PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, July 18, 2019 at 5:30 p.m.

I. Chairman Johnson will call the meeting to order.

II. Approval of Minutes from June 20, 2019.

III. Design Review Board Presentations

1. 28 Hilltop Road – Construction of new covered entry over existing entry and replacement of existing windows on lower left front corner of home.
2. 1 Forest Road – Replacement of back porch and expansion of existing front porch, including retaining wall to correct drainage problems.
   (Note: A variance for this project was approved by the BOA on May 20, 2019 for the front yard patio expansion due to drainage problems)
3. 61 Forest Road – Construction of a new single-family residence.
   (This project included a variance approval by the Board of Adjustments for a fence in the rear yard to replace an existing fence that abuts the Biltmore Estate property)

IV. Adjourn
Those in attendance:

Mr. Art Garst
Mrs. Trudy Cappiello
Mr. Fred Groce
Ms. Andrea Eglington
Mr. Jonathan Kanipe, Town Manager

The meeting was called to order at 5:30pm. The minutes were approved unanimously.

Ms. Andrea Eglinton called the meeting to order. Mr. Jim Selmensberger represented the owners at 33 Hilltop Road. The proposed project encompasses several phases, but Mr. Selmensberger is referencing the first phase of the project. This includes raising the roof and adding a dormer, changing the chimney, and removing the back chimney, which has no use anymore. The rockwork will be preserved and these masons will do their best to match.

The footprint is the same on the house. Mr. Selmensberger said the intent was to build over the existing roof while the new roof was built. The roof will be black. Mr. Selmensberger reviewed the roof coverage and zoning permit specifications. The lot is 1.28 acres. Mr. Selmensberger indicated the driveway would be improved during this construction project. The estimated completion date should be around March 15, 2020.

Mr. Selmensberger indicated the flu system on the chimney was not safe and this would be improved during construction with the addition of a flare in the chimney.

Mr. Garst asked what the siding would be on the raised area. Mr. Selmensberger said it would likely be similar to the living edge type siding. Mr. Garst reviewed the elevations for the Board. The dormers will be symmetrical back, front, and side to side. Mrs. Cappiello said this seemed straightforward. The Board approved the project.
Hunter Marks and Brooke Alexander from Watermark Landscape Architects, Sam Creech, contractor, and Scott Keel, architect were present to provide information for the project at 17 Forest Road. Mr. Marks began by reviewing the driveway and front walk restoration.

The project includes a new front porch, new detached garage, and screened in porch on the rear of the home. Mr. Garst asked whether this was a new circular driveway and Mr. Marks said it was simply a small increase in width for turning.

Mr. Creech noted that the addition (former garage that was turned into a connected room) had a chimney that was in good condition. Mr. Creech also noted that the driveway turnaround was simply to allow for a 3-point turn in the driveway.

Mrs. Cappiello asked about whether the space above the garage was for living space. Mr. Keel said this was strictly storage space and only had 80” of roof clearance up there. The project was approved.

Mr. Richard and Mrs. Joyce Funk, 19 Eastwood Road, came forward to present plans for their new residence. Mr. Christopher Phelps, architect, represented the owners. Mr. Phelps indicated this was a new single family home. The design includes cedar shingle and stone on the outside. Mr. Funk said the coloring would be similar to the house recently constructed at the corner of Forest and Busbee Roads. Mr. Kanipe reviewed the rationale behind the variance approval in the side yard setback.

Mr. Phelps reviewed the site plan and discussed the topography challenges for the lot.

Mr. Funk noted that there were 60 trees between the golf course and the home.

Mr. Garst asked whether anything was being constructed under the deck outside. Mr. Phelps said it would be mulched and not be water tight – just under the deck. Quite a bit of the lot was already cleared. There will also be tall windows placed on the house. The house construction will be started very soon.

The project was approved.

The meeting was adjourned at 6:00 p.m.
The next meeting was scheduled for Thursday, July 18, 2019.

__________________________________________
Bruce Johnson, Chairman                      Jonathan Kanipe, Town Manager
Zoning Compliance Application
Town of Biltmore Forest

Name
Mallory Fuller

Property Address
28 Hilltop Road

Phone
(828) 776-4444
Email
ajmal8@charter.net

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning
R-1

Lot Size
>1 acre

Maximum Roof Coverage
4,682 square feet (Up to 1 acres)

Proposed Roof Coverage Total
No Change

Maximum Impervious Surface Coverage
Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage
No Change

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
<30

Description of the Proposed Project
Replacing existing windows on lower left front corner of home with new windows. Construct a new covered front entry over existing front entry.

Estimated Start Date
6/26/2019

Estimated Completion Date
8/30/2019

Estimated Cost of Project
$25,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
1819.01- Philip Residence- A1.2- 06.30.2019.pdf
1819.01- Philip Residence- A3.7- 06.30.2019.pdf
Zoning Compliance Application
Town of Biltmore Forest

Name
Scott Law

Property Address
1 Forest Rd., Asheville, NC 28803

Phone
(404) 272-0037

Email
scottdlaw@aol.com

Parcel ID/PIN Number
9647-63-9006-00000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
2.6 acres (Lots 42 and 43 combined)

Maximum Roof Coverage
6,700 square feet (Up to 2.5 acres)

Proposed Roof Coverage Total
NA / Existing home

Maximum Impervious Surface Coverage
25 percent of lot area (1-3 acres)

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
Submitting zoning compliance application for the replacement of the existing back porch and expansion of the existing front porch adding approximately 250 sq. ft of impervious surface. There would be a small retaining wall on one side of the front porch due to the slope and need for drainage correction.

Estimated Cost of Project
$112,000.00

Estimated Completion Date
6/30/2019

Applicant Signature

Scott Law
Conditional Use Permit Application
Town of Biltmore Forest

Name
Scott Law

Address
1 Forest Rd., Asheville, NC 28803

Phone
(404) 272-0037

Email
scottdlaw@aol.com

Please select the type of conditional 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 an outdoor natural gas linear fireplace on the back porch utilizing the same stone as used on the house.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
It would not be visible from neighboring properties.

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

Signature

Date
4/9/2019
VARIANCE APPLICATION
Town of Biltmore Forest

Name
Scott Law

Address
1 Forest Rd

Phone
(404) 272-0037

Email
scottdlaw@aol.com

Current Zoning/Use
Requested Use

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?
We need to put a small retaining wall on the front lower level side of the turret to correct improper drainage and grading.

What does the ordinance require?
Per Adrianne, we must file this variance related to the hardship being created from improper water run-off.

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.
We have significant water run-off that coming down the slope in front of the turret and require a small retaining wall and proper drainage correction.

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

The hardship did not result from actions taken by the applicant or the property owner.
We purchased the property and need to correct the drainage problem.

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 will prevent ongoing water damage to our home.

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

Signature

4/25/2019

Scott Law
Landscape Project Overview: 1 Forest Rd

Project 1: Front of House/Lower Level Patio/Driveway

Drainage and slope correction of front lawn, and installation of lower level front patio with small retaining wall adjacent to turret. Removal of landscaped pebble stone steps leading to lower level along the front of the house.

New sodding for front lawn, general landscaping along front porch, turret and to lower level patio including perimeters of new sodded areas:

Lower patio installation. Approx 18' x 24’ Bluestone pattern.

Low wall along left edge of patio for drainage protection around turret. Stone to match the house / 3’ tall

Specimen trees (potted) for lower patio. Bloodgood, or Dragons blood. Japanese maples. Container pots by owner. Approx 3x3 at top of container, and 3’ tall

Hydrangea 3 gallon and or other plantings. Plants in place of the area where landscaped wooden and pebble stone stairs removed.

General landscaping in the front yard/driveway, plantings and mulch

Project 2: Back Patio/Landscaping

Maintain the existing back patio and add drains to prevent water from pooling against exterior walls of home bordered by patio.

No outdoor fireplace planned at this time

General landscaping for existing garden bed areas
Project 3: Backyard/Landscaping

Removal of putting green, drainage and slope correction with installation of new sodded backyard lawn with plantings and mulch.

Bluestone steps from back garden area to lawn with natural grass seating area overlooking backyard lawn.

Adding raised beds for a kitchen garden off the four-season room of the house.

French drains for the back yard. One along the upper side of the sod area and one in the middle of it. 16” widex 2’ deep with pipe cloth and gravel. Per linear foot.

New sod for the area in the back. Lawn size area. Approx. 30’ x 140’

Tentative plantings include:

Kwanzan Cherry. 2” caliper. along the sod corridor.

Russian sage. 1 gallon. Plantings along the long sod area between the hornbeam.

Annabelle hydrangea. 3 gallon. Plantings within the Russian sage.

Plantings above new sod area Green giant arborvitae to screen the two neighbors. This grade will be elevated some from the grading for the sod area. 8’ tall
Law / Gladding Residence
Landscaping Project

1 Forest Road

Submitted by:

Scott Law & Andrew Gladding

and

Ben Fotusky
Greater Scapes Landscape and Lawn Care Inc.
222 Bluegrass Lane
Weaverville, NC 28787 (828)713-0551 ben@greaterscapesnc.com
http://www.greaterscapesnc.com
NCLC License # 2202

Landscape Project Overview:
The overall landscape project is a collection of 6 landscape projects that will be done in 2 phases, which will correct drainage and grading problems that must be addressed as well as overall aesthetic improvement.

**Phase one** will include three landscape projects:

- **Project 1:** Drainage and slope correction and installation of lower level front porch with improved landscaping along the front of the house.
- **Project 2:** Drainage and slope correction and re-installment of the back porch with an outdoor gas fireplace.
- **Project 3:** Drainage and slope correction of lawn with plantings.

**Phase two** will be done at a later date to be decided and consist of three additional landscape projects:

- **Project 4:** Front driveway improvement with plantings and slope improvement at the front of the driveway circle.
- **Project 5:** A raised bed kitchen garden off the four-season room of the house.
- **Project 6:** Rear driveway improvement with plantings.

*Illustration of impacted areas (Projects #1, #2, #3, #4, #5, #6):*

*Project Details for Phase 1:*
**Project #1:**

Project #1: Project 1: Drainage and slope correction and installation of lower level front porch with improved landscaping along the front of the house.
Retaining wall around Turret (left side of patio):
Project #1 Materials:

Job Materials
Project #1: Lower patio installation. Approx 18'x24' Bluestone pattern.

Job Materials
Project #1: Low wall along left edge of patio for drainage protection around turret. Stone to match the house / 3' tall

Job Materials
Project #1: Specimen trees (potted) for lower patio. Bloodgood, or Dragons blood. Japanese maples. Container pots by owner. Approx 3x3 at top of container, and 3' tall

Job Materials
Project #1: Hydrangea 3 gallon. Plants in place of the area where we removed the old stone/log stairs. Will save the rhododendron.

Project 2: Drainage and slope correction and re-installment of the back porch with a outdoor gas fireplace.
Back Porch Front of Master Bedroom / Master Bathroom:
Back Porch Stone Examples:
Project #2 Materials:

Job Materials
Project #2: Upper patio demo and haul off of debris.

Job Materials
Project #2: New upper patio. Sand set with proper drainage. Pattern bluestone. This includes the walkway to the drive and the walkway to the new lawn.

Job Materials
Project #2: Fringe tree between the new patio and the auto court wall. 6-7’ B&B

Job Materials
Project #2: Linear gas fire place. 51” Lanai with Stainless interior, led color range lights.

Job Materials
Project #2: Framing and Stone work around fire place. One large 2” thick cap stone. Bluestone. Veneer to match house. Finish dimension of 8’3”x 70” high and 30” deep. Also mantel type stone at front below the fire place. Custom one piece cap stone and mantle.

Job Materials
Project #2: Concrete footing for gas fire place.

Project 3: Drainage and slope correction of lawn with plantings
Project #3 Materials:

**Job Materials**
**Project #3:** French drains for the back yard. One along the upper side of the sod area and one in the middle of it. 16” wide x 2' deep with pipe cloth and gravel. Per linear foot.

**Job Materials**
**Project #3:** New sod for the area in the back. Lawn size area. Approx. 30x140

**Job Materials**
**Project #3:** Amendment for the sod area. Per cubic yard.

**Job Materials**
**Project #3:** Bluestone steps up from garden area to the sod area. Includes stepstones to sod as need. (I can see the dogs wearing this area out if we don't have a path to the sod.

**Job Materials**
**Project #3:** Kwanzan Cherry. 2” caliper. along the sod corridor. These have great fall color and would not shade the sod to much

**Job Materials**
**Project #3:** Russian sage. 1 gallon. Plantings along the long sod area between the hornbeam. I suggest these because lavender needs replacing about every 2-3 years, and would not have even survived all the rain last year.

**Job Materials**
**Project #3:** Annabelle hydrangea. 3 gallon. Plantings within the Russian sage.
Job Materials
Project #3: Plantings above new sod area Green giant arborvitae to screen the two neighbors. This grade will be elevated some from the grading for the sod area. 8' tall

Job Materials
Project #3: added sod to take place of less plantings on upper "terrace in back of lawn". Per pallet

Job Materials
Project #1, #2, #3. Amendment for the above planting areas. per cubic yard.

Job Materials
Project #1,2,3,4,5,6 Mulch for entire property. per cubic yard

Job Materials
Project #1,2,3,4,5,6 deliveries.

Phase 2:

Details to be addressed prior to projects #4, #5, #6 initiation

Project #4: Front Driveway
Project #5: Kitchen Garden
MEMORANDUM

To: Board of Adjustments Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustments Case Number 2 (61 Forest Road)
Date: July 8, 2019

Request for Conditional Use Permit for a Deer Fencing and Accessory Structures

The property owners at 61 Forest Road have submitted plans for construction of a new single-family residence. A Conditional Use Permit is requested for a detached garage, retaining walls and a deer fence. The garage will be located behind the house and will not encroach upon the side or rear yard setbacks. The home will be placed further back on the property than the previous house, requiring the need for retaining walls to support extension of the driveway. A chain link fence currently exists along the rear property line that applicants wish to replace with a deer fence. Replacement fences are allowed under §153.029 as follows:

(4) Replacement of existing fences and walls. Replacement of an existing fence or wall is a conditional use subject to the approval of the Board of Adjustment and the requirements of this zoning ordinance. An application to replace an existing fence or wall must include a photograph of the existing fence or wall, specify the type of fence or wall, include a map or sketch depicting the height and length of the fence, and state whether or not the fence is in any setbacks.

   (a) Existing chain link fences may not be replaced with new chain link fences.

   (b) Existing fences or walls in the front yard may not be replaced. No new fences or walls shall be allowed in the front yard.

   (c) Repair of more than half of an existing fence or wall shall be considered a replacement and shall be subject to this section.

Request for a Variance for Extension of the Deer Fence into the Side Yard Setback

The variance request is for extension of a replacement deer fence across both side yard setbacks to enclose the rear yard. The variance application notes the total fenced area will be less than existing and the previous fencing had similar encroachments in the setback. The owners would like to fully enclose the rear yard to protect the area from deer.
Zoning Compliance Application

Town of Biltmore Forest

Name
Suzanne Godsey

Property Address
61 Forest Road

Phone
(828) 225-4945

Email
sgodsey@siteworkstudios.com

Parcel ID/PIN Number
9646587958

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.45 acres

Maximum Roof Coverage
5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total
5,482 SF

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage
15,612 SF

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
24'-6"

Description of the Proposed Project
New construction of a single family dwelling.

Estimated Start Date
8/1/2019

Estimated Completion Date
12/31/2020

Estimated Cost of Project
$1,150,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Bidwell Residence_BOA Submittal.pdf
VARIANCE APPLICATION

Town of Biltmore Forest

Name
Suzanne Godsey

Address
61 Forest Road (property address)

Phone
(828) 225-4945
Email
sgodsey@siteworkstudios.com

Current Zoning/Use
Residential
Requested Use
New home construction

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?
The variance request is to allow two small sections (totaling 52 linear feet) of deer fencing to encroach within the side and rear setbacks to provide a fully enclosed area.

What does the ordinance require?
The ordinance requires that all accessory structures meet setback requirements. The ordinance allows for removing and replacing existing fencing and to install fencing at properties that abut the Biltmore Estate subject to conditional use approval by the Board of Adjustment. Plans have been submitted for conditional use permit review.

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.
A strict application would not allow owners to fully enclose rear yard.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The hardship exists in that there is no way to fully enclose an area to the rear and side property line fencing without crossing through side and rear setbacks. The previous fencing layout had similar encroachments in the setback.

The hardship did not result from actions taken by the applicant or the property owner.
The hardship did not result in the applicant’s actions in that all existing perimeter fencing was previously installed by others.

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.
The requested variance is in the spirit of the ordinance in that the total fenced in area is less than the existing fenced area. The fencing is moved further away from the street and 470 linear feet of chain link fencing is being removed from the property. The allowable fencing is a visual improvement to the neighbors and community in both location and materials.

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

Signature

[Signature]

Date

6/21/2019
Conditional Use Permit Application
Town of Biltmore Forest

Name
Suzanne Godsey

Address
61 Forest Road (property address)

Phone
(828) 225-4945

Email
sgodsey@siteworkstudios.com

Please select the type of conditional 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:
The proposed project is new residential construction at 61 Forest Road. The conditional use request is for deer fencing at the rear of the property and two proposed retaining walls. Portions of the deer fencing will be replacing existing chain link fencing. The proposed walls will be stucco veneer with a stone cap.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The proposed structures will not adversely affect the public interest of those living in the neighborhood. The deer fencing is replacing old chain link fencing and the fenced in area will not be visible from the road. The rear of the property abuts the Biltmore Estate. The total area of fencing is only 15% of the lot and the closest fencing to Forest Road is 260 feet into the property.

The walls are relatively small in nature (4’ and 5.5’). They will be faced with stucco and stone caps. The 4’ wall is located at the rear of the home and will not be visible from adjacent properties. The 5.5’ wall by the entrance drive will be screened with landscaping and is over 200 feet from Forest Road. Both wall locations met the required setbacks.

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

Signature

Date
6/21/2019
Conditional Use Permit Application
Town of Biltmore Forest

Name
Suzanne Godsey

Address
61 Forest Road (property address)

Phone
(828) 225-4945

Email
sgodsey@siteworkstudios.com

Please select the type of conditional use you are applying for:
Accessory Buildings

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:
The proposed project is new residential construction at 61 Forest Road. The conditional use request is for the construction of a detached garage adjacent to the home.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The location of the garage is outside of the required setbacks and will not be a significantly visible element from the road. There is existing vegetation to remain along the side property line that will screen the structure from the neighbor's property (see landscape plan).

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

Signature

Date
7/8/2019
EXISTING RESIDENCE, HARDSCAPES, WALLS AND FENCES TO DEMOLISH

EXISTING RHODODENDRON

EXISTING CHAIN LINK FENCE TO BE REMOVED

ALL EXISTING CHAIN LINK FENCE TO BE REMOVED

EXISTING FENCE AT REAR PROPERTY LINE

PORTION OF EXISTING FENCE WITHIN 50 FEET TO BE REMOVED

ASSALT DRIVEWAY TO BE REMOVED

THESE TREES AND SHRUBS HAVE BEEN RECOGNIZED AS有价值 TO THE BRACHS THE COUNTY

X - TREE TO BE REMOVED TYP.

EXISTING ELEMENTS TO BE REMOVED

PROPERTY OWNER:

ZONING DISTRICT:

PROPERTY ID NUMBER:

DEED BOOK 1313 PAGE 481

Deed Book 1557 Page 283

1.45 ACRES
EXISTING RHODODENDRONS TO REMAIN

24" Pine

C1

U

2190

12" CMP

Inv 2185.36'

DI

12" CMP

WV

(Rhodomass)

(Asphalt)

30' R/W Per PB 19 PG 75

10" Pine

6" Pine

16" Pine

16" Pine

12'-0"

8" Pine 10" Pine

12.5 %

2200

Plat Book 19 Page 75

AREA

N/F

10" Pine

MULCHED PATH ACCESS

REPLACE WITH DEER FENCE WHERE SHOWN

REMOVE EXISTING CHAIN LINK FENCE,

TOP OF SLOPE

20' SIDE SETBACK

24" Pine

4.2 %

6" Dogwood

X

8" Pine

10" Pine

12.5 %

2200

Plat Book 10 Page 32

MSTR CLST

214

MSTR WC

213

217

MSTR HALL

MULCHED PATH

ML FFE: 2228

IMPERVIOUS AREA CALCULATIONS

TOTAL LOT SIZE:

40,162 SF (1.45 AC)

ALLOWABLE IMP. AREA (25% OF LOT SIZE):

10,790 SF

ALLOWABLE ROOF AREA:

5,800 SF

PROPOSED IMP. AREA:

2,028 SF - ASPHALT DRIVEWAY

2,152 SF - CONCRETE PATIO'S MOTOR COURT

305 SF - SEEN GARDEN HARDSCAPE

5,800 SF TERRACES/PATIOS

PROPOSED ROOF AREA:

5,482 SF

TOTAL PROPOSED IMP. AREA/ROOF:

14,612 SF

THIS DOCUMENT IS THE PROPERTY OF SITEWORK STUDIOS, PLLC. IT IS TO BE USED FOR THIS SPECIFIC PROJECT ONLY AND IS NOT TO BE USED OTHERWISE WITHOUT OBTAINING WRITTEN CONSENT FROM SITEWORK STUDIOS, PLLC.

BIDWELL RESIDENCE

BIDWELL ROAD

BILTMORE FOREST, NC

CONSTRUCTION

CONSULTANT

2:1 SLOPE

DBR.

MO

MD

7-20-2019

SITTING ROOM

KITCHEN

202

203

ML PWDR

ML FFE: 2228

L-200

PRELIMINARY
SITE DEVELOPMENT
PLAN

REVISIONS

DATE

SHEET TITLE

PROPERTY OWNER:

SIZE OF PROPERTY:

ZONING DISTRICT:

PROJECT CONTACT:

CONTRACTOR:

PROPERTY NUMBER:

SIZE OF PROPERTY:

ZONING DISTRICT:

DINING

204

FOYER

SCREENED PORCH

2219

MUDROOM

201

2214

2216

2218

2212

2213

2220

2222

2224

2226.75 FG

CONCRETE PAVERS

850 SF - REAR GARDEN HARDSCAPE

STONE CAP, 4' HT. MAX.

GARDEN WALL, STUCCO VENEER,

PROPOSED 8' DEER FENCING

BLACK POLY NETTING WITH METAL POSTS

BLACK POLY NETTING WITH METAL POSTS

BW 2118.0

TW 2130

206

204