To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners

From: Jonathan B. Kanipe, Town Manager

Date: September 17, 2026

Re: **Board of Adjustment Meeting – September 28, 2026**

Applicants:

You or a representative MUST attend the meeting to have the matter considered.

Abutting Property Owners: You are receiving this notice because your property abuts an application on this agenda.

You may review applications & plans for the projects on this agenda at https://www.biltmoreforest.org/board-adjustment

You are invited to attend the scheduled meeting at the Town Hall and make comment when called upon.

Additional information regarding the meeting will be provided on the Town's website no later than September 24, 2026.

BOA Information

For detailed information on the Board of Adjustment and the quasi-judicial process, please visit: https://www.biltmoreforest.org/board-adjustment

AGENDA

The following items of business will be considered by the Biltmore Forest Board of Adjustment on Monday, September 28, 2026 at 4:00 p.m. at the Biltmore Forest Town Hall at 355 Vanderbilt Road, Biltmore Forest, NC 28803.

1. The meeting will be called to order and roll call taken.

2. The minutes of the August 17, 2026 regular meeting will be considered.

3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: 1 Ridgefield Place- Special Use Request and Variance for a privacy fence within the setback.

Case 2: 7 Park Road- Special Use Request and Variance for an accessory structure located within the setback.

Case 3: 15 Stuyvesant Road- Variance Request for maximum allowable roof coverage and structure located in adjusted setbacks as part of a new home construction.

Case 4: 1081 Hendersonville Road- Special Use Request for a new medical facility and Variances for maximum impervious surface as well as maximum roof coverages.

https://us02web.zoom.us/j/82405586759?pwd=VlFaQ0JMUXFCaGRRYUNoTHVHU2tmZz09
Meeting ID: 824 0558 6759
Passcode: 804985

Board of Adjustment & Quasi-Judicial Hearings: A Quick Guide

1. **What is the Board of Adjustment (BOA)?**
   The BOA is a "quasi-judicial" body—meaning it acts like a specialized court. Unlike a Town Board of Commissioners that makes new laws (legislative), the BOA applies existing laws to specific cases. It serves as a neutral panel to ensure land-use rules are applied fairly.

2. **What is a Quasi-Judicial Hearing?**
   Because these hearings affect a person's legal property rights, they are more formal than a typical public meeting.
   - No Outside Discussion: Board members cannot talk to anyone about a case before the hearing (ex parte communication).
   - Sworn Testimony: Everyone who speaks must be sworn in, just like in a courtroom.
   - Evidence, Not Opinion: Decisions must be based on facts and expert testimony, not on how many people like or dislike a project.

3. **Who has "Standing"?**
   "Standing" is the legal right to participate as a primary party in the case.
   - The Applicant: The person or developer making the request.
   - The Town: Represented by staff providing the technical review.
   - Any other person who will suffer special damages as a result of the Board of Adjustment's decision. Neighbors or property owners who can prove they will suffer a specific, unique damage other than that suffered by the general public. e.g. a specific drainage issue or diminution in property value different from the general public.
     Note: Simply living in the same neighborhood usually does not automatically grant standing.

4. **The Verdict**
   The Board is bound by the "Four Findings" or similar standards in the local Zoning Ordinance. If an applicant provides competent, material evidence that it meets the conditions for a Special Use Permit or variance, the Board must approve the request. If the applicant does not provide competent material evidence demonstrating it meets the conditions for a special use or variance, the Board must deny it. For variance requests, 4 out of 5 voting members must approve the request. If there are only 4 members present, all 4 must approve the request for it to pass. A special use permit may pass with 3 of 5 members, or if only 4 members present, 3 of 4 members voting yes.

MINUTES OF THE BOARD OF ADJUSTMENT
MEETING HELD MONDAY, AUGUST 17, 2026

The Board of Adjustment met at 4:00 p.m. on Monday, August 17th, 2026

Chairman Greg Goosmann, Ms. Lynn Kieffer, Ms. Rhoda Groce, Ms. Martha Barnes, Mr. Robert Chandler, and Ms. Janet Whitworth, were present. Mr. Tony Williams, Town Planner, Mr. Billy Clarke, Town Attorney and Ms. Laura Jacobs, Town Clerk were also present. Chairman Greg Goosmann called the meeting to order at 4:00 p.m.

Motion to accept the minutes of the June 15, 2026 regular meeting in their present form was made by Ms. Martha Barnes and seconded by Ms. Lynn Kieffer. The minutes were unanimously approved.

Chairman Goosmann swore in the following:

Mr. Tony Williams

Mr. Barry Lawson

Ms. Nancy Lawson

Dr. Joe Roberson(via Zoom)

HEARING (Evidentiary):

Case 1: 4 Stuyvesant Road-Special Use Request for an accessory building (garage) and a Variance for setback of a garage. Town Planner, Mr. Tony Williams presented the factual summary. The property owners at 4 Stuyvesant Road are requesting approval to construct a detached garage in the rear yard. The proposed structure measures 978 square feet and meets the town's location and size requirements for accessory buildings; however, it does not meet the required 20-foot setback from the property line. The applicants are requesting that the structure

be located 12 feet from the property line. Because all accessory buildings in the town require special use approval, and because the proposed location falls within the setback, both a special use permit and a variance are required.

Applicant, Mr. Barry Lawson and Ms. Nancy Lawson testified that the project consists of constructing a standard two-car detached garage at the terminus of the existing driveway, with associated driveway improvements and landscaping. Mr. Lawson explained that prior to commissioning a survey in preparation for this application, the family had believed the existing fence line represented the property boundary. The survey revealed that the neighboring fence encroaches approximately four to five feet into the adjacent property — a fence that was erected by prior property owners and not by the Lawsons. This discovery, combined with the required 20-foot setback, significantly constrained the buildable area in the rear yard.

Mr. Lawson further testified that relocating the garage further into the rear yard to comply with the setback would not be practical due to significant grade changes on the property. He stated that his contractor had determined that the grade differential would require retaining walls and stairs to connect the garage to the house — an outcome he is specifically trying to avoid following a recent knee replacement. He noted that an attached garage, while potentially able to meet setback requirements, would eliminate utility vehicle access to the rear of the property, which serves multiple neighboring properties for power and cable utility maintenance. The applicants committed to providing additional landscape buffering as needed, and noted that the adjacent neighbor at 2 Stuyvesant Road had been consulted and raised no objection, requesting only that the garage elevation facing her property be painted in a darker color consistent with the home's existing exterior.

Ms. Martha Barnes asked about the topography constraints and whether alternative siting options — including regrading — could bring the structure into compliance. Mr. Lawson acknowledged that regrading was explored but that insufficient land existed to eliminate the need for steps while maintaining a walkable grade to the rear entry of the home. Ms. Lynn Kieffer noted the tension between the 20-foot setback requirement and the pre-existing conditions on the lot, including the encroaching fence that predated current ownership.

Town Attorney, Mr. Billy Clarke offered that many of the existing conditions on the lot likely predate the current zoning ordinance, and that the relatively narrow dimensions of the lot — despite its overall acreage of approximately 1.32 acres — combined with the pre-existing nonconforming conditions, would reasonably constitute the practical difficulty or unnecessary hardship required to support a variance. The Board also noted that no neighboring property owner had objected to the proposal.

DELIBERATION AND DETERMINATION

Ms. Martha Barnes made a motion to grant the Variance as requested to the applicants at 4 Stuyvesant Road for a detached garage, accepting the facts as recited by Town Planner Tony Williams as findings of fact in support of the grant; finding that the Board has inspected the site and no neighboring property owner has objected; finding that granting the variance satisfies the applicable sections of the zoning ordinance (§153-110(d), paragraphs 1 through 4) and would not be contrary to the public interest, in that owing to special conditions, a literal enforcement of the ordinance would result in practical difficulty or unnecessary hardship; and further finding that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. Further, a special use permit is granted upon findings that the proposed use would not materially endanger the public health or safety; meets all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance; would not substantially injure the value of adjoining or abutting properties; and would be in general conformity with the plan of development of the Town of Biltmore Forest as set forth in §153-110(c)(2) and (3). The applicant is required to report to the Zoning Administrator within 7 days of project completion so that the Zoning Administrator may confirm the project was completed in accordance with the plans submitted to the Town. The motion was seconded by Ms. Rhoda Groce and unanimously approved.

HEARING (Evidentiary):

Case 2: 1081 Hendersonville Road- Special Use Request for a new medical facility and Variances for maximum impervious surface as well as maximum roof coverage.

Chairman Goosmann noted that prior to the hearing, Town Planner Tony Williams had received correspondence from a neighboring property owner (identified as Karen Till, Dave Primo, and Anne Primo, represented through Davis Civil Solutions) requesting a continuance. The neighboring parties indicated they had been notified with fewer than 10 days' notice and needed additional time to retain an engineer to conduct an independent site evaluation.

Town Attorney Billy Clarke advised the Board that adjacent property owners have legal standing in quasi-judicial proceedings and are entitled to due process, including a reasonable opportunity to present evidence. He recommended that the Board grant the continuance to the next meeting, noting that while the applicant — Dr. Joe Roberson, participating remotely — had been waiting some time, the short notice afforded to the neighboring parties made a continuance appropriate and reasonable.

DELIBERATION AND DETERMINATION

Chairman Goosmann concurred, noting the importance of fairness to all parties, and moved to continue the hearing. A neighboring resident also addressed the Board regarding notice procedures for non-adjacent residents who may nonetheless suffer special damages. Town Attorney Clarke clarified that statutory notice requirements apply to adjoining property owners, but encouraged residents to remain engaged and to contact the town for assistance in determining adjacency status. After discussion, the Board agreed to reschedule the hearing to September 28, 2026**.**

Dr. Roberson confirmed availability on that date. The Board directed the neighboring parties to be prepared with their engineer's findings by the September 28th hearing, and encouraged both parties to communicate with one another prior to that date if possible.

Chairman Goosmann adjourned the meeting at 4:27pm.

ATTEST:

_____ _____

Greg Goosmann, Chairman Laura Jacobs, Town Clerk

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

September 28, 2026

Property Address:	**1 Ridgefield Pl**
Property Owner:	**Preston Mayfield**
Request:	**Variance Hearing for a Privacy Fence in the Side Yard and Within the Setback**

Background

The property owner is requesting permission to install a privacy fence near their property line with an adjacent commercial property. The fence will be wooden, 6 feet in height, and start near the property line and gradually work up to 8 feet off the property line as it moves north. The fence does not meet the ordinance by being located within the side yard as well as the side setback, therefore requires a variance. Reviews were completed by both the planning and public works department for this project.

Variance Request

The applicant is requesting to install a privacy fence in the side yard within the setback. The ordinance requires the fence to be located in the rear yard and not within any setbacks per 153.049(included), therefore requires a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

153.029 ACCESSORY STRUCTURES AND BUILDINGS.

(A) Accessory structures and/or necessary buildings shall not detract from nor interfere with adjacent properties. No accessory structure or building shall be constructed, erected, or located within any front yard or within any side yard or rear yard setback.

(B) (1) In addition, the following standards are established for accessory structures and accessory buildings:

(a) The maximum number of accessory buildings permitted on a lot shall be one;

(b) The maximum roof coverage area for accessory buildings shall be 750 square feet;

(c) The maximum height for accessory buildings shall be 25 feet;

(d) The accessory building must be screened by vegetation or other buffer as set forth in § 153.008;

(e) The accessory building must be located behind a line parallel to the rear of the principal structure on the lot;

(f) The accessory building must be designed in the same architectural style as the principal structure;

(g) Any accessory structure and/or accessory building shall be included in the calculation of allowable roof coverage and allowable impervious surface coverage on the lot pursuant to §§ 153.043 and 153.048; and

(h) Solar collectors shall be regulated in accordance with G.S. § 160D-914.

(2) For all satellite dishes less than 24 inches in diameter, an application for a zoning compliance certificate shall be made directly to the Zoning Administrator; the Zoning Administrator shall issue a zoning compliance certificate.

(3) Fences, gates, and walls shall be regulated in accordance with § 153.049 of this Zoning Ordinance.

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

Editor's note:

This amendatory language was passed during a Board meeting, July 9, 2013

Zoning Compliance Application

Town of Biltmore Forest

Name
Preston Mayfield

Property Address
1 Ridgefield Place

Phone
[redacted]

Email
[redacted]

Parcel ID/PIN Number
9646959912

ZONING INFORMATION

Current Zoning
R-2

Lot Size
.419

Proposed Roof Coverage Total
0 (fence)

Proposed Impervious Surface Coverage
0 (fence)

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

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

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

Building Height
6 feet

Description of the Proposed Project
We are hoping to build a 6 foot wooden fence to create privacy and security from the commercial property next door at 1249 Hendersonville Rd. The proposed fence would run along the east side of our driveway and along the property line. The fence will begin near the driveway at the property line approximately 15 to 20 feet back from Ridgefield Place. From there, it will gradually angle away from the property line, creating a 6-to-8-foot setback at the northern end of the property.

Estimated Start Date
9/16/2026

Estimated Completion Date
9/23/2026

Estimated Cost of Project
$2,500.00

Supporting Documentation (Site Plan, Drawings, Other Information)
IMG_0668.jpeg

53c6a12b-11eb-4dd8-8d1f-8222942e09af.png

Signature

Date
9/9/2026

Preston Mayfield

Have you paid your $100 fee for a Special Use or your $300 fee for a Variance? Your application will not be reviewed until payment has been received. If you do not require a special use or variance, no payment is due up front, but zoning permit fees will be calculated when the permit is issued. You can visit the link below to pay. Copy & paste the link in your browser.
Not yet, I plan to pay in person or mail a check

Important Notice: The Town will never mail your application and/or permit information to your home. The Town will also never ask you for a wire transfer, giftcards, or any other forms of payment.
Yes, I understand that the Town will NOT reach out via mail or ask for wire transfers. If something seems off, please reach out to the Town immediately.

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Preston Mayfield

Address
1 Ridgefield Place

Phone
[redacted]

Email
[redacted]

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?
We would like to build a fence along the east side of our driveway on the property line between our home and the commercial property next door at 1249 Hendersonville Rd. The intention is to create more privacy and security for our family as well as reduce noise from Hendersonville Rd and the parking lot next to our driveway.

What does the ordinance require?
The ordinance requires a 15 foot 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.
We have 4 and 6 year old daughters who love playing outside. For obvious reasons, the proximity to a commercial parking lot makes us uneasy especially with a new, higher traffic tenant moving into 1249 Hendersonville Rd at the end of the month. We also believe the privacy fence will reduce the road noise for our home offices and create a needed separation of residential Biltmore Forest and commercial Biltmore Forest.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The property next door is the only commercial property on Ridgefield Place even though the address is a Hendersonville Rd address and the driveway is still on Ridgefield Place.

The hardship did not result from actions taken by the applicant or the property owner.
No, the hardship exists due to the zoning of a commercial property along Hendersonville Rd. that happens

to border our residential property on Ridgefield Pl.

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.
Correct. This variance will only create more privacy, security, and peace of mind for our family and will not negatively impact any other properties in Biltmore Forest.

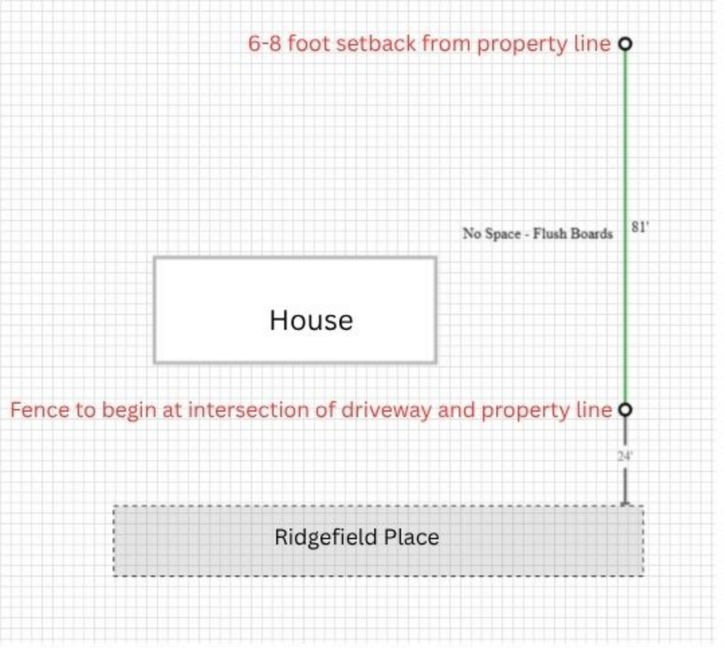
I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

Date
9/9/2026

Preston B. Mayfield

Have you paid the $300 varience application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
I plan to pay in person or mail a check


6-8 foot setback from property line
No Space - Flush Boards
81'
House
Fence to begin at intersection of driveway and property line
24'
Ridgefield Place

STOP

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

September 28, 2026

Property Address: **7 Park Rd**
Property Owner: **Anna Irwin**
Request: **Special Use Request for an Accessory Building and a Variance for Rear Setback**

Background

The property owner is presenting plans to add a storage shed in their rear yard in place of an old playhouse. The proposed structure will be 144 square foot and does not meet the rear setback requirement of 25 feet. They are requesting a nine (9) foot encroachment into the rear setback. All accessory buildings within Town require a special use for approval and accessory structures located within the setback would require a variance. Reviews were completed by both the planning and public works department for this project.

Special Use

Section 153.029 (attached) of the Town's Zoning Ordinance regulates accessory structures and buildings, which require a special use permit from the Board of Adjustment. Special uses are covered in section 153.008 (attached) of the Towns Zoning Ordinance.

Variance

The proposed structure does not comply with the setbacks stated in the ordinance and would therefore require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

153.037 ACCESSORY STRUCTURES OR BUILDINGS UTILIZED AS DWELLINGS.

(A) Upon adoption of this chapter, accessory buildings used as dwelling units and occupied by a "family" (see definition in § 153.004) member shall be a conforming use. Such units occupied by a non-family member shall be nonconforming uses.

(B) (1) The definitions and provisions of this chapter provide for this situation.

(2) Therefore, the following shall apply:

(a) An existing accessory structure occupied at the time of adoption of this chapter by a non-family member can continue to be used for such purpose. If the unit occupied by a non-family member becomes vacant for more than 60 days (see § 153.036(C)(2)(c)4.), then such unit could only be reoccupied by a family member.

(b) New accessory structures intended for use as dwellings shall only be occupied by a family member.

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

153.110 (C) *Special uses*.

(1) Upon application, the Board of Adjustment may grant in particular cases and subject to appropriate conditions and safeguards, permits for special uses as authorized by this chapter, and set forth as special uses under the various use districts.

(2) A special use permit may be granted by the Board of Adjustment only after making the following findings:

(a) An application for the special use has been submitted as prescribed by this chapter;

(b) 1. If the Board of Adjustment finds, in the particular case in question, that the use, including any proposed structures:

a. Will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;

b. Meets all required conditions and specifications of this chapter and other applicable rules, regulations, and standards;

c. Will not substantially injure the value of adjoining or abutting property;

d. Will be in general conformity with the plan of development of the town and its environs;

e. Will be reasonably compatible with significant natural and topographic features on the site and within the immediate vicinity of the site given the proposed site design and structure design;

f. Will be in harmony with scale, bulk, height, coverage, density, and character of the area or neighborhood in which it is located; or

g. Is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities, and will not cause undue traffic congestion or create a traffic hazard.

2. In granting such a permit, the Board of Adjustment may designate such conditions in connection therewith that will, in its opinion, assure that the proposed use will conform to the requirements and spirit of this chapter. However, the Board of Adjustment shall not impose conditions on special use permits that the town is not statutorily allowed to impose.

(c) Before any special use permit is issued, the Board shall make written findings certifying compliance with the specific rules governing the individual special use (see § 153.008), and that satisfactory provision and arrangement has been made for at least the following, where applicable:

1. Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control;

2. Provision of off-street parking and loading areas where required, with particular attention to the items in division (C)(2)(c)1. above, and the economic, noise, and odor effects of the special use on adjoining properties in the area;

3. Adequate and proper utilities, with reference to locations, availability, and compatibility;

4. Buffering, with reference to type, location, and dimensions;

5. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

6. Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways, with reference to location, size, and suitability;

7. Buildings and structures, with reference to location, size, and use;

8. Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood;

9. With the exception of Americans with Disabilities Act, being 42 U.S.C. § 12101, lighting requirements and street lighting, the design standards as outlined in § 153.047,"Site Design and Form and Mass Commercial Buildings," shall apply when exterior lighting is proposed and/or required;

10. A site plan has been submitted as required in § 153.008; and

11. The applicant/landowner must provide written consent to conditions placed on a special use permit by the Board of Adjustment.

(d) 1. The Zoning Administrator shall make periodic inspections during construction as well as a final inspection after construction is complete to determine whether the conditions imposed and agreements made in the issuance of the permit have been met as well as whether all other requirements of this chapter have been met. The Zoning Administrator shall report his or her findings to the Board of Adjustment.

2. If at any time after a special use permit has been issued, the Board of Adjustment determines that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a special use permit, the permit shall be terminated and the operation of such use discontinued.

3. If a special use permit is terminated for any reason, it may be reinstated only after reapplying for a special use permit.

Zoning Compliance Application

Town of Biltmore Forest

Name
Anna Irwin

Property Address
7 Park Rd

Phone
[redacted]

Email
[redacted]

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning
R-1

Lot Size
0.84 acres

Proposed Roof Coverage Total
approximately 2,478 sq ft. (2,334 of current coverage plus 144 sq feet for proposed garden shed)

Proposed Impervious Surface Coverage
7,150 sq ft

Front Yard Setback
60 feet (R-1 District)

Side Yard Setback
20 feet (R-1 District)

Rear Yard Setback
No Minimum (PS District)

Building Height
7'4"

Description of the Proposed Project
We are requesting approval to place a 12-foot by 12-foot garden and storage shed in the NW rear portion of our property.

The proposed shed will replace an existing, large and deteriorated playhouse that is currently located in the rear yard (please see survey). Rather than adding another prominent structure to the property, our proposal is to replace this dilapidated structure with a more attractive, functional garden shed.

The proposed location is behind the principal residence and has been selected to minimize its visibility and impact on surrounding properties. The shed will be substantially screened from neighboring properties by existing mature vegetation and landscaping and will be screened from the street by the principal residence and vegetation.

The shed will be designed to complement the architecture of our existing home. Its exterior colors, materials, roof form, and overall appearance will be selected to coordinate with the home's existing architectural design and color palette so that the structure appears appropriate to the property and to the character of Biltmore Forest.

The shed is intended for ordinary residential garden and property-maintenance storage. Gardening is an important hobby of mine, and we have numerous gardening tools that require storage. We also have a

motorized lawn mower that needs to be stored in a protected location. The proposed 12 × 12 structure provides a modest and practical amount of storage for these purposes.

As previously mentioned, the proposed shed will replace an existing, very large and deteriorated playhouse that is currently located in the rear yard. The existing playhouse is located approximately 16 feet from the rear property line/fence. We are requesting a variance that would allow the replacement shed to maintain the same 16-foot rear-yard setback as the existing playhouse.

Maintaining the existing location is important because it provides the best visual screening of the accessory structure. From this location, the shed will be screened by the existing rear fence in the back, tall bushes and trees on the west side, ADU on the east side and the principal residence from the front.

Moving the shed farther away from the rear fence solely to meet the current rear-yard setback would actually make the structure more prominent and visible from our house, rear porch, and potentially from the street. Maintaining the existing accessory-structure location allows the shed to remain tucked into an already established and heavily landscaped portion of the property. The new 12 × 12 shed will be substantially smaller, more attractive, and more functional than the large deteriorated playhouse it replaces.

Front yard and side yard setbacks will be in compliance with current requirements.

Estimated Start Date
8/22/2026

Estimated Completion Date
8/23/2026

Estimated Cost of Project
$8,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
7 Park Rd Survey.pdf

Screenshot 2026-08-18 at 9.05.16 PM.png

Signature

[redacted]

Date
8/18/2026

Have you paid your $100 fee for a Special Use or your $300 fee for a Variance? Your application will not be reviewed until payment has been received. If you do not require a special use or variance, no payment is due up front, but zoning permit fees will be calculated when the permit is issued. You can visit the link below to pay. Copy & paste the link in your browser.
Not yet, I plan to pay in person or mail a check

Important Notice: The Town will never mail your application and/or permit information to your home. The Town will also never ask you for a wire transfer, giftcards, or any other forms of payment.

Yes, I understand that the Town will NOT reach out via mail or ask for wire transfers. If something seems off, please reach out to the Town immediately.

Special Use Permit Application

Town of Biltmore Forest

Name
Anna Irwin

Address
7 Park Rd

Phone
[redacted]

Email
[redacted]

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

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

Please provide a description of the proposed project:
12 x 12 garden shed

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The shed be well hidden from the neighbors by trees and heavy bushes as well as back fence. It will not be seen from the street because it will be blocked by the house. It will complement our house nicely and we'll match the overall style of our home.
The shed will give us an opportunity to free up our garage space and store our riding lawnmower, which is currently stored outside. It will provide us ability to store numerous gardening tools, some woodworking equipment which are currently stored in our garage. By freeing up the garage space, we will be able to park inside of the garage rather than in the driveway.

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

Signature

Date
9/22/2026

Have you paid the $100 special use permit application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
Yes

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Anna Irwin

Address
7 Park Rd

Phone
[redacted]

Email
[redacted]

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 are requesting approval to place a 12-foot by 12-foot garden and storage shed in the NW rear portion of our property.

The proposed shed will replace an existing, large and deteriorated playhouse built by the previous owner in the backyard of our property (please see survey for the location of this playhouse). Rather than adding another prominent structure to the property, we propose to replace this dilapidated structure with a more attractive, functional garden shed.

The proposed location is behind the principal residence and has been selected to minimize its visibility and impact on surrounding properties. The shed will be substantially screened from neighboring properties by existing mature vegetation and landscaping and will be screened from the street by the principal residence and vegetation.

The shed will be designed to complement the architecture of our existing home. Its exterior colors, materials, roof form, and overall appearance will be selected to coordinate with the home's existing architectural design and color palette so that the structure appears appropriate to the property and to the character of Biltmore Forest.

The shed is intended for ordinary residential garden and property-maintenance storage. Gardening is an important hobby of mine, and we have numerous gardening tools that require storage. We also have a motorized lawn mower that needs to be stored in a protected location. The proposed 12 × 12 structure provides a modest and practical amount of storage for these purposes.

As previously mentioned, the proposed shed will replace an existing, large and deteriorated playhouse that is currently located in the rear yard. The existing playhouse is located approximately 16 feet from the rear property line/fence. We are requesting a variance that would allow the replacement shed to maintain the same 16-foot rear-yard setback as the existing playhouse.

Maintaining the existing location is important because it provides the best possible visual screening for the accessory structure. From this location, the proposed shed will be completely screened by the existing tall rear fence and mature shrubs along the rear of the property, by trees and tall vegetation on the west side,

by the ADU on the east side, and by the principal residence when viewed from the front and the street. As a result, the shed will have minimal to no visual impact on neighboring properties or the surrounding streetscape.

Moving the shed farther away from the rear fence solely to meet the current rear-yard setback would actually make the structure more visible from our house, rear porch, and potentially from the street. Maintaining the existing accessory-structure location allows the shed to remain tucked into an already established and heavily landscaped portion of the property.

What does the ordinance require?
25 ft rear 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.
Unnecessary hardship would result from strict application of the rear-yard setback because the proposed 12 × 12 garden shed will replace an existing large, dilapidated playhouse that is already located approximately 16 feet from the rear property line. Maintaining this existing setback allows the replacement structure to remain in an established accessory-structure location that is exceptionally well screened by the rear fence, tall shrubs, and dense mature vegetation.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
Requiring the new shed to be moved farther away from the rear fence to meet the current rear setback requirement would place it in a more open and visible portion of the property, making it more noticeable from our rear porch, our neighbors on the west side and potentially from the street.

The hardship did not result from actions taken by the applicant or the property owner.
The garden shed will replace an existing large, dilapidated playhouse that was already located approximately 16 feet from the rear property line.

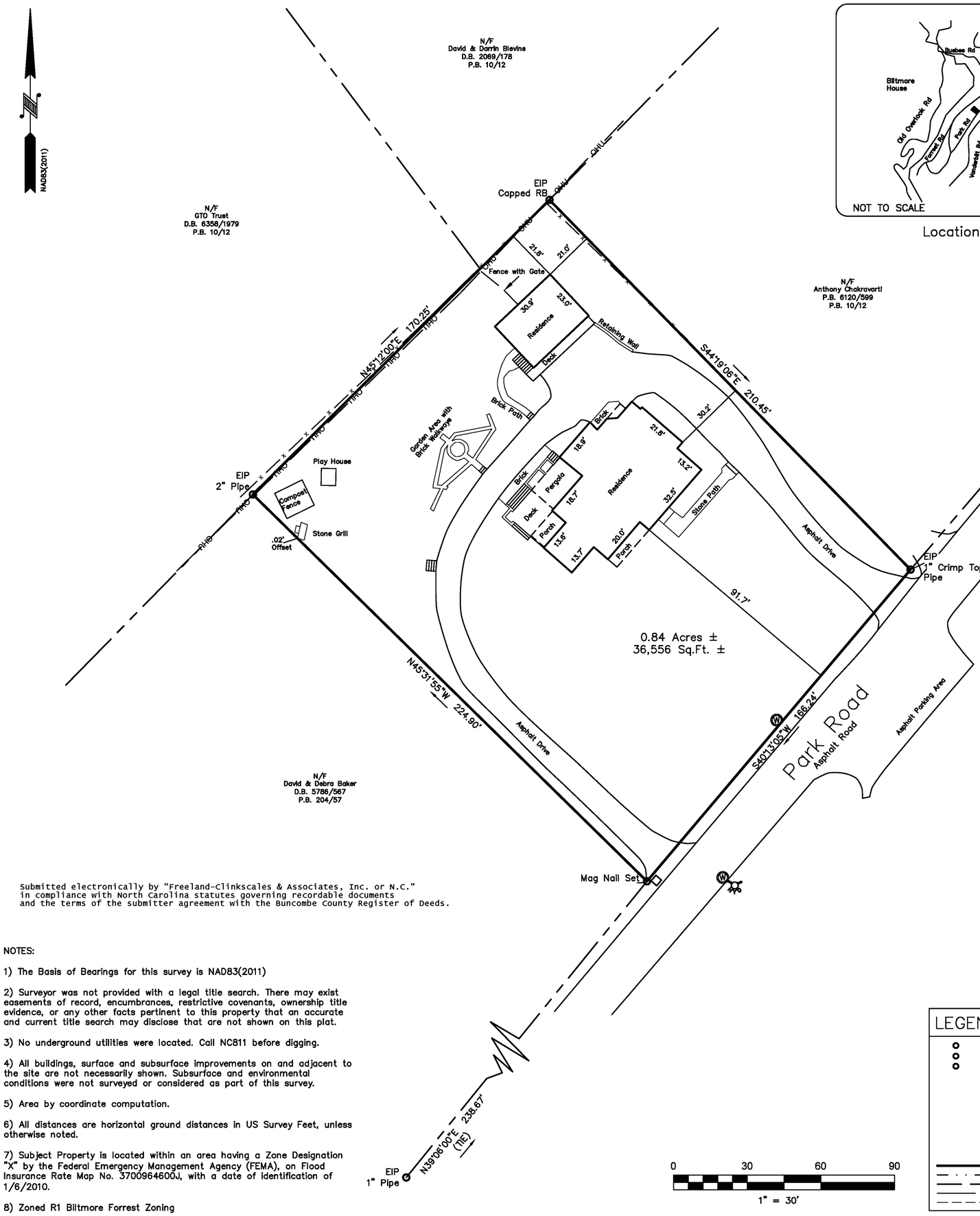
The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
Maintaining the existing setback allows the shed to remain in the least visually intrusive location on the property; requiring it to be moved farther into the yard would place it in a more open and visible area. The project will not create a public safety concern, will not adversely affect neighboring properties, and will improve the appearance and functionality of the property by replacing a deteriorated structure with a well-maintained, appropriately designed accessory building.

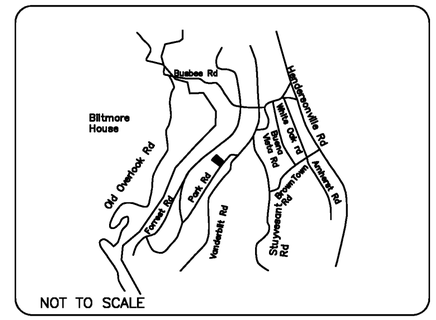
I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

Date
8/18/2026

Have you paid the $300 varience application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
I plan to pay in person or mail a check





Location Map

Submitted electronically by "Freeland-Clinkscales & Associates, Inc. or N.C." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

NOTES:

1) The Basis of Bearings for this survey is NAD83(2011)

2) Surveyor was not provided with a legal title search. There may exist easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts pertinent to this property that an accurate and current title search may disclose that are not shown on this plat.

3) No underground utilities were located. Call NC811 before digging.

4) All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown. Subsurface and environmental conditions were not surveyed or considered as part of this survey.

5) Area by coordinate computation.

6) All distances are horizontal ground distances in US Survey Feet, unless otherwise noted.

7) Subject Property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 3700964600J, with a date of identification of 1/6/2010.

8) Zoned R1 Biltmore Forrest Zoning

LEGEND:

NIP	NEW IRON PIN (1/2" REBAR)
EIP	EXISTING IRON PIN
CP	CALCULATED POINT
D.B.	DEED BOOK
P.B.	PLAT BOOK
W	WATER METER
PIN	PROPERTY INDENTIFICATION NUMBER
OT	OPEN TOP PIPE
RB	REBAR
R/W	RIGHT OF WAY
	DROP INLET
	FIRE HYDRANT
	PROPERTY BOUNDARY LINE
	ADJOINING PROPERTY LINE
	OLD LOT LINE (TO BE REMOVED)
	ROAD RIGHT OF WAY LINE
	EASEMENT LINE

I, Fulton V. Clinkscales, Jr., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 6432 , page 1304, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 6432, page 1304; that the ratio of precision as calculated is 1:10,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GNSS survey:

Class of survey: A
Positional accuracy: 0.05'
Type of GPS field procedure: RTK
Dates of survey: APRIL 30 2026
Datum/Epoch: NAD83(2011)
Published/Fixed-control use: VRS
Geoid model: 2018
Combined grid factor(s): 0.99988839
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended

G.S. 47-30(f)(11)(c)(1) This survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

Fulton V. Clinkscales, Jr.
L-2614

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/30/2026 1:37:15 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 256 PG 118

Filed and recorded in the Register of Deeds Office for Buncombe County, N.C. this _____ day of _____, 2026 at _____ o'clock ___M in Slide _____

_____
Register of Deeds

Plat of Boundary Survey
for Anna & Martin Irwin
Neil Farnam (owner)
7 Park Road, Biltmore Township
Buncombe County
State of North Carolina

NORTH CAROLINA PROFESSIONAL SEAL L2614 LAND SURVEYOR FULTON V. CLINKSCALES, JR.

RLS: F. V. CLINKSCALES JR., P.E.
NO: L-2614 Firm No. C-1562

FREELAND – CLINKSCALES & ASSOCIATES, INC. of NC
Engineers * Land Surveyors
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
info@fcaofnc.com

REF.PLAT BOOK	10/12
REF. DEED BOOK	6432/1304
TAX MAP	9646-69-9296
PARTY CHIEF	ACL
DRAWN	ACL
DATE	APRIL 30TH, 2026
DWG.NO.	H46072

Installation Address	7 Park Road				
City	Asheville	State	NC	ZIP Code	28803
Email	irwin.alex@gmail.com	Phone	6149370138	Mobile	

Building Info		Size	Color	
Style:	Southern Classic	12x12 7' 4" Sidewall Height	Roof	Black
Roof Material:	Metal		Trim	Commercial White
Siding	Painted (LP Smartside)		Siding	Commercial White

Design Link & Notes

Design Link	https://shedview.libertysheds.com/?lng=en-US#81ca10e746a05862abf868d95495ca84
Working with a Dealer	I'm not working with a dealer
Dealer Name or Location	
Opt into texting	Yes

Images

Perspective

Front

Left

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

September 28 , 2026

Property Address: **15 Stuyvesant Rd**
Property Owner: **Stuyvesant Road, LLC**
Request: **Variance Request for Max Allowable Roof Coverage and Structure in Adjusted Setbacks**

Background

Plans are being presented for a new home at 15 Stuyvesant Rd. The lot size is 1.59 acres and allows for a maximum of 5836 square feet of roof coverage for the lot. The applicant is asking for 580 square feet over the allowed maximum for a total of 6416 square feet. The structure is over twenty five feet in height, which activates the adjusted setbacks. The new structure and part of the driveway are proposed within the adjusted setback. The application does not meet the requirements for max roof coverage or a structure being located within an adjusted setback, therefore would require a variance for both. Reviews were completed by both the planning and public works department for this project.

Variance

The proposed structure does not comply with the allowable max roof coverage of 5836 square feet nor does it meet the location of a structure within an adjusted side or rear setback, therefore would require a variance for both. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

Zoning Compliance Application

Town of Biltmore Forest

Name
Stuyvesant Road, LLC, c/o Steven R. (Rob) & Leslie B. Scott (Representative/Contact - Remington A. Jackson, Esq.)

Property Address
15 Stuyvesant Road, Biltmore Forest, NC 28803

Phone
[redacted]

Email
[redacted]

Parcel ID/PIN Number
9646882501

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.59

Proposed Roof Coverage Total
6365sqft

Proposed Impervious Surface Coverage
TBD

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
40ft

Description of the Proposed Project
Building a single family home.

Estimated Start Date
5/1/2026

Estimated Completion Date
5/1/2028

Estimated Cost of Project
$3,900,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
15 Stuyvesant Zoning Submittal (11_24_25).pdf

Applicant Signature

Date
11/24/2025

Remington Jackson

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Stuyvesant Road, LLC, c/o Steven R. (Rob) & Leslie B. Scott (Representative/Contact - Brian D. Gulden and Taylor D. Osborne, Van Winkle Law Firm)

Address
15 Stuyvesant Road, Biltmore Forest, NC 28803

Phone
[redacted]

Email
[redacted]

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?

1. Roof: To allow an additional 580 square feet of roof area beyond the standard allowance, for a total of 6,416 square feet, based on the lot size and configuration. The requested variance overage amounts to 9% of an increase. (Section 153.043).
2. Setback: To allow relief from the increased setback requirements applicable to structures exceeding 25 feet in height, due to site-specific topography, tree preservation, proximity of neighboring property structures, and the need to maintain similar architectural features consistent with the character of the neighborhood. (Section 153.007). The proposed height of the residence would be 34 feet (reduced by 6 feet from our December application) at the highest point of the roof, which area is limited and does not extend across the entire roof. While 553 square feet of the main level of the structure is proposed to be in the setback, no portion of the second level of the structure will be located within the setback area. The proposed increase in setback amounts to 13 feet, 6 inches. Further, the residence has been shifted 8 feet away from the golf course since the December application.

What does the ordinance require?

1. Roof: Section 153.043 of the Ordinance provides for a 5,836 square foot allowance for roof coverage for a 1.6-acre lot.
2. Setback: Section 153.007 requires homes greater than 25 feet in height to be set back from the side and rear property lines an additional one and one-half feet for each one foot, or portion thereof, that the home exceeds 25 feet in height.

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.

1. Roof: Strict application of the roof coverage limitation prescribed under Section 153.043 would impose an unnecessary and inequitable hardship upon the property owner by limiting their ability to make full use of their property. As applied to this parcel, the restriction precludes reasonable and customary residential improvements comparable to those enjoyed by neighboring properties. The requested increase of 580 square feet in allowable roof area is a modest and proportionate adjustment and represents a 9.9% overage of the roof area for which the variance is requested. The purpose of the requested increase is to (a) accommodate an enclosed trash receptacle area adjacent to the garage with direct access from outside which improves bear safety; and (b) to accommodate a roof over the patio for privacy, which is necessitated by the placement of the house at 17 Stuyvesant Road that itself does not conform to current setback regulations. Those neighboring structures located in the setback include the residential structure located 10 feet from the property line, pavers located 5.45 feet from the property line, and granite curbing located 4.24 feet from the property line. Absent approval of the variance, the homeowner would be deprived of the full, reasonable, and beneficial use of the property, resulting in an unnecessary hardship.
2. Setback: Strict application of the setback requirements under Section 153.007 would require the unnecessary removal of mature, established trees and would result in a building style inconsistent with the neighborhood. The proposed height of the residence, 34 feet, is typical for a standard two-story, high-pitched roof. Increasing the setback because of that standard height substantially reduces the lot's buildable area in the rear of the lot. Without a variance, the reduction of that buildable area requires relocating the garage from the side to the front of the house, which relocation would both (a) require the removal of several mature white oak trees that contribute to the established landscape character providing mature canopy, shade, wildlife habitation, hard-mast production, stormwater interception, soil stabilization, and screening, among other benefits; and (b) require steeper driveway slopes with higher retaining walls, which are inherently less safe. Strict adherence to these setback standards would unreasonably constrain the architectural design and placement of the residence. Such a result would deprive the homeowner of a reasonable and beneficial use of the property, thereby creating an unnecessary hardship inconsistent with the equitable objectives of the zoning code.

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

1. Roof: The hardship as to the roof area limitation arises from its irregular lot configuration, proportional constraints, and existing encroachments from adjacent development established under prior zoning regulations. The neighboring property's setbacks encroach upon this parcel, as it was designed under a much older ordinance. The location of that structure requires privacy mitigation for the rear patio outdoor area, which is accomplished by the roof over that area. Because the property is in a bear area, safety concerns dictate either enclosing trash or using bear-proof containers, but municipal service providers prefer regular containers over bear-proof containers. The property's irregular lot dimensions created by the topography and orientation materially restrict design flexibility in a manner not experienced by other lots in the community. The requested variance is necessitated by these distinct physical attributes and historical conditions, rather than by any self-created or general circumstance applicable to the district as a whole.
2. Setbacks: The hardship due to the increased setbacks required by a standard two-story home height stems from the lot's configuration, natural topography, and mature vegetative features. For future

life safety, the proposed structure has a master bedroom, garage and living areas on the main level. The slope of the property and associated water channeling make a below-grade garage impractical. Designing a structure with the garage and master bedroom to be on the main level requires either (a) a variance or (b) moving the garage to the front, which results in the severe loss of mature trees and distinctly less safe slopes. The property's elevation and orientation relative to neighboring homes make it particularly sensitive to the increased side and rear setback requirements applicable to structures exceeding 25 feet in height. Compliance would compel construction deeper into the lot interior, necessitating the removal of several mature trees that provide natural screening, aesthetic continuity, and environmental benefit to the neighborhood. As identified on the Landscape Site Plan, particular emphasis has been placed upon an existing grove of mature white oaks located within and adjacent to the proposed driveway. The white oak grove is significant due to its native species composition, maturity, ecological function, and contribution to the established landscape character of the property and surrounding Biltmore Forest community. The lack of a variance would necessitate the removal of several of these trees and the significant endangerment of others. Moreover, the atypical placement of the adjacent residence, situated closer to the shared boundary than permitted under current regulations, exacerbates these conditions by obstructing natural light and long-range views if strict compliance is enforced. These cumulative and site-specific factors distinguish the property from others within the district and give rise to the hardship supporting this variance request.

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

1. Roof: The hardship as to the roof area limitation necessitating this variance did not result from any action by the applicant or property owner. The lot configuration, applicable coverage standards, and zoning constraints predate the owner's purchase of the property and were established under a prior version of the zoning ordinance. The need for additional roof coverage arises solely from the mechanical application of a uniform standard that, in this instance, fails to account for the property's distinctive size, shape, and orientation. The requested relief merely allows the property to be developed in a manner that is harmonious with the surrounding neighborhood and consistent with the reasonable expectations of residential use within this zoning district. The owner has acted in good faith reliance on the property's preexisting conditions and has taken no steps that would create or exacerbate the hardship at issue.
2. Setback: The hardship as to the increased setbacks required by a standard roof height two-story home underlying this variance request is not self-created and did not arise from any voluntary act or omission by the homeowner. The lot configuration, natural topography, location of the mature oak grove and other mature trees, and nonconforming conditions of adjacent development all predate the applicant's ownership and materially contribute to the circumstances giving rise to this request. The homeowner's proposed residence is architecturally consistent with the established character of the neighborhood, which predominantly features traditional rooflines and pitched designs that, by their nature, exceed 25 feet in height even at two stories. The need for relief, therefore, results directly from preexisting physical and contextual constraints, not from any design excess or elective action by the applicant. The variance simply enables the reasonable and proportionate development of the property in keeping with neighborhood precedent and the intent of the zoning code.

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.

1. Roof: Granting the requested variance as to the roof coverage limitation fully comports with the spirit, purpose, and intent of Section 153.043. The proposed increase in allowable roof coverage represents a modest and proportional adjustment that will not adversely affect light, air, or drainage conditions, nor will it alter the established architectural rhythm of the neighborhood. The design remains consistent with the scale of adjacent residences relative to their lots, maintaining visual harmony and the overall residential character of the area with limited maximum height points rather than extending across the entire roof. Based on our imagery, the residence will likely not be visible from the public right-of-way. In

addition, the design enhances safety for residents and municipal workers, by including an enclosed trash receptacle area. Approval of this variance advances the principles of equity and substantial justice by allowing the property to be improved in a manner comparable to similarly situated parcels, thereby preventing an arbitrary or disproportionate restriction on the homeowner's reasonable use and enjoyment of the property while upholding the ordinance's fundamental policy objectives.

2. Setback: The requested variance for the increased setbacks required by a standard roof height two-story home aligns squarely with the spirit and purpose of Section 153.007, which seeks to ensure appropriate separation between taller structures, preserve privacy, maintain neighborhood character, and promote safety and accessibility. The proposed residence maintains harmonious architectural proportions and a roof profile that is consistent with the traditional forms prevalent throughout the neighborhood. No portion of the two-story roof area will be within the setback, while only 553 square feet (9%) of the one-story roof area will encroach into the setback. Granting the variance will preserve the mature oak grove that contributes to stormwater management, privacy screening, and aesthetic continuity and will allow for safer slopes for the driveway and lower retaining walls. The desire to preserve the existing trees on the property aligns with Goal 2 of the Town of Biltmore Forest Comprehensive Plan, which is to protect and enhance the existing tree canopy. Furthermore, the relief will restore a balanced view corridor and ensure a fair and even application of setback standards in light of the nonconforming placement of adjacent development. Approval of this request will therefore uphold public safety, reinforce the architectural integrity of the surrounding area, and achieve substantial justice by enabling a reasonable and contextually appropriate use of the property.

Additional Information:

The proposed retaining wall is necessary for the construction and support of the driveway. Accordingly, a variance is not required for the retaining wall.

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

Signature

Date
9/18/2026

Taylor D. Osborne

Have you paid the $300 variance application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
Yes

§ 153.007 DIMENSIONAL REQUIREMENTS.

(5) *Footnote 5.* Height requirements may be varied upon approval of the Board of Adjustment.

(6) *Footnote 6.* Whichever is greater, 20,000 square feet, or twice the gross floor area of the building.

(7) *Footnote 7.* An increase in the side and rear yard setbacks is required for homes (structures) that exceed 25 feet in height. Homes (structures) greater than 25 feet in height shall be setback from the side and rear property lines an additional one and one-half feet for each one foot, or portion thereof, that the home (structure) exceeds 25 feet in height.

(8) *Footnote 8.* Structures exceeding a roof coverage area of 7,000 square feet shall be set back from side and rear property lines an additional 20% of the required setback for each 500 square feet, or increment thereof, that the roof coverage areas exceeds 7,000 square feet.

Example: The rear setback for a single story 8,200 square foot house in the R-1 District would be calculated as follows:

8,200 - 7,000 = 1,200
1,200/500 = 2.4 (round to 3 to account for increment of change)
3 x 20% = 60%
60% x 20 = 12
25 + 12 = 37
Rear setback will be 37 feet

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

153.110 (D) *Variances*. Upon application, when unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the public may not be the basis for granting a variance;

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship; and

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

§ 153.043 MAXIMUM ROOF COVERAGE.

(A) (1) (a) The ***MAXIMUM ROOF COVERAGE*** is defined as the total area under roof, of all primary and accessory structures and buildings, on the lot. This is measured from the outside edge of the gutter, if any, vertically to the ground.

(b) The maximum roof coverage assures the total size of buildings and structures is proportional to the size of the lot.

(2) The maximum roof coverage permitted is as follows:

The below table can also be used by simply rounding up or down to the nearest lot acreage. For lots larger than five and one-half acres or for exact MRC allowances for lots falling between points in the below table, the below equation shall be used as the definitive allowance.

Lot Size (Acres)	*Max. Roof Coverage (Ft.^{2})*	*Lot Size (Acres)*	*Max. Roof Coverage (Ft.^{2})*	*Lot Size (Acres)*	*Max. Roof Coverage (Ft.^{2})*
Lot Size (Acres)	***Max. Roof Coverage (Ft.^{2})***	***Lot Size (Acres)***	***Max. Roof Coverage (Ft.^{2})***	***Lot Size (Acres)***	***Max. Roof Coverage (Ft.^{2})***
0.50	2,552	1.60	5,836	3.25	7,837
0.60	3,067	1.70	6,008	3.50	8,047
0.70	3,502	1.80	6,169	3.75	8,241
0.80	3,879	1.90	6,322	4.00	8,424
0.90	4,212	2.00	6.467	4.25	8,595
1.00	4,509	2.20	6,736	4.50	8,756
1.10	4,779	2.40	6,981	4.75	8,921
1.20	5,024	2.60	7,207	5.00	9,054
1.30	5,250	2.80	7,417	5.25	9,191
1.40	5,459	3.00	7,611	5.50	9,325
1.50	5,654				

(B) (1) *Lots exceeding six acres in size.* Multiply the lot size by 43,560; multiply this number by 3.25% (0.0325); provided, that the result is less than 9,647, structures on the lot may have maximum roof coverage of 9,647 square feet.

(2) If the result is greater than 9,647, structures on the lot may have maximum roof coverage equal to the result produced by the multiplication.

(C) All structures exceeding the maximum roof coverage for the lot on which they are located shall require approval of a variance by the Board of Adjustment in accordance with the procedures and standards set forth in § 153.110(D).

(D) The equation which may also be used to calculate MRC is: MRC = 2823.5 LN (Acreage), where 'LN' is the natural logarithm mathematical function. This may be calculated using Excel, if needed.

(Ord. 2023-04, passed 7-1-2023)

PROJECT PARTICIPANTS

OWNER
ROB & LESLIE SCOTT
23 BEADLE LANE
ASHEVILLE, NC 28803

ARCHITECT
CARLTON ARCHITECTURE, PA.
CONTACT: ROBERT CARLTON, AIA
P.O. BOX 7466
ASHEVILLE, NC 28802
828 274-7554 OFFICE
828 274-7512 FAX
rob@carlton-edwards.com

BUILDER
CARLTON EDWARDS CONSTRUCTION, Inc.
CONTACT: ROB CARLTON
P.O BOX 7466
ASHEVILLE, NC 28802
828 274-7554 OFFICE
828 274-7512 FAX
GC LICENSE #: 66905

STRUCTURAL ENGINEER
TBD

PROJECT INFO AND LOCATION

15 STUYVESANT RD. BILTMORE FOREST, NC 28803

AREA TABULATION

HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
BASEMENT	947 SF
TOTAL HEATED	7777 SF
UNFINISHED	
MECH.	148 SF
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
TOTAL UNFINISHED	3664 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
TOTAL EXTERIOR	952 SF
TOTAL PLANNED	12393 SF

TOWN OF BILTMORE FOREST

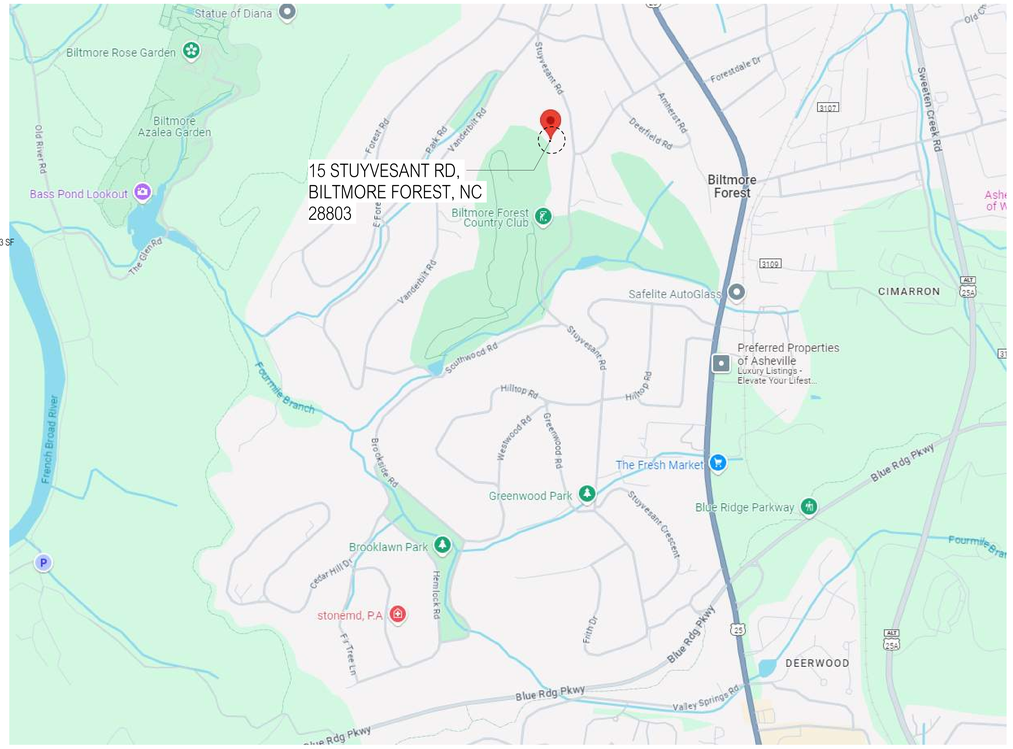
2018 NC RESIDENTIAL CODE
CLIMATE ZONE: 4A
DESIGN WIND SPEED: 115 MPH

WINDOWS: 0.35 U-VALUE
CEILINGS: R-38
WOOD FRAME WALLS: R-19
MASS WALLS: R-13
FLR.: R-19
BASEMENT WALLS: R-10 C.I. OR R-15
SLAB R-VALUE & DEPTH: 10 - 2'-0"
CRAWL SPACE WALL: R-10/15

FROST LINE DEPTH = 18" BELOW GRADE PER BUNCOMBE COUNTY. BUILDER TO VERIFY

LOCATION MAP

12393 SF



DRAWING INDEX

SHEET NUMBER	SHEET NAME	PERMIT SET	CONTRACT SET	REVISION
A0.01	TITLE SHEET			
A0.02	SCHEDULES / WDW DIAGRAMS			
A0.03	RENDERINGS			
A1.00	SITE SURVEY			
A1.01	LANDSCAPE SITE PLAN			
A1.02	SITE GRADING & DRAINAGE PLAN			
A1.03	SITE DETAILS			
A2.00	FOUNDATION PLAN			
A2.01	MAIN LEVEL FLOOR FRAMING PLAN			
A2.02	UPPER LEVEL FLOOR FRAMING PLAN			
A2.03	ROOF FRAMING PLAN			
A2.04	BASEMENT PLAN			
A2.05	MAIN LEVEL PLAN			
A2.06	UPPER LEVEL PLAN			
A2.07	ROOF PLAN			
A2.08	MAIN LEVEL RCP			
A2.09	UPPER LEVEL RCP			
A3.00	ELEVATIONS			
A3.01	ELEVATIONS			
A4.00	BLDG SECTIONS			
A4.01	BLDG SECTIONS			
A4.02	BLDG SECTIONS			
A4.03	BLDG SECTIONS			
A4.04	BLDG SECTIONS			
A5.00	MAIN LEVEL INTERIOR PLAN			
A5.01	UPPER LEVEL INTERIOR PLAN			
A5.02	INTERIOR ELEVATIONS			
A5.03	INTERIOR ELEVATIONS			
A5.04	INTERIOR ELEVATIONS			
A6.00	STAIRS			
A7.00	FOUNDATION DETAILS			
A7.10	ENVELOPE DETAILS			
A7.20	ROOF DETAILS			
A7.30	WINDOW/DOOR DETAILS			
A7.40	INTERIOR DETAILS			
E0.01	GEN. NOTES/STANDARD ELEC. DETAILS			
E1.00	LOWER LEVEL ELECTRICAL PLAN			
E1.01	UPPER LEVEL ELECTRICAL PLAN			
M1.00	LOWER LEVEL EQUIPMENT & LAYOUT			
M1.01	UPPER LEVEL EQUIPMENT & LAYOUT			

ABBREVIATIONS

AC	acoustic
ACT	acoustic ceiling tile
AD	access door
ADJ	adjacent
AFF	above FIN.ed FLR.
ALT	alternate
ALUM	aluminum
AP	access panel
BEV	beveled
BLDG	building
BO	bottom of
BLKG	blocking
BRD	board
BRG	bearing
CAB	cabinet
CER	ceramic
CJ	control joint
CL	closet
CLG	ceiling
CLR	clear(ance)
CMU	concrete masonry unit(s)
CO	cased opening
COL	column
CONC	concrete
CONT	continuous
DEMO	demolish (demolition)
DET	detail
DF	drinking fountain
DIM	dimension
DISP	dispenser
DMT	demountable
DN	down
DNSP	downspout
DWG	drawing(s)
DWR	drawer
EA	each
EJ	expansion joint
EL	elevation
ELEC	electric(al)
ELEV	elevator
EQ	equal
EQUIP	equipment
EXIST	existing
EXP	expansion
EXT	exterior
FD	floor drain
FEC	fire extinguisher cabinet
FF	finished face
FG	fixed glass
FIN	finish(ed)
FLR	floor / flooring
FLSG	flashing
FNDN	foundation
FO	face of
FOC	face of concrete
FOF	face of framing
FOM	face of masonry
FOW	face of wall
FP	fire protection
FRGWB	fire-rated gypsum wallboard
FRP	fiber reinforced panel
FT	foot, feet
FTG	footing
FUT	future
GA	gage
GALV	galvanized
GC	general contractor
GL	glass, glazing
GWB	gypsum wallboard
H	high, height
HD HT	head height
HDWD	hardwood
HDWR	hardware
HM	hollow metal
HORIZ	horizontal
HC	handicapped
HVAC	heating, ventilation & air conditioning
INSUL	insulation
INT	interior
KD	kiln dried
LAV	lavatory
LCC	lead coated copper
LVL	laminated veneer lumber
LVR	louver
MAX	maximun
MDF	medium density fiberboard
MDO	medium density overlay
MECH	mechanical
MEMB	membrane
MFR	manufacturer
MIN	minimum
MISC	miscellaneous
MO	masonry opening
MLDG	moulding
MR	moisture resistant
MRGWB	gypsum wallboard
MTD	mounted
MTL	metal
NIC	not in contract
NOM	nominal
NTS	not to scale
OC	on center(s)
OD	outside diameter
OFCI	owner furnished contractor installed
OPNG	opening
OSB	oriented strand board
OPP	opposite
PAN	panel
PARTN	partition
PERF	perforated
PLAM	plastic laminate
PLBG	plumbing
PLY	plywood
POLY	polyethelene
PNBD	panelboard
PR	pair
PSF	pounds per square foot
PSI	pounds per square inch
PSL	parallel strand lumber
PTD	painted
PVC	Polyvinyl chloride
QT	quarry tile
R	riser
RAD	radius
REG	register
REQ'D	required
RET	return
REV	revised, revision(s)
RO	rough opening
SAF	self adhearing flashing
SAFB	sound attenuating fiberglass batt(s)
SAN	sanitary
SF	square foot (feet)
SIM	similar
SLNT	sealant
SPF	spruce/pine/fir
S/S	stainless steel
STD	standard
STL	steel
SUSP	suspend(ed)
SYP	southern yellow pine
T	tread
T&G	tongue and groove
TELE	telephone
THRU	through
TO	top of
TOB	top of beam
TOD	top of decking
TOF	top of footing
TOPL	top of plate
TOS	top of slab
TOSTL	top of steel
TOW	top of wall
TRTD	pressure treated wood
TYP	typical
UL	underwriters laboratory
UNF	unfinished
UNO	unless noted otherwise
VAR	varies
VB	vapor barrier
VCT	vinyl composition tile
VERT	vertical
W/	with
WC	water closet
WD	wood
WDW	window
WG	wire glass
W/O	without
WP	waterproof(ing)
WR	water resistant
WWF	welded wire fabric

LEGEND

- ROOM TAG (LIVING ROOM 101)
- REVISION CLOUD
- DETAIL TAG
- BUILDING SECTION TAG
- EXTERIOR ELEVATION TAG
- DETAIL TAG
- INTERIOR ELEVATION TAG
- WINDOW TAG
- DOOR TAG
- WALL TYPE TAG
- ELEVATION CHANGE TAG
- MATCH LINE (SEE X/A2.X)
- STRUCTURAL BEAM ABOVE
- STRUCTURAL GRID
- ELEVATION MARKER (T.O. SUBFLOOR)
- DIMENSION TO CONTROL (FIN. SPECIFIC)
- ROUGH OPENING DIMENSION
- DIMENSION TO CENTERLINE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL AND NATIONAL CODES.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CONC. / MASONRY WALLS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
5. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING AND JACKS REQUIRED FOR INSTALLATION.
6. VERIFY LOCATION OF ALL EXISTING UTILITIES AND SLEEVING. CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
7. ALL WOOD IN CONTACT WITH CONCRETE / MASONRY IS TO BE PRESSURE TREATED.
8. SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.
9. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.
10. FINISH HATCHES AND PATTERNS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT REPRESENTATIVE OF DESIGN INTENT. FIELD VERIFICATION OF FINISH LAYOUTS IS REQUIRED.

FRAMING NOTES

1. ALL FRAMING SPANS SHOWN IN DRAWINGS TO BE VERIFIED BY LUMBER SUPPLIER OR LICENSED ENGINEER. FACTORING MEMBER SIZES, BEAM DEPTHS, WOOD SPECIES AND GRADE. LUMBER SUPPLIER TO OFFER ALTERNATE LUMBER SIZE AND SPECIFICATION WHERE NECESSARY WHILE KEEPING WITH ARCHITECT'S DESIGN INTENT. MEMBERS DESIGNATED ON OR SCALED FROM THIS DOCUMENT ARE FOR DESIGN INTENT ONLY.
2. GENERAL CONTRACTOR TO COORDINATE FRAMING WITH MECHANICAL SYSTEMS, PLUMBING, OR OTHER REQUIRED BUILDING COMPONENTS.
3. GENERAL CONTRACTOR TO COORDINATE FRAMING COMPLIANCE WITH NORTH CAROLINA BUILDING CODE.
4. WOOD FLR. JOISTS SHOULD BE DOUBLED UNDER INTERIOR PARTITION WALLS WHERE WALL IS PARALLEL TO FRAMING; CONTINUOUS BLOCKING TO BE PROVIDED WHERE WALLS ARE PERPENDICULAR. OTHER SOLUTIONS MAY SPECIFIED BY PRODUCT MANUFACTURER
5. RAFTER SIZES SHOULD BE SIZED TO ACCOMMODATE CHOSEN ROOFING MATERIAL. CONTRACTOR TO COORDINATE.
6. ALL FRAMING TO BE 2X6 UNLESS OTHERWISE NOTED.

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY CE

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

TITLE SHEET

A0.01

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:00 PM

TREE REMOVAL & REPLACEMENT CALCULATIONS

ALL TREES SURVEYED ARE THOSE CLASSIFIED AS PROTECTED EXCEPT THOSE MARKED FALLEN

SIZE (DBH)	TREES INSIDE SETBACK	TREES OUTSIDE SETBACK	REMOVED INSIDE SETBACK	REMOVED OUTSIDE SETBACK	TOTAL REMOVED	TOTAL REPLACED
6" - 12"	4	17	2	2	4	4 TREES @ 2"
13" - 18"	6	10	4	2	6	12 TREES @ 2"
19" - 36"	6	11	2	0	2	0 TREES @ 2" 4 TREES @ 3" AND 6 SCREENING TREES
36" & T.O.P.	1	5	0	0	0	0 TREES @ 2" 0 TREES @ 3" AND 0 SCREENING TREES

NOTE:
-TREE REPLACEMENT PER 153.061
-SEE LOCATIONS OF REPLACEMENT TREES ON LANDSCAPING SITE PLAN

29 REPLACEMENT TREES PROVIDED

16 @ 2"
PRUNUS PENDULA (WEEPING CHERRY), QTY 5
CORNUS FLORIDA (DOGWOOD), QTY 6
CERCIS CANADENSIS (EASTERN REDBUD), QTY 5

4 @ 3"
QUERCUS ALBA (WHITE OAK), QTY 1
FAGUS GRANDIFOLIA (AMERICAN BEECH), QTY 1
ACER RUBRUM (RED MAPLE), QTY 1
CORNUS FLORIDA (DOGWOOD), QTY 1

6 SCREENING TREES
THUGA OCCIDENTALIS (GREEN GIANT ARBORVITAE), QTY 6

NOTES:

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR D.F.I.R.M.#37000940000J - EFFECTIVE DATE: JANUARY 6, 2010.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

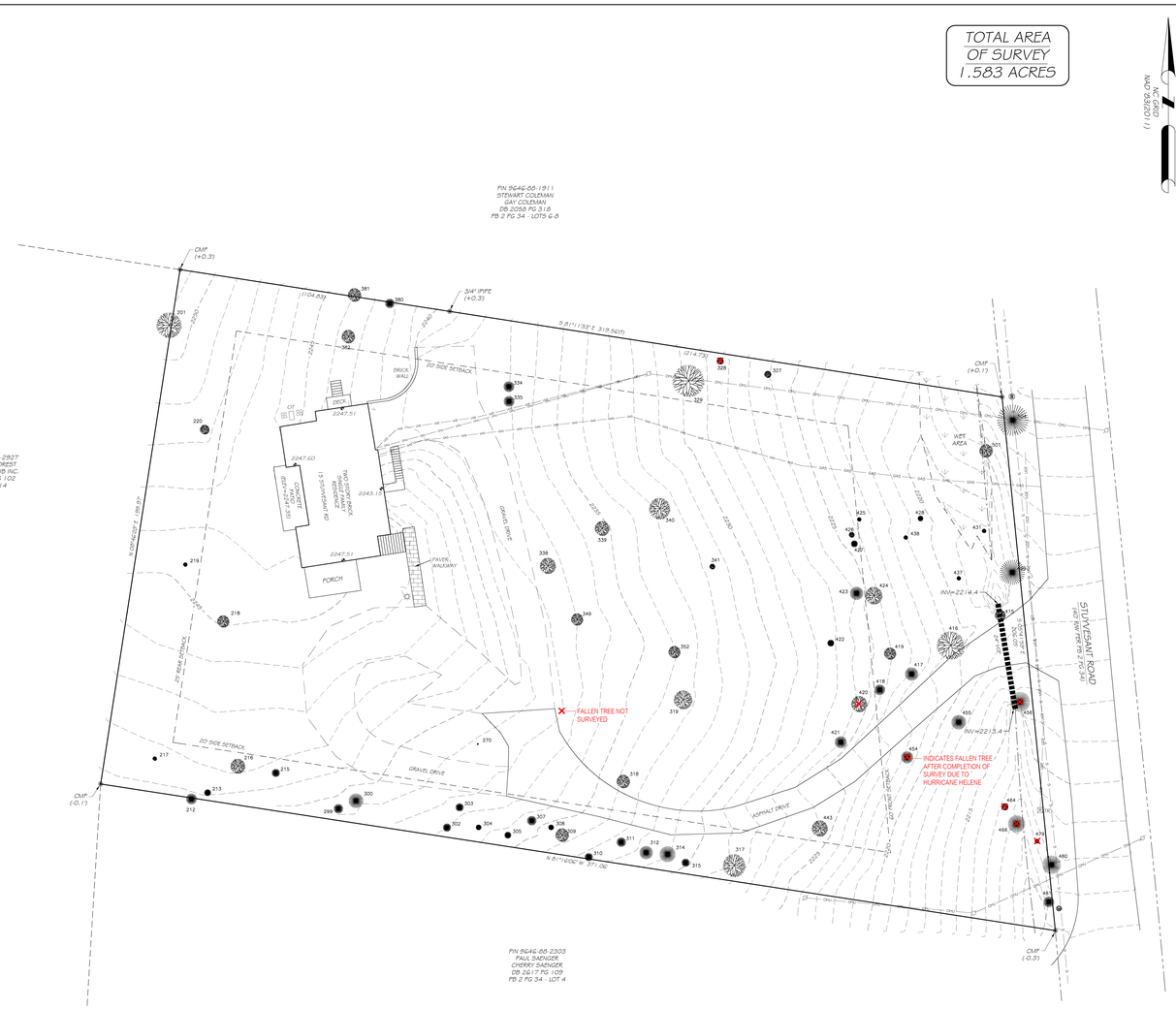
7) THE ELEVATION DATUM FOR THIS SURVEY IS NAVD 1988. THE CONTOUR INTERVAL IS ONE FOOT.

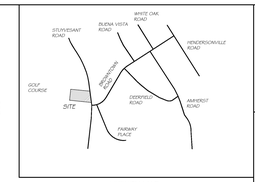
8) SUBJECT PROPERTY IS ZONED "R-1" PER THE TOWN OF BILTMORE FOREST ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

BUILDING SETBACKS (PER R-1 CLASSIFICATION):
FRONT= 60'
SIDE= 20'
REAR= 25'

REFERENCES:
- DB 6420 PG 749
- PB 2 PG 34

TOTAL AREA OF SURVEY 1.583 ACRES





VICINITY MAP
NOT TO SCALE

TREE TABLE

TREE NO.	SPECIES & SIZE(in.)
201	White Oak 38
212	Hemlock 16
213	Hemlock 10
215	Cedar 12
216	White Oak 22
217	Dogwood 6
218	Poplar 18
219	Dogwood 6
220	Cherry 14
270	Dogwood 2
299	Spruce 14
300	Spruce 22
302	Spruce 12
303	Spruce 12
304	Spruce 8
305	Spruce 10
307	Spruce 14
308	Spruce 8
309	White Oak 20
310	Spruce 12
311	Spruce 14
312	Spruce 20
314	Spruce 24
315	Spruce 12
317	White Oak 34
318	White Oak 20
319	White Oak 28
327	Cherry 14
328	Cherry 10 (FALLEN)
329	Poplar 46
334	Cedar 16
335	Cedar 16
338	White Oak 24
339	White Oak 22
340	White Oak 32
341	Dogwood 8
349	White Oak 18
352	White Oak 16
380	Spruce 14
381	Black Oak 20
382	White Oak 20
415	Poplar 16
416	Maple 42
417	Hemlock 20
418	Hemlock 16
419	White Oak 16
420	White Oak 24 (FALLEN)
421	Hemlock 16
422	Hemlock 10
423	Hemlock 20
424	White Oak 26
425	Cherry 6
426	Cherry 8
427	Hemlock 10
428	Hemlock 8
431	Poplar 62
437	Birch 6
438	Sourwood 6
443	Poplar 24
454	Hemlock 16 (FALLEN)
455	Hemlock 22
456	Spruce 30 (FALLEN)
464	Walnut 10 (FALLEN)
466	White Pine 26 (FALLEN)
479	Walnut 6 (FALLEN)
480	White Pine 20
481	White Pine 16
499	Spruce 36
501	Hickory 20
504	White Pine 48

LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
CALCULATED POINT (NOT MARKED IN FIELD)
RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
BOUNDARY MONUMENT SET BY MCABEE (SIZE AND TYPE AS NOTED)
AREA LIGHT
CMF= CONCRETE MONUMENT FOUND
ELEV= ELEVATION
HEAT PUMP
IPFF= IRON PIPE FOUND
OT= UNDERGROUND OIL TANK
OHU — OVERHEAD UTILITY LINE
S — SANITARY SEWER LINE
SANITARY SEWER MANHOLE
TR= TRANSFORMER
UGE — UNDERGROUND ELECTRIC LINE
UTILITY POLE
WATER METER

I, ERIC S. MCABEE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHICAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION; THAT THIS TOPOGRAPHICAL GROUND SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED ON 8/2/2024; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES BASED ON THE NORTH AMERICAN DATUM (NAD83-2011). WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 28TH DAY OF AUGUST, 2024.

L-4095

I, ERIC S. MCABEE, CERTIFY:

THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 6420 PAGE 749; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MULTIPLE DOCUMENTS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 28TH DAY OF AUGUST, 2024.

THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET, AS DESCRIBED IN G.S. 47-30 (F)(11)(a)(1).

L-4095

SCALE: 1" = 20'
20' 10' 0' 20' 40' 80'

TOPOGRAPHIC SURVEY OF THE PROPERTY OF:
STUYVESANT ROAD LLC
(BEING ALL OF LOT 5 - BLOCK GCA - BILTMORE FOREST)
TOWN OF BILTMORE FOREST BUNCOMBE COUNTY N.C.
PIN: 9646-85-2501

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4095 LICENSED LAND SURVEYOR ERIC S. MCABEE

DATE: 8-28-24
PROJECT #: 14300
DRAWING #: G-24-6062
DRAWN BY: ESM
SCALE: 1"=20'

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry Waldrop, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com FIRM Licensed Number: C-694
Fax (828) 628-1294
Telephone (828) 628-1295

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE, P.A. 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

SITE SURVEY

A1.00

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:04 PM

TREE REMOVAL & REPLACEMENT CALCULATIONS

ALL TREES SURVEYED ARE THOSE CLASSIFIED AS PROTECTED EXCEPT THOSE MARKED FALLEN

SIZE (DBH)	TREES INSIDE SETBACK	TREES OUTSIDE SETBACK	REMOVED INSIDE SETBACK	REMOVED OUTSIDE SETBACK	TOTAL REMOVED	TOTAL REPLACED
6" - 12"	4	17	2	2	4	4 TREES @ 2"
13" - 18"	6	10	4	2	6	12 TREES @ 2"
19" - 36"	6	11	2	0	2	0 TREES @ 2" 4 TREES @ 3" AND 6 SCREENING TREES
36" & T.O.P.	1	5	0	0	0	0 TREES @ 2" 0 TREES @ 3" AND 0 SCREENING TREES

NOTE:
-TREE REPLACEMENT PER 153.061
-SEE LOCATIONS OF REPLACEMENT TREES ON LANDSCAPING SITE PLAN

29 REPLACEMENT TREES PROVIDED

16 @ 2"
PRUNUS PENDULA (WEEPING CHERRY), QTY 5
CORNUS FLORIDA (DOGWOOD), QTY 6
CERCIS CANADENSIS (EASTERN REDBUD), QTY 5

4 @ 3"
QUERCUS ALBA (WHITE OAK), QTY 1
FAGUS GRANDIFOLIA (AMERICAN BEECH), QTY 1
ACER RUBRUM (RED MAPLE), QTY 1
CORNUS FLORIDA (DOGWOOD), QTY 1

5 SCREENING TREES
THUGA OCCIDENTALIS (GREEN GIANT ARBORVITAE), QTY 5

ZONING COMPLIANCE CALCULATIONS

TOWN OF BILTMORE FOREST
HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/BILTMOREFOREST/LATEST/BILTMORE_NC/0-0-0-1

ZONING DISTRICT: R-1 RESIDENTIAL DISTRICT
TOTAL LOT SIZE: 68,955 SQ. FT. (1.583 ACRES)
LOT SLOPE: 10.55%

ALLOWABLE ROOF COVERAGE: 5,836 SQ. FT.
PROPOSED TOTAL ROOF AREA: 6,365 SQ. FT.
PROPOSED ROOF OVERAGE: 529 SQ. FT.

ALLOWABLE IMPERVIOUS AREA: 18,352 SQ. FT (REF: § 153.048)

FRONT EXTERIOR WALKWAYS & WALLS: 826 SQ. FT.
DRIVEWAY & AUTOCOURT: 10,688 SQ. FT.
REAR WALKWAY: 481 SQ. FT.
TOTAL HARDSCAPE SURFACE: 11,997 SQ. FT.

TOTAL PROPOSED IMPERVIOUS AREA (ROOF + HARDSCAPE): 18,328 SQ. FT.

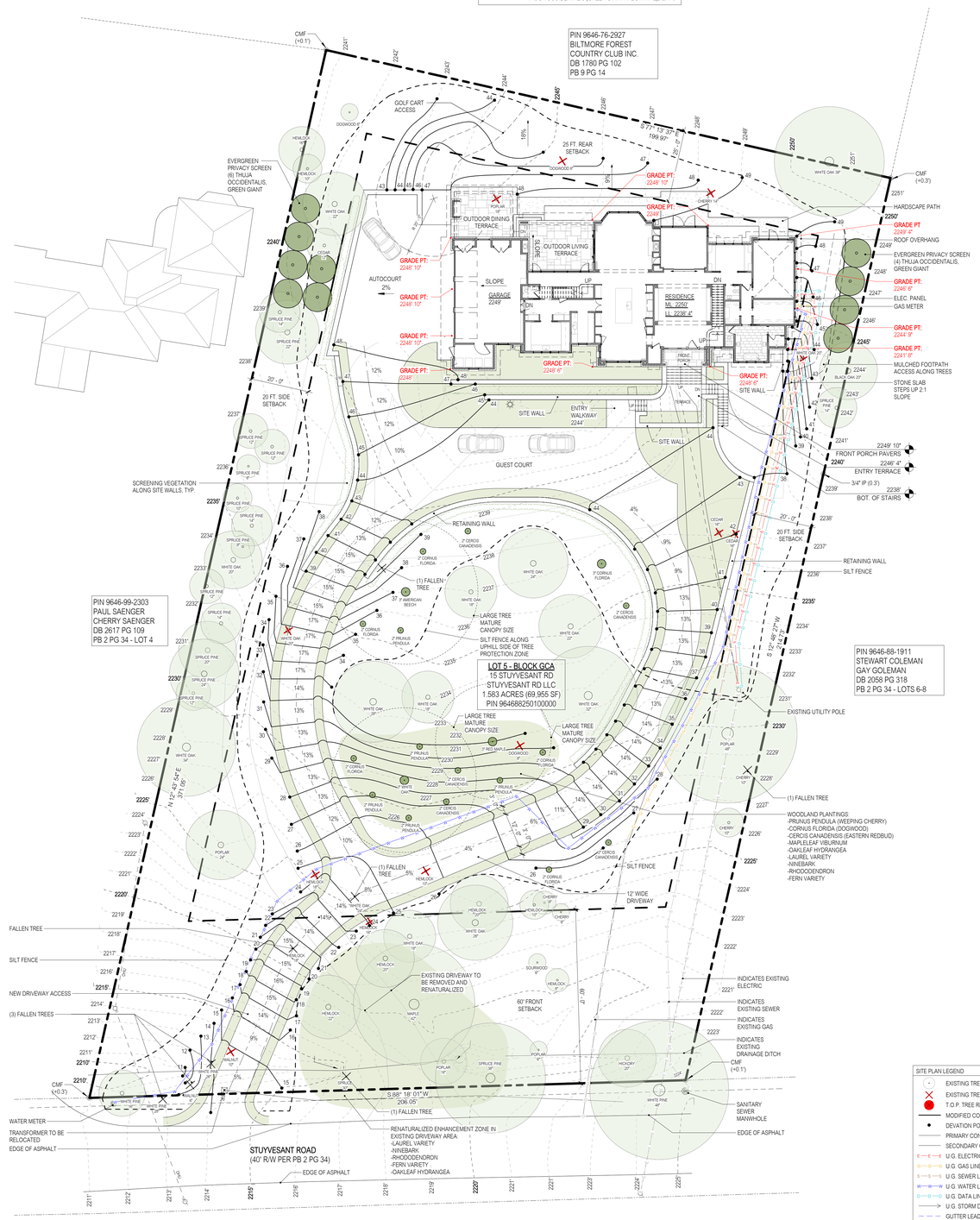
TOTAL LAND DISTURBANCE:
43,466 SQ. FT. DISTURBED AREA (99 ACRE) / 68,955 SQ. FT. TOTAL
= 63% TOTAL DISTURBANCE

MINIMUM SETBACKS:

MINIMUM LOT WIDTH AT BUILDING LINE: 150'
FRONT: 60'
SIDE: 20'
REAR: 25'

BUILDING AREAS

UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 LANDSCAPE SITE PLAN
1/16" = 1'-0"

153.004 BUILDING HEIGHT. The distance measured from the average ground level at the building foundation to the highest point of the roof, but in no event above 40 feet from the highest point in the foundation. A chimney that complies with the minimum the State Building Code requirements for height of a chimney shall not be included in the calculations for height of the building, provided, that the chimney shall not extend more than five feet above the immediately adjoining ridge line of the roof.

2 BUILDING HEIGHT CALCULATION
1" = 10'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS
CHECKED BY RC

ZONING SUBMITTAL
DATE: 2025-11-24

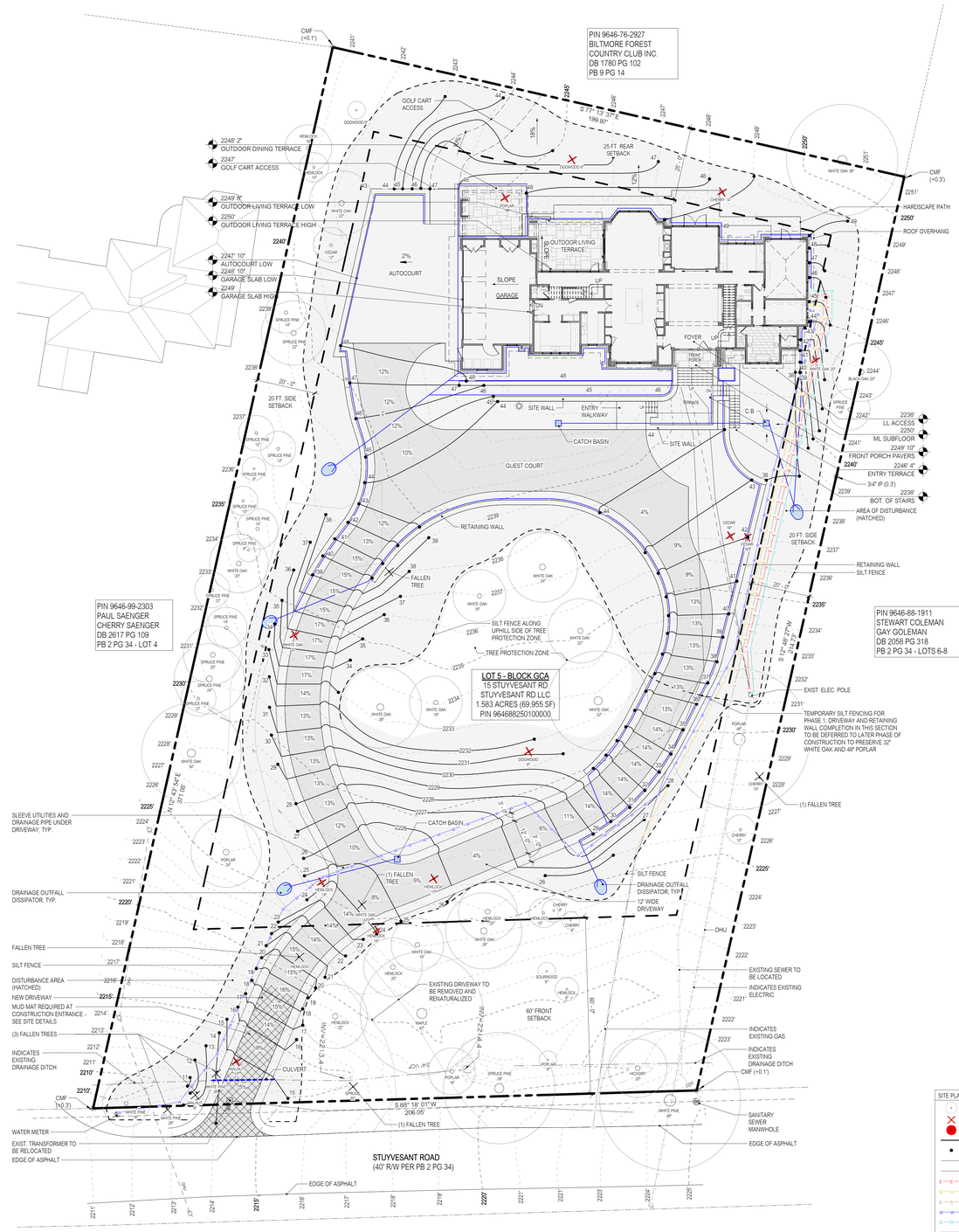
LANDSCAPE SITE PLAN

A1.01

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:06 PM

BUILDING AREAS	
UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 SITE GRADING & DRAINAGE PLAN
1/16" = 1'-0"

SITE PLAN LEGEND

- EXISTING TREE SAVED
- EXISTING TREE REMOVED
- T.O.P. TREE REMOVED
- MODIFIED CONTOUR
- DEVATION POINT
- PRIMARY CONTOURS
- SECONDARY CONTOURS
- U.G. ELECTRIC LINE
- U.G. GAS LINE
- U.G. SEWER LINE
- U.G. WATER LINE
- U.G. DATA LINE
- U.G. STORM DRAIN
- GUTTER LEADER
- FOUNDATION DRAIN
- SURFACE FLOW

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

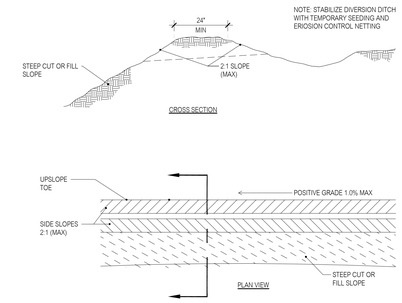
PROJECT NAME AND LOCATION	ROB & LESLIE SCOTT 15 STUYVESANT RD, BILTMORE FOREST, NC 28803
PROJECT NUMBER	24.17
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2025-11-24	

SITE GRADING & DRAINAGE PLAN

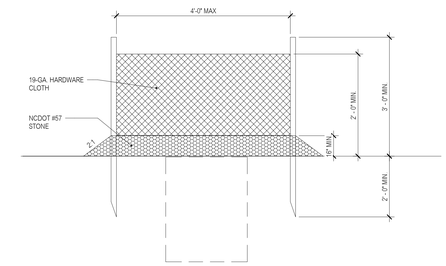
A1.02

COPYRIGHT 2025
CARLTON EDWARDS

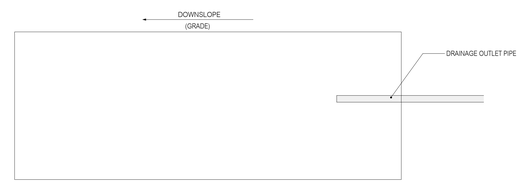
PLOT INFO: 11/24/2025 12:35:15 PM



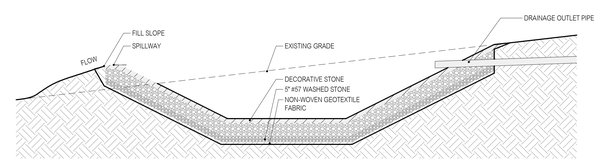
5 DIVERSION DITCH
NTS



4 INLET PROTECTION
NTS

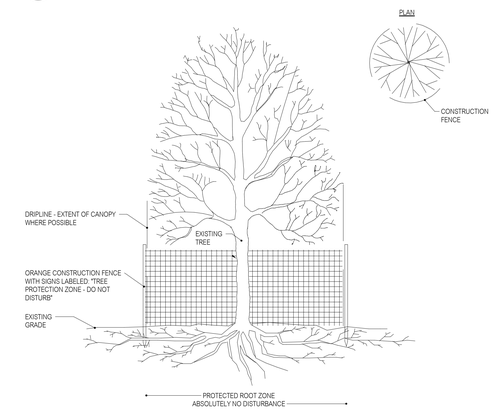


PLAN

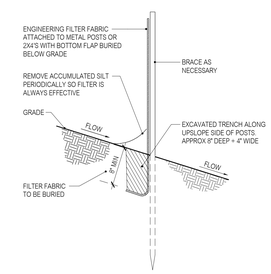


SECTION

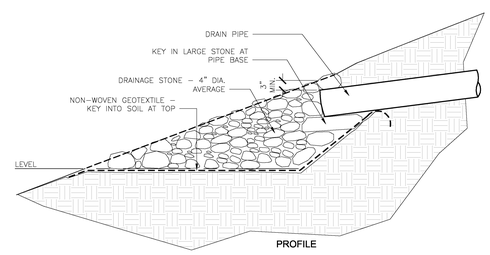
7 SEDIMENTATION BASIN
1/4" = 1'-0"

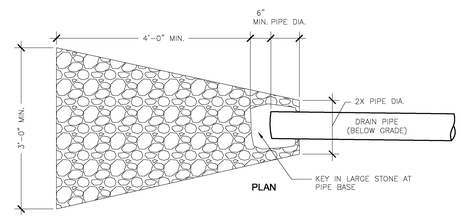


3 TREE PROTECTION
NTS

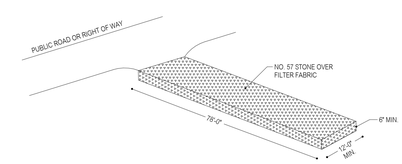


2 SILT FENCE
NTS





6 DRAIN OUTFALL DISSIPATER
NTS



1 CONSTRUCTION ENTRANCE
1/2" = 1'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7468
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE, P.A. 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY Checker

ZONING SUBMITTAL

DATE: 2025-11-24

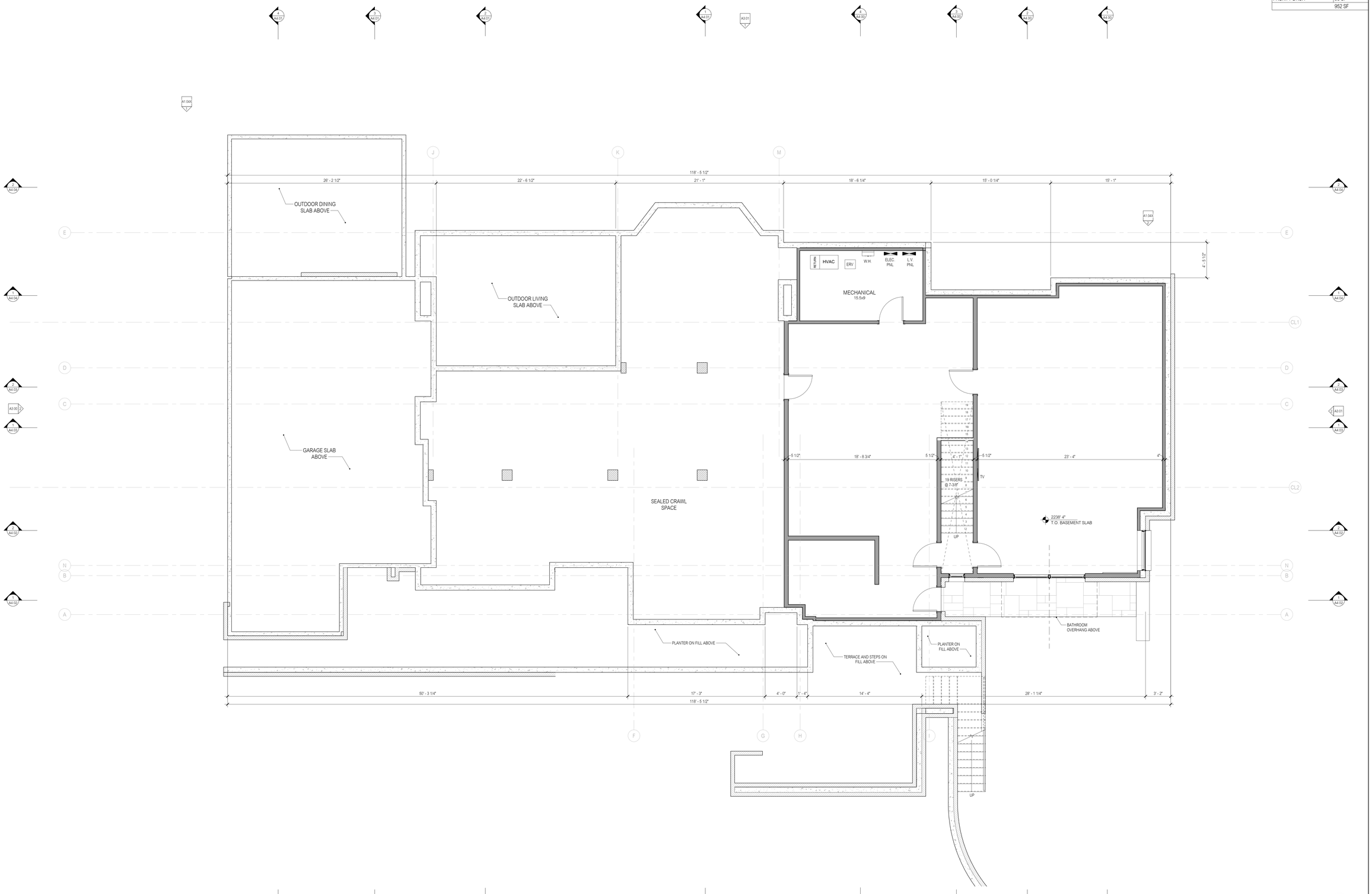
SITE DETAILS

A1.03

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:16 PM

BUILDING AREAS	
UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 BASEMENT PLAN
1/4" = 1'-0"

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION

ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

BASEMENT PLAN

A2.04

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:16 PM

BUILDING AREAS	
UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF

ARCHITECT:

CARLTON EDWARDS

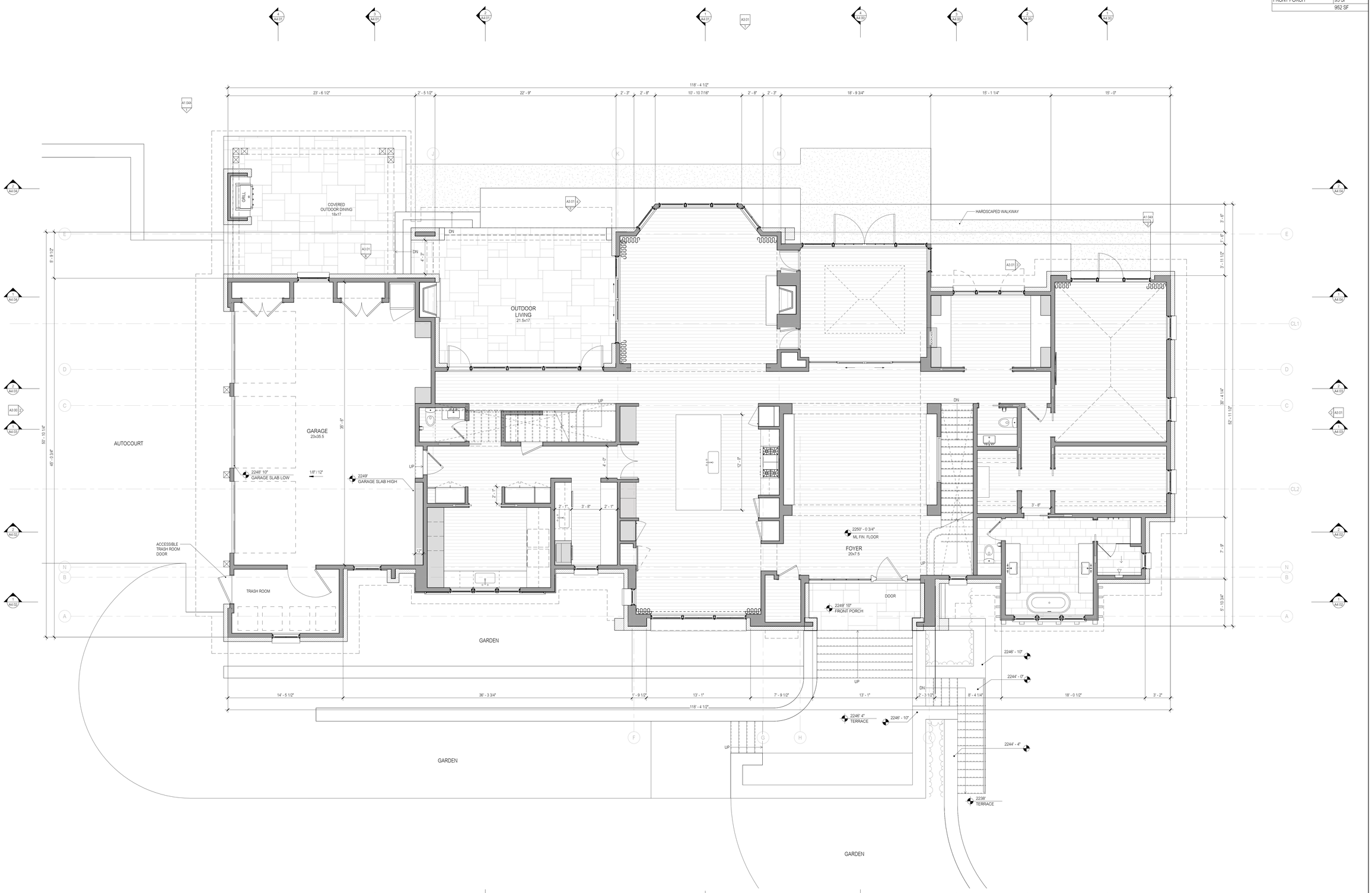
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24



1 MAIN LEVEL PLAN
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

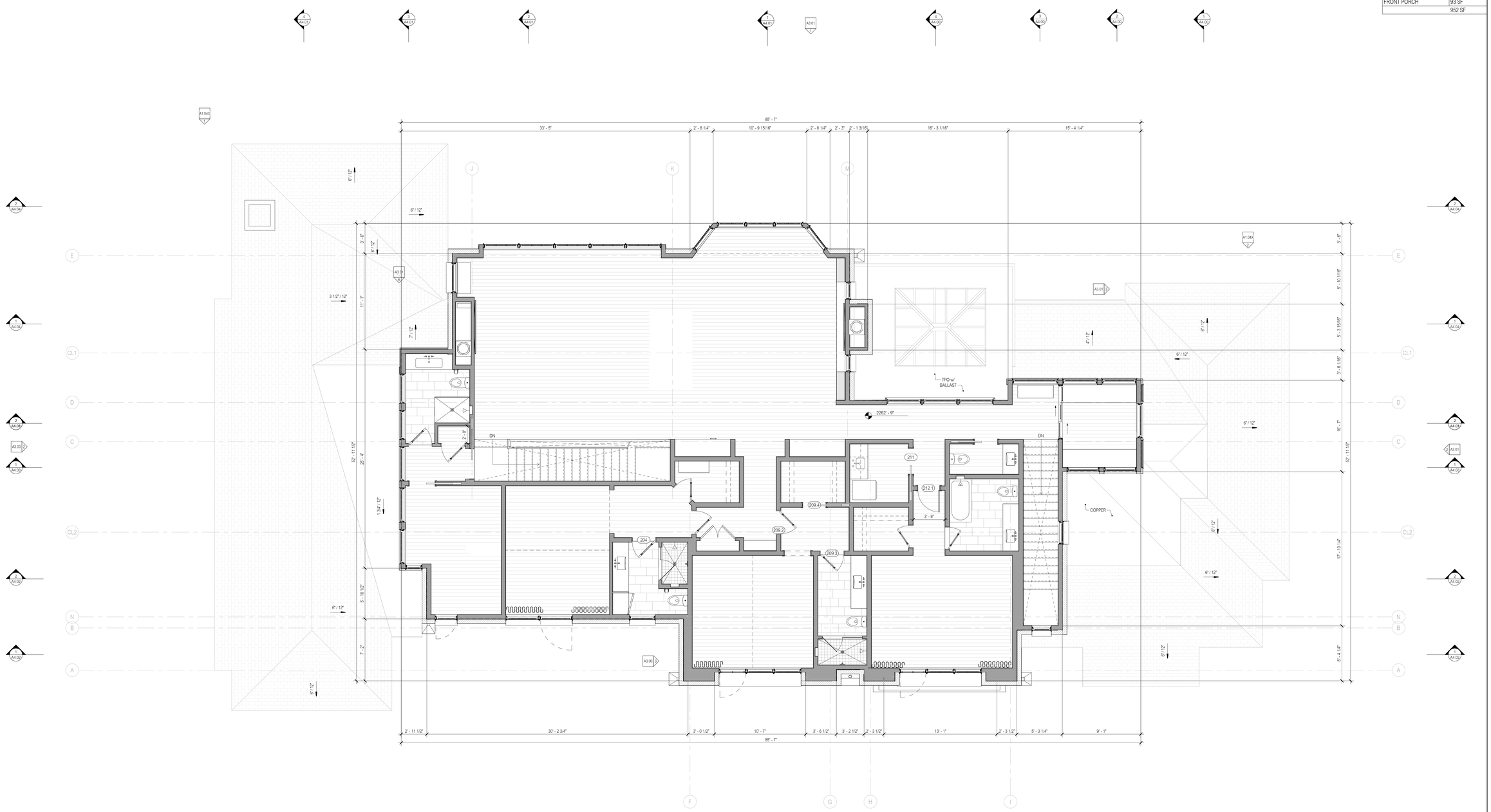
PROJECT NAME AND LOCATION	ROB & LESLIE SCOTT 15 STUYVESANT RD, BILTMORE FOREST, NC 28803
PROJECT NUMBER	24.17
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2025-11-24	
MAIN LEVEL PLAN	

A2.05

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:17 PM

BUILDING AREAS	
UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 UPPER LEVEL PLAN
1/4" = 1'-0"

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION

ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

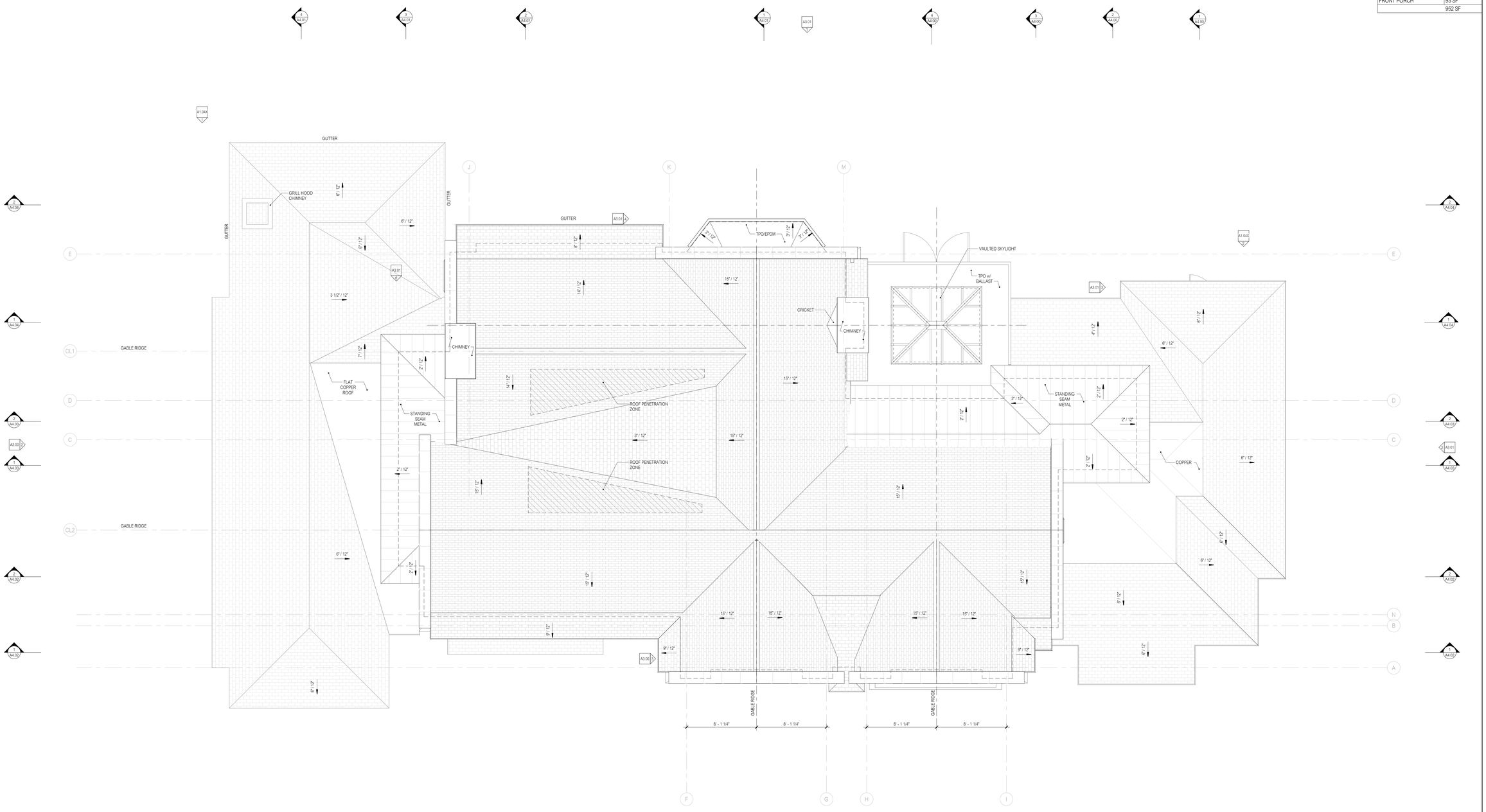
UPPER LEVEL PLAN

A2.06

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:18 PM

BUILDING AREAS	
UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 ROOF PLAN
1/4" = 1'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

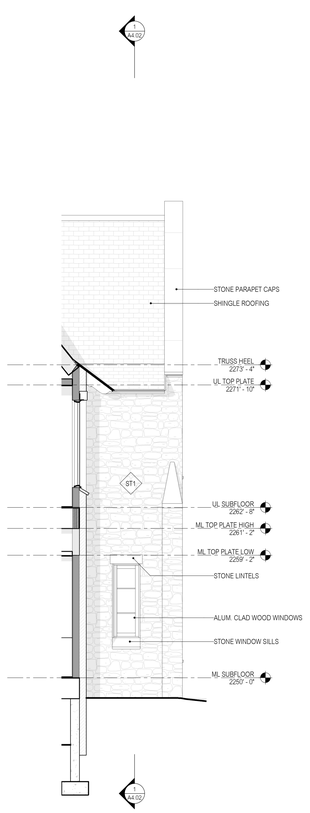
ROOF PLAN

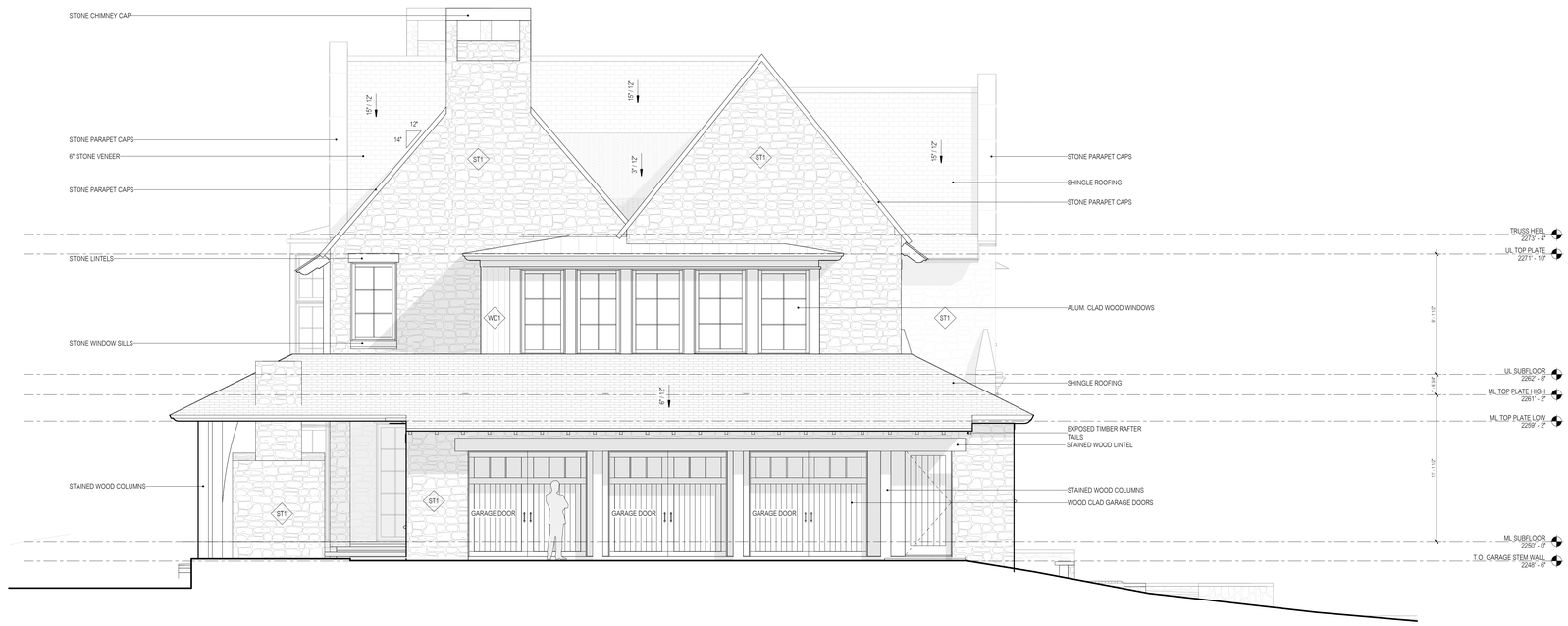
A2.07

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:19 PM

EXTERIOR MATERIAL SCHEDULE	
MARK	DESCRIPTION
ST1	STONE VENEER - BUFF, GRAY AND LIGHT BROWN MIX
WD1	T&G WOOD CLADDING - DARK GREY





3 HIDDEN ELEV - BREAKFAST EAST
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"

1 EAST ELEVATION
1/4" = 1'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule		
No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

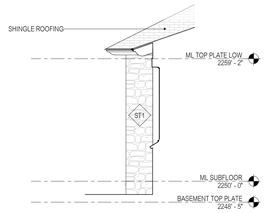
ELEVATIONS

A3.00

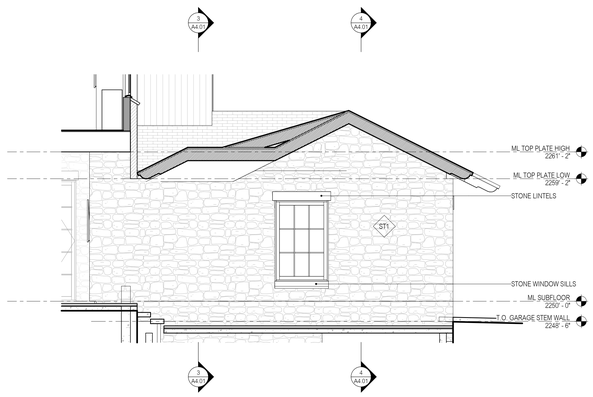
COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:25 PM

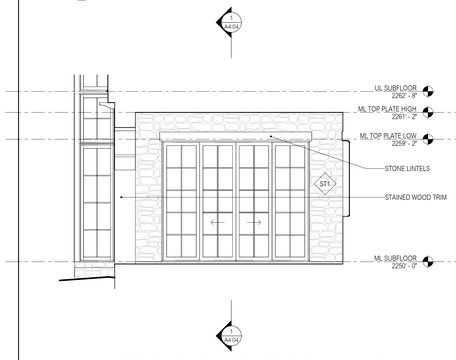
EXTERIOR MATERIAL SCHEDULE	
MARK	DESCRIPTION
ST1	STONE VENEER - BUFF, GRAY AND LIGHT BROWN MIX
WD1	T&G WOOD CLADDING - DARK GREY



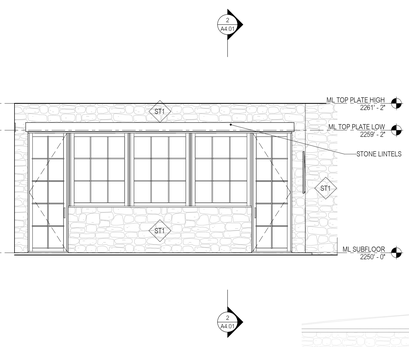
3 HIDDEN ELEV. - PRIM. BED
1/4" = 1'-0"



6 HIDDEN ELEV. - GARAGE NORTH
1/4" = 1'-0"



4 HIDDEN ELEV. - OUTDOOR LIVING EAST
1/4" = 1'-0"



5 HIDDEN ELEV. - OUTDOOR LIVING SOUTH
1/4" = 1'-0"

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

1 WEST ELEVATION
1/4" = 1'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule		
No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

ELEVATIONS

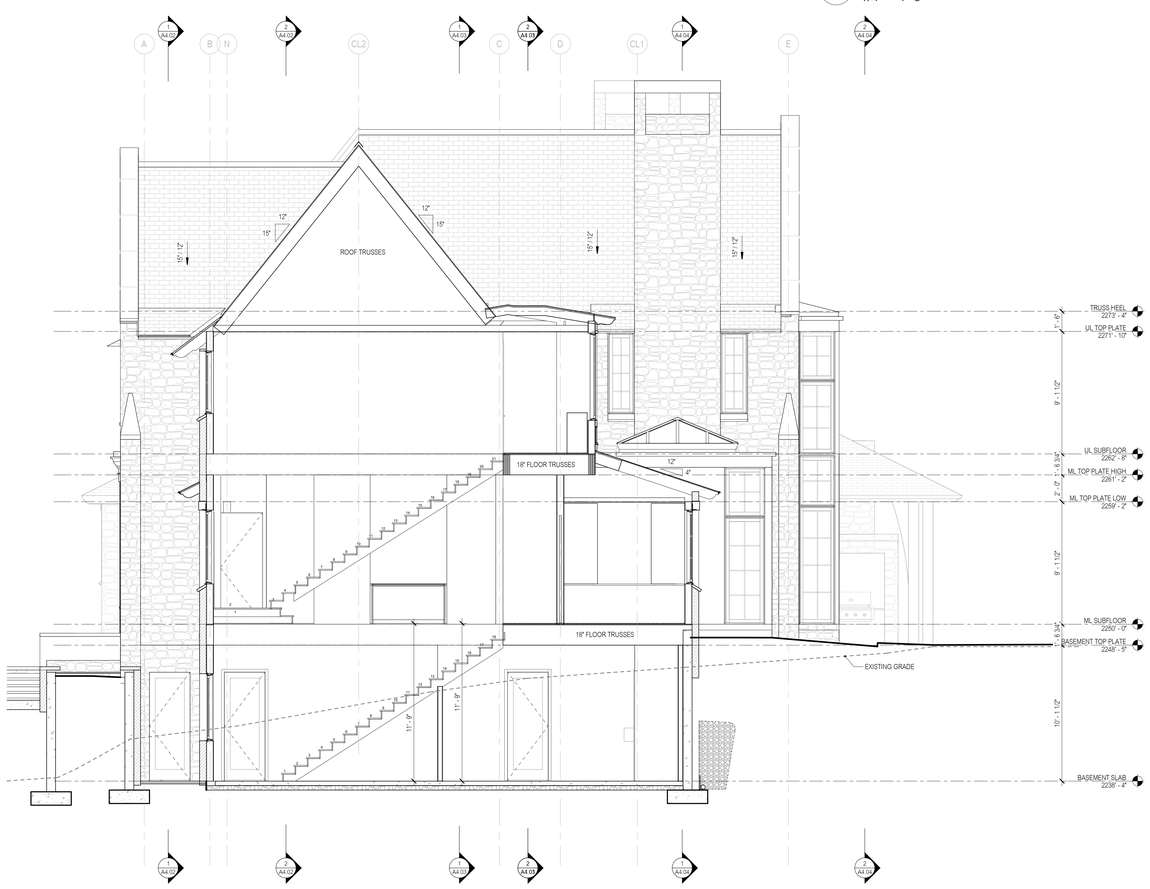
A3.01

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:28 PM

4 E/W SECTION 4
1/4" = 1'-0"

2 E/W SECTION 2
1/4" = 1'-0"



3 E/W SECTION 3
1/4" = 1'-0"

1 E/W SECTION 1
1/4" = 1'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE, P.A. 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

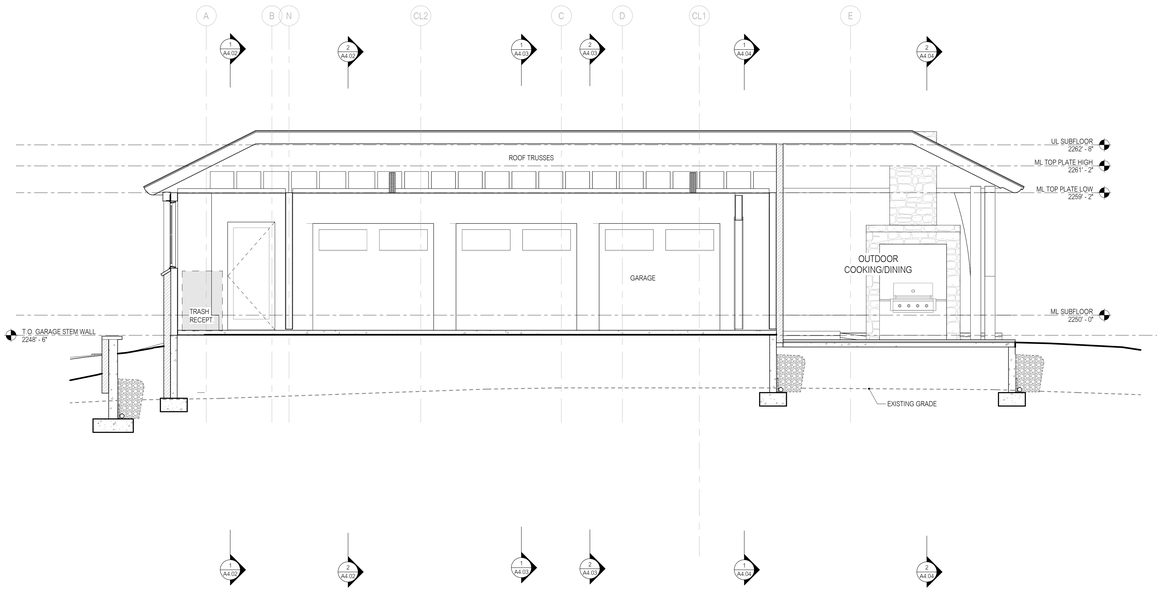
DATE: 2025-11-24

BLDG SECTIONS

A4.00

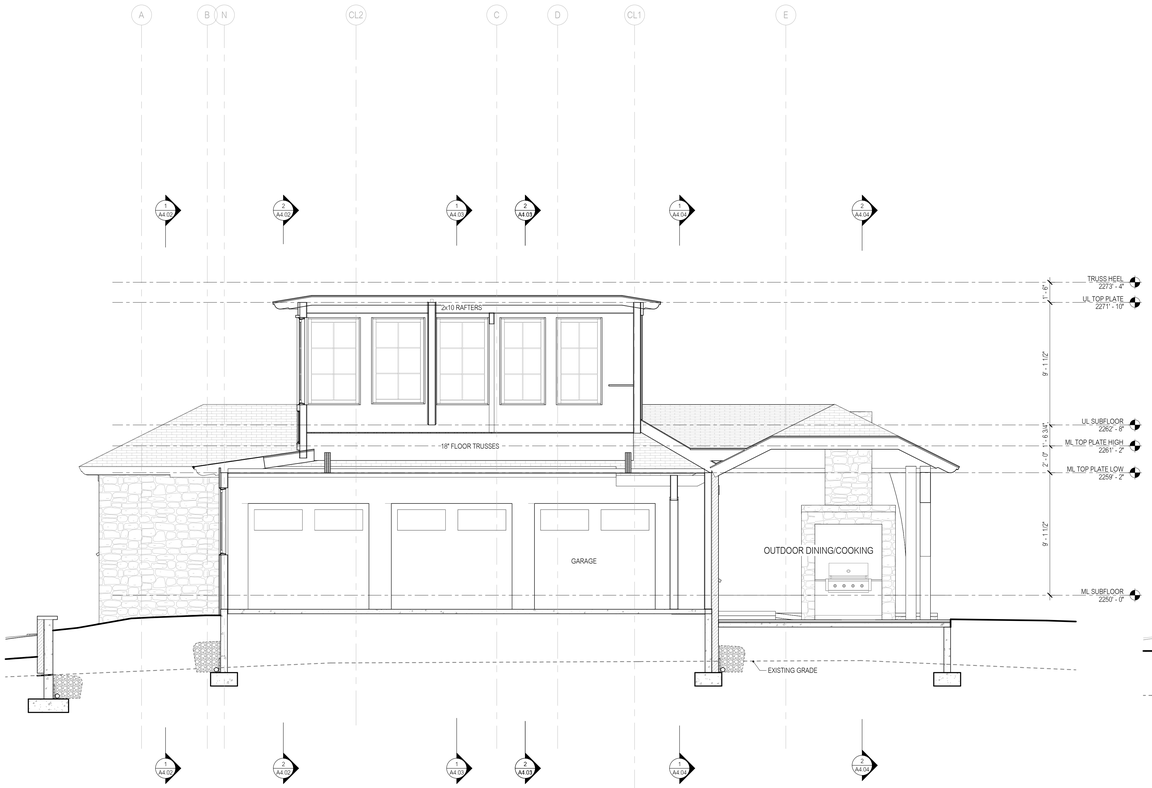
COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:32 PM

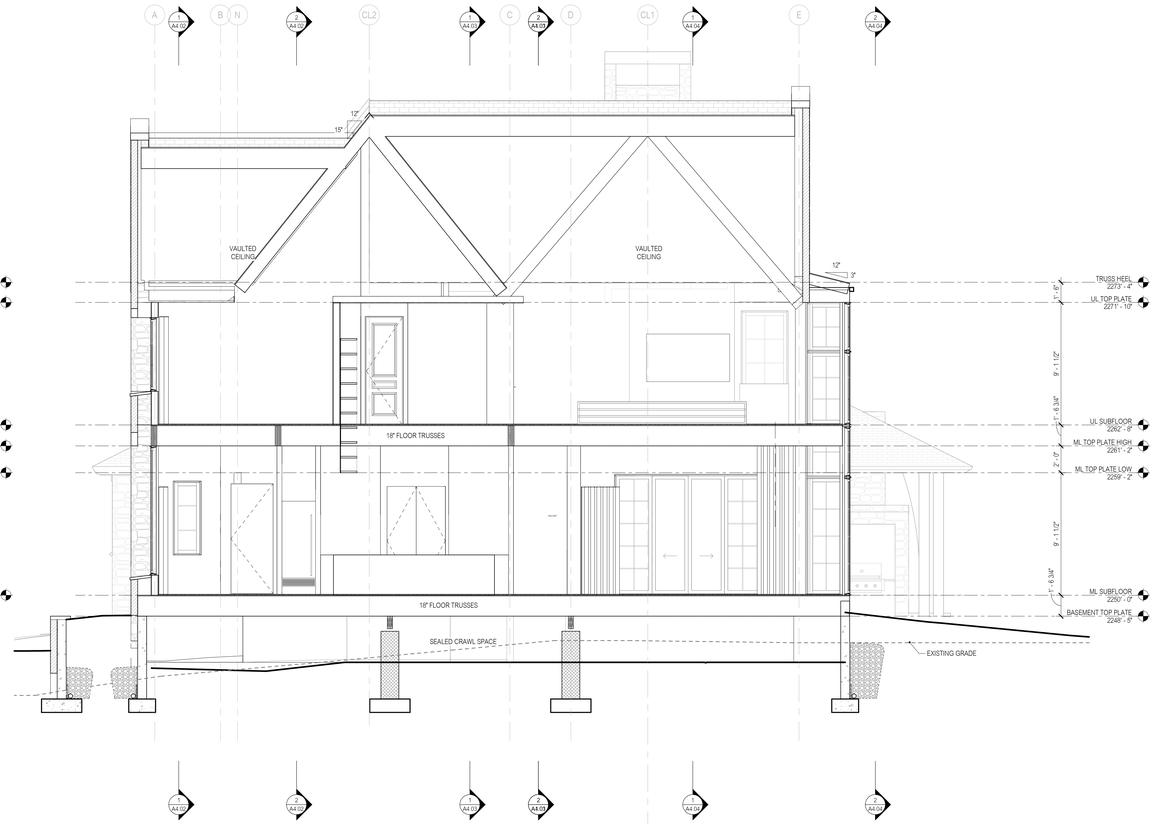


4 E/W SECTION 8
1/4" = 1'-0"

2 E/W SECTION 6
1/4" = 1'-0"



3 E/W SECTION 7
1/4" = 1'-0"



1 E/W SECTION 5
1/4" = 1'-0"

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION

ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

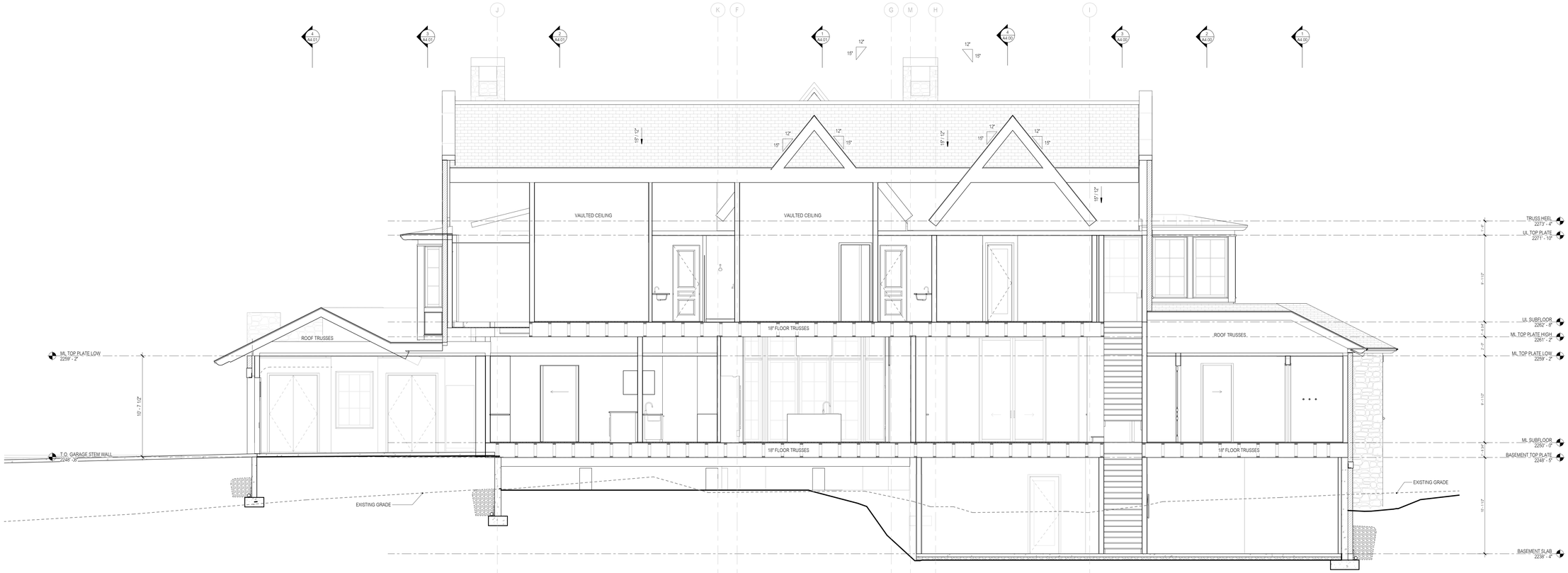
DATE: 2025-11-24

BLDG SECTIONS

A4.01

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:35 PM



2 N/S SECTION 2
1/4" = 1'-0"

1 N/S SECTION 1
1/4" = 1'-0"

PLOT INFO: 11/24/2025 12:35:38 PM

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE, P.A. 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION

ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

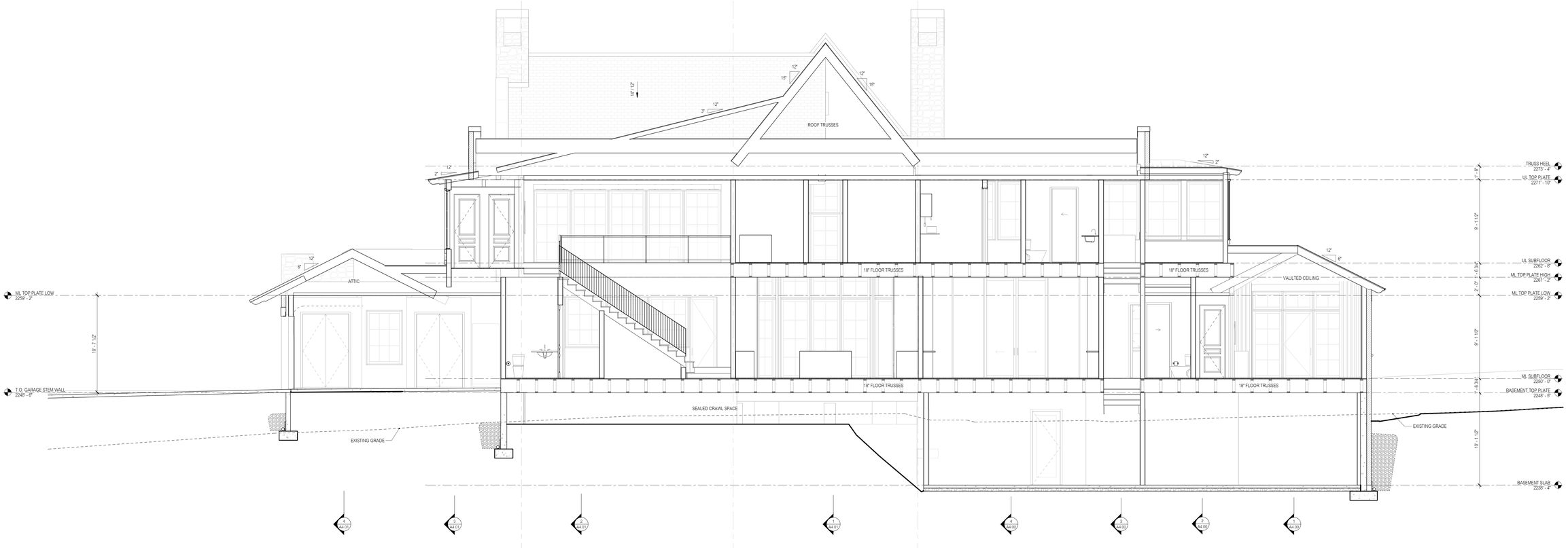
DATE: 2025-11-24

BLDG SECTIONS

A4.02

COPYRIGHT 2025
CARLTON EDWARDS

2 N/S SECTION 4
1/4" = 1'-0"



1 N/S SECTION 3
1/4" = 1'-0"

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE, P.A. 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION

ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

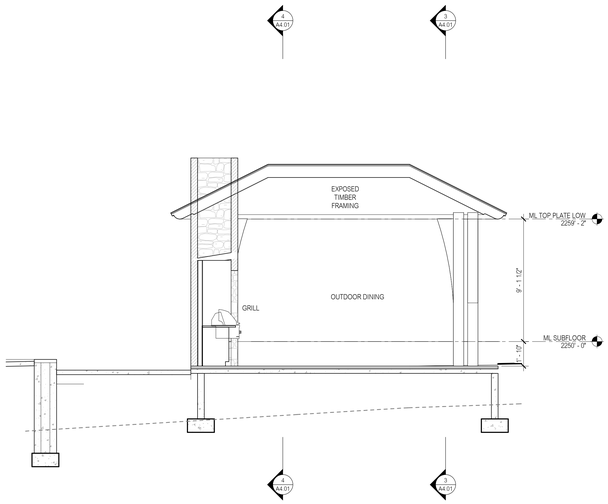
DATE: 2025-11-24

BLDG SECTIONS

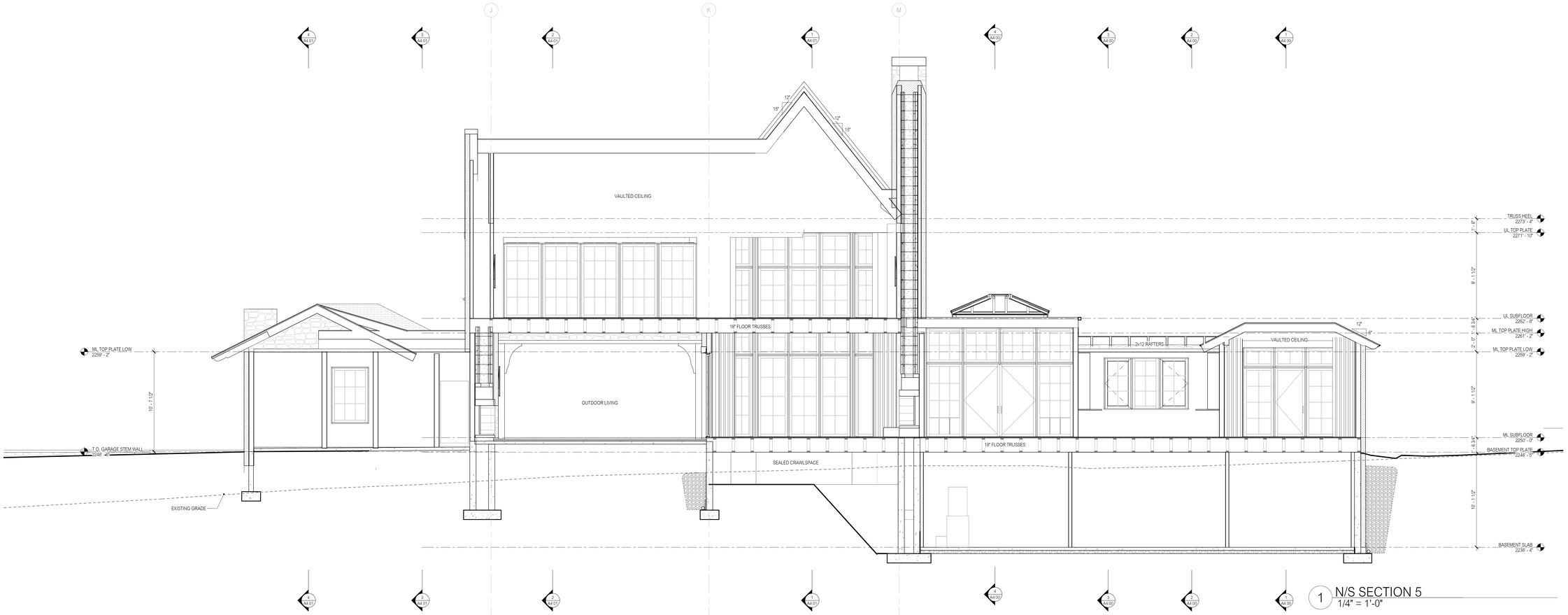
A4.03

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:41 PM



2 N/S SECTION 6
1/4" = 1'-0"



1 N/S SECTION 5
1/4" = 1'-0"

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7468
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON
10018
ASHEVILLE, N.C.

CARLTON ARCHITECTURE, P.A.
5175
ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION

ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-11-24

BLDG SECTIONS

A4.04

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/24/2025 12:35:42 PM

TREE REMOVAL & REPLACEMENT CALCULATIONS

ALL TREES SURVEYED ARE THOSE CLASSIFIED AS PROTECTED EXCEPT THOSE MARKED FALLEN

SIZE (DBH)	TREES INSIDE SETBACK	TREES OUTSIDE SETBACK	REMOVED INSIDE SETBACK	REMOVED OUTSIDE SETBACK	TOTAL REMOVED	TOTAL REPLACED
6" - 12"	4	17	2	2	4	4 TREES @ 2"
13" - 18"	6	10	4	2	6	12 TREES @ 2"
19" - 36"	6	11	2	0	2	0 TREES @ 2" 4 TREES @ 3" AND 6 SCREENING TREES
36" & T.O.P.	1	5	0	0	0	0 TREES @ 2" 0 TREES @ 3" AND 0 SCREENING TREES

NOTE:
-TREE REPLACEMENT PER 153.061
-SEE LOCATIONS OF REPLACEMENT TREES ON LANDSCAPING SITE PLAN

29 REPLACEMENT TREES PROVIDED

16 @ 2"
PRUNUS PENDULA (WEEPING CHERRY), QTY 2
CORNUS FLORIDA (DOGWOOD), QTY 4
CERCIS CANADENSIS (EASTERN REDBUD), QTY 4
QUERCUS ALBA (WHITE OAK), QTY 3
FAGUS GRANDIFOLIA (RED MAPLE), QTY 3

4 @ 3"
QUERCUS ALBA (WHITE OAK), QTY 2
FAGUS GRANDIFOLIA (AMERICAN BEECH), QTY 1
ACER RUBRUM (RED MAPLE), QTY 1

6 SCREENING TREES
THUJA OCCIDENTALIS (GREEN GIANT ARBORVITAE), QTY 6

ZONING COMPLIANCE CALCULATIONS

TOWN OF BILTMORE FOREST
HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/BILTMOREFOREST/LATEST/BILTMORE_NC/0-0-0-1

ZONING DISTRICT: R-1 RESIDENTIAL DISTRICT
TOTAL LOT SIZE: 68,955 SQ. FT. (1.583 ACRES)
LOT SLOPE: 10.55%

ALLOWABLE ROOF COVERAGE: 5,836 SQ. FT.
PROPOSED TOTAL ROOF AREA: 6,365 SQ. FT.
PROPOSED ROOF OVERAGE: 529 SQ. FT.

ALLOWABLE IMPERVIOUS AREA: 18,352 SQ. FT. (REF. § 153.048)

FRONT EXTERIOR WALKWAYS & WALLS: 826 SQ. FT.
DRIVEWAY & AUTOCOURT: 10,688 SQ. FT.
REAR WALKWAY: 165 SQ. FT.
TOTAL HARDSCAPE SURFACE: 11,679 SQ. FT.

TOTAL PROPOSED IMPERVIOUS AREA (ROOF + HARDSCAPE): 18,328 SQ. FT.

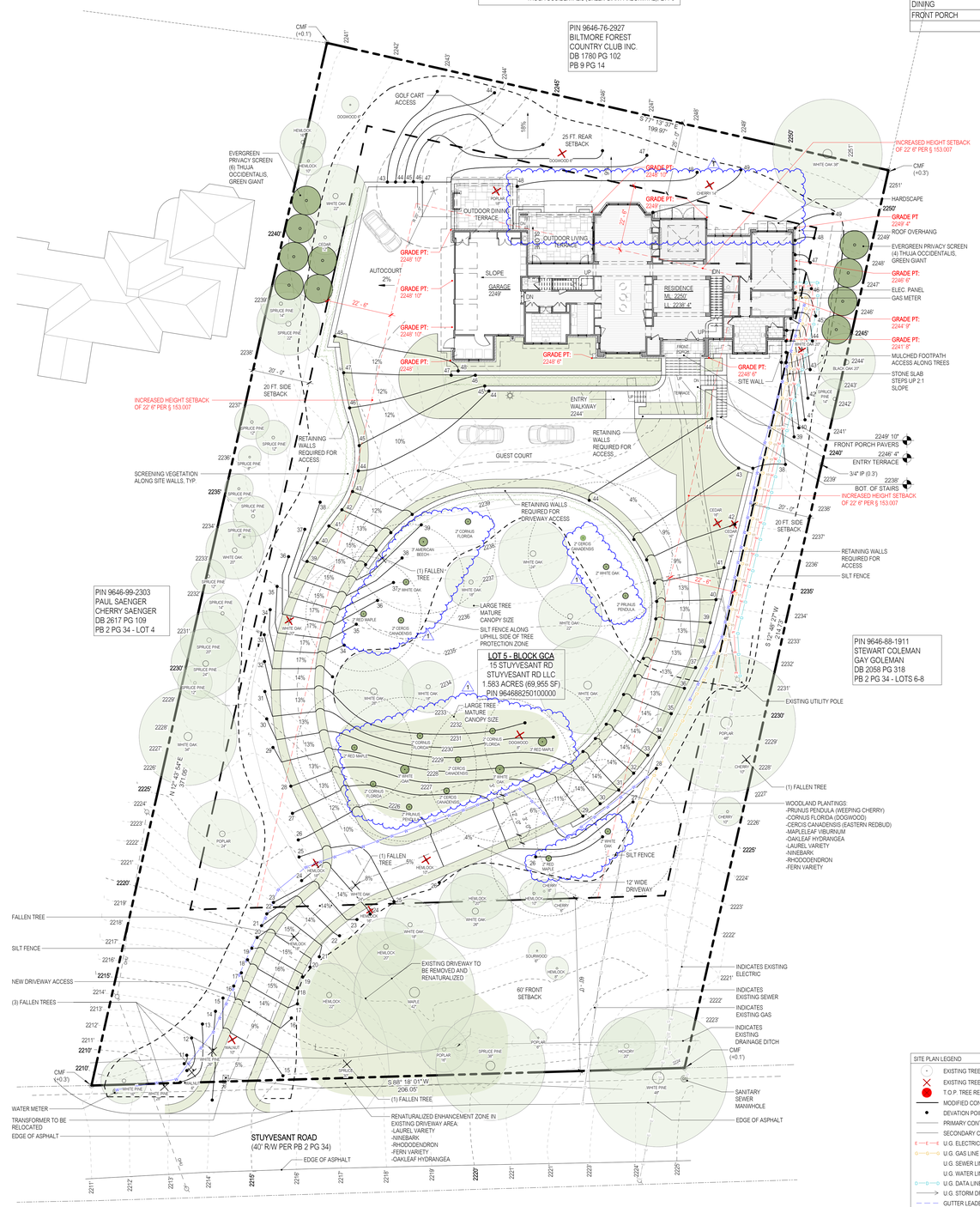
TOTAL LAND DISTURBANCE:
43,466 SQ. FT. DISTURBED AREA (99 ACRE) / 68,955 SQ. FT. TOTAL
= 63% TOTAL DISTURBANCE

MINIMUM SETBACKS:

MINIMUM LOT WIDTH AT BUILDING LINE: 150'
FRONT: 60'
SIDE: 20'
REAR: 25'

BUILDING AREAS

UNFINISHED	
MECH.	147 SF
SEALED CRAWL SPACE	437 SF
OUTDOOR STORAGE	120 SF
	704 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
HEATED	
WORKROOM	632 SF
	632 SF
UNFINISHED	
GARAGE	1028 SF
BASEMENT STORAGE	1251 SF
	2278 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 LANDSCAPE SITE PLAN
1/16" = 1'-0"

153.004 BUILDING HEIGHT. The distance measured from the average ground level at the building foundation to the highest point of the roof, but in no event above 40 feet from the highest point in the foundation. A chimney that complies with the minimum the State Building Code requirements for height of a chimney shall not be included in the calculations for height of the building, provided, that the chimney shall not extend more than five feet above the immediately adjoining ridge line of the roof.

2 BUILDING HEIGHT CALCULATION
1" = 10'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24
1	ZONING REVISION	2025-12-15

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17
DRAWN BY GS
CHECKED BY RC
ZONING SUBMITTAL
DATE: 2025-12-15

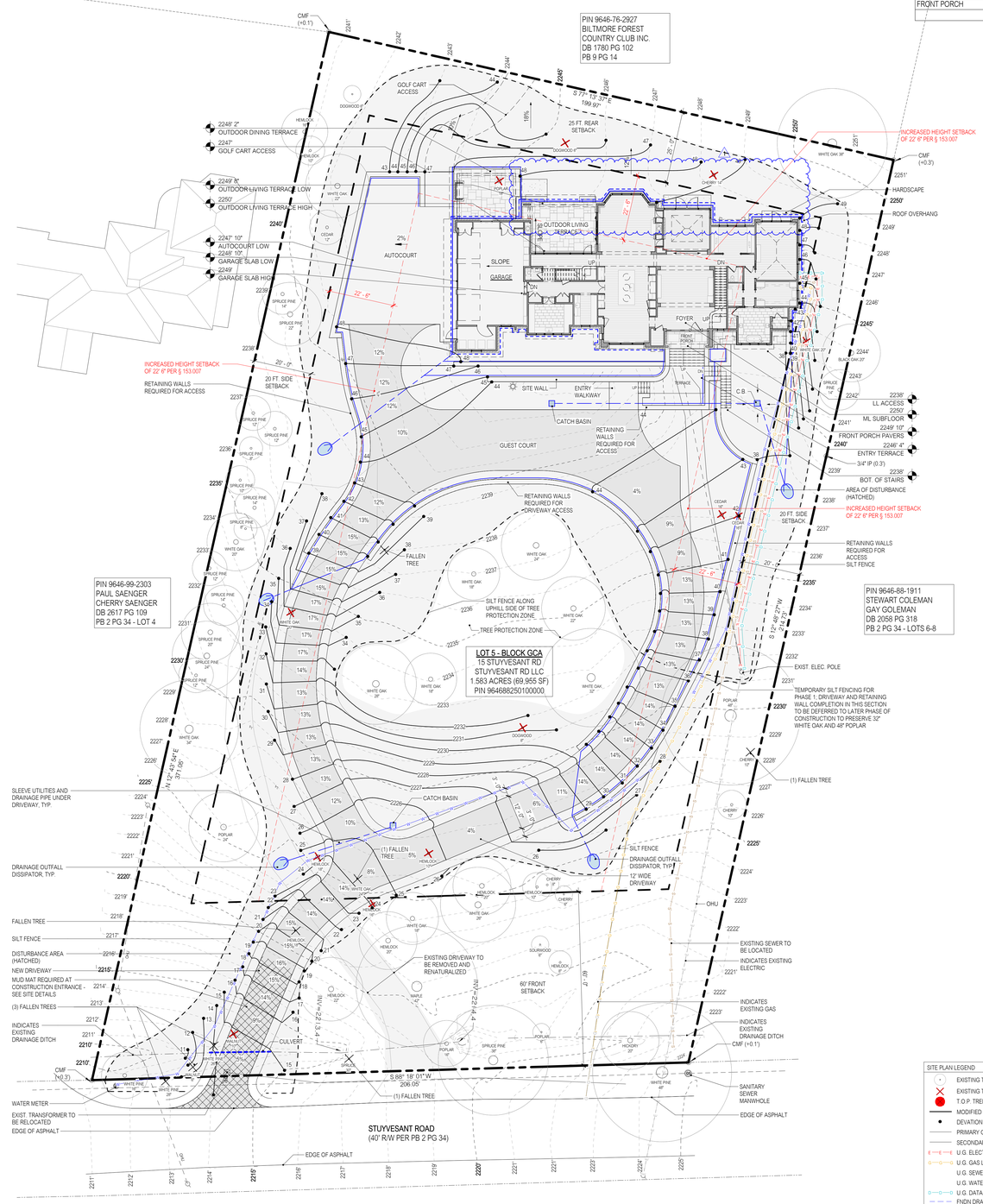
LANDSCAPE SITE PLAN

A1.01

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 12/15/2025 9:48:11 AM

BUILDING AREAS	
UNFINISHED	
MECH.	147 SF
SEALED CRAWL SPACE	437 SF
OUTDOOR STORAGE	120 SF
	704 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
HEATED	
WORKROOM	632 SF
	632 SF
UNFINISHED	
GARAGE	1028 SF
BASEMENT STORAGE	1251 SF
	2278 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



SITE PLAN LEGEND

- EXISTING TREE SAVED
- EXISTING TREE REMOVED
- T.O.P. TREE REMOVED
- MODIFIED CONTOUR
- DEVATION POINT
- PRIMARY CONTOURS
- SECONDARY CONTOURS
- U.G. ELECTRIC LINE
- U.G. GAS LINE
- U.G. SEWER LINE
- U.G. WATER LINE
- U.G. DATA LINE
- FNDN DRAIN - J-DRAIN
- FNDN DRAIN - PVC
- U.G. DRAINAGE LEADER
- SURFACE FLOW

N

1 SITE GRADING & DRAINAGE PLAN
1/16" = 1'-0"

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24
1	ZONING REVISION	2025-12-15

ISSUED FOR CONSTRUCTION

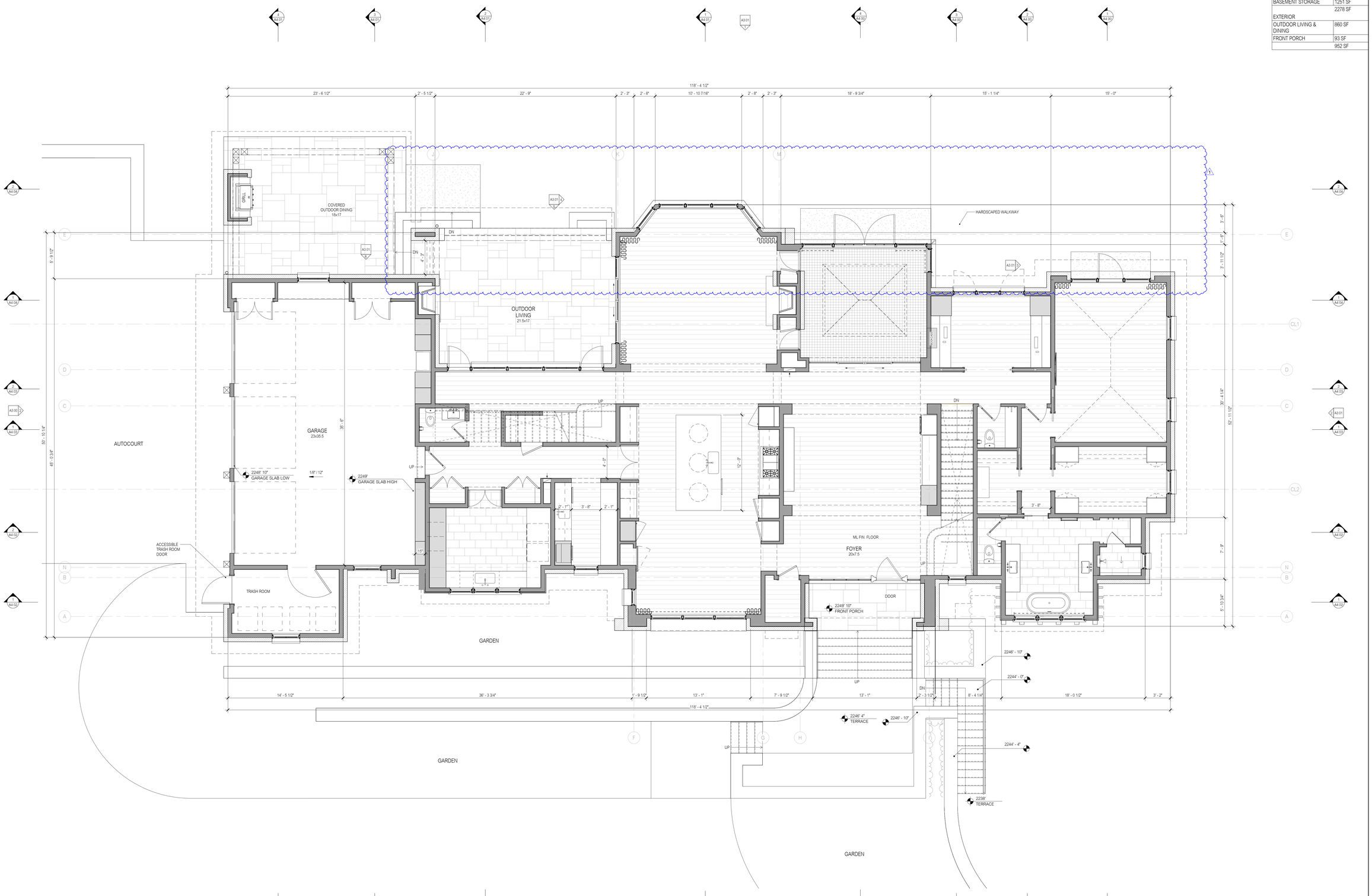
PROJECT NAME AND LOCATION	ROB & LESLIE SCOTT 15 STUYVESANT RD, BILTMORE FOREST, NC 28803
PROJECT NUMBER	24.17
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2025-12-15	

SITE GRADING & DRAINAGE PLAN

A1.02

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 12/15/2025 9:48:17 AM



1 MAIN LEVEL PLAN
1/4" = 1'-0"

BUILDING AREAS	
UNFINISHED	
MECH.	147 SF
SEALED CRAWL SPACE	437 SF
OUTDOOR STORAGE	120 SF
	704 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
HEATED	
WORKROOM	632 SF
	632 SF
UNFINISHED	
GARAGE	1028 SF
BASEMENT STORAGE	1251 SF
	2278 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24
1	ZONING REVISION	2025-12-15

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION

ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS

CHECKED BY RC

ZONING SUBMITTAL

DATE: 2025-12-15

MAIN LEVEL PLAN

A2.05

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 12/15/2025 9:48:18 AM

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

TREE REMOVAL & REPLACEMENT CALCULATIONS

ALL TREES SURVEYED ARE THOSE CLASSIFIED AS PROTECTED EXCEPT THOSE MARKED FALLEN

SIZE (DBH)	TREES INSIDE SETBACK	TREES OUTSIDE SETBACK	REMOVED INSIDE SETBACK	REMOVED OUTSIDE SETBACK	TOTAL REMOVED	TOTAL REPLACED
6" - 12"	4	17	**2**	**2**	**4**	4 TREES @ 2"
13" - 18"	6	10	**4**	**2**	**6**	12 TREES @ 2"
19" - 36"	6	11	**2**	**1**	**3**	1 TREES @ 2" 4 TREES @ 3" AND 6 SCREENING TREES
36" & T.O.P.	1	5	**0**	**1**	**1**	2 TREES @ 2" 0 TREES @ 3" AND 0 SCREENING TREES

NOTE:
-TREE REPLACEMENT PER 153.061
-SEE LOCATIONS OF REPLACEMENT TREES ON LANDSCAPING SITE PLAN

29 REPLACEMENT TREES PROVIDED

19 @ 2"
PRUNUS PENDULA (WEEPING CHERRY), QTY 4
CORNUS FLORIDA (DOGWOOD), QTY 4
CERCIS CANADENSIS (EASTERN REDBUD), QTY 5
QUERCUS ALBA (WHITE OAK), QTY 6

4 @ 3"
QUERCUS ALBA (WHITE OAK), QTY 4

6 SCREENING TREES
THUGA OCCIDENTALIS (GREEN GIANT ARBORVITAE), QTY 3
ILEX X ATTENUATA 'FOSTERI' (FOSTER HOLLY), QTY 3

NOTES:

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.#3700596400J - EFFECTIVE DATE: JANUARY 6, 2010.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

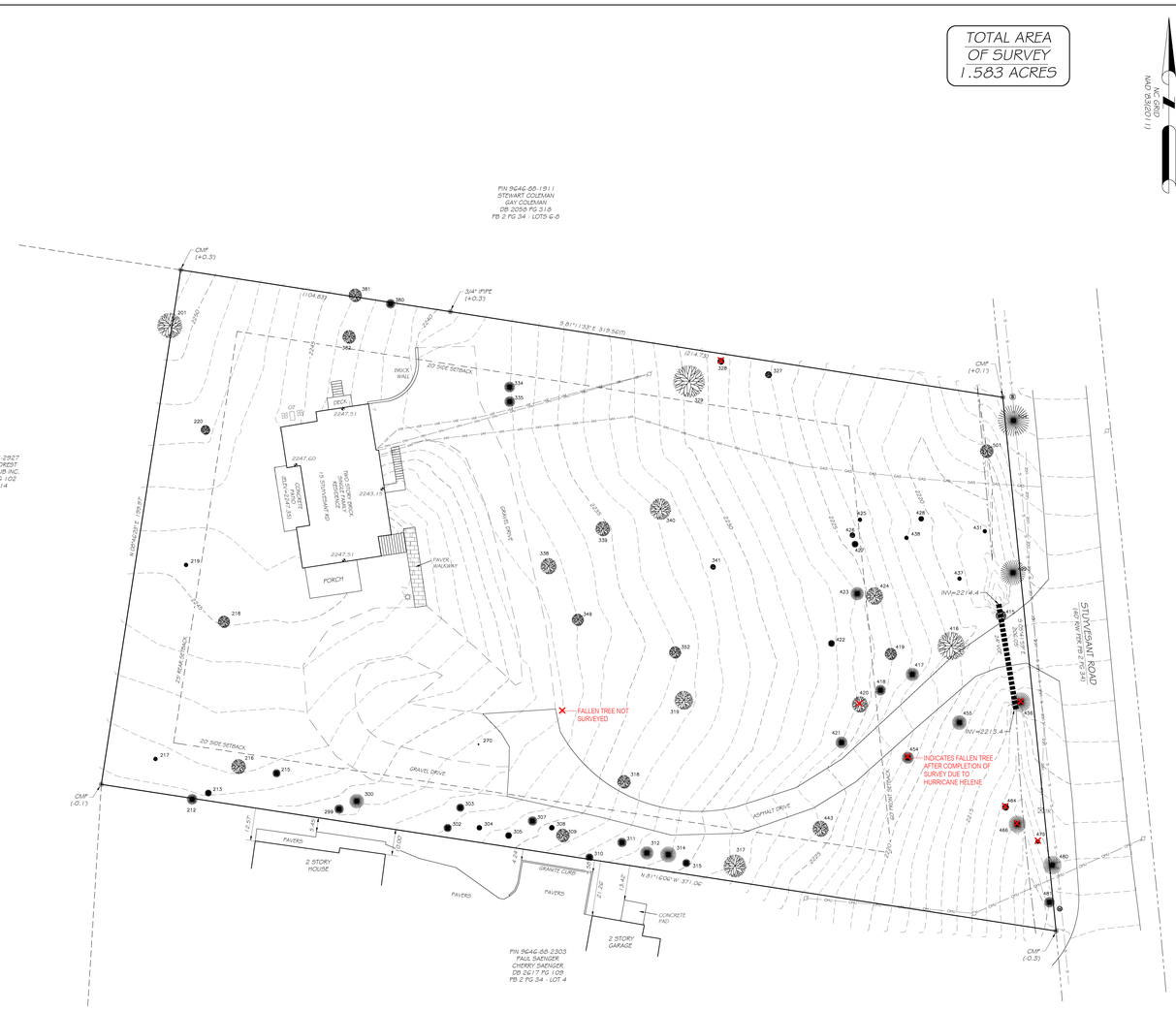
7) THE ELEVATION DATUM FOR THIS SURVEY IS NAVD 1988. THE CONTOUR INTERVAL IS ONE FOOT.

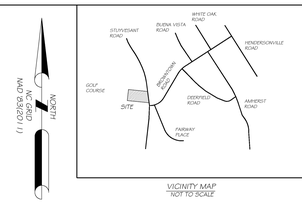
8) SUBJECT PROPERTY IS ZONED "R-1" PER THE TOWN OF BILTMORE FOREST ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

BUILDING SETBACKS (PER R-1 CLASSIFICATION):
FRONT= 60'
SIDE= 20'
REAR= 25'

REFERENCES:
- DB 6420 PG 749
- PB 2 PG 34

TOTAL AREA OF SURVEY
1.583 ACRES





VICINITY MAP
NOT TO SCALE

TREE TABLE

TREE NO.	SPECIES & SIZE(in.)
201	White Oak 35
212	Hemlock 16
213	Hemlock 10
215	Cedar 12
216	White Oak 22
217	Dogwood 6
218	Poplar 15
219	Dogwood 6
220	Cherry 14
270	Dogwood 2
299	Spruce 14
300	Spruce 22
302	Spruce 12
303	Spruce 12
304	Spruce 8
305	Spruce 10
307	Spruce 14
308	Spruce 8
309	White Oak 20
310	Spruce 12
311	Spruce 14
312	Spruce 20
314	Spruce 24
315	Spruce 12
317	White Oak 34
318	White Oak 20
319	White Oak 28
327	Cherry 14
328	Cherry 10 (FALLEN)
329	Poplar 46
334	Cedar 16
335	Cedar 16
338	White Oak 24
339	White Oak 22
340	White Oak 32
341	Dogwood 8
349	White Oak 18
352	White Oak 18
380	Spruce 14
381	Black Oak 20
382	White Oak 20
415	Poplar 16
416	Maple 42
417	Hemlock 20
418	Hemlock 16
419	White Oak 18
420	White Oak 24 (FALLEN)
421	Hemlock 18
422	Hemlock 10
423	Hemlock 20
424	White Oak 26
425	Cherry 6
426	Cherry 8
427	Hemlock 10
428	Hemlock 8
431	Poplar 62
437	Birch 6
438	Sourwood 6
443	Poplar 24
454	Hemlock 18 (FALLEN)
455	Hemlock 22
456	Spruce 30 (FALLEN)
464	Walnut 10 (FALLEN)
466	White Pine 28 (FALLEN)
479	Walnut 6 (FALLEN)
480	White Pine 28
481	White Pine 16
499	Spruce 38
501	Hickory 20
504	White Pine 48

LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
CALCULATED POINT (NOT MARKED IN FIELD)
RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
BOUNDARY MONUMENT SET BY MCABEE (SIZE AND TYPE AS NOTED)
AREA LIGHT
CMF= CONCRETE MONUMENT FOUND
ELEV= ELEVATION
HEAT PUMP
IPIPE= IRON PIPE FOUND
OT= UNDERGROUND OIL TANK
OHU ——— OVERHEAD UTILITY LINE
S ——— SANITARY SEWER LINE
SANITARY SEWER MANHOLE
TR= TRANSFORMER
UGE ——— UNDERGROUND ELECTRIC LINE
UTILITY POLE
WATER METER

I, ERIC S. MCABEE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHICAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION; THAT THIS TOPOGRAPHICAL GROUND SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED ON 8/7/2024 ; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES BASED ON THE NORTH AMERICAN DATUM (NAD83 2011) WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 28TH DAY OF AUGUST, 2024 .

L-4095

I, ERIC S. MCABEE , CERTIFY:

THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 6420 PAGE 749 ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MULTIPLE DOCUMENTS SHOWN HEREON;THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 28TH DAY OF AUGUST, 2024 .

THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET, AS DESCRIBED IN G.S. 47-30 (F)(11)(C)(1).

L-4095

SCALE: 1" = 20'

8 0 8 16 24 32 40 48

DATE: 8-28-24
PROJECT #: 14-3301
DRAWING #: G-24-6062
DRAWN BY: ESM
SCALE: 1"=20'

TOPOGRAPHIC SURVEY OF THE PROPERTY OF:

STUYVESANT ROAD LLC
(BEING ALL OF LOT 5 - BLOCK GCA - BILTMORE FOREST)

TOWN OF BILTMORE FOREST
BUNCOMBE COUNTY, N.C.

PIN: 9646-86-2501

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4095 LAND SURVEYOR ERIC S. MCABEE

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry Walker, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeeassoc.com (Firm License Number) C-1694
Fax (828) 628-1294
Telephone (828) 628-1295

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2026-09-04

NOT FOR CONSTRUCTION

PROJECT NAME AND LOCATION

15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER
24.17

DRAWN BY GS
CHECKED BY RC

ZONING SUBMITTAL
DATE: 2026-09-14

SITE SURVEY

A1.00

COPYRIGHT 2026
CARLTON EDWARDS

PLOT INFO: 9/17/2026 5:15:48 PM

ZONING COMPLIANCE SUMMARY

TOWN OF BILTMORE FOREST

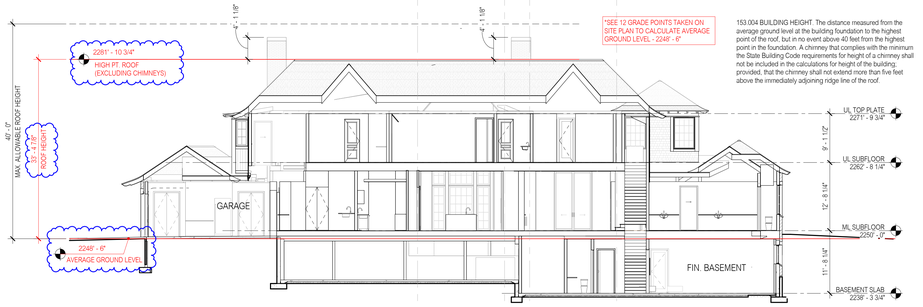
PROJECT / ZONING INFORMATION			
Jurisdiction:	Town of Biltmore Forest	**Parcel Area:**	68,955 SF (1.583 AC)
Zoning District:	R-1 Residential District	**Average Lot Slope:**	10.55%

COMPLIANCE COMPARISON			
ITEM	**ALLOWABLE / REQUIRED**	**PROPOSED**	**NOTES**
Roof Coverage	5,836 SF	**6,416 SF**	+580 SF (9.9%) over allowable
Impervious Area	18,352 SF	**18,335 SF**	Within allowable
	—	Roof Area: 6,416 SF Front Exterior Walkways & Walls: 684 SF Driveway & Autocourt: 10,728 SF Rear Walkway: 507 SF **Total Impervious: 11,919 SF**	
Land Disturbance	—	**46,355 SF (1.06 AC)**	67.2% of site

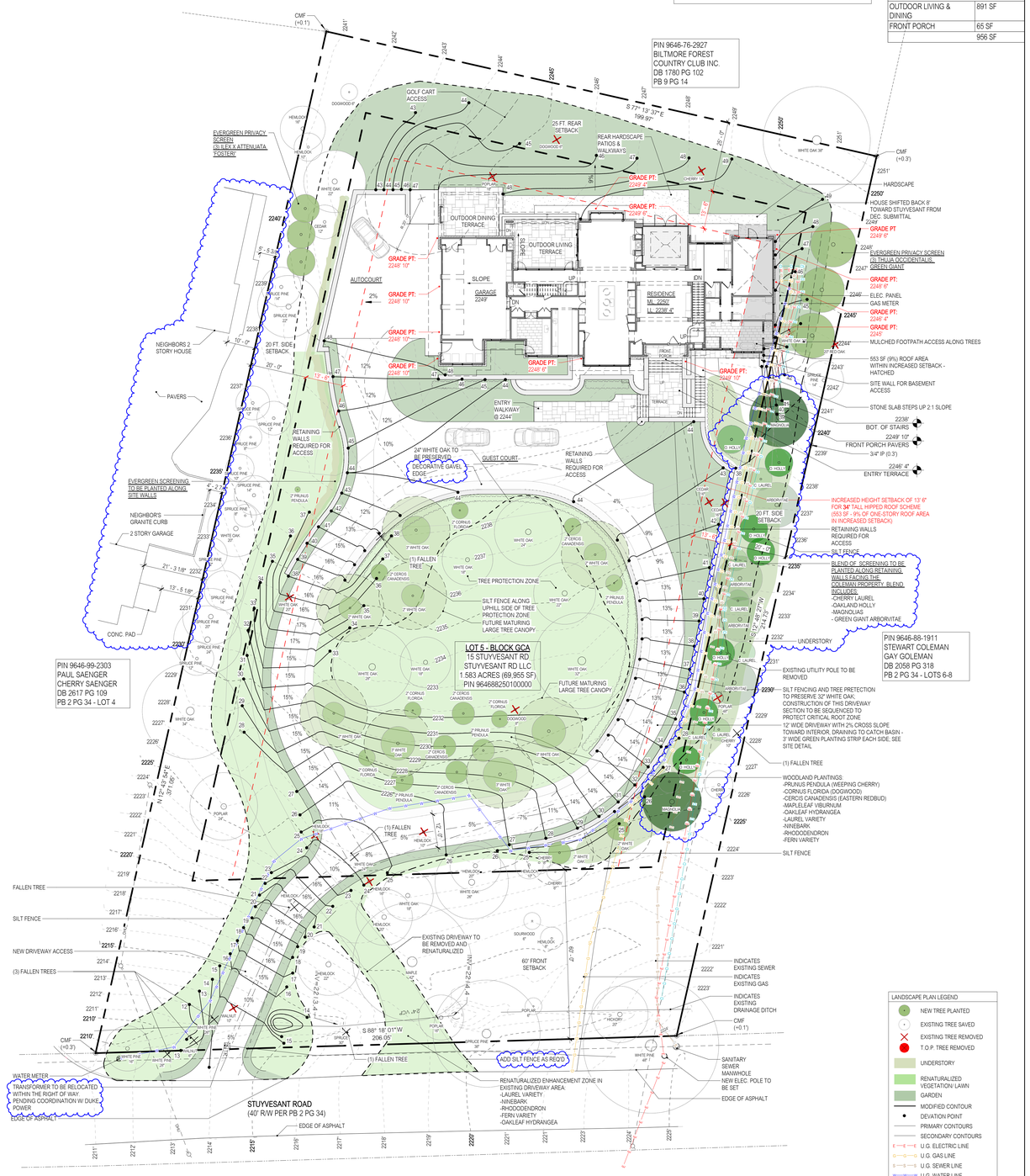
SETBACK / HEIGHT / VARIANCE				
ALLOWABLE SETBACKS				
ITEM	**BASE ALLOWABLE**	**HEIGHT-BASED INCREASE**	**MODIFIED ALLOWABLE**	**NOTES**
Minimum Lot Width at Building Line	150'-0"	—	150'-0"	No height adjustment
Front Setback	60'-0"	—	60'-0"	Unchanged by height
Side Setback	20'-0"	+13'-6"	33'-6"	Base side setback plus height-based increase
Rear Setback	25'-0"	+13'-6"	38'-6"	Base rear setback plus height-based increase

HEIGHT-BASED SETBACK CALCULATION		
ITEM	**VALUE**	**NOTES**
Setback-Increase Threshold Height	25'-0"	Height above this threshold adds setback
Calculated Roof Height	34'-0" (33'-4 7/8")	Rounded roof height used for calculation
Height Above Threshold	9'-0"	34'-0" minus 25'-0"
Setback Multiplier	1.5 : 1	1.5 ft additional setback for each 1 ft above threshold
Additional Required Setback	13'-6"	9'-0" x 1.5 = 13.5 ft

VARIANCE / ENCROACHMENT		
ITEM	**VALUE**	**NOTES**
Roof Area Within Increased Setback	553 SF	Encroachment illustrated on drawing / subject to variance review
2-Story Roof Area Within Increased Setback	None	No 2-story roof area within increased setback



2 BUILDING HEIGHT CALCULATION
1" = 10'-0"



1 LANDSCAPE SITE PLAN
1/16" = 1'-0"

TREE REMOVAL & REPLACEMENT CALCULATIONS

ALL TREES SURVEYED ARE THOSE CLASSIFIED AS PROTECTED EXCEPT THOSE MARKED FALLEN

SIZE (DBH)	TREES INSIDE SETBACK	TREES OUTSIDE SETBACK	REMOVED INSIDE SETBACK	REMOVED OUTSIDE SETBACK	TOTAL REMOVED	TOTAL REPLACED
6" - 12"	4	17	**2**	**2**	**4**	4 TREES @ 2"
13" - 18"	6	10	**4**	**2**	**6**	12 TREES @ 2"
19" - 36"	6	11	**2**	**1**	**3**	1 TREES @ 2" 4 TREES @ 3" AND 6 SCREENING TREES
36" & T.O.P.	1	5	**0**	**1**	**1**	2 TREES @ 2" 0 TREES @ 3" AND 0 SCREENING TREES
						29 REPLACEMENT TREES PROVIDED

NOTE:
-TREE REPLACEMENT PER 153.061
-SEE LOCATIONS OF REPLACEMENT TREES ON LANDSCAPING SITE PLAN

19 @ 2"
PRUNUS PENDULA (WEEPING CHERRY), QTY 4
CORNUS FLORIDA (DOGWOOD), QTY 4
CERCIS CANADENSIS (EASTERN REDBUD), QTY 5
QUERCUS ALBA (WHITE OAK), QTY 6

4 @ 3"
QUERCUS ALBA (WHITE OAK), QTY 4

6 SCREENING TREES
THUGA OCCIDENTALIS (GREEN GIANT ARBORVITAE), QTY 3
ILEX X ATTENUATA 'FOSTERI' (FOSTER HOLLY), QTY 3

BUILDING AREAS	
UNFINISHED	
MECH.	147 SF
SEALED CRAWL SPACE	425 SF
OUTDOOR STORAGE	106 SF
	678 SF
HEATED	
UPPER LEVEL	3322 SF
MAIN LEVEL	3799 SF
	7121 SF
HEATED	
BASEMENT	1021 SF
	1021 SF
HEATED	
WORKROOM	596 SF
	596 SF
UNFINISHED	
GARAGE	1045 SF
BASEMENT STORAGE	1251 SF
	2295 SF
EXTERIOR	
OUTDOOR LIVING & DINING	891 SF
FRONT PORCH	65 SF
	956 SF

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2026-09-04

NOT FOR CONSTRUCTION

PROJECT NAME AND LOCATION	15 STUYVESANT RD, BILTMORE FOREST, NC 28803
PROJECT NUMBER	24.17
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	DATE: 2026-09-14

LANDSCAPE SITE PLAN

A1.01

COPYRIGHT 2026
CARLTON EDWARDS

PLOT INFO: 9/17/2026 5:15:50 PM

ZONING COMPLIANCE SUMMARY

TOWN OF BILTMORE FOREST

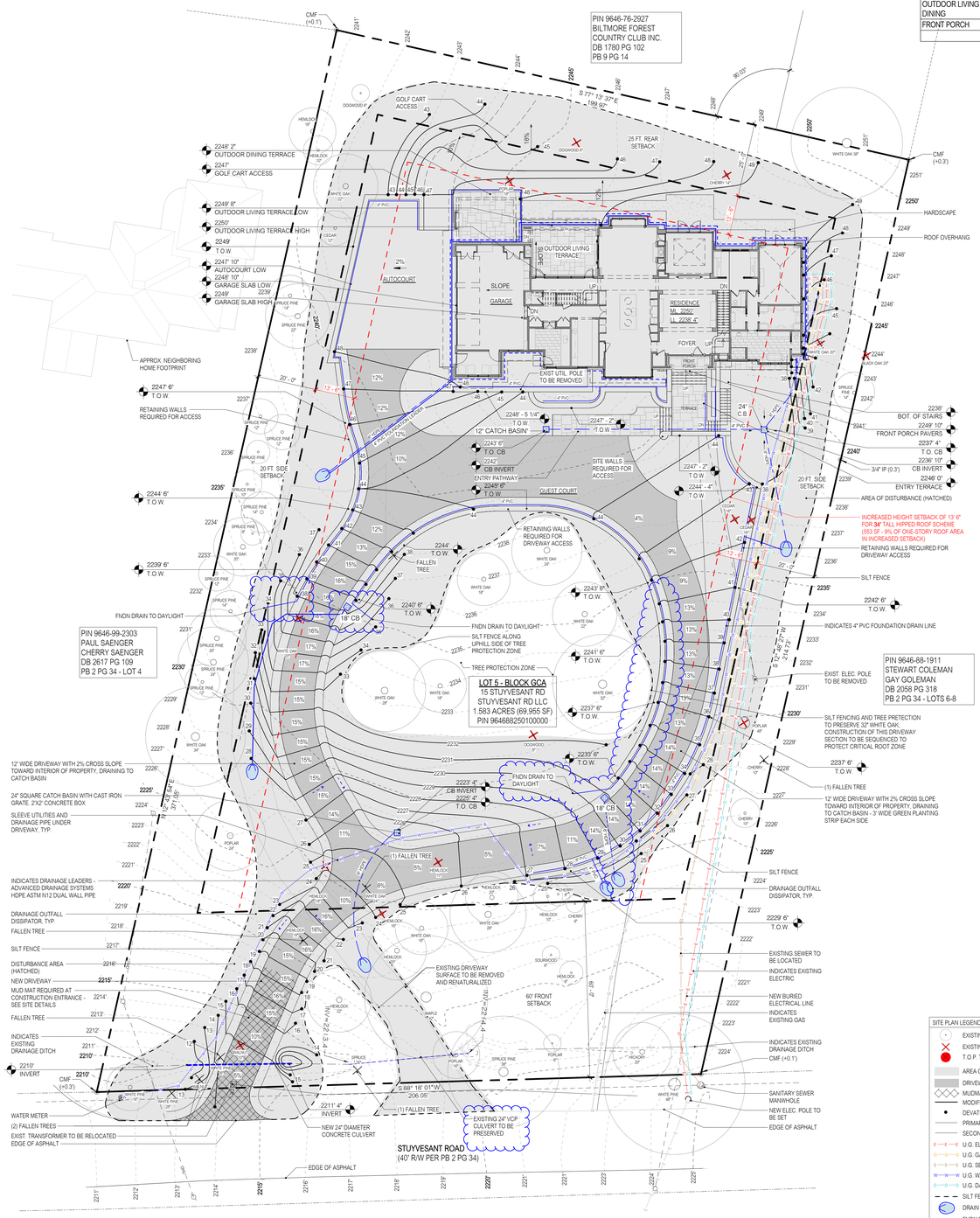
PROJECT / ZONING INFORMATION			
Jurisdiction:	Town of Biltmore Forest	**Parcel Area:**	68,955 SF (1.583 AC)
Zoning District:	R-1 Residential District	**Average Lot Slope:**	10.55%

COMPLIANCE COMPARISON			
ITEM	**ALLOWABLE / REQUIRED**	**PROPOSED**	**NOTES**
Roof Coverage	5,836 SF	**6,416 SF**	+580 SF (9.9%) over allowable
Impervious Area	18,352 SF	**18,335 SF**	Within allowable
	—	Roof Area: 6,416 SF Front Exterior Walkways & Walls: 684 SF Driveway & Autocourt: 10,728 SF Rear Walkway: 507 SF **Total Impervious: 11,919 SF**	
Land Disturbance	—	**46,355 SF (1.06 AC)**	67.2% of site

SETBACK / HEIGHT / VARIANCE				
ALLOWABLE SETBACKS				
ITEM	**BASE ALLOWABLE**	**HEIGHT-BASED INCREASE**	**MODIFIED ALLOWABLE**	**NOTES**
Minimum Lot Width at Building Line	150'-0"	—	150'-0"	No height adjustment
Front Setback	60'-0"	—	60'-0"	Unchanged by height
Side Setback	20'-0"	+13'-6"	33'-6"	Base side setback plus height-based increase
Rear Setback	25'-0"	+13'-6"	38'-6"	Base rear setback plus height-based increase

HEIGHT-BASED SETBACK CALCULATION		
ITEM	**VALUE**	**NOTES**
Setback-Increase Threshold Height	25'-0"	Height above this threshold adds setback
Calculated Roof Height	34'-0" (33'-4 7/8")	Rounded roof height used for calculation
Height Above Threshold	9'-0"	34'-0" minus 25'-0"
Setback Multiplier	1.5 : 1	1.5 ft additional setback for each 1 ft above threshold
Additional Required Setback	13'-6"	9'-0" x 1.5 = 13.5 ft

VARIANCE / ENCROACHMENT		
ITEM	**VALUE**	**NOTES**
Roof Area Within Increased Setback	553 SF	Encroachment illustrated on drawing / subject to variance review
2-Story Roof Area Within Increased Setback	None	No 2-story roof area within increased setback



1 SITE GRADING & DRAINAGE PLAN
1/16" = 1'-0"

BUILDING AREAS	
UNFINISHED	
MECH.	147 SF
SEALED CRAWL SPACE	425 SF
OUTDOOR STORAGE	106 SF
	678 SF
HEATED	
UPPER LEVEL	3322 SF
MAIN LEVEL	3799 SF
	7121 SF
HEATED	
BASEMENT	1021 SF
	1021 SF
HEATED	
WORKROOM	596 SF
	596 SF
UNFINISHED	
GARAGE	1045 SF
BASEMENT STORAGE	1251 SF
	2295 SF
EXTERIOR	
OUTDOOR LIVING & DINING	891 SF
FRONT PORCH	65 SF
	956 SF

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

Revision Schedule		
No.	Issuance	Date
	ZONING SUBMITTAL	2026-09-04

NOT FOR CONSTRUCTION

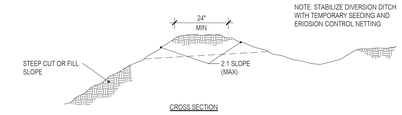
PROJECT NAME AND LOCATION	15 STUYVESANT RD, BILTMORE FOREST, NC 28803
PROJECT NUMBER	24.17
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2026-09-14	

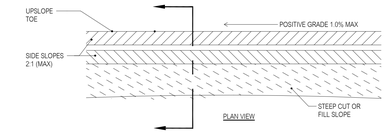
SITE GRADING & DRAINAGE PLAN

A1.02

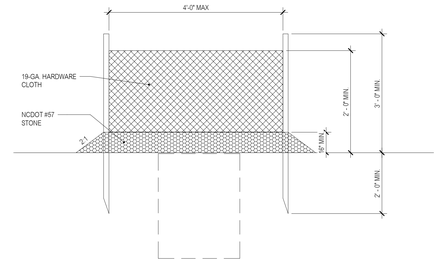
COPYRIGHT 2026
CARLTON EDWARDS

PLOT INFO: 9/17/2026 5:15:53 PM

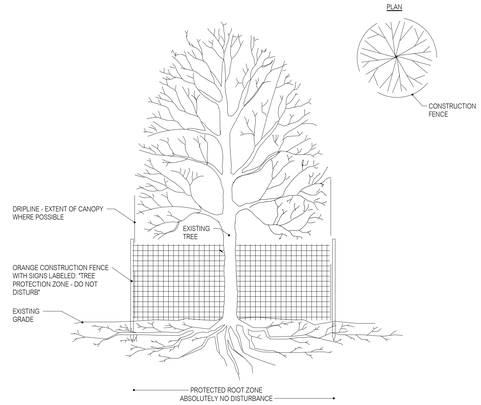




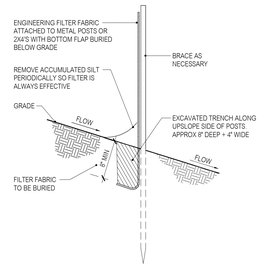
5 DIVERSION DITCH
NTS



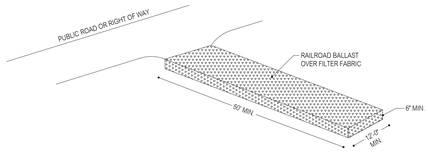
4 INLET PROTECTION
NTS



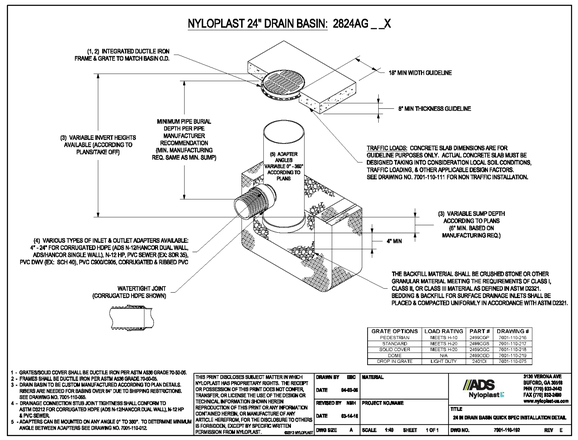
3 TREE PROTECTION
NTS



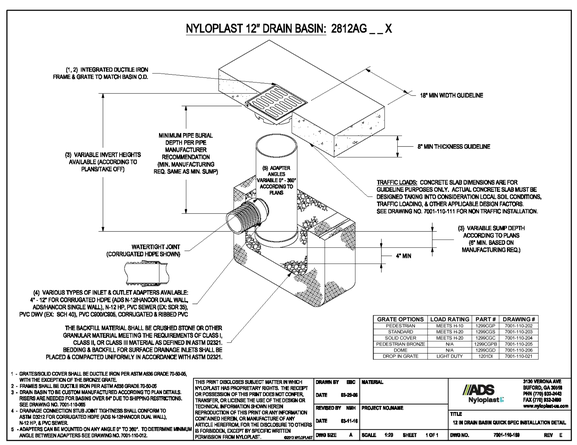
2 SILT FENCE
NTS

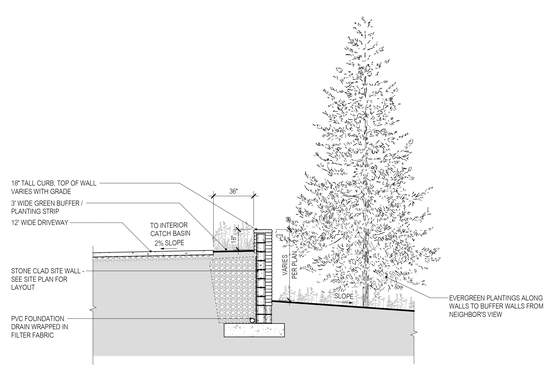


1 CONSTRUCTION ENTRANCE
1/2" = 1'-0"

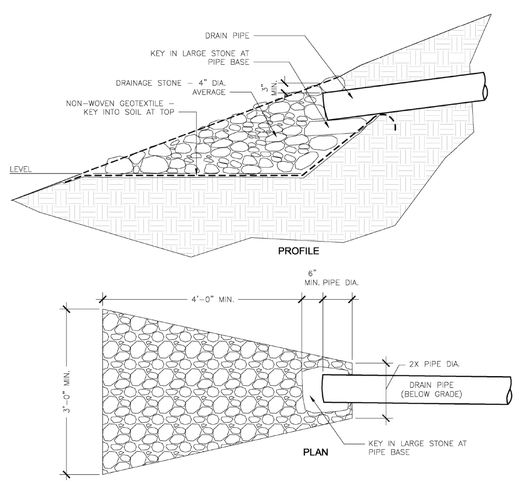


7 CATCH BASIN
NTS





8 DRIVEWAY SITE WALL
1/4" = 1'-0"



6 DRAIN OUTFALL DISSIPATER
NTS

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2026-09-04

NOT FOR CONSTRUCTION

PROJECT NAME AND LOCATION
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER
24.17

DRAWN BY GS
CHECKED BY Checker

ZONING SUBMITTAL
DATE: 2026-09-14

SITE DETAILS

A1.03

COPYRIGHT 2026
CARLTON EDWARDS

PLOT INFO: 9/17/2026 5:15:54 PM

TREE REMOVAL & REPLACEMENT CALCULATIONS

ALL TREES SURVEYED ARE THOSE CLASSIFIED AS PROTECTED EXCEPT THOSE MARKED FALLEN

SIZE (DBH)	TREES INSIDE SETBACK	TREES OUTSIDE SETBACK	REMOVED INSIDE SETBACK	REMOVED OUTSIDE SETBACK	TOTAL REMOVED	TOTAL REPLACED
6" - 12"	4	17	2	2	4	4 TREES @ 2"
13" - 18"	6	10	4	2	6	12 TREES @ 2"
19" - 36"	6	11	2	0	2	0 TREES @ 2" 4 TREES @ 3" AND 6 SCREENING TREES
36" & T.O.P.	1	5	0	0	0	0 TREES @ 2" 0 TREES @ 3" AND 0 SCREENING TREES

NOTE:
-TREE REPLACEMENT PER 153.061
-SEE LOCATIONS OF REPLACEMENT TREES ON LANDSCAPING SITE PLAN

29 REPLACEMENT TREES PROVIDED

16 @ 2"
PRUNUS PENDULA (WEEPING CHERRY), QTY 5
CORNUS FLORIDA (DOGWOOD), QTY 6
CERCIS CANADENSIS (EASTERN REDBUD), QTY 5

4 @ 3"
QUERCUS ALBA (WHITE OAK), QTY 1
FAGUS GRANDIFOLIA (AMERICAN BEECH), QTY 1
ACER RUBRUM (RED MAPLE), QTY 1
CORNUS FLORIDA (DOGWOOD), QTY 1

5 SCREENING TREES
THUGA OCCIDENTALIS (GREEN GIANT ARBORVITAE), QTY 5

ZONING COMPLIANCE CALCULATIONS

TOWN OF BILTMORE FOREST
HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/BILTMOREFOREST/LATEST/BILTMORE_NC/0-0-0-1

ZONING DISTRICT: R-1 RESIDENTIAL DISTRICT
TOTAL LOT SIZE: 68,955 SQ. FT. (1.583 ACRES)
LOT SLOPE: 10.55%

ALLOWABLE ROOF COVERAGE: 5,836 SQ. FT.
PROPOSED TOTAL ROOF AREA: 6,365 SQ. FT.
PROPOSED ROOF OVERAGE: 529 SQ. FT.

ALLOWABLE IMPERVIOUS AREA: 18,352 SQ. FT. (REF. § 153.048)

FRONT EXTERIOR WALKWAYS & WALLS: 826 SQ. FT.
DRIVEWAY & AUTOCOURT: 10,688 SQ. FT.
REAR WALKWAY: 481 SQ. FT.
TOTAL HARDSCAPE SURFACE: 11,997 SQ. FT.

TOTAL PROPOSED IMPERVIOUS AREA (ROOF + HARDSCAPE): 18,328 SQ. FT.

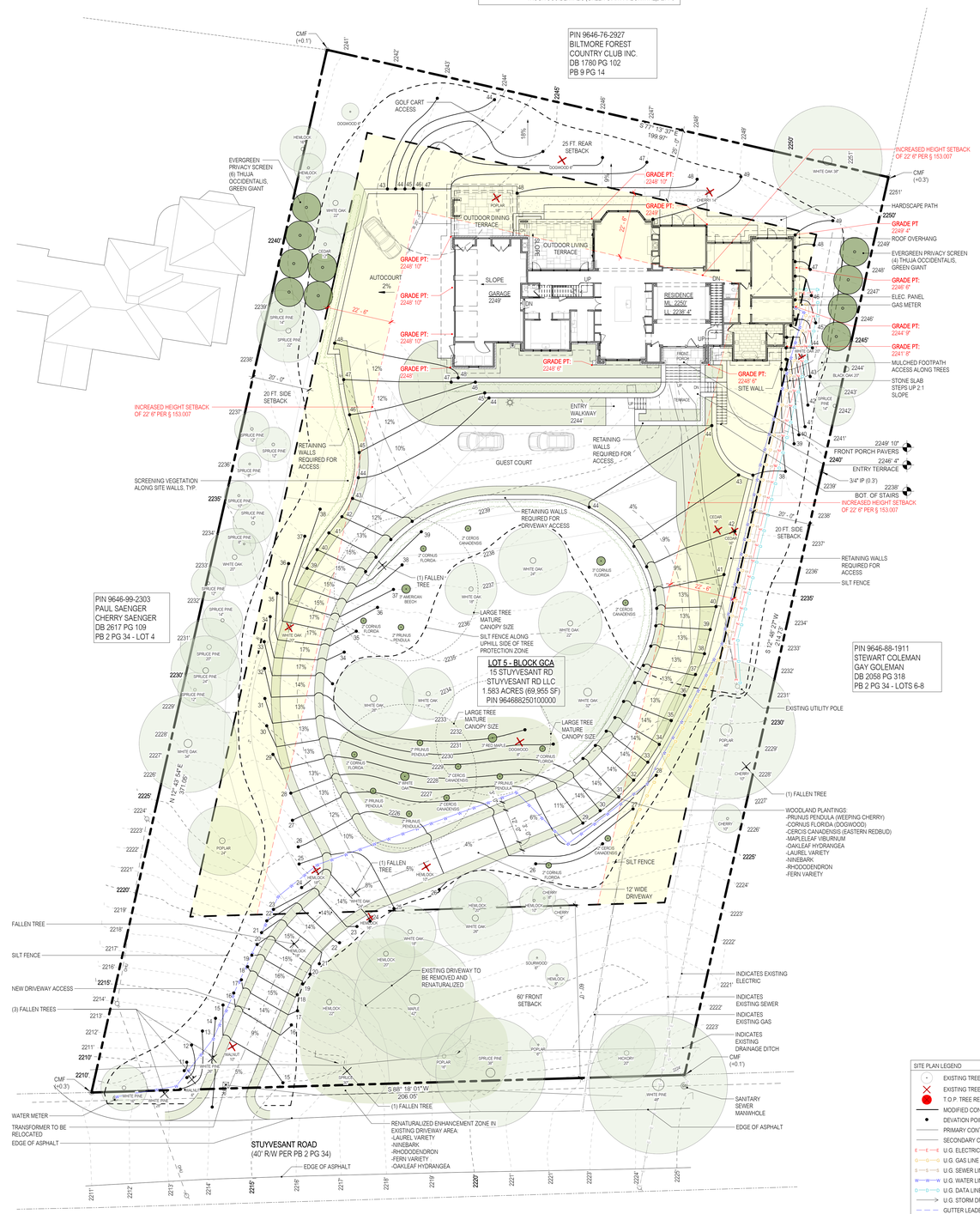
TOTAL LAND DISTURBANCE:
43,466 SQ. FT. DISTURBED AREA (99 ACRE) / 68,955 SQ. FT. TOTAL
= 63% TOTAL DISTURBANCE

MINIMUM SETBACKS:

MINIMUM LOT WIDTH AT BUILDING LINE: 150'
FRONT: 60'
SIDE: 20'
REAR: 25'

BUILDING AREAS

UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 LANDSCAPE SITE PLAN
1/16" = 1'-0"

153.004 BUILDING HEIGHT. The distance measured from the average ground level at the building foundation to the highest point of the roof, but in no event above 40 feet from the highest point in the foundation. A chimney that complies with the minimum the State Building Code requirements for height of a chimney shall not be included in the calculations for height of the building, provided, that the chimney shall not extend more than five feet above the immediately adjoining ridge line of the roof.

2 BUILDING HEIGHT CALCULATION
1" = 10'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule

No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE FOREST, NC 28803

PROJECT NUMBER 24.17

DRAWN BY GS
CHECKED BY RC

ZONING SUBMITTAL
DATE: 2025-11-25

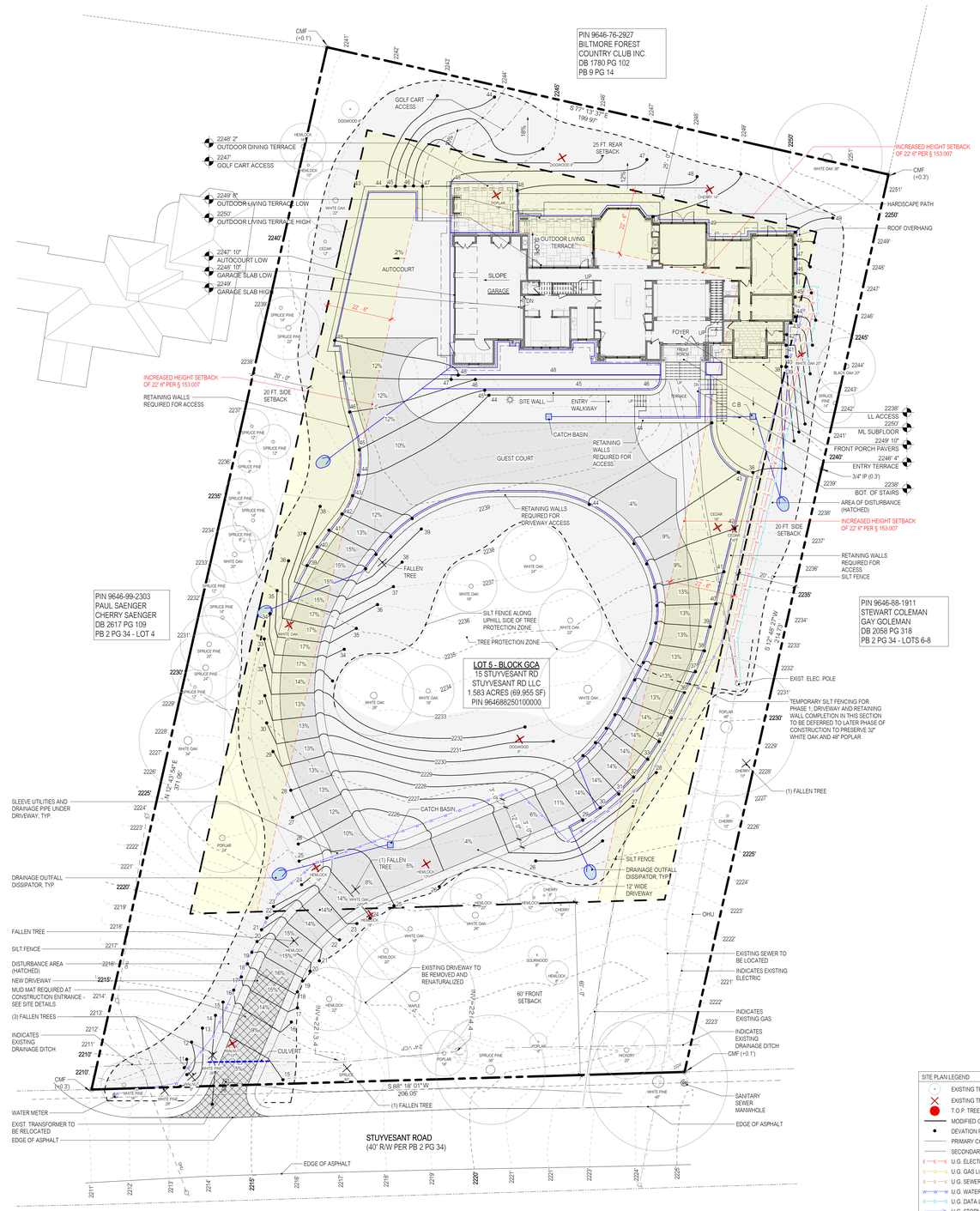
LANDSCAPE SITE PLAN

A1.01

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/25/2025 1:27:44 PM

BUILDING AREAS	
UNFINISHED	
MECH.	148 SF
	148 SF
HEATED	
UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
	6830 SF
HEATED	
BASEMENT	947 SF
	947 SF
UNFINISHED	
GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
	3516 SF
EXTERIOR	
OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF



1 SITE GRADING & DRAINAGE PLAN
1/16" = 1'-0"

ARCHITECT:
CARLTON EDWARDS
P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

ROBERT S. CARLTON 10018 ASHEVILLE, N.C.

CARLTON ARCHITECTURE 5175 ASHEVILLE, N.C.

Revision Schedule		
No.	Issuance	Date
	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION	ROB & LESLIE SCOTT 15 STUYVESANT RD, BILTMORE FOREST, NC 28803
PROJECT NUMBER	24.17
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2025-11-25	
SITE GRADING & DRAINAGE PLAN	
A1.02	

COPYRIGHT 2025
CARLTON EDWARDS

PLOT INFO: 11/25/2025 1:27:50 PM

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

September 28, 2026

Property Address: **1081 Hendersonville Rd**
Property Owner: **William Ensor for Dr. Roberson**
Request: **Special Use request for a New Medical Facility and Variances for Max Impervious Surface as well as Max Roof Coverage**

Background

A new medical facility is being presented at 1081 Hendersonville Rd and is allowable within the R-4 district with a special use approval. The new facility will consist of the main medical building along with a small chapel. As part of the project, they are requesting a variance for the max amount of impervious surface and also for the max roof coverage for the lot. The max impervious surface for a .94-acre lot would be 13,693 square feet, they are requesting a total of 17,888 square feet. The plans also show the max allowed roof coverage of 4,331 square feet, they are requesting 6,884 total square feet. Neither the impervious surface nor the roof coverage meet the ordinance requirements and would therefore require a variance for both. Reviews were completed by both the planning and public works departments.

Ordinance information

Some specific sections to reference but not all inclusive would be the following: Commercial site design in 153.046 and 153.047. Impervious surface is in 153.048. Roof coverage in 153.043. Accessory structures 153.029. Signage is covered in 153.033 of the zoning ordinance as well as 93.05 of the Town Ordinance.

Special Use Request

A new medical facility is allowed within the R-4 district with a special use approval from the Board of Adjustment. The Town's Zoning Ordinance regulates special uses in section 153.008 and section 153.008(C) (6) for all commercial services, professional office uses, consumer services, and retail businesses.

Variance

The max impervious surface for a .94-acre lot would be 13,693 square feet, they are requesting a total of 17,888 square feet. The plans also show the max allowed roof coverage of 4,331 square feet, they are requesting 6,884 total square feet. Neither the impervious surface nor the roof coverage meet the ordinance requirements and therefore both would require a variance for approval. Variances are covered in section 153.110 (D) of the Towns Zoning Ordinance.

Zoning Compliance Application

Town of Biltmore Forest

Name
William Ensor

Property Address
1081 Hendersonville Road

Phone
[redacted]

Email
[redacted]

Parcel ID/PIN Number
9656082664

ZONING INFORMATION

Current Zoning
R-4

Lot Size
.94

Proposed Roof Coverage Total
6884

Proposed Impervious Surface Coverage
17888

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

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

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

Building Height
27'-7 7/8"

Description of the Proposed Project
Proposed Medical Building with 16 parking spaces

Estimated Start Date
9/14/2026

Estimated Completion Date
8/16/2027

Estimated Cost of Project
$1,500,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
2026 0420_100_ Review Set.pdf

Roberson Legacy Clinic Civil 2026-04-29.pdf

Signature

[redacted]

Date
5/11/2026

Have you paid your $100 fee for a Special Use or your $300 fee for a Variance? Your application will not be reviewed until payment has been received. If you do not require a special use or variance, no payment is due up front, but zoning permit fees will be calculated when the permit is issued. You can visit the link below to pay. Copy & paste the link in your browser.
Not yet, I plan to pay in person or mail a check

Important Notice: The Town will never mail your application and/or permit information to your home. The Town will also never ask you for a wire transfer, giftcards, or any other forms of payment.
Yes, I understand that the Town will NOT reach out via mail or ask for wire transfers. If something seems off, please reach out to the Town immediately.

Special Use Permit Application

Town of Biltmore Forest

Name
William Ensor

Address
1081 Hendersonville Rd

Phone
[redacted]

Email
[redacted]

Please select the type of special use you are applying for:
Commercial Services, Professional Office Uses, Consumer Services and Retail Businesses

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 will consist of a Doctor's Clinic and 16 parking spaces. The development will have a single access to Hendersonville Road.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The project will provide the minimum number of parking spaces and meet Town required setbacks. The development will also acquire an NCDOT driveway encroachment. This permit application has already been submitted to NCDOT.

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

Signature

Date
5/18/2026

Have you paid the $100 special use permit application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.

I plan to pay in person or mail a check

VARIANCE APPLICATION

Town of Biltmore Forest

Name
William Ensor

Address
1081 Hendersonville Rd

Phone
[redacted]

Email
[redacted]

Current Zoning/Use
Vacant

Requested Use
Doctor's Clinic

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 a Doctor's Clinic with 16 parking spaces and a small chapel for patients and patient's families.

What does the ordinance require?
Max Roof Coverage: 4,331 sf (Proposed: 6,884 sf)
Max Impervious Surface Coverage:13,693 sf (Proposed: 17,888 sf)

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.
With a small lot of 0.94-acres, the strict application of the ordinance would severely impact the type of use that could feasibly meet the ordinance.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The size of the property is what is driving the need for a variance.

The hardship did not result from actions taken by the applicant or the property owner.
The applicant and property owner have worked to reduce building coverage and maximum impervious coverage to the greatest extent possible. The loading space required is also pushing the proposed impervious coverage further over the maximum.

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, the request is consistent with the spirit, purpose, and intent of the ordinance. Public safety would not

be impacted by the granting of this variance.

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

Signature

Date
5/18/2026

[redacted]

Have you paid the $300 varience application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.
I plan to pay in person or mail a check

NEW FACILITY
FOR
ROBERSON LEGACY CLINIC

AMBULATORY SURGICAL FACILITY

OWNER
ROBERSON LEGACY CLINIC
10XX HENDERSONVILLE RD.
ASHEVILLE, NC 28803

OFFICE:
ATTN.:
EMAIL:

ARCHITECT
ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET
GREENVILLE, SC 29601

OFFICE 864-242-2514
ATTN.: BARRY AGNEW
BAGNEW@ADEPTUSARCHITECTURE.COM

GENERAL CONTRACTOR
COOPER CONSTRUCTION CO.
761 S. ALLEN RD.
FLAT ROCK, NC 28731

OFFICE: 828-692-7238
ATTN: JOHN MAY
EMAIL: JMAY@COOPERCONST.COM

CIVIL ENGINEER
PHAROS LAND DESIGN
507 BENNETT STREET
GREENVILLE, SC 29609

OFFICE: 843-693-2335
ATTN.: DUANE ENSOR
DUANEENSOR@GMAIL.COM

STRUCTURAL ENGINEER
PALMETTO STRUCTURAL ENGINEERING, LLC
104 HUNTER HILL CIRCLE
SIX MILE, SC 29682

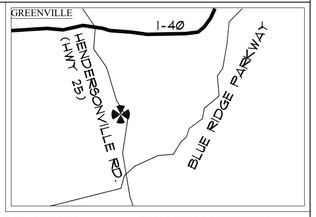
OFFICE: 864-436--8684
ATTN.: RYAN SUMMEY, P.E.
EMAIL: RYAN@PALMETTOSE.COM

PLUMBING AND MECHANICAL
PERITUS ENGINEERS & ASSOCIATES
P.O BOX 16598
GREENVILLE, SC 29606

OFFICE: (864) 277-8287
ATTN.: ED MATHIS, P.E.
EMAIL: EMATHIS@PERITUSENGINEERS.COM

ELECTRICAL
MATRIX ENGINEERING, INC.
912 SOUTH PINE STREET
SPARTANBURG, SC 29302

OFFICE: (864) 583-6274
ATTN.: ROBBIE MCDADE, PE
EMAIL: RMCDADE@MATRIXEI.COM



LOCATION MAP: ROBERSON LEGACY CLINIC
11XXHENDERSONVILLE RD. ASHEVILLE, NC 28803

DRAWING LIST

ARCHITECTURAL

A0.01 COVER SHEET/SHEET INDEX/PROJ. TEAM INFO.
A0.02 GENERAL NOTES AND ABBREVIATIONS
A0.11 CODE REVIEW
A0.21 FIRST FLOOR LIFE SAFETY PLAN
A1.11 FIRST FLOOR PLAN
A1.12 FIRST FLOOR REFLECTED CEILING PLAN
A1.13 ROOF PLAN

A2.01 EXTERIOR ELEVATIONS
A2.02 EXTERIOR ELEVATIONS

A3.01 BUILDING SECTION
A3.02 BUILDING SECTION
A3.11 WALL SECTIONS
A3.12 WALL SECTIONS
A3.13 WALL SECTIONS

A5.01 INTERIOR ELEVATIONS
A5.02 INTERIOR ELEVATIONS
A5.03 HANDRAIL ELEVATIONS
A5.04 CASEWORK SECTIONS
A5.05 CASEWORK SECTIONS

A6.01 DOOR & WINDOW SCHEDULE & TYPES

A1.112 FIRST FLOOR PLAN - CHAPEL
A2.012 EXTERIOR ELEVATIONS - CHAPEL
A6.012 DOOR & WINDOW SCHEDULE & TYPES - CHAPEL

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
96560826640000 0

Revisions:

100% Review Set

Date:
April 20, 2026

Drawn By:
JDH

Checked By:

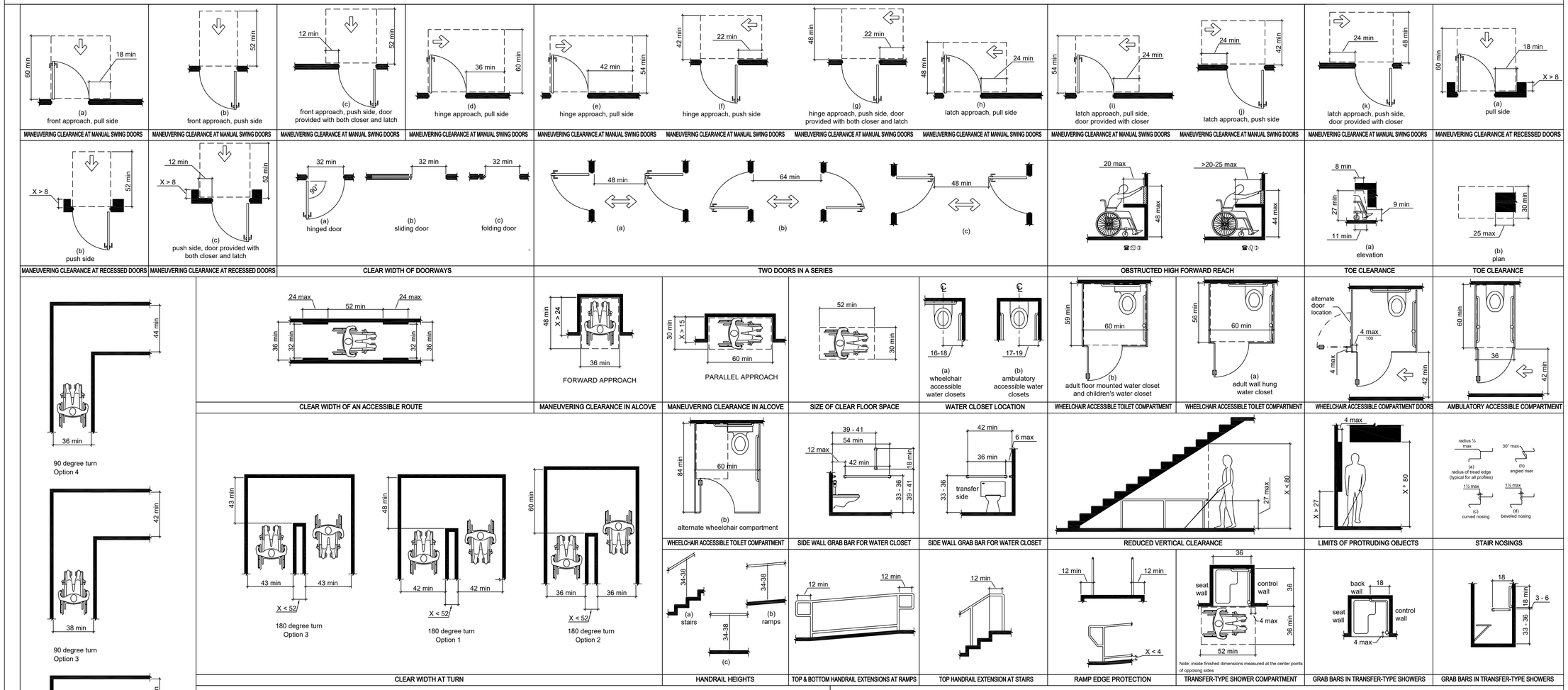
Project no.
2604

Description:
COVER SHEET

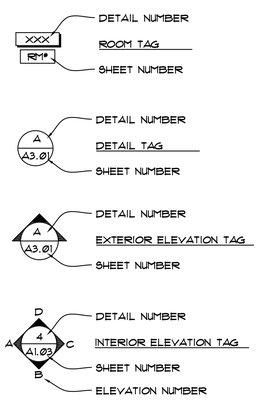
Sheet no.
A0.01

ADA CLEARANCES AND CONDITIONS

(PER ICC ANSI A117.1, 2017 EDITION)



SYMBOLS



GENERAL NOTES

1) ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF ALL STATE AND LOCAL BUILDING CODES ZONING ORDINANCES, LANDSCAPE ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

2) CONTRACTORS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT FOR ANY ALTERATION TO THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH CONSTRUCTION.

3) CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND COMPLETION OF PROJECT.

4) CONTRACTOR RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE SITE IN A TIMELY, AND LEGAL DISPOSAL MANNER.

5) ALL CONSTRUCTION TO MEET OR EXCEED INDUSTRY STANDARDS.

6) CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE MARSHALL.

7) ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED TO BE PROVIDED TO COMPLY WITH ANSI A117.1-2017 EDITION. THRESHOLD TRANSITION SLOPE TO BE FIELD COORDINATED BY CONTRACTOR TO MEET ACCESSIBILITY REQUIREMENTS.

8) CONTRACTOR TO PROVIDE STATE AND LOCAL APPROVED DESIGN/ CONSTRUCTION DOCUMENTS AND INSTALLATION OF SPRINKLER SYSTEM FOR NEW STRUCTURE.

9) THE ARCHITECT WAIVES ANY & ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OF CONFLICT WHICH ARE ALLEGED.

GENERAL ABBREVIATIONS

A.B.	ANCHOR BOLT	CMU	CONCRETE MASONRY UNIT	FACP	FIRE ALARM CONTROL PANEL	MAX.	MAXIMUM	REINF.	REINFORCED
A.F.F.	ABOVE FINISHED FLOOR	COL.	COLUMN	FDN.	FOUNDATION	MECH.	MECHANICAL	REQ'D.	REQUIRED
A.F.G.	ABOVE FINISHED GRADE	CONC.	CONCRETE	FHC	FIRE HOSE CABINET	MFG.	MANUFACTURING	REV.	REVISION
A/C	AIR CONDITIONING	CONST.	CONSTRUCTION	FIN.	FINISH	MFR.	MANUFACTURER	S.C.	SOLID CORE
ABC	AGGREGATE BASE COURSE	CONT.	CONTINUOUS	FL	FLOOR	MIN.	MINIMUM	S.D.	SMOKE DETECTOR
ABV.	ABOVE	CONTR.	CONTRACTOR	FLG.	FLOORING	MISC.	MISCELLANEOUS	S/L	SKYLIGHT
ACOU.	ACOUSTIC	D.F.	DRINKING FOUNTAIN	FP	FIRE PROOF	MTL.	METAL	S/S	STAINLESS STEEL
ACT	ACOUSTICAL CEILING TILE	D.S.	DOWN SPOUT	FTG.	FOOTING	MUL	MULLION	SC	SELF CLOSING
ADD.	ADDITION or ADDENDUM	D/W	DISHWASHER	FURN.	FURNISH	N.I.C.	NOT IN CONTRACT	SCHED.	SCHEDULE
AG	ABOVE GRADE	DBL.	DOUBLE	GA.	GAUGE	N.T.S.	NOT TO SCALE	SECT.	SECTION
AHU	AIR HANDLER UNIT	DEMO	DEMOLITION	GALV.	GALVANIZED	NFC	NOT FOR CONSTRUCTION	SHT'G.	SHEATHING
AL. or ALUM.	ALUMINUM	DIA. or ø	DIAMETER	GAR.	GARAGE	O.C.	ON CENTER	SIM.	SIMILAR
ALT.	ALTERNATE	DIAG.	DIAGONAL	GL	GLASS	O.D.	OUTSIDE DIAMETER	SPECS	SPECIFICATIONS
ASPH.	ASPHALT	DIM.	DIMENSION	GLB	GLUE LAMINATED BEAM	O.H.	OVER HANG	SPKR.	SPEAKER
AVG	AVERAGE	DL	DEAD LOAD	GM	GRADE MARK	O.I.	ORNAMENTAL IRON	SQ. FT.	SQUARE FEET
AWG	AMERICAN WIRE GAUGE	DN.	DOWN	GWB	GYPSUM WALL BOARD	O.R.	OUTSIDE RADIUS	SQ. IN.	SQUARE INCHES
B.M.	BENCH MARK	DR	DOOR	H.B.	HOSE BIBB	OH	OVER HEAD	STD.	STANDARD
B.O.	BOTTOM OF	E.A.	EXPANSION ANCHOR	H.C.	HOLLOW CORE	OPNG.	OPENING	STL.	STEEL
B.O.F.	BOTTOM OF FOOTING	E.F.	EXHAUST FAN	H.M.	HOLLOW METAL	OPPO.	OPPOSITE	T & G	TONGUE AND GROOVE
B.U.	BUILT UP	E.J.	EXPANSION JOINT	H/C	HANDICAPPED	P.C.	PRECAST CONCRETE	T.O.	TOP OF
B/C	BACK OF CURB	E.W.	EACH WAY	HDBD.	HARDBOARD	P.L. or ℄	PROPERTY LINE	T.O.B.	TOP OF BEAM
BD.	BOARD	EA.	EACH	HDW	HARDWARE	P.LAM.	PLASTIC LAMINATE	T.O.C.	TOP OF CURB
BLDG	BUILDING	EL	ELEVATION	HGT.	HEIGHT	P.O.C.	POINT OF CONNECTION	T.O.F.	TOP OF FOOTING
BLK.	BLOCK	ELECT.	"ELECTRIC, ELECTRICAL"	HOR.	HORIZONTAL	PERF.	PERFORATED	T.O.J.	TOP OF JOIST
BLKG.	BLOCKING	ELEV.	ELEVATOR	HTR	HEATER	PERP. or ⊥	PERPENDICULAR	T.O.M.	TOP OF MASONRY
BM.	BEAM	EQ.	EQUAL	HW	HOT WATER	PH or ø	PHASE	T.O.S.	TOP OF SLAB
BRG.	BEARING	EQUIP.	EQUIPMENT	HYD.	HYDRAULIC	PL.	PLASTER	T.O.W.	TOP OF WALL
C.D.	CONSTRUCTION DOCUMENTS	EST.	ESTIMATE	I.D.	INSIDE DIAMETER	PL. or ℙ	PLATE	T.S.	TUBE STEEL
C.I.P.	CAST IN PLACE	EWC	ELECTRIC DRINKING COOLER	I.F.	INSIDE FACE	PLAS.	PLASTIC	TH.	THRESHOLD
C.J.	CONTROL JOINT	EXC	EXCAVATE	INSUL.	INSULATION	PLUMB.	PLUMBING	THRU	THROUGH
C.O.	CLEAN OUT	EXH.	EXHAUST	INT.	INTERIOR	PLYWD.	PLYWOOD	TYP.	TYPICAL
C.T.	CERAMIC TILE	EXIST. or E	EXISTING	JST.	JOIST	PREFAB.	PREFABRICATED	UNF.	UNFINISHED
CAB	CABINET	EXT.	EXTERIOR	JT.	JOINT	PSF	POUNDS PER SQUARE FOOT	V.B.	VAPOR BARRIER
CAM.	CAMBER	F.A.	FIRE ALARM	L.F.T.	LINEAR FEET	PSI	POUNDS PER SQUARE INCH	V.I.F.	VERIFY IN FIELD
CEM.	CEMENT	F.C.O.	FLOOR CLEAN OUT	LAM	LAMINATE	PTN.	PARTITION	VCT	VINYL COMPOSITION TILE
CER	CERAMIC	F.D.	FLOOR DRAIN	LAV	LAVATORY	Q.T.	QUARRY TILE	VERT.	VERTICAL
CL or ℄	CENTERLINE	F.E.	FIRE EXTINGUISHER	LIN.	LINEAR	R.D.L.	ROOF DRAIN LEADER	W/C	WATER CLOSET
CLG.	CEILING	F.O.	FACE OF	M.H.	MANHOLE	R.D.O.	ROOF DRAIN OVERFLOW	WCT	WAINSCOT
CLKG.	CAULKING	F.S.	FLOOR SINK	M.O.	MASONRY OPENING	R.O.	ROUGH OPENING	W/	WITH
CLO.	CLOSET	F/G	FIBERGLASS	MAR.	MARBLE	REF	REFRIGERATOR	W/O	WITHOUT
CLR.	CLEAR	FAB.	FABRICATE	MAS.	MASONRY	REF.	REFERENCE	WD.	WOOD

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

Description:
GENERAL INFO SHEET

Sheet no.
A0.02

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION: ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

PROJECT INFORMATION:

Name of Project: A NEW FACILITY FOR ROBERSON LEGACY CLINIC
Address: XXXX HERSONVILLE RD., ASHEVILLE, NC 28803
Owner or Authorized Agent: ROBERSON LEGACY CLINIC
Owned By: ☐ City/County ■ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ■ County BUNCOMBE ☐ State

PROJECT SUMMARY

Building Description: AMBULATORY SURGICAL FACILITY

Scope of work details: (If phased construction, please see plan submittal guidelines for submittal requirements.)
A NEW 4,860 FACILTY IN ASHEVILLE, NC

DESIGN PROFESSIONAL INFORMATION

LEAD DESIGN PROFESSIONAL: W. BARRY AGNEW, AIA

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE # Include Ext.	E-MAIL
Architectural	ADEPTUS ARCHITECTURE	W. BARRY AGNEW, AIA	5237	864-242-2514	bagnew@adeptusarchitecture.com
Civil	PHAROS LAND DESIGN	DUANE ENSOR	047666	843-693-2335	duaneensor@gmail.com
Electrical	MATRIX ENGINEERING INC	HUGH P. BUNN	9801	864-583-6274	rncdude@matrixel.com
Fire Alarm					
Plumbing	PERITUS ENGIN & ASSOC.	JUDY PARKER	25120	864-277-8287	ena this@peritusengineers.com
Mechanical	PERITUS ENGIN & ASSOC.	JUDY PARKER	25120	864-277-8287	ena this@peritusengineers.com
Sprinkler-Standpipe					
Structural	PALMETTO STRUCT. ENG.	RYAN SUMMEY	4761	864-436-8684	ryan@palmettose.com
Retaining Walls > 5' ht.					
Other					

CODE DATA

2018 NC BUILDING CODE: ■ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core, Contact local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core, Contact local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Level I ☐ Change of Use

CONSTRUCTED: (date) _____ CURRENT OCCUPANCY(S) (Ch 3): _____
RENOVATED: (date) _____ PROPOSED OCCUPANCY(S) (Ch 3): _____

RISK CATEGORY:(Table 1604.5) Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BUILDING DATA

BASIC BUILDING DATA:
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
☐ I-B ☐ II-B ☐ III-B ■ V-B
Sprinklers: ■ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ■ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☐ No ■ Yes Flood Hazard Area: ■ No ☐ Yes
Special Insspections Required: ☐ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements)

Gross Building Area:

Building Levels	Existing (SQ FT)	New (SQ FT)	Sub-Total
1 st FLOOR		4,860	4,860
TOTALS		4,860	4,860

ALLOWABLE AREA / OCCUPANCY CLASSIFICATION

Primary Occupancy:
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ■
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-1 Condition
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High Piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy: (< 10%)
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2
☐ I-1 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-1 Condition
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ■ S-1 Moderate ☐ S-2 Low ☐ High Piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Incidental Uses: If Applicable - areas with additional requirements (Table 509):
☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input
☐ Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
☐ Refrigerant machinery room
☐ Hydrogen fuel gas rooms, not classified as Group H
☐ Incinerator rooms
☐ Paint shops, not classifed as Group H, located in occupancies other than Group F
☐ In Group E occupancies, Laboratories and vocational shops, not classified as Group H.
☐ In Group I-2 occupancies, Laboratories not classified as Group H.
☐ In Ambulatory care facilities, Laboratories not classified as Group H.
☐ Laundry rooms over 100 square ft
☐ Group I-2 laundry rooms over 100 sq. ft.
☐ Group I-3 cells and Group I-2 patient rooms equiped with padded surfaces
☐ In Group I-2, physical plant maintenance shops
☐ In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater
☐ In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet
☐ In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet
☐ Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel cadmium or VRLA, or more than 1,000 pounds for lithium-ion metal polymer used for a facility standby power, emergencypower or uninterrupted power supplies

Special Occupancy: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410
☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420
☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426

Special Provisions: ☐ 510.2 ☐ 510.3 ☐ 510.4 ☐ 510.5 ☐ 510.6 ☐ 510.7 ☐ 510.8 ☐ 510.9

MIXED OCCUPANCY

Mixed Occupancy: ■ No ☐ Yes Separation: _____ Hr. Exception: _____

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

☐ Separated Use: (508.4) - See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1. If applicable to this project please provide a key plan with all occupancies identified with square footage.

■ Single Occupancy, One-story building: (506.2.1) Aa= At + (NS x If)
☐ Mixed Occupancy, One-story building: (506.2.2) Aa= At + (NS x If)
☐ Single Occupancy, Multi-story building: (506.2.3) Aa= [At + (NS x If)] x Sa
☐ Mixed Occupancy, Multi-story building: (506.2.4) Aa= [At + (NS x If)]

MIXED OCCUPANCIES RATIO (508.4.2) Actual Area for Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B <1
_ / _ + _ / _ + _ / _ + _ / _ <1

ALLOWABLE AREA TABLE

Story No.	Description and Use	(A) Bldg. Area Per Story (actual)	(At) Table 506.2 Area	(NS) Table 506.2 Area (NS)	xIf) x If	+ (C) (C) Area For Frontage Increase	= (D) (D) Allowable Area or Unlimited
1 st Floor	BUSINESS	4,680	9,000	9,000	.75	6,750	15,750

FRONTAGE INCREASE (506.3)
1. Perimeter which fronts a public way or open space having 20 feet minimum width = 351' F If = (F/P - 0.25) W/30
Total Building Perimeter = 351' P If = (351'/351' - 0.25) 30/30 = .75
Width of public way or open space = 30 W I_f = .75
2. Unlimited area applicable under conditions of Sections 507
3. Maximum Building Area = total number of stories in building x D (maximum 3 stories) (506.2)
4. Maximum Area of Open Garages must comply with Table 406.5.4
5. Frontage increase is based on unsprinklered area value in Table 506.2

ALLOWABLE HEIGHT / ALLOWABLE STORES: (504.3, 504.4)

Building is Sprinklered	Allowable (table 504.3, 504.4)	Shown on Plans	Code Reference
Type of Construction	Type VB	Type VB	600
Building Height in Feet	Feet 40'	Feet 28'	504.3
Building Height in Stories	Stories 2	Stories 1	504.4

1. Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4
2. The maximum height of air traffice controll towers must comply with Table 412.3.1
3. The maximum height of open parking garage must comply with Table 406.5.4

FIRE PROTECTION REQUIREMENTS

FIRE PROTECTION REQUIREMENTS (601)

	Building Element	Fire Separation Distance (Feeet)	Rating Req'd*	Rating Provided w/ Reduction	Detail # and Sheet #	Design # for Rated Assembly	Design # for Rated Penetrations	Design # for Rated Joints
(601)	Bearing Walls Exterior							
	North		0	0				
	East		0	0				
	West		0	0				
	South		0	0				
	Bearing Walls Interior		0	0				
(602)	NonBearing Walls Exterior		0	0				
	North		0	0				
	East		0	0				
	West		0	0				
	South		0	0				
	Interior Walls and Partitions		0	0				
(601)	Floor Construction, including supporting beams and joists.		0	0				
	Floor Ceiling Assembly - (508.4)		0	0				
	Column Supporting Floors		0	0				
	Roof construction, including supporting beams and joists**		0	0				
	Roof Ceiling Assembly		0	0				
	Column Supporting Roof		0	0				
	Shaft Enclosures - Exit (1023.2)		NA	NA				
	Shafts Enclosures (Other) Mechanical - (713)		NA	NA				
	Shafts - (Other) Elevator (713, 3001)		NA	NA				
	Medical Gas Separation - (427)		1HR	1HR	U937			
	Corridor Separation - (1020)		0	0				
	Occupancy Separation - (508.4)		0	0				
	Fire Area Separation - (903)		0	0				
	Party/Fire Wall Separation		NA	NA				
	Smoke Barrier Separation - (709)		NA	NA				
	Smoke Partition Separation		NA	NA				
	Tenant Separation - (402.4.2) for Covered and Open Mall Buildings		NA	NA				
	Dwelling/Sleeping unit Separation - (420, 708, 711)		NA	NA				
	Incidental Use Separation - (509)		0	0				

*Indicate section number permitting reduction
**Indicate if using Table 601 Note C exception

Structural Frame, including columns, girders, trusses

PERCENTAGE OF WALL OPENING CALCULATIONS: (705.8)

	FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
NORTH	NOT REQUIRED	DISTANCE TO PROPERTY LINE EXCEEDS 30'		
EAST	NOT REQUIRED	DISTANCE TO PROPERTY LINE EXCEEDS 30'		
SOUTH	NOT REQUIRED	DISTANCE TO PROPERTY LINE EXCEEDS 30'		
WEST	NOT REQUIRED	DISTANCE TO PROPERTY LINE EXCEEDS 30'		

WALL LEGENDS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATE BY A WALL LEGEND ON ALL PLANS. ☐ No rated walls are present
☐ Fire Walls 706 ■ Fire Barriers 707 ☐ Fire Partitions 708 ☐ Smoke Barriers 709 ☐ Smoke Partitions 710
☐ Shaft Enclosures 713

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: (1008) ☐ No ■ Yes Smoke Detection Systems: (907) ■ No ☐ Yes ☐ Partial
Exits Sign: (1013) ☐ No ■ Yes Smoke Control System: (909) ■ No ☐ Yes
Fire Alarm: (907, NFPA 72-07) ☐ No ■ Yes Panic Hardware: (1010.1.10) ■ No ☐ Yes
FIRE ALARM REQUIRED PER 907.2.2 NOTE 3 (AMBULATORY CARE FACILITIES)

LIFE SAFETY PLAN CHECK LIST FOR COMPLIANCE: (Check all that are applicable)

Life Safety Plan Sheet #, if Provided DRAWING A0.21

☐ Fire and / or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
■ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.2)
■ Occupant loads for each area (Table 1004.5)
■ Exit access travel distances (1017)
■ Common path of travel distances (1006.2.1)
☐ Dead end lengths (1020.4)
■ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
■ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
■ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks (1010.1.9.8)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (903)
☐ The square footage of each smoke compartment (407.5)

☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS

NOT APPLICABLE

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE "A" UNITS REQUIRED	TYPE "A" UNITS PROVIDED	TYPE "B" UNITS REQUIRED	TYPE "B" UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (1106)

Lot or Parking Area	Total # of Parking Spaces: Required	Total # of Parking Spaces: Provided	# of Accessible Spaces Provided: Regular with 5' access aisle	Van spaces with: 132" access aisle	Van spaces with: 8'-0" access aisle	Total # Accessible Provided
NEW PARKING	16	16	0		1	1
Total		15				1

PLUMBING FIXTURE REQUIREMENTS

If using fixtures one floor above or one floor below, show calculations to justify the count (TABLE 2902.1)

"B" Occupancy	WaterCloset M	WaterCloset W	Lavatories M	Lavatories W	Shower M	Shower W	Drinking Fountains	Service Sinks
44 44 / 2 = 22 Men and 22Women	1/30	1/30	1/40	1/40	-	-	1/100	1 Service Sink
Total Required	1	1	1	1	NA	NA	1	1
Total Provided	1	1	1	1	NA	NA	2	1

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the North Carolina Energy Conservation Code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

CLIMATE ZONE: (North Carolina Energy Conservation Code NCECC 301.1) ☐ 3 ■ 4 ☐ 5
http://ncodes.biz/ncodes_support/free_resources/2012NorthCarolinaEnergy/PDFs/Chapter%203%20-%20General%20Requirements.pdf

METHOD OF COMPLIANCE:
■ Prescriptive (NCECC 2018) ☐ Prescriptive (ASHRAE 90.1-2010 with addenda 2013 supplement)
☐ Performance (NCECC or COMcheck) ☐ Performance (ASHRAE 90.1-2010)
Report must be reproduced on drawings

THERMAL ENVELOPE: (NCECC Chapter 4 and or 5)

ROOF / CEILING ASSEMBLY: (each assembly)
Description of assembly: ATTIC, WOOD FRAMED
U-Value of total assembly: -
R-Value of insulation: R-42
Skylights in each assembly: 3
U-Value of skylight: SKYLIGHT WINDOW U-0.60
Total percentage of skylights in each assembly: 3% MAXIMUM

EXTERIOR WALLS (each assembly)
Description of assembly: WOOD FRAMED
U-Value of total assembly: -
R-Value of insulation: R-13 + R3.8 CI OR R-20
Openings (windows or doors with glazing): 30% MAXIMUM % of above grade walls
U-Value of assembly: STOREFRONT WINDOW U-0.45 STOREFRONT ENTRANCE DOOR U-0.77
Solar heat gain coefficient: 0.35
Projection factor: 0.84
Door U-Values: OPAQUE DOOR U-0.50

WALLS BELOW GRADE (each assembly)
Description of assembly: NA
U-Value of total assembly: NA
R-Value of insulation: NA

FLOORS OVER UNCONDITIONED SPACE (each assembly)
Description of assembly: WOOD FRAMED
U-Value of total assembly: NA
R-Value of insulation: R-38

FLOORS SLAB ON GRADE
Description of assembly: NA
U-Value of total assembly: NA
R-Value of insulation: NA
Horizontal / vertical requirement: NA
Slab heated: Not Applicable

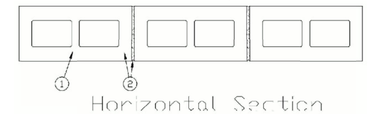
U937 - 2 HOUR RATED FIRE BARRIER

Design No. U937

March 17, 2023

Bearing Wall Rating — 2 or 4 Hr. (See Item #1)
Nonbearing Wall Rating — 2 or 4 Hr. (See Item #1)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide RXUV or RXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. ***Concrete Blocks* —*** Nominal 8 by 8 by 16 in. or 12 by 8 by 16 in. concrete blocks. Classification 2 hr. and 4 hr.
CAROLINA BLOCK LLC — 8dbx16 Bottom Ash Fire Block, 12x8x16 Bottom Ash Fire Block

2. **Mortar —** Blocks laid in full bed of Type S mortar, nom. 3/8 in. thick. Vertical joints staggered.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2023-03-17

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

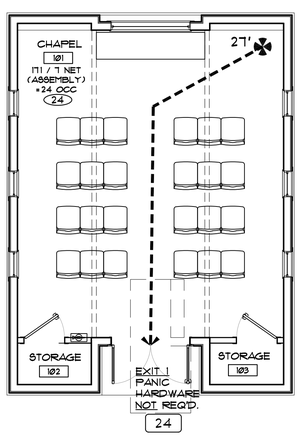
Project no.
2604

Description:
CODE REVIEW

Sheet no.
A0.11

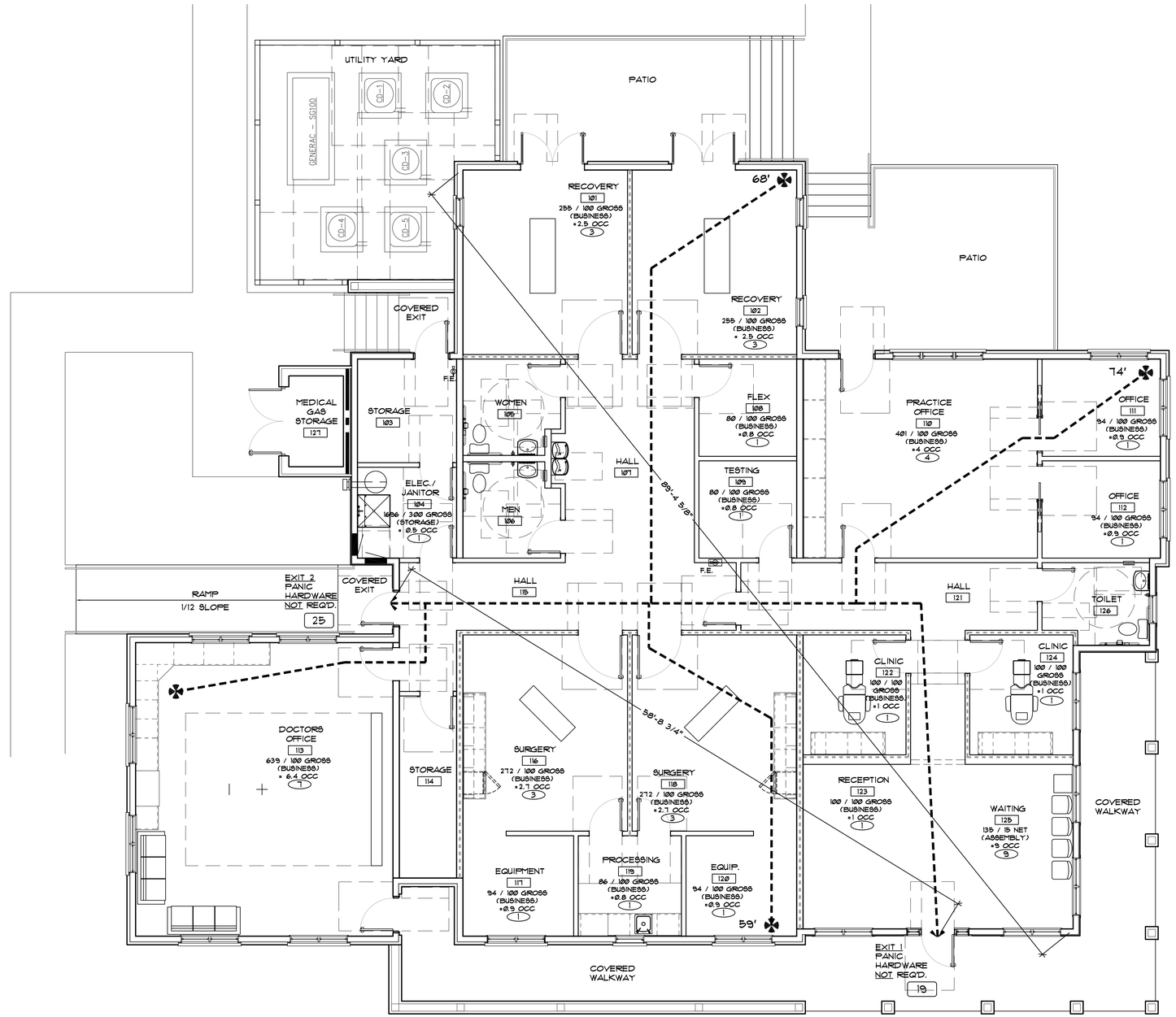
LIFE SAFETY PLAN LEGEND

- 1 HOUR RATED FIRE BARRIER WALL
- 10 — OCCUPANCY
- 35' — TRAVEL DISTANCE
- 100 — OCCUPANT LOAD AT EXIT
- FIRE EXTINGUISHER W/ CABINET
- FIRE EXTINGUISHER



1 / A0.21 LIFE SAFETY PLAN - CHAPEL

SCALE: 3/16" = 1'-0"



1 / A0.21 LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

TRUE NORTH. PROJECT NORTH.

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

Description:
LIFE SAFETY PLAN

Sheet no.
A0.21

GENERAL NOTES

1) ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF ALL STATE AND LOCAL BUILDING CODES ZONING ORDINANCES, LANDSCAPE ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

2) CONTRACTORS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT FOR ANY ALTERATION TO THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH CONSTRUCTION.

3) CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND COMPLETION OF PROJECT.

4) CONTRACTOR RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE SITE IN A TIMELY, AND LEGAL DISPOSAL MANNER.

5) ALL CONSTRUCTION TO MEET OR EXCEED INDUSTRY STANDARDS.

6) CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE MARSHALL.

7) ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED TO BE PROVIDED TO COMPLY WITH ANSI A117.1-2017 EDITION. THRESHOLD TRANSITION SLOPE TO BE FIELD COORDINATED BY CONTRACTOR TO MEET ACCESSIBILITY REQUIREMENTS.

8) CONTRACTOR TO PROVIDE STATE AND LOCAL APPROVED DESIGN/ CONSTRUCTION DOCUMENTS AND INSTALLATION OF SPRINKLER SYSTEM FOR NEW STRUCTURE.

9) THE ARCHITECT WAIVES ANY & ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OF CONFLICT WHICH ARE ALLEGED.

WALL LEGEND

WALL TYPE 1 1B
NEW 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDES OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

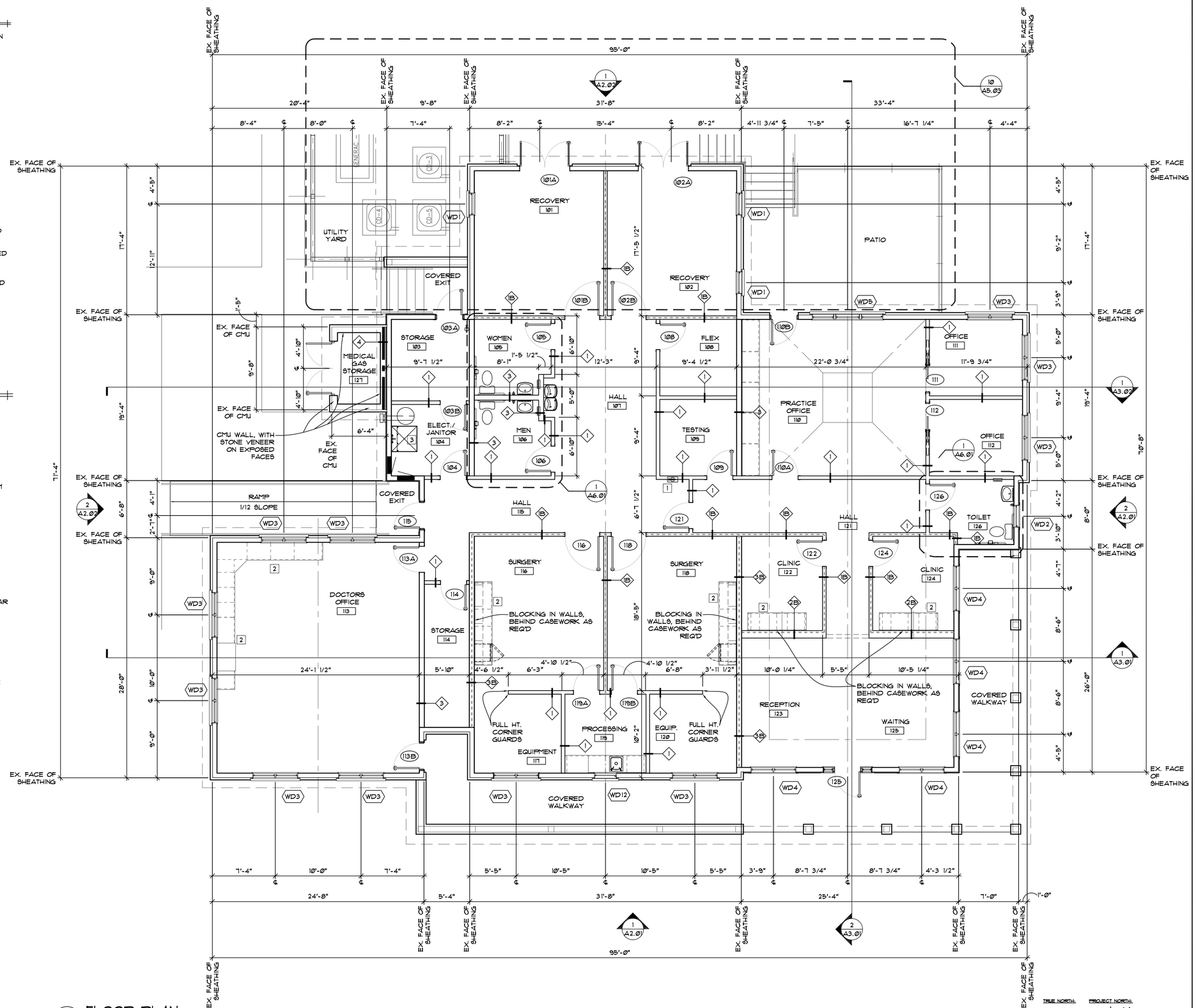
WALL TYPE 2 2B
NEW 2X10 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDE OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

WALL TYPE 3 2B
NEW 2X6 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDES OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

WALL TYPE 4
8x8x16 CONCRETE MASONARY UNIT, WITH FULL BED OF MORTAR JOINTS, VERTICAL JOINTS STAGGERED. (SEE U931)

SHEET SPECIFIC NOTES

1. PROVIDE SEMI-RECESSED CABINET AND FIRE EXTINGUISHER
2. MILLWORK, SEE CASEWORK ELEVATION DETAIL
3. JANITOR SINK, PROVIDE 3' STAINLESS STEEL MOP RACK AND SHELF. PROVIDE 5' HIGH CERAMIC TILE WAINSCOT



FLOOR PLAN

1 / A1.11

SCALE: 3/16" = 1'-0"

4,855 SQ. FT.

TRUE NORTH / PROJECT NORTH

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date: April 16, 2026

Drawn By: JDH

Checked By:

Project no. 2604

Description: FLOOR PLAN

Sheet no. A1.11

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

CEILING LEGEND

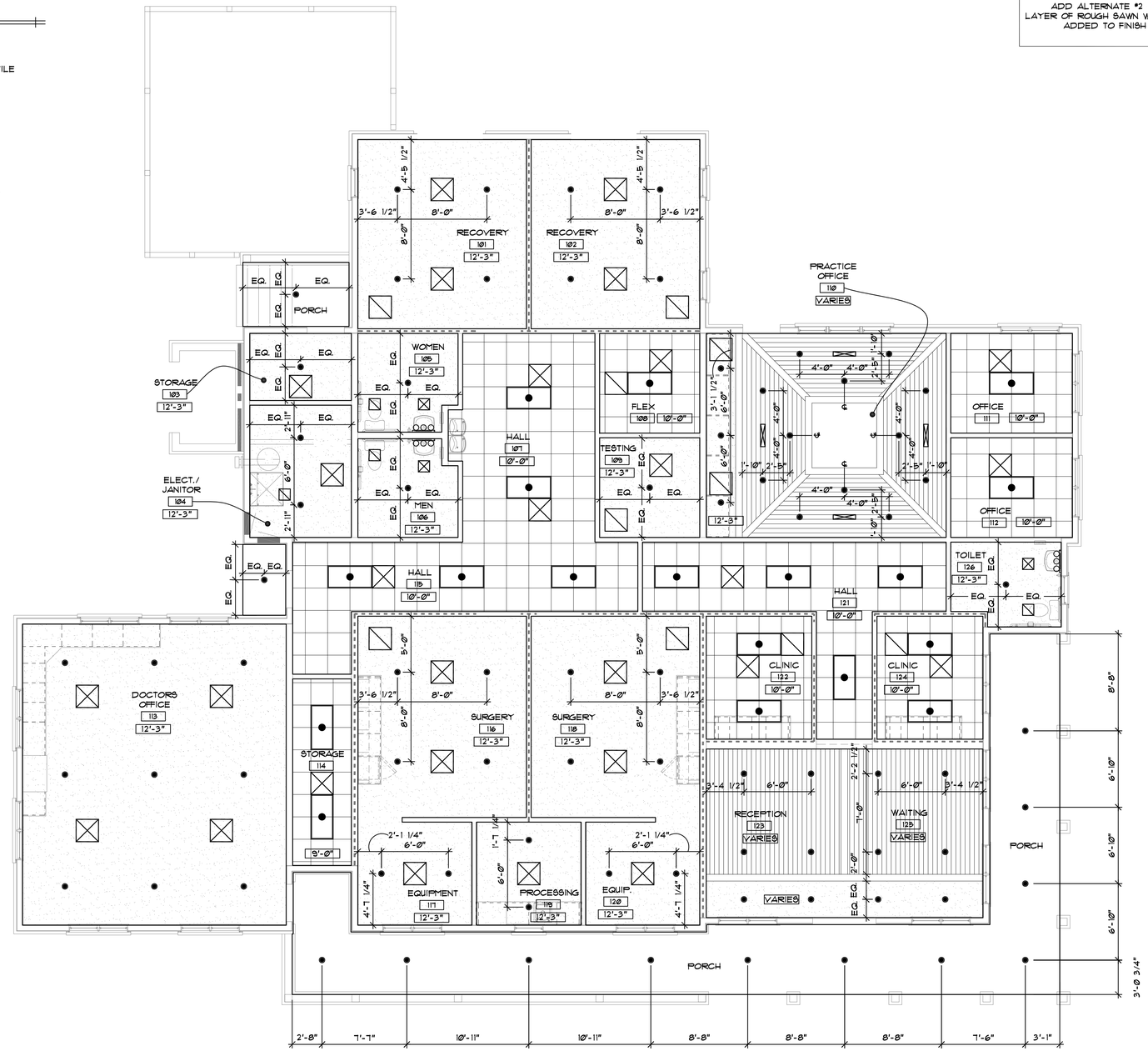
- 2x2 — NEW HVAC RETURN AIR GRILLE - CEILING GRID MOUNTED
- 2x2, 1x1, Ø.5x2 — NEW HVAC SUPPLY AIR DIFFUSER - CEILING GRID MOUNTED
- 1x1 — NEW CEILING EXHAUST GRILLE - CEILING GRID MOUNTED
- 2'x4' L.E.D./FLUORESCENT LIGHT FIXTURE - CEILING MOUNTED
- RECESSED CAN LIGHT FIXTURE
- 2'X2' SUSPENDED ACCOUSTIC TILE CEILING
- GWB CEILING - WITH PAINT FINISH AS SELECTED BY OWNER
- T&G WOOD BOARDS, WITH STAIN FINISH AS SELECTED BY OWNER

GENERAL NOTES

1. U.O.N., CENTER CEILING TILES IN ROOM
2. SEE ELECTRICAL FIXTURE SCHEDULE FOR ALL LIGHT FIXTURE TYPES
3. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALL EXIT LIGHTS AND EMERGENCY LIGHTS
4. SEE ELECTRICAL FOR LOCATIONS OF ALL EXIT SIGNS.
5. SEE MECHANICAL DRAWINGS & SCHEDULES FOR ALL MECHANICAL SUPPLY AND RETURN FIXTURE TYPES.
6. U.O.N. BULKHEADS SHALL BE 6" WOOD STUDS W/ 5/8" GYPSUM BOARD BOTH SIDES. TOTAL THICKNESS OF 6 3/4"

BASE BID - GYP CEILING IN THE PARCTICE OFFICE #110 AND WAITING ROOM # 125/ RECEPTION #123

ADD ALTERNATE #2 - ADDITIONAL LAYER OF ROUGH SAWN WOOD PLANKS ADDED TO FINISH SIDE OF GYP CEILING



1 / A1.11 REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

TRUE NORTH: N PROJECT NORTH: N

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082664000000

Revisions:

100% Review Set

Date: April 16, 2026

Drawn By: JDH

Checked By:

Project no. 2604

Description: REFLECTED CEILING PLAN

Sheet no. A1.12

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

ROOF PLAN GENERAL NOTES

1) REFER TO WALL SECTIONS FOR ROOF DETAILS.

2) PROVIDE RIDGE VENTS AT ALL RIDGE LOCATIONS

3) ALL DOWNSPOUTS SHALL DRAIN TO SPLASH BLOCKS AT GRADE. CONTRACTOR TO PROVIDE SPLASH BLOCKS.

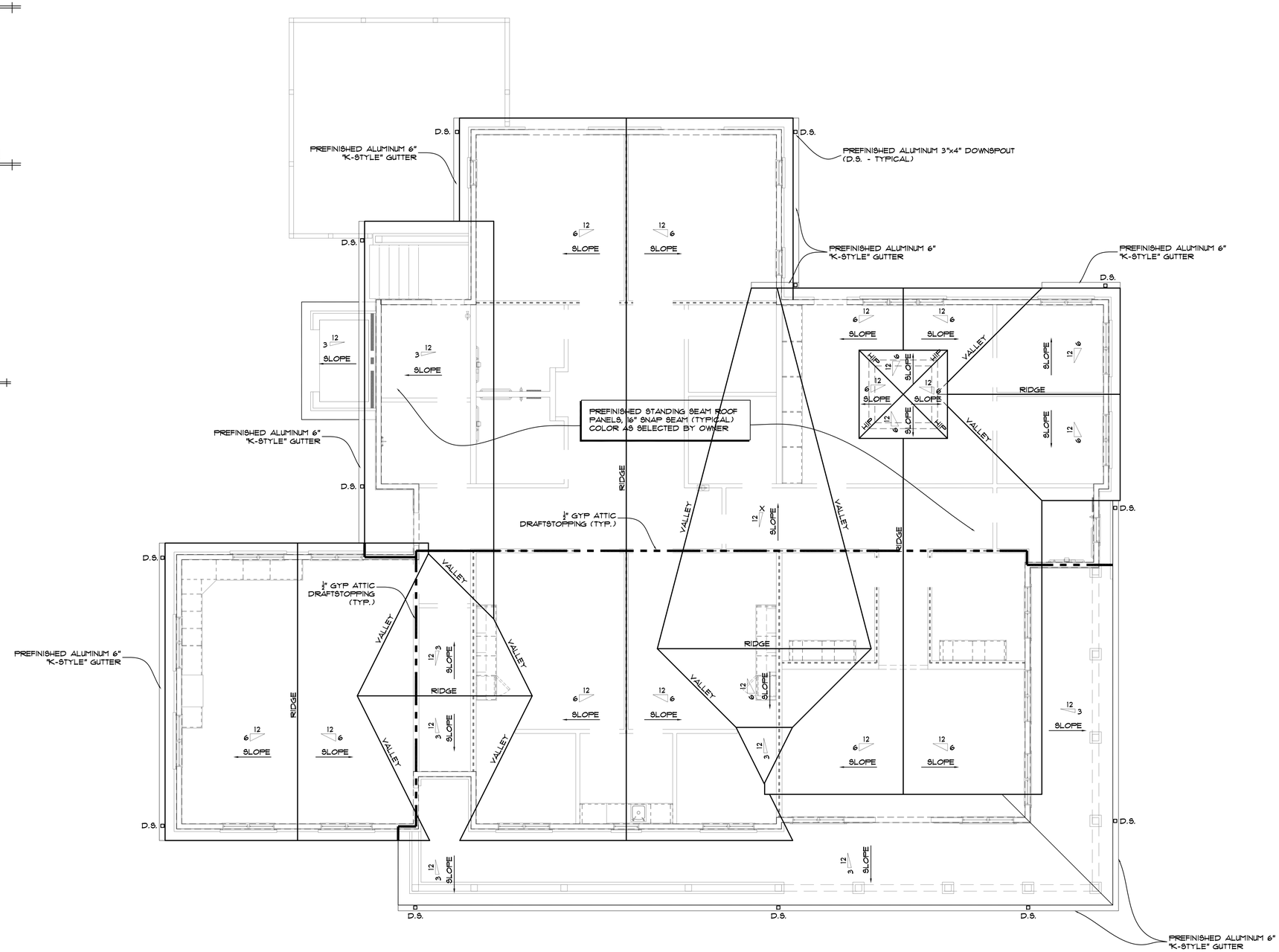
ROOF DRAINAGE CALCULATION

ROOF AREA 6,060 SF
ROOF PITCH FACTOR: 6 INCH PER FOOT

Rainfall Intensity (10yr) = 7.3 in./hr.
Rainfall Intensity (100yr) = 9.8 in./hr.
Drainable Area (10yr) = 160 sq. ft.
Drainable Area (100yr) = 120 sq. ft.
Year Setting = 10 yr.
Plan Area = 6,060 sq. ft.
Gutter length = 214 ft.
Max Gutter Served by Each DS = 20 ft.
Design Area = 6,666 sq. ft.
Minimum Number of DS = 11
Max Roof Area Served by Each DS = 623 sq. ft.
Min. Gutter Width = 4 in.
Min. Gutter Depth = 4 in.
Min. Ds Size = 2 in. x 3 in.
13 DOWNSPOUTS PROVIDED

ROOF PLAN LEGEND

ATTIC DRAFTSTOPPING



1 A1.11 ROOF PLAN
SCALE: 3/16" = 1'-0"

TRUE NORTH: N
PROJECT NORTH: N

COOPER CONSTRUCTION COMPANY, INC.
PHONE 828-692-7238
FAX 828-696-9978
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
96560826640000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

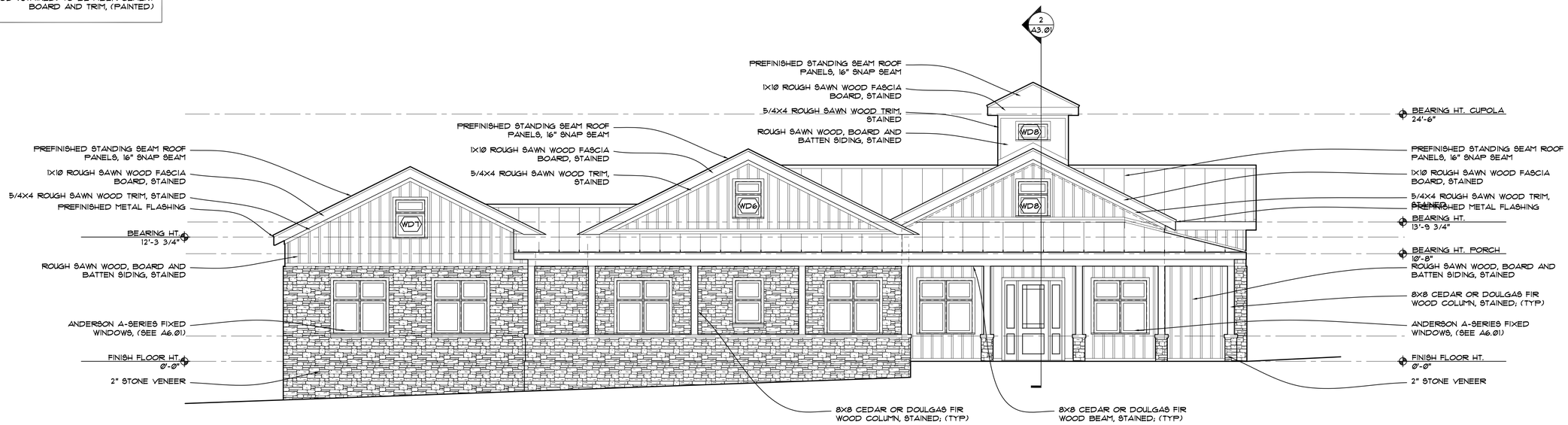
Checked By:

Project no.
2604

Description:
ROOF PLAN

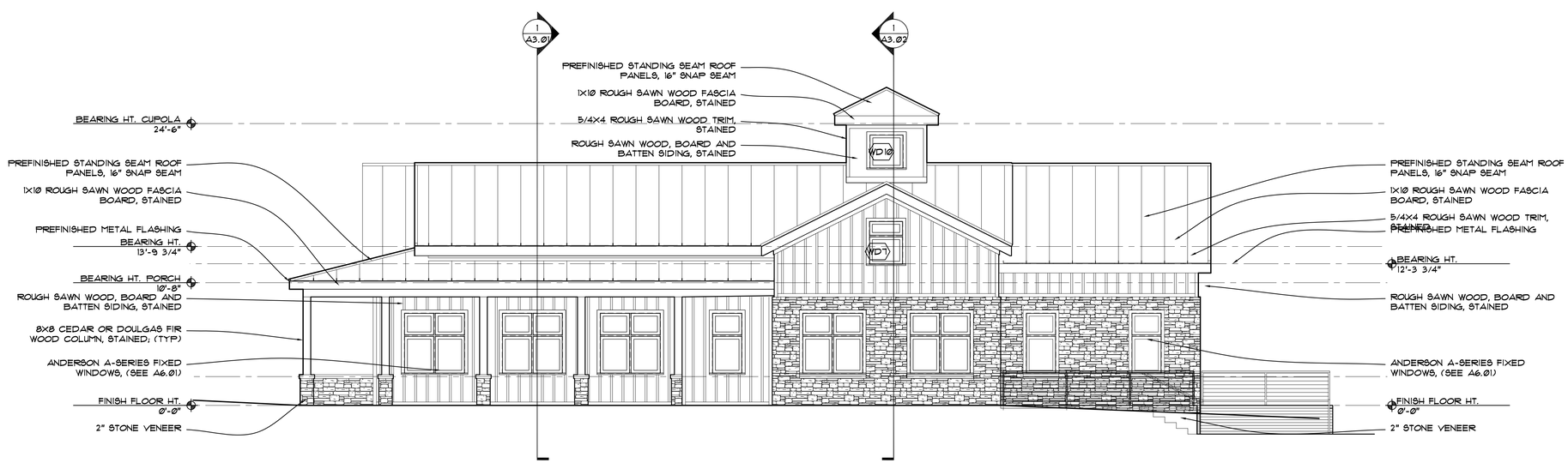
Sheet no.
A1.13

ADD ALTERNATE #1 - ALL ROUGH SAWN WOOD (STAINED) TO BE FIBER CEMENT BOARD AND TRIM, (PAINTED)



1 A2.01 SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



2 A2.01 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION.©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082664000000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

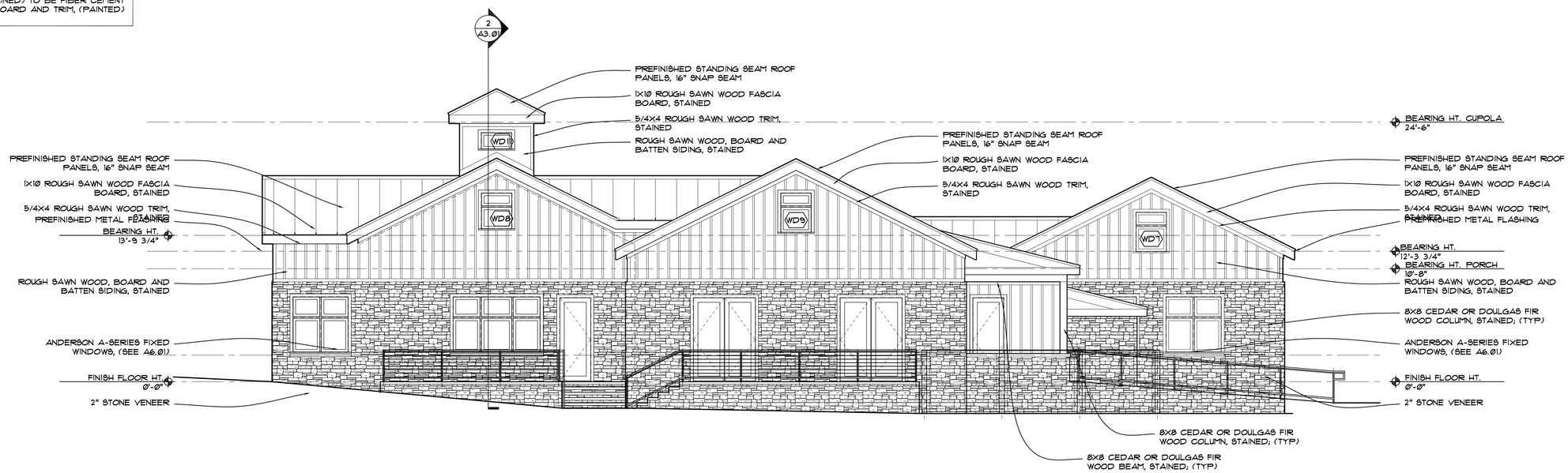
Checked By:

Project no.
2604

Description:
EXTERIOR ELEVATIONS

Sheet no.
A2.01

ADD ALTERNATE #1 - ALL ROUGH SAWN WOOD (STAINED) TO BE FIBER CEMENT BOARD AND TRIM, (PAINTED)



1 A2.02 NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

2 A2.02 WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

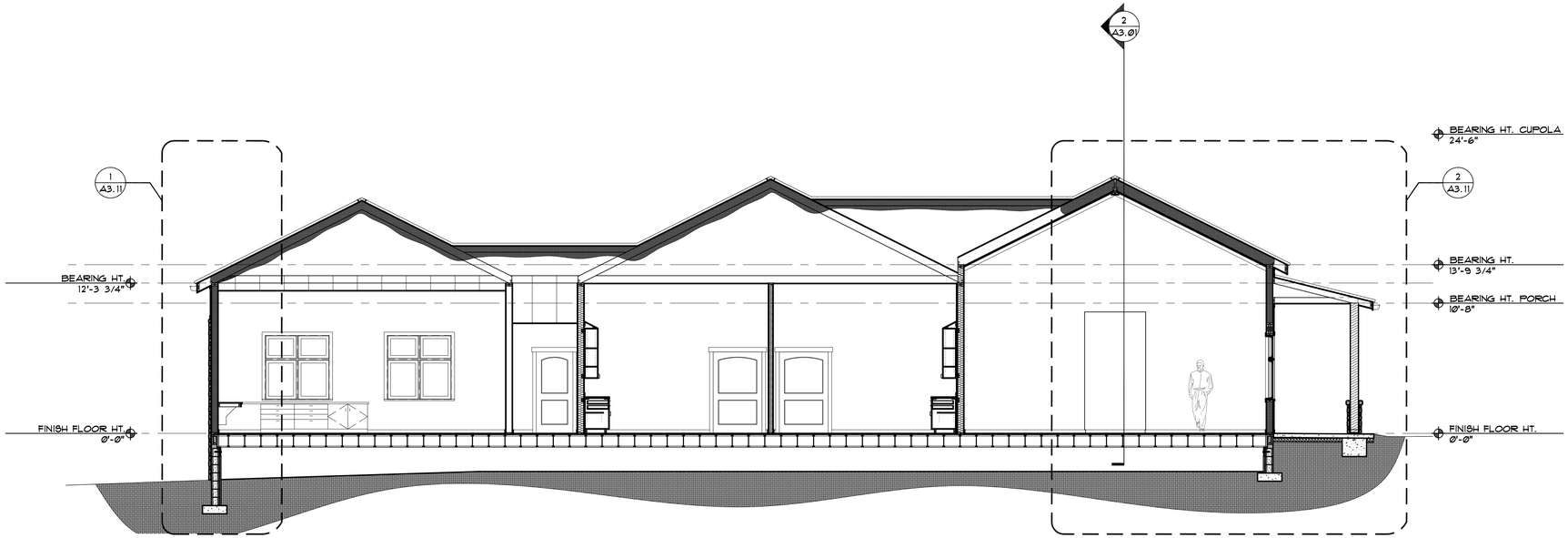
Checked By:

Project no.
2604

Description:
EXTERIOR ELEVATIONS

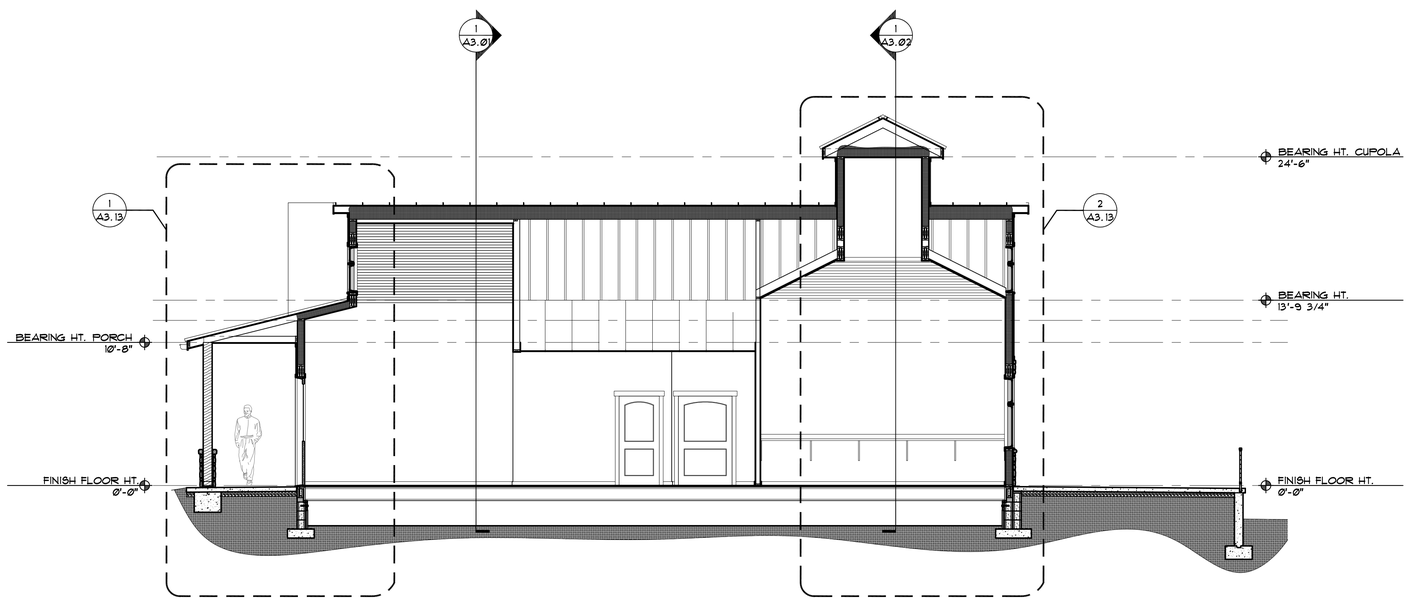
Sheet no.
A2.02

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED



1 A3.01 BUILDING SECTION

SCALE: 3/16" = 1'-0"



2 A3.01 BUILDING SECTION

SCALE: 3/16" = 1'-0"

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
9656082664000000

Revisions:

100% Review Set

Date:
April 20, 2026

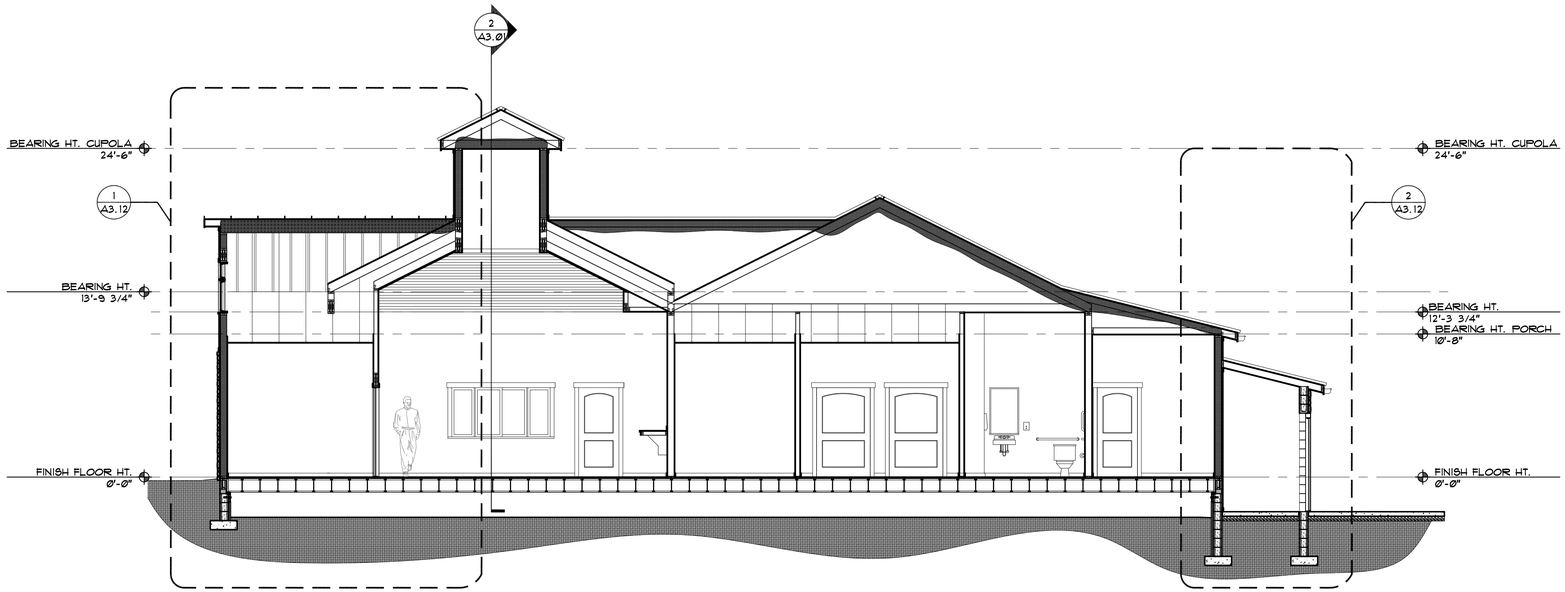
Drawn By:
JDH

Checked By:

Project no.
2604

Description:
BUILDING SECTIONS

Sheet no.
A3.01



1 A3.02 BUILDING SECTION

SCALE: 3/16" = 1'-0"

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 20, 2026

Drawn By:
JDH

Checked By:

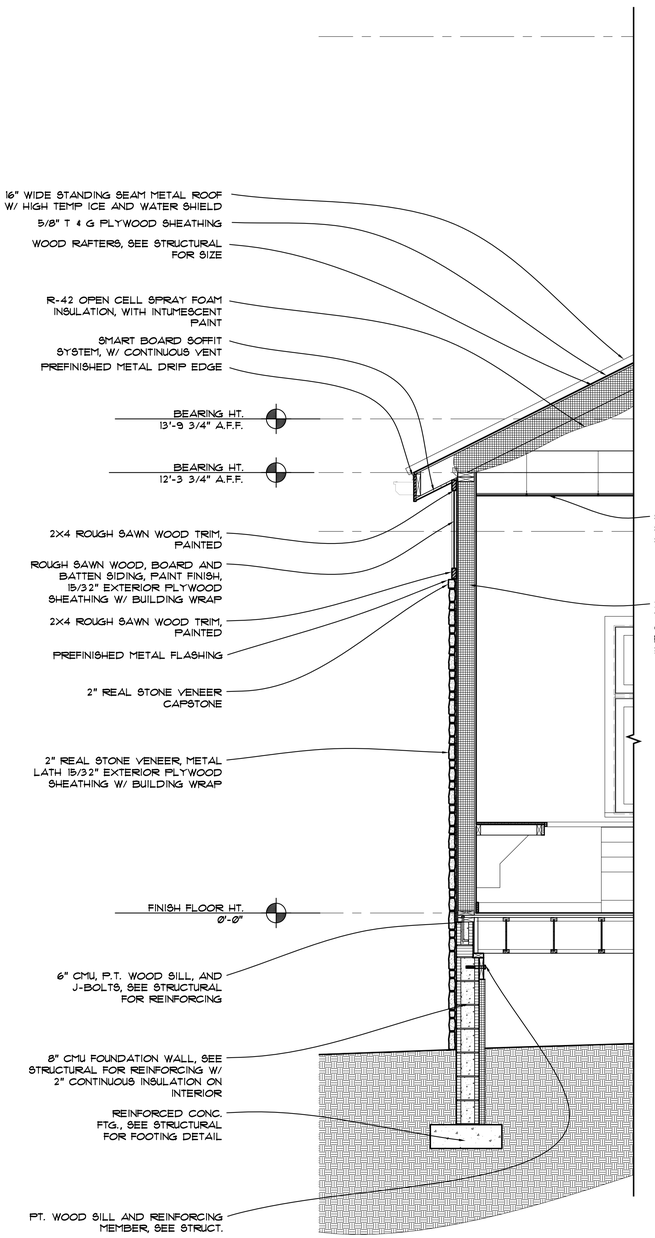
Project no.
2604

Description:
BUILDING SECTIONS

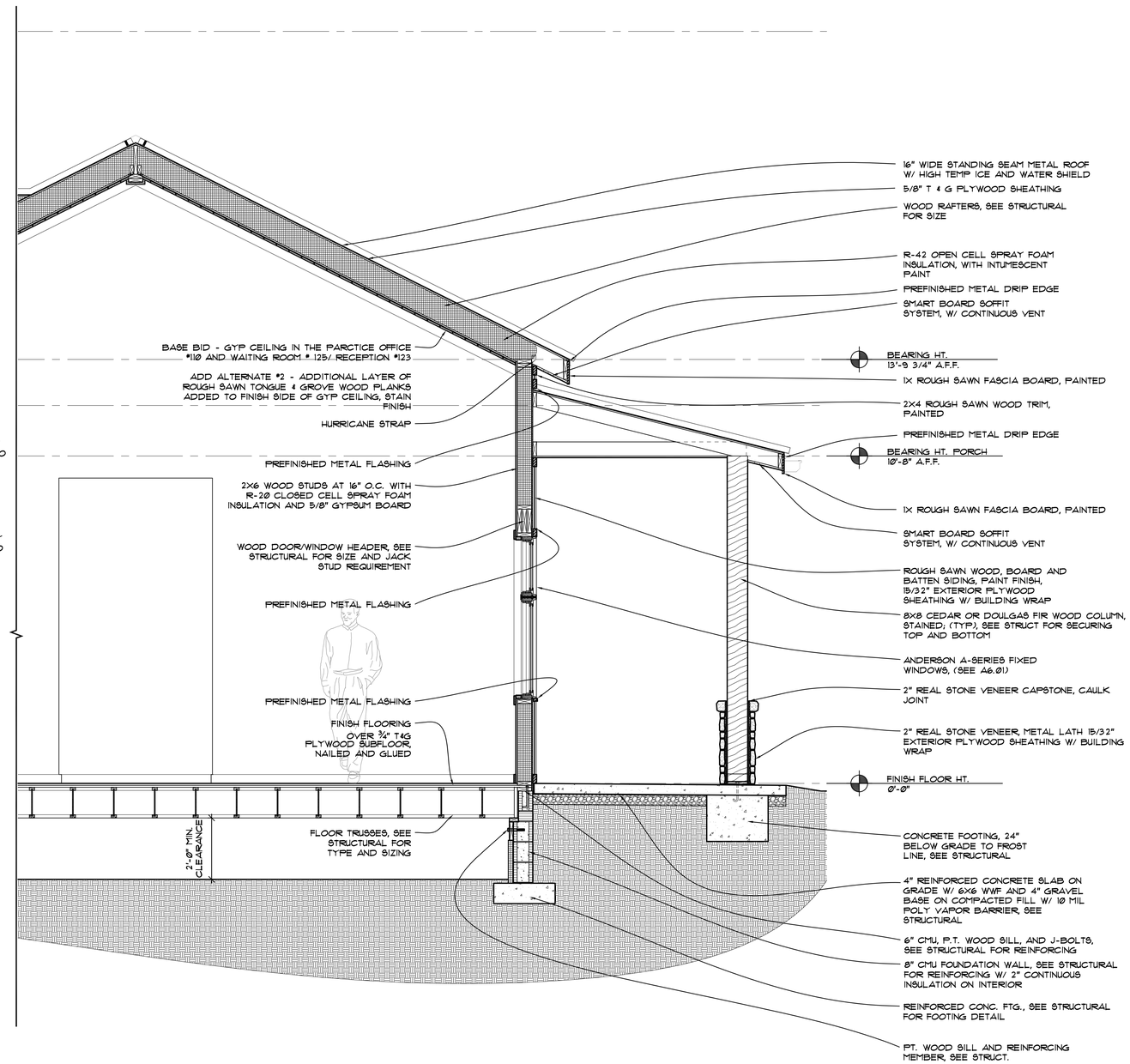
Sheet no.
A3.02

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

NOTE:
PROVIDE PREFINISHED METAL FLASHING AT THE TOP OF ALL DOOR & WINDOW TRIM, AND AT ALL ROOF TO WALL INTERSECTIONS



1 A3.11 WALL SECTION
SCALE: 1/2" = 1'-0"



2 A3.11 WALL SECTION
SCALE: 1/2" = 1'-0"

COOPER CONSTRUCTION COMPANY, INC.
PHONE 828-692-7238
FAX 828-696-9978
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE, SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date: April 20, 2026

Drawn By: JDH

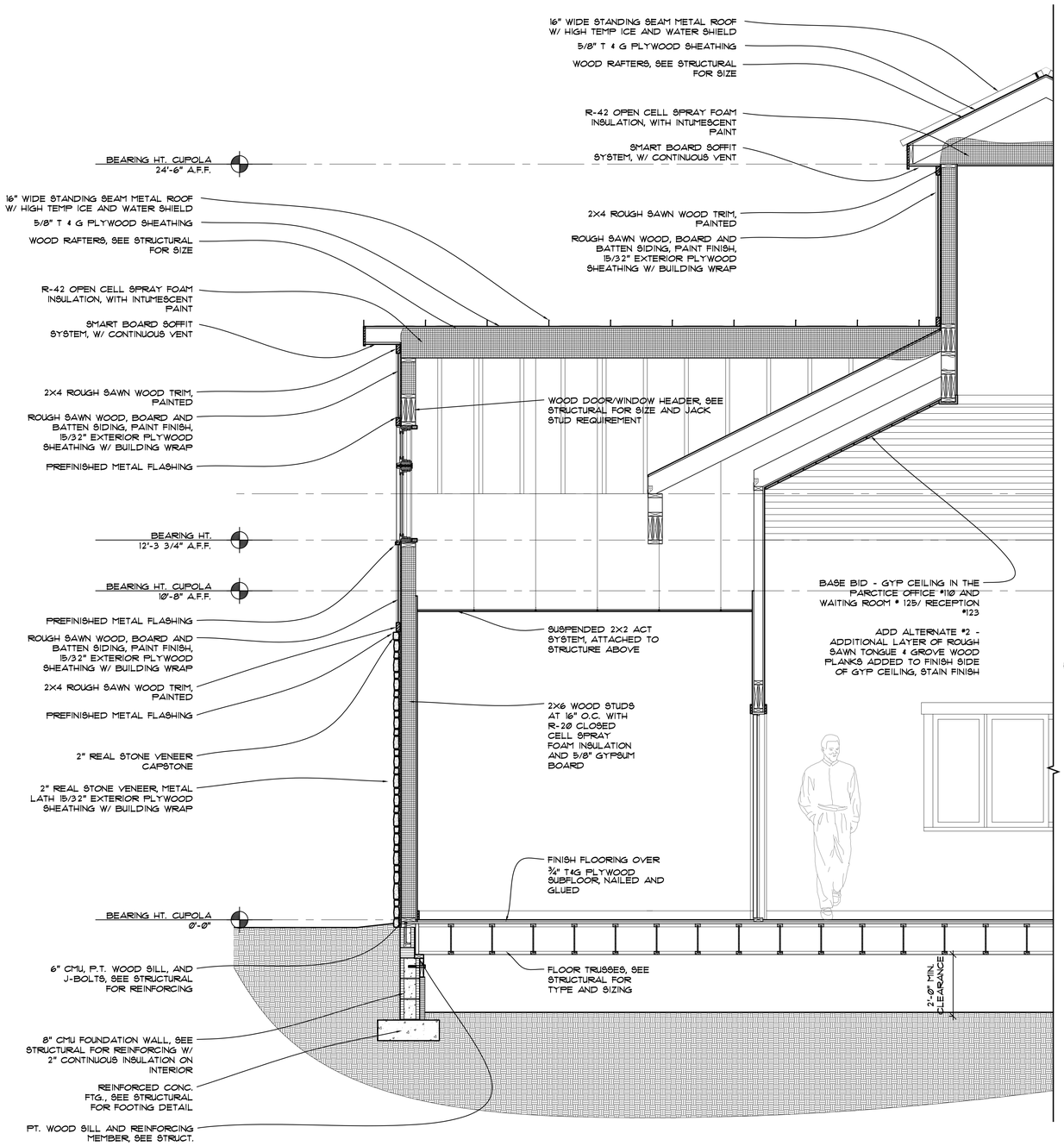
Checked By:

Project no. 2604

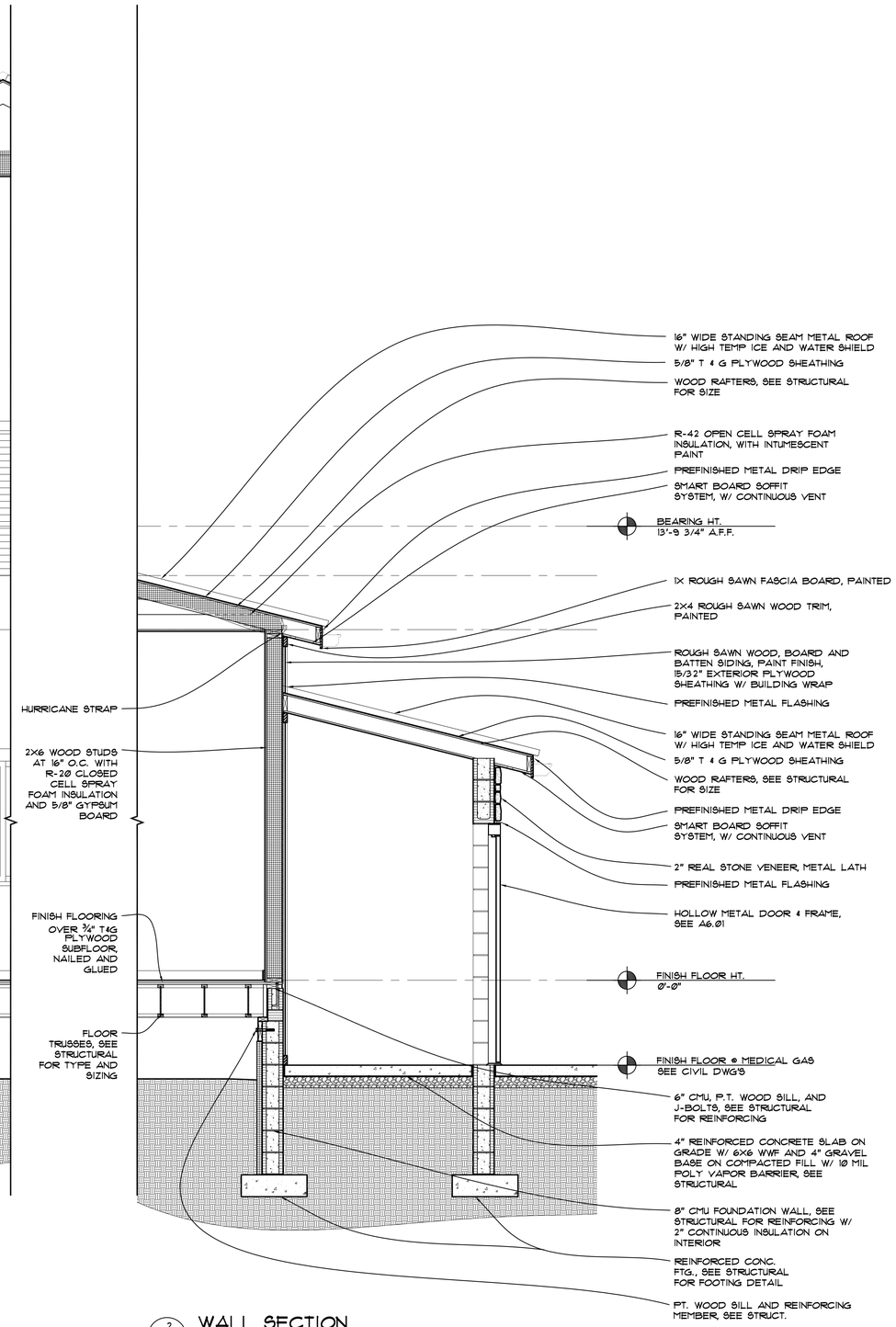
Description: WALL SECTIONS

Sheet no. A3.11

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION: ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED



1 A3.12 WALL SECTION
SCALE: 1/2" = 1'-0"



2 A3.12 WALL SECTION
SCALE: 1/2" = 1'-0"

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE, SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date: April 20, 2026

Drawn By: JDH

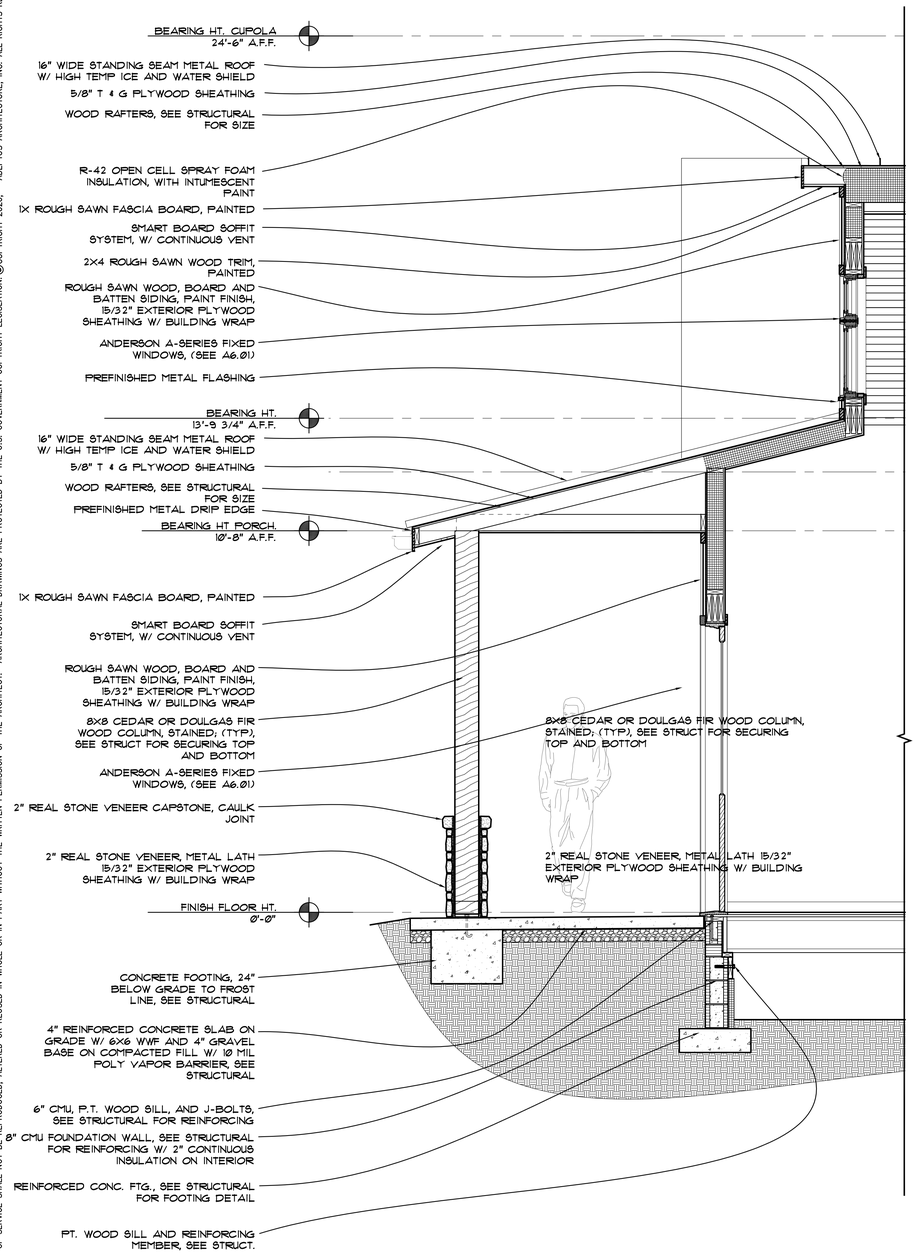
Checked By:

Project no. 2604

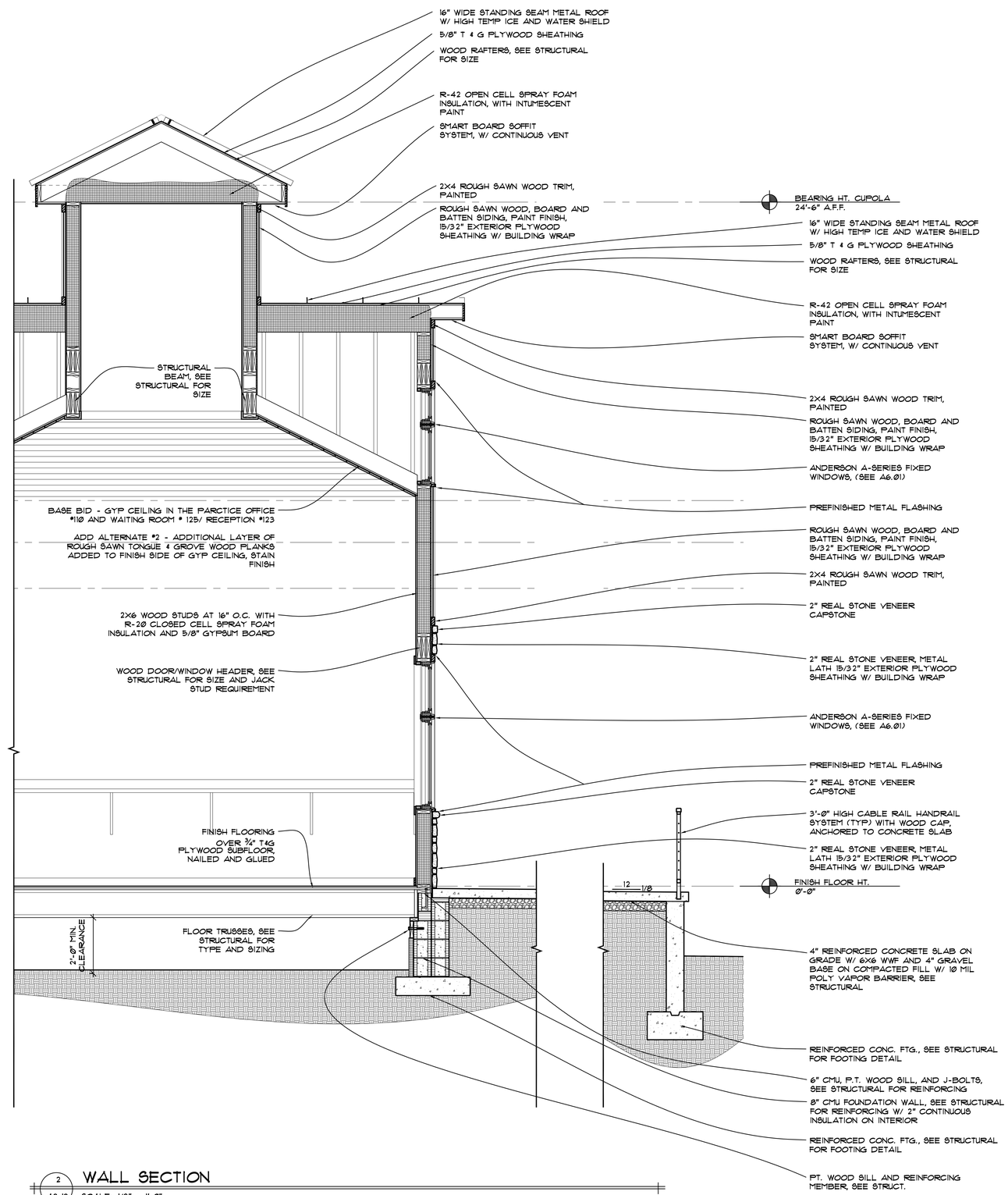
Description: WALL SECTIONS

Sheet no. A3.12

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED



1 A3.13 WALL SECTION
SCALE: 1/2" = 1'-0"



2 A3.13 WALL SECTION
SCALE: 1/2" = 1'-0"

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
96560826640000 0

Revisions:

100% Review Set

Date:
April 20, 2026

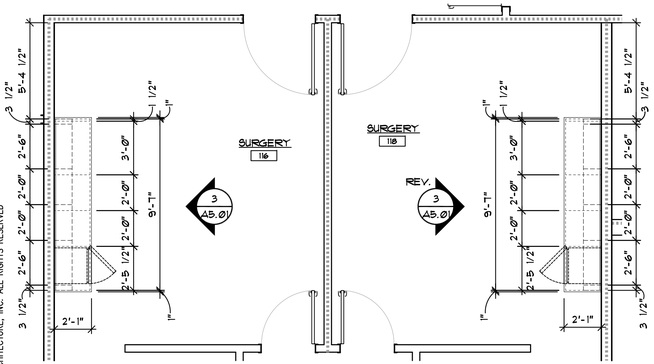
Drawn By:
JDH

Checked By:

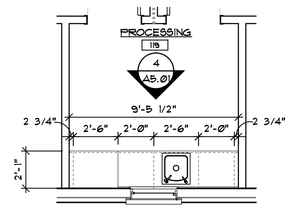
Project no.
2604

Description:
WALL SECTIONS

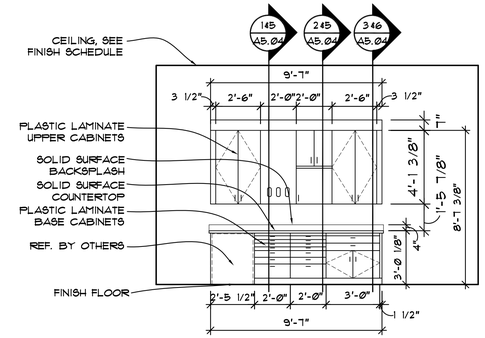
Sheet no.
A3.13



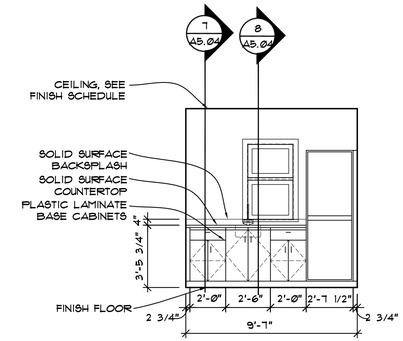
1 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



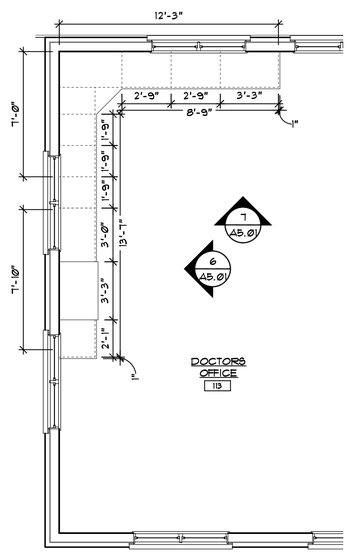
2 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



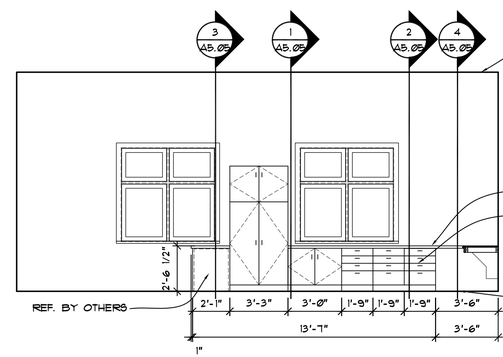
3 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



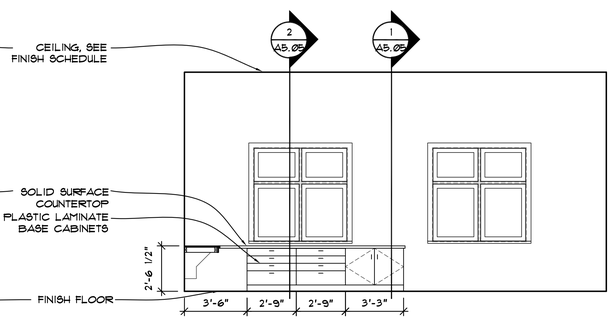
4 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



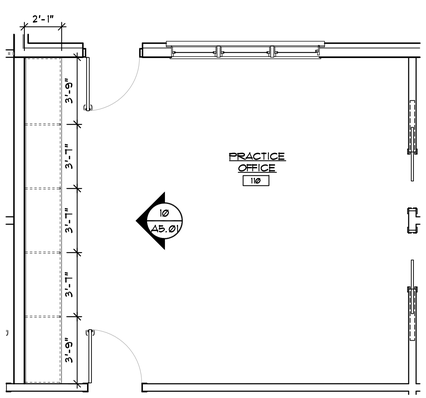
5 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



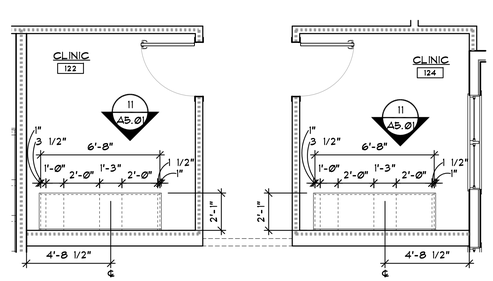
6 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



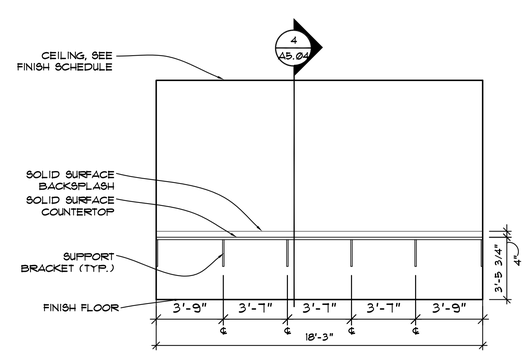
7 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



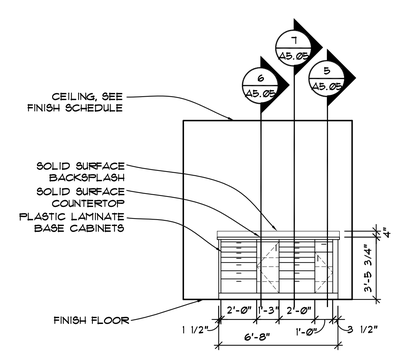
8 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



9 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



10 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"



11 A5.01 CASEWORK PLAN
SCALE: 1/4" = 1'-0"

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION: ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
96560826640000 0

Revisions:

100% Review Set

Date: April 16, 2026

Drawn By: JDH

Checked By:

Project no. 2604

Description: INTERIOR ELEVATIONS

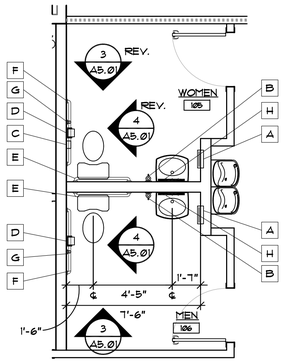
Sheet no. A5.01

HANDICAP MOUNTING HEIGHTS:

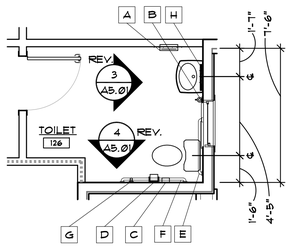
GRAB BAR	36" A.F.F. TO TOP OF BAR
MIRROR	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE
PAPER TOWEL DISPENSER	48" A.F.F. TO DISPENSING SLOT
SOAP DISPENSER	48" A.F.F. TO DISPENSING SLOT
TOILET PAPER DISPENSER	19" A.F.F. TO TOP OF ACCESSORY

TOILET ACCESSORY LEGEND

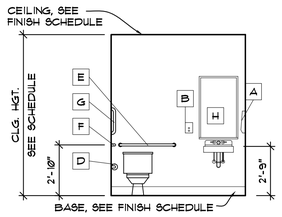
- A — WALL MOUNTED PAPER TOWEL DISPENSER PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- B — SOAP DISPENSER, PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- C — SNR BOBRICK B-254 SANITARY NAPKIN DISPOSAL
- D — DOUBLE ROLL TOILET TISSUE HOLDER PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- E — 36" GRAB BAR BOBRICK B-6806 X 36"
- F — 42" GRAB BAR BOBRICK B-6806 X 42"
- G — 18" GRAB BAR BOBRICK B-6806 X 18"
- H — 18" W X 30" HIGH FRAMED MIRROR



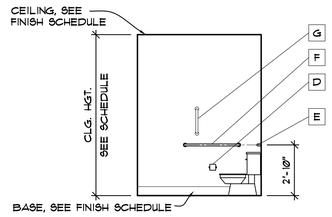
1 A5.02 TOILET PLAN
SCALE: 1/4" = 1'-0"



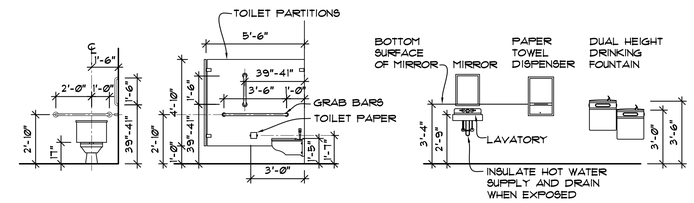
2 A5.02 TOILET PLAN
SCALE: 1/4" = 1'-0"



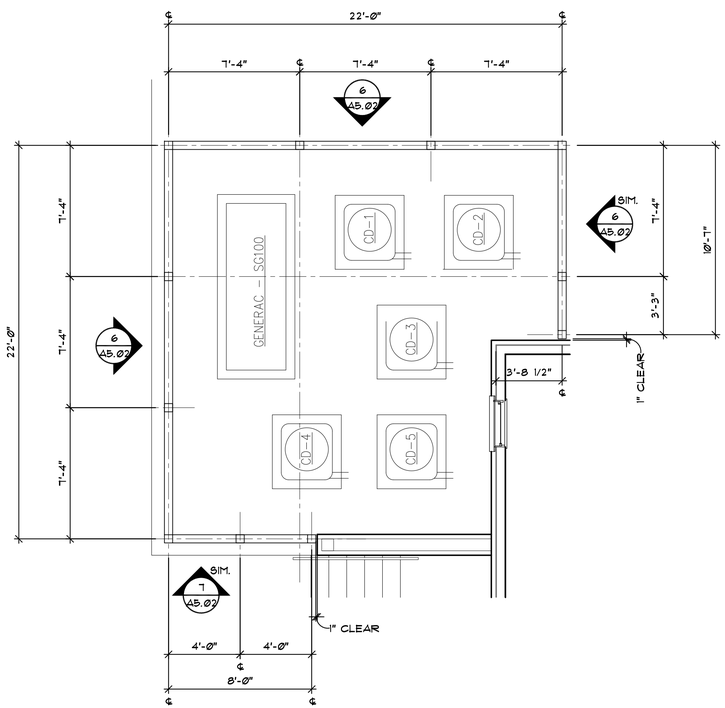
3 A5.02 TOILET ELEV.
SCALE: 1/4" = 1'-0"



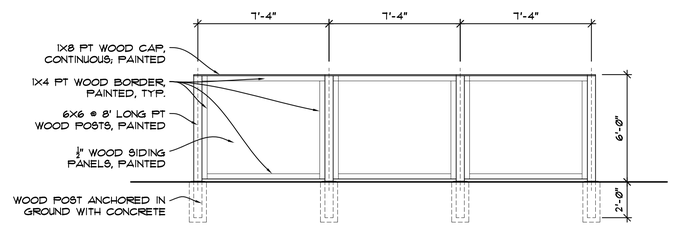
4 A5.02 TOILET ELEV.
SCALE: 1/4" = 1'-0"



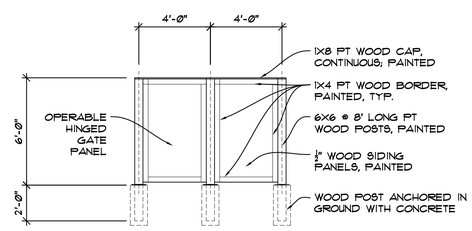
MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"



5 A5.02 UTILITY YARD PLAN
SCALE: 1/4" = 1'-0"



6 A5.02 WOOD FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



7 A5.02 WOOD FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082664000000

Revisions:

100% Review Set

Date: April 16, 2026

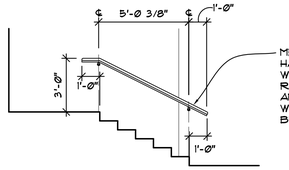
Drawn By: JDH

Checked By:

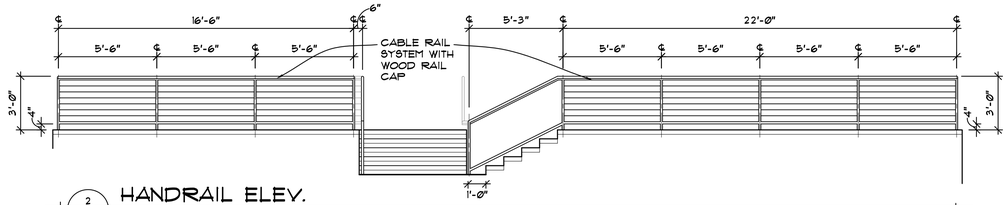
Project no. 2604

Description: INTERIOR ELEVATIONS

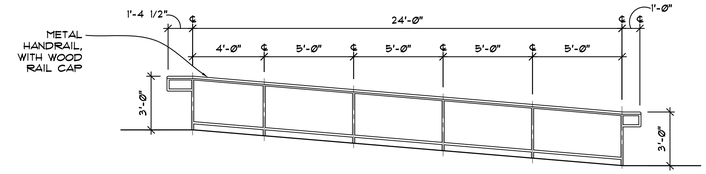
Sheet no. A5.02



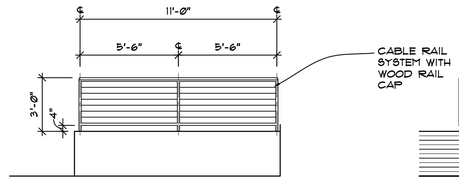
1 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



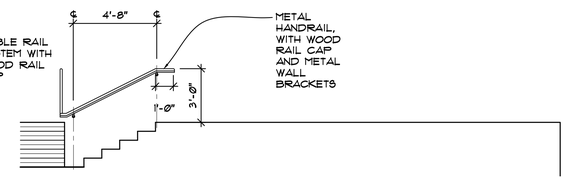
2 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



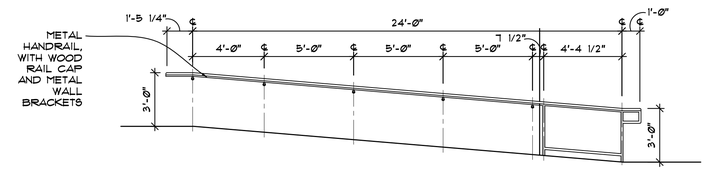
3 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



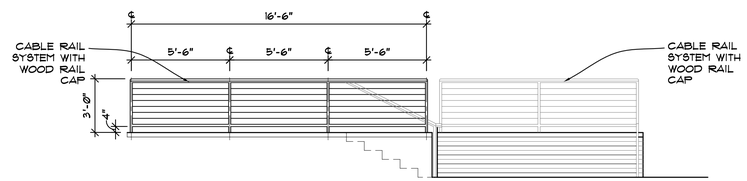
4 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



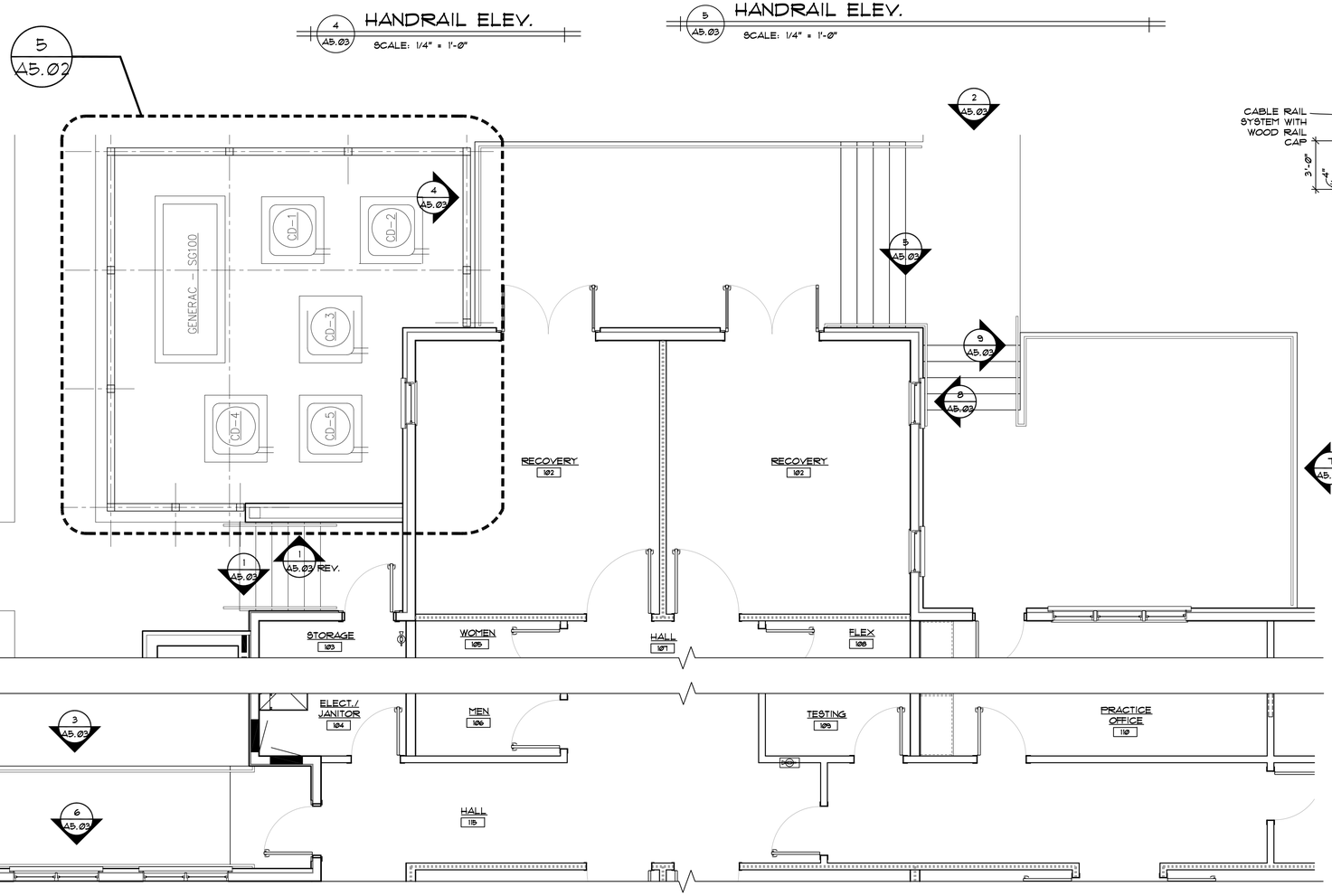
5 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



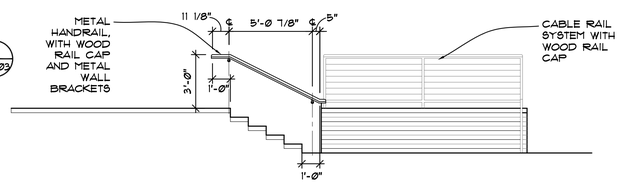
6 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



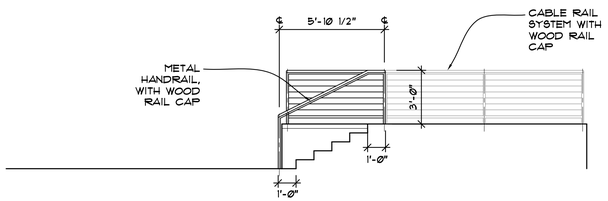
7 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



10 A5.03 PATIO AND STAIR PLAN
SCALE: 1/4" = 1'-0"



8 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"



9 A5.03 HANDRAIL ELEV.
SCALE: 1/4" = 1'-0"

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
96560826640000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

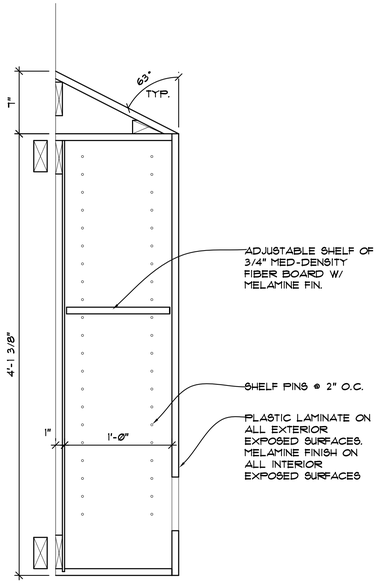
Checked By:

Project no.
2604

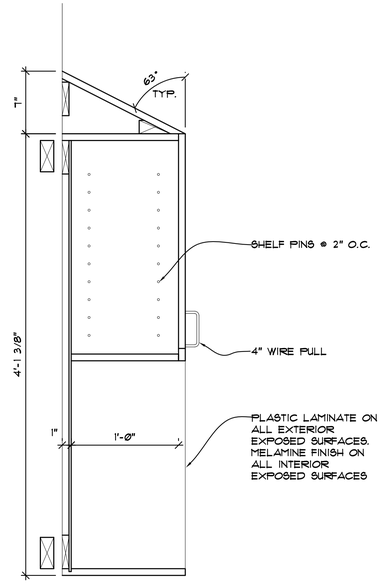
Description:
HANDRAIL ELEVATIONS

Sheet no.
A5.03

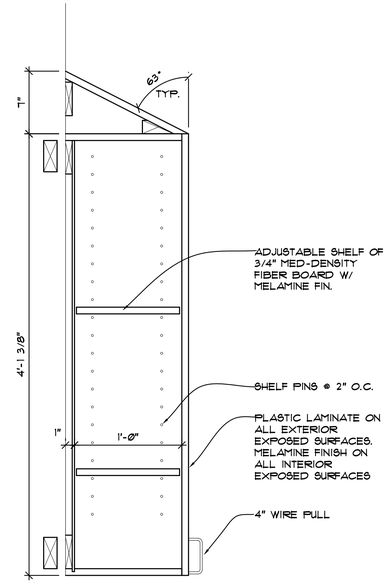
THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED



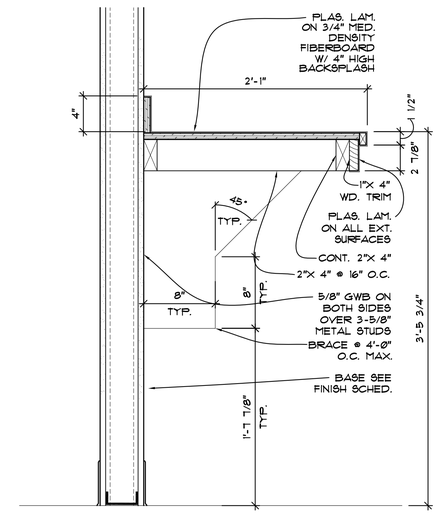
1 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"



2 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"

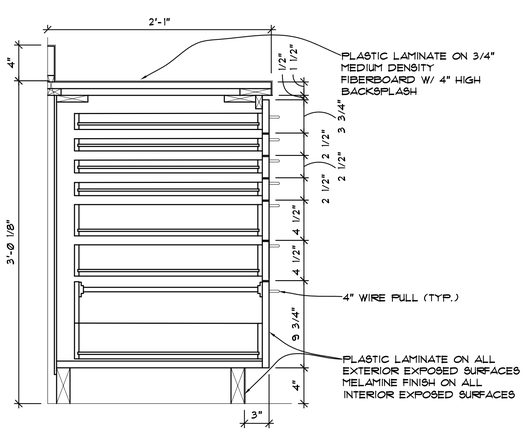


3 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"

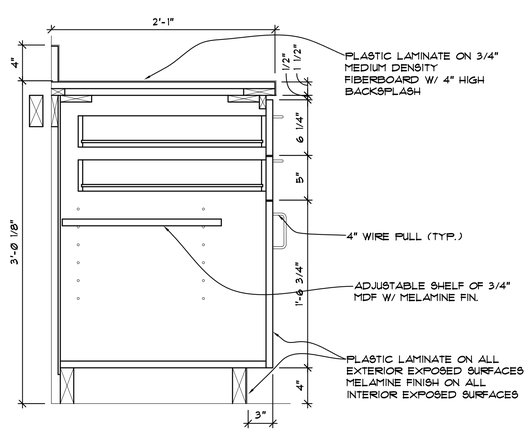


4 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"

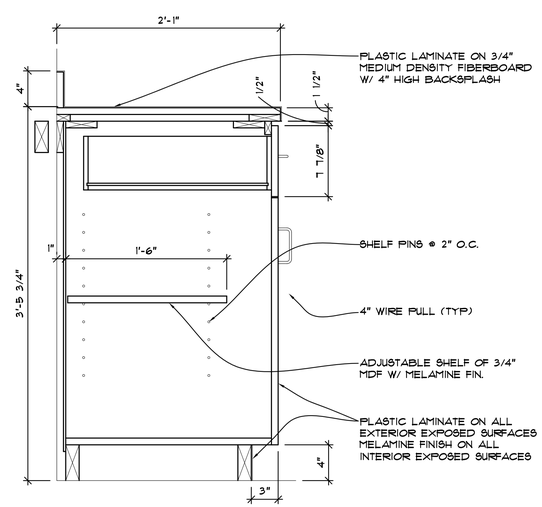
CASEWORK NOTES
- WOOD BLOCKING IN WOOD STUD WALL BEHIND ALL CASEWORK AS REQUIRED



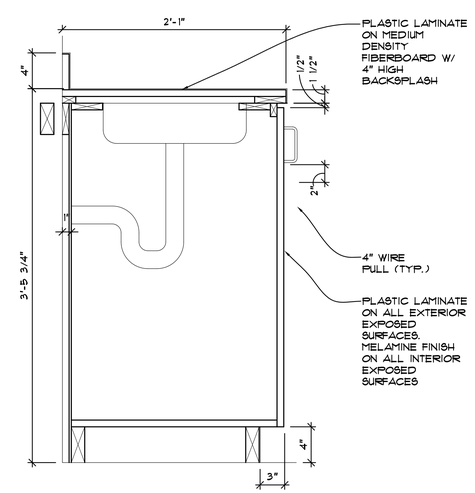
5 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"



6 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"



7 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"



8 A5.04 CASEWORK
SCALE: 1 1/2" = 1'-0"

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

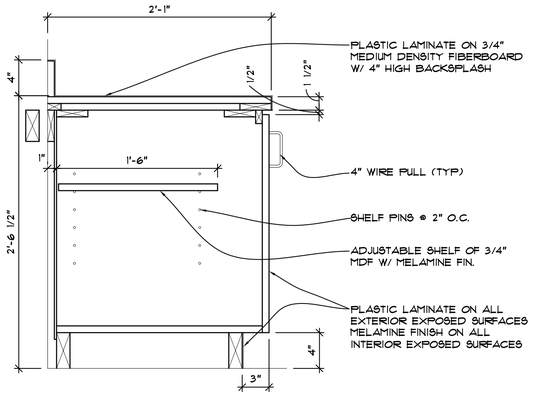
Checked By:

Project no.
2604

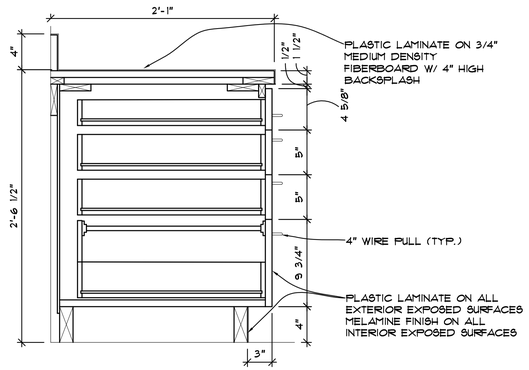
Description:
CASEWORK SECTIONS

Sheet no.
A5.04

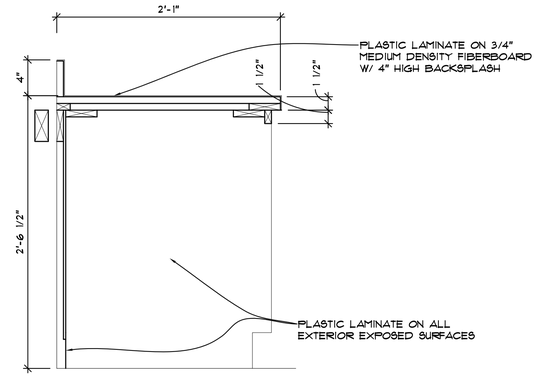
THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED



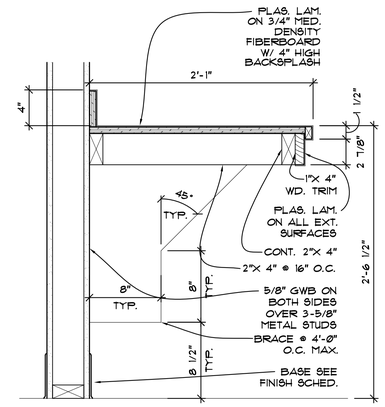
1 A5.05 CASEWORK
SCALE: 1 1/2" = 1'-0"



2 A5.05 CASEWORK
SCALE: 1 1/2" = 1'-0"

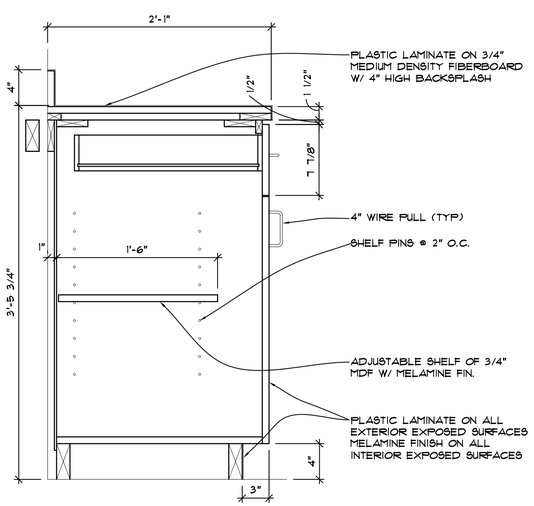


3 A5.05 CASEWORK
SCALE: 1 1/2" = 1'-0"

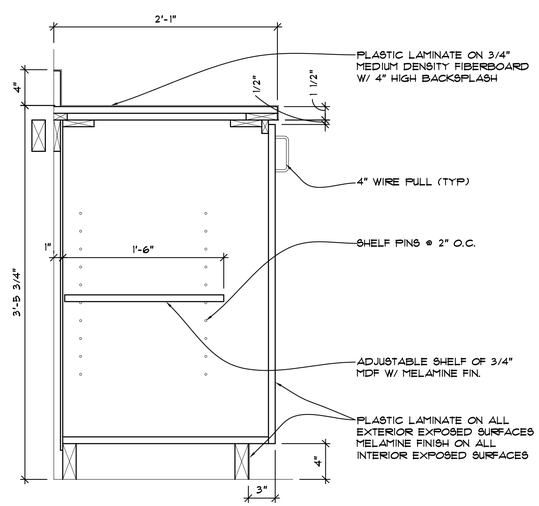


4 A5.05 CASEWORK
SCALE: 1 1/2" = 1'-0"

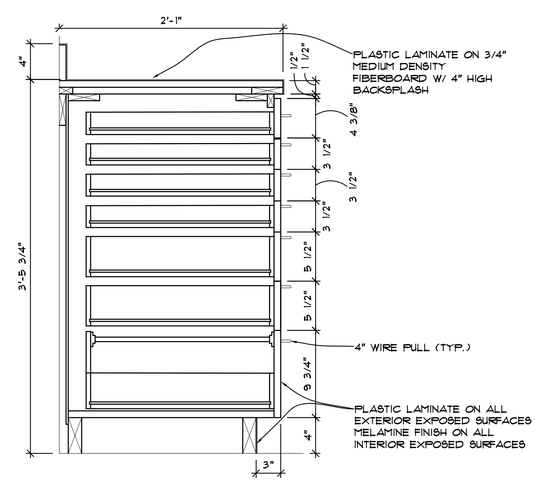
CASEWORK NOTES
- WOOD BLOCKING IN WOOD STUD WALL BEHIND ALL CASEWORK AS REQUIRED



5 A5.05 CASEWORK
SCALE: 1 1/2" = 1'-0"



6 A5.05 CASEWORK
SCALE: 1 1/2" = 1'-0"



7 A5.05 CASEWORK
SCALE: 1 1/2" = 1'-0"

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

Description:
CASEWORK SECTIONS

Sheet no.
A5.05

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLR	BASE	WALLS MAT.	WALLS FIN.	WALLS TRIM	CEILING MAT.	CEILING FIN.	CEILING HGT.	NOTES
	FIRST FLOOR									
101	RECOVERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
102	RECOVERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
103	STORAGE	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
104	ELECT. / JANITOR	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
105	WOMEN	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
106	MEN	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
107	HALL	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
108	FLEX	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
109	TESTING	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
110	PRACTICE OFFICE	LVP	WD	GWB	PT	PT	WD/GB	STAIN	VARIES	
111	OFFICE	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
112	OFFICE	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
113	DOCTORS OFFICE	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
114	STORAGE	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
115	HALL	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
116	SURGERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
117	EQUIPMENT	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
118	SURGERY	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
119	PROCESSING	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
120	EQUIPMENT	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	
121	HALL	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
122	CLINIC	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
123	RECEPTION	LVP	WD	GWB	PT	PT	WD/GB	STAIN	VARIES	
124	CLINIC	LVP	WD	GWB	PT	PT	ACT	-	9'-0"	
125	WAITING	LVP	WD	GWB	PT	PT	WD/GB	STAIN	VARIES	
126	TOILET	LVP	WD	GWB	PT	PT	GB	PT	12'-3"	

DOOR AND FRAME SCHEDULE

NO.	DOOR SIZE WTH	DOOR SIZE HGT	DOOR SIZE THICK	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	FRAME SIZE HEAD	FRAME SIZE JAMB	FRAME SIZE DEPTH	FRAME TYPE	HDWE. SET NO.	GLASS	LABEL	REMARKS
FIRST FLOOR									(DEPTH 19 WALL THROAT SIZE)					
101A	6'-0"	8'-0"	1 3/4"	D3	SCW	WOOD	-	-	6 1/2"	D3	-	1" TG/IG	-	EXTERIOR DOOR
101B	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
102A	6'-0"	8'-0"	1 3/4"	D3	SCW	WOOD	-	-	6 1/2"	D3	-	1" TG/IG	-	EXTERIOR DOOR
102B	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
103A	3'-0"	8'-0"	1 3/4"	D2	SCW	WOOD	-	-	6 1/2"	D2	-	1" TG/IG	-	EXTERIOR DOOR
103B	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
104	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
105	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
106	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
108	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
109	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
110A	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
110B	3'-0"	8'-0"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
111	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
112	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
113A	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	6 3/4"	W1	-	-	-	
113B	3'-0"	8'-0"	1 3/4"	D2	SCW	WOOD	-	-	6 1/2"	D2	-	1" TG/IG	-	EXTERIOR DOOR
114	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
115	3'-0"	8'-0"	1 3/4"	D2	SCW	WOOD	-	-	6 1/2"	D2	-	1" TG/IG	-	EXTERIOR DOOR ACCESS CONTROL
116	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
118	4'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
119A	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
119B	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
121	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	ACCESS CONTROL
122	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
124	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
125	3'-0"	8'-0"	1 3/4"	D1	SCW	WOOD	-	-	6 1/2"	D1	-	1" TG/IG	-	EXTERIOR DOOR
126	3'-0"	6'-8"	1 3/4"	FP	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
127	PR 3'-0"	7'-0"	1 3/4"	F	HM	HM	-	-	4"	F1	-	-	-	EXTERIOR DOOR

SCHEDULE ABBREVIATIONS

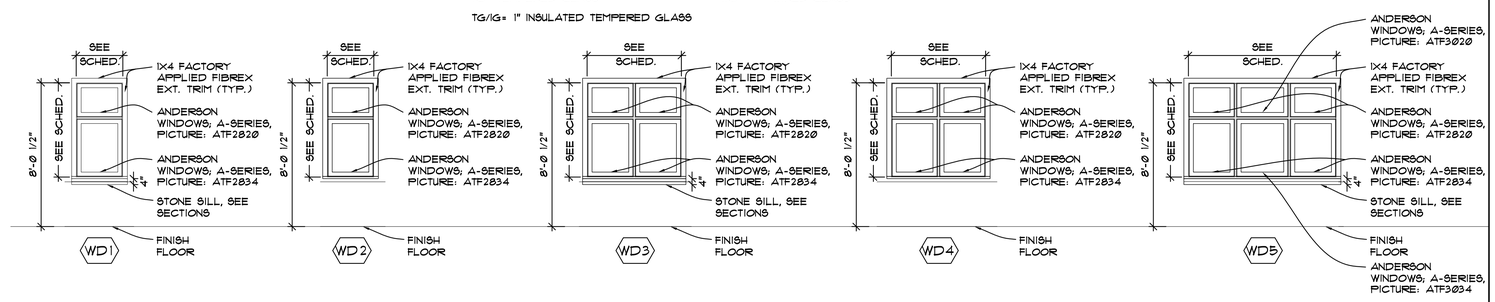
ACT	ACOUSTICAL CEILING TILE	PT	PAINT
ALUM	ALUMINUM	QT	QUARRY TILE
CONC	CONCRETE	RF	RESILIENT FLOORING
CPT	CARPET	SCW	SOLID CORE WOOD
CT	CERAMIC TILE	S. CONC	SEALED CONCRETE
EXP	EXPOSED	STL	STEEL
GB	GYPSUM BOARD	TPT	TEXTURED PAINT FINISH
GWB	GYPSUM WALLBOARD	VB	VINYL BASE
HM	HOLLOW METAL	VCT	VINYL COMPOSTION TILE
HCS	HOLLOW CORE SLAB	WD	WOOD

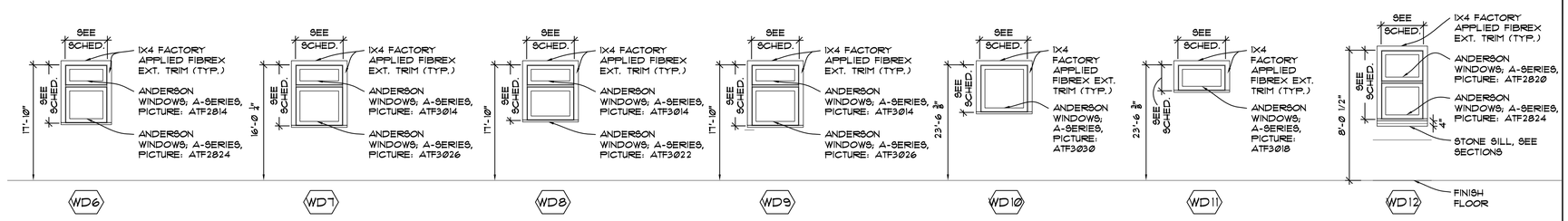
GLAZING

TG= TEMPERED GLASS

WG= 1/4" WIRED GLASS

TG/IG= 1" INSULATED TEMPERED GLASS





WINDOW TYPES - FIXED

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

FINISH NOTES

1. LAMINATE/LVP:

   LUXURY VINYL TILE TO BE "COMMERCIAL GRADE", STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE BUDGET ALLOWANCE.

2. PAINT:

   ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL AS APPROVED BY OWNER/ARCHITECT. COMPUTER COLOR TO MATCH ALL PAINT COLORS TO SAME MANUFACTURER.

A) GYPSUM WALL BOARD - ALL INTERIOR SHEETROCK WALLS TO BE PRIMED WITH ONE (1) COAT PROMAR LATEX WALL PRIMER B28W200 THEN TWO (2) COATS PROMAR 200 LATEX B31 SERIES. THIS APPLICATION TO BE APPLIED IN ALL AREAS EXCEPT TOILETS, KITCHENS, CLASSROOMS, STORAGE, STAIRS AND CORRIDORS.

B) INTERIOR WALLS IN AREAS NOT RECEIVING APPLICATION "A" SHALL RECEIVE THE SAME PRIME COAT AS IN "A" AND TWO (2) FINISH COATS OF SEMI-GLOSS LATEX IN SIMILAR COMPATABLE SERIES

C) INTERIOR METAL - PRIMED WITH (1) COAT PROMAR 200 INTERIOR ENAMEL UNDERCOATER AND PAINTED WITH TWO (2) COATS PROMAR 200 INTERIOR ALKYD SEMI-GLOSS PAINT.

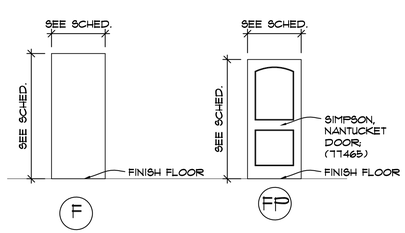
D) INTERIOR DOORS TO BE STAINED. ALL INTERIOR STAINING TO BE PROVIDED BY CONTRACTOR.

3. BASE:

   1X4 SELECT GRADE PINE, FINISH FOUR SIDES, STAIN FINISH, (OWNER TO SELECT COLOR)

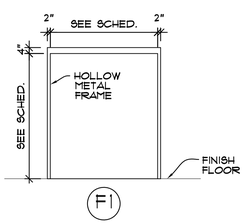
4. SUSPENDED ACOUSTICAL TILE CEILING. ACT-1: SUSPENDED ACOUSTICAL TILE CEILINGS TO BE EQUAL TO 24" X 24" REVEAL EDGE LAY-IN TILE "ECLIPSE, CLIMA PLUS" BY USG, WITH EXPOSED "T" GRID.FINE FISSURED VINYL FACE

5. INTERIOR WOOD TRIM:
   ALL INTERIOR WOOD TRIM TO BE PROVIDED AND INSTALLED BY CONTRACTOR



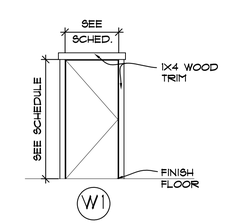
DOOR TYPES - INTERIOR

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



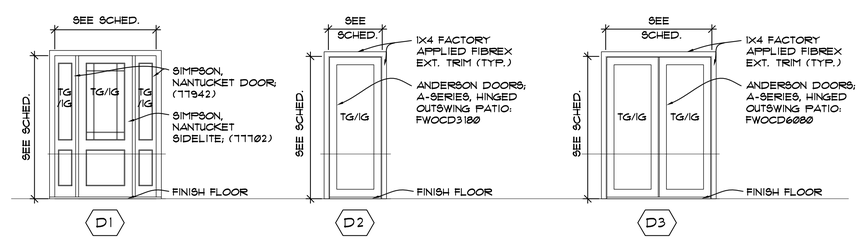
FRAME TYPES - EXTERIOR

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



FRAME TYPES - INTERIOR

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



DOOR TYPES - EXTERIOR

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

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE, SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
9656082664000000

Revisions:

100% Review Set

Date: April 16, 2026

Drawn By: JDH

Checked By:

Project no. 2604

Description: DOOR SCHEDULES

Sheet no. A6.01

GENERAL NOTES

1) ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF ALL STATE AND LOCAL BUILDING CODES ZONING ORDINANCES, LANDSCAPE ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

2) CONTRACTORS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT FOR ANY ALTERATION TO THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH CONSTRUCTION.

3) CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND COMPLETION OF PROJECT.

4) CONTRACTOR RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE SITE IN A TIMELY, AND LEGAL DISPOSAL MANNER.

5) ALL CONSTRUCTION TO MEET OR EXCEED INDUSTRY STANDARDS.

6) CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE MARSHALL.

7) ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED TO BE PROVIDED TO COMPLY WITH ANSI A117.1-2017 EDITION. THRESHOLD TRANSITION SLOPE TO BE FIELD COORDINATED BY CONTRACTOR TO MEET ACCESSIBILITY REQUIREMENTS.

8) CONTRACTOR TO PROVIDE STATE AND LOCAL APPROVED DESIGN/ CONSTRUCTION DOCUMENTS AND INSTALLATION OF SPRINKLER SYSTEM FOR NEW STRUCTURE.

9) THE ARCHITECT WAIVES ANY & ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OF CONFLICT WHICH ARE ALLEGED.

WALL LEGEND

WALL TYPE 1 B

NEW 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM WALLBOARD ON BOTH SIDES OF WALL. ATTACH TO JOISTS ABOVE (TYPE B: PROVIDE 2" SOUND ATTENUATION BATT. IN WALL)

SHEET SPECIFIC NOTES

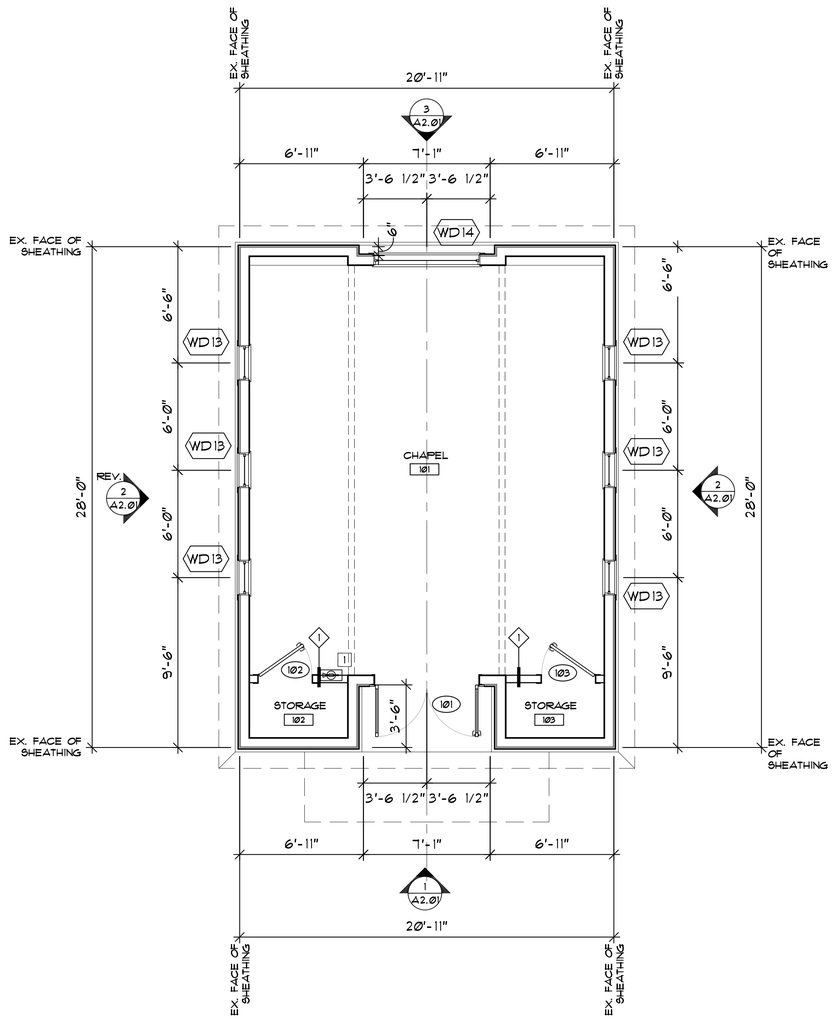
1. PROVIDE SEMI-RECESSED CABINET AND FIRE EXTINGUISHER
2. MILLWORK, SEE CASEWORK ELEVATION DETAIL

CEILING LEGEND

- Ø.5x2 — NEW HVAC SUPPLY AIR DIFFUSER - CEILING GRID MOUNTED
- RECESSED CAN LIGHT FIXTURE
- PENDENT CHANDELIER, CEILING MOUNTED
- 2'X2' SUSPENDED ACCOUSTIC TILE CEILING
- GWB DROP SOFFIT/CEILING CURB - WITH PAINT FINISH AS SELECTED BY OWNER
- T&G WOOD BOARDS, WITH STAIN FINISH AS SELECTED BY OWNER

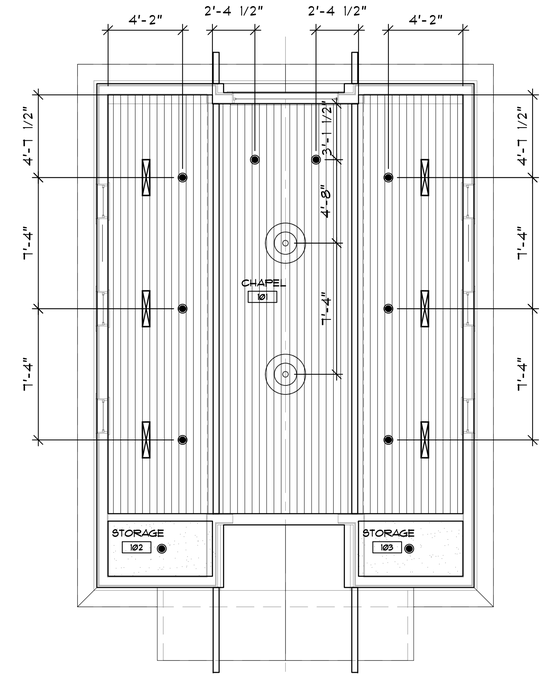
GENERAL NOTES

1. U.O.N., CENTER CEILING TILES IN ROOM
2. SEE ELECTRICAL FIXTURE SCHEDULE FOR ALL LIGHT FIXTURE TYPES
3. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALL EXIT LIGHTS AND EMERGENCY LIGHTS
4. SEE ELECTRICAL FOR LOCATIONS OF ALL EXIT SIGNS.
5. SEE MECHANICAL DRAWINGS & SCHEDULES FOR ALL MECHANICAL SUPPLY AND RETURN FIXTURE TYPES.



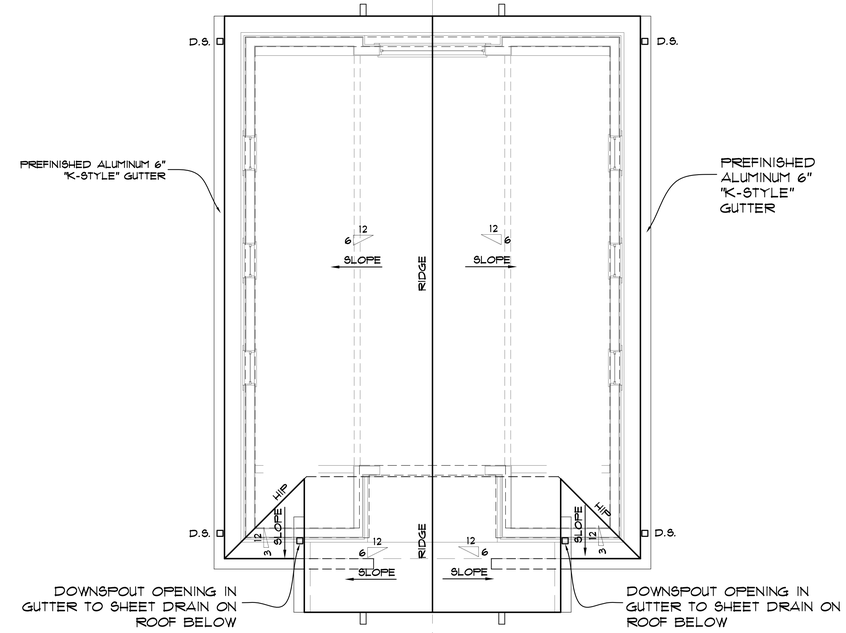
2 A1.112 FLOOR PLAN - CHAPEL

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



1 A1.112 REFLECTED CEILING PLAN - CHAPEL

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



3 A1.112 ROOF PLAN - CHAPEL

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

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
PHONE 828-692-7238
FAX 828-696-9978
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE, SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
96560826640000 0

Revisions:

100% Review Set

Date: April 16, 2026

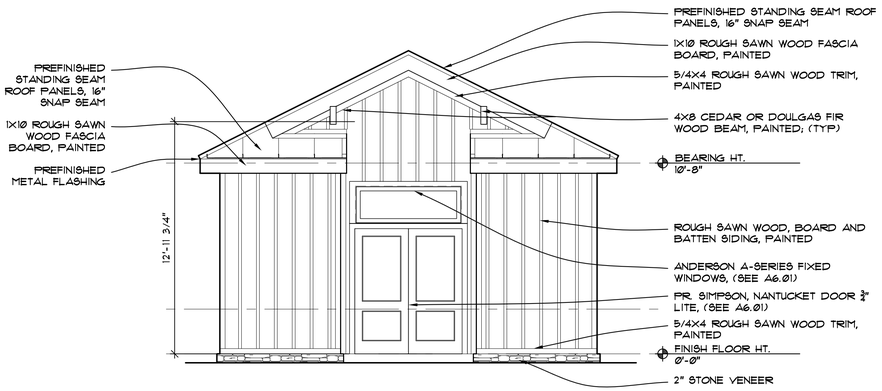
Drawn By: JDH

Checked By:

Project no. 2604

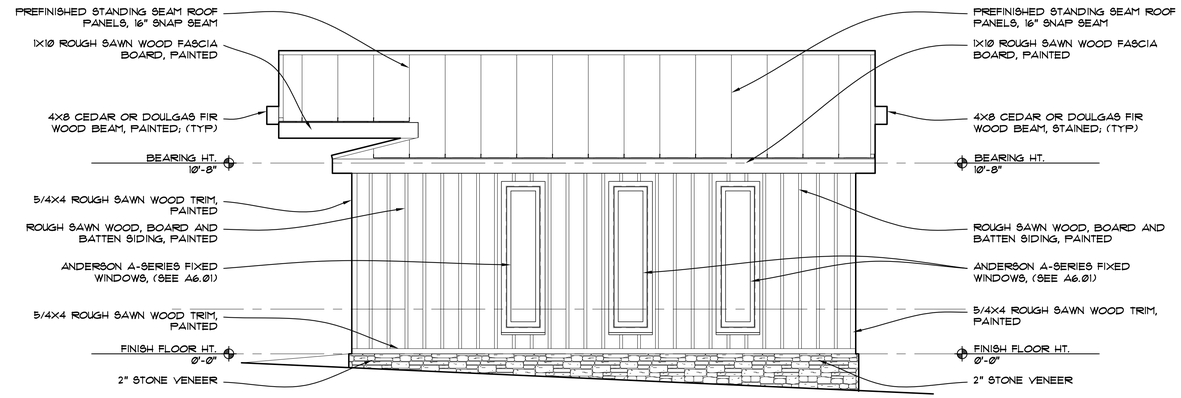
Description: FLOOR PLAN, RCP

Sheet no. A1.112



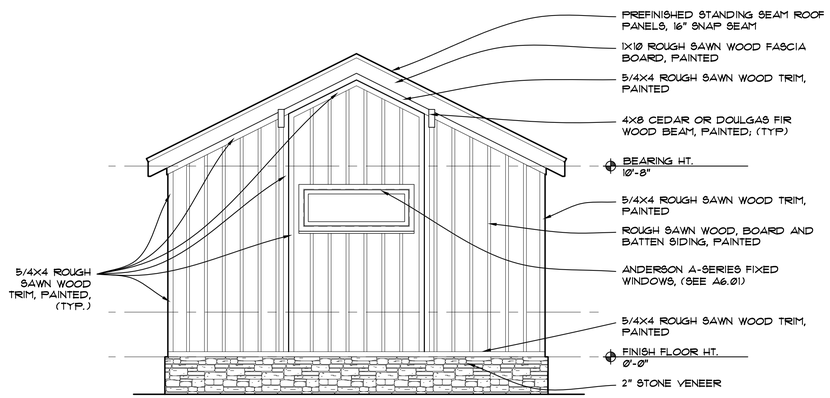
1 A2.012 FRONT ELEVATION - CHAPEL

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



2 A2.012 SIDE ELEVATION - CHAPEL

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



3 A2.012 REAR ELEVATION - CHAPEL

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

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

PHONE 828-692-7238
FAX 828-696-9978
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

Description:
EXTERIOR ELEVATIONS

Sheet no.
A2.012

ROOM FINISH SCHEDULE										
NO.	ROOM NAME	FLR	BASE	WALLS			CEILING			NOTES
				MAT.	FIN.	TRIM	MAT.	FIN.	HGT.	
	FIRST FLOOR									
101	CHAPEL	LVP	WD	GWB	PT	PT	GB	PT	VARIES	
102	STORAGE	LVP	WD	GWB	PT	PT	GB	PT	10'-0"	
103	STORAGE	LVP	WD	GWB	PT	PT	GB	PT	10'-0"	

DOOR AND FRAME SCHEDULE															
NO.	DOOR					FRAME					HDWE. SET NO.	GLASS	LABEL	REMARKS
	SIZE			TYPE	MATERIAL	MATERIAL	SIZE			TYPE				
	WTH	HGT	THICK				HEAD	JAMB	DEPTH					
FIRST FLOOR							(DEPTH 18 WALL THROAT SIZE)							
101	3'-0"	8'-0"	1 3/4"	D1	SCW	WOOD	-	-	6 1/2"	D1	-	1" TG/IG	-	EXTERIOR DOOR
102	3'-0"	6'-8"	1 3/4"	F	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	
103	3'-0"	6'-8"	1 3/4"	F	SCW	WOOD	-	-	4 3/4"	W1	-	-	-	

SCHEDULE ABBREVIATIONS

ACT——ACOUSTICAL CEILING TILE
ALUM——ALUMINUM
CONC——CONCRETE
CPT——CARPET
CT——CERAMIC TILE
EXP——EXPOSED
GB——GYPSUM BOARD
GWB——GYPSUM WALLBOARD
HM——HOLLOW METAL
HCS——HOLLOW CORE SLAB
PT——PAINT
QT——QUARRY TILE
RF——RESILIENT FLOORING
SCW——SOLID CORE WOOD
S. CONC——SEALED CONCRETE
STL——STEEL
TPT——TEXTURED PAINT FINISH
VB——VINYL BASE
VCT——VINYL COMPOSTION TILE
WD——WOOD

GLAZING

TG= TEMPERED GLASS

WG= 1/4" WIRED GLASS

FINISH NOTES

1. LAMINATE/LVP:

   A) FLOORING TO BE PROVIDED AND INSTALLED BY OWNER.

2. PAINT:

   ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL AS APPROVED BY OWNER/ARCHITECT. COMPUTER COLOR TO MATCH ALL PAINT COLORS TO SAME MANUFACTURER.

   A) GYPSUM WALL BOARD - ALL INTERIOR SHEETROCK WALLS TO BE PRIMED WITH ONE (1) COAT PROMAR LATEX WALL PRIMER B28W200 THEN TWO (2) COATS PROMAR 200 LATEX B31 SERIES. THIS APPLICATION TO BE APPLIED IN ALL AREAS EXCEPT TOILETS, KITCHENS, CLASSROOMS, STORAGE, STAIRS AND CORRIDORS.

   B) INTERIOR WALLS IN AREAS NOT RECEIVING APPLICATION "A" SHALL RECEIVE THE SAME PRIME COAT AS IN "A" AND TWO (2) FINISH COATS OF SEMI-GLOSS LATEX IN SIMILAR COMPATABLE SERIES

   C) INTERIOR METAL - PRIMED WITH (1) COAT PROMAR 200 INTERIOR ENAMEL UNDERCOATER AND PAINTED WITH TWO (2) COATS PROMAR 200 INTERIOR ALKYD SEMI-GLOSS PAINT.

   D) INTERIOR DOORS TO BE STAINED. ALL INTERIOR STAINING TO BE PROVIDED BY CONTRACTOR.

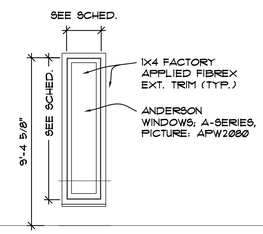
3. BASE:

   A) 4" X .125" VINYL COVE WALL BASE BY ROPPE OR EQUAL, COLOR SELECTED BY ARCHITECT.

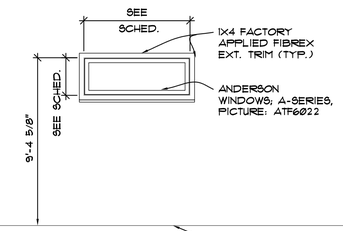
   B) 4" X .125" VINYL COVE WALL BASE BY ROPPE OR EQUAL, COLOR SELECTED BY ARCHITECT.

4. SUSPENDED ACOUSTICAL TILE CEILING. ACT-1: SUSPENDED ACOUSTICAL TILE CEILINGS TO BE EQUAL TO 24" X 24" REVEAL EDGE LAY-IN TILE "ECLIPSE, CLIMA PLUS" BY USG, WITH EXPOSED "T" GRID.

5. INTERIOR WOOD TRIM:
   A) ALL INTERIOR WOOD TRIM TO BE PROVIDED AND INSTALLED BY CONTRACTOR

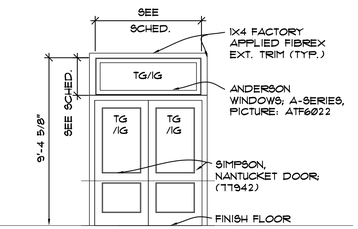


WD13



WD14

FINISH FLOOR



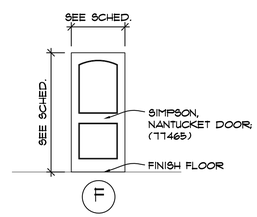
D1

WINDOW TYPES - FIXED

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

DOOR TYPES - EXTERIOR

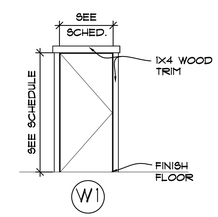
SCALE: 1/4"= 1'-0"



F

DOOR TYPES - INTERIOR

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



W1

FRAME TYPES - INTERIOR

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

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION; ©COPYRIGHT 2026, ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

ADEPTUS ARCHITECTURE, INC.
121 MANLY STREET GREENVILLE,
SC 29601 864-242-2514

General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

DO NOT SCALE DIMENSIONS FROM BLUEPRINT

NEW FACILITY FOR
ROBERSON LEGACY CLINIC
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

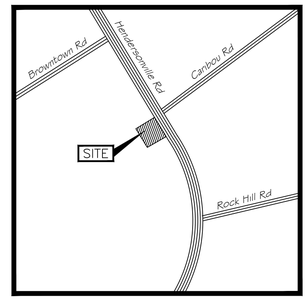
Description:
DOOR SCHEDULES

Sheet no.
A6.012

SITE DEVELOPMENT PLANS FOR

ROBERSON LEGACY CLINIC

1081 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803



Vicinity Map
Not to Scale

Sheet List Table	
Sheet Number	Sheet Title
1 OF 16	COVER SHEET
2 OF 16	STANDARD NOTES AND SPECIFICATIONS
3 OF 16	SURVEY
4 OF 16	DEMOLITION PLAN
5 OF 16	SITE PLAN
6 OF 16	SITE DETAILS
7 OF 16	SITE DETAILS
8 OF 16	GRADING PLAN
9 OF 16	EROSION CONTROL PLAN PHASE I
10 OF 16	EROSION CONTROL PLAN PHASE II
11 OF 16	EROSION CONTROL DETAILS
12 OF 16	EROSION CONTROL DETAILS
13 OF 16	UTILITY PLAN
14 OF 16	UTILITY DETAILS
15 OF 16	LANDSCAPE PLAN
16 OF 16	LANDSCAPE DETAILS

MUNICIPAL CONTACT LIST:

TOWN OF BILTMORE FOREST

PLANNING AND ZONING DIVISION
TOWN OF BILTMORE FOREST
355 VANDERBILT RD.
BILTMORE FOREST, NC 28803
TEL: (828) 274-0824
CONTACT: TONY WILLIAMS

TRANSPORTATION DEPARTMENT
NCDOT
11 OLD CHARLOTTE HWY
ASHEVILLE, NC 28803

METROPOLITAN SEWERAGE DISTRICT
2028 RIVERSIDE DRIVE
ASHEVILLE, NC 28804
TEL: 828-225-8289
ATTN: MR. KEVIN F. JOHNSON, PE

CITY OF ASHEVILLE WATER
70 COURT PLAZA
ASHEVILLE, NC 28802
TEL: 828-259-5420
ATTN: MR. CHAD PIERCE

PROJECT CONTACT LIST:

ENGINEER OF RECORD
PHAROS LAND DESIGN, PLLC
W. DUANE ENSOR, PE
507 BENNETT STREET
GREENVILLE, SC 29609
TEL: 843-693-2335

SURVEYOR OF RECORD
GLASPY LAND SURVEYING
784 GLASPY MOUNTAIN ROAD
HENDERSONVILLE, NC 28792
CONTACT: AMOS J. GLASPY, PLS-5388
PHONE: (828)-974-1811
AMOS.GLS@GMAIL.COM

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER W. DUANE ENSOR

North Carolina 811 www.nc811.org

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 606 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC
COVER SHEET

FILE NAME: CVR	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	1 OF 16

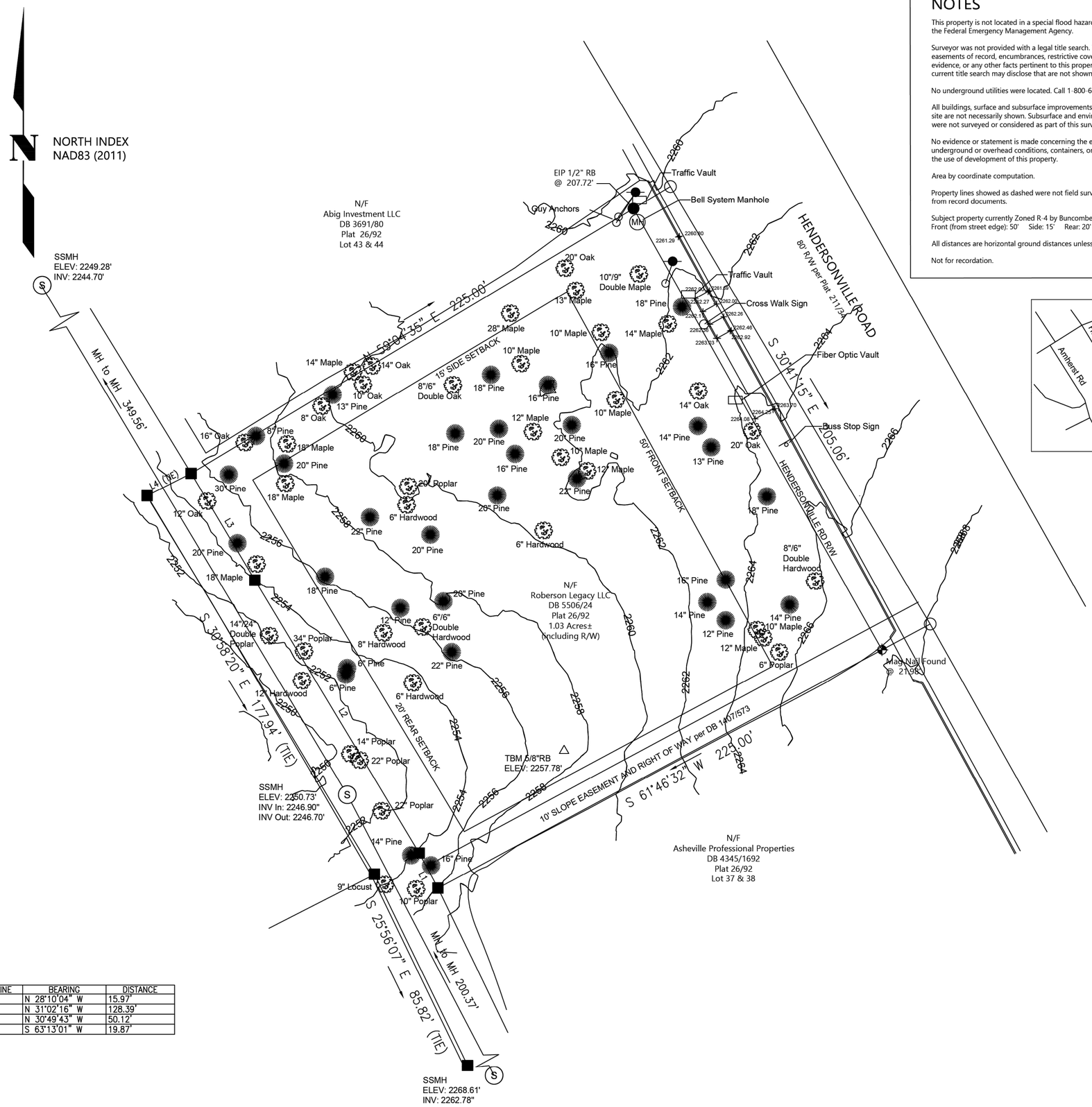
FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Cover USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:03 AM

GENERAL NOTES

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO PHAROS LAND DESIGN, LLC (HEREIN 'PLD') PRIOR TO THE DATE ON WHICH PLD AND THE PROFESSIONAL OF RECORD PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY PLD, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH PLD AND THE PROFESSIONAL OF RECORD THAT THE LATEST EDITION OF DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND IN PROVISIONS, IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND PLD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PLD AND THE PROFESSIONAL OF RECORD, IN WRITING, IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK THAT HAS TO BE RE-DONE DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PLD AND THE PROFESSIONAL OF RECORD WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND PLD, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST ENSURE MEASUREMENTS MATCH LAYOUT OF BUILDING ON THE GROUND.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. THIS INCLUDES ALL ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND RECOMMENDATIONS SHALL GOVERN. THE CONTRACTOR MUST FOLLOW ALL RECOMMENDATIONS, REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND PLD, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS WITHIN ANY PLANS PROVIDED BY PLD. IF A GEOTECHNICAL REPORT DOES NOT ALREADY EXIST AT THE TIME PLANS ARE CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE JURISDICTIONS WITHIN THIS PROJECT'S GEOGRAPHICAL LIMITS.
12. PLD AND THE PROFESSIONAL OF RECORD ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY AND ALL HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOVE OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE TRENCHING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN IN PLACE FOR AN INITIAL PHASE OF WORK BUT ARE SUBJECT TO BE REMOVED AT A FUTURE DATE. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE JURISDICTIONS. THE CONTRACTOR MUST PROVIDE PROOF OF DISPOSAL.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ANCILLARY ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING PROPERTY OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. PLD AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. PLD AND THE PROFESSIONAL OF RECORD HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF THE PROFESSIONAL OF RECORD'S AND PLD SERVICES AS RELATED TO THE PROJECT. PLD AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE TO DIRECT OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY NOTIFY, IN WRITING, TO PLD AND THE PROFESSIONAL OF RECORD, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST REIMBURSE PLD AND THE PROFESSIONAL OF RECORD FOR ANY AND ALL CLAIMS, DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. PLD AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE.
21. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD PLD AND THE PROFESSIONAL OF RECORD HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT THE PROFESSIONAL OF RECORD AND PLD SUFFER AND ANY ALL COSTS THAT PLD AND THE PROFESSIONAL OF RECORD INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME PLD , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH PLD WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS PLD AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. PLD AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR THE COMPLETION OF WORK PERFORMED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF PLD, NOR THE PRESENCE OF PLD AND THE PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN 'PLD PARTIES'), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. PLD PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS PLD PARTIES FOR AND FROM ANY LIABILITY TO PLD PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME PLD AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN PLD'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, PLD WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE GENERAL DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND PLD HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. PLD WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING PLD'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT PLD HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. PLD IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO PLD'S ATTENTION. PLD IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF PLD AND THE PROFESSIONAL OF RECORD FOR ALL DEVIATIONS WITHIN THE SCOPE OF THE PROFESSIONAL OF RECORD'S AND PLD SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND PLD PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, PLD AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD PLD AND THE PROFESSIONAL OF RECORD PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND PLD INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PLD AND THE PROFESSIONAL OF RECORD HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND PLD PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY PLD AND THE PROFESSIONAL OF RECORD, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND PLD KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES

GENERAL DEMOLITION NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT ALL CONSTRUCTION/REMOVAL ACTIVITIES IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, BURIAL SITES AND OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
5. THE CONTRACTOR MUST USE THE DEMOLITION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
6. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
7. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR, AT CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
8. PLD AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION PLAN IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
9. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF ADEQUATE AND APPROPRIATE BARRICADES AND/OR FENCING AND OTHER SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
10. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS REGARDING THE PLANS, ANY ISSUES OR CONCERNS WITH THE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD



LINE	BEARING	DISTANCE
L1	N 28°10'04" W	15.97'
L2	N 31°02'16" W	128.39'
L3	N 30°49'43" W	50.12'
L4	S 63°13'01" W	19.87'

NOTES

This property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Surveyor was not provided with a legal title search. There may exist easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts pertinent to this property that an accurate and current title search may disclose that are not shown on this survey.

No underground utilities were located. Call 1-800-632-4949 before digging.

All buildings, surface and subsurface improvements on an adjacent to the site are not necessarily shown. Subsurface and environmental conditions were not surveyed or considered as part of this survey.

No evidence or statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may effect the use of development of this property.

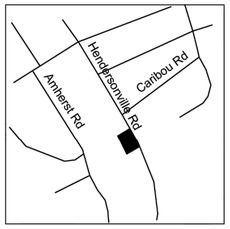
Area by coordinate computation.

Property lines showed as dashed were not field surveyed. They were plotted from record documents.

Subject property currently Zoned R-4 by Buncombe County.
Front (from street edge): 50' Side: 15' Rear: 20'

All distances are horizontal ground distances unless otherwise noted.

Not for recordation.



LEGEND

- NC GEODETIC CONTROL MONUMENT
- CONCRETE MONUMENT (CM)
- EXISTING IRON PIN (EIP)
- 5/8" REBAR SET (NIP)
- EXISTING STONE MARKER
- MAGNAIL FOUND OR SET
- UNMARKED POINT (CP)
- UTILITY POLE (PP)
- UTILITY LINES
- FIRE HYDRANT (FH)
- WATER METER OR WELL
- WATER VALVE (WV)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CLEANOUT
- DRAIN INLET
- CURB INLET

NOW OR FORMERLY (N/F)
DEED BOOK & PAGE (DB)
PLAT BOOK & PAGE (PB)
RIGHT OF WAY (R/W)

REFERENCE DATA

SURVEYED: 10/03/2025

PIN: 9656082664
DEED: 5506/24

Amos J. Glaspy, PLS-5388
784 Glaspy Mountain Road
Hendersonville, NC 28792

glaspylandsurveying.com
amos.gls@gmail.com
828-974-1811

GLASPY
LAND SURVEYING

PLAT OF BOUNDARY/TOPOGRAPHIC SURVEY | PREPARED FOR PROPERTY OWNERS

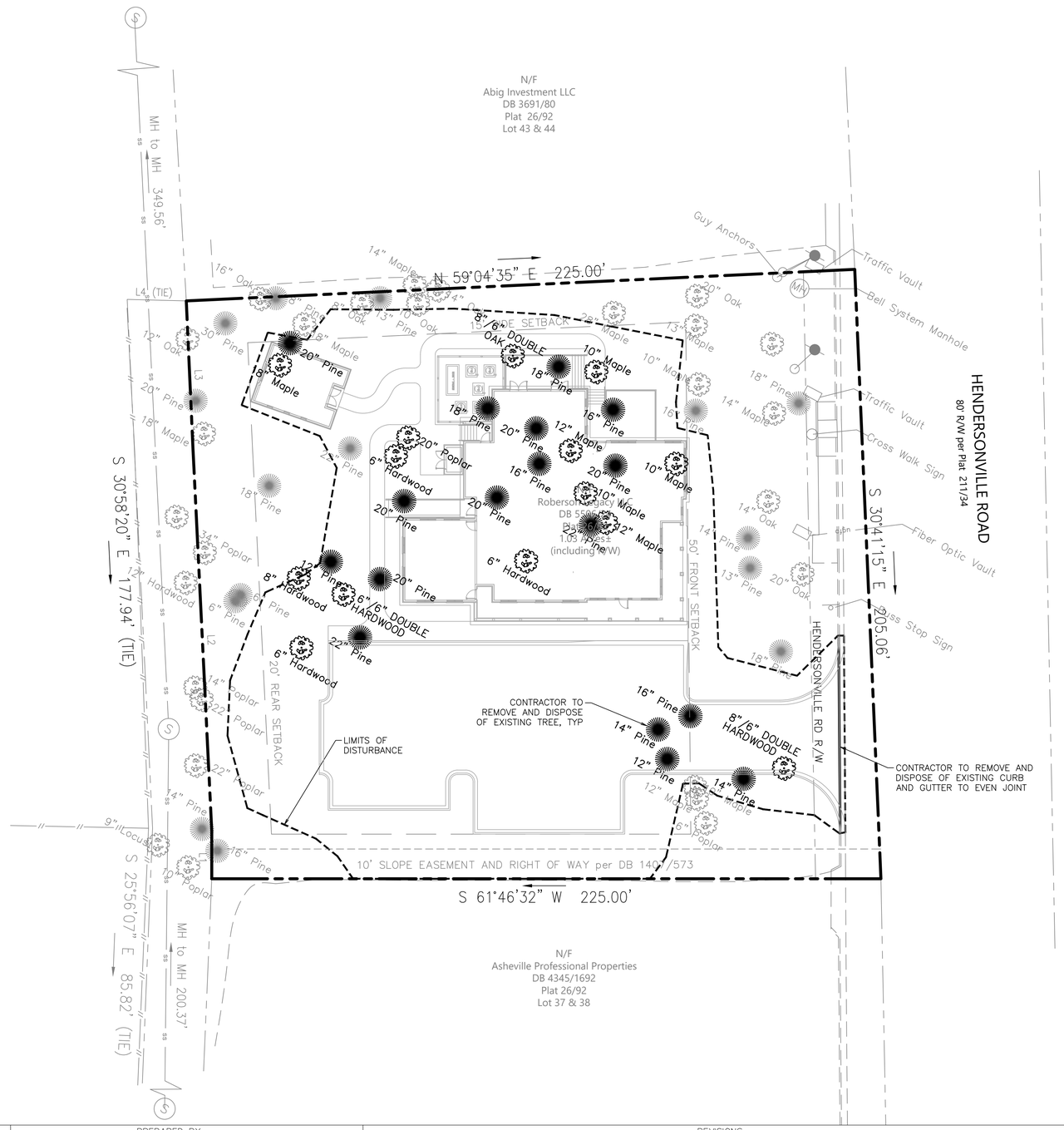
Roberson Legacy LLC

Hendersonville Road, Asheville, NC 28803
Buncombe County
Biltmore Township
PIN: 9656082664
DEED: 5506/24

SIZE

SCALE: 1" = 30'

0 30 60 90



MISCELLANEOUS DEMOLITION NOTES

1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
2. ALL TREES AND SHRUBS INSIDE LIMITS OF DISTURBANCE (EXCEPT THOSE SPECIFIED TO REMAIN) TO BE REMOVED.

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE WEST

20 10 0 20 40

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

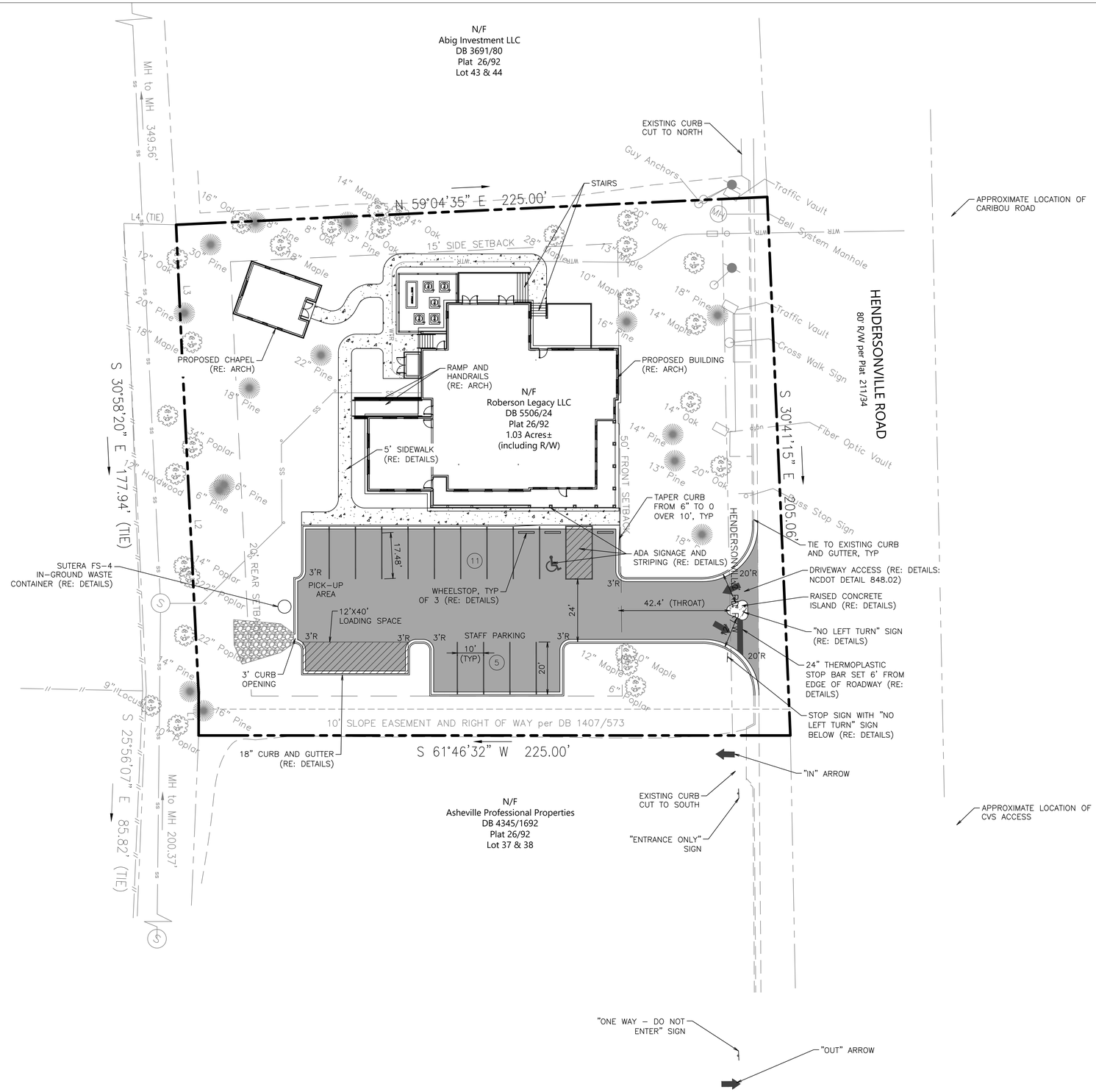
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

DEMOLITION PLAN

FILE NAME: CWL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	4 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Demo USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:06 AM



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- (7) PARKING SPACE INDICATOR
- ASPHALT PAVING (RE: DETAILS)
- SIDEWALK (RE: DETAILS)
- HEAVY DUTY CONCRETE (RE: DETAILS)
- CITY CONCRETE (RE: DETAILS)

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE EDDY

20 10 0 20 40

FILE LOCATION:C:\Users\dduane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Site USER:dduane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:05 AM

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE PLAN

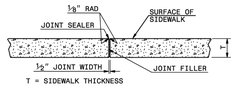
FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	5 OF 16

NOTES:

CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

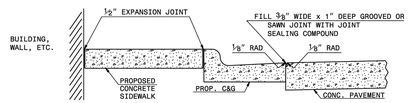
PLACE A GROOVE JOINT 1" DEEP WITH 1/8" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.



T = SIDEWALK THICKNESS

TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

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

T-24

ROADWAY STANDARD DRAWING FOR **CONCRETE SIDEWALK**

SHEET 1 OF 1

848.01

SUTERA In-ground waste containment

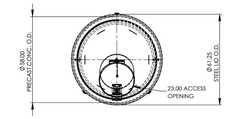
Sutera USA LLC - 55 Commerce Center, Greensville SC. 29615 USA
Sutera Canada Inc. - 700 Rupert Street, Waterloo ON. N2V 2B5 CANADA

PRODUCT SPECIFICATION SHEET

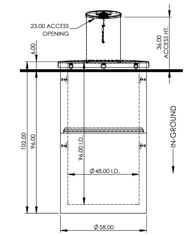
FS-4

Top View

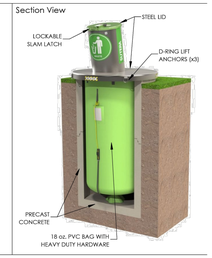
NOTE: ALL DIMENSIONS SHOWN ARE IN INCHES UNLESS OTHERWISE SPECIFIED



Front View



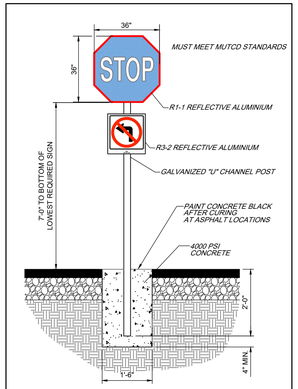
Section View



For more information about this product visit www.sutera-inground.com or email contact@sutera-inground.com

pg. 2 of 2

www.sutera-inground.com

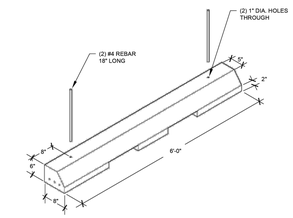


STOP SIGN DETAIL

(N.T.S.)

REV.	DATE	BY	REVISION DESCRIPTION	APP.	REV.	PG.
1	12/13/13	WD	REV. PER	CW	846	06
0	12/12/13	WD	ROBSON DESIGNTECH	MBS	13-14	06

6' WHEEL STOP W/ UNDER DRAINS (BUMPER BLOCK)



NOTES:
- WEIGHT: 262lbs.
- CLASS "F5CT" CONCRETE
- REINFORCED WITH (3) #3 RODS

CROMWELL CONCRETE PRODUCTS INC.

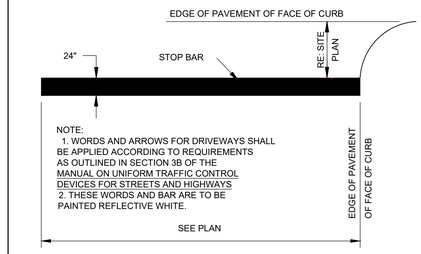
PROJECT:

TITLE: **6' SINGLE SLOPE WHEEL STOP (BUMPER BLOCK)**

DRAWN:	MR	12/13/13	75.0 lbs.
CHECK:	MR	12/13/13	262.0 lbs. - W/ REBAR
SCALE:	1" =	06/12/14	3/4" - 1"
PROJECT NO.:			

DRAWING: CONC-6-BUMPER BLOCK

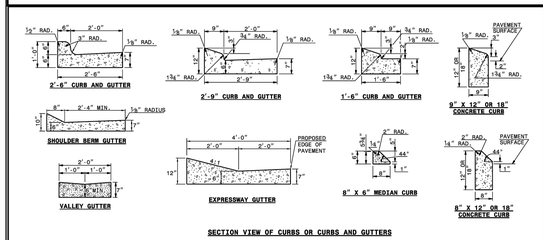
EDGE OF PAVEMENT OF FACE OF CURB



NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

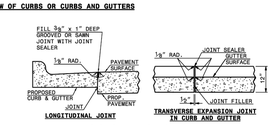
STOP BAR

N.T.S.



SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
-PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
-JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
-CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.
-CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
-FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
-SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



LONGITUDINAL JOINT

TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

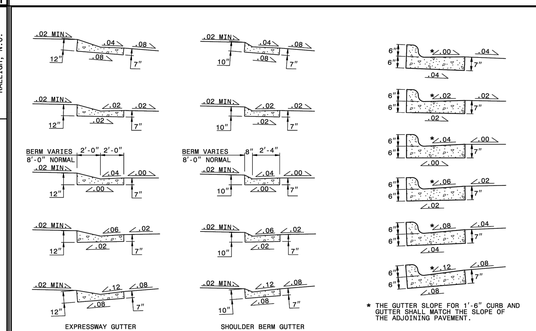
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

T-24

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 1 OF 3

846.01



EXPRESSWAY GUTTER

SHOULDER BERM GUTTER

* THE GUTTER SLOPE FOR 1'-6" CURB AND GUTTER SHALL MATCH THE SLOPE OF THE ADJOINING PAVEMENT.

SECTION VIEWS OF EXPRESSWAY GUTTER AND SHOULDER BERM GUTTER SUPERELEVATION RATES

SECTION VIEWS OF 1'-6", 2'-6" (DEPICTED) AND 2'-9" CURB AND GUTTER SUPERELEVATION RATES

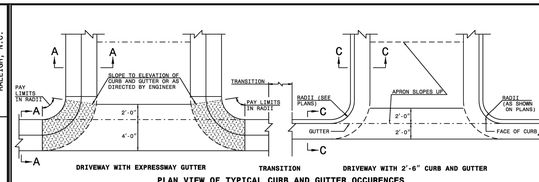
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

T-24

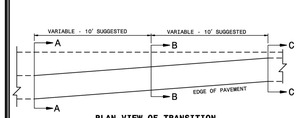
ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 2 OF 3

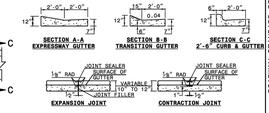
846.01



PLAN VIEW OF TYPICAL CURB AND GUTTER OCCURENCES



PLAN VIEW OF TRANSITION
EXPRESSWAY GUTTER TO 2'-6" CURB AND GUTTER



NOTES:
-IN THE TRANSITION FROM 4'-0" CONCRETE EXPRESSWAY GUTTER TO 2'-6" CONCRETE CURB AND GUTTER, PLACE ½" EXPANSION JOINTS AT 25' INTERVALS.
-PLACE GROOVE JOINTS 1" DEEP AT 12'-6" INTERVALS BETWEEN EXPANSION JOINTS.
-FILL AND SEAL THE TOP 55" OF THE EXPANSION JOINTS AND 1" OF CONTRACTION JOINTS WITH APPROVED JOINT SEALING COMPOUND.

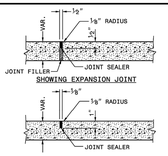
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

T-24

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 3 OF 3

846.01



SHOWING EXPANSION JOINT

SHOWING GROOVED JOINT

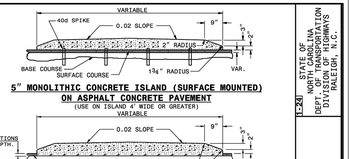
PARTIAL LONGITUDINAL SECTIONS OF PAVED ISLANDS

NOTE:
WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE COURSE, DRIVE 40d SPIKES INTO SURFACE UNDER MONOLITHIC CONCRETE ISLAND. STAGGER SPIKES ON 2' CENTERS EACH WAY.

IN THE CONCRETE PAVEMENT (ISLAND) AND CONCRETE ISLAND (MONOLITHIC) PLACE ½" EXPANSION JOINTS AT 30' INTERVALS AND GROOVED JOINTS 1" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

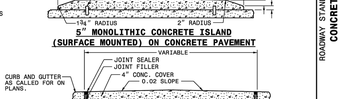
LINE UP THE JOINTS IN THE CONCRETE PAVEMENT (ISLAND) WITH THE JOINTS IN THE CURB OR CURB AND GUTTER.
FILL AND SEAL THE TOP ½" OF THE EXPANSION JOINTS AND THE ENTIRE DEPTH OF GROOVED JOINTS WITH JOINT SEALER.

FOR JOINTS IN THE CURB AND/OR CURB AND GUTTER, SEE STANDARD NO. 846.01

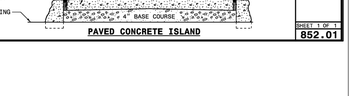


5" MONOLITHIC CONCRETE ISLAND (SURFACE MOUNTED) ON ASPHALT CONCRETE PAVEMENT
(USE ON ISLAND 4' WIDE OR GREATER)

5" MONOLITHIC CONCRETE ISLAND (KEYED IN) ON ASPHALT CONCRETE PAVEMENT
(USE ON ISLAND LESS THAN 4' WIDE)



5" MONOLITHIC CONCRETE ISLAND (SURFACE MOUNTED) ON CONCRETE PAVEMENT



PAVED CONCRETE ISLAND

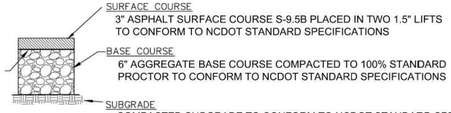
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

T-24

ROADWAY STANDARD DRAWING FOR **CONCRETE ISLANDS**

SHEET 1 OF 1

852.01



PRIME COAT[1]
PER NCDOT STANDARD SPECIFICATIONS

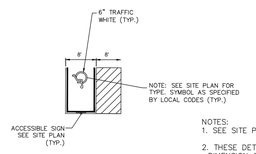
SURFACE COURSE
3" ASPHALT SURFACE COURSE S-9.5B PLACED IN TWO 1.5" LIFTS TO CONFORM TO NCDOT STANDARD SPECIFICATIONS

BASE COURSE
6" AGGREGATE BASE COURSE COMPACTED TO 100% STANDARD PROCTOR TO CONFORM TO NCDOT STANDARD SPECIFICATIONS

SUBGRADE
COMPACTED SUBGRADE TO CONFORM TO NCDOT STANDARD SPECIFICATIONS

STANDARD DUTY PAVEMENT SECTION

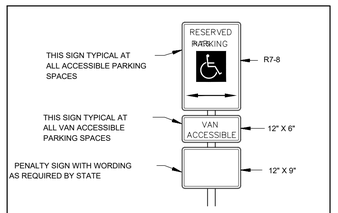
1. APPLICATION RATE FOR MACADAM AND RECYCLED PORTLAND CEMENT BASE COURSE SHALL BE 0.25 – 0.30 GAL PER SQUARE YARD



NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR AS SPECIFIED BY LOCAL CODES.

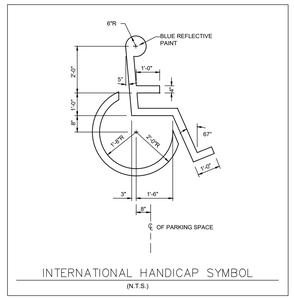
ACCESSIBLE STALLS PARKING STRIPING

N.T.S.



ACCESSIBLE PARKING SIGN

(N.T.S.)



INTERNATIONAL HANDICAP SYMBOL

(N.T.S.)

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUKE BOSS

PREPARED FOR:

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

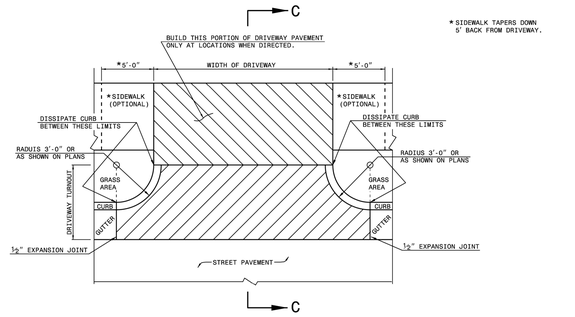
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	6 OF 16

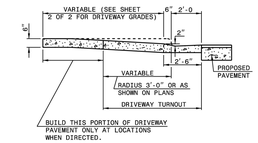
FILE LOCATION: C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME: Site Details USER: duane SAVED: 9/11/2026 10:02 AM PLOTTED: 9/11/2026 10:03 AM



PLAN
DETAIL OF DRIVEWAY

METHOD OF TIE IN

WHEN EXISTING DRIVEWAY PAVEMENT IS CONCRETE, SAW CUT 2" DEEP JOINT AT THE POINT OF TIE-IN. SAW JOINT PERPENDICULAR TO EDGE OF EXISTING DRIVEWAY PAVEMENT.



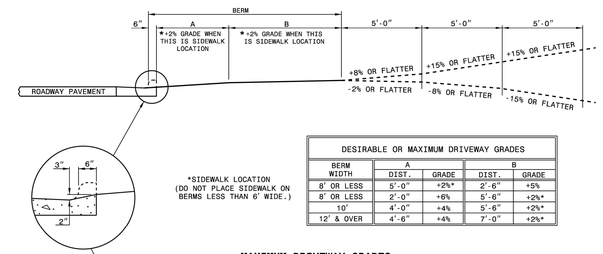
SECTION C-C

I-24 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
RADIUS TYPE

SHEET 1 OF 2
848.02

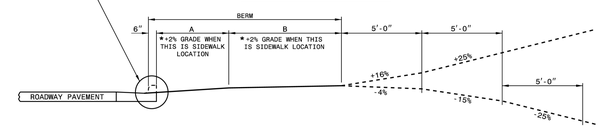
DESIRABLE DRIVEWAY GRADES



*SIDEWALK LOCATION
(DO NOT PLACE SIDEWALK ON BERMS LESS THAN 6' WIDE.)

DESIRABLE OR MAXIMUM DRIVEWAY GRADES				
BERM WIDTH	A		B	
	DIST.	GRADE	DIST.	GRADE
8' OR LESS	5'-0"	+2%*	2'-6"	+5%
8' OR LESS	2'-0"	+6%	5'-6"	+2%*
10'	4'-0"	+4%	5'-6"	+2%*
12' & OVER	4'-6"	+4%	7'-0"	+2%*

MAXIMUM DRIVEWAY GRADES



I-24 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

SHEET 2 OF 2
848.02

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE EDGE

PREPARED FOR:

COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

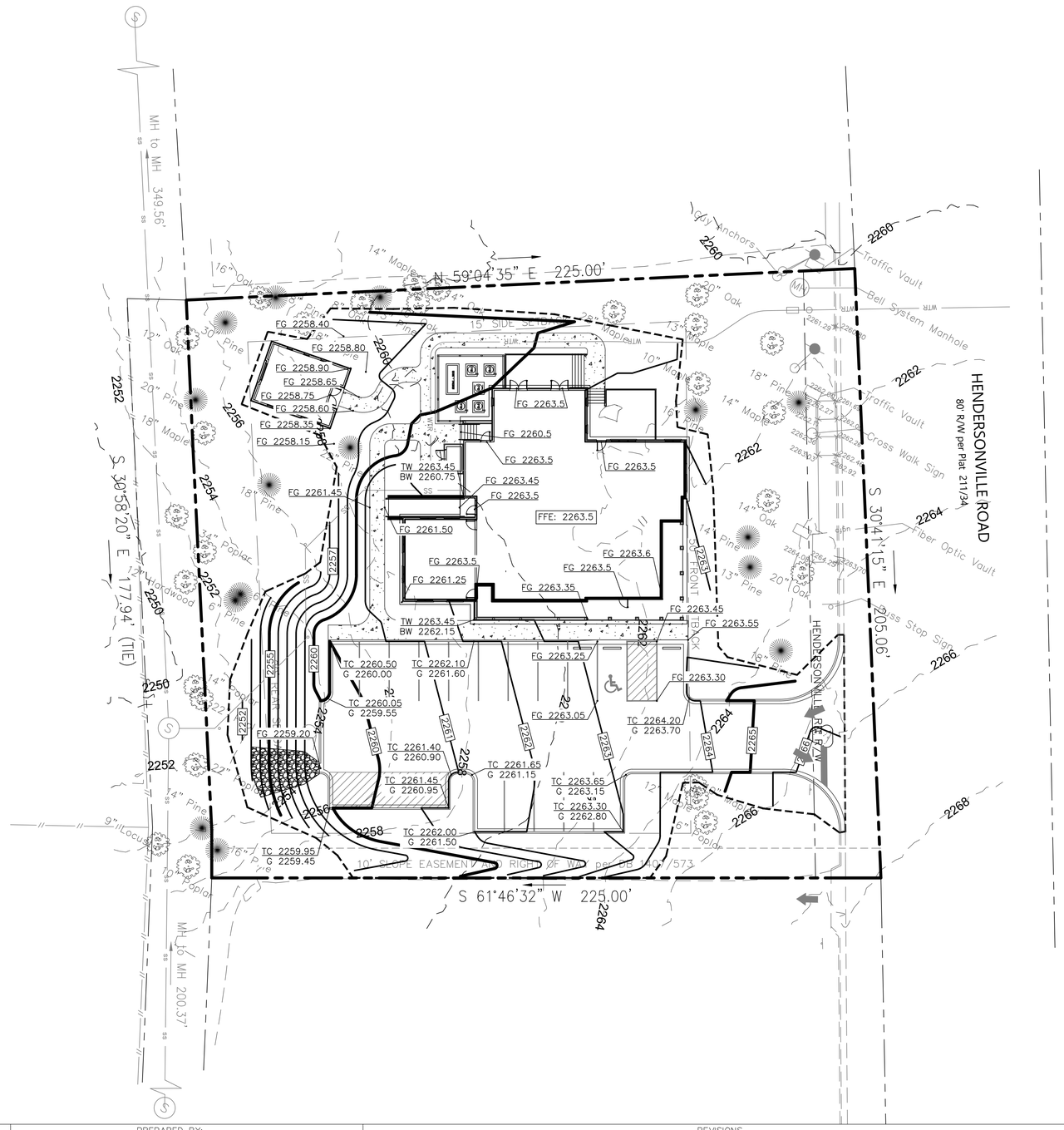
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566		SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026		7 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Site Details (2) USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:06 AM



GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
	STORM PIPE (≥ 12" NEW)
	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	LIMITS OF DISTURBANCE
TC XXXX.XX / G XXXX.XX	TOP OF CURB ELEVATION (NEW) / GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

ACREAGE SUMMARY

IMPERVIOUS AREA	±0.00 ACRES
LANDSCAPE AREA	±0.00 ACRES
TOTAL DISTURBED	±0.70 ACRES

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE BECK

20 10 0 20 40

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Grading USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:05 AM

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

GRADING PLAN

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	8 OF 16

SEQUENCE OF CONSTRUCTION

PHASE 1:

1) OBTAIN ALL APPROVALS AND PERFORM ANY REQUIRED PRE-CONSTRUCTION MEETINGS.
2) INSTALL PERIMETER SILT FENCE, ROCK OUTLET, CONSTRUCTION EXIT, AND TREE PROTECTION FENCING.
3) PERFORM REMAINING EARTHMOVING ACTIVITIES. TEMPORARILY SEED ANY AREAS LEFT DENUDED FOR OVER 14 DAYS.
4) BRING SITE TO FINAL GRADE.

PHASE 2:

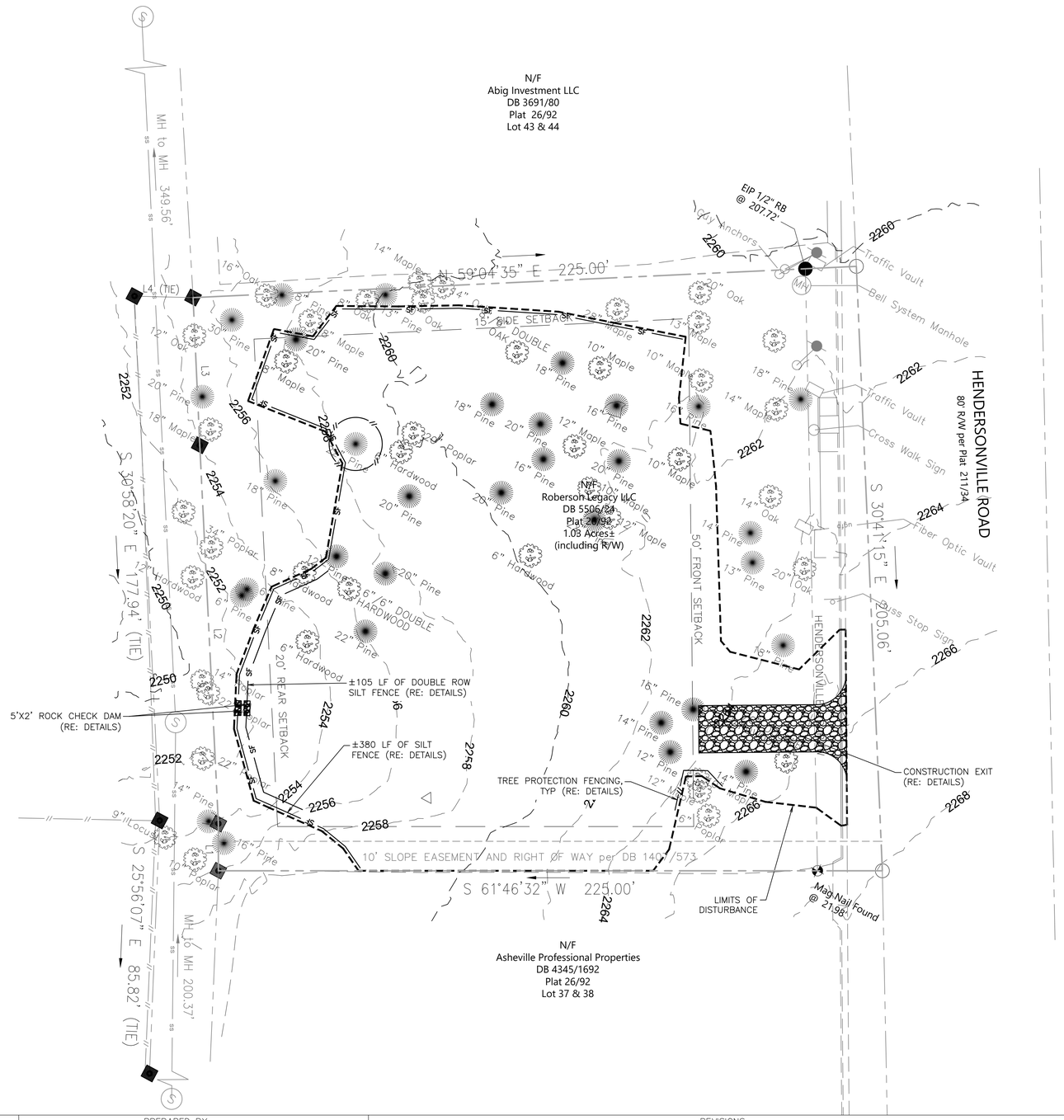
1) BRING SITE TO FINAL GRADE, INSTALL BASE COURSE IN PAVEMENT AREAS.
2) ONCE SITE MEETS REQUIREMENTS FOR PERMANENT STABILIZATION, EROSION CONTROL MEASURES CAN BE REMOVED.
3) SEDIMENT SHALL BE REMOVED FROM STORM INFRASTRUCTURE.
4) FILE NOT AND SUBMIT ANY REQUIRED SITE CLOSE-OUT DOCUMENTATION.

EROSION CONTROL PHASE 1 LEGEND

- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- INLET PROTECTION
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY

IMPERVIOUS AREA	±0.00 ACRES
LANDSCAPE AREA	±0.00 ACRES
TOTAL DISTURBED	±0.70 ACRES



NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER

20 10 0 20 40

PREPARED FOR:

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 606 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

EROSION CONTROL PLAN PHASE I

FILE NAME: CWL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	9 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Erosion PH 1 USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:04 AM

SEQUENCE OF CONSTRUCTION

PHASE 1:

1) OBTAIN ALL APPROVALS AND PERFORM ANY REQUIRED PRE-CONSTRUCTION MEETINGS.
2) INSTALL PERIMETER SILT FENCE, ROCK OUTLET, CONSTRUCTION EXIT, AND TREE PROTECTION FENCING.
3) PERFORM REMAINING EARTHMOVING ACTIVITIES. TEMPORARILY SEED ANY AREAS LEFT DENUDED FOR OVER 14 DAYS.
4) BRING SITE TO FINAL GRADE.

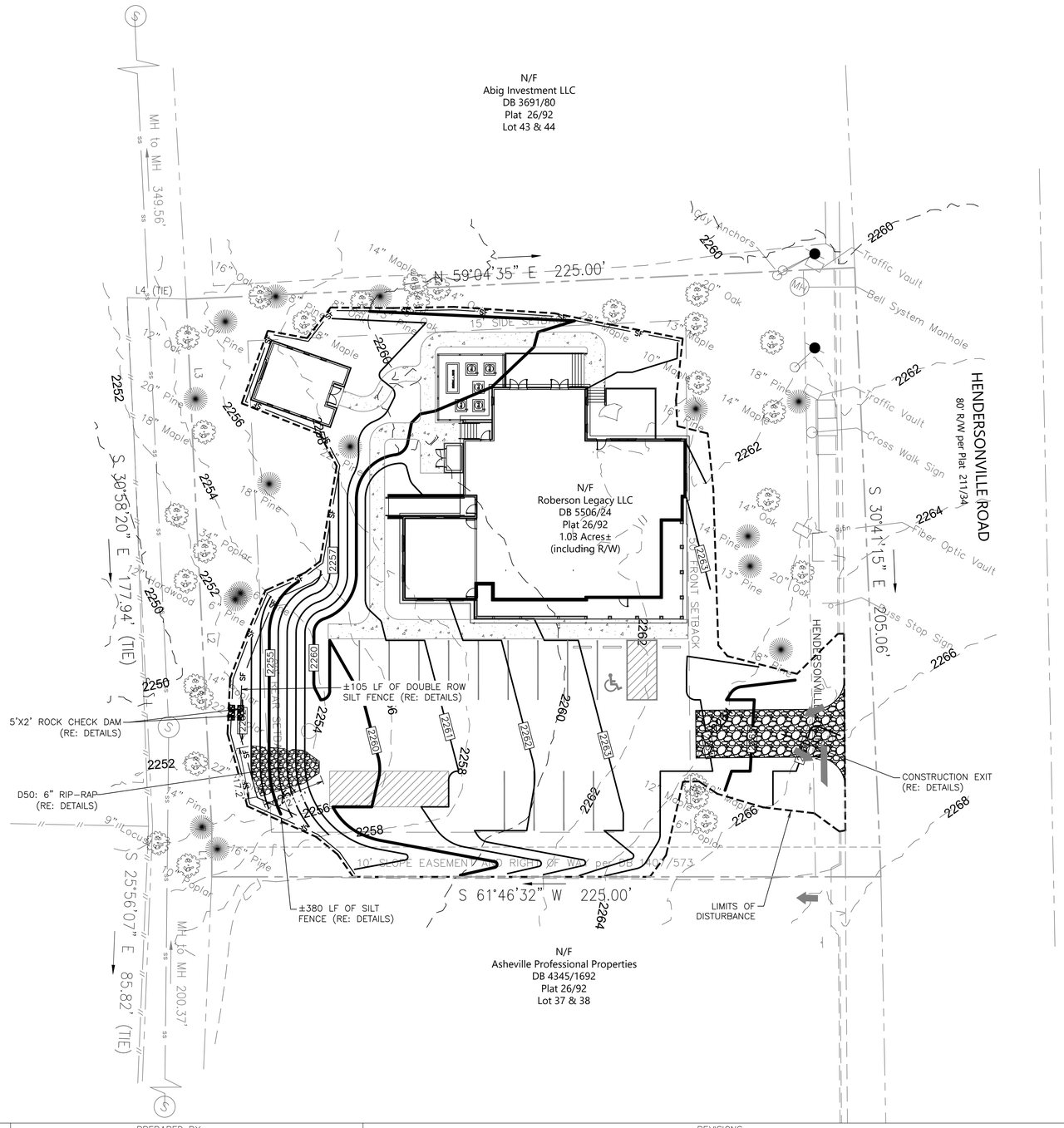
PHASE 2:

1) BRING SITE TO FINAL GRADE, INSTALL BASE COURSE IN PAVEMENT AREAS.
2) ONCE SITE MEETS REQUIREMENTS FOR PERMANENT STABILIZATION, EROSION CONTROL MEASURES CAN BE REMOVED.
3) SEDIMENT SHALL BE REMOVED FROM STORM INFRASTRUCTURE.
4) FILE NOT AND SUBMIT ANY REQUIRED SITE CLOSE-OUT DOCUMENTATION.

EROSION CONTROL PHASE 2 LEGEND

- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (NEW)
- MINOR CONTOUR (NEW)
- STORM GRATE (NEW)
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- INLET PROTECTION
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY	
IMPERVIOUS AREA	±0.00 ACRES
LANDSCAPE AREA	±0.00 ACRES
TOTAL DISTURBED	±0.70 ACRES



NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER

20 10 0 20 40

PREPARED FOR:

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 606 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

EROSION CONTROL PLAN PHASE II

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	10 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Erosion PH 2 USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:06 AM

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes			
	Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a)	Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b)	High Quality Water (HQW) Zones	7	None
(c)	Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d)	Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e)	Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below.

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

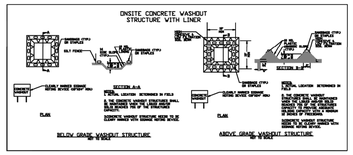
PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

NORTH CAROLINA *Environmental Quality*



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(e) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes [After Discovery] and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

NORTH CAROLINA *Environmental Quality*

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

Practice Standards and Specifications

6.06 **TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**

Definition A graveled area or pad located at points where vehicles enter and leave a construction site.

Purpose To provide a buffer area where vehicles can drop their mud and sediment to avoid transporting it onto public roads, to control erosion from surface runoff, and to help control dust.

Conditions Where Practice Applies Wherever traffic will be leaving a construction site and moving directly onto a public road or other paved off-site area. Construction plans should limit traffic to properly constructed entrances.

Design Criteria **Aggregate Size**—Use 2-3 inch washed stone.

Dimensions of gravel pad—
Thickness: 6 inches minimum
Width: 12-feet minimum or full width at all points of the vehicular entrance and exit area, whichever is greater
Length: 50-feet minimum

Location—Locate construction entrances and exits to limit sediment from leaving the site and to provide for maximum utility by all construction vehicles (Figure 6.06a). Avoid steep grades, and entrances at curves in public roads.

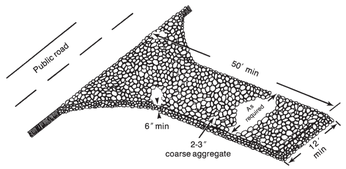
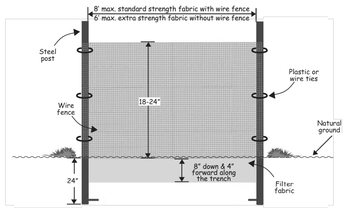


Figure 6.06a Gravel entrance/exit keeps sediment from leaving the construction site (modified from Va SWCC).

Practice Standards and Specifications



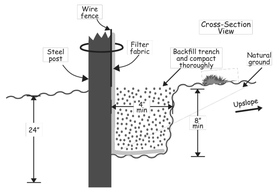


Figure 6.62a Installation detail of a sediment fence.

6

The Slicing Method

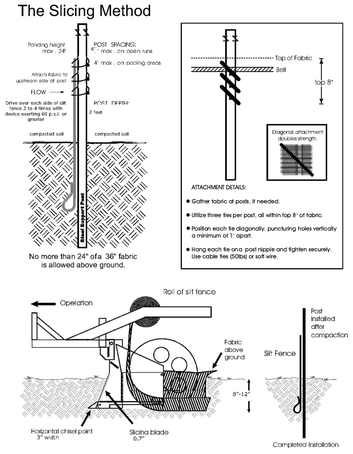


Figure 6.62b Schematics for using the slicing method to install a sediment fence. Adapted from *Silt Fence that Works*

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE SISK

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

EROSION CONTROL DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	11 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Erosion Control Details USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:05 AM

6.15

RIPRAP

RR

Definition A layer of stone designed to protect and stabilize areas subject to erosion.

Purpose To protect the soil surface from erosive forces and/or improve stability of soil slopes that are subject to seepage or have poor soil structure.

Conditions Where Practice Applies Riprap is used for the following applications:

- cut-and-fill slopes subject to seepage or weathering, particularly where conditions prohibit establishment of vegetation,
- channel side slopes and bottoms,
- inlets and outlets for culverts, bridges, slope drains, grade stabilization structures, and storm drains
- streambank and stream grades,
- shorelines subject to wave action.

Planning Considerations Riprap is a versatile, highly erosion-resistant material that can be used effectively in many locations and in a variety of ways to control erosion on construction sites.

GRADED VERSUS UNIFORM RIPRAP
Riprap is classed as either graded or uniform. Graded riprap includes a wide mixture of stone sizes. Uniform riprap consists of stones nearly all the same size.

Graded riprap is preferred to uniform riprap in most applications because it forms a dense, flexible cover. Uniform riprap is more open, and cannot adjust as effectively to movement of the stones. Graded riprap is also cheaper to install requiring less hand work for installation than uniform riprap, which must be placed in a uniform pattern. Uniform riprap may give a more pleasing appearance.

Riprap sizes are designated by either the mean diameter or the weight of the stones. The diameter specification is often misleading since the stones are usually angular. However, common practice is to specify stone size by the diameter of an equivalent size of spherical stone. Table 6.15a lists some typical stones by weight, spherical diameter, and the corresponding rectangular dimensions. These stone sizes are based upon an assumed specific weight of 165 lb/ft^3.

A method commonly used for specifying the range of stone sizes in graded riprap is to designate a diameter for which some percentage, by weight, will be smaller. For example, "d_{85}" specifies a mixture of stones in which 85% of the stone by weight would be smaller than the diameter specified. Most designs are based on "d_{50}", or median size stones.

Riprap and gravel are often designated by N.C. Department of Transportation specifications (Table 6.15b).

Take care not to damage the cloth when placing riprap. If damage occurs remove the riprap, and repair the sheet by adding another layer of filter material with a minimum overlap of 12 inches around the damaged area. If extensive damage is suspected, remove and replace the entire sheet.

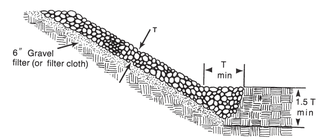
Where large stones are used or machine placement is difficult, a 4-inch layer of fine gravel or sand may be needed to protect the filter cloth.

Stone placement—Placement of riprap should follow immediately after placement of the filter. Place riprap so that it forms a dense, well-graded mass of stone with a minimum of voids. The desired distribution of stones throughout the mass may be obtained by selective loading at the quarry, and controlled dumping during final placement. Place riprap to its full thickness in one operation. Do not place riprap by dumping through chutes or other methods that cause segregation of stone sizes. Take care not to dislodge the underlying base or filter when placing the stones.

The toe of the riprap slope should be keyed to a stable foundation at its base as shown in Figure 6.15b. The toe should be excavated to a depth about 1.5 times the design thickness of the riprap, and should extend horizontally from the slope.

The finished slope should be free of pockets of small stone or clusters of large stones. Hand placing may be necessary to achieve the proper distribution of stone sizes to produce a relatively smooth, uniform surface. The finished grade of the riprap should blend with the surrounding area. No overfall or protrusion of riprap should be apparent.

Figure 6.15b Riprap slope protection (modified from VDH&T).



Maintenance In general, once a riprap installation has been properly designed and installed it requires very little maintenance. Riprap should be inspected periodically for scour or dislodged stones. Control of weed and brush growth may be needed in some locations.

References *Runoff Conveyance Measures*
6.31, Riprap-lined and Paved Channels

6.87

CHECK DAM WITH A WEIR

Definition A small stone dam structure with a weir outlet with a sediment storage area on the upper side.

Purpose To reduce erosion in a drainage channel by restricting the velocity of flow. This structure also has some ability to provide sediment control.

Conditions Where Practice Applies This temporary practice may be used in the following locations:

- At outlets of temporary diversions, graded channels, and temporary slope drains;
- In small natural drainage turnouts; and
- In locations where the dams can be easily cleaned and maintained on a regular basis.

Do not use a check dam with a weir in intermittent or perennial streams.

Planning Considerations Check dams are an expedient way to reduce gullying in the bottom of channels that will be filled or stabilized at a later date. The dams should only be used while permanent stabilization measures are being put into place.

Check dams installed in grass-lined channels may kill the vegetative lining if submergence after it rains is too long and/or sedimentation is excessive. All stone and riprap must be removed if mowing is planned as part of vegetative maintenance.

Design Criteria The following criteria should be used when designing a check dam with a weir:

- Keep the weir at least 9 inches lower than the outer edges at natural ground elevation. The weir length is variable to the size of the drainage area and peak runoff. The weir length may be sized as:

$$L\ (ft) = \frac{Q\ peak\ (csf)}{0.88}$$

- Keep the side slope of the stone at 2:1 or flatter.
- The apron length (lower side of dam) should be approximately three times the height of the dam with a minimum length of 4 feet. Stabilize outflow areas along the channel to resist erosion.
- The maximum spacing between dams places the toe of the upstream dam at the same elevation as the top of the downstream dam (Figure 6.84a).
- Use NC DOT Class B stone and line the upstream side of the dam with NC DOT #5 or #57 stone.
- Key the stone into the ditch banks and extend it beyond the abutments a minimum of 1.5 feet to avoid washouts from overflow around the dams.
- Sediment storage area should be sized for the anticipated volume of sedimentation.

Construction Specifications

1. Place structural stone (Class B) to the lines and dimensions shown on the plan on a filter fabric foundation. The crest width of the dam should be a minimum of 2 feet.
2. Keep the center stone section at least 9 inches below the end where the dam abuts the channel banks.
3. Place sediment control stone (#5 or #57) on the upstream side of the dam that is a minimum of 1 foot thick.
4. Provide an apron that is 3 times the height of the dam. The apron width is at least 4 feet long. Undercut the apron so that the top of the apron is flush with the surrounding grade.
5. Extend the stone at least 1.5 feet beyond the ditch bank to keep water from cutting around the ends of the check dam.
6. Excavate sediment storage area to the dimensions shown on the plan

Maintenance Inspect check dams and channels at least weekly and after each significant (1/2 inch or greater) rainfall event and repair immediately. Clean out sediment, straw, limbs, or other debris that could clog the channel when needed.

Anticipate submergence and deposition above the check dam and erosion from high flows around the edges of the dam. Correct all damage immediately. If significant erosion occurs between dams, additional measures can be taken such as, installing a protective riprap liner in that portion of the channel (Practice 6.31, *Riprap-line and Paved Channels*).

Remove sediment accumulated behind the dams as needed to prevent damage to channel vegetation, allow the channel to drain through the stone check dam, and prevent large flows from carrying sediment over the dam. Add stones to dams as needed to maintain design height and cross section.

References *Runoff Conveyance Measures*
6.31, Riprap-lined and Paved Channels

North Carolina Department of Transportation
Standard Specifications for Roads and Structures

6.05

TREE PROTECTION

Definition Practices to preserve and protect desirable trees from damage during project development.

Purpose To preserve and protect trees that have present or future value for their use in protection from erosion, for their landscape and aesthetic value, or for other environmental benefits.

Figure 6.05a Tree protection zone. A protected zone preserves roots and soil and keeps branches clear of contact with construction equipment and materials.

Conditions Where Practice Applies On development sites containing trees or stands of trees.

Planning Considerations Conserving the right trees can reap rewards for developers, homeowners, and communities. Healthy trees enhance property values and community development by providing shade, wildlife habitat, and beauty. Sickly, stressed trees reduce property values, discourage potential buyers and detract from a community. Post-construction maintenance and removal of trees is difficult and expensive. Replacing trees after construction can also be costly and time consuming.

Table 6.05a Mature Tree Protection Zone Guidelines

	Mature Tree Protection Zone Radius		
Trunk Diameter	**Good Protection**	**Better Protection**	**Best Protection**
8 inches	10 feet	12 feet	20 feet
12 inches	15 feet	18 feet	30 feet
16 inches	20 feet	24 feet	40 feet
20 inches	25 feet	30 feet	50 feet

• Identify techniques that will protect valuable trees. A tree professional can develop a schedule of tree maintenance activities, including watering, mulching, and fertilization. Stay committed to this plan throughout the project.

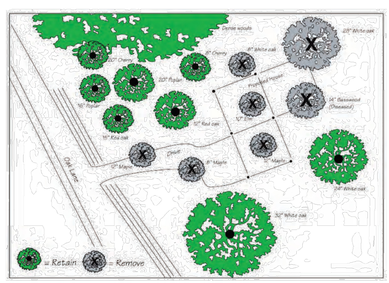


Figure 6.05b Simple tree protection plan. A plan identifies the size and species of existing trees, designates trees that must be protected, and marks trees to be removed. It also indicates planned structures, vehicle access, and excavation areas.

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE BURRS

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

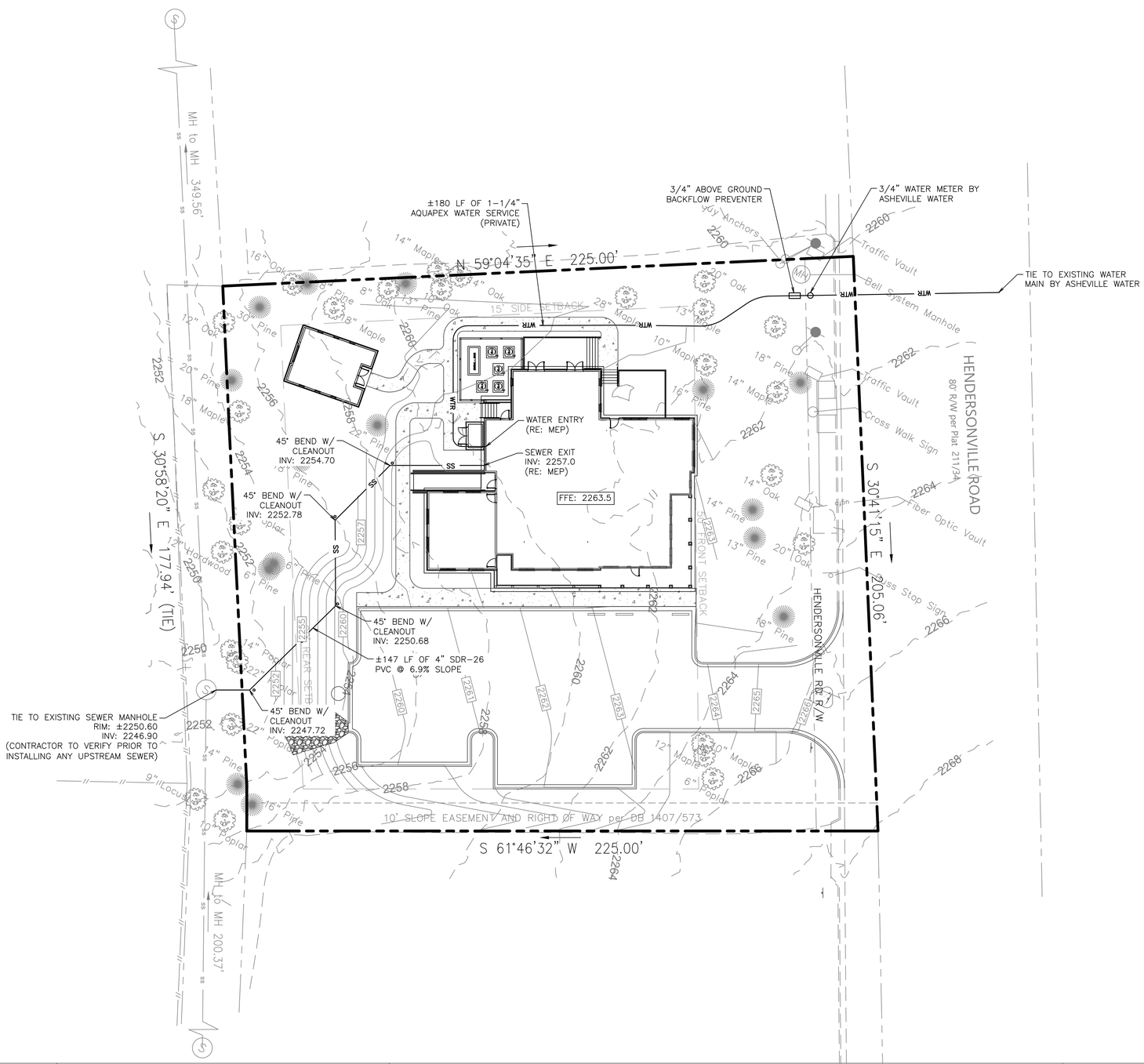
ROBERSON LEGACY CLINIC

EROSION CONTROL DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	12 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Erosion Control Details (2) USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:04 AM

CONTRACTOR TO COORDINATE TELEPHONE AND POWER WITH MEP AND UTILITY PROVIDER



UTILITY LEGEND (NEW)

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
	STORM PIPE (≥ 12")
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY GENERAL NOTES

UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS – SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUKE BEECHER

20 10 0 20 40

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

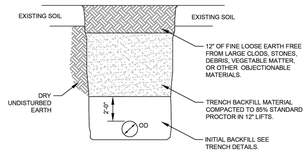
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

UTILITY PLAN

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	13 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Utility USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:05 AM

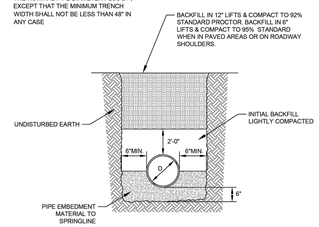


TRENCH BACKFILL IN MSD RIGHTS OF WAY
N.T.S.

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
TRENCH BACKFILL
DATE APPROVED: MARCH 2017 | 1.16 - 01

TRENCH WIDTH

THE MINIMUM TRENCH WIDTH SHALL BE THE NOMINAL PIPE DIAMETER PLUS 24", EXCEPT THAT THE MINIMUM TRENCH WIDTH SHALL NOT BE LESS THAN 48" IN ANY CASE

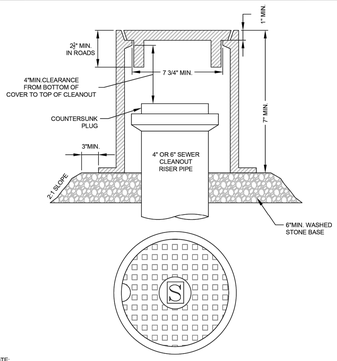


TRENCH FOR PVC PIPE (15" DIA. AND LESS)
N.T.S.

NOTES:

1. WALL THICKNESS SHALL BE SDR 35 OR AS NOTED ON PLANS.
2. PVC PIPES REQUIRE #57 WASHED STONE PIPE EMBEDMENT MATERIALS.
3. THIS DETAIL IS VALID FOR PVC SEWER PIPE INSTALLED AT DEPTHS OF UP TO 20 FEET.
4. PVC PIPE NOT ALLOWED WITH LESS THAN 3'-0" COVER.
5. NO BOULDERS OR STONES WILL BE USED IN INITIAL BACKFILL.
6. WHEN TRENCH IS SUBJECT TO INUNDATION, EMBEDMENT MATERIALS MUST EXTEND TO TOP OF PIPE.

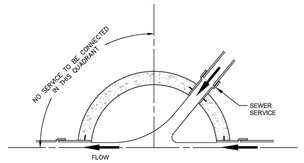
STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
TRENCH FOR PVC PIPE
REV: October 2022 | KMK | DATE APPROVED: MARCH 2017 | 2.04 - 01



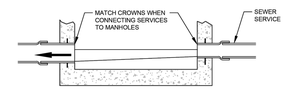
NOTE:

1. ALL SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL BE MANUFACTURED FROM GRAY IRON (CAST IRON) MEETING THE REQUIREMENTS OF AWWA C110 AND ASTM A536.
2. ALL SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL CONFORM TO PARAGRAPH 2.01(d) OF ITEM II, SECTION VI OF MSD's TECHNICAL SPECIFICATIONS (MADE IN THE U.S.A.)
3. NON-TRAFFIC LOCATIONS: SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL BE AS MANUFACTURED BY EAST JORDAN IRON WORKS MODEL 1566 (OR APPROVED EQUAL)
4. TRAFFIC LOCATIONS: SANITARY SEWER CLEANOUT BOXES AND COVERS SHALL BE AS MANUFACTURED BY EAST JORDAN IRON WORKS MODEL 1574 (OR APPROVED EQUAL)

STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
CLEANOUT BOX
DATE APPROVED: MARCH 28, 2019 | 2.07 - 05

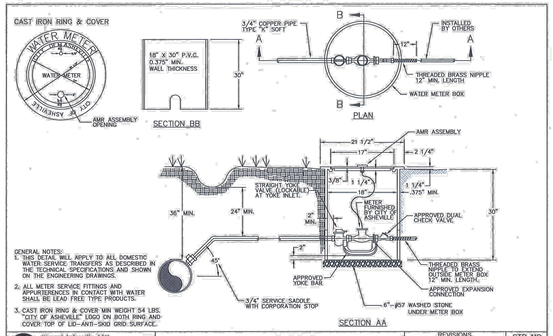


PLAN
N.T.S.



SECTION
N.T.S.

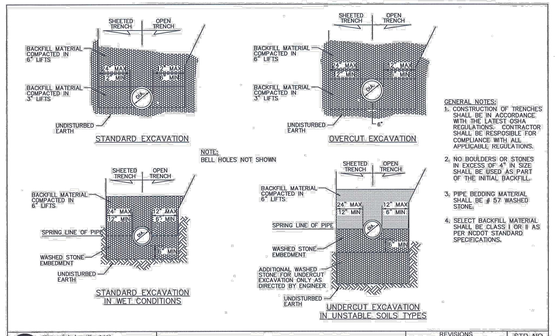
STANDARD DETAIL
Metropolitan Sewerage District
of Buncombe County, North Carolina
SERVICE CONNECTIONS AT MANHOLES
DATE APPROVED: MARCH 2017 | 2.11 - 07.1



GENERAL NOTES:

1. THIS DETAIL WILL APPLY TO ALL DOMESTIC WATER SERVICE TRANSFERS AS DESCRIBED IN THE TECHNICAL SPECIFICATIONS AND SHOWN ON THE ENGINEERING DRAWINGS.
2. ALL METER SERVICE FITTINGS AND APPURTENENCES IN CONTACT WITH WATER SHALL BE LEAD FREE TYPE PRODUCTS.
3. CAST IRON RING & COVER WIN WEIGHT 54 LBS. "CITY OF ASHEVILLE" LOGO ON BOTH RING AND COVER. TOP OF LID-ANTI-SKID GRID SURFACE.

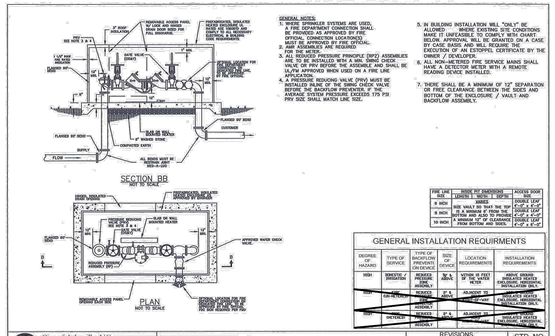
City of Asheville, NC
WATER ENGINEERING DIVISION
5/8"- 3/4" WATER METER BOX
REVISIONS: DATE 5/2015 | DESCRIPTION REVISED
STD. NO. W.01



GENERAL NOTES:

1. CONSTRUCTION OF TRENCHES SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS. CONTRACTOR SHALL BE RESPOSIBLE FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
2. NO BOULDERS OR STONES IN EXCESS OF 4" IN SIZE SHALL BE USED AS PART OF THE INITIAL BACKFILL.
3. PIPE BEDDING MATERIAL SHALL BE # 57 WASHED STONE.
4. SELECT BACKFILL MATERIAL SHALL BE CLASS I OR II AS PER WQDOT STANDARD SPECIFICATIONS.

City of Asheville, NC
WATER ENGINEERING DIVISION
TYPICAL TRENCH DETAIL
REVISIONS: DATE 5/2015 | DESCRIPTION REVISED
STD. NO. W.21



GENERAL NOTES:

1. WHERE SPRINKLER SYSTEMS ARE USED, A FIRE DEPARTMENT CONNECTION SHALL BE PROVIDED. LOCATION OF THE OPTIONAL CONNECTION LOCATIONS MUST BE APPROVED BY FIRE OFFICIAL.
2. AIR VENTS/VALVES ARE REQUIRED AT HIGH POINTS.
3. ALL REDUCED PRESSURE PRINCIPLE (RPZ) ASSEMBLIES SHALL BE TESTED BY A CERTIFIED TESTER AND VALVE OR PRV BEFORE THE ASSEMBLY AND SHALL BE UL/FM APPROVED WHEN USED ON A FIRE LINE. NO EXCEPTIONS.
4. A PRESSURE REDUCING VALVE (PRV) MUST BE INSTALLED INLINE OF THE BRBM CHECK VALVE WHEN THE STATIC PRESSURE EXCEEDS 125 PSI. AVERAGE SYSTEM PRESSURE EXCEEDS 175 PSI PRV SIZE SHALL MATCH LINE SIZE.
5. IN BUILDING INSTALLATION WILL "DIAL-Y" BE ALLOWED WHERE EXISTING SITE CONDITIONS MAKE IT UNFEASIBLE TO COMPLY WITH CHART BELOW. APPROVAL WILL BE GRANTED ON A CASE BY CASE BASIS BY THE FIRE OFFICIAL.
6. ALL NON-METERED FIRE SERVICE MAINS SHALL HAVE A DETECTOR METER WITH A REMOTE READING DEVICE INSTALLED.
7. THERE SHALL BE A MINIMUM OF 12" SEPARATION OR FREE CLEARANCE BETWEEN THE SIDES AND BOTTOM OF THE ENCLOSURE / VAULT AND BACKFLOW ASSEMBLY.

FIRE LINE SIZE	ABOVE AND UNDERGRD LENGTH	MEDIA	DEPTH	ACCESS DOOR SIZE
2 INCH	50 FEET	6 INCH	24 INCH	24"X36"
4 INCH	100 FEET	8 INCH	36 INCH	DOUBLE LEAF 36"X48"
6 INCH	150 FEET	10 INCH	48 INCH	DOUBLE LEAF 48"X48"
8 INCH	200 FEET	12 INCH	60 INCH	DOUBLE LEAF 60"X60"
10 INCH	250 FEET	14 INCH	72 INCH	DOUBLE LEAF 72"X72"

ADD VAULT TO THAT THE TOP IS A MINIMUM 6" FROM THE FINISHED GRADE AND THERE IS A MINIMUM 12" OF CLEARANCE FROM BOTTOM AND SIDES. 2'-0" x 2'-0"

GENERAL INSTALLATION REQUIRMENTS

DEGREE OF HAZARD	TYPE OF SERVICE	TYPE OF BACKFLOW PREVENTI ON DEVICE	SIZE OF DEVICE	LOCATION REQUIREMENTS	INSTALLATION REQUIREMENTS
NONE	GENERAL / DOMESTIC	REMOVE DEVICE, CAP PIPE, REPAIR	N/A	WITHIN 10 FEET OF THE PLANES METER	NEW DEVICE INSTALLATION, REPAIRS, REPLACEMENT
MODERATE	FIRE LINE	REMOVE DEVICE	2" & 4"	10 FEET TO 100 FEET	REPLACEMENT OR REPAIRS ONLY
		REPAIR DEVICE			
HIGH	DOMESTIC	REMOVE DEVICE	6" & 8"	10 FEET TO 100 FEET	REPLACEMENT OR REPAIRS ONLY
		REPAIR DEVICE			
HIGH	FIRE LINE	REMOVE DEVICE	6" & 8"	10 FEET TO 100 FEET	REPLACEMENT OR REPAIRS ONLY
		REPAIR DEVICE			

City of Asheville, NC
WATER ENGINEERING DIVISION
ABOVE GROUND BACKFLOW / ENCLOSURE
REVISIONS: DATE 5/2015 | DESCRIPTION Revision
STD. NO. W.08

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE SHORES

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 906 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC
UTILITY DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	14 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Utility Details USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:04 AM

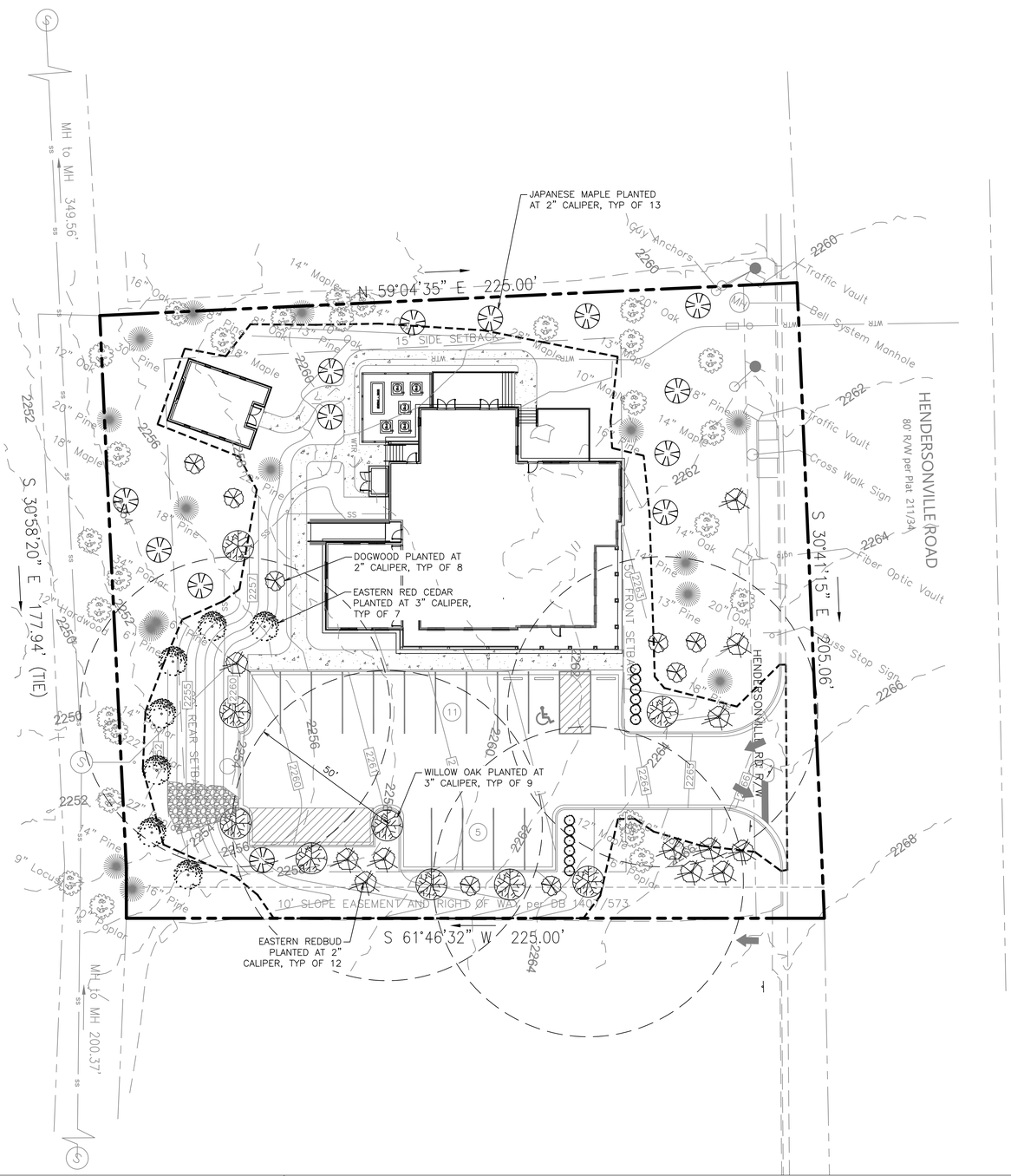
TREE REPLACEMENT REQUIREMENTS:

TREES REMOVED IN SETBACK:
- 8"X6" DOUBLE HARDWOOD (1)
- 14" PINE (2)
- 16" PINE (2)

TREES REMOVED OUTSIDE BUFFER:
- 16" PINE (2)
- 14" PINE (2)
- 12" PINE (1)
- 22" PINE (2) – 3"
- 6" HARDWOOD (1)
- 8" HARDWOOD (1)
- 12" PINE (1)
- 20" PINE (2) – 3"
- 6" HARDWOOD (1)
- 6"X6" DOUBLE HARDWOOD (1)
- 22" PINE (2)
- 12" MAPLE (1)
- 20" PINE (2) – 3"
- 20" PINE (2) – 3"
- 10" MAPLE (1)
- 10" MAPLE (1)
- 20" PINE (2) – 3"
- 16" PINE (2)
- 10" MAPLE (1)
- 12" MAPLE (1)
- 16" PINE (2)
- 20" PINE (2) – 3"
- 18" PINE (2)
- 8"X6" DOUBLE OAK (1)
- 18" PINE (2)
- 18" MAPLE (2)
- 20" PINE (2) – 3"
- 20" POPLAR (2) – 3"

*** TOTAL REPLACEMENT TREES REQUIRED: 33 – 2" TREES AND 16 – 3" TREES

PROVIDED: 33 –2" TREES (12 EASTERN REDBUD, 8 DOGWOOD, AND 13 JAPANESE MAPLE)
16 – 3" TREES (7 EASTERN RED CEDAR AND 9 WILLOW OAK)



20 10 0 20 40

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

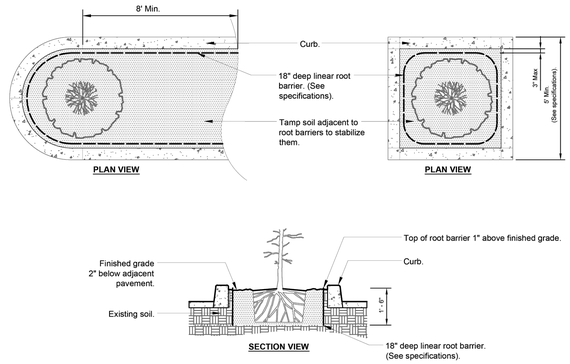
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

LANDSCAPE PLAN

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	15 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Landscape USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:03 AM

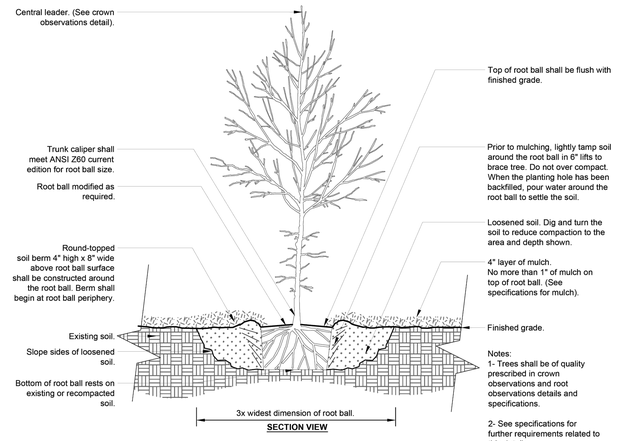


Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 8' of pavement.

S-X ROOT BARRIERS - PARKING LOT ISLANDS

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

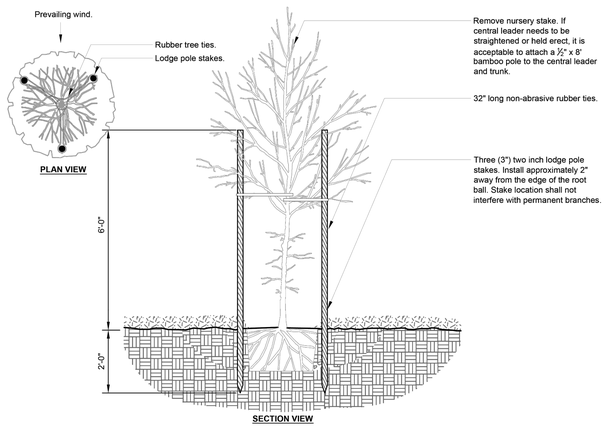


Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

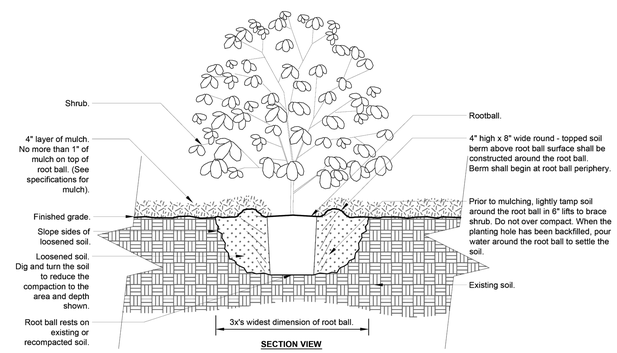
P-X TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



P-X TREE STAKING - LODGE POLES (3)

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

P-X SHRUB - UNMODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

PREPARED FOR:
COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 906 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

LANDSCAPE DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	COA: P-2566	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 09.11.2026	16 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Landscape Details USER:duane SAVED:9/11/2026 10:02 AM PLOTTED:9/11/2026 10:05 AM

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

July 13, 2026

Roberson Legacy Clinic
Developer: Cooper Construction Company, Inc.
761 S. Allen Road, Flat Rock, NC 2873

Engineer: WIlliam Ensor, PE- Pharos Land Design

Subject: **Driveway Permit Approval – (D132-011-26-00029) Buncombe County Access to:** US-25 for a proposed 4medical clinic.

Drive #1: **Access to US Hwy 25- (Right in, Right out)** 150 feet south from the intersection of US-25 and Caribou Road.

Dear Applicant:

The Department is providing an approved Driveway Permit for the subject driveway. This permit is for the site plans signed and sealed by William Ensor on 7/13/2026. This permit is an approval for one full access driveway.

Please notify this office of the start date of construction so NCDOT personnel can conduct inspections periodically to ensure compliance with the approved plan set and special provisions that are included with this packet. *Failure to notify the District Office of the start of construction and failure to keep a copy of this permit onsite during construction will result in this permit being **revoked.***

Permit approved subject to the attached special provisions and the following conditions:

- **Contractors shall notify the NCDOT District Office 72 hours prior to performing work within the NCDOT Right-of-Way and provide the attached Notification Form accordingly.**
- **Any work requiring lane closures shall be performed between the hours of 9:00 AM to 3:00 PM only. All lane closures shall be performed by a certified traffic control contractor. Traffic shall always be maintained during construction. A Traffic Control plan shall be submitted to NCDOT for approval.**

- **All proposed work within the NCDOT R/W shall be constructed to NCDOT Standards and Specifications.**
- **No parking, storage, fencing, etc. allowed on NCDOT Right of Way.**
- **Parking lot and vehicles shall be outside of NCDOT Right of Way.**
- **Gravel Construction Entrance shall be installed prior to any grading activities and maintained during construction of the project (NCDOT Std. 1607.01).**
- **A paved turnout is required for the access point (NCDOT Std. 848.02).**
- **All asphalt work shall be performed by a QMS Certified Asphalt Contractor.**
- **Work shall be guaranteed for a period of one year after completion of the project.**
- **NCDOT 10' x 70' Sight triangle shall always be enforced from the NCDOT R/W boundary line at all access points.**
- **The developer is required to ensure adequate sight distance on both approaches to the driveway meets minimum AASHTO requirements for stopping sight distance.**
- **The driveway shall be graded with a low point that is located directly over the driveway pipe to prevent water from being shed on to the NCDOT maintained roadway. Driveways not requiring a pipe shall be graded in a manner that does not shed water on to the NCDOT roadway.**
- **The developer shall provide and install all signs and pavement markings within this project.**
- **All signs and pavement markings provided and installed by the developer on State maintained roadways, within State maintained intersections, and on any private driveway approach to a State maintained roadway shall be manufactured and installed in accordance with the Department's standard specifications. This includes the Manual on Uniform Traffic Control Devices, traffic signal plans, roadway plans, and approved developer plans.**
- **The developer's pavement marking contractor shall be pre-approved to perform work for the Department.**
- **The developer's signing contractor shall be pre-approved to perform work for the Department.**
- **The Developer's signal contractor shall be pre-approved to perform traffic signal work for the Department.**
- **The developer shall ensure all temporary traffic control devices installed on the State Highway System meet MUTCD requirements.**
- **All OSHA regulations and guidelines shall be performed during construction.**

- **The relocation of any overhead or underground fiber optic components within NCDOT's fiber optic system will be the responsibility of the developer when they are impacted by the development. This relocation shall be completed by a contractor that is qualified with the NCDOT to complete this work. Materials for this work must be approved by NCDOT prior to installation. When fiber splicing occurs, any splicing would need to be completed the same day to ensure that NCDOT retains communication with the traffic signal system, traffic cameras, overhead message signs, and dynamic trailblazing signs. At no time can the fiber be disconnected/cut and left. Once any cut has been made, the re-splicing should occur immediately. When splicing is necessary, fusion splices will be required and the OTDR report will need to be provided to the Department. No mechanical splices will be permitted. Where extra fiber is required, it will be the responsibility of the Developer to provide the extra fiber. NCDOT's current splice enclosures/cans must be maintained and cannot be impacted by the Development. If they are impacted, they must be moved and replaced. Any costs associated with NCDOT's fiber relocation will be the responsibility of the development. The Developer shall contact the Deputy Division Traffic Engineer at (828)250-3000 to coordinate any fiber optic relocations prior to construction.**

If you have any questions concerning this permit, please call the District Engineer's Office at (828) 250-3200.

Sincerely,

DocuSigned by:

6D92D71527C94A3...

Christopher D. Medlin, P.E.
District Engineer

CDM: arr
Attachments

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. D132-011-26-00029	Date of Application 04/27/2026	
County: Buncombe County		
Development Name: Roberson Legacy Clinic		

LOCATION OF PROPERTY:

Route/Road: Hendersonville Road

Exact Distance 150 ☐ Miles ☒ Feet N ☐ S ☒ E ☐ W ☐

From the Intersection of Route No. Caribou Road and Route No. _____ Toward Rock Hill Road

Property Will Be Used For: ☐ Residential /Subdivision ☒ Commercial ☐ Educational Facilities ☐ TND ☐ Emergency Services ☐ Other

Property: ☒ is ☐ is not within Town of Biltmore ~~Village~~ Forest City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a $50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY		NAME	JOHN F. MAY II
SIGNATURE		SIGNATURE	
ADDRESS	104 Nine Bark Way	ADDRESS	761 SOUTH ALLEN ROAD
	Sunset, SC Phone No. 650-804-9458		FLAT ROCK, NC 28731

AUTHORIZED AGENT		WITNESS	
COMPANY		NAME	
SIGNATURE		SIGNATURE	
ADDRESS		ADDRESS	
	Phone No.		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

DocuSigned by: 6D92D71E27C94A3...

07/13/2026

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE: Town Manager DATE: 5/27/26

APPLICATION APPROVED BY NCDOT

DocuSigned by: 6D92D71E27C94A3...

District Engineeer 07/13/2026

SIGNATURE TITLE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

NOTIFICATION FORM

NOTIFICATION FOR UTILITY / NON-UTILITY ENCROACHMENT WITHIN NCDOT R/W AND DRIVEWAY ACCESS CONSTRUCTION

Instructions for use:
This form must be completed in its entirety and submitted directly to the designated personnel in the District Engineer's office via email a minimum of 72 hours prior to construction for the encroachment/driveway access.

Date: _____ Submitted by Name: _____

To: District Personnel Name: Austin Rice
District Personnel Email: arrice@ncdot.gov
District Office #: 828-250-3208

This notification is to inform you that we (encroaching party or their contractor) will begin construction work on the following project in a minimum of one week.

Encroachment/Driveway Permit Number
(assigned by NCDOT) for the project: _____

Construction start date: _____

Approximate ending date: _____

Contact NCDOT inspector a minimum of 72 hrs. in advance to set-up Preconstruction meeting in the District Engineer's office or other location as directed by the District Engineer

Preconstruction meeting date & time: _____

Preconstruction meeting address: _____
_____

Type of project:_____
[Examples: power, telecommunication, water, sewer, gas, petroleum, access, roadway improvements other (describe)]

Contact Info for this project:

Contractor Company Name:
_____
Contractor Contact Name:
_____
Contractor Phone Number:
_____
Contractor Email:
_____

NCDOT Utility Inspector Name:
_____
NCDOT Utility Inspector Phone:
_____
NCDOT Utility Inspector Email:
_____
NCDOT Utility Project Manager Name:
_____
NCDOT Utility Project Manager Phone:
_____
NCDOT Utility Project Manager Email:
_____

District II Engineer's Office
(Division 13-Buncombe, Madison, & Yancey County)
828-250-3200
11 Old Charlotte Hwy, Asheville NC 28803

STANDARD SPECIAL PROVISIONS FOR DRIVEWAYS
Rev. September 2023

The following provisions are considered part of the approved Street and Driveway Access Permit and are considered to be conditions of approval:

1. All driveways requiring a driveway pipe shall be graded with a low point that is located directly over the driveway pipe to prevent water from being shed on to the NCDOT maintained roadway.
    A. The driveway pipe shall be placed in line with the ditch that existed prior to construction.
    B. The driveway pipe shall have a minimum 12.0" of cover and be made of a material that is in compliance with NCDOT standards.
2. Driveways not requiring a driveway pipe shall be graded in a manner that does not shed water on to the NCDOT maintained roadway.
3. Any work requiring equipment or personnel closer than 5.0' from the outside edge of the travel lane shall require a lane closure in accordance with the latest edition of the MUTCD. No lane closures will be allowed before 8:30 AM or after 4:30 PM or on weekends or State observed holidays.
4. Absolutely no materials or equipment storage will be allowed on NCDOT right of way.
5. Any changes to the permit drawing must be submitted in writing to the Engineer for review and comment. Failure to request changes may result in cancellation of the permit and removal of the driveway connection at the property owner's expense.
6. Failure to construct the driveway in accordance with the Street and Driveway Access Permit drawings and the current Policy on Street and Driveway Access to NC Highways manual may result in cancellation of the permit and removal of the driveway connection at the property owner's expense.
7. All disturbed right of way monuments shall be reset by a NC licensed Surveyor in accordance with NCDOT Roadway Standard Drawings and Standard Specifications for Roads and Structures manuals.
8. Permit expirations:
    A. Regular Commercial and Residential/Subdivision Permits expire one year from the approval date.
    B. Special Commercial Permits expire one year from the approval date.

9. Traffic control shall be coordinated with the District Engineer, Mr. Chris Medlin at telephone (828)250-3200, prior to construction.

10. WORK ZONE TRAFFIC CONTROL QUALIFICATIONS AND TRAINING PROGRAM
    All personnel performing any activity inside the highway right of way are required to be familiar with the NCDOT Maintenance / Utility Traffic Control Guidelines (MUTCG). No specific training course or test is required for qualification in the Maintenance /Utility Traffic Control Guidelines (MUTCG). All flagging, spotting, or operating Automated Flagger Assist Devices (AFAD) inside the highway right of way requires qualified and trained Work Zone Flaggers. Training for this certification is provided by NCDOT approved training resources and by private entities that have been pre-approved to train themselves. All personnel involved with the installation of Work Zone Traffic Control devices inside the highway right of way are required to be qualified and trained Work Zone Installers. Training for this certification is provided by NCDOT approved training resources and by private entities that have been pre-approved to train themselves. All personnel in charge of overseeing work zone Temporary Traffic Control operations and installations inside the highway right of way are required to be qualified and trained Work Zone Supervisors. Training for this certification is provided by NCDOT approved training resources and by private entities that have been pre-approved to train themselves. For questions and/or additional information regarding this training program please refer to https://connect.ncdot.gov/projects/WZTC/Pages/Training.aspx or call the NCDOT Work Zone Traffic Control Section (919) 814-5000.

12. The Applicant shall employ traffic control measures that are in accordance with the prevailing federal, state, local, and NCDOT policies, standards, and procedures. These policies, standards, and procedures include, but are not limited to the following:

STANDARD SPECIAL PROVISIONS FOR DRIVEWAYS
Rev. September 2020

a. Manual on Uniform Traffic Control Devices (MUTCD) – North Carolina has adopted the MUTCD to provide basic principles and guidelines for traffic control device design, application, installation, and maintenance. North Carolina uses the MUTCD as a minimum requirement where higher supplemental standards specific to North Carolina are not established. Use fundamental principles and best practices of MUTCD (Part 6, Temporary Traffic Control).

b. NCDOT Maintenance / Utility Traffic Control Guidelines – This document enhances the fundamental principles and best practices established in MUTCD Part 6, Temporary Traffic Control, incorporating NCDOT-specific standards and details. It also covers important safety knowledge for a wide range of work zone job responsibilities.

PROJECT SPECIAL PROVISIONS

1. No signs or other obstructions shall be erected or maintained on existing or proposed NCDOT right of way.

2. Notify NCDOT prior to beginning any work.

3. The developer shall be required to ensure adequate sight distance of both approaches to the driveway meets minimum MUTCD requirements for stopping distances.

4. The developer shall provide and install all signs and pavement markings within this project.

5. All signs and pavement markings provided and installed by the developer on State maintained roadways, within State maintained intersections, and on any private driveway approach to a State maintained roadway shall be manufactured and installed in accordance to the Department's standard specifications. This includes the Manual on Uniform Traffic Control Devices, traffic signal plans, roadway plans, and approved developer plans.

6. The developer's pavement marking contractor shall be pre-approved to perform work for the Department and must submit a copy of their certification card to the District office.

7. The developer's signing contractor shall be pre-approved to perform work for the Department.

8. The developer's traffic signal designer and contractor shall be pre-approved to perform work for the Department.

9. Traffic Impact Analyses (TIA) shall be performed by private engineering firms pre-approved to perform work for the Department. TIAs shall be performed in accordance with NCDOT guidelines found on the NCDOT website.

10. The developer will be responsible for all costs associated with required traffic signal upgrades and will be required to enter into a reimbursable agreement with the Department to accomplish the necessary work. The reimbursable agreement will also allow NCDOT to review the design and inspect the work.

11. Please contact the Division Traffic Engineer at 250-3000 to facilitate this agreement.

12. All auxiliary-turning lanes required shall have tapers designed and built in accordance with the MUTCD and NCDOT standards.

13. The driveway pipe shall be graded with a low point that is located directly over the driveway pipe to prevent water from being shed on to the NCDOT maintained roadway if required.

14. Road shall be resurfaced full width of roadway after completion of turn lanes and any other construction which the Engineer deems necessary.

15. Any damages to the roadway during construction shall be the responsibility of the owner/developer. Repairs shall be performed to the satisfactory of the Department of Transportation. The Engineer will decide all questions which may arise as to the quality and acceptability of work performed and as to the rate of progress of the work; all questions which may arise as to the interpretation of the permit; and all questions as to the acceptable fulfillment of the permit on the part of the developer.

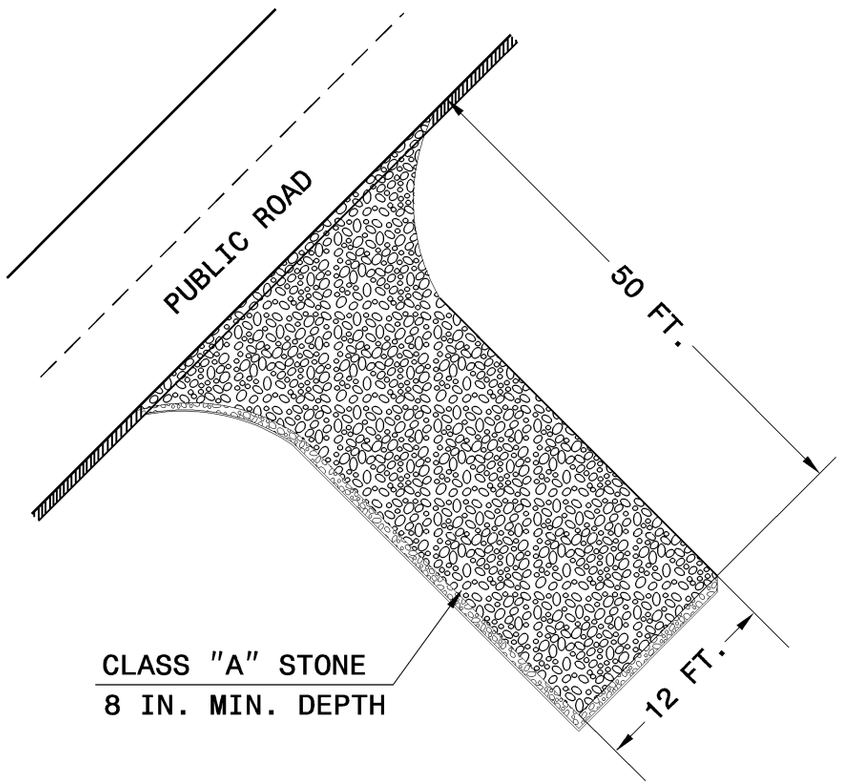
16. The relocation of any overhead or underground fiber optic components within NCDOT's fiber optic system will be the responsibility of the developer when they are impacted by the development. This relocation shall be completed by a contractor that is qualified with the NCDOT to complete this work. Materials for this work must be approved by NCDOT prior to installation. When fiber splicing occurs, any splicing would need to be completed the same day to ensure that NCDOT retains communication with the traffic signal system, traffic cameras, overhead message signs, and dynamic trailblazing signs. At no time can the fiber be disconnected/cut and left. Once any cut has been made, the re-splicing should occur immediately. When splicing is necessary, fusion splices will be required and the OTDR report will need to be provided to the Department. No mechanical splices will be permitted. Where extra fiber is required, it will be the responsibility of the Developer to provide the extra fiber. NCDOT's current splice enclosures/cans must be maintained and cannot be impacted by the Development. If they are impacted, they must be moved and replaced. Any costs associated with NCDOT's fiber relocation will be the responsibility of the development. The Developer shall contact the Deputy Division Traffic Engineer at (828)298-3300 to coordinate any fiber optic relocations prior to construction.

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

7-06

ENGLISH STANDARD DRAWING FOR

GRAVEL CONSTRUCTION ENTRANCE



NOTES:

1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
2. LOCATE ENTRANCE(S) TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.
6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.
7. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.

NOTE: PLACE FILTER FABRIC BENEATH STONE

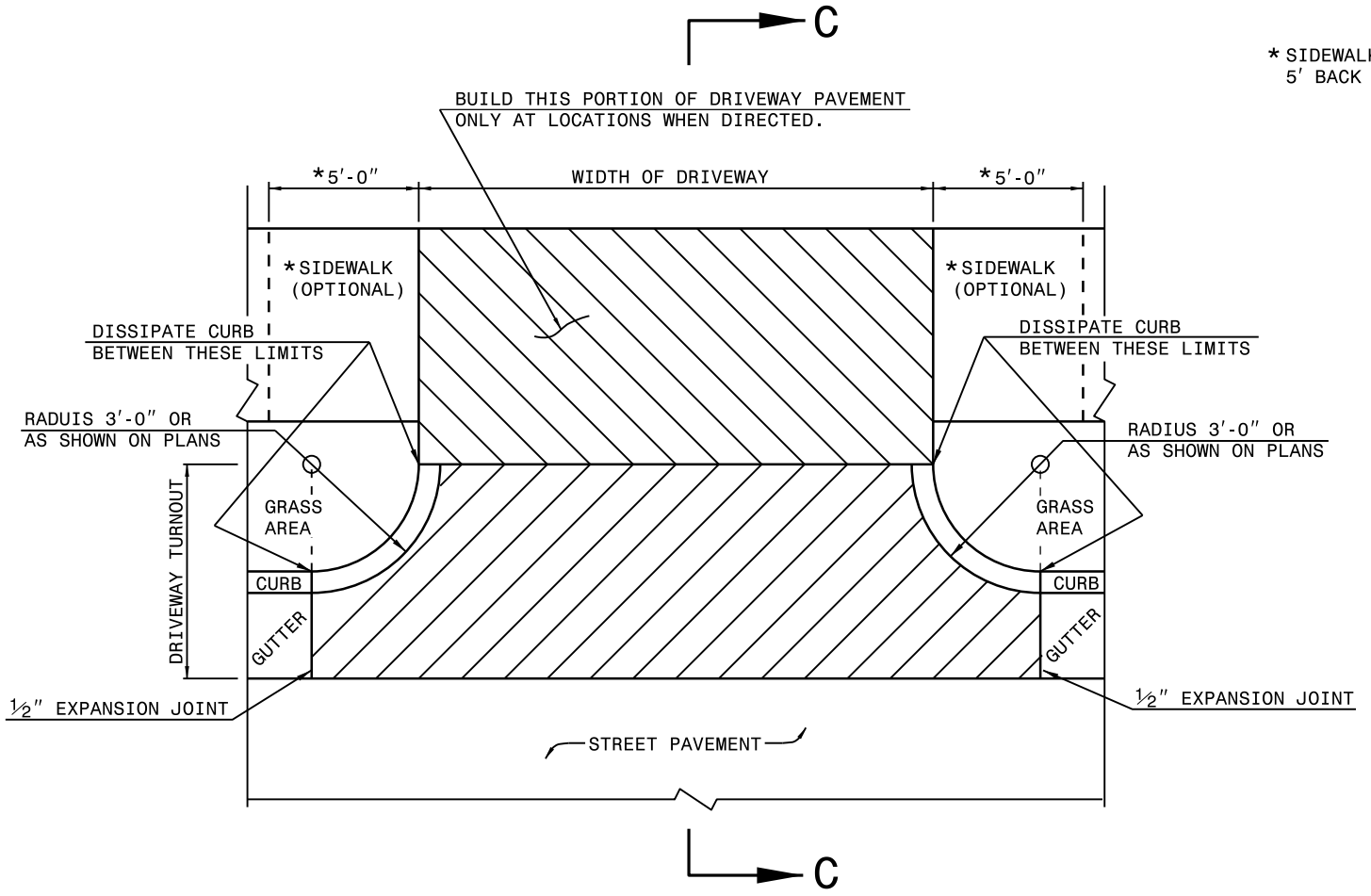
STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

7-06

ENGLISH STANDARD DRAWING FOR

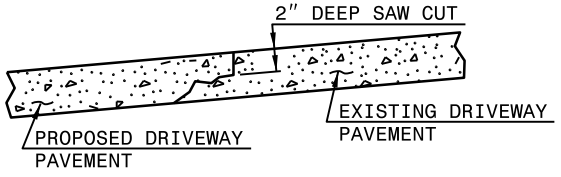
GRAVEL CONSTRUCTION ENTRANCE

SHEET 1 OF 1
1607.01



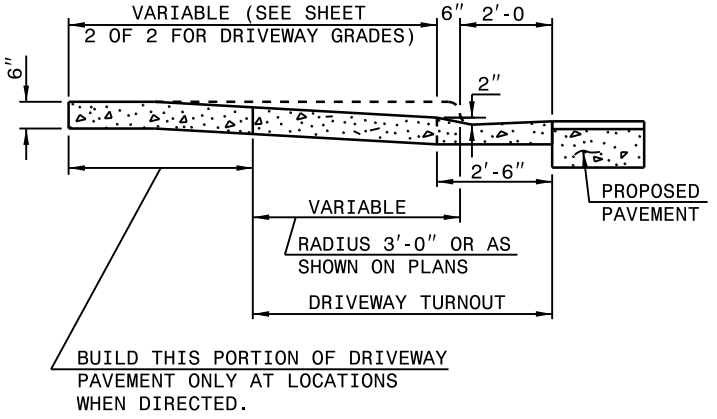
*SIDEWALK TAPERS DOWN 5′ BACK FROM DRIVEWAY.

PLAN
DETAIL OF DRIVEWAY



METHOD OF TIE IN

WHEN EXISTING DRIVEWAY PAVEMENT IS CONCRETE, SAW CUT 2″ DEEP JOINT AT THE POINT OF TIE-IN. SAW JOINT PERPENDICULAR TO EDGE OF EXISTING DRIVEWAY PAVEMENT.



SECTION C-C

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

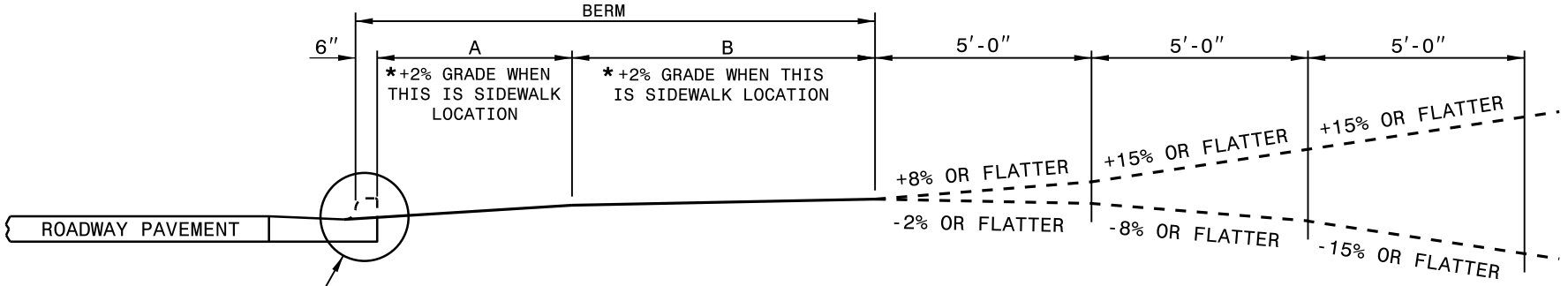
1-18

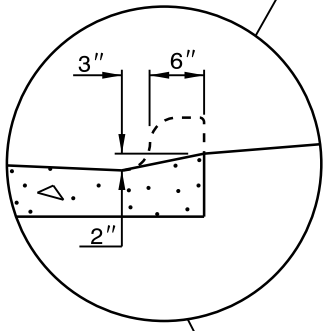
ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
RADIUS TYPE

SHEET 1 OF 2

848.02

DESIRABLE DRIVEWAY GRADES



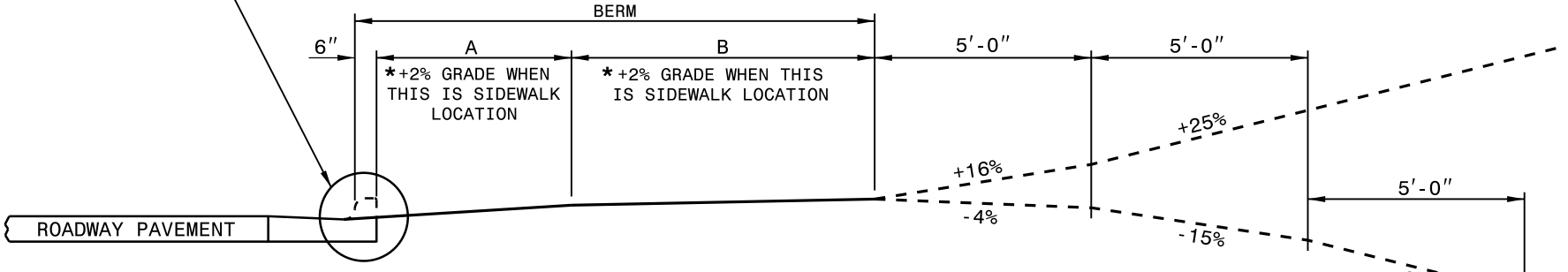


*SIDEWALK LOCATION
(DO NOT PLACE SIDEWALK ON BERMS LESS THAN 6′ WIDE.)

DESIRABLE OR MAXIMUM DRIVEWAY GRADES

BERM WIDTH	A		B	
	DIST.	GRADE	DIST.	GRADE
8′ OR LESS	5′-0″	+2%*	2′-6″	+5%
8′ OR LESS	2′-0″	+6%	5′-6″	+2%*
10′	4′-0″	+4%	5′-6″	+2%*
12′ & OVER	4′-6″	+4%	7′-0″	+2%*

MAXIMUM DRIVEWAY GRADES



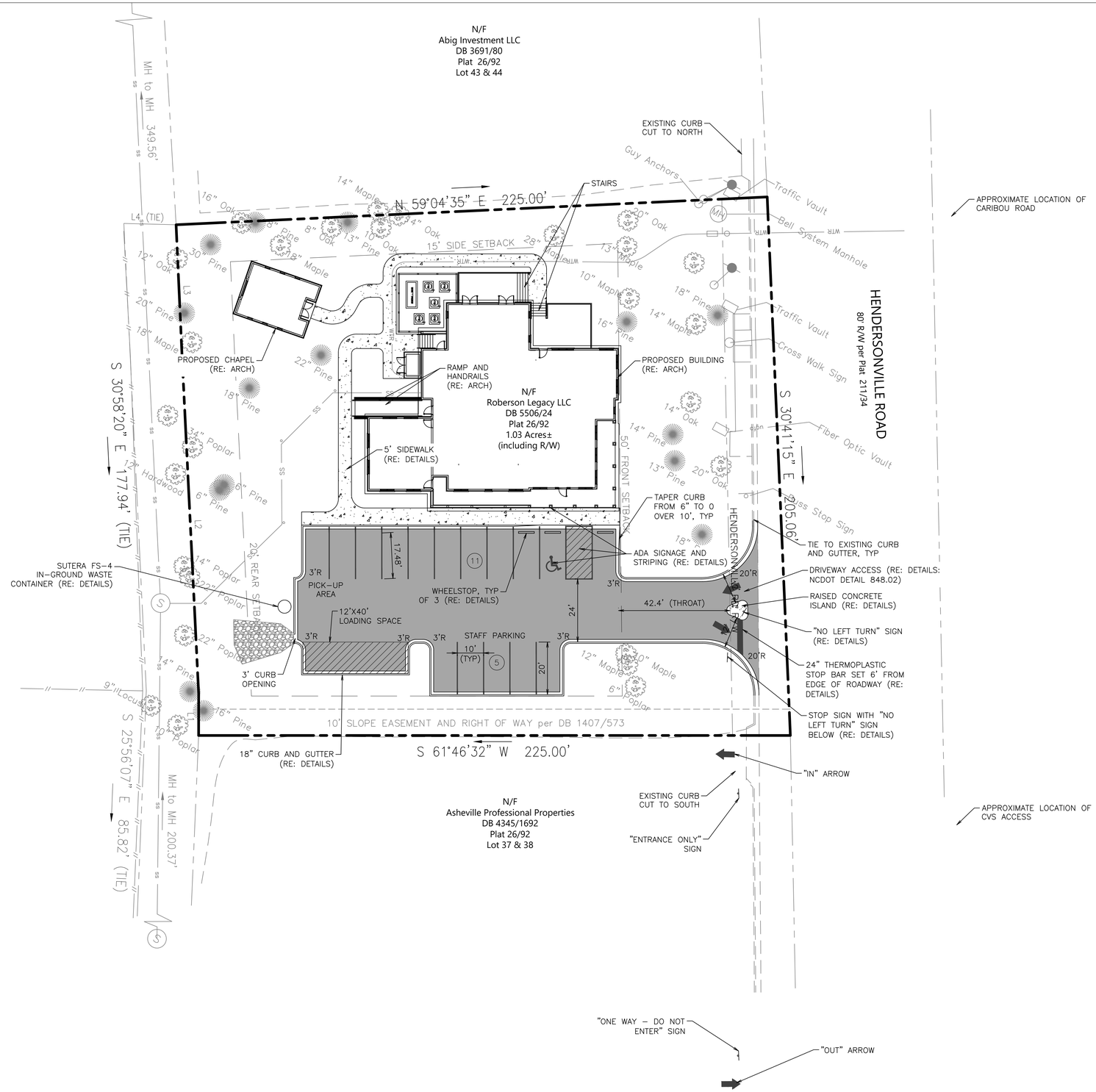
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

SHEET 2 OF 2

848.02



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- (7) PARKING SPACE INDICATOR
- ASPHALT PAVING (RE: DETAILS)
- SIDEWALK (RE: DETAILS)
- HEAVY DUTY CONCRETE (RE: DETAILS)
- CITY CONCRETE (RE: DETAILS)

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE STOCK

20 10 0 20 40

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Site USER:duane SAVED:7/10/2026 12:20 PM PLOTTED:7/10/2026 12:24 PM

PREPARED FOR:
COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE PLAN

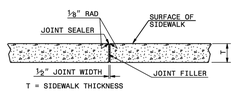
FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 05.19.2026	5 OF 16

NOTES:

CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

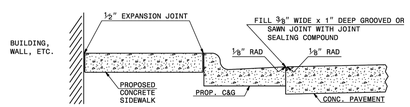
PLACE A GROOVE JOINT 1" DEEP WITH 1/8" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.



T = SIDEWALK THICKNESS

TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

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

1-24

ROADWAY STANDARD DRAWING FOR

CONCRETE SIDEWALK

SHEET 1 OF 1

848.01

SUTERA In-ground waste containment

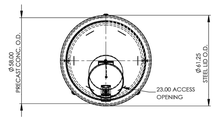
Sutera USA LLC - 55 Commerce Center, Greenville SC. 29615 USA
Sutera Canada Inc. - 700 Rupert Street, Waterloo ON. N2V 2B5 CANADA

PRODUCT SPECIFICATION SHEET

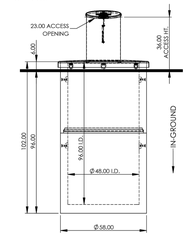
FS-4

Top View

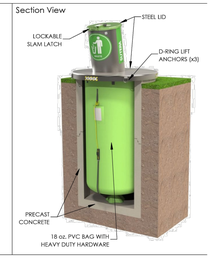
NOTE: ALL DIMENSIONS SHOWN ARE IN INCHES UNLESS OTHERWISE SPECIFIED



Front View



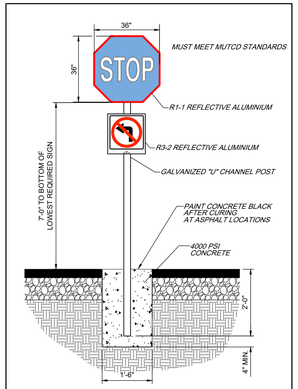
Section View



For more information about this product visit www.sutera-inground.com or email contact@sutera-inground.com

pg. 2 of 2

www.sutera-inground.com

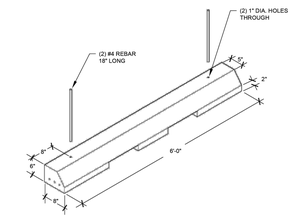


STOP SIGN DETAIL

(N.T.S.)

REV.	DATE	BY	REVISION DESCRIPTION	APP	REV#	PN
A	12/13/13	WD		MB	01A	PD
B	12/18/13	WD	REVISION DESCRIPTION	MB	01B	PD

6' WHEEL STOP W/ UNDER DRAINS (BUMPER BLOCK)



NOTES:
- WEIGHT: 362lbs.
- CLASS "HSC" CONCRETE
- REINFORCED WITH (3) #3 RODS

CROMWELL CONCRETE PRODUCTS INC.

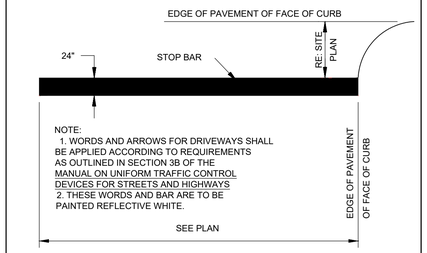
PROJECT:

TITLE: **6' SINGLE SLOPE WHEEL STOP (BUMPER BLOCK)**

DRAWN:	MB	12/13/13	TYJ No.	
CHECKED:	MB	12/13/13	CHECKED BY:	MB 5042
SCALE:	1" =	06/13/14	DWG.	1 OF 1
PROJECT No.:				

DRAWING: CONC-6-BUMPER BLOCK

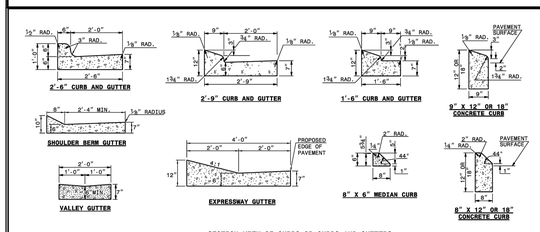
EDGE OF PAVEMENT OF FACE OF CURB



NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

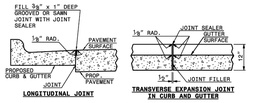
STOP BAR

N.T.S.



SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
-PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN FORMS ARE USED OR WHEN A TEMPLATE IS USED FOR THE FACE CURB CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
-JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
-CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.
-CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
-FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8'x8' MEDIAN CURB, WITH JOINT FILLER AND SEALER.
-SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



LONGITUDINAL JOINT

TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

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

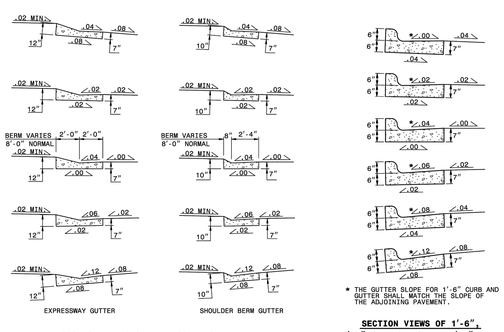
1-24

ROADWAY STANDARD DRAWING FOR

CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 1 OF 3

846.01



EXPRESSWAY GUTTER

SHOULDER BERM GUTTER

* THE GUTTER SLOPE FOR 1'-6" CURB AND GUTTER SHALL MATCH THE SLOPE OF THE ADJOINING PAVEMENT.

SECTION VIEWS OF EXPRESSWAY GUTTER AND SHOULDER BERM GUTTER SUPERELEVATION RATES

SECTION VIEWS OF 1'-6", 2'-6" (DEPICTED) AND 2'-9" CURB AND GUTTER SUPERELEVATION RATES

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

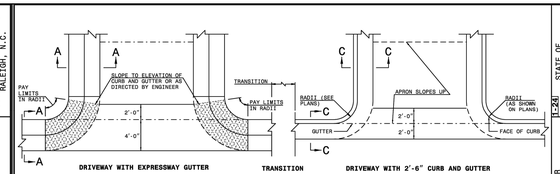
1-24

ROADWAY STANDARD DRAWING FOR

CONCRETE CURB, GUTTER AND CURB & GUTTER

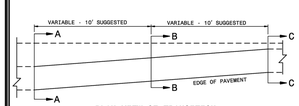
SHEET 2 OF 3

846.01

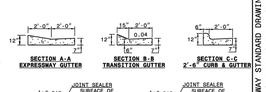


DRIVEWAY WITH EXPRESSWAY GUTTER — TRANSITION — DRIVEWAY WITH 2'-6" CURB AND GUTTER

PLAN VIEW OF TYPICAL CURB AND GUTTER OCCURENCES



PLAN VIEW OF TRANSITION
EXPRESSWAY GUTTER TO 2'-6" CURB AND GUTTER



NOTES:
-IN THE TRANSITION FROM 4'-0" CONCRETE EXPRESSWAY GUTTER TO 2'-6" CONCRETE CURB AND GUTTER, PLACE 1½" EXPANSION JOINTS AT 25' INTERVALS.
-PLACE GROOVE JOINTS 1" DEEP AT 12'-6" INTERVALS BETWEEN EXPANSION JOINTS.
-FILL AND SEAL THE TOP ½" OF THE EXPANSION JOINTS AND 1" OF CONTRACTION JOINTS WITH APPROVED JOINT SEALING COMPOUND.

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

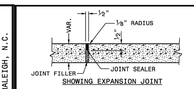
1-24

ROADWAY STANDARD DRAWING FOR

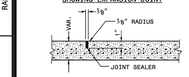
CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 3 OF 3

846.01



SHOWING EXPANSION JOINT



SHOWING GROOVED JOINT

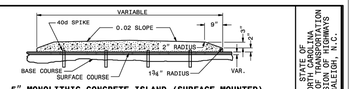
PARTIAL LONGITUDINAL SECTIONS OF PAVED ISLANDS

NOTE:
WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE COURSE, DRIVE 40d SPIKES INTO SURFACE UNDER MONOLITHIC CONCRETE ISLAND. STAGGER SPIKES ON 2' CENTERS EACH WAY.

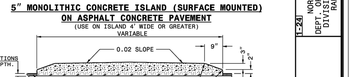
IN THE CONCRETE PAVEMENT (ISLAND) AND CONCRETE ISLAND (MONOLITHIC) PLACE 1/2" EXPANSION JOINTS AT 30' INTERVALS AND GROOVED JOINTS 1" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

LINE UP THE JOINTS IN THE CONCRETE PAVEMENT (ISLAND) WITH THE JOINTS IN THE CURB OR CURB AND GUTTER. FILL AND SEAL THE TOP 1/2" OF THE EXPANSION JOINTS AND THE ENTIRE DEPTH OF GROOVED JOINTS WITH JOINT SEALER.

FOR JOINTS IN THE CURB AND/OR CURB AND GUTTER, SEE STANDARD NO. 846.01

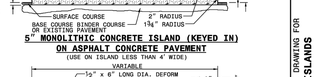


5" MONOLITHIC CONCRETE ISLAND (SURFACE MOUNTED) ON ASPHALT CONCRETE PAVEMENT
(USE ON ISLAND 4' WIDE OR GREATER)

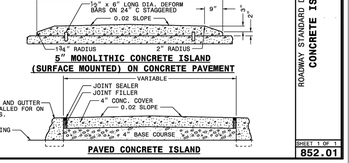


SEE TYPICAL SECTIONS FOR PAVEMENT DEPTH. KEY IN ON THE LAST LAYER OF PAVEMENT SURFACE COURSE

5" MONOLITHIC CONCRETE ISLAND (KEYED IN) ON ASPHALT CONCRETE PAVEMENT
(USE ON ISLAND LESS THAN 4' WIDE)



5" MONOLITHIC CONCRETE ISLAND (SURFACE MOUNTED) ON CONCRETE PAVEMENT



PAVED CONCRETE ISLAND

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

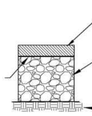
1-24

ROADWAY STANDARD DRAWING FOR

CONCRETE ISLANDS

SHEET 1 OF 1

852.01



PRIME COAT[1]
PER NCDOT STANDARD SPECIFICATIONS

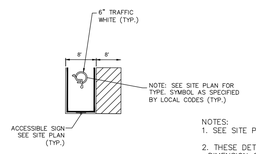
SURFACE COURSE
3" ASPHALT SURFACE COURSE S-9.5B PLACED IN TWO 1.5" LIFTS TO CONFORM TO NCDOT STANDARD SPECIFICATIONS

BASE COURSE
6" AGGREGATE BASE COURSE COMPACTED TO 100% STANDARD PROCTOR TO CONFORM TO NCDOT STANDARD SPECIFICATIONS

SUBGRADE
COMPACTED SUBGRADE TO CONFORM TO NCDOT STANDARD SPECIFICATIONS

STANDARD DUTY PAVEMENT SECTION

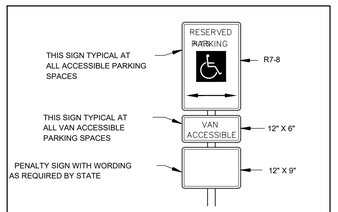
1. APPLICATION RATE FOR MACADAM AND RECYCLED PORTLAND CEMENT BASE COURSE SHALL BE 0.25 – 0.30 GAL PER SQUARE YARD



NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR AS SPECIFIED BY LOCAL CODES.

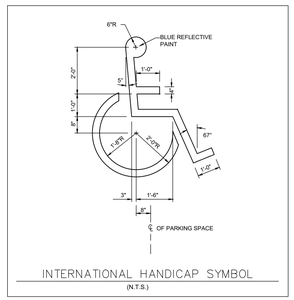
ACCESSIBLE STALLS PARKING STRIPING

N.T.S.



ACCESSIBLE PARKING SIGN

(N.T.S.)



INTERNATIONAL HANDICAP SYMBOL

(N.T.S.)

NORTH CAROLINA LICENSED NO. 047666 PROFESSIONAL ENGINEER WILLIAM DUANE WOODY

PREPARED FOR:

COOPER CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROBERSON LEGACY CLINIC

SITE DETAILS

FILE NAME: CIVIL	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 05.19.2026	6 OF 16

FILE LOCATION:C:\Users\duane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME:Site Details USER:duane SAVED:7/10/2026 12:20 PM PLOTTED:7/10/2026 12:24 PM

Search by: PIN, Address, Owner or Street Nam

Search By Deed or Plat

-82° 31' 35.99", 35° 32' 10.69"

Sales Report Buffer Export Map Export to Google Map