



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Town Manager
Date: September 29, 2020
Re: **Board of Adjustment Meeting – October 19, 2020**

Applicants:

You or a representative **MUST** attend the Zoom meeting in order to have the matter considered.

Members of the Board of Adjustment & staff may visit each property prior to the meeting. If this occurs, the property owner will be notified beforehand and asked if they approve the visit. If so, the visit will be conducted in a socially distant manner consistent with North Carolina state orders related to preventing the spread of Covid-19.

Neighbors:

You are receiving this notice because your property is adjacent to an applicant on this month's agenda.

You may review applications & plans for the projects on this agenda at <http://www.biltmoreforest.org/board-of-adjustments>.

You are invited to attend the scheduled meeting via Zoom and make comment when called upon. Any additional information regarding the Zoom meeting will be provided on the Town's website no later than October 9, 2020.

The following items of business are scheduled to be addressed by the Biltmore Forest Board of Adjustment on Monday, October 19, 2020 at 4:00 pm in the Town Hall Board Room via Zoom. The format for the meeting and instructions for attending the meeting via Zoom can be found on the second page of this agenda. The link for the Zoom meeting can be found at the bottom of the second page.

1. The meeting will be called to order and roll call taken.
2. The minutes of the September 21, 2020 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: **8 East Forest Road** – A special use permit is requested for the installation of a rock patio and fire pit in the rear yard.

Case 2: **3 Brookside Road** – A special use permit is requested for the installation of landscaping boulders.

Case 3: **24 Amherst Road** – A special use permit is requested for the installation of a fence in the rear yard. A variance is requested for the placement of the fence on the rear property line.

Case 4: **2 Greenwood Road** – A landscaping plan approval is required in association with the construction of a new residence.

Case 5: **Fir Tree Lane** – A variance is requested for the driveway to enter from the rear of the property along Cedar Hill Drive in association with the construction of a new residence.

4. Adjourn

Process and Procedure for October 19, 2020 Board of Adjustment Meeting held on Zoom

- All participants attending will be held in the “waiting room” prior to admittance by Town staff. Once admitted into the meeting, please mute audio until called upon by the Board chair.
- The meeting will be called to order at 4:00 p.m. by the Chair. All interested parties and applicants will be virtually sworn-in at this time.
- Each matter will be called forward and Town staff will authorize video and audio for the applicants and any person with standing for that particular case. If an applicant would like to present visual evidence, they must provide this evidence to Town staff no later than Friday, October 16, 2020.
- The Board chair, or other Board of Adjustment member, will specifically ask questions to the applicant and ask for any evidence that they would like to present.
- The Board chair, or other Board of Adjustment member, will then specifically ask for any person with standing for that specific matter to provide comment. Town staff will moderate this comment period but will ensure each person who wishes to speak or provide evidence is able to do so.
- When all evidence and testimony has been provided, the Board will deliberate and render a decision, then move on to the next matter where the process will be repeated.

How to Access the October 19, 2020 Board of Adjustment Meeting via Zoom

In order to access the Board of Adjustment meeting, please visit <http://zoom.us> to sign up, for free, for a Zoom account. This will enable you to participate with your desktop or laptop computer as you see fit. The Zoom link and log-in credentials are at the bottom of this page.

You may also download the free Zoom app from the Apple Store or Google Play on your mobile iOS or Android device. This app will walk you through setting up a free account.

If you are unable to access the meeting through a web or app based format, but would still like to listen and participate in the meeting, you may do so by calling one of the phone numbers listed below and entering the meeting ID and password.

Dial by your location

+1 646 876 9923 US (New York)

Meeting ID: 847 4761 8334

Passcode: 106235

<https://us02web.zoom.us/j/84747618334?pwd=S3V5Wk9taDdiWS8xNTVVTnZMbE1sdz09>

Meeting ID: 847 4761 8334

Passcode: 106235

355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131
www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustment Case Number 1 (8 East Forest Road)
Date: October 13, 2020

Special Use Permit Request for Accessory Structure Placement in Rear Yard

A special use permit is requested for the construction of rock patio and fire pit in the rear yard. The fire pit patio area is 225 square feet, and the fire pit itself is approximately 3 feet tall by 3-4 feet wide.

The proposed location of the fire pit and patio is compliant with setbacks for the R-1 zoning district. The side setback in this district is twenty (20) feet and the rear setback is twenty-five (25) feet. An example is included in your packet of what the fire pit and patio would look like, as well as a plat showing the approximate location of the accessory structure.

Board of Adjustment Chairman Greg Goosmann will recuse himself from any deliberation, voting, or chairing of the subject during this matter as he is requesting the special use permit.

Zoning Compliance Application

Town of Biltmore Forest

Name

George F. Goosmann IV

Property Address

8 East Forest Road, Biltmore Forest, NC 28803

Phone

(828) 777-9966

Email

greg@grcclaw.com

Parcel ID/PIN Number

964658927800000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

approximately .93 acre

Maximum Roof Coverage

4,682 square feet (Up to 1 acres)

Proposed Roof Coverage Total

n/a

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

approximately 225 square feet additional surface

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

Building Height

n/a

Description of the Proposed Project

Addition of fire pit in rear yard with stacked stone upon a stone patio area. Height of fireplace approximately 3 feet tall by 3-4 feet wide. Approximate fire patio width is 15 x 15 (225 square feet)

Estimated Start Date

10/22/2020

Estimated Completion Date

11/6/2020


Estimated Cost of Project

\$6,500.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Applicant Signature

Date
9/28/2020

Day 7  

Special Use Permit Application

Town of Biltmore Forest

Name

George F. Goosmann IV

Address

8 E Forest Road, Biltmore Forest, NC 28803

Phone

(828) 777-9966

Email

greg@grcclaw.com

Please select the type of special use you are applying for:

Accessory Structures

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

Addition of fire pit and patio in rear of property approximately 225 square feet with fire pit approximately 3 feet tall by 3-4 feet wide

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

Fire pit and patio area is enclosed within the rear of the property and surrounded by plantings that hide its view from all surrounding neighbors. We have been using an above ground pit and are just attempting to create a more stable, permanent and attractive area to relax in the rear of the property.

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

Date

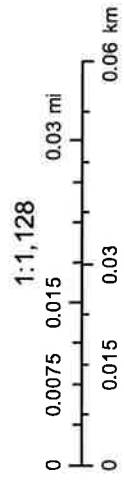
9/28/2020

A handwritten signature in black ink, appearing to read "George F. Goosmann IV", written over a horizontal line.

Buncombe County



September 28, 2020







355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131
www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustment Case Number 2 (3 Brookside Road)
Date: October 13, 2020

Special Use Permit Request for Installation of Landscape Boulders

A special use permit is requested for the installation of landscape boulders. The applicants intend to install shrubs and other vegetative material along with three boulders. All proposed locations are outside of the Town's right of way for both Brookside Road.

The Town requires a special use permit approval for the inclusion of the landscape boulders within this project. There are total of six (6) boulders as shown on the attached landscaping plan. These landscape boulders are included as accessory structures under the Town's Zoning Ordinance.

Zoning Compliance Application

Town of Biltmore Forest

Name

Tim & Betsy Gillespie

Property Address

3 Brookside Rd

Phone

(828) 230-5865

Email

betsyjgillespie@gmail.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.24 acres

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

NA

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

NA

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

Building Height

NA

Description of the Proposed Project

Re-landscape down at the bottom of driveway and the banks at road. Will be placing some loose, individual large rocks as part of landscaping plan and will be placed 5 feet or more back from road. Jonathan has met with my landscaper, Joseph Redmond, and has seen the plans.

Estimated Start Date

9/7/2020

Estimated Completion Date

10/1/2020

Estimated Cost of Project

\$1,500.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Applicant Signature

Date
9/10/2020

A handwritten signature in black ink, appearing to read "Seth Hays", written over a horizontal line.

Special Use Permit Application

Town of Biltmore Forest

Name

Betsy Gillespie

Address

3 Brookside Rd

Phone

(828) 230-5865

Email

betsyjgillespie@gmail.com

Please select the type of special use you are applying for:

Accessory Structures

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

Refreshing the visual aspect of the driveway entrance by placing boulders (5 feet from the road edge), plants and shrubs.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

There are no aspects of the planned landscape project that would obstruct the view of the roadway.

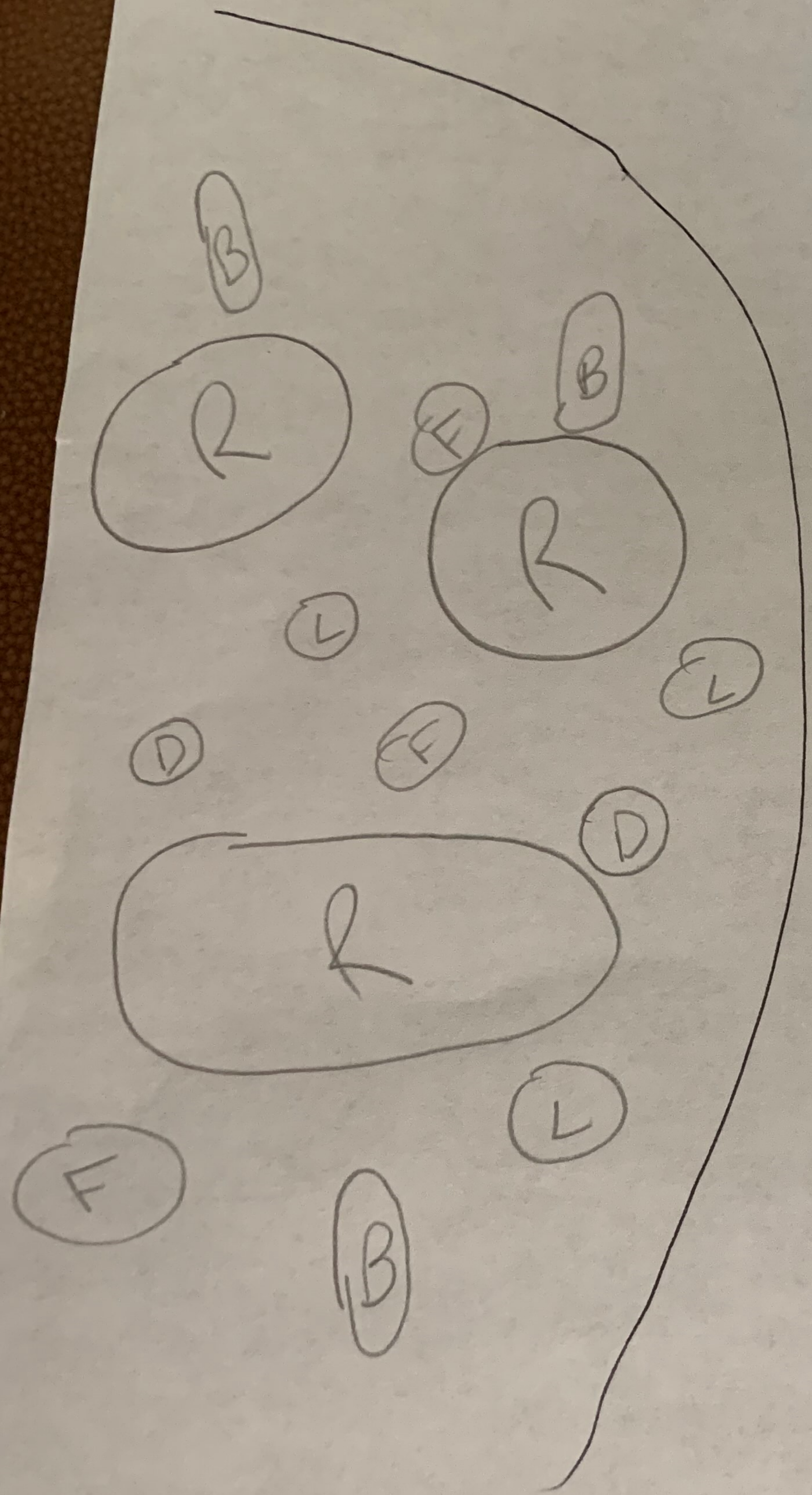
I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

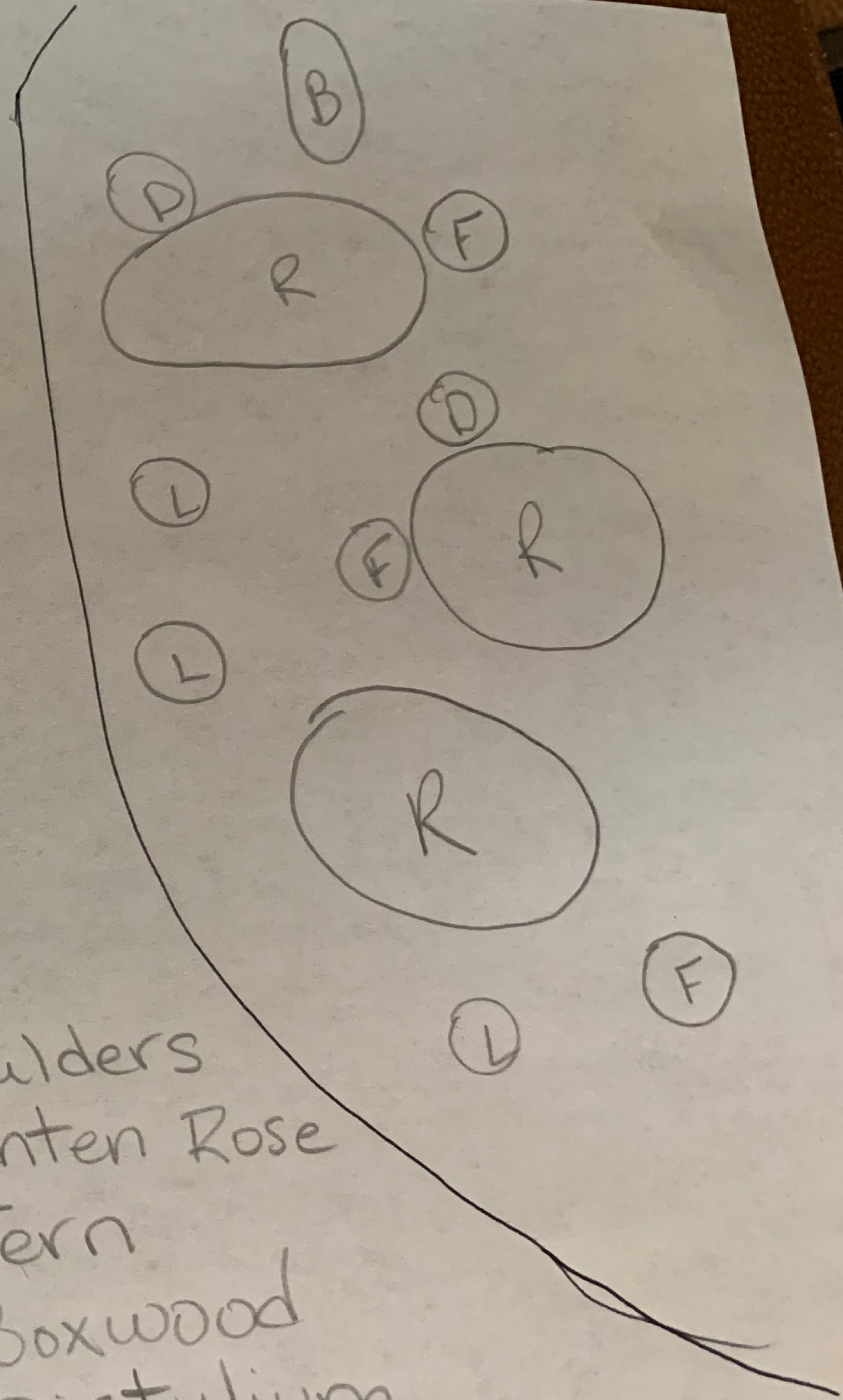
A handwritten signature in black ink, appearing to read 'Betsy Gillespie', written over a horizontal line.

Date

9/17/2020



R - Boulders
 L - Lenten Rose
 F - Fern
 B - Boxwood
 D - Distylium



355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131
www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustment Case Number 3 (24 Amherst Road)
Date: October 13, 2020

Special Use Permit Request for Installation of Fence in the Rear Yard Variance Request for Installation of the Fence along the Rear Property Line

A special use permit is requested for the installation of a fence in the rear yard. The applicant has also requested the fence be placed on the property line. Approval for this placement requires a variance from the Board of Adjustment.

The Town's recently amended fence regulations, found in § 153.049 FENCE, GATE AND WALL REGULATIONS, state that

(A) New fences, gates or walls may be approved by the Board of Adjustment as a special use, so long as the gate, fence or wall meets the following requirements.

(1) The fence, gate, or wall is constructed entirely within the rear yard, is not located in any side or rear yard setbacks, and is constructed of materials deemed acceptable in § 153.049(D).

(2) Mature vegetation or other buffering sufficient to screen the fence, gate, or wall from neighboring properties shall be required to the extent necessary.

The variance request is a result of the proposed fence being located along the rear property line. This residential property abuts an incompatible land use, in that it borders the professional offices located along Hendersonville Road in the R-5 district. The Zoning Ordinance, in § 153.063 BUFFER STRIP AND SCREEN REQUIREMENTS, provides the Board of Adjustment "authority to require that a wall or fence be constructed next to property used for residential purposes when the Board determines that the buffer strip alone does not provide adequate buffering." In this case, the applicant is the residential property owner and NOT the commercial entity. The requirements for the buffer strip, as noted below, allow for the fence to extend along the rear and/or side property line which abuts an incompatible land use.

§ 153.063 BUFFER STRIP AND SCREEN REQUIREMENTS.

(A) Certain land uses are defined in this chapter as being an incompatible land use when developed adjacent to other less intensive land uses. A buffer strip can serve to lessen adverse impacts when development occurs.

(B) The installation of the applicable buffer strip shall be the responsibility of the owner of the developing land use. Buffer strips shall be located on the property of the developing land use between the property line and any vehicular use areas, buildings, storage, service areas, or other area of activity. The buffer strip shall extend along the entire rear and/or side property line which abuts an incompatible land use, up to any required street tree planting strip.

(Note: Sections 1-5 not applicable to this specific situation)

(6) Additional buffering. The Board of Adjustment has the authority to require that a wall or fence be constructed next to property used for residential purposes when the Board determines that the buffer strip alone does not provide adequate buffering. The fence or wall shall be constructed in a durable fashion of wood, stone, masonry materials, or other materials if deemed appropriate and shall be built of material compatible with the principal building. When concrete block is utilized, it shall be finished with stucco on both sides. The materials and design shall be approved by the Board of Adjustment on a case-by-case basis. The finished side of the fence or wall shall face the abutting property. A chain link fence may not be used to satisfy the requirements of this section. Shrubs shall be planted on the applicant's side of the property at the rate of 25 per 100 linear feet; their placing and arrangement shall be the decision of the applicant.

The Town's Police Department has responded multiple times within the past year to the area between Amherst Road and Hendersonville Road for issues related to vagrants or other persons using this area. The applicants have noted this 6' fence would reduce noise from Hendersonville Road, block line of sight from cars in the office buildings, and stop pedestrians from accessing their property. The proposed description of the fence (6 feet high, wooden privacy fence painted/stained brown) is in compliance with fence material requirements in both the fence ordinance and the buffering ordinance above.

Zoning Compliance Application

Town of Biltmore Forest

Name

Jason Smiley

Property Address

24 Amherst Rd

Phone

(704) 576-7967

Email

jasonbsmiley@gmail.com

Parcel ID/PIN Number

9656-07-2568

ZONING INFORMATION

Current Zoning

R-2

Lot Size

.73 ACRES

Maximum Roof Coverage

2,874 square feet (Up to .5 acres)

Proposed Roof Coverage Total

N/A

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

N/A

Front Yard Setback

50 feet (R-2, R-3, R-4, and R-5 Districts)

Side Yard Setback

15 feet (R-2, R-3, R-4, and R-5 Districts)

Rear Yard Setback

20 feet (R-2, R-3, R-4, and R-5 Districts)

Building Height

N/A

Description of the Proposed Project

Requesting to build a privacy fence along the rear lot line of 24 Amherst. Requested fence is along Hendersonville Rd. and is intended to help reduce traffic noise and stop foot traffic from cutting through our lot. Rear of house backs up to office buildings and tree coverage does not block view of cars from the rear of our house.

Location of fence will be nestled within existing natural growth (no removal of vegetation) to conceal fence. Fence to be 6'-0" wooden and painted / stained dark brown to blend with surrounding vegetation.

Estimated Start Date

11/2/2020

Estimated Completion Date

12/1/2020

Estimated Cost of Project

\$3,000.00

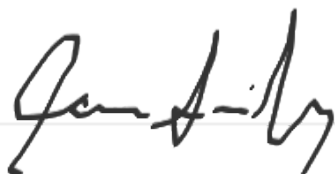
Supporting Documentation (Site Plan, Drawings, Other Information)

24 Amherst Survey - FENCE.pdf

Brown Privacy Fence Wooden.jpg

Applicant Signature

Date
9/21/2020

A handwritten signature in black ink, appearing to read "John A. [unclear]", is written over a horizontal line.

Special Use Permit Application

Town of Biltmore Forest

Name

Jason Smiley

Address

24 Amherst Rd

Phone

(704) 576-7967

Email

smiley28786@yahoo.com

Please select the type of special use you are applying for:

Accessory Structures

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

Requesting to build a privacy fence along the rear lot line of 24 Amherst. Requested fence is along Hendersonville Rd. and is intended to help reduce traffic noise and stop foot traffic from cutting through our lot. Rear of house backs up to office buildings and tree coverage does not block view of cars from the rear of our house.

Location of fence will be nestled within existing natural growth (no removal of vegetation) to conceal fence. Fence to be 6'-0" wooden and painted / stained dark brown to blend with surrounding vegetation.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

Proposed fence to be located in rear of property and located within existing vegetation. Further the fence will be painted / stained brown to blend with surrounding vegetation.

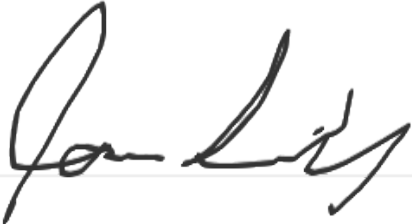
Fence will assist in keeping road noise down, blocking view of office buildings / cars from Amherst and act as deterrent from pedestrians cutting into Biltmore Forest from commercial building parking lots.

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

Date

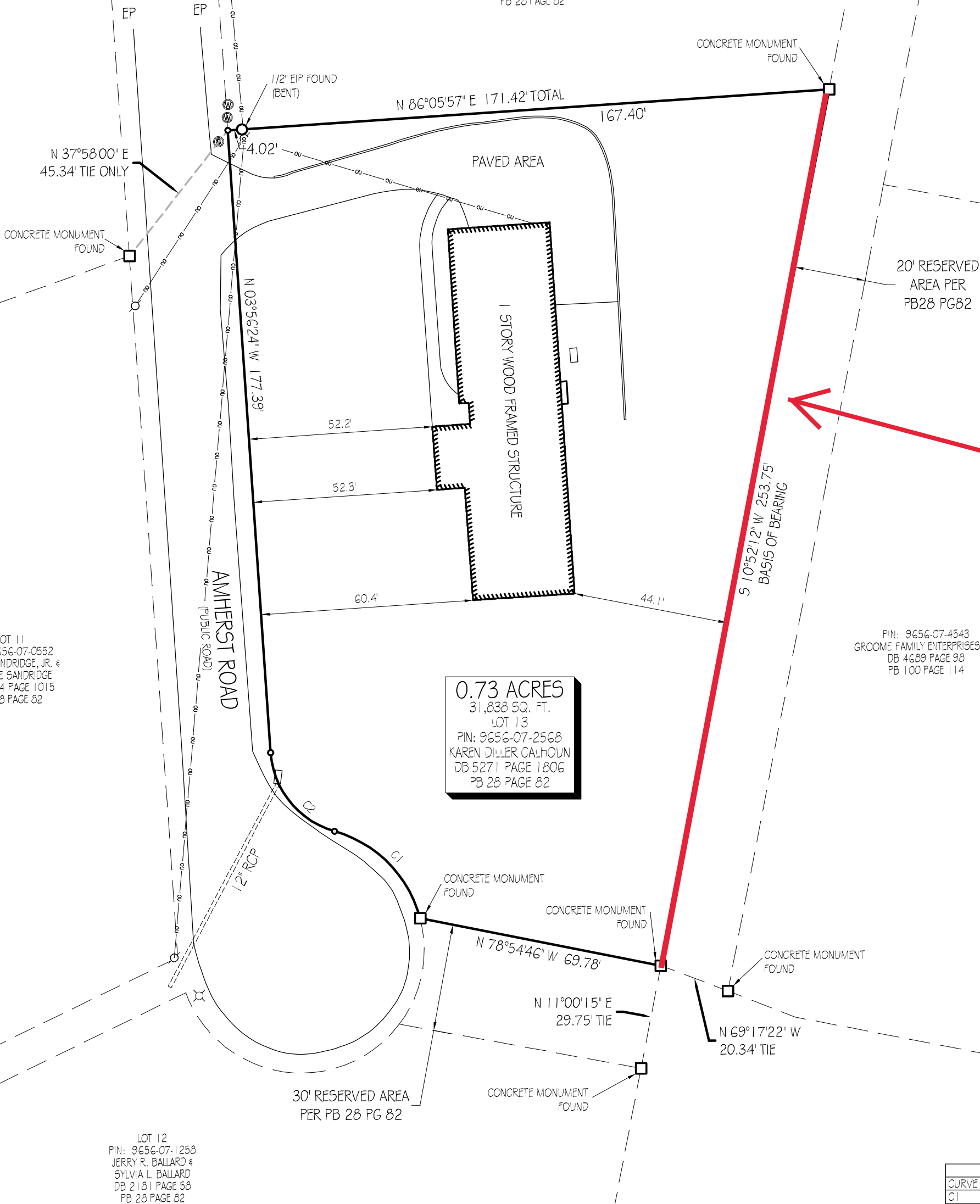
9/21/2020

A handwritten signature in black ink, appearing to read "Jason Smiley", written over a horizontal line.



LOT 10
PIN: 9656-07-0702
BON JUU, LLC
DB 5657 PAGE 1885
PB 28 PAGE 82

LOT 14
PIN: 9656-07-2788
DENISE C. YARBOROUGH
DB 4374 PAGE 1829
PB 28 PAGE 82



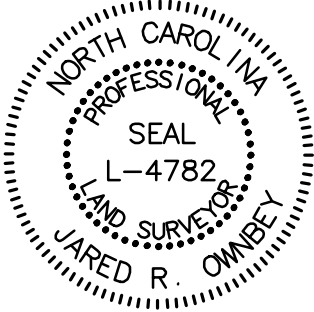
LOT 11
PIN: 9656-07-0552
DAVID SANDRIDGE, JR. &
CELESTE SANDRIDGE
DB 4344 PAGE 1015
PB 28 PAGE 82

0.73 ACRES
31,838 SQ. FT.
LOT 13
PIN: 9656-07-2568
KAREN DILLER CALHOUN
DB 5271 PAGE 1806
PB 28 PAGE 82

PIN: 9656-07-4543
GROOME FAMILY ENTERPRISES, LLC
DB 4689 PAGE 98
PB 100 PAGE 114

LOT 12
PIN: 9656-07-1258
JERRY R. BALLARD &
SYLVIA L. BALLARD
DB 2181 PAGE 58
PB 28 PAGE 82

- LEGEND:
- STP = EXISTING IRON PIPE
 - CTP = CRIMPED TOP PIPE
 - RRS = RAILROAD SPIKE
 - IPS = IRON PIN SET $\frac{3}{8}$ " REBAR WITH CAP
 - R/W = RIGHT OF WAY
 - B.S.L. = BUILDING SETBACK LINE
 - EP = EDGE OF PAVEMENT
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - = CALCULATED & UNMARKED POINT
 - = PROPERTY MONUMENT FOUND (AS NOTED)
 - = SET $\frac{3}{8}$ " REBAR WITH "J.R. OWNBEY" I.D. CAP
 - = UTILITY POLE
 - ⊙ = WATER METER
 - ⊕ = WATER VALVE
 - ⊗ = FIRE HYDRANT
 - ⊠ = TELEPHONE PEDESTAL
 - ⊞ = SANITARY SEWER MANHOLE
 - ⊟ = STORM SEWER MANHOLE
 - OU- = OVERHEAD UTILITY LINE
 - E- = UNDERGROUND ELECTRIC
 - G- = UNDERGROUND GAS
 - SS- = SANITARY SEWER LINE
 - T- = UNDERGROUND TELEPHONE
 - - - = EDGE OF GRAVEL
 - x- = FENCE
 - - - - - = SUBJECT PROPERTY LINE (SURVEYED)
 - - - - - = ADJOINER LINE (LINE NOT SURVEYED)
 - - - - - = BUILDING SETBACK LINE (B.S.L.)
 - - - - - = RIGHT-OF-WAY LINE (R/W)
 - - - - - = TIE LINE



I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 5271, PAGE 1806); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(b)(1):

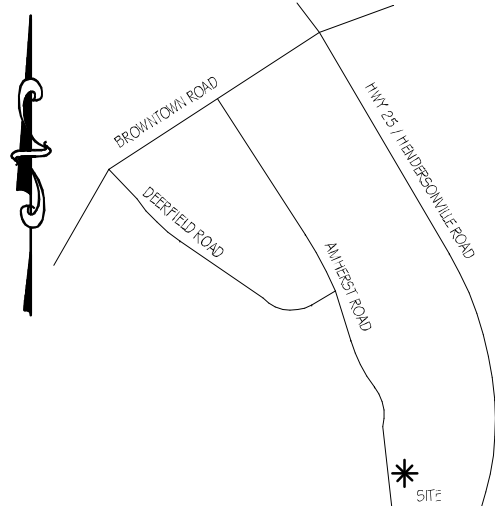
(c),(1.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17TH DAY OF AUGUST, A.D., 20 20.

DocuSigned by:
Jared P. Ownbey
5E6F9597FD3C4B0...
N.C. PROFESSIONAL LAND SURVEYOR

L-4782
LICENSE #

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	36.37'	34.76'	N 44°29'03" W	59°32'21.9"
C2	25.00'	30.66'	28.79'	N 39°05'46" W	70°18'48"



VICINITY MAP NOT TO SCALE

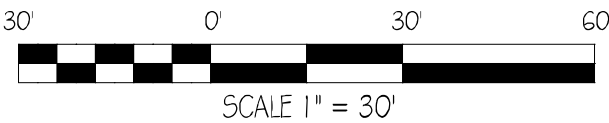
- NOTES:
- * THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
 - * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
 - * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE.
 - * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 811 OR 1-800-632-4349 BEFORE DIGGING.
 - * BASED ON GRAPHICAL DETERMINATION, THIS SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 3700965600J, WITH EFFECTIVE DATE OF JANUARY 6, 2010.
 - * ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC., LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
 - * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

CURRENT RECORD OWNER INFORMATION:
KAREN DILLER CALHOUN

BOUNDARY SURVEY FOR JASON SMILEY

REFERENCES

LOT 13
PIN: 9656-07-2568
DB 5271 PAGE 1806
PB 28 PAGE 82
TOTAL AREA = 0.73 ACRES
LIVESTONE TOWNSHIP, BUNCOMBE COUNTY, N.C.
DATE: 08-15-2020
DRAWN BY: RJW CREW CHIEF: IMW
CHECKED BY: J.R. OWNBEY
JOB #200721



SCALE 1" = 30'



FIRM LICENSE NO. P-1189
522 FLEMING STREET
HENDERSONVILLE, NC 28739
PHONE: (828)-595-9668
MOUNTAINLANDSURVEYOR.COM



355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131

www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustment Case Number 4 (Lot 4 / 2 Greenwood road)
Date: October 13, 2020

Landscaping Plan Approval as Part of New Residence Construction

A zoning permit is requested for the construction of a new residence at the intersection of Hilltop and Greenwood Roads. This residence is likely to be addressed 2 Greenwood Road, as the most road frontage for the parcel abuts Greenwood Road. The proposed home meets requirements for maximum roof coverage and impervious surface coverage. There also does not appear to be any detached accessory structure, as the only wall noted is attached to the home. The home is in compliance with all setbacks on the property. The driveway does come in from the front as noted within the Zoning Ordinance.

The new home construction will result in a disturbance greater than twenty (20) percent of the lot area. This requires a landscape plan approval from the Board of Adjustment. The site plan, as attached, shows a total of twenty-seven (27) trees planned for removal. There are a minimum of twenty-three (23) trees planned for planting to the west bordering 30 Hilltop Road and additional buffering to the north along Hilltop Road. A significant amount of large trees will remain on the property.

If the landscape plan is approved, the project will then go to the Design Review Board for final review.

Zoning Compliance Application

Town of Biltmore Forest

Name

M. David & Gay V. Cogburn

Property Address

Lot #4 Greenwood Road, Biltmore Forest, NC

Phone

(828) 274-1617

Email

BFCogs@aol.com

Parcel ID/PIN Number

9646-84-0971-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.583 acres

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

6066 s.f.

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

11,956 s.f.

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

Building Height

37'-3"

Description of the Proposed Project

New custom residential structure with new driveways and off street parking. Site grading and selected tree cutting as required for new construction. Note, the permit application fee will be paid via credit card through the Town of Biltmore Forest permit fee web page. The amount being sent is \$2608.00, calculated per the ordinance based on the estimated costs below. Please advise if the fee calculations are not correct. Note: George Stowe, Architect is signing below as agent for the David and Gay Cogburn.

Estimated Start Date

10/31/2020

Estimated Completion Date

9/15/2021

Estimated Cost of Project


\$1,300,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Cogburn Residence [9 pages].pdf

Applicant Signature

Date
9/28/2020

A handwritten signature in black ink, appearing to read "Ms. Stone", written over a horizontal line.

CONTENTS

- SITE: ROOF PLAN, GRADING, TREE
REMOVAL, NOTES
LANDSCAPE PLAN: PLANTING
DESIGN
A-1: ELEVATIONS
A-2: ELEVATION
A-3: MAIN FLOOR PLAN
A-4: BASEMENT LEVEL FLOOR
PLAN, SCHEDULES
A-5: FOUNDATION PLAN
A-6: BUILDING SECTION, ROOF
PLAN, DETAIL WALL SECTION
A-7: BUILDING SECTION



GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

FOR REVIEW

DATE:
09-28-2020
REVISIONS:

New Construction for

COGBURN RESIDENCE

Blirmore Forest, NC

Lot #4

SITE

DEVELOPMENT DATA
OWNER: DAVID M. AND GAY V. COGBURN
CURRENT ADDRESS: 44 TIVERTON LANE, ASHEVILLE, NC 28803
PIN: 9646-84-0971-00000
SURVEYOR: MCABEE & ASSOCIATES, DATED 02-16-2017
ZONING: R-1
SIZE: 1.583 ACRES
NEW STRUCTURE ROOF COVERAGE: 4066 SQ.FT.
PROPOSED IMPERVIOUS SURFACE COVERAGE: 11,956 SQ.FT.

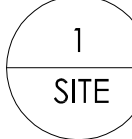
TREE CHART

TREE #	TREE TYPE AND SIZE	TREE #	TREE TYPE AND SIZE
232	WHITE PINE 30"	376	POPLAR 28"
233	WHITE PINE 20"	377	BLACK OAK 18"
234	WHITE PINE 26"	378	POPLAR 8"
235	WHITE PINE 22"	379	CHERRY 10"
236	WHITE PINE 22"	380	WHITE PINE 38"
237	POPLAR 36"	381	HEMLOCK 30"
238	WHITE PINE 36"	382	WHITE PINE 28"
239	WHITE PINE 34"	383	WHITE PINE 14"
240	POPLAR 32"	386	DOGWOOD 4"
241	POPLAR 18"	414	DOGWOOD 8"
242	WHITE PINE 30"	415	WHITE PINE 24"
244	CHERRY 20"	416	WHITE PINE 28"
245	POPLAR 34"	417	WHITE PINE 22"
246	POPLAR 36"	418	WHITE PINE 26"
246	POPLAR 20"	419	WHITE PINE 30"
297	WHITE PINE 22"	421	WHITE PINE 22"
298	WHITE PINE 30"	422	WHITE PINE 18"
299	WHITE PINE 16"	423	POPLAR 18"
300	WHITE PINE 20"	424	RED OAK 16"
301	WHITE PINE 20"	429	POPLAR 24"
302	WHITE PINE 14"	431	POPLAR 24"
303	WHITE PINE 20"	432	WHITE PINE 34"
304	POPLAR 12"	433	WHITE PINE 24"
305	WHITE PINE 34"	434	WHITE PINE 32"
306	WHITE PINE 28"	435	WHITE PINE 24"
307	SOURWOOD 10"	436	WHITE PINE 28"
308	POPLAR 12"	437	WHITE PINE 30"
309	WHITE PINE 20"	438	POPLAR 28"
310	WHITE PINE 28"	439	WHITE PINE 32"
311	POPLAR 12"	440	DOGWOOD 5"
313	WHITE PINE 18"	441	POPLAR 12"
314	POPLAR 10"	442	WHITE PINE 28"
315	WHITE PINE 34"	443	WHITE PINE 34"
316	SOURWOOD 10"	444	WHITE PINE 18"
317	WHITE PINE 36"	445	WHITE PINE 28"
318	WHITE PINE 30"	446	HEMLOCK 22"
319	SOURWOOD 10"	447	WHITE PINE 28"
320	POPLAR 16"	448	HEMLOCK 18"
321	POPLAR 12"	449	POPLAR 22"
322	POPLAR 12"	450	WHITE PINE 34" FORKED
323	POPLAR 16"	451	SOURWOOD 12"
324	WHITE PINE 24"	452	WHITE PINE 20"
325	POPLAR 14"	453	WHITE PINE 24"
326	POPLAR 24"	454	WHITE PINE 28"
327	WHITE PINE 14"	456	WHITE PINE 24"
328	WHITE PINE 26"	457	WHITE PINE 24"
329	CHERRY 14"	458	POPLAR 22"
361	POPLAR 18"	459	WHITE PINE 24"
362	WHITE PINE 28"	460	WHITE PINE 38"
363	WHITE PINE 30"	461	WHITE PINE 20"
364	POPLAR 18"	463	WHITE PINE 24"
365	RED OAK 16"	464	WHITE PINE 24"
366	WHITE PINE 32"	465	WHITE PINE 24"
367	WHITE PINE 38"	466	POPLAR 24"
368	POPLAR 12"	467	WHITE PINE 32"
369	HICKORY 10"	468	WHITE PINE 16"
370	WHITE PINE 28"	472	POPLAR 34"
371	POPLAR 40" FORKED	473	WHITE PINE 28"
372	RED OAK 12"	474	WHITE PINE 28"
373	WHITE OAK 14"	475	WHITE PINE 36"
374	WHITE PINE 26"	477	WHITE PINE 32"
375	WHITE PINE 28"	480	POPLAR 22"

LEGEND & ABBREVIATIONS:

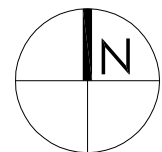
- PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
● CALCULATED POINT
(NOT MARKED IN FIELD)
● RECOVERED BOUNDARY MONUMENT
(SIZE AND TYPE AS NOTED)
● BOUNDARY MONUMENT SET BY MCABEE
(#4 REBAR W/ "MCABEE" CAP)
+/- = ABOVE OR BELOW ADJACENT GRADE
CMON = CONCRETE MONUMENT
INV = INVERT ELEVATION
☼ LIGHT POST
⬮ GUY
⬮ WATER VALVE
✖ TREE TO BE REMOVED

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	223.80	179.70'	174.91'
C2	73.15'	91.30'	85.49'
C3	394.20	123.30'	122.80'
C4	692.52	13.00'	13.00'



1 SITE
Scale: 1" = 20'-0"

NOTE: SITE PLAN BASED ON SURVEY BY
MCABEE & ASSOCIATES, DATED 02-16-2017



HILLTOP ROAD

GREEN GIANT
ARBORVITAE

MTN. MAPLE

GINKGO

FOREST
PANSY
REDBUD

SCHID LAUREL

DECIDUOUS
MAGNOLIA

PIERIS

PERENNIAL GROUND COVER

OAKLEAF HYDRANGEA

EMERALD GREEN ARBORVITAE

HYDRANGEA ARBORESCENS

STEEDS HOLLY

WHITE AZALEA

HODGIE
DWARF
HOLLY
BORDER

UPRIGHT GREEN
JAPANESE MAPLE

PERENNIAL GROUND
COVER

WHITE
AZALEA

STEEDS HOLLY

EMERALD GREEN
ARBORVITAE

PIERIS

OAKLEAF HYDRANGEA

LAWN

LAWN

CAMELIA

GREENWOOD ROAD

COGBURN RESIDENCE



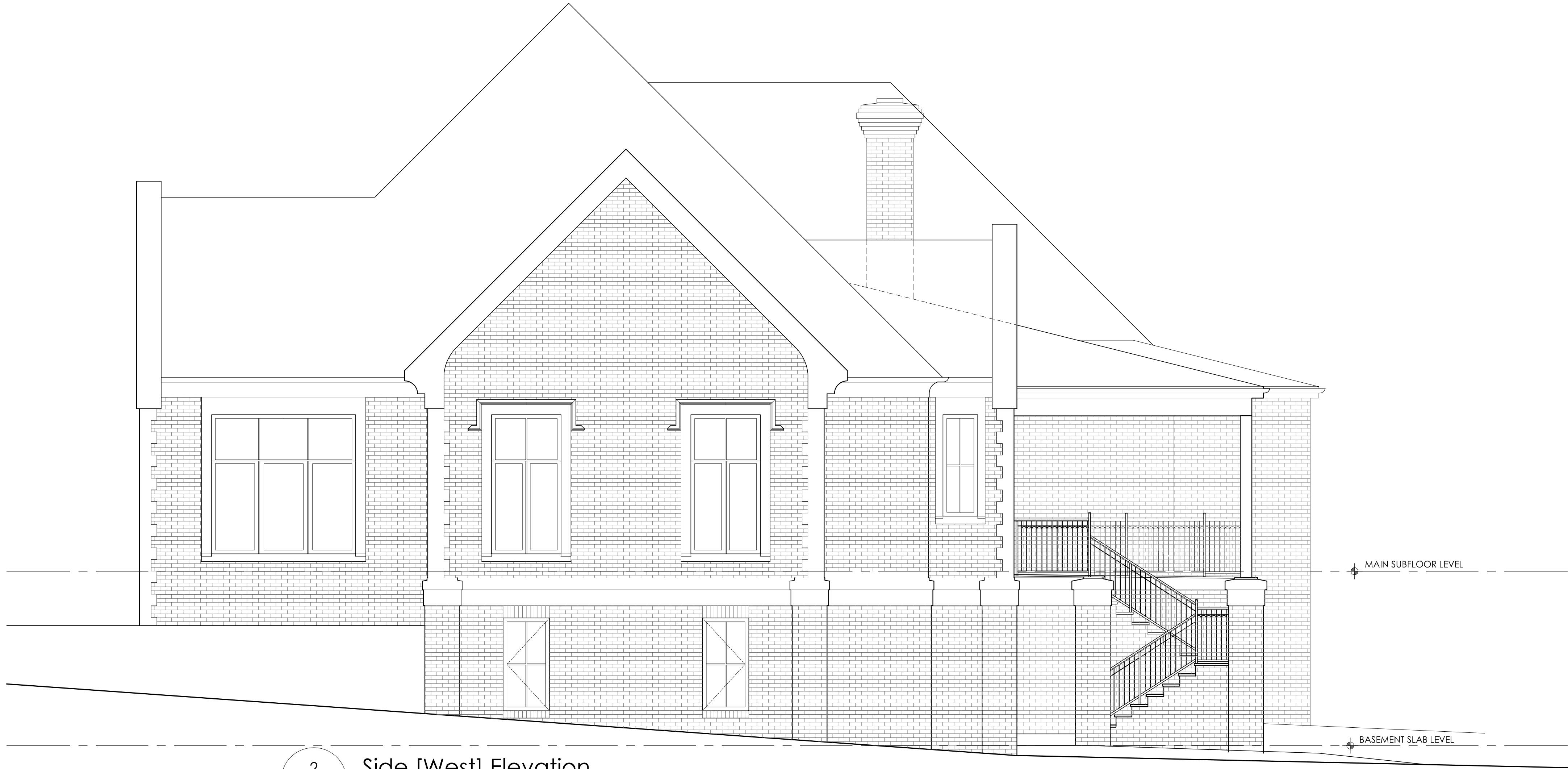
PRELIMINARY LANDSCAPE PLAN 1"=10' 9/2020
LANDMARK LANDSCAPES 1985 BREVARD RD, ARDEN NC 28704

BALTIMORE
FOREST
LOT 4

J. THELEN
C. DZIELAK



1
A-1
Front [North] Elevation
Scale: 1/4" = 1'-0"



2
A-1
Side [West] Elevation
Scale: 1/4" = 1'-0"



GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

FOR REVIEW

DATE:
09-28-2020
REVISIONS:

New Construction for

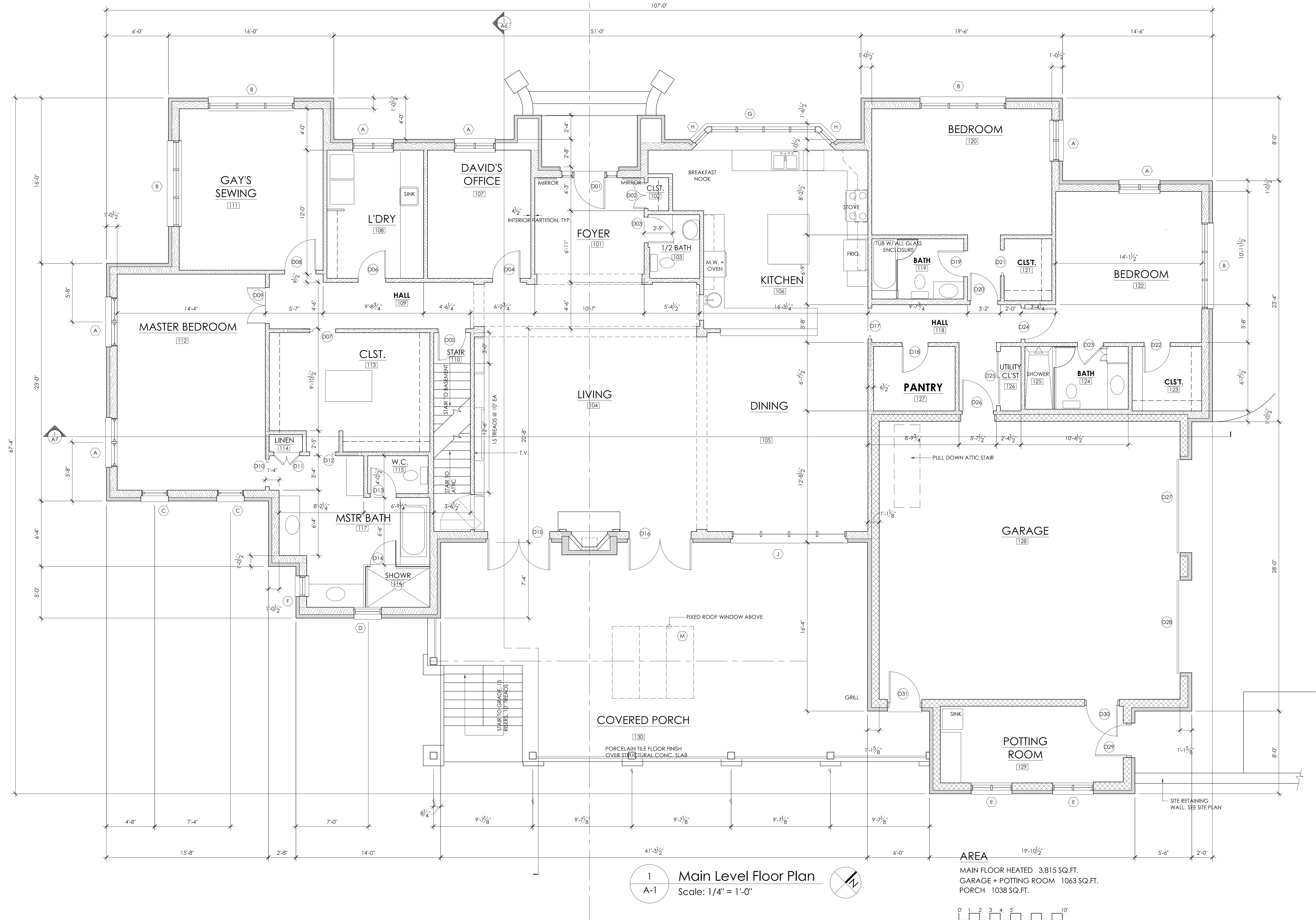
COGBURN RESIDENCE

Lot #4

Blissmore Forest, NC

A-1





1 Main Level Floor Plan
A-1 Scale: 1/4" = 1'-0"

AREA
MAIN FLOOR HEATED 3,815 SQ.FT.
GARAGE + POTTING ROOM 1063 SQ.FT.
PORCH 1038 SQ.FT.



GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

FOR REVIEW

DATE:
09-28-2020
REVISIONS:

New Construction for
COGBURN RESIDENCE

Blirmore Forest, NC

Lot #4

A-3

DOOR SCHEDULE

(SUBMIT PRODUCT INFORMATION FOR REVIEW)							
MARK	SIZE (W x H)	DOOR TYPE	FRAME	HWWR. GROUP	DETAIL	FIRE RATING	NOTES
D01	3'-0" x 6'-8" x 1 3/4"	A	Wd.	I	X/AX	1 HR.	-
D02	-	-	-	-	-	-	-
D03	-	-	-	-	-	-	-
D04	-	-	-	-	-	-	-
D05	-	-	-	-	-	-	-
D06	-	-	-	-	-	-	-
D07	-	-	-	-	-	-	-
D08	-	-	-	-	-	-	-
D09	-	-	-	-	-	-	-
D10	-	-	-	-	-	-	-
D11	-	-	-	-	-	-	-
D12	-	-	-	-	-	-	-
D13	-	-	-	-	-	-	-
D14	-	-	-	-	-	-	-
D15	-	-	-	-	-	-	-

DOOR TYPES

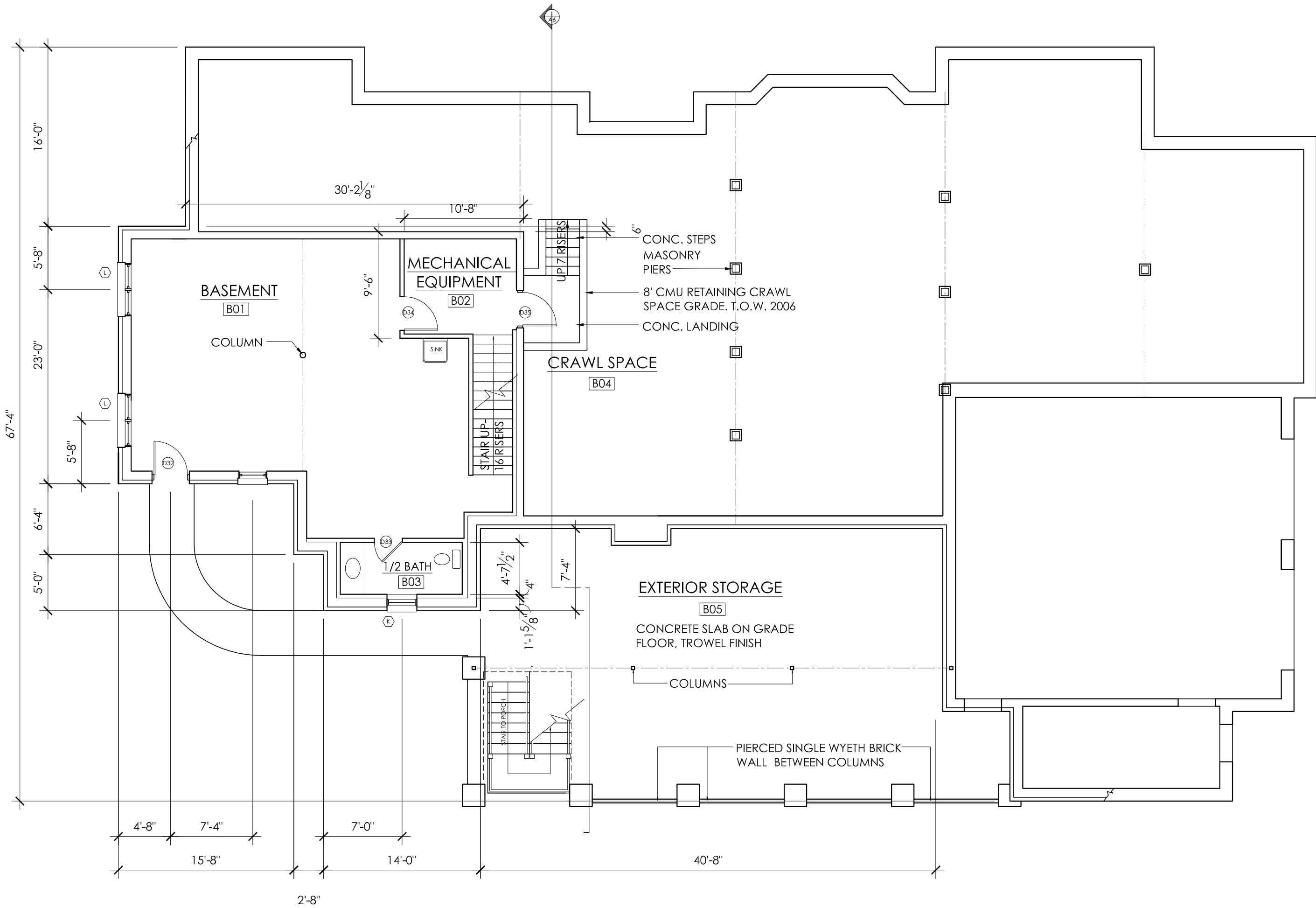
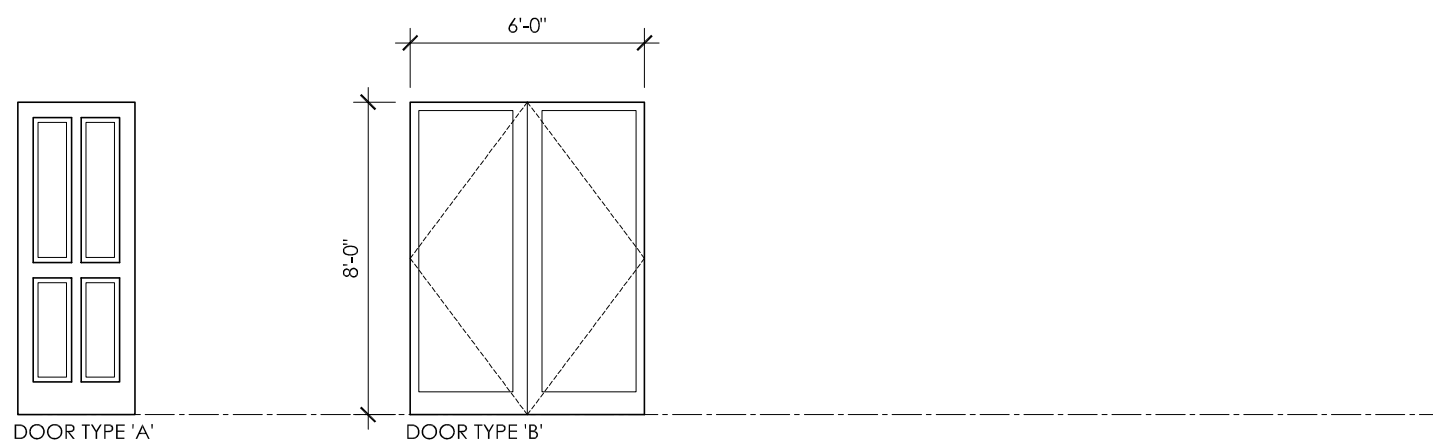
HARDWARE SPECIFICATIONS

A. REEB / SIMPSON STILE AND RAIL RAISED PANEL WOOD DOORS. TO BE SELECTED BY OWNER

B. "HOPE" EMPIRE BRONZE JAMESTOWN 175 SERIES. I.G. GLAZING W/ THERMAL BREAK, EXTERIOR PATIO DOOR.

C. INSULATED DOOR SYSTEM, TO BE SELECTED BY OWNER

D. OVERHEAD DOOR SYSTEM, TO BE SELECTED BY OWNER



1
A-2
Basement Level Floor Plan
Scale: 1/8" = 1'-0"

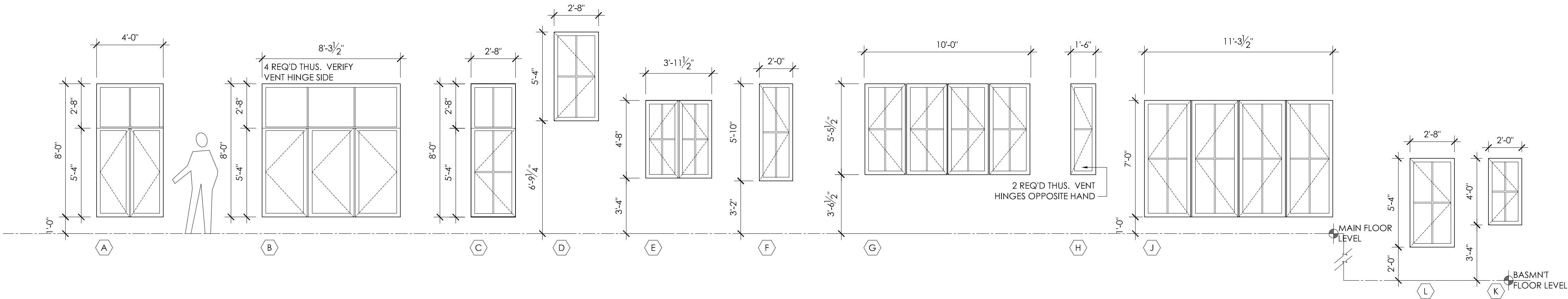
WINDOW SCHEDULE

(SUBMIT PRODUCT INFORMATION FOR REVIEW)				
MARK	SIZE (W x H)	TYPE	DETAIL	NOTES
A	SEE ELEVATION x 1'-3/4"	CASEMNT + TRANSOM	X/AX	1.
B	SEE ELEVATION x 1'-3/4"	CASEMNT + TRANSOM	-	1.
C	SEE ELEVATION x 1'-3/4"	CASEMNT + TRANSOM	-	1.
D	SEE ELEVATION x 1'-3/4"	CASEMNT	-	1.
E	SEE ELEVATION x 1'-3/4"	CASEMNT	-	1.
F	SEE ELEVATION x 1'-3/4"	CASEMNT	-	1.
G	SEE ELEVATION x 1'-3/4"	CASEMNT	-	1.
H	SEE ELEVATION x 1'-3/4"	CASEMNT	-	1.
I	NOT USED			
J	SEE ELEVATION x 1'-3/4"	CASEMNT		1.
K	SEE ELEVATION x 1'-3/4"	CASEMNT		1.
L	SEE ELEVATION x 1'-3/4"	CASEMNT		1.
M	7'-10 1/2" x 7'-2 5/8"	FIXED GLASS SKYLIGHT		2.

NOTES:

1. WINDOWS 'A' - 'J' ARE BASED ON "HOPE" EMPIRE BRONZE JAMESTOWN 175 SERIES. OPERABLE CASEMNT & FIXED TRANSOM ASSEMBLIES AS SHOWN. SIMULATED DIVIDED LITES AS SHOWN GLAZING SHALL BE 1" DBL. INSULATED, LOW-E ARGON-FILLED, CLEAR

2. VELUX SKYLIGHT MODULE. TYPE HFC, CURB MTD. W/ SINGLE PANE SAFETY GLASS, CLEAR. COMPLETE WITH FLASHING ASSEMBLY. 3 EACH 800[mm] x 2200[mm].



GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

FOR REVIEW

DATE:

09-28-2020

REVISIONS:

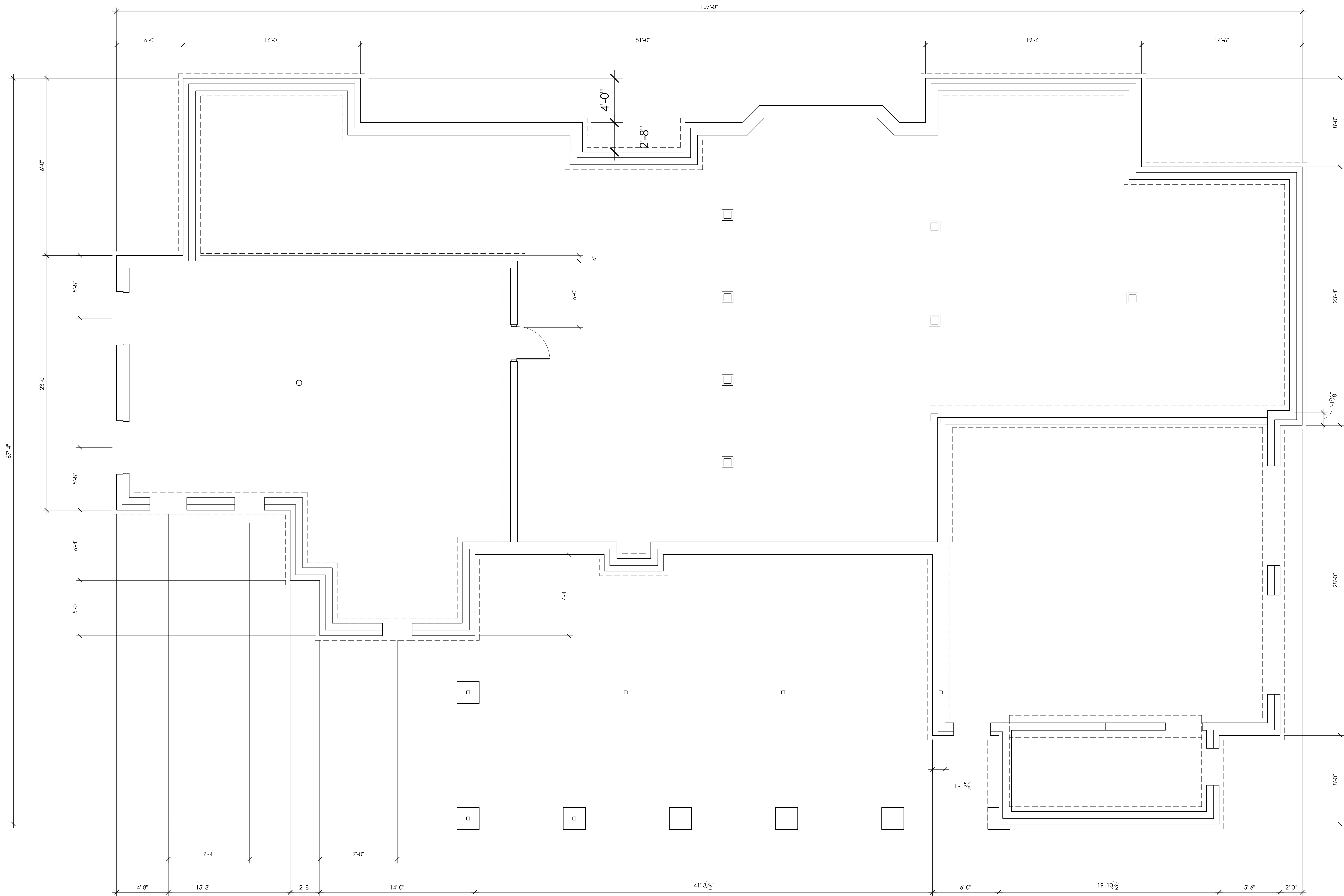
New Construction for

COGBURN RESIDENCE

Blirmore Forest, NC

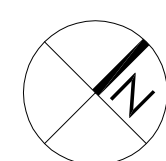
Lot #4

A-4



1
A-5

Foundation Plan
Scale: 1/4" = 1'-0"



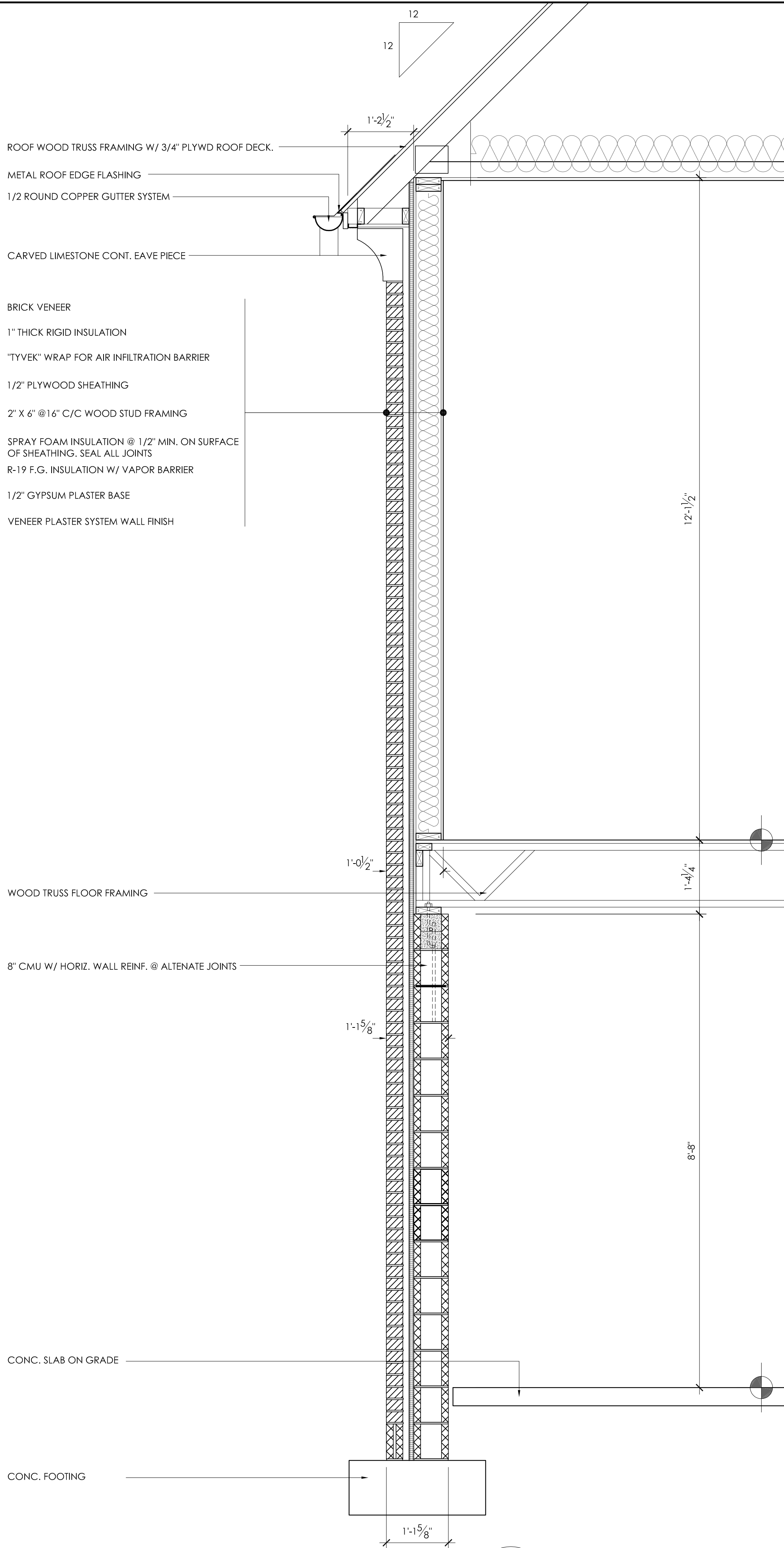
GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

FOR REVIEW

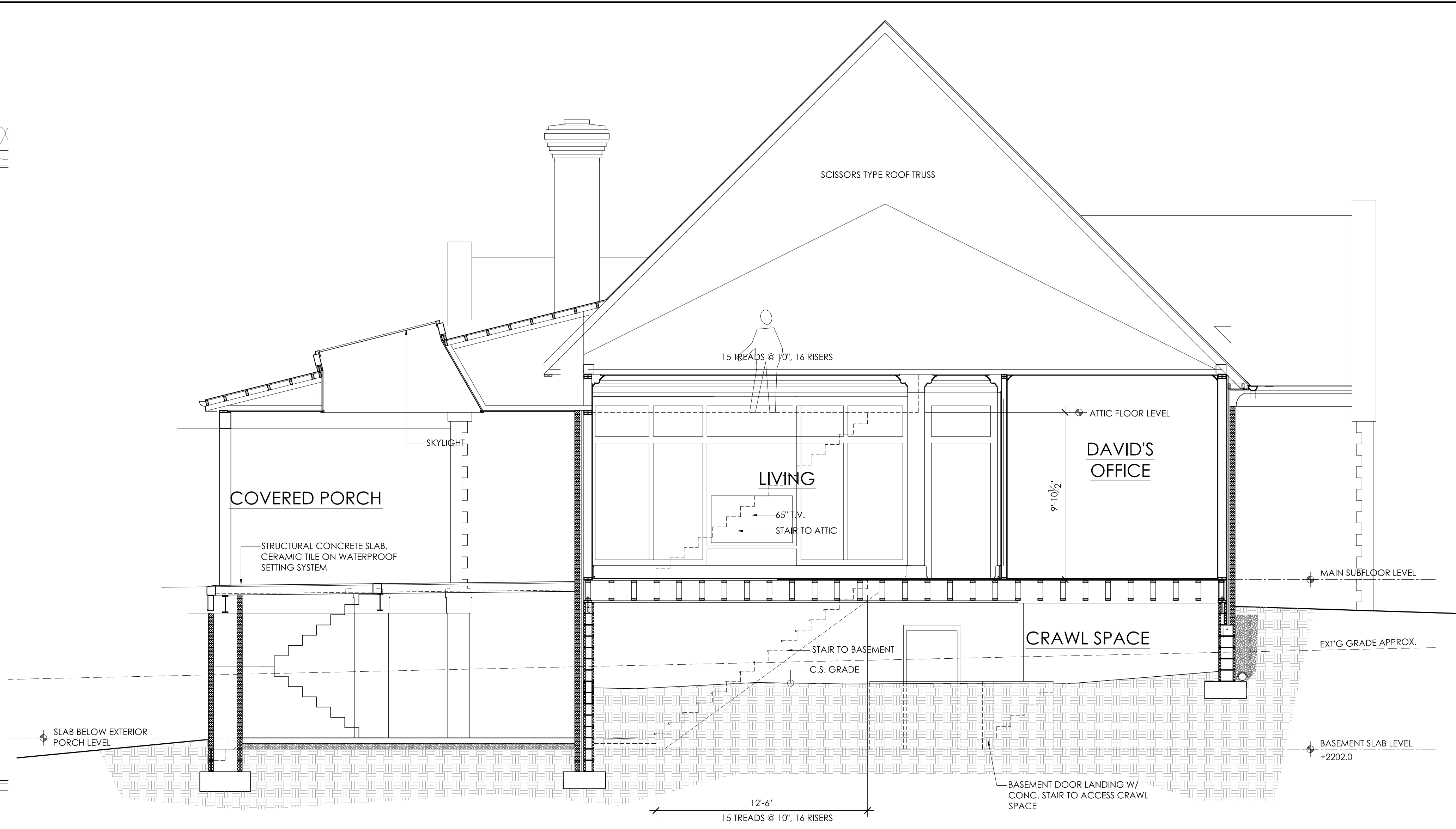
DATE:
09-28-2020
REVISIONS:

New Construction for
COGBURN RESIDENCE
Lot #4
Blitmore Forest, NC

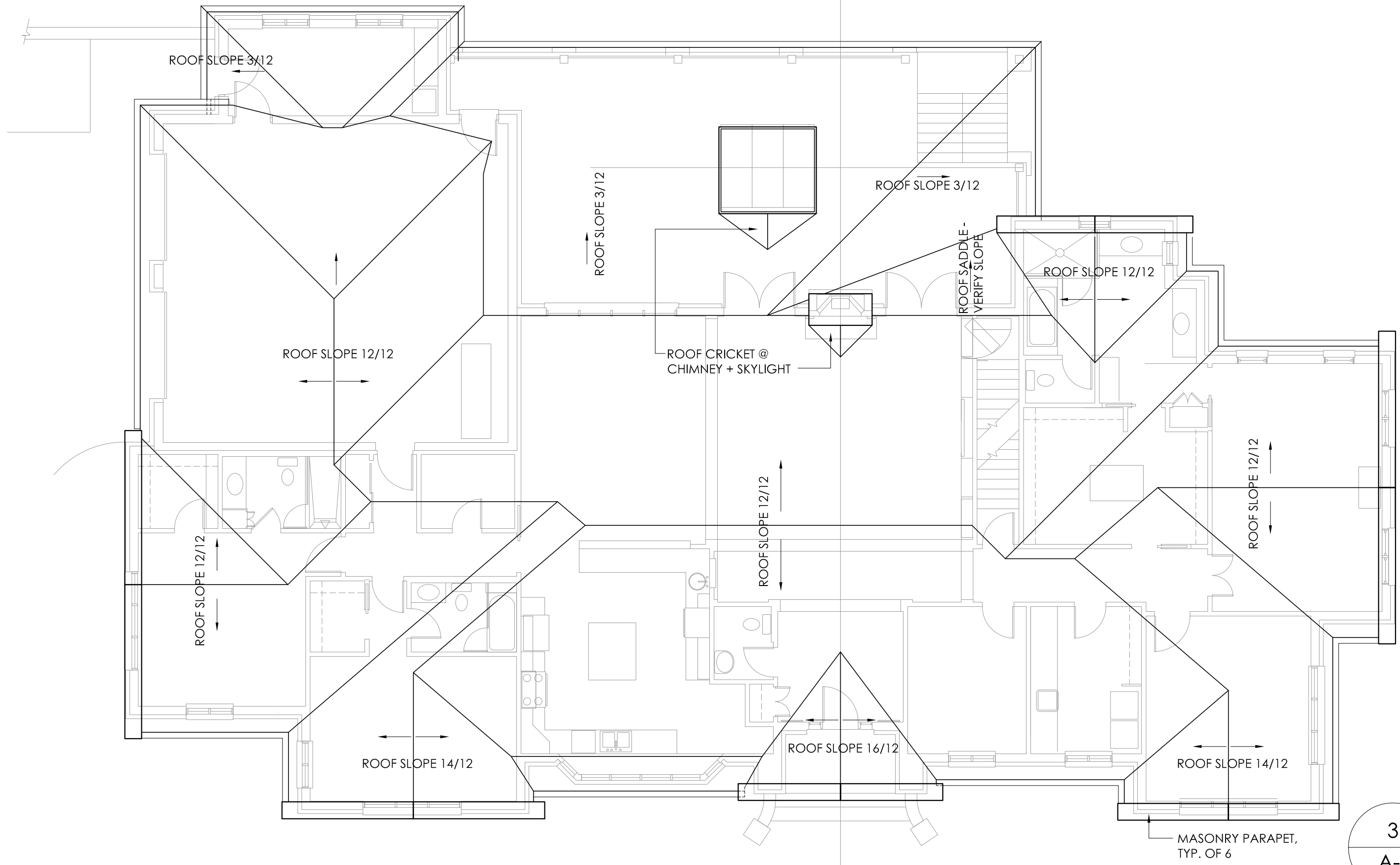
A-5



2 Detail Wall Section
A-6 Scale: 3/4" = 1'-0"



1 Building Section
A-6 Scale: 1/4" = 1'-0"



3 Roof Plan
A-6 Scale: 1/8" = 1'-0"



GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

FOR REVIEW

DATE:
09-28-2020
REVISIONS:

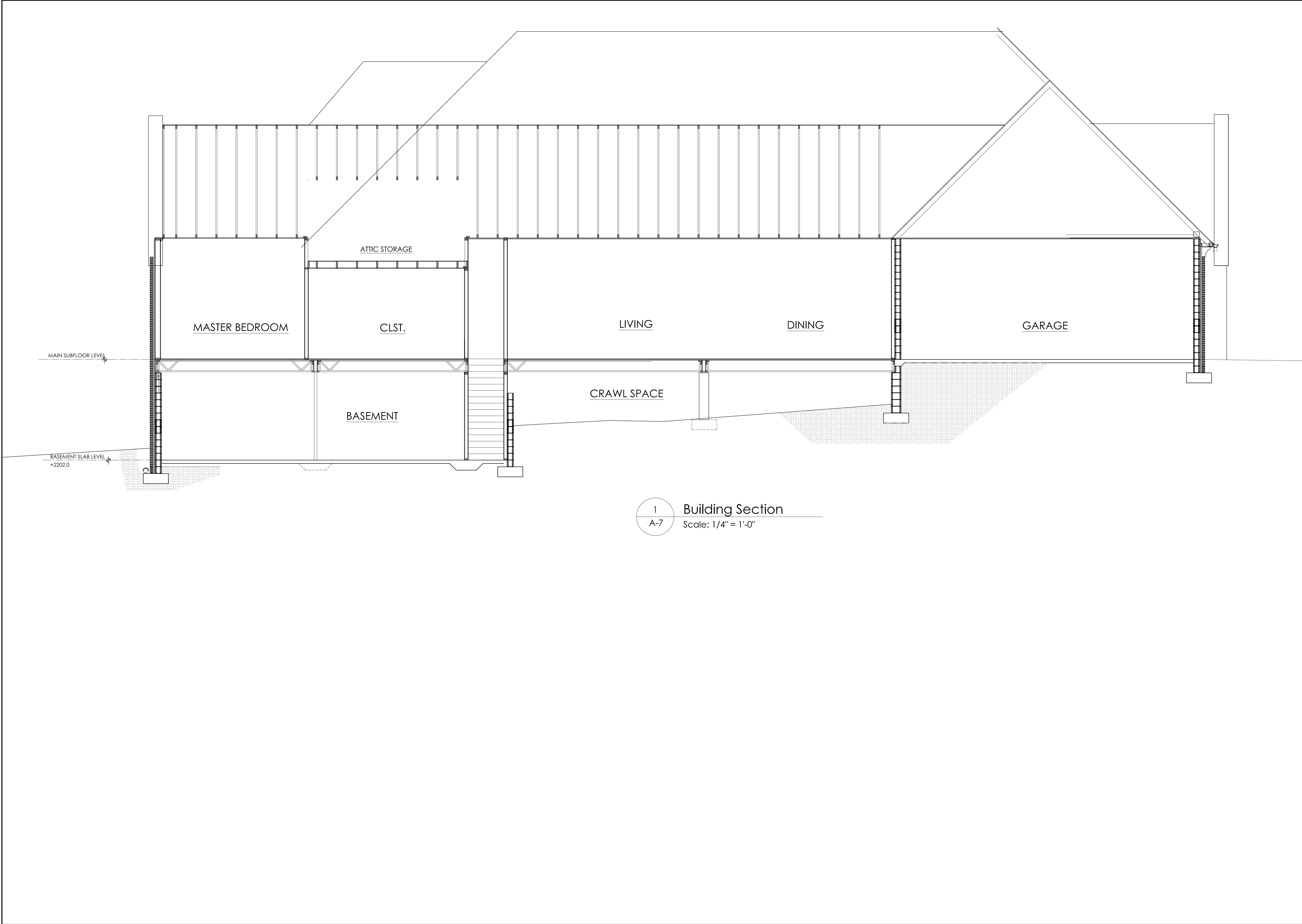
New Construction for

COGBURN RESIDENCE

Blirmore Forest, NC

Lot #4

A-6



GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

FOR REVIEW

DATE:
09-28-2020

REVISIONS:

New Construction for
COGBURN RESIDENCE
Lot #4
Blitmore Forest, NC

A-7

355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131
www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Board of Adjustment Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustment Case Number 5 (5 Fir Tree Lane)
Date: October 13, 2020

Variance Request for Driveway to Enter through Rear of Property

The applicant requests a variance from the Board of Adjustment to allow the construction of the entrance driveway to the property to enter from Cedar Hill Drive instead of the front of the property along Fir Tree Lane. This new residence proposal meets all other requirements related to new house construction, including compliance with the maximum roof coverage and impervious surface requirements. The only setback encroachment results from the proposed driveway location in the rear yard.

The Town's Zoning Ordinance defines **FRONT YARD** in a manner that also speaks to driveway requirements, as follows:

*An open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street or property line and the front line of the building, projected to the side lot lines of the lot. Driveways, to the extent possible, shall enter the property through the front yard. In the case of a lot with frontage on more than one street, the side of the lot with the most street frontage shall be considered the **FRONT YARD**, however, in the consideration and determination of applications for conditional use or variance on such a lot, the Board of Adjustment shall take into account and consider the visibility of both the **FRONT** and **SIDE YARDS** to the street and adjoining properties in any determination.*

In this specific instance, the lot abuts both Cedar Hill Drive and Fir Tree Lane. By definition above, the side of the lot with the most street frontage is Fir Tree Lane, thereby designating this the *front*. The applicant's request includes specific information related more extensive grading, tree removal, sedimentation control, and a lesser slope as reasons to request the variance.

Per the definition above, the Board of Adjustment is provided flexibility in regards to reviewing lots that have frontage on more than one street.

Zoning Compliance Application

Town of Biltmore Forest

Name

Ron Hunt

Property Address

Lot #8 Fir Tree lane & 14A Cedar Hill

Phone

(828) 337-1143

Email

ronaldforresthunt@icloud.com

Parcel ID/PIN Number

9646-42-9288-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

2.682 ac

Maximum Roof Coverage

7,500 square feet (Up to 3 acres)

Proposed Roof Coverage Total

6,271sf

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

14,597sf

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

Building Height

32'

Description of the Proposed Project

Single family residence with 4215sf heated plus 1,100sf finished basement and 3 car garage

Estimated Start Date

12/15/2020

Estimated Completion Date

1/31/2022

Estimated Cost of Project

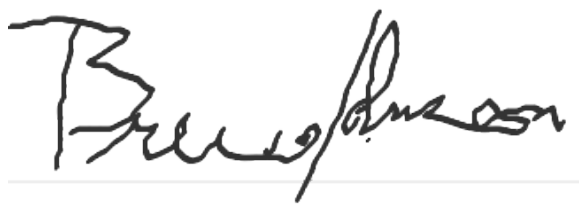
\$1,300,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Hunt variance addendum copy.pdf

Applicant Signature

Date
9/28/2020

A handwritten signature in black ink, appearing to read "Brandon", written over a horizontal line.

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Ron Hunt

Address

15 Cedar Hill Dr

Phone

(828) 337-1143

Email

ronaldforresthunt@icloud.com

Current Zoning/Use

R

Requested Use

Single family residence

APPLICATION REQUIREMENTS: An application to the Board of Adjustment for a variance must be submitted to the Town of Biltmore Forest Town Manager at least 21 days prior to the meeting at which the application will be considered. A pre-application meeting with Town staff is required prior to application submittal to the Board of Adjustment.

What would you like to do with your property?

Build a new house on lot #8 with new driveway access from Cedar Hill Dr, thru rear lot line

What does the ordinance require?

Driveway should enter thru front setback on Fir Tree Lane

BOARD OF ADJUSTMENT: N.C.G.S. 160A-388(D) requires that the Board of Adjustment shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the items below. The Board of Adjustment must follow strict procedure and all determinations must be decided by a concurring vote of four-fifths of the members of the Board. It is important to provide detailed supporting documentation for the Board of Adjustment to review. If necessary, additional sheets may be attached to this application.

REQUIRED FINDINGS: Please provide a thorough response to each.**Unnecessary hardship would result from the strict application of the ordinance.**

Requiring drive entry from Fir Tree requires more grading and tree removal.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

The lot shape and steeper topography on Fir Tree would require a 29' rise from street to main living level over a shorter distance than Cedar Hill. The longer drive also allows for better mud control during construction.

The hardship did not result from actions taken by the applicant or the property owner.

The unusual lot shape with 2 road frontages already existed

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.

This has no impact on public safety

I hereby certify that all of the information set forth above is true and accurate to the best of my

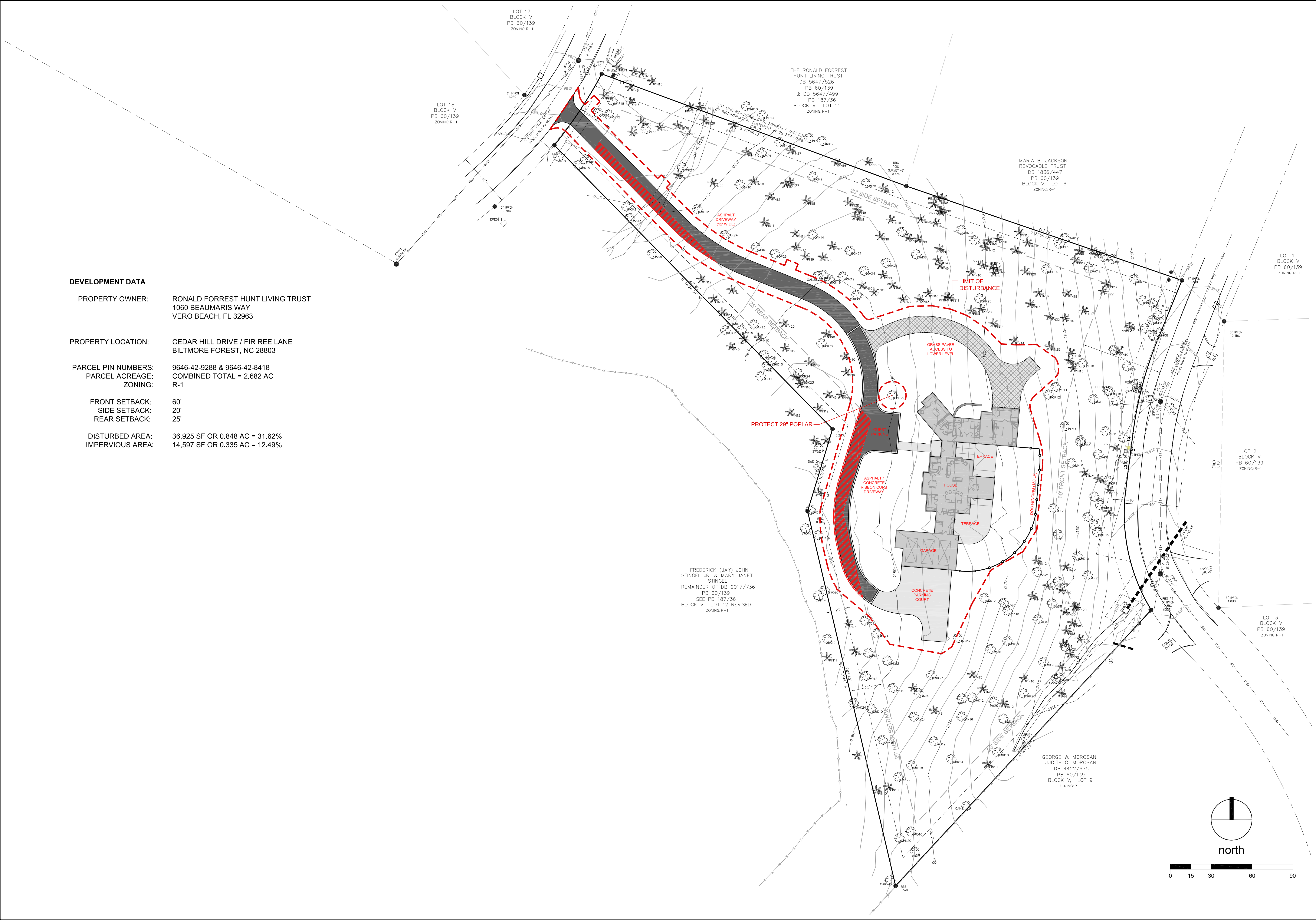
knowledge.

Signature

Date

9/28/2020

Bruce Johnson



DEVELOPMENT DATA

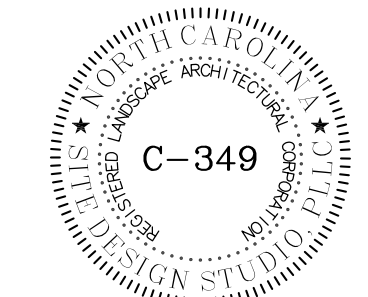
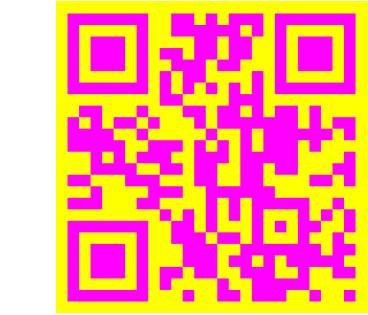
PROPERTY OWNER: RONALD FORREST HUNT LIVING TRUST
1060 BEAUMARIS WAY
VERO BEACH, FL 32963

PROPERTY LOCATION: CEDAR HILL DRIVE / FIR REE LANE
BILTMORE FOREST, NC 28803

PARCEL PIN NUMBERS: 9646-42-9288 & 9646-42-8418
PARCEL ACREAGE: COMBINED TOTAL = 2.682 AC
ZONING: R-1

FRONT SETBACK: 60'
SIDE SETBACK: 20'
REAR SETBACK: 25'

DISTURBED AREA: 36,925 SF OR 0.848 AC = 31.62%
IMPERVIOUS AREA: 14,597 SF OR 0.335 AC = 12.49%



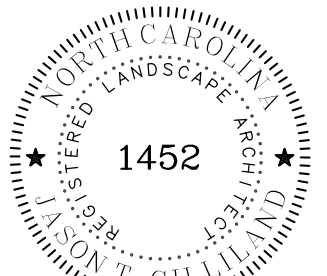
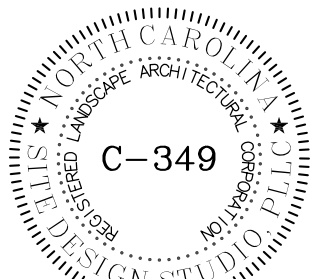
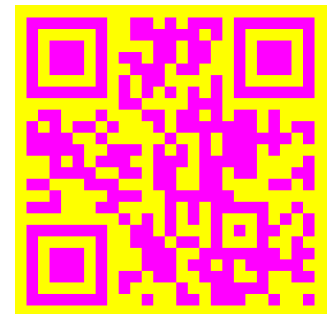
**HUNT AMOROSA RESIDENCE
BLOCK V - LOT 8
BILTMORE FOREST, NC**

DATE: SEPTEMBER 28, 2020
DESIGNED BY: JTG
CHECKED BY: JNG
SCALE: 1" = 30'
PROJECT #: 20-041

REVISIONS:

SHEET TITLE
**PRELIMINARY
SITE PLAN**

SHEET NUMBER
L100



**HUNT AMOROSA RESIDENCE
BLOCK V - LOT 8
BILTMORE FOREST, NC**

DATE: SEPTEMBER 28, 2020
DESIGNED BY: JTG
CHECKED BY: JNG
SCALE: 1" = 30'
PROJECT #: 20-041

REVISIONS:

SHEET TITLE

**SITE, GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER

L102

CONSTRUCTION SEQUENCE:

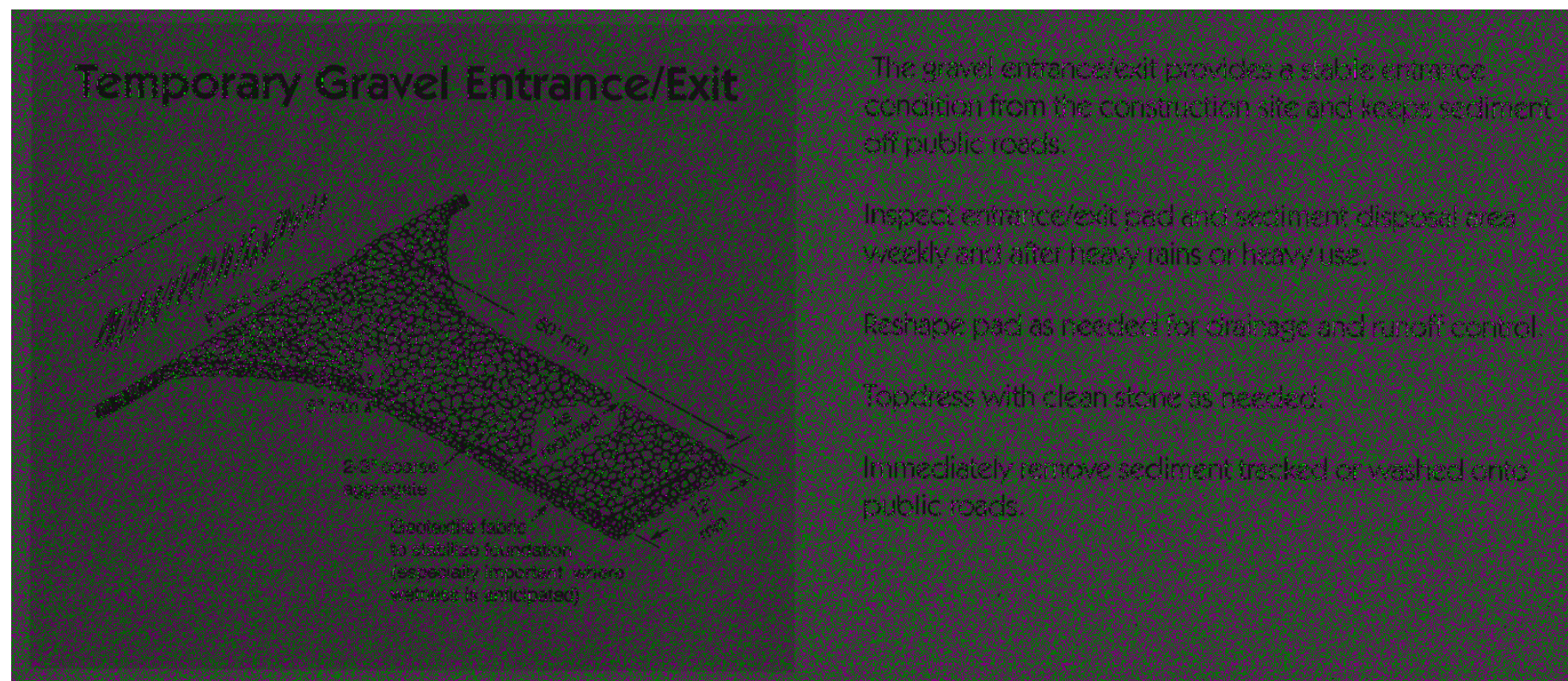
1. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN;
2. ON-SITE INSPECTION BY INSPECTOR TO APPROVE PERIMETER EROSION CONTROL DEVICES;
3. PROCEED WITH GRADING;
4. CLEAN SEDIMENT BASINS WHEN ONE-HALF FULL;
5. REPAIR OR REPLACE ALL EROSION CONTROL MEASURES AS NEEDED;
6. SEED AND MULCH DENUDED AREA, AS REQUIRED, AFTER FINISHED GRADES ARE ESTABLISHED;
7. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER ESTABLISHED;
8. REQUEST FINAL APPROVAL BY CONSTRUCTION INSPECTOR; AND,
9. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.

GRADING & EROSION CONTROL NOTES:

1. PROPERTY OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS.
2. EROSION AND SEDIMENT CONTROL MEASURES INDICATE THE MINIMUM MEASURES REQUIRED. ALL EXISTING STORMWATER MEASURES SHALL BE PROTECTED DURING CONSTRUCTION. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ADD ADDITIONAL MEASURES AS REQUIRED BY FIELD CONDITIONS AND/OR ON-SITE INSPECTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY AND AFTER ANY RAINFALL. ANY REPAIRS OR DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY. A RECORD LOG SHALL BE MAINTAINED ON THE SITE BY THE PROPERTY OWNER AND WILL RECORD ANY DEFICIENCIES AND THE CORRECTIVE MEASURES TAKEN. REFERENCE THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL MANUAL FOR ADDITIONAL INFORMATION.
4. ALL FILL SLOPES SHALL BE COMPACTED FULL DEPTH TO NOT LESS THAN 95 PERCENT MAXIMUM DENSITY (STANDARD PROCTOR), SHALL BE PLACED ON A SURFACE CLEAR OF GROWTH AND DEBRIS, AND BE PROPERLY BENCHED AND DRAINED.
5. ALL CONSTRUCTED SEVERE SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEERING. ADDITIONALLY FOR CONSTRUCTED SEVERE SLOPES GREATER THAN FIVE FEET IN HEIGHT, AN INSPECTION AND A STABILITY CERTIFICATE ARE REQUIRED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE SUFFICIENT TO PERFORM THE INSPECTION AND STABILITY ANALYSIS.
6. EXISTING SURFACE DRAINAGE PATTERNS AND STRUCTURES SHALL BE PRESERVED. ALL 3:1 AND STEEPER SLOPES AND PERIMETER AREAS SHALL BE REVEGETATED WITHIN 7 CALENDAR DAYS OF DISTURBANCE. CUT SLOPES SHALL NOT EXCEED 1.5:1 AND FILL SLOPES SHALL NOT EXCEED 2:1.
7. ALL DISTURBED AREAS NOT PAVED SHALL BE FINE GRADED AND SEEDED WITH REBEL II TALL FESCUE SEED MIX OR EQUIVALENT. ALL SLOPES 4:1 OR GREATER SHALL RECEIVE EROSION CONTROL MATTING PRIOR TO SEEDING.
8. BEFORE THE YOU DIG CALL 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES REGARDING THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, BUT NO LIMITED TO WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, TELEPHONE, CABLE, FIBER OPTICS AND GAS, ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF PERFORMING THE WORK.

NOTE:

SITE, GRADING & EROSION CONTROL PLANS PREPARED FROM BASE BOUNDARY SURVEY, TOPOGRAPHIC & TREE SURVEY INFORMATION PROVIDED BY ED HOLMES & ASSOCIATES DATED 9-11-20.



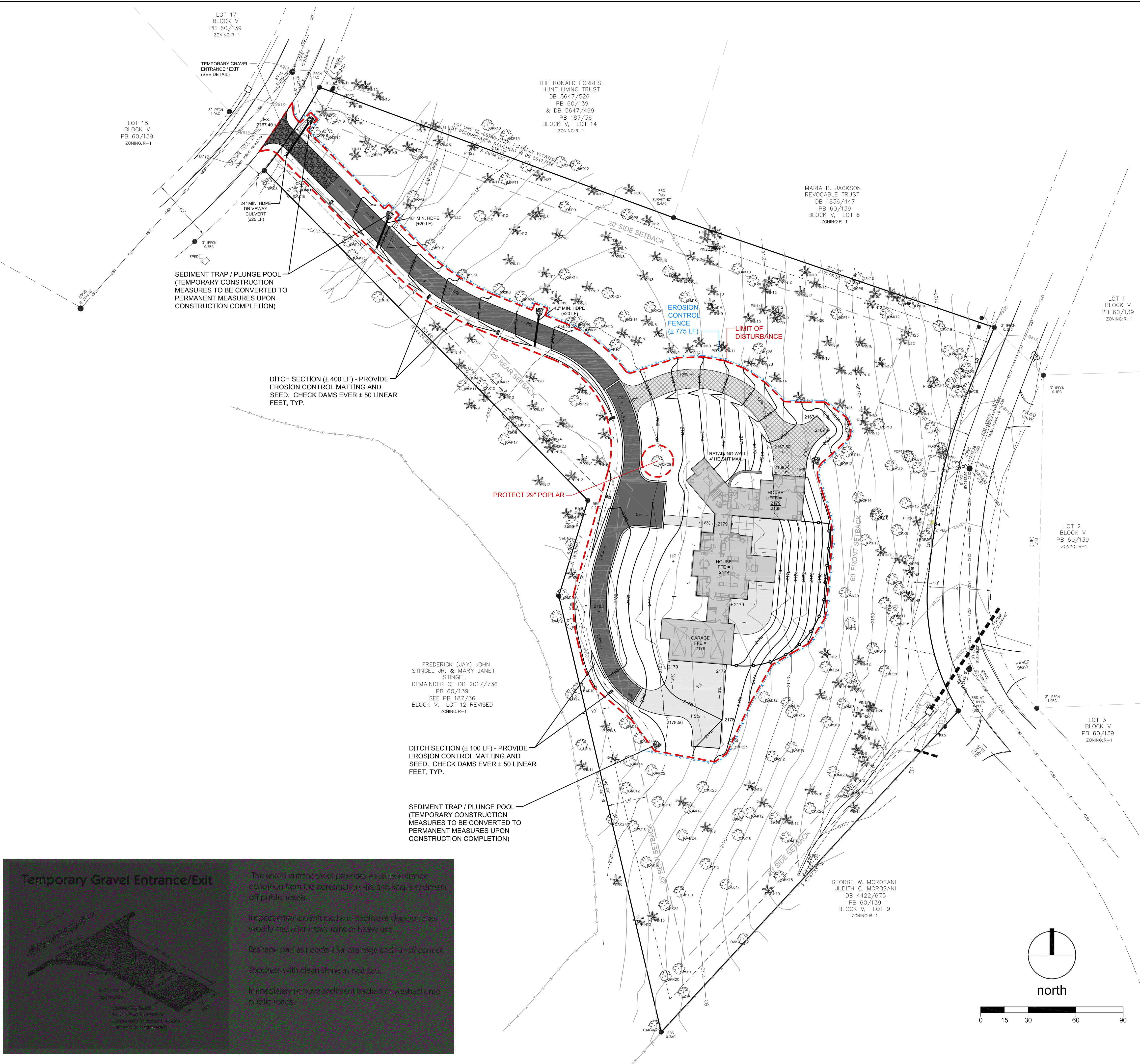
The gravel entrance/exit provides a stable transition condition from the construction site and keeps sediment off public roads.

Inspect entrance/exit pad and erosion control matting weekly and after heavy rains or heavy use.

Reshape pad as needed for drainage and runoff control.

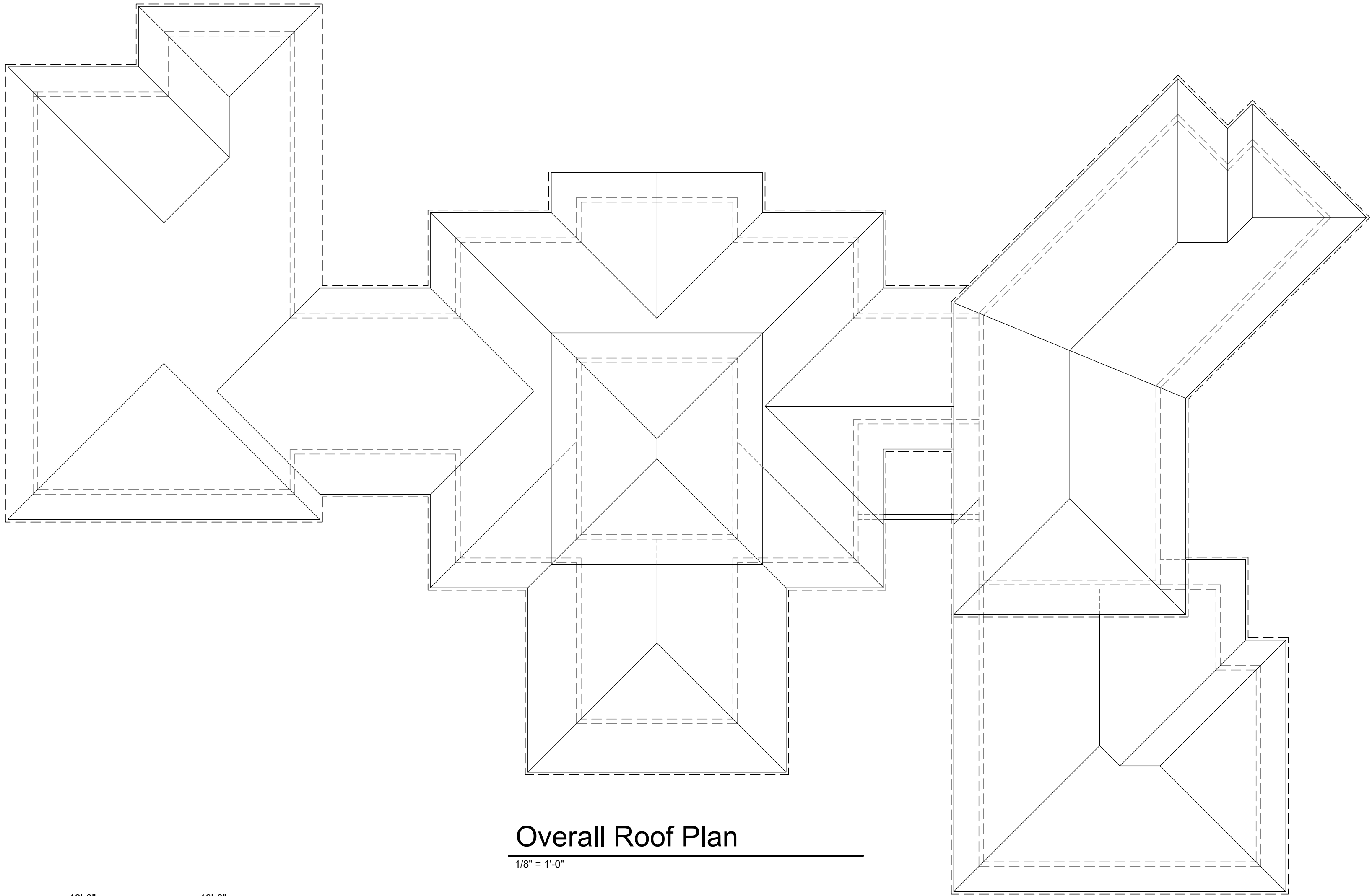
Regress with clean stone as needed.

Immediately remove sediment tracked or washed onto public roads.



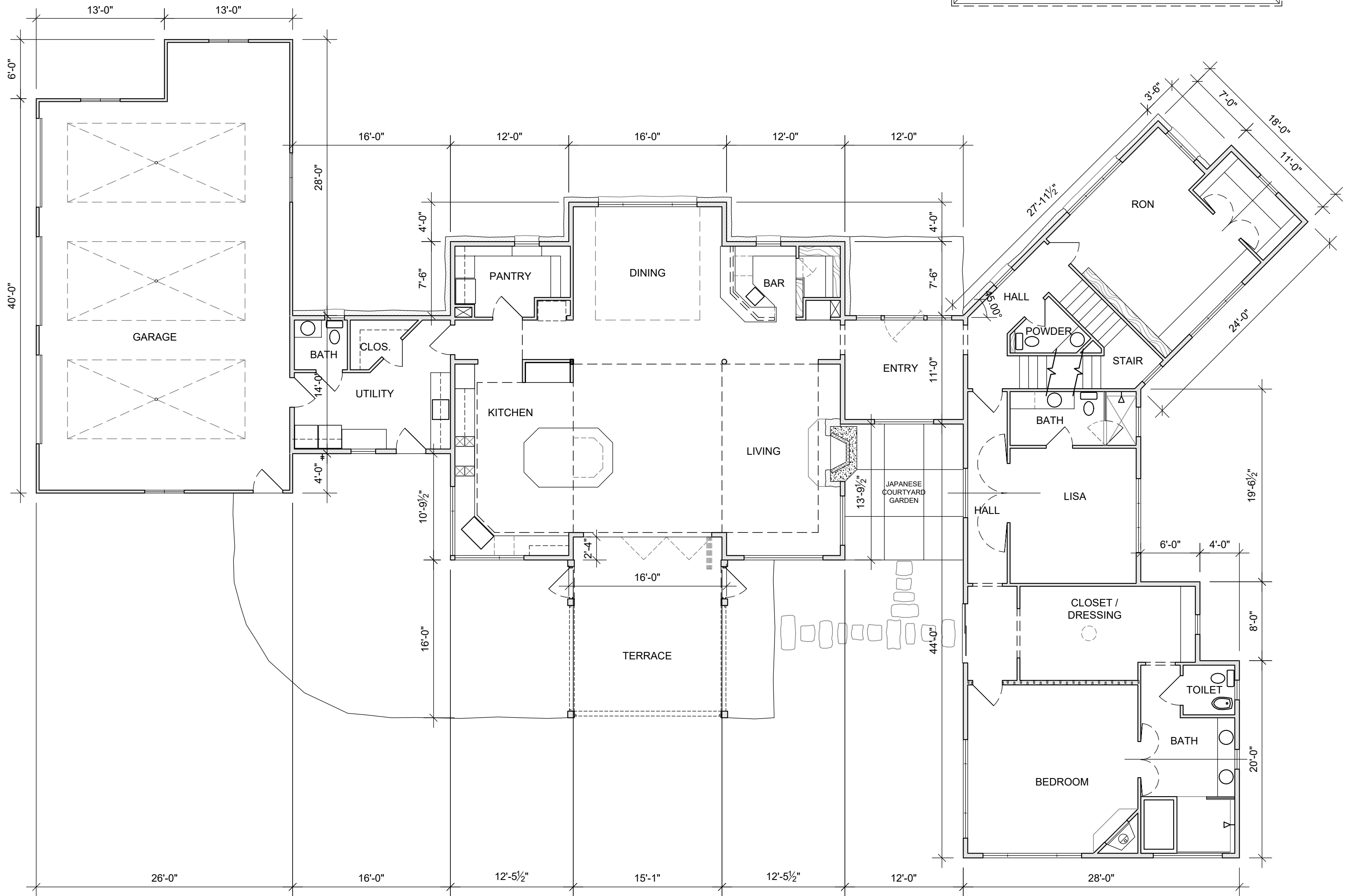


HUNT RESIDENCE ENTRY ELEVATION



Overall Roof Plan

1/8" = 1'-0"



Reference Main Floor Plan

1/8" = 1'-0"



BRUCE JOHNSON ARCHITECTURE, PA
66 FOREST ROAD , ASHEVILLE , NC 28803
828-274-3922, bjaja@charter.net, www.brucejohnsonaia.com

HUNT- AMOROSA RESIDENCE

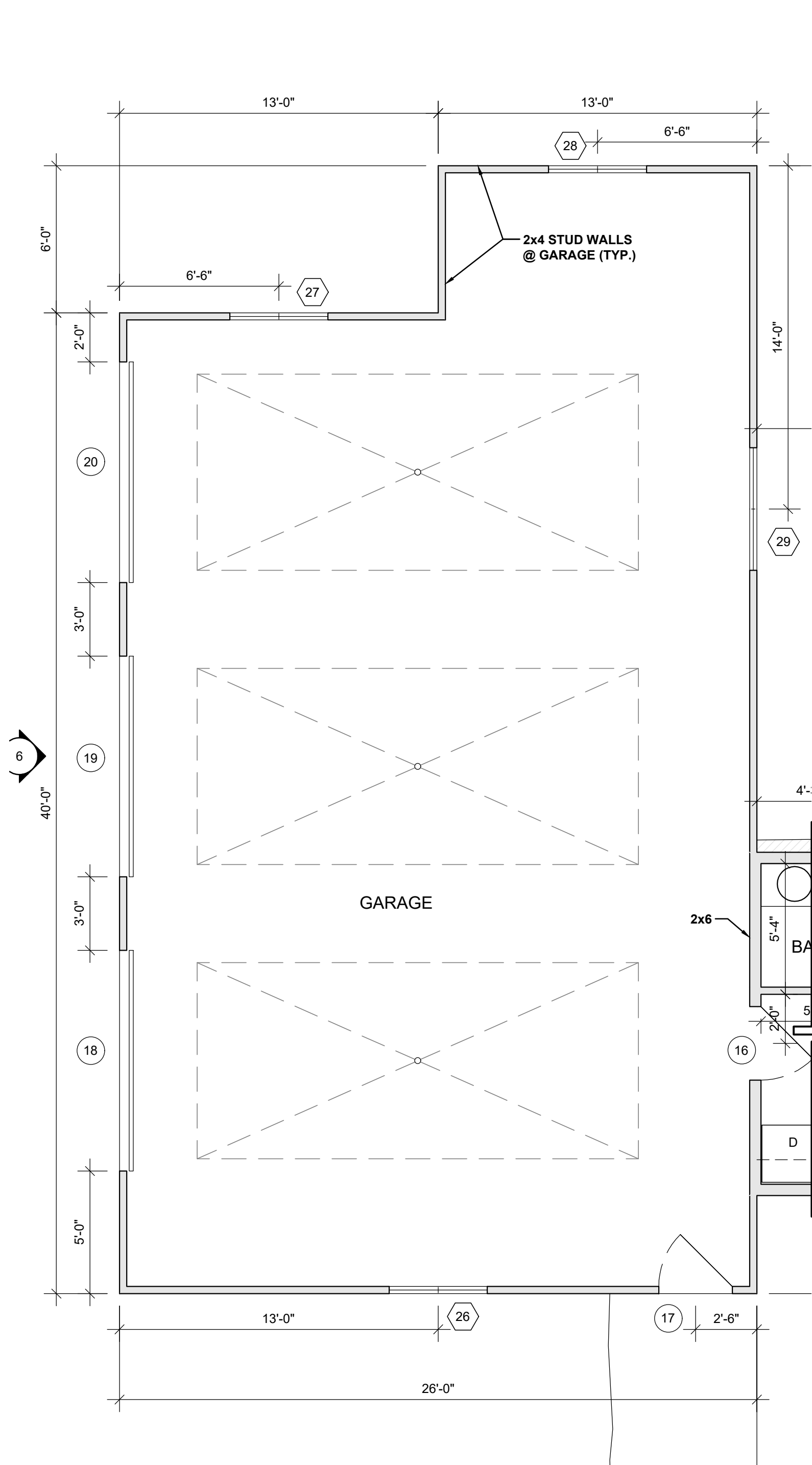
17 CEDAR HILL DRIVE
BILTMORE FOREST, NC. 28803

REVISIONS

DATE
09/20/20

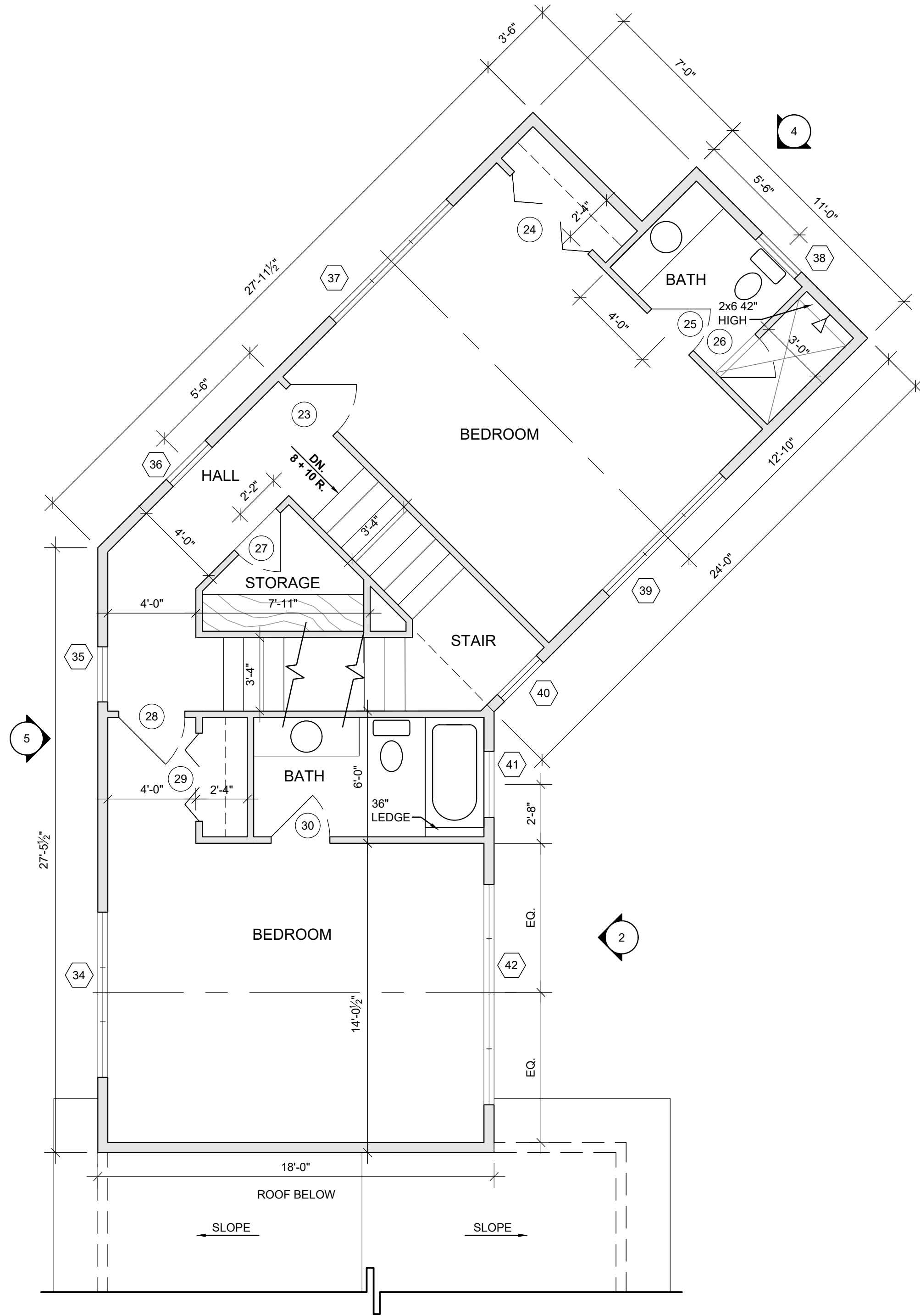
SHEET

A1



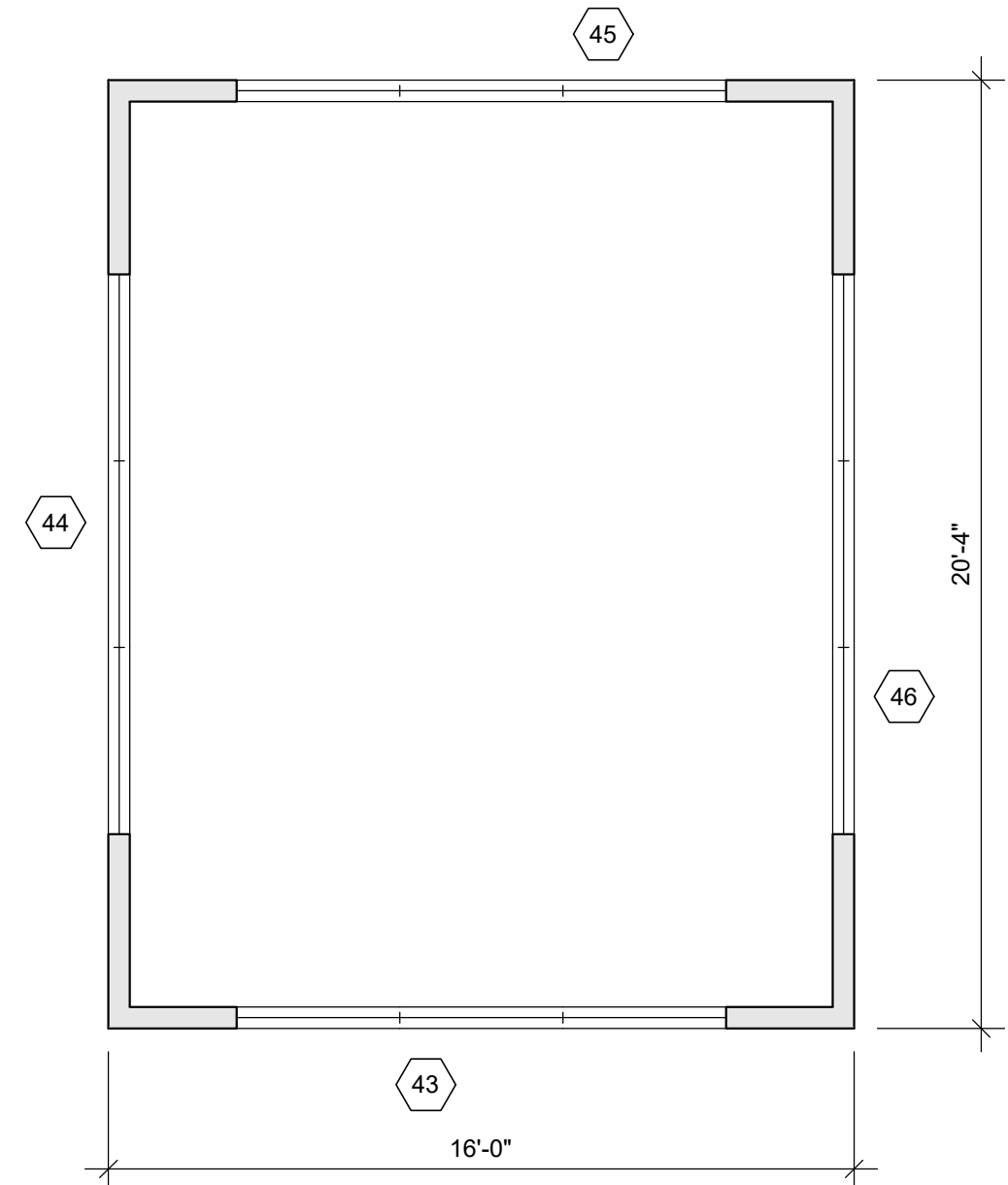
Garage Floor Plan

1/4" = 1'-0"



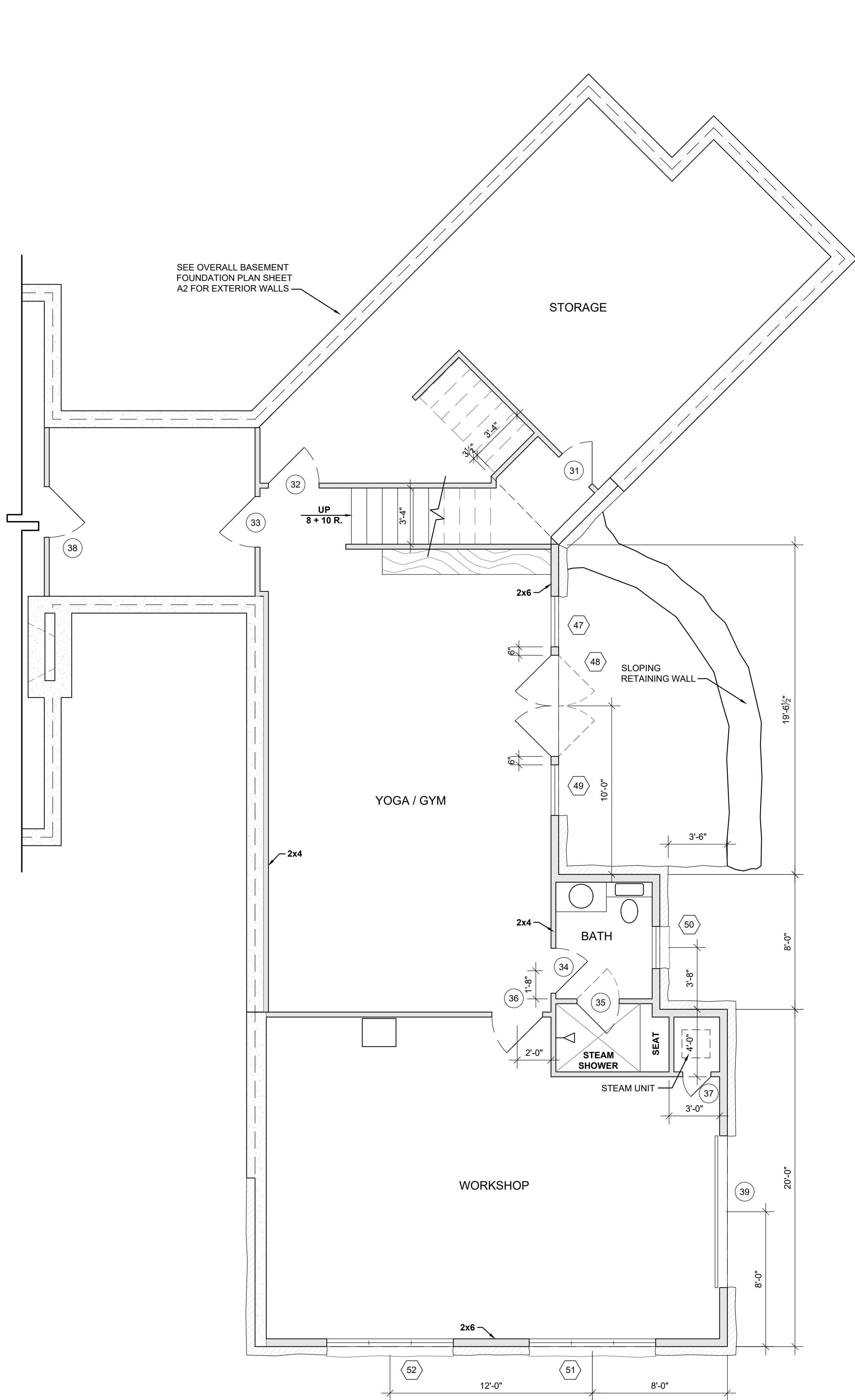
Upper Floor Plan

1/4" = 1'-0"



Clerestory Plan

1/4" = 1'-0"



Partial Lower Floor Plan

1/4" = 1'-0"

SEAL

BRUCE JOHNSON ARCHITECTURE, PA

66 FOREST ROAD , ASHEVILLE , NC 28803

828-274-3922, bjaja@charter.net, www.brucejohnsonaia.com

HUNT- AMOROSA RESIDENCE

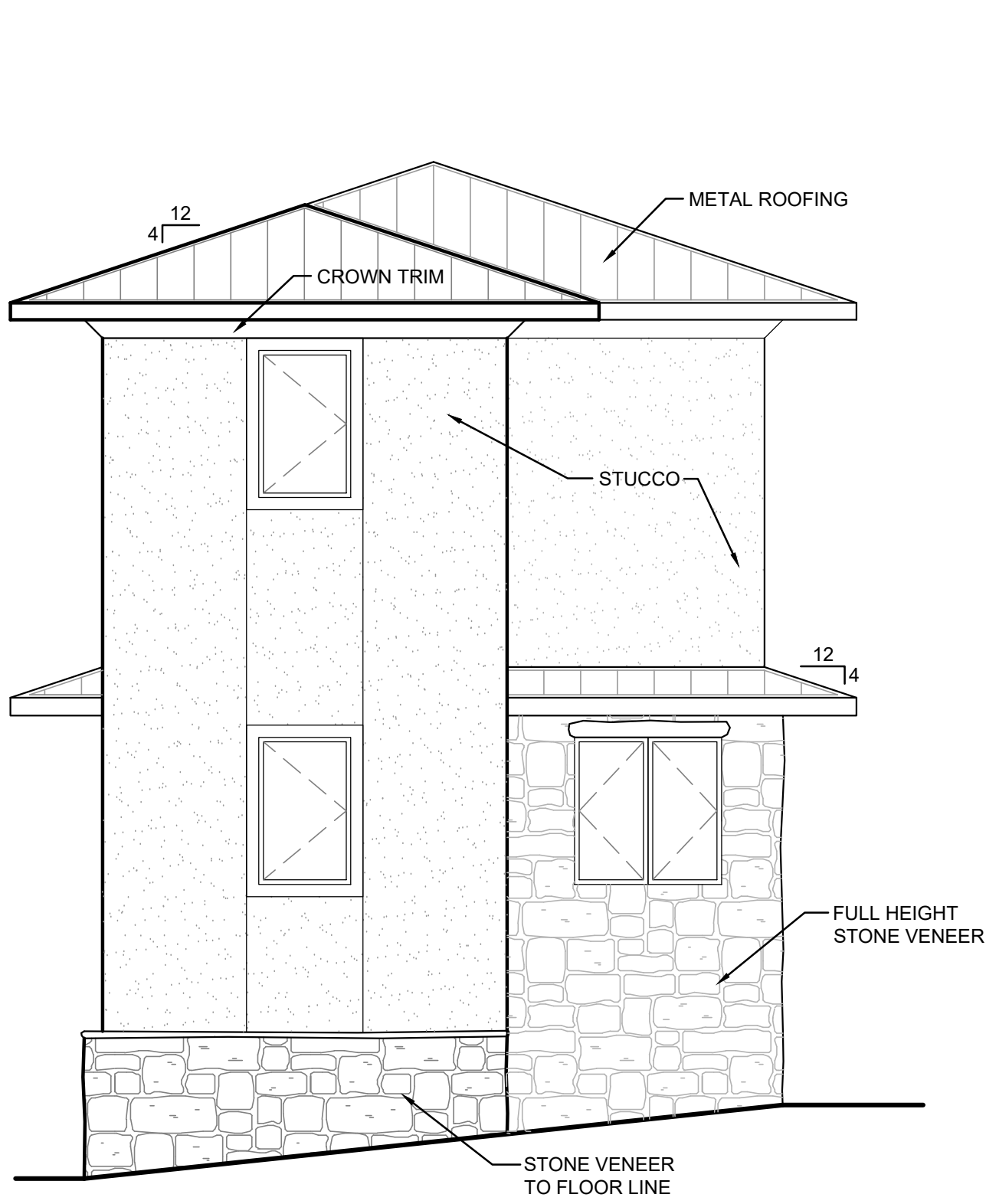
17 CEDAR HILL DRIVE

BILTMORE FOREST, NC. 28803

REVISIONS

DATE
09/20/20

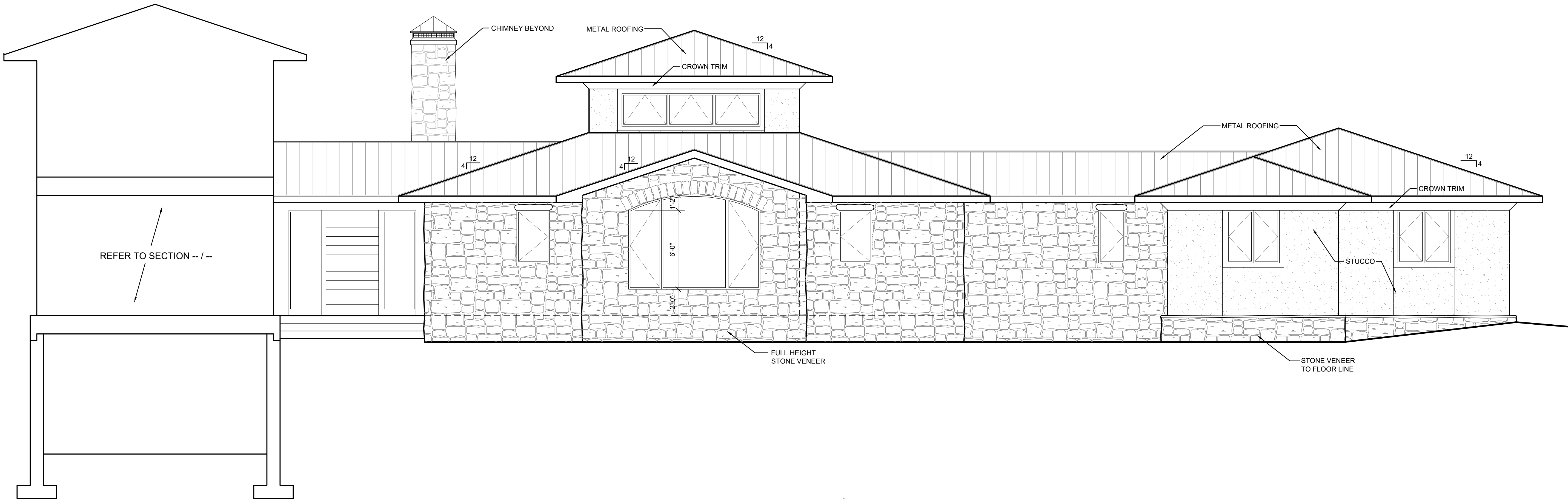
SHEET
A4



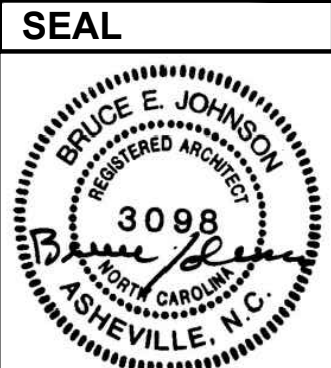
3 Northwest Elevation
1/4" = 1'-0"



2 North Elevation (Laid Flat @ 90°)
1/4" = 1'-0"



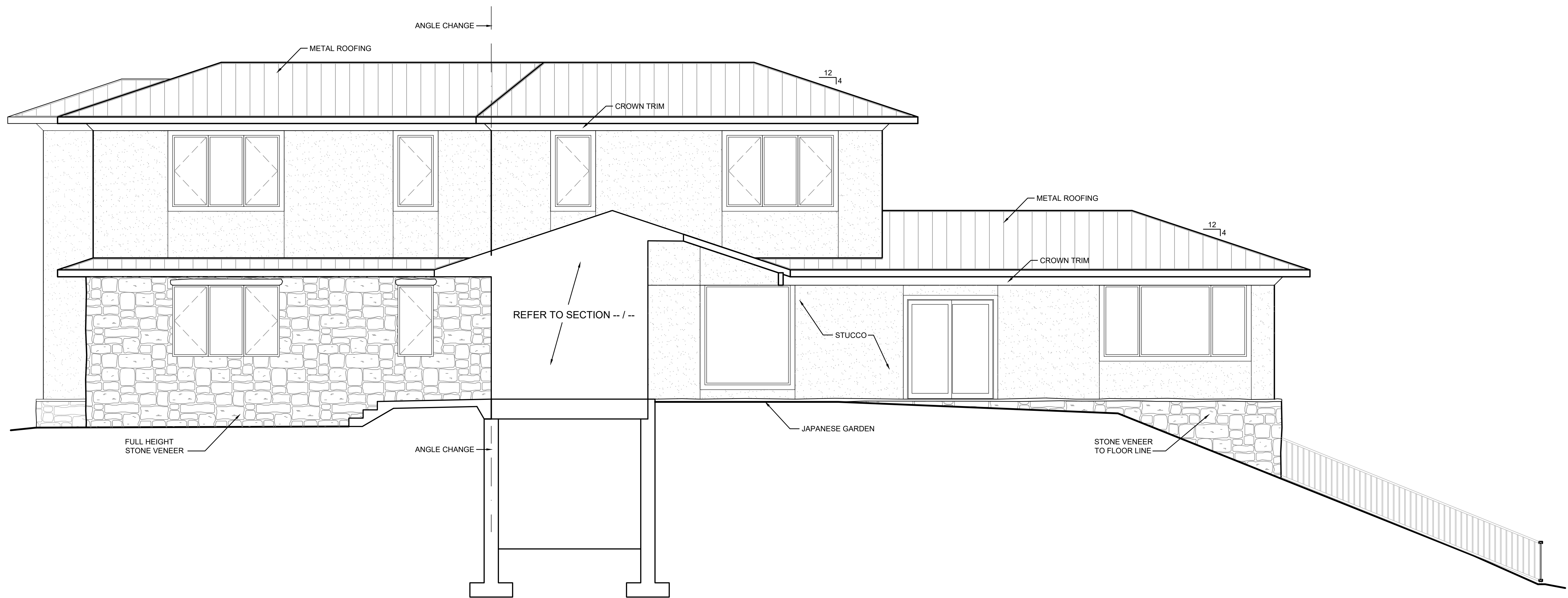
1 Entry / West Elevation
1/4" = 1'-0"



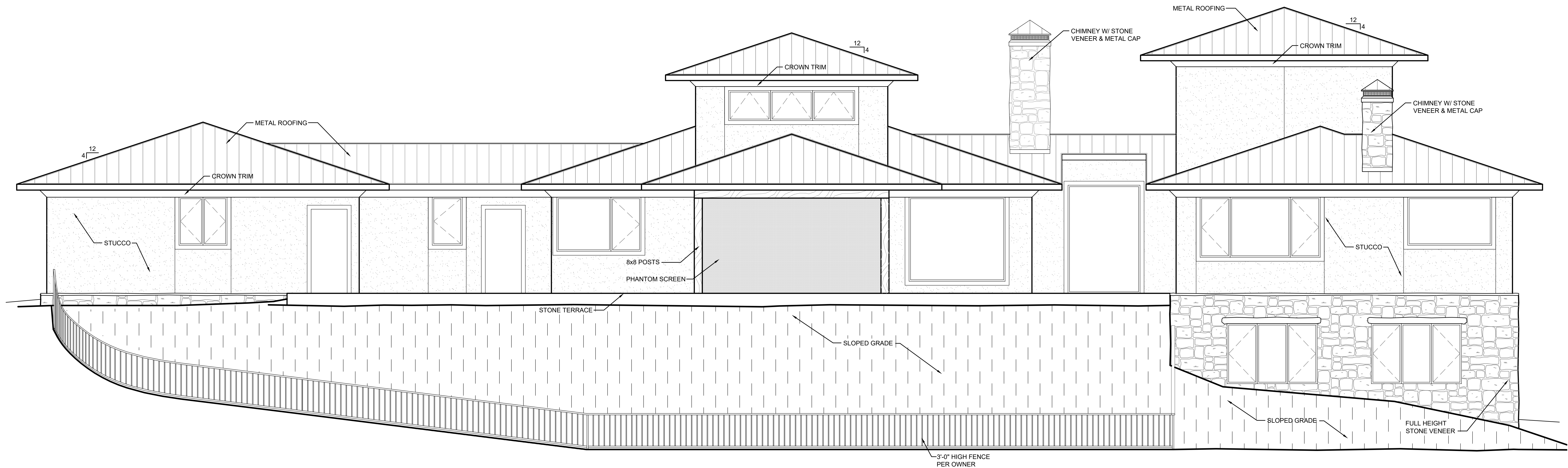
BRUCE JOHNSON ARCHITECTURE, PA
66 FOREST ROAD , ASHEVILLE , NC 28803
828-274-3922, bjaia@charter.net, www.brucejohnsonaia.com

HUNT- AMOROSA RESIDENCE
17 CEDAR HILL DRIVE
BILTMORE FOREST, NC. 28803

REVISIONS
DATE
09/29/20
SHEET
A5



5 Southeast Elevation (Laid Flat) South Section - Elevation
1/4" = 1'-0"



4 East Elevation
1/4" = 1'-0"

SEAL

BRUCE JOHNSON ARCHITECTURE, PA
66 FOREST ROAD , ASHEVILLE , NC 28803
828-274-3922, bjala@charter.net, www.brucejohnsonaia.com

HUNT- AMOROSA RESIDENCE

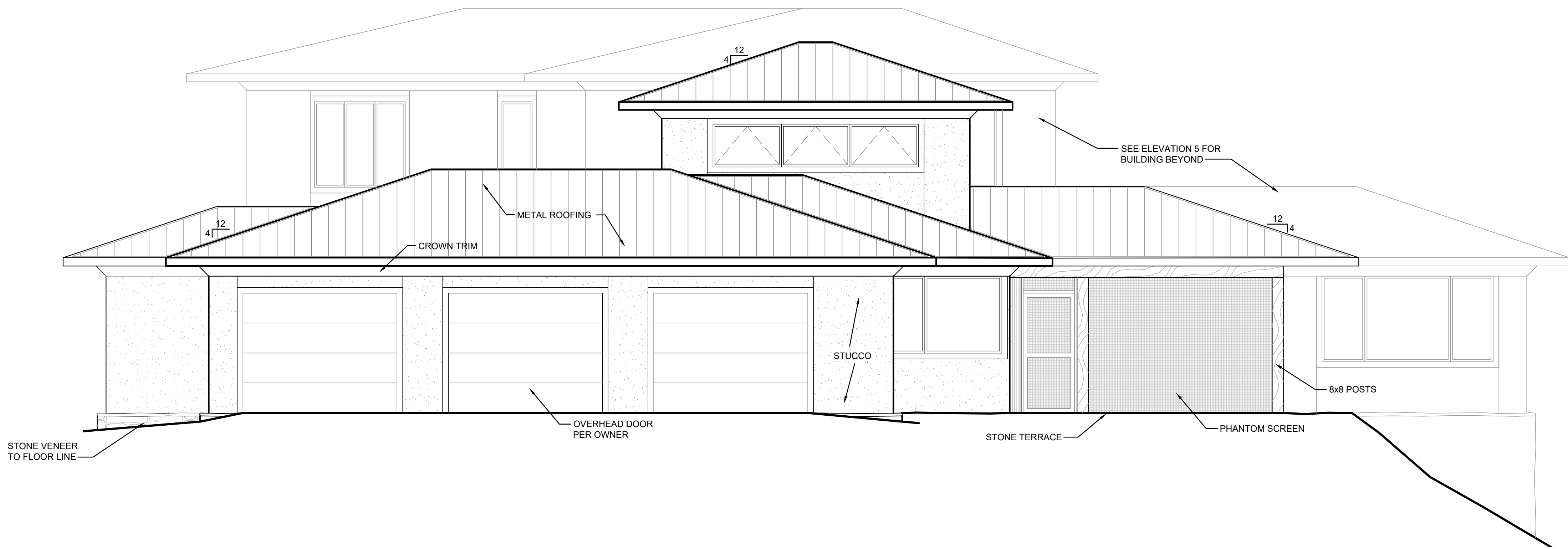
17 CEDAR HILL DRIVE
BILTMORE FOREST, NC. 28803

REVISIONS

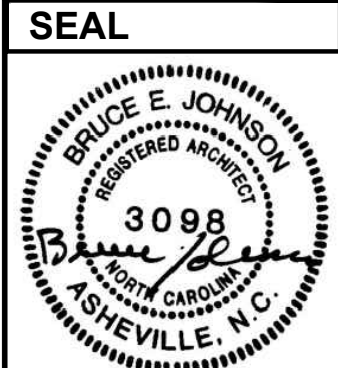
DATE
09/29/20

SHEET

A6



6 South / Garage Elevation
1/4" = 1'-0"



BRUCE JOHNSON ARCHITECTURE, PA
66 FOREST ROAD , ASHEVILLE , NC 28803
828-274-3922, bjala@charter.net, www.brucejohnsonaia.com

HUNT- AMOROSA RESIDENCE
17 CEDAR HILL DRIVE
BILTMORE FOREST, NC. 28803

REVISIONS

DATE
09/20/20

SHEET

A7