

PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, February 21, 2019 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Approval of Minutes from October 18, 2018, November 20, 2018, December 20, 2018, and January 17, 2019.
- III. Design Review Board Presentations
 1. Mr. Rick Conard, representing the owners at 7 Frith Drive, presents plans for a side and rear yard deer fence installation and replacement.
 2. Ms. Laura and Mr. Sam Olesky, 22 Cedarcliff Road, present plans for a new single-family residence.
 3. Mr. Thad and Mrs. Ingrid Davis, 31 Hilltop Road, present plans for accessory structures in the rear yard including a tennis court, swimming pool, and water feature.
 4. Mr. Tom and Mrs. Emily Roberts, 2 Southwood Road, present plans for a new single-family residence.
- IV. Adjourn

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF DECEMBER 20, 2018

The Design Review Board did not have a meeting on December 20, 2018. A new roof project was for 5 Cedar Chine and a new addition for 15 Cedar Chine were reviewed and approved by the Board electronically.

The next Design Review Board meeting is scheduled for January 17, 2018 at 5:30 p.m.

Bruce Johnson, Chairman

Jonathan Kanipe, Town Manager

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF JANUARY 17, 2019

The Design Review Board did not have a meeting on January 17, 2019. A new roof project and master bathroom addition for 18 White Oak Road; an addition to the residence at 40 Forest Road, including a retaining wall in the side yard setback; and a solar array installation for Carolina Day School were all reviewed and approved electronically.

The next Design Review Board meeting is scheduled for February 21, 2019 at 5:30 p.m.

Bruce Johnson, Chairman

Jonathan Kanipe, Town Manager

Zoning Compliance Application

Town of Biltmore Forest

Name

Rick Conard

Address

7 Frith Drive, Biltmore Forest NC 28803

Phone

(828) 225-6332

Email

rconard@biltmore.com

Parcel ID/PIN Number

9646-71-8917-00000

ZONING INFORMATION

Current Zoning

R-2

Lot Size

22.05 acres

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

5500

Maximum Impervious Surface Coverage

27.5 percent of lot area (Up to 1 acre)

Proposed Impervious Surface Coverage

0

Front Yard Setback

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

Side Yard Setback

No Minimum (PS District)

Rear Yard Setback

No Minimum (PS District)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

Install a deer resistant fence around the perimeter of the property with a 75 foot set back off the road. The back and side fence will be set one foot off property line.

Estimated Cost of Project

\$50,000.00

Estimated Completion Date

5/3/2019

Applicant Signature

Supporting Documentation (Site Plan, Drawings, Other Information)

FRITHDEER.pdf

20180620_130129.jpg

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Rick Conard

Address

7 Frith Drive

Phone

(828) 225-6332

Email

rconard@biltmore.com

Current Zoning/Use

residential

Requested Use

residential

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?

Construct deer fence with driveway gate 75' from property line and road frontage

What does the ordinance require?

I request a variance to construct this wood post and wire deer fence and driveway gate TBD

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.**

Deer predation of the landscape

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

With border of parkway, a fence along the back and sides of the property will only cause deer to come around the fence to the un-fenced front of the property

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

No actions taken

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.

Install 8' fixed knot deer fence and wooden posts, with driveway gate. Entire fence would be within 7 Frith Drive property, and would not impede others in the area.

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

knowledge.

Signature

Date

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E7T1

Date: 1/10/2019 7:24 PM

Application Fee	\$100.00
Subtotal:	\$100.00
Order Total: \$100.00	

Application Fee

\$100.00

Name

Rick Conard

Address

7 Frith Drive, Biltmore Forest, NC 28803

Phone

(828) 225-6332

Email

rconard@biltmore.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:

Construct 8' deer fence on perimeter of property with 1' offset from side and back property line, and 75' offset from road frontage property line

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

The fence is designed to protect the property from deer, and will not impede the public from their own personal property or any streets. The fence is wood post and wire construction, and is hard to see at a distance . It will blend with surrounding landscape.

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

Signature

Date
1/10/2019



A handwritten signature, appearing to be 'RC', is written in black ink over a horizontal line. The signature is stylized, with the 'R' and 'C' being the primary characters, followed by a long, horizontal, slightly wavy line that extends to the right.

NO.	RADIUS	DELTA	CHORD BEAR. & LENGTH	ARC	TANGENT
1	471.15	13°44'26"	S 26°34'18" W 112.72	112.99	56.77
2	179.86	67°48'29"	S 14°12'09" E 200.77	212.98	128.95
3	565.22	16°08'27"	N 33°31'40" W 158.70	158.23	80.14

I, GERALD W. STEVENSON, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED 1/10000, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 4th DAY OF OCTOBER, 1985

Gerald W. Stevenson
GERALD W. STEVENSON R.L.S.
N.C. NO. L-2669



STATE OF NORTH CAROLINA

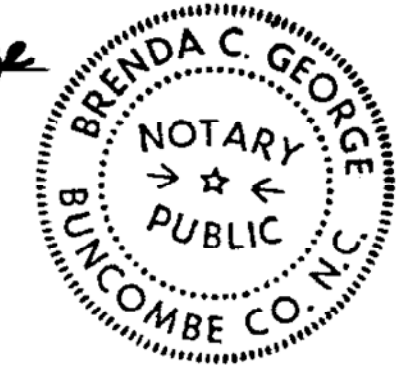
COUNTY OF BUNCOMBE TO WIT:

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT GERALD W. STEVENSON A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL, THIS 4th DAY OF OCT., 1985

MY COMMISSION EXPIRES AUGUST 11, 1988

Brenda C. George
NOTARY PUBLIC

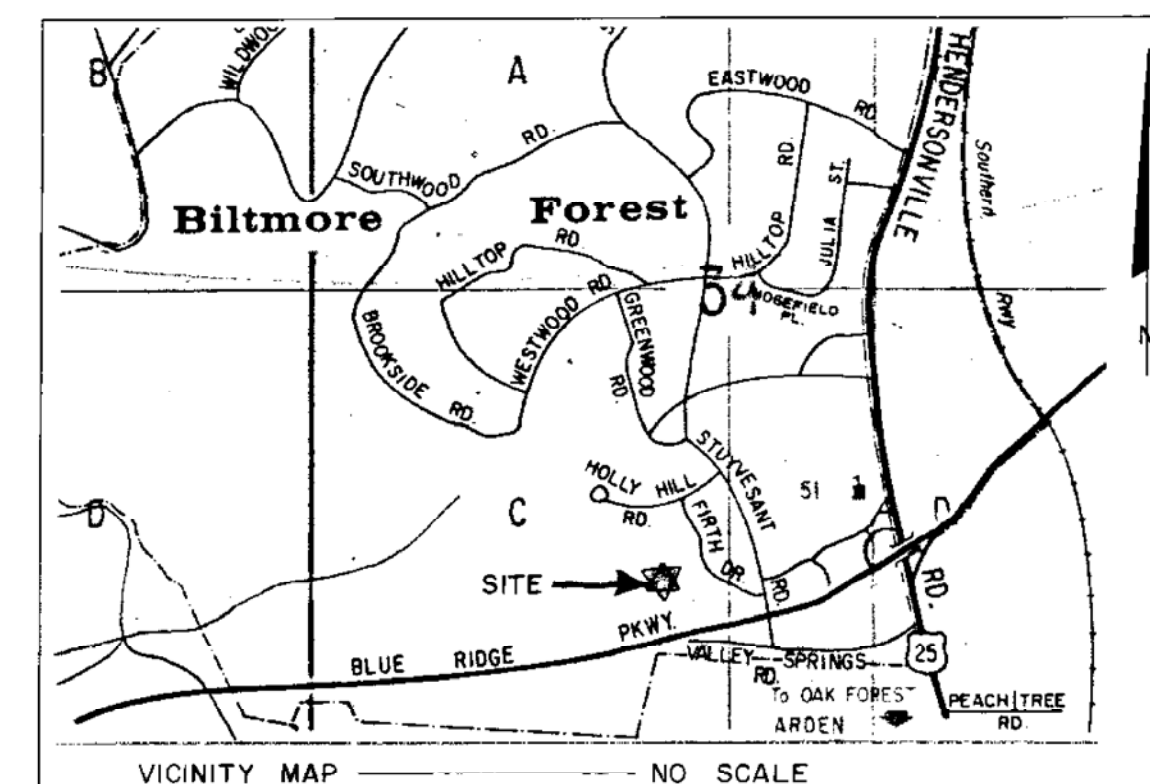


STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

THE FOREGOING CERTIFICATE OF BRENDA C. GEORGE A NOTARY PUBLIC OF THE STATE AND COUNTY DESIGNATED, IS CERTIFIED TO BE CORRECT THIS DAY OF 19 OTTO W. DEBRUHL, REGISTER OF DEEDS, BUNCOMBE COUNTY, BY: DEPUTY, FILED FOR REGISTRATION ON THE DAY OF DEPUTY, 19AT O'CLOCK M.

BY: DEPUTY.

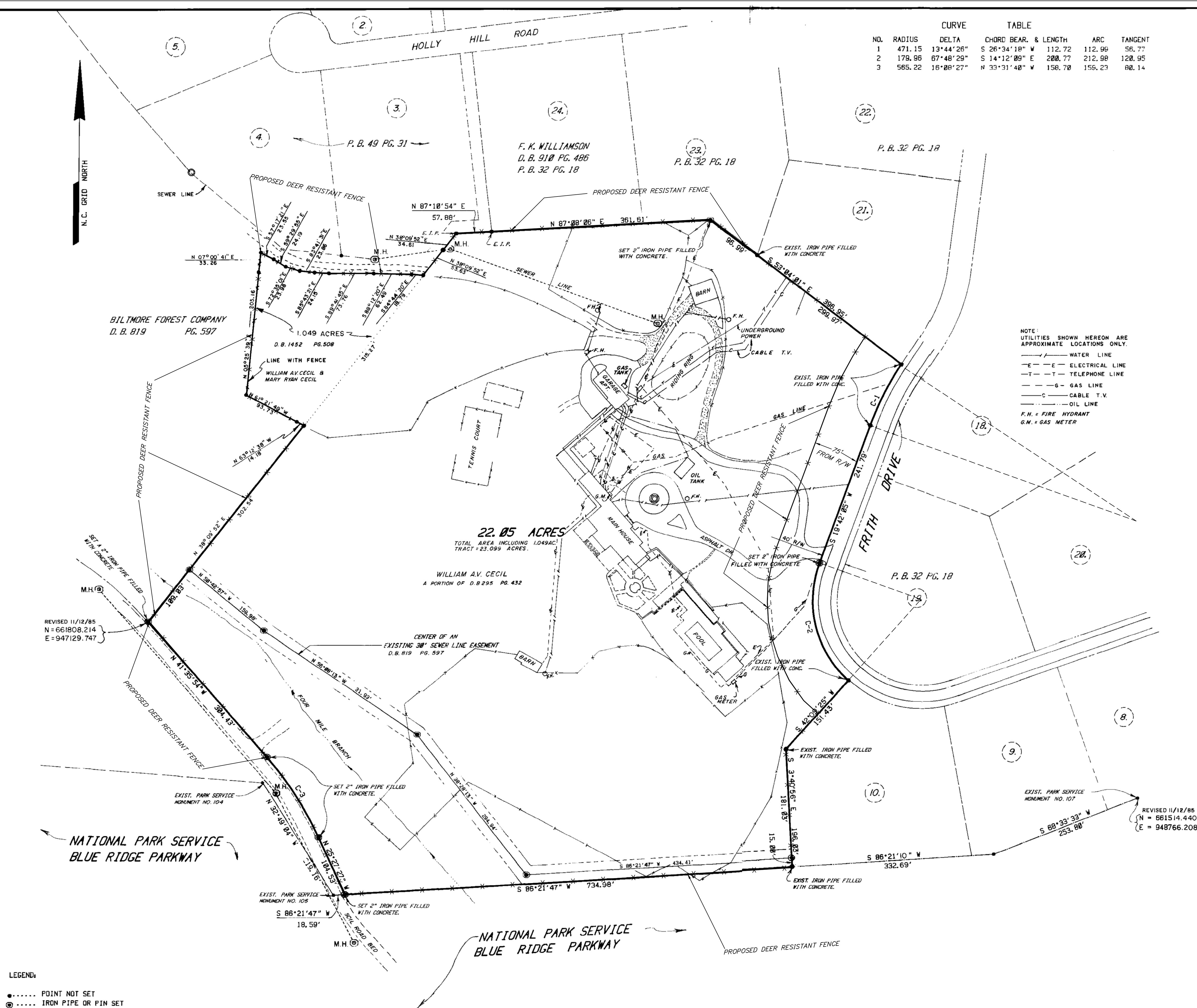
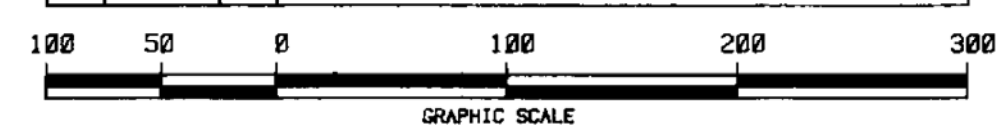


PREPARED FOR:
MARY RYAN CECIL
AND
WILLIAM A. V. CECIL

LIMESTONE TOWNSHIP
BUNCOMBE COUNTY, NORTH CAROLINA

RECORD REFERENCES AND NOTATIONS
A PORTION OF D.B. 295 PG. 432

NO.	DATE	BY	FIELD PARTY	INITIAL DATE	JOB FILE NO.
1	11/30/87	JY	DRWN BY	8-24-85	BS114-L107
2	12/21/87	JY	H-P 0872A PLOTTER	10-3-85	APPROVED BY
3	12/20/87	JY	SCALE - 1 in. = 128 ft.	AREA COMPUTATIONS BY D.M.D.	
4	12/07/78	JY	ADD. BY THE COMPASS METHOD	PRECISION 1 PART IN 10000	
			DATA TAPE NO. 18	STARTING FILE NO. 33	
			WEBB A. MORGAN AND ASSOCIATES, P.A.	ASHEVILLE, N.C.	
			REGISTERED LAND SURVEYORS	REGISTERED IN N.C. & TENN.	



- LEGEND:
- POINT NOT SET
 - IRON PIPE OR PIN SET
 - SPIKE OR NAIL SET
 - E.I.P. = EXISTING IRON PIPE OR PIN
 - X-X- FENCE LINE
 - C..... CURVE (SEE TABLE)
 - M.H.... MANHOLE (SEWER LINE)

PRELIMINARY PLAT,
NOT FOR RECORDATION,
SALES, OR CONVEYANCE.

NOTE:
DISTANCES SHOWN ON THIS MAP ARE GRID LENGTHS. TO CONVERT TO GROUND LENGTHS, DISTANCES SHOWN MUST BE DIVIDED BY A COMBINED SCALE AND SEA LEVEL FACTOR OF 0.9997832.
COORDINATES SHOWN ON THIS MAP ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR NORTH CAROLINA AND ARE TIED TO STATION "LOCUST".

FORMERLY,
WEBB A. MORGAN AND ASSOCIATES, P.A. ASHEVILLE, N.C.
REGISTERED LAND SURVEYORS REGISTERED IN N.C. & TENN.

NC Survey, P.C.
*** PROFESSIONAL LAND SURVEYORS ***
50 NORTH MERRIMON AVENUE, BLDG. 50, SUITE 109,
ASHEVILLE, NORTH CAROLINA 28804
PHONE: (828) 252-1530
PROFESSIONAL CORPORATION NUMBER-C-0268









Zoning Compliance Application

Town of Biltmore Forest

Name

Carrie (Architect) McLauchlan

Address

22 Cedarcliff Road

Phone

(828) 253-1124

Email

carrie@samselarchitects.com

Parcel ID/PIN Number

9647626756

ZONING INFORMATION

Current Zoning

R-1

Lot Size

54,885.6 sf

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

5,393 sf

Maximum Impervious Surface Coverage

25 percent of lot area (1-3 acres)

Proposed Impervious Surface Coverage

8,370 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)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

One and a half story single family home with unfinished basement, wood lap siding, and standing seam metal roof.

Estimated Cost of Project

\$1,500,000.00

Estimated Completion Date

6/1/2020

Applicant Signature

Supporting Documentation (Site Plan, Drawings, Other Information)

190110 Olesky Residence.pdf

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Carrie McLauchlan

Address

60 Biltmore Avenue

Phone

(828) 253-1124

Email

carrie@samselarchitects.com

Current Zoning/Use

Residence

Requested Use

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 single family residence, 1.5 stories with unfinished basement, detached Office and Workshop. Because of the narrow lot and dramatic slope at the back of the lot we will need a retaining wall for a turn-around space that is outside of the side setback.

What does the ordinance require?

The ordinance requires the retaining wall for the turn-around space to be within the side setback.

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.**

There is an existing drive and graded area for pulling into the Garage. Because of this current location, the naturally narrow lot, and dramatic slope toward the back of the lot, we will need this retaining wall to be over the side setback for a vehicle to have the appropriate radius for turning around, or to be able to park in that space.

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

Because there was an existing home on the property (since demolished) the location of the existing drive and grading from the existing home set the site up naturally for the layout of the Site Plan. The dramatic incline at the back of the property also limits the amount of flexibility that we have for a vehicle without a retaining wall.

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

No, the lot dimensions, natural grade and existing drive location were not driven by the Owner.

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.


Yes, we will provide a vegetated buffer so that the neighbors are not disturbed by the program that is over the side setback.

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

Signature

Date

1/23/2019

A handwritten signature in black ink, appearing to read "CSM" followed by a stylized flourish.

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E8T1

Date: 1/23/2019 5:46 PM

Application Fee	\$100.00
Subtotal:	\$100.00
Order Total: \$100.00	

Application Fee

\$100.00

Name

Carrie McLauchlan

Address

60 Biltmore Avenue

Phone

(828) 253-1124

Email

carrie@samselarchitects.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:

Single family residence, 1.5 stories with a full basement, detached Office and Workshop, with stone slab steps to the back of the property.

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

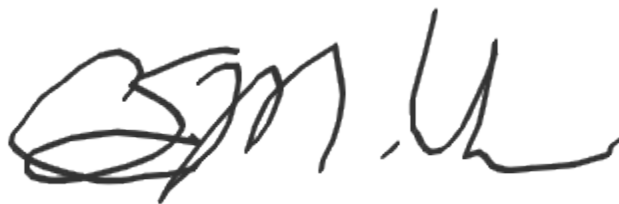
The character of the residence is in keeping with the surrounding properties. The home Office and Workshop are tucked to the back of the property, nestled into natural grade and will be concealed from the neighbors to the side with a vegetated buffer. Natural stone pavers allow access to the back of the property which is otherwise separated by steep grade.

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

Signature

Date

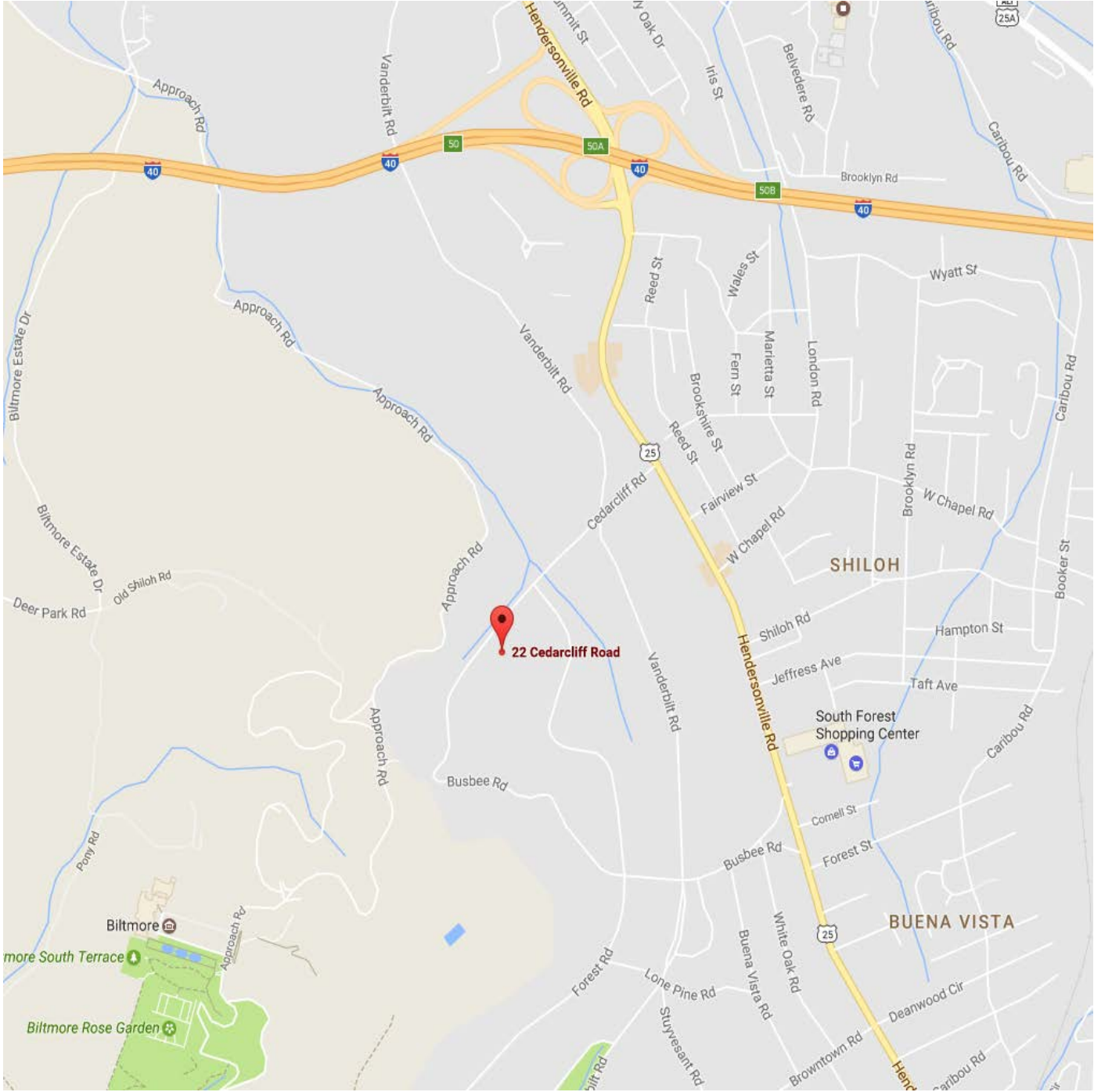
1/23/2019



A handwritten signature in black ink, appearing to be 'SM. L' or similar, written above a horizontal line.

OLESKY RESIDENCE 15.50

22 CEDARCLIFF ROAD, BILTMORE FOREST, NC, 28803



ABBREVIATIONS

AC	Acoustic	FO	Face of	PLAM	Plastic Laminate
ACT	Acoustic Ceiling Tile	FOC	Face of Concrete	PLBG	Plumbing
AD	Access Door	FOM	Face of Masonry	PLY	Plywood
ADJ	Adjacent	FOS	Face of Stud(s)	POLY	Polyethylene
AFF	Above Finished Floor	FOW	Face of Wall	PNBD	Panelboard
AHU	Air Handling Unit	FP	Fire Protection	PR	Pair
ALT	Alternate	FRGWB	Fire Rated Gypsum Wallboard	PSF	Pounds per Square Foot
ALUM	Aluminum	FRP	Fiber Reinforced Panel	PSI	Pounds per Square Inch
AP	Access Panel	FT	Foot/Feet	PSL	Parallel Strand Lumber
BEV	Beveled	FTG	Footing	PT	Pressure Treated
BLDG	Building	FUT	Future	PTD	Painted
BO	Bottom of	GA	Gage	PVC	Polyvinyl Chloride
BOW	Bottom of Wall	GALV	Galvanized	QT	Quarry Tile
BLKG	Blocking	GC	General Contractor	R	Riser
BRD	Board	GL	Glass/Glazing	RAD	Radius
BRG	Bearing	GWB	Gypsum Wallboard	REG	Register
CAB	Cabinet	H	Height/Height	REQD	Required
CER	Ceramic	HD HT	Head Height	RET	Return
CJ	Control Joint	HDWD	Hardwood	REV	Revised/Revision(s)
CL	Closet	HDWR	Hardware	RO	Rough Opening
CLG	Ceiling	HM	Hollow Metal	SAN	Sanitary
CLR	Clear(ance)	HORIZ	Horizontal	SF	Square Foot/Feet
CMU	Concrete Masonry Unit	HC	Handicapped	SIM	Similar
COL	Column	HVAC	Heating, Ventilation & Air Conditioning	SLNT	Sealant
CONC	Concrete	INSUL	Insulation	SPF	Spruce/Pine/Fir
CONT	Continuous	INT	Interior	S/S	Stainless Steel
DEMO	Demolish/Demolition	KD	Kiln Dried	STD	Standard
DET	Detail	LAV	Lavatory	SUSP	Suspend(ed)
DF	Drinking Foundation	LCC	Lead Coated Copper	SYP	Southern Yellow Pine
DIM	Dimension	LVL	Laminated Veneer Lumber	T	Tread
DISP	Dispenser	LVR	Louver	T&G	Tongue & Groove
DMT	Demountable	MAX	Maximum	TELE	Telephone
DN	Down	MDF	Medium Density Fiberboard	THRU	Through
DNSP	Downspout	MDO	Medium Density Overlay	TO	Top of
DWG	Drawing(s)	MECH	Mechanical	TOB	Top of Beam
DWR	Drawer	MEMB	Membrane	TOD	Top of Decking
EA	Each	MFR	Manufacturer	TOF	Top of Footing
EJ	Expansion Joint	MIN	Minimum	TOPL	Top of Plate
EL	Elevation	MISC	Miscellaneous	TOS	Top of Slab
ELEC	Electric(al)	MO	Masonry Opening	TOSTL	Top of Steel
ELEV	Elevator	MLDG	Moulding	TOW	Top of Wall
EQ	Equal	MR	Moisture Resistant	TRTD	Pressure Treated Lumber
EQUIP	Equipment	MRGWB	Moisture Resistant Gypsum Wallboard	TYP	Typical
EXIST	Existing	MTD	Mounted	UL	Underwriters Laboratory
EXP	Expansion	MTL	Metal	UNF	Unfinished
EXT	Exterior	NIC	Not In Contact	UNO	Unless Noted Otherwise
FD	Floor Drain	NOM	Nominal	VAR	Varies
FEC	Fire Extinguisher Cabinet	NTS	Not to Scale	VB	Vapor Barrier
FF	Finish Face	OC	On Center(s)	VCT	Vinyl Composition Tile
FG	Fixed Glass	OD	Outside Diameter	VERT	Vertical
FIN	Finish(ed)	OPNG	Opening	W/	With
FIN FL	Finished Floor	OSB	Oriented Strandboard	W/O	Without
FL	Floor	OPP	Opposite	WP	Waterproofing
FLG	Flooring	PAN	Panel	WR	Water Resistant
FLSH	Flashing	PARTN	Partition	WRB	Water-resistive Barrier
FNDN	Foundation	PERF	Perforated	WWF	Welded Wire Fabric

PROJECT TEAM

ARCHITECT:
Samsel Architects, P.A.
60 Biltmore Avenue
Asheville, NC 28801
P: 828.253.1124

CONTRACTOR:
Jade Mountain Builders
362 Depot Street
Suite 10
Asheville, NC 28801
P: 828.216.3948

LANDSCAPE ARCHITECT:
Osgood Landscape Architecture
14 Church Street
Asheville, NC 28801
P: 828.337.7496

SQUARE FOOTAGE

CONDITIONED SPACE:
Main Level: 2,146 s.f.
Upper Level: 2,013 s.f.
Lower Level (Unfinished): 2,192 s.f.
Office: 146 s.f.
Total Heated: 6,497 s.f.

UNCONDITIONED SPACE:
Main Level Garage: 671 s.f.
Work Shop: 313 s.f.
Front Entry Porch: 250 s.f.
Screened Porch: 395 s.f.

Total Unconditioned: 1,629 s.f.

TOTAL: 8,126 s.f.

DRAWING INDEX				
SHEET	SHEET TITLE	DATE	DATE	DATE
G-001	COVER SHEET	01.10.19		
L-101	SITE PLAN	01.10.19		
A-101	FOUNDATION PLAN	01.10.19		
A-102	LOWER LEVEL FLOOR PLAN	01.10.19		
A-103	MAIN LEVEL FLOOR PLAN	01.10.19		
A-104	UPPER LEVEL FLOOR PLAN	01.10.19		
A-105	ROOF PLAN	01.10.19		
A-111	MAIN LEVEL FLOOR FRAMING PLAN			
A-112	UPPER LEVEL FLOOR FRAMING PLAN			
A-113	ROOF FRAMING PLAN			
A-121	MAIN LEVEL REFLECTED CEILING PLAN			
A-122	UPPER LEVEL REFLECTED CEILING PLAN			
A-131	MAIN LEVEL FURNITURE PLAN			
A-132	UPPER LEVEL FURNITURE PLAN			
A-201	EXTERIOR ELEVATIONS	01.10.19		
A-202	EXTERIOR ELEVATIONS	01.10.19		
A-203	EXTERIOR ELEVATIONS	01.10.19		
A-204	EXTERIOR ELEVATIONS	01.10.19		
A-205	EXTERIOR ELEVATIONS	01.10.19		
A-301	BUILDING SECTIONS			
A-302	BUILDING SECTIONS			
A-303	BUILDING SECTIONS			
A-304	BUILDING SECTIONS			
A-401	INTERIOR ELEVATIONS			
A-402	INTERIOR ELEVATIONS			
A-403	INTERIOR ELEVATIONS			
A-404	INTERIOR ELEVATIONS			
A-405	INTERIOR ELEVATIONS			
A-406	INTERIOR ELEVATIONS			
A-407	INTERIOR ELEVATIONS			
A-408	INTERIOR ELEVATIONS			
A-409	INTERIOR ELEVATIONS			
A-410	INTERIOR ELEVATIONS			
A-411	INTERIOR ELEVATIONS			
A-412	INTERIOR ELEVATIONS			
A-413	INTERIOR ELEVATIONS			
A-414	INTERIOR ELEVATIONS			
A-415	INTERIOR ELEVATIONS			
A-501	STANDARD DETAILS			
A-502	EXTERIOR FINISH DETAILS			
A-601	SCHEDULES			
A-602	SCHEDULES			
E-100	ELECTRICAL NOTES & LEGEND			
E-101	LOWER LEVEL ELECTRICAL PLAN			
E-102	MAIN LEVEL ELECTRICAL PLAN			
E-103	UPPER LEVEL ELECTRICAL PLAN			

PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

COVER SHEET

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

CHECKED BY:

NB

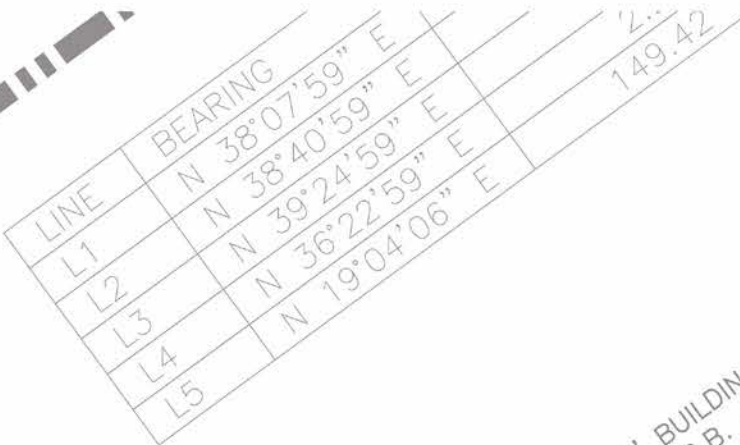
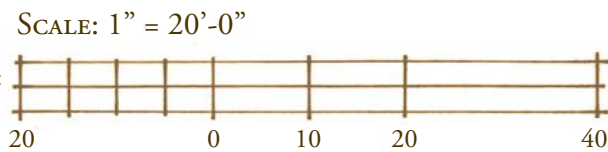
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G-001

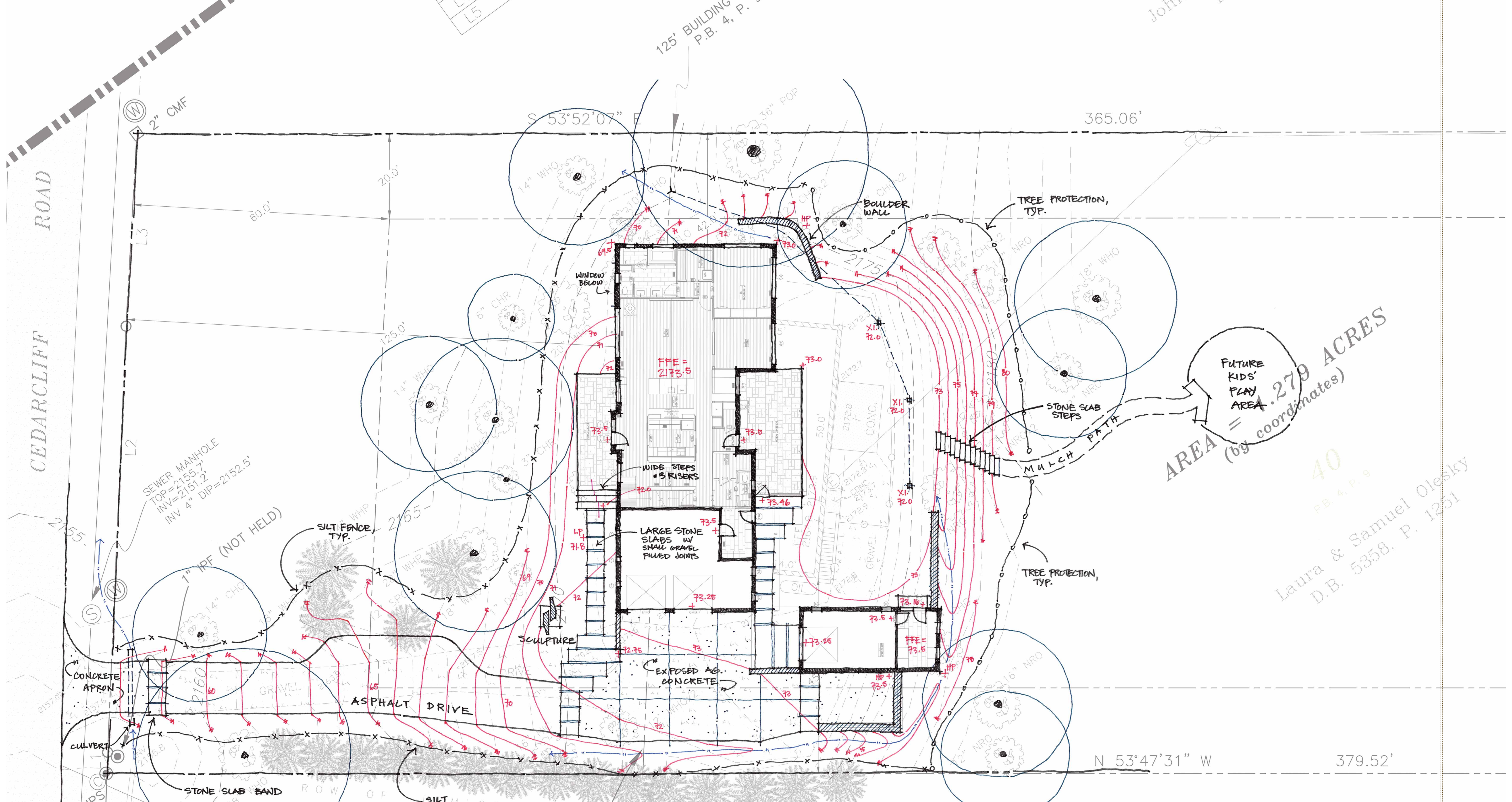
COPYRIGHT 2019
SAMSEL ARCHITECTS, P.A.

DEVELOPMENT DATA

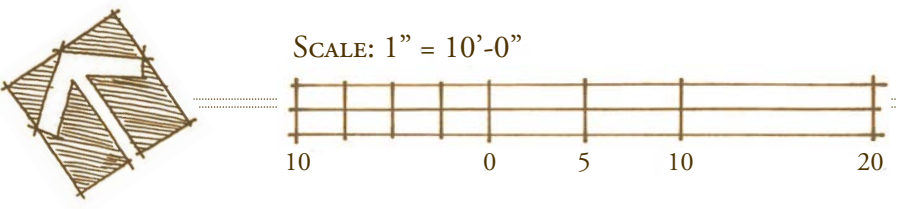
LOCATION:	22 Cedarcliff Road Biltmore Forest, NC 28803
PIN:	9647-62-6756
PROPERTY OWNERS:	Sam and Laura Olesky
CONTACT:	Joel Osgood, RLA Osgood Landscape Architecture, Inc 14 Church Street Asheville, NC 28801 828.527.6566
PROPERTY SIZE:	1.26 Acres (54,885.6 SF)
AREA OF DISTURBANCE	0.39 Acres (SF)



January 10, 2019
Biltmore Forest, North Carolina



DEVELOPMENT DATA	
LOCATION:	22 Cedarcliff Road Biltmore Forest, NC 28803
PIN:	9647-62-6756
PROPERTY OWNERS:	Sam and Laura Olesky
CONTACT:	Joel Osgood, RLA Osgood Landscape Architecture, Inc. 14 Church Street Asheville, NC 28801 828.527.6566
PROPERTY SIZE:	1.26 Acres (54,885.6 SF)
AREA OF DISTURBANCE:	0.39 Acres (SF)

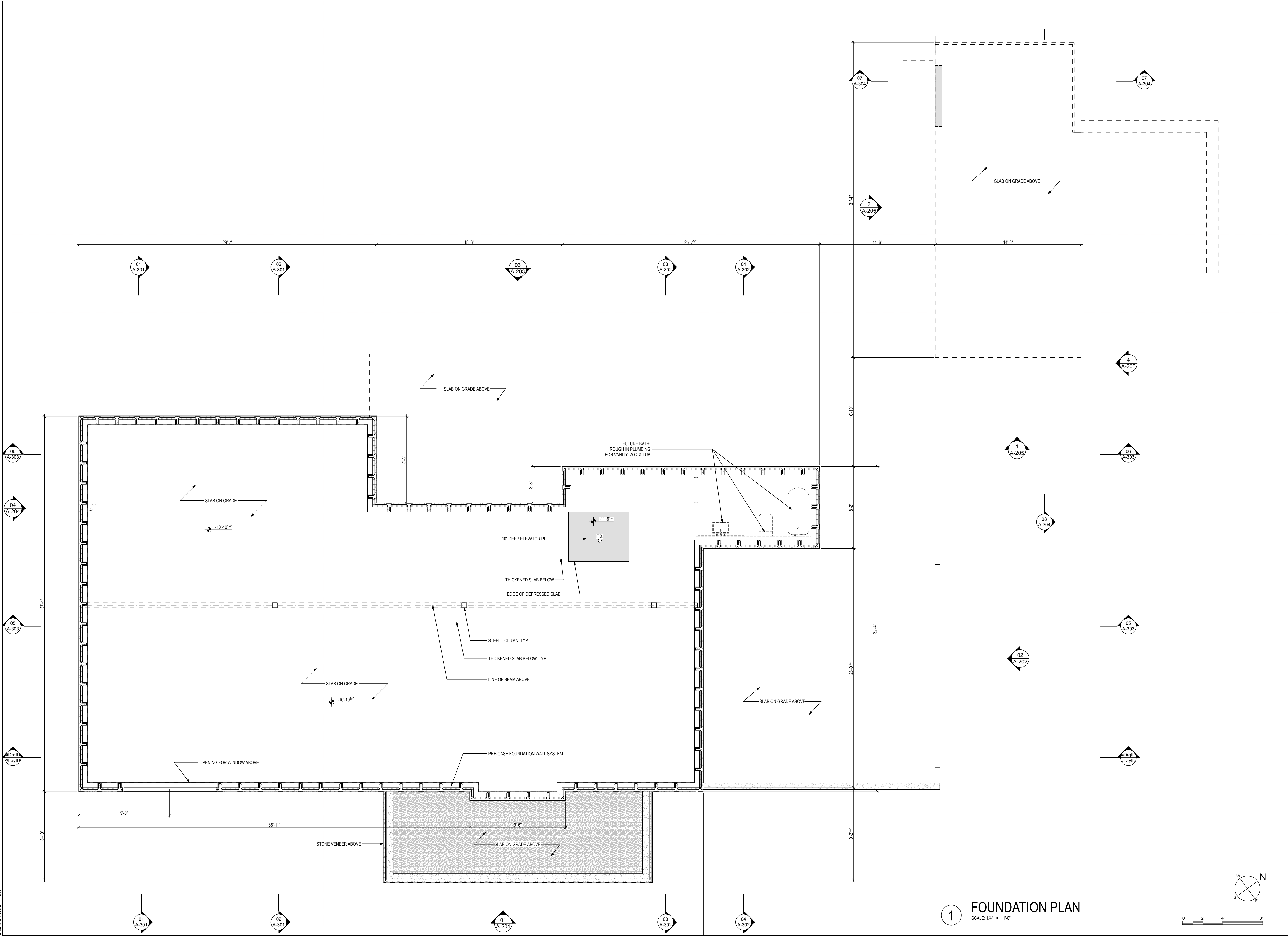


OLESKY RESIDENCE
SITE PLAN - DETAIL
January 10, 2019
Biltmore Forest, North Carolina

FUTURE KIDS' PLAY AREA
AREA = .279 ACRES
(by coordinates)

40
P.B. 4, P. 9
Laura & Samuel Olesky
D.B. 5358, P. 1251

CREATION DATE: 1/10/19



SAMSEL
ARCHITECTS

P.A.

60 Biltmore Avenue
Asheville, NC 28801
P: 828.253.1124
F: 828.254.7316
www.samselarchitects.com

PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

FOUNDATION
PLAN

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

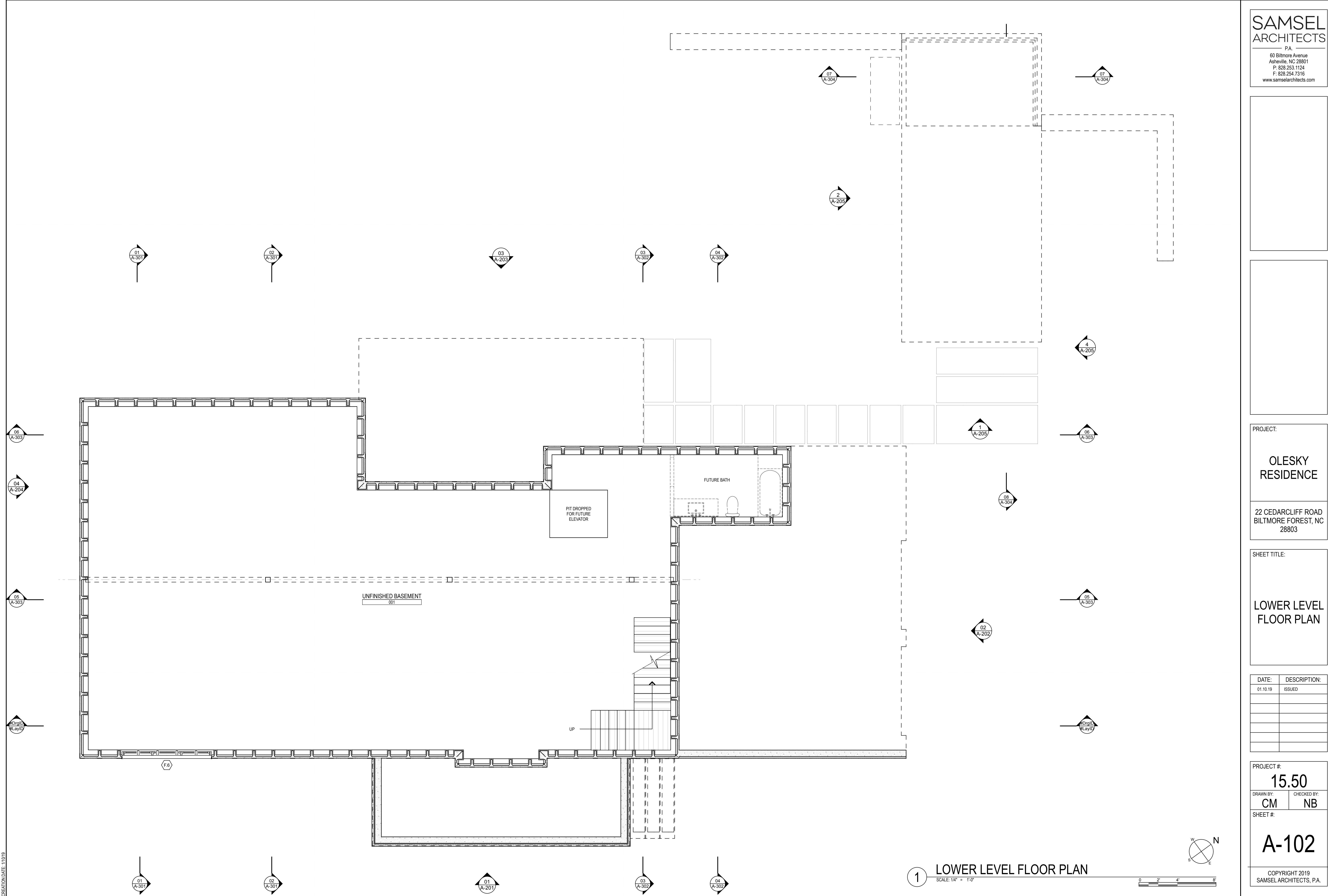
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NB

SHEET #:

A-101

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CREATION DATE: 1/10/19

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P.A.
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F: 828.254.7316
www.samselarchitects.com

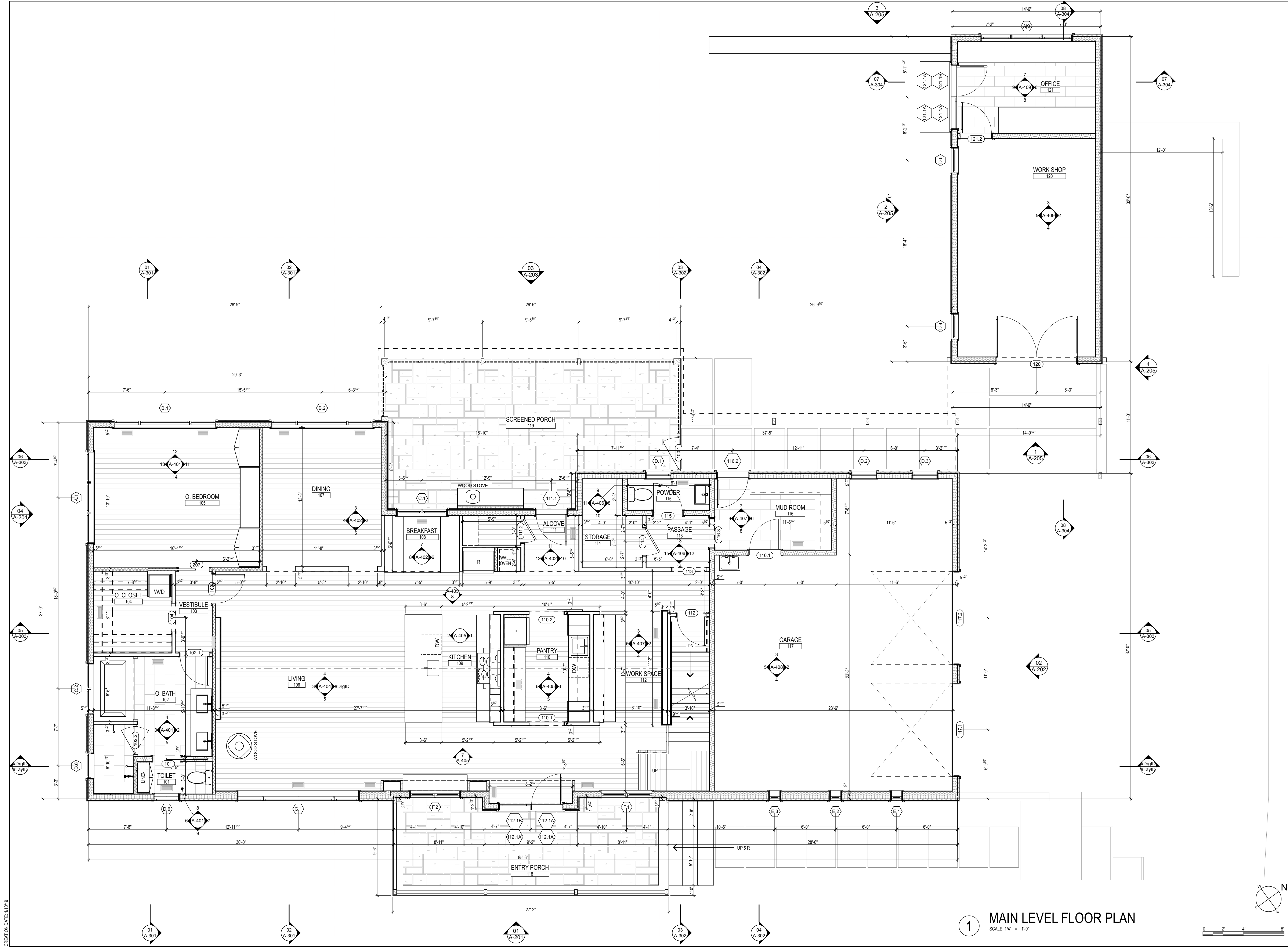
PROJECT:
OLESKY RESIDENCE
22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:
LOWER LEVEL FLOOR PLAN

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:
15.50
DRAWN BY: CM
CHECKED BY: NB
SHEET #:
A-102
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CREATION DATE: 1/10/19



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Asheville, NC 28801
P: 828.253.1124
F: 828.254.7316
www.samselarchitects.com

PROJECT:
OLESKY RESIDENCE
22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:
15.50
DRAWN BY:
CM
CHECKED BY:
NB
SHEET #:

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PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

UPPER LEVEL
FLOOR PLAN

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

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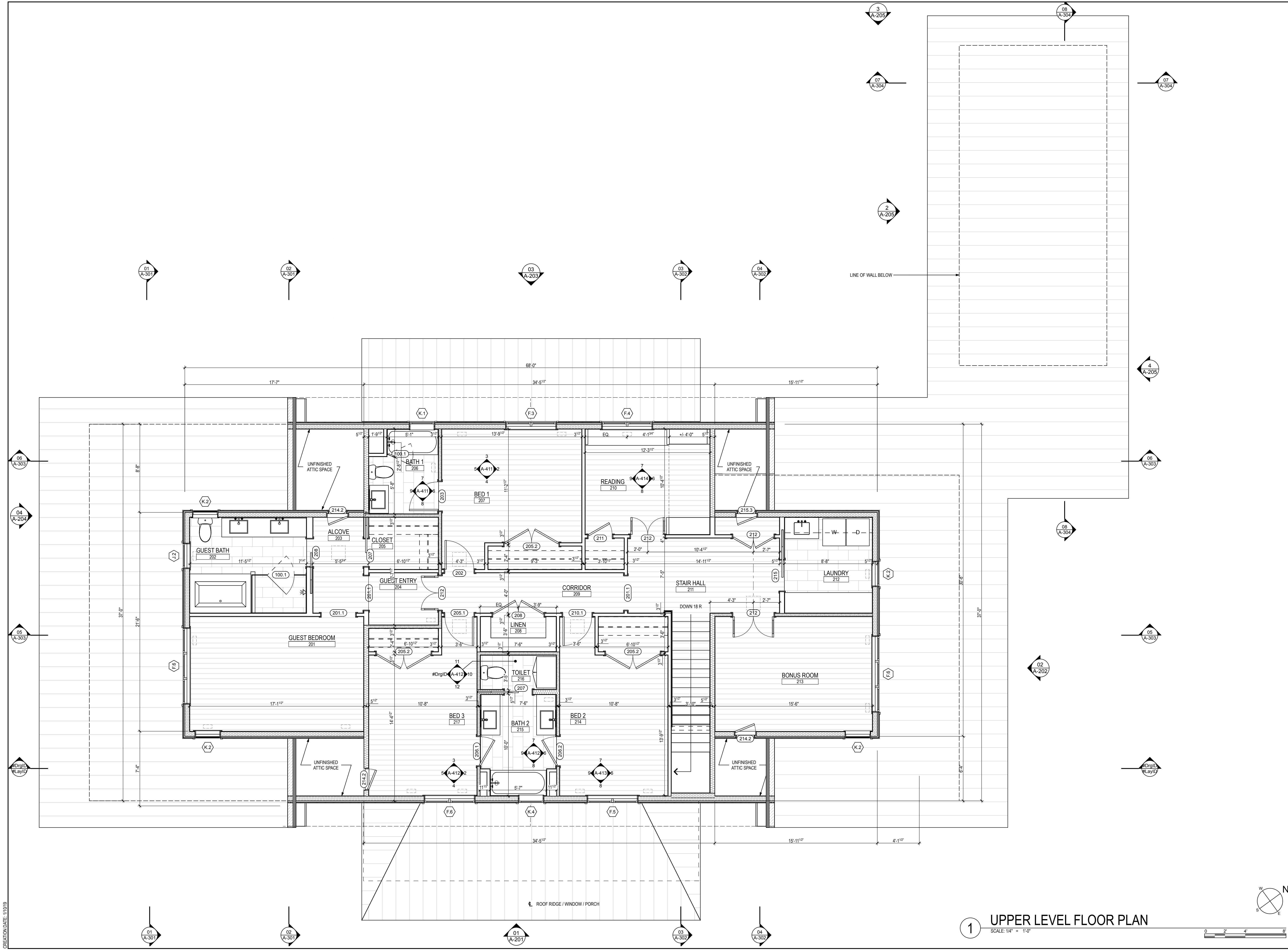
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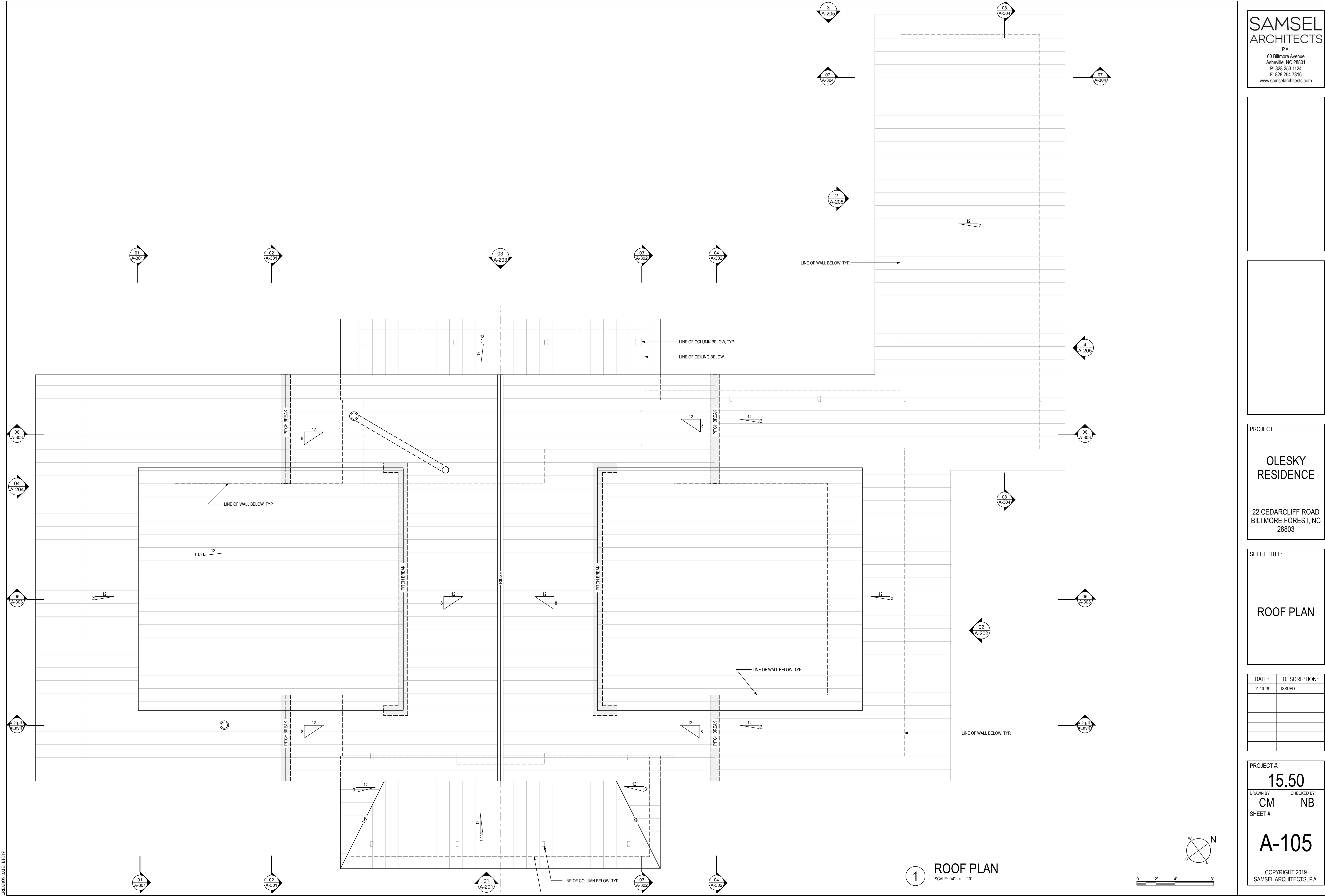
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A-104

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CREATION DATE: 1/10/19

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F: 828.254.7316
www.samselarchitects.com

PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

ROOF PLAN

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

CHECKED BY:

NB

SHEET #:

A-105

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PROJECT:

OLESKY
RESIDENCE22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR
ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

CHECKED BY:

NB

SHEET #:

A-201

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SAMSEL ARCHITECTS, P.A.01 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR
ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

CHECKED BY:

NB

SHEET #:

A-202

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02 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 8

PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR
ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

CHECKED BY:

NB

SHEET #:

A-203

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03 SOUTHEAST ELEVATION

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

0 2' 4' 8'

PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR
ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

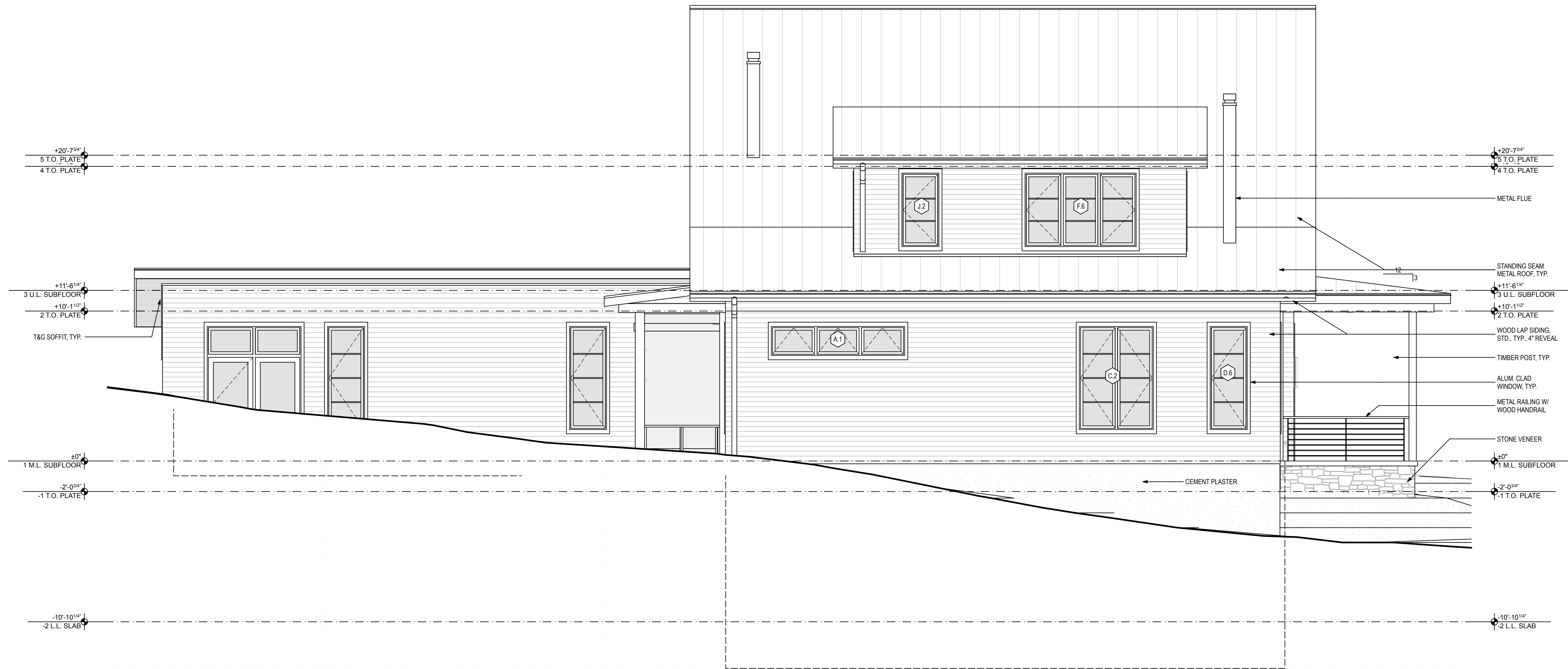
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NB

SHEET #:

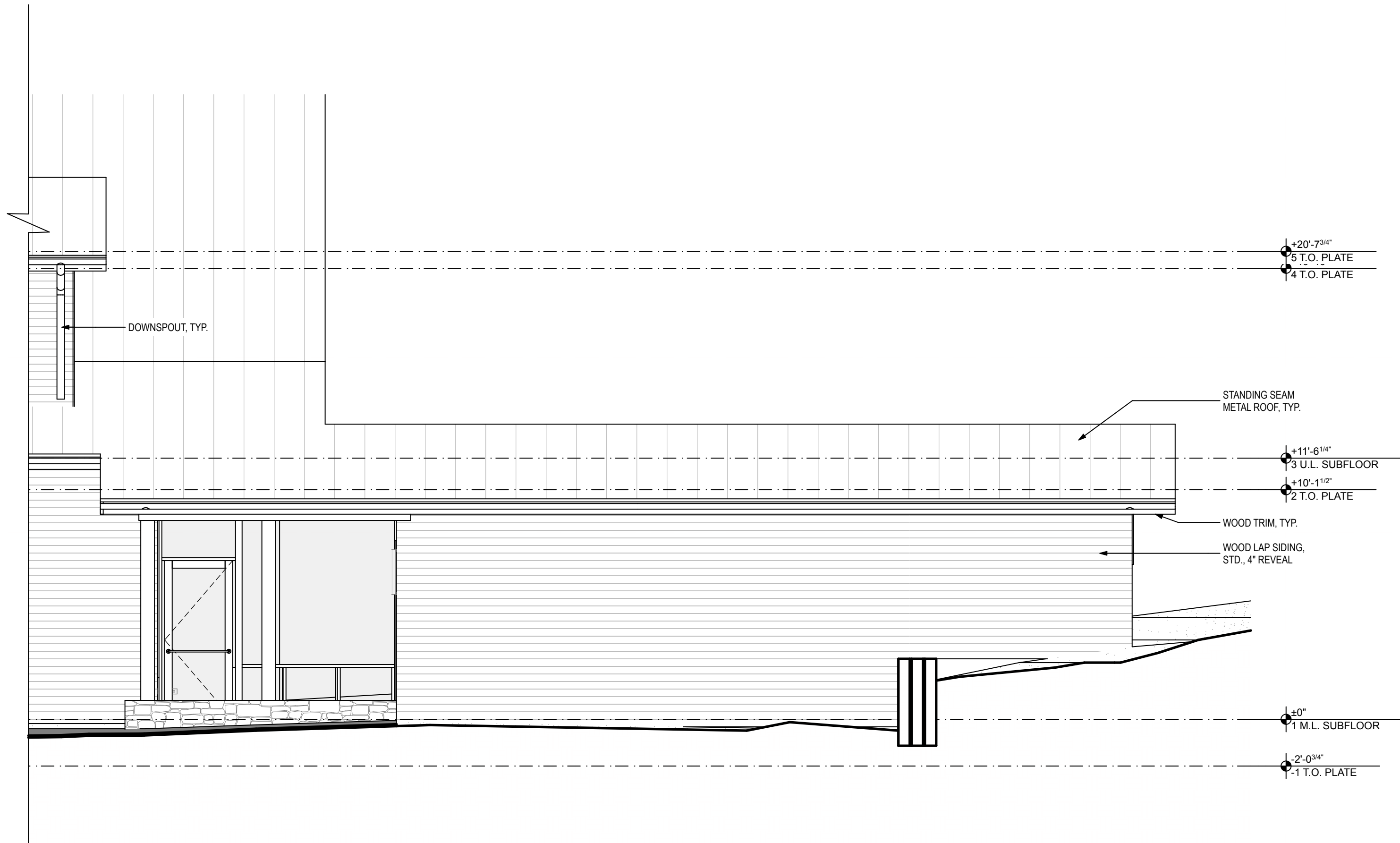
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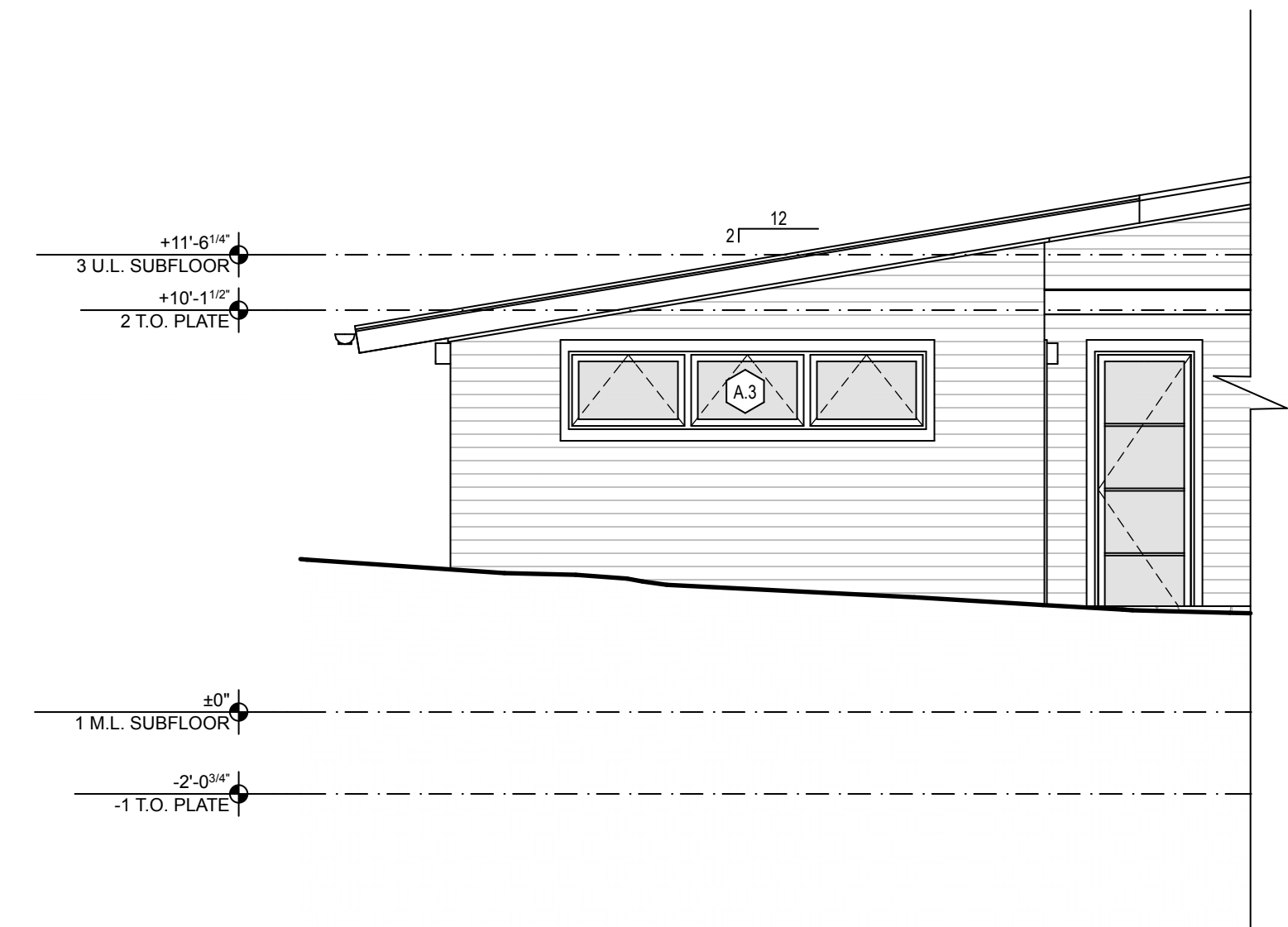


04 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

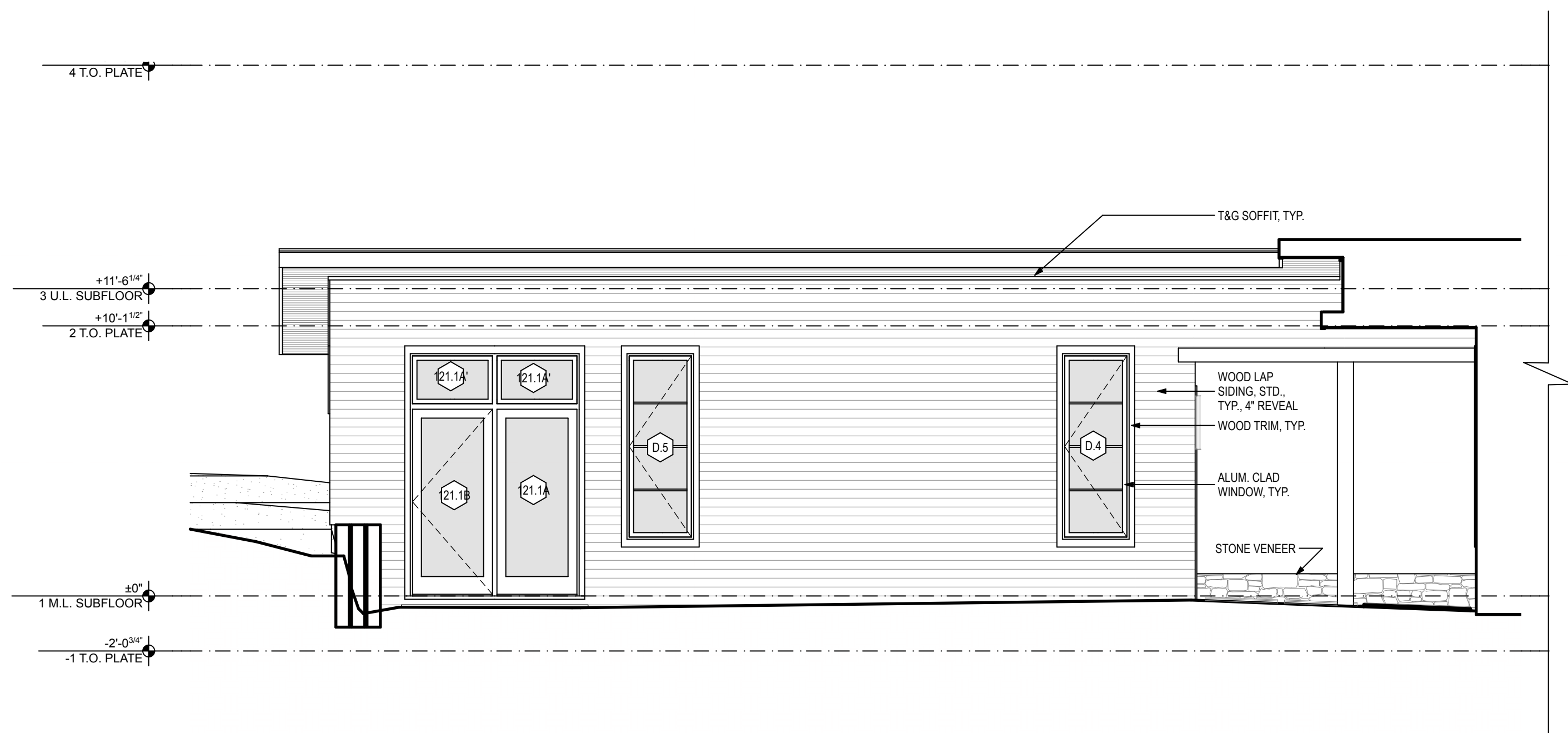
0 2 4 8



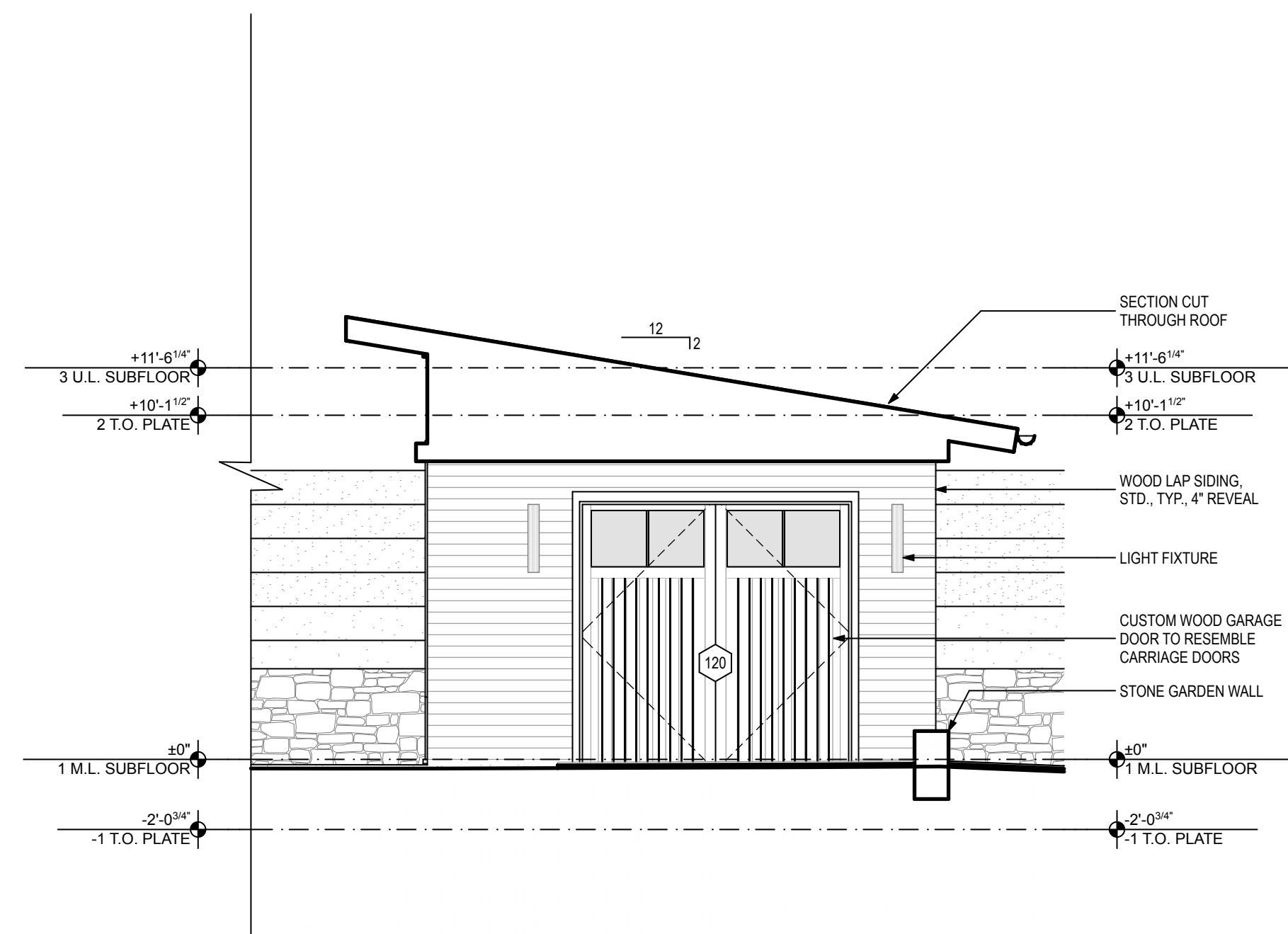
4 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



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

PROJECT:

OLESKY
RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR
ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY:

CM

CHECKED BY:

NB

SHEET #:

A-205

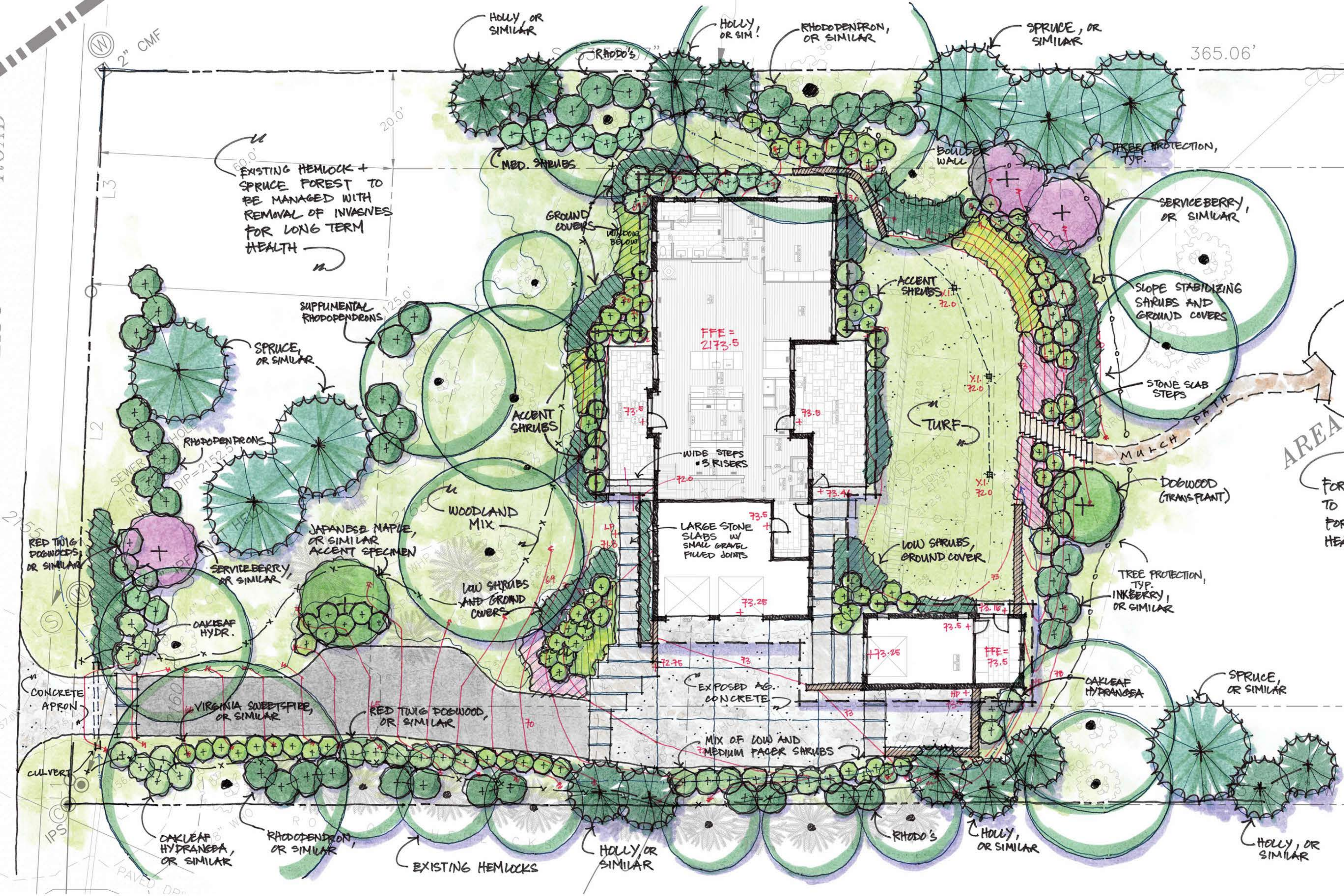
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CEDARCLIFF ROAD

125' BUILDING P.B. 4, P.

John

40
Laura & Samuel Olesky
D.B. 5358, P. 1251

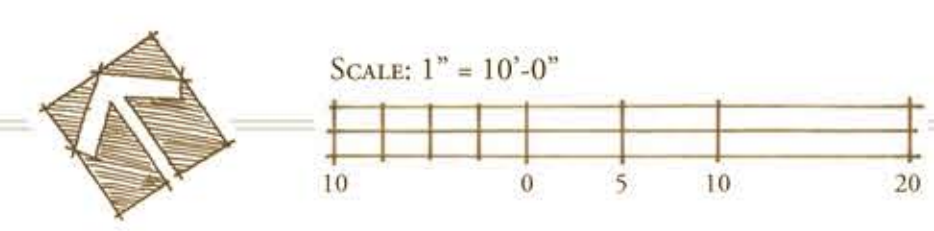


EXISTING HEMLOCK +
SPRUCE FOREST TO
BE MANAGED WITH
REMOVAL OF INVASIVES
FOR LONG TERM
HEALTH

FUTURE
KIDS'
PLAY
AREA
AREA = .279 ACRES
(by coordinates)
FOREST MANAGEMENT
TO REMOVE INVASIVES
FOR LONG TERM
HEALTH

OLESKY RESIDENCE LANDSCAPE PLAN

January 23, 2019
Biltmore Forest, North Carolina



Zoning Compliance Application

Town of Biltmore Forest

Name

Tom Roberts

Address

Southwood Road

Phone

(828) 225-4945

Email

sljohnson@siteworkstudios.com

Parcel ID/PIN Number

9646851887

ZONING INFORMATION

Current Zoning

R-1

Lot Size

3.109 acres

Maximum Roof Coverage

8,200 square feet (Up to 3.5 acres)

Proposed Roof Coverage Total

7800 sf

Maximum Impervious Surface Coverage

20 percent of lot area (3-6 acres)

Proposed Impervious Surface Coverage

25433 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)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

The project consists of new construction of a single family home with attached garage, patios and a pool area. The sloping lot will require retaining walls for driveway access.

Estimated Cost of Project

\$0.00

Estimated Completion Date

12/31/2020

Applicant SignatureA handwritten signature in black ink, appearing to read 'Tom Roberts', with a stylized flourish at the end.

Supporting Documentation (Site Plan, Drawings, Other Information)
Roberts Residence BOA Submittal.pdf

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E6T1

Date: 12/21/2018 5:57 PM

Application Fee	\$100.00
-----------------	----------

Subtotal:	\$100.00
-----------	----------

Order Total:	\$100.00
--------------	----------

Application Fee
\$100.00

Name
Tom Roberts

Address
Southwood Road

Phone
(828) 225-4945

Email
sljohnson@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 project consists of new construction of a single family home with attached garage/ guest house, patios, a pool area with required fencing. The sloping lot will require retaining walls for driveway access.

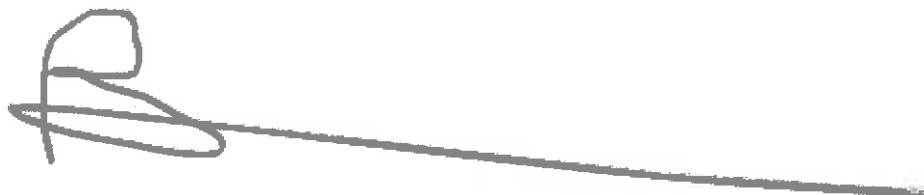
Explain why the project would not adversely affect the public interest of those living in the neighborhood:

The home will not adversely affect the neighborhood in that the home will be sited on the lot in an attractive manner with the pool and fencing at the rear of the lot. The topography slopes away from the adjacent property to the west which will eliminate views of the pool and reduce views of the house. The adjacent property to the east will have a new vegetative buffer to screen them from the pool, garage and rear of house.

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

Signature

Date
12/21/2018

A handwritten signature in dark ink. It begins with a stylized, looped initial, possibly 'P' or 'R', followed by a long, straight horizontal line that tapers slightly towards the right end.

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Tom Roberts

Address

Southwood Road

Phone

(828) 225-4945

Email

sljohnson@siteworkstudios.com

Current Zoning/Use

vacant

Requested Use

Single Family Dwelling

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 property request consists of new construction of a single family home with attached garage, patios and a pool area. The sloping lot will require retaining walls for driveway access.

What does the ordinance require?

The variance request to the board is to allow Southwood Road to be considered the front yard. By the Zoning Ordinance definition, front yards for corner lots are determined by the side of the lot with greater frontage. This would be Stuyvesant Road. The request would allow the drive to access off Southwood and walls to be within the setback to facilitate the driveway.

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.**

The Property owners would like to utilize Southwood Road as their front yard instead of Stuyvesant Road. The two road frontages differ in length by only 34 feet. Stuyvesant Road frontage is 315 feet and Southwood Road frontage is 281 feet.

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

The properties shape and similar road frontages are unique in that as a corner lot, the front of the lot can be considered Southwood, particularly based on traffic flow and views of the golf course.

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

The owners have purchased the existing platted property and plan to make significant improvements to the property to make the lot viable. Plans call for relocating a power line and a sanitary sewer line to make the

lot a useable building site.

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 variance is consistent with the spirit of the ordinance in that the home will blend nicely into the neighborhood with frontage from Southwood and its size, bulk and scale are appropriate with the neighborhood.

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

Signature

Date

12/21/2018

A handwritten signature in dark ink, consisting of a large, stylized loop followed by a long, horizontal stroke that tapers off to the right.



SITE DEVELOPMENT PLANS FOR

ROBERTS RESIDENCE

PREPARED FOR:
EMILY AND TOM ROBERTS

SOUTHWOOD ROAD
BILTMORE FOREST, NORTH CAROLINA

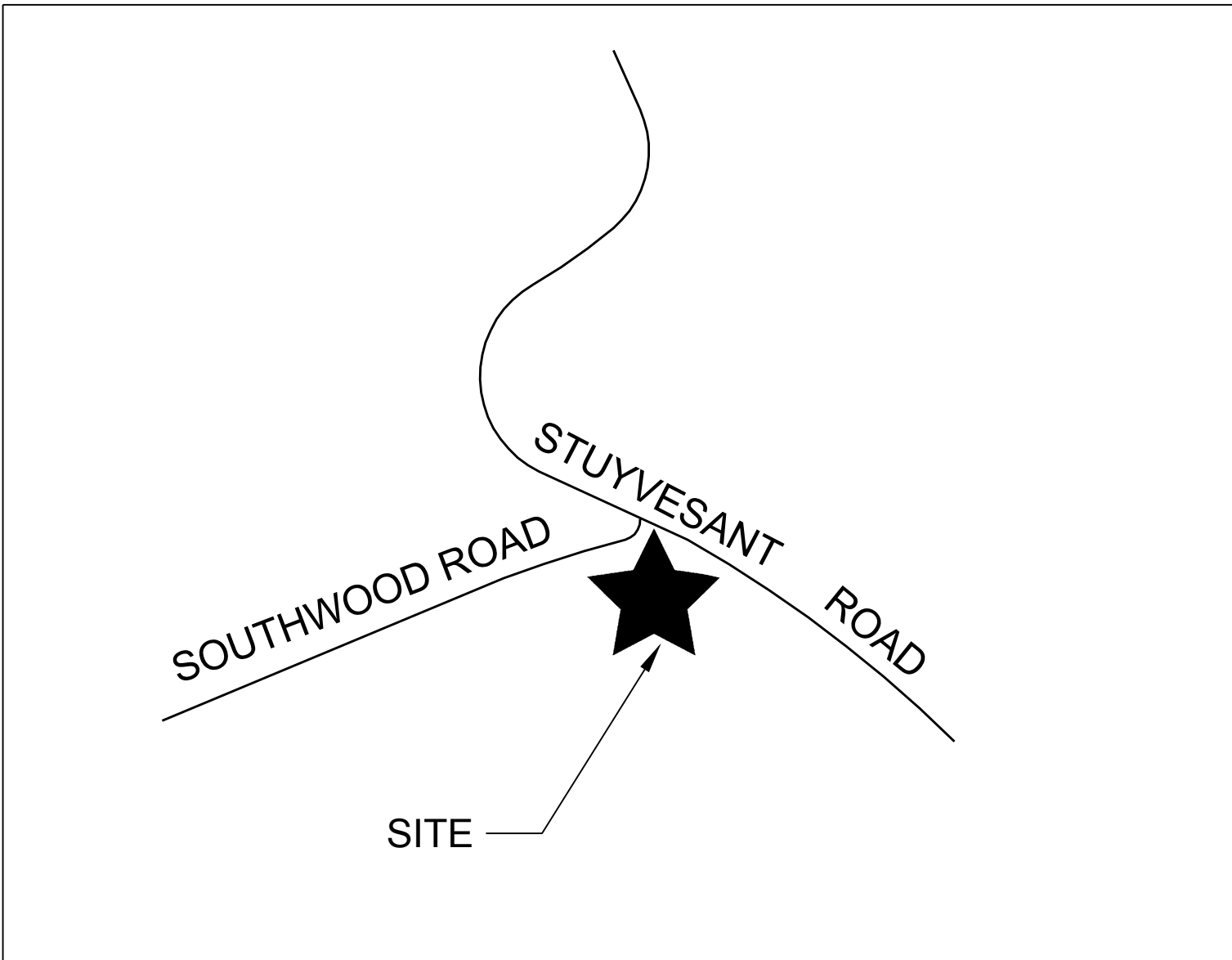
DECEMBER 21, 2018



LANDSCAPE ARCHITECTURE
352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945 | siteworkstudios.com

 CHAD DORSEY DESIGN
www.chaddorseydesign.com
214.217.0704
6060 N. Central Expressway #105
Dallas, TX 75206

VICINITY MAP



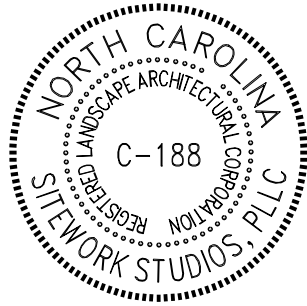
DRAWING INDEX

SHEET NUMBER	SHEET TITLE
L-0	COVER SHEET
LANDSCAPE ARCHITECTURE	
L-100	Existing Conditions, Demolition and Tree Removal Plan
L-200	Site Development Plan
L-300	Grading Plan
L-400	Preliminary Landscape Plan
ARCHITECTURE	
A0.01	Site Plan
A3.01	Building Elevations
A3.02	Building Elevations

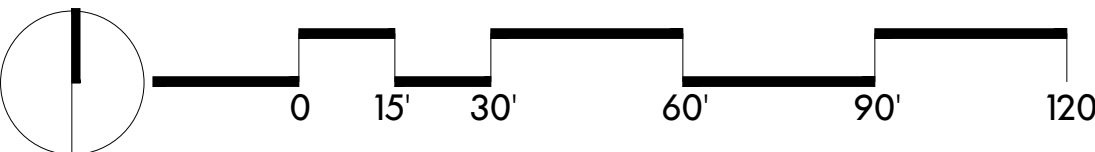
ROBERTS RESIDENCE

REVISIONS

DATE	REVISION DESCRIPTION	SHEET



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FROM SITEWORK STUDIOS, PLLC.



sitework
STUDIOS

LANDSCAPE ARCHITECTURE
352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

ROBERTS RESIDENCE

**BILTMORE FOREST
NORTH CAROLINA**

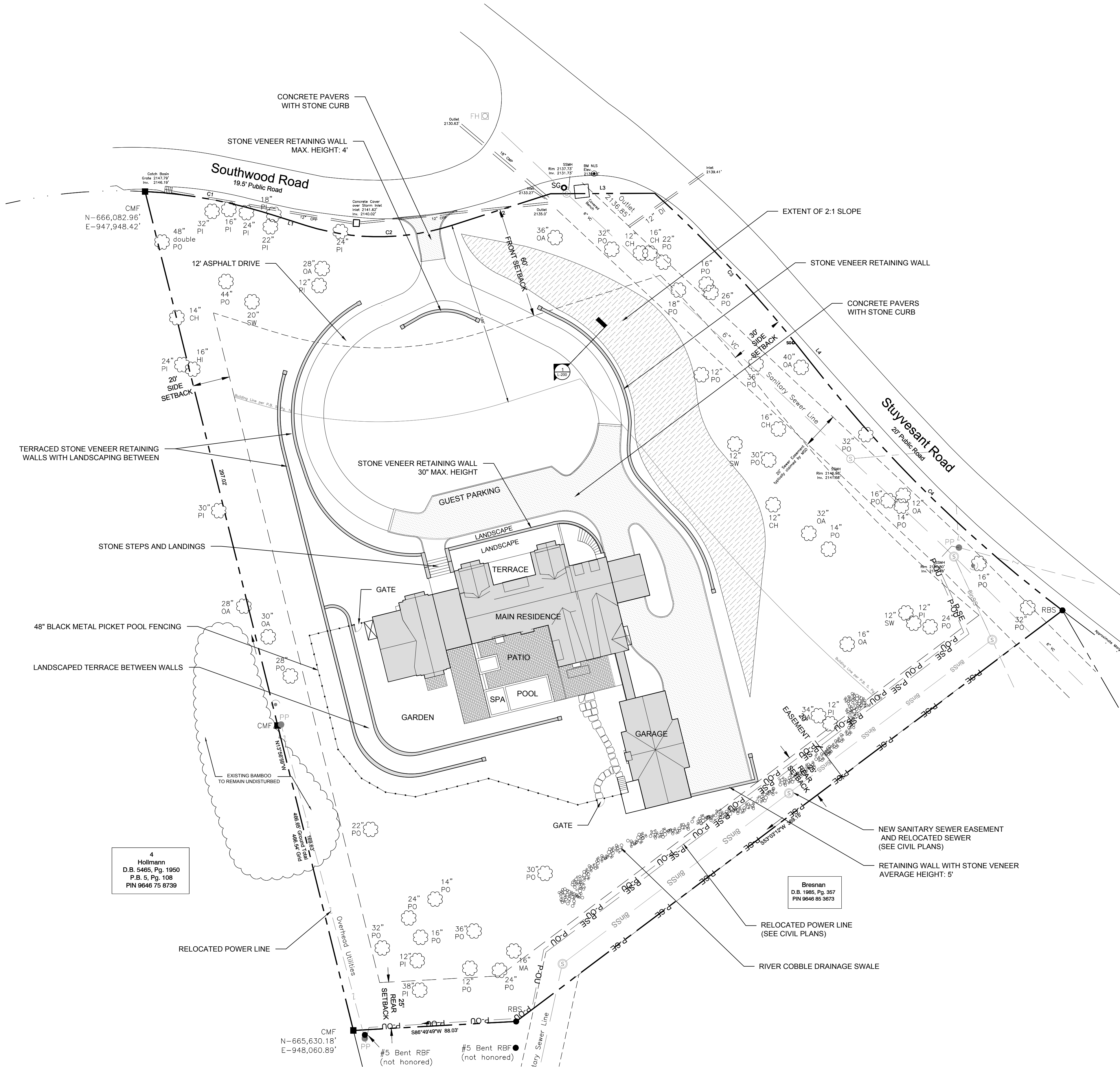
REVISIONS		
NO.	REMARKS	DATE



DATE:
12.21.2018

SHEET TITLE:
**EXISTING
CONDITIONS,
DEMOLITION
AND TREE
REMOVAL PLAN**

SHEET NO.
L-100



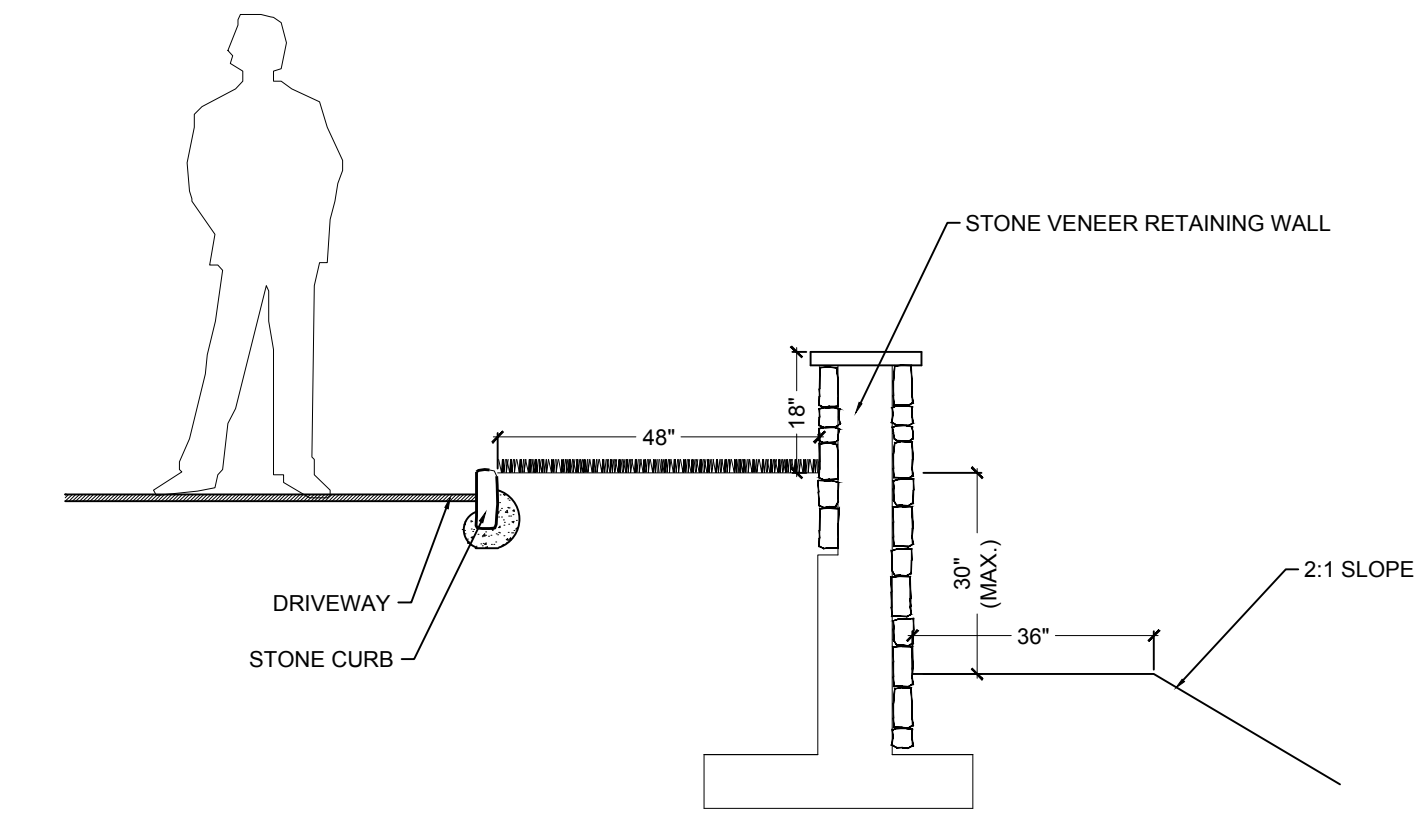
IMPERVIOUS AREA CALCULATIONS		
TOTAL LOT SIZE: 3.109 ACRES (135,428.04 SF)		
ALLOWABLE IMPERVIOUS SURFACE AREA: 0.78 ACRES (33,857.01 SF)		
ALLOWABLE ROOF AREA: 8,200 SF		
PROPOSED IMPERVIOUS SURFACE AREA:	ASPHALT DRIVEWAY:	13,835 SF
	PATIOS & TERRACES:	3,798 SF
	TOTAL:	17,633 SF
PROPOSED ROOF AREA:		7,800 SF
TOTAL PROPOSED IMPERVIOUS AREA WITH ROOF AREA:		25,433 SF

PROPERTY OWNER:
EMILY AND TOMMY ROBERTS

CONTACT PERSON:
STEVEN LEE JOHNSON , ASLA
SITEWORK STUDIOS, PLLC
352 DEPOT STREET, SUITE 120
ASHEVILLE, NC 28801
828.225.4945

ZONING DISTRICT: R-1
SIZE OF PROPERTY: 3.109 ACRES

SETBACKS
FRONT: 60'
SIDE (CORNER LOT): 30'
SIDE: 20'
REAR: 25'



1 DRIVEWAY SECTION



48" METAL BLACK PICKET POOL FENCE



STONE VENEER RETAINING WALL

REVISIONS		
NO.	REMARKS	DATE

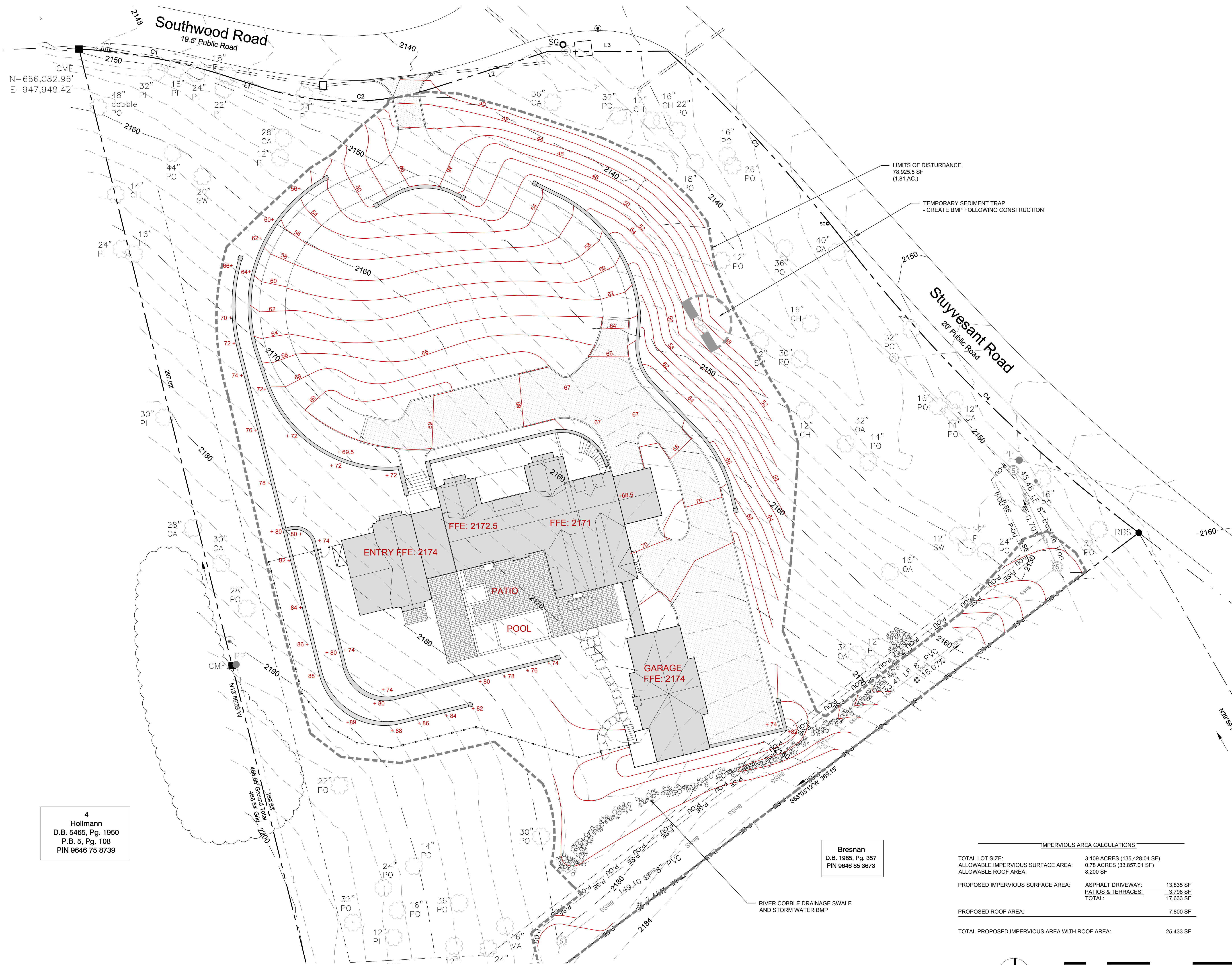


DATE:
12.21.2018
SHEET TITLE:

SITE
DEVELOPMENT
PLAN

SHEET NO.

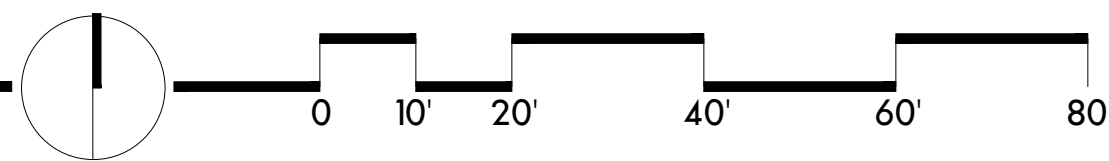
L-200



4
Hollmann
D.B. 5465, Pg. 1950
P.B. 5, Pg. 108
PIN 9646 75 8739

Bresnan
D.B. 1985, Pg. 357
PIN 9646 85 3673

IMPERVIOUS AREA CALCULATIONS	
TOTAL LOT SIZE:	3.109 ACRES (135,428.04 SF)
ALLOWABLE IMPERVIOUS SURFACE AREA:	0.78 ACRES (33,857.01 SF)
ALLOWABLE ROOF AREA:	8,200 SF
PROPOSED IMPERVIOUS SURFACE AREA:	ASPHALT DRIVEWAY: 13,835 SF PATIOS & TERRACES: 3,798 SF TOTAL: 17,633 SF
PROPOSED ROOF AREA:	7,800 SF
TOTAL PROPOSED IMPERVIOUS AREA WITH ROOF AREA:	25,433 SF



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CONSULTANT

ROBERTS RESIDENCE

BILTMORE FOREST
NORTH CAROLINA

REVISIONS		
NO.	REMARKS	DATE



DATE:
12.21.2018
SHEET TITLE:

GRADING
PLAN

SHEET NO.
L-300



NATIVE SHADE TREES

NATIVE UNDERSTORY FLOWERING TREES



LARGE EVERGREEN TREES

REVISIONS		
NO.	REMARKS	DATE



DATE: _____

1.23.19

SHEET TITLE:

PROPOSED TREES

SHEET NO.

L-402

PROJECT

EMILY + TOM ROBERTS
RESIDENCE

Southwood Rd. Biltmore Forest NC 28803

CONSULTANTS

NO. DATE REVISION

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SHEET TITLE

SITE PLAN

DRAWN:

SCALE:

STATUS: Project Status

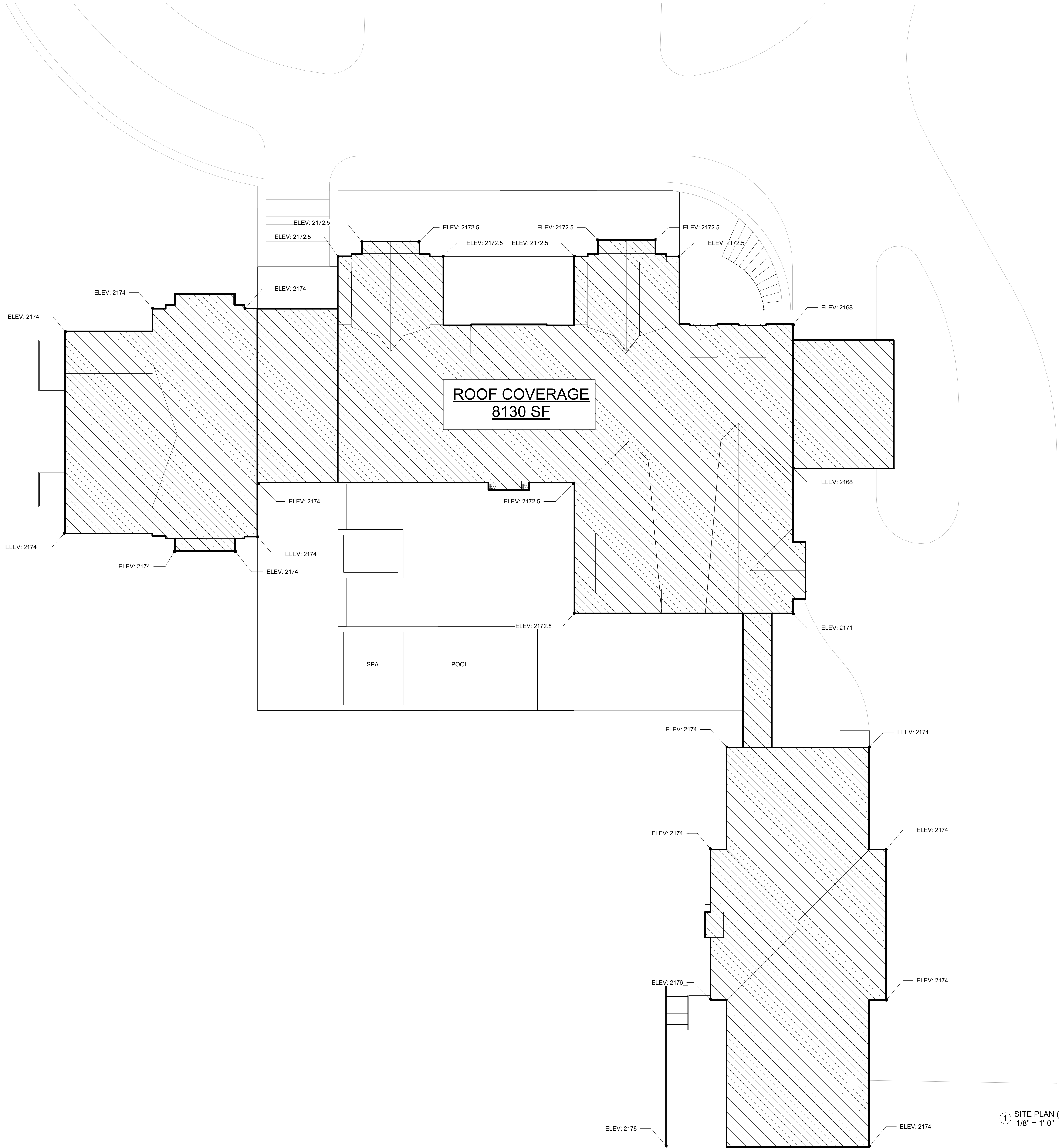
DATE: Issue Date

FILE:

JOB: Project Number

SHEET NUMBER:

A0.01



1 SITE PLAN (Permit)
1/8" = 1'-0"

ROOF AREA CALCULATIONS

TOTAL LOT SIZE : 3.109 ACRES
ALLOWABLE MAX ROOF COVERAGE : 8200 SF
PROPOSED ROOF AREA : 8130 SF

BUILDING HEIGHT CALCULATIONS

ALLOWABLE MAX BUILDING HEIGHT : 40'

AVERAGE GRADE ELEVATION : 2173

DISTANCE FROM THE AVERAGE
GRADE TO THE HIGHEST POINT OF ROOF : 32'-1"
(REFER TO 3/A3.01)

MATERIAL LEGEND
BRICK : PAINTED WHITE BRICK
FC-1 : 4" FIBER CEMENT FASCIA
FC-2 : PAINTED (WHITE) FIBER CEMENT BOARD
MTL-1 : METAL FASCIA
TRIM-1 : 1X4 WOOD TRIM
WOOD-1 : WOOD SHINGLE
WOOD-2 : WOOD FENCE
ROOF : COMPOSITE ROOF SHINGLE

www.chaddorseydesign.com
214.217.0704
6060 N. Central Expressway #1105
Dallas, TX 75206

PROJECT

Southwood Rd. Biltmore Forest NC 28803

EMILY + TOM ROBERTS
RESIDENCE

CONSULTANTS

NO. DATE REVISION

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SHEET TITLE

BUILDING
ELEVATIONS

DRAWN:

SCALE:

STATUS: Project Status

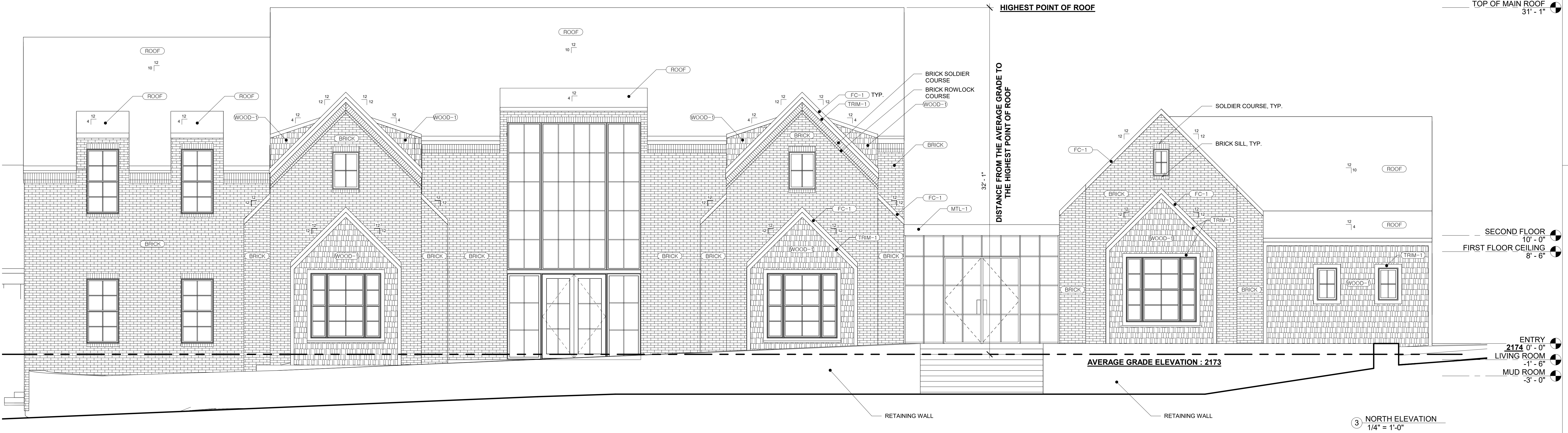
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FILE:

JOB: Project Number

SHEET NUMBER:

A3.01



PROJECT

EMILY + TOM ROBERTS
RESIDENCE

Southwood Rd. Biltmore Forest NC 28803

CONSULTANTS

NO. DATE REVISION

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SHEET TITLE

BUILDING
ELEVATIONS

DRAWN:

SCALE:

STATUS: Project Status

DATE: Issue Date

FILE:

JOB: Project Number

SHEET NUMBER:

A3.02



MATERIAL LEGEND	
BRICK :	PAINTED WHITE BRICK
FC-1 :	4" FIBER CEMENT FASCIA
FC-2 :	PAINTED (WHITE) FIBER CEMENT BOARD
MTL-1 :	METAL FASCIA
TRIM-1 :	1X4 WOOD TRIM
WOOD-1 :	WOOD SHINGLE
WOOD-2 :	WOOD FENCE
ROOF :	COMPOSITE ROOF SHINGLE

www.chaddorseydesign.com
214.217.0704
6060 N. Central Expressway #105
Dallas, TX 75206

PROJECT

Emily + Tom Roberts
Residence

Southwood Rd. Biltmore Forest NC 28803

CONSULTANTS

NO. DATE REVISION

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SHEET TITLE

BUILDING
ELEVATIONS

DRAWN:

SCALE:

STATUS: Project Status

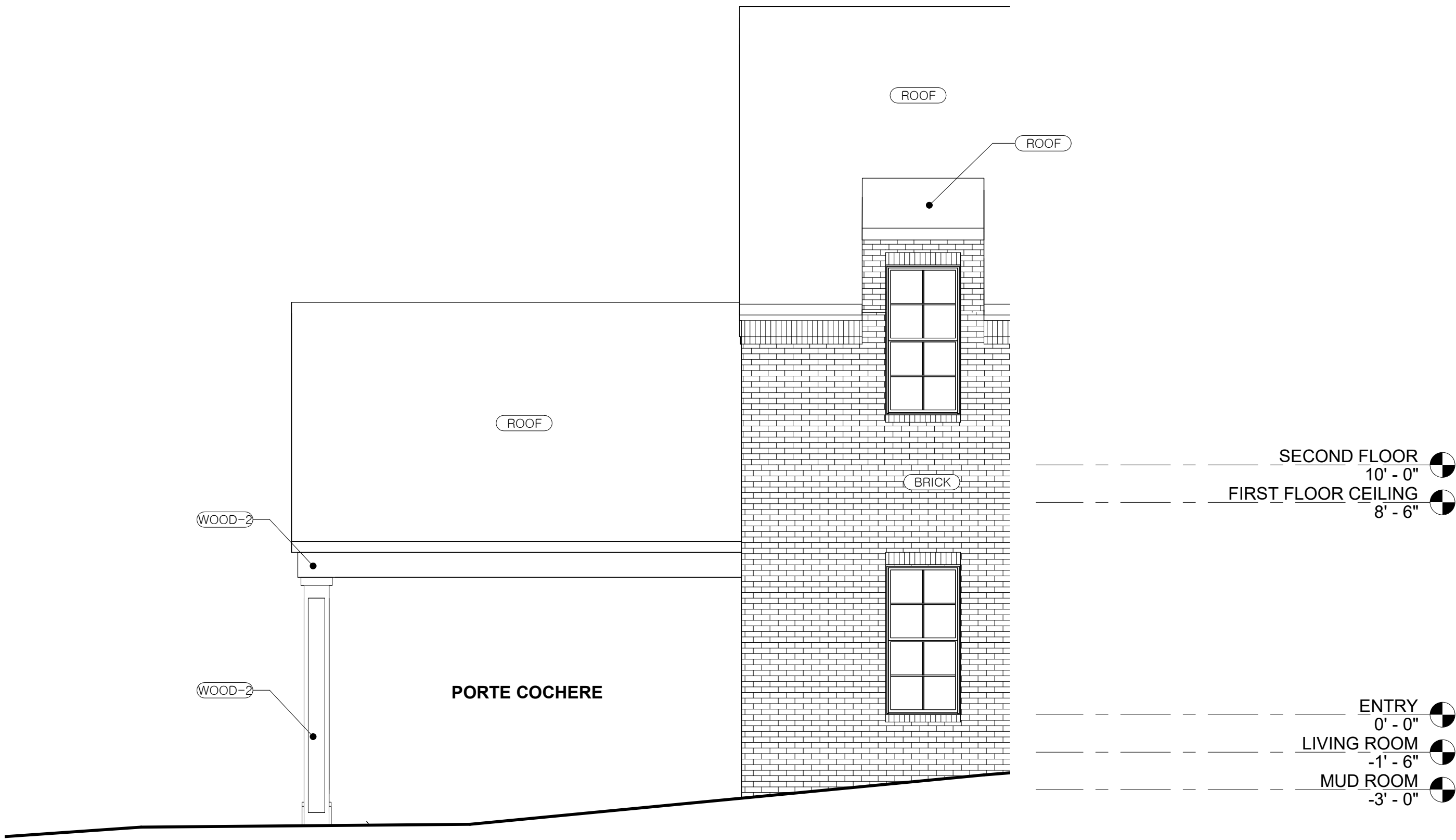
DATE: Issue Date

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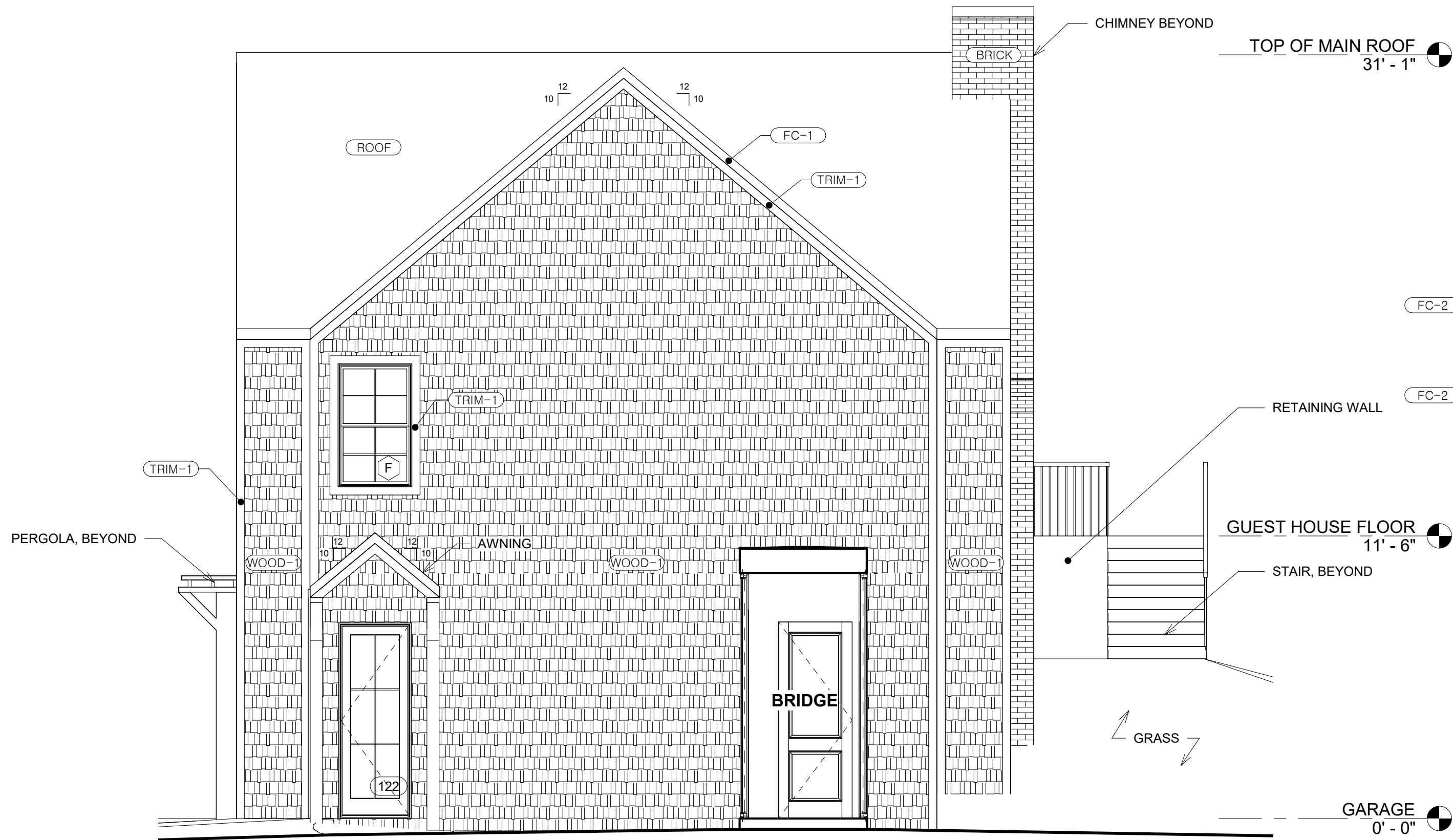
JOB: Project Number

SHEET NUMBER:

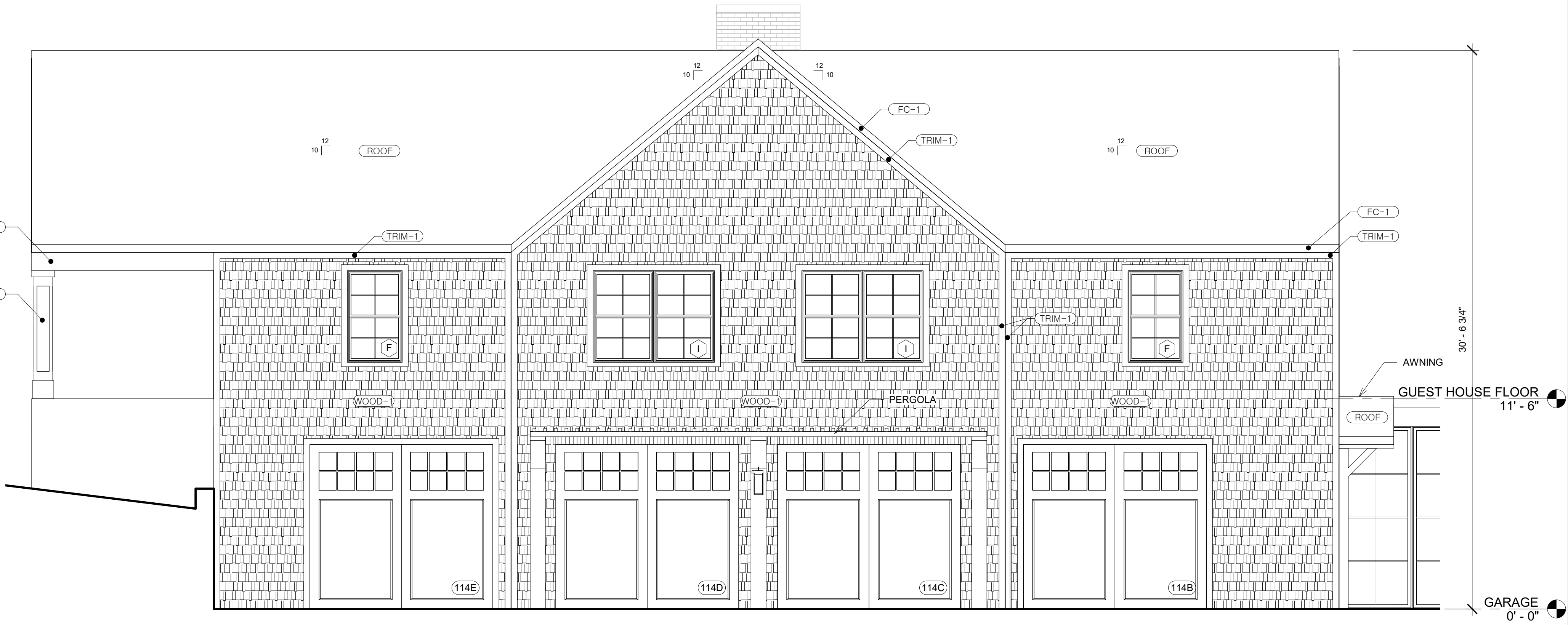
A3.03



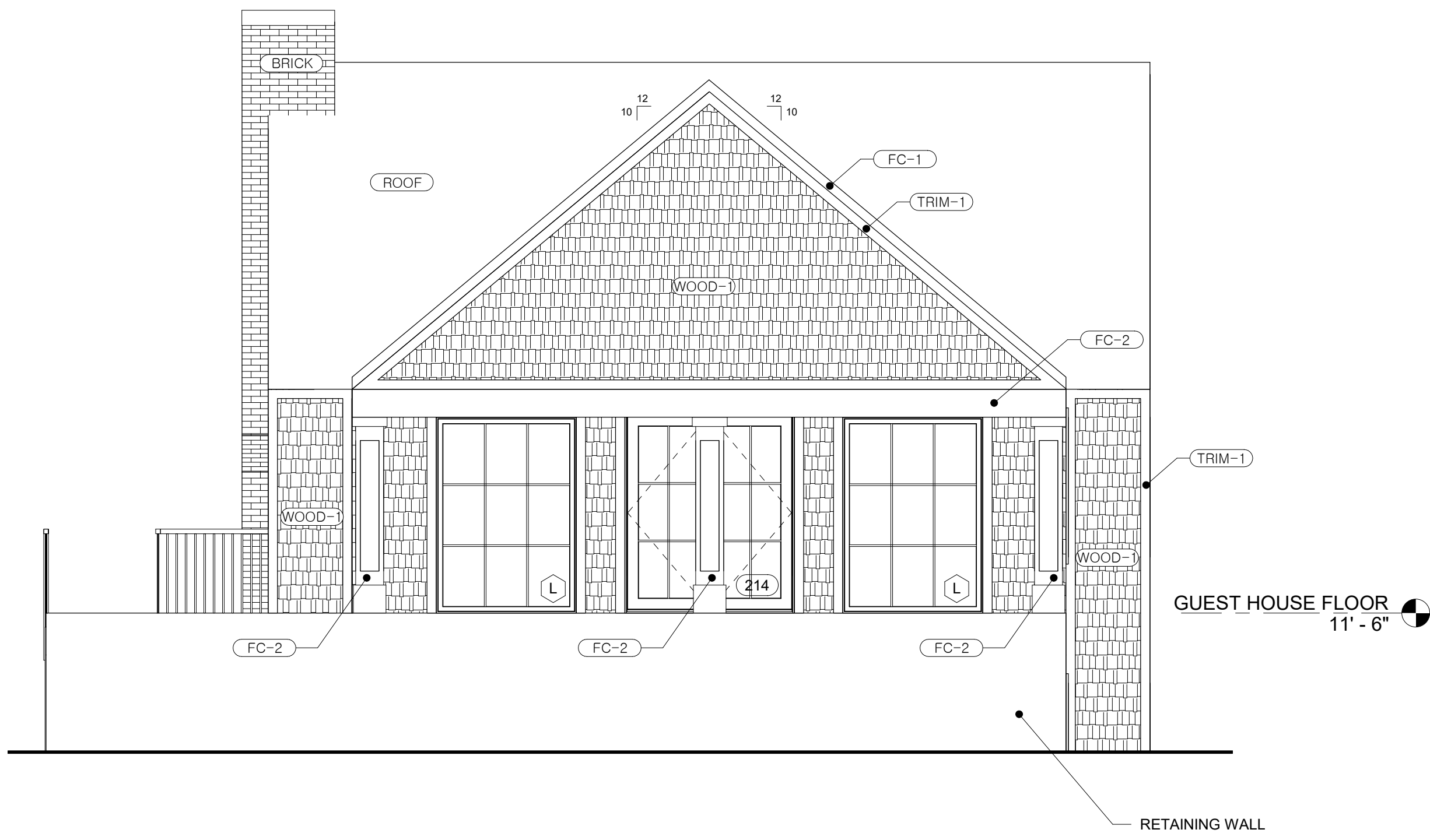
5 PORTE COCHERE - NORTH
1/4" = 1'-0"



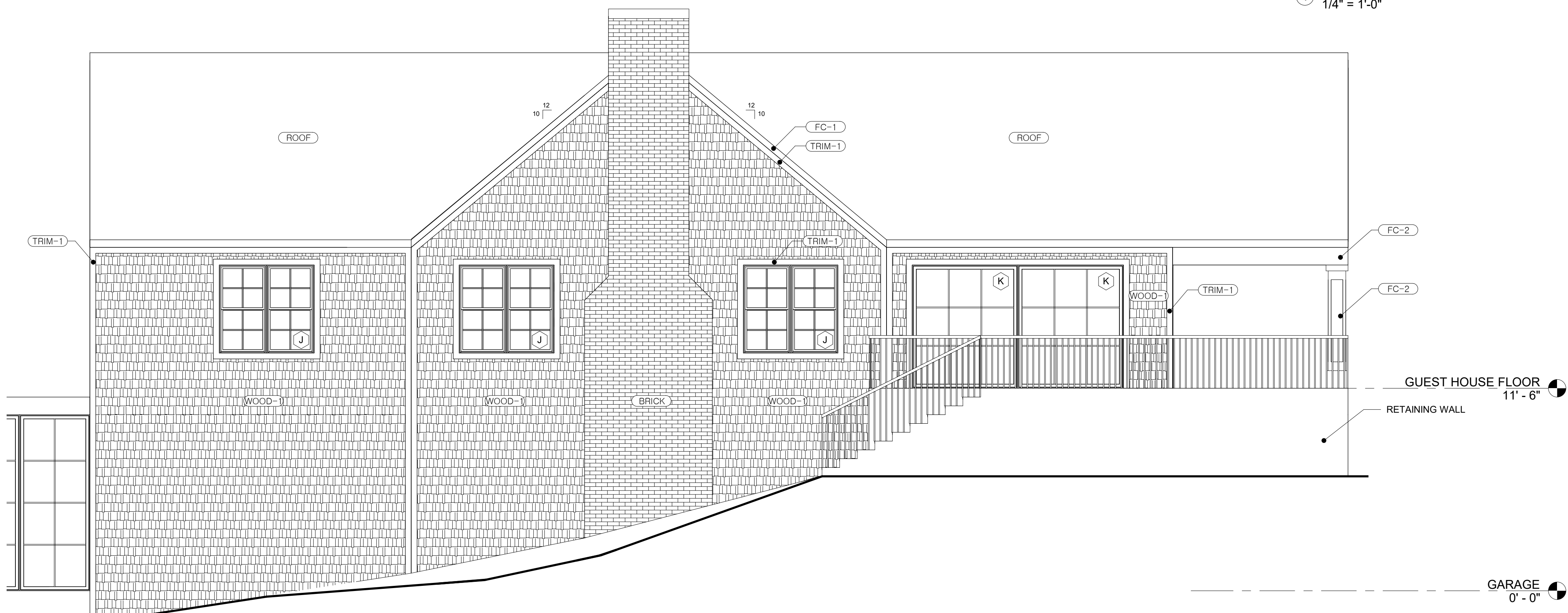
2 GARAGE - NORTH
1/4" = 1'-0"



1 GUEST HOUSE - EAST
1/4" = 1'-0"



4 GARAGE - SOUTH
1/4" = 1'-0"



3 GUEST HOUSE - WEST
1/4" = 1'-0"

Zoning Compliance Application

Town of Biltmore Forest

Name

Thad & Ingrid Davis

Address

31 hilltop road

Phone

(650) 207-1061

Email

paxwsi2011@gmail.com

Parcel ID/PIN Number

964685123900000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.77 acre

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

4,995 SF

Maximum Impervious Surface Coverage

25 percent of lot area (1-3 acres)

Proposed Impervious Surface Coverage

17,611 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)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

Construction of a new Tennis court with 9' apron and 8' high hurricane fence with climbing plantings & New pool with 5' apron and patio with gas fire pit with 4' high black metal fence & stone wall adjacent to rear drive/parking area to be reworked with pea gravel, water feature, and vehicular gate to coordinate with pool fence & addition to primary structure of a balcony on the rear and previously approved patio & pergola on the front


Estimated Cost of Project

\$300,000.00

Estimated Completion Date

11/30/2019

Applicant Signature

Griffin Architects PA
by 

Supporting Documentation (Site Plan, Drawings, Other Information)

DAVIS_P+Z DR R2_2019.01.25.pdf

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E9T1

Date: 1/25/2019 5:01 PM

Application Fee	\$100.00
Subtotal:	\$100.00
Order Total: \$100.00	

Application Fee

\$100.00

Name

Thad & Ingrid Davis

Address

31 hilltop road

Phone

(650) 207-1061

Email

paxwsi2011@gmail.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:

construction of a new tennis court with 8' high fence, new pool & patio with 4' high picket fence, and new water feature in drive/parking area with new vehicular gate to coordinate with 4' high picket fence

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

All proposed development is to be located in the rear of the property out of sight from the public right of way, and shall be screened from the adjacent neighbors with new evergreen plantings. the proposed usage is typical of and in the spirit of the neighborhood

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

Signature

Date

1/25/2019

Gryffon Architects PA
HSE

THE WORLD'S LEADING CLAY COURT SURFACE

Har-Tru Green Clay



Although it is referred to as clay, HAR-TRU is actually composed of crushed stone. That's what makes it such an effective tennis court surface — and more durable and consistent than its European clay court counterparts. [Learn more about Har-Tru Green court surfaces here.](#)

American Red Clay

An elegant red without all the maintenance, Har-Tru's American Red Clay is composed of red stone and brick dust combined in a time-tested formula to produce exceptional playability and a beautiful deep burgundy red. While our American Red Clay provides the rich color many people long for, it does so in a formula that behaves more like HAR-TRU. [Learn more about Har-Tru American Red Clay here.](#)

Har-Tru courts reduce the risk of injury.

Most amateur tennis players play for life — from the time they're young until their retirement years. Half of all tennis players are likely to suffer an injury during a typical season of play. The primary reason: the court surface and the shoe. But clay surfaces allow sliding, which results in seven times fewer injuries than surfaces which do not. Har-Tru surfaces allow players to slide and recover under control, instead of slamming down onto the court, absorbing the shock in every joint in the body.

Clay is cooler. Literally.

Other dark-colored surfaces absorb and retain the sun's heat. Har-Tru surfaces retain their moisture and breathe, keeping the surface an average of 20% cooler than hard courts, even during the hottest days of summer.

Slower ball speed means a more enjoyable game.

The ball bounce on a clay court is slower than other surfaces. This means more time to get to shots resulting in longer rallies that are less strenuous on the body.

Players develop a better, more well-rounded game.

An analysis of the world's top tennis players shows that most had extensive clay court training in their formative years. Clay court play develops toughness, stamina, patience and strategy that hard court play does not.

Clay dries quickly and is environmentally safe.

Unlike hard court surfaces, players can be on a clay court in a matter of minutes after a rain shower. Har-Tru is made up of natural, crushed, green stone, leaving no chemicals or toxic waste. Har-Tru absorbs water quickly, solves run-off control issues, and gets players back on the court for an exciting match.

CLAY TENNIS COURT INFORMATION

SCALE: 1:1.85 4 A.1.2



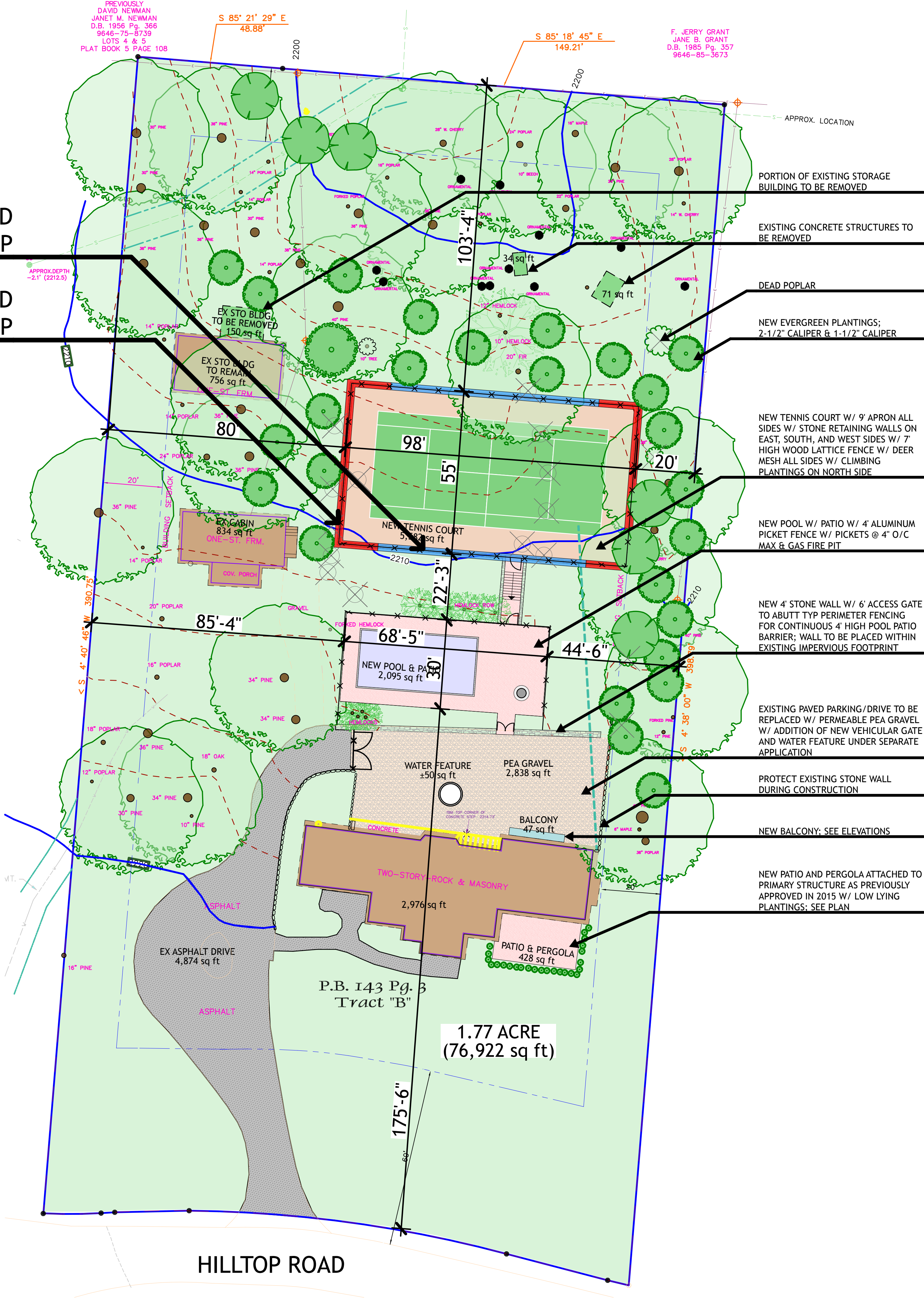
PROPOSED FENCE AT TENNIS COURT

SCALE: 1:1.10 3 A.1.2



PROPOSED FENCE AT TENNIS COURT

SCALE: 1:1.60 2 A.1.2



SITE PAN 1 A.1.2 SCALE: 1" = 20'

CONDITIONAL USE APPLICATION

NOT FOR CONSTRUCTION

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DAVIS RESIDENCE 31 HILLTOP ROAD BILTMORE FOREST NC 28803

SUPPLEMENTARY EXHIBITS

PROJECT ARCHITECT: RSG DRAWN BY: NDI ISSUED FOR: ##### REVISIONS: NO. 01 DATE: 11/07/18 NO. 02 DATE: 01/25/19 NO. DATE: NO. DATE: NO. DATE: NO. DATE:

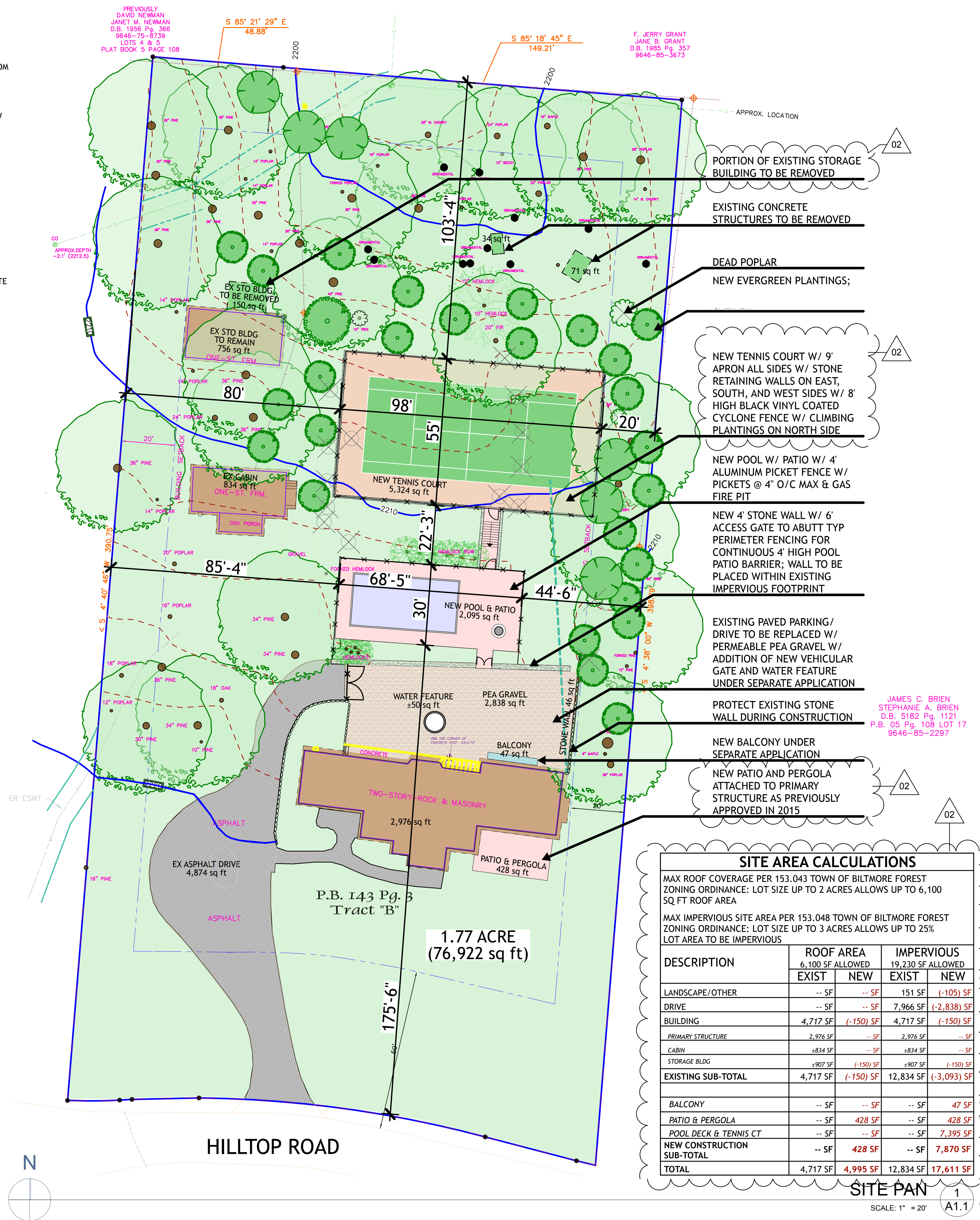
SHEET NO: A.1.2 DATE: 10/24/18

[01] POOL HOUSE STRUCTURE WIDTH REDUCED; ROOF OVERHANG DEPTH REDUCED; OVERALL POOL HOUSE ROOF AREA REDUCED FROM 842 SQUARE FEET TO 745 SQUARE FEET; OVERALL POOL HOUSE IMPERVIOUS FOOTPRINT REDUCED FROM 861 SQUARE FEET TO 765 SQUARE FEET; SEE SITE AREA CALCULATIONS

ORIENTATION, SIZE, AND/OR LOCATION OF NEW POOL HOUSE, PATIO, POOL, TENNIS COURT, PATHWAYS, AND NEW LOW STONE WALL ADJUSTED TO ACCOMMODATE ABOVE DESCRIBED CHANGES

- RENDERINGS AND PHOTOGRAPHS ADDED TO SUBMITTAL

1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN ON PLAN AND RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION



CONDITIONAL USE APPLICATION



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31 HILLTOP ROAD BILIMORE
FOREST NC 28803

SITE PLAN

PROJECT ARCHITECT:
GG

DRAWN BY:
DI

ISSUED FOR:
###

REVISIONS:
 01 DATE: 11/07/18
 02 DATE: 01/25/19
 _____ DATE: _____
 _____ DATE: _____
 _____ DATE: _____
 _____ DATE: _____

SHEET NO:

A1.1

DATE: 10/24/18



VIEW TO NORTHERN NEIGHBORS GUEST HOUSE

3
A8.1

SCALE: 1:3.65



VIEW FROM NORTHERN NEIGHBORS GUEST HOUSE

2
A8.1

SCALE: 1:3.65

NOTES:

1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN IN RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION

2. PHOTOGRAPHS ARE TAKEN DURING WINTER, PRIOR TO TREE REMOVAL



RENDERING FROM NORTH NEIGHBORS GUEST HOUSE

1
A8.1

SCALE: 1:0.29

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RENDERINGS &
PHOTOGRAPHS

PROJECT ARCHITECT:	
RSG	
DRAWN BY:	
NDI	
ISSUED FOR:	
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REVISIONS:	
NO. 01	DATE: 11/07/18
NO. 02	DATE: 01/25/19
NO. _____	DATE: _____
NO. _____	DATE: _____
NO. _____	DATE: _____

SHEET NO:

A8.1

DATE:

10/24/18



VIEW TO WESTERN NEIGHBORS

SCALE: 1:1.14

3
A8.2



VIEW TO WESTERN NEIGHBORS

SCALE: 1:3.45

2
A8.2



RENDERING FROM WESTERN NEIGHBORS

SCALE: 1:0.25

1
A8.2

NOTES:

- 1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN IN RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION
- 2. PHOTOGRAPHS ARE TAKEN DURING WINTER, PRIOR TO TREE REMOVAL

CONDITIONAL USE APPLICATION

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RENDERINGS &
PHOTOGRAPHS

PROJECT ARCHITECT:	
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ISSUED FOR:	
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REVISIONS:	
NO. 01	DATE: 11/07/18
NO. 02	DATE: 01/25/19
NO. _____	DATE: _____
NO. _____	DATE: _____
NO. _____	DATE: _____

SHEET NO:

A8.2

DATE:

10/24/18

NOTES:
1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN IN RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION
2. PHOTOGRAPHS ARE TAKEN DURING WINTER, PRIOR TO TREE REMOVAL



VIEW TO EASTERN NEIGHBORS UPPER LEVEL

SCALE: 1:2.83

2
A8.3



RENDERING FROM EASTERN NEIGHBORS UPPER LEVEL

SCALE: 1:0.25

1
A8.3

CONDITIONAL USE APPLICATION

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RENDERINGS &
PHOTOGRAPHS

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ISSUED FOR:	
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NO. 02	DATE: 01/25/19
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NO.	DATE:
NO.	DATE:
NO.	DATE:

SHEET NO:

A8.3

DATE:

10/24/18