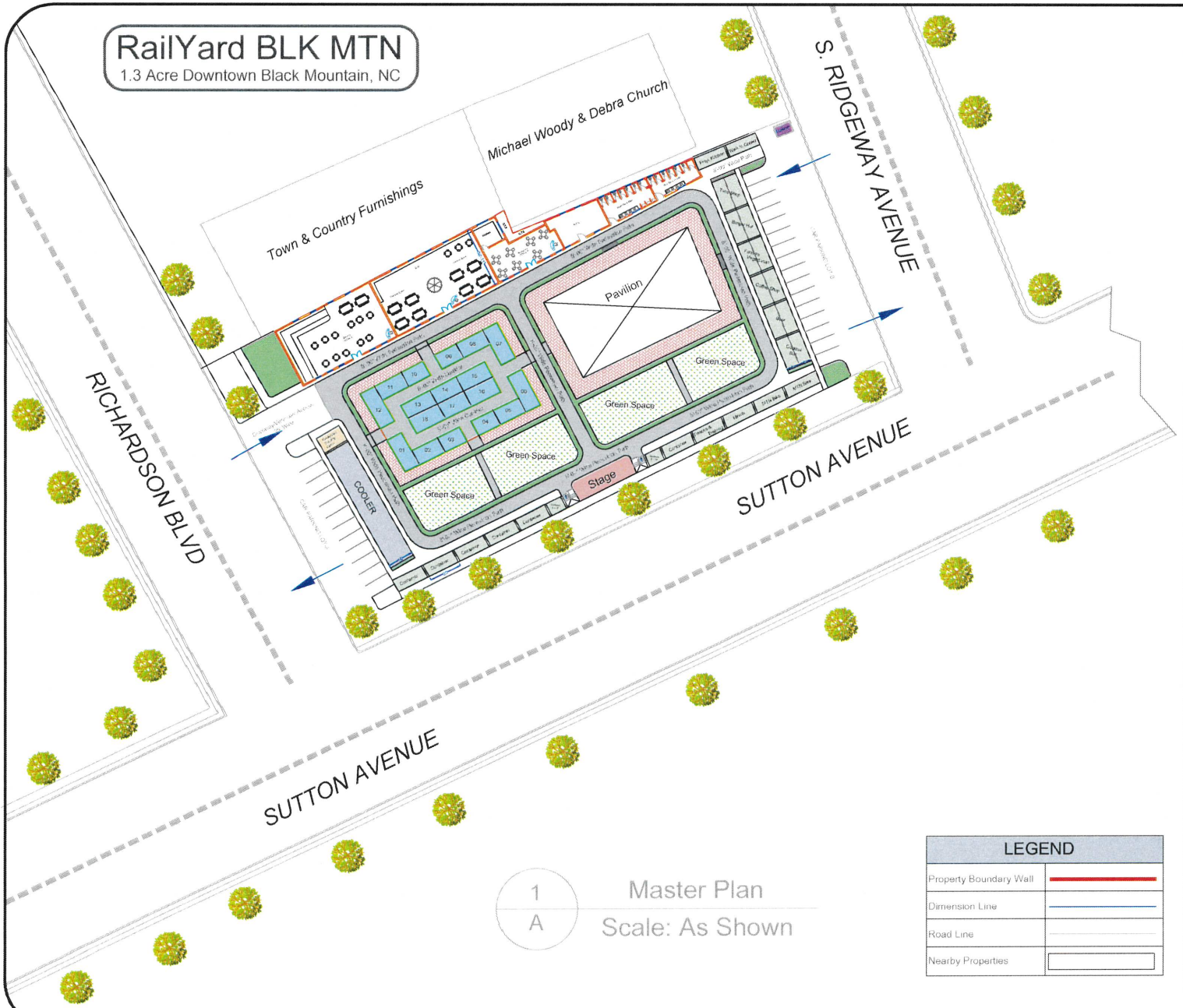
Here you go sir. Let me know when we can meet with her? I spoke with Tripp Anderson and he said it may be good for him to be in the meeting as well? Your call-

Thanks-

John Richardson
john@blackmountainalehouse.com
(828)-337-7377

RailYard BLK MTN

1.3 Acre Downtown Black Mountain, NC



1 / A — Master Plan
Scale: As Shown

LEGEND	
Property Boundary Wall	
Dimension Line	
Road Line	
Nearby Properties	

N
W
E
S

Landuse Plan
RailYard BLK MTN

Project Location:

Near 141 Richardson Blvd, Black Mountain, NC 28711

Project Planner

Rana M Shoaib
Manager Architecture & Urban Design
The Urban Vista
Islamabad, Pakistan
+92-333-4485320

Date:
January 16, 2021

Client:

BLK MTN KITCHEN + ALE HOUSE
SMOKE PUBCORPS BLACK MOUNTAIN

Project Consultant:

THE URBAN VISTA
Planning with Identity

SCALE:
0.00' 20.0' 40.0' 60.0' 80.0' 100.0'

Drawing No:
Tuv/Lp/17/12/20/A

Jennifer Tipton

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, February 1, 2021 11:13 AM
To: Jennifer Tipton
Subject: FW: RailYard.Initial.Permit.2021-01-26
Attachments: RailYard.Initial.Permit.2021-01-26.pdf; Master Plan B (17-01-2021)-Model.pdf

Jennifer,

See attached. Let me know what else you need or what questions you have in order to determine the approval process for this one. If it is not a use by right and will require any public hearings we just need to know what process so that we can get it started.

Thanks,

Jesse Gardner, P.E.
Civil Design Concepts, PA
168 Patton Ave.
Asheville, NC 28801
Phone 828-252-5388
Cell 828-216-8399
Fax 828-252-5365

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From: John Richardson <john@blackmountainalehouse.com>
Sent: Tuesday, January 26, 2021 7:16 AM
To: Jess Gardner <jgardner@cdcgo.com>
Subject: RailYard.Initial.Permit.2021-01-26

Here you go. Crazy to me that I have to PT to have a permit pulled for property that I don't own just to make sure I can do a $3.5M project.

Thanks Jesse-

Scanned with CamScanner
https://cc.co/16YRyq

John Richardson
828-337-7377 (cell)
www.PubCorps.com
www.blackmountainbrewing.com

ZONING APPROVAL APPLICATON www.townofblackmountain.org

PROPERTY OWNER INFORMATION		
Owner Name: RAILYARD HOLDINGS - PROP IN DUE DILIGENCE		
Owner Address (Number, Street, City, State, ZIP): 117-C CHERRY ST. BLK MTN 28711		
Home Phone	Cell Phone: 828-337-7377	Email Address: JOHN@BLACKMOUNTAINALEHOUSE.COM

CONTRACTOR INFORMATION		
Contractor Name: TBD		
Contractor Address (Number, Street, City, State, ZIP)		
Office Phone	Cell Phone	Email Address

PROPERTY INFORMATION		
Parcel Number: 0619451929 00000	Current Zoning: CENTRAL BUS.	Acreage: 1.09 ACRE
Address: 141 S RICHARDSON BOULEVARD		
Average Slope %	Existing Square Footage	

PROJECT INFORMATION			
Project Description: MULTIPLEX - BREWERY, 6 RESTAURANT CONCEPTS, MAKERS MKT, RETAIL			
☑ This project is a new building or structure ☑ This project is an addition/alteration to an existing building or structure ☑ This project is an accessory structure			
Height	Front Setback	Side Setback	Rear Setback
# of Parking Spaces	# of Stories	Use of Structure	
Acreage to be Disturbed		Square Footage	

1. Does the property have a stream? ☐ Yes ☐ No ☐ Don't Know
2. Is there a floodplain or floodway on the property? ☐ Yes ☐ No ☐ Don't Know

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1. I, the undersigned, hereby make application for a zoning permit only for the location and the work described herein and certify to the accuracy of that information. I further certify that I am the property owner, or a duly authorized representative, and may sign this application on behalf of the owner(s) of said property, and I have read and understand all of the conditions of this permit and will construct the project in compliance with those conditions. I understand that failure to provide accurate information or to comply with any provisions of the application renders it null and void and may result in an enforcement action.

2. I, the undersigned, hereby consent to the entry on the permitted premises by zoning inspectors of the Town of Black Mountain to determine compliance with the town's zoning ordinances. This consent is valid for the period commencing with the issuance of this zoning approval and terminating with issuance of a certificate of compliance or until earlier revoked in writing by the owner of the property.

Print: Owner/Contractor	Date:
JOHN RICHARDSON	1/25/2021
Signature: Owner/Contractor	Date:
J Rich	1/25/2021

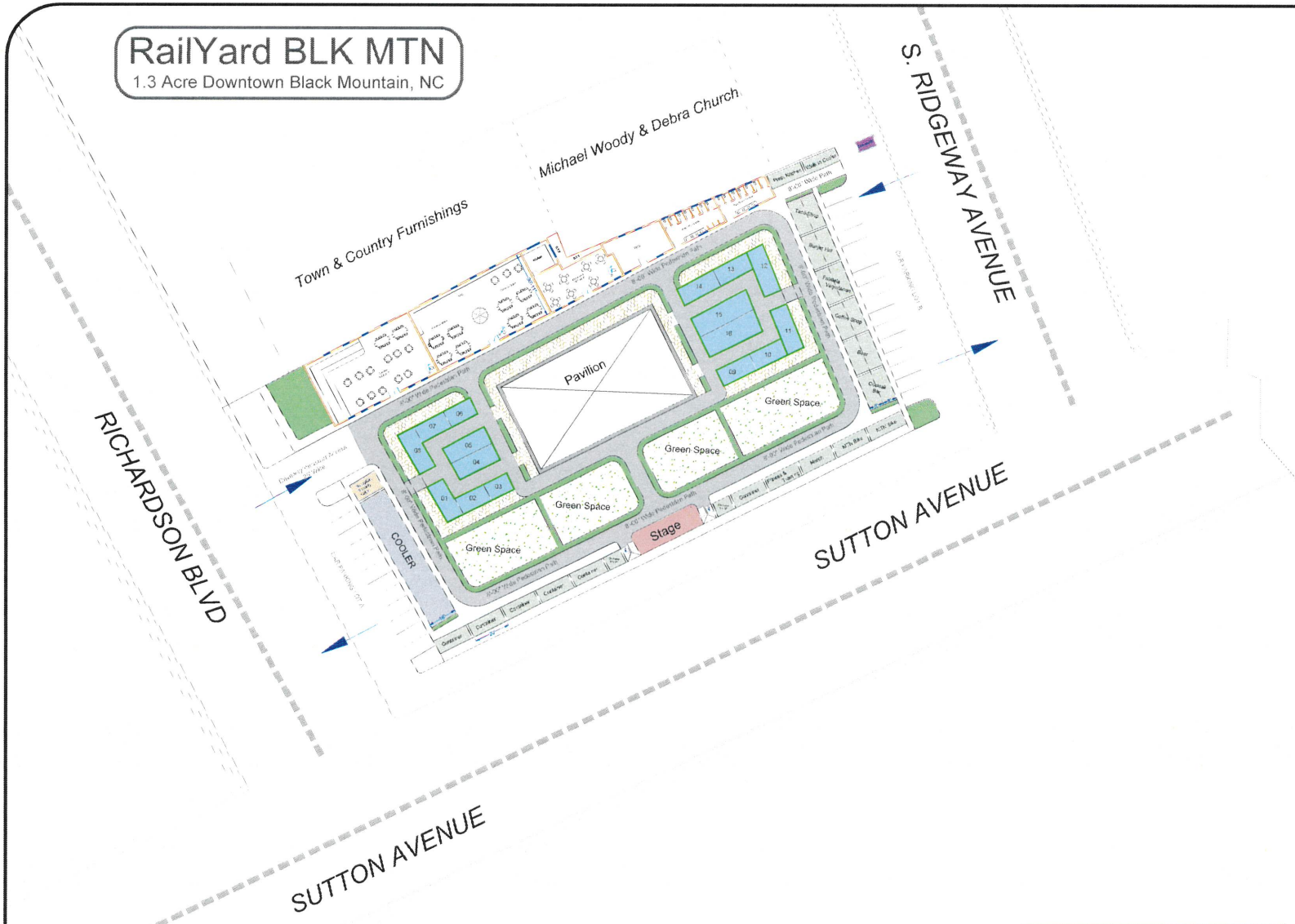
OFFICE USE ONLY

Date Received: _____ Case Number: _____

Scanned with CamScanner

RailYard BLK MTN

1.3 Acre Downtown Black Mountain, NC



1 A

Master Plan

Scale: As Shown

LEGEND	
Property Boundary Wall	
Dimension Line	
Road Line	
Nearby Properties	

N

W E

S

Landuse Plan
RailYard BLK MTN

Project Location:

Near 141 Richardson Blvd, Black Mountain, NC 28711

Project Planner

Rana M Shoaib
Manager Architecture & Urban Design
The Urban Vista
Islamabad, Pakistan
+92-333-4485320

Date:

January 16, 2021

Client:

BLK MTN KITCHEN + ALE HOUSE

SMOKE BLK MTN NORTH CAROLINA

PUBCORPS

BLACK MOUNTAIN

Project Consultant:

THE URBAN VISTA
Planning with Identity

SCALE:

0.00' 20.0' 40.0' 60.0' 80.0' 100.0'

Drawing No:

Tuv/Lp/17/12/20/A

Jennifer Tipton

From: John Richardson <john@blkmtnkitchen.com>
Sent: Tuesday, December 7, 2021 2:54 PM
To: Jennifer Tipton
Cc: Dan Hensley
Subject: Re: Permit Questions

Thank Jennifer. I'm working on it. I've copied Dan. He'll have these answers asap.

As for the roof permit for 131, we're still planning on it if that is ok?

Thanks-

John Richardson
john@blkmtnkitchen.com
(828)337-7377
john@blkmtnckitchen.com

PUBCORPS
BLACK MOUNTAIN KITCHEN + ALE HOUSE
WOOD-FIRED COOKING SMOKE BLK MTN NORTH CAROLINA
BLK MTN BREWING

On Dec 7, 2021, at 9:10 AM, Jennifer Tipton <jennifer.tipton@tobm.org> wrote:

Good Morning John,

Dan Hensley dropped off the plans and permit application for the Railyard project yesterday and I have a few questions.

1. What is the project cost?
2. Is this only for the inside of the existing building or is this including the shipping containers?
3. Have you checked with MSD to see if you are going to need a permit?
4. There are a couple of things that I still need for the permit application:
    a. Lien Agent
    b. Manual J Calculations (from the heating contractor)
    c. Site Plan

Also, I am going through all of the pending permits and I show that the permit for 131 Broadway is still pending. Are you still intending on doing that project or do I need to void that permit?

Thanks!

Jennifer Tipton
Senior Admin
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

Jennifer Tipton

From: John Richardson <john@blkmtnkitchen.com>
Sent: Thursday, January 20, 2022 2:38 PM
To: Jennifer Tipton
Cc: Liz Carleton
Subject: Re: Richardson Blvd Permit

Hey Jennifer-

Let me know if this is adequate?

PROJECT DESCRIPTION:

The RailYard Blk Mtn is a multiple concept venue consisting of a taproom, 6 potential food concepts, outdoor stage, brewery, outdoor gathering space, retail, and a non-profit incubator.

The project is broken into 3 phases:

Phase 1: Upfit of the existing building into a taproom/restaurant/retail/restrooms

Phase 2: Outside shipping containers and stage area

Phase 3: Brewery

Project cost (outside of purchase of land): $750,000 for phase 1 & 2. Phase 3 is targeted at $1M

Lein Agent: ALFIE. (In Asheville)

MSD: applied for— should be here any day now.

John Richardson
john@blkmtnkitchen.com
(828)337-7377
john@blkmtnckitchen.com

PUBCORPS

BLACK MOUNTAIN KITCHEN + ALE HOUSE

WOOD-FIRED COOKING SMOKE BLK MTN NORTH CAROLINA

BLK MTN BREWING

On Jan 20, 2022, at 8:54 AM, Jennifer Tipton <jennifer.tipton@tobm.org> wrote:

Good Morning John,

Sorry it has taken me a few days to get back to you.

In looking at the permit application that was turned in, there is not a project description so I am not sure if this permit is for the existing building or the entire project.

We will need the overall site plan with the phases labeled before we can issue any permits.

I will be glad to keep this permit and we can add the description when you have that ready for what will be Phase 1.

The other things we are holding on, in addition to the overall site plan, are:
*Project Cost
*MSD Permit
*Lien Agent

All of this can be emailed to me and I will compile everything.

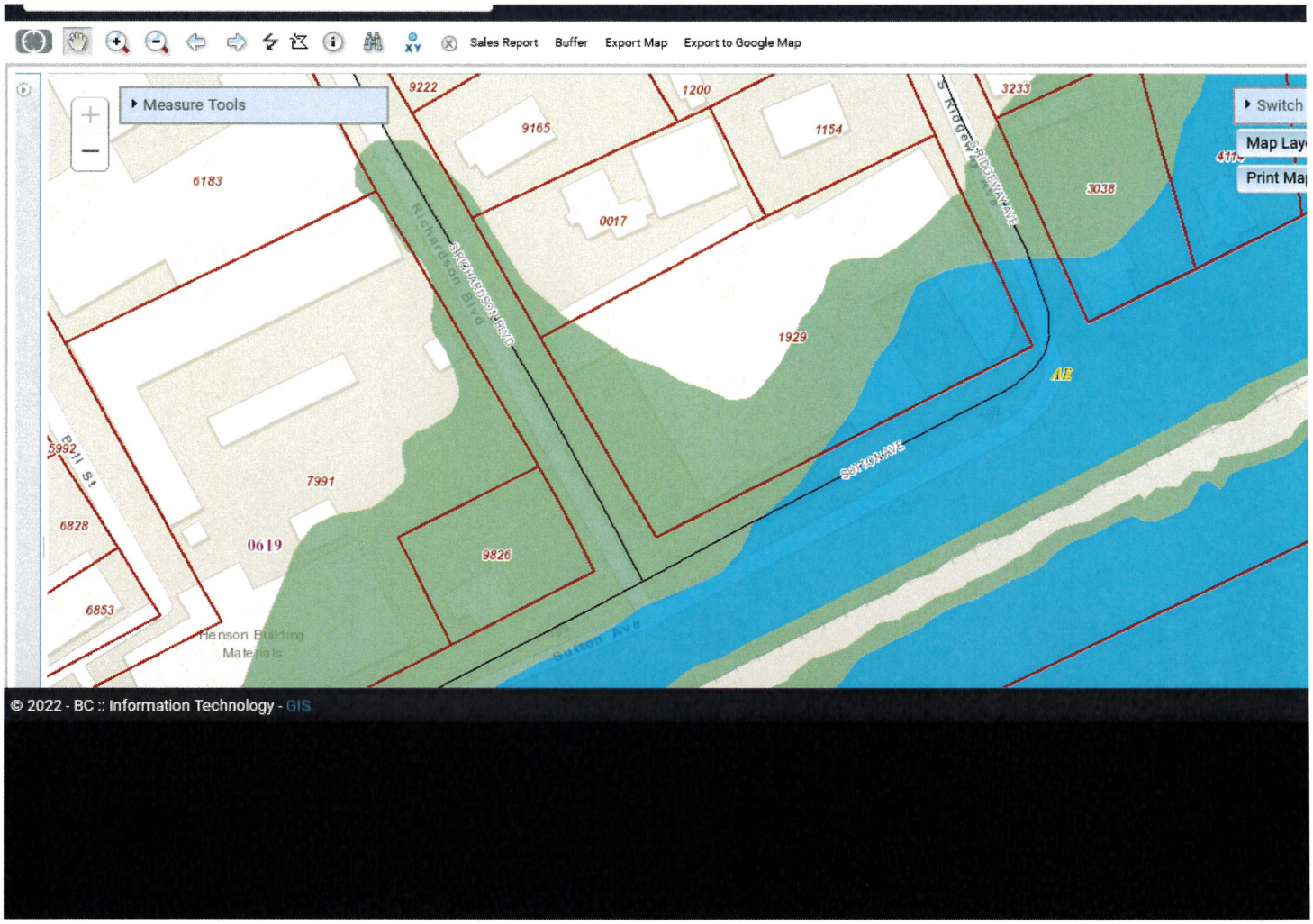
Thanks!

Jennifer Tipton
Senior Admin
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

Jennifer Tipton

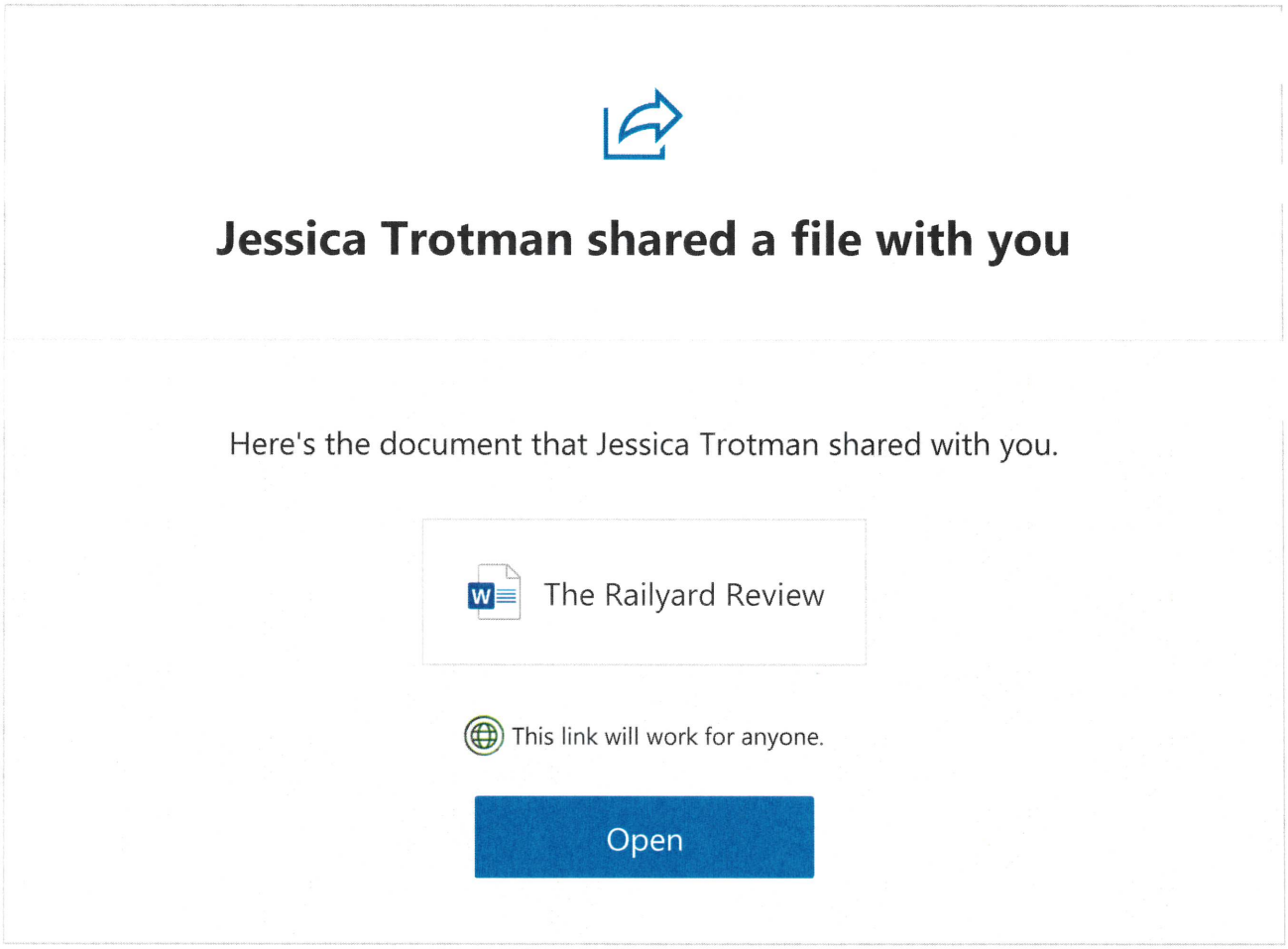
From: Jessica Trotman
Sent: Thursday, January 20, 2022 8:56 PM
To: Jake Hair; Jennifer Tipton; Charlie Russell
Subject: railyard - flood panel

I can't get the actual flood map website to load, but this is a screen shot from the BC GIS website which has the same layer on it.



Jennifer Tipton

From: Jessica Trotman
Sent: Thursday, January 27, 2022 1:50 PM
To: Jennifer Tipton; Jake Hair
Subject: Jessica Trotman shared "The Railyard Review" with you.



The Railyard Review

Staff Present

- Jessica Trotman
- Jamey Matthews
- Jennifer Tipton
- Charlie Russell
- Jake Hair

Project Description: The RailYard Blk Mtn is a multiple concept venue consisting of a taproom, 6 potential food concepts, outdoor stage, brewery, outdoor gathering space, retail, and a non-profit incubator.

Commented [JT1]: Jennifer will you drop this in from the email you mentioned?

Current Conditions

1 parcel

in size

One existing building

Flat

Allowable Uses

Zoning District: Central Business

Proposed Uses:

Comments from Staff:

- There is a conflict in the LUC between permitted and conditional uses of brewery and micro-brewery. Ron Sneed supports staff interpretation the conflict supports the applications proposed use.
- It is not entirely clear to staff if the phase three structure is in service to the complete project. If operating independently, then it would violate rules governing all lots.
    - The solution is simple: subdivide the brewing facility from the project. There are no setbacks, no minimum lot sizes, and no parking requirements, and therefore it would function the same but it would meet the criteria in the ordinance.
    - It would be an exempt subdivision which is simple toa approve at the staff level.
- A stage is not present on the site plan provided. In previous renders seen by staff there was a stage. We need to verify that a permanent stage is not being proposed and approved based on these drawings.
- The CB district has no parking requirements. The site will utilize on street parking.
- The parcel does not abut different zoning districts; therefore no buffering is required.
- There are no landscaping requirements.
- The property is not in the Historic District
- Any onsite dumpster will need to be screened according to the requirements.

Commented [JT2]: I'm not sure a concert venue is going to work as a use in the CB district, though I think it would be fine if they did have music sometimes as part of an event. I'm hope to hearing other suggestions and interpretations.

Building Requirements

- The shipping containers will need to have engineered sealed plans to be used as structures.
- The proposed plans for phase one included appropriate fire separations and will not need a sprinkler system.
- The property is in the primary fire district, and therefore any wood structures to be constructed will need to be fire rated.

Commented [JT3]: Is this accurate or did I just make that up?

Water Availability

Comments from Staff:

- There is a 6" waterline and no concerns about taping into this line.
- The use for the brewery is not defined in the SDF spreadsheet. The engineer will need to use the SDF methodology created for the town to calculate the SDF.
- The SDF can be charged by phase.

Environmental Regulations

Staff Comments:

- The 100 YFP is located on part of the property. All documentation and requirements associated with the floodplain development permit will need to be met.
- The project will need post-construction stormwater permitting, and to be calculated based on the new parts of the project. The original building will not be required to be calculated into the stormwater requirements.

Commented [JT4]: Let's give them a copy of this ordinance.

Jennifer Tipton

From: Rhinehart, Heather <HRhinehart@msdbc.org>
Sent: Monday, February 14, 2022 12:03 PM
To: john@blkmtnkitchen.com; danhensley@me.com; Jennifer Tipton
Cc: PlanDevDept
Subject: 141 RICHARDSON BLVD
Attachments: Site Plan - 2022005.pdf

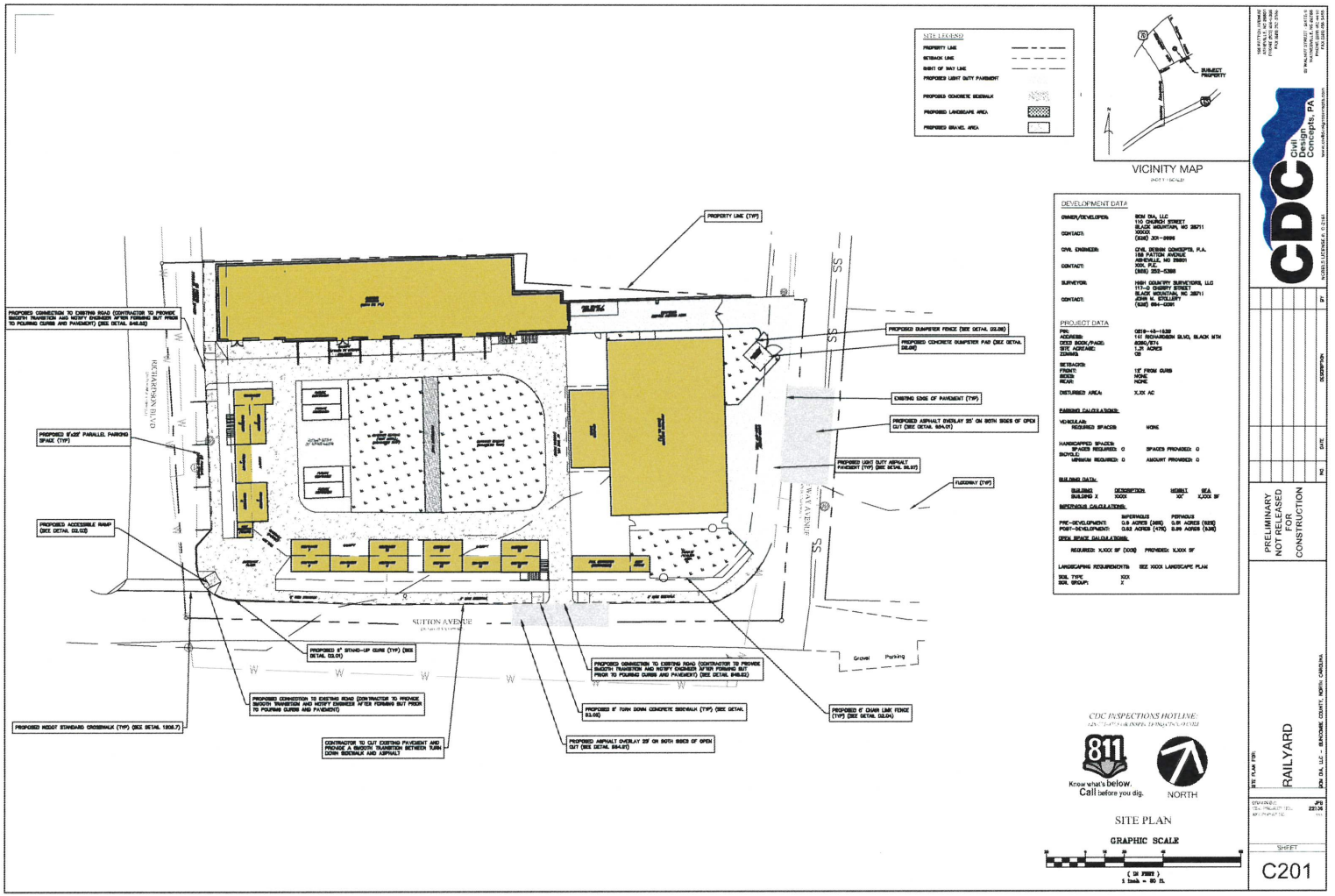
Good afternoon John & dan,

I'll need each space labeled as to what is going into that space.
Once I receive this, I can then start processing your request.
Just a reminder the brewery will need a separate allocation and will not be released under this allocation/permit.
Also the first section of buildings/shipping containers can not be released until I have a copy of the DENR Permit from the state.

Thank you,

Heather A Rhinehart
System Coordinator II
MSD Planning & Development / Engineering Division

Metropolitan Sewerage District
2028 Riverside Drive
Asheville, North Carolina 28804
Phone: 828-225-8272
Email: hrhinehart@msdbc.org


SITE LEGEND
PROPERTY LINE
SETBACK LINE
RIGHT OF WAY LINE
PROPOSED LIGHT DUTY PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED LANDSCAPE AREA
PROPOSED GRAVEL AREA
VICINITY MAP
SUBJECT PROPERTY
DEVELOPMENT DATA
OWNER/DEVELOPER:
BDN DIA, LLC
110 CHURCH STREET
BLACK MOUNTAIN, NC 28711
XXXX
(XXX) XXX-XXXX
CONTACT:
CIVIL ENGINEER:
CIVIL DESIGN CONCEPTS, P.A.
186 PATTON AVENUE
ASHEVILLE, NC 28801
XXX, P.E.
(828) 252-5388
CONTACT:
SURVEYOR:
HIGH COUNTRY SURVEYORS, LLC
110 C CHERRY STREET
BLACK MOUNTAIN, NC 28711
JOHN M. STILLEY
(828) 669-0391
CONTACT:
PROJECT DATA
PIN:
0819-48-1535
ADDRESS:
141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:
4580/974
SITE ACREAGE:
1.25 ACRES
ZONING:
CB
SETBACKS:
FRONT:
12' FROM CURB
SIDES:
NONE
REAR:
NONE
DISTURBED AREA:
X.XX AC
PARKING CALCULATIONS:
VEHICULAR:
REQUIRED SPACES:
NONE
HANDICAPPED SPACES:
SPACES REQUIRED: 0
SPACES PROVIDED: 0
BICYCLE:
MINIMUM REQUIRED: 0
AMOUNT PROVIDED: 0
BUILDING DATA:
BUILDING
DESCRIPTION
HEIGHT
SFA
BUILDING X
XXXX
XX'
X,XXX SF
IMPERVIOUS CALCULATIONS:
IMPERVIOUS
PERVIOUS
PRE-DEVELOPMENT:
0.8 ACRES (36%)
0.91 ACRES (92%)
POST-DEVELOPMENT:
0.83 ACRES (47%)
0.89 ACRES (53%)
OPEN SPACE CALCULATIONS:
REQUIRED: X,XXX SF (XX%)
PROVIDED: X,XXX SF
LANDSCAPING REQUIREMENTS:
SEE XXXX LANDSCAPE PLAN
BOA TYPE:
XXX
BOA GROUP:
X
PROPERTY LINE (TYP)
PROPOSED CONNECTION TO EXISTING ROAD (CONTRACTOR TO PROVIDE SMOOTH TRANSITION AND NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING CURBS AND PAVEMENT) (SEE DETAIL S46.02)
PROPOSED 9'x20' PARALLEL PARKING SPACE (TYP)
PROPOSED ACCESSIBLE RAMP (SEE DETAIL D2.02)
PROPOSED 6" STAND-UP CURB (TYP) (SEE DETAIL D2.01)
PROPOSED CONNECTION TO EXISTING ROAD (CONTRACTOR TO PROVIDE SMOOTH TRANSITION AND NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING CURBS AND PAVEMENT)
PROPOSED NCDOT STANDARD CROSSWALK (TYP) (SEE DETAIL 1205.7)
CONTRACTOR TO CUT EXISTING PAVEMENT AND PROVIDE A SMOOTH TRANSITION BETWEEN TURN DOWN SIDEWALK AND ASPHALT
PROPOSED CONNECTION TO EXISTING ROAD (CONTRACTOR TO PROVIDE SMOOTH TRANSITION AND NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING CURBS AND PAVEMENT) (SEE DETAIL S46.02)
PROPOSED 6' TURN DOWN CONCRETE SIDEWALK (TYP) (SEE DETAIL D2.03)
PROPOSED ASPHALT OVERLAY 25' ON BOTH SIDES OF OPEN CUT (SEE DETAIL S04.01)
PROPOSED DUMPSTER FENCE (SEE DETAIL D2.06)
PROPOSED CONCRETE DUMPSTER PAD (SEE DETAIL D2.06)
EXISTING EDGE OF PAVEMENT (TYP)
PROPOSED ASPHALT OVERLAY 25' ON BOTH SIDES OF OPEN CUT (SEE DETAIL S04.01)
PROPOSED LIGHT DUTY ASPHALT PAVEMENT (TYP) (SEE DETAIL S0.02)
FLUSHWAY (TYP)
PROPOSED 6' CHAIN LINK FENCE (TYP) (SEE DETAIL D2.04)
RICHARDSON BLVD
SUTTON AVENUE
Gravel Parking
CDC INSPECTIONS HOTLINE:
811
Know what's below.
Call before you dig.
NORTH
SITE PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
CDC
Civil Design Concepts, PA
PRELIMINARY NOT RELEASED FOR CONSTRUCTION
SITE PLAN FOR:
RAILYARD
BDN DIA, LLC - BUNCOMBE COUNTY, NORTH CAROLINA
DRAWING FILE NAME:
JOB NUMBER:
JPS 22126
SHEET
C201

NOTES:

1. SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
2. SOME PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
3. SOIL GROUP: X
4. STREAM INFORMATION:
   INDEX: X-XX-XX-X
   NAME: XXXXX
   CLASSIFICATION: XX
   RIVER BASIN: XXXXX
5. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4750, OR EMAIL AT INSPECTIONS@CDCGLOBAL. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
6. RETAINING WALLS:

   ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTING DEPTHS (MAY VARY). REFER TO WALL DESIGN FOR FOOTING DEPTHS AND HEIGHTS. ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.

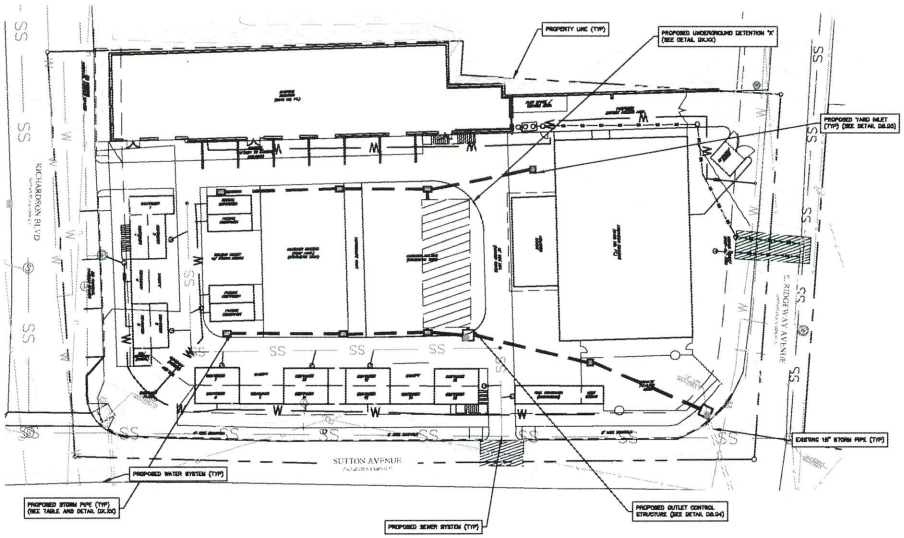
   WALL DESIGN TO INCLUDE FOOTING DRAIN AND MINIMUM WIDTH OF 12" OF #57 WASHED STONE BEHIND WALL FROM BOTTOM TO TOP OF WALL.

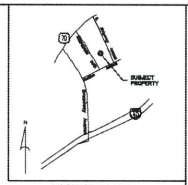
   ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30" OR MORE SHALL BE PROTECTED WITH A GUARDRAIL. THE GUARDRAIL SHALL BE 42" MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21" SPHERE UNLESS ADJACENT TO A WALKING SURFACE, ORNAMENTAL GUARDRAIL STYLE AND COLOR WITH ARCHITECT AND ENGINEER. SEE SITE PLAN FOR APPROXIMATE LOCATION OF FENCING/GUARDRAIL.

   CONTRACTOR TO SUBMIT TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.

   CONTRACTOR RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL RETAINING WALLS PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS STANDARDS AND SPECIFICATIONS.

   ALL RETAINING WALLS 4' OR GREATER TO BE SUBMITTED TO THE TOWN OF BLACK MOUNTAIN BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY THE WALL ENGINEER UPON COMPLETION. RETAINING WALLS SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.





VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

OWNER/DEVELOPER: BDM DIA, LLC
110 CHURCH STREET
BLACK MOUNTAIN, NC 28711
CONTACT: XXXXX
(XXX) XXX-XXXX

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
159 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: XXX, P.E.
(XXX) XXX-XXXX

SURVEYOR: HIGH COUNTRY SURVEYORS, LLC
111-D GREEN STREET
BLACK MOUNTAIN, NC 28711
CONTACT: JOHN W. STOLLEY
(828) 664-0091

PROJECT DATA

PIN: 0819-48-1539
ADDRESS: 141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE: 5390/574
TOTAL ACREAGE: 1.01 ACRES
ZONING: CB

SETBACKS:
FRONT: 15' FROM CURB
SIDES: NONE
REAR: NONE

DISTURBED AREA: X.XX AC

PARKING CALCULATIONS:
VEHICULAR:
REQUIRED SPACES: NONE

HANDICAPPED SPACES:
SPACES REQUIRED: 0 SPACES PROVIDED: 0
BICYCLE:
MINIMUM REQUIRED: 0 AMOUNT PROVIDED: 0

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	AREA
BUILDING X	XXXX	XX'	X,XXX SF

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.9 ACRES (39%)	0.91 ACRES (61%)
POST-DEVELOPMENT:	0.63 ACRES (47%)	0.99 ACRES (53%)

OPEN SPACE CALCULATIONS:
REQUIRED: X,XXX SF (XX%) PROVIDED: X,XXX SF

LANDSCAPING REQUIREMENTS: SEE XXXX LANDSCAPE PLAN

SOIL TYPE: XXX
SOIL GROUP: X

CDC INSPECTIONS HOTLINE:
828-771-4750 OR INSPECTIONS@CDCGLOBAL.COM

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

NORTH

STORM PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

159 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-9346
FAX (828) 252-9344

59 RAILWAY STREET - SUITE 5
WAYNESVILLE, NC 28786
PHONE (828) 452-4410
FAX (828) 452-4411

CDC Civil Design Concepts, P.A.
NORTH CAROLINA | SOUTH CAROLINA
www.cdcglobal.com

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

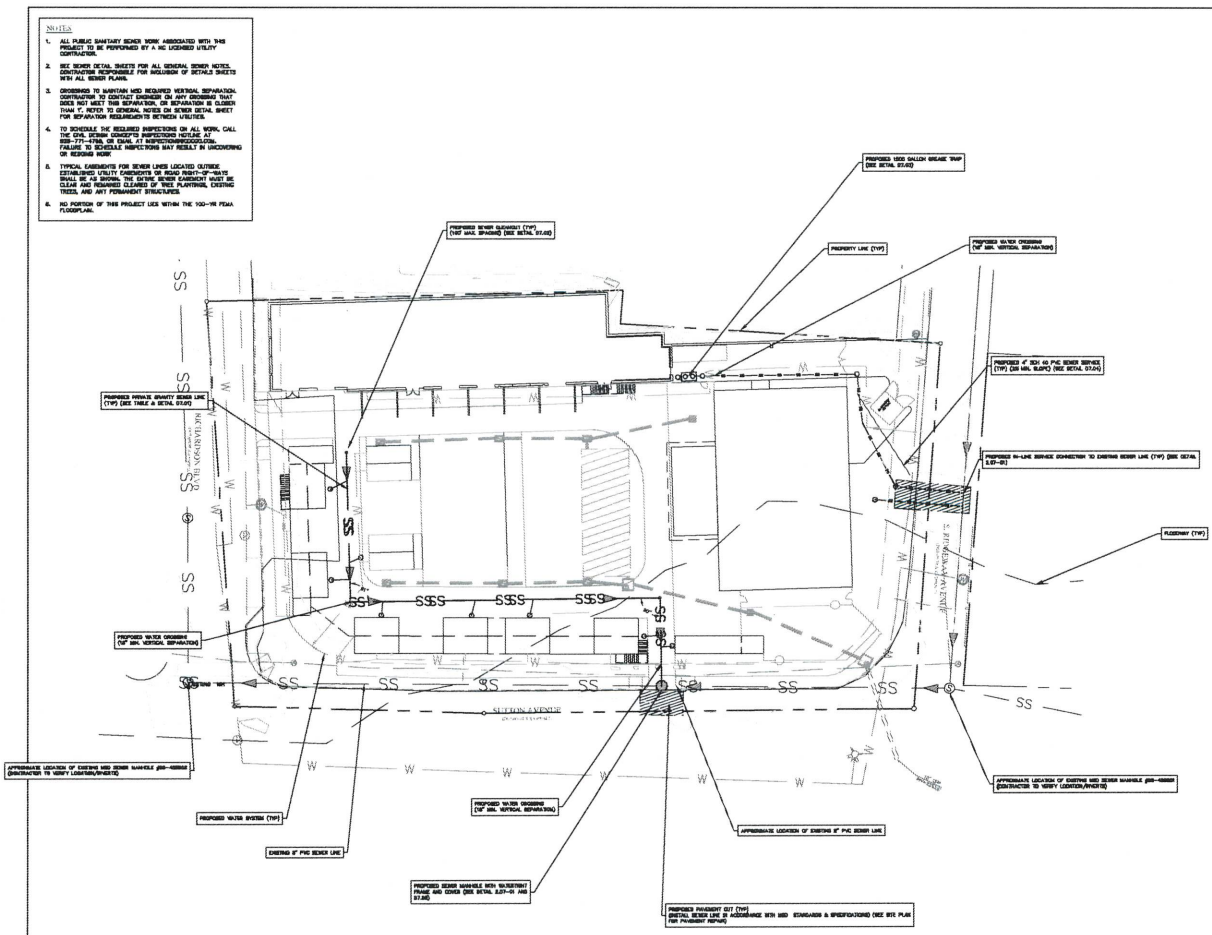
XXX PLAN FOR:
RAILYARD
BDM DIA, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

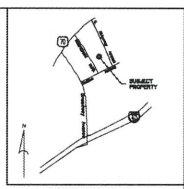
DRAWN BY: JHS
CDC PROJECT NO.: 22136
APPROVED BY:

SHEET
C501

NOTES:

1. ALL PUBLIC SANITARY SEWER WORK ASSOCIATED WITH THIS PROJECT TO BE PERFORMED BY A NC LICENSED UTILITY CONTRACTOR.
2. SEE SEWER DETAIL SHEETS FOR ALL GENERAL SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL SEWER PLANS.
3. CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-777-4765, OR EMAIL AT INSPECTIONS@CDCCOS.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK
5. TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
6. NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.





VICINITY MAP

DEVELOPMENT DATA

OWNER/DEVELOPER:	BCN ZIA, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 XXXXX (XXX) XXX-XXXX
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 XXX, P.E. (XXX) XXX-XXXX
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 JOHN W. STOLLEY (828) 664-0291

PROJECT DATA

PIN:	0019-18-1539
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	4390/674
TOTAL ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	X.XX AC

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: NONE

HANDICAPPED SPACES:
SPACES REQUIRED: 0 SPACES PROVIDED: 0
BICYCLE:
MINIMUM REQUIRED: 0 AMOUNT PROVIDED: 0

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SF/A
BUILDING X	XXXX	XX'	X,XXX SF

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.5 ACRES (38%)	0.81 ACRES (62%)
POST-DEVELOPMENT:	0.83 ACRES (47%)	0.94 ACRES (53%)

OPEN SPACE CALCULATIONS:
REQUIRED: X,XXX SF (XX%) PROVIDED: X,XXX SF

LANDSCAPING REQUIREMENTS: SEE XXXX LANDSCAPE PLAN

SOIL TYPE: XXX
SOIL GROUP: X

CDC INSPECTIONS HOTLINE:
(828) 777-4765 OR INSPECTIONS@CDCCOS.COM

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

NORTH

SEWER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20ft.

CDC Civil Design Concepts, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5389
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

SEWER PLAN FOR:
RAILYARD
BCN ZIA, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DESIGNED
DRAWN
CHECKED
APPROVED

JPG
23134

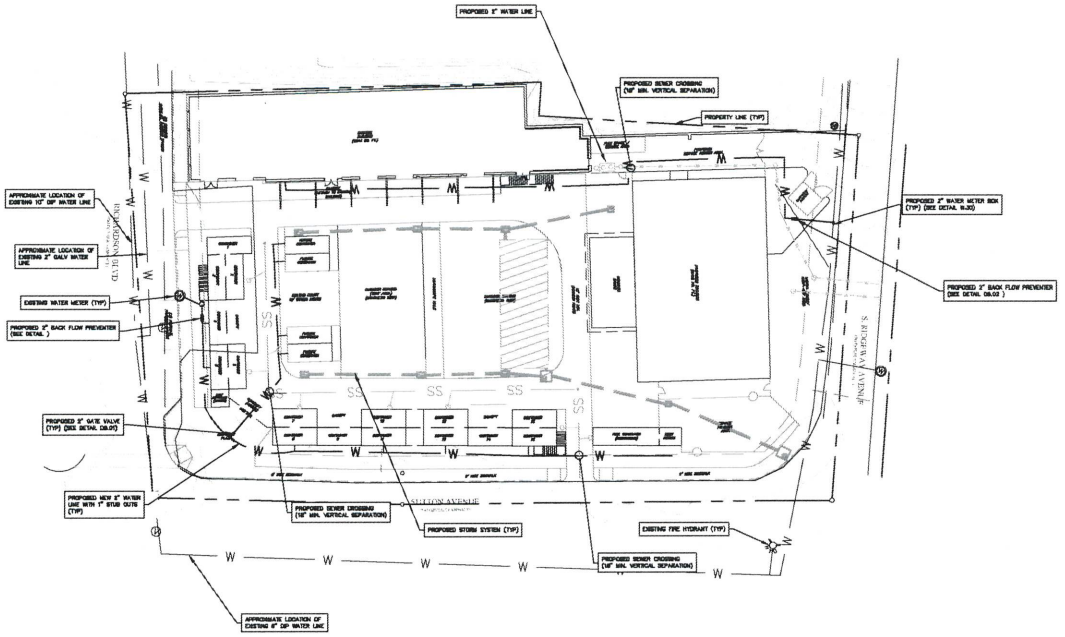
SHEET
C701

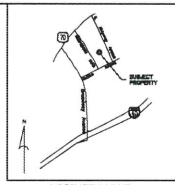
Notes

1. SEE WATER DETAIL SHEETS FOR ALL GENERAL WATER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL WATER PLANS.
2. WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK WHEN A UTILITY STRIP IS PRESENT. METERS SHALL BE PLACED WITHIN A UTILITY STRIP WHEN ONE IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER CITY OF ASHEVILLE STANDARDS AND SPECIFICATIONS.
3. TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-77-CTSS, OR EMAIL AT INSPECTIONS@CDCSLOCAL. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.

WATER LEGEND

EXISTING WATERLINE	
PROPOSED WATER LINE	
PROPOSED WATER SERVICE	W
PROPOSED WATER METER	
PROPOSED GATE VALVE	





VICINITY MAP

DEVELOPMENT DATA

OWNER/DEVELOPER:	BCM DIA, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 XXXXX (XXX) XXX-XXXX
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 XXX, P.E. (828) 252-5365
CONTACT:	
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711 JOHN M. STOLLERY (XXX) XXX-XXXX
CONTACT:	

PROJECT DATA

PIN:	0919-18-1838
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	XXXX/XXX
SITE ACREAGE:	1.38 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	15' FROM CURB
SIDE:	NONE
REAR:	NONE
DISTURBED AREA:	X.XX AC

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: NONE

HANDICAPPED SPACES:
SPACES REQUIRED: 0 SPACES PROVIDED: 0

BICYCLE:
MINIMUM REQUIRED: 0 AMOUNT PROVIDED: 0

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SF/A
BUILDING X	XXXX	XX'	X,XXX SF

IMPERVIOUS CALCULATIONS:

	SQUAREFEET	PERCENTAGE
PRE-DEVELOPMENT:	0.9 ACRES (39X)	0.69 ACRES (69%)
POST-DEVELOPMENT:	0.83 ACRES (47%)	0.99 ACRES (63%)

OPEN SPACE CALCULATIONS:

REQUIRED: X,XXX SF (XX%) PROVIDED: X,XXX SF

LANDSCAPING REQUIREMENTS: SEE XXXX LANDSCAPE PLAN

SOIL TYPE: XXX
SOIL GROUP: X

CDC INSPECTIONS HOTLINE:
(XX) XXX-XXXX (INSPECTIONS ONLY)

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

NORTH

WATER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CDC Civil Design Concepts, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5365
FAX (828) 252-5366
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY

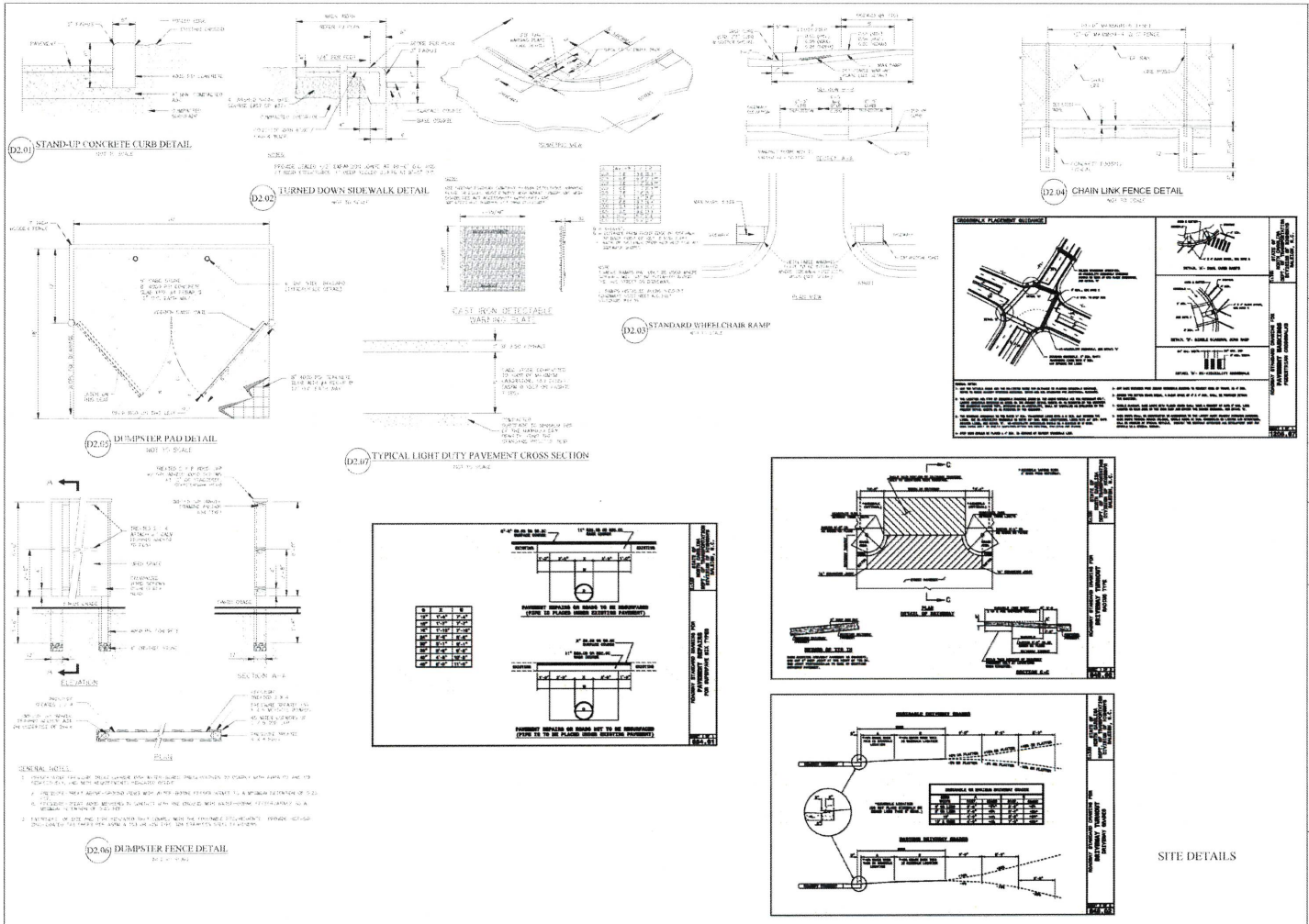
PRELIMINARY NOT RELEASED FOR CONSTRUCTION

WATER PLAN FOR:
RAILYARD
BCM DIA, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY:
CHK'D BY:
APPROVED BY:

JOB NO.
23126

SHEET
C601



D2.01 STAND-UP CONCRETE CURB DETAIL

D2.02 TURNED DOWN SIDEWALK DETAIL

D2.03 STANDARD WHEELCHAIR RAMP

D2.04 CHAIN LINK FENCE DETAIL

D2.05 DUMPSTER PAD DETAIL

D2.06 DUMPSTER FENCE DETAIL

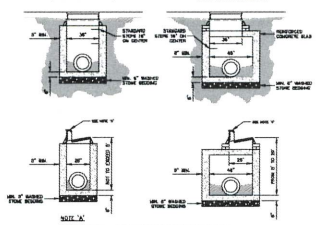
D2.07 TYPICAL LIGHT DUTY PAVEMENT CROSS SECTION

SITE DETAILS

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

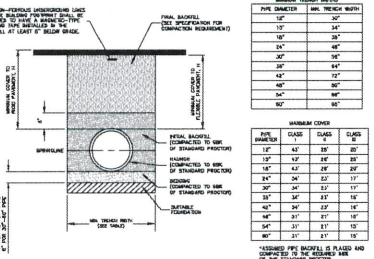
RAILYARD

SHEET
C921



D5.01 PRECAST CONCRETE CATCH BASIN DETAILS FOR GRATE INLETS, CURB INLETS, AND JUNCTION BOXES

NOT TO SCALE



MINIMUM TRENCH WIDTHS

PIPE DIAMETER	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	36"
24"	48"
30"	54"
36"	64"
42"	72"
48"	80"
54"	90"
60"	96"

MINIMUM COVER

PIPE DIAMETER	CLASS I	CLASS II	CLASS III
12"	4.5'	3.5'	3.0'
15"	4.5'	3.5'	3.5'
18"	4.5'	3.5'	3.5'
24"	3.4'	3.5'	3.5'
30"	3.4'	3.5'	3.5'
36"	3.4'	3.5'	3.5'
42"	3.4'	3.5'	3.5'
48"	3.1'	3.1'	3.5'
54"	3.1'	3.1'	3.5'
60"	3.1'	3.1'	3.5'

*ASSUMED PIPE BACKFILL IS PLACED AND COMPACTED TO THE REQUIRED 98% OF THE STANDARD PROCTOR

NOTES:

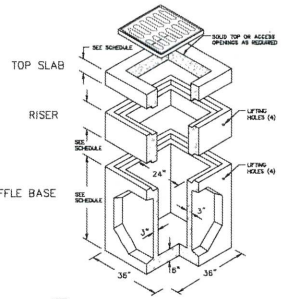
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", AND THE PROJECT SPECIFICATIONS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. EXCAVATION: WHEN THE TRENCH IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH BEDDING MATERIAL AS DIRECTED. CRUSHED STONE MAY BE USED AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOSYNTHETIC MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR, III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4"(100 mm) FOR 12"-24" (300 mm – 900 mm), 6"(150 mm) FOR 30"-60" (750 mm – 900 mm).
5. HAUNCHING/INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE, AND 24" OF SOILS FOR 54"-96" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. HEAVY CONSTRUCTION LOADS MAY REQUIRE ADDITIONAL COVER TO PROTECT THE PIPE. CONTRACTOR TO VERIFY THAT CONSTRUCTION LOADS WILL NOT DAMAGE INSTALLED PIPES AND PROTECT INSTALLED PIPES IF REQUIRED.
7. MAXIMUM COVER: MAXIMUM COVER SHALL BE MEASURED FROM THE FINISHED SURFACE OF THE GROUND TO THE TOP OF THE PIPE, AND SHALL BE LESS THAN THE MAXIMUM VALUES SHOWN IN THE CHART WITHIN THIS DETAIL.

D5.02 HDPE TRENCH INSTALLATION DETAIL

NOT TO SCALE

STANDARD SCHEDULE

TOP SLAB	MIN. WIDTH FLOOR	3'	5'	
		702	946	
RISER	MIN. WIDTH FLOOR	0.67'	1.33'	2.67
		803	946	2,903
SOLID BASE	MIN. WIDTH FLOOR	3.0'	3.0'	
		1,934	2,131	

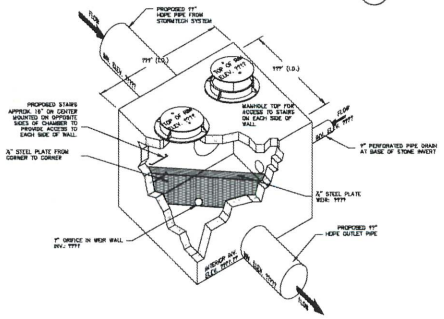


NOTES:

1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH f'c= 4,000 psi
2. STEEL REINFORCEMENT: ASTM A-615, GRADE 60
3. BAFFLE BOARDS MEET N.C.D.O.T. APPROVAL TO 10' DEPTH
4. SOLID BOXES MEET H-20 LOADING TO 15' DEPTH
5. SOLID BOXES APPROVED FOR N.C.D.O.T STANDARDS: 840.01, 840.02, 840.04, 840.05, 840.11, 840.12, 840.14, 840.15, 840.17, 840.18, 840.19, 840.39, 840.27, 840.28, 840.31, 840.36, 840.41, 840.43

D5.03 2'X 2' YARD INLET

NOT TO SCALE



D5.04 OUTLET CONTROL STRUCTURE "??"

NOT TO SCALE

GENERAL STORM NOTES

1. ALL STORM INSTALLATION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE CITY OF ASHEVILLE. ALL SYSTEMS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED STORMWATER, AND ASSOCIATED NON-DRAINAGE PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, AND CITY OF ASHEVILLE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO BEGINNING WORK. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
5. 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 MAY NOT HAVE BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
6. 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, AS WELL AS THE PROJECT PLANS AND SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE EXCAVATION OCCURS IN THE AREA. THE CONTRACTOR SHALL NOTIFY NC 811 OR CALL AT 811, 48 HOURS BEFORE EXCAVATION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS FIELD PERFORMANCE BASED, AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL STORM PIPES AND APPURTENANCES.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES WHETHER THE COORDINATION PURSUANCE THE WORK OR A UTILITY COMPANY PERFORMS THE WORK.
11. ALL HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED STORM SEWER DETENTION PIPE SHALL BE TYPE "S" MANNER SURFLINE ADSPIPE OR APPROVED EQUIVALENT WITH WATER TIGHT JOINTS MEETING AASHTO M252, M294 OR M97. ALL HDPE PIPE IS TO BE INSTALLED ACCORDINGLY TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH ASTM D2321 WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFIC LOAD AREA SHALL BE 24" FOR 4'-0" AND 36" FOR 6'-0" PIPE. ALL PIPE MATERIAL SHALL MEET THE PROJECT SPECIFICATIONS OF ACCEPTABLE MATERIALS. ALL PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE CLEAN AT TIME OF FINAL INSPECTION. NOTIFY THE ENGINEER IMMEDIATELY OF ANY VARIANCES FROM EXPECTED CONDITIONS.
12. CURB INLET FRAME, GRATE AND HOOD SHALL CONFORM TO MODOT BASLOCK DROP INLET FRAME AND GRATE SHALL CONFORM TO MODOT 840.18. FIELD INLET COVER SHALL CONFORM TO MODOT 840.19. CONTRACTOR SHALL PROVIDE A MANHOLE RING AND LID ON ACCESSIBLE ROAD AND LID TO CONFORM TO MODOT 840.04. OPEN THROAT INLETS TO CONFORM TO MODOT BASLOK WITH A MANHOLE RING AND LID INSTALLED IN THE TOP FOR ACCESS TO THE STRUCTURE. 24" ACCESS POINT ADJACENT TO A STRUCTURAL WALL AS TO ALLOW ACCESS TO STEPS.
13. CONCRETE AND MASONRY SHALL MEET THE REQUIREMENTS OF APPROPRIATE SECTION OF "STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES (LATEST EDITION). CONCRETE SHALL BE CLASS A OR B, 4,000 PSI MINIMUM MEETING THE REQUIREMENTS OF SECTION 826. CONSTRUCTED IN ACCORDANCE WITH SECTION 826. MASONRY SHALL MEET THE REQUIREMENTS OF SECTION 840, CONSTRUCTED IN ACCORDANCE WITH SECTION 830 AND/OR 834.
14. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
15. COMPACTION REPORTS MUST BE PROVIDED TO THE CITY OF ASHEVILLE STORMWATER SERVICES DIVISION INDICATING THAT FILL HAS BEEN COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY (STANDARD PROCTOR)

STORM DETAILS

CDC Civil Design Concepts, PA
50 PATTON AVENUE
SUITE 400
ASHEVILLE, NC 28801
PHONE (828) 254-3480
FAX (828) 252-4407
61 WILLOW STREET, SUITE A
WAYNESVILLE, NC 28786
PHONE (828) 356-3170
www.cdcengineeringconcepts.com

NO.	DATE	DESCRIPTION	BY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

STORM DETAILS FOR: RAILYARD

DEVELOPER: SKH CRA, LLC – BUNCOMBE COUNTY, NORTH CAROLINA

ENGINEER: CDC ENGINEERING APPARATUS

JOB # 22136

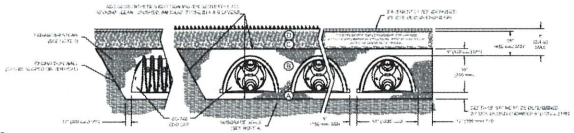
SHEET

C951

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
A	STONE FILL AT LOCATIONS FROM THE BOTTOM FROM THE TOP OF THE STONE FOUNDATION TO THE BOTTOM OF THE FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE THE CHAMBERS. SEE DETAIL ON THIS SHEET.	NO. 57 OR NO. 67 WASHED STONE OR APPROVED EQUIVALENT.	NO. 57 OR NO. 67	PLACE AND FINISH STONE AS SHOWN IN THE DETAILS. NO COMPACTION REQUIRED.
B	BACKFILL FROM THE SIDE OF THE CHAMBERS TO THE BOTTOM OF THE FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE THE CHAMBERS. SEE DETAIL ON THIS SHEET.	GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	AASHTO M145: A-1, A-2-4, A-3 OR AASHTO M43: 3, 357, 4, 467, 5, 56, 57	BEGIN COMPACTION AFTER 24 INCHES (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12 INCH (300 mm) MAX LIFTS TO A MIN. 95% RELATIVE DENSITY FOR GRANULAR MATERIALS OR 95% PROCTOR DENSITY FOR FINE GRAINED SOILS.
C	EMBEDMENT STONE FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE UP 24 INCHES (600 mm) ABOVE THE CHAMBERS.	NO. 57 OR NO. 67 WASHED STONE	AASHTO M43: 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
D	FOUNDATION STONE FILL BELOW CHAMBERS FROM THE BOTTOM OF THE FOUNDATION STONE TO THE SUBGRADE.	NO. 57 OR NO. 67 WASHED STONE	AASHTO M43: 3, 357, 4, 467, 5, 56, 57	PLACE STONE AS SPECIFIED IN THE FOUNDATION STONE NOTES.

1. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH ASTM D2321 AND ASTM D698.
2. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
3. CHAMBERS SHALL MEET ASTM F 2418-05 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. FOR STORMTECH INFORMATION CALL 1-888-892-2694
5. SEE STORMTECH'S DESIGN MANUAL.



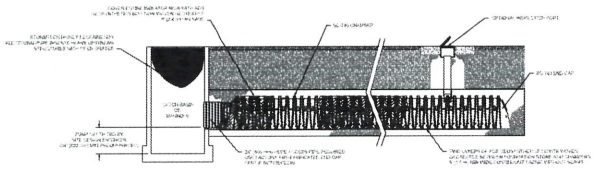
NOTES:

1. 2 INCH (50 mm) MINIMUM STONE SHALL BE PLACED BETWEEN THE CHAMBER FEET AND ON TOP OF THE CHAMBERS. ADDITIONAL STONE MAY BE REQUIRED TO ACHIEVE THE MINIMUM FOUNDATION DEPTH.
2. SEE STORMTECH'S DESIGN MANUAL FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH THE FOUNDATION MATERIAL RECOMMENDATIONS TO THE ENGINEER OF RECORD BEFORE PROCEEDING WITH CHAMBER INSTALLATION.
4. THE USE OF GEOTEXTILE MATERIALS OTHER THAN THOSE SPECIFIED BY STORMTECH IS NOT RECOMMENDED BETWEEN THE FOUNDATION STONE AND THE NATIVE SOILS. IF THE USE OF GEOTEXTILE MATERIALS BETWEEN THE FOUNDATION STONE AND THE NATIVE SOILS IS REQUIRED BY THE ENGINEER OF RECORD, STORMTECH RECOMMENDS A MINIMUM OF 8 OZ NON-WOVEN GEOTEXTILE.
5. PLEASE CONTACT STORMTECH FOR ADDITIONAL INFORMATION.

SC-740 CHAMBER STANDARD CROSS SECTION

SHEET 1 OF 1

SC-740 ISOLATOR ROW DETAIL



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A) INSPECTION PORTS (IF PRESENT)
  - A.1) REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2) REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3) USING A FLASHLIGHT AND MIRROR, INSPECT DOWN AND UP THE ISOLATOR ROW FOR SEDIMENT
  - A.4) IF SEDIMENT IS AT, OR ABOVE, 3 INCHES (75 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B) ALL OTHER APPROACHES
  - B.1) REMOVE MANHOLE COVER AT UPSTREAM END OF ISOLATOR ROW
  - B.2) USING A FLASHLIGHT AND MIRROR, INSPECT DOWN THE ISOLATOR ROW THROUGH THE MANHOLE OPENING
  - B.3) IF SEDIMENT IS AT, OR ABOVE, 3 INCHES (75 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETTING AND VACUUM METHOD
- A) JETTING AND VACUUMING ARE PERFORMED FROM THE MANHOLE OVER THE UPSTREAM END OF THE ISOLATOR ROW
- B) APPLY JETTING NOZZLE TO END OF THE ISOLATOR ROW AND FLUSH WITH WATER AT FULL FLOW
- C) VACUUM STRUCTURE SUMP AS REQUIRED

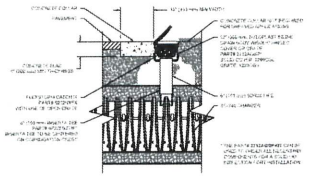
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) SCHEDULE NEXT ISOLATOR ROW INSPECTION AND MAINTENANCE BASED ON PREVIOUS OBSERVATIONS

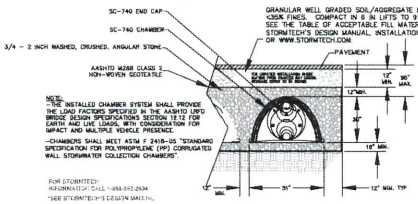
NOTES

1. PERFORM JETTING AND VACUUMING AT LEAST ONCE A YEAR OR MORE FREQUENTLY AS NEEDED.
2. CONTACT STORMTECH AT 1-888-892-2694 FOR ADDITIONAL INFORMATION.

SC-740 6" INSPECTION PORT DETAIL



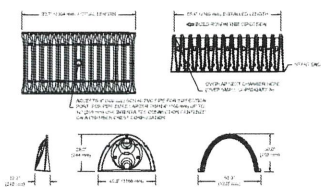
SHEET 1 OF 1



STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL

NOT TO SCALE

SC-740 TECHNICAL SPECIFICATION





NOMINAL CHAMBER SPECIFICATION

PART #	STUB	A	B	C
SC740EPPBLT (STUB & BOTTOM)	6" (150 mm)	133.8" (3397 mm)	45.0" (1143 mm)	45.0" (1143 mm)
SC740EPPBLTEZ (STUB & BOTTOM)				
SC740EPPBLT (STUB & BOTTOM)	8" (200 mm)	133.8" (3397 mm)	45.0" (1143 mm)	45.0" (1143 mm)
SC740EPPBLTEZ (STUB & BOTTOM)				
SC740EPPBLT (STUB & BOTTOM)	10" (250 mm)	133.8" (3397 mm)	45.0" (1143 mm)	45.0" (1143 mm)
SC740EPPBLTEZ (STUB & BOTTOM)				
SC740EPPBLT (STUB & BOTTOM)	12" (300 mm)	133.8" (3397 mm)	45.0" (1143 mm)	45.0" (1143 mm)
SC740EPPBLTEZ (STUB & BOTTOM)				
SC740EPPBLT (STUB & BOTTOM)	15" (375 mm)	133.8" (3397 mm)	45.0" (1143 mm)	45.0" (1143 mm)
SC740EPPBLTEZ (STUB & BOTTOM)				
SC740EPPBLT (STUB & BOTTOM)	18" (450 mm)	133.8" (3397 mm)	45.0" (1143 mm)	45.0" (1143 mm)
SC740EPPBLTEZ (STUB & BOTTOM)				
SC740EPPBLT (STUB & BOTTOM)	24" (600 mm)	133.8" (3397 mm)	45.0" (1143 mm)	45.0" (1143 mm)
SC740EPPBLTEZ (STUB & BOTTOM)				

ALL STUBS ACCEPT FOR, AND INCLUDE, A GASKET FOR CONNECTION TO ADS N-12 OR HP STORM PIPE WITH BELL OUTSIDE DIAMETER OF THE MATCHING STUB SIZE. FOR SPIGOT CONNECTIONS, THE CUT END OF THE PIPE MUST BE BEVELED.

* FOR THE SC740EPPBLT WITH THE 6" (150 mm) STUB, THE 6" (150 mm) IS THE NOMINAL I.D. OF THE END CAP WHERE IT MATES TO THE 6" (150 mm) STUB. THE ACTUAL I.D. OF THE END CAP WHERE IT MATES TO THE CHAMBER IS 7.75" (197 mm).

** SEE THE SC740EPPBLTEZ (STUB & BOTTOM) SHEET FOR DETAILS.

STORM DETAILS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

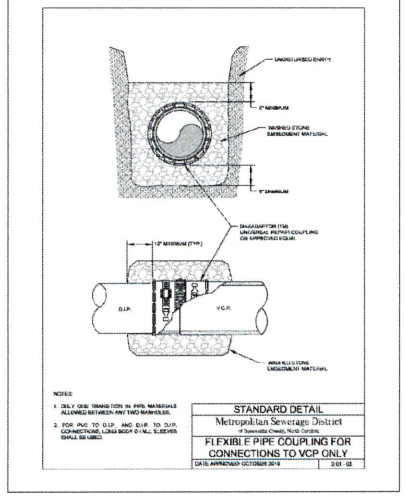
STORM DETAILS FOR:

RAILYARD

SKH CHI, LLC – BUNCOMBE COUNTY, NORTH CAROLINA

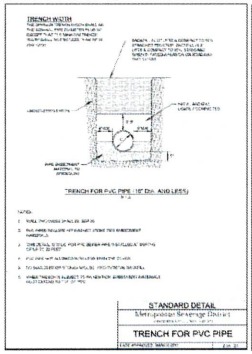
CDC Civil Design Consultants, PA

SHEET C952

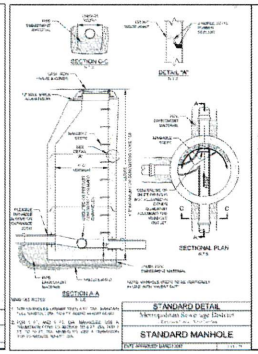


NOTES:
1. ONLY CAST IRON TRANSITION IN PIPE MATERIALS ALLOWED BETWEEN ANY TWO MANHOLES.
2. FOR PVC TO D.I.P. AND D.I.P. TO D.I.P. CONNECTIONS, LONG BODY 0-ALL SLEEVES SHALL BE USED.

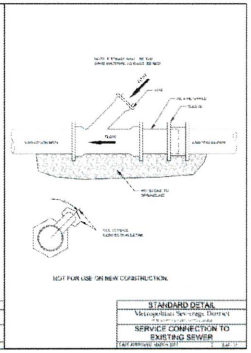
STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
FLEXIBLE PIPE COUPLING FOR CONNECTIONS TO VCP ONLY
DATE APPROVED: OCTOBER 2014 | D 01 - 02



STANDARD DETAIL
Metropolitan Sewerage District
TRENCH FOR PVC PIPE



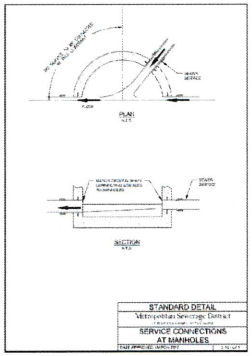
STANDARD DETAIL
Metropolitan Sewerage District
STANDARD MANHOLE



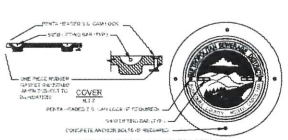
STANDARD DETAIL
Metropolitan Sewerage District
SERVICE CONNECTION TO EXISTING SEWER

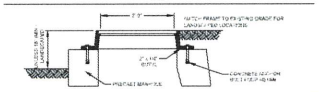
GENERAL NOTES FOR SEWER

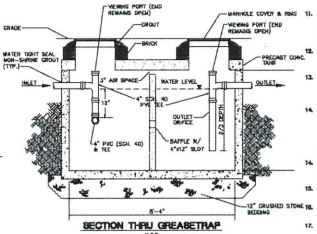
1. SEWER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY (MSD). ALL SEWERWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. REQUIREMENTS AND SPECIFICATIONS OF MSD STANDARDS SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED SEWER EXTENSION.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED SEWER PERMITS AND ASSOCIATED NON-SEWER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PROVIDE COPY OF STREET CUT PERMIT TO MSD PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE OBSERVATION OF THE ENGINEER, THE OWNER, THE METROPOLITAN SEWERAGE DISTRICT. THE ENGINEER SHALL PERIODICALLY OBSERVE THE PROGRESS OF INSTALLATION AND SHALL DOCUMENT A FINAL WATER AND SEWER TESTING REPORT. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR AND NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEERS FINAL CERTIFICATION OF COMPLETION. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IN SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY DIFFERENCES OR CONFLICTS WITH THE LOCATIONS OF UTILITIES SHOWN ON THE PLANS. SEWER LINES ARE APPROXIMATE. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES 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 AUTHORITIES AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL PROVIDE MSD FIELD DENSITY REPORTS VERIFYING SEWER BUILT IN FILL AREAS ARE COMPACTED TO MSD STANDARD PROCTOR.
9. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL SEWER PIPES AND APPURTENANCES.
10. SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH TOWN OF BLACK MOUNTAIN AND IN STRICT ACCORDANCE WITH MUTCD GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
11. ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NO PLUMBING CODES AND ANY REQUIREMENTS PER LOCAL AUTHORITIES. COORDINATE EXACT LOCATIONS OF SERVICE LINES WITH THE ARCHITECTURAL, PLUMBING, AND LANDSCAPING PLANS. SEWER CLEANOUT ASSEMBLY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERIFICATION.
12. ALL NON-FERROUS UNDERGROUND SERVICE LINES OUTSIDE BUILDING FOOTPRINT SHALL BE REQUIRED TO HAVE A MAGNETIC- TYPE WARNING TAPE INSTALLED IN THE BACKFILL AT LEAST 6" BELOW GRADE.
13. CONTRACTOR TO INSTALL D.I.P. WHERE THE MINIMUM OF 3' COVER OR AT UTILITY CROSSINGS WHERE MINIMUM VERTICAL SEPARATION REQUIREMENTS CANNOT BE MET. PIPE MATERIAL MUST TRANSITION TO D.I.P. 10' PRIOR TO CROSSING VIA A SOLID SLEEVE COUPLING AND EXTEND TO THE NEXT MANHOLE.
14. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
    A. SEWER LINE CROSSES OVER WATER, OR
    B. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18".
    MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
14. MAINTAIN 18" VERTICAL SEPARATION BETWEEN STORM DRAIN AND SANITARY SEWER, OR INSTALL FERROUS MATERIAL ON THE SANITARY SEWER WITHIN 10' EACH SIDE OF THE CROSSING.
15. CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
16. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
17. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
18. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
19. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE SEWER SYSTEMS PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY THE METROPOLITAN SEWERAGE DISTRICT. SECURE FINAL OPERATIONAL APPROVAL FROM MSD PRIOR TO ACTIVATION OF THE SYSTEM.

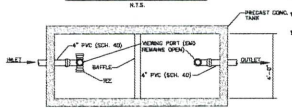


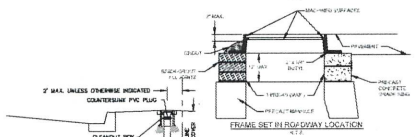
STANDARD DETAIL
Metropolitan Sewerage District
SERVICE CONNECTIONS AT MANHOLES

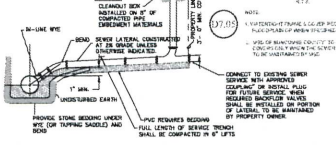


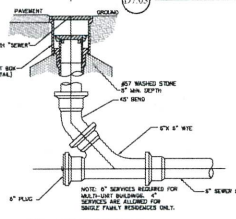


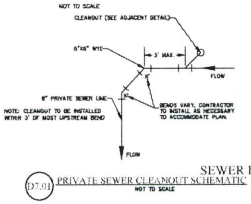












SEWER DETAILS

CDC Civil Design Concepts, PA
NO. BOULEVARD, SUITE A
ASHEVILLE, NC 28804
PHONE (828) 258-2416
FAX (828) 258-2419
www.civildesignconcepts.com

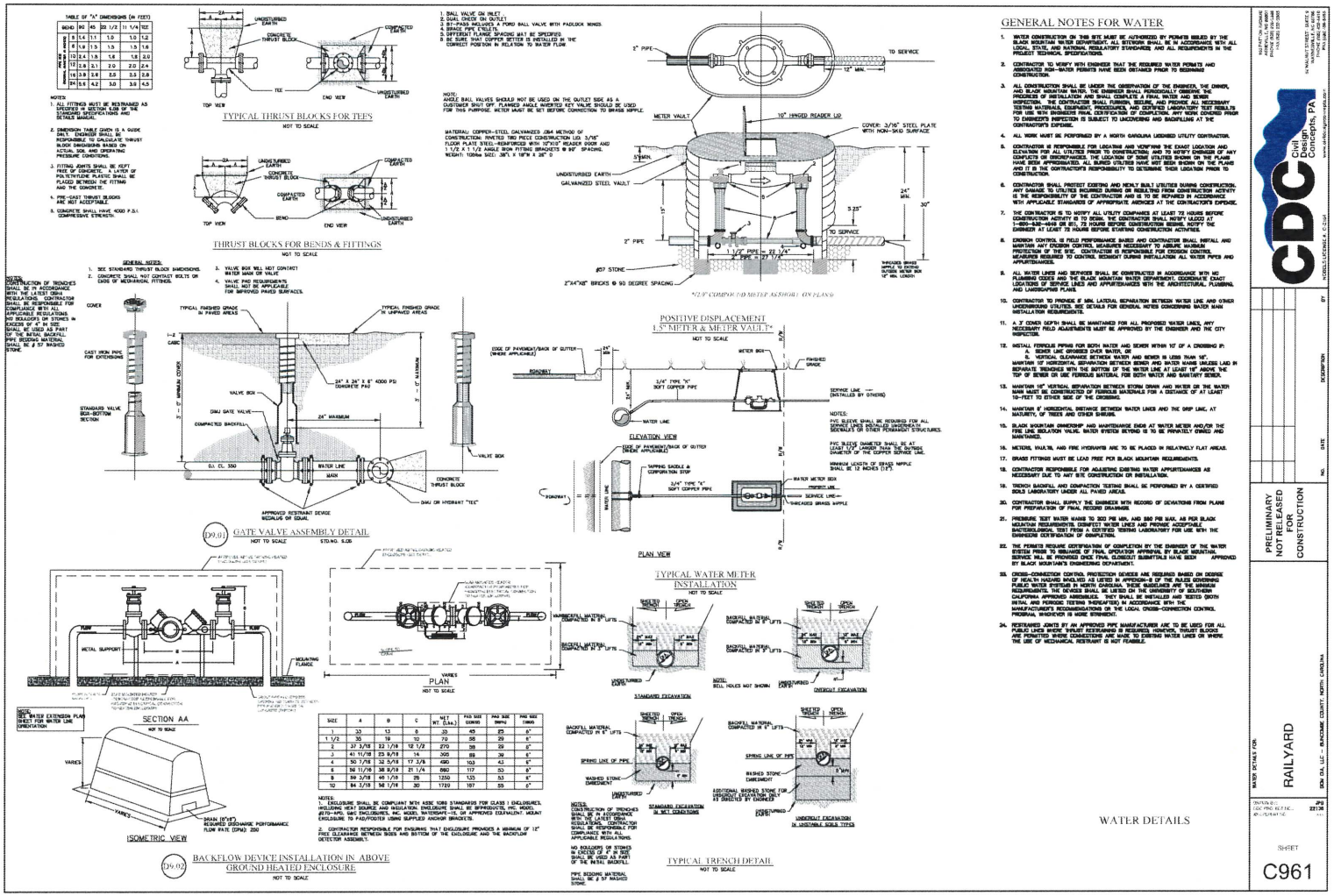
NO.	DATE	DESCRIPTION	BY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

SEWER DETAILS FOR:
RAILYARD
BCH, LLC – BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: JPG
CDC PROJECT NO.: 23136
CHECKED BY:

SHEET
C971



SIZE	A	B	C	NET WT. (LBS.)	PAD SIZE (LENGTH)	PAD SIZE (WIDTH)	PAD SIZE (DEPTH)
1	33	13	8	35	45	25	6"
1 1/2	35	19	10	70	55	29	6"
2	37 3/16	22 1/16	12 1/2	270	58	29	6"
3	41 11/16	25 9/16	14	300	88	39	6"
4	50 7/16	32 5/16	17 3/16	490	103	43	6"
6	58 11/16	36 9/16	21 1/4	860	117	50	6"
8	69 3/16	46 1/16	25	1250	135	53	6"
10	84 3/16	56 1/16	30	1720	187	55	6"

GENERAL NOTES FOR WATER

1. WATER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE BLACK MOUNTAIN WATER DEPARTMENT. ALL SYSTEMS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED WATER PERMITS AND ASSOCIATED NON-WATER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE OBSERVATION OF THE ENGINEER, THE OWNER, AND BLACK MOUNTAIN WATER. THE ENGINEER SHALL PERIODICALLY OBSERVE THE PROGRESS OF INSTALLATION AND SHALL COMPLETE A FINAL WATER AND SEWER INSPECTION. THE CONTRACTOR SHALL FURNISH, SECURE, AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEERS FINAL CERTIFICATION OF COMPLETION. ANY WORK DONE PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTING 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.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS, NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL RUNOFF DURING INSTALLATION ALL WATER PIPES AND APPURTENANCES.
9. ALL WATER LINES AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC PLUMBING CODES AND THE BLACK MOUNTAIN WATER DEPARTMENT. COORDINATE EXACT LOCATIONS OF SERVICE LINES AND APPURTENANCES WITH THE ARCHITECTURAL, PLUMBING AND LANDSCAPING PLANS.
10. CONTRACTOR TO PROVIDE 6' MIN. LATERAL SEPARATION BETWEEN WATER LINE AND OTHER UNDERGROUND UTILITIES. SEE DETAILS FOR GENERAL NOTES CONCERNING WATER MAIN INSTALLATION REQUIREMENTS.
11. A 3' COVER DEPTH SHALL BE MAINTAINED FOR ALL PROPOSED WATER LINES, ANY NECESSARY FIELD ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER AND THE CITY INSPECTOR.
12. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
    A. SEWER LINE CROSSES OVER WATER, OR
    B. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18".
    MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
13. MAINTAIN 18" VERTICAL SEPARATION BETWEEN STORM DRAIN AND WATER OR THE WATER MAIN MUST BE CONSTRUCTED OF FERROUS MATERIALS FOR A DISTANCE OF AT LEAST 10-FEET TO EITHER SIDE OF THE CROSSING.
14. MAINTAIN 9' HORIZONTAL DISTANCE BETWEEN WATER LINES AND THE DRIP LINE, AT MATURITY, OF TREES AND OTHER SHRUBS.
15. BLACK MOUNTAIN OWNERSHIP AND MAINTENANCE ENDS AT WATER METER AND/OR THE FIRE LINE ISOLATION VALVE. WATER SYSTEM BEYOND IS TO BE PRIVATELY OWNED AND MAINTAINED.
16. METERS, VAULTS, AND FIRE HYDRANTS ARE TO BE PLACED IN RELATIVELY FLAT AREAS.
17. BRASS FITTINGS MUST BE LEAD FREE PER BLACK MOUNTAIN REQUIREMENTS.
18. CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
19. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
20. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
21. PRESSURE TEST WATER MAINS TO 300 PSI MIN. AND 350 PSI MAX. AS PER BLACK MOUNTAIN REQUIREMENTS. DISINFECT WATER LINES AND PROVIDE ACCEPTABLE BACTERIOLOGICAL TEST FROM A CERTIFIED TESTING LABORATORY FOR USE WITH THE ENGINEERS CERTIFICATION OF COMPLETION.
22. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE WATER SYSTEM PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY BLACK MOUNTAIN. SERVICE WILL BE PROVIDED ONCE FINAL CLOSEOUT SUBMITTALS HAVE BEEN APPROVED BY BLACK MOUNTAIN'S ENGINEERING DEPARTMENT.
23. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD ANALYZED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL BE LISTED ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVED ASSEMBLIES. THEY SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHICHEVER IS MORE STRINGENT.
24. RESTRAINED JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC LINES WHERE THRUST RESTRAINING IS REQUIRED. HOWEVER, THRUST BLOCKS ARE PERMITTED WHERE CONNECTIONS ARE MADE TO EXISTING WATER LINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.

WATER DETAILS

CDC Civil Design Concepts, PA
NC FIRM LICENSE: C-2187
ASHEVILLE, NC 28801
828.252.2555
FAX: 828.252.2556

NO.	DATE	DESCRIPTION	BY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

WATER DETAILS FOR:

RAILYARD

BCH 251, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DRAWN BY: JPG
CDC PROJECT #: 22138

SHEET
C961

Permit #: 6751
Permit Date: 01/21/22
Permit Type:
Permit Type: Commercial Remodel
Applicant Name: Rail Yard Hospitality Group LLC
Applicant Address: 117 Cherry Street
Property Address: 141 S Richardson Blvd
City, State, Zip: Black Mountain, NC 28711
Address Confirmed by Buncombe County: Yes
Phone Number: 828-337-7377
Applicant Email:
Building Type: Commercial
Description: Phase 1 - uplift of existing building into a taproom/restaurant/ retail/restrooms
Project Cost: 750000
Flood Zone: Yes
Flood Zone Designation: Zone AE
Elevation: 2353
Floodplain Development Project (Staff to Confirm): Yes
Total Heated Sq. Ft.: 6734
Duplex Creation?: No
Covered Heated: 0
Covered Unheated: 804
Open Decks Area: 0
Concrete/Asphalt: 804
Area Disturbed: 0
Is this property in the Primary Fire District: No
Is this property in the Historic District:
Is this property in the US 70 overlay:
Is the property in the Wellhead Protection overlay:
Interior/Exterior: Interior
Gas Appliances: No

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
03/06/2023	Building Final		03/06/2023	03/06/2023	Rick Burton	Passed
02/28/2023	Plumbing Final	Will check air gaps at final	03/01/2023	03/01/2023	Rick Burton	Passed
02/27/2023	Electrical Final	Ok for permanent power	02/28/2023	02/28/2023	Rick Burton	Passed
02/27/2023	Mechanical Final	Pending smoke duct test	02/28/2023	02/28/2023	Rick Burton	Passed
02/27/2023	Plumbing Final	*Move toilet in family restroom to a distance of 16-18" from the wall	02/28/2023	02/28/2023	Rick Burton	Passed with Exception
02/24/2023	Gas Final	Corrections made	02/24/2023	02/24/2023	Rick Burton	Passed
02/24/2023	Temp Gas	Requested by contractor and owner	02/24/2023	02/24/2023	Rick Burton	Passed
02/22/2023	Gas Final	* Reposition all drips legs protecting MP regulators/ must be upstream between regulator an shutoff *Install drip for MP regulator above water heater.	02/22/2023	02/22/2023	Rick Burton	Failed
02/22/2023	Plumbing Final	Sinks 34 3/4" Max 34. Verify al ADA fixture heights	02/22/2023	02/22/2023	Rick Burton	Failed
02/22/2023	Slab	*Accessible side walk from street to front doors	02/22/2023	02/22/2023	Rick Burton	Passed
02/20/2023	Gas Final	*Drip-legs and shutoff locations need to be adjusted *Add missing drip-legs at all required location *Mark all gas piping according to NCFGC	02/20/2023	02/20/2023	Rick Burton	Failed
02/20/2023	Mechanical Final	Pending tests	02/20/2023	02/20/2023	Rick Burton	Partial
02/20/2023	Mechanical Light Test		02/20/2023	02/20/2023	Rick Burton	Passed
02/20/2023	Misc - Consult	*Consult for A-American Electric to regain control of temporary power at Railyard Phase One. *Locks reinstalled on panels *Disconnect installed on portable heater *No one to access panels but A-American Electric.	02/20/2023	02/20/2023	Rick Burton	Passed
12/13/2022	Temp Electrical	This inspection is for temporary conditional power only	12/13/2022	12/13/2022	Rick Burton	Passed
11/29/2022	Misc - Consult	*Met with Mr. Hensley, the contractor Discussed: *Progress of job *Anchoring of Conex boxes *Fire rated assemblies *Approved plans on Site	11/29/2022	11/29/2022	Rick Burton	Passed
11/28/2022	Electrical Above Ceiling	In Kitchen areas on East end of building only	11/28/2022	11/28/2022	Rick Burton	Passed with Exception
09/16/2022	Electrical RI	above ceiling - bar and restroom	09/16/2022	09/16/2022	Wesley Keith	Passed
07/26/2022	Building Footers	piers	07/26/2022	07/26/2022	Charlie Russell	Passed
06/21/2022	Fire RI	fire barrier	06/21/2022	06/21/2022	Charlie Russell	Passed
06/06/2022	Building Framing		06/06/2022	06/06/2022	Charlie Russell	Passed

01/21/2022	10555517-railyard_plan_8.pdf
01/21/2022	10555518-railyard_plan_9.pdf
01/21/2022	10555519-railyard_plan_10.pdf
01/21/2022	10555520-railyard_plan_11.pdf
01/21/2022	10555521-railyard_plan_12.pdf
01/21/2022	10555522-railyard_plan_13.pdf
01/21/2022	10555523-railyard_plan_14.pdf
01/21/2022	10555524-railyard_plan_15.pdf
01/21/2022	10555510-railyard_plan_1.pdf
01/21/2022	10555511-railyard_plan_2.pdf
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01/21/2022	10555514-railyard_plan_5.pdf
01/21/2022	10555515-railyard_plan_6.pdf
01/21/2022	10555516-railyard_plan_7.pdf

APPENDIX B BUILDING CODE SUMMARY

Name of Project: Railyard Black Mountain
Address: 141 South Richardson Boulevard, Black Mountain, NC 28711
Owner/Authorized Agent: Trigg Anderson, Architect Phone: 828-669-5154 Email: gae@AltonAnderson.com
Owned by: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: Town of Black Mountain Pin Number: 0818-45-1923

Lead Design Professional:

Designer	Firm	Name	License	Telephone	Email
Architectural	Alton Anderson Architecture	George Anderson III	10305	(828) 669-5154	GAA@AltonAnderson.com
Civil	Site Design Concepts	James M. Gilchrist	29531	(828) 252-0392	jgilchrist@sdcpa.com
Electrical	Glenn Engineering	Jay T. Glenn II	19777	(828) 253-9974	jay.glenn@glennengineering.com
Fire Alarm	N/A				
Plumbing	Glenn Engineering	Jay T. Glenn II	19777	(828) 253-9974	jay.glenn@glennengineering.com
Mechanical	Talon Engineering	Jay T. Glenn II	19777	(828) 253-9974	jay.glenn@glennengineering.com
Sprinkler-Standpipe	N/A				
Structural	N/A				
Retaining Walls >5'	N/A				
Other	N/A				

2018 NC Building Code for: ☐ New Building ☐ Addition ☒ Renovation ☐ 1st Time Interior Completion ☐ Shell / Core ☐ Phased Construction - Shell / Core

2018 NC Existing Building Code: Existing: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☒ Change of Use

Constructed (date) : 1971 Current Occupancy: Storage
Renovated (date) : Proposed Occupancy: Restaurant

Occupancy Category (1604.5): Current: ☐ I ☒ II ☐ III ☐ IV
Proposed: ☐ I ☒ II ☐ III ☐ IV

Basic Building Data

Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
☐ I-B ☒ II-B ☐ III-B ☐ V-B
Sprinklers ☒ No ☐ Yes ☐ Partial ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes ☒ No ☐ Yes Class: ☐ I ☐ II ☐ III Wet ☐ Dry
Fire District: ☒ No ☐ Yes Flood Hazard Area ☐ No ☒ Yes
Special Inspections: ☒ No ☐ Yes Building shell + final plan

Gross Building Area

FLOOR	EXISTING	New	Sub-Total
3rd Floor			
2nd Floor			
1st. Floor	6,704 sf		
Basement			
TOTALS	6,704 sf		

ALLOWABLE AREA

Occupancy:
Assembly ☐ A-1 ☒ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory-Industrial ☐ F-1 Moderate ☐ F-2 Low
High Hazard ☐ H-1 Detonation ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile ☒
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-Pile
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancies:
Incidental Uses (Table 509):
Special Uses (list code sections):
Special Provisions (list code sections):

Mixed Occupancy: ☐ No ☒ Yes Separation: Ht. Exception:

☐ Non-Separated Uses (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☒ Separated Uses (508.4) - Sum below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Actual Area of Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B ≤ 1
2,017 sf / 15,000 sf + 4,717 sf / 6,000 sf
0.15 + 0.80 = 0.95 < 1

Story No.	Description and use	Bldg Area Per Story	Table 506.2 Area	Area for Frontage Increase	Allowable Area per Story or Unit
1st Floor	Restaurant (A-2)	6,704 sf			6,704 sf
1st Floor	Mercantile		15,000 sf		15,000 sf
TOTALS					

1 Open space area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase: If = .1(F/P - 0.25) x (W/30) = _____ (%)

2 Unlimited area applicable under conditions of Section 507
3 Maximum Building Area = total number of stories in the building x D (max. 3 stories, 509.5).
4 The maximum area of open parking garages must comply with Table 406.5.4.
The maximum area of air traffic control towers must comply with Table 412.3.1.
5 Frontage increase is based on the unsprinklered area value in Table 506.2

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	60'	12'	
Building Height in Stories (Table 504.4)	2	1	

FIRE PROTECTION REQUIREMENTS

	Fire Separation Distance (feet)	Rating Req'd	Rating Provided: Hr * Protected	Detail # and Sheet #	Design # for Rated Assembly	Design # for Rated Penetration	Design # for Rated Joint
Structural Frame, including Columns, Girders & Trusses		0	0				
Bearing Walls							
Exterior							
North	0	2	2			N/A	N/A
East	30+	0	0				
South	30+	0	0				
West	30+	0	0				
Interior		0	0				
Non-Load Bearing Walls & Partitions							
Exterior							
North		N/A	N/A				
East		N/A	N/A				
South		N/A	N/A				
West		N/A	N/A				
Interior		0	0				
Floor Construction, including Supporting Beams & Joists		0	0				
Floor Ceiling Assembly		0	0				
Columns Supporting Floors		0	0				
Roof Construction, including Supporting Beams & Joists		0	0				
Shaft Enclosures - Exit		1	N/A				
Shaft Enclosures- Other		1	N/A				
Corridor Separation		N/A	N/A				
Occupancy/Fire Barrier Separation		2	2	1/T1.1	N/A	N/A	N/A
Party/Fire Wall Separation		N/A	N/A				
Smoke Barrier Separation		N/A	N/A				
Tenant/Dwelling Unit Separation		N/A	N/A				
Incidental Use Separation		N/A	N/A				

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINE	DEGREE OF OPENING PROTECTION RATING	ALLOWABLE AREA (%)	ACTUAL OPENING PLACE (%)
10'+ north & east side	UP, NS	25%	North = 0, East = 10%
30'+ south and west side	UP, NS	25%	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting	☐ No	☒ Yes
Exit Signs	☐ No	☒ Yes
Fire Alarm	☒ No	☐ Yes
Smoke Detection Systems	☒ No	☐ Yes ☐ Partial
Panic Hardware	☐ No	☒ Yes

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #:

☒ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Existing structures within 30' of the proposed building
☒ Occupancy types for each area as it relates to occupancy load calculation (Table 1004.1.2)
☒ Occupancy loads for each area
☒ Exit access travel distances (1017)
☐ Common path of travel distances (1006.2.1 & 1006.3.2(1))
☐ Dead end lengths (1020.4)
☐ Clear exit widths for each corridor
☒ Maximum calculated occupant load each exit door can accommodate (1005.3)
☒ Actual occupant load for each exit door
☐ A separate schematic plan indicating fire rated illuminating and/or roof structure
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☒ The square footage of each fire area (202)
☐ The square footage of each smoke compartment
☐ Note any code exceptions

ACCESSIBLE DWELLING UNITS (SECTION 1107)

Total Units	Accessible Units Required	Accessible Units Provided	Type A Units Required	Type A Units Provided	Type B Units Required	Type B Units Provided	Total Accessible Units Required
			NOT APPLICABLE		NOT APPLICABLE		

ACCESSIBLE PARKING (SECTION 1106)

Lot or Parking Area	Total Parking Spaces Provided	Accessible Spaces Provided: Regular with 5' Access Aisle	Van with 8' Access Aisle	Car Spaces	Van with 8' Access Aisle	Total Accessible Spaces Provided
		NOT APPLICABLE				
Total						

CENTRAL BUSINESS DISTRICT - NO PARKING REQUIRED

STRUCTURAL DESIGN

DESIGN LOADS: NOT APPLICABLE RENOVATIONS OF EXISTING BUILDING

Live Loads:
Roof ——— psf
Balcony (Ext) ——— psf
Second Flr ——— psf
Mezzanine ——— psf
Floor ——— psf

Snow Load: ——— psf
Wind Load: Basic Wind Speed ——— mph (ASCE-7-10)
Exposure Category ———
Wind Base Shears (for MWFRS) Vxx Vyy

SEISMIC DESIGN CATEGORY ☐ A ☐ B ☐ C ☐ D
Occupancy Category (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV
Special Response Acceleration S_s ___ %g S_1 ___ %g
Site Classification ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
☐ Field Test ☐ Presumptive ☐ Historical Data

Basic Structural System
☐ Bearing Wall ☐ Dual w/ Special Moment Frame
☐ Building Frame ☐ Dual w/ Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Seismic Base Shear Vsm Vym
Analysis Procedure ☐ Simplified ☐ Equivalent Lateral Force ☐ Modal
Architectural, Mechanical, Components anchored? ☐ Yes ☐ No Exempt
LATERAL DESIGN CONTROL ☐ Earthquake ☐ Wind
SOIL BEARING CAPACITIES:
Field Test psf
Presumptive Bearing Capacity psf
Pile Size, Type, and Capacity
SPECIAL INSPECTIONS REQUIRED: ☐ Yes ☐ No

PLUMBING FIXTURE REQUIREMENTS

Use	Occupancy Type	Occupant Load	Water Closets (Urinals) Male	Water Closets (Urinals) Female	Lavatories Male	Lavatories Female	Drinking Fountains (Service Sinks)	Other
RESTAURANT	Chairs	100	1	3	1	3	1	
	Tables	50						
RETAIL	Mercantile	5			1	1	1	

RESTAURANT OCCUPANT COUNT = 150
RETAIL OCCUPANT COUNT = 5

SPECIAL APPROVALS

Special Approval: (Local Jurisdiction Department of Insurance, OSE, EPA, DFS, IDT, etc., describe below)

NO SPECIAL REVIEWS REQUIRED

ENERGY SUMMARY

RENOVATIONS OF EXISTING BUILDING

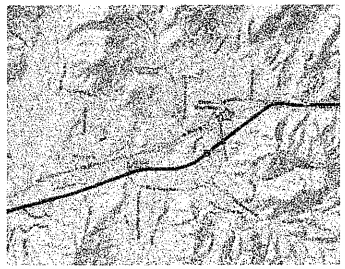
ENERGY REQUIREMENTS:
The following data shall be documented and any special efficiencies required to meet energy code shall also be provided. Each designer shall furnish the required portions of the project information for his or her area listed. A design that deviates from the energy code requirements shall include sufficient data to demonstrate that the building design will comply with the code as a whole.

Energy Compliance Path: ☐ Yes ☐ No NOT APPLICABLE
Building Use Type:
Climate Zone: ☐ 3A ☐ 4A ☐ 5A
Method of Compliance:
☐ Prescriptive (Energy Cost) ☐ Prescriptive (IECC/ASHRAE)
☐ Performance (Energy Cost) ☐ Performance (IECC/ASHRAE)

THERMAL ENVELOPE:
Roof/Ceiling Assembly (each assembly):
Description of assembly
U-Value of total assembly
R-Value of insulation
Insulation Location
U-Value (skylight)
Solar Heat Gain Coefficient (skylight)
Skylight Area (maximum %)
Door Types (each assembly):
Description of assembly
U-Value of total assembly
Area (each assembly)
Wall Assembly (each assembly):
Description of assembly
U-Value of total assembly
Area (each assembly)
Heated Slab Perimeter (each assembly)
Description of assembly
U-Value of total assembly
F-value of insulation
Floors over unconditioned spaces (each assembly)
Description of assembly
U-Value of total assembly
R-value of insulation
Floors on grade
Description of assembly
U-value of total assembly
F-value of insulation
Interior/exterior separation
Slab heated

ELECTRICAL SUMMARY SEE SHEET -

MECHANICAL SUMMARY SEE SHEET -



PROJECT LOCATION
NOT TO SCALE

DETAIL 1
UL DESIGN NO. U419
2 HR NONBEARING WALL



1 2 LAYERS EACH SIDE, 5/8" GYPSUM WALLBOARD BEARING UL CLASSIFICATION MARKING AS FIRE RESISTANCE, APPLIED WITH JOINTS HORIZONTALLY OR VERTICALLY AND STAGGERED ON OPPOSITE SIDES. SCREWS USED TO ATTACH WALLBOARD TO STUDS TO BE SELF TAPPING BUGLE HEAD SHEET TYPE, SPACED AT 8" O.C. ALONG EDGES OF BOARDS AND 12" O.C. IN THE FIELD. USE TYPE S-12, 1" LONG.

2 TOP AND BOTTOM TRACKS OF WALL ASSEMBLIES SHALL CONSIST OF 6" CHANNEL SHAPED RUNNERS, MIN. 22 GSG GALV STEEL THAT PROVIDE A SOUND STRUCTURAL CONNECTION BETWEEN THE STEEL STUDS AND TO THE ADJACENT FLOORS AND ROOF AT 24" O.C. MAX. STEEL STUDS TO BE 6", 1-1/4" LEGS, 3/8" RETURNS, 25 GSG GALV. STEEL, COLD FORMED. THE MAX STUD SPACING TO BE 16" O.C. AND ATTACHED TO FLOOR AN CEILING TRACKS WITH 1/2" LONG, TYPE S-12 PAN HEAD, SELF DRILLING, SELF TAPPING STEEL SCREWS ON BOTH SIDES OF STUDS.

3 GLASS FIBER SOUND BATT INSULATION

4 JOINT TAPE AND COMPOUND TO BE VINYL, DRY OR PREMIXED JOINT COMPOUND. APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. PAPER TAPE TO BE 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

5 TOP OF WALL AT ROOF DECK PROVIDE SLIP TRACK HEAD CONNECTION TO DECK TO ALLOW 1" ROOF DEFLECTION. FILL DECK FLUTES WITH MINERAL WOOL BACKER AND INSTALL CONTINUOUS FIRE CAULK EACH FACE OF WALL TO PROVIDE A COMPLETE FIRE RATED ASSEMBLY BY HILTI, 3M, TREMCO, RECTORSEAL, OR EQUAL

ANY ALTERNATE ASSEMBLIES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING MATERIALS

DRAWING INDEX

NO	DESCRIPTION
G001	APPENDIX B & LIFE SAFETY
A100	DEMOLITION & LIFE SAFETY PLANS
A101	FLOOR PLANS
A110	ENLARGED PLANS
A111	ENLARGED PLANS
A201	ELEVATIONS
A301	SECTIONS
A501	DOOR SCHEDULE
S101	STRUCTURAL DETAILS
P1	PLUMBING PLANS
P2	WASTE RISER DIAGRAM
P3	WATER AND GAS RISER DIAGRAMS
P4	PLUMBING SCHEDULES
M1	MECHANICAL PLAN
M2	MECHANICAL SCHEDULES
E1.1	ELECTRICAL SCHEDULES
E2.1	ELECTRICAL PLANS
E2.2	ELECTRICAL ROOF PLANS
E3.1	PANELBOARD SCHEDULES & RISER DIAGRAM

ALTON ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

LICENSED SEAL 10305 GEORGE ANDERSON III ARCHITECT NORTH CAROLINA

RENOVATIONS FOR:
RAILYARD BLK MTN
141 S. RICHARDSON BLVD.
BLACK MOUNTAIN, NORTH CAROLINA

LICENSED 10305 ARCHITECT ASHEVILLE, N.C.

11/9/21

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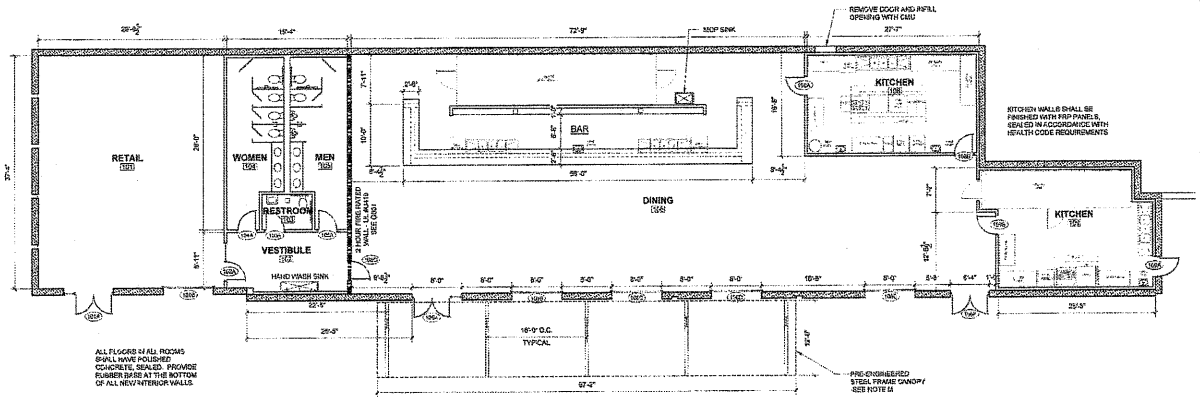
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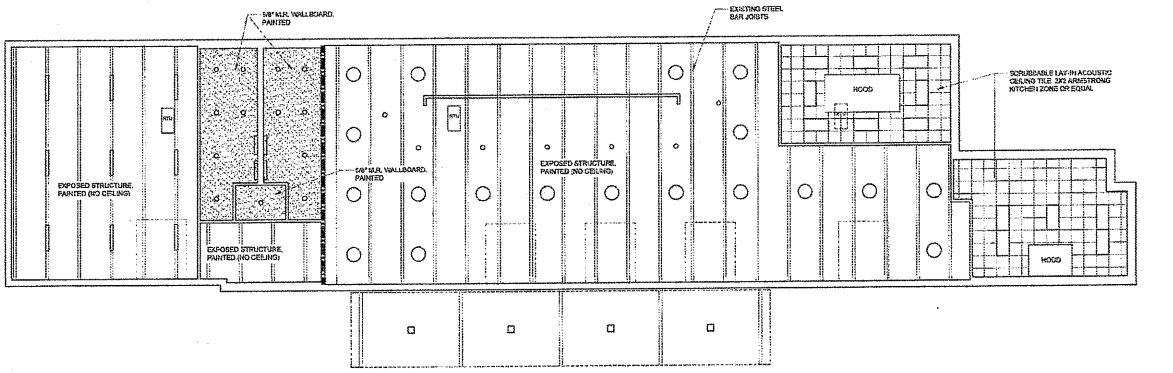
APPENDIX B
DRAWING INDEX
GENERAL NOTES

G001



1 FLOOR PLAN

OVERALL BUILDING FOOTPRINT
6,734 GSF



2 REFLECTED CEILING PLAN

NOTES & SPECIFICATIONS

A. ALL WORK SHALL BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND NC BUILDING CODES FOR COMMERCIAL CONSTRUCTION.
B. FINISHED FLOOR SLAB ELEVATIONS FOR THE BUILDING SHALL BE COORDINATED WITH THE SITE PLANS.
C. NEW INTERIOR PARTITION WALLS SHALL BE MIN. 3-5/8" 25 GAUGE STUDS AT 16" O.C. WITH ONE LAYER 5/8" GYPSUM WALLBOARD EACH SIDE. AND ACOUSTICAL BATT INSULATION IN ALL WALLS PROVIDE SOLID BLOCKING IN WALLS FOR FIXTURES AND ACCESSORIES. WHERE WALL MEETS ROOF DECK, PROVIDE SLIP TRACK CONNECTION TO ALLOW FOR 1" ROOF DEFLECTION.
D. DOORS GENERAL: ALL NEW DOORS SHALL BE A MINIMUM OF 36" WIDE ADA COMPLIANT. HARDWARE AND DOOR CLEARANCES SHALL MEET REQUIREMENTS OF ADA AND ANSI A117.1. ALL PROPOSED DOORS ARE 36" x 84" DOOR LEAVES
C. DOOR HARDWARE SPECIFICATIONS:
ADA LEVERS ON ALL DOORS BY SCHLAGE OR EQUAL. PROVIDE ADA PUSH PULL ON RESTROOM DOORS. PROVIDE EXIT DEVICES, COORDINATORS, AND CLOSERS ON ALL EXTERIOR EXIT DOORS. COORDINATE LOCKING AND KEYING SCHEME WITH THE OWNER.
D. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL, EDGE OF SLAB, OR CENTERLINE OF COLUMN.
E. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NC BUILDING CODES AND NEC.
F. COORDINATE PHONE/DATA RECEPTACLE LOCATIONS WITH OWNER'S FURNITURE AND EQUIPMENT LAYOUT. COORDINATE SECURITY SYSTEM INSTALL WITH THE OWNER
G. LIGHTING SUPPLIER SHALL PROVIDE LIGHTING LEVEL ANALYSIS OF ALL ROOMS RECEIVING NEW FIXTURES. COORDINATE LIGHTING LEVELS ACCORDING TO IES STANDARDS AND OWNER'S LIGHTING REQUIREMENTS, AND PROVIDE A MINIMUM OF 1 fc FOR EMERGENCY EGRESS
H. ALL HVAC WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NC MECHANICAL CODES, ASHRAE AND SMACNA STANDARDS AND AS RECOMMENDED BY THE EQUIPMENT MANUFACTURERS.
I. ALL PLUMBING FIXTURES SHALL BE ADA TYPE AND INSTALLED IN ACCORDANCE WITH ADA AND ANSI A117.1 ACCESSIBILITY STANDARDS. PROVIDE 1 SET OF THREE ADA GRAB BARS AT EACH ADA WATER CLOSET FIXTURE.
J ALL FINISHES AND PAINT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND AS APPROVED BY THE OWNER.
K. PAINT SHALL BE INSTALLED WITH PRIMER AND WITH SUFFICIENT FINISH COATS FOR COMPLETE COVERAGE WITHOUT SUBSTRATE SHOWING THRU.
L. NEW FINISHES SHALL BE COMMERCIAL GRADE ASTM E84 CLASS A AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
M. PRE-ENGINEERED METAL CANOPY SYSTEM SPECIFICATIONS:
THE CONTRACTOR SHALL PROVIDE A FREE-STANDING COMPLETE CANOPY SYSTEM AS DIMENSIONED AND DETAILED IN THESE DOCUMENTS. THE STRUCTURE SHALL BE INDEPENDENT FROM THE EXISTING BUILDING AND ENGINEERED IN ACCORDANCE WITH NORTH CAROLINA CODES. SHOP DRAWINGS SHALL INCLUDE ASSEMBLY DIMENSIONS, LOCATIONS OF ALL STRUCTURAL MEMBERS, FOUNDATIONS AND PIERS ENGINEERING, CONNECTIONS AND ATTACHMENT DETAILS, WALL AND ROOF DIMENSIONS, PANEL LAYOUT, ANCHORAGE DETAILS AND METHODS, ANCHOR BOLT LAYOUT AND SIZES. DESIGN COMPONENTS, DEVELOP SHOP DRAWINGS, AND PERFORM SHOP AND SITE WORK UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN DESIGN WORK OF THIS TYPE AND LICENSED IN THE STATE OF NORTH CAROLINA. CANOPY ROOF SHALL BE WEATHERTIGHT WITH ALL JOINTS SEALED. CONTACT AEGIS BUILDING SYSTEMS, JEREMY STEINS (828) 606-0225, JES@AEGISONLINE.NET.

ALTON ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

RENOVATIONS FOR
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

10906
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George Anderson III, AIA
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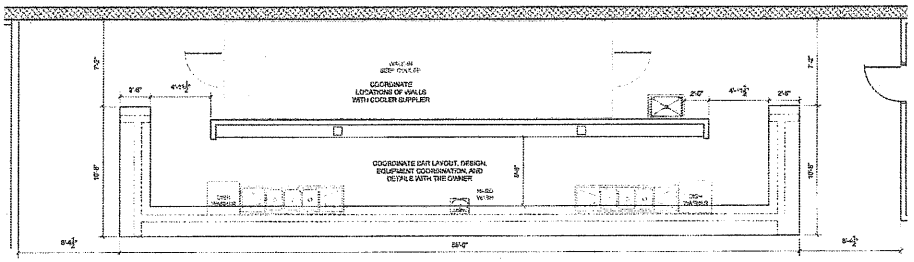
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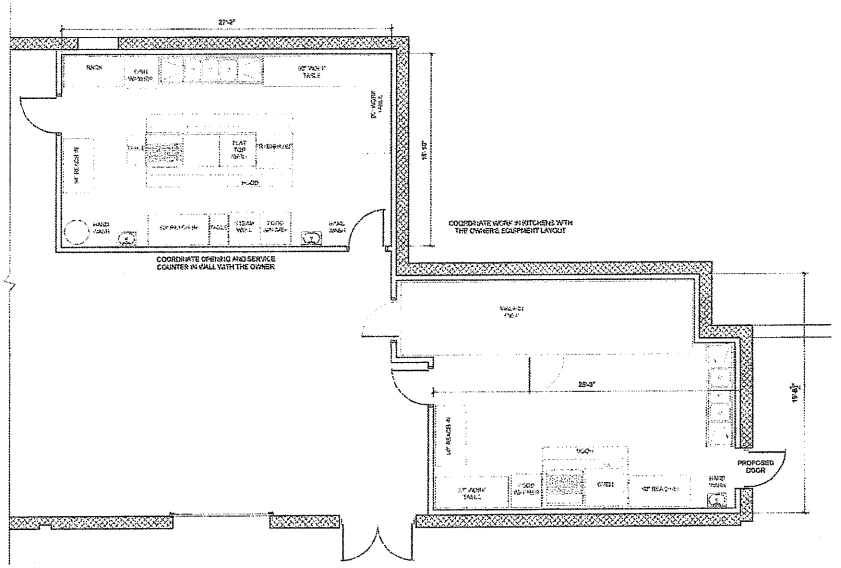
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FLOOR PLAN

A101



1 BAR PLAN



2 KITCHEN PLAN

ALTON ANDERSON ARCHITECTURE
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Black Mountain, NC 28711

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RAILYARD BLK MTN
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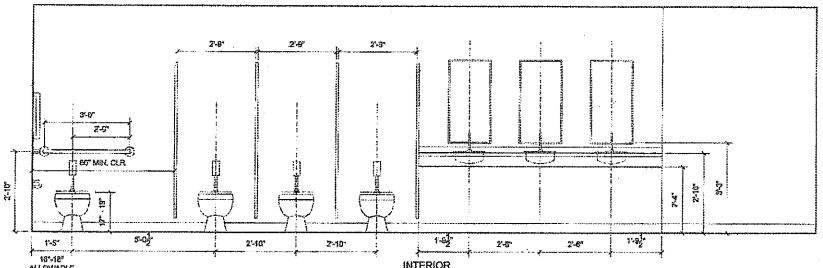
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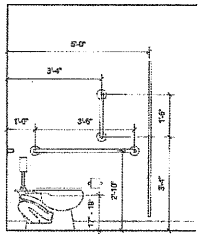
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ENLARGED FLOOR PLAN

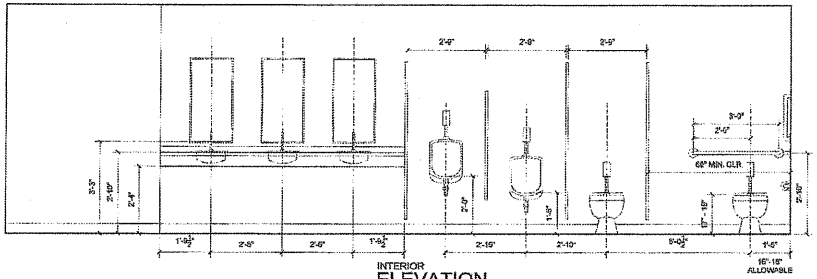
A110



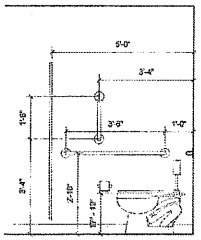
2 INTERIOR ELEVATION



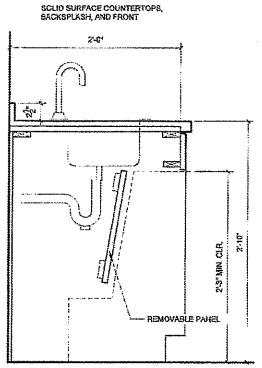
3 INTERIOR ELEVATION



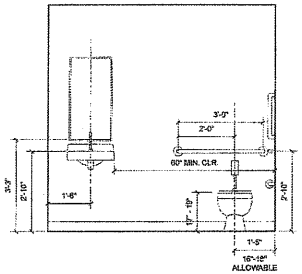
4 INTERIOR ELEVATION



5 INTERIOR ELEVATION



6 COUNTERTOP SECTION DETAIL



7 INTERIOR ELEVATION

COORDINATE TOILET ACCESSORIES AND FINISHES WITH THE OWNER

TOILET ACCESSORIES SCHEDULE

DESCRIPTION	MODEL #	DESCRIPTION
PAPER TOWEL DISPENSER	BY OWNER	
WASTE RECEPTACLE	BY OWNER	
SOAP DISPENSER	BY OWNER	
ADA TOILET GRAB BARS	BOBRICK B-5806 SERIES	1 1/4" ROUND 18 GAUGE TUBING, 304 SATIN STAINLESS STEEL
MIRROR	BOBRICK B-2558 1836	1/4" TEMPERED MIRROR GLASS, 304 SATIN STAINLESS STEEL CHANNEL FRAME
TOILET PAPER DISPENSER	BOBRICK B-2888	SURFACE MOUNT MULTI ROLL STAINLESS STEEL DISPENSER
SANITARY NAPKIN DISPOSAL	BOBRICK B-254	SURFACE MOUNTED, ONE PER WOMENS STALL
ROBE HOOK BUMPER	BRADLEY #914	DOOR MOUNTED, ONE PER STALL

GENERAL NOTES:

A. ALL TOILET ACCESSORIES SHALL BE ADA TYPE.
B. INSTALL ALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ADA AND ANSI A117.1 REQUIREMENTS.

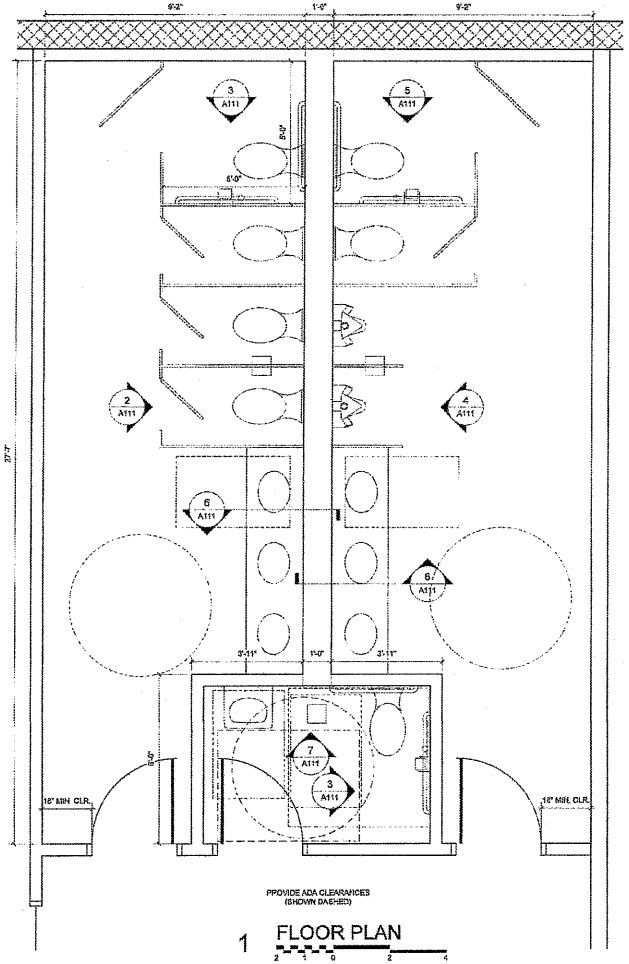
LOCATIONS:

- TOILET GRAB BARS: INSTALL ONE SET OF THREE GRAB BARS AT EACH ACCESSIBLE TOILET.
- MIRROR: INSTALL ONE MIRROR OVER EACH LAVATORY.
- TOILET PAPER DISPENSER: INSTALL ONE TP DISPENSER FOR EACH TOILET.
- SANITARY NAPKIN DISPOSAL: ONE FOR EACH WOMEN'S AND UNISEX TOILET.
- ROBE HOOK: INSTALL ONE HOOK ON THE BACK OF EACH PARTITION AND UNISEX RESTROOM DOOR.

SIGNAGE AT EACH RESTROOM DOOR:

RESTROOMS: 6" X 6" ENGRAVED ALUMINUM WITH FIXED MOUNTING. CONTENT TO INCLUDE UNIVERSAL WASHROOM, GENDER PICTOGRAPH AND LETTERS FOR MEN AND WOMEN, UNISEX AND BARRIER FREE WASHROOMS IN COMPLIANCE WITH ADA.

TOILET STALL PARTITIONS: 1" THICK SOLID PHENOLIC PARTITIONS AND DOORS. HEADRAIL BRACED SYSTEM WITH STAINLESS STEEL HARDWARE, FEET, BRACKETS, AND FASTENERS. BRADMAR SENTINEL SERIES 400 BY BRADLEY CORPORATION OR EQUAL.



1 FLOOR PLAN

AILON ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

AILON ANDERSON ARCHITECTURE, A PROFESSIONAL CORPORATION, CORPORATE SEAL 52083, NORTH CAROLINA

RENOVATIONS FOR:
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

GEORGE J. ANDERSON III, REGISTERED ARCHITECT, 10906, ASHEVILLE, N.C., NORTH CAROLINA

11/9/21

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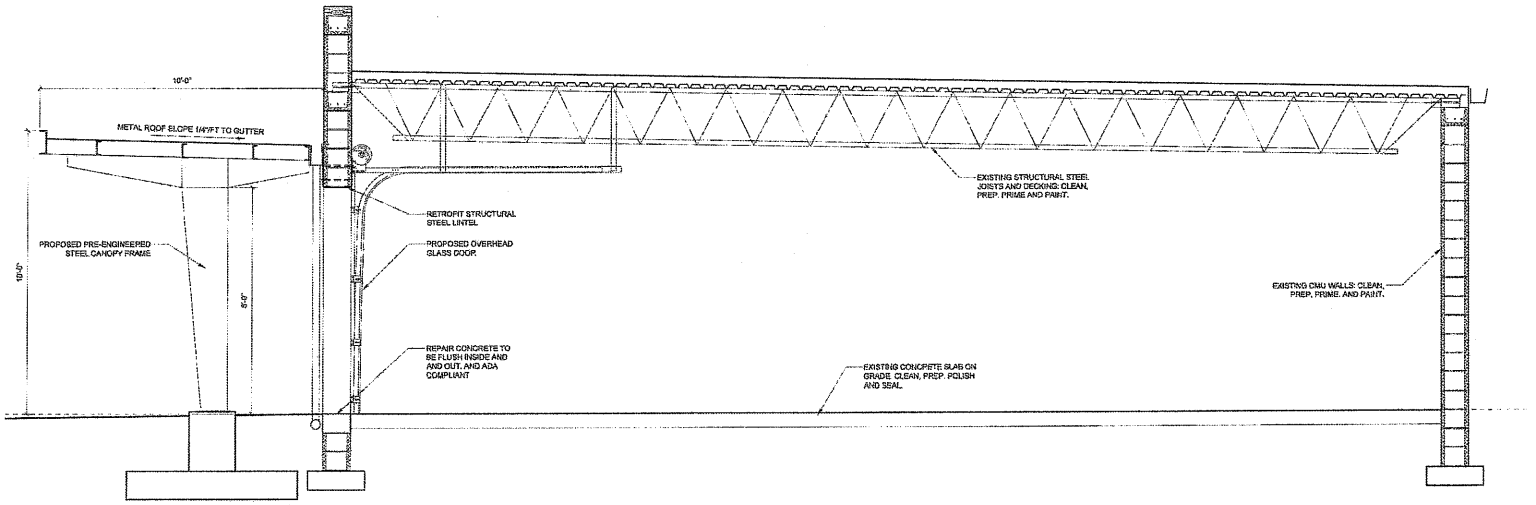
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ENLARGED FLOOR PLAN

A111



BUILDING SECTION

2 1 0 2 4

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117 Cherry Street, Suite D
Black Mountain, NC 28711

AITON ANDERSON ARCHITECTURE, P.A. CORPORATE SEAL 32083 NORTH CAROLINA

RENOVATIONS FOR:
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

GEORGE A. ANDERSON III 10905 NORTH CAROLINA ASHEVILLE, N.C.

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SECTION

A301

DOOR SCHEDULE

NO.	DOOR SIZE	FRC	MATERIAL	TYPE	FRAME MATERIAL	JAMB	HEAD	SILL	FIRE RATING	HDW	remarks	NOTES
101A	3'6"x7'0"	2 1/4	ALUMINUM / GLASS ENTRY	A	ALUMINUM STOREFRONT			S1		4,6,8,10	●	a
101B	6'0"x8'0"	1 3/8	EXT. O.H. ALUM/GLASS PANELS	B	GALV. STEEL							a
102A	3'0"x7'0"	1 3/8	SOLID WOOD/HALF LITE	F	HOLLOW METAL					3,4,8		
103A	3'0"x7'0"	1 3/4	SOLID WOOD	G	HOLLOW METAL					3,4,8		
104A	3'0"x7'0"	1 3/4	SOLID WOOD	G	HOLLOW METAL					4,8,9		
105A	2'8"x7'0"	1 3/4	SOLID WOOD	G	HOLLOW METAL					4,8,9		
106A	6'0"x7'0"	2 1/2	ALUMINUM / GLASS ENTRY	C	ALUMINUM STOREFRONT			S1		4,6,8,10	●	a
106B	6'0"x8'0"	1 3/8	EXT. O.H. ALUM/GLASS PANELS	B	GALV. STEEL							a
106C	6'0"x8'0"	1 3/8	EXT. O.H. ALUM/GLASS PANELS	B	GALV. STEEL							a
106D	6'0"x8'0"	1 3/8	EXT. O.H. ALUM/GLASS PANELS	B	GALV. STEEL							a
106E	6'0"x8'0"	1 3/8	EXT. O.H. ALUM/GLASS PANELS	B	GALV. STEEL							a
106F	6'0"x7'0"	2 1/2	ALUMINUM / GLASS ENTRY	D	ALUMINUM STOREFRONT			S1		4,6,8,10	●	a
108G	3'0"x7'0"	1 3/8	HOLLOW METAL - UL RATED	F	HOLLOW METAL - NO STOPS				90 Min.	3,4,8	●	
108A	3'0"x7'0"	0	ABS PLASTIC	N	HOLLOW METAL - NO STOPS							a
108B	3'0"x7'0"	0	ABS PLASTIC	N	HOLLOW METAL - NO STOPS							a
109A	3'0"x7'0"	1 3/4	EXT. HOLLOW METAL	F	HOLLOW METAL			S1		4,5,7,11	●	
109B	3'0"x7'0"	0	ABS PLASTIC	N	HOLLOW METAL - NO STOPS							a

S1 = ADA COMPLIANT EXTERIOR THERMALLY BROKEN WEATHERPROOF DOOR THRESHOLD

NOTES LEGEND
a. HARDWARE BY DOOR SUPPLIER

DOOR HARDWARE

ALL HARDWARE ADA BY SCHLAGE OR EQUAL WITH BRUSHED STAINLESS STEEL FINISH AND WITH FOLLOWING HARDWARE ITEMS:

1. LEVER W/ PASSAGE FUNCTION
2. LEVER W/ PRIVACY FUNCTION & OCCUPANCY INDICATOR
3. LEVER WITH STOREROOM FUNCTION
4. SET OF HEAVY DUTY FULL MORTISE HINGES
5. OVERHEAD CLOSER W/ 90° LIMITER
6. WALL STOP
7. ARMOR PLATE
8. EXIT DEVICE
9. SET OF ADA PUSH / PULLS
10. SET TOP & BOTTOM FLUSH BOLTS
11. LEVER W/ ENTRY LOCK FUNCTION

NOTES & SPECIFICATIONS

A. EXTERIOR STEEL DOORS SHALL BE HEAVY DUTY EXTERIOR GRADE INSULATED STEEL DOORS WITH INSULATED WIREGLASS VISION LITE, NAAMM HMMA 863 MINIMUM 18 GAGE SMOOTH FACE. FACTORY PRIMED TO BE FIELD PAINTED. HOLLOW METAL DOOR FRAMES SHALL BE FULLY WELDED STEEL ANSI A250.8, LEVEL 1, 16 GAGE MINIMUM, FACTORY PRIMED FOR FIELD PAINTING. COORDINATE FRAME ANCHORING ATTACHMENT DETAIL WITH STEEL ROUGH OPENING FRAMING.

B. OVERHEAD DOOR SPECIFICATIONS: THE BASIS OF DESIGN FOR OVERHEAD DOORS IS MODEL #452 ALUMINUM FULL VIEW GLASS PANEL DOOR BY WAYNE DALTON. SUPPLIER CONTACT: SCOTT EDWARDS, FAIRBORN EQUIPMENT (704) 564-6038, EDWARDSS@FAIRBORNEQUIPMENT.COM. VERIFY DOOR CLEARANCES AND SUPPORT REQUIREMENTS PRIOR TO ORDERING MATERIALS.

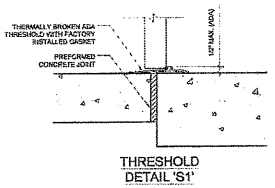
C. SOLID WOOD DOOR SPECS. PROVIDE 5 PLY SOLID CORE WOOD DOORS. COORDINATE FINISH SPECS WITH THE OWNER.

D. ALUMINUM STOREFRONT WINDOW SPECIFICATIONS: FACTORY ENGINEERED ALUMINUM FRAMED WINDOW SYSTEM. PROVIDE THERMALLY BROKEN FRAMES AND EXTRUDED SILL FLASHING MEMBERS. BASIS OF DESIGN: KAWNEER 451T. FACTORY FINISHED FRAMING MEMBERS. GLAZING SHALL BE 1" IGU WITH CLEAR LOW-E COATING, AND ARGON FILLED AIRSPACE. PROVIDE CODE COMPLIANT FULLY TEMPERED GLASS WHERE REQUIRED BY CODE

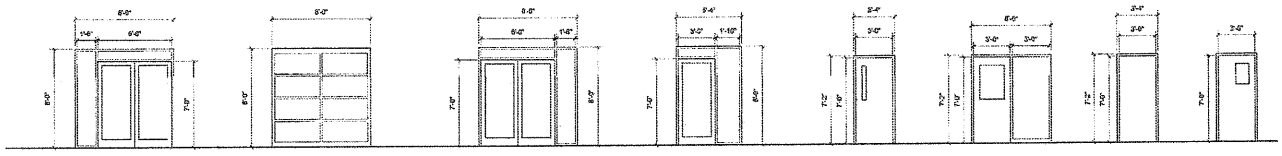
E. ALL EXTERIOR DOORS SHALL RECEIVE ONE SET WEATHER GASKETS.

F. ALL INTERIOR DOORS SHALL RECEIVE ONE SET DOOR SILENCERS.

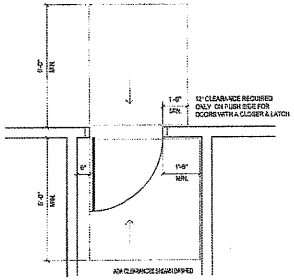
G. COORDINATE SECURITY, LOCKING, AND KEYING SCHEME WITH THE OWNER.



THRESHOLD DETAIL 'S1'



1 DOOR TYPES



2 TYP. DOOR CLEARANCES

TYPICAL DOOR CLEARANCES APPLY TO ALL HINGED DOORS IN THE PROJECT

AITON ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

AITON ANDERSON ARCHITECTURE CORPORATE SEAL 12083 NORTH CAROLINA

RENOVATIONS FOR:
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

GEORGE ANDERSON III 10905 REGISTERED ARCHITECT ASHEVILLE, N.C.

11/9/21

George Anderson III, AIA
828 989 5154
gaa@AitonAnderson.com

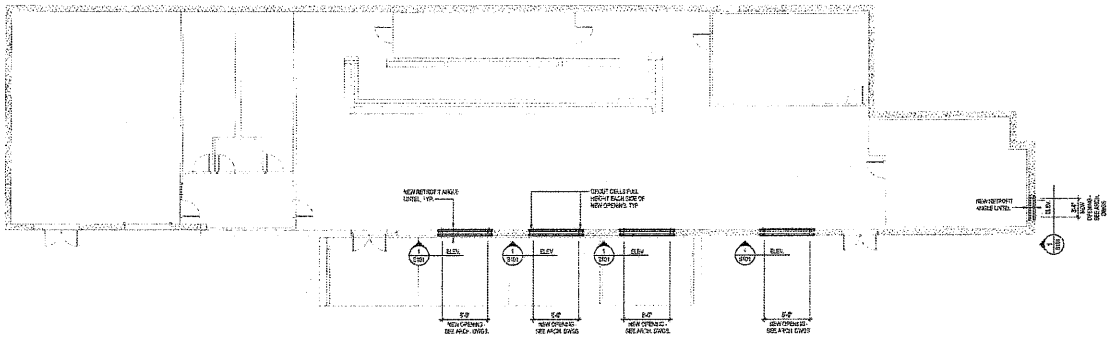
Issued for: PERMIT

Date: 9 NOV 2021

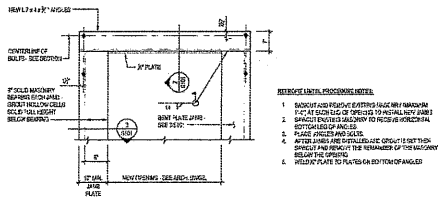
Job #: 21100

DOOR SCHEDULE

A501



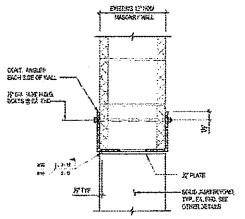
EXISTING PLAN AND PROPOSED RENOVATIONS



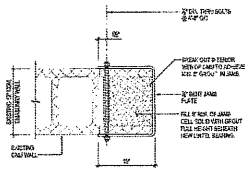
RETROFIT LINTEL PROCEDURE NOTES:

1. SAWCUT AND REMOVE EXISTING MASONRY AS REQUIRED
2. SAWCUT EXISTING MASONRY TO RECEIVE HORIZONTAL BOTTOM LEGS OF ANGLES
3. PLACE ANGLES AND SHIMS.
4. AFTER LINTELS ARE INSTALLED USE GROUT TO SET THEM
5. SAWCUT AND REMOVE THE REMAINDER OF THE MASONRY BELOW THE OPENING
6. WELD 3/8" PLATE TO PLATES ON BOTTOM OF ANGLES

1 S101 RETROFIT ANGLE LINTEL ELEVATION



2 S101 RETROFIT ANGLE LINTEL SECTION



3 S101 PLAN SECTION AT NEW JAMB

117 Cherry Street
Black Mountain, NC 28711

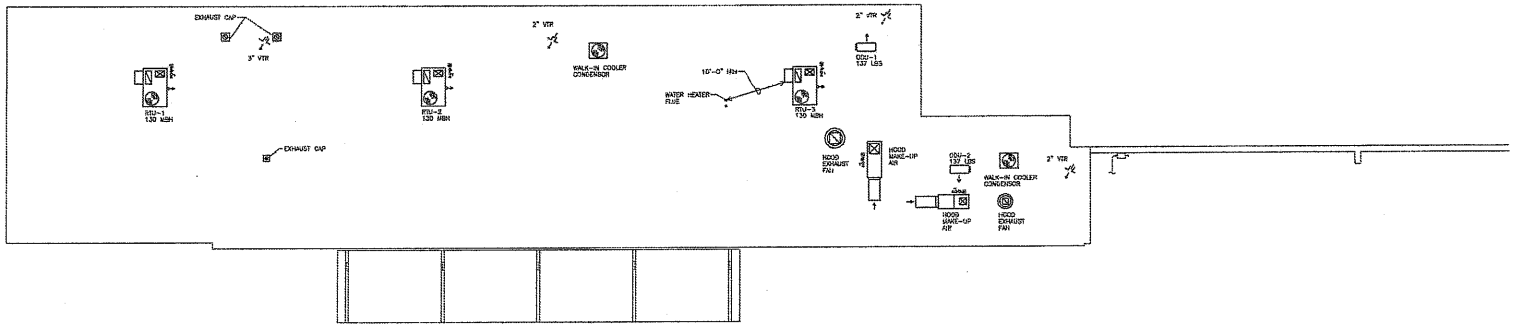
RENOVATIONS FOR
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

Issued for: REVIEW

Date: 04 NOVEMBER 2021

Job #: 21100

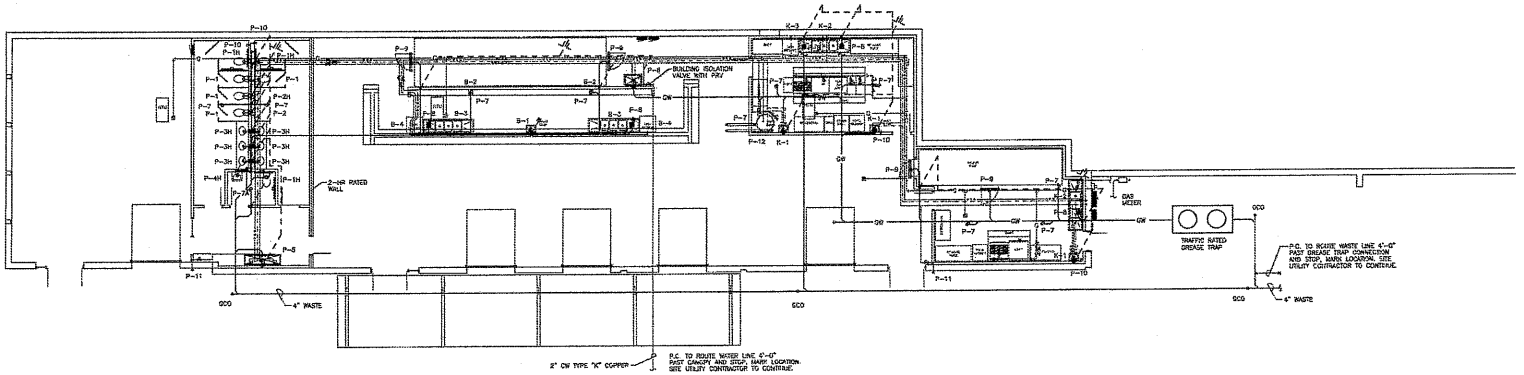
S101



NORTH

PLUMBING ROOF PLAN

SCALE: 1/8" = 1'-0"



NORTH

PLUMBING FLOOR PLAN

SCALE: 1/8" = 1'-0"

GILLAM ENGINEERING, P.A.
CONSULTING ENGINEERS

11/9/21

ATOM ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

RENOVATIONS FOR:
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

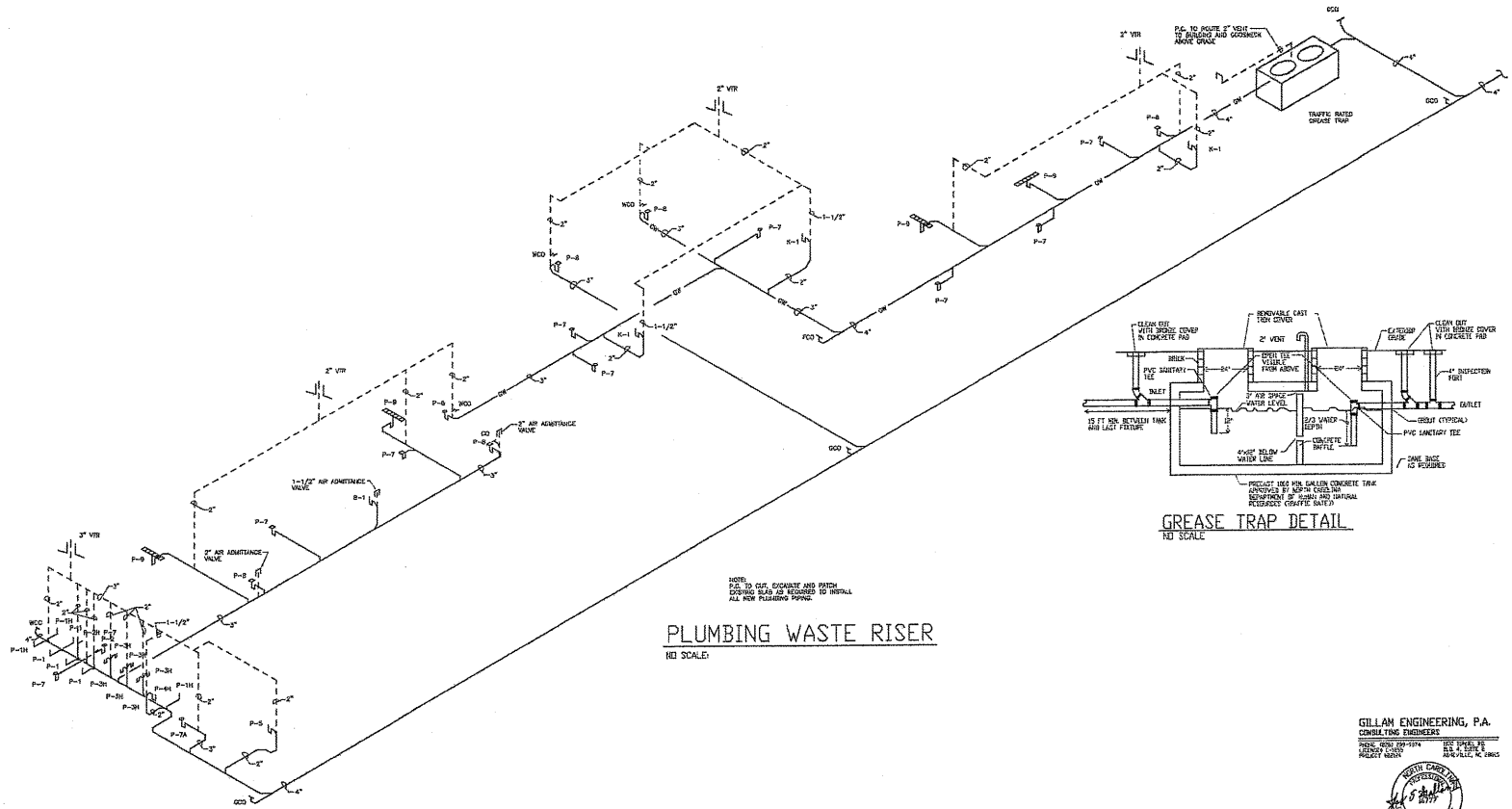
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Date: 11-9-2021

Job #: 21100

PLUMBING PLAN

P-1

AITON
ANDERSON
ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711



PLUMBING WASTE RISER

NO SCALE

GREASE TRAP DETAIL

NO SCALE

GILLAM ENGINEERING, P.A.
CONSULTING ENGINEERS
PHONE: (828) 299-5974
LICENSED UNDER
PROJECT NUMBER

1006 OLIVER RD.
BLD. 4, SUITE E
ASHEVILLE, NC 28805

NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
30777
JOHN T. GILLAM, JR.

11/9/21

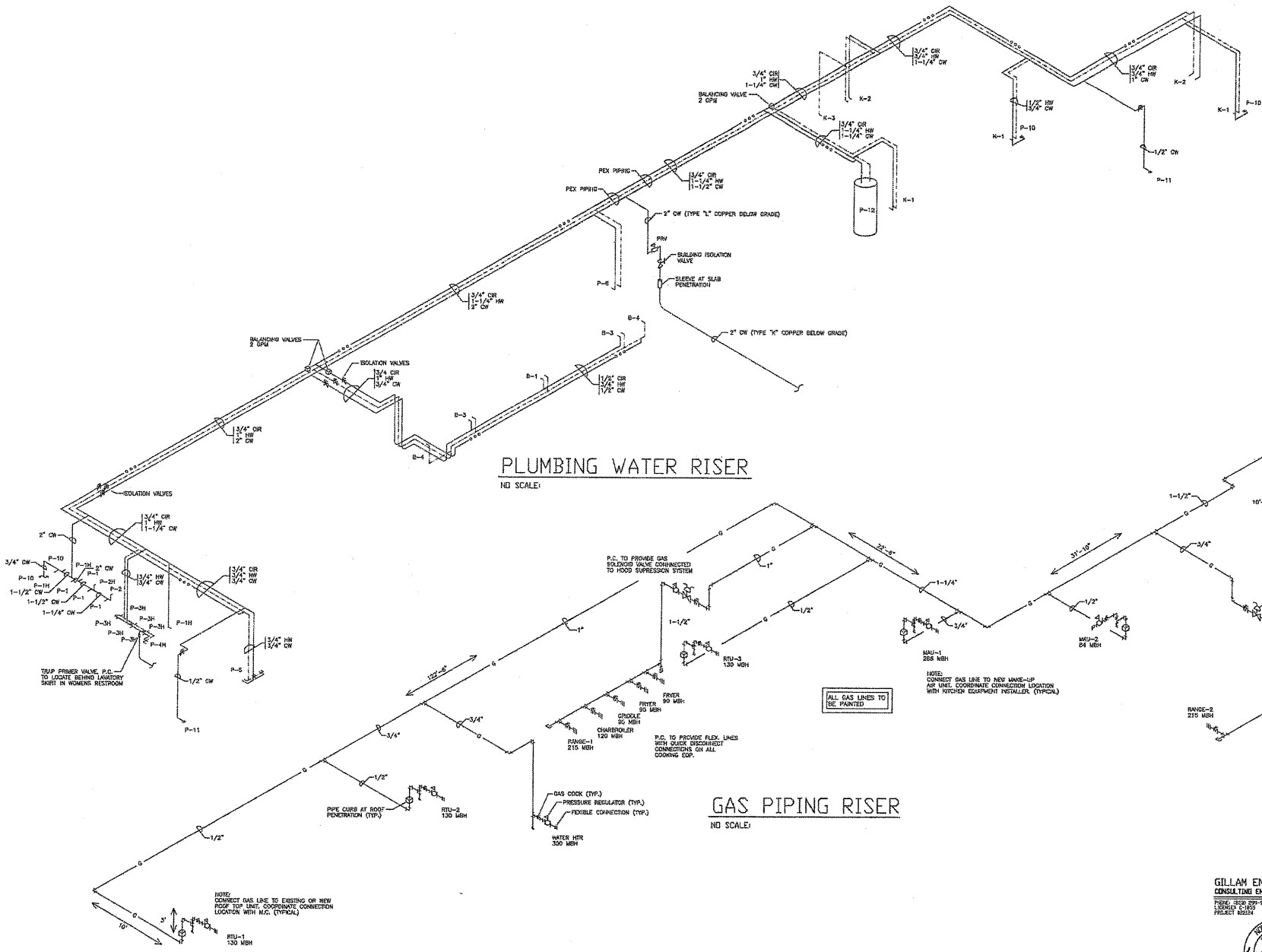
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Date: 11-9-2021

Job #: 21100

WASTE RISER

P-2

AITON
ANDERSON
ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711



PLUMBING WATER RISER

NO SCALE

GAS PIPING RISER

NO SCALE

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Date: 11-9-2021

Job #: 21100

WATER & GAS RISER

P-3

GILLAM ENGINEERING, P.A.
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PHONE: (828) 299-9974
LICENCE C-1809
PROJECT #22224
1016 TUNNEL RD.
BLD 4, SUITE F
ASHEVILLE, NC 28805

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 16777 GARY L. GILLAM
11/9/21

PLUMBING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	NOTE
P-1	WATER CLOSET	AMERICAN STANDARD VITREOUS CHINA ELONGATED "MADERA" No. 3461.016 WITH SLOAN MODEL 111-1.6 REGAL FLUSH VALVE, BOWENE No. 527 SEAT
P-1H	WATER CLOSET (HANDICAPPED)	AMERICAN STANDARD VITREOUS CHINA ELONGATED "MADERA" No. 3461.016 WITH SLOAN MODEL 111-1.6 REGAL FLUSH VALVE, BOWENE No. 527 SEAT
P-2	URINAL	AMERICAN STANDARD VITREOUS CHINA "WASHBROOK" No. 6590.001 WITH SLOAN MODEL 186-1.0 REGAL JOSAM CARRIER
P-2H	URINAL (HANDICAPPED)	AMERICAN STANDARD VITREOUS CHINA "WASHBROOK" No. 6590.001 WITH SLOAN MODEL 186-1.0 REGAL JOSAM CARRIER, MOUNT 14" TO LIP
P-3H	LAVATORY (COUNTER MOUNTED) (HANDICAPPED)	AMERICAN STANDARD VITREOUS CHINA "ACACIA" No. 0476.028 WITH SLOAN MODEL EBF-187 BATTERY POWERED FAUCET, BELOW DECK THERMOSTATIC MIXING VALVE
P-4H	LAVATORY WALL MOUNTED (HANDICAPPED)	AMERICAN STANDARD VITREOUS CHINA "LUCERNE" No. 0236.425 WITH SLOAN MODEL EBF-187 BATTERY POWERED FAUCET, BELOW DECK THERMOSTATIC MIXING VALVE, JOSAM CARRIER AND DEARBORN ADA INSULATION KIT
P-5	HAND WASHING STATION	ELKAY MODEL CAMP222SACC, THREE STATION STAINLESS STEEL HAND WASH STATION COMPLETE WITH THREE BATTERY POWERED LK8920C SENSOR FAUCETS, LK703 THERMOSTATIC MIXING VALVES, LK188 GRID DRAIN
P-6	MOP SINK 24x26	FIAT MODEL MSB-3624 COMPLETE WITH 8820-AA FAUCET, 8809-CC MOP HANGER, 8892-AA HOSE AND BRACKET, 81452-SB STRAINER, 869-CC MOP BRACKET, STAINLESS STEEL WALL GUARDS
P-7	FLOOR DRAIN	WATTS MODEL FD-300-A, 3", SATIN BRONZE TOP
P-7A	FLOOR DRAIN	WATTS MODEL FD-350-A, 3", SATIN BRONZE TOP, TRAP PRIMER CONNECTION AND WATTS LF1FDSD TRAP PRIMER VALVE
P-8	FLOOR SINK	WATTS MODEL FS-730-3"-I, 1/2 OPEN GRATE AND SEDIMENT BUCKET
P-9	TRENCH DRAIN	WATTS SERIES 400 TRENCH DRAIN, 36" LENGTH, STAINLESS STEEL SLOTTED GRATE
P-10	INTERIOR HOSE BIB	WOODFORD MODEL 24P, 3/4" WITH VACUUM BREAKER
P-11	EXTERIOR HOSE BIB	WOODFORD MODEL 25, 3/4" WITH VACUUM BREAKER
P-12	NATURAL GAS WATER HEATER	A.O. SMITH, BTH-199, ASME RATED, 199 GALLON SET FOR 180oF. 399,000 BTU INPUT, 345 GPH RECOVERY at 100 Deg. RISE. PROVIDE T&P VALVE PIPED TO FLOOR, ISOLATION VALVES, PVC FLUE AND INTAKE PIPING, UNION CONNECTIONS AND CIRCULATING PUMP
K-1	HAND SINK	PROVIDED BY OTHER, P.C. TO PROVIDE AND CONNECT WATER, DRAIN AND VENT LINES.
K-2	3-COMPARTMENT PREP SINK	PROVIDED BY OTHER, P.C. TO PROVIDE AND CONNECT 140 DegF. HW, CW AND DRAIN LINES. ROUTE DRAIN LINES TO FLOOR SINK
K-3	DISH MACHINE	PROVIDED BY OTHER, P.C. TO PROVIDE AND CONNECT 140 DegF. WATER, AND DRAIN LINE. ROUTE DRAIN LINE TO FLOOR SINK. PROVIDE WATTS 1/2-2 DUAL CHECK VALVE ON SUPPLY LINES
B-1	HAND SINK	PROVIDED BY OTHER, P.C. TO PROVIDE AND CONNECT HW & CW SUPPLY AND DRAIN LINE. PROVIDE WATTS FLUSH MIXING VALVE
B-2	BEER TAPS	PROVIDED BY OTHER, P.C. TO PROVIDE AND CONNECT 3/4" DRAIN LINE ROUTED TO FLOOR DRAIN
B-3	3-COMPARTMENT BAR SINK	PROVIDED BY OTHER, P.C. TO PROVIDE AND CONNECT 140 DegF. HW, CW AND DRAIN LINES. ROUTE DRAIN LINES TO FLOOR SINK
B-4	GLASS WASHER	PROVIDED BY OTHER, P.C. TO PROVIDE AND CONNECT DRAIN LINE ROUTED TO FLOOR SINK. 140 DegF. HW. PROVIDE WATTS 1/2-2 DUAL CHECK VALVE ON SUPPLY LINE
PRV	PRESSURE REDUCING VALVE	WATTS LF223, 2" WITH STRAINER
WCO	WALL CLEAN OUT	SMITH MODEL 4472

PLUMBING FIXTURE UNIT AND CONNECTION SCHEDULE

FIXTURE	QTY.	DESCRIPTION	CONNECTION TO TRAP	F.U. EACH	F.U. TOT.	SUPPLY H.W.	SUPPLY C.W.	F.U. EACH	F.U. TOT.
P-1	4	WATER CLOSET HC	4"	4	16	---	1"	10	40
P-1H	3	WATER CLOSET HC	4"	4	12	---	1"	10	30
P-2	1	URINAL	2"	2	2	---	3/4"	5	5
P-2H	1	URINAL HC	2"	2	2	---	3/4"	5	5
P-3H	6	LAVATORY HC	1-1/2"	1	6	1/2"	1/2"	2	12
P-4H	1	LAVATORY HC	1-1/2"	1	1	1/2"	1/2"	2	2
P-5	1	HAND WASHING SINK	2"	3	3	3/4"	3/4"	2	6
P-6	1	MOP SINK	2"	2	2	1/2"	1/2"	2	2
P-7	11	FLOOR DRAIN	3"	2	22	---	---	---	
P-8	5	FLOOR SINK	3"	2	10	---	---	---	---
P-9	4	TRENCH DRAIN	3"	2	8	---	---	---	---
P-10	4	INTERIOR HOSE BIB	---	---	---	---	1/2"	2	8
P-11	2	EXTERIOR HOSE BIB	---	---	---	---	1/2"	2	4
P-12	1	WATER HEATER	---	---	---	1-1/4"	1-1/4"	---	---
K-1	3	HAND SINK	1-1/2"	1	3	1/2"	1/2"	2	6
K-2	2	THREE COMP. SINK	2"	4	8	1/2"	1/2"	4	8
K-3	1	DISH MACHINE	2"	3	3	1/2"	---	3	3
B-1	1	HAND SINK	1-1/2"	1	1	1/2"	1/2"	2	2
B-2	2	BEER TAPS	3/4"	1	2	---	---	---	---
B-3	2	THREE COMP. SINK	2"	4	8	1/2"	1/2"	4	8
B-4	2	GLASS WASHER	1-1/2"	2	4	1/2"	---	2	4

BUILDING WASTE TOTAL = 1130 F.U.
DAILY WASTE FLOW = 6769 GPD

BUILDING WATER TOTAL = 1458 F.U. (7789 GPM)

WASTE LINE = 4"
WATER SERVICE = 2"
WATER METER = EXISTING

PLUMBING ---------- SYMBOL ---------- SCHEDULE

SYMBOL	DESCRIPTION
————	BUILDING SANITARY SEWER LINE (SCH-40 PVC)
— GW —	KITCHEN GREASE WASTE SEWER LINE (SCH-40 PVC)
————	VENT LINE (SCH-40 PVC)
————	COLD WATER LINE (UPTHER PEX PIPING)
- - - - -	HOT WATER LINE (UPTHER PEX PIPING)
— ••• —	HOT WATER LINE 140 DegF. (UPTHER PEX PIPING)
—⋈—	ISOLATION VALVE
—⊣⊢—	UNION
V.T.R.	VENT THRU ROOF WITH FLASHING AND COLLAR TO MATCH ROOF SLOPE
F.D.	FLOOR DRAIN
A.F.F.	ABOVE FINISH FLOOR
U.G.	UNDERGROUND
C.O.	CLEAN OUT
W.C.O.	WALL CLEAN OUT
F.C.O.	FLOOR CLEAN OUT
G.C.O.	GROUND CLEAN OUT
—G—	GAS LINE (SCHEDULE 40 BK STEEL)
▽	GAS COCK
—⊟—	FLEXIBLE GAS CONNECTION
	PRESSURE REDUCING VALVE (PRV)

PLUMBING ---------- GENERAL ---------- NOTES

1- ALL WORK SHALL COMPLY WITH ALL LOCAL LAWS AND REGULATIONS, "THE NORTH CAROLINA STATE BUILDING CODE" AND "THE NATIONAL PLUMBING CODE". ALL MATERIAL AND WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY.

2- ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH ALL NECESSARY ACCESSORIES SUCH AS VALVES, "P" TRAPS, SUPPORTS, P&T VALVES, ETC. AS REQUIRED. ALL EXPOSED PIPING AT FIXTURES AND EQUIPMENT SHALL BE CHROME PLATED BRASS PIPE OR TUBE.

3- PROVIDE SHUT OFF VALVES AND UNIONS TO ALL FIXTURES, ETC. REQUIRING WATER SUPPLY. PROVIDE DIELECTRIC COUPLING AS REQUIRED.

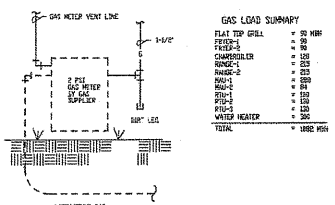
4- THE CONTRACTOR SHALL VISIT THE SITE BEFORE BID TO FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL EXISTING UTILITIES AND BUILDING CONDITIONS.

5- THE CONTRACTOR SHALL PAY ALL INSPECTION FEES, ALL COSTS OF PERMITS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK UPON FINAL ACCEPTANCE, A CERTIFICATE FROM THE LOCAL INSPECTION AUTHORITY SHALL BE FURNISHED TO THE OWNER.

6- WATER LINES LOCATED WITHIN EXTERIOR WALLS AND CEILINGS SHALL BE ROUTED ON THE HEATED SIDE OF THE BUILDING INSULATION.

7- ALL REFERENCE TO MANUFACTURER IS FOR DESCRIPTION ONLY, CATALOG NUMBERS ARE SUBJECT TO CHANGE BY MFG USE CURRENT NUMBERS.

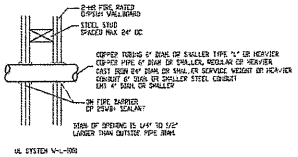
8- THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS WITH EQUIPMENT SUPPLIED BEFORE INSTALLATION.



GAS LOAD SUMMARY

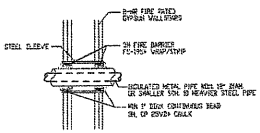
FLAT TOP GRILL	= 90 MBH
FRYER-1	= 90
FRYER-2	= 90
CHARBROILER	= 120
RANGE-1	= 225
RANGE-2	= 225
RAU-1	= 999
RAU-2	= 84
RTU-1	= 150
RTU-2	= 150
RTU-3	= 120
WATER HEATER	= 399
TOTAL	= 1888 MBH

GAS LOAD SUMMARY
NO SCALE



UL SYSTEM W-L-1059

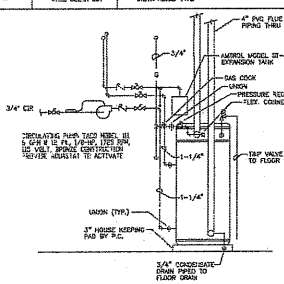
BEAR IRON PIPE PENETRATION DETAIL
NO SCALE



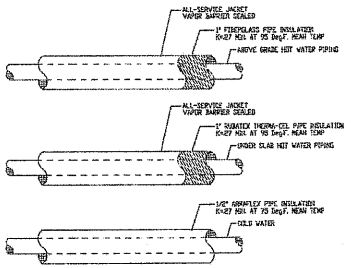
UL SYSTEM W-L-5060

FIRE STOPPING TO BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS

INSULATED PIPE PENETRATION DETAIL
NO SCALE



WATER HEATER DETAIL
NO SCALE



PIPE INSULATION DETAIL
NO SCALE

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PHONE: (828) 253-7474
LICENSE # 2409
PROJECT #2119
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P.O. L. BOX 2
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 26777 GILLAN, II
11/9/21

ALLEN ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

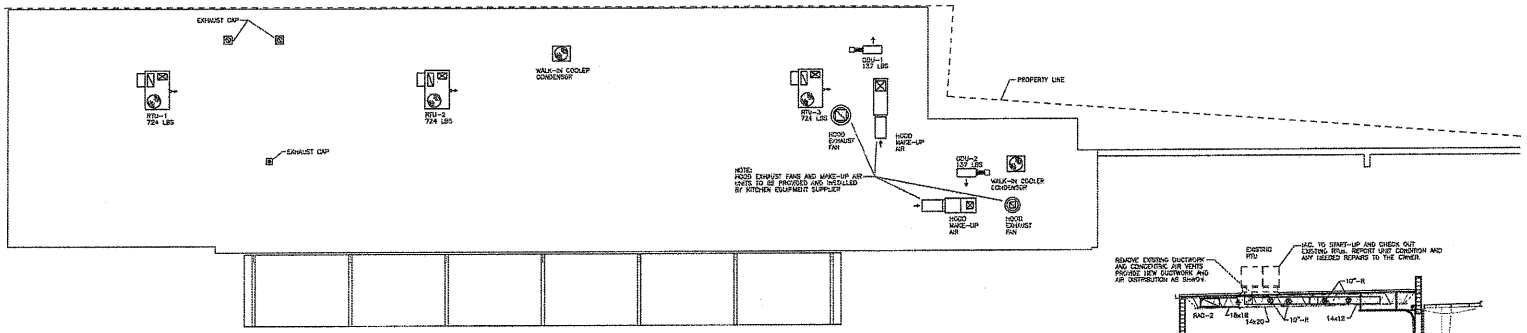
RENOVATIONS FOR:
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

Issued for:
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Date: 11-9-2021

Job #: 21100

PLUMBING SCHEDULES

P-4

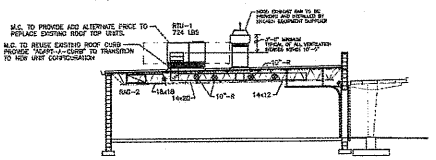


MECHANICAL ROOF PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL SECTION BASE BID

SCALE: 1/8" = 1'-0"



MECHANICAL SECTION ADD ALTERNATE

SCALE: 1/8" = 1'-0"

MECHANICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ALLEN ANDERSON ARCHITECTURE

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Black Mountain, NC 28711

RENOVATIONS FOR:
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

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GILLAM ENGINEERING, P.A.
CONSULTING ENGINEERS

11/9/21

Job #: 21100

MECHANICAL PLAN

M-1

M.C. TO PROVIDE ADD ALTERNATE PRICE TO REPLACE EXISTING RTU'S WITH NEW UNITS.

ROOF TOP UNIT						EQUIPMENT CAPACITY									ELEC DATA			
SYMBOL	MODEL #	CFM/ S.P.	O.A.	HP	VOLT/PH	TC MBH	SCH	STAGE-1 MBH IN	STAGE-1 MBH OUT	STAGE-2 MBH IN	STAGE-2 MBH OUT	SEER	EER	IEER	HEAT EFF.	MOCP	MCA	RLA	LRA
RTU-1 (5-TON)	48XCEA06	2000/.5	345	15	240V-1PH	61.8	46.2	130	106	---	---	14.1	12.0	---	82.0	60	42	38	174
RTU-2 (5-TON)	48XCEA06	2000/.5	345	15	240V-1PH	61.8	46.2	130	106	---	---	14.1	12.0	---	82.0	60	42	38	174
RTU-3 (5-TON)	48XCEA06	2000/.5	345	15	240V-1PH	61.8	46.2	130	106	---	---	14.1	12.0	---	82.0	60	42	38	174

- MODEL NUMBERS REFER TO CARRIER EQUIPMENT
- COOLING CAPACITIES AT 95 DegF. OUTSIDE 67 Deg. W.B. INDOOR
- PROVIDE "ADAPT-A-CURB" OVER EXISTING CURB COMPATIBLE WITH NEW SUPPLY AND RETURN OPENINGS.
- PROVIDE MANUAL OUTSIDE AIR DAMPER
- PROVIDE 7-DAY PROGRAMMABLE T-STAT

IN DOOR UNIT								OUT DOOR UNIT					EQUIPMENT CAPACITY						
SYMBOL	MITSUBISHI MODEL #	CFM	TC MBH	SHC MBH	TH MBH @ 17	VOLT/PHASE	MCA	MOCP	SYMBOL	MITSUBISHI MODEL #	VOLT/PHASE	MOCP	MCA	RLA	LRA	TC MBH	SHC	TH MBH @ 17	SEER	EER	HSPF	COP AT 47/17
FCU-1A	NTXSKS12A1I2A	335	12.0	8.8	9.2	240-1PH	*	*	ODU-1	NTXMMX24A1I2	240V-1PH	25	22.1	---	---	22.0	---	19.6	26.0	13.6	9.8	---/---
FCU-1B	NTXSKS12A1I2A	335	12.0	8.8	9.2	240-1PH	*	*														
FCU-2A	NTXSKS12A1I2A	335	12.0	8.8	9.2	240-1PH	*	*	ODU-2	NTXMMX24A1I2	240V-1PH	25	22.1	---	---	22.0	---	19.6	26.0	13.6	9.8	---/---
FCU-2B	NTXSKS12A1I2A	335	12.0	8.8	9.2	240-1PH	*	*														

- MODEL NUMBERS REFER TO MITSUBISHI EQUIPMENT
- COOLING CAPACITIES AT 95 DegF. OUTSIDE 67 Deg. W.B. INDOOR
- PROVIDE LONG LIFE REPLACEMENT FILTERS ON ALL FCUs
- PROVIDE BUILT IN CONDENSATE PUMP AND SWITCH TO DEACTIVATE UNIT IF CONDENSATE PUMP SHOULD FAIL
- # INDICATES FCU IS POWERED BY ODU.
- PROVIDE WALL MOUNTED WIRED PROGRAMABLE THERMOSTAT

EXHAUST FAN SCHEDULE

FAN	TYPE	CFM	S.P.	~WATTS FAN RPM	VOLT-PHASE	MODEL	ACCESSORIES
EF-1	CEILING	98	.125	59-600	120/1	GC-122	METAL GRILL SWITCH WITH LIGHTS
EF-2	CEILING	287	.125	170-1145	120/1	GC-428	METAL GRILL SWITCH WITH LIGHTS

NOTE: MODEL NUMBERS REFER TO COOK

AIR DISTRIBUTION SCHEDULE

SYM	MODEL	CFM	SIZE	THROW	ACCESSORIES
CD-1	6200	25-75	6" x 6" OR 9"	4-WAY TYPE B	1, 2
CD-2	6200	80-225	9" x 9" OR 12"	2-WAY TYPE B	1, 2
CD-3	ARR	80-225	8"-R	ALL-WAY TYPE B	2
CD-4	ARR	230-450	10"-R	ALL-WAY TYPE B	2
RAG-1	355SH	25-400	12" x 12"		
SAS-2	355SH	2000	36" x 18"		

ACCESSORIES: 1. SQUARE TO ROUND TRANSITION
2. OPPOSED BLADE DAMPER

NOTE: -FINISH TO BE WHITE
-SEE MECHANICAL FLOOR PLAN FOR CFM AT EACH DIFFUSER
-MODEL NUMBERS REFER TO NAILOR

HVAC NOTES

1 - PER EACH A/C SYSTEM PROVIDE AND INSTALL:
A- PROVIDE FLEXIBLE CONNECTIONS ON UNIT SUPPLY AND RETURN.
B- PROVIDE PROGRAMMABLE T-STAT AS LISTED ON SCHEDULE.
C- SAP TRAPPED AND VENTED CONDENSATE DRAIN TO WASTE SYSTEM

2 - EACH AIR DISTRIBUTION SYSTEM SHALL BE BALANCED TO A.A.B.C. STANDARDS BY M.C.

3 - EACH DIFFERENT EQUIPMENT SHALL BE CERTIFIED BY THE MFG. REP. AS BEING INSTALLED IN COMPLIANCE WITH ALL SPECIALIZED REQUIREMENTS.

4 - SUBSTITUTION OF SPECIFIED EQUIPMENT ACCEPTED ONLY WITH SPECIFIC APPROVAL. ACCEPTABLE BASES ARE: MANUFAC. LITERAL NEARLY OR EQUAL

5 - PROVIDE TURNING VANES AND EXTRACTORS AT ALL ELBOWS AND TAKE-OFFS.

6 - THE CONTROLLER SHALL COORDINATE HIS WORK WITH ALL TRADES, WITH REGARD TO LOCATION OF LIGHTING FIXTURES, PLUMBING PIPING, CEILING CONSTRUCTION, AND SPACE LOCATIONS FOR CLEARANCE OF EQUIPMENT AND DIFFUSERS.

7 - NO AIR HANDLING UNIT SHALL BE STARTED WITHOUT THE CORRESPONDING FILTERS. THESE FILTERS SHALL BE REPLACED PRIOR TO THE FINAL ACCEPTANCE BY THE OWNER

8 - THE MECHANICAL CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF MECHANICAL EQUIPMENT FROM ADJACENT DISCONNECT OR JUNCTION BOX. M.C. SHALL PROVIDE ITH ALL CONTROL CONDUIT, WIRING, T-STAT WIRING AND POWER CONNECTION FOR ALL HVAC CONTROLS.

9 - THE CONTRACTOR SHALL VISIT THE SITE BEFORE BID TO FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL EXISTING UTILITIES AND BUILDING CONDITIONS.

MECHANICAL SYMBOL SCHEDULE

	SUPPLY AIR DUCT SIZES SHOWN ARE INSIDE CLEAR
	RETURN AIR DUCT SIZES SHOWN ARE INSIDE CLEAR
	CEILING DIFFUSER (SUPPLY DUCT TO MATCH NECK SIZE)
	SPLITTER DAMPER
	RADIUS ELBOW WITH TURNING VANES
T	INDOOR T-STAT, MOUNT 4'-0" ABOVE FINISH FLOOR
T	OUTDOOR T-STAT
	SQUARE ELBOW WITH TURNING VANES
	MANUAL DAMPER
MD	MOTORIZED DAMPER
EF	EXHAUST FAN
RAG	RETURN AIR GRILL
IDU	INDOOR UNIT
ODU	OUTDOOR UNIT
OA	OUTSIDE AIR
L	LIQUID LINE
S	SUCTION LINE (INSULATED)
D	CONDENSATE DRAIN

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)
MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT — RAILYARD BLK MTN #22124

THERMAL ZONE 44 — SECTION 406 HAS BEEN COMPLIED WITH THROUGH REDUCED LIGHTING WATTAGE

WINTER DRY BULB 70 DegF.
SUMMER DRY BULB 95 DegF.

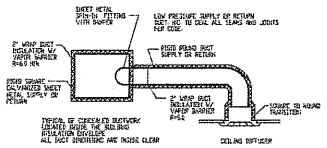
INTERIOR DESIGN CONDITIONS
WINTER DRY BULB 70 DegF.
SUMMER DRY BULB 75 DegF.
RELATIVE HUMIDITY%

BUILDING HEATING LOAD: 97MBH MIN
BUILDING COOLING LOAD: 82.0 MBH
MECHANICAL SPACING CONDITIONING SYSTEM

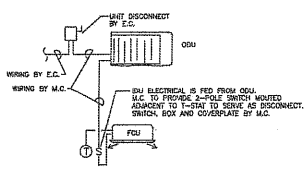
SYSTEM	RTU-1	RTU-2	RTU-3	ODU-1/FCU-1A,1B	ODU-2/FCU-2A,2B
DESCRIPTION OF UNIT	ROOF TOP GAS PACK	ROOF TOP GAS PACK	ROOF TOP GAS PACK	SPLIT SYSTEM HEAT PUMP	SPLIT SYSTEM HEAT PUMP
HEATING EFFICIENCY	82.0 AFUE	82.0 AFUE	82.0 AFUE	9.8 HSPF	9.8 HSPF
COOLING EFFICIENCY	EER= 12.0 SEER= 14.1	EER= 12.0 SEER= 14.1	EER= 12.0 SEER= 14.1	EER= 13.6 SEER= 26.0	EER= 13.6 SEER= 26.0
HEAT OUTPUT OF UNIT	130 MBH	130 MBH	130 MBH	22.0 MBH	22.0 MBH
COOLING OUTPUT OF UNIT	61.8 MBH	61.8 MBH	61.8 MBH	22.0 MBH	22.0 MBH

BOILER NONE
Fan Category: (if mechanical draft provide)
CHILLER NONE
Fan Category: (if mechanical draft provide)

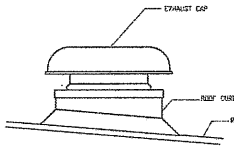
LIST EQUIPMENT EFFICIENCIES



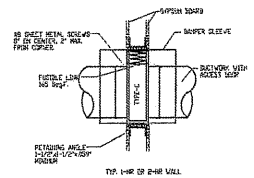
DIFFUSER CONNECTION DETAIL
NO SCALE



FCU DISCONNECT DETAIL
NO SCALE



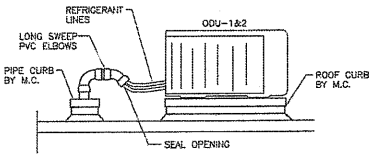
EXHAUST CAP DETAIL
NO SCALE



TYP. 1-HR OR 2-HR WALL

NOTE:
-INSTALLATION DETAIL TYPICAL OF NAILOR-HART MODEL 20130.
-M.C. TO INSTALL ALL DAMPERS ACCORDING TO INSTALLATION INSTRUCTIONS PROVIDED WITH DAMPER BY DAMPER MANUFACTURER.

FIRE DAMPER INSTALLATION DIAGRAM
NO SCALE



EQUIPMENT CURB DETAIL
NO SCALE

GILLAM ENGINEERING, P.A.
CONSULTING ENGINEERS
PHONE: (828) 299-7994
LICENSE # C-1159
PROJECT #2124
1512 PATTON AVE.
BLD 4, SUITE F
ASHEVILLE, NC 28805

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16777 TIMOTHY J. GILLAM
11/9/21

ATKIN ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

RENOVATIONS FOR:
RAILYARD BLK MTN
SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA
28711

Issued for:
PERMIT
Date: 11-9-2021

Job #: 21100

MECHANICAL SCHEDULES

M-2

LIGHT FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	NOTES	VOLTS	RECESS	SURFACE	PENDANT	WALL	LAMP SCHEDULE: LAMP/FIXT	LAMP WATTS	FIXTURE WATTS	MANUFACTURER/ CATALOG NO.
⊙	A	ANP	WSB7-W397LDD-V-35K-CRI9-RTCE-BLC-UNV	CORD MOUNTED LED UNIT WITH DIMMING DRIVER, 3500K COLOR TEMP. PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES. MOUNT 9FT± AFF TO BOTTOM OF FIXTURE.	1	120/277			X		1	LED	46.6	UNIT COMPLETE WITH 0-10V DIMMING DRIVERS.
▭	B	LITHONIA	TZL1N-L96-10000LM-SELFST-MVOLT-35K-80CRI	SURFACE MOUNTED LED UNIT WITH DIMMING DRIVER, 3500K COLOR TEMP. PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES. MOUNT TO BOTTOM OF TRUSSES.	1	120/277			X		1	LED	76.8	UNIT COMPLETE WITH 0-10V DIMMING DRIVERS.
▭	C	LITHONIA	CPANL-2x4-40/50/58LM-35K-MVOLT-7Y-MVOLT SRLM	RECESS MOUNTED LED UNIT WITH DIMMING DRIVER, 3500K COLOR TEMP. PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES. SET FIXTURE TO PROVIDE 5000 LUMEN OUTPUT.	1	120/277	X				1	LED	43.3	UNIT COMPLETE WITH 0-10V DIMMING DRIVERS.
○	D	LITHONIA	LPR6SS/15-L06-40-4LS MVOLT-E23B-TRW	RECESS MOUNTED LED UNIT WITH 3000K, 1500 LUMEN. SUPPLY/PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES.	1	120/277	X				1	LED	17.5	UNIT COMPLETE WITH 0-10V DIMMING DRIVERS.
	E	LITHONIA	ELM4L	CEILING MOUNTED. FIELD AIM.	1	120/277		X			2	LED	3.4	UNIT COMPLETE
	E1	LITHONIA	ELM2L	WALL MOUNT 7'6" AFF. FIELD AIM.	1	120/277		X			2	LED	5.4	UNIT COMPLETE
⚲	EC	LITHONIA	AFN-EXT	EXPRESS LIGHT, MOUNT ABOVE DOOR ELEVATION. COLOR BY ARCHITECT.	1	120				X	-	LED	3	UNIT COMPLETE
	F,F1	BY OWNER	****	BATH ROOM VANITY LIGHT SELECTED BY OWNER. FIELD COORDINATE WITH OWNER AND PROVIDE AS DIRECTED.	1	120					1	LED	**	UNIT COMPLETE
	G	JUNO	TRK24-SB-35K-BKDAT-FUN-NFL-BL	TRACK HEAD WITH NARROW FLOOD PATTERN AND BLACK FINISH. PROVIDE 1 CIRCUIT TRACK AS REQUIRED. EXISTING TRACK SHOWN. SEE PLANS FOR NUMBER OF FIXTURES PER TRACK AND TRACK LENGTH. FIELD AIM. PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES. MOUNT TO BOTTOM OF TRUSSES.	1	120			X		1	LED	24	UNIT COMPLETE WITH PHASE DIMMING DRIVERS
○	H	BY OWNER	****	CORD MOUNTED LED UNIT SELECTED BY OWNER, FIELD COORDINATE WITH OWNER AND PROVIDE AS DIRECTED	1	120			X		1	LED	**	UNIT COMPLETE WITH 0-10V DIMMING DRIVERS.
	I	BY OWNER	****	STEM MOUNTED PADDLE FAN SELECTED BY OWNER. FIELD COORDINATE WITH OWNER AND PROVIDE AS DIRECTED. MOUNT BELOW CEILING TRUSSES. SUGGEST 8'6" TO TOP OF UNIT.	1	120			X		1		**	UNIT COMPLETE
	J	BY OWNER	****	SURFACE MOUNTED EXTERIOR UNIT SELECTED BY OWNER. UNIT SHALL BE LED WITH DIMMING DRIVER. COORDINATE DIMMER REQUIRED WITH FIXTURE SELECTED. 0-10V ASSUMED. PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES.	1	120		X			1	LED	**	UNIT COMPLETE WITH 0-10V DIMMING DRIVERS.
⚲	K	BY OWNER	****	EXTERIOR WALL MOUNTED LED UNIT SELECTED BY OWNER. FIXTURE SHALL BE FULL CUT-OFF TYPE. MOUNT TOP OF FIXTURE EVEN WITH THE TOP OF DOOR TRAINING ELEVATION. PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES.	1	120				X	1	LED	**	UNIT COMPLETE
▭	L	LITHONIA	FSM-L48-4000LM-L-PACL-MB-MVOLT-SCSO-35K-80CRI	SURFACE MOUNTED LED UNIT WITH DIMMING DRIVER, 3500K COLOR TEMP. PROVIDE ALL REQUIRED MOUNTING/WIRING ACCESSORIES.	1	120			X		1	LED	33.8	UNIT COMPLETE WITH 0-10V DIMMING DRIVERS.
EXIT	X	LITHONIA	LHSM-LED-G	UNIVERSAL MOUNT EXIT SIGN W/ WHITE FINISH AND GREEN LETTERS. LOCATE WALL MOUNTED UNITS CENTERED ABOVE DOOR OPENING.	1	MVOLT		X		X	--	--	3	L.E.D.

1. OR EQUAL. SEE GENERAL ELECTRICAL NOTES FOR MOUNTING REQUIREMENTS.

GENERAL LIGHTING FIXTURE NOTES FOR ALL LIGHTING FIXTURES.
A. TENTING OF RECESSED FIXTURES (WHERE REQUIRED) IS BY THE GENERAL CONTRACTOR.
B. PROVIDE ALL REQUIRED MOUNTING/WIRING MATERIAL.
C. PROVIDE BALLAST DISCONNECT SWITCH AS REQUIRED BY N.E.C. ART #410-130 G
D. COLOR AND FINISH BY ARCHITECT.
E. RECESS MOUNTED LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDANT OF T-BAR CEILING SYSTEM AND BONDED TO THE T-BAR CEILING SYSTEM.

ELECTRICAL SYMBOL SCHEDULE

$	LOCAL SWITCH - SINGLE POLE PASS #22A2	CENTERLINE OF OUTLET 46" AFF OR AS SHOWN
$3	LOCAL SWITCH - 3-WAY PASS #22A23	CENTERLINE OF OUTLET 46" AFF OR AS SHOWN
$P	LOCAL SWITCH 30AMP PASS #22A30	MOUNT ADJACENT TO EQUIPMENT SERVED. OR AS SHOWN SHALL BE DISCONNECT. LABEL SWITCH WITH EQUIPMENT SERVED.
$D	LOCAL DIMMER SWITCH SYNERGY ESD-BC 0-10V	CENTERLINE OF OUTLET 46" AFF OR AS SHOWN
$DI	LOCAL DIMMER SWITCH SYNERGY ESD-ELV	CENTERLINE OF OUTLET 46" AFF OR AS SHOWN
$M	LOCAL SWITCH SENSOR SWITCH #WSD-P01	CENTERLINE OF OUTLET 46" AFF. OR AS SHOWN. WALL SWITCH WITH PIR AND ACOUSTIC DETECTION
(M)	MOTION DETECTOR SENSOR SWITCH #CM-P979	CEILING MOUNTED LOW VOLTAGE SENSOR WITH PIR DETECTION UNITS AND 10 FT. CONNECTED IN PARALLEL. FIELD COORDINATE WIRING REQUIREMENTS. SET OFF @ 30 MIN.
(M)	MOTION DETECTOR SENSOR SWITCH #CM-P2710	PENDANT MOUNTED LOW VOLTAGE SENSOR WITH PIR DETECTION UNITS AND 10 FT. CONNECTED IN PARALLEL. FIELD COORDINATE WIRING REQUIREMENTS. MOUNT 8'6" AFF. SET OFF @ 30 MIN
	POWER PACK SENSOR SWITCH #PP20	LOW VOLTAGE POWER PACK WITH 1-20A RELAY. UNITS AT HARD CEILING AREAS SHALL BE LOCATED SCHEDULE IN AN ACCESSIBLE LOCATION. REMOTE UNITS SHALL BE WALL MOUNTED 99"+/- AFF.
	POWER PACK SENSOR SWITCH #PP20-2P	LOW VOLTAGE POWER PACK WITH 2-20A RELAYS. UNITS AT HARD CEILING AREAS SHALL BE LOCATED SCHEDULE IN AN ACCESSIBLE LOCATION. REMOTE UNITS SHALL BE WALL MOUNTED 99"+/- AFF.
⊕	DUPLEX RECEPTACLE 20A P&S # 5362-TR	CENTERLINE OF OUTLET 18" AFF. OR AS SHOWN
⊕	DUPLEX RECEPTACLE 20A P&S # 5362-TR	MOUNTED ABOVE COUNTER TOP LEVEL OR JUST UNDER COUNTER TOP AT ISLAND UNITS.
⊕C	DUPLEX RECEPTACLE 20A P&S # 5362-TR	CEILING MOUNTED. OR AS SHOWN
△	TEL/DATA OUTLET. ALL DEVICES & CONNECTIONS BY OWNER.	ALL TEL/DATA EQUIPMENT IS BY OWNER. PROVIDE 3/4" CONDUIT WITH PULLSTRING TO CEILING AREA ABOVE CEILING TRUSSES. CUT AND REPAIR FLOOR SLAB AS REQUIRED.
△C	TEL/DATA OUTLET. ALL DEVICES & CONNECTIONS BY OWNER.	ALL TEL/DATA EQUIPMENT IS BY OWNER. MOUNTED ABOVE COUNTER TOP LEVEL OR JUST UNDER COUNTER TOP AT ISLAND UNITS. PROVIDE 3/4" CONDUIT WITH PULLSTRING TO CEILING AREA ABOVE CEILING TRUSSES. CUT AND REPAIR FLOOR SLAB AS REQUIRED.
(J)	JUNCTION BOX SURFACE OR RECESSED	MINIMUM 4x4x2-1/2.
T	THERMOSTAT	60± AND WIRING BY MECHANICAL CONTRACTOR
	PANELBOARD SEE PANELBOARDS SCHEDULE	MOUNT TOP OF BOX AT 6'-6" OR AS SHOWN.
	DISCONNECT SWITCH FUSED & UNFUSED AS REQUIRED.	MOUNT TOP OF SWITCH 6'-6" UNO. FIELD COORDINATE EXTERIOR HEIGHTS.
	CONDUIT - HOME RUN TO PANEL	MAIN RANGE + NUMBER OF CONDUCTORS ALL CONDUITS SHOWN EXCEPT GROUND.
F	EXHAUST FAN	BY OTHERS. E.C. TO CONNECT WIRING.
WP	WEATHER PROOF	PROVIDE WEATHER RESISTANCE DEVICES WHERE APPLICABLE.
GFI	GROUND FAULT INTERRUPTER	
GFIP	GROUND FAULT INTERRUPTER PROTECTED	
N/L	NIGHT LIGHT, ON 24 HRS	
PAS	PASS & SEYMOUR	
IG	ISOLATED GROUND	
PIR	PASSIVE INFRARED	
NOTE:	EQUAL DEVICE BY LEVITON AND EATON MAY BE USED IN PLACE OF PASS & SEYMOUR. SEE GENERAL ELECTRICAL NOTES	

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

ELECTRICAL DIVISION
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)
ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

METHOD OF COMPLIANCE: Energy Code ☐ Performance ☑ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive

LIGHTING SCHEDULE:
LIGHT FIXTURE SCHEDULE IS SHOWN ON SHEET E1.1
LAMP TYPE, NUMBER OF LAMPS, BALLAST OR DRIVERS
WATTAGE PER FIXTURE IS INDICATED IN LIGHTING FIXTURE SCHEDULE ONE DRIVER/LED SOURCE FIXTURE

TOTAL INTERIOR WATTAGE = 10868 — ALLOWED WATTAGE = 67982
TOTAL EXTERIOR WATTAGE = 228 est. — ALLOWED WATTAGE = 6000

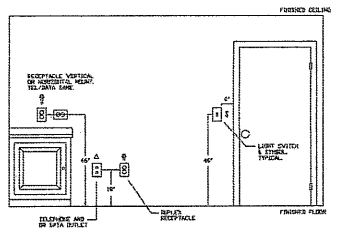
Additional Efficiency Package Options
(when using the 2018 IECCC, not required for ASHRAE 90.1)

- ☐ C406.2 More Efficient HVAC Equipment Performance
- ☒ C406.3 Reduced Lighting Power Density
- ☐ C406.4 Enhanced Digital Lighting Controls
- ☐ C406.5 On-Site Renewable Energy
- ☐ C406.6 Dedicated Outdoor Air System
- ☐ C406.7 Reduced Energy Use in Service Water Heating

*** ALL NEW LIGHTING BY OWNER SHALL COMPLY WITH SECTION C405 of the IECCC.

GENERAL ELECTRICAL NOTES

1. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTION FEES.
2. THIS CONTRACTOR SHALL ARRANGE AND COORDINATE ELECTRICAL SERVICES. THIS MAY REQUIRE MODIFICATIONS TO THE SERVICE ARRANGEMENT FOR UTILITY REQUIREMENTS AND LOCAL LAW. ALL REQUIRED MODIFICATIONS SHALL BE INCLUDED IN BASE BID. CHANGES ON FEES ASSOCIATED WITH THE NEW ELECTRICAL SERVICE SHALL BE PAID BY THE OWNER. THIS SHALL NOT INCLUDE CHANGES FOR THE TEMPORARY SERVICE.
3. THIS CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL OPERATIONS NECESSARY FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM FOR LIGHTING AND POWER TOGETHER WITH SUCH OTHER WORK AS SHOWN ON THE DRAWINGS.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, WITH THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION, NEMA AND WITH ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.
5. ALL WIRE SHALL BE STRANDED COPPER WITH THERMOPLASTIC INSULATION (THW, RH AND THWN), AND SOLID COPPER WITH THERMOPLASTIC INSULATION FOR #10 AND #12. MINIMUM WIRE SIZE IS #12 EXCEPT FOR CONTROL WIRING.
6. THE BASIC WIRING METHOD FOR THIS BUILDING SHALL BE WIRE IN CONDUIT. THE CONDUIT SHALL BE RUN AS A CONTINUOUS GROUNDED SYSTEM AN INSULATED GROUND CONDUCTOR SHALL ALSO BE INCLUDED IN ALL RACEWAYS EXCEPT SERVICE ENTRANCE AND TELEPHONE/DATA/FIRE ALARM RACEWAYS. THE ELECTRICAL CONTRACTOR MAY USE MC TYPE CABLE WHERE PERMITTED BY NEC AND THE LOCAL ELECTRICAL INSPECTOR.
7. ALL CONDUITS LOCATED WITHIN CONCRETE SHALL BE GALVANIZED RIGID. CONDUITS LOCATED UNDER GROUND AND/OR SYSTEMS THE PERIMETER OF THE BUILDING SHALL BE PVC OR RIGID. USE RIGID ELBOWS WHERE UNDER GROUND CONDUITS ENTER BUILDING OR RISES ABOVE FINISH GRADE FOR OUTDOOR EQUIPMENT. CONTRACTOR SHALL PROVIDE GROUND WIRE FOR PVC CONDUITS.
8. CONTRACTOR SHALL USE COMPRESSION OR STEEL SET-SCREW TYPE FITTINGS FOR ALL EMT CONDUITS.
9. PLATES FOR SWITCHES AND RECEPTACLES SHALL BE HIGH IMPACT NYLON TYPE ON FLUSH DEVICES AND PLAIN METAL COVERS ON SURFACE DEVICES. COLOR OF DEVICES SELECTED BY OWNER.
10. ALL PANELBOARDS SHALL BE UL LISTED AND BEAR THE UL LABEL, AND SHALL BE SUPPLIED WITH COPPER BUS.
11. FIELD VERIFY LOCATION AND WIRING REQUIREMENTS OF ALL EQUIPMENT PROVIDED BY OTHERS. ALL CONNECTION OF MECHANICAL EQUIPMENT IS BY MECHANICAL CONTRACTOR. COORDINATE FUSE SIZES WITH MECHANICAL CONTRACTOR. CONTROL WIRING IS BY MECHANICAL CONTRACTOR.
12. ALL SYSTEMS AND EQUIPMENT SHALL BE TESTED AND SERVICED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND PUT IN OPERATION. ALL DEFECTIVE PARTS SHALL BE REPLACED, AND ALL NECESSARY CORRECTIONS MADE TO MAKE ALL EQUIPMENT AND SYSTEMS OPERATIONAL.
13. E.C. SHALL PROVIDE FIRE SEALENT AROUND ALL CONDUIT PENETRATIONS AND BOXES LOCATED IN RATED WALLS OR CEILINGS.
14. E.C. SHALL DETERMINE THE BEST ROUTING FOR ALL CIRCUITS. HOWEVER, CIRCUIT HOMERUNS SHALL NOT CHANGE.
15. ELECTRICAL CONTRACTOR SHALL ADJUST BRANCH CIRCUIT WIRE SIZE AS FOLLOWS FOR VOLTAGE DROP, WHERE THE CONDUCTOR LENGTH FROM THE PANEL TO THE FIRST OUTLET ON A 120 VOLT CIRCUITS EXCEEDS 50 FEET, THE BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL NOT BE SMALLER THAN #10 AWG.
16. ADJACENT ROOM OUTLETS SHALL BE MOUNTED IN DIFFERENT STUD WALL CAVITIES. DO NOT MOUNT BACK-TO-BACK.
17. ALL OUTLET BOXES, JUNCTION BOXES, AND ANY OTHER BOX USED TO HOUSE ELECTRICAL EQUIPMENT AND/OR WIRING SHALL BE METAL.
18. ELECTRICAL CONTRACTOR SHALL FIELD COORDINATE LOCATION OF ALL DEVICES WITH OWNER.
19. EXPOSED CONDUIT PERMITTED IN FINISHED AREAS WHERE APPROVED BY OWNER. WHERE EXPOSED RACEWAY MUST BE USED BECAUSE OF EXISTING CONSTRUCTION, IT SHALL BE RUN IN STRAIGHT LINES AND AT RIGHT ANGLES TO BUILDING FEATURES.
20. PRIOR TO SUBMITTING A BID, ELECTRICAL CONTRACTOR SHALL VISIT THE PROJECT SITE TO EXAMINE EXISTING CONDITIONS AND VERIFY EXISTING SITUATIONS ARE INCLUDED IN HIS BID.
21. ELECTRICAL EQUIPMENT EQUAL TO WHAT IS SPECIFIED MAY BE PROVIDED.
22. ELECTRICAL CONTRACTOR SHALL FIELD COORDINATE ALL ELECTRICAL ROUGH-IN'S WITH OWNER'S REPRESENTITIVE. MODIFY LOCATIONS AND WIRING AS REQUIRED.



TYPICAL DEVICE MOUNTING DETAIL
NO SCALE

GILLAM ENGINEERING, P.A.
CONSULTING ENGINEERS
PHONE: (828) 253-3474 — 1012 TUNNEL ROAD, SUITE 2 — ASHEVILLE, NC 28805
LICENSED: NC-0655 — FIELD: 28814

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 30779 GREGORY T. GILLAM, II, P.E.
11/9/21

ANDERSON ARCHITECTURE
117 Cherry Street, Suite D
Black Mountain, NC 28711

RENOVATIONS FOR:
RAILYARD BLK. MTN
LOT 1 RAILYARD ROAD
BLACK MOUNTAIN, NORTH CAROLINA

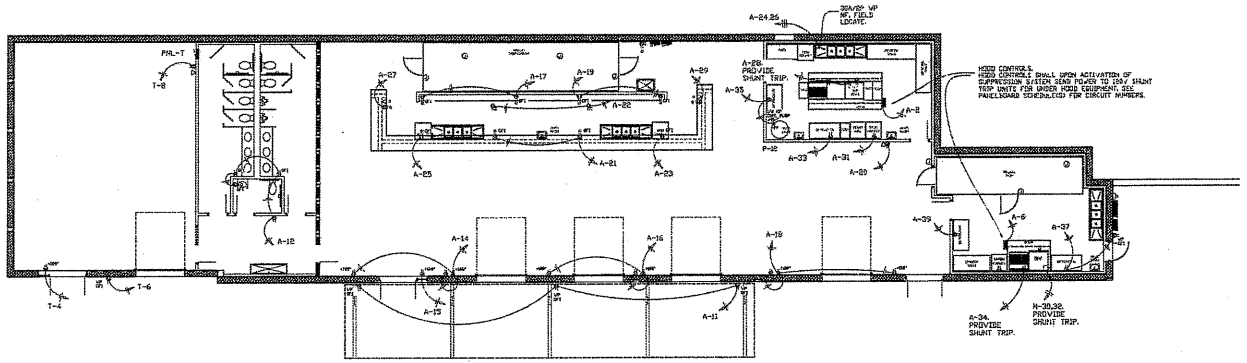
Issued for: PERMIT

Date: 11-9-2021

Job #: 21100

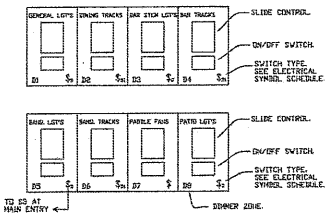
SCHEDULES

E1.1



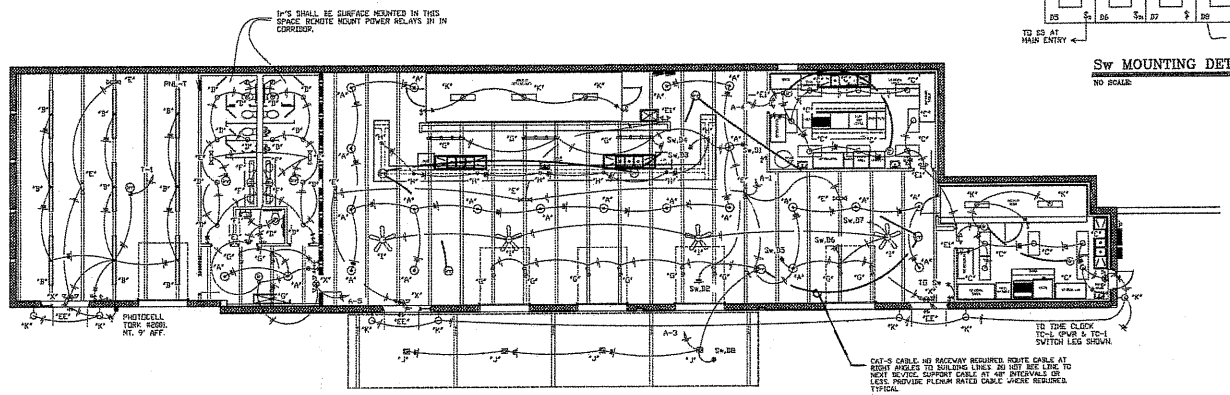
ELECTRICAL POWER PLAN

SCALE: 1/8" = 1' - 0"



Sw MOUNTING DETAIL

NO SCALE



ELECTRICAL LIGHTING PLAN

SCALE: 1/8" = 1' - 0"

ARON ANDERSSON ARCHITECTURE

117 Cherry Street, Suite D
Black Mountain, NC 28711

RENOVATIONS FOR:

RAILYARD BLK MTN

SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

Issued for: PERMIT

Date: 11-9-2021

Job #: 21100

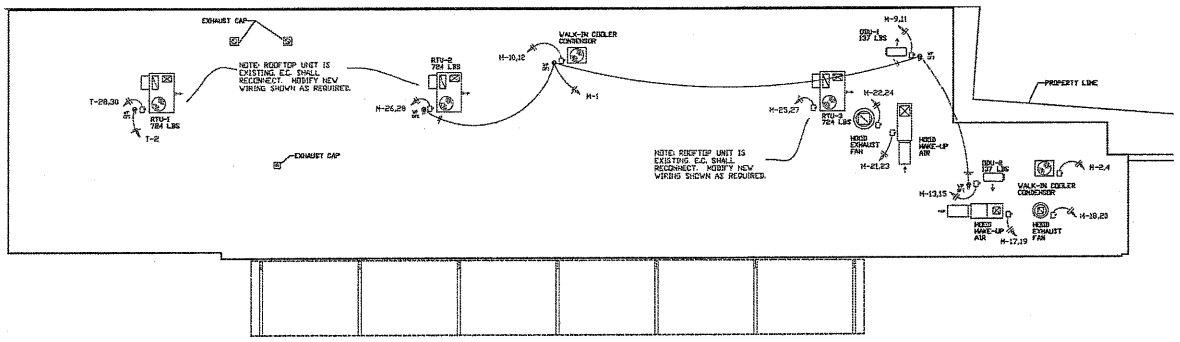
FLOOR PLAN

E2.1

GILLAM ENGINEERING, P.A.
CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16177 JAMES T. GILLAM II, P.E.

11/9/21



ELECTRICAL ROOF PLAN

SCALE: 1/8" = 1' - 0"

AITON ANDERSON ARCHITECTURE

117 Cherry Street, Suite D
Black Mountain, NC 28711

RENOVATIONS FOR:

RAILYARD BLK MTN

SOUTH RICHARDSON BOULEVARD
BLACK MOUNTAIN, NORTH CAROLINA

Issued for: PERMIT

Date: 11-9-2021

Job #: 21100

FLOOR PLAN

E2.2

GILLAM ENGINEERING, P.A.
CONSULTING ENGINEERS
PHONE (828) 299-7974
LICENCE #C-1925
FILE #624
1201 PARKWOOD ROAD
BLDG 4 - SUITE 3
ASHEVILLE, NC 28805

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 15777 JEFF T. GILLAM II, P.E.

11/9/21

PANELBOARD T SCHEDULE

VOLTAGE: 120/240 1 PHASE 3 WIRE
MAINS: 125 AMP MAIN C/B
MOUNTING: FLUSH
FEEDER: 1 1/4" C WITH 2 #1 THWN-CU & 1 #6 GR.

TOTAL CONN LOAD = 13.14 KW
ESTIMATED DEMAND = 11.14 KW
LOAD AT DEMAND = 54.0 AMPS

SERVES	WIRE SIZE	CKT BKR	CKT NO	PHASE A	PHASE B	LOADING	CKT NO	CKT BKR	WIRE SIZE	SERVES
LIGHTS	#12	20A/1P	1	1.1	3.0		2	20A/1P	#12	REEF REC.
SPARE		20A/1P	3			1.5	4	20A/1P	#12	EPOXY/CLOSE SINK
SPARE		20A/1P	5		1.5		6	20A/1P	#12	EXTERIOR REC
SPARE		20A/1P	7			2.0	8	20A/1P	#12	REC
SPARE		20A/1P	9				10			S/O
S/O			11				12			S/O
S/O			13				14			S/O
S/O			15				16			S/O
S/O			17				18			S/O
S/O			19			3.6	20	60A/2P	#6	RTU-1
S/O			21	5.8			22	"-"-"	"-"	"-"-"
S/O			23				24			S/O
		TOTAL KW PER PHASE		6.46		6.68				X = GFIC 5mA HLD = HANDLE LOCK-ON DEVICE
		AMPS PER PHASE		53.8		55.7				

SQUARE D 9001HA10-E
COPPER BUS & GROUND BAR

NAMEPLATE SHALL BE UL SERIES RATED TO 22K AIC

PANELBOARD A SCHEDULE

VOLTAGE: 120/240 1 PHASE 3 WIRE
MAINS: 200 AMP MAIN LUGS ONLY
MOUNTING: SURFACE
FEEDER: 2" C WITH 2 #3/0 THWN-CU & 1 #6 GR.

TOTAL CONN LOAD = 37.82 KW
ESTIMATED DEMAND = 33.92 KW
LOAD AT DEMAND = 157.0 AMPS

SERVICE	WIRE SIZE	CKT BKR	CKT NO	PHASE A	PHASE B	LOADING	CKT NO	CKT BKR	WIRE SIZE	SERVICE
LIGHTS	#12	20A/1P	1	1.5	1.5		2	20A/1P	#12	HOOD CONTROLS
LIGHTS	#12	20A/1P	3			0.9	4	20A/1P	#12	KITCHEN LIGHTS
REST RM LIGHTS	#12	20A/1P	5	0.6	1.5		6	20A/1P	#12	HOOD CONTROLS
SPARE		20A/1P	7				8			S/O
SPARE		20A/1P	9				10			S/O
PATIO RECS	#12	20A/1P	11		3.6	1.2	12	20A/1P	#12	REST RM RECS
SPARE		20A/1P	13	3.6			14	20A/1P	#12	DISHING RECS
DISH/CLOSE SINK	#12	20A/1P	15		1.5	3.6	16	20A/1P	#12	DISHING RECS
BACK BAR RECS	#12	20A/1P	17	1.5	5.4		18	20A/1P	#12	DINING RECS
BACK BAR RECS	#12	20A/1P	19		1.5	1.5	20	20A/1P	#12	DINING RECS
BAR RECS	#12	20A/1P	21	1.5	1.5		22	20A/1P	#12	BACK BAR RECS
BAR GLASS WASHER	#12	20A/1P	23			1.5	24	20A/1P	#12	* DISH MACHINE
BAR GLASS WASHER	#12	20A/1P	25	1.5	3.0		26	"-"-"	"-"	"-"-"
BAR P.U.	#12	20A/1P	27			1.5	1.5	20A/1P	#12	* RANGE & GRILL
BAR P.U.	#12	20A/1P	29	1.5			30			SMART TRIP
* FOOD WARMER	#12	20A/1P	31			1.44	32			SMART TRIP
* REACH-IN	#12	20A/1P	33	5.5	1.5		34	60A/1P	#12	* RANGE
* REACH-IN	#12	20A/1P	35			5.3	36			S/O
* REACH-IN	#12	20A/1P	37	7.1			38			S/O
* REACH-IN	#12	20A/1P	39			5.2	40			S/O
		TOTAL KW PER PHASE		19.66		18.0				X = GFIC 5mA HLD = HANDLE LOCK-ON DEVICE
		AMPS PER PHASE		163.9		150.0				

SQUARE D 14 LINE
COPPER BUS & GROUND BAR

NAMEPLATE SHALL BE UL SERIES RATED TO 48K AIC

PANELBOARD M SCHEDULE

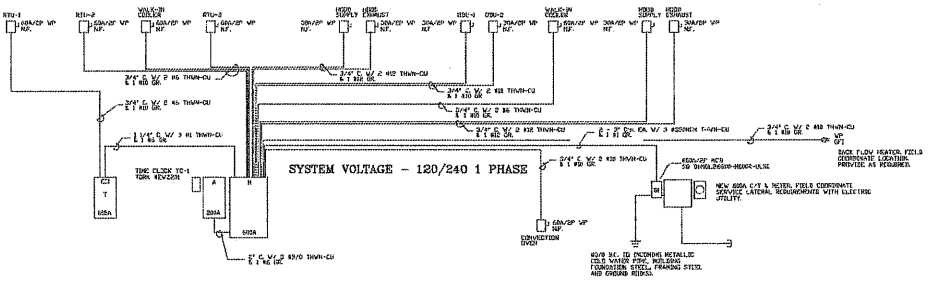
VOLTAGE: 120/240 1 PHASE 3 WIRE
MAINS: 600 AMP MAIN LUGS ONLY
MOUNTING: SURFACE
FEEDER: 2 - 3" C's, EACH WITH 3 #350MCM THWN-CU & 1 #4 GR.

TOTAL CONN LOAD = 135.02 KW
ESTIMATED DEMAND = 119.8 KW
LOAD AT DEMAND = 498.5 AMPS

SERVICE	WIRE SIZE	CKT BKR	CKT NO	PHASE A	PHASE B	LOADING	CKT NO	CKT BKR	WIRE SIZE	SERVICE
ROOF RECS	#12	20A/1P	1	3.6	0.2		2	20A/2P	#6	WALK-IN COOLER
DISHWASH MTR.	8.0	30A/3P	3			6.5	4.7	"-"-"	"-"	"-"-"
SPARE		30A/3P	5				6			S/O
SPARE		30A/3P	7				8			S/O
RTU-1	#12	20A/1P	9	0.7	5.7		10	60A/2P	#6	WALK-IN COOLER
"-"-"	"-"	"-"-"	11			2.7	3.7	"-"-"	"-"	"-"-"
RTU-2	8.0	30A/3P	13	0.7			14			S/O
"-"-"	"-"	"-"-"	15			2.7				S/O
HOOD MAKEUP MTR	#12	15A/1P	17	1.0	1.2		18	20A/2P	#10	HOOD EXHAUST 1 1/2HP
"-"-"	"-"	"-"-"	19			1.2	1.2	"-"-"	"-"	"-"-"
HOOD MAKEUP MTR	8.0	15A/1P	21	1.0	1.2		22	60A/2P	#10	HOOD EXHAUST 1 1/2HP
"-"-"	"-"	"-"-"	23			1.5	1.2	"-"-"	"-"	"-"-"
RTU-3	#6	50A/2P	25	5.9	3.4		26	60A/2P	#6	RTU-4
"-"-"	"-"	"-"-"	27			5.9	5.9	"-"-"	"-"	"-"-"
PKG-1	#1	125A/	29	10.8	5.5		30	60A/2P	#6	* CONVECTION OVEN
"-"-"	"-"	2P	31			10.8	5.3	"-"-"	"-"	"-"-"
S/O			32				34			SPARE
S/O			35				36			S/O
PKG-A	3/0	225A/	37	7.5			38			S/O
"-"-"	"-"	3P	39			18.0	40			S/O
		TOTAL KW PER PHASE		60.82		67.5				X = GFIC 5mA HLD = HANDLE LOCK-ON DEVICE
		AMPS PER PHASE		473.0		562.9				

SQUARE D 14 LINE
COPPER BUS & GROUND BAR

NAMEPLATE SHALL BE UL SERIES RATED TO 48K AIC



ELECTRICAL RISER DIAGRAM
NO SCALE

GILLAN ENGINEERING, P.A.
CONSULTING ENGINEERS
PHONE: (828) 299-1976
FAX: (828) 299-1977
117 CHONY STREET, SUITE D
BLACK MOUNTAIN, NC 28711

12/3/21

ARCHITECTURE
117 Chony Street, Suite D
Black Mountain, NC 28711

RENOVATIONS FOR:
RAILYARD BLK MTN
CRAFT BOUTIQUE HOTEL
BLACK MOUNTAIN, NORTH CAROLINA

Issued for: PERMIT

Date: 11-9-2021

Job #: 21100

SCHEDULES

E3.1

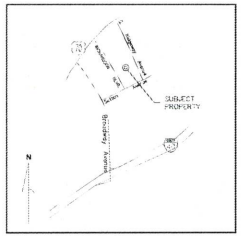
RAILYARD

TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

PREPARED FOR:

RAILYARD HOSPITALITY GROUP, LLC
110 CHURCH STREET
BLACK MOUNTAIN, NC 28711
JOHN RICHARDSON
(828) 301-5999

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
---	SURVEY
C101	SITE PLAN
C501	FINE GRADING & STORM PLAN
C301	ROUGH GRADING & EROSION CONTROL PLAN
C501	WATER PLAN
C701	SEWER PLAN
C921	SITE DETAILS
C922	SITE DETAILS
C951	STORM DETAILS
C961	WATER DETAILS
C931	EROSION CONTROL DETAILS
C971	SEWER DETAILS
C998	PUGH NOTES



VICINITY MAP
(NOT TO SCALE)

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

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN RICHARDSON (828) 301-5999
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 185 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT	BEN MARK, P.E. (828) 252-5388

185 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 253-3986

50 WALNUT STREET - SUITE 9
NORTH HAMPTON, NH 03862
PHONE (603) 452-4410
FAX (888) 808-3402

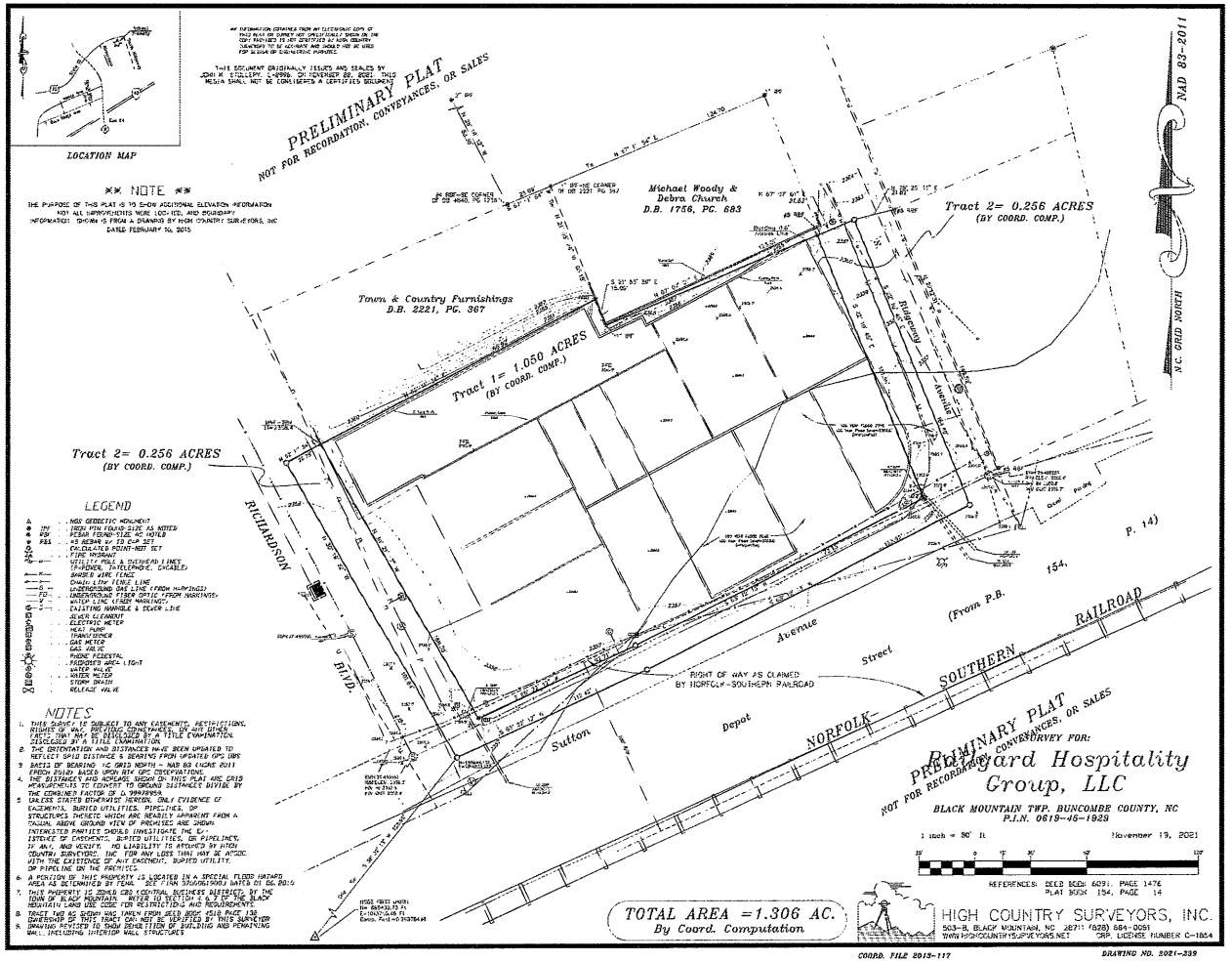
CDC Civil Design Concepts, PA
NCBELS LICENSE #: C-0784
www.civildesignconcepts.com

NO.	DESCRIPTION	DATE
1	PER PLANNING BOARD COMMENTS	1/19/2022

COVER FOR: RAILYARD

DRAWN BY:
CDC PROJECT NO: 21136
TOBB1100

SHEET
C000



COORD. FILE 2013-117

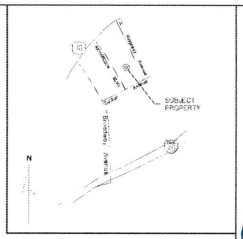
DRAWING NO. 2021-339

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. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCXG.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. 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 MAY NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
6. 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NCGCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
9. ALL PADS LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
10. 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.
11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
12. PROPOSED ROADS TO BE **PRIVATE**. **NCDOT IS NOT** RESPONSIBLE FOR ANY ROAD MAINTENANCE.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OUTDOOR TYPT
- PROPOSED PERMEABLE WALKWAY
- PROPOSED CHAIN LINK FENCE



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN RICHARDSON (828) 301-5999
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN MUNN, P.E. (828) 252-8388
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN M. STOLLEY (828) 664-0091

PROJECT DATA

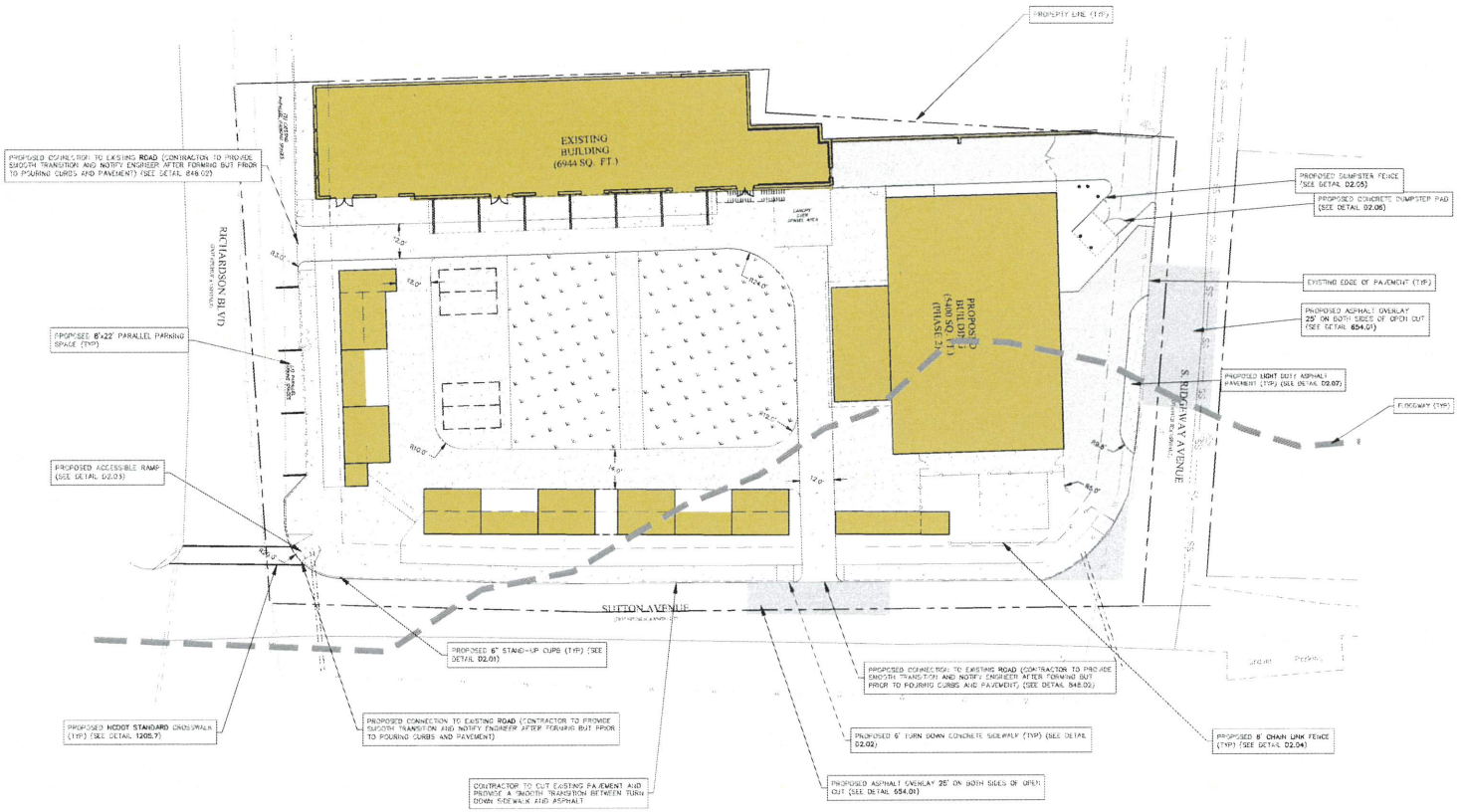
PIN:	0619-45-1229
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5089/674
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SFZ
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (19)	FOOD/RETAIL	8.5 FT	160 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PER ASUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.52 ACRES (40%)
POST-DEVELOPMENT:	0.62 ACRES (47%)	0.69 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCXG.COM

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

NORTH

SITE PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-8388
FAX (828) 252-3260

59 WALNUT STREET - SUITE 5
HENDERSONVILLE, NC 28739
PHONE (828) 435-4410
FAX (828) 435-4412

CDC Civil Design Concepts, PA
NC BOARD LICENSURE #: C-2194
www.civildesignconcepts.com

FOR REVIEW ONLY

DRAWN BY:	BEM
CDC PROJECT NO.:	2214E
TORB FILE NO.	TBD

RAILYARD

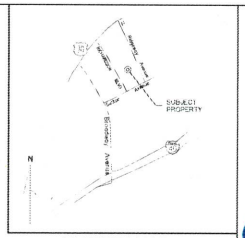
SHEET
C201

NOTES

1. SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
2. SOME PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
3. SOIL GROUP: B
4. STREAM INFORMATION:
   INDEX: 6-78
   NAME: SWANNANOA RIVER
   CLASSIFICATION: C
   RIVER BASIN: FRENCH BROAD
5. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CDC DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCDG.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.

ROUGH GRADING & EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE — SF —
- EXISTING CONTOURS
- PROPOSED CONTOURS — 700 —
- STONE INLET PROTECTION



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 115 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN RICHARDSON (828) 301-5999
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN MUNN, P.E. (828) 254-8366
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN M. STOLLEY (828) 664-0091

PROJECT DATA

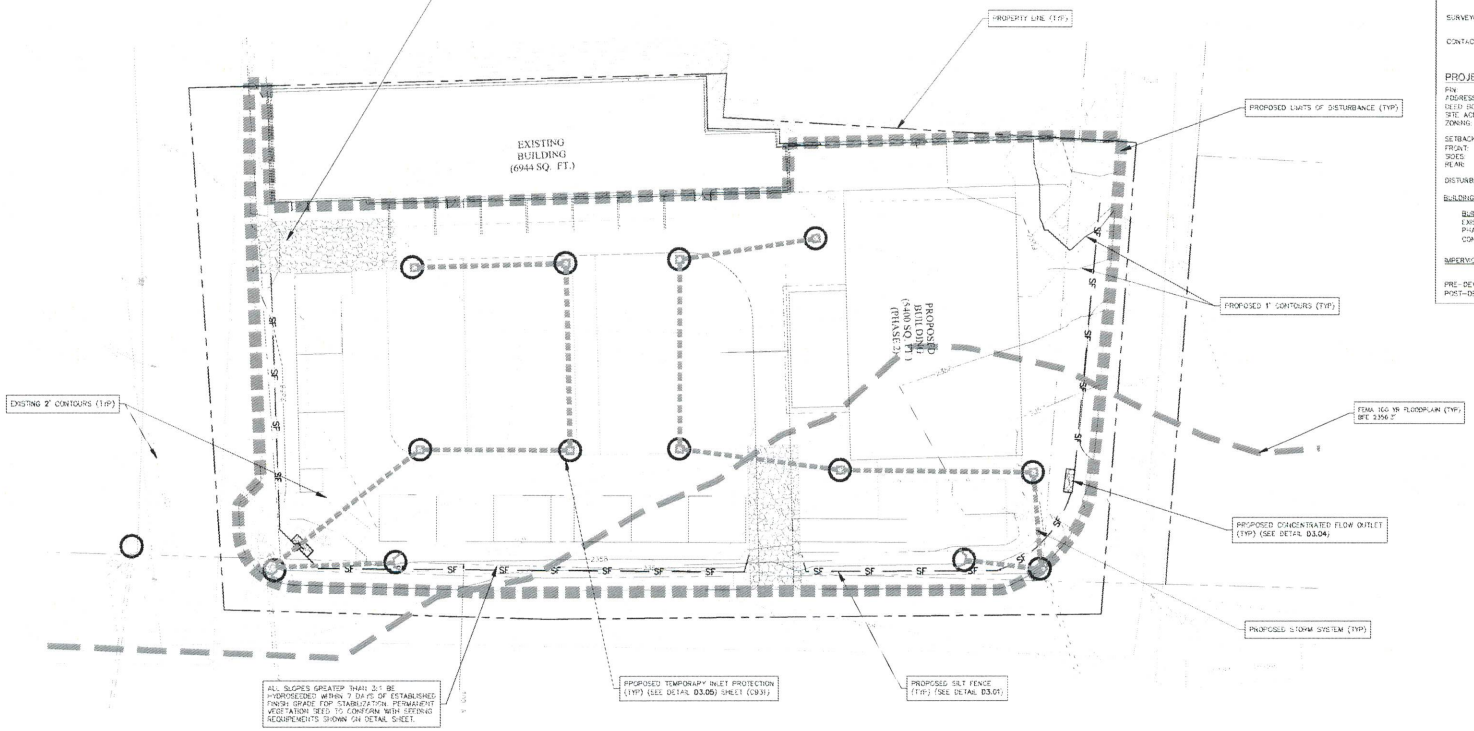
PIN:	0619-45-1229
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE	5289/674
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SF±
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,405 SF
CONTAINER (16)	FOOD/RETAIL	8.5 FT	163 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT	0.62 ACRES (47%)	0.69 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCDG.COM

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

NORTH

ROUGH GRADING & EROSION CONRTOL PLAN

GRAPHIC SCALE

25 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-8366
FAX (828) 252-3861

59 WALNUT STREET - SUITE 9
ASHEVILLE, NC 28801
PHONE (828) 450-4410
FAX (828) 450-4420

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2764

NO.	DESCRIPTION	DATE
1	PRE-APP REVIEW	8/8/22
2	ZONING REVIEW	9/9/22
3	ZONING REVIEW	10/10/22
4	ZONING REVIEW	11/11/22

FOR REVIEW ONLY

LEAH M. HUNTER
NORTH CAROLINA
049646
REGISTERED
PROFESSIONAL ENGINEER

SEAL

SOLELY FOR USE ON THIS PROJECT. ALL RIGHTS RESERVED. THESE PLANS ARE THE PROPERTY OF CIVIL DESIGN CONCEPTS, PLLC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CIVIL DESIGN CONCEPTS, PLLC.

RAILYARD

DRAWN BY: JHB
CDC PROJECT NO: 21.118
TOB #/NO. TBD

SHEET
C301

NOTES

1. SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
2. SOME PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
3. SOIL GROUP: B
4. STREAM INFORMATION:
   INDEX: 8-78
   NAME: SWANNANOA RIVER
   CLASSIFICATION: C
   RIVER BASIN: FRENCH BROAD
5. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CDC DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OF REDOING WORK.

STRUCTURE TABLE
(INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)

STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
A1	10+50	RIM 2356.5 INV. IN 2353.7 (A2-A1) RIV. IN 2352.7 (A1A-A1) INV. OUT 2352.7 (EX PIPE A)	3.8'±	CURB INLET
A2	10+24	RIM 2356.8 INV. IN 2354.0 (A3-A2) INV. OUT 2353.9 (A2-A1)	3.0'±	YARD INLET
A3	11+01	RIM 2356.5 INV. IN 2354.4 (A4-A3) INV. OUT 2354.3 (A3-A2)	4.2'±	YARD INLET
A4	11+58	RIM 2358.3 INV. IN 2354.8 (A5-A4) INV. OUT 2354.7 (A4-A3)	3.6'±	YARD INLET
A5	12+24	RIM 2358.1 INV. IN 2355.2 (A6-A5) INV. OUT 2355.1 (A5-A4)	3.0'±	YARD INLET
A6	12+72	RIM 2358.7 INV. OUT 2355.4 (A6-A5)	3.3'±	YARD INLET
B1	11+58	RIM 2357.3 INV. IN 2354.3 (B2-B1) RIV. IN 2354.3 (B1Y-B1) INV. OUT 2354.0 (EX PIPE B)	3.4'±	JUNCTION
B2	11+58	RIM 2358.3 INV. IN 2354.7 (B3-B2) INV. OUT 2354.6 (B2-B1)	3.7'±	YARD INLET
B3	11+59	RIM 2358.3 INV. IN 2355.1 (B4-B3) INV. OUT 2355.0 (B3-B2)	3.4'±	YARD INLET
B4	12+22	RIM 2358.1 INV. IN 2355.5 (B5-B4) INV. OUT 2355.4 (B4-B3)	2.7'±	YARD INLET
B5	12+71	RIM 2358.2 INV. OUT 2355.8 (B5-B4)	2.5'±	YARD INLET

PIPE TABLE
(SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)

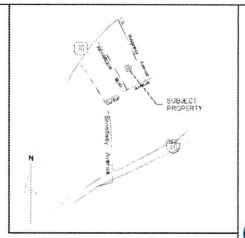
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
A1X-A1	15"	23'	5.5%	HDPE
A2-A1	15"	31'	0.5%	HDPE
A3-A2	15"	66'	5.5%	HDPE
A4-A3	15"	55'	0.5%	HDPE
A5-A4	15"	64'	0.5%	HDPE
A6-A5	15"	46'	0.5%	HDPE
B1X-B1	15"	39'	1.1%	HDPE
B2-B1	15"	63'	0.6%	HDPE
B3-B2	15"	50'	0.5%	HDPE
B4-B3	15"	83'	0.5%	HDPE
B5-B4	15"	51'	0.5%	HDPE

INLET/OUTLET TABLE
(INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)

STRUCTURE	STATION	STRUCTURE DETAILS	DESCRIPTION
A1X	10+05	INV. OUT 2353.3 (A1X-A1)	FLARED END
B1X	11+38	INV. OUT 2354.7 (B1X-B1)	FLARED END

STORM LEGEND
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED INLET STRUCTURE
- PROPOSED JUNCTION BOX
- PERMANENT DRAINAGE DITCH

FINE GRADING LEGEND
- BC – BACK OF CURB
- BW – BOTTOM OF WALL
- EG – EXISTING GRADE
- FFE – FINISHED FLOOR ELEVATION
- FG – FINISHED GRADE
- HP – HIGH POINT
- LP – LOW POINT
- RIM – RIM (TOP OF LID/GRATE)
- SW – SIDEWALK
- TW – TOP OF WALL



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: RAILYARD HOSPITALITY GROUP, LLC
110 CHURCH STREET
BLACK MOUNTAIN, NC 28711
CONTACT: JOHN RICHARDSON
(828) 301-5999

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: BEN HUNN, P.E.
(828) 252-8383

SURVEYOR: HIGH COUNTRY SURVEYORS, LLC
117-D CHERRY STREET
BLACK MOUNTAIN, NC 28711
CONTACT: JOHN M. STOLLEY
(828) 664-0091

PROJECT DATA

PIN: 0619-45-1229
ADDRESS: 141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE: 5289/574
SITE ACREAGE: 1.31 ACRES
ZONING: CB

SETBACKS:
FRONT: 12' FROM CURB
SIDES: NONE
REAR: NONE

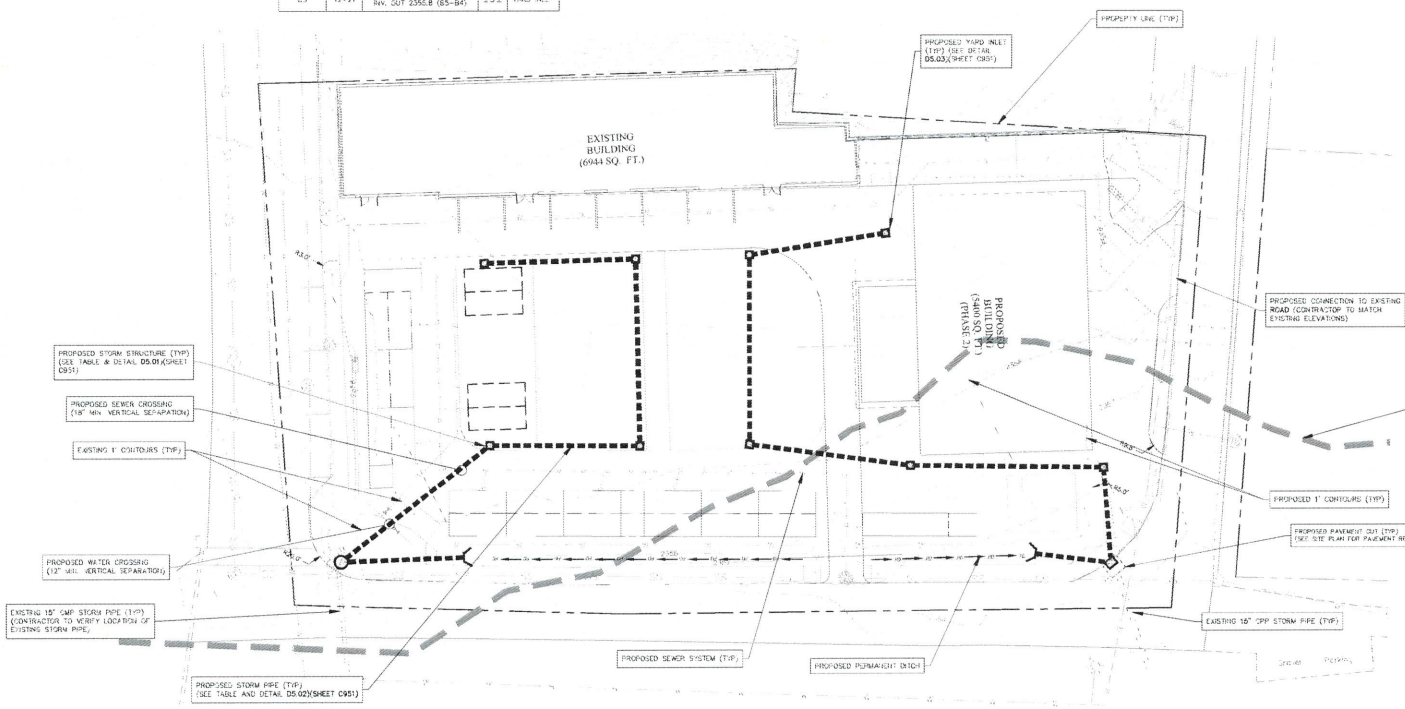
DISTURBED AREA: 98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SF±
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,405 SF
CONTAINER (18)	FOOD/RETAIL	8.5 FT	160 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.62 ACRES (47%)	0.69 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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

NORTH

FINE GRADING & STORM PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-8383
FAX (828) 253-3060

57 WALNUT STREET - SUITE 5
HENDERSONVILLE, NC 28739
PHONE (828) 692-4410
FAX (828) 692-5632

CDC Civil Design Concepts, PA
NCBELS LICENSE #: C-2194
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RAILYARD

DRAWN BY: HJB
CDC PROJECT NO.: 21130
ISSUE NO.: TBD

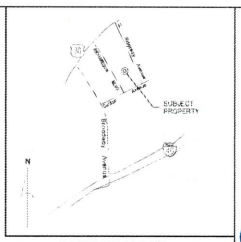
SHEET
C501

NOTES

1. SEE WATER DETAIL SHEETS FOR ALL GENERAL WATER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL WATER PLANS.
2. WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK **PER CITY OF ASHEVILLE** STANDARDS AND SPECIFICATIONS.
3. TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND PERMANED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.

WATER LEGEND

- EXISTING WATERLINE
- PROPOSED WATER LINE — W —
- PROPOSED WATER SERVICE
- PROPOSED WATER METER
- PROPOSED GATE VALVE
- PROPOSED BACKFLOW PREVENTER



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 115 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN RICHARDSON (828) 301-5999
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN MUNN, P.E. (828) 252-8389
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN M. STALEY (828) 664-0091

PROJECT DATA

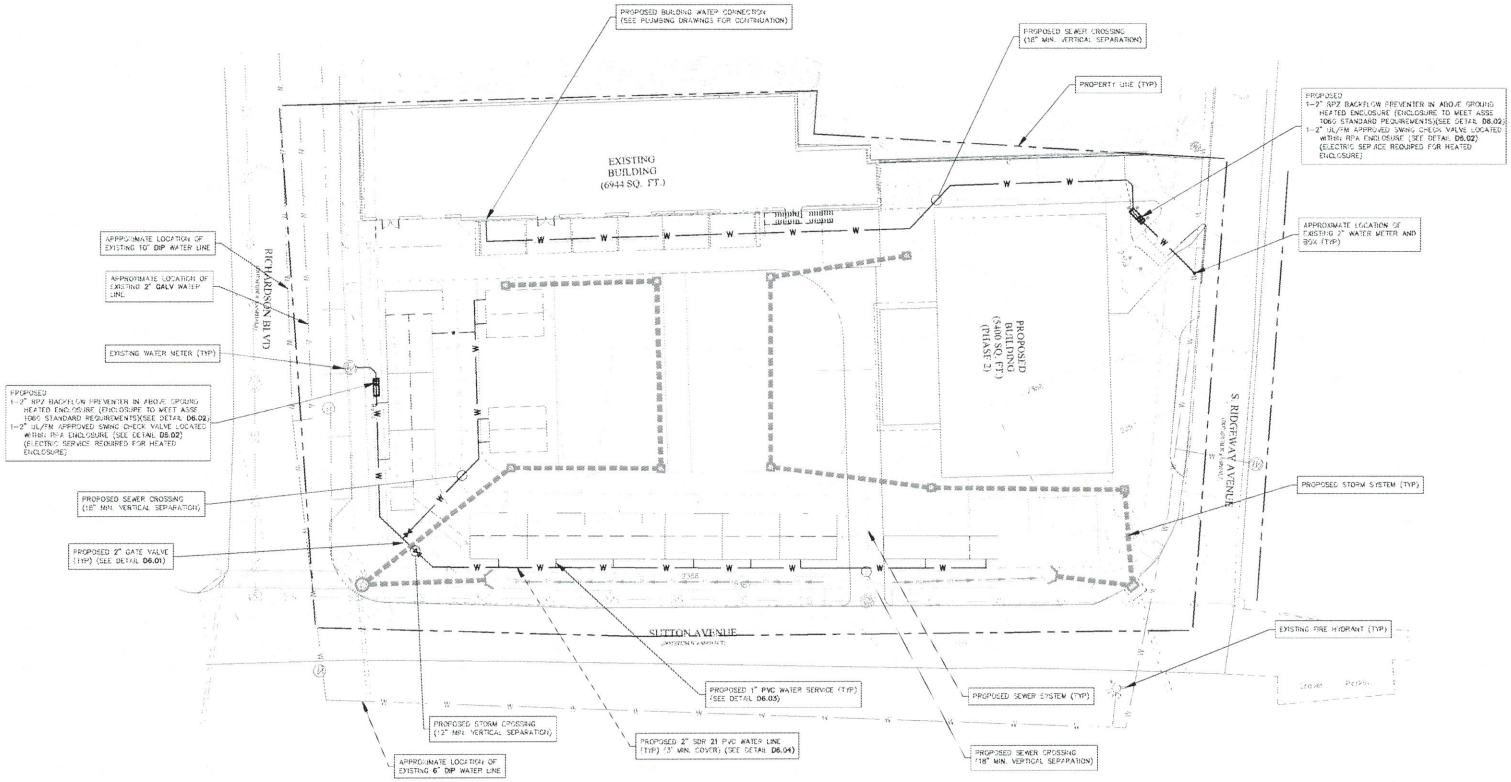
PIN:	0619-45-1229
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5265/574
SITE ACREAGE:	1.11 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SF/A
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,407 SF
CONTAINER (15)	FOOD/RETAIL	8.5 FT	160 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (69%)	0.33 ACRES (40%)
POST-DEVELOPMENT	0.82 ACRES (47%)	0.69 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

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

NORTH

WATER PLAN

GRAPHIC SCALE

25 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-8389
FAX (828) 252-3081

53 WALNUT STREET, SUITE 5
ASHEVILLE, NC 28801
PHONE (828) 622-4410
FAX (828) 466-4645

Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-0784

FOR REVIEW ONLY

PROJECT: RAILYARD

DRAWN BY: HJB
CDC PROJECT NO.: 21.116
TDR#/NO.: TBD

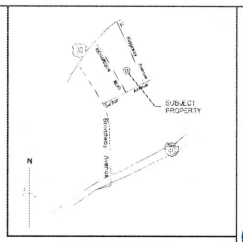
SHEET
C601

NOTES

1. ALL PUBLIC SANITARY SEWER WORK ASSOCIATED WITH THIS PROJECT TO BE PERFORMED BY A NC LICENSED UTILITY CONTRACTOR.
2. SEE SEWER DETAIL SHEETS FOR ALL GENERAL SEWER NOTES. CONTRACTOR RESPONSIBLE FOR REVISION OF DETAILS SHEETS WITH ALL SEWER PLANS.
3. CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
6. A PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.

SEWER LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER LINE — SS —
- PROPOSED SEWER SERVICE — 8" — 8" —
- PROPOSED FLOW ARROW
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 115 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN RICHARDSON (828) 301-5999
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN HUNN, P.E. (828) 254-5389
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN M. STOLLEY (828) 664-0091

PROJECT DATA

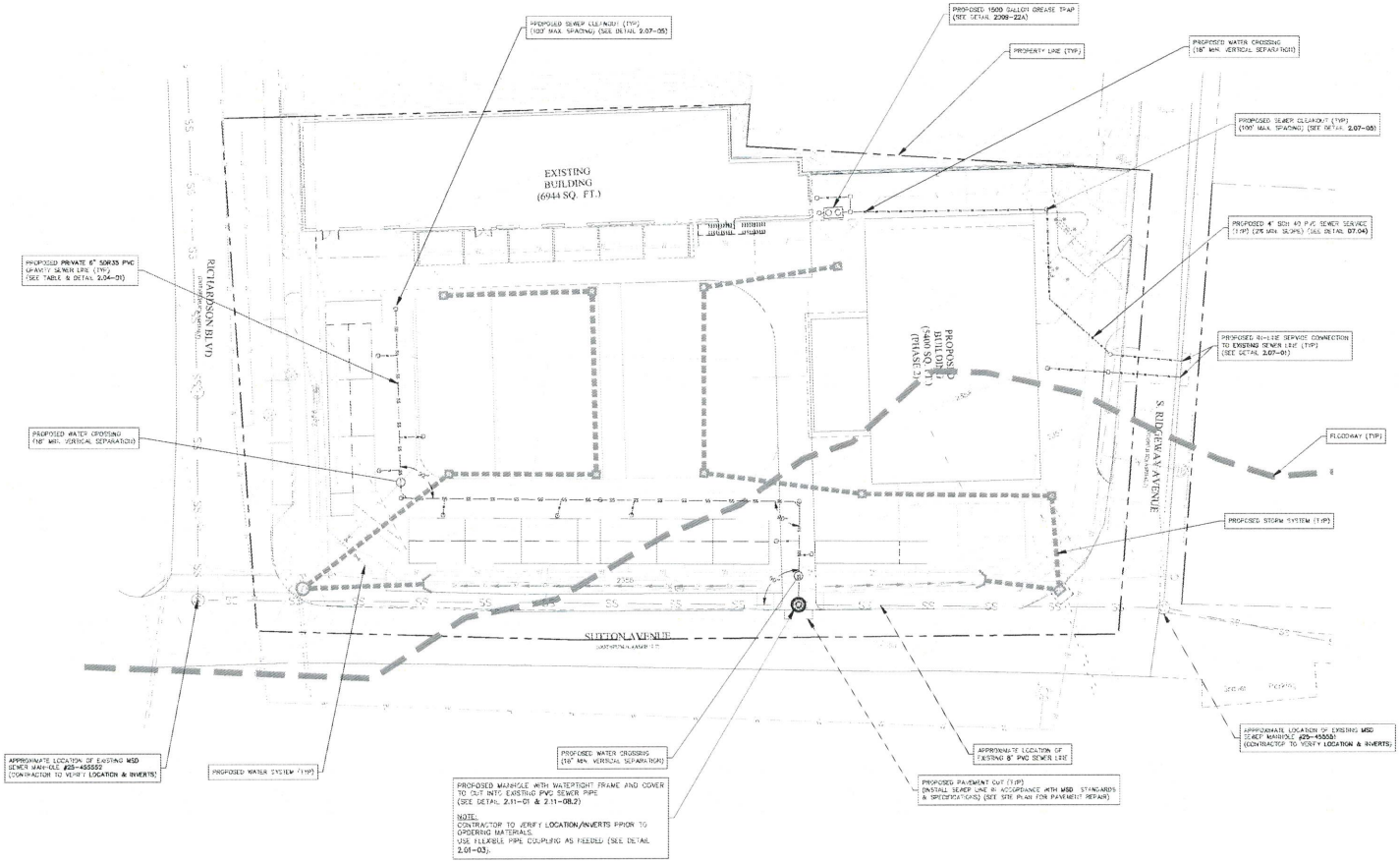
PIN:	0619-45-1229
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5260/574
SITE ACREAGE:	1.91 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SFA
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (15)	FOOD/RETAIL	8.5 FT	160 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT	0.62 ACRES (47%)	0.69 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

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

NORTH

SEWER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-0381
FAX (828) 252-0383

52 WALNUT STREET, SUITE 5
ASHEVILLE, NC 28801
PHONE (828) 602-4410
FAX (828) 466-4404

CDC Civil Design Concepts, PA
NCBELS LICENSE #: C-2194
www.civildesignconcepts.com

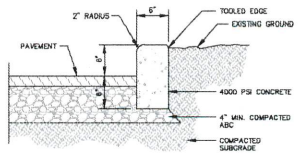
NO.	REVISION	DATE
1	PLANNING REVIEW	10/19/22
2	PLANNING REVIEW	11/16/22

FOR REVIEW ONLY

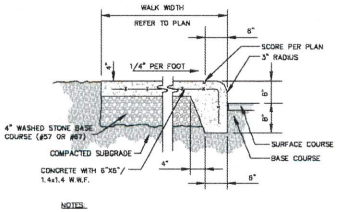
DRAWN BY: RJB
CDC PROJECT NO.: 2214
SCALE 1"=20': 1"=50'

RAILYARD

SHEET
C701

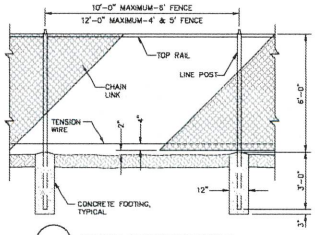


D2.01 STAND-UP CONCRETE CURB DETAIL
NOT TO SCALE

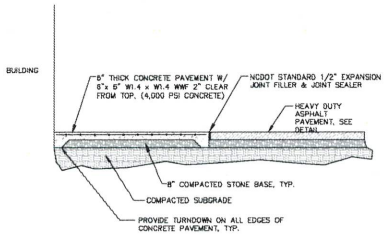


NOTES:
PROVIDE SEALED 1/2" EXPANSION JOINTS AT 40'-0" O.C. AND AT RIGID STRUCTURES; 1" DEEP TOOLED JOINTS AT 8'-0" O.C.

D2.02 TURNED DOWN SIDEWALK DETAIL
NOT TO SCALE

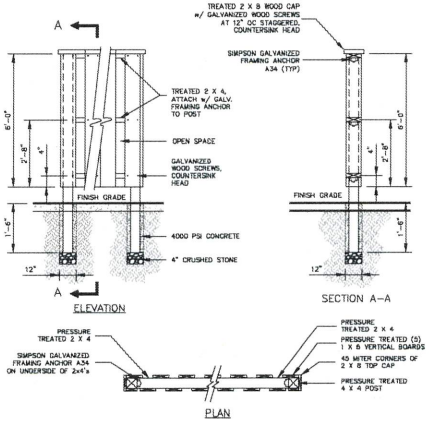


D2.04 CHAIN LINK FENCE DETAIL
NOT TO SCALE



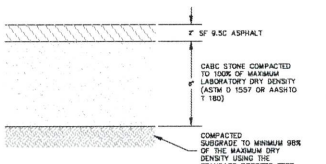
NOTE:
SEE ARCHITECTURAL DRAWINGS FOR JOINT LAYOUT AND SPACING.

D2.07 CONCRETE PAVEMENT DETAIL
NOT TO SCALE

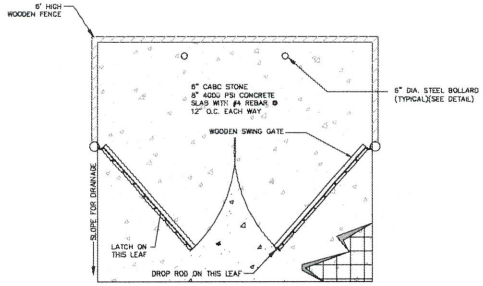


GENERAL NOTES:
1. PRESERVATIVE PRESSURE TREAT LUMBER WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH AWPA C2 AND C9, RESPECTIVELY, AND WITH REQUIREMENTS INDICATED BELOW.
   A. PRESSURE-TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES TO A MINIMUM RETENTION OF 0.25 PCF.
   B. PRESSURE-TREAT WOOD MEMBERS IN CONTACT WITH THE GROUND WITH WATER-BORNE PRESERVATIVES TO A MINIMUM RETENTION OF 0.40 PCF.
2. FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH THE FOLLOWING REQUIREMENTS. PROVIDE HOT-DIP ZINC-COATED FASTENERS PER ASTM A 153 OR AISI TYPE 304 STAINLESS STEEL FASTENERS.

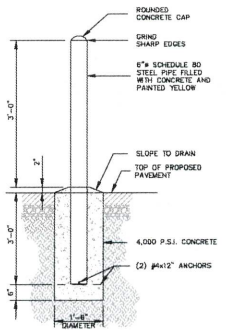
D2.05 DUMPSTER FENCE DETAIL
NOT TO SCALE



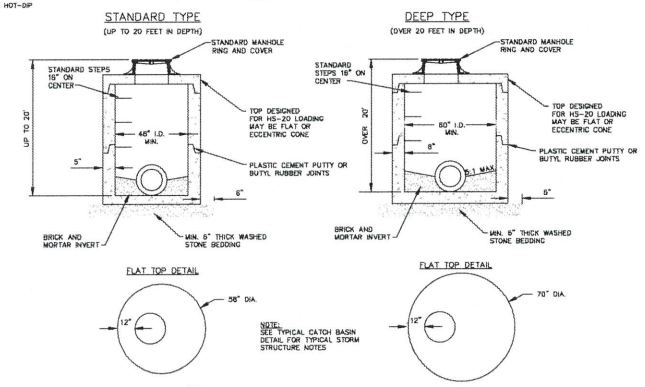
D2.07 TYPICAL LIGHT DUTY PAVEMENT CROSS SECTION



D2.06 DUMPSTER PAD DETAIL
NOT TO SCALE



D2.09 STEEL BOLLARD DETAIL
NOT TO SCALE



D2.08 PRECAST CONCRETE MANHOLE ROUND STORM STRUCTURE
NOT TO SCALE

SITE DETAILS

CDC Civil Design Concepts, PA
NC&SC LLC LICENSE #: C-0784
www.civildesignconcepts.com

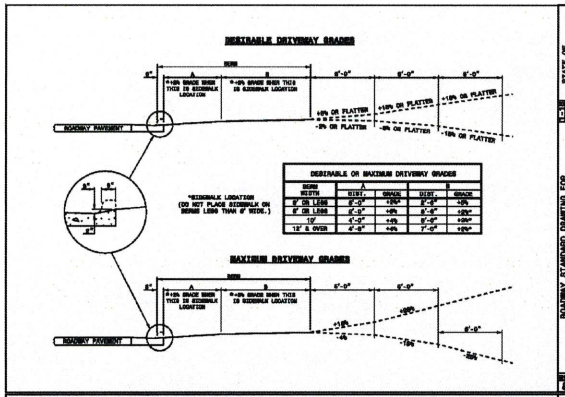
NO.	DATE	DESCRIPTION	BY
1	01/19/2022	OWNER REVIEW	JPB

FOR REVIEW ONLY

SITE DETAILS FOR:
RAILYARD
RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CDC PROJECT NO.: 22136
TOSE NO.: 190

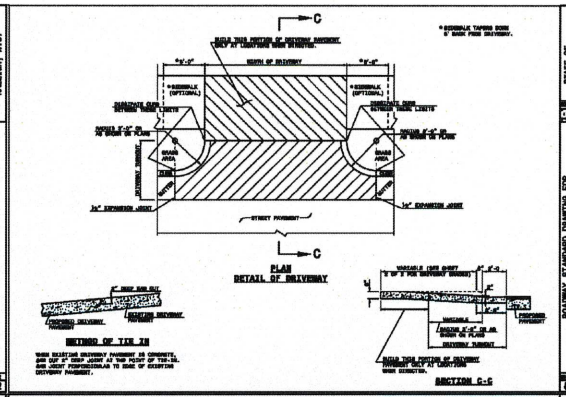
SHEET
C921



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR DRIVEWAY TURNOUT DRIVEWAY GRADES

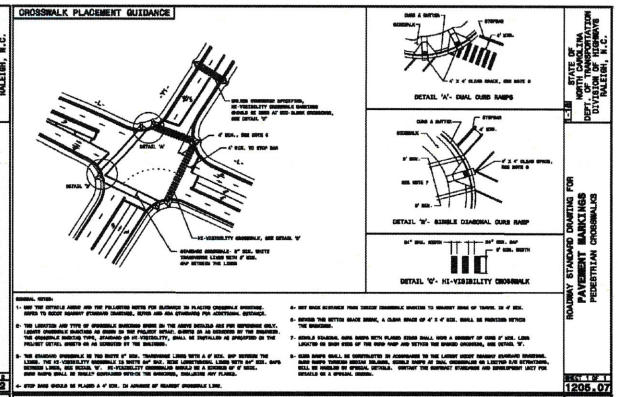
SHEET 1 OF 1 — 848.02



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR DRIVEWAY TURNOUT NOTCH TYPE

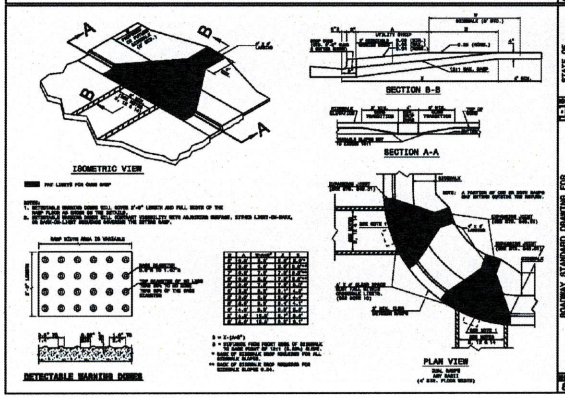
SHEET 1 OF 1 — 848.02



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR PAVEMENT MARKINGS PEDESTRIAN CROSSWALKS

SHEET 1 OF 1 — 1205.07



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CURB RAMP PROPOSED CURB AND GUTTER

SHEET 1 OF 1 — 848.05

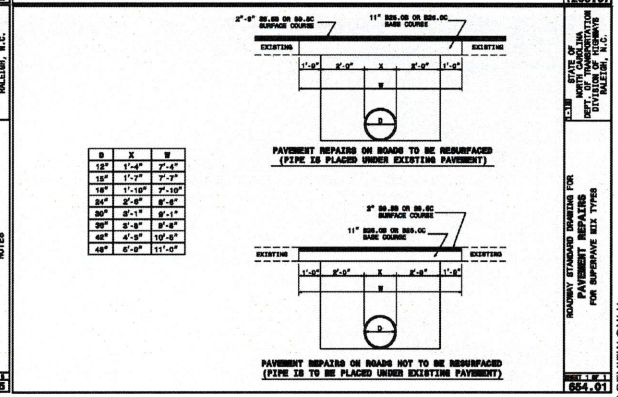
NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 6'x6' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 6'x6' LANDING AT THE TOP OF A RAMP, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE ON THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CURB RAMPS NOTES

SHEET 1 OF 1 — 848.06

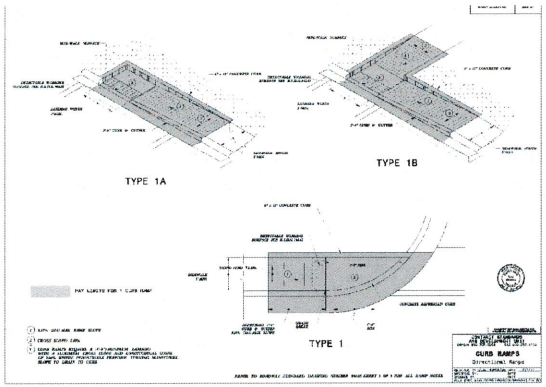


S	X	W
12'	1'-4"	7'-4"
15'	1'-7"	7'-7"
18'	1'-10"	7'-10"
24'	2'-0"	8'-0"
30'	2'-1"	8'-1"
36'	2'-3"	8'-3"
42'	4'-5"	10'-5"
48'	5'-0"	11'-0"

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR PAVEMENT REPAIRS FOR SUPERPAVE MIX TYPES

SHEET 1 OF 1 — 654.01



SITE DETAILS

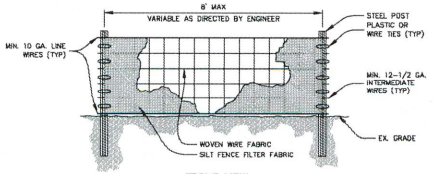
CDC Civil Design Concepts, PA
NC6811 LICENSE # C-2784
184 PATTON AVENUE ASHEVILLE, NC 28801 PHONE (828) 253-7080 FAX (828) 225-2490
5C WALNUT STREET SUITE B WILKESBORO, NC 28697 PHONE (828) 667-3410 FAX (828) 696-3430
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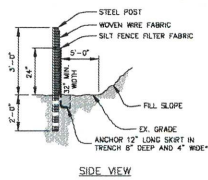
RAILYARD

DRAWN BY:
CDC PROJECT NO. 2213.0
TOS#/I/C 190

SHEET
C922



FRONT VIEW



SIDE VIEW

CONSTRUCTION NOTES:

1. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS.
2. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24" ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4" MIN. OVERLAP TO THE NEXT POST.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS. EXTEND THE WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN THE FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC TIES SHOULD HAVE A MIN. 50 lb TENSILE STRENGTH.
5. EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 8" DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. PLACE 12" OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
7. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
8. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.

MATERIALS NOTES:

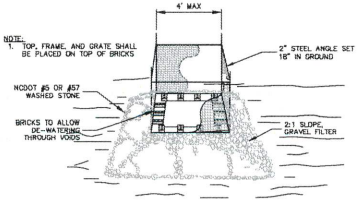
1. USE A SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461, WHICH IS SHOWN IN PART IN TABLE 6.62a OF THE NCDENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
2. SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USUABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120°F.
3. ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1.33 LB/LINEAR FT STEEL WITH A MINIMUM LENGTH OF 5 FEET. MAKE SURE THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
4. FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

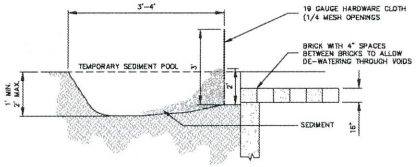
NOTES:

USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW

* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE. AS AN ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

D3.01 SILT FENCE
NOT TO SCALE





CONSTRUCTION NOTES:

1. LAY BRICK ALONG TOP OF CATCH BASIN WITH 4" SPACES BETWEEN BRICKS. SET FRAME AND GRATE ON BRICKS.
2. CAREFULLY FIT HARDWARE WIRE OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS AROUND CATCH BASIN TO HOLD GRAVEL IN PLACE.
3. USE CLEAN GRAVEL, 3/4- TO 1/2-INCH IN DIAMETER, PLACED 2 INCHES BELOW THE TOP OF THE GRATE ON A 2:1 SLOPE OR FLATTER AND SMOOTH IT TO AN EVEN GRADE. DOT #57 WASHED STONE IS RECOMMENDED.
4. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP
5. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. THE STRUCTURE SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AFTER EACH STORM EVENT AND REPAIRS MADE AS NECESSARY.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
8. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.
9. ON LARGER DRAINAGE AREAS RIP RAP MAY BE REQUIRED UNDER THE WASHED STONE

D3.05 STONE INLET PROTECTION
NOT TO SCALE

2) BUILDING WASTE HANDLING

- NO PAINT OR LIQUID WASTE IN STREAM OR STORM DRAINS.
- DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- EARTHEN-MATERIAL STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- CONCRETE MATERIALS MUST BE CONTROLLED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.

3) DISCHARGES TO FEDERALLY-LISTED WATERS

- REQUIREMENTS ARE THE SAME AS IN PREVIOUS PERMIT.
- THE PERMIT ALLOWS REDUCTION FROM THE 20 ACRE MINIMUM IF THE DIRECTOR OF DWQ DETERMINES THAT OTHER SCMS PROVIDE EQUIVALENT PROTECTION.

4) SELF-INSPECTION REQUIREMENTS

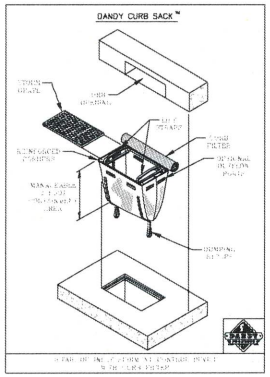
- SAME WEEKLY INSPECTION REQUIREMENTS.
- SAME RAIN GAUGE & INSPECTIONS AFTER 0.5" RAIN EVENT.
- INSPECTIONS ARE ONLY REQUIRED DURING "NORMAL BUSINESS HOURS."
- RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE ON-SITE DURING BUSINESS HOURS UNLESS A SITE-SPECIFIC EXEMPTION IS APPROVED.
- RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE UPON REQUEST.
- ELECTRONICALLY-AVAILABLE RECORDS MAY BE SUBSTITUTED UNDER CERTAIN CONDITIONS.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CONDITIONS RECORDED ON NCDEQ SELF-INSPECTION AND SELF-MONITORING COMMEND FORM LOCATED AT HTTPS://DEQ.NC.GOV/ABOUT/DIVISIONS/ENERGY-MINERAL-LAND-RESOURCES/EROSION-SEDIMENT-CONTROL/FORMS

5) IMPLEMENTATION OF NEW PERMIT CONDITIONS

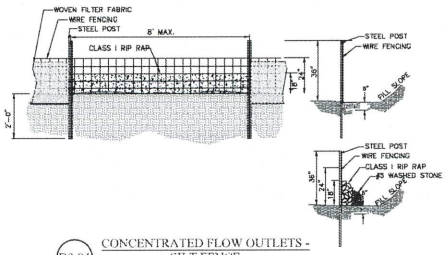
- PROJECTS PERMITTED UNDER THE PREVIOUS PERMIT CAN CONTINUE TO FOLLOW THE PREVIOUSLY-PERMITTED CONDITIONS.
- COMPLETE APPLICATIONS RECEIVED PRIOR TO AUGUST 3, 2011 CAN FOLLOW CONDITIONS OF APPROVED APPLICATION.
- APPLICATIONS RECEIVED AFTER AUGUST 2, 2011 MUST COMPLY WITH NEW PERMIT CONDITIONS.

6) CONDITIONS IN EROSION & SEDIMENTATION CONTROL PLANS

- DESIGNATION ON THE PLANS WHERE 7 AND 14-DAY GROUND STABILIZATION REQUIREMENTS ON THE NPDES PERMIT APPLY.
- DESIGNATION ON THE PLANS WHERE BASINS THAT COMPLY WITH THE SURFACE-WITHDRAWAL REQUIREMENTS OF THE NPDES PERMIT ARE LOCATED.



D3.02 DANDY CURB SACK FOR INLET PROTECTION
NOT TO SCALE



D3.04 CONCENTRATED FLOW OUTLETS - SILT FENCE
NOT TO SCALE

CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG WORK LIMITS AND MARK TREE & BUFFER AREAS FOR PROTECTION.
3. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND CULVERT AS NEEDED WITH INLET PROTECTION.
5. INSTALL SEDIMENT BASIN AS THE FIRST GRADING ACTIVITY. STABILIZE BANKS AS EARLY AS POSSIBLE. DO NOT CONSTRUCT BASINS OR CONDUCT MAJOR GRADING ACTIVITIES DURING WET WEATHER OR PERIODS OF PREDICTED WET WEATHER.
6. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED BY NCDEQ INCLUDING: SILT FENCES, WATTLES, BARRIERS, AND DIVERSION DITCHES AS NEEDED.
7. CALL NCDEQ INSPECTOR TO APPROVE PERIMETER EROSION CONTROL DEVICES.
8. PROCEED WITH CLEARING & GRUBBING AND ROUGH GRADING.
9. APPLY TEMPORARY SEEDING PER GROUND STABILIZATION SCHEDULE.
10. CONSTRUCT PROPOSED STORM DRAINAGE SYSTEM WITH INLET AND OUTLET PROTECTION.
11. ONCE ALL DISTURBED AREAS ARE STABILIZED, CONTACT THE INSPECTOR TO VERIFY SEDIMENT BASIN CAN BE REMOVED.
12. INSPECT STORM SYSTEM AND REMOVE ANY SEDIMENT. THEN REMOVE SEDIMENT BASIN AND INSTALL STORMWATER CONTROL MEASURE.
13. COMPLETE FINAL GRADING AND STABILIZE WITH PERMANENT SEEDING, MULCH, AND LANDSCAPE.
14. CALL NDEQ ASHEVILLE REGIONAL OFFICE AT 828-296-4500 TO SCHEDULE FINAL INSPECTION PRIOR TO FILING NOTICE OF TERMINATION.

MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL. ALL REPAIRS NECESSARY SHOULD BE MADE IMMEDIATELY AND IN STRICT ACCORDANCE WITH NCDEQ STANDARDS AND NPDES PERMIT.

NCDEQ EROSION CONTROL NOTES

GENERAL: ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF NCDEQ. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

1. OBTAIN PROVISIONAL PERMIT.
2. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED.
3. OBTAIN GRADING PERMIT THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE OF NCDEQ.
4. PROCEED WITH GRADING, CLEARING, AND GRUBBING.
5. SEED AND MULCH DENUDED AREA WITHIN EITHER 7 CALENDAR DAYS (SLOPES GREATER THAN 3:1) OR 14 CALENDAR DAYS (3:1 OR FLATTER). AFTER FINISHED GRADE ARE ESTABLISHED, TEMPORARY SEEDING AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE.

LIME	2,000 LBS
FERTILIZER (10-10-10)	1,000 LBS
STRAW MULCH	4,000 LBS

FOR LATE WINTER/EARLY SPRING SEEDING ADD TO THE ABOVE:

RYE GRAIN	120 LBS
ANNUAL LESPEDEZA	50 LBS (OMIT IF COVER IS NOT TO EXTEND BEYOND JUNE)

FOR SUMMER SEEDING ADD:

GERMAN MILLET	40 LBS

FOR FALL ADD:

RYE GRAIN	120 LBS

IF HYDROSEEDING IS USED, WOOD CELLULOSE MAY BE SUBSTITUTED FOR STRAW MULCH AT THE RATE OF 1,000 LBS PER ACRE.

6. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREA.
8. REQUEST FINAL APPROVAL BY NCDEQ.

PERMANENT SEEDING MEASURES

ALL PERMANENT MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF NCDEQ. THE FOLLOWING APPLY TO AREAS WITHIN NCDEQ PERMANENT SEEDING MIXTURE AREA #1a:

SEEDING MIXTURE:

SPECIES	RATE (LB/ACRE)
TALL FESCUE	100
PANICUM VIRGATUM	10
REDTOP	5
KENTUCKY BLUEGRASS	5

NURSE PLANTS:
BETWEEN MAY 1 AND AUG. 15, ADD 10 LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 40 LB/ACRE RYE (GRAIN). IT MAY BE BENEFICIAL TO PLANT THE GRASSES IN LATE SUMMER AND OVERSEED THE LESPEDEZAS IN MARCH.

SEEDING DATES:

	BEST	POSSIBLE
BELOW 2500 FT:	AUG. 15 – SEPT. 1 MAR. 1 – APR. 1	JULY 25 – SEPT 15 MAR. 1 – MAY 10
ABOVE 2500 FT:	JULY 25 – AUG. 15 MAR. 20 – APR. 20	JULY 15 – AUG. 30 MAR. 5 – MAY 15

COMPLETE SEEDING EARLIER IN FALL, AND START LATER IN SPRING ON NORTH- AND EAST-FACING SLOPES.

SOIL AMENDMENTS:
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS OR APPLY 4,000 LB./ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 5-10-10 FERTILIZER.

MULCH:
APPLY 4,000-5,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCHING MATERIAL. ANCHOR MULCH BY TACKING WITH ASPHALT, ROVING, OR NETTING. NETTING IS THE PREFERRED ANCHORING METHOD ON STEEP SLOPES.

MAINTENANCE:
MOW NO MORE THAN ONCE A YEAR. REFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

1) GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES GREATER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAT 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

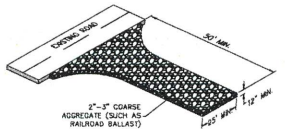
*EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE. (SECTION II.B(2)(B))

GENERAL NOTES FOR EROSION CONTROL

1. ALL GRADING AND SOIL EROSION CONTROL MEASURES ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE TOWN OF BLACK MOUNTAIN. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING, EROSION CONTROL, LAND DISTURBANCE, AND ASSOCIATED NON-GRADING PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, TOWN OF BLACK MOUNTAIN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO BEGINNING WORK. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
5. 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.
6. 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, AS WELL AS THE PROJECT PLANS AND SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 811, 48 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS A FIELD PERFORMANCE BASED ACTIVITY; AND ADDITIONAL SILT FENCES, TEMPORARY SEDIMENT BASINS, AND ALL OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION ON SITE. CONTRACTOR SHALL ADD ADDITIONAL MEASURES AS NEEDED IN ENVIRONMENTALLY SENSITIVE AREAS.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES WHETHER THE CONTRACTOR PERFORMS THE WORK OR A UTILITY COMPANY PERFORMS THE WORK.
11. ALL AREAS WHERE THERE IS EXPOSED DIRT SHALL BE SEEDED, FERTILIZED AND MULCHED ACCORDING TO THE SPECIFICATIONS IN THE PLANS. SITE STABILIZATION IS A PERFORMANCE BASED REQUIREMENT, AND THE SITE WILL NOT BE ACCEPTED UNTIL PERMANENT VEGETATION IS ESTABLISHED TO THE SATISFACTION OF THE ENGINEERS.
12. CONTRACTOR RESPONSIBLE FOR KEEPING ACCURATE LOG OF SITE CONDITIONS IN ACCORDANCE WITH NPDES PERMIT. MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL. ALL REPAIRS NECESSARY SHOULD BE MADE IMMEDIATELY AND IN STRICT ACCORDANCE WITH TOWN OF BLACK MOUNTAIN STANDARDS AND NPDES PERMIT. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
13. ALL SLOPES GREATER THAN 2:1 SLOPE AND OVER 5' IN HEIGHT SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL AS REQUIRED BY TOWN OF BLACK MOUNTAIN.
14. CONTRACTOR IS REQUIRED TO OBTAIN AND PROVIDE A COPY OF THE EROSION CONTROL PERMIT FOR ANY OFFSITE BORROW/ SPOIL AREA. CONTRACTOR MUST PROVIDE COPY OF PERMIT TO TOWN OF BLACK MOUNTAIN INSPECTOR PRIOR TO CONSTRUCTION.
15. IF BORROWED OR WASTE FILL MATERIAL IS GENERATED, AN APPROVED GRADING PERMIT MUST BE SECURED FOR THE BORROW OR WASTE MATERIAL SITE PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITY
16. ALL FILL SLOPES SHALL BE COMPACTED FULL DEPTH TO NOT LESS THAN 95% MAXIMUM DENSITY (STANDARD PROCTOR), SHALL BE PLACED ON A SURFACE CLEARED OF GROWTH AND DEBRIS, AND BE PROPERLY BENCHED AND DRAINED.
17. ALL FILL MATERIAL, UNLESS A PERMIT FROM NCDEQ DIVISION OF WASTE MANAGEMENT TO OPERATE A LANDFILL IS ON FILE FOR THE OFFICIAL SITE, SHALL BE FREE OF ORGANIC OR OTHER DEGRADABLE MATERIALS, MASONRY, CONCRETE AND BRICK SIZES EXCEEDING 12 INCHES, AND ANY MATERIALS WHICH COULD CAUSE THE SITE TO BE REGULATED AS A LANDFILL BY THE STATE OF NORTH CAROLINA.

EROSION CONTROL MAINTENANCE NOTES:

1. INSPECT EROSION CONTROL MEASURES ONCE A WEEK AND AFTER EVERY SIGNIFICANT RAINFALL. CONTRACTOR TO INSPECT MEASURES FOR COMPLIANCE WITH PLANS AND DETAILS, INCLUDING SEDIMENT ACCUMULATION BEYOND DETAIL ALLOWANCE, AND ALSO DAMAGE OR FAILURE OF MEASURES.
2. WHEN SEDIMENT ACCUMULATION EXCEEDS DETAIL ALLOWANCE, CONTRACTOR TO REMOVE SEDIMENT AND/OR DEBRIS, AND RELOCATE TO ANOTHER AREA WITH SEDIMENT CONTROLS.
3. WHEN MEASURES ARE FOUND TO BE DAMAGED, CONTRACTOR TO REPAIR IMMEDIATELY TO BRING MEASURE BACK INTO COMPLIANCE WITH PLANS AND DETAILS.
4. IF MEASURES ARE FOUND TO BE INSUFFICIENT, CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS NEEDED TO ENSURE SEDIMENT REMAINS CONTROLLED ONSITE AS REQUIRED.
5. CONTRACTOR TO REMOVE MEASURES AND BRING AREA TO GRADE ONCE CONFORMATION OF SITE STABILIZATION HAS BEEN REQUESTED AND RECEIVED FROM PROJECT ENGINEER.



NOTES:

1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM AN EXISTING ROAD.
2. FILTER FABRIC SHALL BE PLACED UNDER. THE ENTRANCE/EXIT AND SHALL BE WIRAFI 500 OR EQUAL.
3. STONE TO BE 2 – 3 INCH WASHED STONE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
6. WHEN NECESSARY WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN

D3.03 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION CONTROL DETAILS

59A PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-3580
FAX (828) 252-3586

5C WALNUT STREET, SUITE B
BLACK MOUNTAIN, NC 28711
PHONE (828) 669-3440
FAX (828) 669-3450

CDC Civil Design Concepts, PA
NCBELS LICENSE #: C-2784
www.cdesignconcepts.com

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RAILYARD

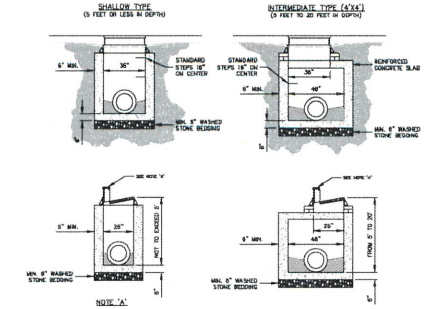
RAILYARD HOSPITALITY GROUP, LLC – TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

EROSION CONTROL DETAILS FOR:

DRAWN BY: JPB
CDC PROJECT NO. 22136
TOTAL SHEETS: 150

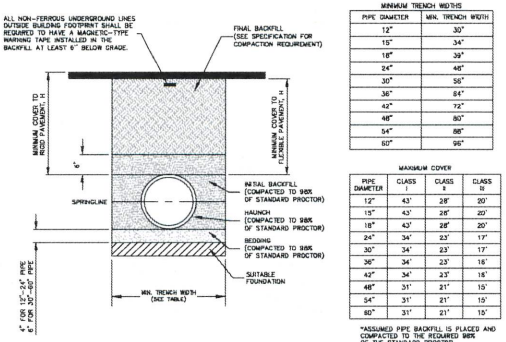
EROSION CONTROL DETAILS

SHEET
C931



D5.01 PRECAST CONCRETE CATCH BASIN DETAILS FOR GRATE INLETS, CURB INLETS, AND JUNCTION BOXES

NOT TO SCALE



MINIMUM TRENCH WIDTHS

PIPE DIAMETER	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	48"
30"	58"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MAXIMUM COVER

PIPE DIAMETER	CLASS I	CLASS II	CLASS III
12"	43'	28'	20'
15"	43'	28'	20'
18"	43'	28'	20'
24"	34'	23'	17'
30"	34'	23'	17'
36"	34'	23'	18'
42"	34'	23'	18'
48"	31'	21'	15'
54"	31'	21'	15'
60"	31'	21'	15'

*ASSUMED PIPE BACKFILL IS PLACED AND COMPACTED TO THE REQUIRED 98% OF THE STANDARD PROCTOR

NOTES:

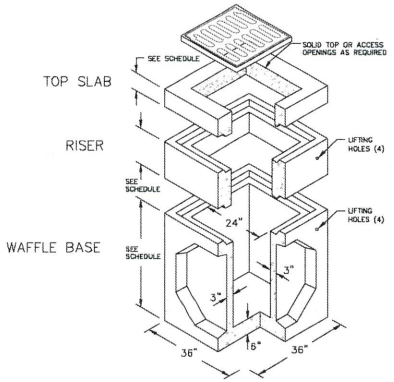
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", AND THE PROJECT SPECIFICATIONS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4"(100 mm) FOR 12"–24" (100 mm – 600 mm); 6"(150 mm) FOR 30"–60" (750 mm – 900 mm).
5. HAUNCHING/INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"–60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. HEAVY CONSTRUCTION LOADS MAY REQUIRE ADDITIONAL COVER TO PROTECT THE PIPE. CONTRACTOR TO VERIFY THAT CONSTRUCTION LOADS WILL NOT DAMAGE INSTALLED PIPES AND PROTECT INSTALLED PIPES IF REQUIRED.
7. MAXIMUM COVER: MAXIMUM COVER SHALL BE MEASURED FROM THE FINISHED SURFACE OF THE GROUND TO THE TOP OF THE PIPE, AND SHALL BE LESS THAN THE MAXIMUM VALUES SHOWN IN THE CHART WITHIN THIS DETAIL.

D5.02 HDPE TRENCH INSTALLATION DETAIL

NOT TO SCALE

STANDARD SCHEDULE

TOP SLAB	O.D. HEIGHT	5'	8'	
	WT./LBS	702	940	
RISER	O.D. HEIGHT	0.67'	1.33'	2.67
	WT./LBS	503	998	2,003
SOLID BASE	O.D. HEIGHT	3.0'	3.5'	
	WT./LBS	1,934	2,161	



NOTES:

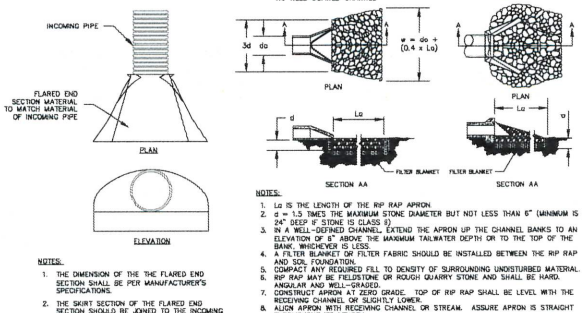
1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH f'c= 4,000 psi
2. STEEL REINFORCEMENT: ASTM A-615, GRADE 60
3. WAFFLE BOXES MEET N.C.D.O.T. APPROVAL TO 10' DEPTH
4. SOLID BOXES MEET H-20 LOADING TO 15' DEPTH
5. SOLID BOXES APPROVED FOR N.C.D.O.T STANDARDS: 840.01, 840.02, 840.04, 840.05, 840.11, 840.12, 840.14, 840.15, 840.17, 840.18, 840.19, 840.26, 840.27, 840.28, 840.31, 840.32, 840.41, 840.45

D5.03 2' X 2' YARD INLET

NOT TO SCALE

GENERAL STORM NOTES

1. ALL STORM INSTALLATION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY TOWN OF BLACK MOUNTAIN. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED STORMWATER, AND ASSOCIATED NON-GRADING PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, TOWN OF BLACK MOUNTAIN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO BEGINNING WORK. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
5. 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.
6. 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, AS WELL AS THE PROJECT PLANS AND SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 811, 48 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL STORM PIPES AND APPURTENANCES.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES WHETHER THE CONTRACTOR PERFORMS THE WORK OR A UTILITY COMPANY PERFORMS THE WORK.
11. ALL HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED STORM SEWER DETENTION PIPE SHALL BE TYPE "S" HANCOR SURELOK ADSHP12 OR APPROVED EQUIVALENT WITH WATER TIGHT JOINTS MEETING AASHTO M252, M294 OR MP7. ALL HDPE PIPE IS TO BE INSTALLED ACCORDINGLY TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH ASTM D2321 WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFIC LOAD AREA SHALL BE 24" FOR 4"–48" AND 18" FOR 60". PIPE MATERIAL SHALL MEET THE PRODUCT SPECIFICATIONS OF ASTM F667 AND SHALL HAVE A SMOOTH WALL INTERIOR. FOR ALL STORM SYSTEMS, WORK MUST BEGIN AT THE LOW POINT OF THE SYSTEMS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY VARIANCES FROM EXPECTED CONDITIONS.
12. CURB INLET FRAME, GRATE AND HOOD SHALL CONFORM TO NCDOT 840.03E. DROP INLET FRAME AND GRATE SHALL CONFORM TO NCDOT 840.16. FIELD INLET COVER SHALL CONFORM TO NCDOT STANDARD DETAIL 840.03, OPENING FACING UPSTREAM. MANHOLE RING AND LID TO CONFORM TO NCDOT 840.54. OPEN THROAT INLETS TO CONFORM TO NCDOT 840.04 WITH A MANHOLE RING AND LID INSTALLED IN THE TOP FOR ACCESS TO THE STRUCTURE. SET ACCESS POINT ADJACENT TO A STRUCTURE WALL AS TO ALLOW ACCESS TO STEPS.
13. CONCRETE AND MASONRY SHALL MEET THE REQUIREMENTS OF APPROPRIATE SECTION OF NCDOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES (LATEST EDITION). CONCRETE SHALL BE CLASS A OR B, 4000 PSI MINIMUM, MEETING THE REQUIREMENTS OF SECTION 900, CONSTRUCTED IN ACCORDANCE WITH SECTION 825. MASONRY SHALL MEET THE REQUIREMENTS OF SECTION 940, CONSTRUCTED IN ACCORDANCE WITH SECTION 630 AND/OR 634.
14. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
15. COMPACTION REPORTS MUST BE PROVIDED TO TOWN OF BLACK MOUNTAIN STORMWATER SERVICES DIVISION INDICATING THAT FILL HAS BEEN COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY (STANDARD PROCTOR).



NOTES:

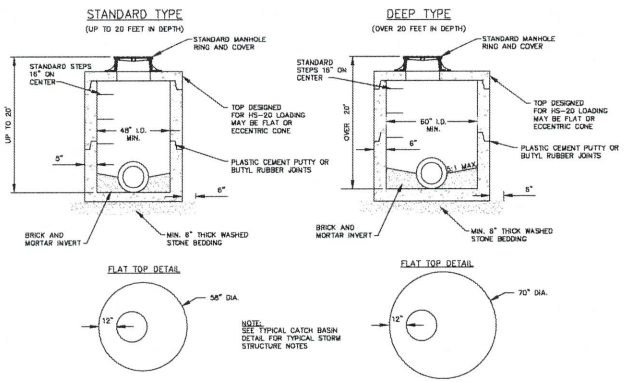
1. THE DIMENSION OF THE THE FLARED END SECTION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
2. THE SKIRT SECTION OF THE FLARED END SECTION SHOULD BE JOINED TO THE INCOMING PIPE PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. Lo IS THE LENGTH OF THE RIP RAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (MINIMUM IS 24" DEEP IF STONE IS CLASS II).
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 8" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
5. COMPACT ANY REQUIRED FILL TO DENSITY OF SURROUNDING UNDISTURBED MATERIAL.
6. RIP RAP MAY BE FIELDSTONE OR ROUGH QUARRY STONE AND SHALL BE HARD, ANGULAR AND WELL-GRADED.
7. CONSTRUCT APRON AT ZERO GRADE. TOP OF RIP RAP SHALL BE LEVEL WITH THE RECEIVING CHANNEL OR SLIGHTLY LOWER.
8. ALIGN APRON WITH RECEIVING CHANNEL OR STREAM. ASSURE APRON IS STRAIGHT THROUGHOUT ITS LENGTH.
9. END WIDTH OF APRON TO BE EQUAL TO WIDTH OF RECEIVING CHANNEL.

D5.03 FLARED END SECTION NO RIP RAP NEEDED

NOT TO SCALE



PRECAST CONCRETE MANHOLE ROUND STORM STRUCTURE

NOT TO SCALE

STORM DETAILS

CDC Civil Design Concepts, PA
104 PATTON AVENUE ASHEVILLE, NC 28801 PHONE (828) 350-9383 FAX (828) 252-0480
52 WALNUT STREET - SUITE B ASHEVILLE, NC 28801 PHONE (828) 484-4410 FAX (828) 348-3451
www.civildesignconcepts.com
NCBELS LICENSE #: C-2194

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1	01/19/2022	OWNER REVIEW	JPB

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STORM DETAILS FOR:

RAILYARD

RAILYARD HOSPITALITY GROUP LLC – TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

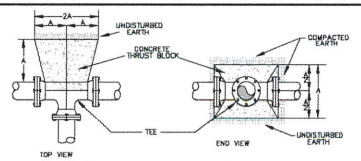
DRAWN BY: JPB
CDC PROJECT NO.: 22138
TOWN NO.:

SHEET

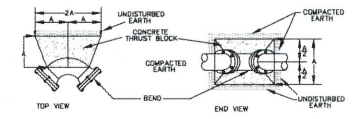
C951

TABLE OF "A" DIMENSIONS (IN FEET)						
DIAMETER OF PIPE	BEND	90	45	22 1/2	11 1/4	TEE
	8	1.4	1.1	1.0	1.0	1.2
	8	1.9	1.5	1.5	1.5	1.6
	10	2.4	1.8	1.8	1.8	2.0
	12	2.8	2.1	2.0	2.0	2.4
	16	3.8	2.8	2.5	2.5	2.8
	24	5.6	4.2	3.0	3.0	4.5

NOTES:
1. ALL FITTINGS MUST BE RESTRAINED AS SPECIFIED IN SECTION 6.05 OF THE STANDARD SPECIFICATIONS AND DETAILS MANUAL.
2. DIMENSION TABLE GIVEN IS A GUIDE ONLY. ENGINEER SHALL BE RESPONSIBLE TO CALCULATE THRUST BLOCK DIMENSIONS BASED ON ACTUAL SOIL AND OPERATING PRESSURE CONDITIONS.
3. FITTING JOINTS SHALL BE KEPT FREE OF CONCRETE. A LAYER OF POLYETHYLENE PLASTIC SHALL BE PLACED BETWEEN THE FITTING AND THE CONCRETE.
4. PRE-CAST THRUST BLOCKS ARE NOT ACCEPTABLE.
5. CONCRETE SHALL HAVE 4000 P.S.I. COMPRESSIVE STRENGTH.



TYPICAL THRUST BLOCKS FOR TEES
NOT TO SCALE

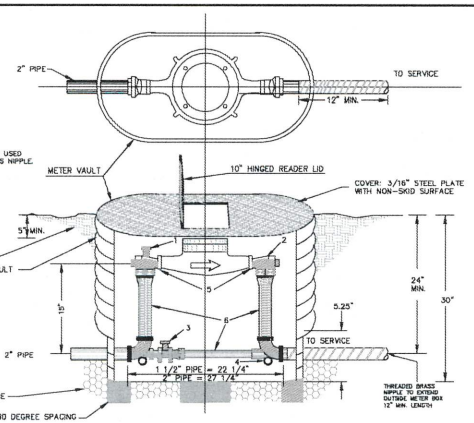


THRUST BLOCKS FOR BENDS & FITTINGS
NOT TO SCALE

1. BALL VALVE ON INLET.
2. DUAL CHECK ON OUTLET.
3. BY-PASS INCLUDES A FORD BALL VALVE WITH PADLOCK WINGS.
4. BRACE PIPE EYELETS.
5. DIFFERENT FLANGE SPACING MAY BE SPECIFIED.
6. BE SURE THAT COPPER SETTER IS INSTALLED IN THE CORRECT POSITION IN RELATION TO WATER FLOW.

NOTE:
ANGLE BALL VALVES SHOULD NOT BE USED ON THE OUTLET SIDE AS A CUSTOMER SHUT OFF. FLANGED ANGLE INVERTED KEY VALVE SHOULD BE USED FOR THIS PURPOSE. METER MUST BE SET BEFORE CONNECTION TO BRASS NIPPLE.

MATERIAL: COPPER-STEEL GALVANIZED .064 METHOD OF CONSTRUCTION: RIVETED TWO PIECE CONSTRUCTION LID 3/16" FLOOR PLATE STEEL--REINFORCED WITH 10"X10" READER DOOR AND 1 1/2 X 1 1/2 ANGLE IRON FITTING BRACKETS @ 90° SPACING. WEIGHT: 100lbs SIZE: 36"L X 18"W X 28" D



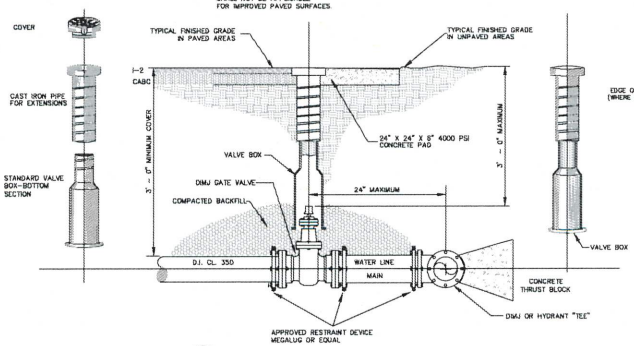
*(2.0" COMPOUND METER AS SHOWN ON PLANS)

GENERAL NOTES FOR WATER

1. WATER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE TOWN OF BLACK MOUNTAIN WATER DEPARTMENT. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED WATER PERMITS AND ASSOCIATED NON-WATER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE OBSERVATION OF THE ENGINEER, THE OWNER, AND BLACK MOUNTAIN WATER. THE ENGINEER SHALL PERIODICALLY OBSERVE THE PROGRESS OF INSTALLATION AND SHALL COMPLETE A FINAL WATER AND SEWER INSPECTION. THE CONTRACTOR SHALL FURNISH, SECURE, AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEERS FINAL CERTIFICATION OF COMPLETION. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
5. 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.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL WATER PIPES AND APPURTENANCES.
9. ALL WATER LINES AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC PLUMBING CODES AND THE BLACK MOUNTAIN WATER DEPARTMENT. COORDINATE EXACT LOCATIONS OF SERVICE LINES AND APPURTENANCES WITH THE ARCHITECTURAL, PLUMBING, AND LANDSCAPING PLANS.
10. CONTRACTOR TO PROVIDE 5' MIN. LATERAL SEPARATION BETWEEN WATER LINE AND OTHER UNDERGROUND UTILITIES. SEE DETAILS FOR GENERAL NOTES CONCERNING WATER MAIN INSTALLATION REQUIREMENTS.
11. A 3' COVER DEPTH SHALL BE MAINTAINED FOR ALL PROPOSED WATER LINES, ANY NECESSARY FIELD ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER AND THE CITY INSPECTOR.
12. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
    A. SEWER LINE CROSSES OVER WATER, OR
    B. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18".
    MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
13. MAINTAIN 18" VERTICAL SEPARATION BETWEEN STORM DRAIN AND WATER OR THE WATER MAIN MUST BE CONSTRUCTED OF FERROUS MATERIALS FOR A DISTANCE OF AT LEAST 10-FEET TO EITHER SIDE OF THE CROSSING.
14. MAINTAIN 5' HORIZONTAL DISTANCE BETWEEN WATER LINES AND THE DRIP LINE, AT MATURITY, OF TREES AND OTHER SHRUBS.
15. BLACK MOUNTAIN OWNERSHIP AND MAINTENANCE ENDS AT WATER METER AND/OR THE FIRE LINE ISOLATION VALVE. WATER SYSTEM BEYOND IS TO BE PRIVATELY OWNED AND MAINTAINED.
16. METERS, VAULTS, AND FIRE HYDRANTS ARE TO BE PLACED IN RELATIVELY FLAT AREAS.
17. BRASS FITTINGS MUST BE LEAD FREE PER BLACK MOUNTAIN REQUIREMENTS.
18. CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
19. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
20. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
21. PRESSURE TEST WATER MAINS TO 200 PSI MIN. AND 250 PSI MAX. AS PER BLACK MOUNTAIN REQUIREMENTS. DISINFECT WATER LINES AND PROVIDE ACCEPTABLE BACTERIOLOGICAL TEST FROM A CERTIFIED TESTING LABORATORY FOR USE WITH THE ENGINEERS CERTIFICATION OF COMPLETION.
22. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE WATER SYSTEM PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY BLACK MOUNTAIN. SERVICE WILL BE PROVIDED ONCE FINAL CLOSEOUT SUBMITTALS HAVE BEEN APPROVED BY BLACK MOUNTAIN'S ENGINEERING DEPARTMENT.
23. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL BE LISTED ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVED ASSEMBLIES. THEY SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.
24. RESTRAINED JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC LINES WHERE THRUST RESTRAINING IS REQUIRED; HOWEVER, THRUST BLOCKS ARE PERMITTED WHERE CONNECTIONS ARE MADE TO EXISTING WATER LINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.

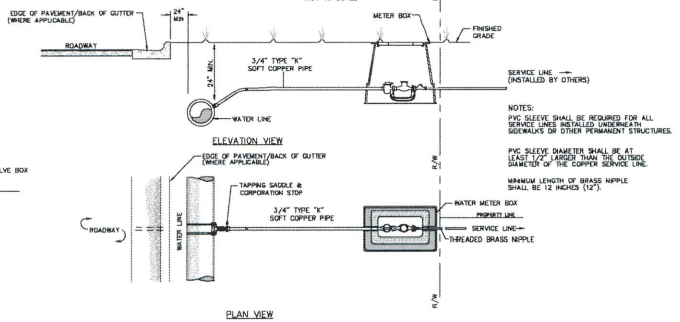
GENERAL NOTES:
1. SEE STANDARD THRUST BLOCK DIMENSIONS.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
3. VALVE BOX WILL NOT CONTACT WATER MAIN OR VALVE.
4. VALVE PAD REQUIREMENTS SHALL NOT BE APPLICABLE FOR IMPROVED PAVED SURFACES.

NOTES:
CONSTRUCTION OF TRENCHES SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS. NO BOULDERS OR STONES IN EXCESS OF 4" IN SIZE SHALL BE USED AS PART OF THE INITIAL BACKFILL. PIPE BEDDING MATERIAL SHALL BE # 57 WASHED STONE.



D6.01 GATE VALVE ASSEMBLY DETAIL
NOT TO SCALE STD.NO. 6.06

POSITIVE DISPLACEMENT
1.5" METER & METER VAULT*
NOT TO SCALE

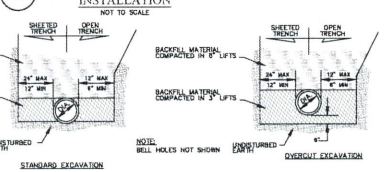


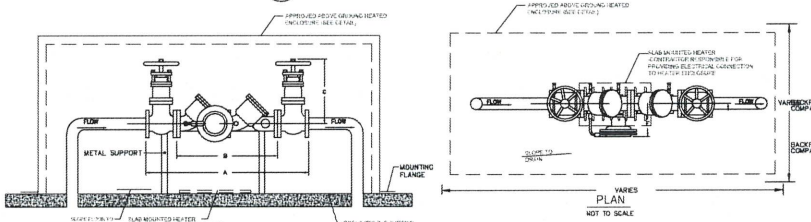
NOTES:
PVC SLEEVE SHALL BE REQUIRED FOR ALL SERVICE LINES INSTALLED UNDERNEATH SIDEWALKS OR OTHER PERMANENT STRUCTURES.

PVC SLEEVE DIAMETER SHALL BE AT LEAST 1/2" LARGER THAN THE OUTSIDE DIAMETER OF THE COPPER SERVICE LINE.

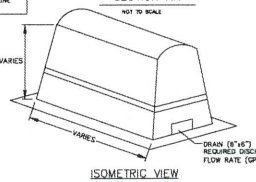
MINIMUM LENGTH OF BRASS NIPPLE SHALL BE 12 INCHES (12").

D6.03 TYPICAL WATER METER INSTALLATION
NOT TO SCALE





NOTE:
SEE WATER EXTENSION PLAN SHEET FOR WATER LINE ORIENTATION

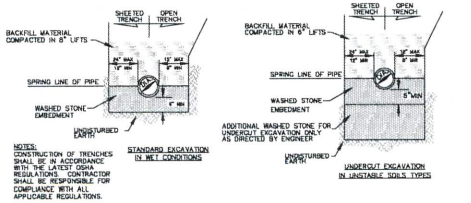


ISOMETRIC VIEW

SIZE	A	B	C	WET WT. (Lbs.)	PAD SIZE (LENGTH)	PAD SIZE (WIDTH)	PAD SIZE (THICK)
1	33	13	8	35	45	25	6"
1 1/2	35	19	10	70	58	29	6"
2	37 3/16	22 1/16	12 1/2	270	58	29	6"
3	41 11/16	25 9/16	14	305	89	39	6"
4	50 7/16	32 5/16	17 3/8	490	103	43	6"
6	59 11/16	38 9/16	21 1/4	860	117	53	6"
8	69 3/16	46 1/16	26	1250	135	53	6"
10	84 3/16	58 1/16	30	1720	157	55	6"

NOTES:
1. ENCLOSURE SHALL BE COMPLIANT WITH ASSE 1060 STANDARDS FOR CLASS I ENCLOSURES, INCLUDING HEAT SOURCE AND INSULATION. ENCLOSURE SHALL BE BFPRODUCTS, INC. MODEL #270-APD, G&C ENCLOSURES, INC. MODEL WATERSAFE-15, OR APPROVED EQUIVALENT. MOUNT ENCLOSURE TO PAD/FOOTER USING SUPPLIED ANCHOR BRACKETS.
2. CONTRACTOR RESPONSIBLE FOR ENSURING THAT ENCLOSURE PROVIDES A MINIMUM OF 12" FREE CLEARANCE BETWEEN SIDES AND BOTTOM OF THE ENCLOSURE AND THE BACKFLOW DETECTOR ASSEMBLY.

D6.02 BACKFLOW DEVICE INSTALLATION IN ABOVE GROUND HEATED ENCLOSURE
NOT TO SCALE



NOTES:
CONSTRUCTION OF TRENCHES SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

NO BOULDERS OR STONES IN EXCESS OF 4" IN SIZE SHALL BE USED AS PART OF THE INITIAL BACKFILL.

PIPE BEDDING MATERIAL SHALL BE # 57 WASHED STONE.

D6.04 TYPICAL TRENCH DETAIL
NOT TO SCALE

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	01/19/2022	OWNER REVIEW	JPB

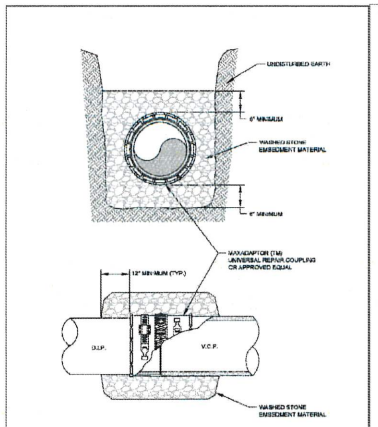
WATER DETAILS

WATER DETAILS FOR:
RAILYARD
RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CDC PROJECT NO. 22136
TOBS # NO. 160

SHEET
C961

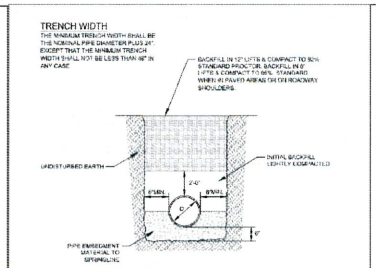
CDC Civil Design Concepts, PA
159 STATION AVENUE, SUITE 2
ASHEVILLE, NC 28801
PHONE (828) 253-3536
FAX (828) 253-3540
SC WALNUT STREET, SUITE B
BLACK MOUNTAIN, NC 28711
PHONE (828) 669-3410
FAX (828) 669-3420
www.civildesignconcepts.com
NICHOLLS LICENSE #: C-2784



NOTES:
1. ONLY DIP TRANSITION IN PIPE MATERIALS ALLOWED BETWEEN ANY TWO MANHOLES.
2. FOR PVC TO D.I.P. AND D.I.P. TO D.I.P. CONNECTIONS, LONG BODY D.I.P. SLEEVES SHALL BE USED.

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
FLEXIBLE PIPE COUPLING FOR CONNECTIONS TO VCP ONLY
DATE APPROVED OCTOBER 2012 2.01 - 03

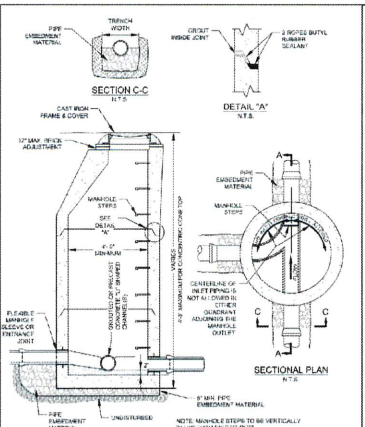
TRENCH WIDTH
THE MAXIMUM TRENCH WIDTH SHALL BE THE NOMINAL PIPE DIAMETER PLUS 24", EXCEPT THAT THE MINIMUM TRENCH WIDTH SHALL NOT BE LESS THAN 40" IN ANY CASE.



TRENCH FOR PVC PIPE (15" DIA. AND LESS)
N.T.S.

NOTES:
1. WALL THICKNESS SHALL BE SDR 35.
2. PVC PIPES REQUIRE #57 WASHED STONE PIPE EMBEDMENT MATERIALS.
3. THIS DETAIL IS VALID FOR PVC SEWER PIPE INSTALLED AT DEPTHS OF UP TO 20 FEET.
4. PVC PIPE NOT ALLOWED WITH LESS THAN 3'-0" COVER.
5. NO BOULDERS OR STONES WILL BE USED IN INITIAL BACKFILL.
6. WHERE TRENCH IS SUBJECT TO HUMIDATICAL EMBEDMENT MATERIALS MUST EXTEND TO TOP OF PIPE.

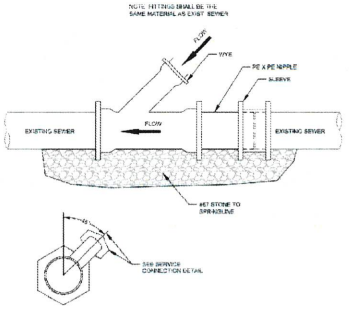
STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
TRENCH FOR PVC PIPE
DATE APPROVED MARCH 2017 2.04 - 01



SECTION A-A
N.T.S.

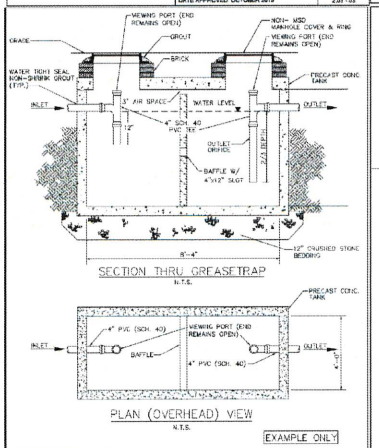
MANHOLE NOTES:
1. FOR MANHOLES LARGER THAN 4 FT. DIA. MAINTAIN FULL MANHOLE DIA TO INVERT ABOVE INVERT BENCH.
2. FOR 5 FT. AND 6 FT. DIA. MANHOLES USE A TRANSITION CONE TO REDUCE TO 4 FT. DIA. FOR 4 FT. TO 10 FT. DIA. MANHOLES, USE A TRANSITION TOP TO REDUCE TO 4 FT. DIA.

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
STANDARD MANHOLE
DATE APPROVED MARCH 2017 2.11 - 01



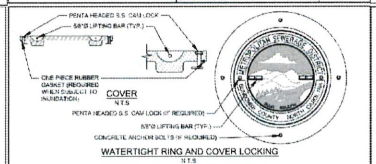
NOT FOR USE ON NEW CONSTRUCTION.

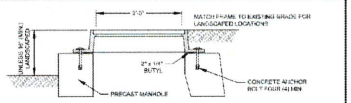
STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
SERVICE CONNECTION TO EXISTING SEWER
DATE APPROVED MARCH 2017 2.07 - 01



EXAMPLE ONLY

STANDARD DETAIL
Metropolitan Sewerage District
Buncombe County, North Carolina
1000 GALLON GREASE TRAP
REVISED 11/8/05 PER W. BYRON BY
REVISED 9/25/03 PER W. BYRON BN
REVISED 4/23/03 PER W. BYRON BN
APPROVED: MAY 8, 1998 2002-22a

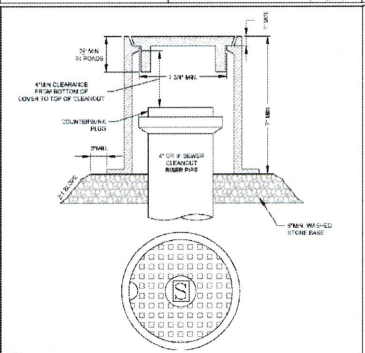






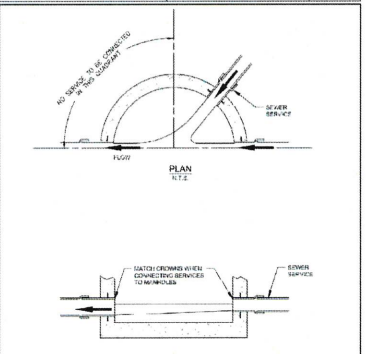
NOTE:
1. WATERTIGHT FRAME & COVER REQUIRED IN FLOODPLAIN OR WHEN SPECIFIED ON PLANS.
2. NAME OF SUBSTANCE CONTACTED TO APPEAR ON COVERS ONLY WHEN THE SEWER SYSTEM IS TO BE MAINTAINED BY MSD.

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
WATERTIGHT MANHOLE FRAME & COVER
DATE APPROVED MARCH 2017 2.11 - 02.2



NOTE:
1. ALL SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL BE MANUFACTURED FROM GRAY IRON (CAST IRON) MEETING THE REQUIREMENTS OF ANNUAL D (DEAD) ASTM A-536.
2. ALL SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL CONFORM TO PARAGRAPH 2.01(D) OF ITEM II - SECTION VI OF MSD'S TECHNICAL SPECIFICATIONS (MADE IN THE U.S.A.)
3. NON-TRAFFIC LOCATIONS: SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL BE AS MANUFACTURED BY EAST JORDAN IRON WORKS MODEL 1516 (OR APPROVED EQUAL).
4. TRAFFIC LOCATIONS: SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL BE AS MANUFACTURED BY EAST JORDAN IRON WORKS MODEL 1516 (OR APPROVED EQUAL).

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
CLEANOUT BOX
DATE APPROVED MARCH 28, 2019 2.07 - 05



STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
SERVICE CONNECTIONS AT MANHOLES
DATE APPROVED MARCH 2017 2.11 - 02.1

GENERAL NOTES FOR SEWER

1. SEWER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY (MSD). ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. REQUIREMENTS AND SPECIFICATIONS OF MSD STANDARDS SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED SEWER EXTENSION.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED SEWER PERMITS AND ASSOCIATED NON-SEWER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PROVIDE COPY OF STREET CUT PERMIT TO MSD PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE OBSERVATION OF THE ENGINEER, THE OWNER, THE METROPOLITAN SEWERAGE DISTRICT. THE ENGINEER SHALL PERIODICALLY OBSERVE THE PROGRESS OF INSTALLATION AND SHALL COMPLETE A FINAL WATER AND SEWER INSPECTION. THE CONTRACTOR SHALL FURNISH, SECURE, AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEERS FINAL CERTIFICATION OF COMPLETION. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
5. 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.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL PROVIDE MSD FIELD DENSITY REPORTS VERIFYING SEWER BUILT IN FILL AREAS ARE COMPACTED TO 95% STANDARD PROCTOR.
9. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL SEWER PIPES AND APPURTENANCES.
10. SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH NC DOT AND IN STRICT ACCORDANCE WITH NCDOT GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
11. ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC PLUMBING CODES AND ANY REQUIREMENTS PER LOCAL AUTHORITIES. COORDINATE EXACT LOCATIONS OF SERVICE LINES WITH THE ARCHITECTURAL, PLUMBING, AND LANDSCAPING PLANS. SEWER CLEANOUT ASSEMBLY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERIFICATION.
12. ALL NON-FERROUS UNDERGROUND SERVICE LINES OUTSIDE BUILDING FOOTPRINT SHALL BE REQUIRED TO HAVE A MAGNETIC- TYPE WARNING TAPE INSTALLED IN THE BACKFILL AT LEAST 8" BELOW GRADE.
13. CONTRACTOR TO INSTALL D.I.P. WHERE THE MINIMUM OF 3' COVER OR AT UTILITY CROSSINGS WHERE MINIMUM VERTICAL SEPARATION REQUIREMENTS CANNOT BE MET. PIPE MATERIAL MUST TRANSITION TO D.I.P. 10' PRIOR TO CROSSING VIA A SOLID SLEEVE COUPLING AND EXTEND TO THE NEXT MANHOLE.
14. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
    A. SEWER LINE CROSSES OVER WATER, OR
    B. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18".
    MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
14. MAINTAIN 18" VERTICAL SEPARATION BETWEEN STORM DRAIN AND SANITARY SEWER, OR INSTALL FERROUS MATERIAL ON THE SANITARY SEWER WITHIN 10' EACH SIDE OF THE CROSSING.
15. CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
16. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
17. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
18. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
19. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE SEWER SYSTEMS PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY THE METROPOLITAN SEWERAGE DISTRICT. SECURE FINAL OPERATIONAL APPROVAL FROM MSD PRIOR TO ACTIVATION OF THE SYSTEM.

SEWER DETAILS

104 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 350-7364
FAX (828) 255-5986

52 WALNUT STREET, SUITE B
ASHEVILLE, NC 28801
PHONE (828) 450-4410
FAX (828) 450-4420

CDC Civil Design Concepts, PA
NCBELS LICENSE #: C-2784
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	01/19/2022	OWNER REVIEW	JPB

FOR REVIEW ONLY

SEWER DETAILS FOR:
RAILYARD
RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CDC PROJECT NO. 22136
TOTAL P.G. 150

SHEET
C971

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 10' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

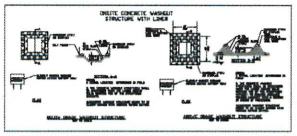
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within silt perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or buggest materials directly on the ground.

NORTH CAROLINA Environmental Quality

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Record	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintenance & good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, one set individual day rainfall observations is sufficient, except for computation and measurement for the next set of required days (see the last sentence of a rain inspection in comfort). Days on which no rainfall occurred shall be recorded as "zeros." The permittee may use another commensurately reliable approach to this condition.
(2) E&SC measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Name/position of the inspector(s) inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspections. 4. Indication of whether the measures were operating correctly. 5. Description of maintenance needs for the measures. 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Presence of indications of stormwater pollution such as oil sheen, flocking or suspended solids or other pollution. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside the limits, then a record of the following shall be made: 1. Picture taken to clearly show the sediment that has left the site limits. 2. Description, evidence, and date of corrective actions taken; and 3. Records/actions or notes taken to contact future recipients.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, take a record of the following shall be made: 1. Description, evidence and date of corrective actions taken; and 2. Records of the required reports to the appropriate Division Regional Office (see Part III, Section C of this permit). Note: If the stream or wetland is not accessible because of safety issues, choose representative locations to inspect instead.
(6) Ground stabilization measures	Within 14 days after cessation of grading	1. Date grading ceased. 2. Documentation that the required ground stabilization measures have been installed within the required timeframes or an explanation that they will be installed as soon as is feasible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on this site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or for the E&SC measures any modified after initial installation.
(b) A phase of grading has been completed	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
(b) The non surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, item (2)(c) and (d) of this permit.
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sized, designed and maintained dewatering tanks, wet tanks, and filtration systems.
(d) Vegetated, upland areas of the dam or properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above.
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:

- **They are 25 gallons or more,**
- **They are less than 25 gallons but cannot be cleaned up within 24 hours,**
- **They cause sheen on surface waters (regardless of volume), or**
- **They are within 100 feet of surface waters (regardless of volume).**

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrences	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• **Within 24 hours**, an oral or electronic notification. • **Within 7 calendar days**, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream or wetland is not accessible because of inherent hazardous conditions, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state water quality standards.
(b) Oil spills and releases of hazardous substances per Item (2)(b)(1) above	• **Within 24 hours**, an oral or electronic notification. The oral report shall include an evaluation of the anticipated quality and effect of the bypass.
(c) Anticipated bypasses (40 CFR 122.41(m)(3))	• **A report at least ten days before the date of the bypass, if possible.** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	• **Within 24 hours**, an oral or electronic notification.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment(40 CFR 122.41(l)(7))	• **Within 7 calendar days**, a report that contains a description of the noncompliance, and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. (40 CFR 122.41(l)(6)). • Division staff may waive the requirement for a written report on a case-by-case basis.

NORTH CAROLINA Environmental Quality

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

NCG01 NOTES

CDC Civil Design Concepts, PA
104 FAYTON AVENUE, SUITE 2, ASHEVILLE, NC 28803
PHONE (828) 505-3580 FAX (828) 505-3581
70 WALNUT STREET, SUITE E, WAYNESVILLE, NC 28786
PHONE (828) 452-4410 FAX (828) 456-3400
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	8/19/2022	OWNER REVIEW	JPB

FOR REVIEW ONLY

NICHOLAS LICENSE #: C-0784

NCDEQ NOTES FOR:

RAILYARD

RAILYARD HOSPITALITY GROUP, LLC — TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

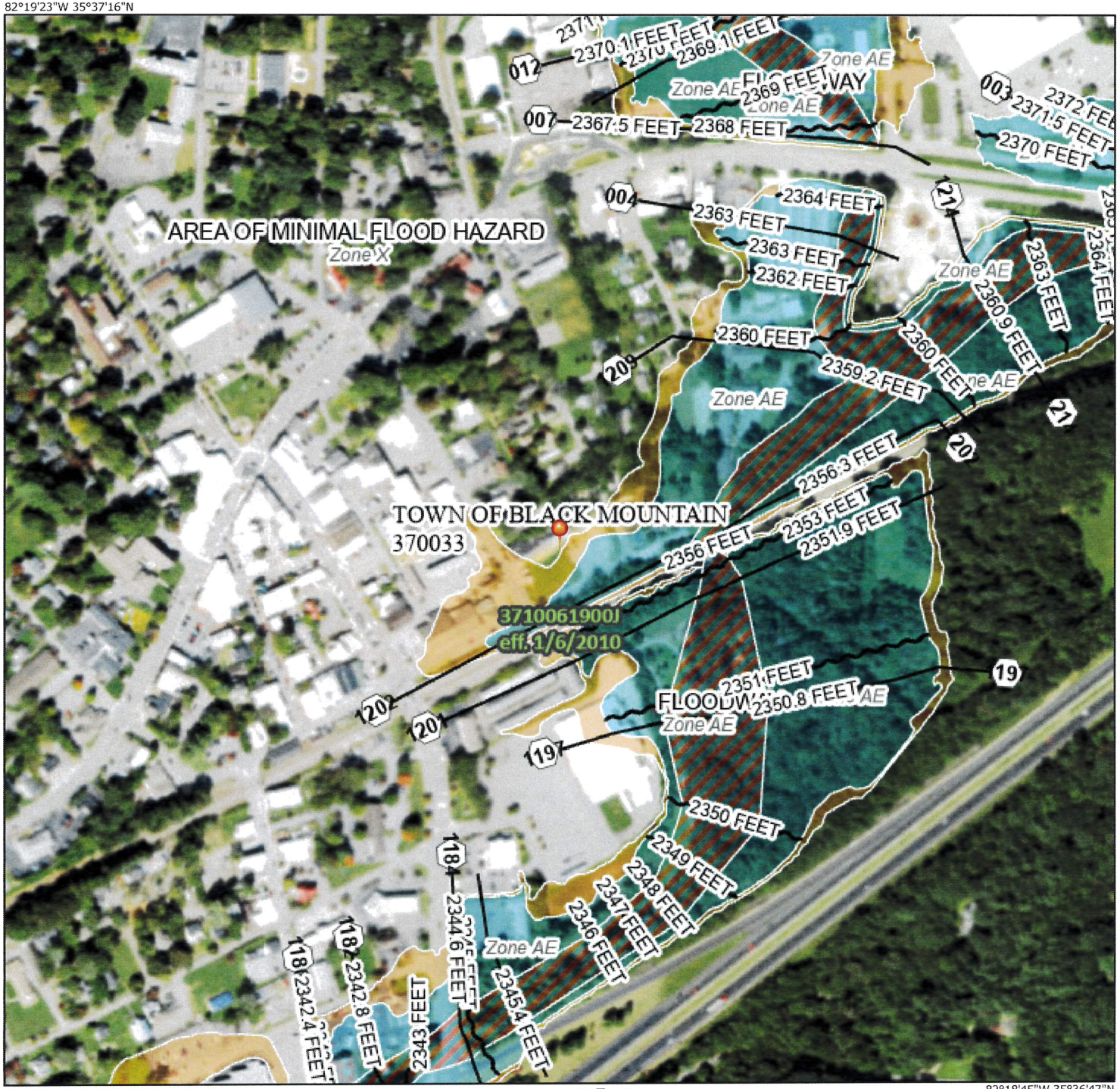
DRAWN BY: JPB
CDC PROJECT NO.: 22138
TOWN P.O.: TBD

SHEET
C998

National Flood Hazard Layer FIRMette

FEMA

82°19'23"W 35°37'16"N



82°18'45"W 35°36'47"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/2/2022 at 10:28 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
OFFICE OF THE BUILDING INSPECTOR
828-419-9300 (office) 828-669-2030 (fax) 1-800-735-2962 (TTD)

CERTIFICATE OF OCCUPANCY & COMPLIANCE
NORTH CAROLINA GENERAL STATUTE 160A-423

****Date of Issue: March, 6, 2023**

Address: 141 S Richardson Blvd

Address 2: Black Mountain, NC 28711

Owner: Railyard Hospitality Grp

Contractor: DSH Construction

Occupant/Business Name: commercial remodel

Building Permit #: 6751

A Certificate of Occupancy and Compliance is hereby issued for the above listed location and occupancy. This certificate is non-transferable and valid only as outlined above and in accordance with the law.

Electrical ☒ **Building** ☒ **Plumbing** ☒ **Heating** ☒ **Gas** ☐ **Zoning** ☒

Fire ☒ **Other** ☐

Remarks: All inspections completed, compliances met and occupancy granted.

Signature: Rick Burton

Rick Burton, Building Inspector

**** This structure was in compliance with the North Carolina Building Code and Fire Code in effect on the date of inspection(s).**

Jennifer Tipton

From: John Richardson <john@blkmtnkitchen.com>
Sent: Tuesday, July 12, 2022 6:23 AM
To: Jennifer Tipton
Cc: Jessica Trotman
Subject: RailYard 2nd permit
Attachments: 790922_DSH Const_Railyard Hospitality Group_141 S.Richardson_CD Set.pdf; Untitled attachment 00258.htm; PastedGraphic-1.tiff; Untitled attachment 00261.htm

Good morning Jennifer-

Attached are the shipping container drawings.

Jesse Gardner said he had sent the final updated site plan a while ago, so that should be on file.

The Lien agent will be the same as for the first part of the permit.

Dan Hensley says we have the MSD permit taken care of.

Jesse says we are grandfathered in for the stormwater permit because it is a reduction in building space, and I'm not sure if that applies to the flood plain permit as well?

Other than the permit application (which I'll have you later today) do we need anything else?

- Engineered plans for the container units
- Updated site plan
- Stormwater permit
- Lien agent
- MSD permit
- Floodplain permit

Thanks for your help!

STRUCTURAL NOTES

GENERAL

1. THE FOLLOWING DEVIATIONS ARE LIMITED TO THE ITEMS SPECIFIED HEREIN. NO OMISSION IS INTENDED, AND NONE SHOULD BE PRESUMED REGARDING OTHER ASPECTS OF THIS CONSTRUCTION. IF THE CONTRACTOR'S TRADITION IS A VARIANCE, ANY ASSOCIATED REMOVAL COMPLIANCE OR REVISIONS WILL BE CHARGE TO THE ITEMS SPECIFIED HEREIN, WITH NO CHANGE TO ANY AGREED UPON PRICE.
2. THE DRAWINGS CONTAINED HEREIN, IN WHOLE OR IN PART, INCLUDE THE PROPRIETARY AND TERRITORIAL RIGHTS OF ARCHITECT, ENGINEER, INC. THE DRAWINGS MAY NOT BE USED, TRANSFERRED OR REPRODUCED IN ANY MANNER OTHER THAN THAT FOR WHICH INTENDED, WITHOUT WRITTEN AND APPROPRIATE COMPENSATION. ALL RIGHTS RESERVED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE, AS ADOPTED AND AMENDED BY LOCAL REGULATIONS.
4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, LEVELS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THEY SHALL REPORT ANY VARIANCE, DISCREPANCY OR OMISSION TO THE ARCHITECT / ENGINEER AND / OR TO CONFIRM WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CAREFULLY EXAMINE ALL PLANS, DETAILS AND SPECIFICATIONS AND START WORK ONLY WHEN THEY ARE FOUND ACCEPTABLE AND SATISFACTORY. THEY SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS AND ESTIMATIONS IN CONNECTION WITH THEIR WORK.
5. IN THE EVENT OF CONFLICTING OR UNCLEAR ASPECTS IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF SUCH CONFLICTS OR OMISSIONS PRIOR TO PROCEEDING WITH WORK WHICH HAS BEEN AFFECTED. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS FAIL TO GIVE SUCH NOTICE, NO CLAIM OR PAYMENT SHALL BE MADE FOR THE EFFECTS OF ANY SUCH CONFLICTS OR OMISSIONS AND THE COST OF REMEDY SHALL BE THE SAME.
6. NO CHANGES TO THE INFORMATION SHOWN IN THE DRAWINGS OR SPECIFICATIONS OR VARIATIONS FROM IT SHALL BE MADE WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
7. DETAILS AND SECTIONS SHOWN ON THE DRAWINGS PERTAIN TO OVERALL CONDITIONS. ANALOGOUS OR SIMILAR DETAILS OR SECTIONS ARE TO BE CONSTRUCTED AND ARE IN PART DIAGRAMMATIC. THE DRAWINGS ARE NOT EXPECTED TO BE SCALED FOR REACH IN MEASUREMENTS OR TO SHOW ALL OF SUCH DETAILS OR NOTICE THEM.
8. ARCHITECT AND CONTRACTOR TO SHALL COORDINATE DOOR AND WINDOW OPENINGS AND INTERIOR AND EXTERIOR FINISHES.
9. DEMOLITION WORK - EXISTING REMOVALS, REMOVALS AND DISPOSAL OF ALL WASTE MATERIAL RELATED TO THE CONSTRUCTION OF THE PROJECT TO BE PERFORMED BY GC.

DESIGN LOADS

LIVE LOADS:
ROOF ..... 20 PSF
FLOOR ..... 100 PSF
DEAD LOADS:
ROOF ..... 15 PSF
FLOOR ..... 15 PSF
WIND LOADS:
ULTIMATE WIND SPEED ..... 115 MPH

1. ALL STRUCTURAL ELEMENTS DESIGNED TO SUSTAIN STRENGTH, DEFLECTION AND STABILITY LOADS EXISTING TO AS TO PROVIDE THE MOST CRITICAL CONDITIONS.
2. ANY CONCRETE, MASONRY OR TIMBER, LATERAL OR GRAVITY, THE CONSTRUCTION SHALL NOT PROCEED UNTIL THE ARCHITECT AND THE STRUCTURAL ENGINEER HAVE ACCEPTED ALL PLANS.
3. THE STRUCTURAL CONTRACT DRAWINGS SHALL NOT BE USED AS TEMPLATES FOR SHOP DRAWINGS UNLESS EXPLICIT APPROVAL IS GIVEN BY THE STRUCTURAL ENGINEER. IN ADDITION, ALL SUBSTITUTIONS, SUBMITTED AS EQUIVALENT, THAT HAVE NOT BEEN SPECIFICALLY APPROVED BY THE ENGINEER, SHALL BE REJECTED WITHOUT REVIEW.

FOUNDATIONS

1. FOOTINGS DESIGNED AND SIZED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
2. PRIOR TO CONSTRUCTION, SUBGRADE CONDITIONS USED TO DESIGN FOUNDATIONS SHALL BE VISITED AND EVALUATED BY A GEOTECHNICAL ENGINEER LICENSED IN NORTH CAROLINA. ALLOW STRUCTURAL ENGINEER TO REVIEW GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
3. EXCAVATION CONTRACTOR IS RESPONSIBLE TO ESTABLISH PARAMETERS FOR TO THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW. ENGINEER NOTIFIED FOR THEIR CONSTRUCTION IS ATTEMPTED.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ADEQUATE AND SAFE EXCAVATION, SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO PROTECT ADJACENT STRUCTURES, UTILITIES, AND PUBLIC WAYS. THE CONTRACTOR SHALL DESIGN, INSTALL, AND MAINTAIN ALL TEMPORARY SUPPORTS IN ACCORDANCE WITH OSHA REGULATIONS AND GOOD CONSTRUCTION PRACTICE. THE ENGINEER'S REVIEW OF CONTRACTOR-SUBMITTED SHORING DRAWINGS, IF REQUIRED, SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR THE ADEQUACY OF THE SUPPORT SYSTEMS.
5. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, NATIVE SOIL OF ENGINEERED FILL PREPARED PER GEOTECHNICAL ENGINEER'S SPECIFICATIONS.

CONCRETE AND REINFORCING STEEL

1. WORK SHALL CONFORM TO THE LATEST PROVISIONS OF ACI 318 FOR STRUCTURAL CONCRETE FOR BUILDINGS. ACI 301 AND ASTM C 94 FOR READY-MIXED CONCRETE AND ACI 117 FOR TOLERANCES AND TEST. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH (F'C) AT 28 DAYS:

FOOTINGS ..... 3000 PSI

2. ALL EXTERIOR CONCRETE SHALL CONTAIN ENTRAINED AIR IN ACCORDANCE WITH ACI 318, TABLE 4.2.1.
3. CONCRETE PER ASTM C 94/C 94M. TEMPERATURE AND TIME LIMITATIONS SHALL BE SPECIFIED AT COMPLETION OF MIXING AND SHALL COMPLY WITH ASTM C 94/C 94M, EXCEPT WHEN SPECIAL PROVISIONS ARE MADE.
4. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4/D1.4M: LATEST REVISION.
5. SUBMIT A MIX DESIGN FOR EACH CONCRETE STRENGTH AND TYPE TO BE USED ON THE PROJECT. MIX DESIGNS SHALL BE PREPARED BY A QUALIFIED INDEPENDENT TESTING LABORATORY AND SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE PLACEMENT OF CONCRETE. MIX DESIGNS SHALL INCLUDE THE FOLLOWING INFORMATION:
   - MAXIMUM AGGREGATE SIZE
   - SLUMP
   - AIR CONTENT
   - COMPRESSIVE STRENGTH AT 7 AND 28 DAYS
   - WATER-CEMENT RATIO
   - TYPE AND BRAND OF CEMENT
   - TYPE AND SOURCE OF AGGREGATES
   - TYPE AND BRAND OF ADMIXTURES
   - ANY OTHER RELEVANT INFORMATION REQUESTED BY THE ENGINEER
6. THE CONTRACTOR SHALL VERIFY IN THE FIELD THE TYPE AND LOCATION OF ALL EMBEDDED ITEMS, INCLUDING ANCHOR BOLTS, SLEEVES, PLATES, AND OTHER ITEMS, PRIOR TO PLACING CONCRETE.
7. REINFORCEMENT NOT FULLY ENCASED BY CONCRETE SHALL BE EPOXY COATED.

STRUCTURAL STEEL

1. STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (LATEST EDITION).
2. STRUCTURAL STEEL - DESIGNED PER LOADING AS NOTED ON PLANS AS FOLLOWS:
   WIDE FLANGE SHAPES ..... ASTM A992
   PLATES, ANGLES, AND BARS ..... ASTM A36
   TUBES ..... ASTM A500 GR. B
   ANCHOR BOLTS, NUTS, ETC. ..... ASTM F1554 GRADE 36
   HSS SHALL BE SPECIFICALLY NOTED.
3. SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE FABRICATION OF ANY MATERIALS.
4. ALL EXTERIOR STEEL SHALL BE GALVANIZED AFTER FABRICATION.
5. ALL WELDING SHALL CONFORM TO AWS D1.1, LATEST REVISION. ALL WELDING SHALL BE PERFORMED BY WELDERS WHO HAVE PASSED AWS QUALIFICATION TESTS. ALL WELDING SHALL BE PERFORMED BY WELDERS WHO HAVE PASSED QUALIFICATION TESTS TO AWS D1.1. ALL WELDING SHALL BE PERFORMED BY WELDERS WHO HAVE PASSED QUALIFICATION TESTS TO AWS D1.1. ALL WELDING SHALL BE PERFORMED BY WELDERS WHO HAVE PASSED QUALIFICATION TESTS TO AWS D1.1.
6. ALL WELDS SHALL BE CONTINUOUS AND FULL PENETRATION UNLESS OTHERWISE NOTED. ALL WELDS SHALL BE PERFORMED BY WELDERS WHO HAVE PASSED QUALIFICATION TESTS TO AWS D1.1. ALL WELDS SHALL BE PERFORMED BY WELDERS WHO HAVE PASSED QUALIFICATION TESTS TO AWS D1.1.
7. FIELD CONNECTIONS SHALL BE BOLTED UNLESS OTHERWISE NOTED. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION AS DEFINED BY AISC. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION AS DEFINED BY AISC.
8. FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING APPROVED PROCEDURES. ALL FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING APPROVED PROCEDURES.

MISCELLANEOUS ITEMS

1. LOCATION OF ALL OPENINGS IN CONCRETE OR MASONRY WALLS AND SLABS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. NO OPENINGS SHALL BE CUT IN STRUCTURAL MEMBERS UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
2. ALL ANCHOR BOLTS, EMBEDDED PLATES, AND OTHER EMBEDDED ITEMS SHALL BE ACCURATELY SET AND SECURELY HELD IN PLACE BEFORE CONCRETE IS PLACED. ALL ANCHOR BOLTS, EMBEDDED PLATES, AND OTHER EMBEDDED ITEMS SHALL BE ACCURATELY SET AND SECURELY HELD IN PLACE BEFORE CONCRETE IS PLACED.
3. ALL DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

1 S1.1 CONTAINER FOUNDATION PLAN

2 S1.1 CANOPY SECTION

3 S1.1 CONTAINER OPEN SIDES PLAN

4 S1.1 CORNER CONNECTION DETAIL

5 S1.1 PIER FOOTING SECTION - CORNERS

6 S1.1 PIER FOOTING SECTION - MIDDLE

7 S1.1 CORNER COLUMN DETAIL

04-06-22

REVISIONS/SUBMISSIONS

No.	Description	Date
1	.....	.....

CONSTRUCTION SET

MEDLOCK & ASSOCIATES
STRUCTURAL • CONSULTING • CONSTRUCTION ASSISTANCE
ENGINEERING, PA
53 Orchard Avenue, Suite 101
Asheville, NC 28801
Phone: (828) 252-5245
Fax: (828) 252-5274
NC Cert # C-3133

Project No.: 790922

Drawing No.: S1.1

1 OF 2

Drawing Title: OPEN SIDED CONTAINER W/ CANOPY PLANS & DETAILS

RAILYARD HOSPITALITY GROUP
SHIPPING CONTAINERS
141 S. RICHARDSON BLVD.
BLACK MOUNTION NORTH CAROLINA

STRUCTURAL NOTES

A GENERAL

1. THE FOLLOWING GENERAL NOTES ARE LIMITED TO THE ITEMS SPECIFIED HEREIN. THE CONTENTS IS OFFERED AND MUST NOT BE CONSIDERED AS COMPLETE AS TO THE CONSTRUCTION OF THE STRUCTURES SHOWN AS A WHOLE. ANY ASSOCIATED NOTES ARE LISTED ON THE APPLICABLE DETAILS. WITH THE SAME IN MIND THE FOLLOWING ARE OFFERED.

2. THE DRAWINGS CONTAINED HEREIN, IN WHOLE OR IN PART, REMAIN THE PROPERTY OF STEELY & ASSOCIATES ENGINEERS, PA. THE INFORMATION MAY NOT BE USED, TRANSFERRED OR REPRODUCED FOR ANY PROJECT OTHER THAN THAT SPECIFIED WITHOUT THE WRITTEN CONSENT OF STEELY & ASSOCIATES ENGINEERING PA.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AS ADOPTED AND SUBJECT TO LOCAL MODIFICATIONS.

4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, CONDITIONS, LEVELS AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THEY SHALL REPORT ANY VARIANCE, DISCREPANCIES OR UNCERTAINTIES TO THE ARCHITECT / ENGINEER (A/E) PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY MISALIGNMENT AND ERRORS DUE TO CONSTRUCTION WITH THEIR WORK.

5. IN THE EVENT ANY DISCREPANCY OR AMBIGUITY APPEARS IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF SUCH CONDITIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH WORK UNTIL WHAT MAY BE DECIDED. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS FAIL TO GIVE SUCH NOTICE, NO CLAIM OR EXTRA WILL BE ALLOWED FOR THE REMEDY OF AN ... SUCH CONDITIONS OR DISCREPANCIES AND THE COST OF REMEDY SHALL BE BORNE BY THE SAME.

6. ALL MARKINGS TO THE INFORMATION SHOWN ON THE DRAWINGS OR SUBSTITUTES OF MATERIALS SHALL BE MADE WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

7. LESSER IMPORTANT INFORMATION ON THE DRAWINGS PERTAINING TO OVERALL DISTRIBUTION AND SYSTEMS ARRANGEMENTS TO BE CONSTRUCTED AND ARE IN PART DIAGRAMMATIC. THE DRAWINGS ARE NOT INTENDED TO BE SCALED FOR REACH IN MEASUREMENT OR TO BE USED AS SHOP DRAWINGS OR PATTERNS THEREOF.

8. ARCHITECT AND CONTRACTOR SHALL COORDINATE DOOR AND FRAME OPENINGS AND INTERIOR AND EXTERIOR FINISHES.

9. DIMENSIONS SHALL TAKEN PRIMARILY FROM AND DIMENSIONS OF ACCURATE DIMENSION RELATIVE TO THE CONSTRUCTION OF THE PROJECT TO BE PERFORMED FOR SAME.

B DESIGN LOADS

LIVE LOADS:
ROOF ..... 20 PSF
FLOOR ..... 100 PSF
DEAD LOADS:
ROOF ..... 15 PSF
FLOOR ..... 15 PSF
WIND LOADS:
ULTIMATE ..... 115 MPH
SEISMIC LOADS:
SEISMIC ..... 115 MPH

1. ALL STRUCTURAL ELEMENTS ARE DESIGNED TO SUPPORT THEIR OWN WEIGHT AND FLOOR LOADS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT PROCEED WITH THE APPLICATION OF ANY ADDITIONAL LOADS TO THE STRUCTURE UNTIL THE STRUCTURAL ENGINEER HAS GIVEN WRITTEN APPROVAL.

2. SHOP DRAWINGS, CONSTRUCTION DRAWINGS AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY WORK IS PERFORMED. THE CONTRACTOR SHALL NOT PROCEED WITH THE APPLICATION OF ANY ADDITIONAL LOADS TO THE STRUCTURE UNTIL THE STRUCTURAL ENGINEER HAS GIVEN WRITTEN APPROVAL.

3. THE STRUCTURAL CONTRACT DRAWINGS SHALL NOT BE USED AS TEMPLATES FOR SHOP DRAWINGS AS THEY ARE NOT DRAWN TO THE PRECISION REQUIRED FOR TEMPLATES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY WORK IS PERFORMED. SUBMITTED DRAWINGS SHALL BE CLEARLY MARKED AS "APPROVED" OR "APPROVED AS NOTED" BEFORE APPROVAL WILL BE PROVIDED. WORK PERFORMED WITHOUT APPROVED SHOP DRAWINGS MAY BE REJECTED WITHOUT REVIEW.

C SOILS

1. FOOTINGS DESIGNED BASED ON A PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.

2. PRIOR TO CONSTRUCTION, FOR GRADE CONDITIONS USED TO DESIGN PARAMETERS SHALL BE VISITED AND EVALUATED BY A GEOTECHNICAL ENGINEER LICENSED IN NORTH CAROLINA TO ENSURE STRUCTURAL ENGINEER TO REVIEW GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.

3. FOUNDATION CONSTRUCTION CONFORMING TO GEOTECHNICAL PARAMETERS OF THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE STRUCTURAL ENGINEER OF RECORD. ANY DEVIATIONS MUST BE REPORTED IMMEDIATELY.

4. THE DESIGN INCLUDES GLOBAL STABILITY AS WELL AS OTHER SPECIFIED GEOTECHNICAL CONSIDERATIONS, SUCH AS SLOPE STABILITY, OF SITE CONDITIONS SHALL CONSTITUTE THAT THEY BE INVESTIGATED BY A GEOTECHNICAL ENGINEER LICENSED IN NORTH CAROLINA.

5. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED.

6. ANY EXCAVATION SHALL BEGIN AN ANGLE OF NO GREATER THAN 45° FROM THE BOTTOM OF THE FOOTING UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER.

D CONCRETE AND REINFORCING STEEL

1. WORK SHALL CONFORM TO THE LATEST PROVISIONS OF ACI 318 WITH ADDITIONS AND STRUCTURAL CONCRETE FOR BUILDINGS (ACI 318-14) AND BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318). CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS (F'C) AT 28 DAYS:

FOOTINGS ..... 3000 PSI

2. ALL EXTERIOR CONCRETE SHALL CONTAIN AIR ENTRAINED ADMIXTURE IN ACCORDANCE WITH ASTM C 494, TYPE A OR F.

3. CONCRETE MIX PROPORTIONS MAY BE SELECTED BY THE CONTRACTOR TO ACHIEVE THE REQUIRED STRENGTH AT 28 DAYS. MIX PROPORTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE.

4. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A 185, GRADE 65, AND SHALL BE FURNISHED IN FLAT SHEETS.

5. REINFORCING BARS SHALL CONFORM TO ASTM A 615, GRADE 60, AND SHALL BE DEFORMED BARS.

6. CONCRETE SHALL BE PLACED IN THE FORMS AND COMPACTED BY MECHANICAL VIBRATION. VIBRATORS SHALL NOT BE USED TO MOVE CONCRETE LATERALLY WITHIN THE FORMS.

7. CONCRETE SHALL BE CURED FOR 7 DAYS OR CURED BY USE OF APPROVED MEMBRANE CURING COMPOUND.

8. THE CONTRACTOR SHALL VERIFY IN THE FIELD THE TYPE AND LOCATION OF ALL EMBEDDED ITEMS, INCLUDING ANCHOR BOLTS, SLEEVES, ETC., PRIOR TO PLACING CONCRETE.

9. REINFORCEMENT NOT FULLY EMBEDDED IN CONCRETE SHALL BE EPOXY COATED.

E STRUCTURAL STEEL

1. STEEL WORK SHALL CONFORM TO THE APPROVED PORTION OF THE CONSTRUCTION DOCUMENTS, WHICH INCLUDE NOTES, DETAILS AND SPECIFICATIONS.

2. STRUCTURAL STEEL DESIGNATIONS USED ON THIS PLAN SHALL BE AS FOLLOWS:
WIDE-FLANGE SHAPES ..... ASTM A992
PLATES, ANGLES, AND BARS ..... ASTM A 36
HSS ..... ASTM A 500 GR B
ANCHOR BOLTS AND ALL ..... ASTM F1554, GRADE 36
HSS OPEN WHERE SPECIFICALLY CALLED FOR.

3. SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE WORK IS FABRICATED.

4. ALL DEFECTIVE STEEL SHALL BE CLEANED OF THE ENTIRE FRAMING. DO NOT USE DAMAGED ELEMENTS AFTER ERECTION.

5. AT ANY SITE BOLTS, THE NUT SHALL BE ON THE SIDE OF THE PROJECTION THREADS UPWARD.

6. ALL WELDING SHALL CONFORM TO AWS D1.1 LATEST EDITION. ALL FIELD WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER. ALL WELDS SHALL BE CONTINUOUS FILLET WELDS OF THE SIZE INDICATED ON THE DRAWINGS. ALL WELDS SHALL BE INSPECTED BY A CERTIFIED WELDING INSPECTOR. ALL WELDS SHALL BE INSPECTED BY A CERTIFIED WELDING INSPECTOR. ALL WELDS SHALL BE INSPECTED BY A CERTIFIED WELDING INSPECTOR. ALL WELDS SHALL BE INSPECTED BY A CERTIFIED WELDING INSPECTOR.

7. STEEL SURFACES TO BE FIELD WELDED SHALL BE CLEANED OF ALL DIRT, RUST, MILL SCALE, GREASE, OIL AND OTHER FOREIGN MATERIAL PRIOR TO WELDING. FOR FIELD WELDS EXPOSED TO THE WEATHER, CLEAN ALL WELDING SURFACES OF ALL RUST, MILL SCALE, GREASE, OIL AND OTHER FOREIGN MATERIAL PRIOR TO WELDING. FOR FIELD WELDS EXPOSED TO THE WEATHER, CLEAN ALL WELDING SURFACES OF ALL RUST, MILL SCALE, GREASE, OIL AND OTHER FOREIGN MATERIAL PRIOR TO WELDING.

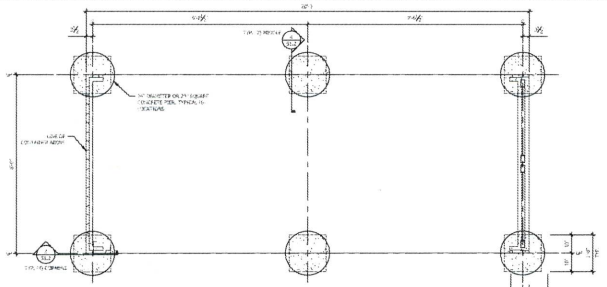
8. FIELD VERIFY SITE CONDITIONS PRIOR TO FABRICATION OF STEEL WORK.

F INSTALLATION OF ITEMS

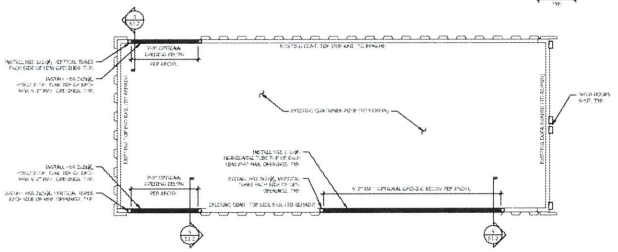
1. SEND TO TOP THE LAYING OF DOWELS OR ANCHOR BOLTS SHALL BE SUPERVISED BY EXPERT PERSONNEL AS MANUFACTURED BY COMPANY. WORKS FOR THE INSTALLATION OF THE SCREW ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. CAREFULLY PLACE THE CONCRETE SO AS NOT TO DISPLACE ANCHOR BOLTS.

3. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE ALTERED WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

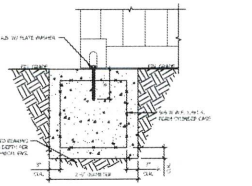


1 S1.2 CONTAINER FOUNDATION PLAN

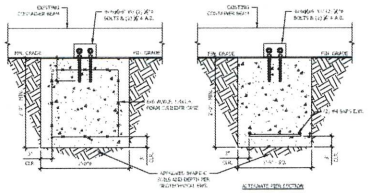


2 S1.2 CONTAINER OPENINGS PLAN

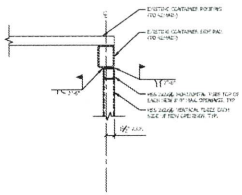
NOTES:
1. SEE ARCHITECTURAL PLANS FOR INFORMATION REGARDING ALL OPENINGS NOT SHOWN HERE.
2. NO OPENINGS PERMITTED ON THIS SIDE.



3 S1.2 PIER FOOTING SECTION - CORNERS



4 S1.2 PIER FOOTING SECTION - MIDDLE



5 S1.2 VIEW OPENING SECTION

04-Dec-22

No.	REVISIONS/SUBMISSIONS	DATE
1	.....	.....
2	.....	.....

CONSTRUCTION SET

MEDLOCK & ASSOCIATES
STRUCTURAL ● CONSULTING ● ENGINEERING PA
CONSTRUCTION ASSISTANCE

Medlock & Associates Engineering PA
357 Edwards Avenue
Suite 101
Asheville, NC 28801
Phone: (828) 232-5545
Fax: (828) 232-5324
NC Cert. # C-3133

Project No.: 790922
Drawing No.: S1.2
2 OF 2
Drawing Title: CONTAINER OPENINGS (NO CANOPY) PLANS & DETAILS

RAILYARD HOSPITALITY GROUP
SHIPPING CONTAINERS
141 S. RICHARDSON BLVD.
BLACK MOUNTAIN NORTH CAROLINA

Jennifer Tipton

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Tuesday, July 12, 2022 4:42 PM
To: Jennifer Tipton; John Richardson
Cc: Dan Hensley
Subject: RE: Railyard Project
Attachments: 22136 Current Drawings 2022-01-19.pdf

Jennifer,

See attached set of drawings for railyard. Our impervious calcs included the Phase 2 building, so we are exempt from stormwater in the full buildout. Let me know if you have any questions or need any additional information from me.

John – Let me know if you need assistance with the flood permit. The containers are elevated to be above BFE.

Thanks,

Jesse Gardner, P.E.
Civil Design Concepts, P.A. (828) 252-5388
Mailing address: P.O. Box 5432 Asheville, NC 28813

From: Jennifer Tipton <jennifer.tipton@tobm.org>
Sent: Tuesday, July 12, 2022 4:33 PM
To: John Richardson <john@blkmtnkitchen.com>
Cc: Jess Gardner <jgardner@cdcgo.com>; Dan Hensley <danhensley@me.com>
Subject: Railyard Project

Hi John,

I received the engineered drawings for the containers.

I can't find a most recent site plan, so if you or Jesse could email that to me, that would be great.

You will still need to do the floodplain permit, but we understand about the stormwater. We are wondering if you are planning on doing the brewing facility at the same time, because there is a chance that facility might require stormwater.

And we will also need the permit application.

I think that covers it but please let me know if you have any questions.

Thank you!

Jennifer Tipton
Senior Admin
Planning & Development
Town of Black Mountain
160 Midland Avenue

Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

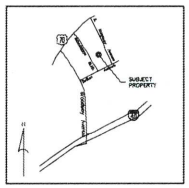
RAILYARD

TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

PREPARED FOR:

RAILYARD HOSPITALITY GROUP, LLC
110 CHURCH STREET
BLACK MOUNTAIN, NC 28711
JOHN RICHARDSON
(828) 301-5999

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
---	SURVEY
C201	SITE PLAN
C501	FINE GRADING & STORM PLAN
C301	ROUGH GRADING & EROSION CONTROL PLAN
C501	WATER PLAN
C701	SEWER PLAN
C921	SITE DETAILS
C922	SITE DETAILS
C951	STORM DETAILS
C961	WATER DETAILS
C931	EROSION CONTROL DETAILS
C971	SEWER DETAILS
C998	NCDOT NOTES



VICINITY MAP
(NOT TO SCALE)

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

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 JOHN RICHARDSON (828) 301-5999
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 BEN MUNN, P.E. (828) 252-5366
CONTACT:	

CDC Civil Design Concepts, PA

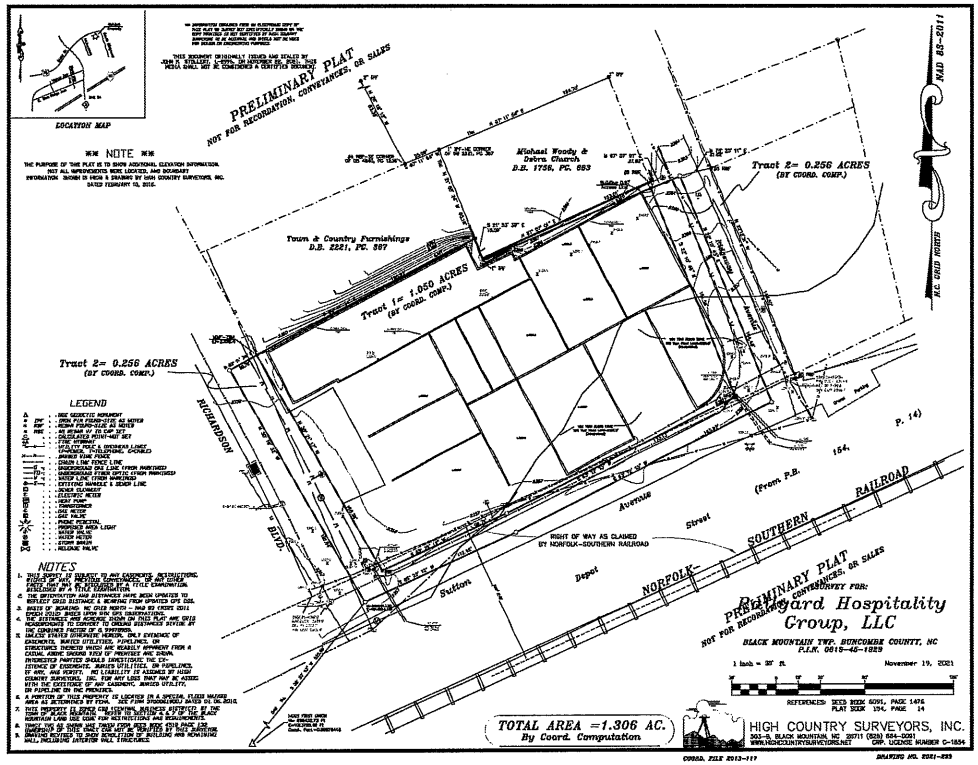
NO.	DATE	DESCRIPTION	BY
1	01/16/2020	OWNER REVIEW	JPR

RAILYARD

RAILYARD HOSPITALITY GROUP, LLC – TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

JPR
2019

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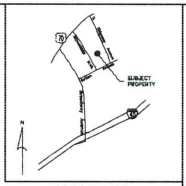

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
LOCATION MAP
NOTE
THE PURPOSE OF THIS PLAT IS TO SHOW ADDITIONAL ELEVATION INFORMATION. NOT ALL IMPROVEMENTS WERE LOCATED, AND BOUNDARY INFORMATION SHOWN IS FROM A DRAWING BY HIGH COUNTRY SURVEYORS, INC. DATED FEBRUARY 12, 2016.
Michael Woody & Debra Church D.B. 1756, PG. 893
Town & Country Furnishings D.B. 2221, PG. 887
Tract 2= 0.256 ACRES (BY COORD. COMP.)
Tract 1= 1.050 ACRES (BY COORD. COMP.)
Tract 2= 0.256 ACRES (BY COORD. COMP.)
RICHARDSON BLVD.
Sutton Avenue
Depot Street
NORFOLK SOUTHERN RAILROAD
(From P.B. 154, p. 14)
RIGHT OF WAY AS CLAIMED BY NORFOLK-SOUTHERN RAILROAD
NAD 83-2011
N.C. GRID NORTH
LEGEND
NOTES
1. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, CONVEYANCES, OR ANY OTHER FACTS THAT MAY BE DISCLOSED BY A TITLE EXAMINATION, NOT PERFORMED BY HIGH COUNTRY SURVEYORS, INC.
2. THE INFORMATION AND DISTANCES HAVE BEEN UPDATED TO MATCH GRID BEARINGS AND HORIZONTAL GROUND DISTANCES.
3. BASED ON GPS OBSERVATIONS USING NAD 83 (2011) AND NAVD 88 (GEOID 12A).
4. THE BOUNDARY AND ACREAGE SHOWN ON THIS PLAT ARE BASED ON GPS OBSERVATIONS AND DEED DESCRIPTIONS OF RECORD.
5. THE SURVEYED BOUNDARY ABOVE, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES (NOTED HERE) ARE READILY APPARENT FROM A CASUAL, ABOVE GROUND VIEW OF PREMISES AND KNOWN, OBSERVED PARTIES SHALL DEMONSTRATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES IF ANY, AND HEREBY, NO LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOCIATED WITH EASEMENTS, BURIED UTILITY, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
6. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM DESIGNATED DATED 09/06/2018.
7. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, CONVEYANCES, OR ANY OTHER FACTS THAT MAY BE DISCLOSED BY A TITLE EXAMINATION, NOT PERFORMED BY HIGH COUNTRY SURVEYORS, INC. SEE NOTE FOR RESTRICTIONS AND RESERVATIONS.
8. TRACT TWO AS SHOWN AND TRACT FIVE AREA WERE TAKEN FROM PLAT BOOK 154, PAGE 14 AND TRACT ONE AND TRACT FOUR AS DESCRIBED BY DEED DESCRIPTIONS.
9. LIMITING MINIMUM TO SHOW DEMOLITION OF BUILDING AND REMAINING WALL INCLUDING EXTERIOR WALL STRUCTURES.
PREPARED FOR: Hayward Hospitality Group, LLC
BLACK MOUNTAIN TWP. BUNCOMBE COUNTY, NC
F.I.R.M. 0619-45-1229
1 Inch = 30' ft.
November 19, 2021
REFERENCES DEED BOOK 6091, PAGE 1476
PLAT BOOK 154, PAGE 14
TOTAL AREA =1.306 AC.
By Coord. Computation
HIGH COUNTRY SURVEYORS, INC.
303-D BLACK MOUNTAIN, NC 28711 (828) 664-0081
WWW.HIGHCOUNTRYSURVEYORS.NET
CRP. LICENSE NUMBER C-1854
COORD. FILE 2013-117
DRAWING NO. 2021-229

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. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCCEI.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK
5. 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 OR THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
6. 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
9. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
10. 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
11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
12. PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OUTDOOR TURF
- PROPOSED PERMEABLE WALKWAY
- PROPOSED CHAIN LINK FENCE



VICINITY MAP

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CAUDEN STREET BLACK MOUNTAIN, NC 28711 JOHN MCPHERSON (828) 301-0699
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 136 PATTON AVENUE ASHEVILLE, NC 28801 BEN MUNN, P.E. (828) 252-5388
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711 JOHN M. STOLLEY (828) 664-0091

PROJECT DATA

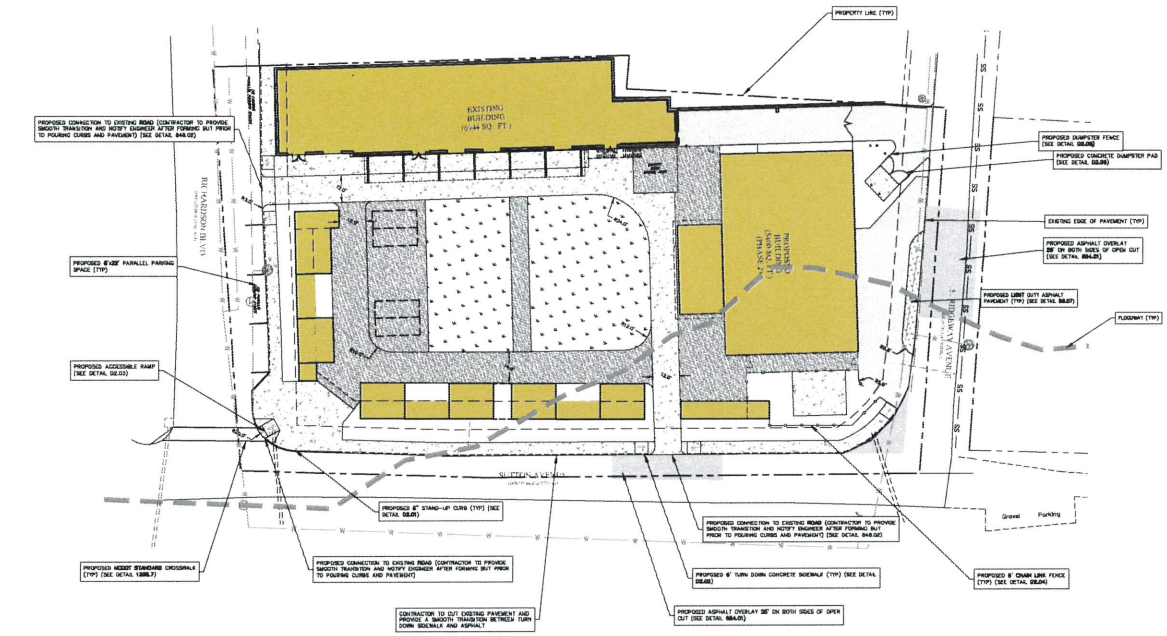
PIN:	0618-53-1829
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5260/574
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	.98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (18)	FOOD/RETAIL	8.5 FT	180 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.83 ACRES (47%)	0.88 ACRES (53%)



CDC INSPECTIONS HOTLINE:
(828) 771-4755 OPERATION 24 HOURS

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

NORTH

SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	01/19/2022	STAFF REVIEW	JPB

CDC Civil Design Concepts, PA
136 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801
PHONE (828) 252-5388
FAX (828) 252-5442
www.civildesignconcepts.com
NC1013 LICENSE # C-2161

SITE PLAN FOR:

RAILYARD

RAILYARD HOSPITALITY GROUP, LLC — TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
TOTAL PROJECT NO.: 2016
TOTAL SHEETS: 10

SHEET

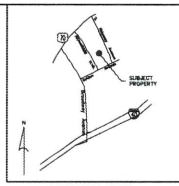
C201

NOTES

1. SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
2. SOME PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
3. SOIL GROUP: B
4. STREAM INFORMATION:
   INDEX: 6-78
   NAME: SWANNANOA RIVER
   CLASSIFICATION: WS-IV
   RIVER BASIN: FRENCH BROAD
5. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4155, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.

ROUGH GRADING & EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE — SF —
- EXISTING CONTOURS — 25 —
- PROPOSED CONTOURS — 50 —
- STONE INLET PROTECTION



VICINITY MAP

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 JOHN RICHARDSON (828) 301-5809
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 185 PATTON AVENUE ASHEVILLE, NC 28801 BEN TEAL, PE (828) 350-8366
CONTACT:	
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711 JOHN M. STOLLEY (828) 664-0081
CONTACT:	

PROJECT DATA

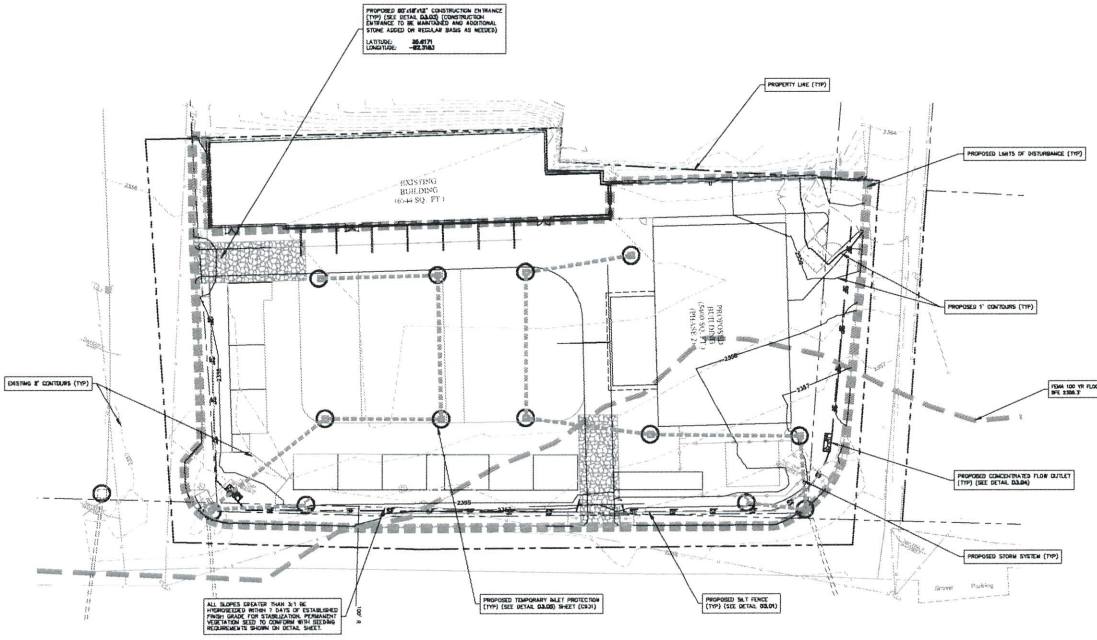
PIN:	0618-43-1829
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5260/574
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	1.31 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
EXISTING	BAR/BREWERY	EXIST	6,644 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (18)	FOOD/RETAIL	8.5 FT	180 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.83 ACRES (47%)	0.69 ACRES (53%)



CDC INSPECTIONS HOTLINE:
SEE TYPICAL EROSION CONTROL NOTES FOR MORE INFORMATION

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

NORTH

ROUGH GRADING & EROSION CONTROL PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	07/19/2021	STAFF REVIEW	JPS

CDC Civil Design Concepts, PA

185 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 350-8366
FAX (866) 412-4444

51 WALKER STREET, SUITE 3
MONTREAT, NC 28757
PHONE (828) 669-8070
FAX (866) 412-4444

www.civildesignconcepts.com

NICOLE G. LEVINE, P.E. C-2683

ROUGH GRADING & EROSION CONTROL PLAN FOR:

RAILYARD

RAILYARD HOSPITALITY GROUP, LLC – TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPS
TOTAL PROJECT NO.: 2215
DATE: 7/21

SHEET
C301

NOTES

1. SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
2. SOME PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
3. BOX GROUP: B
4. STREAM INFORMATION:
   INDEX: 9-78
   STREAM: SWANNANOA RIVER
   CLASSIFICATION:
   RIVER BASIN: FRENCH BROAD
5. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4703, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK

STRUCTURE TABLE
(INVERTS BASED ON 3D LENGTH TO INSIDE EDGES)

STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
A1	10+00	RIM 2356.5 INV. IN 2353.7 (A2-A1) INV. IN 2350.7 (A1-A1) INV. OUT 2353.7 (EX. PIPE A)	3.8'±	CURB INLET
A2	10+34	RIM 2355.8 INV. IN 2354.0 (A3-A2) INV. OUT 2353.9 (A2-A1)	3.0'±	YARD INLET
A3	11+01	RIM 2356.0 INV. IN 2354.4 (A4-A3) INV. OUT 2354.3 (A3-A2)	4.2'±	YARD INLET
A4	11+58	RIM 2356.3 INV. IN 2354.8 (A5-A4) INV. OUT 2354.7 (A4-A3)	3.6'±	YARD INLET
A5	12+24	RIM 2356.1 INV. IN 2353.2 (A6-A5) INV. OUT 2353.1 (A5-A4)	3.0'±	YARD INLET
A6	12+73	RIM 2356.7 INV. OUT 2356.4 (A6-A5)	3.3'±	YARD INLET
B1	11+58	RIM 2357.2 INV. IN 2354.3 (B2-B1) INV. IN 2354.3 (B1X-B1) INV. OUT 2354.0 (EX. PIPE B)	3.4'±	JUNCTION
B2	11+58	RIM 2358.3 INV. IN 2354.7 (B3-B2) INV. OUT 2354.6 (B2-B1)	3.7'±	YARD INLET
B3	11+58	RIM 2358.3 INV. IN 2355.1 (B4-B3) INV. OUT 2355.0 (B3-B2)	3.4'±	YARD INLET
B4	12+22	RIM 2358.1 INV. IN 2356.5 (B5-B4) INV. OUT 2356.4 (B4-B3)	2.7'±	YARD INLET
B5	12+21	RIM 2358.3 INV. OUT 2356.9 (B6-B4)	2.5'±	YARD INLET

PIPE TABLE
(SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)

PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
A1X-A1	15"	23'	5.5%	HDPE
A2-A1	15"	31'	0.3%	HDPE
A3-A2	15"	95'	0.5%	HDPE
A4-A3	15"	53'	0.5%	HDPE
A5-A4	15"	64'	0.5%	HDPE
A6-A5	15"	49'	0.5%	HDPE
B1X-B1	15"	38'	1.1%	HDPE
B2-B1	15"	63'	0.5%	HDPE
B3-B2	15"	53'	0.5%	HDPE
B4-B3	15"	83'	0.5%	HDPE
B5-B4	15"	91'	0.5%	HDPE

INLET/OUTLET TABLE
(INVERTS BASED ON 3D LENGTH TO INSIDE EDGES)

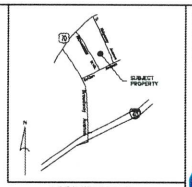
STRUCTURE	STATION	STRUCTURE DETAILS	DESCRIPTION
A1X	10+00	INV. OUT 2353.9 (A1X-A1)	FLARED END
B1X	11+58	INV. OUT 2354.7 (B1X-B1)	FLARED END

STORM LEGEND

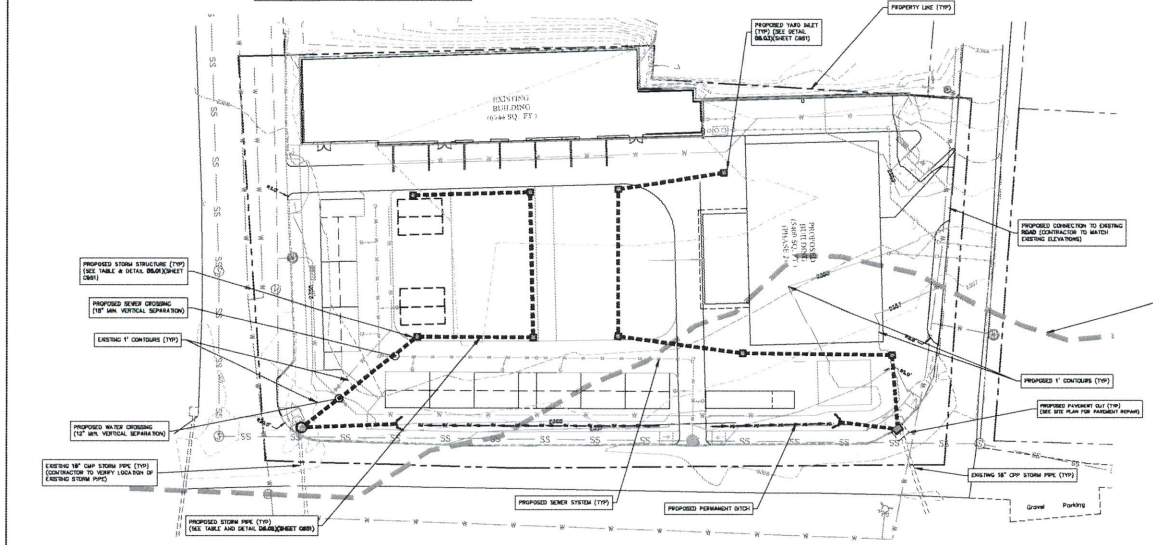
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED INLET STRUCTURE
- PROPOSED JUNCTION BOX
- PERMANENT DRAINAGE DITCH

FINE GRADING LEGEND

- BC – BACK OF CURB
- BW – BOTTOM OF WALL
- EG – EXISTING GRADE
- FFE – FINISHED FLOOR ELEVATION
- FG – FINISHED GRADE
- HP – HIGH POINT
- LP – LOW POINT
- RIM – RIM (TOP OF LID/GRATE)
- SW – SIDEWALK
- TW – TOP OF WALL



VICINITY MAP



DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN MORRISON (828) 301-5809
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN MUNN, P.E. (828) 252-5368
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN M. STALLERY (828) 664-0091

PROJECT DATA

PIN:	0619-43-1829
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5280/574
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	.96 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
EXISTING	BAR/BREWERY	EXIST	6,644 SF
PHASE 2	TBD	TBD	3,400 SF
CONTAINER (16)	FOOD/RETAIL	8.5 FT	180 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.82 ACRES (47%)	0.65 ACRES (53%)

CDC INSPECTIONS HOTLINE:
828-771-4703 (24HR NOTICE REQUIRED)

Know what's below. Call before you dig.

NORTH

FINE GRADING & STORM PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	01/6/2022	OWNER REVIEW	JPB

CDC Civil Design Concepts, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5368
FAX (828) 252-5448
STRAIGHT STREET | BILTMORE | WILLIAM PENN | MOUNTAIN VIEW
www.civildesignconcepts.com
NC FIRM LICENSE # C-1281

FINE GRADING & STORM PLAN FOR:

RAILYARD

RAILYARD HOSPITALITY GROUP, LLC – TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CHECKED BY: BM
PROJECT #: 2021.08

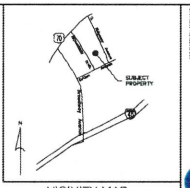
SHEET
C501

NOTES

1. SEE WATER DETAIL SHEETS FOR ALL GENERAL WATER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL WATER PLANS.
2. WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, METER LINES SHALL BE INSTALLED UNDER SIDEWALK WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER CITY OF ASHEVILLE STANDARDS AND SPECIFICATIONS.
3. TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4705, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.

WATER LEGEND

EXISTING WATERLINE	—— W ——
PROPOSED WATER LINE	—— W ——
PROPOSED WATER SERVICE	—— W —— W ——
PROPOSED WATER METER	
PROPOSED GATE VALVE	
PROPOSED BACKFLOW PREVENTER	



VICINITY MAP

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 JOHN RICHARDSON (828) 301-5899
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 185 PATTON AVENUE ASHEVILLE, NC 28801 BEN MOHR, P.E. (828) 252-8365
CONTACT:	
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711 JOHN M. STOLLEY (828) 664-0091
CONTACT:	

PROJECT DATA

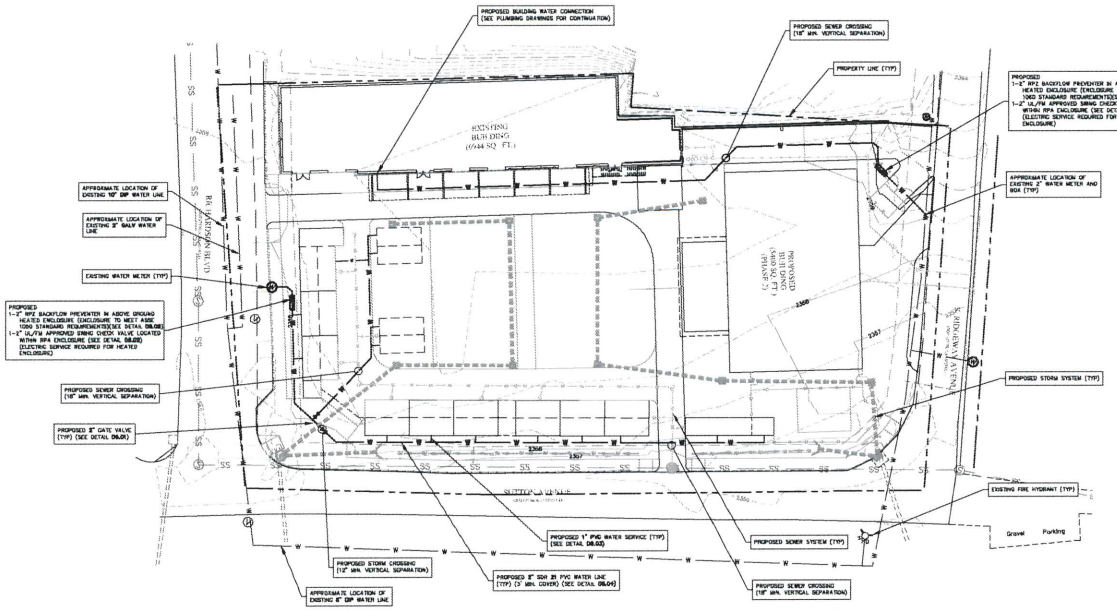
PIN:	0618-43-1829
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5265/574
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	.96 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (16)	FOOD/RETAIL	8.5 FT	180 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (83%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.83 ACRES (47%)	0.88 ACRES (53%)



CDC INSPECTIONS HOTLINE
FOR CONSTRUCTION INSPECTION, PLEASE CALL

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

NORTH

WATER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CDC Civil Design Concepts, PA
185 PATTON AVENUE ASHEVILLE, NC 28801
PHONE (828) 252-8365 FAX (828) 252-8366
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	07/19/2022	STAFF REVIEW	JPB

FOR REVIEW ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039282 BENJAMIN C. MOHR

WATER PLAN FOR: RAILYARD

RAILYARD HOSPITALITY GROUP, LLC – TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CDC PROJECT NO.: 2210
SCALE: 1" = 20'

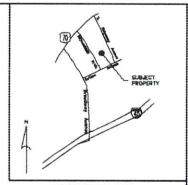
SHEET
C601

NOTES

1. ALL PUBLIC SANITARY SEWER WORK ASSOCIATED WITH THIS PROJECT TO BE PERFORMED BY A NC LICENSED UTILITY CONTRACTOR.
2. SEE SEWER DETAIL SHEETS FOR ALL GENERAL SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL SEWER PLANS.
3. CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1' PRIOR TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CDC INSPECTIONS HOTLINE AT 828-771-4758, OR EMAIL AT INSPECTIONS@CDCDESIGN.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
6. A PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.

SEWER LEGEND

EXISTING SEWER LINE	SS
EXISTING SEWER MANHOLE	(S)
PROPOSED SEWER LINE	SS
PROPOSED SEWER SERVICE	S
PROPOSED FLOW ARROW	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 JOHN RICHARDSON (828) 301-0899
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 159 PATTON AVENUE ASHEVILLE, NC 28801 BEN MUNAL P.E. (828) 252-5388
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 111-D CHERRY STREET BLACK MOUNTAIN, NC 28711 JOHN M. STALLEY (828) 664-0091
CONTACT:	

PROJECT DATA

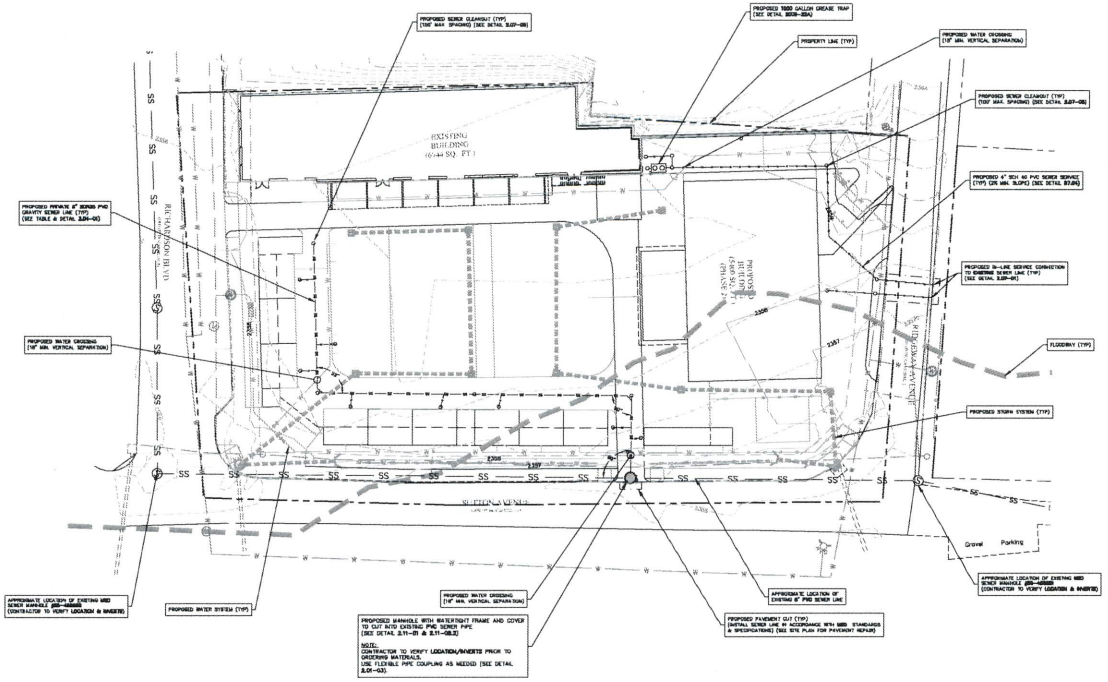
PIN:	0572-43-1828
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE	5050/574
SITE ACREAGE:	1.37 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	.98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PROPOSED	TAP	TAP	3,450 SF
CONTAINER (15)	FOOD/METAL	9.5 FT	180 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (52%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.82 ACRES (47%)	0.88 ACRES (53%)



CDC INSPECTIONS HOTLINE:
(FOR 24 HOURS OR MORE NOTICE FOR INSPECTION)

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

NORTH

SEWER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	01/19/2022	OWNER REVIEW	JMS

CDC Civil Design Concepts, PA
159 PATTON AVENUE ASHEVILLE, NC 28801 (828) 252-5388
111-D CHERRY STREET BLACK MOUNTAIN, NC 28711 (828) 669-0091
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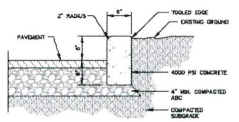
SEWER PLAN FOR:

RAILYARD

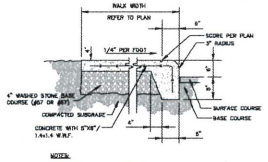
RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPS
CDC PROJECT NO.: 2021.36
SHEET: 1 OF 1

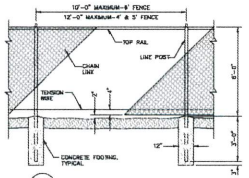
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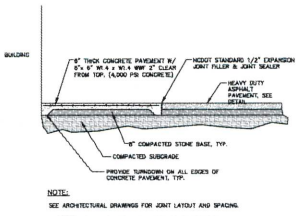
D2.01 STAND-UP CONCRETE CURB DETAIL
NOT TO SCALE



D2.02 TURNED DOWN SIDEWALK DETAIL
NOT TO SCALE

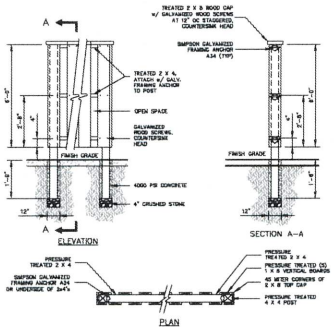


D2.04 CHAIN LINK FENCE DETAIL
NOT TO SCALE



NOTE:
SEE ARCHITECTURAL DRAWINGS FOR JOINT LAYOUT AND SPACING.

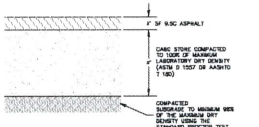
D2.07 CONCRETE PAVEMENT DETAIL
NOT TO SCALE



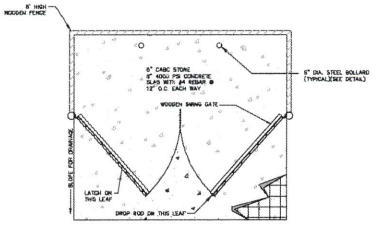
GENERAL NOTES:

1. PRESERVATIVE PRESSURE TREAT LUMBER WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH AWPA C2 AND C9, RESPECTIVELY, AND WITH REQUIREMENTS INDICATED BELOW.
   A. PRESSURE-TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES TO A MINIMUM RETENTION OF 0.25 PCF.
   B. PRESSURE-TREAT WOOD MEMBERS IN CONTACT WITH THE GROUND WITH WATER-BORNE PRESERVATIVES TO A MINIMUM RETENTION OF 0.40 PCF.
2. FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH THE FOLLOWING REQUIREMENTS. PROVIDE HOT-DIP ZINC-COATED FASTENERS PER ASTM A 153 OR ASTM TYPE 304 STAINLESS STEEL FASTENERS.

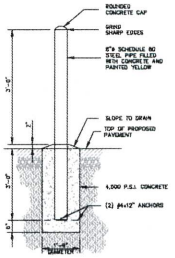
D2.05 DUMPSTER FENCE DETAIL
NOT TO SCALE



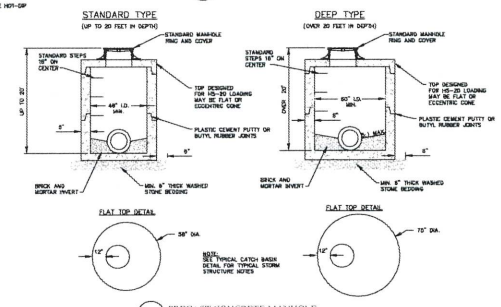
D2.07 TYPICAL LIGHT DUTY PAVEMENT CROSS SECTION



D2.06 DUMPSTER PAD DETAIL
NOT TO SCALE



D2.09 STEEL BOLLARD DETAIL
NOT TO SCALE



D2.08 PRECAST CONCRETE MANHOLE ROUND STORM STRUCTURE
NOT TO SCALE

SITE DETAILS

CDC Civil Design Concepts, PA

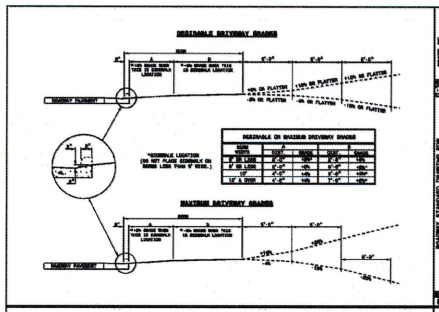
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1	01/10/2022	ORIGINAL ISSUE	JPB

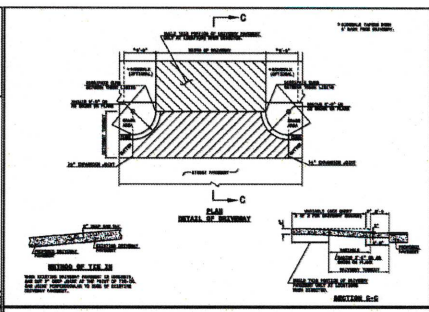
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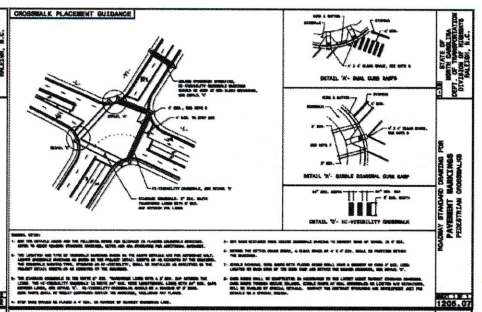
SITE DETAILS FOR:
RAILYARD
RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

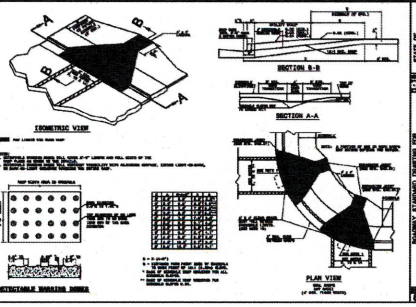
DRAWING BY: CDC PROJECT No. 22136

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C921



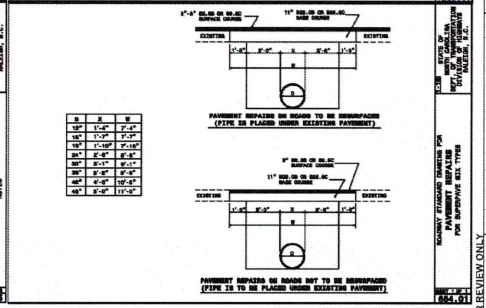




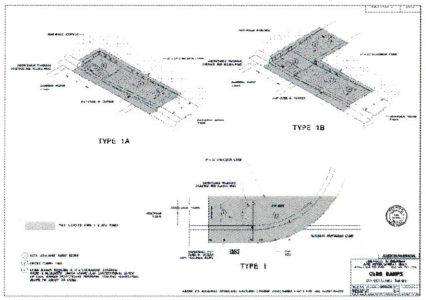


NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN ON THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN ON THE PAVEMENT MARKING PLANS. MAKE FIELD ADJUSTMENTS RESULTING FROM CURB RAMPS OR MANHOLES AS SHOWN. CONTACT THE ROADWAY AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'-0" CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BASE DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4" MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PENCILS A MINIMUM OF 30" BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4" WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 5.00% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER IN STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR ESSENTIALLY A MINIMUM 5' x5'wd WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIANS REFUGE AREA, MEDIAN ISLANDS STILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'WD LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE ON THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A 3/4" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING RAD.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATING AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE RAMPS.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT CURB, CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.



θ	X	W
15°	1'-4"	3'-4"
18°	1'-7"	3'-7"
15°	1'-10"	3'-10"
24°	2'-0"	4'-0"
30°	2'-1"	4'-1"
36°	2'-3"	4'-3"
42°	2'-5"	10'-5"
48°	2'-9"	11'-5"

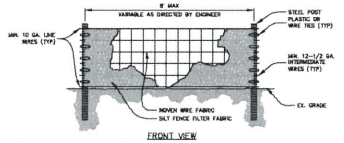


SITE DETAILS

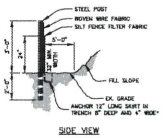
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RAILYARD

SHEET
C922



FRONT VIEW



SIDE VIEW

CONSTRUCTION NOTES:

1. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS.
2. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24" ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A MIN. OVERLAP TO THE NEXT POST.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS. EXTEND THE WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT AND THE FABRIC ON THE UPSLOPE SIDE OF THE POSTS USING WIRE OR PLASTIC TIES SHOULD HAVE A MIN. 50 lb TENSILE STRENGTH.
5. EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 8" DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. PLACE 12" OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
7. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
8. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.

MATERIALS NOTES:

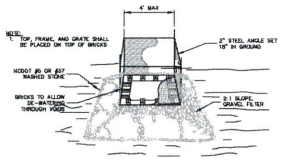
1. USE A SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461, TABLE 1 SPECIFICATION IN PART IN TABLE 6.6(b) OF THE NCDOT EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
2. SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120°F.
3. ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1.33 LB/LINEAR FT STEEL WITH A MINIMUM LENGTH OF 5 FEET. WHERE SUNK, THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
4. FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMAL 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

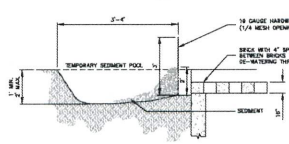
NOTES:

USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW

* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE, AS AN ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

D3.01 SILT FENCE
NOT TO SCALE





CONSTRUCTION NOTES:

1. LAY BRICK ALONG TOP OF CATCH BASIN WITH 4" SPACES BETWEEN BRICKS. SET FRAME AND GRATE ON BRICKS.
2. CAREFULLY FIT HARDWARE WIRE OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS AROUND CATCH BASIN TO HOLD GRAVEL IN PLACE.
3. USE CLEAN GRAVEL, 3/4- TO 1/2-INCH IN DIAMETER, PLACED 2 INCHES BELOW THE TOP OF THE GRATE ON A 2:1 SLOPE OR FLATTER AND SMOOTH IT TO AN EVEN GRADE. OUT #57 WASHED STONE IS RECOMMENDED.
4. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
5. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. THE STRUCTURE SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AFTER EACH STORM EVENT AND REPAIRS MADE AS NECESSARY.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
8. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.
9. ON LARGER DRAINAGE AREAS RIP RAP MAY BE REQUIRED UNDER THE WASHED STONE

D3.05 STONE INLET PROTECTION
NOT TO SCALE

2) BUILDING WASTE HANDLING

- NO PAINT OR LIQUID WASTE IN STREAM OR STORM DRAINS.
- DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- EARTHEN MATERIAL STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- CONCRETE MATERIALS MUST BE CONTROLLED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.

3) DISCHARGES TO FEDERALLY-LISTED WATERS

- REQUIREMENTS ARE THE SAME AS IN PREVIOUS PERMIT.
- THE PERMIT ALLOWS EXCLUSION FROM THE 20 ACRE MINIMUM IF THE DIRECTOR OF DWQ DETERMINES THAT OTHER SCMS PROVIDE EQUIVALENT PROTECTION.

4) SELF-INSPECTION REQUIREMENTS

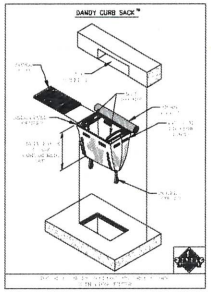
- SAME WEEKLY INSPECTION REQUIREMENTS.
- SAME RAIN GAUGE & INSPECTIONS AFTER 0.5" RAIN EVENT.
- INSPECTIONS ARE ONLY REQUIRED DURING "NORMAL BUSINESS HOURS"
- RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE ON-SITE DURING BUSINESS HOURS UNLESS A SITE-SPECIFIC EXEMPTION IS APPROVED.
- RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE UPON REQUEST.
- ELECTRONICALLY-AVAILABLE RECORDS MAY BE SUBSTITUTED UNDER CERTAIN CONDITIONS.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CONDITIONS RECORDED ON NCDEQ SELF-INSPECTION AND SELF-MONITORING COMPANY FORM LOCATED AT HTTPS://DEQ.NC.GOV/ABOUT/DIVISIONS/ENERGY-MINERAL-LAND-PERMITS/EROSION-SEDIMENT-CONTROL/FORMS

5) IMPLEMENTATION OF NEW PERMIT CONDITIONS

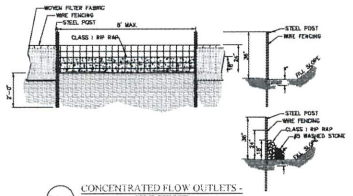
- PROJECTS PERMITTED UNDER THE PREVIOUS PERMIT CAN CONTINUE TO FOLLOW THE PREVIOUSLY-PERMITTED CONDITIONS.
- COMPLETE APPLICATIONS RECEIVED PRIOR TO AUGUST 3, 2011 CAN CHOOSE COMPLIANCE WITH EITHER PERMIT.
- APPLICATIONS RECEIVED AFTER AUGUST 2, 2011 MUST COMPLY WITH NEW PERMIT CONDITIONS.

6) CONDITIONS IN EROSION & SEDIMENTATION CONTROL PLANS

- DESIGNATION ON THE PLANS WHERE 7 AND 14-DAY GROUND STABILIZATION REQUIREMENTS ON THE NPDES PERMIT APPLY.
- DESIGNATION ON THE PLANS WHERE BASINS THAT COMPLY WITH 40 DAY RISE-N-MONUMENTAL REQUIREMENTS OF THE NPDES PERMIT ARE LOCATED.



D3.02 DANDY CURB SACK FOR INLET PROTECTION
NOT TO SCALE



D3.04 CONCENTRATED FLOW OUTLETS - SILT FENCE
NOT TO SCALE

CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG WORK LIMITS AND MARK TREE & BUFFER AREAS FOR PROTECTION.
3. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND CULVERT AS NEEDED WITH INLET PROTECTION.
5. INSTALL SEDIMENT BASIN AS THE FIRST GRADING ACTIVITY. STABILIZE BANKS AS EARLY AS POSSIBLE. DO NOT REMOVE OR MODIFY UNTIL COMPLETION OF CONSUCT MAJOR GRADING ACTIVITIES DURING WET WEATHER OR PERIODS OF PREDICTED WET WEATHER.
6. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED BY NCDEQ INCLUDING SILT FENCES, MATTILES, BARRIERS, AND DIVERSION DITCHES AS NEEDED.
7. CALL NCDEQ INSPECTOR TO APPROVE PERIMETER EROSION CONTROL DEVICES.
8. PROCEED WITH CLEARING & GRUBBING AND ROUGH GRADING.
9. APPLY TEMPORARY SEEDING PER GROUND STABILIZATION SCHEDULE.
10. CONSTRUCT PROPOSED STORM DRAINAGE SYSTEM WITH INLET AND OUTLET PROTECTION.
11. ONCE ALL DISTURBED AREAS ARE STABILIZED, CONTACT THE INSPECTOR TO VERIFY SEDIMENT BASIN CAN BE REMOVED.
12. INSPECT STORM SYSTEM AND REMOVE ANY SEDIMENT. THEN REMOVE SEDIMENT BASIN AND INSTALL STORMWATER CONTROL MEASURE
13. COMPLETE FINAL GRADING AND STABILIZE WITH PERMANENT SEEDING, MULCH, AND LANDSCAPE.
14. CALL NCDQ ASHEVILLE REGIONAL OFFICE AT 828-296-4500 TO SCHEDULE FINAL INSPECTION PRIOR TO FILING NOTICE OF TERMINATION.

MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL. ALL REPAIRS NECESSARY SHOULD BE MADE IMMEDIATELY AND IN STRICT ACCORDANCE WITH NCDEQ STANDARDS AND NPDES PERMIT.

NCDEQ EROSION CONTROL NOTES

GENERAL ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF NCDEQ. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

1. OBTAIN PROVISIONAL PERMIT.
2. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED.
3. OBTAIN GRADING PERMIT THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE OF NCDEQ.
4. PROCEED WITH GRADING, CLEARING, AND GRUBBING.
5. SEED AND MULCH DISTURBED AREA WITHIN EITHER 7 CALENDAR DAYS (SLOPES GREATER THAN 3:1) OR 14 CALENDAR DAYS (3:1 OR FLATTER), AFTER FINISHED GRADE ARE ESTABLISHED. TEMPORARY SEEDING AND MULCH. AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE.

LIME	2,000 LBS
FERTILIZER (10-10-10)	1,000 LBS
STRAW MULCH	4,000 LBS
FOR LATE WINTER/EARLY SPRING SEEDING ADD TO THE ABOVE:	
RYE GRAIN	120 LBS
ANNUAL LESPEDEZA	30 LBS (ONLY IF COVER IS NOT TO EXTEND BEYOND JUNE)
FOR SUMMER SEEDING ADD:	
GERMAN MILLET	40 LBS
FOR FALL ADD:	
RYE GRAIN	120 LBS

IF HYDROSEEDING IS USED, WOOD CELLULOSE MAY BE SUBSTITUTED FOR STRAW MULCH AT THE RATE OF 1,000 LBS PER ACRE.

6. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREA.
8. REQUEST FINAL APPROVAL BY NCDEQ.

PERMANENT SEEDING MEASURES

ALL PERMANENT MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF NCDEQ. THE FOLLOWING APPLY TO AREAS WITHIN NCDEQ PERMANENT SEEDING MIXTURE AREA #W:

SEEDING MIXTURE:

SPECIES	RATE (LB/ACRE)
TALL FESCUE	100
PANGOLA VIRGATUM	10
REDTOP	5
KENTUCKY BLUEGRASS	5

NURSE PLANTS:
BETWEEN MAY 1 AND AUG. 15, ADD 10 LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 40 LB/ACRE RYE GRAIN). IT MAY BE BENEFICIAL TO PLANT THE GRASSES IN LATE SUMMER AND OVERSEED THE LESPEDEZAS IN MARCH.

SEEDING DATES:

	BEST	POSSIBLE
BELOW 2500 FT:	AUG. 15 – SEPT. 1 MAR. 1 – APR. 1	JULY 25 – SEPT. 15 MAR. 1 – MAY 10
ABOVE 2500 FT:	JULY 25 – AUG. 15 MAR. 20 – APR. 20	JULY 15 – AUG. 30 MAR. 5 – MAY 15

COMPLETE SEEDING EARLIER IN FALL, AND START LATER IN SPRING ON NORTH- AND EAST-FACING SLOPES.

SOIL AMENDMENTS:
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH:
APPLY 4,000-9,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCHING MATERIAL. ANCHOR MULCH BY TACKING WITH ASPHALT, ROVING, OR NETTING. NETTING IS THE PREFERRED ANCHORING METHOD ON STEEP SLOPES.

MAINTENANCE:
WORK NO MORE THAN ONCE A YEAR, REFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

17 GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES GREATER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAT 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

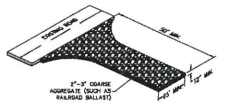
*EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE. (SECTION II.B.E.2.(d))

GENERAL NOTES FOR EROSION CONTROL

1. ALL GRADING AND SOIL EROSION CONTROL MEASURES ON THIS SITE MUST BE AUTHORIZED BY THE LAND QUALITY SECTION (LQS) PRIOR TO BEGINNING LAND DISTURBANCE. WORKERS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING, EROSION CONTROL, LAND DISTURBANCE, AND ASSOCIATED NON-GRADING PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, **TOWN OF BLACK MOUNTAIN**, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO BEGINNING WORK. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
5. 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.
6. 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, AS WELL AS THE PROJECT PLANS AND SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 811, 48 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS A FIELD PERFORMANCE BASED ACTIVITY, AND ADDITIONAL SILT FENCES, TEMPORARY SEDIMENT BASINS, AND ALL OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION ON SITE. CONTRACTOR SHALL ADD ADDITIONAL MEASURES AS NEEDED IN ENVIRONMENTALLY SENSITIVE AREAS.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE APPURTENANCES WHETHER THE CONTRACTOR PERFORMS THE WORK OR A UTILITY COMPANY PERFORMS THE WORK.
11. ALL AREAS WHERE THERE IS EXPOSED DIRT SHALL BE SEEDED, FERTILIZED AND MULCHED ACCORDING TO THE SPECIFICATIONS NOTES IN THE PLANS. SITE STABILIZATION IS A PERFORMANCE BASED REQUIREMENT, AND THE SITE WILL NOT BE ACCEPTED UNTIL PERMANENT VEGETATION IS ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
12. CONTRACTOR RESPONSIBLE FOR KEEPING ACCURATE LOG OF SITE CONDITIONS IN ACCORDANCE WITH NPDES PERMIT. MAINTENANCE INSPECTIONS SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL. ALL REPAIRS NECESSARY SHOULD BE MADE IMMEDIATELY AND IN STRICT ACCORDANCE WITH **TOWN OF BLACK MOUNTAIN STANDARDS** AND NPDES PERMIT. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
13. ALL SLOPES GREATER THAN 2:1 SLOPE AND OVER 5' IN HEIGHT SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL AS REQUIRED BY **TOWN OF BLACK MOUNTAIN.**
14. CONTRACTOR IS REQUIRED TO OBTAIN AND PROVIDE A COPY OF THE EROSION CONTROL PERMIT FOR ANY OFFSITE BORROW/ SPOIL AREA. CONTRACTOR MUST PROVIDE COPY OF PERMIT TO **TOWN OF BLACK MOUNTAIN** INSPECTOR PRIOR TO CONSTRUCTION.
15. IF BORROWED OR WASTE FILL MATERIAL IS GENERATED, AN APPROVED GRADING PERMIT MUST BE SECURED FOR THE BORROW OR WASTE MATERIAL SITE PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITY
16. ALL FILL SLOPES SHALL BE COMPACTED FULL DEPTH TO NOT LESS THAN 89% MAXIMUM DENSITY (STANDARD PROCTOR), SHALL BE PLACED ON A SURFACE CLEARED OF GROWTH AND DEBRIS, AND BE PROPERLY BENCHED AND DRAINED.
17. ALL FILL MATERIAL UNLESS A PERMIT FROM NCDEQ DIVISION OF WASTE MANAGEMENT TO OPERATE A LANDFILL IS ON FILE FOR THE OFFICIAL SITE, SHALL BE FREE OF ORGANIC OR OTHER DEGRADABLE MATERIALS (MASONRY, CONCRETE AND BRICK SIZED GENERALLY TO 2 INCHES, AND ANY MATERIALS WHICH COULD CAUSE THE SITE TO BE REGULATED AS A LANDFILL BY THE STATE OF NORTH CAROLINA.

EROSION CONTROL MAINTENANCE NOTES

1. INSPECT EROSION CONTROL MEASURES ONCE A WEEK AND AFTER EVERY SIGNIFICANT RAINFALL. CONTRACTOR TO INSPECT MEASURES FOR COMPLIANCE WITH PLANS AND DETAILS, INCLUDING SEDIMENT ACCUMULATION BEYOND DESIGN ALLOWANCE, AND ALSO DAMAGE OR FAILURE OF MEASURES.
2. WHEN SEDIMENT ACCUMULATION EXCEEDS DETAIL ALLOWANCE, CONTRACTOR TO REMOVE SEDIMENT AND/OR DEBRIS, AND RELOCATE TO ANOTHER AREA WITH SEDIMENT CONTROLS.
3. WHEN MEASURES ARE FOUND TO BE DAMAGED, CONTRACTOR TO REPAIR IMMEDIATELY TO BRING MEASURE BACK INTO COMPLIANCE WITH PLANS AND DETAILS.
4. IF MEASURES ARE FOUND TO BE INSUFFICIENT, CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS NEEDED TO ENSURE SEDIMENT REMAINS CONTROLLED ONSITE AS REQUIRED.
5. CONTRACTOR TO REMOVE MEASURES AND RRMA AREA TO GRADE SHOWN CONFORMATION OF SITE STABILIZATION HAS BEEN REQUESTED AND RECEIVED FROM PROJECT ENGINEER.



NOTES:

1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM AN EXISTING ROAD.
2. FILTER FABRIC SHALL BE PLACED UNDER THE ENTRANCE/EXIT AND SHALL BE MIRAFI 500 OR EQUAL.
3. STONE TO BE 2 – 3 INCH WASHED STONE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
6. WHEN NECESSARY WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN

D3.03 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION CONTROL DETAILS

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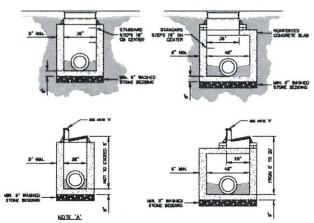
NO.	DATE	DESCRIPTION	BY
1	01/10/2022	PER TOWN REVIEW	JPB

FOR REVIEW ONLY

PROJECT: RAILYARD
EROSION CONTROL DETAILS FOR:
RAILYARD HOSPITALITY GROUP, LLC — TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

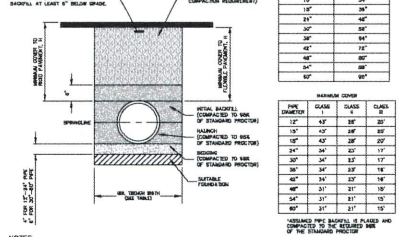
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PROJECT NO.: 2213.00
FILE:

SHEET
C931



D5.01 PRECAST CONCRETE CATCH BASIN DETAILS FOR 18" GRATE INLETS, CURB INLETS, AND JUNCTION BOXES

NOT TO SCALE



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", AND THE PROJECT SPECIFICATIONS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE FOUNDATION MATERIAL AS DIRECTED BY THE ENGINEER. FOUNDATION MATERIAL AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4"(100 mm) FOR 12"-24" (300 mm - 600 mm); 6"(150 mm) FOR 27"-60" (700 mm - 900 mm).
5. HAUNCHING/INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (LOADS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. HEAVY CONSTRUCTION LOADS MAY REQUIRE ADDITIONAL COVER TO PROTECT THE PIPE. CONTRACTOR TO VERIFY THAT CONSTRUCTION LOADS WILL NOT DAMAGE INSTALLED PIPES AND PROTECT INSTALLED PIPES IF REQUIRED.
7. MAXIMUM COVER: MAXIMUM COVER SHALL BE MEASURED FROM THE FINISHED SURFACE OF THE GROUND TO THE TOP OF THE PIPE, AND SHALL BE LESS THAN THE MAXIMUM VALUES SHOWN IN THE CHART WITHIN THIS DETAIL.

MINIMUM TRENCH WIDTHS

PIPE DIAMETER	MIN. TRENCH WIDTH
12"	30"
18"	34"
18"	36"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MAXIMUM COVER

PIPE DIAMETER	CLASS I	CLASS II	CLASS III
12"	43'	28'	20'
18"	43'	28'	20'
18"	43'	28'	20'
24"	34'	22'	17'
30"	34'	22'	17'
36"	34'	22'	16'
42"	34'	22'	16'
48"	31'	21'	15'
54"	31'	21'	15'
60"	31'	21'	15'

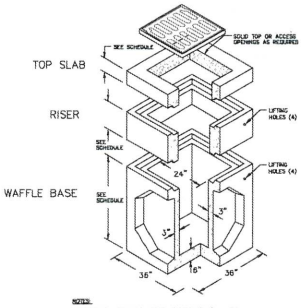
*ASSURANCE PIPE BACKFILL IS PLACED AND COMPACTED TO THE REQUIRED 95% OF THE STANDARD PROCTOR

D5.02 HDPE TRENCH INSTALLATION DETAIL

NOT TO SCALE

STANDARD SCHEDULE

		5'	8'	
TOP SLAB	DIA. RISER W/ LOAD	700	940	
RISER	DIA. RISER W/ PLUG	0.87'	1.33'	2.67
		660	900	2,000
SOLID BASE	DIA. RISER W/ PLUG	.33'	1.5'	
		1,504	2,191	



NOTES:

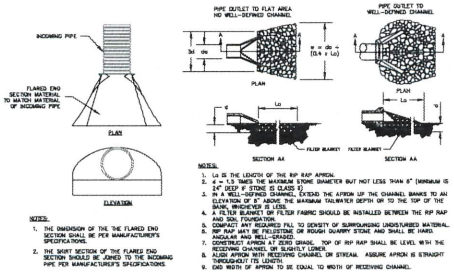
1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH f'c= 4,000 psi
2. STEEL REINFORCEMENT: ASTM A-615, GRADE 60
3. BAFFLE BOARDS MEET M.C.D.O.T. APPROVAL TO 10' DEPTH
4. SOLID BOXES MEET H-20 LOADING TO 15' DEPTH
5. SOLID BOXES APPROVED FOR N.C.D.O.T STANDARDS: 840.01, 840.02, 840.04, 840.05, 840.11, 840.12, 840.14, 840.15, 840.17, 840.18, 840.19, 840.28, 840.27, 840.28, 840.30, 840.32, 840.41, 840.45

D5.03 8' X 2' YARD INLET

NOT TO SCALE

GENERAL STORM NOTES

1. ALL STORM INSTALLATION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY TOWN OF BLACK MOUNTAIN. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED STORMWATER, AND ASSOCIATED NON-GRADING PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, TOWN OF BLACK MOUNTAIN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO BEGINNING WORK. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
5. 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.
6. 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, AS WELL AS THE PROJECT PLANS AND SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NC ONE CALL AT 811, 48 HOURS BEFORE CONSTRUCTION BEGINS AND NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL STORM PIPES AND APPURTENANCES.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES WHENEVER THE CONTRACTOR PERFORMS THE WORK OR A UTILITY COMPANY PERFORMS THE WORK.
11. ALL HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED STORM SEWER DETENTION PIPE SHALL BE TYPE 'S' (SMOOTH INTERIOR AND CORRUGATED EXTERIOR) OR APPROVED EQUIVALENT WITH WATER TIGHT JOINTS MEETING AASHTO M252, M294 OR M70. ALL HDPE PIPE IS TO BE INSTALLED ACCORDING T TO MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH ASTM D2321 WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFIC LOAD AREA SHALL BE 24" FOR 4"-48" PIPE AND 48" FOR 60" PIPE. MATERIAL SHALL MEET THE PRODUCT SPECIFICATIONS OF AASHTO M294 TYPE S FOR 60" PIPE. MATERIAL SHALL HAVE A SMOOTH INTERIOR FOR ALL STORM SYSTEMS. WORK MUST BEGIN AT THE LOW POINT OF THE SYSTEM. NOTIFY THE ENGINEER IMMEDIATELY OF ANY HUTMACES FROM EXPECTED CONDITIONS.
12. CURB INLET FRAME, GRATE AND HOOD SHALL CONFORM TO NCDOT 840.03X. DROP INLET FRAME AND GRATE SHALL CONFORM TO NCDOT 840.16. FIELD INLET COVER SHALL CONFORM TO NCDOT 840.04. FIELD INLET FRAME SHALL CONFORM TO NCDOT 840.03. MANHOLE RING AND LID TO CONFORM TO NCDOT 840.04. OPEN THROAT INLETS TO CONFORM TO NCDOT 840.04 WITH A MANHOLE RING AND LID INSTALLED IN THE TOP FOR ACCESS TO THE STRUCTURE. SET ACCESS POINT ADJACENT TO A STRUCTURE WALL #3 TO ALLOW ACCESS TO STEPS.
13. CONCRETE AND MASONRY SHALL MEET THE REQUIREMENTS OF APPROPRIATE SECTION OF NCDOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES (LATEST EDITION). CONCRETE SHALL BE CLASS A OR B, 4,000 PSI MINIMUM, MEETING THE REQUIREMENTS OF SECTION 1000. CONSTRUCTED IN ACCORDANCE WITH SECTION 885. MASONRY SHALL MEET THE REQUIREMENTS OF SECTION 846, CONSTRUCTED IN ACCORDANCE WITH SECTION 800 AND/OR 834.
14. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
15. COMPACTION REPORTS MUST BE PROVIDED TO TOWN OF BLACK MOUNTAIN STORMWATER SERVICES DIVISION INDICATING THAT FILL HAS BEEN COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY (STANDARD PROCTOR).



NOTES:

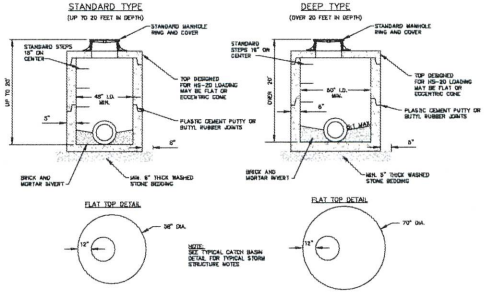
1. THE DIMENSION OF THE THE FLARED END SECTION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
2. THE SHORT SECTION OF THE FLARED END SECTION SHOULD BE JOINED TO THE INCOMING PIPE PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. La IS THE LENGTH OF THE RIP RAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 8" (MINIMUM IS 24" DEEP IF STONE IS CLASS II)
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 8" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
5. COMPACT ANY REQUIRED FILL TO DENSITY OF SURROUNDING UNDISTURBED MATERIAL.
6. RIP RAP SHALL BE NON-FRIABLE OR ROUGH QUARRY STONE AND SHALL BE HARD, ANGULAR AND WELL GRADED.
7. CONSTRUCT APRON AT ZERO GRADE. TOP OF RIP RAP SHALL BE LEVEL WITH THE RECEIVING CHANNEL OR SLIGHTLY LOWER.
8. ALIGN APRON WITH RECEIVING CHANNEL OR STREAM. ASSURE APRON IS STRAIGHT THROUGHOUT ITS LENGTH.
9. END WIDTH OF APRON TO BE EQUAL TO WIDTH OF RECEIVING CHANNEL.

D5.03 FLARED END SECTION NO RIP RAP NEEDED

NOT TO SCALE



PRECAST CONCRETE MANHOLE
ROUND STORM STRUCTURE

NOT TO SCALE

STORM DETAILS

CDC Civil Design Concepts, PA
NC FIRM P-0339
1812 ASHLEY AVENUE
BELMONT, NC 28012
PHONE (803) 205-0595
FAX (803) 489-3430

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	10/16/2023	ORDED REVIEW	JPR

STORM DETAILS FOR

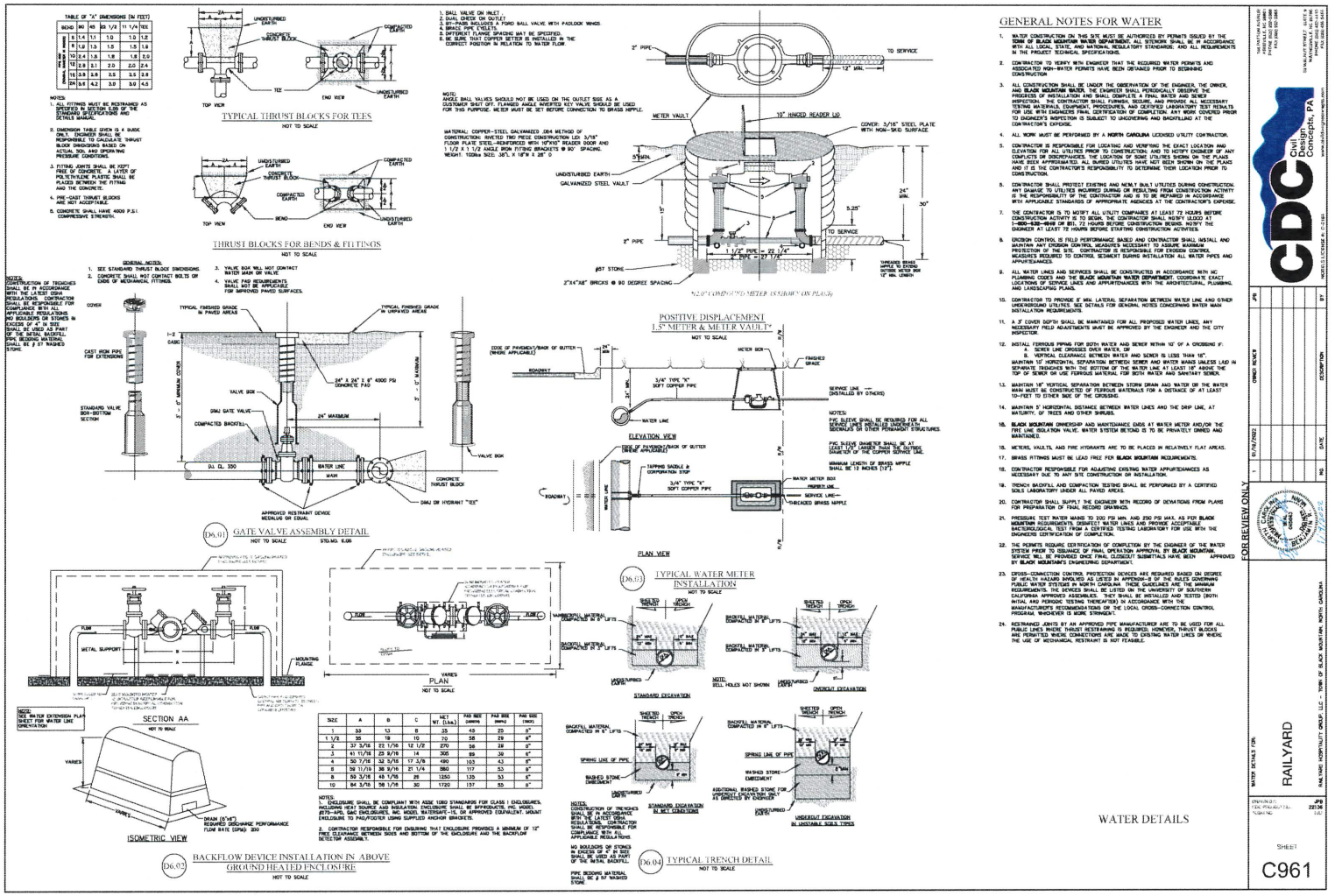
RAILYARD

BMJ HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DESIGNED	JPR
DRAWN	JPR
CHECKED	JPR
DATE	2023.08
SCALE	1:20
JOB NO.	2213

SHEET

C951



GENERAL NOTES FOR WATER

1. WATER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE TOWN OF BLACK MOUNTAIN WATER DEPARTMENT. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS, AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED WATER PERMITS AND ASSOCIATED NON-WATER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION
3. ALL CONSTRUCTION SHALL BE UNDER THE OBSERVATION OF THE ENGINEER, THE OWNER, AND BLACK MOUNTAIN WATER. THE ENGINEER SHALL PERIODICALLY OBSERVE THE PROGRESS OF INSTALLATION AND SHALL CONDUCT A FINAL WATER AND SEWER INSPECTION. THE CONTRACTOR SHALL FURNISH, SECURE, AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEERS FINAL CERTIFICATION OF COMPLETION. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
5. 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.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY 811.00 AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL WATER PIPES AND APPURTENANCES.
9. ALL WATER LINES AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC PLUMBING CODES AND THE BLACK MOUNTAIN WATER DEPARTMENT. COORDINATE EXACT LOCATIONS OF SERVICE LINES AND APPURTENANCES WITH THE ARCHITECTURAL, PLUMBING, AND LANDSCAPING PLANS.
10. CONTRACTOR TO PROVIDE 5' MIN. LATERAL SEPARATION BETWEEN WATER LINE AND OTHER UNDERGROUND UTILITIES. SEE DETAILS FOR GENERAL NOTES CONCERNING WATER MAIN INSTALLATION REQUIREMENTS.
11. A 3' COVER DEPTH SHALL BE MAINTAINED FOR ALL PROPOSED WATER LINES. ANY NECESSARY FIELD ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER AND THE CITY INSPECTOR.
12. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
   A. SEWER LINE CROSSES OVER WATER, OR
   B. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18"
   MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
13. MAINTAIN 18" VERTICAL SEPARATION BETWEEN STORM DRAIN AND WATER OR THE WATER MAIN MUST BE CONSTRUCTED OF FERROUS MATERIALS FOR A DISTANCE OF AT LEAST 10-FEET TO EITHER SIDE OF THE CROSSING.
14. MAINTAIN 5' HORIZONTAL DISTANCE BETWEEN WATER LINES AND THE DRIP LINE, AT MATURITY, OF TREES AND OTHER SHRUBS.
15. BLACK MOUNTAIN OWNERSHIP AND MAINTENANCE ENDS AT WATER METER AND/OR THE FIRE LINE ISOLATION VALVE. WATER SYSTEM BEYOND IS TO BE PRIVATELY OWNED AND MAINTAINED.
16. METERS, VAULTS, AND FIRE HYDRANTS ARE TO BE PLACED IN RELATIVELY FLAT AREAS.
17. BRASS FITTINGS MUST BE LEAD FREE PER BLACK MOUNTAIN REQUIREMENTS.
18. CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
19. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
20. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
21. PRESSURE TEST WATER MAINS TO 200 PSI MIN. AND 250 PSI MAX. AS PER BLACK MOUNTAIN REQUIREMENTS. DISINFECT WATER LINES AND PROVIDE ACCEPTABLE BACTERIOLOGICAL TEST FROM A CERTIFIED TESTING LABORATORY FOR USE WITH THE ENGINEERS CERTIFICATION OF COMPLETION.
22. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE WATER SYSTEM PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY BLACK MOUNTAIN. SERVICE WILL BE PROVIDED ONCE FINAL CLOSEOUT SUBMITTALS HAVE BEEN APPROVED BY BLACK MOUNTAIN'S ENGINEERING DEPARTMENT.
23. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THOSE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL BE LISTED ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVED ASSEMBLIES. THEY SHALL BE INSTALLED AND TESTED UNDER INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.
24. RESTRAINED JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC LINES WHERE THRUST RESTRAINING IS REQUIRED, HOWEVER, THRUST BLOCKS ARE PERMITTED WHERE CONNECTIONS ARE MADE TO EXISTING WATER LINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.

WATER DETAILS

CDC Civil Design Concepts, PA
124 MAGNOLIA STREET - SUITE A
SPARTANBURG, SC 29306
PHONE (864) 582-5886
FAX (864) 582-4451
www.civildesignconcepts.com
NORTH CAROLINA LICENSE #: C-2383

NO.	DATE	DESCRIPTION	BY
1	10/19/2022	CHINDO REVIEW	JPB

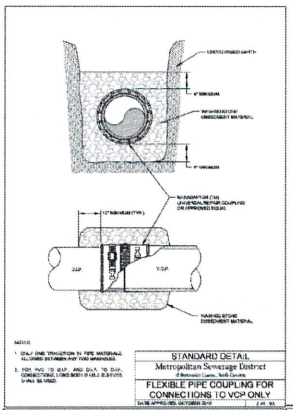
FOR REVIEW ONLY

NOT FOR CONSTRUCTION

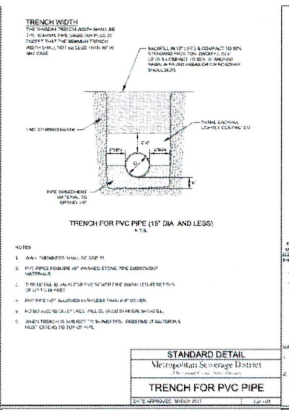
WATER DETAILS FOR:
RAILYARD
RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CDC PROJECT #: 22126
ISSUING: 10/19/2022

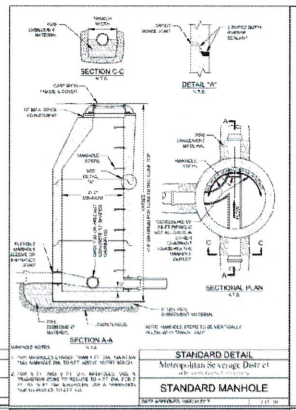
SHEET
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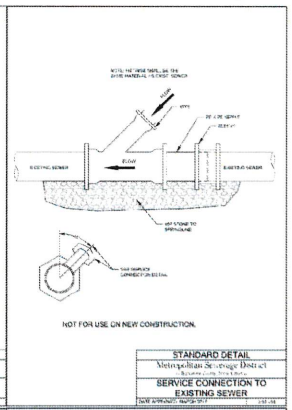
STANDARD DETAIL
Metropolitan Sewerage District
FLEXIBLE PIPE COUPLING FOR CONNECTIONS TO VCP ONLY



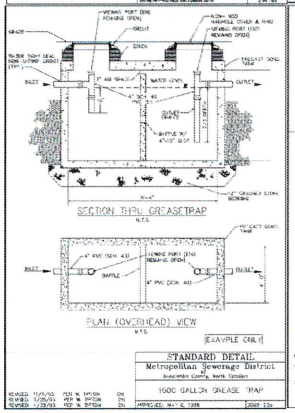
STANDARD DETAIL
Metropolitan Sewerage District
TRENCH FOR PVC PIPE



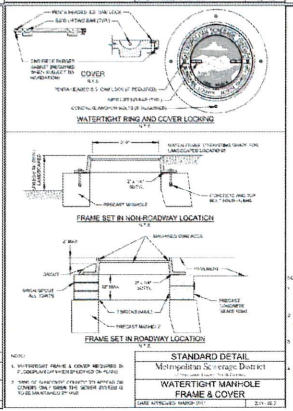
STANDARD DETAIL
Metropolitan Sewerage District
STANDARD MANHOLE



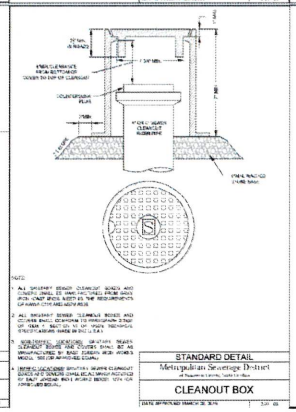
STANDARD DETAIL
Metropolitan Sewerage District
SERVICE CONNECTION TO EXISTING SEWER



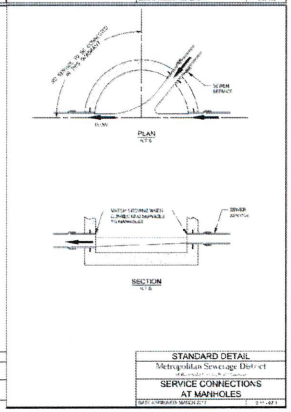
STANDARD DETAIL
Metropolitan Sewerage District
1500 GALLON GREASE TRAP



STANDARD DETAIL
Metropolitan Sewerage District
WATERTIGHT MANHOLE FRAME & COVER



STANDARD DETAIL
Metropolitan Sewerage District
CLEANOUT BOX



STANDARD DETAIL
Metropolitan Sewerage District
SERVICE CONNECTIONS AT MANHOLES

GENERAL NOTES FOR SEWER

1. SEWER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY (MSD). ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS, REQUIREMENTS AND SPECIFICATIONS OF MSD STANDARDS SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED SEWER EXTENSION.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED SEWER PERMITS AND ASSOCIATED NON-SEWER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PROVIDE COPY OF STREET CUT PERMIT TO MSD PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE OBSERVATION OF THE ENGINEER, THE OWNER, THE METROPOLITAN SEWERAGE DISTRICT. THE ENGINEER SHALL PERIODICALLY OBSERVE THE PROGRESS OF INSTALLATION AND SHALL CONDUCT A FINAL WATER TIGHTNESS INSPECTION. THE CONTRACTOR SHALL FURNISH, SECURE, AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEER'S FINAL CERTIFICATION OF COMPLETION. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY811 OR 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL PROVIDE MSD FIELD DENSITY REPORTS VERIFYING SEWER BUILT IN FILL AREAS ARE COMPACTED TO MSD STANDARD PROCTOR.
9. EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL SEWER PIPES AND APPURTENANCES.
10. SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH NC DOT AND IN STRICT ACCORDANCE WITH NCDOT GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
11. ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC PLUMBING CODES AND ANY REQUIREMENTS PER LOCAL AUTHORITIES. COORDINATE EXACT LOCATIONS OF SERVICE LINES WITH THE ARCHITECTURAL PLUMBING, AND LANDSCAPING PLANS. SEWER CLEANOUT ASSEMBLY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERIFICATION.
12. ALL NON-FERROUS UNDERGROUND SERVICE LINES OUTSIDE BUILDING FOOTPRINT SHALL BE REQUIRED TO HAVE A MAGNETIC- TYPE MARKING TAPE INSTALLED IN THE BACKFILL AT LEAST 6" BELOW GRADE.
13. CONTRACTOR TO INSTALL D.I.P. WHERE THE MINIMUM OF 3' COVER OR AT UTILITY CROSSINGS WHERE MINIMUM VERTICAL SEPARATION REQUIREMENTS CANNOT BE MET. PIPE MATERIAL MUST TRANSITION TO D.I.P. 10' PRIOR TO CROSSING VIA A SOLID SLEEVE COUPLING AND EXTEND TO THE NEXT MANHOLE.
14. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
    A. SEWER LINE CROSSES OVER WATER, OR
    B. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18".
    MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
14. MAINTAIN 18" VERTICAL SEPARATION BETWEEN STORM DRAIN AND SANITARY SEWER, OR INSTALL FERROUS MATERIAL ON THE SANITARY SEWER WITHIN 10' EACH SIDE OF THE CROSSING.
15. CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
16. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
17. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
18. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
19. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE SEWER SYSTEMS PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY THE METROPOLITAN SEWERAGE DISTRICT. SECURE FINAL OPERATIONAL APPROVAL FROM MSD PRIOR TO ACTIVATION OF THE SYSTEM.

SEWER DETAILS

CDC Civil Design Concepts, PA
144 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 255-3990
FAX (828) 255-3991
55 WALNUT STREET, SUITE A
BLACK MOUNTAIN, NC 28711
PHONE (828) 669-4101
www.civildesignconcepts.com

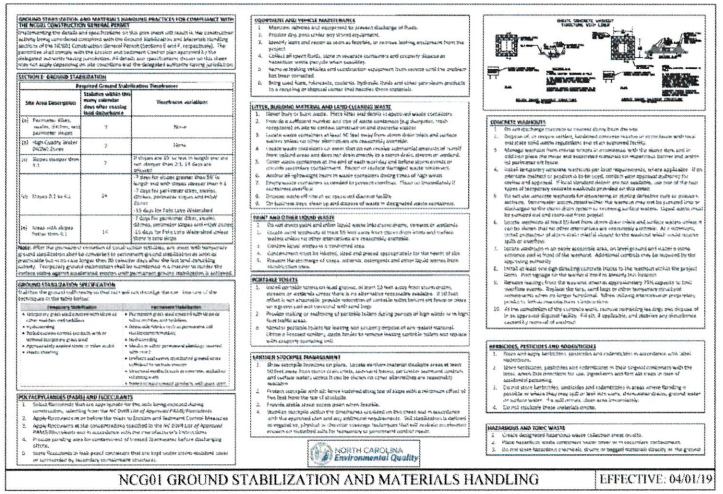
NO.	DATE	DESCRIPTION	BY
1	10/19/2021	OWNER REVIEW	JPS

FOR REVIEW ONLY

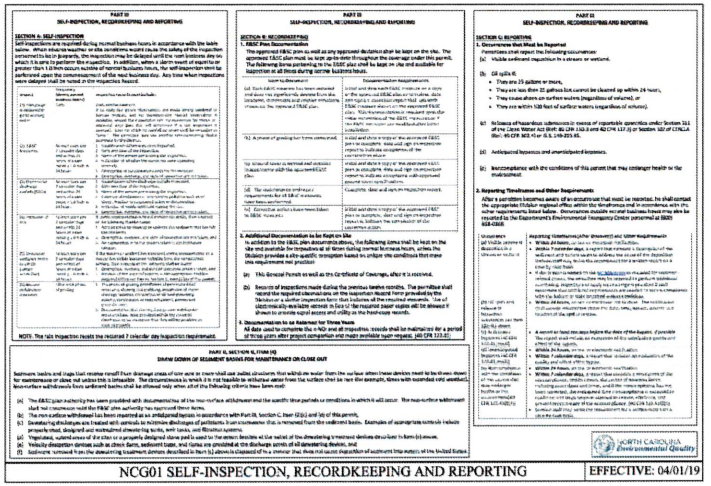
SEWER DETAILS FOR:
RAILYARD
RAILYARD HOSPITALITY GROUP, LLC – TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPS
TECH. FILE NO.: 22136
WORK NO.:

SHEET
C971



NCG01 GROUND STABILIZATION AND MATERIALS HANDLING — EFFECTIVE: 04/01/19



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING — EFFECTIVE: 04/01/19

NCG01 NOTES

CDC Civil Design Concepts, PA

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
1	01/15/2021	ORDER REVIEW	JPB

BIDDER NOTES FOR:

RAILYARD

RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CAL PROJECT NO.: 2224
YEAR: NC

SHEET
C998

Jennifer Tipton

From: John Richardson <john@blkmtnkitchen.com>
Sent: Wednesday, July 13, 2022 7:13 AM
To: Jennifer Tipton
Cc: Dan Hensley
Subject: RailYard.Bldg.Permit.7.22
Attachments: RailYard.Bldg.Permit.7.22.pdf

Good morning Jennifer-

Let me know if this works?

Thanks!

Scanned with CamScanner
https://cc.co/16YRyq

John Richardson
828-337-7377 (cell)

www.PubCorps.com
www.blackmountainbrewing.com
www.blackmountainalehouse.com

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

BUILDING PERMIT APPLICATION

Town of Black Mountain
160 Midland Avenue,
Black Mountain, NC 28711
Phone: 828-419-9300 ~ Fax: 828-669-2030
www.townofblackmountain.org

PERMIT #: _____
( ) Residential ( ) Commercial
( ) Flood Zone Elevation: _____
( ) Slope: _____

By signing this permit, you consent to the entry on the permitted premises by Building Inspectors of the Town of Black Mountain to determine compliance with all codes. This consent is valid for the period commencing with the issuance of this building permit approval and terminating with the issuance of a certificate of occupancy or until earlier if revoked in writing by the owner of the property.

Owner Name: JOHN RICHARDSON Owner Phone #: 828-337-7377
Owner Address: PO BOX 10, BLK MTN
Project Address: 141 RICHARDSON AVE **PIN #:** _____

Please attach:
☐ Two (2) complete sets of plans
☐ Site Plan (including stream buffer)
☐ Duke Energy Premise #: _____
☐ Septic Permit / MSD Sewer Permit
☐ Lien Agent Certification
☐ Manual J Calculations
☐ Elevation Certificate
☐ Sedimentation/Erosion Control Permit
☐ LEED or Healthy Built Certification
☐ Stormwater Control Plan
☐ System Development Fee Page
☐ Zoning Approval

Does this project result in the creation of a duplex: ☐ Yes ☐ No
Note: New mechanical systems are required to have a duct blast test. The inspector requests to be present for the test.
Zoning Administrator Signature: _____ Date: _____

Description of Job: 16 8x70 SHIPPING CONTAINERS

Areas:
Total Heated Sq. Ft. 1280
Covered Unheated: 640
Open Decks: _____
Concrete/Asphalt: _____
Area of Land Disturbed: _____

Project Cost: $ 300,000

Accommodations: _____
Bedrooms: _____ Baths: _____
Kitchen: _____ No. of Stories: _____

OFFICE USE ONLY

FEES

Building: _____
Plumbing: _____
Mechanical: _____
Electrical: _____
Zoning: _____

HR Fund: _____
Cert. of Occupancy: _____
Fire/Sprinkler: _____
Gas: _____

Clean Up Fee: _____
Paid by: ☐ Owner ☐ Contractor

Total Fees: _____
Cash: _____ Check: _____ Credit: _____

A FINAL INSPECTION must be scheduled upon completion of the project
To Schedule an Inspection, Please Call 419-9372

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CERTIFICATION

I (We) agree to conform to all Federal, State and local codes and ordinances. All materials will be kept presentable on the lot and all debris will be removed prior to issuance of a Certificate of Occupancy.

DATE: 7/6/22 SIGNED BY: John Bullock OWNER

DATE: _____ SIGNED BY: _____ CONTRACTOR

PERMIT APPROVAL DATE: _____ **BUILDING OFFICIAL:** _____

NOTE: If the work has not been started within six (6) months of permit issuance date, or the work has been ceased for twelve (12) months, the permit will become void and all fees will be surrendered.

SPECIFICATIONS

FOUNDATIONS
( ) Concrete Block
( ) Poured Wall
( ) Slab on Grade
( ) Other _____

WALLS
( ) Wood Siding
( ) Vinyl Siding
( ) Stucco
( ) Other _____

SUB-FLOORING
( ) Diagonal
( ) Plywood (T&G)

FLOORING
( ) Hardwood
( ) Tile
( ) Vinyl
( ) Carpet

ROOFING
( ) Fiberglass
( ) Wood
( ) Metal
( ) Other _____

HEATING & AIR CONDITIONING
( ) Heat Pump ( ) Elect. Resist
( ) Fireplace ( ) Central Air
( ) Window Units

PLUMBING FIXTURES: Give number of:
( ) Lavatories ( ) Closets ( ) Sinks
( ) Tub/Showers ( ) Water Heaters

Gas Appliances: List appliances & BTU demands. (If gas installed for other than fireplaces, detailed schematic required)_____

_____

Concrete: ( ) Under House ( ) Driveway ( ) Other _____

Insulation	Type	Thickness	R-Factor
Exterior Wall			
Ceiling			
Floor			

Prescriptive:_____ Compliance Based: _____ Res/Com Check:_____

Contractor Information	Address	Phone #	State License #
1. General Contractor DSH CONSTRUCTION		828-215-8258	
2. Electrical Contractor			
3. Mechanical Contractor			
4. Plumbing Contractor			
5. Other			

IMPORTANT NOTICE: Construction site must be kept clean and presentable at all times. Do not allow debris to blow on adjacent properties, roads, streams, etc. **A "STOP WORK ORDER" will be issued for violations and a penalty will be assessed. Contractor must remove all construction advertisement signs within 30 days upon completion of said job. All work must be done between the hours of 7 AM and 6 PM Monday through Saturday. Absolutely no work is to take place on Sunday.**

Scanned with CamScanner

Jennifer Tipton

From: John Richardson <john@blkmtnkitchen.com>
Sent: Wednesday, July 13, 2022 7:23 AM
To: Jennifer Tipton
Cc: Jesse Gardner; Dan Hensley
Subject: Re: Railyard Project

And as for the brewery, that will not be included on this permit but at a later date.

Thanks!

John Richardson
john@blkmtnkitchen.com
(828)337-7377
john@blkmtnckitchen.com

PUBCORPS
BLACK MOUNTAIN KITCHEN + ALE HOUSE
WOOD FIRED COOKING SMOKE BLK MTN NORTH CAROLINA
BLK MTN BREWING

> On Jul 12, 2022, at 4:32 PM, Jennifer Tipton <jennifer.tipton@tobm.org> wrote:
>
> Hi John,
>
> I received the engineered drawings for the containers.
>
> I can't find a most recent site plan, so if you or Jesse could email that to me, that would be great.
>
> You will still need to do the floodplain permit, but we understand about the stormwater. We are wondering if you are planning on doing the brewing facility at the same time, because there is a chance that facility might require stormwater.
>
> And we will also need the permit application.
>
> I think that covers it but please let me know if you have any questions.
>
> Thank you!

Jennifer Tipton
Senior Admin
Planning & Development
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

Jennifer Tipton

From: John Richardson <john@blkmtnkitchen.com>
Sent: Thursday, July 21, 2022 2:27 PM
To: Jennifer Tipton
Subject: Re: RailYard.Bldg.Permit.7.22

Hey Jennifer-

Did Jesse get you what we needed to move forward with this permit?

Thanks!

John Richardson
john@blkmtnkitchen.com
(828)337-7377
john@blkmtnckitchen.com

PUBCORPS
BLACK MOUNTAIN KITCHEN + ALE HOUSE
WOOD-FIRED COOKING SMOKE BLK MTN NORTH CAROLINA
BLK MTN BREWING

> On Jul 13, 2022, at 3:35 PM, Jennifer Tipton <jennifer.tipton@tobm.org> wrote:
>
> That works!
>
> Thanks!
>
> *Jennifer Tipton*
> **Senior Admin**
> **Planning & Development**
> **Town of Black Mountain**
> **160 Midland Avenue**
> **Black Mountain, NC 28711**
> **828-419-9371**
> **www.townofblackmountain.org**

From: John Richardson <john@blkmtnkitchen.com>
Sent: Wednesday, July 13, 2022 3:28 PM
To: Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Dan Hensley <danhensley@me.com>
Subject: Re: RailYard.Bldg.Permit.7.22

Kitchen or coffee shop. Does that work?

John Richardson
828-337-7377 (cell)

www.PubCorps.com
www.blackmountainbrewing.com
www.blackmountainalehouse.com

On Jul 13, 2022, at 3:12 PM, Jennifer Tipton <jennifer.tipton@tobm.org> wrote:

Sounds good.

And for the four that will need water, what will those uses be?

Jennifer Tipton
Senior Admin
Planning & Development
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

From: John Richardson <john@blkmtnkitchen.com>
Sent: Wednesday, July 13, 2022 2:56 PM
To: Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Dan Hensley <danhensley@me.com>
Subject: Re: RailYard.Bldg.Permit.7.22

Gotcha. 4 will need water right now. We may add more in the future, but I'll ask first!

Thanks!

John Richardson
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On Jul 13, 2022, at 2:46 PM, Jennifer Tipton <jennifer.tipton@tobm.org> wrote:

Yes.

I do need to know how many of the containers will have plumbing or need water and of those containers, what the uses will be.

Also, I still need the floodplain development permit.

I should have everything else at this point.

Thanks!

Jennifer Tipton
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Black Mountain, NC 28711
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From: John Richardson <john@blkmtnkitchen.com>
Sent: Wednesday, July 13, 2022 7:13 AM
To: Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Dan Hensley <danhensley@me.com>
Subject: RailYard.Bldg.Permit.7.22

Good morning Jennifer-

Let me know if this works?

Thanks!

Scanned with CamScanner
https://cc.co/16YRyq

John Richardson
828-337-7377 (cell)

www.PubCorps.com
www.blackmountainbrewing.com
www.blackmountainalehouse.com

Jennifer Tipton

From: Russell Cate
Sent: Wednesday, April 12, 2023 9:46 AM
To: Jessica Trotman; Jennifer Tipton
Cc: Doug Morrow; Rick Burton; Tausha Millwood
Subject: Railyard Phase II - notes from today's tech review meeting

Good morning Jessica and Jennifer,
These are my notes from today's meeting. Doug, Rick and Tausha – please comment/edit as you want, in case I missed anything.

Present: John Richardson, Trip Anderson, Dan Hensley, Pete Repak, Allen Hightower, Doug Morrow, Rick Burton, Tausha Millwood, Russell Cate

John noted that due to skyrocketing costs, "kitchens aren't happening" and the containers presently on site "are just placeholders" with no timetable for their completion as they were originally planned.

Rick asked when the containers will be set on foundations and anchored, due to flood and wind requirements. Dan said foundation work is years away and asked if trailer anchor-type straps can be installed, possibly also with some containers welded together. Rick said this should be acceptable.

John explained that engineered drawings for a stage with containers behind the stage were just submitted. John asked if stages are exempt from ADA accessibility. Discussion led to agreement that the stage likely will not meet exceptions, because it's larger than 300 SF, and possibly also due to the height of the stage. Accessibility can be via a lift or a ramp. John stated he expect to go with a lift.

John noted that the biggest holdup for the stage is power.

John asked if the first level of the structure behind the stage can be done initially, including being permitted, with the second level being completed soon afterwards. Rick said this approach should be acceptable.

John noted his desire for the stage to be operational as soon as possible, for business reasons, but also because he's eager to fence and gate the property. Fencing and gating can't be done until the stage is completed.

John noted that the grand opening for the Railyard is this Saturday (April 15).

Russell B. Cate

Planner
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Jennifer Tipton

From: Russell Cate
Sent: Wednesday, April 12, 2023 10:31 AM
To: Jessica Trotman; Jennifer Tipton
Cc: Doug Morrow; Rick Burton; Tausha Millwood
Subject: important clarification from Rick about temporary CO

Please note this clarification from Rick:

> I think John was wanting the stage to be built and a TCO issued before the roof structure was completed. I didn't have a problem with that.

From: Russell Cate
Sent: Wednesday, April 12, 2023 9:46 AM
To: Jessica Trotman <jessica.trotman@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Doug Morrow <doug.morrow@tobm.org>; Rick Burton <rick.burton@tobm.org>; Tausha Millwood <tausha.millwood@tobm.org>
Subject: Railyard Phase II - notes from today's tech review meeting

Good morning Jessica and Jennifer,
These are my notes from today's meeting. Doug, Rick and Tausha – please comment/edit as you want, in case I missed anything.

Present: John Richardson, Trip Anderson, Dan Hensley, Pete Repak, Allen Hightower, Doug Morrow, Rick Burton, Tausha Millwood, Russell Cate

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160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Rick Burton
Sent: Wednesday, April 12, 2023 11:21 AM
To: Jennifer Tipton
Subject: RE: Railyard Phase II - notes from today's tech review meeting
Attachments: 790922_DSH Const_Railyard Hospitality Group_Container Stage_CD Set (2023-02-10) (002).pdf

This is the final drawings on the stage. We should get a list of contractors for the permit.

Rick Burton
Desk: 828.419.9341
Cell: 828.767.3667
rick.burton@tobm.org

From: Jennifer Tipton <jennifer.tipton@tobm.org>
Sent: Wednesday, April 12, 2023 10:08 AM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: Doug Morrow <doug.morrow@tobm.org>; Rick Burton <rick.burton@tobm.org>; Tausha Millwood <tausha.millwood@tobm.org>
Subject: RE: Railyard Phase II - notes from today's tech review meeting

I have not seen plans for a permit application for the stage.

Once Rick inspects the containers for the anchoring, we will note that inspection and then they will have a year from that date before the permit for the containers will expire.

Jennifer Tipton
Senior Admin
Planning & Development
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160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

From: Russell Cate <russell.cate@tobm.org>
Sent: Wednesday, April 12, 2023 9:46 AM
To: Jessica Trotman <jessica.trotman@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Doug Morrow <doug.morrow@tobm.org>; Rick Burton <rick.burton@tobm.org>; Tausha Millwood <tausha.millwood@tobm.org>
Subject: Railyard Phase II - notes from today's tech review meeting

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Russell B. Cate

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RAILYARD HOSPITALITY GROUP
SHIPPING CONTAINER / STAGE
141 S. RICHARDSON BLVD.

APPROX. ELEVATION - 2365'

DRAWING INDEX

PAGE	DESCRIPTION
S0.1	STRUCTURAL NOTES, DRAWING INDEX
S1.1	FOUNDATION PLAN, STAGE FLOOR FRAMING PLAN
S1.2	STAGE ROOF FRAMING PLAN, STAGE SECTION & ROOF FRAME ELEVATIONS
S2.1	FOUNDATION & FRAMING DETAILS

STRUCTURAL NOTES

[1] GENERAL

1. THE PROVIDED DRAWINGS ARE LIMITED TO THE STRUCTURAL ELEMENTS. NO PLANS, SPECIFICATIONS, ANY REUSE, OR ANY OF INTENDED REGARDING OTHER ASPECTS OF THIS STRUCTURE OR THE STRUCTURES THEREIN ARE ASSUMED, AND ASSOCIATED HAZARDS OR DAMAGE OR REFERENCES ARE INCLUSIVE TO THE THESE SPECIFIC WORKS. THE WORK IS A REPRESENTATION OF THE SITE.
2. THE DRAWINGS DO NOT INCLUDE MINOR DETAILS OR OTHER ITEMS NECESSARY FOR THE PROPER CONSTRUCTION OF THE WORK. ALL DETAILS NOT SHOWN OR SPECIFIED SHALL BE OF THE SAME CHARACTER AS SIMILAR DETAILS SHOWN OR SPECIFIED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUTHORITY OF JURISDICTION BUILDING CODE, AS ADOPTED AND IMPLEMENTED BY LOCAL REGULATIONS.
4. THE CONTRACTOR IS TO VERIFY ALL INFORMATION SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, LEVELS AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THEY SHALL REPORT ANY DISCREPANCIES OR ERRORS IMMEDIATELY TO THE ARCHITECT OR ENGINEER. ANY REUSE OF EXISTING MATERIALS SHALL BE CLEANED, REPAIRED AND REFINISHED AS REQUIRED TO MATCH THE EXISTING ADJACENT SURFACES AND BLEND IN SEAMLESSLY WITH THE NEW CONSTRUCTION.
5. IF THE CONTRACTOR FINDS ANY CONDITIONS OR ERRORS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR SITE CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER OF RECORD IN WRITING OF SUCH ERRORS OR DISCREPANCIES PRIOR TO PROCEEDING WITH THE AFFECTED WORK. ANY WORK PERFORMED BY THE CONTRACTOR OR ANY SUBCONTRACTORS AFTER THE DISCOVERY OF SUCH CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S OWN RISK AND EXPENSE. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION OR TIME EXTENSIONS FOR CORRECTING WORK THAT WAS PERFORMED AFTER THE DISCOVERY OF SUCH CONDITIONS.
6. DO NOT SCALE DRAWINGS FOR DIMENSIONS. THE DRAWINGS ARE DIAGRAMMATIC AND SCALES MAY BE INCORRECT. REFER TO FIGURED DIMENSIONS ON THE DRAWINGS OR AS DIRECTED. VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. NEW WORK SHALL MATCH EXISTING ADJACENT WORK AS TO QUALITY AND FINISH UNLESS OTHERWISE SHOWN.
7. DURING CONSTRUCTION ENSURE THAT THE STRUCTURE IS NOT OVERSTRESSED. TEMPORARY BRACING MUST BE PROVIDED WHERE NECESSARY TO ENSURE STABILITY OF THE STRUCTURE AND PROTECTION OF THE WORKS AGAINST ANY FORESEEABLE LOADING. THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED PROFESSIONAL ENGINEER TO DESIGN AND SUPERVISE THE ERECTION OF ALL TEMPORARY WORKS.
8. DESIGN LOADS AND PARAMETERS: THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS AND PARAMETERS:
   - LIVE LOADS:
     - ROOF: 20 PSF
     - DECK: 100 PSF
   - DEAD LOADS:
     - ROOF: 15 PSF
     - FLOOR: 15 PSF
   - SNOW LOADS:
     - GROUND: 15 PSF
   - WIND LOADS:
     - 115 MPH
9. ALL STRUCTURAL ELEMENTS DESIGNED TO SUSTAIN SPECIFIED DEAD AND LIVE LOADS IN COMBINATIONS AS TO PRODUCE THE MOST CRITICAL CONDITIONS.
10. WHERE CONFLICTS OCCUR BETWEEN NOTES OR DRAWINGS, THE CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL THE STRUCTURAL ENGINEER OF RECORD HAS PROVIDED A CLARIFICATION.
11. THE STRUCTURAL CONTRACT DRAWINGS SHALL NOT BE USED AS TEMPLATES FOR SHOP DRAWINGS, UNLESS EXPLICITLY NOTED OTHERWISE. ALL SHOP DRAWINGS SHALL BE PREPARED INDEPENDENTLY BY THE CONTRACTOR OR THEIR SUBCONTRACTORS AND SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION OR CONSTRUCTION. ANY DEVIATIONS FROM THE CONTRACT DRAWINGS MUST BE CLEARLY IDENTIFIED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
12. ALL PENETRATIONS, CUTOUTS, AND OPENINGS IN STRUCTURAL MEMBERS SHALL BE COORDINATED WITH THE RELEVANT TRADES AND SHALL NOT BE MADE WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD. ALL OPENINGS SHALL BE REINFORCED AS REQUIRED BY THE STRUCTURAL ENGINEER OF RECORD.
13. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1 STRUCTURAL WELDING CODE - STEEL. ALL WELDS SHALL BE INSPECTED AND TESTED AS REQUIRED BY THE STRUCTURAL ENGINEER OF RECORD OR THE BUILDING OFFICIAL.
14. ALL BOLTED CONNECTIONS SHALL BE MADE WITH BOLTS OF THE SPECIFIED GRADE AND SIZE, TIGHTENED TO THE SPECIFIED TORQUE OR TENSION. ALL BOLTED CONNECTIONS SHALL BE INSPECTED AND TESTED AS REQUIRED BY THE STRUCTURAL ENGINEER OF RECORD OR THE BUILDING OFFICIAL.
15. ALL WELDED CONNECTIONS SHALL BE MADE WITH THE SPECIFIED WELD SIZE, TYPE, AND ELECTRODE. ALL WELDS SHALL BE INSPECTED AND TESTED AS REQUIRED BY THE STRUCTURAL ENGINEER OF RECORD OR THE BUILDING OFFICIAL.
16. ALL STRUCTURAL STEEL SHALL BE PROTECTED FROM CORROSION BY A SUITABLE COATING SYSTEM, AS SPECIFIED BY THE STRUCTURAL ENGINEER OF RECORD. ALL COATINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE INSPECTED AND APPROVED BEFORE ANY CONCEALMENT OR ENCLOSURE OF THE STEEL.
17. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING, EXCESSIVE HEAT, AND RAPID DRYING DURING PLACEMENT AND CURING. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS BY AN APPROVED METHOD.
18. ALL CONCRETE SHALL BE TESTED FOR COMPRESSIVE STRENGTH AT 7 AND 28 DAYS BY AN INDEPENDENT TESTING LABORATORY. ALL TEST RESULTS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER OF RECORD AND THE BUILDING OFFICIAL.
19. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE JOB SITE.
20. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES. ALL DEBRIS AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.
21. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, AND SUPPORT FOR ALL EXCAVATIONS, FORMWORK, AND PARTIALLY COMPLETED STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF ALL TEMPORARY WORKS.
22. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD AND THE BUILDING OFFICIAL AT LEAST 48 HOURS IN ADVANCE OF ANY CONCRETE PLACEMENT, WELDING, OR OTHER CRITICAL CONSTRUCTION ACTIVITIES.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION MEASURES DURING CONSTRUCTION, INCLUDING FIRE EXTINGUISHERS, FIRE WATCH, AND COORDINATION WITH THE LOCAL FIRE DEPARTMENT.
24. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY LIGHTING AND POWER FOR ALL CONSTRUCTION ACTIVITIES.
25. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SANITARY FACILITIES FOR ALL WORKERS.
26. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY ACCESS AND EGRESS FOR ALL WORKERS AND EQUIPMENT.
27. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY PROTECTION FOR ADJACENT PROPERTIES AND STRUCTURES.
28. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES.
29. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY FENCING AND BARRICADES.
30. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SIGNAGE AND TRAFFIC CONTROL.
31. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY UTILITIES.
32. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY COMMUNICATIONS.
33. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SECURITY.
34. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY FIRE PROTECTION.
35. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY FIRST AID.
36. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY PROCEDURES.
37. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EQUIPMENT.
38. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY COMMUNICATIONS.
39. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION PROCEDURES.
40. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION ROUTES.
41. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION ASSEMBLY AREAS.
42. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION ACCOUNTABILITY PROCEDURES.
43. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION TRAINING.
44. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION DRILLS.
45. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION REVIEWS.
46. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION IMPROVEMENTS.
47. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION RECORDS.
48. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION REPORTS.
49. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION PLANS.
50. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY EMERGENCY EVACUATION PROCEDURES.

[2] FOUNDATIONS / FOUNDATION NOTES

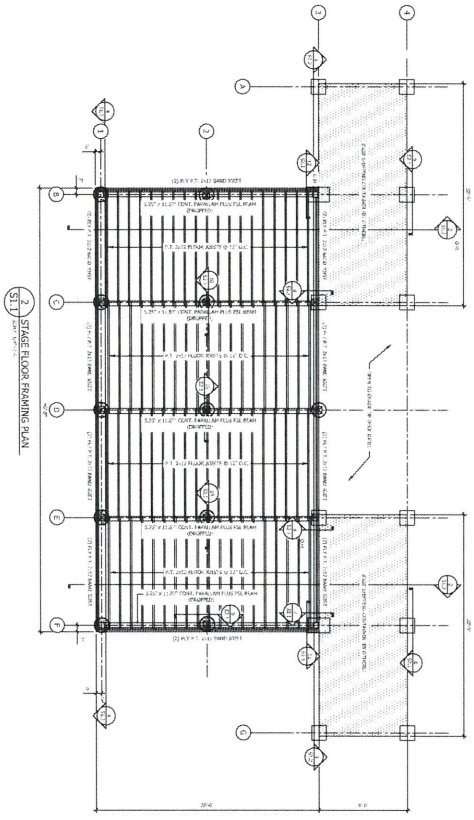
1. FOUNDATION DESIGN IS BASED ON A PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
2. PRIOR TO CONSTRUCTION, SUB-GRADE CONDITIONS USED AS DESIGN PARAMETERS SHALL BE TESTED AND EVALUATED BY A GEOTECHNICAL ENGINEER LICENSED TO PRACTICE IN NORTH CAROLINA. A FORMAL ENGINEER TO PROVIDE CERTIFICATION REPORT PRIOR TO CONSTRUCTION.
3. FOUNDATIONS, COLUMN AND FOOTING REINFORCING, OR TO THE SPECIFICATION OF A PRECAST SHALL BE APPROVED TO THE SPECIFICATIONS AND GEOTECHNICAL ENGINEER BEFORE FURTHER CONSTRUCTION IS INITIATED.
4. THE SPECIFIED EFFICIENCY OF GLOBAL STABILITY OF EARTH OTHER GRADED COMPACTED, COMPACTED, GLOBAL STABILITY, ON ANY OTHER SUB-GRADE CONDITIONS SHALL BE DETERMINED BY A GEOTECHNICAL ENGINEER LICENSED IN NORTH CAROLINA.
5. THE DEPTH OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED.
6. ALL FOOTINGS SHALL REST ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL PER GEOTECHNICAL ENGINEER SPECIFICATIONS.

[3] CONCRETE AND REINFORCED STEEL

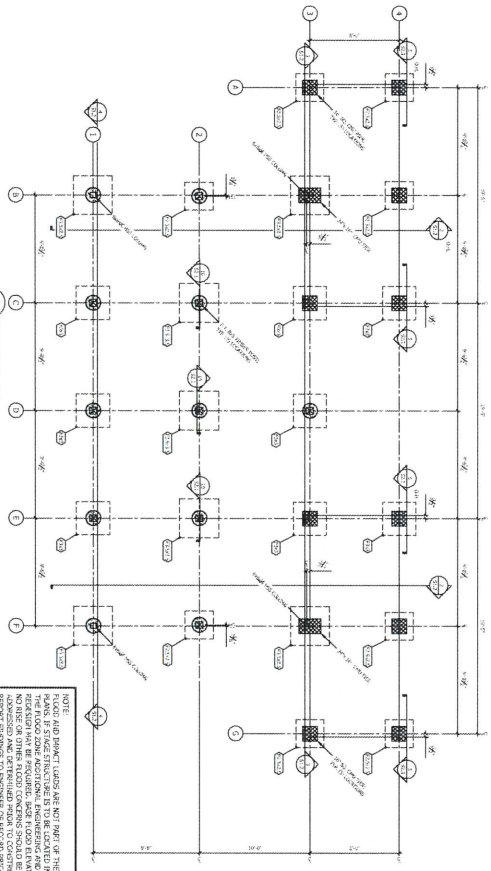
1. WORK SHALL CONFORM TO THE LATEST EDITIONS OF ACI SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 318) AND BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL STRUCTURAL CONCRETE SHALL MEET THE FOLLOWING AMERICAN COMPRESSIVE STRENGTH REQUIREMENTS (TEST AT 28 DAYS):
   - FOOTINGS: 3000 PSI
2. AIR ENTRAINED CONCRETE SHALL CONTAIN ENTRAINED AIR IN ACCORDANCE WITH ACI 318, TABLE 19.3.3.
3. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED BILLET-STEEL BARS, UNLESS OTHERWISE NOTED. ALL REINFORCEMENT DETAILING AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF ACI 318, CHAPTER 25.
4. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A 1064, LATEST REVISION.
5. SUPPORT REINFORCING MATERIAL ON ACCEPTABLE SPACED OR CO-ORDINATED DEVICES SO AS NOT TO DISPLACE DURING PLACEMENT OF CONCRETE.
6. PROVIDE 3" MINIMUM CONCRETE COVER TO REINFORCING UNLESS OTHERWISE NOTED. CONCRETE PLACED AGAINST EARTH 3" COVER MINIMUM. COVER ELSEWHERE UNLESS NOTED ON DETAILS.
7. CONCRETE SHALL BE CURED FOR 7 DAYS OR CURED BY USE OF AN APPROVED CURING COMPOUND.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EMBEDDED ITEMS INCLUDING ANCHOR BOLTS, SLEEVES, CONDUITS, ETC., PRIOR TO PLACING CONCRETE.
9. REINFORCEMENT NOT USED ENCLOSED BY CONCRETE SHALL BE HOT-DIP GALVANIZED.

[4] MASONRY

1. DESIGN, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES, ACI 530.1 / ASCE 6 / TMS 602, LATEST REVISIONS.
2. ALL CONCRETE MASONRY UNITS SHALL BE REGULAR DENSITY UNITS OF NOMINAL COMPRESSIVE STRENGTH OF 1500 PSI, GRADE N, NORMAL WEIGHT, AND ALL SHALL BE TYPE S, UNLESS NOTED OTHERWISE.
3. LAY ALL MASONRY IN FULL BED JOINTS WITH TOOLED JOINTS. HORIZONTAL WIRE SHALL BE PLACED AT THE CENTER OF EVERY COURSE. WHERE IT IS NECESSARY TO DISCONTINUE THE WORK, THE END OF THE LAST COURSE SHALL BE STEPPED BACK AT LEAST ONE HALF BRICK AND NOT MORE THAN 4'-0". ALL MASONRY SHALL BE LAID TO A STRAIGHT LINE, PLUMB AND TRUE. ALL EXPOSED CORNERS SHALL BE LAID WITH SQUARE CORNERS AND EDGES. ALL MASONRY SHALL BE LAID WITH STAGGERED VERTICAL JOINTS



S1.1 2 STAGE FLOOR FRAMING PLAN



S1.1 1 FOUNDATION PLAN

NOTE:
FLOOD AID IMPACT LARDS ARE NOT PART OF THE DESIGN PLANS. IF STAGE STRUCTURE IS TO BE LOCATED INSIDE FLOOD ZONE, A FLOOD STUDY AND LOMR-F MAY BE REQUIRED. BASE FLOOD ELEVATIONS, NO RISE OR OTHER FLOOD CONCERNS SHOULD BE ADDRESSED BY THE PROJECT TEAM PRIOR TO CONSTRUCTION. REPORT FINDINGS TO ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT	REMARKS
F1	2'-0" x 2'-0" x 12"	(4) #5 CONT.	
F2	3'-0" x 3'-0" x 12"	(4) #5 CONT.	
F3	4'-0" x 4'-0" x 12"	(4) #5 CONT.	
F4	5'-0" x 5'-0" x 12"	(4) #5 CONT.	
F5	6'-0" x 6'-0" x 12"	(4) #5 CONT.	
F6	7'-0" x 7'-0" x 12"	(4) #5 CONT.	
F7	8'-0" x 8'-0" x 12"	(4) #5 CONT.	
F8	9'-0" x 9'-0" x 12"	(4) #5 CONT.	
F9	10'-0" x 10'-0" x 12"	(4) #5 CONT.	
F10	11'-0" x 11'-0" x 12"	(4) #5 CONT.	
F11	12'-0" x 12'-0" x 12"	(4) #5 CONT.	
F12	13'-0" x 13'-0" x 12"	(4) #5 CONT.	
F13	14'-0" x 14'-0" x 12"	(4) #5 CONT.	
F14	15'-0" x 15'-0" x 12"	(4) #5 CONT.	
F15	16'-0" x 16'-0" x 12"	(4) #5 CONT.	
F16	17'-0" x 17'-0" x 12"	(4) #5 CONT.	
F17	18'-0" x 18'-0" x 12"	(4) #5 CONT.	
F18	19'-0" x 19'-0" x 12"	(4) #5 CONT.	
F19	20'-0" x 20'-0" x 12"	(4) #5 CONT.	
F20	21'-0" x 21'-0" x 12"	(4) #5 CONT.	
F21	22'-0" x 22'-0" x 12"	(4) #5 CONT.	
F22	23'-0" x 23'-0" x 12"	(4) #5 CONT.	
F23	24'-0" x 24'-0" x 12"	(4) #5 CONT.	
F24	25'-0" x 25'-0" x 12"	(4) #5 CONT.	
F25	26'-0" x 26'-0" x 12"	(4) #5 CONT.	
F26	27'-0" x 27'-0" x 12"	(4) #5 CONT.	
F27	28'-0" x 28'-0" x 12"	(4) #5 CONT.	
F28	29'-0" x 29'-0" x 12"	(4) #5 CONT.	
F29	30'-0" x 30'-0" x 12"	(4) #5 CONT.	
F30	31'-0" x 31'-0" x 12"	(4) #5 CONT.	
F31	32'-0" x 32'-0" x 12"	(4) #5 CONT.	
F32	33'-0" x 33'-0" x 12"	(4) #5 CONT.	
F33	34'-0" x 34'-0" x 12"	(4) #5 CONT.	
F34	35'-0" x 35'-0" x 12"	(4) #5 CONT.	
F35	36'-0" x 36'-0" x 12"	(4) #5 CONT.	
F36	37'-0" x 37'-0" x 12"	(4) #5 CONT.	
F37	38'-0" x 38'-0" x 12"	(4) #5 CONT.	
F38	39'-0" x 39'-0" x 12"	(4) #5 CONT.	
F39	40'-0" x 40'-0" x 12"	(4) #5 CONT.	
F40	41'-0" x 41'-0" x 12"	(4) #5 CONT.	
F41	42'-0" x 42'-0" x 12"	(4) #5 CONT.	
F42	43'-0" x 43'-0" x 12"	(4) #5 CONT.	
F43	44'-0" x 44'-0" x 12"	(4) #5 CONT.	
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F60	61'-0" x 61'-0" x 12"	(4) #5 CONT.	
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F70	71'-0" x 71'-0" x 12"	(4) #5 CONT.	
F71	72'-0" x 72'-0" x 12"	(4) #5 CONT.	
F72	73'-0" x 73'-0" x 12"	(4) #5 CONT.	
F73	74'-0" x 74'-0" x 12"	(4) #5 CONT.	
F74	75'-0" x 75'-0" x 12"	(4) #5 CONT.	
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F76	77'-0" x 77'-0" x 12"	(4) #5 CONT.	
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F79	80'-0" x 80'-0" x 12"	(4) #5 CONT.	
F80	81'-0" x 81'-0" x 12"	(4) #5 CONT.	
F81	82'-0" x 82'-0" x 12"	(4) #5 CONT.	
F82	83'-0" x 83'-0" x 12"	(4) #5 CONT.	
F83	84'-0" x 84'-0" x 12"	(4) #5 CONT.	
F84	85'-0" x 85'-0" x 12"	(4) #5 CONT.	
F85	86'-0" x 86'-0" x 12"	(4) #5 CONT.	
F86	87'-0" x 87'-0" x 12"	(4) #5 CONT.	
F87	88'-0" x 88'-0" x 12"	(4) #5 CONT.	
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F90	91'-0" x 91'-0" x 12"	(4) #5 CONT.	
F91	92'-0" x 92'-0" x 12"	(4) #5 CONT.	
F92	93'-0" x 93'-0" x 12"	(4) #5 CONT.	
F93	94'-0" x 94'-0" x 12"	(4) #5 CONT.	
F94	95'-0" x 95'-0" x 12"	(4) #5 CONT.	
F95	96'-0" x 96'-0" x 12"	(4) #5 CONT.	
F96	97'-0" x 97'-0" x 12"	(4) #5 CONT.	
F97	98'-0" x 98'-0" x 12"	(4) #5 CONT.	
F98	99'-0" x 99'-0" x 12"	(4) #5 CONT.	
F99	100'-0" x 100'-0" x 12"	(4) #5 CONT.	
F100	101'-0" x 101'-0" x 12"	(4) #5 CONT.	

02-10-23

Project No: 790922

S1.1
2 OF 4

RAILYARD HOSPITALITY GROUP
SHIPPING CONTAINER / STAGE
141 S. RICHARDSON BLVD.
BLACK MOUNTAIN NORTH CAROLINA

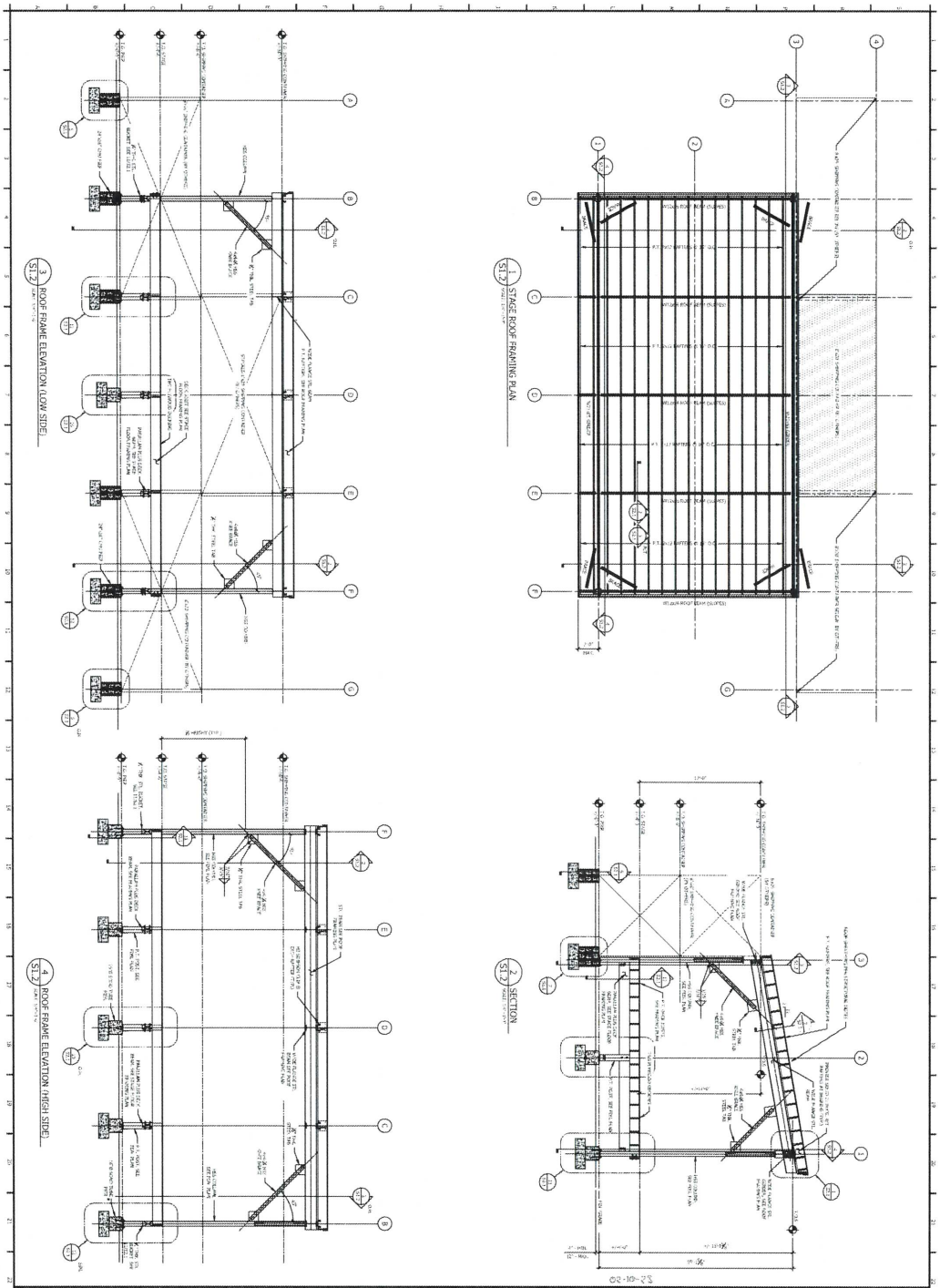
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FOUNDATION PLAN STAGE FLOOR FRAMING PLAN

MEDLOCK & ASSOCIATES ENGINEERING, PA
STRUCTURAL • CONSULTING • CONSTRUCTION ASSISTANCE
53 Ashland Avenue, Suite 101
Asheville, NC 28801
Phone #: (828) 232-4448
Fax #: (828) 232-5124
NC Cert. # C-2133

Designed: PJW | Reviewed: JMC
Drawn: PJW | Scale: AS NOTED
Checked: PJW | Date: 02-10-23

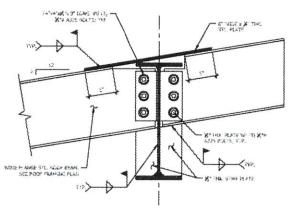
CONSTRUCTION SET

No.	REVISIONS/SUBMISSIONS	Date
1	------	--/--/--

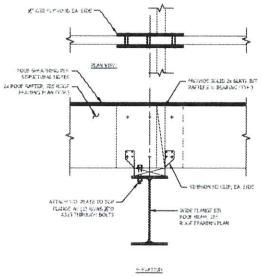


Project No: 790922	RAILYARD HOSPITALITY GROUP SHIPPING CONTAINER / STAGE 141 S. RICHARDSON BLVD.	MEDLOCK & ASSOCIATES ENGINEERING PA STRUCTURAL • CONSULTING • CONSTRUCTION ASSISTANCE	Designed: RJN Reviewed: JMC Drawn: RJV Scale: AS NOTED Checked: RJN Date: 12-10-23	CONSTRUCTION SET
S1.2 3 OF 4	BLACK MOUNTAIN NORTH CAROLINA	53 Asheland Avenue, Suite 101 Asheville, NC 28801 Phone #: (828) 252-4448 Fax #: (828) 232-5224 NC Cert. # C-3133		
Drawing Title: STAGE ROOF FRM'G. PLAN, SECTION & ROOF FRAME ELEVS.				

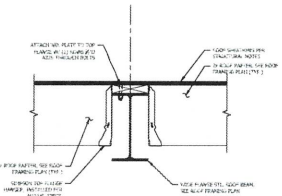
No.	REVISIONS/SUBMISSIONS	Date
1	----------	--/--/--



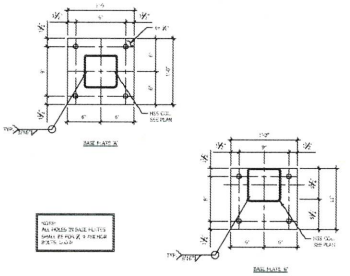
1 S2.1 OUTRIGGER MOMENT CONNECTION



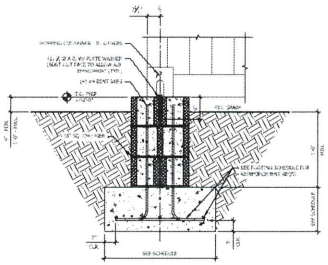
2 S2.1 RAFTER SPLICE DETAIL



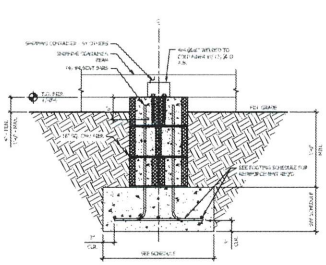
3 S2.1 ALT. RAFTER CONNECTION DETAIL



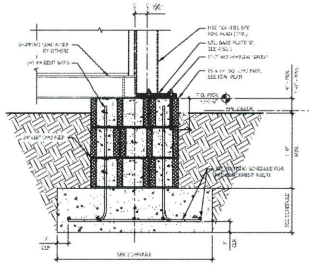
4 S2.1 BASE PLATE DETAILS



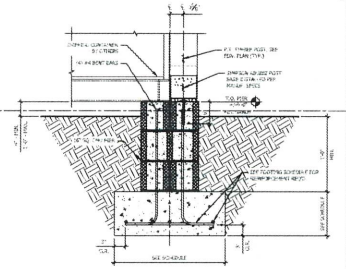
5 S2.1 PIER FOOTING SECTION - CORNERS



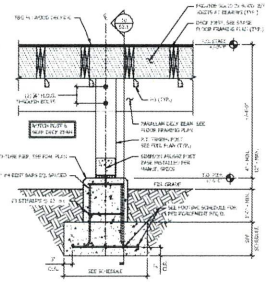
6 S2.1 PIER FOOTING SECTION - INTERMEDIATE



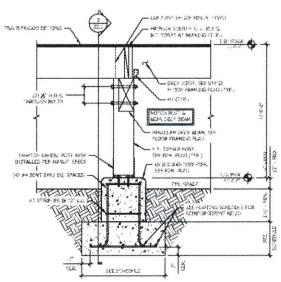
7 S2.1 PIER SECTION AT COLUMN



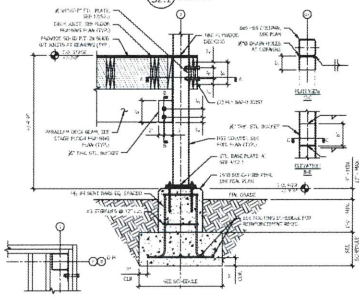
8 S2.1 PIER SECTION AT COLUMN



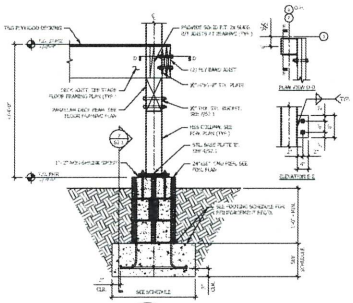
9 S2.1 PIER SECTION



10 S2.1 PIER SECTION



11 S2.1 PIER SECTION



12 S2.1 PIER SECTION

REVISIONS/SUBMISSIONS			
Mark	Description	Date	

CONSTRUCTION SET

MEDLOCK & ASSOCIATES
ENGINEERING
STRUCTURAL • CONSULTING • CONSTRUCTION ASSISTANCE

Asheville, NC 28801
Phone: (828) 232-5545
Fax: (828) 232-5324
NC Cert. # C-3133

Project No: 790922

S2.1

RAILYARD HOSPITALITY GROUP
SHIPPING CONTAINER / STAGE
141 S. RICHARDSON BLVD.
BLACK MOUNTAIN NORTH CAROLINA

Drawing Title: FOUNDATION & FRAMING DETAILS

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, April 18, 2023 9:25 AM
To: Jennifer Tipton
Cc: Jessica Trotman
Subject: RE: plans for making the containers habitable space haven't been submitted by The Railyard, correct?

Thanks.

From: Jennifer Tipton <jennifer.tipton@tobm.org>
Sent: Tuesday, April 18, 2023 9:23 AM
To: Russell Cate <russell.cate@tobm.org>
Cc: Jessica Trotman <jessica.trotman@tobm.org>
Subject: RE: plans for making the containers habitable space haven't been submitted by The Railyard, correct?

No. I think what is in there is all that we have.

Jennifer Tipton
Senior Admin
Planning & Development
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

From: Russell Cate <russell.cate@tobm.org>
Sent: Tuesday, April 18, 2023 9:02 AM
To: Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Jessica Trotman <jessica.trotman@tobm.org>
Subject: plans for making the containers habitable space haven't been submitted by The Railyard, correct?

Hi Jennifer,
I'm working with Jessica to follow up with John Richardson.
I've looked over Permit # 7066 (New Commercial; 7/13/2022) closely. In the PDFs, I'm not seeing plans for making the containers habitable. Do you recall such plans ever being submitted?
Thanks.

The PDFs are:

- 2-page "Open Sided Container W/ Canopy Plans & Details" – construction set (container foundation plan; container open sides plan; pier footing).
- 14-pages -- sheets are: Survey, Site Plan, Fine Grading & Storm Plan, Rough Grading & Erosion Control Plan, Water Plan, Sewer Plan, Site Details, Storm Details, Water Details, Erosion Control Details, Sewer Details, Notes.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 20, 2023 4:38 PM
To: Jessica Trotman; Anne Phillip; Jennifer Tipton
Subject: RE: I just spoke with Pete Repak regarding the dangerous parking situation
Attachments: 4.4.6__Visibility_at_intersections.docx

The attached might be relevant.

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Thursday, April 20, 2023 4:35 PM
To: Russell Cate <russell.cate@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>
Subject: RE: I just spoke with Pete Repak regarding the dangerous parking situation

I have reached out the josh and steve. I think his property line goes across the street and they are essentially parking on what looks like ROW but is really his private property.

From: Russell Cate <russell.cate@tobm.org>
Sent: Thursday, April 20, 2023 4:31 PM
To: Anne Phillip <anne.phillip@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Jessica Trotman <jessica.trotman@tobm.org>
Subject: FW: I just spoke with Pete Repak regarding the dangerous parking situation

I think we all need to be in the loop on this.

From: Russell Cate
Sent: Thursday, April 20, 2023 4:26 PM
To: Jessica Trotman <jessica.trotman@tobm.org>
Subject: I just spoke with Pete Repak regarding the dangerous parking situation

Hi Jessica,
John Richardson wasn't available. I spoke with Pete Repak regarding the dangerous parking situation and he said he'd relay word to John. Repeatedly, I stressed that the vehicles need to be moved immediately, that it's a significant danger situation. We stood at the corner and went over things. Pete said he didn't think the RailYard was installing a sidewalk. I told him the RailYard is. I told him it appears that vehicles are parking partly on the area of the future sidewalk and partly in the right of way.
One of the questions Pete asked me, and which I could provide no firm answer to because I will not give an answer about a major, multi-year commercial development unless I'm 100% sure of the answer, is about how much of the current-gravel-parking area is noncompliant. I told him all I know is that the majority (perhaps all) of the vehicles that park there are causing significant visibility problems.
Pete said "I question those complaints you're saying have been made." I gave him no response.
Pete asked for your full name and said he would call you.
Thanks.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373



Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

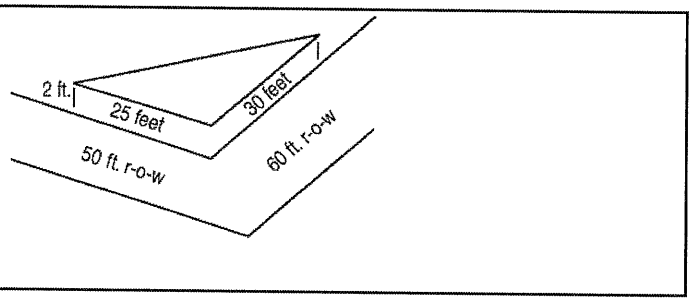
4.4.6 Visibility at intersections.

A. Uses located at a street intersection shall not have a dumpster or service area within 15 feet of the corner at the edge of pavement or the back of curb, whichever is closer.

B. Except for intersections within the central business district (CB), the sight triangle described below in paragraph C. shall be maintained on each corner of property at the intersection of two streets, a street and an alley, a street and a railroad, and also at the point where driveways, private drives, or entrances to common parking areas intersect with a public or private street right-of-way. The sight triangle is a triangular area connecting the intersection of the right-of-way lines and the end points of the sight distance for the intersecting streets as set forth in the latest edition of the NCDOT subdivision roads minimum construction standards.

C. The following are the distances used to establish a sight triangle as measured from an intersecting right-of-way:

Right-of-way width	Distance (feet)
<50′	20′
50′	25′
60′	30′
70′	35′
80′	40′
90′	45′
100′ (or greater)	50′



D. A sight triangle shall contain no fence, structure, earth bank, hedge, planting, wall or other obstruction between a height greater than two feet above the grade of the crown of the adjacent road as established by the zoning administrator. The following are exempted from this provision:

1. Public utility poles and fire hydrants.
2. Trees trimmed (to the trunk) to a height at least nine feet above the level of the intersection.
3. Other plant species of open growth habit that are not planted in the form of a hedge and which are so planted and trimmed as to leave in all seasons a clear and unobstructed cross-view.
4. A supporting member or appurtenance to a permanent building or sign lawfully existing on the effective date of this ordinance.
5. Official warning signs or signals or other appurtenances required for traffic control.
6. Signs which conform to the sign regulations with supports that do not encroach on the clear-vision area.

E. The administrator (or his/her designee) may waive this provision where the natural contour of the ground is such that there can be no cross visibility at the intersection.

Jennifer Tipton

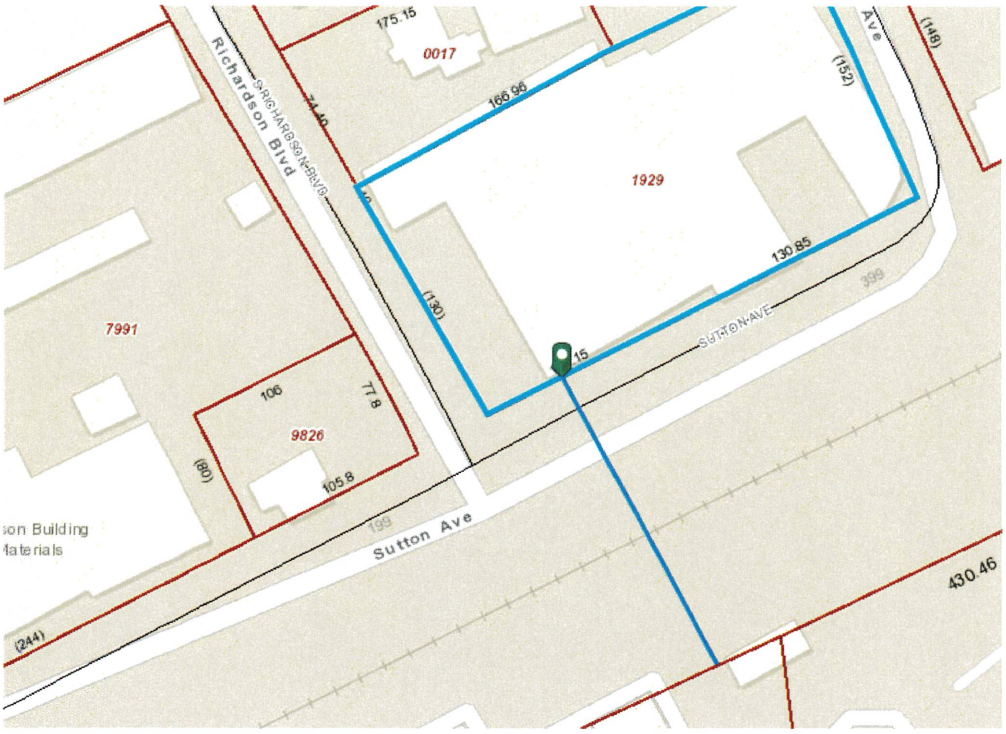
From: Jessica Trotman
Sent: Friday, April 21, 2023 8:29 AM
To: Russell Cate; Jennifer Tipton
Subject: RE: next steps for parking at RailYard

This is weird because the RR has 100' ROW from centerline on each side of the tracks, so there is overlap.

From: Russell Cate <russell.cate@tobm.org>
Sent: Friday, April 21, 2023 8:19 AM
To: Jessica Trotman <jessica.trotman@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>
Subject: next steps for parking at RailYard

OK, will do.

As far as our sight triangle regulation, it's based on the width of the ROWs of the intersecting streets. I've measure Richardson width as 42'. Is the Sutton ROW width the area all the way to the south side of the railroad tracks (see screenshot below). That distance is 188'.



[I had to create a new email because I couldn't paste a graphic in the old email thread.]

-----Original Message-----
From: Jessica Trotman jessica.trotman@tobm.org
Sent: Thursday, April 20, 2023 7:27 PM
To: Jennifer Tipton jennifer.tipton@tobm.org; Russell Cate russell.cate@tobm.org
Subject: RE: New Voicemail from +13122861744 - WIRELESS CALLER:TBM Main Number

Russell - I have a couple of thoughts - but start with looking into how a private owner create onstreet parking (if it is on street) and Richardson needs to get as a timeline for all parks of phase II. At a minimum there are distance from an intersection that will have to be applied for any parking that takes place - public ROW or not.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From:	Russell Cate
Sent:	Monday, April 24, 2023 9:28 AM
To:	Jessica Trotman
Cc:	Jennifer Tipton
Subject:	The RailYard - parking. Also, draft email language to send to developer.

Hi Jessica,
You asked me to follow up on a couple of RailYard items. I'm not finding regulations about property owners creating on-street parking. The only relevant on-street parking regulation I found is the following from Chapter 47 (Traffic and Vehicles) – no parking within 30' of a stop sign:

Sec. 47-121. - Specified places prohibited.

It shall be unlawful for any person to stop, stand or park a vehicle except when necessary any of the following places:

(1) On a sidewalk.

(2) In a crosswalk.

(3) Within an intersection.

(4) Within 30 feet of any flashing beacon, stop sign, or traffic control signal locate

(5) On either side of any street approaching a railroad underpass.

(6) On either side of any street approaching a grade crossing within 50 feet of the parking may be permitted in front of the structures, unless otherwise prohibit

(7) Alongside or opposite any street excavation or obstruction when the stopping

(8) Upon any bridge or other elevated structure or within any underpass structur

(9) Within 15 feet in either direction of the entrance to a hotel, theater, hospital, s

(10) On the roadway side of any vehicle stopped, standing or parked at the edge o

(11) Along the north side of U.S. 70 from the east leg of the Primary School drivew

(12) On the east side along Montreat Road (NC Highway 9) between First and Seco

(13) Along either side of Vance Avenue from NC Highway 9 to the dead end of the

(14) Along the south side of Rec Park Drive from Blue Ridge Road to the dead end.

(Code 1975, § 16-50; Code 1993, § 72.02; Ord. of 2-11-1975; Ord. No. 0-95-14, 11-13-1995; Or

Permit # 7066 (New Commercial - 7/13/2022) includes a Site Plan showing no on-street parking on Sutton Ave.; instead, it shows a 6' sidewalk. If a builder adds on-street parking when the approved Site Plan doesn't show it, do we need an amended ("revised"?) permit?

You wrote that John needs to submit a timeline for all parts of Phase II. Do you want me to email him? If so, I'm planning for the email to say "Please submit a timeline for all parts of the remaining phase of The RailYard." Is that sufficient?

Thanks.

-----Original Message-----
From: Jessica Trotman jessica.trotman@tobm.org
Sent: Thursday, April 20, 2023 7:27 PM
To: Jennifer Tipton jennifer.tipton@tobm.org; Russell Cate russell.cate@tobm.org
Subject: RE: New Voicemail from +13122861744 - WIRELESS CALLER:TBM Main Number

Russell - I have a couple of thoughts - but start with looking into how a private owner create onstreet parking (if it is on street) and Richardson needs to get as a timeline for all parks of phase II. At a minimum there are distance from an intersection that will have to be applied for any parking that takes place - public ROW or not.

-----Original Message-----
From: Jennifer Tipton <jennifer.tipton@tobm.org>
Sent: Thursday, April 20, 2023 5:00 PM
To: Jessica Trotman <jessica.trotman@tobm.org>; Russell Cate <russell.cate@tobm.org>
Subject: FW: New Voicemail from +13122861744 - WIRELESS CALLER:TBM Main Number

I think he thinks I am Jessica.

Anyways, this is his message just saying he wants to get everyone around the table to figure out how to move forward. Just FYI.

Jennifer Tipton
Senior Admin
Planning & Development
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

-----Original Message-----
From: 3CX Communications System - Town of Black Mountain <noreply@3cx.net>
Sent: Thursday, April 20, 2023 4:50 PM
To: Jennifer Tipton <jennifer.tipton@tobm.org>
Subject: New Voicemail from +13122861744 - WIRELESS CALLER:TBM Main Number

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You have received a new voice mail from "+13122861744 -"WIRELESS CALLER:TBM Main Number"

From:+13122861744
To: 371" - "Jennifer" "Tipton"
Received:"Thursday, April 20, 2023 4:49:02 PM"

Duration:"00:00:52"
File:"vmail_+13122861744_371_20230420204902"

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Rick Burton
Sent: Friday, April 28, 2023 5:05 PM
To: Jessica Trotman
Cc: Doug Morrow; Jennifer Tipton; Russell Cate; Anne Phillip
Subject: RE: Railyard

Thanks,
Yes we should meet about the requirements of this event. Also, I have met with John and requested an updated site plan. It is evident that he is changing from street parking only to onsite parking. This would trigger the requirement for accessible parking, proper signage, and delineation. I communicated these requirements to him. There is also added storm water issues with added impervious surface. I also told him that the plan would have to go through the review process. He was very receptive and congenial. Doug talked to him as well about the event.

Rick Burton
Desk: 828.419.9341
Cell: 828.767.3667
rick.burton@tobm.org

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Friday, April 28, 2023 2:10 PM
To: Russell Cate <russell.cate@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>; Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>
Subject: RE: Railyard

yes

From: Russell Cate <russell.cate@tobm.org>
Sent: Friday, April 28, 2023 1:43 PM
To: Jennifer Tipton <jennifer.tipton@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>; Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>
Subject: RE: Railyard

Jessica,
Should I schedule a tech review – type meeting with Rick, Doug and myself present?

From: Jennifer Tipton <jennifer.tipton@tobm.org>
Sent: Friday, April 28, 2023 1:41 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>; Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>
Subject: Railyard

Pete, the manager at the Railyard, said that they are planning on bringing in a temporary outdoor stage on May 20th and would like to meet and see what permits, regulations, and rules will be required for this.

Jennifer Tipton
Senior Admin
Planning & Development
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

Jennifer Tipton

From: Russell Cate
Sent: Thursday, May 4, 2023 12:50 PM
To: Jessica Trotman; Rick Burton; Doug Morrow
Cc: Anne Phillip; Jennifer Tipton
Subject: RE: notes from today's RailYard meeting

I uploaded these notes to Permit # 7066.

From: Russell Cate
Sent: Thursday, May 4, 2023 11:21 AM
To: Jessica Trotman <jessica.trotman@tobm.org>; Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>
Subject: notes from today's RailYard meeting

These are my notes from today's RailYard meeting. **Rick and Doug – please add anything I missed…..thanks.**

Present: Pete Repak, Allen Hightower; John Richardson arrived halfway through. Staff: Rick, Doug, Russell.

Temporary stage:

- Rick said he needs to see the manufacturer instructions for the stage, so he can confirm it's properly set up.
- Stage and generator must be properly grounded and bonded.
- When John arrived, he said he'll be submitted a plan within a week for a permanent stage that's different than his original plan. The new plan is for a stage (including accessibility ramp) built from gravel poured on concrete. John said Dan Hensley will pull the permit for this within a week.

Staff stressed to John that these items need to be submitted:

- Revised site plan (which Rick previously discussed with John as far as the town needing it submitted as soon as possible)
- Timeline for conversion of all the containers, including those being made into cabanas
- Timeline for sidewalk installation. John asked if the sidewalk can be routed through the interior of the property. Staff told him no.

Doug and Rick helped RailYard representatives understand the calculations for occupancy rating (including posted max-occupancy signs)

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Jessica Trotman
Sent: Saturday, May 20, 2023 8:24 PM
To: Jennifer Tipton; Russell Cate
Subject: RE: Railyard

We put up signs for no parking at the intersection – whatever the code says (25 ft maybe? I'd have to check). So some parking. They need to get the sidewalk in if this is the configuration they are settled on.

From: Jennifer Tipton <jennifer.tipton@tobm.org>
Sent: Saturday, May 20, 2023 5:09 PM
To: Jessica Trotman <jessica.trotman@tobm.org>; Russell Cate <russell.cate@tobm.org>
Subject: Railyard

Did something change with them being allowed to park in front of the shipping containers?

Get Outlook for iOS

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, June 27, 2023 8:59 AM
To: Rick Burton; Anne Phillip; Jennifer Tipton; Doug Morrow
Subject: reminder email sent to The RailYard re revised site plan and two other items still needed

Good morning everyone,

FYI, please see this reminder email sent to The RailYard, following up on our May 4 meeting with them. Note that Jessica was cc'd. Three items (including revised site plan) are still needed by us.

I've loaded this email (and relevant note) into iworq for Permit #62 in the Plan Review module.

Thanks.

From: Russell Cate
Sent: Monday, June 26, 2023 2:44 PM
To: john richardson <john@railyardblkmtn.com>
Cc: Jessica Trotman <jessica.trotman@tobm.org>; pete Repak <pete@railyardblkmtn.com>
Subject: revised site plan

Good afternoon John,
Please submit the needed items that we went over at our May 4 meeting at Town Hall – I've highlighted them in yellow below.
Please let us know if you have any questions.
Thank you, I hope you're well.
Russell

From: pete Repak <pete@railyardblkmtn.com>
Sent: Monday, May 8, 2023 11:35 AM
To: Russell Cate <russell.cate@tobm.org>
Subject: Re: follow up items from our discussion last Thursday

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

thank you Russel

Warm Regards,

pete

Bacon is Good!

Pete Repak
General Manager / Chief Forager
The RailYard Black Mountain

Smoke BBQ
pete@railyardblkmtn.com
cell 312.286.1744

From: Russell Cate <russell.cate@tobm.org>
Sent: Monday, May 8, 2023 11:26 AM
To: john richardson <john@railyardblkmtn.com>; pete Repak <pete@railyardblkmtn.com>
Cc: Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Subject: follow up items from our discussion last Thursday

Hi John, Pete and Allen *[John – I don't have Allen's email address.....can you please forward this?]*, Thank you for coming in last Thursday to discuss The RailYard.

As we discussed, please submit the instructions from the manufacturer of the temporary stage to Rick. We understand you might not do a temporary stage; rather, proceed immediately with a permanent stage.

As you discussed previously with Rick, please submit a revised site plan for the property.

Please submit a timeline for the conversion of all of the containers, including those being made into cabanas.

Please submit a timeline for the construction of the sidewalk.

Please submit the revised sign application (you just need to make one correction).

Thank you.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Anne Phillip
Sent: Tuesday, June 27, 2023 10:28 AM
To: Russell Cate; Rick Burton; Jennifer Tipton; Doug Morrow
Subject: RE: reminder email sent to The RailYard re revised site plan and two other items still needed
Attachments: 141 Richardson Blvd_shaded x and ae.jpg; floodplain_development_permit_20230221135732 4722.pdf

Hello everyone,

Russell, I'm not sure who should continue the discussion about the requirement for a floodplain development permit, but I attached a screenshot of the flood zones on the property.

Any development in the blue AE zone will require a floodplain development permit. That includes building of sidewalks, building of structures, storage of shipping containers, addition of gravel, or any other man-made change in the AE zone. I have attached the Floodplain Development Permit for your reference.

For the property owner's reference, the flood damage prevention ordinance can be found here: https://library.municode.com/nc/black_mountain/codes/code_of_ordinances?nodeId=COOR_APXALAUSCO_CH2BURE_S2.3FLDAPROR

Thank you,
Anne

Anne Phillip
Stormwater Technician

828-419-9374
Anne.Phillip@tobm.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Russell Cate <russell.cate@tobm.org>
Sent: Tuesday, June 27, 2023 8:59 AM
To: Rick Burton <rick.burton@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>
Subject: reminder email sent to The RailYard re revised site plan and two other items still needed

Good morning everyone,

FYI, please see this reminder email sent to The RailYard, following up on our May 4 meeting with them. Note that Jessica was cc'd. Three items (including revised site plan) are still needed by us.

I've loaded this email (and relevant note) into iworq for Permit #62 in the Plan Review module.

Thanks.

From: Russell Cate
Sent: Monday, June 26, 2023 2:44 PM
To: john richardson <john@railyardblkmtn.com>
Cc: Jessica Trotman <jessica.trotman@tobm.org>; pete Repak <pete@railyardblkmtn.com>
Subject: revised site plan

Good afternoon John,
Please submit the needed items that we went over at our May 4 meeting at Town Hall – I've highlighted them in yellow below.
Please let us know if you have any questions.
Thank you, I hope you're well.
Russell

From: pete Repak <pete@railyardblkmtn.com>
Sent: Monday, May 8, 2023 11:35 AM
To: Russell Cate <russell.cate@tobm.org>
Subject: Re: follow up items from our discussion last Thursday

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thank you Russel

Warm Regards,

pete

Bacon is Good!

Pete Repak
General Manager / Chief Forager
The RailYard Black Mountain
Smoke BBQ
pete@railyardblkmtn.com
cell 312.286.1744

From: Russell Cate <russell.cate@tobm.org>
Sent: Monday, May 8, 2023 11:26 AM
To: john richardson <john@railyardblkmtn.com>; pete Repak <pete@railyardblkmtn.com>
Cc: Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Subject: follow up items from our discussion last Thursday

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As you discussed previously with Rick, please submit a revised site plan for the property.

Please submit a timeline for the conversion of all of the containers, including those being made into cabanas.

Please submit a timeline for the construction of the sidewalk.

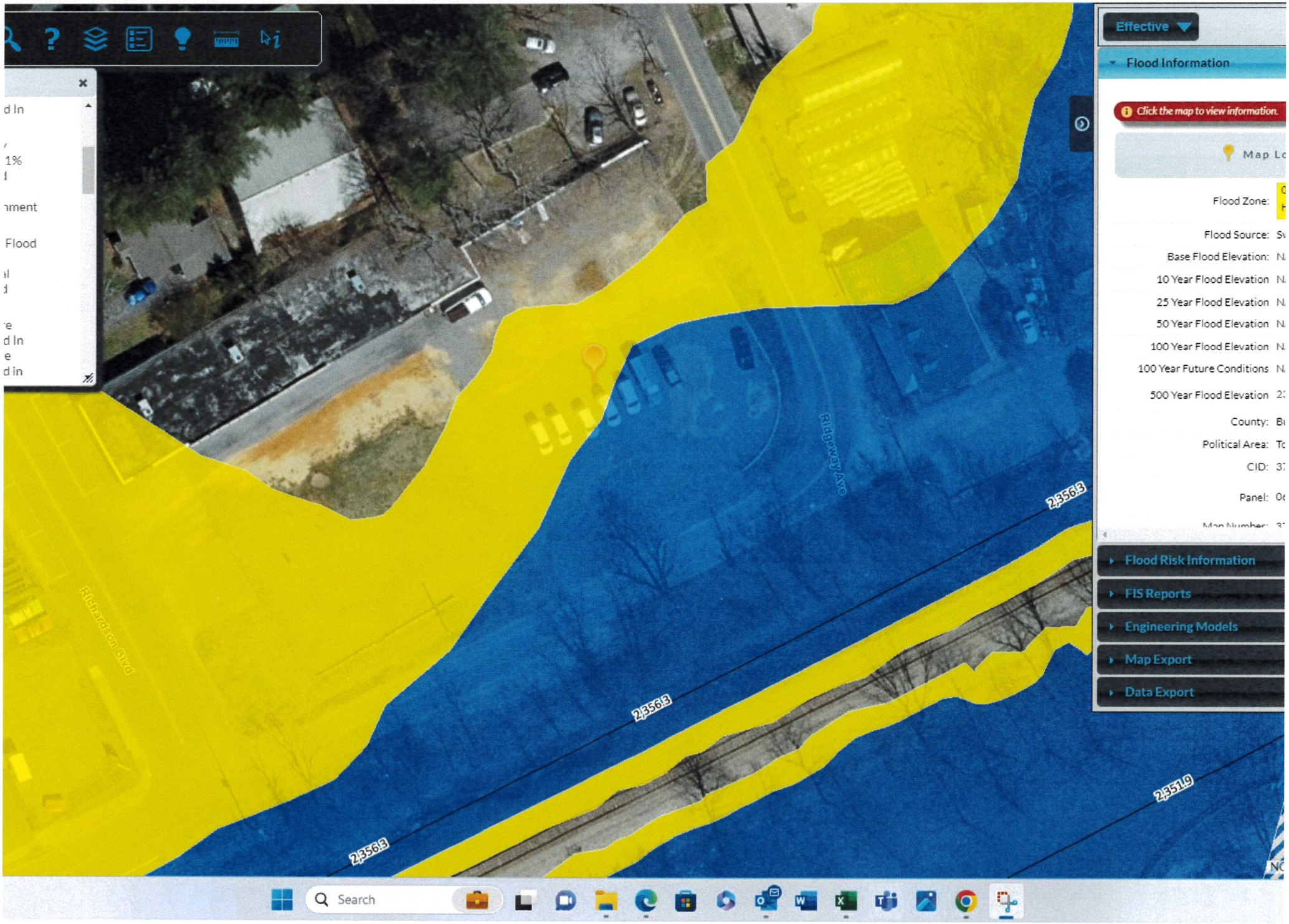
Please submit the revised sign application (you just need to make one correction).

Thank you.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
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Town of Black Mountain, NC
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AMAGE
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FRIS
/fris/Index.aspx?user=General%20Public&address=141%20Richardson%20Blvd,%20Black%20Mountain&ST=NC&ST=NC#
Effective
Flood Information
Click the map to view information.
Map Lo
Flood Zone:
Flood Source:
Base Flood Elevation:
10 Year Flood Elevation
25 Year Flood Elevation
50 Year Flood Elevation
100 Year Flood Elevation
100 Year Future Conditions
500 Year Flood Elevation
County:
Political Area:
CID:
Panel:
Flood Risk Information
FIS Reports
Engineering Models
Map Export
Data Export
Ridgeway Ave
Richardson Blvd
2,356.3
2,356.3
2,356.3
2,351.9
Search

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

A Floodplain Development Permit associated with a site plan, preliminary plat, construction drawing, or building permit must be submitted with the associated plan application pursuant to Land Use Code Chapter 2, Section 2.3, Article 3, Section C.

FLOODPLAIN PERMIT APPLICATION is to be completed by NC REGISTERED ENGINEER/SURVEYOR.

For more information contact:

SECTION I: GENERAL PROVISIONS

1. Applicant is hereby informed that a Floodplain permit and other permits are required to fulfill local, State, and federal regulatory requirements for completing work in a Town of Black Mountain floodway, floodplain, and/or associated non-encroachment areas.
2. The permit shall remain valid for the duration of the time that the associated building permit, site plan, or plat is valid.
3. Permits not directly associated with a site plan or preliminary plat shall have validity based on the associated activity's validity of regulations or policies.
4. Permits require revisions and updates when plan amendments or site changes cause deviation from the original associated approved plans for floodway, floodplain, and/or associated non-encroachment area disturbances.
5. No work of any kind may start until a Floodplain Permit is issued for areas located in the Town of Black Mountain's floodways, floodplains, and associated non-encroachment areas.
6. The permit may be revoked if any false statements are made herein, or work exceeds the limits and conditions denoted herein and/or the associated plans.
7. If revoked, all work must cease until the permit is re-issued and all mitigation requirements have been met.
8. A Certificate of Compliance/Occupancy will not be issued until all final approvals are obtained.
9. Final approval requires the closeout of the Floodplain Permit through an as built and inspection.
10. Applicant gives consent to the Floodplain Administrator or designee to make reasonable inspections required to verify compliance.

Submittal Format: Digital submittals shall be provided by email or by a download link.

Submittal Sequence:

1. All Initial Plan Submittals for property with floodway, floodplain, and/or associated non-encroachment areas should include:
   a. Floodplain Determination Form
   b. Floodplain Impact Plan
   c. Required plan set for associated plan submittal application
   d. Floodplain Permit Application
   e. Associated Floodplain Submittal Documents

Review Deadline:

Comments regarding the permit will be provided to the applicant electronically within fifteen (15) days of review.

All Floodplain Permit Application submittals shall be submitted to Jennifer Tipton, Senior Admin, at Town Hall, 160 Midland Avenue, Black Mountain, NC 28711 or by email at Jennifer.tipton@tobm.org.

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

SECTION II. PROJECT CONTACT INFORMATION (To be completed by the APPLICANT)	
OWNER/APPLICANT INFORMATION	
Contact Person:	Phone:
Email Address:	
ENGINEER OF RECORD	
Contact Person:	Phone:
Email Address:	Company:
License #	
CONTRACTOR INFORMATION	
Contact Person:	Phone:
Email Address:	Company:
License #:	
SECTION III. PROJECT INFORMATION – BACKGROUND (To be completed by APPLICANT)	
Project Name:	
Phase:	
Project Address:	
Project Description/Comments:	
Parcel Identification Number (PIN):	
Previous Project Name(s):	
Associated Floodplain Permit Number(s):	
Associated Special Use Permit Number(s):	
Associated LOMR Number(s):	
Associated Building Permit Number(s):	
SECTION V. PROPOSED DEVELOPMENT PROJECT INFORMATION (to be completed by Applicant)	
Check all sections below that describes work in the floodplain (Check all applicable boxes)	
SECTION V.1 – STRUCTURAL COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY:	
A. Structures:	Existing □ No □ Yes Proposed □ No □ Yes
B. Existing Use:	□ Residential □ 1-4 Family □ >4 Family □ Manufactured Home □ Non-Residential □ Combined Use
C. Change in Use:	□ No □Yes (completed Proposed Use below)
D. Proposed Use:	□ Residential □ 1-4 Family □>4 Family □ Manufactured Home □ Non-Residential □ Combined Use
E. Proposed Structural Modifications	□Not Applicable □ New Structure □ Alteration/Expansion □ Replacement

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

	□ Demolition □ Repair □ Sump Construction □ Plumbing Work □ H.V.A.C. □ Electric Pipes □ Mechanical Equipment □ Wall: □ >3' or □ <3' □Veneer Work □ Routine Maintenance □ Minimum Improvement □ Substantial Improvement □ Resilience Measures □ Other: _____
F. Structure Components:	Existing Structural Footprint (s.f.): _____ Proposed Structure Footprint/Alterations (s.f.): _____ □ Lowest Floor (living space) Elevation: _____ □ Basement Elevation: _____ □ Crawl Space Elevation: _____ □ Lowest Utility Elevation: _____
G. Proposed Resilience Measures:	□ Not Applicable □ Meets Freeboard 2' Requirements above 1% ACF Future □ Exceeds Freeboard 2' Requirements above 1% ACF Future □ Elevation by Design □ Elevation: □ Foundation Walls □ Fill □ Piers □ Post/Columns □ Relocation □ Floodwall/Levees □ Wet Floodproofing □ Dry Floodproofing (Walls impermeable to the passage of water at 2' Freeboard Elev.) □ Floodproofing protection level (non-residential only) (in feet): _____ □ Internal Utilities at or above 2' Freeboard Elevation □ Other: _____
Total Structural Construction Cost Estimate (attach cost estimate in excel format per the Town of Black Mountain Floodplain Standards): $_____	
Potential for Substantial Improvement Note: For estimates approaching, equal to, or exceeding 50% structural value (prior to improvements, repairs, etc.) submit a copy of the contract signed and dated by both the owner and contractor with a detailed cost breakdown, including fair market value labor costs estimates, hazardous building material disposal costs, and the cumulative improvement costs for construction conducted in the subsequent 12 months after the CO issue date.	
Section V.2. – ENVIRONMENTAL COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY:	
A. Disturbance Activities:	□ Clearing □ Grading □ Fill □ Excavation □ Dam Breach □ SCMs □ Dredging □ Mining □ Drilling □ LIDs □ BMPs □ Watercourse Alterations □ Drainage Improvements

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

	□ Stream Bank Stabilizations □ Other: _____
B. Elevations:	Existing Elevation (in feet): _____ Top of proposed compacted elevation (in feet): _____
Total Environmental Construction Cost Estimate (attach cost estimate in excel format): $_____	

ACKNOWLEDGEMENT OF POTENTIAL REQUIREMENS FOR SECTION 404 DEPARTMENT OF THE ARMY PERMIT AND REQUIREMENTS FOR CERTIFICATION OF FLOOR ELEVATION IN FLOOD AREAS

As the applicant for Building Permits, Site Plans, and Construction Drawings at the address of:

_____ to construct: _____
(Address) (Project Title/Description)

I hereby acknowledge that the issuance of a building permit, site plan, or construction drawing by the Town of Black Mountain does not relieve me of my responsibility of obtaining any required Section 404 Department of the Army permits. I understand that when development improvements may involve the placement of excavated material or fill material into streams, creeks, lakes, or wetlands, I am responsible for contacting the U.S. Army Corps of Engineers for a determination of whether or not a permit is required (telephone number (919) 876-8441, Raleigh, NC). Furthermore, I understand that I am required to submit a copy of all required permits to the Town of Black Mountain Planning and Development office, to be maintained on file with the Floodplain permit and all associated plans and permit submittals.

In addition, I have been advised by the Town of Black Mountain that they will be keeping the Army Corps of Engineers posted on all permits and plans they issues, so that the Corps can check for compliance with the regulations mentioned above.

I have likewise been advised that the Floodplain regulations of the Town of Black Mountain Flood Damage Prevention Ordinance that at completion of the project and before a Certificate of Occupancy or Compliance is issues, it shall be the duty of the permit holder to submit to the Town of Black Mountain Planning and Development office a certification of the elevation of the lowest floor or floodproofed elevation in relation to mean sea level (to 10th of foot).
Said certification shall be by means of a completed National Flood Insurance Program Elevation Certificate, prepared and sealed by a Registered Land Surveyor or Engineer.

Note: Failed to submit the survey or make corrections shall be cause to issue a stop work order for the project.

Applicant's Name (please print): _____

Signature: _____ Date: _____

SECTION V.3. – UTILITY COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY

A. Utilities:	Existing: □ No □ Yes Proposed: □ No □ Yes Length: _____ LF	
B. Proposed Utility Activities:	□ Stormwater Control Measures (SCM)	□ Entire Structure □ Toe of Slope □ Outlet Structure □ Outlet Pipe □ Outlet (FES/HW) □ Riprap Apron

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
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	□ Utility Piping and/or Structures for:	□ Sanitary Sewer □ Water Line □ Fire Line □ Storm Sewer □ Pump Station □ Lift Station □ Other: _____
	□ Storm Sewer Outlet	Outlet Type: □ FES □ HW Tall Ditch in Floodplain: □ No □ Yes Tall Ditch in Floodway: □ No □ Yes Riprap Apron: □ No □ Yes Class: _____ Dim.: _____' x _____' Outlet Pipe Size: _____ Outlet Pipe Slope: _____ Pipe Material: _____ Pipe Upstream Invert-Out Elev: _____ Pipe Downstream Invert-Out Elev: _____
Total Utility Construction Cost Estimate (attach cost estimate in excel format): $ _____		

SECTION V.4. – MISC. COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY

A. Obstructions:	□ Fences □ Landscaping □ Trails □ Signs □ Playground Equipment □ Gazebos □ Hardscaping □ Railing □ Pedestrian Bridge □ Sidewalk □ Pavement Applications: □ Concrete □ Asphalt □ Pavers □ Other: _____
B. Elevations:	Existing Elevation (in feet): _____ Top of Proposed Compacted Elevation (in feet): _____
Total Miscellaneous Component Construction Cost Estimate (attach cost estimate to support value noted): $_____	

SECTION V.5. – ADDITIONAL REQUIRED PERMITS:

Town of Black Mountain Special Use Permit	□ Yes, provided	□ No	□ Not Applicable
Army Corps of Engineer 404 Permit	□ Yes, provided	□ No	□ Not Applicable
State Department of Natural Resources 401 Permit	□ Yes, provided	□ No	□ Not Applicable
Environmental Protection Agency NPDES Permit	□ Yes, provided	□ No	□ Not Applicable
Town of Black Mountain Buffer Authorization or Variance	□ Yes, provided	□ No	□ Not Applicable
NC DWR Buffer Authorization or Variance	□ Yes, provided	□ No	□ Not Applicable

SECTION VI. ADDITIONAL INFORMATION (to be completed by the APPLICANT)

If proposed development is located in the flood prone areas (floodplain) must submit the following information, per the required floodplain permit application level assigned, designated by the floodplain administrator or designee, during the initial review of the associated plan submittal as documented on the Floodplain Determination Form:

Floodplain Determination Form required for the following (select the appropriate submittal):

□ Building Permit Submittal, for activities involving single family or tow family developments on a lot o record, temporary uses, or demolition not requiring site plan or construction drawing approval.

□ Levell Small Floodplain Permit Submittal, for activities requiring site plan, plat, or construction drawing approval where no obstructions (objects) or structures are within the floodplain, but there is disturbance within the floodplain.

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
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□ Level Medium Floodplain Permit Submittal, for activities requiring site plan, plat or construction drawing approval where obstructions or buildings are located within the floodplain, but the displacement of floodwaters is not suspected to occur, and calculations are provided to support the structure installation without adverse effects.

□ Level Large Floodplain Permit Submittal, for activities requiring site plan or construction drawing approvals where structures, obstructions, and/or disturbance in the floodplain creates a potential for flooding conditions being modified, thereby requiring calculations, flood studies, and/or CLOMR/LOMR submittal.

The applicant must submit the following information (where applicable):

□ Floodplain Impact Plan and Development Plans, drawn to scale

□ Development Specifications

□ A copy of all data and hydraulic/hydrologic calculations

□ Plans showing the extent of watercourse relocation and/or landform alterations

SECTION VII. CERTIFICATION TO THE FLOODPLAIN ADMINISTRATOR (to be completed by the applicant)

The undersigned hereby acknowledges that the issuance of a Floodplain Permit by the Town of Black Mountain Floodplain Administrator or Designee allows construction within the limits approved in the permit and all modifications of the initial permit shall require additional review and permits accordingly. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be in accordance with the requirements of the Floodplain Development Ordinance and with all other applicable town ordinances, federal programs, and the laws and regulations of the State of North Carolina.

Printed Name: _____ Seal, Signature & Date: _____

SECTION VIII. PERMIT DETERMINATION (to be completed by the FLOODPLAIN ADMINISTRATOR or DESIGNEE)

The project site is located in: □ Floodway □ Non-Encroachment Area □ 1% ACF □ 1% ACF Future □ 0.2% ACF

The regulatory Base Flood Elevation at the site is: _____ Ft. (NAV1988)

The Floodplain Permit Application is approved, the Floodplain Administrator or Designee will issue a Floodplain Development within 2 days of this Floodplain Permit Application approval. The floodplain development permit is subject to the following Conditions:

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

FLOODPLAIN ADMINISTRATOR or Designee Name (printed): _____

TITLE: _____

SIGNATURE & DATE: _____

SECTION IX. INSPECTIONS & PERMIT TRACKING NOTES (to be completed by FLOODPLAIN ADMINISTRATOR or DESIGNEE)

Inspected by: _____

Deficiencies:

□ No, based on inspection of the project or evaluation of as-built conditions, the Floodplain Permit Requirements are complete, and based on inspection of the project and evaluation of as-built conditions, the development conducted in the floodplain is in compliance with the Flood Damage Prevention ordinance.

□ Yes, based on inspection of the project or evaluation of as-built conditions, the following is required to ensure compliance with the Flood Damage Prevention ordinance:

Additional Comments:

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

Inspector Signature: _____
SECTION X. PERMIT CLOSEOUT & HOLD RELEASE (To be completed by FLOODPLAIN ADMINISTRATOR or DESIGNEE)
Final approval and floodplain permit closeout, removal of holds by floodplain approved.
FLOODPLAIN ADMINISTRATOR or DESIGNEE Name (printed): _____
TITLE: _____
SIGNATURE & DATE: _____

Jennifer Tipton

From: Russell Cate
Sent: Wednesday, June 28, 2023 9:43 AM
To: Jessica Trotman; Anne Phillip; Doug Morrow; Rick Burton
Cc: Jennifer Tipton
Subject: follow-up tech review meeting with The RailYard

Good morning everyone,
I haven't received a response from John Richardson yet. We requested the three items a month and a half ago. Whether or not I get a response soon, I'm planning to schedule a tech review meeting for us with the applicant, shortly after the July 4 holiday. I will ask the applicant to submit the three items prior to the meeting to give staff time to prepare for the meeting.

Before I send the email for that meeting, I need to know how to express a reminder to the applicant that based on the existing site plan and stated intentions for the revised site plan, a Floodplain Development Permit Application will need to be submitted. Anne, I will get with you on this part of the email.

Please let me know if you have any feedback.

Thank you.

Russell

From: Russell Cate
Sent: Monday, June 26, 2023 2:44 PM
To: john richardson <john@railyardblkmtn.com>
Cc: Jessica Trotman <jessica.trotman@tobm.org>; pete Repak <pete@railyardblkmtn.com>
Subject: revised site plan

Good afternoon John,
Please submit the needed items that we went over at our May 4 meeting at Town Hall – I've highlighted them in yellow below.
Please let us know if you have any questions.
Thank you, I hope you're well.
Russell

From: pete Repak <pete@railyardblkmtn.com>
Sent: Monday, May 8, 2023 11:35 AM
To: Russell Cate <russell.cate@tobm.org>
Subject: Re: follow up items from our discussion last Thursday

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

thank you Russel

Warm Regards,

pete

Bacon is Good!

Pete Repak
General Manager / Chief Forager
The RailYard Black Mountain
Smoke BBQ
pete@railyardblkmtn.com
cell 312.286.1744

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As we discussed, please submit the instructions from the manufacturer of the temporary stage to Rick. We understand you might not do a temporary stage; rather, proceed immediately with a permanent stage.

As you discussed previously with Rick, please submit a revised site plan for the property.

Please submit a timeline for the conversion of all of the containers, including those being made into cabanas.

Please submit a timeline for the construction of the sidewalk.

Please submit the revised sign application (you just need to make one correction).

Thank you.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Rick Burton
Sent: Wednesday, June 28, 2023 9:56 AM
To: Russell Cate; Jessica Trotman; Anne Phillip; Doug Morrow
Cc: Jennifer Tipton
Subject: RE: follow-up tech review meeting with The RailYard

The last I heard they are finalizing the plans for the permanent stage cover, and it should include the finalized site plan. I believe it would be a good idea to contact him and remind him of the need for the missing plans for all elements.

Rick Burton
rick.burton@tobm.org
828-419-9371
828-776-3667

From: Russell Cate <russell.cate@tobm.org>
Sent: Wednesday, June 28, 2023 9:43 AM
To: Jessica Trotman <jessica.trotman@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Doug Morrow <doug.morrow@tobm.org>; Rick Burton <rick.burton@tobm.org>
Cc: Jennifer Tipton <jennifer.tipton@tobm.org>
Subject: follow-up tech review meeting with The RailYard

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Thank you.

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thank you Russel

Warm Regards,

pete

Bacon is Good!

Pete Repak
General Manager / Chief Forager
The RailYard Black Mountain
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Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC

160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Anne Phillip
Sent: Wednesday, June 28, 2023 9:57 AM
To: Russell Cate; Jessica Trotman; Doug Morrow; Rick Burton
Cc: Jennifer Tipton
Subject: RE: follow-up tech review meeting with The RailYard
Attachments: 141 Richardson Blvd_Zone AE Floodplain.jpg; floodplain_development_permit_20230221135732 4722.pdf

Hello Russell,

I have attached a screenshot of the extent of the Zone AE floodplain in 141 Richardson Blvd. If any development occurs within the Zone AE Floodplain, we will need a Floodplain Development Permit. Any structures that are even partially within the floodplain must be built according to the requirements in the Town's Flood Damage Prevention Ordinance: https://library.municode.com/nc/black_mountain/codes/code_of_ordinances?nodeId=COOR_APXALAUSCO_CH2BURE_S2.3FLDAPROR

Development includes any man-made change. That means that any grading, installation of sidewalks, construction or storage of structures, addition of fill, or any other man-made change proposed in the floodplain requires an approved Floodplain Development permit from the Town. I have attached the Floodplain Development Permit Application for the applicant.

The applicant must submit a site plan along with their Floodplain Development permit including the delineation of the floodplain on the parcel and the location of any structures or development activity.

If you have any other questions, please let me know.

Thank you,
Anne

Anne Phillip
Stormwater Technician

828-419-9374
Anne.Phillip@tobm.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

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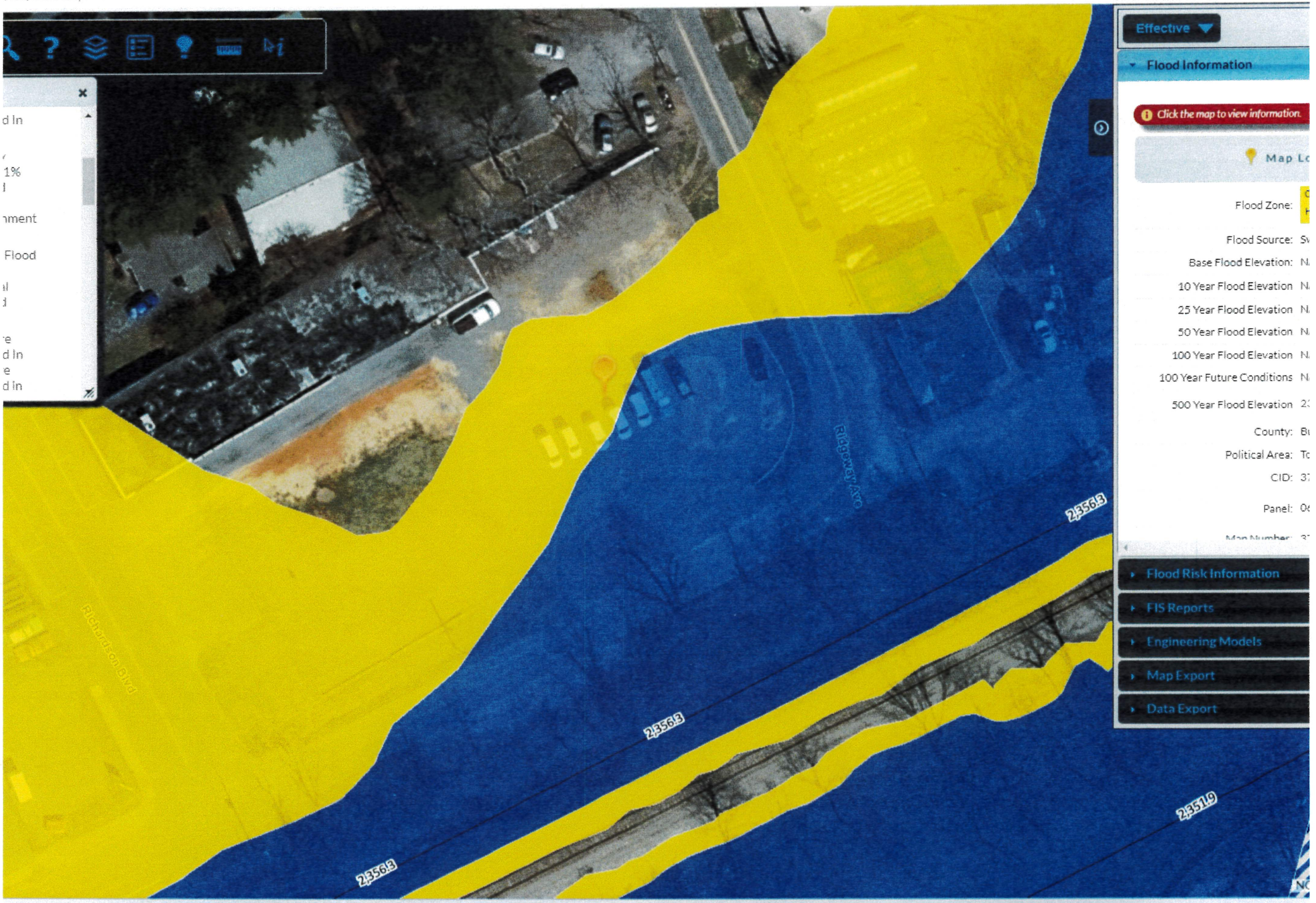
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Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711


AMAGE
iWorQ
nc fris - Search
FRIS
/fris/index.aspx?user=General%20Public&address=141%20Richardson%20Blvd,%20Black%20Mountain&ST=NC&ST=NC#
Effective
Flood Information
Click the map to view information.
Map Lo
Flood Zone:
Flood Source:
Base Flood Elevation:
10 Year Flood Elevation
25 Year Flood Elevation
50 Year Flood Elevation
100 Year Flood Elevation
100 Year Future Conditions
500 Year Flood Elevation
County:
Political Area:
CID:
Panel:
Flood Risk Information
FIS Reports
Engineering Models
Map Export
Data Export
Ridgeway Ave
Richardson Blvd
2,356.3
2,356.3
2,356.3
2,351.9
Search

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

A Floodplain Development Permit associated with a site plan, preliminary plat, construction drawing, or building permit must be submitted with the associated plan application pursuant to Land Use Code Chapter 2, Section 2.3, Article 3, Section C.

FLOODPLAIN PERMIT APPLICATION is to be completed by NC REGISTERED ENGINEER/SURVEYOR.

For more information contact:

SECTION I: GENERAL PROVISIONS

1. Applicant is hereby informed that a Floodplain permit and other permits are required to fulfill local, State, and federal regulatory requirements for completing work in a Town of Black Mountain floodway, floodplain, and/or associated non-encroachment areas.
2. The permit shall remain valid for the duration of the time that the associated building permit, site plan, or plat is valid.
3. Permits not directly associated with a site plan or preliminary plat shall have validity based on the associated activity's validity of regulations or policies.
4. Permits require revisions and updates when plan amendments or site changes cause deviation from the original associated approved plans for floodway, floodplain, and/or associated non-encroachment area disturbances.
5. No work of any kind may start until a Floodplain Permit is issued for areas located in the Town of Black Mountain's floodways, floodplains, and associated non-encroachment areas.
6. The permit may be revoked if any false statements are made herein, or work exceeds the limits and conditions denoted herein and/or the associated plans.
7. If revoked, all work must cease until the permit is re-issued and all mitigation requirements have been met.
8. A Certificate of Compliance/Occupancy will not be issued until all final approvals are obtained.
9. Final approval requires the closeout of the Floodplain Permit through an as built and inspection.
10. Applicant gives consent to the Floodplain Administrator or designee to make reasonable inspections required to verify compliance.

Submittal Format: Digital submittals shall be provided by email or by a download link.

Submittal Sequence:

1. All Initial Plan Submittals for property with floodway, floodplain, and/or associated non-encroachment areas should include:
   a. Floodplain Determination Form
   b. Floodplain Impact Plan
   c. Required plan set for associated plan submittal application
   d. Floodplain Permit Application
   e. Associated Floodplain Submittal Documents

Review Deadline:

Comments regarding the permit will be provided to the applicant electronically within fifteen (15) days of review.

All Floodplain Permit Application submittals shall be submitted to Jennifer Tipton, Senior Admin, at Town Hall, 160 Midland Avenue, Black Mountain, NC 28711 or by email at Jennifer.tipton@tobm.org.

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

SECTION II. PROJECT CONTACT INFORMATION (To be completed by the APPLICANT)	
OWNER/APPLICANT INFORMATION	
Contact Person:	Phone:
Email Address:	
ENGINEER OF RECORD	
Contact Person:	Phone:
Email Address:	Company:
License #	
CONTRACTOR INFORMATION	
Contact Person:	Phone:
Email Address:	Company:
License #:	

SECTION III. PROJECT INFORMATION – BACKGROUND (To be completed by APPLICANT)
Project Name:
Phase:
Project Address:
Project Description/Comments:
Parcel Identification Number (PIN):
Previous Project Name(s):
Associated Floodplain Permit Number(s):
Associated Special Use Permit Number(s):
Associated LOMR Number(s):
Associated Building Permit Number(s):

SECTION V. PROPOSED DEVELOPMENT PROJECT INFORMATION (to be completed by Applicant)	
Check all sections below that describes work in the floodplain (Check all applicable boxes)	
SECTION V.1 – STRUCTURAL COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY:	
A. Structures:	Existing □ No □ Yes Proposed □ No □ Yes
B. Existing Use:	□ Residential □ 1-4 Family □ >4 Family □ Manufactured Home □ Non-Residential □ Combined Use
C. Change in Use:	□ No □Yes (completed Proposed Use below)
D. Proposed Use:	□ Residential □ 1-4 Family □>4 Family □ Manufactured Home □ Non-Residential □ Combined Use
E. Proposed Structural Modifications	□Not Applicable □ New Structure □ Alteration/Expansion □ Replacement

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
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	□ Demolition □ Repair □ Sump Construction □ Plumbing Work □ H.V.A.C. □ Electric Pipes □ Mechanical Equipment □ Wall: □ >3' or □ <3' □Veneer Work □ Routine Maintenance □ Minimum Improvement □ Substantial Improvement □ Resilience Measures □ Other: _____
F. Structure Components:	Existing Structural Footprint (s.f.): _____ Proposed Structure Footprint/Alterations (s.f.): _____ □ Lowest Floor (living space) Elevation: _____ □ Basement Elevation: _____ □ Crawl Space Elevation: _____ □ Lowest Utility Elevation: _____
G. Proposed Resilience Measures:	□ Not Applicable □ Meets Freeboard 2' Requirements above 1% ACF Future □ Exceeds Freeboard 2' Requirements above 1% ACF Future □ Elevation by Design □ Elevation: □ Foundation Walls □ Fill □ Piers □ Post/Columns □ Relocation □ Floodwall/Levees □ Wet Floodproofing □ Dry Floodproofing (Walls impermeable to the passage of water at 2' Freeboard Elev.) □ Floodproofing protection level (non-residential only) (in feet): _____ □ Internal Utilities at or above 2' Freeboard Elevation □ Other: _____
Total Structural Construction Cost Estimate (attach cost estimate in excel format per the Town of Black Mountain Floodplain Standards): $_____	
Potential for Substantial Improvement Note: For estimates approaching, equal to, or exceeding 50% structural value (prior to improvements, repairs, etc.) submit a copy of the contract signed and dated by both the owner and contractor with a detailed cost breakdown, including fair market value labor costs estimates, hazardous building material disposal costs, and the cumulative improvement costs for construction conducted in the subsequent 12 months after the CO issue date.	
Section V.2. – ENVIRONMENTAL COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY:	
A. Disturbance Activities:	□ Clearing □ Grading □ Fill □ Excavation □ Dam Breach □ SCMs □ Dredging □ Mining □ Drilling □ LIDs □ BMPs □ Watercourse Alterations □ Drainage Improvements

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
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	□ Stream Bank Stabilizations □ Other: _____
B. Elevations:	Existing Elevation (in feet): _____ Top of proposed compacted elevation (in feet): _____
Total Environmental Construction Cost Estimate (attach cost estimate in excel format): $_____	

ACKNOWLEDGEMENT OF POTENTIAL REQUIREMENS FOR SECTION 404 DEPARTMENT OF THE ARMY PERMIT AND REQUIREMENTS FOR CERTIFICATION OF FLOOR ELEVATION IN FLOOD AREAS

As the applicant for Building Permits, Site Plans, and Construction Drawings at the address of:

_____ to construct: _____
(Address) (Project Title/Description)

I hereby acknowledge that the issuance of a building permit, site plan, or construction drawing by the Town of Black Mountain does not relieve me of my responsibility of obtaining any required Section 404 Department of the Army permits. I understand that when development improvements may involve the placement of excavated material or fill material into streams, creeks, lakes, or wetlands, I am responsible for contacting the U.S. Army Corps of Engineers for a determination of whether or not a permit is required (telephone number (919) 876-8441, Raleigh, NC). Furthermore, I understand that I am required to submit a copy of all required permits to the Town of Black Mountain Planning and Development office, to be maintained on file with the Floodplain permit and all associated plans and permit submittals.

In addition, I have been advised by the Town of Black Mountain that they will be keeping the Army Corps of Engineers posted on all permits and plans they issues, so that the Corps can check for compliance with the regulations mentioned above.

I have likewise been advised that the Floodplain regulations of the Town of Black Mountain Flood Damage Prevention Ordinance that at completion of the project and before a Certificate of Occupancy or Compliance is issues, it shall be the duty of the permit holder to submit to the Town of Black Mountain Planning and Development office a certification of the elevation of the lowest floor or floodproofed elevation in relation to mean sea level (to 10th of foot).
Said certification shall be by means of a completed National Flood Insurance Program Elevation Certificate, prepared and sealed by a Registered Land Surveyor or Engineer.

Note: Failed to submit the survey or make corrections shall be cause to issue a stop work order for the project.

Applicant's Name (please print): _____

Signature: _____ Date: _____

SECTION V.3. – UTILITY COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY

A. Utilities:	Existing: □ No □ Yes Proposed: □ No □ Yes Length: _____ LF	
B. Proposed Utility Activities:	□ Stormwater Control Measures (SCM)	□ Entire Structure □ Toe of Slope □ Outlet Structure □ Outlet Pipe □ Outlet (FES/HW) □ Riprap Apron

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
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	□ Utility Piping and/or Structures for:	□ Sanitary Sewer □ Water Line □ Fire Line □ Storm Sewer □ Pump Station □ Lift Station □ Other: _____
	□ Storm Sewer Outlet	Outlet Type: □ FES □ HW Tall Ditch in Floodplain: □ No □ Yes Tall Ditch in Floodway: □ No □ Yes Riprap Apron: □ No □ Yes Class: _____ Dim.: _____' x _____' Outlet Pipe Size: _____ Outlet Pipe Slope: _____ Pipe Material: _____ Pipe Upstream Invert-Out Elev: _____ Pipe Downstream Invert-Out Elev: _____
Total Utility Construction Cost Estimate (attach cost estimate in excel format): $ _____		

SECTION V.4. – MISC. COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY

A. Obstructions:	□ Fences □ Landscaping □ Trails □ Signs □ Playground Equipment □ Gazebos □ Hardscaping □ Railing □ Pedestrian Bridge □ Sidewalk □ Pavement Applications: □ Concrete □ Asphalt □ Pavers □ Other: _____
B. Elevations:	Existing Elevation (in feet): _____ Top of Proposed Compacted Elevation (in feet): _____
Total Miscellaneous Component Construction Cost Estimate (attach cost estimate to support value noted): $_____	

SECTION V.5. – ADDITIONAL REQUIRED PERMITS:

Town of Black Mountain Special Use Permit	□ Yes, provided	□ No	□ Not Applicable
Army Corps of Engineer 404 Permit	□ Yes, provided	□ No	□ Not Applicable
State Department of Natural Resources 401 Permit	□ Yes, provided	□ No	□ Not Applicable
Environmental Protection Agency NPDES Permit	□ Yes, provided	□ No	□ Not Applicable
Town of Black Mountain Buffer Authorization or Variance	□ Yes, provided	□ No	□ Not Applicable
NC DWR Buffer Authorization or Variance	□ Yes, provided	□ No	□ Not Applicable

SECTION VI. ADDITIONAL INFORMATION (to be completed by the APPLICANT)

If proposed development is located in the flood prone areas (floodplain) must submit the following information, per the required floodplain permit application level assigned, designated by the floodplain administrator or designee, during the initial review of the associated plan submittal as documented on the Floodplain Determination Form:

Floodplain Determination Form required for the following (select the appropriate submittal):

□ Building Permit Submittal, for activities involving single family or tow family developments on a lot o record, temporary uses, or demolition not requiring site plan or construction drawing approval.

□ Levell Small Floodplain Permit Submittal, for activities requiring site plan, plat, or construction drawing approval where no obstructions (objects) or structures are within the floodplain, but there is disturbance within the floodplain.

Town of Black Mountain Floodplain Development Permit Application

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□ Level Medium Floodplain Permit Submittal, for activities requiring site plan, plat or construction drawing approval where obstructions or buildings are located within the floodplain, but the displacement of floodwaters is not suspected to occur, and calculations are provided to support the structure installation without adverse effects.

□ Level Large Floodplain Permit Submittal, for activities requiring site plan or construction drawing approvals where structures, obstructions, and/or disturbance in the floodplain creates a potential for flooding conditions being modified, thereby requiring calculations, flood studies, and/or CLOMR/LOMR submittal.

The applicant must submit the following information (where applicable):

□ Floodplain Impact Plan and Development Plans, drawn to scale

□ Development Specifications

□ A copy of all data and hydraulic/hydrologic calculations

□ Plans showing the extent of watercourse relocation and/or landform alterations

SECTION VII. CERTIFICATION TO THE FLOODPLAIN ADMINISTRATOR (to be completed by the applicant)

The undersigned hereby acknowledges that the issuance of a Floodplain Permit by the Town of Black Mountain Floodplain Administrator or Designee allows construction within the limits approved in the permit and all modifications of the initial permit shall require additional review and permits accordingly. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be in accordance with the requirements of the Floodplain Development Ordinance and with all other applicable town ordinances, federal programs, and the laws and regulations of the State of North Carolina.

Printed Name: _____ Seal, Signature & Date: _____

SECTION VIII. PERMIT DETERMINATION (to be completed by the FLOODPLAIN ADMINISTRATOR or DESIGNEE)

The project site is located in: □ Floodway □ Non-Encroachment Area □ 1% ACF □ 1% ACF Future □ 0.2% ACF

The regulatory Base Flood Elevation at the site is: _____ Ft. (NAV1988)

The Floodplain Permit Application is approved, the Floodplain Administrator or Designee will issue a Floodplain Development within 2 days of this Floodplain Permit Application approval. The floodplain development permit is subject to the following Conditions:

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

FLOODPLAIN ADMINISTRATOR or Designee Name (printed): _____

TITLE: _____

SIGNATURE & DATE: _____

SECTION IX. INSPECTIONS & PERMIT TRACKING NOTES (to be completed by FLOODPLAIN ADMINISTRATOR or DESIGNEE)

Inspected by: _____

Deficiencies:

□ No, based on inspection of the project or evaluation of as-built conditions, the Floodplain Permit Requirements are complete, and based on inspection of the project and evaluation of as-built conditions, the development conducted in the floodplain is in compliance with the Flood Damage Prevention ordinance.

□ Yes, based on inspection of the project or evaluation of as-built conditions, the following is required to ensure compliance with the Flood Damage Prevention ordinance:

Additional Comments:

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

Inspector Signature: _____
SECTION X. PERMIT CLOSEOUT & HOLD RELEASE (To be completed by FLOODPLAIN ADMINISTRATOR or DESIGNEE)
Final approval and floodplain permit closeout, removal of holds by floodplain approved.
FLOODPLAIN ADMINISTRATOR or DESIGNEE Name (printed): _____
TITLE: _____
SIGNATURE & DATE: _____

Jennifer Tipton

From: Russell Cate
Sent: Wednesday, August 23, 2023 4:08 PM
To: Jessica Trotman; Rick Burton; Anne Phillip; Doug Morrow; John Coffey
Cc: Josh Harrold; Jennifer Tipton
Subject: for our RailYard meeting on Tuesday: John Richardson said he's not bringing a revised site plan

Hi everyone,
We're meeting with The RailYard on Tuesday the 29th at 11:00 (you've already responded to my Outlook calendar invite).

John Richardson just called to say he's not going to have a revised site plan because he's "hemorrhaging money." He said that only he and Pete Repak (manager) will attend, not his designer or architect.

John said he didn't think it made sense to have the meeting and I told him we want to meet with him, as scheduled, and John said he understood.

We had a brief, cordial discussion that consisted of John stressing that he's hemorrhaging money, this is his worst summer financially in 13 years, and he's having conversations with investors. I simply listened. I'm relaying this to you only FYI because it has no bearing on what we're bringing to the Aug. 29 meeting as stated in the Outlook invite I sent to John, Pete and all of us:

> This is a rescheduling of our meeting originally scheduled for July 10.
> Please see the attached for a reminder about the items we discussed on May 4 (when we last met) that are still needed. *[reprinted below – see blue text]*
> John – as a reminder, please send your revised site plan, timelines and Floodplain Development Permit Application to us a few days before the meeting so staff has time to review.
> Thank you everyone.
> Russell
>
> As discussed at our May 4 meeting, you need to submit:
> - Revised site plan. Among the items that must be depicted is the permanent stage cover.
> - Timeline for the conversion of all of the containers, including those being made into cabanas.
> - Timeline for the construction of the sidewalk.
>
> *As already discussed, so as a reminder, also bring a completed Floodplain Development Permit Application (attached):*
> - Any development in the blue AE zone (see attachment) will require a floodplain development permit. That includes building of sidewalks, building of structures, storage of shipping containers, addition of gravel, or any other man-made change in the AE zone. For your reference, the flood damage prevention ordinance can be found here: https://library.municode.com/nc/black_mountain/codes/code_of_ordinances?nodeId=COOR_APXALAUSCO_CH2BURE_S2.3FLDAPROR

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Wednesday, August 23, 2023 5:03 PM
To: Russell Cate
Subject: Re: a quick follow up (this is good news): an updated site plan can be simple, and it can be hand-drawn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cool. Will do.

John Richardson
828-337-7377



On Aug 23, 2023, at 4:36 PM, Russell Cate <russell.cate@tobm.org> wrote:

Hi John,
For our meeting on Tuesday, please do bring an updated site plan …..we had the thought that you might assume we need a professionally-prepared updated site plan. We don't. We just need a simple site plan, and please know: **it can be hand-drawn.** We often get hand-drawn site plans and they usually work fine.

Thank you.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org



Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, August 29, 2023 10:02 AM
To: Jessica Trotman; Rick Burton; Anne Phillip; Doug Morrow; John Coffey
Cc: Josh Harrold; Jennifer Tipton
Subject: heads up, for our 11:00 meeting: we've not received anything from the applicant
Attachments: follow-up tech review mtg - 141 S Richardson Blvd - agenda - 8.29.23.docx

Good morning everyone,
On Aug. 23, John Richardson confirmed he'll bring an updated site plan (perhaps hand-drawn, and I reminded him that hand-drawn is OK) to our 11AM follow-up tech review meeting today. I've not receive anything, so I assume John will bring it to the meeting.

Attached is a one-pager (I'll bring copies to the meeting) - I want everyone to see the language in our repeated emails, since after our May 4 meeting, to the applicant regarded needed items.

Thank you. See you at 11:00 (I'll be in the room by 10 minutes before the meeting).
Russell

From: Russell Cate
Sent: Wednesday, August 23, 2023 4:08 PM
To: Jessica Trotman <jessica.trotman@tobm.org>; Rick Burton <rick.burton@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Doug Morrow <doug.morrow@tobm.org>; John Coffey <john.coffey@tobm.org>
Cc: Josh Harrold <josh.harrold@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>
Subject: for our RailYard meeting on Tuesday: John Richardson said he's not bringing a revised site plan

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We had a brief, cordial discussion that consisted of John stressing that he's hemorrhaging money, this is his worst summer financially in 13 years, and he's having conversations with investors. I simply listened. I'm relaying this to you only FYI because it has no bearing on what we're bringing to the Aug. 29 meeting as stated in the Outlook invite I sent to John, Pete and all of us:

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> Thank you everyone.

Russell

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- Revised site plan. Among the items that must be depicted is the permanent stage cover.
- Timeline for the conversion of all of the containers, including those being made into cabanas.
- Timeline for the construction of the sidewalk.

As already discussed, so as a reminder, also bring a completed Floodplain Development Permit Application (attached):

- Any development in the blue AE zone (see attachment) will require a floodplain development permit. That includes building of sidewalks, building of structures, storage of shipping containers, addition of gravel, or any other man-made change in the AE zone. For your reference, the flood damage prevention ordinance can be found here: https://library.municode.com/nc/black_mountain/codes/code_of_ordinances?nodeId=COOR_APXALAUSCO_CH2BURE_S2.3FLDAPROR

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

141 S. Richardson Blvd (The RailYard) Follow-up tech review meeting – 8/29/2023
(originally scheduled for 7/10/23; rescheduled per request from applicant)

From emails to applicant scheduling today's meeting:

As discussed at our May 4 meeting, you need to submit:

- Revised site plan. Among the items that must be depicted is the permanent stage cover.
- Timeline for the conversion of all of the containers, including those being made into cabanas.
- Timeline for the construction of the sidewalk.

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Jennifer Tipton

From: Russell Cate
Sent: Tuesday, August 29, 2023 3:40 PM
To: Rick Burton; Anne Phillip; Doug Morrow; John Coffey; Josh Harrold; Jennifer Tipton
Cc: Jessica Trotman
Subject: FW: timelines

FYI

From: Russell Cate
Sent: Tuesday, August 29, 2023 1:25 PM
To: john richardson <john@railyardblkmtn.com>
Cc: jessica.trotman@tobm.org
Subject: timelines

Hi John,

Thank you for the follow-up tech review meeting this morning. At the meeting, we agreed to a 3-4 month timeframe for the needed items, so please continue with you project incorporating the following deadlines:

- Revised site plan: by Sept. 30, 2023
- Complete the anchoring of containers: by Nov. 30, 2023
- Start sidewalk construction: by Nov. 30, 2023
- Submit Floodplain Development Permit application: by Dec. 30, 2023
- Complete sidewalk construction: by Feb. 29, 2024

Thank you.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Jennifer Tipton

From: Russell Cate
Sent: Wednesday, August 30, 2023 12:22 PM
To: Rick Burton; Anne Phillip; Doug Morrow; John Coffey; Josh Harrold; Jennifer Tipton
Cc: Jessica Trotman
Subject: meeting notes have been loaded into iworq, fyi

Permit Management: Permit # 7066

From: Russell Cate
Sent: Tuesday, August 29, 2023 3:40 PM
To: Rick Burton <rick.burton@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Doug Morrow <doug.morrow@tobm.org>; John Coffey <john.coffey@tobm.org>; Josh Harrold <josh.harrold@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>
Cc: Jessica Trotman <jessica.trotman@tobm.org>
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- Complete sidewalk construction: by Feb. 29, 2024

Thank you.

Russell B. Cate

Planner
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Follow up tech review meeting 141 S. Richardson Blvd (The RailYard) 8/29/2023

Present: John Richardson, Chief John Coffey, Deputy Chief Jim Bingham, Fire Marshal Doug Morrow, Battalion Chief Bobby Davis, Battalion Chief George Bond, Jessica Trotman, Rick Burton, Anne Phillip, Russell Cate. Notes by Russell.

John brought one handout: an aerial photograph.

John stressed that he's having major financial problems and can't retain contractors. Staff responded explaining that John can't be given special treatment for financial problems and contractor-specific activities of his development.....property owners in the Town must comply with Code requirements; therefore, he must comply with Code requirements.

Jessica noted that this project was phased, that site violations can no longer continue. Containers must be anchored. The Town must receive a timeline to convert them; Jessica noted that building permits have built-in timelines that can be extended upon request.

Staff stressed that anchoring is a safety issue. Rick noted that the containers are buoyant in a flood event, and that they're wind risks. Staff stressed that the containers are building materials currently – they must be anchored or removed. John noted that removing might his best option at this point.

Staff reminded John that, if he wants on-street parking, the parking must be built to Town standards. Staff stressed that the sidewalk must be built. Staff stressed that a completed Floodplain Development Permit.

Consensus was reached at the meeting that all remaining required elements of the project must be completed in 3-4 months.

John asked about the fine for noncompliance. Staff explained it's a daily fine.

Jessica explained that the Town always works with developers, that timelines are in good faith and that – upon request – staff can extend deadlines for reasonable cause. But staff must hear from the developer.

John asked if the sidewalk can be packed gravel. Staff printed the relevant code language and handed it to him.

Anne gave printouts of FEMA floodplain map, Floodplain Ordinance, Floodplain Development Permit Application and Elevation Certificate paperwork to John and explained she's available for questions.

John noted repeatedly that his sidewalk shouldn't be required now due to long term state (and other) long term bike/ped projects. Staff explained, repeatedly, that his approved site plan has a

sidewalk and that construction of the sidewalk is in no way contingent on any other bike/ped project in the Town being started or completed.

Chief Coffey noted that about 20 years ago the Town experienced major flooding, and first responders were negatively impacted by unanchored, unpermitted and otherwise code-violating structures (some large) that washed significant distances. Chief Coffey also suggested John call to give a heads up if he's having a big event, so that the Town can help ensure the area, and parking maneuvering, is safe.

As the meeting was wrapping up, John again stressed his financial woes. Staff responded by reminding John, again, that Town Code doesn't hinge on a property owner or developer's particular financial situation. Fire Code, Building Code, pedestrian safety, etc.....all are in no way hinged to one particular person's current financial situation.

The meeting lasted 30 minutes.

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Monday, October 30, 2023 3:59 PM
To: Doug Morrow
Cc: Liz Carleton; pete Repak; Dan Hensley
Subject: Outdoor fire pits at RailYard

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Doug-

Can you send me the guidelines on fire pits outside for the RailYard?

I know you said earlier that you wanted to make sure we followed all the guidelines if we decided to go that route, and the crowds have been asking about them.

I'll have you down before we decide anything.

Thanks-

John Richardson
828-337-7377



Jennifer Tipton

From: Russell Cate
Sent: Friday, December 29, 2023 7:54 AM
To: Rick Burton
Cc: Jessica Trotman; Josh Harrold; Anne Phillip; Doug Morrow; Jennifer Tipton
Subject: RE: railyard

Many thanks, Rick.
I'm keeping everyone else in the loop (via cc) just to make everyone aware.....the issues and concerns overlap, and inform each other.

From: Rick Burton <rick.burton@tobm.org>
Sent: Friday, December 29, 2023 6:03 AM
To: Russell Cate <russell.cate@tobm.org>
Subject: Re: railyard

In response to issues at 141 South Richardson.

*Storage units intended and permitted for venders not installed according to engineer design which requires permanent foundation and tie down.
*Storage units intended and permitted for vendors being used as storage.
*Onsite parking or street parking?
*Accessibility and signage of onsite parking.
*Fire pits being used near building?
*Sidewalks.
*FINAL TIMELINE?

Sent from my iPad

> On Dec 28, 2023, at 8:17 AM, Russell Cate <russell.cate@tobm.org> wrote:
>
> Good morning everyone,
> Please remember to send me whatever concerns or outstanding issues you have for 141 South Richardson Blvd. (The Railyard).
> (I've taken a good number of photos of the site.)
> I hope you had a good holiday!
> Many thanks.
> Russell
>
> ---
>
> **From:** Jessica Trotman <jessica.trotman@tobm.org>
> **Sent:** Tuesday, December 19, 2023 10:31 AM
> **To:** Russell Cate <russell.cate@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>

Cc: Josh Harrold <josh.harrold@tobm.org>
Subject: railyard

Good morning,

I wanted to let you know all know we will be scheduling a call with the town attorney for early January to discuss the myriad of code issues at the railyard. To aid our conversation, please compile and list of concerns or outstanding issues you have at this location and send them to Russell, who has already developed a timeline for the project. Please compile a complete file for the project, including all submitted plans, permits, inspections etc. We also need photos from the site showing the parking, lack of screening for the dumpster, conex boxes and everything else. We will get this file to the attorney the first week of January so he can be more familiar with the property.

Thank you,
Jessica

Jessica Trotman, MSEH
Town of Black Mountain
Assistant Town Manager & Planning Director

828.419.9300 ext. 370
www.townofblackmountain.org

Jennifer Tipton

From: Russell Cate
Sent: Friday, December 29, 2023 1:33 PM
To: Jessica Trotman; Rick Burton; Jennifer Tipton; Doug Morrow
Cc: Anne Phillip; Josh Harrold
Subject: FW: railyard
Attachments: 141 Richardson Blvd_Zone AE Floodplain.jpg

And this is Anne's information.
Thx.

From: Anne Phillip <anne.phillip@tobm.org>
Sent: Tuesday, December 19, 2023 4:10 PM
To: Russell Cate <russell.cate@tobm.org>
Subject: FW: railyard

Hello Russell,

As you and I discussed earlier, the project will need to submit a floodplain development permit since the southeastern-most container on the site is located within the 100-year floodplain. If they have added fill to raise the container out of the floodplain, that will also require a floodplain development permit.

I have attached the NC Flood Risk Information System (FRIS) screenshot of the project area. Blue denotes the 100-year floodplain which is regulated.

If you need any additional information, please let me know.

Thank you,
Anne

Anne Phillip
Stormwater Technician

828-419-9374
Anne.Phillip@tobm.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Russell Cate <russell.cate@tobm.org>
Sent: Tuesday, December 19, 2023 10:46 AM
To: Jessica Trotman <jessica.trotman@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>

Cc: Josh Harrold <josh.harrold@tobm.org>
Subject: RE: railyard

I'll take the photos. Thanks.

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Tuesday, December 19, 2023 10:31 AM
To: Russell Cate <russell.cate@tobm.org>; Jennifer Tipton <jennifer.tipton@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Rick Burton <rick.burton@tobm.org>; Doug Morrow <doug.morrow@tobm.org>
Cc: Josh Harrold <josh.harrold@tobm.org>
Subject: railyard

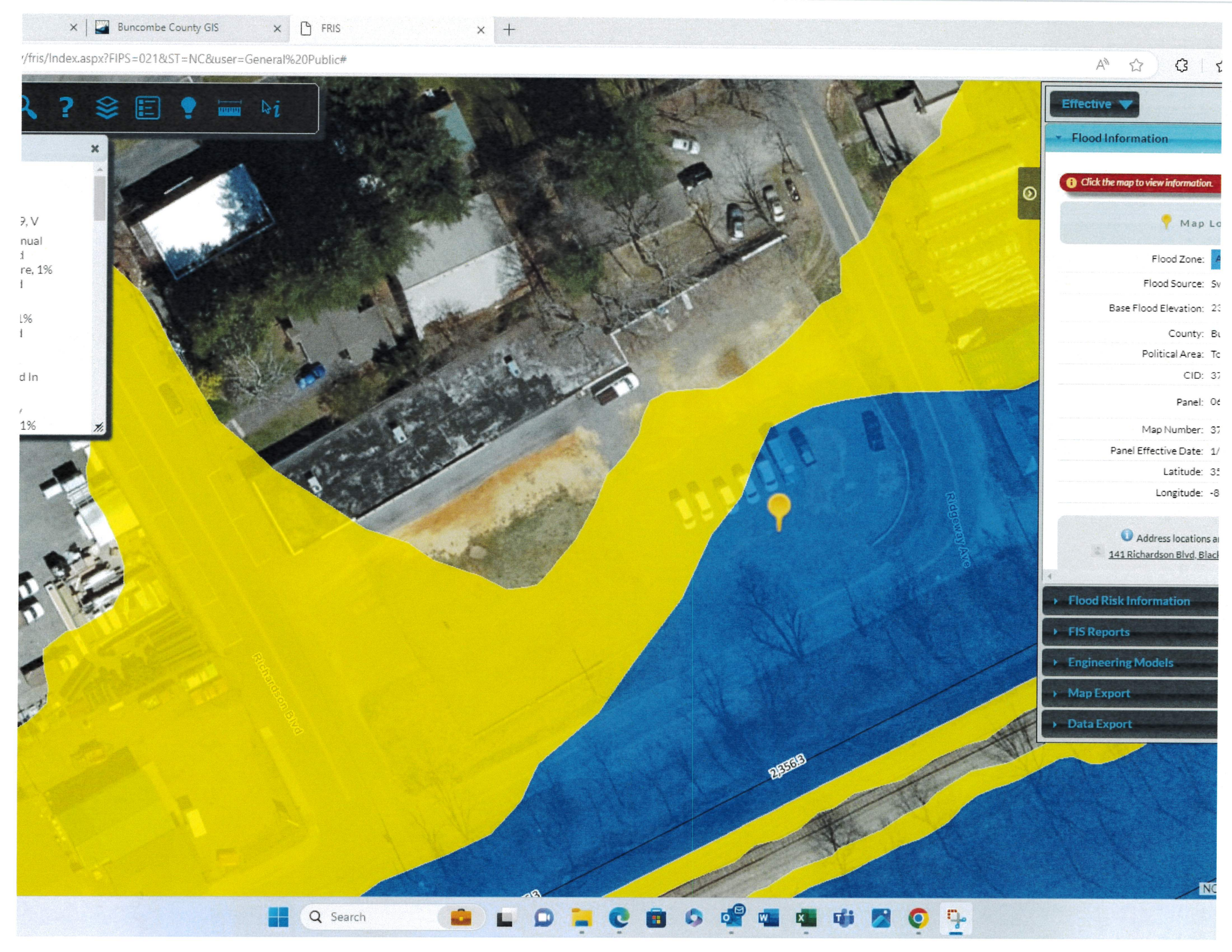
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Thank you,
Jessica

Jessica Trotman, MSEH
Town of Black Mountain
Assistant Town Manager & Planning Director

828.419.9300 ext. 370
www.townofblackmountain.org


Buncombe County GIS
FRIS
/fris/Index.aspx?FIPS=021&ST=NC&user=General%20Public#
Effective
Flood Information
Click the map to view information.
Flood Zone:
Flood Source:
Base Flood Elevation:
County:
Political Area:
CID:
Panel:
Map Number:
Panel Effective Date:
Latitude:
Longitude:
Address locations a
141 Richardson Blvd, Black
Flood Risk Information
FIS Reports
Engineering Models
Map Export
Data Export
Ridgeway Ave
Richardson Blvd
23563
Search

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Friday, January 5, 2024 12:15 PM
To: Doug Morrow
Cc: Mike Sobol; Josh Harrold; Dan Hensley
Subject: Fwd: Outdoor fire pits at RailYard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Doug-

Here's the email I sent you on 10/30 asking for the guidelines on fire pits, and I never heard back from you.

If you could please send me the guidelines I'll make sure we are in compliance. If that could happen today so we can have a fire this weekend I would appreciate it. I know we talked about how there is nothing appealing about a fire pit to you, but it is good for business and will hurt us this weekend if we aren't allowed to have one.

Thanks-

John Richardson
828-337-7377
john@railyardblkmtn.com

THE RAILYARD BLK MTN

Begin forwarded message:

From: john@railyardblkmtn.com
Subject: Outdoor fire pits at RailYard
Date: October 30, 2023 at 3:58:56 PM EDT
To: doug.morrow@tobm.org
Cc: Liz Carleton <liz@railyardblkmtn.com>, pete Repak <pete@railyardblkmtn.com>, Dan Hensley <danhensley@me.com>

Hey Doug-

Can you send me the guidelines on fire pits outside for the RailYard?

I know you said earlier that you wanted to make sure we followed all the guidelines if we decided to go that route, and the crowds have been asking about them.

I'll have you down before we decide anything.

Thanks-

John Richardson
828-337-7377



Jennifer Tipton

From: Doug Morrow
Sent: Friday, January 5, 2024 2:43 PM
To: john richardson
Cc: Josh Harrold; John Coffey; Mike Sobol
Subject: RE: Outdoor fire pits at RailYard

Mr. Richardson,
I know we spoke about the requirements for having a fire pit at the railyard with Pete present back in November 2023 prior to thanksgiving, when I came by due to the fire pit that was built within 10 feet of the building for outdoor cooking that was also not in compliance, nor was it inspected or approved. As I informed you then of the issue with the mulch, I am reconfirming the same things I told you that day.
Here is the 2018 North Carolina Fire Code for compliance with having a Portable Outdoor Fireplace.
307.4.3 Portable Outdoor Fireplaces
Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.
307.5 Attendance
Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.
308.1.1 Where Prohibited
A person shall not take or utilize an open flame or light in a structure, vessel, boat or other place where highly flammable, combustible or explosive material is utilized or stored. Lighting appliances shall be well-secured in a glass globe and wire mesh cage or a similar approved device.
To break this down, 1. The Portable Outdoor Fireplace must be a minimum of 15 feet away from any structure which includes the main building to include the overhang, the stage, and the unanchored storage containers. 2 The Portable Outdoor Fireplace must be constantly supervised and attended by an employee not a customer until the fire is completely extinguished. 3. A fire extinguisher with a minimum rating of 4A or another approved (by the fire marshal) on site fire extinguishing equipment. This means that you cannot take the Class K fire extinguisher out of the kitchen area where it is to remain per fire code to protect that area, which is the fire extinguisher I found outside. 4 The mulch that is covering the outdoor area of the property must be removed completely to prevent fire spread and for the safety of the public.
Once you have completely met all the above requirements then you can call for an inspection to have the requested portable outdoor fireplace installed and be allowed for use. Until then the portable outdoor fireplace must be removed from the property. Also, the storage of the firewood shall not be located within 10 feet of a lot line and must be a safe distance(15 feet of more) from any structure.

The next issue is the extension cord that was run from the building out to the unsecured storage containers to power the outdoor lights.
605.5 Extension Cords ;Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.
This is why the extension cord that was zipped tied to posts laying along the ground where people could step on it and become a trip hazard was removed.

Please contact me if you have an additional question(s) or need a code reference, my job is to keep the public safe when visiting your business, keep the employees safe when at work and to protect your property and those around you.

Again, once all the requirements have been met, please contact me and we will schedule a date and time to come to the inspection in reference to the portable outdoor fireplace. Until then the portable outdoor fireplace cannot be used and must be removed.

From: john richardson <john@railyardblkmtn.com>
Sent: Friday, January 5, 2024 12:15 PM
To: Doug Morrow <doug.morrow@tobm.org>
Cc: Mike Sobol <mike.sobol@tobm.org>; Josh Harrold <josh.harrold@tobm.org>; Dan Hensley <danhensley@me.com>
Subject: Fwd: Outdoor fire pits at RailYard

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john@railyardblkmtn.com

THE RAILYARD

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From: john@railyardblkmtn.com
Subject: Outdoor fire pits at RailYard
Date: October 30, 2023 at 3:58:56 PM EDT
To: doug.morrow@tobm.org
Cc: Liz Carleton <liz@railyardblkmtn.com>, pete Repak <pete@railyardblkmtn.com>, Dan Hensley <danhensley@me.com>

Hey Doug-

Can you send me the guidelines on fire pits outside for the RailYard?

I know you said earlier that you wanted to make sure we followed all the guidelines if we decided to go that route, and the crowds have been asking about them.

I'll have you down before we decide anything.

Thanks-

John Richardson
828-337-7377



Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Friday, January 5, 2024 10:47 AM
To: Doug Morrow
Subject: RailYard fire pit

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Hey Doug- please let me know what we need to correct so I can make sure we're in compliance.

1. New fire extinguisher
2. 15' from overhang of building
3. More gravel-
   -how far out into the mulch do we need to go?

Anything else?

Thanks-

John Richardson
828-337-7377



Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Monday, January 8, 2024 1:24 PM
To: Doug Morrow
Cc: Josh Harrold; John Coffey; Mike Sobol; Dan Hensley
Subject: Re: Outdoor fire pits at RailYard

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Hey Doug-

I've made sure the pit is 15' back from the building and made sure the wood is back 15' as well. Are you able to pop down later today to check it out and discuss any other issues that you wanted to discuss?

Let me know.

Thanks-

John Richardson
828-337-7377
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From: john richardson <john@railyardblkmtn.com>
Sent: Monday, January 8, 2024 3:57 PM
To: Doug Morrow
Cc: John Coffey; Josh Harrold; Dan Hensley; Mike Sobol; doughay.bmt@gmail.com
Subject: Re: Outdoor fire pits at RailYard

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Hey Doug-

I believe that everything has been met. I have a fire extinguisher and want to check and make sure its the right kind, and additionally we have a hose on hand as a back up. And I need to see if the mulch is raked back far enough, and if we need to cover the dirt with gravel, but other than that I think we should be good.

Please let me know if there is anything else I'm missing, but if not let me know when you can stop by and hopefully we can make sure we are in compliance with all of the ordinances.

We're closed all day tomorrow and I can be flexible & available with a few minutes notice throughout the day.

Thanks for your help-

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Jennifer Tipton

From: Doug Morrow
Sent: Wednesday, January 10, 2024 12:00 PM
To: john richardson
Cc: John Coffey; Josh Harrold
Subject: RE: Outdoor fire pits at RailYard

Mr. Richardson,
I have you scheduled for an inspection on Friday January 12, 2024 at 3pm

From: john richardson <john@railyardblkmtn.com>
Sent: Tuesday, January 9, 2024 5:37 PM
To: Doug Morrow <doug.morrow@tobm.org>
Cc: John Coffey <john.coffey@tobm.org>; Josh Harrold <josh.harrold@tobm.org>; Mike Sobol <mike.sobol@tobm.org>; doughay.bmt@gmail.com; Archie Pertiller <archie.pertiller@yahoo.com>; Dan Hensley <danhensley@me.com>
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Hey Doug- when is a good time that I can either meet you down at the RailYard or up at the station to talk through this? Are you available tomorrow?

As I read through what you've sent I think we've checked all the boxes but would like to get with you so we can get cleared and move forward.

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Back Mountain Fire Department
Fire Marshal's Office
106 Montreat Road
Black Mountain, NC 28711
(828) 419-9333
fire.marshal@tobm.org

Inspection Result

Inspection Status	Inspected by	Completed at
Completed with fail	Doug Morrow	01/12/2024 15:25:35

Address	Suite	City	State	Zip
141 RICHARDSON BLVD	--	BLACK MOUNTAIN	NC	28711

Business Name	Building Type
The Railyard	Com Class C

Invoice Number(s)			
BMF-2024-0000002			

Building Exterior:

ITEM: Other hazards or code violations observed

RESULT: Portable outdoor fireplace not in compliance at any level. Not to be used.

Documentation:

✕ Fail

ITEM: Are evacuation plans posted with emergency egress or escape routes (if required)

CODE: NCFC - 404.2.3.2 - Training frequency. - The training frequency shall be included in the lockdown plan. The lockdown drills shall not substitute for any of the fire and evacuation drills required in Section 405. 2.
NCFC - 404.2.3.1 - Lockdown plan contents. - Lockdown plans shall be approved by the fire code official and shall include the following: 1. Initiation. The plan shall include instructions for reporting an emergency that requires a lockdown. 2. Accountability. The plan shall include accountability procedures for staff to report the presence or absence of occupants. 3. Recall. The plan shall include a prearranged signal for returning to normal activity. 4. Communication and coordination. The plan shall include an approved means of two-way communication between a central location and each secured area.
NCFC - 404.4 - Availability. - Fire safety and evacuation plans shall be available in the workplace for reference and review by employees, and copies shall be furnished to the fire code official for review upon request.
NCFC - 404.2.3 - Lockdown plans. - Where facilities develop a lockdown plan, it shall be in accordance

with Sections 404. 2. 3. 1 through 404. 2. 3. 3.
NCFC - 404.2.3.3 - Lockdown notification. - The method of notifying building occupants of a lockdown shall be included in the plan. The method of notification shall be separate and distinct from the fire alarm signal.
NCFC - 404.4.1 - Distribution. - The fire safety and evacuation plans shall be distributed to the tenants and building service employees by the owner or owner's agent. Tenants shall distribute to their employees applicable parts of the fire safety plan affecting the employees' actions in the event of a fire or other emergency.
NCFC - 404.2.2 - Fire safety plans. - Fire safety plans shall include the following: 1. The procedure for reporting a fire or other emergency. 2. The life safety strategy including the following: 2. 1. Procedures for notifying occupants, including areas with a private mode alarm system. 2. 2. Procedures for occupants under a defend-in-place response. 2. 3. Procedures for evacuating occupants, including those who need evacuation assistance. 3. Site plans indicating the following: 3. 1. The occupancy assembly point. 3. 2. The locations of fire hydrants. 3. 3. The normal routes of fire department vehicle access. 4. Floor plans identifying the locations of the following: 4. 1. Exits. 4. 2. Primary evacuation routes. 4. 3. Secondary evacuation routes. 4. 4. Accessible egress routes. 4. 4. 1. Areas of refuge. 4. 4. 2. Exterior areas for assisted rescue. 4. 5. Refuge areas associated with smoke barriers and horizontal exits. 4. 6. Manual fire alarm boxes. 4. 7. Portable fire extinguishers. 4. 8. Occupant-use hose stations. 4. 9. Fire alarm annunciators and controls. 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures. 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires. 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.
NCFC - 404.1 - General. - Where required by Section 403, fire safety, evacuation and lockdown plans shall comply with Sections 404. 2 through 404. 4. 1.
NCFC - 404.2.1 - Fire evacuation plans. - Fire evacuation plans shall include the following: 1. Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-in-place response. 2. Procedures for employees who must remain to operate critical equipment before evacuating. 3. Procedures for the use of elevators to evacuate the building where occupant evacuation elevators complying with Section 3008 of the International Building Code are provided. 4. Procedures for assisted rescue for persons unable to use the general means of egress unassisted. 5. Procedures for accounting for employees and occupants after evacuation has been completed. 6. Identification and assignment of personnel responsible for rescue or emergency medical aid. 7. The preferred and any alternative means of notifying occupants of a fire or emergency. 8. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization. 9. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan. 10. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.
NCFC - 404.3 - Maintenance. - Fire safety and evacuation plans shall be reviewed or updated annually or as necessitated by changes in staff assignments, occupancy or the physical arrangement of the building.
NCFC - 404.2 - Contents. - Fire safety and evacuation plan contents shall be in accordance with Sections 404. 2. 1 and 404. 2. 2.

Building Interior:

✕ Fail

ITEM: Smoke detectors in place and operational (if required)

CODE: NCFC - 907.2.13.1.1 - Area smoke detection. - Area smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall activate the emergency voice/alarm communication system in accordance with Section 907. 5. 2. 2. In addition to smoke detectors required by Sections 907. 2. 1 through 907. 2. 10, smoke detectors shall be located as follows: 1. In each mechanical equipment, electrical, transformer, telephone equipment or similar room that is not provided with sprinkler protection. 2. In each elevator machine room, machinery space, control room and control space and in elevator lobbies.
NCFC - 907.4.1 - Protection of fire alarm control unit. - In areas that are not continuously occupied, a single smoke detector shall be provided at the location of each fire alarm control unit, notification appliance circuit power extenders and supervising station transmitting equipment. Exception: Where ambient conditions prohibit installation of smoke detector, a heat detector shall be permitted.
NCFC - 907.2.18.1 - Smoke detectors. - Not fewer than one smoke detector listed for the intended purpose shall be installed in all of the following areas: 1. Mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar rooms. 2. Elevator lobbies. 3. The main return and exhaust air plenum of each air-conditioning system serving more than one story and located in a serviceable area downstream of the last duct inlet. 4. Each connection to a vertical duct or riser serving two or more floors from return air ducts or plenums of heating, ventilating and air-conditioning systems, except that in Group R occupancies, a listed smoke detector is allowed to be used in each return air riser carrying not more than 5, 000 cfm (2. 4 m 3 /s) and serving not more than 10 air inlet openings.

Fire Extinguisher:

✕ Fail

ITEM: Monthly inspection on fire extinguisher has been done and documented on annual inspection tag by occupant or designee .

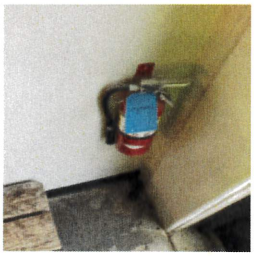
CODE: NCFC - 906.2 - General requirements. - Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Exceptions: 1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies. 2. Thirty-day inspections shall not be required for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met: 2. 1. Electronic monitoring shall confirm that extinguishers are positioned, charged and unobstructed. 2. 2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal. 2. 3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment. 2. 4. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when extinguisher maintenance is performed. 2. 5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.



✕ Fail

ITEM: Monthly inspection on fire extinguisher has been done and documented on annual inspection tag by occupant or designee . 2nd Instance

CODE: NCFC - 906.2 - General requirements. - Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Exceptions: 1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies. 2. Thirty-day inspections shall not be required for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met: 2. 1. Electronic monitoring shall confirm that extinguishers are positioned, charged and unobstructed. 2. 2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal. 2. 3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment. 2. 4. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when extinguisher maintenance is performed. 2. 5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.



✕ Fail

ITEM: Monthly inspection on fire extinguisher has been done and documented on annual inspection tag by occupant or designee . 3rd Instance

CODE: NCFC - 906.2 - General requirements. - Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Exceptions: 1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies. 2. Thirty-day inspections shall not be required for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met: 2. 1. Electronic monitoring shall confirm that extinguishers are positioned, charged and unobstructed. 2. 2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal. 2. 3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment. 2. 4. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when extinguisher maintenance is performed. 2. 5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

Electrical:

✕ Fail

ITEM: Unobstructed area of not less than 30 inches wide (or width of equipment), 36 inches deep and 78 inches high shall be provided in front of electrical service equipment. No storage in this area.

CODE: NCFC - 605.3 - Working space and clearance. - A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70. 2. Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).

✕ Fail

ITEM: Use of extension cords limited to one portable appliance per cord and plugged directly into an electrical outlet

CODE: NCFC - 605.2 - Illumination. - Illumination shall be provided for service equipment areas, motor control centers and electrical panelboards.
NCFC - 605.5.1 - Power supply. - Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.

✕ Fail

ITEM: Extension cords and flexible cords are not substituted for permanent wiring

CODE: NCFC - 605.5 - Extension cords. - Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

Commercial Cooking Equipment:

✕ Fail

ITEM: Is a Class K fire extinguisher mounted within 30 feet of cooking equipment (tagged and inspected)

Tag not showing monthly inspection

CODE: NCFC - 904.12.5.2 - Class K portable fire extinguishers for deep fat fryers. - Where hazard areas include deep fat fryers, listed Class K portable fire extinguishers shall be provided as follows: 1. For up to four fryers having a maximum cooking medium capacity of 80 pounds (36. 3 kg) each: one Class K portable fire extinguisher of a minimum 1. 5-gallon (6 L) capacity. 2. For every additional group of four fryers having a maximum cooking medium capacity of 80 pounds (36. 3 kg) each: one additional Class K portable fire extinguisher of a minimum 1. 5-gallon (6 L) capacity shall be provided. 3. For individual fryers exceeding 6 square feet (0. 55 m 2) in surface area: Class K portable fire extinguishers shall be installed in accordance with the extinguisher manufacturer's recommendations.
NCFC - 904.12.5 - Portable fire extinguishers for commercial cooking equipment. - Portable fire extinguishers shall be provided within a 30-foot (9144 mm) distance of travel from commercial-type cooking equipment. Cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904. 12. 5. 1 or 904. 12. 5. 2, as applicable.
NCFC - 904.12.5.1 - Portable fire extinguishers for solid fuel cooking appliances. - Solid fuel cooking appliances, whether or not under a hood, with fireboxes 5 cubic feet (0. 14 m 3) or less in volume shall have a minimum 2. 5-gallon (9 L) or two 1. 5-gallon (6 L) Class K wet-chemical portable fire extinguishers located in accordance with Section 904. 12. 5.

Next inspection scheduled to be conducted on or after 01/12/2025.

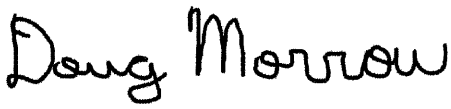
Inspection Signatures

Occupancy Contact Signature



John Richardson
Business Owner
John@railyardblkmtn.com

Inspector Signature



Doug Morrow
--
Fire Marshall

Town of Black Mountain
Fire Department

The Railyard
Attn: John Richardson
141 RICHARDSON BLVD
BLACK MOUNTAIN, NC, 28711

Occupancy ID: 4670773
Invoice #: BMF-2024-0000002
Invoice Date: 01/12/2024
Due Date: 02/10/2024
Balance $: 150.00

Invoice

Department Contact
Doug Morrow

Invoice Contact
John Richardson
Business Owner
John@railyardblkmtn.com

Business Name: The Railyard
Business Address:
141 RICHARDSON BLVD, BLACK MOUNTAIN, NC, 28711
Billing Address:
141 RICHARDSON BLVD, BLACK MOUNTAIN, NC, 28711

Please submit all payment to :
160 Midland Avenue Black Mountain, NC 28711
Payments are due within 30 Days of Inspection

Line Items

Line Item	Service Date	Unit	Quantity	Price	Amount	Note
Black Mountain Fire Inspection	01/12/2024	Each	1	150.0000	150.00	

Total: $ 150.00

Invoice Total: $150.00
Balance: $150.00

Jennifer Tipton

From: Doug Morrow
Sent: Thursday, January 18, 2024 4:22 PM
To: john richardson
Cc: John Coffey; Josh Harrold
Subject: RE: Outdoor fire pits at RailYard

Mr. Richardson,
Thank you for obtaining the correct size fire extinguisher, please remember that it needs to be mounted 42' to 46' from the ground. Also, I see that the portable outdoor fireplace has been moved to the correct distance from the building. Unfortunately, the mulch is still is a safety issue that appears to be still under and on the ground. Once this issue is addressed please let me know and I can come by to reinspect.

From: john richardson <john@railyardblkmtn.com>
Sent: Thursday, January 18, 2024 2:57 PM
To: Doug Morrow <doug.morrow@tobm.org>
Cc: John Coffey <john.coffey@tobm.org>; Josh Harrold <josh.harrold@tobm.org>
Subject: Re: Outdoor fire pits at RailYard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Doug- are you able to stop by and give us your approval sometime soon please sir? Here's pics of the correct extinguisher and the out was moved out an additional foot like you

requested. 



John Richardson
828-337-7377

On Jan 8, 2024, at 3:40 PM, Doug Morrow <doug.morrow@tobm.org> wrote:

Mr. Richardson,
There are more requirements than the 15 feet distance that you where sent, all requirements must be meet as stated in my last email. Until all requirements are meet the portable outdoor fireplace per code

can not and shall not be used, when the requirements have been met please let me know and I will visit the property and inspect the area and if acceptable I will approve the use of the portable outdoor fireplace.

From: john richardson <john@railyardblkmtn.com>
Sent: Monday, January 8, 2024 1:24 PM
To: Doug Morrow <doug.morrow@tobm.org>
Cc: Josh Harrold <josh.harrold@tobm.org>; John Coffey <john.coffey@tobm.org>; Mike Sobol <mike.sobol@tobm.org>; Dan Hensley <danhensley@me.com>
Subject: Re: Outdoor fire pits at RailYard

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Hey Doug-

I've made sure the pit is 15' back from the building and made sure the wood is back 15' as well. Are you able to pop down later today to check it out and discuss any other issues that you wanted to discuss?

Let me know.

Thanks-

John Richardson
828-337-7377
john@railyardblkmtn.com

<image001.png>

On Jan 5, 2024, at 2:43 PM, Doug Morrow <doug.morrow@tobm.org> wrote:

Mr. Richardson,
I know we spoke about the requirements for having a fire pit at the railyard with Pete present back in November 2023 prior to thanksgiving, when I came by due to the fire pit that was built within 10 feet of the building for outdoor cooking that was also not in compliance, nor was it inspected or approved. As I informed you then of the issue with the mulch, I am reconfirming the same things I told you that day.
Here is the 2018 North Carolina Fire Code for compliance with having a Portable Outdoor Fireplace.
307.4.3 Portable Outdoor Fireplaces
Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.
307.5 Attendance
Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.
308.1.1 Where Prohibited

A person shall not take or utilize an open flame or light in a structure, vessel, boat or other place where highly flammable, combustible or explosive material is utilized or stored. Lighting appliances shall be well-secured in a glass globe and wire mesh cage or a similar approved device.
To break this down, 1. The Portable Outdoor Fireplace must be a minimum of 15 feet away from any structure which includes the main building to include the overhang, the stage, and the unanchored storage containers. 2 The Portable Outdoor Fireplace must be constantly supervised and attended by an employee not a customer until the fire is completely extinguished. 3. A fire extinguisher with a minimum rating of 4A or another approved (by the fire marshal) on site fire extinguishing equipment. This means that you cannot take the Class K fire extinguisher out of the kitchen area where it is to remain per fire code to protect that area, which is the fire extinguisher I found outside. 4 The mulch that is covering the outdoor area of the property must be removed completely to prevent fire spread and for the safety of the public.
Once you have completely met all the above requirements then you can call for an inspection to have the requested portable outdoor fireplace installed and be allowed for use. Until then the portable outdoor fireplace must be removed from the property. Also, the storage of the firewood shall not be located within 10 feet of a lot line and must be a safe distance(15 feet of more) from any structure.

The next issue is the extension cord that was run from the building out to the unsecured storage containers to power the outdoor lights.
605.5 Extension Cords ;Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.
This is why the extension cord that was zipped tied to posts laying along the ground where people could step on it and become a trip hazard was removed.

Please contact me if you have an additional question(s) or need a code reference, my job is to keep the public safe when visiting your business, keep the employees safe when at work and to protect your property and those around you. Again, once all the requirements have been met,please contact me and we will schedule a date and time to come to the inspection in reference to the portable outdoor fireplace. Until then the portable outdoor fireplace cannot be used and must be removed.

From: john richardson <john@railyardblkmtn.com>
Sent: Friday, January 5, 2024 12:15 PM
To: Doug Morrow <doug.morrow@tobm.org>
Cc: Mike Sobol <mike.sobol@tobm.org>; Josh Harrold <josh.harrold@tobm.org>; Dan Hensley <danhensley@me.com>
Subject: Fwd: Outdoor fire pits at RailYard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Doug-

Here's the email I sent you on 10/30 asking for the guidelines on fire pits, and I never heard back from you.

If you could please send me the guidelines I'll make sure we are in compliance. If that could happen today so we can have a fire this weekend I would appreciate it. I know we talked about how there is nothing appealing about a fire pit to you, but it is good for business and will hurt us this weekend if we aren't allowed to have one.

Thanks-

John Richardson
828-337-7377
john@railyardblkmtn.com

<image001.png>

Begin forwarded message:

From: john@railyardblkmtn.com
Subject: Outdoor fire pits at RailYard
Date: October 30, 2023 at 3:58:56 PM EDT
To: doug.morrow@tobm.org
Cc: Liz Carleton <liz@railyardblkmtn.com>, pete Repak <pete@railyardblkmtn.com>, Dan Hensley <danhensley@me.com>

Hey Doug-

Can you send me the guidelines on fire pits outside for the RailYard?

I know you said earlier that you wanted to make sure we followed all the guidelines if we decided to go that route, and the crowds have been asking about them.

I'll have you down before we decide anything.

Thanks-

John Richardson
828-337-7377

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Friday, January 19, 2024 10:47 AM
To: Doug Morrow
Cc: John Coffey; Josh Harrold
Subject: Re: Outdoor fire pits at RailYard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It's been raked back. The ground is frozen, but it's pretty much down to the dirt.

I'll eventually have gravel brought in to cover the dirt where the mulch used to be, but if we can get your approval before that I would appreciate it.

Thanks.

John Richardson
828-337-7377



On Jan 18, 2024, at 4:22 PM, Doug Morrow <doug.morrow@tobm.org> wrote:

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<image001.jpg>
<image002.jpg>

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There are more requirements than the 15 feet distance that you where sent, all requirements must be meet as stated in my last email. Until all requirements are meet the portable outdoor fireplace per code can not and shall not be used, when the requirements have been met please let me know and I will visit the property and inspect the area and if acceptable I will approve the use of the portable outdoor fireplace.

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Cc: Josh Harrold <josh.harrold@tobm.org>; John Coffey <john.coffey@tobm.org>; Mike Sobol <mike.sobol@tobm.org>; Dan Hensley <danhensley@me.com>
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<image001.png>

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Hey Doug-

Here's the email I sent you on 10/30 asking for the guidelines on fire pits, and I never heard back from you.

If you could please send me the guidelines I'll make sure we are in compliance. If that could happen today so we can have a fire this weekend I would appreciate it. I know we talked about how there is nothing appealing about a fire pit to you, but it is good for business and will hurt us this weekend if we aren't allowed to have one.

Thanks-

John Richardson
828-337-7377
john@railyardblkmtn.com

<image001.png>

Begin forwarded message:

From: john@railyardblkmtn.com
Subject: Outdoor fire pits at RailYard
Date: October 30, 2023 at 3:58:56 PM EDT
To: doug.morrow@tobm.org
Cc: Liz Carleton <liz@railyardblkmtn.com>, pete Repak <pete@railyardblkmtn.com>, Dan Hensley <danhensley@me.com>

Hey Doug-

Can you send me the guidelines on fire pits outside for the RailYard?

I know you said earlier that you wanted to make sure we followed all the guidelines if we decided to go that route, and the crowds have been asking about them.

I'll have you down before we decide anything.

Thanks-

John Richardson
828-337-7377

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Monday, January 22, 2024 11:41 AM
To: Doug Morrow
Cc: Josh Harrold; Mike Sobol; doughay.bmt@gmail.com; John Coffey
Subject: RailYard Fire Plt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Doug-

I've got big groups of 100+ people tonight and tomorrow at the RailYard that have requested that the fire pit be lit.

Can you please stop by and see that the Fire Extinguisher is hung and that the area has been raked? Additionally there is a water hose within 50' of the pit as a back up if there was ever a need for it.

Thanks-

John Richardson
828-337-7377
john@railyardblkmtn.com

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Monday, January 22, 2024 6:15 PM
To: Doug Morrow
Cc: John Coffey; Josh Harrold; Jessica Trotman; doughay.bmt@gmail.com; Archie Pertiller; Pam King; Alice Berry
Subject: Re: RailYard Fire PIt

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Doug-

It's been re-raked to the dirt.

John Richardson
828-337-7377

On Jan 22, 2024, at 5:02 PM, Doug Morrow <doug.morrow@tobm.org> wrote:

Mr. Richardson,
I went by the Railyard today when I had an opportunity a little after 3pm while between other appointments. I did notice the fire extinguisher is correct and mounted and that the portable outdoor fireplace is now 15 feet from the building. Unfortunately, there is still mulch under and around the portable outdoor fireplace and therefor it is still NOT permitted to be used per NC Fire Code 2018 308.1.1 .Please see the attached pictures. I will be by on Friday 01/26/2024 to reinspect.
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Also, I noticed that you had moved the folding chairs from in front of the electrical panel and replaced them with a couch, the electrical panel must be free from obstruction in front of the electric panel of 36 inches and the sides of 30 inches per NC Fire Code 2018 605.3.

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Cc: Josh Harrold <josh.harrold@tobm.org>; Mike Sobol <mike.sobol@tobm.org>; doughay.bmt@gmail.com; John Coffey <john.coffey@tobm.org>
Subject: RailYard Fire PIt

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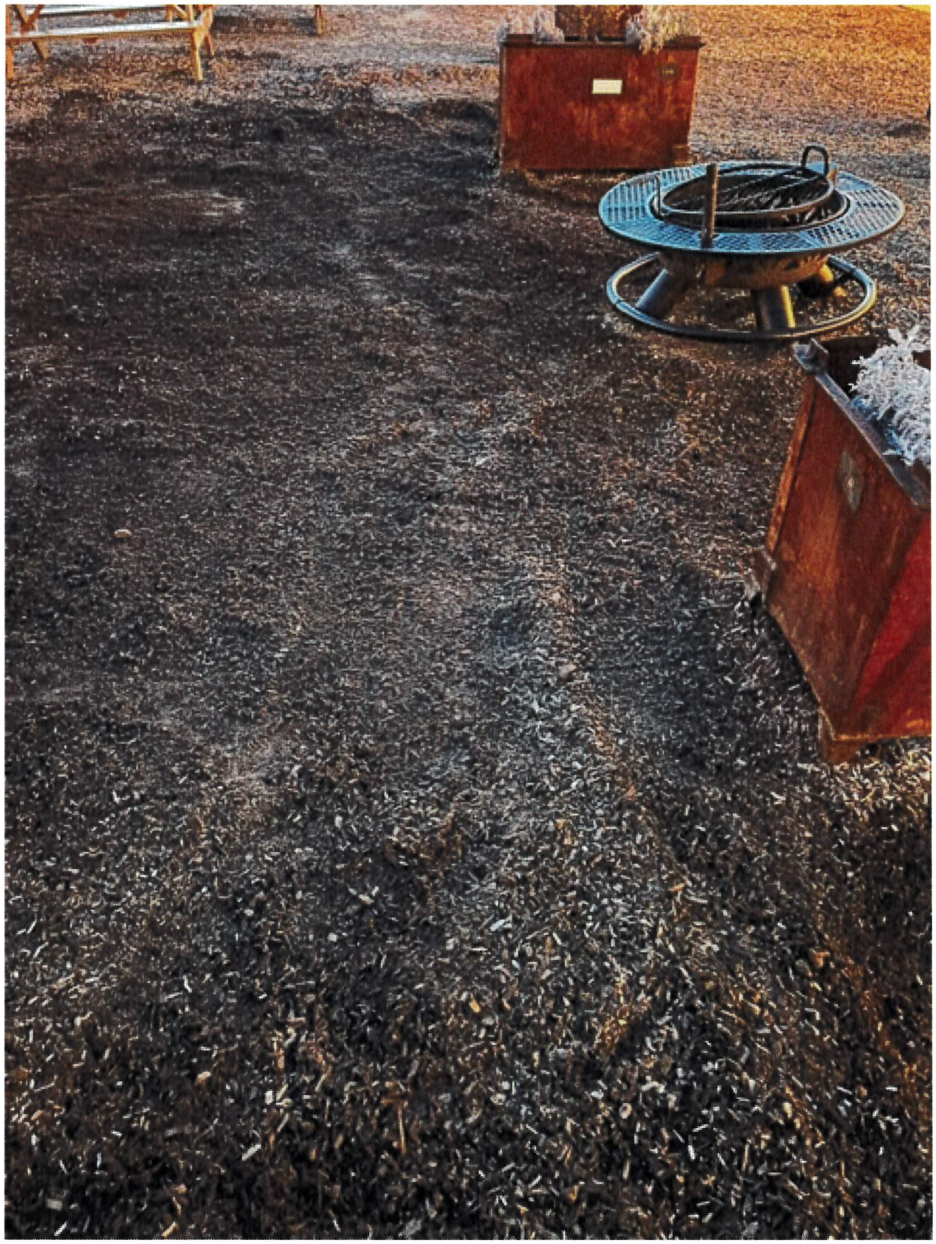
Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Monday, January 22, 2024 7:45 PM
To: Doug Morrow
Cc: John Coffey; Josh Harrold; Jessica Trotman; doughay.bmt@gmail.com; Archie Pertiller; Pam King; Alice Berry
Subject: Re: RailYard Fire PIt

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I'm wondering why Veterans Park is able to have a grill 44" from a tree and my fire pit with a fire extinguisher and a water hose is not in compliance?





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Thanks-

John Richardson
828-337-7377
john@railyardblkmtn.com







Jennifer Tipton

From: Doug Morrow
Sent: Monday, January 22, 2024 5:02 PM
To: john richardson
Cc: John Coffey; Josh Harrold; Jessica Trotman; doughay.bmt@gmail.com
Subject: RE: RailYard Fire PIt
Attachments: IMG_1565 (1).jpg; IMG_1564 (1).jpg; IMG_1563 (1).jpg

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John Richardson
828-337-7377
john@railyardblkmtn.com

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Tuesday, January 23, 2024 8:20 AM
To: Doug Morrow
Cc: John Coffey; Josh Harrold; Jessica Trotman; doughay.bmt@gmail.com; Archie Pertiller; Pam King; Alice Berry
Subject: Re: RailYard Fire PIt

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Here are three more open air fire pits that are allowed on town property.







John Richardson
828-337-7377

On Jan 22, 2024, at 7:45 PM, john richardson <john@railyardblkmtn.com> wrote:

I'm wondering why Veterans Park is able to have a grill 44" from a tree and my fire pit with a fire extinguisher and a water hose is not in compliance?

<image0.jpeg>

<image1.jpeg>

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<image001.png>

<IMG_1565 (1).jpg>
<IMG_1564 (1).jpg>
<IMG_1563 (1).jpg>

Jennifer Tipton

From: Josh Harrold
Sent: Wednesday, April 24, 2024 1:17 PM
To: Jennifer Tipton
Subject: Fw: RailYard Fire Plt

FYI.

Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - Office
(828) 669-4204 - Fax

From: john richardson <john@railyardblkmtn.com>
Sent: Tuesday, January 23, 2024 10:43 AM
To: Josh Harrold <josh.harrold@tobm.org>
Cc: doughay.bmt@gmail.com <doughay.bmt@gmail.com>; Archie Pertiller <archie.pertiller@yahoo.com>; Pam King <pamking715@gmail.com>; Alice Berry <alice.berry@tobm.org>; Ryan Stone <stonemr6@gmail.com>; Mike Sobol <mike.sobol@tobm.org>
Subject: Re: RailYard Fire Plt

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Josh- when safety standards are being applied arbitrarily under the false narrative of "protecting the public safety" in a way that is damaging small businesses and hurting hardworking local people, then there is an issue.

Why is the fire inspector targeting me and RailYard and making this so difficult? What agenda is being pushed here?

I really feel this is an abuse of power and I am extremely disappointed that for some reason we all can't seem to be working together.

John Richardson
828-337-7377

On Jan 23, 2024, at 8:52 AM, Josh Harrold <josh.harrold@tobm.org> wrote:

Thanks John. Codes change and different codes apply to different uses. These have nothing to do with the issues you're experiencing.

Sincerely,

Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - Office
(828) 669-4204 - Fax

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828-337-7377
john@railyardblkmtn.com

<image001.png>

<IMG_1565 (1).jpg>
<IMG_1564 (1).jpg>
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Jennifer Tipton

From: Josh Harrold
Sent: Wednesday, April 24, 2024 1:17 PM
To: Jennifer Tipton
Subject: Fw: Portable Outdoor Fireplace
Attachments: Invoice-BMF-2024-0000002.pdf

FYI.
Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - Office
(828) 669-4204 - Fax

From: john richardson <john@railyardblkmtn.com>
Sent: Wednesday, January 24, 2024 1:34 PM
To: Doug Morrow <doug.morrow@tobm.org>
Cc: John Coffey <john.coffey@tobm.org>; Josh Harrold <josh.harrold@tobm.org>
Subject: Re: Portable Outdoor Fireplace

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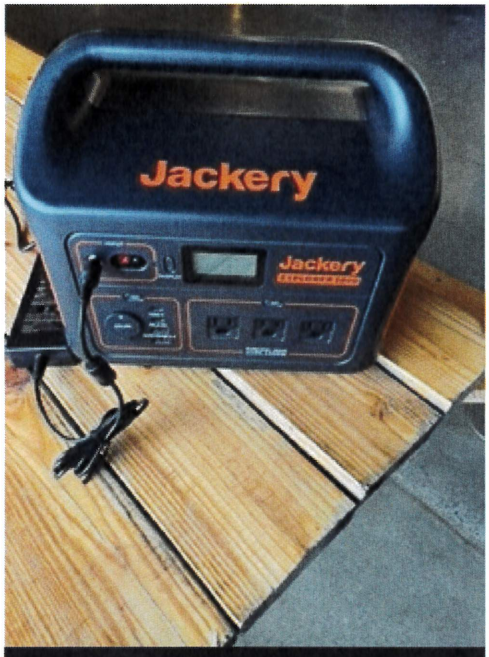
Doug-

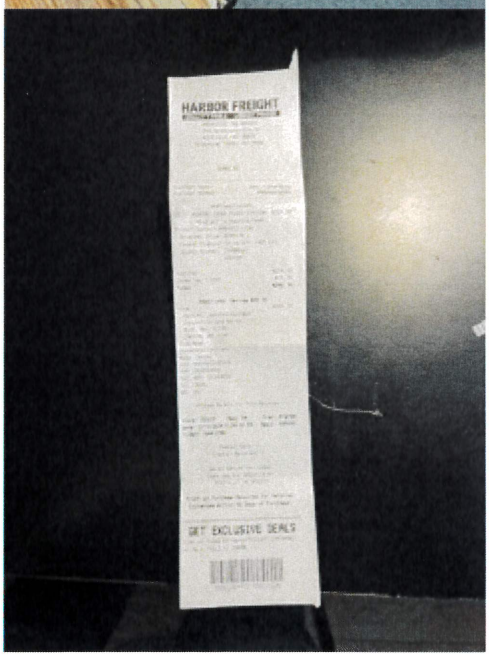
Your email today is a blatant misrepresentation of the truth. Attached to this message is the invoice from the fire inspection on 1/12/24. At the end of the inspection I asked you specifically if everything looked good, and your response was that the only thing I needed to do was have an employee inspect and initial the tags on all of the fire extinguishers on a monthly basis. That is now being done.

Other fire code violations? We stood in the room where the couches were and you did not mention a word about them being moved. They have been there for weeks now and were there on the day of the inspection and you did not mention them.

There were no chairs in front of the electrical panel in the main room- there was a cleaning cart and you watched me roll it out of the way in front of you. I moved it down behind the cooler door so the path to the electric panel would be clear. There was a chair moved temporarily there since your visit and that is now out of the building.

The comment about the electrical cord is again false. I've attached a picture of the portable electric power source that we are using along with the receipt for the date of purchase from 1/12, the day of the inspection, when you confirmed that the extension cord could no longer be used.





John Richardson

828-337-7377
john@railyardblkmtn.com

THE RAILYARD BLK MTN

On Jan 24, 2024, at 12:10 PM, Doug Morrow <doug.morrow@tobm.org> wrote:

Mr. Richardson,

At approximately 10am on, January 23, 2024, a group of fire officials conducted an inspection of the Railyard to assess the safety and compliance with the fire code of allowing the use of a portable outdoor fireplace. The group found mulch under and around the area of the portable outdoor fireplace, and agreed upon the safety concerns that are present regarding the complaint use of a portable outdoor fireplace.

You have been provided the NC fire code reference and rational verbal instructions has also been provided regarding the complaint use of a portable outdoor fireplace at the Railyard, during our first conversation at the Railyard and continuing through the multiple emails that followed. Again, mulch is a fuel for fire and a safety issue because of the risk of fire spreading and the mulch must be removed from the site. During our first conversation back in November I informed you that all the mulch would need to be removed from the site, to assist you in having a portable outdoor fireplace I reduced the removal of the mulch to a safe distance from under and around the area of same. Other requirements of the fire code for the safe operation of a portable outdoor fireplace can be found in my earlier emails.

You requested a return visit stating all the requirements were satisfied. When I came to inspect, none of the requirements had been satisfied. Compliance with the fire code is to provide for public safety. We are glad you share the same goals for your patrons. The Railyards social media boosts "The safety of our guests and staff is our utmost concern, and we take it to heart". Multiple trips and emails have taken place to help you resolve this issue and get into compliance, although the same compliance issue of the mulch remains.

We have noticed that, despite being made aware of the other fire code violations at the Railyard, you do not prioritize them to the same level of importance as you have for the voluntary use of a portable outdoor fireplace. Such as the chairs obstructing the electrical panel that have now been replaced with a full-size couch obstructing access to the electrical panel. The continued use of extension cords to supply permanent power to the outdoor lighting attached to the shipping containers on site. As a business owner of multiple business, you should understand the importance of compliance with the codes and regulations, to protect everyone's investment in the property, the staff and customers' safety, and to remove and/or reduce the threat of fire.

We will continue to assist you with compliance with the fire code issues and to enforce the fire code in the Town of Black Mountain. Please continue to contact the Fire Marshals Office if we can be of any further assistance. A re-inspection of the railyard is scheduled for Friday, January 26, 2024, at 4pm.



Doug Morrow
Fire Marshal

Phone: 828-419-9333
Email: doug.morrow@tobm.org

Black Mountain Fire Department
106 Montreat Road
Black Mountain, NC 28711

www.townofblackmountain.org

Jennifer Tipton

From: Josh Harrold
Sent: Wednesday, April 24, 2024 1:16 PM
To: Jennifer Tipton
Subject: Fw: Meeting asap

FYI.

Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - Office
(828) 669-4204 - Fax

From: Josh Harrold <josh.harrold@tobm.org>
Sent: Wednesday, January 24, 2024 4:14 PM
To: John Coffey <john.coffey@tobm.org>; Doug Morrow <doug.morrow@tobm.org>
Cc: Jessica Trotman <jessica.trotman@tobm.org>
Subject: Fw: Meeting asap

FYI.

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To: Josh Harrold <josh.harrold@tobm.org>
Cc: Mike Sobol <mike.sobol@tobm.org>; Ryan Stone <stonemr6@gmail.com>; Archie Pertiller <archie.pertiller@yahoo.com>; Pam King <pamking715@gmail.com>; Alice Berry <alice.berry@tobm.org>; doughay.bmt@gmail.com <doughay.bmt@gmail.com>
Subject: Re: Meeting asap

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Josh-

Fire Marshall Morrow mentioned the cleaning cart in front of the electrical panel and it was moved immediately. No other issues were mentioned other than checking the fire extinguishers on a monthly basis and that is now being done.

The fire pit is not a violation if it is not being used, and it hasn't been used since I was told it was not in compliance.

For you and the Fire Marshall to both send me emails today telling me that I currently have fire code violations when there are none and then insinuate that my other businesses are also at risk, is a blatant abuse of power.

It is threatening, it is intimidation, and it is retaliatory.

I am physically ill and scared to death because for some reason I have now become a target of fictitious fire violations that did not exist when I passed my full fire inspection on 1/12.

You have created a toxic environment for business where the collective business community is scared to death to speak out due to the treatment that I am now receiving.

When most businesses are struggling in a down year winter economy and need the support of the town, you have chosen to run this town using the tools of fear and intimidation.

This entire situation is an example of this.

John Richardson
828-337-7377
john@railyardblkmtn.com

THE RAILYARD BLK MTN

> On Jan 24, 2024, at 3:34 PM, Josh Harrold <josh.harrold@tobm.org> wrote:
>
> John,
>
> I'm referring to the fire pit and other issues mentioned by Fire Marshal Morrow such as blocking the electrical panel. The zoning issues I'm referring to, you are aware of the violations. We don't target people. We just ask folks to follow the rules which in this case are safety concerns.
>
> Thanks,
>
> Josh M. Harrold, ICMA-CM, AICP, CZO
> Town Manager
> 160 Midland Avenue
> Black Mountain, NC 28711
> (828) 419-9300 - Office

(828) 669-4204 - Fax

From: john richardson <john@railyardblkmtn.com>
Sent: Wednesday, January 24, 2024 2:53 PM
To: Josh Harrold <josh.harrold@tobm.org>
Cc: Mike Sobol <mike.sobol@tobm.org>; Ryan Stone <stonemr6@gmail.com>; Archie Pertiller <archie.pertiller@yahoo.com>; Pam King <pamking715@gmail.com>; Alice Berry <alice.berry@tobm.org>; doughay.bmt@gmail.com<doughay.bmt@gmail.com>
Subject: Re: Meeting asap

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Josh- I had a full fire inspection on 1/12 and there were no violations noted on anything I saw or when I verbally checked with Doug. The only thing mentioned was checking the fire extinguishers and having staff initial the extinguisher tags monthly. I specifically asked Doug if we were good and he confirmed this in front of my manager.

Are you now telling me that I have active fire code violations? Why didn't Doug tell me what these were when my manager and I did the fire inspection and walked through the entire building with him on 1/12?

Shouldn't there have been some type of warning issued to me? I have witnesses of the entire inspection and nothing was said about any violations.

Or is this a textbook example of retaliation? I either have violations that I should have been notified about at the time of the walkthrough on 1/12, or I am being targeted.

John Richardson
828-337-7377
john@railyardblkmtn.com

<Railyardlogo copy.png>

On Jan 24, 2024, at 2:29 PM, Josh Harrold <josh.harrold@tobm.org> wrote:

Hey John,

The reality is you have active violations on your property not only with fire code but with zoning. You can reach out to the State Fire Marshal's office should you have concerns about the fire regulations. If you have concerns about zoning, you're welcome to seek relief from the zoning board of adjustment. As I stated to you in a previous email, fire code applies to businesses not our parks with grills from the 1970s. If you would still like to meet, I'm happy to do so, but it will be with me and my staff.

Sincerely,

Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - Office

(828) 669-4204 - Fax

From: john richardson <john@railyardblkmtn.com>
Sent: Wednesday, January 24, 2024 2:19 PM
To: Josh Harrold <josh.harrold@tobm.org>
Cc: Mike Sobol <mike.sobol@tobm.org>; Ryan Stone <stonemr6@gmail.com>; Archie Pertiller <archie.pertiller@yahoo.com>; Pam King <pamking715@gmail.com>; Alice Berry <alice.berry@tobm.org>; doughay.bmt@gmail.com<doughay.bmt@gmail.com>
Subject: Re: Meeting asap

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Josh- This is extremely concerning. This is about the unchecked power of the fire inspector and him blatantly lying about my business. Please let me know what other means are available to me, and please let me know why multiple fire pits on town property can be surrounded by hazardous material, and yet I am being held to a higher standard.

I had a full fire inspection on 1/12 and there were no violations documented. He confirmed this verbally with me and my manager, and I have just confirmed this with my manager who was present for the walk through on 1/12. I have provided documentation that I bought a portable electrical generator to replace the extension cord on 1/12, the same day of the inspection. The claims Doug makes in the email today are simply blatant lies.

To call out my other businesses is little more than a veiled threat and are an example of why every business owner in town is scared to speak up about anything.

This is the type of intimidation, threatening, retaliatory behavior that have made being a business owner in this town toxic.

I have been a business owner for 14 years in this town and have always gone above and beyond when it comes to following what is required.

John Richardson
828-337-7377
john@railyardblkmtn.com

<Railyardlogo copy.png>

> On Jan 24, 2024, at 1:58 PM, Josh Harrold <josh.harrold@tobm.org> wrote:
>
> John,
>
> I'm not sure what there is for you and me to discuss. I will not overrule my staff's determination on code violations. This is their job. There are other means available to you for this purpose, but speaking with me or the Town Council won't change the fire code or other code violations on your property. The best thing to do is to follow what's required. It seems to me we've gotten to the point where our conversations needs to be documented.
>
> Sincerely,

Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - Office
(828) 669-4204 - Fax

From: john richardson <john@railyardblkmtn.com>
Sent: Wednesday, January 24, 2024 1:04 PM
To: Josh Harrold <josh.harrold@tobm.org>
Subject: Meeting asap

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Josh-

I need to talk to you as soon as possible please. When is your earliest availability?

John Richardson
828-337-7377
john@railyardblkmtn.com

<Railyardlogo copy.png>

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Wednesday, January 24, 2024 1:35 PM
To: Doug Morrow
Cc: John Coffey; Josh Harrold
Subject: Re: Portable Outdoor Fireplace
Attachments: Invoice-BMF-2024-0000002.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

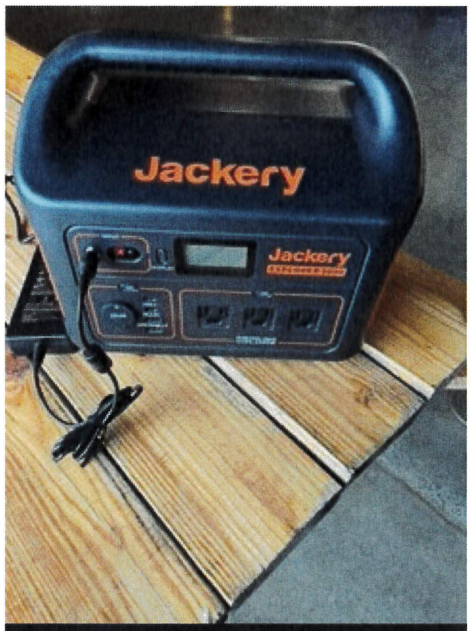
Doug-

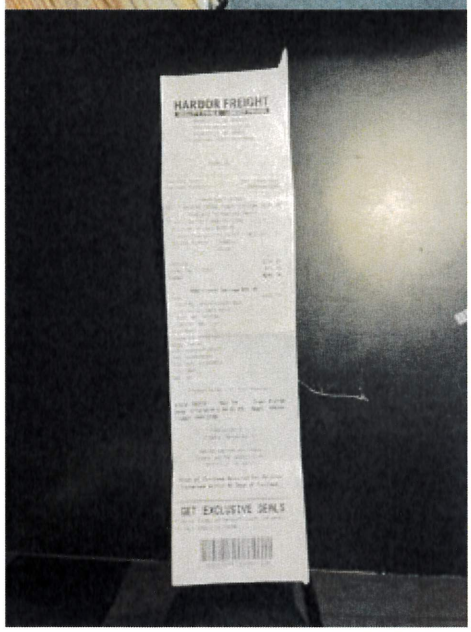
Your email today is a blatant misrepresentation of the truth. Attached to this message is the invoice from the fire inspection on 1/12/24. At the end of the inspection I asked you specifically if everything looked good, and your response was that the only thing I needed to do was have an employee inspect and initial the tags on all of the fire extinguishers on a monthly basis. That is now being done.

Other fire code violations? We stood in the room where the couches were and you did not mention a word about them being moved. They have been there for weeks now and were there on the day of the inspection and you did not mention them.

There were no chairs in front of the electrical panel in the main room- there was a cleaning cart and you watched me roll it out of the way in front of you. I moved it down behind the cooler door so the path to the electric panel would be clear. There was a chair moved temporarily there since your visit and that is now out of the building.

The comment about the electrical cord is again false. I've attached a picture of the portable electric power source that we are using along with the receipt for the date of purchase from 1/12, the day of the inspection, when you confirmed that the extension cord could no longer be used.





John Richardson
828-337-7377
john@railyardblkmtn.com

On Jan 24, 2024, at 12:10 PM, Doug Morrow <doug.morrow@tobm.org> wrote:

Mr. Richardson,

At approximately 10am on, January 23, 2024, a group of fire officials conducted an inspection of the Railyard to assess the safety and compliance with the fire code of allowing the use of a portable outdoor fireplace. The group found mulch under and around the area of the portable outdoor fireplace, and agreed upon the safety concerns that are present regarding the complaint use of a portable outdoor fireplace.

You have been provided the NC fire code reference and rational verbal instructions has also been provided regarding the complaint use of a portable outdoor fireplace at the Railyard, during our first conversation at the Railyard and continuing through the multiple emails that followed. Again, mulch is a fuel for fire and a safety issue because of the risk of fire spreading and the mulch must be removed from the site. During our first conversation back in November I informed you that all the mulch would need to be removed from the site, to assist you in having a portable outdoor fireplace I reduced the removal of the mulch to a safe distance from under and around the area of same. Other requirements of the fire code for the safe operation of a portable outdoor fireplace can be found in my earlier emails.

You requested a return visit stating all the requirements were satisfied. When I came to inspect, none of the requirements had been satisfied. Compliance with the fire code is to provide for public safety. We are glad you share the same goals for your patrons. The Railyards social media boosts "The safety of our guests and staff is our utmost concern, and we take it to heart". Multiple trips and emails have taken place to help you resolve this issue and get into compliance, although the same compliance issue of the mulch remains.

We have noticed that, despite being made aware of the other fire code violations at the Railyard, you do not prioritize them to the same level of importance as you have for the voluntary use of a portable outdoor fireplace. Such as the chairs obstructing the electrical panel that have now been replaced with a full-size couch obstructing access to the electrical panel. The continued use of extension cords to supply permanent power to the outdoor lighting attached to the shipping containers on site. As a business owner of multiple business, you should understand the importance of compliance with the codes and regulations, to protect everyone's investment in the property, the staff and customers' safety, and to remove and/or reduce the threat of fire.

We will continue to assist you with compliance with the fire code issues and to enforce the fire code in the Town of Black Mountain. Please continue to contact the Fire Marshals Office if we can be of any further assistance. A re-inspection of the railyard is scheduled for Friday, January 26, 2024, at 4pm.

<image001.jpg>

Doug Morrow
Fire Marshal

Phone: 828-419-9333
Email: doug.morrow@tobm.org

Black Mountain Fire Department
106 Montreat Road
Black Mountain, NC 28711

www.townofblackmountain.org

<image002.png>

Jennifer Tipton

From: Doug Morrow
Sent: Wednesday, January 24, 2024 12:11 PM
To: john richardson
Cc: John Coffey; Josh Harrold
Subject: Portable Outdoor Fireplace

Mr. Richardson,

At approximately 10am on, January 23, 2024, a group of fire officials conducted an inspection of the Railyard to assess the safety and compliance with the fire code of allowing the use of a portable outdoor fireplace. The group found mulch under and around the area of the portable outdoor fireplace, and agreed upon the safety concerns that are present regarding the complaint use of a portable outdoor fireplace.

You have been provided the NC fire code reference and rational verbal instructions has also been provided regarding the complaint use of a portable outdoor fireplace at the Railyard, during our first conversation at the Railyard and continuing through the multiple emails that followed. Again, mulch is a fuel for fire and a safety issue because of the risk of fire spreading and the mulch must be removed from the site. During our first conversation back in November I informed you that all the mulch would need to be removed from the site, to assist you in having a portable outdoor fireplace I reduced the removal of the mulch to a safe distance from under and around the area of same. Other requirements of the fire code for the safe operation of a portable outdoor fireplace can be found in my earlier emails.

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We have noticed that, despite being made aware of the other fire code violations at the Railyard, you do not prioritize them to the same level of importance as you have for the voluntary use of a portable outdoor fireplace. Such as the chairs obstructing the electrical panel that have now been replaced with a full-size couch obstructing access to the electrical panel. The continued use of extension cords to supply permanent power to the outdoor lighting attached to the shipping containers on site. As a business owner of multiple business, you should understand the importance of compliance with the codes and regulations, to protect everyone's investment in the property, the staff and customers' safety, and to remove and/or reduce the threat of fire.

We will continue to assist you with compliance with the fire code issues and to enforce the fire code in the Town of Black Mountain. Please continue to contact the Fire Marshals Office if we can be of any further assistance. A re-inspection of the railyard is scheduled for Friday, January 26, 2024, at 4pm.

Doug Morrow
Fire Marshal
Phone: 828-419-9333
Email: doug.morrow@tobm.org

Black Mountain Fire Department
106 Montreat Road
Black Mountain, NC 28711
www.townofblackmountain.org



Back Mountain Fire Department
Fire Marshal's Office
106 Montreat Road
Black Mountain, NC 28711
(828) 419-9333
fire.marshal@tobm.org

Inspection Result

Inspection Status	Inspected by	Completed at
Completed	Doug Morrow	01/26/2024 14:18:46

Address	Suite	City	State	Zip
141 RICHARDSON BLVD	--	BLACK MOUNTAIN	NC	28711

Business Name	Building Type
The Railyard	Com Class C

Invoice Number(s)			
BMF-2024-0000003			

Documentation:

✓ **Corrected**

ITEM: Are evacuation plans posted with emergency egress or escape routes (if required)

Need to post eacuation plans

CODE: NCFC - 404.1 - General. - Where required by Section 403, fire safety, evacuation and lockdown plans shall comply with Sections 404. 2 through 404. 4. 1.
NCFC - 404.4 - Availability. - Fire safety and evacuation plans shall be available in the workplace for reference and review by employees, and copies shall be furnished to the fire code official for review upon request.
NCFC - 404.2.3.2 - Training frequency. - The training frequency shall be included in the lockdown plan. The lockdown drills shall not substitute for any of the fire and evacuation drills required in Section 405. 2.
NCFC - 404.2.3 - Lockdown plans. - Where facilities develop a lockdown plan, it shall be in accordance with Sections 404. 2. 3. 1 through 404. 2. 3. 3.
NCFC - 404.2.1 - Fire evacuation plans. - Fire evacuation plans shall include the following: 1. Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-in-place response. 2. Procedures for employees who must remain to operate critical equipment before evacuating. 3. Procedures for the use of elevators to evacuate the building where occupant evacuation elevators complying with Section 3008 of the International Building Code are provided. 4. Procedures for assisted rescue for persons unable to use the general means of egress unassisted. 5. Procedures for accounting for employees and occupants after evacuation has been completed. 6. Identification and assignment of personnel responsible for rescue or emergency medical aid. 7. The preferred and any alternative means of notifying occupants of

a fire or emergency. 8. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization. 9. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan. 10. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.
NCFC - 404.3 - Maintenance. - Fire safety and evacuation plans shall be reviewed or updated annually or as necessitated by changes in staff assignments, occupancy or the physical arrangement of the building.
NCFC - 404.2.3.3 - Lockdown notification. - The method of notifying building occupants of a lockdown shall be included in the plan. The method of notification shall be separate and distinct from the fire alarm signal.
NCFC - 404.2.2 - Fire safety plans. - Fire safety plans shall include the following: 1. The procedure for reporting a fire or other emergency. 2. The life safety strategy including the following: 2. 1. Procedures for notifying occupants, including areas with a private mode alarm system. 2. 2. Procedures for occupants under a defend-in-place response. 2. 3. Procedures for evacuating occupants, including those who need evacuation assistance. 3. Site plans indicating the following: 3. 1. The occupancy assembly point. 3. 2. The locations of fire hydrants. 3. 3. The normal routes of fire department vehicle access. 4. Floor plans identifying the locations of the following: 4. 1. Exits. 4. 2. Primary evacuation routes. 4. 3. Secondary evacuation routes. 4. 4. Accessible egress routes. 4. 4. 1. Areas of refuge. 4. 4. 2. Exterior areas for assisted rescue. 4. 5. Refuge areas associated with smoke barriers and horizontal exits. 4. 6. Manual fire alarm boxes. 4. 7. Portable fire extinguishers. 4. 8. Occupant-use hose stations. 4. 9. Fire alarm annunciators and controls. 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures. 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires. 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.
NCFC - 404.2.3.1 - Lockdown plan contents. - Lockdown plans shall be approved by the fire code official and shall include the following: 1. Initiation. The plan shall include instructions for reporting an emergency that requires a lockdown. 2. Accountability. The plan shall include accountability procedures for staff to report the presence or absence of occupants. 3. Recall. The plan shall include a prearranged signal for returning to normal activity. 4. Communication and coordination. The plan shall include an approved means of two-way communication between a central location and each secured area.
NCFC - 404.2 - Contents. - Fire safety and evacuation plan contents shall be in accordance with Sections 404. 2. 1 and 404. 2. 2.
NCFC - 404.4.1 - Distribution. - The fire safety and evacuation plans shall be distributed to the tenants and building service employees by the owner or owner's agent. Tenants shall distribute to their employees applicable parts of the fire safety plan affecting the employees' actions in the event of a fire or other emergency.

Building Interior:

✓ Corrected

ITEM: Smoke detectors in place and operational (if required)

Need to add smoke detectors

CODE: NCFC - 907.2.18.1 - Smoke detectors. - Not fewer than one smoke detector listed for the

intended purpose shall be installed in all of the following areas: 1. Mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar rooms. 2. Elevator lobbies. 3. The main return and exhaust air plenum of each air-conditioning system serving more than one story and located in a serviceable area downstream of the last duct inlet. 4. Each connection to a vertical duct or riser serving two or more floors from return air ducts or plenums of heating, ventilating and air-conditioning systems, except that in Group R occupancies, a listed smoke detector is allowed to be used in each return air riser carrying not more than 5, 000 cfm (2. 4 m 3 /s) and serving not more than 10 air inlet openings.
NCFC - 907.2.13.1.1 - Area smoke detection. - Area smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall activate the emergency voice/alarm communication system in accordance with Section 907. 5. 2. 2. In addition to smoke detectors required by Sections 907. 2. 1 through 907. 2. 10, smoke detectors shall be located as follows: 1. In each mechanical equipment, electrical, transformer, telephone equipment or similar room that is not provided with sprinkler protection. 2. In each elevator machine room, machinery space, control room and control space and in elevator lobbies.
NCFC - 907.4.1 - Protection of fire alarm control unit. - In areas that are not continuously occupied, a single smoke detector shall be provided at the location of each fire alarm control unit, notification appliance circuit power extenders and supervising station transmitting equipment. Exception: Where ambient conditions prohibit installation of smoke detector, a heat detector shall be permitted.

Next inspection scheduled to be conducted on or after 01/12/2026.

Inspection Signatures

Occupancy Contact Signature



John Richardson
Business Owner
John@railyardblkmtn.com

Inspector Signature



Doug Morrow
--
Fire Marshall

Town of Black Mountain
Fire Department

The Railyard
Attn: John Richardson
141 RICHARDSON BLVD
BLACK MOUNTAIN, NC, 28711

Occupancy ID: 4670773
Invoice #: BMF-2024-0000003
Invoice Date: 01/26/2024
Due Date: 02/24/2024
Balance $: 50.00

Invoice

Department Contact
Doug Morrow

Invoice Contact
John Richardson
Business Owner
John@railyardblkmtn.com

Business Name: The Railyard
Business Address:
141 RICHARDSON BLVD, BLACK MOUNTAIN, NC, 28711
Billing Address:
141 RICHARDSON BLVD, BLACK MOUNTAIN, NC, 28711

Please submit all payment to :
160 Midland Avenue Black Mountain, NC 28711
Payments are due within 30 Days of Inspection

Line Items

Line Item	Service Date	Unit	Quantity	Price	Amount	Note
Black Mountain Fire Re-Inspection	01/26/2024	Each	1	50.0000	50.00	

Total: $ 50.00

Invoice Total: $50.00
Balance: $50.00

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
Sent: Tuesday, February 27, 2024 3:04 PM
To: Rick Burton
Cc: Jessica Trotman; Jennifer Tipton; Josh Harrold; Mike Sobol; doughay.bmt@gmail.com; Dan Hensley
Subject: Re: Permit 7066

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rick-

I made it clear in the meeting back in November that there were no financial solutions that I could commit to until we got through the summer of '24. This was followed up by the worst January in recent history. You were the only one on this email thread that was at this meeting, and I'm sure you remember because we've talked about it. At that meeting I provided an aerial photograph of the property and asked if it would suffice as a site plan versus a hand-drawn picture and was told that it was acceptable.

Financial realities are what that are— I am trying my best to keep people employed and keep my businesses open, but the town has to be able to work with me.

I don't know what else to do at this point. The economic environment has only worsened since our meeting in November. I have created something incredible at the RailYard. The Town can either be a part of its success, or the Town can force me into foreclosure.

Please know that I am trying my best to make the best out of a terrible financial situation— ie: inflation, supply chain disruption, and the collapse of the local tourism economy combined with 8 new restaurants this year.

Thanks for any help and guidance you can provide.

Best,

John Richardson
828-337-7377
john@railyardblkmtn.com

THE RAILYARD BLK MTN

On Feb 26, 2024, at 4:00 PM, Rick Burton <rick.burton@tobm.org> wrote:

Mr. Ricardson,
Permit 7066 was issued on 7/13/2022. The permit was for a temporary stage and installation of the shipping containers. You are correct, welding the boxes together was offered as a temporary resolution to one of the issues on site. However, that was months back and was never fully agreed to and as stated, it was a temporary resolution. At this point, town staff is needing permanent resolutions to the site conditions. I will be emailing you the permit and all drawings submitted. Any deviation from the submitted drawings will need to be submitted by the engineer of record.

Rick Burton
rick.burton@tobm.org
828-419-9341
828-767-3667

Town of Black Mountain

Planning and Zoning Department

160 Midland Avenue ◆ Black Mountain, N.C. 28711
Phone (828) 419-9300 ◆ Fax (828) 669-2030

TOWN OF BLACK MOUNTAIN
CODE VIOLATION

March 6, 2024

John Richardson
Railyard Hospitality Group LLC
PO Box 10
Black Mountain, NC 28711

RE: Code Violations at 141 S. Richardson Blvd. (PIN: 061945192900000)

Dear John Richardson,

There are multiple code violations at the above referenced property. This notice is being sent after many efforts by staff to work with you to find a path to compliance. In a seven-month period, May 4 to December 4, 2023, staff met with you three times for follow-up tech review meetings. In that period, staff sent six emails to you summarizing discussions and agreed-upon items.

To date, a permit for Phase I was issued on January 21, 2022, and a permit for Phase II was issued on July 14, 2022. The violations pertain to Phase II.

The sidewalk construction is not part of this notice of violation. This sidewalk and any other outstanding development regulations must be addressed before the development approvals expire per NCGS 160D-108 statutory vested rights expire after 24 consecutive months of discontinuance of the project.

Specifically, it was found that the property in question is in violation of Chapter 2, Section 2.3; Chapter 4, Sections 4.7.7 and 4.8; Chapter 10, Sections 10.2.1 and 10.3.1, of the Town of Black Mountain Land Use Code.

141 S. Richardson Boulevard Violations:

1. Parking was not included on the site plan. If parking is planned to continue, it needs to be designed to standards in Chapter 10, Sections 10.2.1 and 10.3.1.
    a. Until the parking is designed to the standards and included on an updated site plan, the parking cannot be used as it is a safety hazard and was not permitted.
2. The conex boxes must be anchored, anchored and constructed to engineered plans to become structures, or removed. A temporary solution will not be accepted. Even if the conex boxes are anchored, they will still need to be converted into the original uses as depicted on the master plan.
3. An updated site plan is required showing all required elements.

Town of Black Mountain

Planning and Zoning Department

160 Midland Avenue ◆ Black Mountain, N.C. 28711

Phone (828) 419-9300 ◆ Fax (828) 669-2030

a. See attached list from development regulations (Section 1.2.3 and Section 1.4.6)
4. A completed and approved Floodplain Development Permit application is required.
5. The dumpster, as indicated on the updated site plan, must be screened.

CORRECTIVE ACTION REQUIRED

You are hereby required to correct all violations listed above. Failure to remedy these violations could result in revocation of the temporary certificate of occupancy issued for Phase II of the RailYard project.

The property must be brought into compliance within fifteen (15) days of receipt of this notice. Failure to comply may result in a notice and citation for which a civil penalty of $50.00 shall be assessed per day. Pursuant to Chapter 1, Section 1.7.2, of the Town of Black Mountain Land Use Code, this enforcement decision may be appealed to the Board of Adjustment within thirty (30) days of receipt of this notice following all procedures documented therein and enclosed with this letter.

Please direct any questions or concerns to the Town of Black Mountain Planning and Development Department at (828) 419-9300, option 5.

Sincerely,

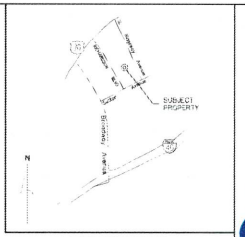
Jessica Trotman
Assistant Town Manager & Planning Director
Town of Black Mountain

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. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. 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.
6. 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY UCSCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF SIX SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
9. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
10. 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.
11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
12. PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED PERMEABLE WALKWAY
- PROPOSED CHAIN LINK FENCE



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN RICHARDSON (828) 301-5999
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN MUNN, P.E. (828) 254-8389
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN M. STELLERY (828) 664-0091

PROJECT DATA

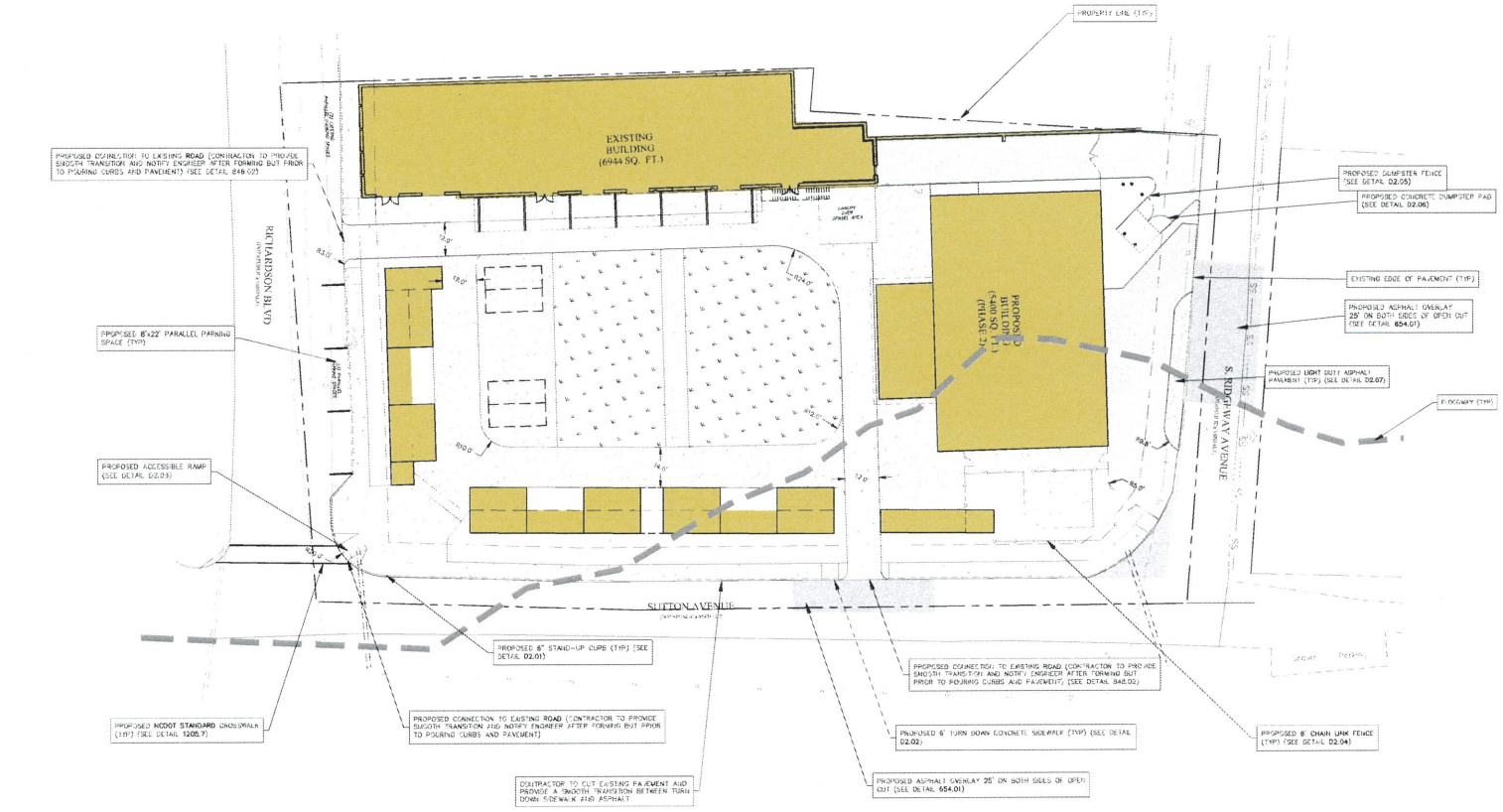
PIN:	0619-45-1229
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE	5285/674
SITE ACREAGE:	1.35 ACRES
ZONING:	CB
SETBACKS	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	SQ.F.
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (15)	FOOD/RETAIL	8.5 FT	160 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.76 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.82 ACRES (47%)	0.59 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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

NORTH

SITE PLAN

GRAPHIC SCALE

0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-8389
FAX (828) 252-3836

52 WALNUT STREET - SUITE 5
WAYNESVILLE, NC 28786
PHONE (828) 452-4414
FAX (828) 452-4416

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2194

FOR REVIEW ONLY

1/19/2022

RAILYARD

EAP/WN BY:
CDC PROJECT NO.: 21-145
TDR #/NO.: TBD

SHEET
C201

Short-term rental: Any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

Sidewalk: A paved or otherwise surfaced area designed for pedestrian and wheelchair use.

Sign: Any device, structure, fixture, painting, or visual image using words, graphics, symbols, numbers, or letters designed and used for the purpose of attracting attention or communicating a readable, comprehensive, legible message.

Site plan: A scaled drawing and supporting documents showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on a parcel or parcels of land, which may include site-specific details such as building areas, building height, floor area, setbacks and street rights-of-way, intensities, densities, utility lines and locations, parking, access points, roads, and stormwater control facilities that are depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review.

Sketch plan: An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision or development plan for use in technical review and plan development prior to the submittal of a master plan or preliminary plat.

Sleeping room, sleeping unit, or *bedroom:* A room designated as sleeping or bedroom on the plans and permit application. When no plan or permit application is available, a sleeping room, sleeping unit, or bedroom shall be defined as a room with a closet set up to act as a space for a person to sleep.

Special use permit: A permit issued by the board of adjustment in accordance with the principles, conditions, safeguards, and procedures specified in these regulations to authorize a specific use of land as required by these regulations.

Storm sewer or *stormwater sewer:* Pipe or conduit used to collect and carry away sewage or stormwater from generating sources to treatment plants, BMPs or receiving streams.

Stormwater: Stormwater from rainfall or snowmelt that runs off the ground or impervious surfaces like buildings, roads, parking lots, etc.

Street: A dedicated and accepted public right-of-way for vehicular traffic. This also includes the terms "roads," or "roadway."

Structure: Anything constructed, installed or portable, the use of which requires a location on a parcel of land, this includes a fixed or moveable building which can be used for residential, business, commercial, agriculture, or office purposes, either temporarily or permanently. "Structure" also includes, but is not limited to, above ground, below ground and permanent swimming pools, cisterns, sewage treatment plants, sheds, and similar accessory construction; however, it does not include landscape features such as ornamental pools, planting boxes, sculpture, birdbaths, open terraces, at-grade bridges and walkways, at-grade slab patios, driveways, small non-permanent shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, underground fallout shelters, air-conditioning compressors, pump houses, wells, mailboxes, outdoor fireplaces, burial vaults, or cemetery marker monuments.

Subdivider: Any person who subdivides or develops any land deemed to be a subdivision as herein defined.

Subdivision: All divisions of a lot, tract, or parcel of land into two or more lots, tracts, parcels, building sites or other divisions when any one of those divisions is created for the purpose of sale or building development (whether immediate or future) and includes all divisions of land involving the dedication of new streets or a change in existing streets.

Subdivision, exempt: The types of land divisions or combinations that are exempt from state and local subdivision regulations (per N.C.G.S. § 160D-802.

1.4.6 Technical review required.

A. To minimize development planning costs, promote public safety, avoid misunderstandings or misinterpretation and ensure compliance with requirements, a pre-application consultation between applicants and the town staff with a sketch plan is encouraged for all projects and required for some to allow for technical review at the beginning of the planning process.

B. A pre-application consultation and technical review is required for:

1. Work impacting the exterior of any structure within the historic district;
2. Major and minor subdivisions;
3. Special use permits;
4. A Conditional zoning;
5. Any work within a flood hazard area as indicated on the FIRM maps; or
6. Projects within the ICD, OI-6, or CB districts; or
7. Projects adjacent to US Highway 70 within the US 70 overlay district.

C. A sketch plan of the project should be prepared for the consultation, drawn approximately to scale (1 inch = 60 feet). Sketch plans for subdivisions, special use permits and institutional campus development have specific, additional requirements. All sketch plans shall contain at a minimum the following information as applicable:

1. The name and address of the developer;
2. Total acreage of the subject parcel;
3. The proposed site layout, including street and lot arrangement, designation of driveways, parking lots, open space, greenways, and stormwater management areas;
4. Topographic lines and drainages; and
5. Other information believed necessary to obtain the opinion of the planning department staff as to the proposed project's compliance with the requirements of this code.

D. The planning director, zoning administrator, building inspector, and fire marshal shall meet with the property owner or developer as soon as conveniently possible to review the sketch plan and to provide technical comments. Other staff or agencies may be invited by the planning director. Staff shall review the application and confer with the applicant to ensure that the applicable requirements have been met and that the application represents what the applicant proposes to do. Staff will then determine the necessary approval process and prepare recommendations or a report and documentation for advancing the project through the appropriate channels, such as the historic preservation commission, the planning board, and/or the board of adjustment, or other board or commission.

(Ord. No. O-21-07 , 8-9-2021)

1.7.2 Appeals of administrative decisions.

A. The board of adjustment shall hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official charged with the enforcement of the town's development regulations.

1. An appeal is taken by filing a notice of appeal with the town clerk. The notice of appeal shall state the grounds for the appeal.

2. An appeal of an administrative decision must be made within 30 days from receipt of the written notice of the administrative decision, which written notice shall be delivered to the person seeking the determination and the owner of the property that is the subject of the determination. Any other person who has standing under N.C.G.S. § 160D-1402(c) or the town may appeal a decision to the board of adjustment within 30 days from receipt of actual or constructive notice of the determination. In the absence of evidence to the contrary, notice given pursuant to N.C.G.S. § 160D-403(b) by first-class mail is deemed received on the third business day following deposit of the notice for mailing with the United States Postal Service.

3. It shall be conclusively presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least ten days. Position of a sign is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided by the official who made the decision.

4. The owner of the property that is the subject of the decision and the party who sought the decision, if different from the owner, shall be entitled to written notice of the appeal. The written notice shall be delivered by certified mail, return receipt requested, personal delivery, electronic mail, or by first-class mail

5. The official who made the decision shall transmit to the board all documents and exhibits constituting the record upon which the action appealed from is taken. The official shall also provide a copy of the record to the applicant and to the owner of the property that is the subject of the appeal if the appellant is not the owner.

6. An appeal of a notice of violation or other enforcement order stays the enforcement of the action appealed from and accrual of fines assessed unless the official who made the decision certifies to the board of adjustment after notice of appeal has been filed that because of the facts stated in an affidavit, a stay would cause imminent peril to life or property or because the violation is transitory in nature, a stay would seriously interfere with enforcement of the development regulations. In that case, enforcement proceedings shall not be stayed except by a restraining order, which may be granted by a court. If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the board shall meet to hear the appeal within 15 days after such a request is filed. Notwithstanding the foregoing, appeals of decisions granting a development approval or otherwise affirming that proposed use of property is consistent with the development regulations shall not stay the further review of an application for development approval to use such property; in these situations, the appellant or local government may request, and the board may grant, a stay of a final decision of development approval, including building permits affected by the issue being appealed.

7. Subject to the provisions of subsection 6. of this section, the board of adjustment shall hear and decide the appeal within a reasonable time.

8. The official who made the decision, or the person currently occupying that position if the decision-maker is no longer employed by the local government, shall be present at the hearing as a witness. The appellant shall not be limited at the evidentiary hearing to matters stated in a notice of appeal. If any party or the town would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the board shall continue the hearing. When hearing an appeal, the board may reverse, affirm, wholly or partly, or may modify the decision appealed from and shall make any order, requirement, decision, or determination that ought to be made. The board shall have all of the powers of the official who made the decision.

9. When hearing an appeal pursuant to N.C.G.S. § 160D-9047(e) or any other appeal in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in N.C.G.S. § 160D-1402(k).

10. Any aggrieved party may appeal from the decision of the board of adjustment to the Superior Court of Buncombe County in the nature of certiorari. Any such petition for writ of certiorari shall be filed no later than 30 days after a written copy of the decision of the board of adjustment is delivered as provided in section 1.7.1.D.6.

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

APPEAL FORM www.townofblackmountain.org

APPELLANT INFORMATION	
Name:	
Address:	
Phone #:	Email:

APPEAL FROM DECISION OF ZONING ADMINISTRATOR
This is an appeal from a decision of the Zoning Administrator, to wit:
_____
_____
_____
_____

AFFECTED PROPERTY	
Address:	
PIN #:	Zoning Classification:

GROUNDS FOR APPEAL
_____
_____
_____
_____

STATEMENT AND SUBSTANTIATION OF STANDING
_____
_____
_____
_____

ACKNOWLEDGEMENT	
_____ Appellant	Date:
_____ Attorney for Appellant	Date:

OFFICE USE ONLY	
Date Received:	Received by:

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ Fax: 828-669-2030
www.townofblackmountain.org

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

A Floodplain Development Permit associated with a site plan, preliminary plat, construction drawing, or building permit must be submitted with the associated plan application pursuant to Land Use Code Chapter 2, Section 2.3, Article 3, Section C.

FLOODPLAIN PERMIT APPLICATION is to be completed by NC REGISTERED ENGINEER/SURVEYOR.

For more information contact:

SECTION I: GENERAL PROVISIONS

1. Applicant is hereby informed that a Floodplain permit and other permits are required to fulfill local, State, and federal regulatory requirements for completing work in a Town of Black Mountain floodway, floodplain, and/or associated non-encroachment areas.
2. The permit shall remain valid for the duration of the time that the associated building permit, site plan, or plat is valid.
3. Permits not directly associated with a site plan or preliminary plat shall have validity based on the associated activity's validity of regulations or policies.
4. Permits require revisions and updates when plan amendments or site changes cause deviation from the original associated approved plans for floodway, floodplain, and/or associated non-encroachment area disturbances.
5. No work of any kind may start until a Floodplain Permit is issued for areas located in the Town of Black Mountain's floodways, floodplains, and associated non-encroachment areas.
6. The permit may be revoked if any false statements are made herein, or work exceeds the limits and conditions denoted herein and/or the associated plans.
7. If revoked, all work must cease until the permit is re-issued and all mitigation requirements have been met.
8. A Certificate of Compliance/Occupancy will not be issued until all final approvals are obtained.
9. Final approval requires the closeout of the Floodplain Permit through an as built and inspection.
10. Applicant gives consent to the Floodplain Administrator or designee to make reasonable inspections required to verify compliance.

Submittal Format: Digital submittals shall be provided by email or by a download link.

Submittal Sequence:

1. All Initial Plan Submittals for property with floodway, floodplain, and/or associated non-encroachment areas should include:
   a. Floodplain Determination Form
   b. Floodplain Impact Plan
   c. Required plan set for associated plan submittal application
   d. Floodplain Permit Application
   e. Associated Floodplain Submittal Documents

Review Deadline:

Comments regarding the permit will be provided to the applicant electronically within fifteen (15) days of review.

All Floodplain Permit Application submittals shall be submitted to Jennifer Tipton, Senior Admin, at Town Hall, 160 Midland Avenue, Black Mountain, NC 28711 or by email at Jennifer.tipton@tobm.org.

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

SECTION II. PROJECT CONTACT INFORMATION (To be completed by the APPLICANT)	
OWNER/APPLICANT INFORMATION	
Contact Person:	Phone:
Email Address:	
ENGINEER OF RECORD	
Contact Person:	Phone:
Email Address:	Company:
License #	
CONTRACTOR INFORMATION	
Contact Person:	Phone:
Email Address:	Company:
License #:	

SECTION III. PROJECT INFORMATION – BACKGROUND (To be completed by APPLICANT)
Project Name:
Phase:
Project Address:
Project Description/Comments:
Parcel Identification Number (PIN):
Previous Project Name(s):
Associated Floodplain Permit Number(s):
Associated Special Use Permit Number(s):
Associated LOMR Number(s):
Associated Building Permit Number(s):

SECTION V. PROPOSED DEVELOPMENT PROJECT INFORMATION (to be completed by Applicant)	
Check all sections below that describes work in the floodplain (Check all applicable boxes)	
SECTION V.1 – STRUCTURAL COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY:	
A. Structures:	Existing □ No □ Yes Proposed □ No □ Yes
B. Existing Use:	□ Residential □ 1-4 Family □ >4 Family □ Manufactured Home □ Non-Residential □ Combined Use
C. Change in Use:	□ No □Yes (completed Proposed Use below)
D. Proposed Use:	□ Residential □ 1-4 Family □>4 Family □ Manufactured Home □ Non-Residential □ Combined Use
E. Proposed Structural Modifications	□Not Applicable □ New Structure □ Alteration/Expansion □ Replacement

Town of Black Mountain Floodplain Development Permit Application

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	□ Demolition □ Repair □ Sump Construction □ Plumbing Work □ H.V.A.C. □ Electric Pipes □ Mechanical Equipment □ Wall: □ >3' or □ <3' □Veneer Work □ Routine Maintenance □ Minimum Improvement □ Substantial Improvement □ Resilience Measures □ Other: _____
F. Structure Components:	Existing Structural Footprint (s.f.): _____ Proposed Structure Footprint/Alterations (s.f.): _____ □ Lowest Floor (living space) Elevation: _____ □ Basement Elevation: _____ □ Crawl Space Elevation: _____ □ Lowest Utility Elevation: _____
G. Proposed Resilience Measures:	□ Not Applicable □ Meets Freeboard 2' Requirements above 1% ACF Future □ Exceeds Freeboard 2' Requirements above 1% ACF Future □ Elevation by Design □ Elevation: □ Foundation Walls □ Fill □ Piers □ Post/Columns □ Relocation □ Floodwall/Levees □ Wet Floodproofing □ Dry Floodproofing (Walls impermeable to the passage of water at 2' Freeboard Elev.) □ Floodproofing protection level (non-residential only) (in feet): _____ □ Internal Utilities at or above 2' Freeboard Elevation □ Other: _____
Total Structural Construction Cost Estimate (attach cost estimate in excel format per the Town of Black Mountain Floodplain Standards): $_____	
Potential for Substantial Improvement Note: For estimates approaching, equal to, or exceeding 50% structural value (prior to improvements, repairs, etc.) submit a copy of the contract signed and dated by both the owner and contractor with a detailed cost breakdown, including fair market value labor costs estimates, hazardous building material disposal costs, and the cumulative improvement costs for construction conducted in the subsequent 12 months after the CO issue date.	
Section V.2. – ENVIRONMENTAL COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY:	
A. Disturbance Activities:	□ Clearing □ Grading □ Fill □ Excavation □ Dam Breach □ SCMs □ Dredging □ Mining □ Drilling □ LIDs □ BMPs □ Watercourse Alterations □ Drainage Improvements

Town of Black Mountain Floodplain Development Permit Application

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	□ Stream Bank Stabilizations □ Other: _____
B. Elevations:	Existing Elevation (in feet): _____ Top of proposed compacted elevation (in feet): _____
Total Environmental Construction Cost Estimate (attach cost estimate in excel format): $_____	

ACKNOWLEDGEMENT OF POTENTIAL REQUIREMENS FOR SECTION 404 DEPARTMENT OF THE ARMY PERMIT AND REQUIREMENTS FOR CERTIFICATION OF FLOOR ELEVATION IN FLOOD AREAS

As the applicant for Building Permits, Site Plans, and Construction Drawings at the address of:

_____ to construct: _____
(Address) (Project Title/Description)

I hereby acknowledge that the issuance of a building permit, site plan, or construction drawing by the Town of Black Mountain does not relieve me of my responsibility of obtaining any required Section 404 Department of the Army permits. I understand that when development improvements may involve the placement of excavated material or fill material into streams, creeks, lakes, or wetlands, I am responsible for contacting the U.S. Army Corps of Engineers for a determination of whether or not a permit is required (telephone number (919) 876-8441, Raleigh, NC). Furthermore, I understand that I am required to submit a copy of all required permits to the Town of Black Mountain Planning and Development office, to be maintained on file with the Floodplain permit and all associated plans and permit submittals.

In addition, I have been advised by the Town of Black Mountain that they will be keeping the Army Corps of Engineers posted on all permits and plans they issues, so that the Corps can check for compliance with the regulations mentioned above.

I have likewise been advised that the Floodplain regulations of the Town of Black Mountain Flood Damage Prevention Ordinance that at completion of the project and before a Certificate of Occupancy or Compliance is issues, it shall be the duty of the permit holder to submit to the Town of Black Mountain Planning and Development office a certification of the elevation of the lowest floor or floodproofed elevation in relation to mean sea level (to 10th of foot).
Said certification shall be by means of a completed National Flood Insurance Program Elevation Certificate, prepared and sealed by a Registered Land Surveyor or Engineer.

Note: Failed to submit the survey or make corrections shall be cause to issue a stop work order for the project.

Applicant's Name (please print): _____

Signature: _____ Date: _____

SECTION V.3. – UTILITY COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY

A. Utilities:	Existing: □ No □ Yes Proposed: □ No □ Yes Length: _____ LF	
B. Proposed Utility Activities:	□ Stormwater Control Measures (SCM)	□ Entire Structure □ Toe of Slope □ Outlet Structure □ Outlet Pipe □ Outlet (FES/HW) □ Riprap Apron

Town of Black Mountain Floodplain Development Permit Application

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	□ Utility Piping and/or Structures for:	□ Sanitary Sewer □ Water Line □ Fire Line □ Storm Sewer □ Pump Station □ Lift Station □ Other: _____
	□ Storm Sewer Outlet	Outlet Type: □ FES □ HW Tall Ditch in Floodplain: □ No □ Yes Tall Ditch in Floodway: □ No □ Yes Riprap Apron: □ No □ Yes Class: _____ Dim.: _____' x _____' Outlet Pipe Size: _____ Outlet Pipe Slope: _____ Pipe Material: _____ Pipe Upstream Invert-Out Elev: _____ Pipe Downstream Invert-Out Elev: _____
Total Utility Construction Cost Estimate (attach cost estimate in excel format): $ _____		
SECTION V.4. – MISC. COMPONENTS OF PROPOSED FLOODPLAIN WORK ON PROPERTY		
A. Obstructions:	□ Fences □ Landscaping □ Trails □ Signs □ Playground Equipment □ Gazebos □ Hardscaping □ Railing □ Pedestrian Bridge □ Sidewalk □ Pavement Applications: □ Concrete □ Asphalt □ Pavers □ Other: _____	
B. Elevations:	Existing Elevation (in feet): _____ Top of Proposed Compacted Elevation (in feet): _____	
Total Miscellaneous Component Construction Cost Estimate (attach cost estimate to support value noted): $_____		

SECTION V.5. – ADDITIONAL REQUIRED PERMITS:			
Town of Black Mountain Special Use Permit	□ Yes, provided	□ No	□ Not Applicable
Army Corps of Engineer 404 Permit	□ Yes, provided	□ No	□ Not Applicable
State Department of Natural Resources 401 Permit	□ Yes, provided	□ No	□ Not Applicable
Environmental Protection Agency NPDES Permit	□ Yes, provided	□ No	□ Not Applicable
Town of Black Mountain Buffer Authorization or Variance	□ Yes, provided	□ No	□ Not Applicable
NC DWR Buffer Authorization or Variance	□ Yes, provided	□ No	□ Not Applicable

SECTION VI. ADDITIONAL INFORMATION (to be completed by the APPLICANT)

If proposed development is located in the flood prone areas (floodplain) must submit the following information, per the required floodplain permit application level assigned, designated by the floodplain administrator or designee, during the initial review of the associated plan submittal as documented on the Floodplain Determination Form:

Floodplain Determination Form required for the following (select the appropriate submittal):

□ Building Permit Submittal, for activities involving single family or tow family developments on a lot o record, temporary uses, or demolition not requiring site plan or construction drawing approval.

□ Levell Small Floodplain Permit Submittal, for activities requiring site plan, plat, or construction drawing approval where no obstructions (objects) or structures are within the floodplain, but there is disturbance within the floodplain.

Town of Black Mountain Floodplain Development Permit Application

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828-419-9300 ♦ www.townofblackmountain.org

□ Level Medium Floodplain Permit Submittal, for activities requiring site plan, plat or construction drawing approval where obstructions or buildings are located within the floodplain, but the displacement of floodwaters is not suspected to occur, and calculations are provided to support the structure installation without adverse effects.

□ Level Large Floodplain Permit Submittal, for activities requiring site plan or construction drawing approvals where structures, obstructions, and/or disturbance in the floodplain creates a potential for flooding conditions being modified, thereby requiring calculations, flood studies, and/or CLOMR/LOMR submittal.

The applicant must submit the following information (where applicable):

□ Floodplain Impact Plan and Development Plans, drawn to scale

□ Development Specifications

□ A copy of all data and hydraulic/hydrologic calculations

□ Plans showing the extent of watercourse relocation and/or landform alterations

SECTION VII. CERTIFICATION TO THE FLOODPLAIN ADMINISTRATOR (to be completed by the applicant)

The undersigned hereby acknowledges that the issuance of a Floodplain Permit by the Town of Black Mountain Floodplain Administrator or Designee allows construction within the limits approved in the permit and all modifications of the initial permit shall require additional review and permits accordingly. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be in accordance with the requirements of the Floodplain Development Ordinance and with all other applicable town ordinances, federal programs, and the laws and regulations of the State of North Carolina.

Printed Name: _____ Seal, Signature & Date: _____

SECTION VIII. PERMIT DETERMINATION (to be completed by the FLOODPLAIN ADMINISTRATOR or DESIGNEE)

The project site is located in: □ Floodway □ Non-Encroachment Area □ 1% ACF □ 1% ACF Future □ 0.2% ACF

The regulatory Base Flood Elevation at the site is: _____ Ft. (NAV1988)

The Floodplain Permit Application is approved, the Floodplain Administrator or Designee will issue a Floodplain Development within 2 days of this Floodplain Permit Application approval. The floodplain development permit is subject to the following Conditions:

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

FLOODPLAIN ADMINISTRATOR or Designee Name (printed): _____

TITLE: _____

SIGNATURE & DATE: _____

SECTION IX. INSPECTIONS & PERMIT TRACKING NOTES (to be completed by FLOODPLAIN ADMINISTRATOR or DESIGNEE)

Inspected by: _____

Deficiencies:

□ No, based on inspection of the project or evaluation of as-built conditions, the Floodplain Permit Requirements are complete, and based on inspection of the project and evaluation of as-built conditions, the development conducted in the floodplain is in compliance with the Flood Damage Prevention ordinance.

□ Yes, based on inspection of the project or evaluation of as-built conditions, the following is required to ensure compliance with the Flood Damage Prevention ordinance:

Additional Comments:

Town of Black Mountain Floodplain Development Permit Application

160 Midland Avenue, Black Mountain, NC 28711
828-419-9300 ♦ www.townofblackmountain.org

Inspector Signature: _____
SECTION X. PERMIT CLOSEOUT & HOLD RELEASE (To be completed by FLOODPLAIN ADMINISTRATOR or DESIGNEE)
Final approval and floodplain permit closeout, removal of holds by floodplain approved.
FLOODPLAIN ADMINISTRATOR or DESIGNEE Name (printed): _____
TITLE: _____
SIGNATURE & DATE: _____

Jennifer Tipton

From: postmaster@NETORGFT11227348.onmicrosoft.com
To: john richardson
Sent: Thursday, March 7, 2024 11:37 AM
Subject: Delivered: 141 S Richardson Blvd NOV

Your message has been delivered to the following recipients:

john richardson (john@railyardblkmtn.com)

Subject: 141 S Richardson Blvd NOV

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
To: Jennifer Tipton
Sent: Thursday, March 7, 2024 12:17 PM
Subject: Read: 141 S Richardson Blvd NOV

Your message

To: john richardson
Subject: 141 S Richardson Blvd NOV
Sent: Thursday, March 7, 2024 11:37:02 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, March 7, 2024 12:16:40 PM (UTC-05:00) Eastern Time (US & Canada).

Town of Black Mountain
Planning & Development Services
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-669-0079 • Fax: 828-669-2030

Hand Receipt Acknowledgement of Delivery

Item Delivered: Notice of Violation

Delivered To: John Richardson

Received by: Shawn Steph

Date: 3/7/24

Delivered by: Rick Burton

Witness: _____

Date Delivered: _____

Time Delivered: _____

Town of Black Mountain
Planning and Zoning Department
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-419-9300 • Fax: 828-669-2030 • TDD: 1-800-735-2962

NOTICE OF VIOLATION AND CITATION

March 28, 2024

John Richardson
Railyard Hospitality Group LLC
PO Box 10
Black Mountain, NC 28711

RE: Code Violations at 141 S. Richardson Blvd. (PIN: 061945192900000)

Dear John Richardson,

I am the enforcement official of the Town of Black Mountain authorized to apply and enforce the Land Use Code ("LUC") for the Town of Black Mountain ("Town"). A Notice of Land Development Determination/Code Violations ("Notice") dated March 7, 2024, explained that your failure to correct the five violations listed therein within fifteen (15) days of your receipt of the notice may result in a civil penalty of $50.00 assessed per day. The Town's records reflect that the Notice was hand delivered on March 7, 2024.

As of the close of business yesterday, Wednesday March 27, 2024, which exceeds the fifteen-day grace period to take action, the Town has not received documents or communication indicating that any remedial measures have been taken to correct the five violations listed in the March 7 Notice. Moreover, a site visit conducted on March 27, 2024, revealed no activity on the site that might indicate correction of the violations.

Pursuant to Chapter 1, Section 1.11.10, of the Town'sLUC and N.C. Gen. Stat. §160A-175, the Town may impose civil penalties in the form of fines for violation of its development regulations. As a result, as of today, a civil penalty of $50.00 per offense for each of the five offenses is being assessed. Each day the violations continue, after today, will be considered a separate offense and assessed a civil penalty of $50.00 per offense with a cumulative maximum of $500.00 for each of the five offenses. However, Chapter 1, Section 1.11.10 B. 3. allows for additional fines up to $500.00 per violation for subsequent citations for the same offense if the initial penalty is not paid within 30 days.

As stated in the Notice of Land Development Determination/Code Violation dated March 7, 2024, the violations and corrective actions required are as follows:

141 S. Richardson Boulevard Violations:

1. You are illegally using the property for onsite parking. Parking was not included on the site plan. Although onsite parking is not a requirement of your zoning district, if you use the property for parking it must be part of a development approval application, shown on a site plan, approved, and then installed in accordance with Town standards. Specifically, if parking is planned to continue, it needs to be designed to standards in Chapter 10, Sections 10.2.1 and 10.3.1. Currently, the existing onsite parking is not conforming to Town standards in multiple ways (e.g., location, size, spacing). Having onsite parking is a substantial departure from the approved plans that, if not rectified, may result in the revocation of your Phase II permit. See NCGS 160D-403(f).
    a. Until the parking is designed to the Town's standards and included on an updated site plan, the parking cannot be used as it is a safety hazard and was not permitted.
2. The conex boxes must be anchored, anchored and constructed to engineered plans to become structures, or removed. A temporary solution will not be accepted. Even if the conex boxes are anchored, they will still need to be converted into the original uses as depicted on the master plan.
3. An updated site plan is required showing all required elements. (Site plan requirements – from Section 1.2.3 and Section 1.4.6 – were included with the March 7 notice.)
4. A completed and approved Floodplain Development Permit application is required.
5. The dumpster, as indicated on the updated site plan, must be screened.

CORRECTIVE ACTION REQUIRED

You are hereby required to correct all violations listed above. Failure to remedy these violations could result in revocation of the temporary certificate of occupancy issued for Phase II of the RailYard project.

In addition to the civil penalties imposed herein, the Town reserves the right to seek an injunction and order of abatement, as allowed under N.C. Gen. Stat. §160A-175 and Chapter 1, Section 1.11.8 of the LUC.

Please direct any questions or concerns to the Town of Black Mountain Planning and Development Department at (828) 419-9300, option 5.

Sincerely,

Russell Cate
Town of Black Mountain Zoning Administrator/Code Enforcement Officer

Jennifer Tipton

From: postmaster@NETORGFT11227348.onmicrosoft.com
To: john richardson
Sent: Thursday, March 28, 2024 4:17 PM
Subject: Delivered: Notice of Violation and Citation for 141 S. Richardson Boulevard

Your message has been delivered to the following recipients:

john richardson (john@railyardblkmtn.com)

Subject: Notice of Violation and Citation for 141 S. Richardson Boulevard

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
To: Jennifer Tipton
Sent: Thursday, March 28, 2024 5:03 PM
Subject: Read: Notice of Violation and Citation for 141 S. Richardson Boulevard

Your message

To: john richardson
Subject: Notice of Violation and Citation for 141 S. Richardson Boulevard
Sent: Thursday, March 28, 2024 4:16:52 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, March 28, 2024 5:02:30 PM (UTC-05:00) Eastern Time (US & Canada).

Jennifer Tipton

From: Jessica Trotman
Sent: Thursday, April 18, 2024 11:54 AM
To: Jennifer Tipton
Subject: FW: Rail Yard

From: john richardson <john@railyardblkmtn.com>
Sent: Friday, March 22, 2024 7:02 PM
To: Rick Burton <rick.burton@tobm.org>
Cc: Jessica Trotman <jessica.trotman@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Russell Cate <russell.cate@tobm.org>; Fred Black Mtn News <fred@thevalleyecho.com>; Mike Sobol <mike.sobol@tobm.org>; Peter Lewis <plewis@avlwatchdog.org>; doughay.bmt@gmail.com; Archie Pertiller <archie.pertiller@yahoo.com>; Jesse Gardner <jgardner@cdcgo.com>; Dan Hensley <danhensley@me.com>
Subject: Re: Rail Yard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rick- the Town publicized a traffic study 11 months ago.

How can I submit a site plan when I don't know what direction the traffic is going to go?

John Richardson
828-337-7377



On Mar 22, 2024, at 5:46 PM, Rick Burton <rick.burton@tobm.org> wrote:

Below you will see a response to your request from Jessica Trotman concerning moving forward and what is needed before any more work will be allowed. I cannot inspect anything until an engineered site plane is provided. This engineered site plan must also include elevations to show floodplain and exact location of all structures on site.

Along with the site plan, a proposed use of the containers must be provided. These plans must be for permanent and final installation of all structures on site.

Also as requested before a floodplain development permit must be file. You will need to indicate all past and future land disturbance on the site in the floodplain.

Since the project has significantly changed from original drawings that were submitted for which the project was permitted, we cannot answer your questions or give anymore advise until we have these, and other items requested by the development team.

John - We are legally bound by general statute to require these items and final decision to be made before moving forward.

Rick Burton
rick.burton@tobm.org
828-419-9341
828-767-3667

-----Original Message-----
From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Friday, March 22, 2024 3:58 PM
To: Rick Burton <rick.burton@tobm.org>
Cc: Russell Cate <russell.cate@tobm.org>
Subject: RE: Rail Yard

Hey Rick - if Mr. Richardson does not intend to convert the containers as he originally planned, then the proposed uses and locations of the containers needs to be included on the revised site plan and approved before he does anything to them.

-----Original Message-----
From: Rick Burton <rick.burton@tobm.org>
Sent: Friday, March 22, 2024 11:02 AM
To: Jessica Trotman <jessica.trotman@tobm.org>
Subject: Rail Yard

From John Richardson
It was my understanding that the boxes have to be completed as the engineer drawings described on permanent foundations

Hey Rick- this is John. My civil engineer Jesse Gardner has met with Russell and they are working things out. Can you meet me down at RY one day soon to look at the welds on the containers with me please? Let me know when is good.

Rick Burton
rick.burton@tobm.org

Jennifer Tipton

From: Jessica Trotman
Sent: Thursday, April 18, 2024 11:55 AM
To: Jennifer Tipton
Subject: FW: Railyard
Attachments: CDC Reponse Letter 2024-3-28.pdf; Notice and Citation - 141 S. Richardson Blvd - 3.28.2024.pdf; 22136-C201 SITE PLAN.pdf; 141_richardson_blvd_zoning_permit.pdf

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Thursday, March 28, 2024 5:24 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: Railyard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Russell,

Please find response to the NOV letter on behalf of John Richardson.

Additionally, John provided me the Notice you just sent which stated the following:

"the Town has not received documents or communication indicating that any remedial measures have been taken to correct the five violations listed in the March 7 Notice"

I just want to point out for the record that is a complete fabrication. I met with you on Friday the 15th to discuss the response and need for a revised Site Plan. I have communicated with you that it is in the works. It is very disappointing for your disregard to these efforts that have been ongoing . All of your comments allude to an updated site plan. John cannot make onsite corrections without a Site Plan being approved first.

Look forward to your response and it seems like we need to schedule a meeting with you and Jessica to keep this one moving in the right direction.

Thanks,

Jesse Gardner, PE

March 28, 2024

Russell Cate
Town Of Black Mountain
Zoning Admin/Code Enforcement
Black Mountain, NC 28711

Re: 141 S. Richardson Blvd.

Dear Mr. Cate,

On behalf of Railyard Hospitality Group LLC, we are pleased to submit the requested additional information for your review and approval. The comments identified in the letter from your office dated March 7, 2024, and the associated responses (in blue) are listed below.

141 S. Richardson Boulevard Violations:

1. You are illegally using the property for onsite parking. Parking was not included on the site plan. Although onsite parking is not a requirement of your zoning district, if you use the property for parking it must be part of a development approval application, shown on a site plan, approved, and then installed in accordance with Town standards. Specifically, if parking is planned to continue, it needs to be designed to standards in Chapter 10, Sections 10.2.1 and 10.3.1. Currently, the existing onsite parking is not conforming to Town's standards in multiple ways (e.g., location, size, spacing). Having onsite parking is a substantial departure from the approved plans that, if not rectified, may result in the revocation of our Phase II permit. See NCGS 160D-403(f).

    a. Until the parking is designed to the Town's standards and included on an updated site plan, the parking cannot be used as it is a safety hazard and was not permitted.

Response: Per our meeting on March 15th, my understanding is that this comment is directed towards the onstreet parking along Sutton Ave. It is our understanding that the town is studying Sutton Ave and South Ridgeway with the potential of converting this to a one way street. In light of this effort by the town, we have revised the site plan to show all of this area as part of Phase 2 of our project. This would allow the Town and our design team to

Mailing Address: P.O. Box 5432, Asheville, NC 28813
168 Patton Avenue, Asheville, NC 28801 Phone 828-252-5388 Fax 828-252-5365
52 Walnut Street – Suite 9, Waynesville, NC 28786 Phone: 828-452-4410 Fax: 828-456-5455

collaborate on any design of onstreet parking with the Town's consultant. It doesn't seem prudent to design and install anything permanent along these frontages if a major traffic movement could negatively impact these improvements.

2. The conex boxes must be anchored, anchored and constructed to engineered plans to become structures, or removed. A temporary solution will not be accepted. Even if the conex boxes are anchored, they will still need to be converted to the original uses depicted on the approved site plan.

   Response: See attached updated site plan. We have included the use as Warehousing(accessory to retail), which is a permitted use within the CBD. These structures provide storage for vendors during pop up/tail gate/makers markets and other onsite retail operations for the Railyard business. This use was listed on the approved zoning permit, which is attached for reference. We will anchor the structures that are located within floodplain.

3. An updated site plan is required showing all required elements.

   a. See attached list from development regulations (Section 1.2.3 and Section 1.4.6)

   Response: See attached revised site plan.

4. A completed approval Floodplan Development Permit application is required.

   Response: We will submit a floodplain development permit under separate cover.

5. The dumpster, as indicated on the updated site plan, must be screened.
   Response: We have added screening to the dumpster on the street side and plan to add this onsite upon plan approval.

If you should have any questions or comments regarding this submittal, please do not hesitate to contact our office.

Sincerely,

Jesse Gardner, PE
Civil Design Concepts, P.A.
jgardner@cdcgo.com

Town of Black Mountain
Planning and Zoning Department
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-419-9300 • Fax: 828-669-2030 • TDD: 1-800-735-2962

NOTICE OF VIOLATION AND CITATION

March 28, 2024

John Richardson
Railyard Hospitality Group LLC
PO Box 10
Black Mountain, NC 28711

RE: Code Violations at 141 S. Richardson Blvd. (PIN: 061945192900000)

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Pursuant to Chapter 1, Section 1.11.10, of the Town'sLUC and N.C. Gen. Stat. §160A-175, the Town may impose civil penalties in the form of fines for violation of its development regulations. As a result, as of today, a civil penalty of $50.00 per offense for each of the five offenses is being assessed. Each day the violations continue, after today, will be considered a separate offense and assessed a civil penalty of $50.00 per offense with a cumulative maximum of $500.00 for each of the five offenses. However, Chapter 1, Section 1.11.10 B. 3. allows for additional fines up to $500.00 per violation for subsequent citations for the same offense if the initial penalty is not paid within 30 days.

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4. A completed and approved Floodplain Development Permit application is required.
5. The dumpster, as indicated on the updated site plan, must be screened.

CORRECTIVE ACTION REQUIRED

You are hereby required to correct all violations listed above. Failure to remedy these violations could result in revocation of the temporary certificate of occupancy issued for Phase II of the RailYard project.

In addition to the civil penalties imposed herein, the Town reserves the right to seek an injunction and order of abatement, as allowed under N.C. Gen. Stat. §160A-175 and Chapter 1, Section 1.11.8 of the LUC.

Please direct any questions or concerns to the Town of Black Mountain Planning and Development Department at (828) 419-9300, option 5.

Sincerely,

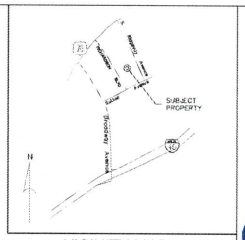
Russell Cate
Town of Black Mountain Zoning Administrator/Code Enforcement Officer

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. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGCO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. 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.
6. 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
9. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
10. 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.
11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
12. PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OUTDOOR TURF
- PROPOSED PERMEABLE WALKWAY
- PROPOSED CHAIN LINK FENCE



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711 JOHN RICHARDSON (828) 301-5995
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN MUNN, P.E. (828) 252-5388
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN W. STOLLERY (828) 684-0091

PROJECT DATA

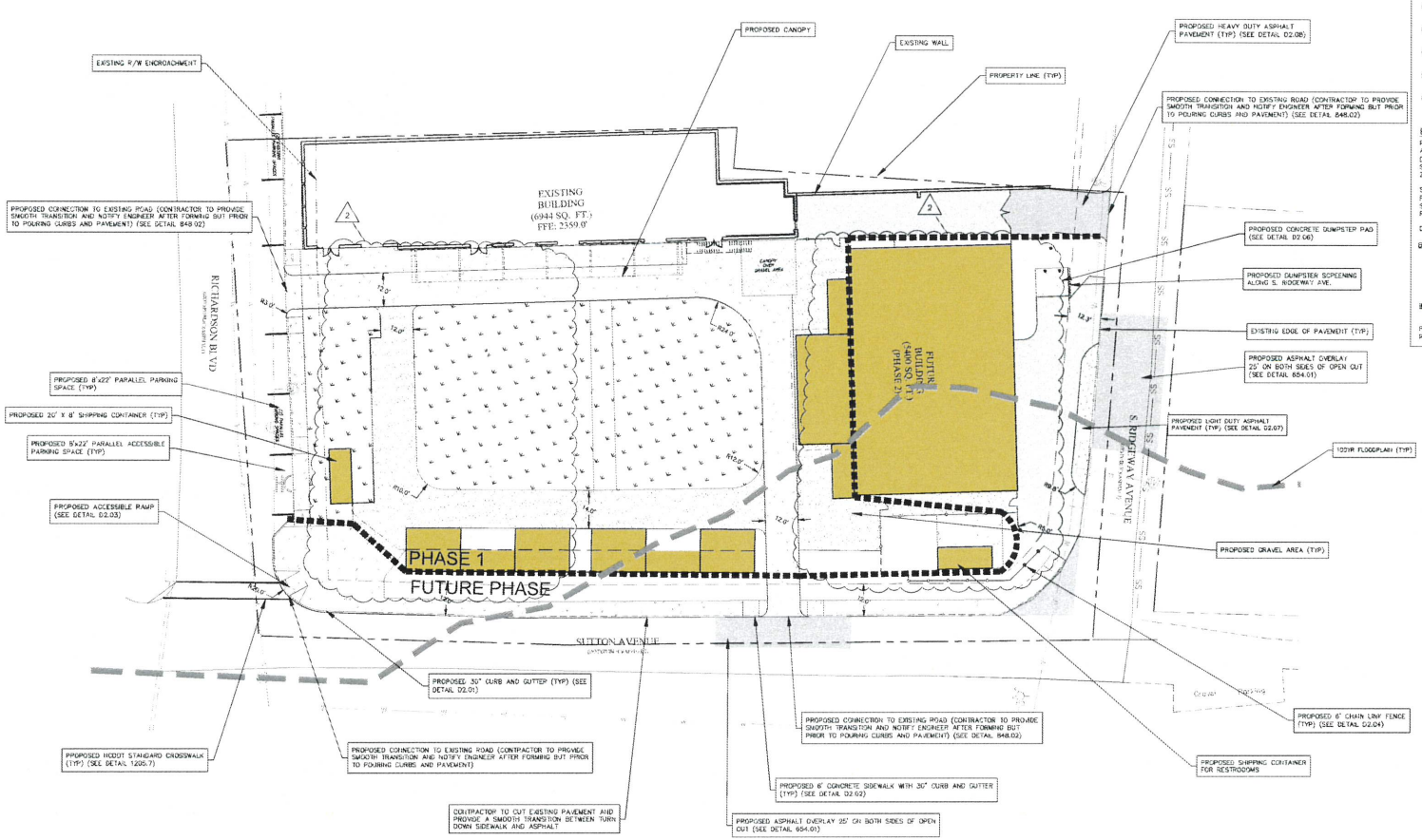
PIN:	0619-45-1929
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5260/574
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	.96 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (14)	FOOD/RET./WAREHOUSE	8.5 FT	160 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.52 ACRES (40%)
POST-DEVELOPMENT:	0.82 ACRES (47%)	0.89 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828.771.4755 OR INSPECTIONS@CDCGCO.COM

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

NORTH

SITE PLAN

GRAPHIC SCALE

25 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5341

56 WALNUT STREET - SUITE B
HENDERSONVILLE, NC 28792
PHONE (828) 435-4410
FAX (828) 435-3882

CDC Civil Design Concepts, PA
NCBELS LICENSE # C-2764
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	01/08/2024	SITE PLAN UPDATE	CWS
		ZONING REVIEW	JWP

FOR REVIEW ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049267 BENJAMIN MUNN 3/28/2024

RAILYARD

RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DWG FILE: C25

DRAWN BY: BM
CDC PROJECT NO.: 22-16
TGMA NO.: TBD

SHEET
C201

Zoning Permit

Black Mountain

160 Midland Avenue

Black Mountain, NC 28711

828-419-9300

Permit Number: 62

Property Address: 141 S RICHARDSON BLVD
City,State,Zip: CBM,
Permit Type: Zoning
Building Type: Commercial
Description: multiplex - brewery, 6 restaurant concepts, makers market, retail

Applicant Name: Railyard Holdings
Address: 117C Cherry Street
City,State,Zip: Black Mountain, NC 28711
Phone: 828-337-7377
Email: john@blackmountainalehouse.com

Owner: BOM DIA LLC
Address: 110 CHURCH ST
City,State,Zip: BLACK MOUNTAIN, NC 28711
Phone:
Email:

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the City of Black Mountain Zoning Ordinance. The issuance of this Permit does not allow the violation of City of Black Mountain Zoning Ordinances or other governing Regulations.

☐ Jake Hair
Owner/Authorized Signature

02/01/2021
Date

Save Print Email

Jennifer Tipton

From: Jessica Trotman
Sent: Thursday, April 18, 2024 11:55 AM
To: Jennifer Tipton
Subject: FW: Railyard

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, April 8, 2024 2:57 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: RE: Railyard

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Russell,

Just following up on the below as I was out last week on Spring Break. Any comments on my submittal? Do we need to schedule a meeting with me, you, and Jessica?

Thanks,
Jesse Gardner

From: Jess Gardner
Sent: Thursday, March 28, 2024 5:24 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: Railyard

Russell,

Please find response to the NOV letter on behalf of John Richardson.

Additionally, John provided me the Notice you just sent which stated the following:

"the Town has not received documents or communication indicating that any remedial measures have been taken to correct the five violations listed in the March 7 Notice"

I just want to point out for the record that is a complete fabrication. I met with you on Friday the 15th to discuss the response and need for a revised Site Plan. I have communicated with you that it is in the works. It is very disappointing for your disregard to these efforts that have been ongoing . All of your comments allude to an updated site plan. John cannot make onsite corrections without a Site Plan being approved first.

Look forward to your response and it seems like we need to schedule a meeting with you and Jessica to keep this one moving in the right direction.

Thanks,

Jesse Gardner, PE

Jennifer Tipton

From: Jessica Trotman
Sent: Thursday, April 18, 2024 11:55 AM
To: Jennifer Tipton
Subject: FW: Invitation for a meeting

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, April 15, 2024 3:57 PM
To: Jessica Trotman <jessica.trotman@tobm.org>; John Richardson <john@blkmtnkitchen.com>
Cc: Josh Harrold <josh.harrold@tobm.org>; cjustus@vwlawfirm.com
Subject: RE: Invitation for a meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jessica,

John and I are good for Tuesday or Thursday morning this week 830-11am or Monday/Tuesday/Wednesday during same time frame next week.

Let me know if you need more time slots.

Thanks,
Jesse Gardner

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Monday, April 15, 2024 3:51 PM
To: John Richardson <john@blkmtnkitchen.com>; Jess Gardner <jgardner@cdcgo.com>
Cc: Josh Harrold <josh.harrold@tobm.org>; cjustus@vwlawfirm.com
Subject: Invitation for a meeting

Good afternoon,

You are invited to meet with town staff and the town attorney to review the violations and requirements for compliance at 141 Richardson Blvd. Please share some days/times that work for you.

Sincerely,
Jessica Trotman

Jessica Trotman, MSEH
Town of Black Mountain
Assistant Town Manager & Planning Director

828.419.9300 ext. 370
www.townofblackmountain.org

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:02 PM
To: Jennifer Tipton
Subject: FW: Rail Yard

I'll start forwarding emails you might or might not already have.....I think I'll only have a couple.

-----Original Message-----
From: Rick Burton <rick.burton@tobm.org>
Sent: Friday, March 22, 2024 5:46 PM
To: john richardson <John@railyardblkmtn.com>
Cc: Jessica Trotman <jessica.trotman@tobm.org>; Anne Phillip <anne.phillip@tobm.org>; Russell Cate <russell.cate@tobm.org>
Subject: FW: Rail Yard

Below you will see a response to your request from Jessica Trotman concerning moving forward and what is needed before any more work will be allowed. I cannot inspect anything until an engineered site plane is provided. This engineered site plan must also include elevations to show floodplain and exact location of all structures on site.

Along with the site plan, a proposed use of the containers must be provided. These plans must be for permanent and final installation of all structures on site.

Also as requested before a floodplain development permit must be file. You will need to indicate all past and future land disturbance on the site in the floodplain.

Since the project has significantly changed from original drawings that were submitted for which the project was permitted, we cannot answer your questions or give anymore advise until we have these, and other items requested by the development team.

John - We are legally bound by general statute to require these items and final decision to be made before moving forward.

Rick Burton
rick.burton@tobm.org
828-419-9341
828-767-3667

-----Original Message-----
From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Friday, March 22, 2024 3:58 PM
To: Rick Burton <rick.burton@tobm.org>
Cc: Russell Cate <russell.cate@tobm.org>
Subject: RE: Rail Yard

Hey Rick - if Mr. Richardson does not intend to convert the containers as he originally planned, then the proposed uses and locations of the containers needs to be included on the revised site plan and approved before he does anything to them.

-----Original Message-----
From: Rick Burton <rick.burton@tobm.org>
Sent: Friday, March 22, 2024 11:02 AM
To: Jessica Trotman <jessica.trotman@tobm.org>
Subject: Rail Yard

From John Richardson
It was my understanding that the boxes have to be completed as the engineer drawings described on permanent foundations

Hey Rick- this is John. My civil engineer Jesse Gardner has met with Russell and they are working things out. Can you meet me down at RY one day soon to look at the welds on the containers with me please? Let me know when is good.

Rick Burton
rick.burton@tobm.org

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:05 PM
To: Jennifer Tipton
Subject: FW: Railyard

I'll forward at least a few items that are email threads, where I assume all the back and forth captured in the thread is important/relevant.
Thx

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, April 8, 2024 3:16 PM
To: Jessica Trotman <jessica.trotman@tobm.org>; Russell Cate <russell.cate@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: RE: Railyard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sounds good.

Thanks,

Jesse G.

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Monday, April 8, 2024 3:05 PM
To: Jess Gardner <jgardner@cdcgo.com>; Russell Cate <russell.cate@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: RE: Railyard

Our comments will be to you soon. Just waiting on one thing before we can send it back.

Thank you,
Jessica

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, April 8, 2024 2:57 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: RE: Railyard

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Russell,

Just following up on the below as I was out last week on Spring Break. Any comments on my submittal? Do we need to schedule a meeting with me, you, and Jessica?

Thanks,
Jesse Gardner

From: Jess Gardner
Sent: Thursday, March 28, 2024 5:24 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: Railyard

Russell,

Please find response to the NOV letter on behalf of John Richardson.

Additionally, John provided me the Notice you just sent which stated the following:

"the Town has not received documents or communication indicating that any remedial measures have been taken to correct the five violations listed in the March 7 Notice"

I just want to point out for the record that is a complete fabrication. I met with you on Friday the 15th to discuss the response and need for a revised Site Plan. I have communicated with you that it is in the works. It is very disappointing for your disregard to these efforts that have been ongoing . All of your comments allude to an updated site plan. John cannot make onsite corrections without a Site Plan being approved first.

Look forward to your response and it seems like we need to schedule a meeting with you and Jessica to keep this one moving in the right direction.

Thanks,

Jesse Gardner, PE

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:11 PM
To: Jennifer Tipton
Subject: FW: Railyard
Attachments: CDC Reponse Letter 2024-3-28.pdf; Notice and Citation - 141 S. Richardson Blvd - 3.28.2024.pdf; 22136-C201 SITE PLAN.pdf; 141_richardson_blvd_zoning_permit.pdf

Response to Jesse's 3.28.24 email

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Thursday, March 28, 2024 6:33 PM
To: Brian Gulden <bgulden@vwlawfirm.com>; cjustus@vwlawfirm.com; Josh Harrold <josh.harrold@tobm.org>; Russell Cate <russell.cate@tobm.org>
Cc: Cynthia Arrowood <carrowood@vwlawfirm.com>; Chelsea Barry <cbarry@vwlawfirm.com>; Valerie Christian <vchristian@vwlawfirm.com>
Subject: FW: Railyard

As we discussed, a meeting doesn't equate a site plan as required. We are happy to receive the site plan (this email is the first we have seen it) but it does not address the remaining issues. Should I respond to this effect or is there something else I need to consider?

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Thursday, March 28, 2024 5:24 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: Railyard

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Look forward to your response and it seems like we need to schedule a meeting with you and Jessica to keep this one moving in the right direction.

Thanks,

Jesse Gardner, PE

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:14 PM
To: Jennifer Tipton
Subject: FW: Railyard

I think this is the last thing for me to forward to you.....back and forth based on Jesse asking for an update.

Remidner: I have the large-format printed site plan in my office, let me know if you need it. (The revised site plan submitted by Jesse.)

Next: photos!

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, April 8, 2024 3:16 PM
To: Jessica Trotman <jessica.trotman@tobm.org>; Russell Cate <russell.cate@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: RE: Railyard

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Sounds good.

Thanks,

Jesse G.

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Monday, April 8, 2024 3:05 PM
To: Jess Gardner <jgardner@cdcgo.com>; Russell Cate <russell.cate@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: RE: Railyard

Our comments will be to you soon. Just waiting on one thing before we can send it back.

Thank you,
Jessica

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Monday, April 8, 2024 2:57 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: RE: Railyard

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From: Jess Gardner
Sent: Thursday, March 28, 2024 5:24 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: Railyard

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Thanks,

Jesse Gardner, PE

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:22 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 3.26.24
Attachments: 20240326_171002.jpg; 20240326_171004.jpg; 20240326_171036.jpg; 20240326_171050.jpg; 20240326_171106.jpg

3.26.24



3.26.24



3.26.24




3.26.24

3.26.24



Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:21 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 3.27.24
Attachments: 20240327_171159.jpg; 20240327_171204.jpg; 20240327_171211.jpg; 20240327_171226.jpg

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711


3.27.24


3.27.24
ANTI THEFT
6
5
4
AUX
RDM/A.SEL
SCAN
RPT
VOL PUSH SELECT
SEEK
PLAY


3.27.24


3.27.24

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:22 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 3.28.24
Attachments: 20240328_131335.jpg; 20240328_131344.jpg; 20240328_131354.jpg


3.28.24
THE
RAILYARD


3.28.24


3.28.24
PASSENGER
AIRBAG

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:26 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.1.24
Attachments: 20240401_170748.jpg; 20240401_170751.jpg; 20240401_170759.jpg; 20240401_170808.jpg

4.1.24




4.1.24


4.1.24


4.1.24

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:27 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.2.24
Attachments: 20240402_170727.jpg; 20240402_170731.jpg; 20240402_170738.jpg; 20240402_170752.jpg


4.2.24


4.2.24


4.2.24

4.2.24



Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:27 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.3.24
Attachments: 20240403_171256.jpg; 20240403_171302.jpg; 20240403_171320.jpg


4.3.24
MUSIC


4.3.24


4.3.24
THE RAILYARD

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:28 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.4.24
Attachments: 20240404_171250.jpg; 20240404_171306.jpg; 20240404_171322.jpg


4.4.24


4.4.24

ARD

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:13 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.7.24
Attachments: 20240407_095312.jpg; 20240407_095321.jpg; 20240407_095334.jpg


4.7.24


4.7.24


4.7.24
THE
RAILYARD
BLK MTN
THE
RAILYARD
BLK MTN

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:14 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.8.24
Attachments: 20240408_171008.jpg; 20240408_171009.jpg; 20240408_171018.jpg; 20240408_171030.jpg


4.8.24
BLUE RIDGE
BIOFUELS


4.8.24


4.8.24


4.8.24
THE RAILYARD
OBJECTS IN MIRROR ARE
THAN THEY APPEAR

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:15 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.9.24
Attachments: 20240408_171008.jpg; 20240408_171009.jpg


4.9.24
BLUE RIDGE
BIOFUELS


4.9.24

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:15 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.10.24
Attachments: 20240410_135549.jpg; 20240410_135556.jpg; 20240410_135610.jpg


4.10.24
ANTI THEFT

4.10.24


PASSENGER AIRBAG
RDS MP3/WMA
AUTO THEFT
AUX
RDM/A.SEL
SCAN
RPT
VOL PUSH SELECT
SEEK
FM/AM
CD
PLAY


4.10.24
RAILYARD

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:15 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 411.24
Attachments: 20240411_111524.jpg; 20240411_111550.jpg; 20240411_170758.jpg; 20240411_170811.jpg; 20240411_170817.jpg; 20240411_170828.jpg

4.11.24



4.11.24




4.11.24


4.11.24


4.11.24


4.11.24

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:16 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.12.24
Attachments: 20240411_170817.jpg; 20240412_162128.jpg; 20240412_162134.jpg


4.12.24


4.12.24


4.12.24

Jennifer Tipton

From: Jennifer Tipton
Sent: Monday, April 15, 2024 8:19 AM
To: Russell Cate
Subject: FW:

From Saturday – the Railyard

Jennifer Tipton
Senior Admin
Planning & Development
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711
828-419-9371
www.townofblackmountain.org

From: Jennifer Tipton <minioncutie13@gmail.com>
Sent: Monday, April 15, 2024 8:07 AM
To: Jennifer Tipton <jennifer.tipton@tobm.org>
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


4.13.24


4.13.24
THE



Sent from my iPhone

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:17 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.15.24
Attachments: 20240415_113835.jpg; 20240415_113838.jpg; 20240415_113847.jpg


4.15.24
BLACK MOUNTAIN
HANDYMAN
Black Mount
EN-7170


4.15.24
THE RAILYARD
BLK MTN
THE RAILYARD
BLK MTN


4.15.24

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:17 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.16.24
Attachments: 20240416_143547.jpg; 20240416_143549.jpg; 20240416_143555.jpg; 20240416_143610.jpg


4.16.24


4.16.24


4.16.24


4.16.24
THE
RAILYARD

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 1:18 PM
To: Jennifer Tipton
Subject: photos taken starting at 15-day point from NOV: 4.17.24
Attachments: 20240417_145000.jpg; 20240417_145006.jpg; 20240417_145021.jpg


4.17.24

4.17.24



4.17.24




4.18.24

4.18.24


4.18.24

4.19.24



Town of Black Mountain
Planning and Zoning Department
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-419-9300 • Fax: 828-669-2030 • TDD: 1-800-735-2962

April 18, 2024

John Richardson
Railyard Hospitality Group LLC
PO Box 10
Black Mountain, NC 28711

Dear Mr. John Richardson,

Thank you for submitting a site plan, which we received from Civil Design Concepts on your behalf at 5:25 PM on Thursday, March 28, 2024. Town offices were closed on Friday, March 29, for the Easter holiday. The submitted site plan was received and reviewed on April 1. This site plan is not compliant. The purpose of this letter is to provide feedback on the submitted site plan.

Please revise your site plan to reflect the requirements. The site plan needs to reflect what is on the parcel with current uses and enough information to determine compliance with development regulations. The Railyard is a permitted development with structures and features in place, a site plan reflecting those structures and features is required. The definition of site plan in Section 1.2.3 notes that uses, buildings and structures must be "depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review."

Please also note the town has not received documentation or observed compliance with previously noticed violations, including continued use of the unpermitted parking.

No permits will be issued until the violations are remedied. No meetings will be held, and no further decisions regarding the compliance of the site will be made, until the appeal is heard.

Comments on Railyard site plan submitted on 3/28/2024

- The submitted site plan, dated March 28, 2024, appears to be a slightly revised version of the site plan submitted on January 21, 2022, which was included with the Notice of Violation. These revisions include:
    - Heavy border area delineating Phase 1 and Future Phase areas.
    - One container on S. Richardson Blvd site compared to three.

    - New Shipping Container for Restrooms.
    - Different dumpster pad/dumpster orientation.
    - A few minor additional labels, such as "Proposed Gravel Area" in front of 'Future Building.'
- Existing onsite parking is not depicted. Staff accepts that this must indicate the unpermitted parking area will be stopped being used immediately.
    - On April 13, 2023 the property owner was informed via e-mail that the traffic study conducted on Ridgeway Ave was only for data gathering purposes and no recommendation had been made. This has not changed.
- The shipping container on S. Richardson Blvd. side is labelled as proposed but it exists.
- Shipping containers on Sutton Ave. side are arranged differently than they exist on site and do not include information regarding the use. A shipping container is only a building material until such time as it has been converted into a different use with approved engineered plans.
- Existing stage is not depicted.
- Existing picnic tables and other outdoor seating are not depicted.
- Existing fire pits are not depicted.
- Concrete dumpster pad is labelled as proposed but it exists.
- Building canopy is labelled as proposed but it was constructed as part of Phase I.
- All items in the notice of violation are related to Phase II. The submitted site plan incorrectly labels the three phases of the project.
- There is a pathway indicated on the site plan, however no such path exists on site.

You have indicated that at least one of the shipping containers is being used for storage. Note that this use is not permitted without the containers being permitted as buildings that are engineered to meet the requirements of their use. The requirements of their use might include standards specific to the type and quantity of materials being stored. If the proposed use of a shipping contain is changed to storage as an accessory structure, please note only two accessory structures are allowed in the Central Business District.

Please direct any questions or concerns to the Town of Black Mountain Planning and Development Department at (828) 419-9300, option 5.

Sincerely,

Russell Cate
Town of Black Mountain Zoning Administrator/Code Enforcement Officer

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
To: Russell Cate
Sent: Thursday, April 18, 2024 4:44 PM
Subject: Read: site plan comments

Your message

To: john richardson
Subject: site plan comments
Sent: Thursday, April 18, 2024 4:35:12 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, April 18, 2024 4:43:58 PM (UTC-05:00) Eastern Time (US & Canada).

Jennifer Tipton

From: Russell Cate
Sent: Tuesday, April 23, 2024 3:54 PM
To: Jennifer Tipton
Subject: FW: fyi: call from resident concerned about unenclosed dumpster and grease container at Railyard

Here you go

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

From: Russell Cate
Sent: Tuesday, April 23, 2024 12:41 PM
To: Jessica Trotman <jessica.trotman@tobm.org>
Subject: fyi: call from resident concerned about unenclosed dumpster and grease container at Railyard

Hi Jessica,
FYI: I got a call from Tom Woodbury, asking about the long-term eyesore at the Railyard in the form of the unenclosed dumpster and the very-visible grease container. I explained that the Town is in the enforcement process.
Tom said one way he and friends have noticed this issue is by dining outside at the restaurant across the street and having to look at such an eyesore.

Thanks.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

APPEAL FORM www.townofblackmountain.org

APPELLANT INFORMATION

Name: JOHN RICHARDSON / RAILYARD HOSPITALITY GROUP

Address: 141 RICHARDSON BLVD.

Phone #: 828·337·7377

Email: JOHN@RAILYARDBLKMTN.COM

APPEAL FROM DECISION OF ZONING ADMINISTRATOR

This is an appeal from a decision of the Zoning Administrator, to wit:

3/7 & 3/20 VIOLATION & CITATION

AFFECTED PROPERTY

Address: 141 RICHARDSON BLVD.

PIN #: 0619451929000000

Zoning Classification: CB

GROUNDS FOR APPEAL

RIGHT OF USE

STATEMENT AND SUBSTANTIATION OF STANDING

I AM THE OWNER OF RAILYARD HOSPITALITY GROUP & 141 RICHARDSON BLVD.

ACKNOWLEDGEMENT

Appellant — Date: 4/15/24

DEREK ALLEN
Attorney for Appellant — Date:

OFFICE USE ONLY

Date Received: April 16, 2024

Received by: Town Clerk

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ Fax: 828-669-2030
www.townofblackmountain.org

Timeline and Outstanding Issues
141 S. Richardson Blvd (061945192900000) -- The Railyard
Owner: Railyard Hospitality Group LLC (contact: John Richardson)

TIMELINE:

Development Approval [reference: 160D-403 (a)]:

- Permit # 6751 (Commercial Remodel), which covers Phase I, was issued on 2/22/2022. Work completed.
- Permit #62 (Zoning): Permit date – 2/1/2021; permit application approved.
- Permit # 7066 (New Commercial), which covers Phase II, was issued on 9/22/2022. **Duration**: 160D-403 (c) specifies expiration one year after the date of issuance if the work has not been **substantially commenced**.
    - Work **not substantially commenced** based on the following deviations from the terms of the development approval that were made without written approval of the deviations [reference: 160D-403 (d)]:
        - Containers not set on foundations.
        - Containers not anchored.
        - Containers not modified with open sides and openings.
        - Container structures not placed on pier footings.
        - Containers exist without Floodplain Development Permit.
        - 6' concrete sidewalk not built.
        - DOT standard crosswalk not built.
        - 6" stand-up curb not built.
        - On-site parking, including the spaces accessed directly from Vance Ave.
        - Parallel parking spaces on S. Richardson Blvd. not confirmed to be done in accordance with MUTCD.
        - Dumpster enclosure not built.
        - Stated commitment to single-phase construction not adhered to.
        - Incomplete project plans for stage to be a temporary stage instead of a permanent stage.
    - As a courtesy, staff provided John a reminder of deliverables on 5/4/2023 (in person) and 5/8/2023 (email).
    - On 8/29/2023 (n person and via email), John given the following deadlines, which have not been met:
        - Revised site plan: by 9/30/2023.
        - Complete the anchoring of containers: by 11/30/2023.
        - Start sidewalk construction: by 11/30/2023.
        - Submit Floodplain Development Permit application: by 12/30/2023.
        - Complete sidewalk construction: by 2/29/2024 (there's no indication of sidewalk being underway).

160D-403 (Administrative Development Approvals and Determinations)

Site Element	Status	160D-403 Concern?
Ph. 1: uplift existing building	Completed (Permit # 6751)	No
Permit # 7066 covers **Ph. II**. It was issued on **9/22/2022**.		

On 8/29/2023, John was told to submit a revised site plan reflecting modified and new site elements. John submitted an image as his revised site plan showing a total of three items, none of which reflect the modified and new site elements listed in this table. The three items are: a few off-street parking spaces, a courtyard with picnic benches, clustering of shipping containers.		
Ph. II: Shipping containers: foundation plan; open sides and openings plan.	Not built.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].
Ph. II: Shipping containers: pier footing	Not built.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].
Ph. II: 5,400 SF building on east side	Not built.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].
Ph. II: 6' concrete sidewalk along Sutton Ave.	Not built.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].
Ph. II: DOT-standard crosswalk with accessible ramp.	Not built.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].
Ph. II: 6" stand-up curb.	Not built.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].
Ph. II: parallel parking spaces on S. Richardson Blvd.	Unknown if spaces are compliant with Civil Design Concept *Note* stating will be installed in accordance with MUTCD.	**Possible violation** of 403 (c) because work must be substantially commenced within one year.
Ph. II: dumpster pad and enclosure	Only dumpster pad built.	**Yes** for enclosure, because more than one year's lapsed without work being substantially commenced [403 (c)].
Stage	Built without final approval.	**Yes**, because revised stage plans not approved [403(d)].
All parking other than parallel parking spaces on S. Richardson Blvd.	Built without approval or permit.	**Yes**, because not depicted or approved [403(d)].
Containers as "placeholders" with no timetable for conversion as originally planned.	Statement made by John to staff on 4/12/2023. Unconverted containers might have to be considered building materials, subject to regulations regarding storage of building materials.	**Yes**, because constitutes an unapproved change [403(d)].
Ph. II: Floodplain Development Permit	Permit application is needed.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].

for container(s) in floodplain		
Ph. II: Floodplain Development Permit for fill to raise container(s)	Permit application is needed.	**Yes**, because more than one year's lapsed without work being substantially commenced [403 (c)].
Extension cords running out to containers; Fire pit; Electrical panel blockage	Fire Marshal repeatedly assisted John to become complaint; compliance apparently is in effect.	No

OVERVIEW

Since early 2021, Town staff have worked with John Richardson to assist him in implementing his phased project. Staff have consistently stressed to John that although the project is phased, steady progress toward full build-out is required, especially given that the approved site plan includes critical public safety components, including anchored containers, a sidewalk and development in a floodplain.

Among the ways staff have accommodated the specific characteristics of the projects are:

- Staff confirmed to John that the pavement for the sidewalk could be poured after the cross-site routes of heavy truck movement were no longer in use.
- Staff confirmed to John that a delay of a month or so due to his stated supply-chain delays was acceptable.
- Staff confirmed to John that they were willing to give him time to incorporate his stated revised project objectives into a revised site plan.

Staff have gone out of their way to provide written reminders of deliverables and deadlines agreed upon at tech review meetings, and have regularly provided reminders of their availability for technical assistance.

Among the public safety issues that staff have reminded John were critical to the approval of the project initially, and that remain critical in its anticipated revised format (the reminders provided in meetings, via email and via phone), are:

- Removal of shipping containers as they are building materials, or conversion of containers to code-compliant structures.
- Sidewalk construction.
- Submission of a completed Floodplain Development Permit application (anchoring; level-raising fill; etc.).
- A revised site plan to reflect any desired on-street parking and/or off-street parking, with such parking built to all pedestrian-safety, corner-visibility, traffic-navigation and handicap-accessibility requirements. Note: At a meeting with John on 5/4/2003, John agreed to submit a revised site plan. After repeated reminders, a document that John said was "a revised site plan" was submitted on 8/29/2023. The document actually is an aerial photo with the following digitally rendered items:
    - a few off-street parking spaces
    - a courtyard with benches and chairs
    - the shipping containers arranged in a slightly different manner

These public safety related issues remain completely unaddressed.

John has almost never reached out to staff to provide an update on the status of his agreed-upon deliverables. In response to courtesy reminders from staff, he's provided no response or has asked for yet more reminders of what he agreed to. At a tech review meeting where John was reminded that the Town's code includes fines for projects that fail to meet deadlines for building, fire, flood, pedestrian, traffic and other safety requirements, the only response he provided was to ask how much the fines are; he did not state a desire to comply with the underlying issue of proper project build-out.

In various ways, staff have stressed to John that all developments (including The Railyard) must comply with agreed-upon components, especially those directly impacting the health and wellness of pedestrians, patrons and drivers. The site now has long-established parking, including 'Railyard Parking Only' signage, that is not indicated on the site plan. Every aspect of the parking, from the lack of a full handicap-parking compliance to the ability of drivers to park in a way that doesn't threaten both pedestrians and vehicles making turns at the intersections, is against the approved site plan.

While John's almost never reached out to staff to provide updates or ask for technical assistance, he did – on at least one occasion – seek relief from a Town Councilmember or Councilmembers; such Councilmember or Councilmembers directed John back to staff.

PLANNING/ZONING:

Event	Details
Permit # 62 (Zoning) Bom Dia LLC	*Permit date: 2/1/2021 (review: approved)* Multiplex-brewery, 6 restaurant concepts, makers market, retail.
Permit # 7066 (New Commercial) Railyard Hospitality Group	*Permit date: 7/13/2022 (issued: 9/22/2022)* 16 shipping containers measuring 8' x 80'; temporary stage construction; ground rod installation. In Iworq, permit coded *yes* for 'Floodplain Development Project' Submitted: *Plans & Details* set from Medlock & Associates for shipping containers depicting: • Foundation Plan • Open Sides and Openings plans • Pier Footing Civil Design Concepts document set: • Preliminary plat dated 11/22/2021 (depicts 100-year Flood Zone on about 1/3 of parcel) • Site plan: existing 6,944 SF bldg on north side; 5,400 SF bldg (labeled as "Phase 2") on east side; 6' concrete sidewalk along Sutton Ave.; DOT standard crosswalk across S. Richardson Blvd. with accessible ramp; smooth transition between turn down sidewalk and asphalt; 6" stand-up curb; parallel parking spaces on S. Richardson Blvd; dumpster pad and enclosure; and *Notes* including: o "Single-phase construction" o "Sidewalks shall be constructed in order to provide positive drainage away from all structures."

	○ "All road/parking lot improvements, striping and signage shall be in accordance with the latest Manual on Uniform Traffic Control Devices (MUTCD)." ○ "Curb end treatment to be applied to all curb ends." • Plans: fine grading & storm; rough grading & erosion control; water; sewer; storm.
Tech review meeting: 4/12/2023	John stated the containers presently on site "are just placeholders" with no timetable for their completion as originally planned. Rick asked when the containers will be set on foundations and anchored due to flood and wind requirements. Dan Hensley said foundation work is years away and asked if trailer anchor-type straps can be installed, possibly also with some containers welded together. Rick said this should be acceptable. Discussion about stage led to agreement that the stage likely won't meet ADA exceptions, because it's larger than 300 SF, and possibly due to stage height. John asked if the first level of the structure behind the stage can be done initially, including being permitted, with the second level being completed soon afterwards. Rick said this approach should be acceptable.
Tech review meeting: 5/4/2023	Temporary stage: • Rick said he needs to see the manufacturer instructions for the stage, so he can confirm it's properly set up. • Stage and generator must be properly grounded and bonded. • John said he'll submit a plan within a week for a permanent stage that's different than his original plan. The new plan is for a stage (including accessibility ramp) built from gravel poured on concrete. John said Dan Hensley will pull the permit for this within a week. Staff stressed to John that these items need to be submitted: • Revised site plan (which Rick previously discussed with John regarding the Town's need for it to be submitted as soon as possible). • Timeline for conversion of all the containers, including those being made into cabanas. • Timeline for sidewalk installation. John asked if the sidewalk can be routed through the interior of the property. Staff told him no. Doug and Rick helped Railyard representatives understand the calculations for occupancy rating.
Email to John: 5/8/2023	Staff email to John provided a reminder of deliverables and next steps agreed upon at 5/4/2023 tech review meeting: As we discussed, please submit the instructions from the manufacturer of the temporary stage to Rick. We understand you might not do a temporary stage; rather, proceed immediately with a permanent stage. As you discussed previously with Rick, please submit a revised site plan for the property. Please submit a timeline for the conversion of all of the containers, including those being made into cabanas.

	Please submit a timeline for the construction of the sidewalk. Please submit the revised sign application (you just need to make one correction.
Tech review meeting: 8/29/2023	At meeting (and later that day via email) John given these deadlines: • Revised site plan: by 9/30/2023 [Received; applicant told revisions needed.] • Complete the anchoring of containers: by 11/30/2023 [Not done, and no indication of being under way] • Start sidewalk construction: by 11/30/2023 [Not done, and no indication of being under way] • Submit Floodplain Development Permit application: by 12/30/2023 [Not done, and no indication of being under way] • Complete sidewalk construction: by 2/29/2024 [Not done, and no indication of being under way]
Check-in email to John: 10/2/2023	Staff email to John explained that since a revised site plan not received by the 9/30/2023 deadline, the Town "will have to proceed with enforcement activities."
Email reply from John: 10/2/2023	Email from John stated he thought "the aerial shots" he provided at the 8/29/2023 meeting sufficed. NOTE: The sum of what the digitally rendered image (which is based off an aerial photo) depicts is: a few off-street parking spaces; courtyard with picnic benches and chairs; and, the shipping containers arranged in a clustered manner.
Email reply to John: 10/2/2023	Staff email to John said to "Please add some labels, dimensions and other key information addressing the proposed site layout. One item that should be depicted is the sidewalk." [Revised document not received.]
Email from John: 10/30/2023	Email from John stated he's "checking in" and noted "Right now our financial situation is still not great."
Email reply to John: 10/30/2023	Staff email to John explained that the deadline list in the 8/29/2023 email has the information he needs.
Email to John: week of 12/4/2023	Staff email to John inquired about status of deliverables. No reply received.

BUILDING CODE:

- The storage units intended and permitted for venders are not installed according to engineer design, which requires permanent foundation and tie down.
- The storage units intended and permitted for vendors are being used as storage.
- Final design and compliance of parking still needed - onsite parking, street parking, both?
- Issues with the onsite parking that still need to be addressed: accessibility; signage.
- Fire pits are being used near at least one building.
- Sidewalks.
- Final timeline status and compliance questions.

FIRE CODE:

- Containers are not anchored.

- Extension cords running out to the containers: this is the power source for the outside lights.
- Outside firepit: it was disassembled, but the firewood is still on site. John states he wants to have outdoor firepits, but the Fire Marshal hasn't allowed them.
- Sidewalks and updated site plan – status and compliance questions.

FLOODPLAIN:

- A Floodplain Development Permit Application is still needed, based on the southeastern-most container on the site being within the 100-year floodplain.
- If the developer has added fill to raise the container out of the floodplain, that will also require a Floodplain Development Permit.
- Note: see the NC Flood Risk Information System (FRIS) screenshot of the project area. Blue denotes the 100-year floodplain, which is regulated.

CERTIFICATE OF SERVICE

This is to certify that the foregoing Record has been duly served by electronic mail to the following:

John Richardson
john@railyardblkmtn.com

Lauren Dodgin
ladodgin@gmail.com

Larry Pearlman
Larryrpearlman42@gmail.com

Ben Cooper
bcooper@logicalresourcesllc.com

Chloe Riddle
chloeptreadway@gmail.com

Andy Homrich
Andyhomrich.bmt@gmail.com

Nicole Stallings
Ncstallings01@yahoo.com

John Hines
John.hines@gmail.com

Linda Brinson
lindabrinson@yahoo.com

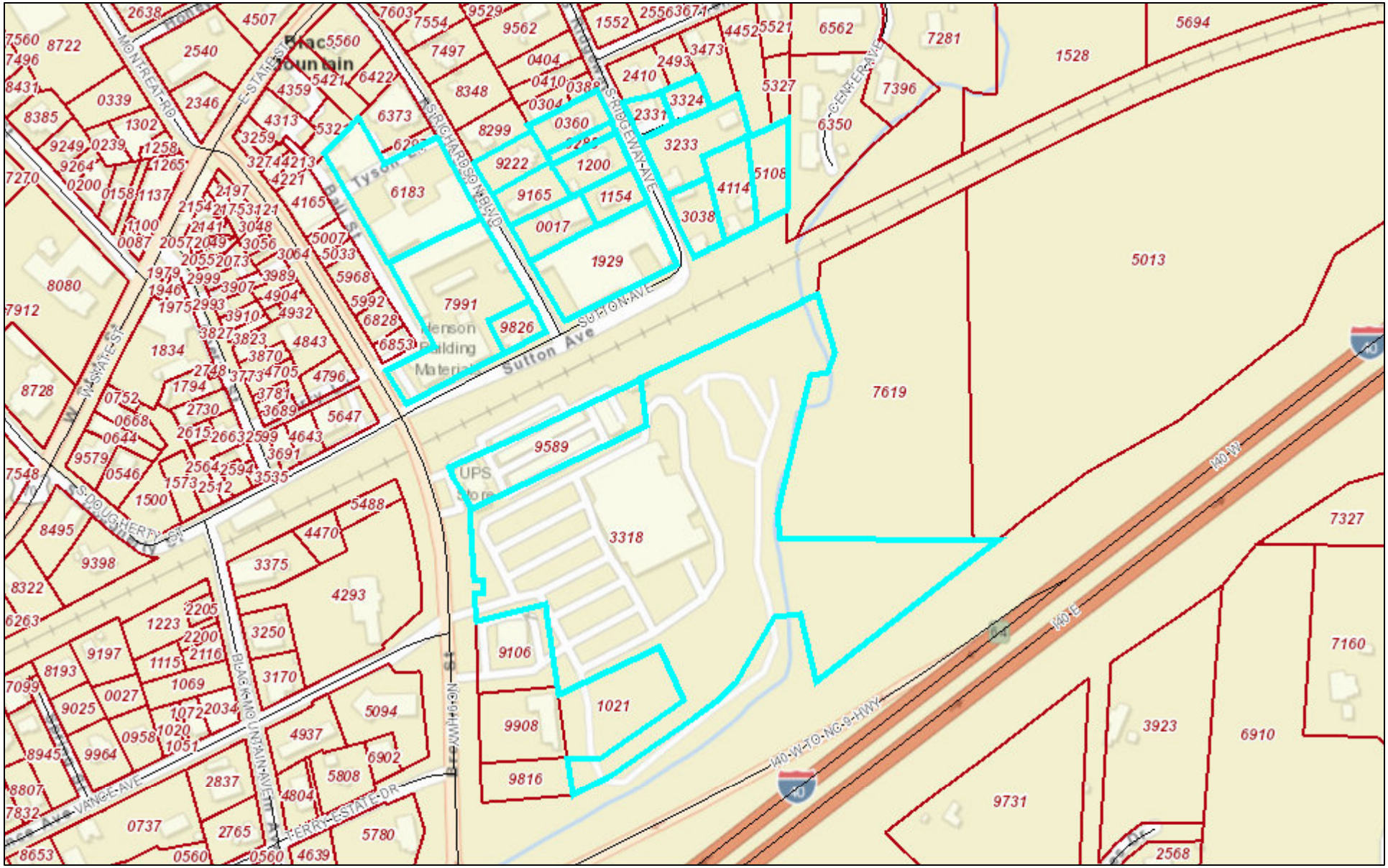
Russell Cate
Russell.cate@tobm.org

Jessica Trotman
Jessica.trotman@tobm.org

Josh Harrold
Josh.harrold@tobm.org

Craig Justus
cjustus@vwlawfirm.com

Buncombe County



April 25, 2024

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Name	Address	City	State
Dakota Ranch LLC	PO Box 5070	Warner Robins	GA
Apricott Holdings LLC	151 NC 9 Hwy #207	Black Mountain	NC
The Stepp-Nichols Company Inc	PO Box 1338	Black Mountain	NC
Tyson Furniture Company Inc	109 Broadway St	Black Mountain	NC
Sobol Family Living Trust	204 Chapel Rd	Black Mountain	NC
Jocose Foxes, LLC	PO Box 278	Black Mountain	NC
Railyard Hospitality Group LLC	PO Box 10	Black Mountain	NC
Ingles Black Mountain Exchange LLC	PO Box 460189	Houston	TX
Chester Thomas Sobol III	117 Richardson Blvd	Black Mountain	NC
Ridgeway House LLC	3000 US 70 Hwy	Black Mountain	NC
Ridgeway House LLC	1 Cliffledge Trl	Black Mountain	NC
Michael and Debra Woody	PO Box 1338	Black Mountain	NC
Carole Allison	136 S Ridgeway Ave	Black Mountain	NC
Ernest Christopher Curry	PO Box 477	Black Mountain	NC
Carolina Assets LLC	222 Suma St	West Palm Beach	FL
Kyle Nuccilli	151 S Ridgeway Ave	Black Mountain	NC
Catalyst Investment Properties LLC	PO Box 477	Black Mountain	NC
Carmella S Shook	301 Sutton Ave	Black Mountain	NC
Carmella S Shook	301 Sutton Ave	Black Mountain	NC

Zip	PIN #
31099	619357991
28711	619359589
28711	619359826
28711	619366183
28711	619369165
28711	619369222
28711	619451929
77056	619453318
28711	619460017
28711	619460285
28711	619460360
28711	619461154
28711	619461200
28711	619462331
33405	619463038
28711	619463233
28711	619463324
28711	619464114
28711	619465108

Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina, 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF APPEAL

(REGARDING NEIGHBORS WITHIN 200 FEET OF PROPERTY)

DATE: **May 1, 2024**

TO: **Property Owner**

FROM: **TOWN OF BLACK MOUNTAIN**
ZONING ADMINISTRATOR

This is an appeal from a decision of the Zoning Administrator, to wit:

March 7 and March 28 Violation and Citation

Address, PIN # and Zoning Classification of Property Affected:

141 S. Richardson Boulevard
PIN #0619-45-1929

Name, Address and Telephone Number of Party Appealing:

John Richardson
141 S. Richardson Boulevard
828-337-7377

Brief Statement of Grounds for Appeal:

Right of Use

An appeal hearing in the nature of certiorari will be held on Thursday, May 16, 2024, @ 6:00 p.m. in the Council Room of Town Hall at 160 Midland Avenue.

This is your notification for this request specified under 1.7 of the Land Use Code for the Town of Black Mountain. Section 1.7.1 (d) (3) indicates that notice be provided to all property owners within 200 feet of the site's property lines. Notice of the time, date, and place of the hearing will be published in the Black Mountain News in accordance with the Land Use Code of the Town of Black Mountain.

Buncombe County



April 25, 2024

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Town of Black Mountain
Planning & Development
160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

June 3, 2024

Chair to the Board of Adjustment
160 Midland Avenue
Black Mountain, NC 28711

VIA Email

RE: John Richardson Second Appeal to the Board of Adjustment

Dear Chair:

Pursuant to NCGS §160D-405(e), please find enclosed the Record in the above-referenced case, which I am transmitting to the Board of Adjustment. If you have any questions, please do not hesitate to contact me.

Sincerely,

Jennifer Tipton

Enclosure

CC: John Richardson
Craig Justus, Attorney
Brian Gulden, Attorney
Cindy Rice, Attorney
Derek Allan, Attorney
Brandon Freeman, Attorney
Liz Carlton
Russell Cate, Planner I/Zoning Administrator
Jessica Trotman, Planning Director/Assistant Town Manager

BEFORE THE TOWN OF BLACK MOUNTAIN BOARD OF ADJUSTMENT
BUNCOMBE COUNTY

JOHN RICHARDSON APPEAL OF)
ZONING ADMINISTRATOR'S DECISION)
DEVELOPMENT REGULATIONS)
141 S RICHARDSON BOULEVARD)
BLACK MOUNTAIN, NC 28711)

RECORD

Email from Russell Cate re: RailYard NOV response and revised site plan – 04/18/2024	1
Email Attachment: Letter from CDC re: RailYard NOV – 3/28/2024	2
Email Attachment: Revised site plan – 3/28/2024	4
Email Attachment: Notice of Violation and Citation for 141 S Richardson Blvd – 3/28/24	5
Email Attachment: Zoning Permit for 141 S Richardson Blvd – 02/01/2021	7
Email from Russell Cate re: response to 03/28/2024 email – 04/18/2024	9
Email from Russell Cate re: RailYard site plan comments – 04/18/2024	11
Email Attachment: Site plan comments for RailYard revised site plan – 04/18/2024	12
Read Receipt from John Richardson regarding 04/18/2024 Site Plan Comments email – 04/18/2024	14
Appeal Form (includes letter dated 04/18/2024) – 05/20/2024	15

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:09 PM
To: Jennifer Tipton
Subject: FW: Railyard
Attachments: CDC Reponse Letter 2024-3-28.pdf; Notice and Citation - 141 S. Richardson Blvd - 3.28.2024.pdf; 22136-C201 SITE PLAN.pdf; 141_richardson_blvd_zoning_permit.pdf

The "22136" pdf is the revised site plan. The "CDC Response" pdf is John and Jesse's response (I assume that's the way to describe it) to the NOV.

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Thursday, March 28, 2024 5:24 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: Railyard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Russell,

Please find response to the NOV letter on behalf of John Richardson.

Additionally, John provided me the Notice you just sent which stated the following:

"the Town has not received documents or communication indicating that any remedial measures have been taken to correct the five violations listed in the March 7 Notice"

I just want to point out for the record that is a complete fabrication. I met with you on Friday the 15th to discuss the response and need for a revised Site Plan. I have communicated with you that it is in the works. It is very disappointing for your disregard to these efforts that have been ongoing . All of your comments allude to an updated site plan. John cannot make onsite corrections without a Site Plan being approved first.

Look forward to your response and it seems like we need to schedule a meeting with you and Jessica to keep this one moving in the right direction.

Thanks,

Jesse Gardner, PE

March 28, 2024

Russell Cate
Town Of Black Mountain
Zoning Admin/Code Enforcement
Black Mountain, NC 28711

Re: 141 S. Richardson Blvd.

Dear Mr. Cate,

On behalf of Railyard Hospitality Group LLC, we are pleased to submit the requested additional information for your review and approval. The comments identified in the letter from your office dated March 7, 2024, and the associated responses (in blue) are listed below.

141 S. Richardson Boulevard Violations:

1. You are illegally using the property for onsite parking. Parking was not included on the site plan. Although onsite parking is not a requirement of your zoning district, if you use the property for parking it must be part of a development approval application, shown on a site plan, approved, and then installed in accordance with Town standards. Specifically, if parking is planned to continue, it needs to be designed to standards in Chapter 10, Sections 10.2.1 and 10.3.1. Currently, the existing onsite parking is not conforming to Town's standards in multiple ways (e.g., location, size, spacing). Having onsite parking is a substantial departure from the approved plans that, if not rectified, may result in the revocation of our Phase II permit. See NCGS 160D-403(f).

    a. Until the parking is designed to the Town's standards and included on an updated site plan, the parking cannot be used as it is a safety hazard and was not permitted.

Response: Per our meeting on March 15th, my understanding is that this comment is directed towards the onstreet parking along Sutton Ave. It is our understanding that the town is studying Sutton Ave and South Ridgeway with the potential of converting this to a one way street. In light of this effort by the town, we have revised the site plan to show all of this area as part of Phase 2 of our project. This would allow the Town and our design team to

Mailing Address: P.O. Box 5432, Asheville, NC 28813
168 Patton Avenue, Asheville, NC 28801 Phone 828-252-5388 Fax 828-252-5365
52 Walnut Street – Suite 9, Waynesville, NC 28786 Phone: 828-452-4410 Fax: 828-456-5455

collaborate on any design of onstreet parking with the Town's consultant. It doesn't seem prudent to design and install anything permanent along these frontages if a major traffic movement could negatively impact these improvements.

2. The conex boxes must be anchored, anchored and constructed to engineered plans to become structures, or removed. A temporary solution will not be accepted. Even if the conex boxes are anchored, they will still need to be converted to the original uses depicted on the approved site plan.

   Response: See attached updated site plan. We have included the use as Warehousing(accessory to retail), which is a permitted use within the CBD. These structures provide storage for vendors during pop up/tail gate/makers markets and other onsite retail operations for the Railyard business. This use was listed on the approved zoning permit, which is attached for reference. We will anchor the structures that are located within floodplain.

3. An updated site plan is required showing all required elements.

   a. See attached list from development regulations (Section 1.2.3 and Section 1.4.6)

   Response: See attached revised site plan.

4. A completed approval Floodplan Development Permit application is required.

   Response: We will submit a floodplain development permit under separate cover.

5. The dumpster, as indicated on the updated site plan, must be screened.
   Response: We have added screening to the dumpster on the street side and plan to add this onsite upon plan approval.

If you should have any questions or comments regarding this submittal, please do not hesitate to contact our office.

Sincerely,

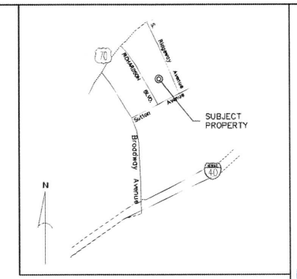
Jesse Gardner, PE
Civil Design Concepts, P.A.
jgardner@cdcgo.com

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. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK
5. 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.
6. 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.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
9. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
10. 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.
11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
12. PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED OUTDOOR TURF
- PROPOSED PERMEABLE WALKWAY
- PROPOSED CHAIN LINK FENCE



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	RAILYARD HOSPITALITY GROUP, LLC 110 CHURCH STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN RICHARDSON (828) 301-5999
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	BEN MUNN, P.E. (828) 252-5388
SURVEYOR:	HIGH COUNTRY SURVEYORS, LLC 117-D CHERRY STREET BLACK MOUNTAIN, NC 28711
CONTACT:	JOHN M. STOLLERY (828) 664-0091

PROJECT DATA

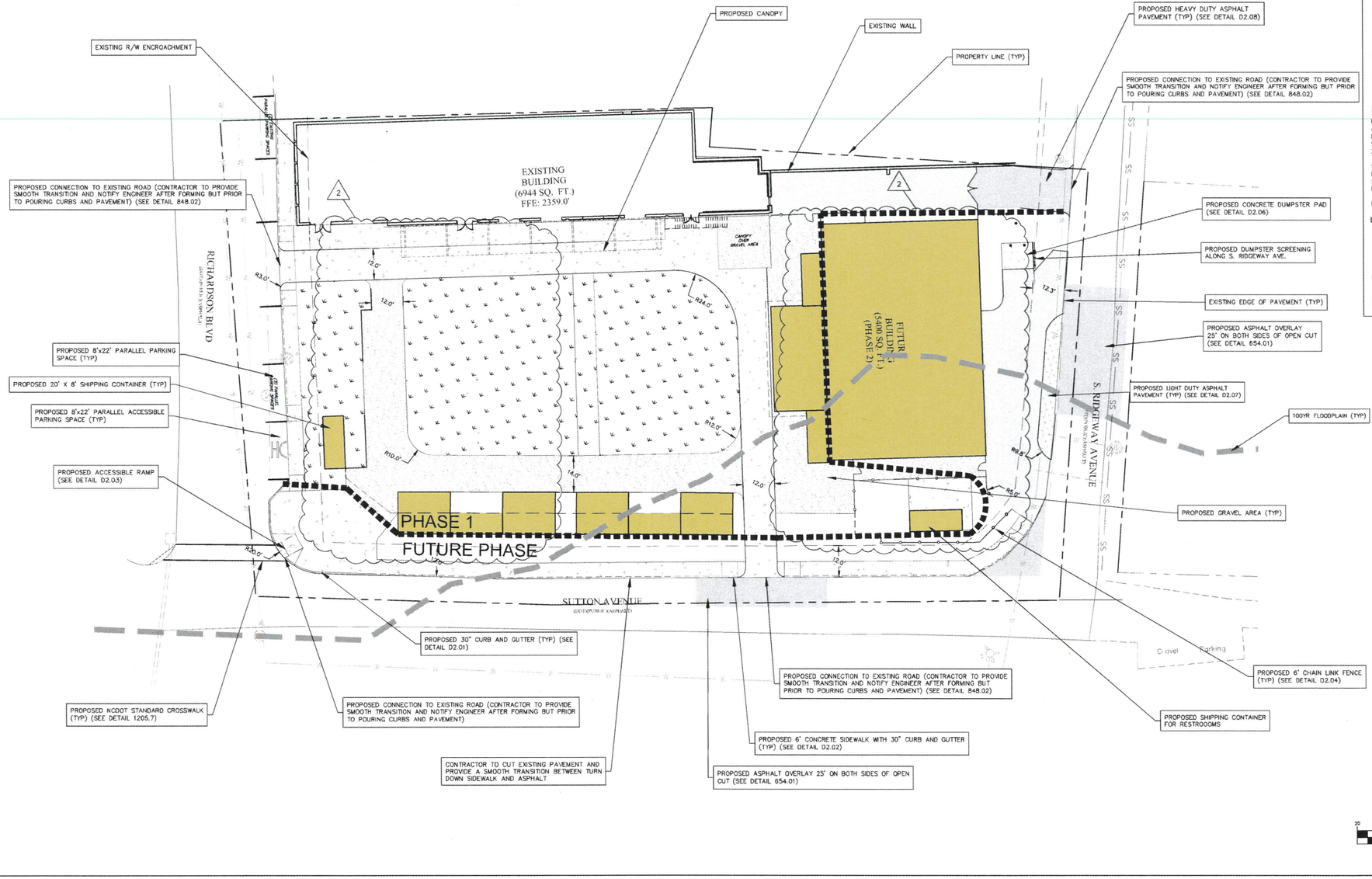
PIN:	0619-45-1929
ADDRESS:	141 RICHARDSON BLVD, BLACK MTN
DEED BOOK/PAGE:	5260/674
SITE ACREAGE:	1.31 ACRES
ZONING:	CB
SETBACKS:	
FRONT:	12' FROM CURB
SIDES:	NONE
REAR:	NONE
DISTURBED AREA:	.98 AC

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
EXISTING	BAR/BREWERY	EXIST	6,944 SF
PHASE 2	TBD	TBD	5,400 SF
CONTAINER (14)	FOOD/RET./WAREHOUSE	8.5 FT	160 SF EA.

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.78 ACRES (60%)	0.53 ACRES (40%)
POST-DEVELOPMENT:	0.62 ACRES (47%)	0.69 ACRES (53%)



CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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

NORTH

SITE PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5395

52 WALNUT STREET, SUITE B
WAYNESVILLE, NC 28786
PHONE (828) 452-4410
FAX (828) 456-5455

Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	07/19/2022	OWNER REVIEW	JPB
2	03/28/2024	SITE PLAN UPDATES	CAS

FOR REVIEW ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER BENJAMIN R. MUNN 049063
3/28/2024

SITE PLAN FOR
RAILYARD
RAILYARD HOSPITALITY GROUP, LLC - TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

DRAWN BY: JPB
CDC PROJECT NO.: 22136
TOBM NO. TBD

SHEET
C201

Town of Black Mountain
Planning and Zoning Department
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-419-9300 • Fax: 828-669-2030 • TDD: 1-800-735-2962

NOTICE OF VIOLATION AND CITATION

March 28, 2024

John Richardson
Railyard Hospitality Group LLC
PO Box 10
Black Mountain, NC 28711

RE: Code Violations at 141 S. Richardson Blvd. (PIN: 061945192900000)

Dear John Richardson,

I am the enforcement official of the Town of Black Mountain authorized to apply and enforce the Land Use Code ("LUC") for the Town of Black Mountain ("Town"). A Notice of Land Development Determination/Code Violations ("Notice") dated March 7, 2024, explained that your failure to correct the five violations listed therein within fifteen (15) days of your receipt of the notice may result in a civil penalty of $50.00 assessed per day. The Town's records reflect that the Notice was hand delivered on March 7, 2024.

As of the close of business yesterday, Wednesday March 27, 2024, which exceeds the fifteen-day grace period to take action, the Town has not received documents or communication indicating that any remedial measures have been taken to correct the five violations listed in the March 7 Notice. Moreover, a site visit conducted on March 27, 2024, revealed no activity on the site that might indicate correction of the violations.

Pursuant to Chapter 1, Section 1.11.10, of the Town'sLUC and N.C. Gen. Stat. §160A-175, the Town may impose civil penalties in the form of fines for violation of its development regulations. As a result, as of today, a civil penalty of $50.00 per offense for each of the five offenses is being assessed. Each day the violations continue, after today, will be considered a separate offense and assessed a civil penalty of $50.00 per offense with a cumulative maximum of $500.00 for each of the five offenses. However, Chapter 1, Section 1.11.10 B. 3. allows for additional fines up to $500.00 per violation for subsequent citations for the same offense if the initial penalty is not paid within 30 days.

As stated in the Notice of Land Development Determination/Code Violation dated March 7, 2024, the violations and corrective actions required are as follows:

141 S. Richardson Boulevard Violations:

1. You are illegally using the property for onsite parking. Parking was not included on the site plan. Although onsite parking is not a requirement of your zoning district, if you use the property for parking it must be part of a development approval application, shown on a site plan, approved, and then installed in accordance with Town standards. Specifically, if parking is planned to continue, it needs to be designed to standards in Chapter 10, Sections 10.2.1 and 10.3.1. Currently, the existing onsite parking is not conforming to Town standards in multiple ways (e.g., location, size, spacing). Having onsite parking is a substantial departure from the approved plans that, if not rectified, may result in the revocation of your Phase II permit. See NCGS 160D-403(f).
    a. Until the parking is designed to the Town's standards and included on an updated site plan, the parking cannot be used as it is a safety hazard and was not permitted.
2. The conex boxes must be anchored, anchored and constructed to engineered plans to become structures, or removed. A temporary solution will not be accepted. Even if the conex boxes are anchored, they will still need to be converted into the original uses as depicted on the master plan.
3. An updated site plan is required showing all required elements. (Site plan requirements – from Section 1.2.3 and Section 1.4.6 – were included with the March 7 notice.)
4. A completed and approved Floodplain Development Permit application is required.
5. The dumpster, as indicated on the updated site plan, must be screened.

CORRECTIVE ACTION REQUIRED

You are hereby required to correct all violations listed above. Failure to remedy these violations could result in revocation of the temporary certificate of occupancy issued for Phase II of the RailYard project.

In addition to the civil penalties imposed herein, the Town reserves the right to seek an injunction and order of abatement, as allowed under N.C. Gen. Stat. §160A-175 and Chapter 1, Section 1.11.8 of the LUC.

Please direct any questions or concerns to the Town of Black Mountain Planning and Development Department at (828) 419-9300, option 5.

Sincerely,

Russell Cate
Town of Black Mountain Zoning Administrator/Code Enforcement Officer

Zoning Permit

Black Mountain

160 Midland Avenue

Black Mountain, NC 28711

828-419-9300

Permit Number: 62

Property Address: 141 S RICHARDSON BLVD
City,State,Zip: CBM,
Permit Type: Zoning
Building Type: Commercial
Description: multiplex - brewery, 6 restaurant concepts, makers market, retail

Applicant Name: Railyard Holdings
Address: 117C Cherry Street
City,State,Zip: Black Mountain, NC 28711
Phone: 828-337-7377
Email: john@blackmountainalehouse.com

Owner: BOM DIA LLC
Address: 110 CHURCH ST
City,State,Zip: BLACK MOUNTAIN, NC 28711
Phone:
Email:

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the City of Black Mountain Zoning Ordinance. The issuance of this Permit does not allow the violation of City of Black Mountain Zoning Ordinances or other governing Regulations.

☐ Jake Hair
Owner/Authorized Signature

02/01/2021
Date

Save Print Email

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 12:11 PM
To: Jennifer Tipton
Subject: FW: Railyard
Attachments: CDC Reponse Letter 2024-3-28.pdf; Notice and Citation - 141 S. Richardson Blvd - 3.28.2024.pdf; 22136-C201 SITE PLAN.pdf; 141_richardson_blvd_zoning_permit.pdf

Response to Jesse's 3.28.24 email

From: Jessica Trotman <jessica.trotman@tobm.org>
Sent: Thursday, March 28, 2024 6:33 PM
To: Brian Gulden <bgulden@vwlawfirm.com>; cjustus@vwlawfirm.com; Josh Harrold <josh.harrold@tobm.org>; Russell Cate <russell.cate@tobm.org>
Cc: Cynthia Arrowood <carrowood@vwlawfirm.com>; Chelsea Barry <cbarry@vwlawfirm.com>; Valerie Christian <vchristian@vwlawfirm.com>
Subject: FW: Railyard

As we discussed, a meeting doesn't equate a site plan as required. We are happy to receive the site plan (this email is the first we have seen it) but it does not address the remaining issues. Should I respond to this effect or is there something else I need to consider?

From: Jess Gardner <jgardner@cdcgo.com>
Sent: Thursday, March 28, 2024 5:24 PM
To: Russell Cate <russell.cate@tobm.org>; Jessica Trotman <jessica.trotman@tobm.org>
Cc: john richardson <john@railyardblkmtn.com>
Subject: Railyard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Russell,

Please find response to the NOV letter on behalf of John Richardson.

Additionally, John provided me the Notice you just sent which stated the following:

"the Town has not received documents or communication indicating that any remedial measures have been taken to correct the five violations listed in the March 7 Notice"

I just want to point out for the record that is a complete fabrication. I met with you on Friday the 15th to discuss the response and need for a revised Site Plan. I have communicated with you that it is in the works. It is very disappointing for your disregard to these efforts that have been ongoing . All of your comments allude to an updated site plan. John cannot make onsite corrections without a Site Plan being approved first.

Look forward to your response and it seems like we need to schedule a meeting with you and Jessica to keep this one moving in the right direction.

Thanks,

Jesse Gardner, PE

Jennifer Tipton

From: Russell Cate
Sent: Thursday, April 18, 2024 4:38 PM
To: Jennifer Tipton
Subject: FW: site plan comments
Attachments: RailYard site plan comments 4.18.2024.pdf

One more for your binder!

From: Russell Cate
Sent: Thursday, April 18, 2024 4:35 PM
To: john@railyardblkmtn.com
Cc: Jessica Trotman <jessica.trotman@tobm.org>; Josh Harrold <josh.harrold@tobm.org>; Craig D. Justus <cjustus@vwlawfirm.com>; Brian Gulden <bgulden@vwlawfirm.com>
Subject: site plan comments

Good afternoon John,
Attached please find feedback on the submitted site plan.
Please note that a hard copy is being mailed.
Thank you.

Russell B. Cate, CZO

Planner, Zoning Administrator
Planning & Development Department
828-419-9373
www.townofblackmountain.org

Town of Black Mountain, NC
160 Midland Ave. | Black Mountain NC 28711

Town of Black Mountain
Planning and Zoning Department
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-419-9300 • Fax: 828-669-2030 • TDD: 1-800-735-2962

April 18, 2024

John Richardson
Railyard Hospitality Group LLC
PO Box 10
Black Mountain, NC 28711

Dear Mr. John Richardson,

Thank you for submitting a site plan, which we received from Civil Design Concepts on your behalf at 5:25 PM on Thursday, March 28, 2024. Town offices were closed on Friday, March 29, for the Easter holiday. The submitted site plan was received and reviewed on April 1. This site plan is not compliant. The purpose of this letter is to provide feedback on the submitted site plan.

Please revise your site plan to reflect the requirements. The site plan needs to reflect what is on the parcel with current uses and enough information to determine compliance with development regulations. The Railyard is a permitted development with structures and features in place, a site plan reflecting those structures and features is required. The definition of site plan in Section 1.2.3 notes that uses, buildings and structures must be "depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review."

Please also note the town has not received documentation or observed compliance with previously noticed violations, including continued use of the unpermitted parking.

No permits will be issued until the violations are remedied. No meetings will be held, and no further decisions regarding the compliance of the site will be made, until the appeal is heard.

Comments on Railyard site plan submitted on 3/28/2024

- The submitted site plan, dated March 28, 2024, appears to be a slightly revised version of the site plan submitted on January 21, 2022, which was included with the Notice of Violation. These revisions include:
    - Heavy border area delineating Phase 1 and Future Phase areas.
    - One container on S. Richardson Blvd site compared to three.

    - New Shipping Container for Restrooms.
    - Different dumpster pad/dumpster orientation.
    - A few minor additional labels, such as "Proposed Gravel Area" in front of 'Future Building.'
- Existing onsite parking is not depicted. Staff accepts that this must indicate the unpermitted parking area will be stopped being used immediately.
    - On April 13, 2023 the property owner was informed via e-mail that the traffic study conducted on Ridgeway Ave was only for data gathering purposes and no recommendation had been made. This has not changed.
- The shipping container on S. Richardson Blvd. side is labelled as proposed but it exists.
- Shipping containers on Sutton Ave. side are arranged differently than they exist on site and do not include information regarding the use. A shipping container is only a building material until such time as it has been converted into a different use with approved engineered plans.
- Existing stage is not depicted.
- Existing picnic tables and other outdoor seating are not depicted.
- Existing fire pits are not depicted.
- Concrete dumpster pad is labelled as proposed but it exists.
- Building canopy is labelled as proposed but it was constructed as part of Phase I.
- All items in the notice of violation are related to Phase II. The submitted site plan incorrectly labels the three phases of the project.
- There is a pathway indicated on the site plan, however no such path exists on site.

You have indicated that at least one of the shipping containers is being used for storage. Note that this use is not permitted without the containers being permitted as buildings that are engineered to meet the requirements of their use. The requirements of their use might include standards specific to the type and quantity of materials being stored. If the proposed use of a shipping contain is changed to storage as an accessory structure, please note only two accessory structures are allowed in the Central Business District.

Please direct any questions or concerns to the Town of Black Mountain Planning and Development Department at (828) 419-9300, option 5.

Sincerely,

Russell Cate
Town of Black Mountain Zoning Administrator/Code Enforcement Officer

Jennifer Tipton

From: john richardson <john@railyardblkmtn.com>
To: Russell Cate
Sent: Thursday, April 18, 2024 4:44 PM
Subject: Read: site plan comments

Your message

To: john richardson
Subject: site plan comments
Sent: Thursday, April 18, 2024 4:35:12 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, April 18, 2024 4:43:58 PM (UTC-05:00) Eastern Time (US & Canada).

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

APPEAL FORM www.townofblackmountain.org

APPELLANT INFORMATION	
Name: John Richardson Railyard Hospitality Group LLC	
Address: 141 S Richardson BLVD, Black Mountain, NC 28711	
Phone #: (828)337-7377	Email: john@blkmtnkitchen.com

APPEAL FROM DECISION OF ZONING ADMINISTRATOR

This is an appeal from a decision of the Zoning Administrator, to wit:
a letter dated April 18, 2024, addressed to John Richardson, Railyard Hospitality Group LLC from Russell Cate, Town of Black Mountain Zoning Administrator/Code Enforcement Officer (the "Letter"). A copy of the Letter is attached hereto as "Exhibit A."

AFFECTED PROPERTY	
Address: 141 S Richardson BLVD, Black Mountain, NC 28711	
PIN #: 0619-45-1929	Zoning Classification: CB

GROUNDS FOR APPEAL

To the extent that the Letter, and/or any part thereof, constitutes an "administrative decision" that may be appealed, the Letter, upon information and belief, contains misstatements of fact and law, conclusory findings, treats the Appellant differently than others similarly situated, is arbitrary and capricious, and attempts to unfairly deprive Appellant's rights.

STATEMENT AND SUBSTANTIATION OF STANDING

Pursuant to NCGS 160D-405 and 160D-1402(c)(1)(a), Appellant has an ownership interest in the property that is the subject of the decision being appealed.

ACKNOWLEDGEMENT

John Richardson Railyard Hospitality Group LLC by and through Appellant	Date: May 20, 2024
Allen Stahl + Kilbourne by J. Brandon Freeman Attorney for Appellant	Date: May 20, 2024

OFFICE USE ONLY	
Date Received:	Received by:

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ Fax: 828-669-2030
www.townofblackmountain.org

EXHIBIT A

Town of Black Mountain
Planning and Zoning Department
160 Midland Avenue • Black Mountain • North Carolina • 28711
Phone: 828-419-9300 • Fax: 828-669-2030 • TDD: 1-800-735-2962

April 18, 2024

John Richardson
Railyard Hospitality Group LLC
PO Box 10
Black Mountain, NC 28711

Dear Mr. John Richardson,

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  - Different dumpster pad/dumpster orientation.
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Please direct any questions or concerns to the Town of Black Mountain Planning and Development Department at (828) 419-9300, option 5.

Sincerely,

Russell Cate
Town of Black Mountain Zoning Administrator/Code Enforcement Officer

CERTIFICATE OF FILING

The undersigned attorney certifies that the foregoing Appeal Form was filed with the Black Mountain Town Clerk by electronic mail, telefacsimile transmittal, and First-Class Mail as follows:

Wesley Barker
Town Clerk/Assistant to the Manager/PIO
town.clerk@tobm.org
Fax No.: 828-669-4204[1]
Fax No.: 828-669-2030[2]
160 Midland Avenue
Black Mountain, NC 28711

Courtesy Copies of the forgoing were delivered via email to as follows:

Cindy M. Rice
Attorney
Roberts & Stevens, P.A.
crice@roberts-stevens.com
Attorney representing the Black Mountain Bord of Adjustment

Brian Gulden
The Van Winkle Law Firm
bgulden@vwlawfirm.com
Attorney Representing the Town of Black Mountain and/or its Staff

Russell Cate
Town of Black Mountain Planning & Development Services Department
Planner/Zoning Administrator
russell.cate@tobm.org

This 20th day of May 2024.

ALLEN STAHL + KILBOURNE, PLLC

J. Brandon Freeman

[1] Fax number listed for Clerk on Town of Black Mountain Website: https://www.townofblackmountain.org/171/Town-Clerk-Assistant-to-Manager-PIO (last visited May 19, 2024).
[2] Fax number listed on Appeal Form: https://www.townofblackmountain.org/DocumentCenter/View/308/Zoning-Appeal-Form-?bidId= (last visited May 19, 2024).

CERTIFICATE OF SERVICE

This is to certify that the foregoing Record has been duly served by electronic mail to the following:

John Richardson
john@railyardblkmtn.com

Lauren Dodgin
ladodgin@gmail.com

Larry Pearlman
Larryrpearlman42@gmail.com

Ben Cooper
bcooper@logicalresourcesllc.com

Chloe Riddle
chloeptreadway@gmail.com

Andy Homrich
Andyhomrich.bmt@gmail.com

Nicole Stallings
Ncstallings01@yahoo.com

John Hines
John.hines@gmail.com

Linda Brinson
lindabrinson@yahoo.com

Russell Cate
Russell.cate@tobm.org

Jessica Trotman
Jessica.trotman@tobm.org

Josh Harrold
Josh.harrold@tobm.org

Craig Justus
cjustus@vwlawfirm.com

Brian Gulden
bgulden@vwlawfirm.com

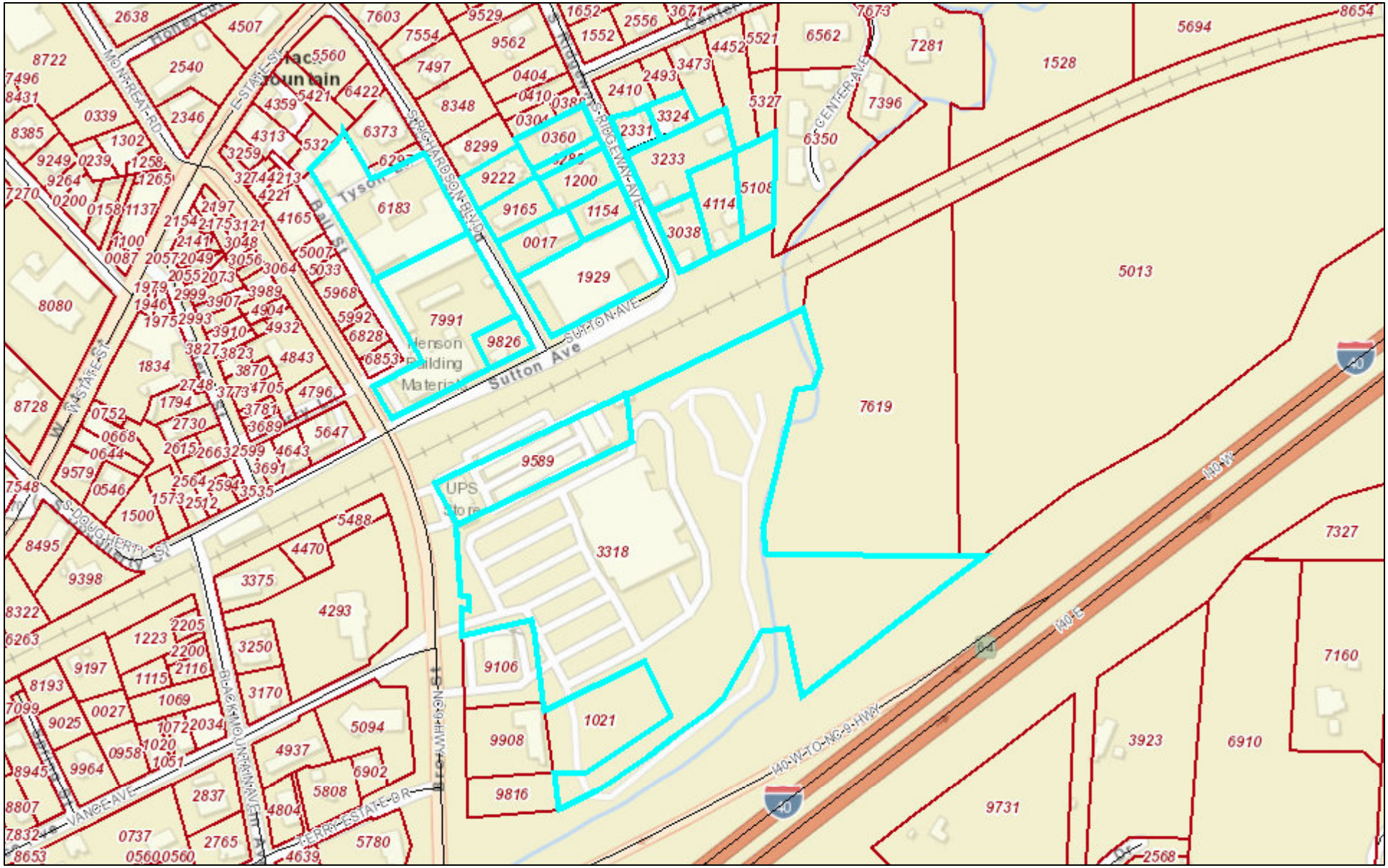
Cindy Rice
Crice@roberts-stevens.com

Derek Allan
Dja@asklawnc.com

Brandon Freeman
bfreeman@asklawnc.com

Liz Carlton
liz@railyardblkmtn.com

Buncombe County



May 31, 2024

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Name	Address	City	State	Zip	PIN #
Dakota Ranch, LLC	PO Box 5070	Warner Robins	GA	31099	61935799100000
Apricott Holdings LLC	151 NC Highway 9 #207	Black Mountain	NC	28711	61935958900000
The Stepp-Nichols Company Inc	PO Box 1338	Black Mountain	NC	28711	61935982600000
Tyson Furniture Coompany Inc	109 Broadway St	Black Mountain	NC	28711	61936618300000
Sobol Family Living Trust	204 Chapel Rd	Black Mountain	NC	28711	61936916500000
Jocose Foxes, LLC	PO Box 278	Black Mountain	NC	28711	61936922200000
Railyard Hospitality Group LLC	PO Box 10	Black Mountain	NC	28711	61945192900000
Ingles Black Mountain Exchange LLC	PO Box 460189	Houston	TX	77056	61945331800000
Chester Thomas Sobol Jr; Chester Thomas Sobol III	117 Richardson Blvd	Black Mountain	NC	28711	61946001700000
Ridgeway House LLC	3000 US 70 Hwy	Black Mountain	NC	28711	61946028500000
Ridgeway House LLC	1 Cliffledge Trl	Black Mountain	NC	28711	61946036000000
Michael Woody; Debra Church	PO Box 1338	Black Mountain	NC	28711	61946115400000
Carole Allison	136 S Ridgeway Ave	Black Mountain	NC	28711	61946120000000
Ernest Christopher Curry	PO Box 477	Black Mountain	NC	28711	61946233100000
Carolina Assets LLC	222 Summa St	West Palm Bch	FL	33405	61946303800000
Kyle Nuccilli	151 S Ridgeway Ave	Black Mountain	NC	28711	61946323300000
Catalyst Investment Properties LLC	PO Box 477	Black Mountain	NC	28711	61946332400000
Carmella Shook	301 Sutton Ave	Black Mountain	NC	28711	61946411400000
Carmella Shook	301 Sutton Ave	Black Mountain	NC	28711	61946510800000

Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina, 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF APPEAL

(REGARDING NEIGHBORS WITHIN 200 FEET OF PROPERTY)

DATE: **June 3, 2024**

TO: **Property Owner**

FROM: **TOWN OF BLACK MOUNTAIN**
ZONING ADMINISTRATOR

This is an appeal from a decision of the Zoning Administrator, to wit:

A letter dated April 18, 2024, addressed to John Richardson, Railyard Hospitality Group LLC from Russell Cate, Town of Black Mountain Zoning Administrator/Code Enforcement Officer (the "Letter").

Address, PIN # and Zoning Classification of Property Affected:

141 S. Richardson Boulevard
Black Mountain, NC 28711
0619-45-1929.00000

Name, Address and Telephone Number of Party Appealing:

John Richardson, Railyard Hospitality Group LLC
141 S Richardson Boulevard
Black Mountain, NC 28711
828-337-7377

Brief Statement of Grounds for Appeal:

To the extent that the Letter, and/or any part thereof, constitutes an "administrative decision" that may be appealed, the Letter, upon information and belief, contains misstatements of fact and law, conclusory findings, treats the Appellant differnelty than others similarly situated, is arbitrary and capricious, and attempts to unfairly deprive Appellant's rights.

An appeal hearing in the nature of certiorari will be held on Thursday, June 20, 2024, @ 6:00 p.m. in the Council Room of Town Hall at 160 Midland Avenue.

This is your notification for this request specified under 1.7 of the Land Use Code for the Town of Black Mountain. Section 1.7.1 (d) (3) indicates that notice be provided to all property owners within 200 feet of the site's property lines. Notice of the time, date, and place of the hearing will be published in the Black Mountain News in accordance with the Land Use Code of the Town of Black Mountain.

Buncombe County



May 31, 2024

1:1,128

0 0.0075 0.015 0.03 mi

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TOWN OF BLACK MOUNTAIN
COUNTY OF BUNCOMBE

BEFORE THE BLACK MOUNTAIN
BOARD OF ADJUSTMENT

In the Matter of the Application of Robert McHugh for a Variance for Property at 102 Byrd Road PIN No. 0609-98-6312.00000	)))))	ORDER

THIS CAUSE, coming on before the Board of Adjustment for the Town of Black Mountain on July 18, 2024, upon the application of Robert McHugh for a setback variance to reduce the front and rear property lines for construction of a new single-family residence at 102 Byrd Road in Black Mountain, PIN #0609-98-6312.00000, which is Lot A, Plat Book 0215 at Page 0158, Buncombe County Registry.

Robert McHugh appeared to present his case.

Gary Thomas and Aaron Dohy were approved as parties with standing.

Jennifer Tipton, Senior Administrative Assistant, and Russell Cate, Zoning Administrator, appeared for the Town staff; Brian Gulden attended as counsel to the board, and five members of the Board of Adjustment were in attendance.

The Board of Adjustment, having heard and considered the testimony of town staff, the Applicant, and parties with standing and having considered all the evidence presented by the town staff, the Applicant, and parties with standing, the statements and arguments of the Applicant and parties with standing, makes the following.

FINDINGS OF FACT

1. The Board of Adjustment has jurisdiction over this matter pursuant to Section 1.7.3 of the Land Use Code (the "LUC").

2. Proper notice of this meeting and hearing of the Board of Adjustment was provided as required by the Town ordinances and the state law.

3. Applicant is an owner of the property located at 102 Byrd Road, Black Mountain, North Carolina, which has the current PIN number of 0609-98-6312.00000 as shown on the Buncombe County tax maps, also being Lot A, Plat Book 0215 at Page 0158, Buncombe County Registry.

4. The property is zoned UR-8.

5. In the UR-8 zoning district, there are building setbacks established in the Land Use

Code of 20 feet for location of structures from the front property line and 15 feet from the rear property line (Section 4.6.3.3 of the LUC).

6. The property is part of an approved exempt subdivision that was approved in February of 2021.

7. The Applicant desires to construct a new single-family residence on the lot.

8. The Applicant proposes to reduce the front setback line from twenty feet to ten feet and reduce the rear setback from fifteen feet to ten feet.

9. The project is eligible for an administrative reduction of the front setback from twenty feet to fifteen feet per Section 4.4.3 (f) of the Land Use Code that allows the setback to be determined by the average setback of already approved lots in the neighborhood.

10. The property is the minimum lot size of five-thousand square feet and has water, sewer and electric provided to the lot.

11. There is a retaining wall provided between the property and adjacent properties and includes two drains for drainage that run to Hiawassee Avenue.

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12. To be granted a variance, the Applicant is required to prove all the following:

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that

circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. (N.C.G.S. Section 160D-705; Section 1.7.3.E. of the LUC).

13. While the Applicant offered testimony that the property does have conditions that are peculiar and there are unnecessary hardship due the narrowness of the lot and the buildable area of the lot, the Applicant did not create the hardship, there was not enough evidence to support that public safety would be secured and substantial justice achieved by reducing the rear setback.

BASED UPON THE FOREGOING FINDINGS OF FACT, THIS BOARD by a vote of 5 to 0 concludes that public safety would not be secured and substantial justice would not be achieved and that the Applicant is not entitled to the variance requested.

IT IS NOW, THEREFORE, ORDERED, that the Applicant's request for a variance of the reduction of the front and rear setback is denied.

This the _____day of _____, 2024.

_____
LAUREN DODGIN, Chairman

If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Buncombe County within 30 days after the date this order is served on you. See Section 1.7.5 of the Land Use Code., Appeals from Decisions of the Board of Adjustment, in the Town of Black Mountain Code of Ordinances.

TOWN OF BLACK MOUNTAIN
COUNTY OF BUNCOMBE

BFORE THE BLACK MOUNTAIN
BOARD OF ADJUSTMENT

In the Matter of the Application of)
Nikki Hughes for a Variance for)
Property at 111 Old Lafayette Lane) ORDER
PIN #0618-46-9407.00000)
_____)

THIS CAUSE, coming on before the Board of Adjustment for the Town of Black Mountain on June 20, 2024, upon the application of Nikki Hughes for a setback variance to reduce the front property line of thirty feet to twenty-five feet to construct a single-family dwelling on the property at 111 Old Lafayette Lane in Black Mountain, PIN #0618-46-9407.00000, which is Lot 132, Plat Book 0096 at Page 0163, Buncombe County Registry.

Scott Anderson, general contractor, appeared to present the case for Nikki Hughes.

Jennifer Tipton, Senior Administrative Assistant, and Russell Cate, Planner I/Zoning Administrator, appeared for the Town staff, and five members of the Board of Adjustment were in attendance.

The Board of Adjustment, having heard and considered the testimony of Town staff and the Applicant, and having considered all the evidence presented by the Town staff and the Applicant, statements made by members of the public in attendance, and statements and arguments of the Applicant, makes the following:

FINDINGS OF FACT

1. The Board of Adjustment has jurisdiction over this matter pursuant to Section 1.7.3 of the Land Use Code (the "LUC").

2. Proper notice of this meeting and hearing of the Board of was provided as required by the Town ordinances and the state law.

3. Applicant is owners of the property located at 111 Old Lafayette Lane, Black Mountain, North Carolina, which has the current PIN number of 0618-46-9407.00000 as shown on the Buncombe County tax maps, also being Lot 132, Plat Book 0096 at Page 0163, Buncombe County Registry.

4. The property is zoned CR-1.

5. In the CR-1 zoning district, there are building setbacks established in the Land Use Code of 30 feet for location of structures with habitable space from the front property line (Section 4.7.15 of the LUC).

6. The property is .20 acres.

7. The property is located in the Settings of Black Mountain.

8. The Applicants desires to construct a single-family residence on the property.

9. The property is required to have a two-car garage per the Settings of Black Mountain design standards.

10. The property is narrow and begins to slope significantly two-thirds of the way into the property.

11. To be granted a variance, the Applicant is required to prove all of the following:

    1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

    2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

    3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

    4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. (N.C.G.S Section 160D-705; Section 1.7.3 (E) of the LUC.)

12. The setback requirements of the ordinance, if strictly enforced, will be an unnecessary hardship for the Applicants, as the requirement of the two-car garage restricts the area for the habitable space of the property and the lot slopes significantly two-thirds of the way into the property.

13. The hardship results from conditions that are peculiar to the property, as the lot is narrow and begins to slope significantly two-thirds of the way into the property.

14. The hardship did not result from actions taken by the Applicants or the property owner, as the lot was already platted prior to the Applicant purchasing the property.

15. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved, as the variance, if granted, will allow the Applicants to have fair use of their property and meet the requirements of the Settings of Black Mountain design standards.

BASED ON THE FOREGOING FINDINGS OF FACT, this Board, by a vote of 5-0, concludes that the Applicant should be granted a variance to reduce the front setback from thirty feet to twenty-five feet to construct a single-family residence.

IT IS NOW, THEREFORE, ORDERED, that the Applicants are granted a variance reducing the front setback of 111 Old Lafayette Lane from thirty feet to twenty-five feet.

This the _____ day of _____, 2024.

_____
LAUREN DODGIN, Chairperson

If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Buncombe County within 30 days after the date of this order is served on you. See Section 1.7.5 of the Land Use Code, Appeals from Decisions of the Board of Adjustment, in the Town of Black Mountain Code of Ordinances.