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
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
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
Conditional Use Permit Application
Town of Biltmore Forest

Transaction Details

Number: F16E7T1
Date: 1/10/2019 7:24 PM

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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.
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)

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

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
Conditional Use Permit Application
Town of Biltmore Forest

Transaction Details
Number: F16E8T1
Date: 1/23/2019 5:46 PM

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

DEVELOPMENT DATA
LOCATION:
22 Cedarcliff Road
Biltmore Forest, NC 28803

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)

SCHEDULED PROJECT:
Construction of a new residence

SCALE: 1" = 10'-0"
NORTHEAST ELEVATION
Zoning Compliance Application
Town of Biltmore Forest

Name
Tom Roberts

Address
Southwood Road

Phone
(828) 225-4945

Email
sjjohnson@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 Signature


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

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Application Fee
$100.00

Name
Tom Roberts

Address
Southwood Road

Phone
(828) 225-4945

Email
sjjohnson@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.
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
lct 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
SITE DEVELOPMENT PLANS FOR

ROBERTS RESIDENCE

PREPARED FOR:

EMILY AND TOM ROBERTS

SOUTHWOOD ROAD
BILTMORE FOREST, NORTH CAROLINA

DECEMBER 21, 2018

DRAWING INDEX

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<td>Building Elevations</td>
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VICINITY MAP
EXISTING ROAD BED

RELOCATE EXISTING SEWER LINE THROUGH PROPERTY

RELOCATE OVERHEAD UTILITY LINE

EXISTING TREE TO REMAIN, TYP.

EXISTING STORM SEWER

TREE TO BE REMOVED, TYP.

EXISTING BAMBOO TO REMAIN UNDISTURBED

S86°49'49"W  88.03'

S53°03'12"W  369.15'

N29°59'11"W  491.54'

Bresnan

D.B. 1985, Pg. 357

PIN 9646 85 3673

Hollmann

D.B. 5465, Pg. 1950

P.B. 5, Pg. 108

PIN 9646 75 8739

4.309 Acres

N13°56'59"W

466.65' Ground Total

466.54' Grid

169.63'

297.02'

L1

L2

L3

L4

Southwood Road

19.5' Public Road

Stuyvesant Road

20' Public Road

C3

C4

C2

C1

60'

FRONT SETBACK

20'

SIDE SETBACK

25'

REAR SETBACK

30'

SIDE SETBACK

FOR REVIEW ONLY

BILTMORE FOREST

NORTH CAROLINA

L-100

SHEET NO.

REVISIONS

EXISTING CONDITIONS, DEMOLITION AND TREE REMOVAL PLAN

DATE: 12/21/2018

SHEET TITLE:

REMARKS

NO. DATE

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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
EXISTING TREES (TYP.)
LARGE EVERGREEN TREES (TYP.)
EDGE OF WOODLAND
REMOVE INVASIVE SPECIES FROM WOODLANDS
SLOPE PLANTINGS
- NATIVE DECIDUOUS SHADE AND FLOWERING UNDERSTORY TREES
- NATIVE EVERGREEN TREES
- NATIVE SHRUBS AND GROUND COVER
- NO-MOW FESCUE BLEND "LIVING MULCH"

SHEET PLANTINGS
- NATIVE DECIDUOUS SHADE AND FLOWERING UNDERSTORY TREES
- NATIVE EVERGREEN TREES
- NATIVE SHRUBS AND GROUNDCOVER
- NO-MOW FESCUE BLEND "LIVING MULCH"

NATIVE PLANTINGS TO MITIGATE DISTURBED AREAS AND SOFTEN VIEWS OF HOME FROM STREET
- SHADE TREES
- UNDERSTORY TREES
- EVERGREEN TREES AND SHRUBS
- NATIVE GRASSES AND FERNS

LANDSCAPING BETWEEN RETAINING WALLS
EXTENSIVE BAMBOO SCREENING TO REMAIN UNDISTURBED
EXISTING UNDISTURBED WOODLAND
LARGE EVERGREEN TREES (TYP.)

EXISTING UNDISTURBED WOODLAND
LANDSCAPE BETWEEN RETAINING WALLS

REMARKS
NO. DATE

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BILTMORE FOREST
NORTH CAROLINA

L-402
SHEET NO.

REVISIONS

PROPOSED TREES

DATE: 1.23.19

SHEET TITLE:

REMARKS

NO. DATE

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NATIVE SHADE TREES

SHUMARD RED OAK - 4” CALIPER
OVERCUP OAK - 3.5” CALIPER
FLOWERING DOGWOOD - 8’ HT.
REDBUD - 8’-10’ HT.

NATIVE UNDERSTORY FLOWERING TREES

SOUTHERN MAGNOLIA - 10’-12’ HT.
MARY NELL HOLLY - 10’-12’ HT.
HEMLOCK - 10’-12’ HT.
SPRUCE - 10’-12’ HT.

LARGE EVERGREEN TREES

SOUTHERN MAGNOLIA - 10’-12’ HT.
MARY NELL HOLLY - 10’-12’ HT.
HEMLOCK - 10’-12’ HT.
SPRUCE - 10’-12’ HT.
EMILY + TOM ROBERTS RESIDENCE
Southwood Rd. Biltmore Forest NC 28803

1 SITE PLAN (Permit)

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)

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

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF CHAD DORSEY DESIGN AND SHALL REMAIN PROPERTY OF CHAD DORSEY DESIGN IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF CHAD DORSEY DESIGN. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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

A0.01

EMILY + TOM ROBERTS RESIDENCE
Southwood Rd. Biltmore Forest NC 28803

1 SITE PLAN (Permit)

ROOF AREA CALCULATIONS
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(REFER TO 3/A3.01)

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Dallas, TX 75206

A0.01

EMILY + TOM ROBERTS RESIDENCE
Southwood Rd. Biltmore Forest NC 28803

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AVERAGE GRADE ELEVATION: 2173
DISTANCE FROM THE AVERAGE GRADE TO THE HIGHEST POINT OF ROOF: 32' - 1"

(REFER TO 3/A3.01)

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

A0.01

EMILY + TOM ROBERTS RESIDENCE
Southwood Rd. Biltmore Forest NC 28803

1 SITE PLAN (Permit)

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)

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

A0.01

EMILY + TOM ROBERTS RESIDENCE
Southwood Rd. Biltmore Forest NC 28803

1 SITE PLAN (Permit)

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)
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

[Signature]

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

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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
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), Har-Tru is a very effective tennis court surface —and remarkably consistent due to its European clay sand nutrients. 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 lime-based formula to produce a surface that is beautiful and a scarcer clay badly underrated. While the American Red Clay provides the fluffier, more springy feel for the tennis player, it is a formula that behaves more like Har-Tru. Learn more about Har-Tru American Red Clay here.

CLAY TENNIS COURT INFORMATION

PROPOSED FENCE AT TENNIS COURT

PROPOSED FENCE AT TENNIS COURT
REVISION NARRATIVE

[30] POOL HOUSE STRUCTURE WIDTH REDUCED; ROOF OVERHANG DEPTH REDUCED; OVERALL POOL HOUSE ROOF AREA REDUCED FROM 6,428 SQUARE FEET TO THE SQUARE FEET; OVERALL POOL HOUSE IMPERVIOUS FOOTPRINT REDUCED FROM 8,943 SQUARE FEET TO THE SQUARE FEET; SEE SITE AREA CALCULATIONS.

EXISTING TREES AND TREES TO BE REMOVED INDICATED; PROPOSED NEW TREES REVISED ACCORDINGLY

[30] TENNIS COURT ORIENTATION REVISED; SEE PLAN; DISTANCE TO REAR PROPERTY LINE REVISED FROM 72'-0" TO 103'-4"

PORTION OF EXISTING STORAGE BUILDING TO BE REMOVED; SITE AREA CALCULATIONS REVISED ACCORDINGLY

TREES TO BE REMOVED REVISED TO REFLECT TENNIS COURT RELOCATION; NEW PLANTINGS REVISED TO INCREASE TREE DENSITY.

RETAINING WALLS ADDED ON EAST, SOUTH, AND WEST SIDE OF COURT; ASSOCIATED BLACK VINYL FENCE REVISED TO 8' TALL WITH CYCLONE FENCE W/ CLIMBING PLANTS ON NORTH SIDE

EXISTING TREES AND TREES TO BE REMOVED INDICATED; PROPOSED NEW TREES REVISED ACCORDINGLY

EXISTING CONCRETE STRUCTURES TO BE REMOVED

ADDITONAL INFORMATION

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

NOTES:

- SITE AREA CALCULATIONS REVISED ACCORDINGLY
- EXISTING CONCRETE STRUCTURES TO BE REMOVED
- SITE PLAN AND SITE AREA CALCULATIONS REVISED ACCORDINGLY
- PATIO AND PERGOLA PREVIOUSLY APPROVED BY BOARD OF ADJUSTMENTS IN 2015 ADDED TO SCOPE
- TOTAL SITE AREA TO BE IMPERVIOUS
- TOTAL SITE AREA TO BE IMPERVIOUS

SITE AREA CALCULATIONS

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<tr>
<th>DESCRIPTION</th>
<th>EXIST</th>
<th>NEW</th>
<th>IMPERVIOUS</th>
<th>UNDER SEPARATE APPLICATION</th>
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<tr>
<td>PRIMARY STRUCTURE</td>
<td></td>
<td></td>
<td>4,717 SF</td>
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<tr>
<td>DRIVE</td>
<td></td>
<td></td>
<td>2,095 sq ft</td>
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<tr>
<td>WATER FEATURE</td>
<td></td>
<td></td>
<td>175'-6&quot;</td>
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<tr>
<td>RETAINING WALLS</td>
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<td>PATIO BARRIER; WALL TO BE PLACED WITHIN EXISTING IMPERVIOUS FOOTPRINT</td>
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<td>NEW BALCONY UNDER PRIMARY APPLICATION</td>
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<td>±834 SF</td>
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<tr>
<td>NEW 4' STONE WALL / 6'</td>
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<td>PRIMARY STRUCTURE AS PREVIOUSLY APPROVED IN 2015</td>
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<td>NEW 4' STONE WALL W/ 6'</td>
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<td>CONTINUOUS 4' HIGH POOL PERIMETER FENCE; WALL TO BE PLACED WITHIN EXISTING IMPERVIOUS FOOTPRINT</td>
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<td>GATE AND WATER FEATURE PLACED WITHIN EXISTING IMPERVIOUS FOOTPRINT</td>
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<td>NEW POOL W/ PATIO W/ 4'</td>
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<td>ALUMINUM PICKET FENCE W/ PICKETS</td>
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<td>NEW TENNIS COURT W/ 9'</td>
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<td>APPROX ALL SIDES W/ STONE RETAINING WALLS ON EAST, SOUTH, AND WEST SIDE W/ 8' CYCLONE FENCE W/ CLIMBING PLANTS ON NORTH SIDE</td>
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<td>NEW 861 SQUARE FEET TO 765 SQUARE FEET; SEE SITE AREA CALCULATIONS</td>
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<td>NEW FOUNTAIN BoD</td>
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<td>NEW ENERGIZED PLANTING(S)</td>
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<td>FIRE PIT</td>
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<tr>
<td>PEAK Elevation</td>
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<td>NOT FOR CONSTRUCTION</td>
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<td>USE OF LARGE &amp; TALL TREES</td>
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<td>NEW CONSTRUCTION</td>
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SHEET NO: 01/25/19

DAVIS RESIDENCE

ARCHITECTS, P.A.
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VIEW TO EASTERN NEIGHBORS UPPER LEVEL

RENDERING FROM EASTERN NEIGHBORS UPPER LEVEL