



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Town Manager
Date: August 6, 2026
Re: **Board of Adjustment Meeting – August 17, 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 August 13, 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, August 17, 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 June 15, 2026 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: 4 Stuyvesant Road- Special Use Request for an accessory building (garage) and a Variance for setback of garage.

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.

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, JUNE 15th, 2026

The Board of Adjustment met at 4:00 p.m. on Monday, June 15th, 2026

Chairman Greg Goosmann, Ms. Lynn Kieffer, Ms. Rhoda Groce, Ms. Martha Barnes, Mr. Robert Chandler, Mr. Oby Morgan (alternate), and Mr. Stephen Hodge (alternate) were also present. Mr. Jonathan Kanipe, Town Manager, 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.

Chairman Goosmann swore in the following: Mr. Tony Williams, Mr. Jonathan Kanipe, Mr. Andrew Stephens, Mr. Lee Thomason, Ms. Dawn Grohs, Mr. James Gallagher, Mr. Clint Cogburn, Mr. Warren Sugg, Mr. Justin Thorne, Mr. Nate Wood, Mr. John Palmer, Mr. Rusty Edwards, Mr. Chris Youngblood, Ms. Libby Bush, Mr. Keith Einsmann, Mr. Bob Oast, Mr. Victor Galef, and Ms. Mimi Galef.

Mr. Robert Chandler made a motion to approve the minutes from the April 27th, 2026, meeting. Ms. Martha Barnes seconded the motion and the minutes were unanimously approved.

Prior to hearing public comments, Town Attorney Billy Clarke provided guidance on the quasi-judicial nature of the proceedings and clarified the legal standard for standing. He noted that those with standing include the applicant, the property owner, the Town, and persons who can demonstrate special damages distinct from those suffered by the general public. Chairman Goosmann indicated that members of the public wishing to speak would be asked to identify themselves, their property location, and their basis for standing.

HEARING (Evidentiary):

Case 2026-06-01: 4 Hilltop Road-Special Use Permit Request for an Accessory Building and Separate Accessory Structure; Variance Request for Accessory Building Encroachment into the Side Yard Setback.

Town Planner, Tony Williams, stated the property owner at 4 Hilltop Road proposed a 1,000-square-foot detached garage as an accessory structure. The proposed structure complies with all baseline dimensional requirements of the Zoning Ordinance with the single exception of the second side property line boundary, where the site layout necessitates a 7-foot encroachment into the required 15-foot side setback. Because all new accessory buildings require an administrative Special Use Permit and any setback encroachment requires a Variance, the application required two independent concurrent actions by the Board.

The applicant, Mr. Andrew Stephens, appeared and was sworn in. He provided context for the request, noting that the property has been in his family for approximately 100 years and that the proposed location is the only suitable placement for a garage on the lot. The garage is designed as a drive-through structure, with doors on both sides, which would allow closure of an existing driveway that has experienced increasing cut-through traffic. Mr. Stephens further noted that the placement takes advantage of a natural grade change into a wooded area, requiring no tree removal, and that he had already planted screening vegetation on both sides of the structure. He also cited increased light and noise from traffic at the Eastwood Road intersection as an additional hardship that the structure would help mitigate. In response to a question, Mr. Stephens confirmed the adjacent parcel is owned by a separate LLC and noted that a property line adjustment would create complications, which is why a Variance was sought instead.

No members of the public offered comments or questions regarding this application.

Town Planner Williams restated the facts of the application for the record. The Board found no additional facts to add.

DELIBERATION AND DETERMINATION

Ms. Lynn Kieffer moved that the Special Use Permit and Variance as requested be granted to Drew Stephens of 4 Hilltop Road for a garage accessory building, and that the facts as recited by Town Planner, Tony Williams, in his summation be accepted as findings of fact to support this grant. The Board found that granting the Special Use Permit would not materially endanger public health or safety; that all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance had been met; that the permit would not substantially injure

the value of adjoining or abutting property; and that it would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110(c)(2) and (3) of the Ordinance. The Board further found that granting the Variance satisfied the applicable sections of 153.110(d), paragraphs 1 through 4, and would not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance would result in practical difficulty or unnecessary hardship, and that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant is required to report to the Zoning Administrator within 7 days of project completion. The motion was seconded by Board Member Ms. Rhoda Groce and unanimously approved.

HEARING (Evidentiary):

**Case 2026-06-02: Portion of Parcel 9646-91-9265 at Valley Springs
Road/Hendersonville Road -Special Use Permit Request for a New Commercial Building
and Variance Requests for Exceeding the Maximum Impervious Surface Coverage and the
Location of Accessory Structures within the Setback.**

Prior to the hearing, Board Members Martha Barnes and Robert Chandler recused themselves from this matter. Alternates, Mr. Steve Hodge and Mr. Oby Morgan were seated as voting members in their places.

Town Planner, Tony Williams, stated the applicant, First Bank, requested approvals to construct a new three-story Western North Carolina headquarters facility on a vacant 4.08-acre parcel located at the southwestern intersection of Valley Springs Road and Hendersonville Road. The property is a portion of a tract owned by The Ramble Biltmore Forest, LLC. Because the proposed commercial structure exceeds baseline dimensional and site layout requirements, the application required three distinct actions by the Board: (1) a Special Use Permit for new commercial construction; (2) a Variance for impervious surface coverage, with the maximum allowed at 26,427 square feet and the applicant requesting 31,427 square feet, an increase of

5,000 square feet; and (3) a Variance for the location of parking spaces and a retaining wall within the designated property setbacks.

Attorney Clint Cogburn of Ward and Smith appeared on behalf of First Bank and introduced the applicant's project team, which included Warren Sugg (civil engineer, Civil Design Concepts), Justin Thorne (landscape architect, Civil Design Concepts), Nate Wood (architect, McMillan, Pazdan, Smith), John Palmer (licensed appraiser, Palmer Company Inc.), Rusty Edwards (Senior Vice President and Regional Executive, First Bank), and Chris Youngblood (Senior Vice President and Area Executive, First Bank). Mr. Bob Oast of McGuire Wood & Bissette appeared on behalf of the property owner, Ramble Biltmore Forest LLC, and confirmed the owner's support for the application.

Attorney Cogburn summarized the requests as inextricably intertwined components of a single proposal. He described a 3-story building with approximately 15,650 square feet of gross floor area and 53 parking spaces. He emphasized that the entirety of proposed development activity is concentrated toward Hendersonville Road and the intersection with Valley Springs Road, leaving the rear portion of the site undisturbed and wooded. The use of pervious pavers throughout substantial areas of the parking lot was highlighted as a key measure to reduce the actual impervious footprint.

Civil Engineer, Warren Sugg, detailed the site layout, noting two NCDOT-approved access points: a full-access drive off Valley Springs Road and a right-in/right-out only access off Hendersonville Road. Mr. Sugg explained that the building is sited approximately 5.5 feet above the highest base flood elevation on the property to account for nearby streams and wetlands. He noted the presence of wetland areas that constrained site layout and confirmed that the proposed wetland impact is approximately 0.08 acres, below the 0.10-acre threshold requiring mitigation.

Regarding the increased setbacks triggered by the building's height, Mr. Sugg confirmed that the standard setbacks were augmented by an additional 22.5 feet on all sides due to the three-story height, resulting in side setbacks of 37.5 feet, front setbacks of 52.5 feet, and a rear setback of 42.5 feet, all of which are met by the proposed plan.

Landscape architect Justin Thorne described the tree preservation and buffering plan. A total of 158 trees are proposed for removal within the disturbance area, while 292 trees are credited as preserved. Sixty-five trees are proposed for planting, including 21 bald cypress in the wetland preservation areas, to be installed as plugs to minimize equipment impact. Mr. Thorne noted that the development area had sustained significant storm damage from Hurricane Helene, leaving relatively few trees of 6 inches or greater in diameter still standing within the footprint. He described the proposed buffer along the boundary with Deerfield Episcopal Retirement Community as a row of arborvitae supplemented by hornbeam, maples, and other native species, designed to provide height and density without excessive width.

Architect Nate Wood described the building design as inspired by a concept of "French countryside meets regional modernism," with natural fieldstone as the primary base material, substantial glazing for daylighting, expressed mass timber roof structure, and a stepped massing intended to reduce the apparent scale of the building as seen from Hendersonville Road and the parking area. The building includes both a ground-floor retail banking entry and a separate commercial banking entry facing Hendersonville Road.

Appraiser John Palmer, identified as a designated MAI, CCIM, and review appraiser, testified regarding the potential impact to adjacent property values. He described a methodology of analyzing a dataset of approximately 50 comparable uses—including branch banks, savings and loans, professional offices, and medical offices—across Buncombe and Henderson Counties, looking for before-and-after sale data proximate to similar developments. Mr. Palmer testified that he was unable to find any data indicating that a low-impact use such as a bank would produce any substantial injury to the value of adjoining or abutting properties.

Rusty Edwards, Regional Executive for First Bank, provided context on the institution's 90-year history in Western North Carolina and described the proposed facility as the bank's Western North Carolina flagship, consolidating full-service banking, commercial banking, support staff, and executive leadership into one location. He noted that the bank's current site was being impacted by NCDOT construction activity, which influenced the decision to seek a new location.

On the Variance requests, Attorney Cogburn argued that the hardships stem from conditions peculiar to the property, specifically the site's location at the intersection of two major roads, the presence of wetlands and streams limiting buildable area, and the requirement to provide a minimum number of parking spaces under the ordinance. He noted that the 5,000-square-foot impervious surface variance is the product of significant work with staff and represents a substantially more modest request than precedents set under prior ordinance provisions.

Town Planner Williams confirmed, and Ms. Kieffer noted, that a prior commercial approval in the Town had exceeded the impervious surface allowance by approximately 231 percent under a prior ordinance, compared to the approximately 18.9 percent overage requested in the present application.

Public Comment

Town Attorney Clarke reminded the assembled public of the quasi-judicial nature of the proceeding and the legal standard for standing. Chairman Goosmann invited members of the public to come forward, be sworn in, identify themselves, and state their basis for standing.

Mr. James Gallagher, a resident of Chauncey Circle in the Ramble, testified that he was not opposed to the building itself but expressed concern that the access point off Valley Springs Road would significantly worsen traffic congestion at the Valley Springs/Hendersonville Road intersection, where he characterized the current window for exiting the Ramble as extremely limited. Attorney Cogburn objected to standing on the basis that the concern was a generalized traffic impact not supported by expert analysis. Chairman Goosmann acknowledged the concern as legitimate but noted that traffic signal timing is under the control of NCDOT, not the applicant. Town Manager Kanipe explained that the current extended green cycles on Hendersonville Road are a product of deliberate NCDOT scheduling during Interstate 26 construction, and that the Town had already raised concerns about a nearby intersection with similar results. Attorney Cogburn confirmed that the applicant had received NCDOT approval for both proposed access points and expressed openness to conversations about signal timing, though that matter is outside the applicant's control.

Ms. Dawn Grohs, also a resident of Chauncey Circle in the Ramble, raised concerns about property values and the safety implications for fire and rescue egress given the proximity of the Skyland Fire Department. Town Manager Kanipe stated that he had spoken directly with both the Chief and the Assistant Chief of Skyland Fire Department, who raised no objections to the proposal and expressed confidence in their ability to navigate traffic. Attorney Cogburn objected to standing on the same basis as the prior commenter, citing the absence of independent appraisal or traffic analysis.

Representatives of Deerfield Episcopal Retirement Community, the immediately adjacent property to the south, appeared and were sworn in. Libby Bush, President and CEO of Deerfield, introduced her colleagues. Chief Operating Officer Keith Einsmann testified that Deerfield's primary concern was the adequacy of the vegetative buffer between the lower portion of the parking area and the Deerfield property, noting that a utility right-of-way restricts planting within 15 feet of the property line and that significant trees were lost in Hurricane Helene, opening sightlines to the proposed development. Mr. Einsmann acknowledged the productive conversations his team had with First Bank's representatives and noted ongoing concerns about lighting and parking lot visibility for nearby residents. Victor Galef, a resident at 15 Yorkminster Loop in Deerfield and identified as one of the closest Deerfield residents to the proposed site, testified that the project would transform what is currently a serene, wooded view into an area with significant light and noise, and expressed the belief that this would materially reduce property values and diminish the quality of life for Deerfield residents; particularly in winter months when tree canopy is absent. A subsequent Deerfield resident, Mimi Galef, echoed these concerns, noting that she and her neighbors had already invested thousands of dollars in window treatments to mitigate noise from Hendersonville Road. Attorney Cogburn objected to standing for each of the Deerfield witnesses on the basis that no independent appraisal, sightline analysis, or other expert analysis had been conducted, characterizing the concerns as generalized. He reaffirmed, however, that First Bank remains committed to working with Deerfield on buffering solutions, including the possibility of planting on the Deerfield property itself, referencing a similar arrangement the bank had undertaken in connection with a City of Asheville project.

Ms. Kieffer noted that she found it important to acknowledge the legitimacy of the concerns raised by Deerfield residents and encouraged First Bank to follow through on its stated

commitment to being a good neighbor. Attorney Cogburn affirmed that commitment on behalf of his client. Ms. Kieffer also noted, in deliberation, the significant difference between the impervious surface Variance requested here and the precedent set by the Forest Commercial approval, and acknowledged the difficulty of the tradeoff between a beloved wooded corner and the property owner's right to develop consistent with the Ordinance.

DELIBERATION AND DETERMINATION

Mr. Williams restated the facts of the application for the record. Attorney Cogburn asked that the materials in the applicant's binder, including testimony from all expert witnesses, be entered into evidence. No objection was raised.

Ms. Rhoda Groce moved that the Special Use Permit for a new commercial building and the Variance requests for exceeding the maximum impervious surface coverage and the location of accessory structures within the setback be granted to First Bank, located at Valley Springs Road and Hendersonville Road, and that the facts as recited by Town Planner Tony Williams in his summation be accepted as findings of fact to support this grant. The Board noted that it had heard comments from involved citizens and that the facts as recited by Town Planner Tony Williams in his summation be accepted as findings of fact to support this grant. The Board found that granting the Special Use Permit would not materially endanger public health or safety; that all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance had been met; that the permit would not substantially injure the value of adjoining or abutting property; and that it would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110(c)(2) and (3) of the Ordinance.

Ms. Groce further found that granting the Variance satisfied the applicable sections of 153.110(d), paragraphs 1 through 4, and would not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance would result in practical difficulty or unnecessary hardship, and that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant is required to report to the Zoning Administrator within 7 days of project completion.

The motion was seconded by Alternate Member Steve Hodge and carried 4–0 (Ayes: Kieffer, Hodge, Morgan, Groce).

A brief discussion was held regarding the date of the next scheduled meeting. Chairman Goosmann requested that the meeting be moved from July 20, 2026 to July 27, 2026, citing a personal conflict. The next meeting date was discussed as July 27, 2026, pending confirmation.

Motion to adjourn was made by Board Member Rhoda Groce and seconded by Alternate Member Oby Morgan. The motion carried without objection. The meeting was adjourned at 5:52pm.

ATTEST:

Greg Goosmann, Chairman

Laura Jacobs, Town Clerk



BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

August 17, 2026

CASE

Property Address: 4 Stuyvesant Rd

Property Owner: Nancy Lawson

Request: Special Use Request for an Accessory Building and a Variance for Setback of Structure

Background

The property owner is presenting plans to add a garage in the rear yard. The proposed structure will be 978 square foot and meets the location and size requirements but does not meet the setback requirement of the ordinance. They are requesting the structure be located twelve feet from the property line instead of the required twenty foot setback. All accessory buildings within Town require a special use for approval and accessory structures located within the setback would require a variance.

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 Town's Zoning Ordinance.

Variance

The proposed structure does not comply with the setback 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

Nancy Lawson

Property Address

4 Stuyvesant Road, Biltmore Forest, NC

**Parcel ID/PIN Number**

9646892564

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.32 acres

Proposed Roof Coverage Total

Existing residence: 3,806 sf roof coverage. Existing shed: 192 sf roof coverage. New Garage: 978 sf roof coverage

Proposed Impervious Surface Coverage

Existing Driveways/sidewalks: 5,363 sf. New Driveways/sidewalk: additional 2,029 sf. Impervious surface allowed: 16,522 sf. TOTAL impervious surface: 12,368 sf

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

Building Height

25 feet

Description of the Proposed Project

We would like to build an accessory new construction detached 2 car garage and replace existing driveway.

Estimated Start Date

10/1/2026

Estimated Completion Date

4/1/2027

Estimated Cost of Project

\$144,840.00

Supporting Documentation (Site Plan, Drawings, Other Information)

GARAGE PLANS AND ELEVATIONS.pdf

Signature

Date

7/28/2026

Nancy Lawson

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.

Yes

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

Nancy Lawson

Address

4 Stuyvesant Road, Biltmore Forest, NC



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 an accessory new construction detached 2 car garage as well as replace the existing driveway.

What does the ordinance require?

The accessory building to be under 1000 square feet and the building to be located behind a line parallel to the rear of the principal structure on the lot. The accessory building to be placed with a 20' side setback.

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

REQUIRED FINDINGS: Please provide a thorough response to each.

Unnecessary hardship would result from the strict application of the ordinance.

The proposed building would be located inside the 20' setback allowance at the end of the existing driveway.

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

The location of the accessory building has been located in response to the existing driveway, topography to the site, and for landscape and utility company access. This proposed location causes the least amount of impact/disturbance to the site. Arborvitae bushes will be planted as a buffer along the side of the building. We would be willing to work with the neighbor and add additional buffering if needed. The upper siding facing the neighbor's yard would be painted Peppercorn per their request. We have consulted with both neighbors and they have consented to the proposed plan.

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

The hardship is a result of existing site conditions.

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

The plan prioritizes universal accessibility and long-term usability for aging in place. The site plan also accommodates the resident and neighbor's access for utility maintenance and landscaping requirements.

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

Signature

Date

7/28/2026

Nancy Lawson

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

NEW GARAGE
4 STUYVESANT ROAD
BILTMORE FOREST, NC

SHEET LIST	REVISIONS
COVER C101 SITE PLAN A101 GROUND & UPPER LEVEL FLOOR PLANS A102 FOUNDATION PLAN, FRAMING PLAN, ROOF PLAN A201 ELEVATIONS A202 WALL SECTION, WINDOW SCHEDULE	NO. DESCRIPTION

SCOPE OF WORK:

NEW TWO STORY BUILDING, LOWER LEVEL TO BE GARAGE, UPPER LEVEL UNFINISHED STORAGE . 810 SF EACH LEVEL, UNHEATED.

GENERAL NOTES:

1. ALL WORK PERFORMED PER THESE DRAWINGS MUST CONFORM WITH THE LATEST EDITION OF STATE BUILDING CODE, LOCAL ORDINANCES. LOCAL BUILDING INSPECTOR TO HAVE JURISDICTION.

2. THE CONTRACTOR SHALL BE FULLY FAMILIAR WITH APPROPRIATE DOCUMENTS. CONTRACTOR SHALL REVIEW CONTRACT DOCUMENTS AND NOTIFY DESIGNER OF ANY DISCREPANCIES IN WRITING BEFORE STARTING WORK.

3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS OF EXISTING WORK IN FIELD BEFORE STARTING WORK. THE CONTRACTOR SHALL COORDINATE ALL DISCREPANCIES WITH THIS WORK, AND NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES. WORK INCLUDES COORDINATION WITH EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL INSPECTING AND APPROVAL OFFICIALS OF RELEVANT CLARIFICATIONS OR CHANGES TO THE WORK.

4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL REVIEW DOCUMENTS AND IDENTIFY IN WRITING TO THE DESIGNER ADDITIONAL DIMENSIONS OR CLARIFICATIONS REQUIRED BEFORE STARTING WORK.

5. REPAIR AND FINISH ALL EXISTING SURFACES AS REQUIRED BY NEW CONSTRUCTION.

6. THESE DRAWINGS SHOW DESIGN INTENT ONLY. MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. REQUESTS FOR CLARIFICATION OF THE DESIGN INTENT SHALL BE MADE IN WRITING TO THE DESIGNER.

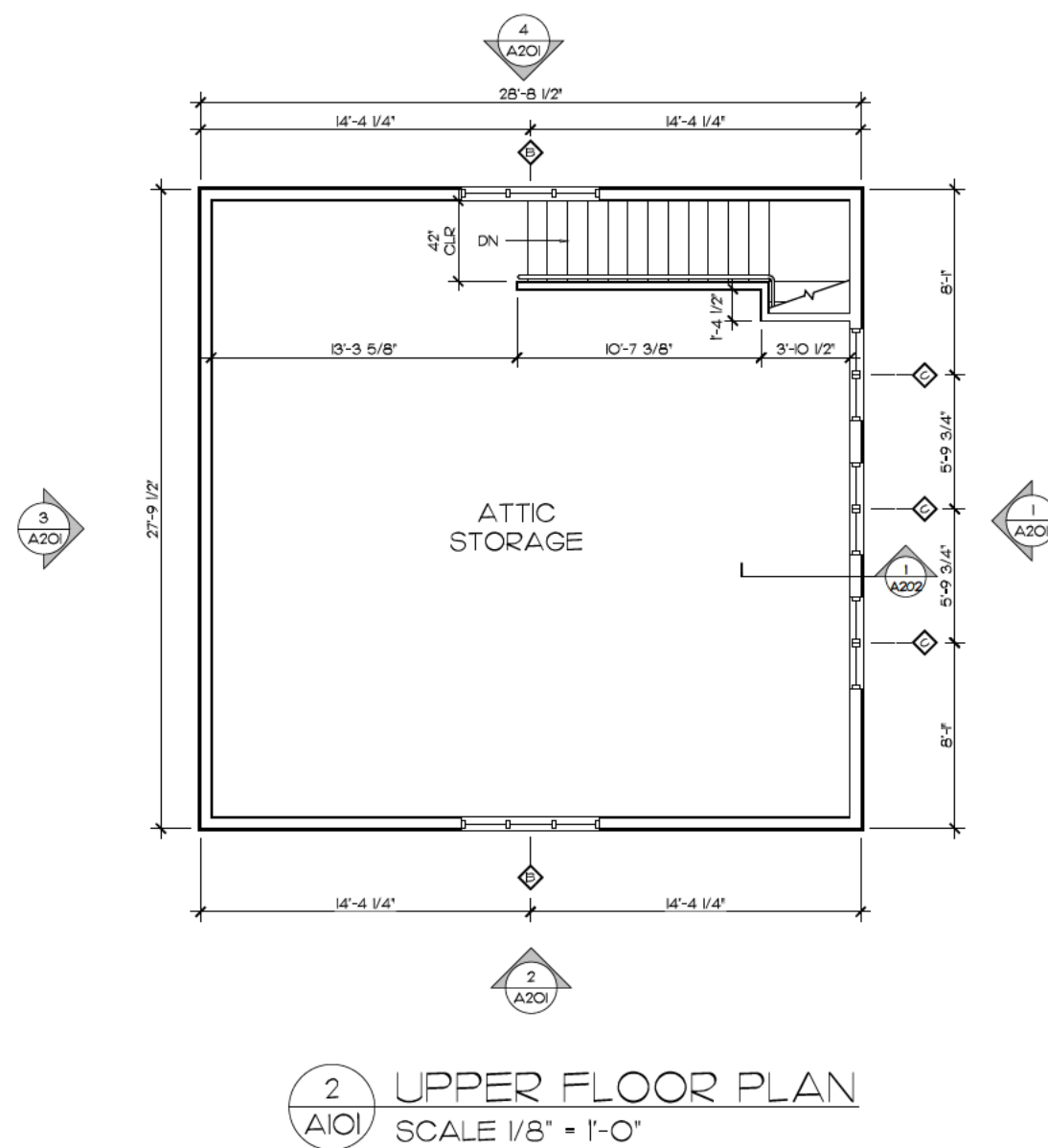
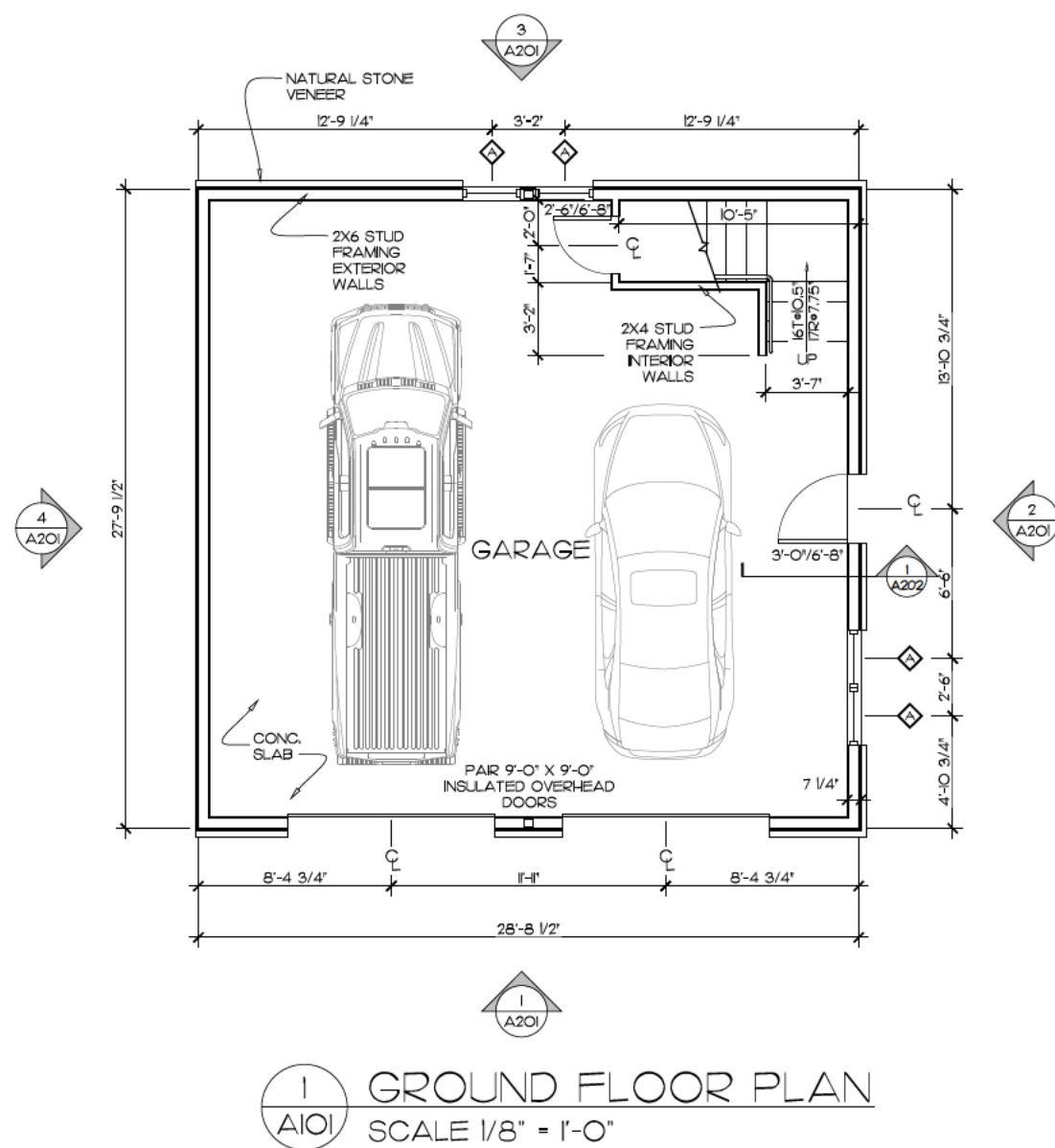
7. PLAN DIMENSIONS TYPICALLY RELATE TO FACE OF STUD, CONCRETE, CENTERLINES OR GRID LINES; CRITICAL CLEARANCES ARE DESIGNATED "CLR" OR "CLEAR".

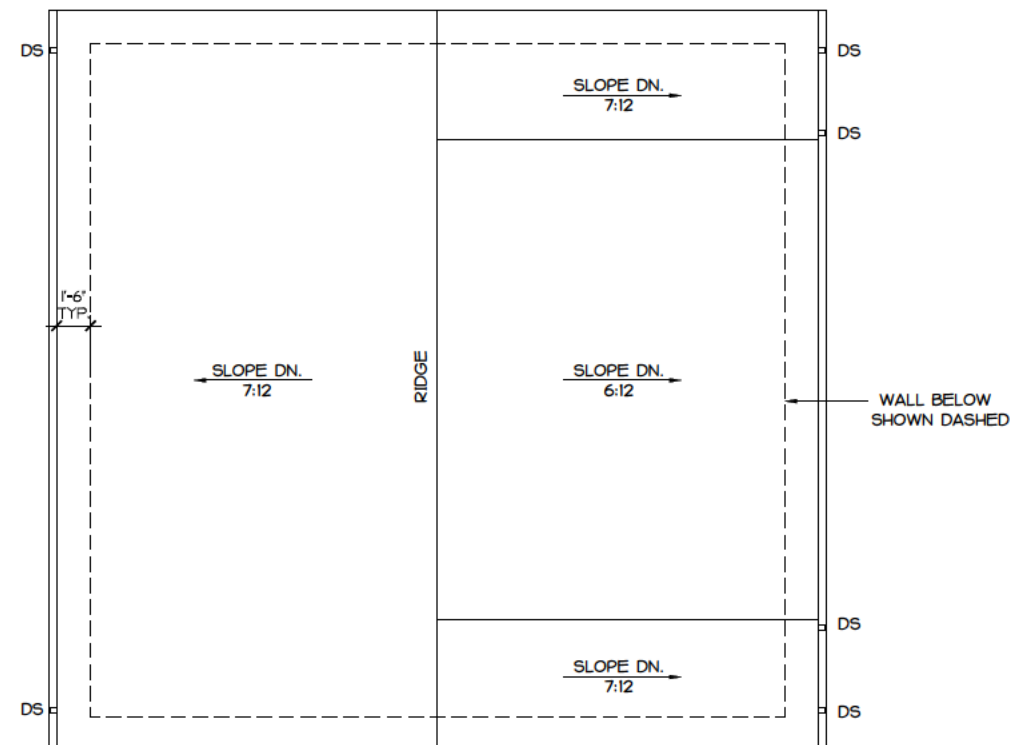
8. OPENINGS ARE DIMENSIONED TO CENTERLINE OF OPENING UNLESS OTHERWISE NOTED.

9. ENGAGE A STRUCTURAL ENGINEER IF NECESSARY, THESE DOCUMENTS DO NOT SERVE AS STRUCTURAL DRAWINGS.

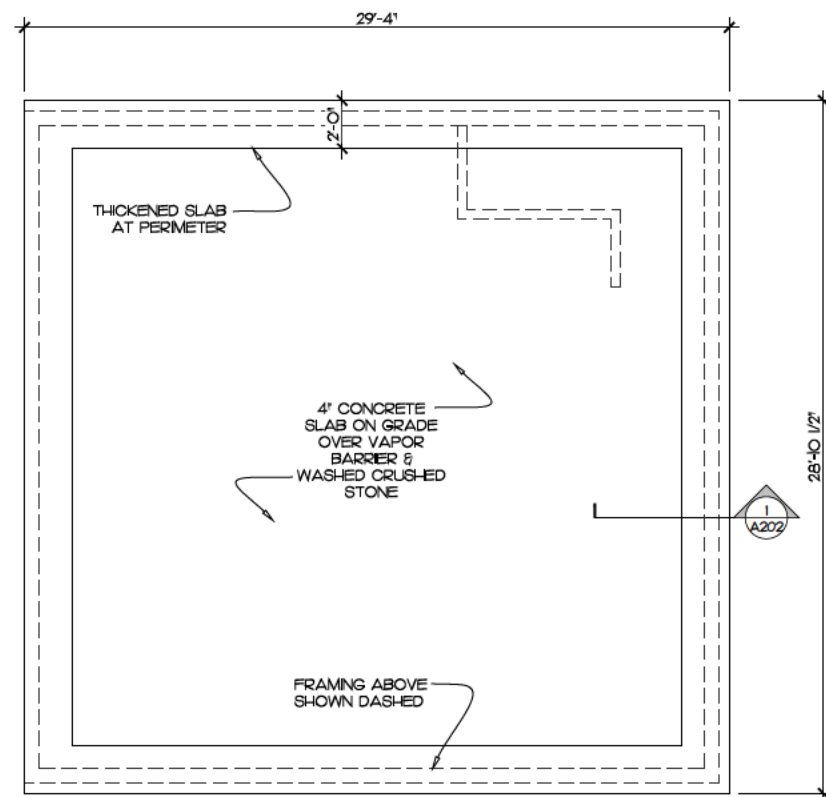


SITE PLAN
SCALE 1"=30'-0"

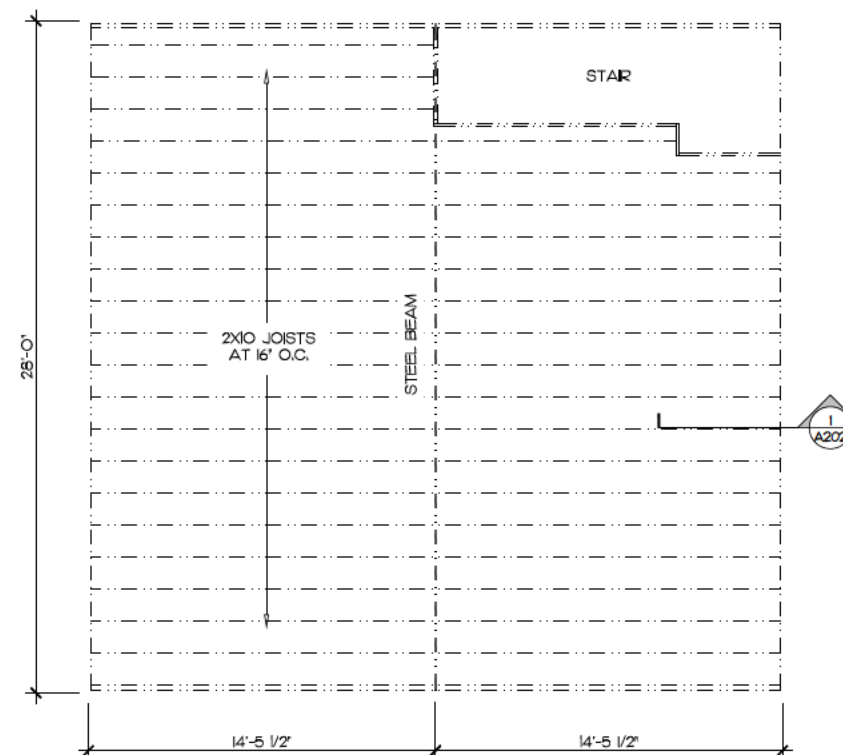




3 ROOF PLAN
A102 SCALE 1/8" = 1'-0"

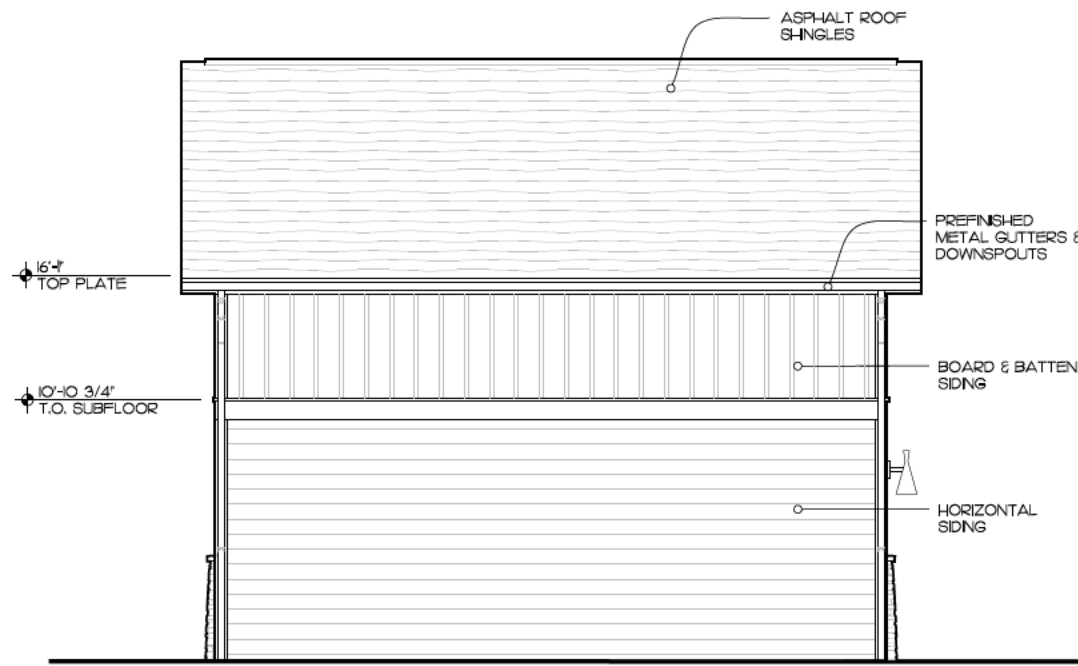


1 FOUNDATION PLAN
A102 SCALE 1/8" = 1'-0"



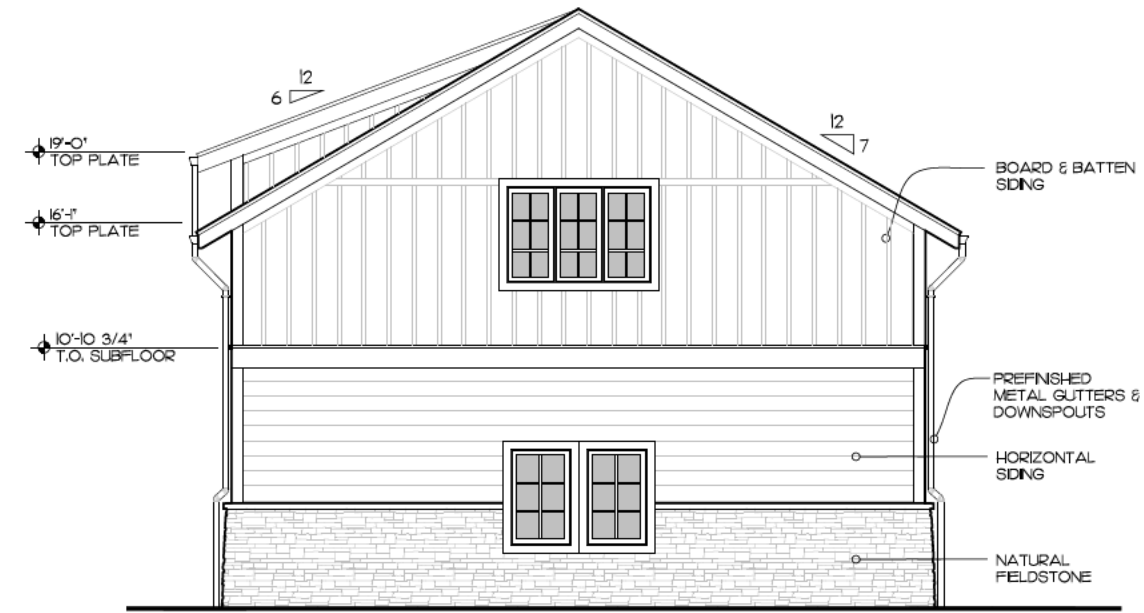
2 FLOOR FRAMING PLAN
A102 SCALE 1/8" = 1'-0"





3 NORTH ELEVATION
A201 SCALE 1/8" = 1'-0"

EXTERIOR FINISH NOTES:
NATURAL STONE VENEER FOND DU LAC
PAINT - BOARD AND BATTEN SW958I COTTON
PAINT - HORIZ. SIDING SW958I COTTON
PAINT - FASCIA, SOFFIT SW699I BLACK MAGIC
GUTTERS, DOWNSPOUTS BLACK
NOTE: PAINT ON NORTH ELEVATION BOARD AND BATTEN TO BE SW7674 PEPPERCORN



4 EAST ELEVATION
A201 SCALE 1/8" = 1'-0"

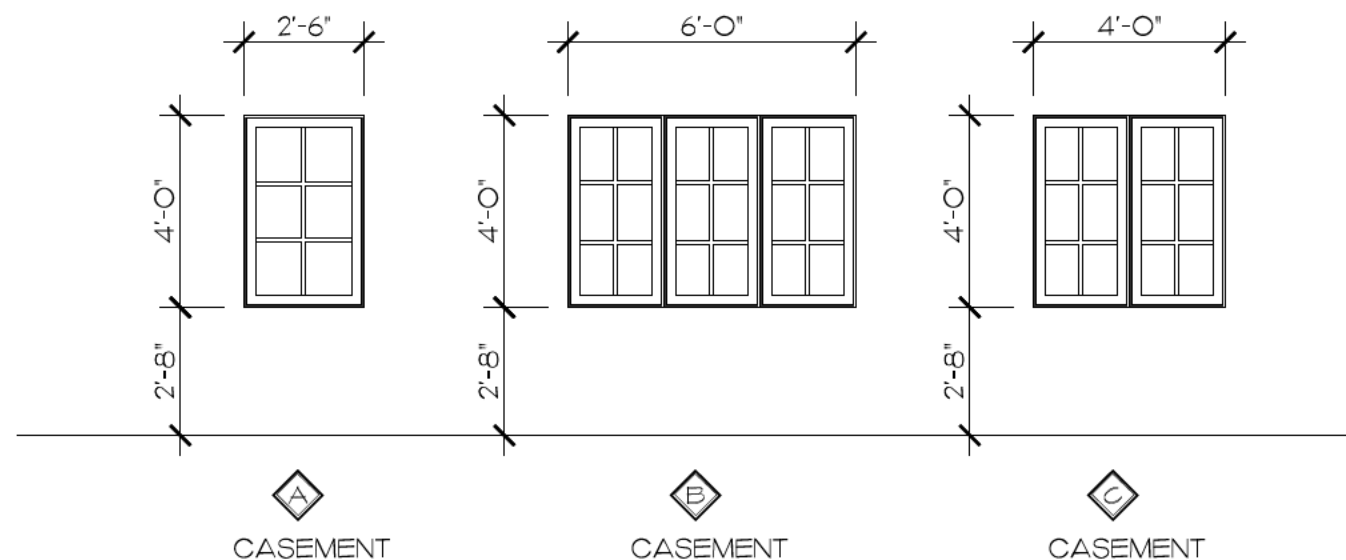


2 WEST ELEVATION
A201 SCALE 1/8" = 1'-0"

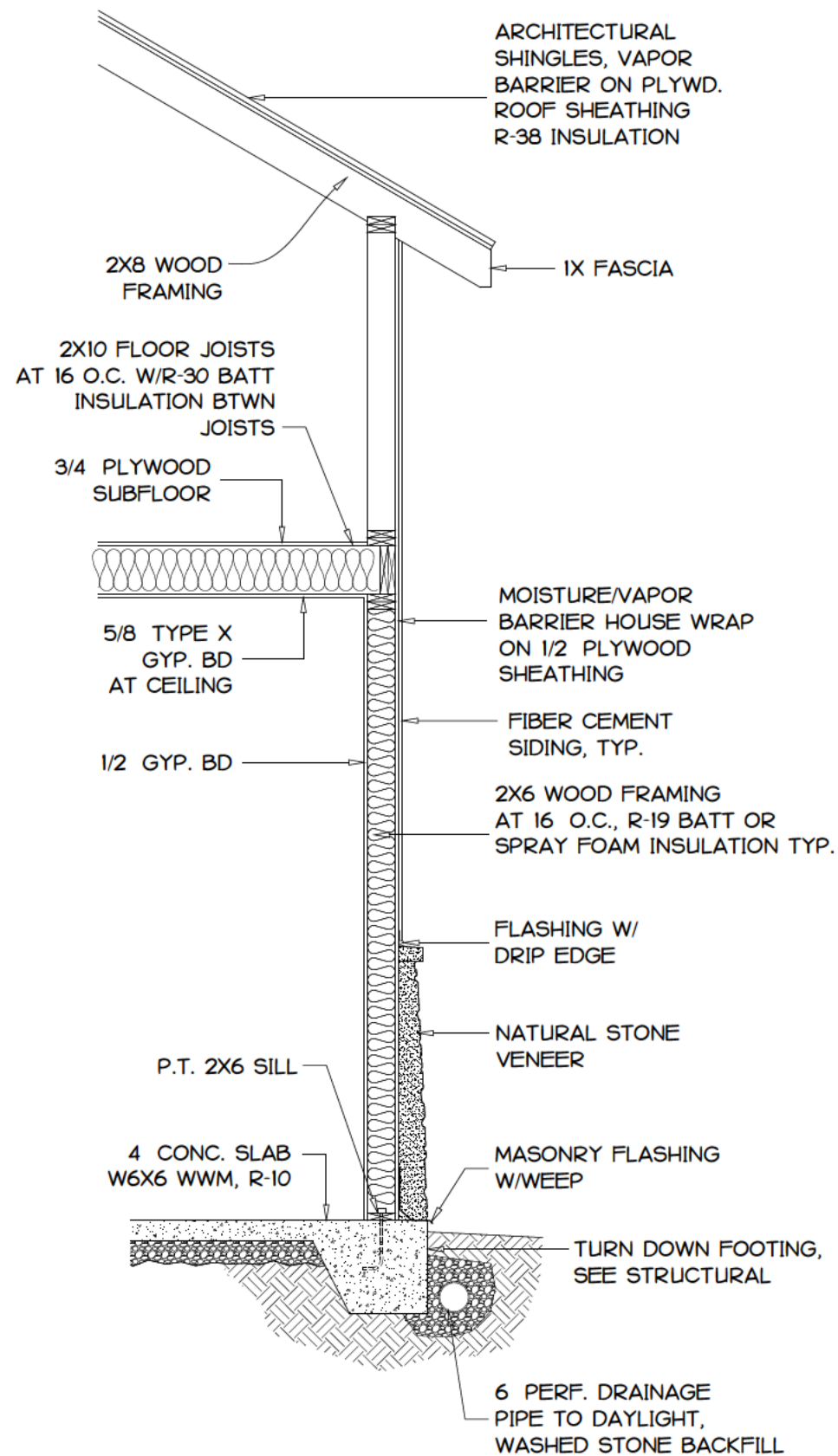


1 SOUTH ELEVATION
A201 SCALE 1/8" = 1'-0"

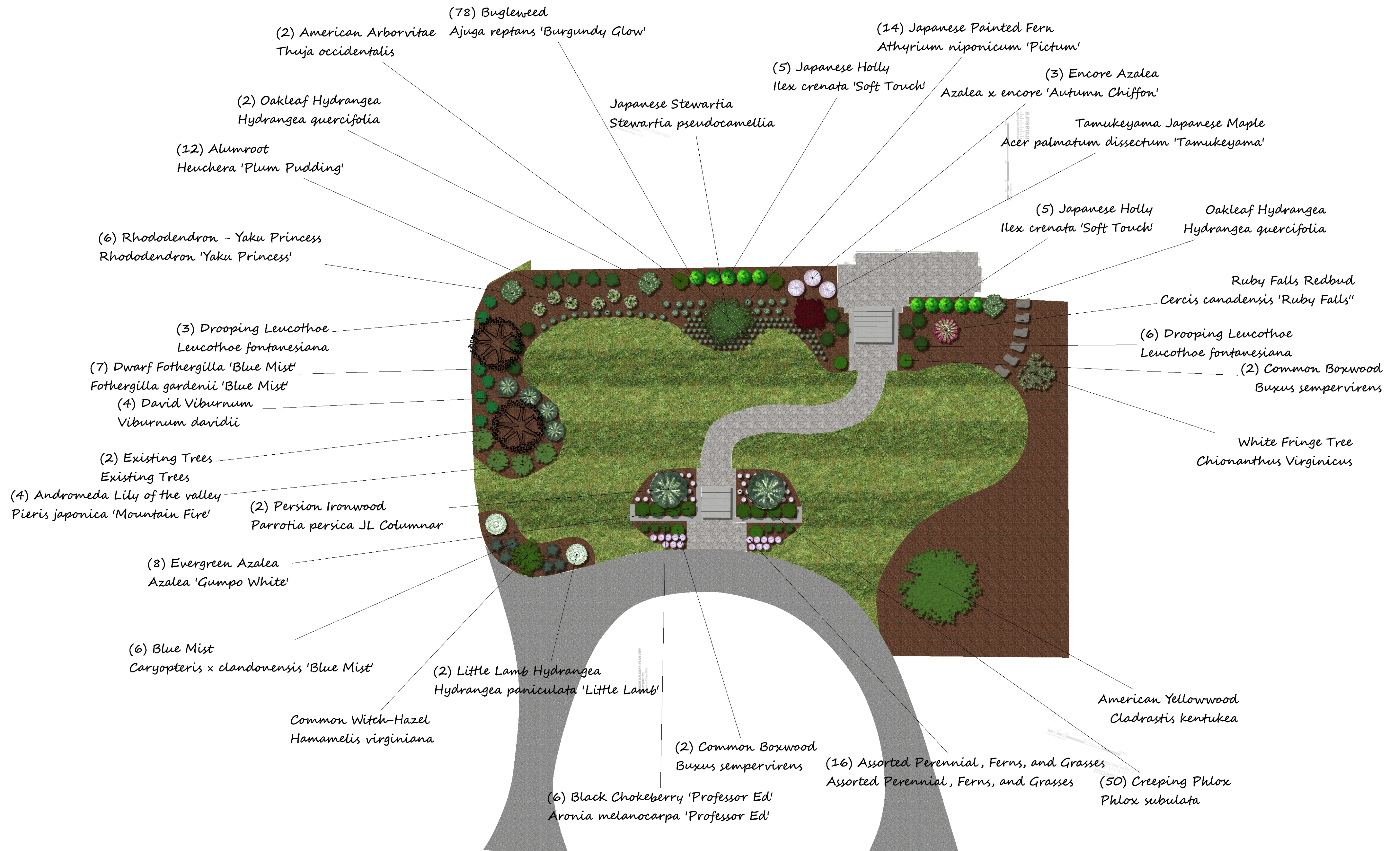
LOCKABLE INSULATED
O.H. GARAGE DOORS

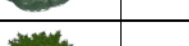
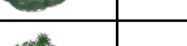
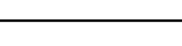
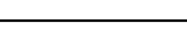
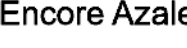
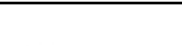
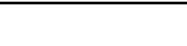
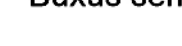
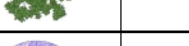
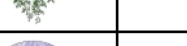
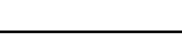
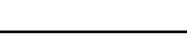


2 WINDOW SCHEDULE
A202 SCALE 1/4" = 1'-0"



1 WALL SECTION
A202 SCALE 3/8" = 1'-0"



Plant Legend															
Symbol	Qty	Common	Botanical	Symbol	Qty	Common	Botanical	Symbol	Qty	Common	Botanical	Symbol	Qty	Common	Botanical
	12	Alumroot	Heuchera 'Plum Pudding'		78	Bugleweed	Ajuga reptans 'Burgundy Glow'		7	Dwarf Fothergilla 'Blue Mist'	Fothergilla gardenii 'Blue Mist'		2	Little Lamb Hydrangea	Hydrangea paniculata 'Little Lamb'
	2	American Arborvitae	Thuja occidentalis		5	Cherry Laurel	Prunus laurocerasus 'Otto Luyken'		3	Encore Azalea	Azalea x encore 'Autumn Chiffon'		3	Oakleaf Hydrangea	Hydrangea quercifolia
	1	American Yellowwood	Cladrastis kentukea		4	Common Boxwood	Buxus sempervirens		8	Evergreen Azalea	Azalea 'Gumpo White'		2	Persian Ironwood	Parrotia persica JL Columnar
	4	Andromeda Lily of the valley	Pieris japonica 'Mountain Fire'		1	Common Witch-Hazel	Hamamelis virginiana		2	Existing Trees	Existing Trees		6	Rhododendron - Yaku Princess	Rhododendron 'Yaku Princess'
	16	Assorted Perennial, Ferns, and Grasses	Assorted Perennial, Ferns, and Grasses		50	Creeping Phlox	Phlox subulata		10	Japanese Holly	Ilex crenata 'Soft Touch'		1	Ruby Falls Redbud	Cercis canadensis 'Ruby Falls'
	6	Black Chokeberry 'Professor Ed'	Aronia melanocarpa 'Professor Ed'		4	David Viburnum	Viburnum davidii		14	Japanese Painted Fern	Athyrium niponicum 'Pictum'		1	Tamukeyama Japanese Maple	Acer palmatum dissectum 'Tamukeyama'
	6	Blue Mist	Caryopteris x clandonensis 'Blue Mist'		9	Drooping Leucothoe	Leucothoe fontanesiana		1	Japanese Stewartia	Stewartia pseudocamellia		1	White Fringe Tree	Chionanthus Virginicus



BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

August 17, 2026

CASE

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

The property owner is proposing a new medical facility at 1081 Hendersonville Rd. 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.

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 commercial services/ professional office uses.

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 or the roof coverage meet the ordinance requirements and would therefore require a variance for both. Variances are covered in section 153.110 (D).

Special Use Permit Application

Town of Biltmore Forest

Name

William Ensor

Address

1081 Hendersonville Rd



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

A large, stylized handwritten signature in black ink, appearing to read 'W Ensor'.

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

Zoning Compliance Application

Town of Biltmore Forest

Name

William Ensor

Property Address

1081 Hendersonville Road

**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

A handwritten signature in black ink, appearing to be 'D. K.', written in a cursive style.

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



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.

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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

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

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



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

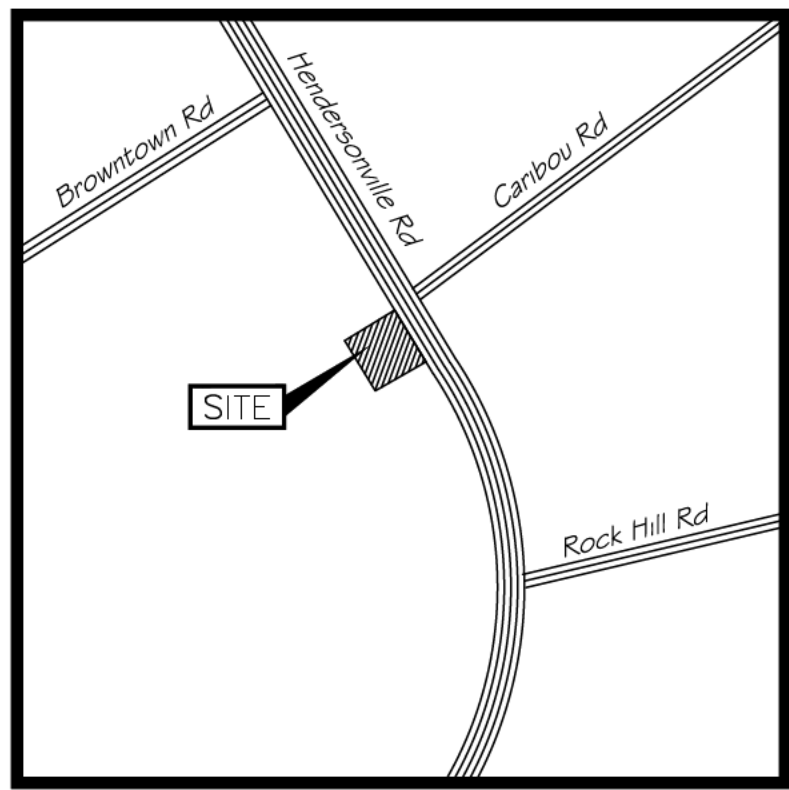
5/18/2026

A handwritten signature in black ink, appearing to be 'D. K.', written in a cursive style.

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.

I plan to pay in person or mail a check

SITE DEVELOPMENT PLANS FOR
ROBERSON LEGACY CLINIC
1087 HENDERSONVILLE ROAD
ASHEVILLE, NC 28803



Vicinity Map
Not to Scale

Sheet List Table	
Sheet Number	Sheet Title
1 OF 15	COVER SHEET
2 OF 15	STANDARD NOTES AND SPECIFICATIONS
3 OF 15	SURVEY
4 OF 15	DEMOLITION PLAN
5 OF 15	SITE PLAN
6 OF 15	SITE DETAILS
7 OF 15	GRADING PLAN
8 OF 15	STORM DETAILS
9 OF 15	EROSION CONTROL PLAN PHASE I
10 OF 15	EROSION CONTROL PLAN PHASE II
11 OF 15	EROSION CONTROL DETAILS
12 OF 15	UTILITY PLAN
13 OF 15	UTILITY DETAILS
14 OF 15	LANDSCAPE PLAN
15 OF 15	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

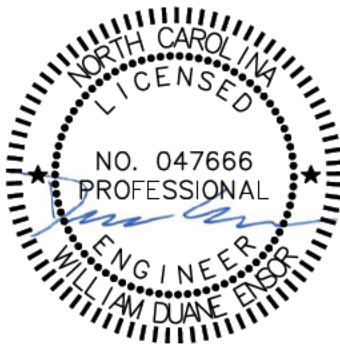
METROPOLITAN SEWERAGE DISTRICT
2028 RIVERSIDE DRIVE
ASHEVILLE, NC 28804
TEL: 828-225-8289
ATTN: MR. KEVIN F. JOHNSON, PE

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



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PREPARED FOR: COOPER CONSTRUCTION COMPANY, INC. 761 S. ALLEN ROAD FLAT ROCK, NC 28731 PO BOX 806 HENDERSO NVILLE, NC 28793	PHONE 828-692-7238	PREPARED BY: PHAROS LAND DESIGN, LLC Civil Site Engineering PO Box 31182, Greenville, SC 29608 c: 843-693-2335	REVISIONS						ROBERSON LEGACY CLINIC									
	FAX 828-696-9978		NO.	DATE	DESCRIPTION			NO.	DATE	DESCRIPTION			COVER SHEET					



NORTH INDEX
NAD83 (2011)

SSMH
ELEV: 2249.28'
INV: 2244.70'

N/F
Abig Investment LLC
DB 3691/80
Plat 26/92
Lot 43 & 44

EIP 1/2" RB
@ 207.72'

N/F
Roberson Legacy LLC
DB 5506/24
Plat 26/92
1.03 Acres
(including R/W)

N/F
Asheville Professional Properties
DB 4345/1692
Plat 26/92
Lot 37 & 38

SSMH
ELEV: 2250.73'
INV In: 2246.90"
INV Out: 2246.70'

SSMH
ELEV: 2268.61'
INV: 2262.78"

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'

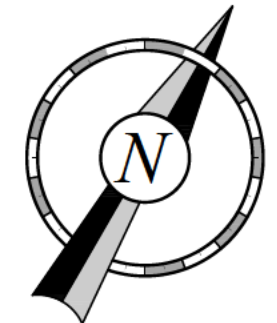


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MISCELLANEOUS DEMOLITION NOTES

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.



ROBERSON LEGACY CLINIC
DEMOLITION PLAN

FILE NAME: CWL	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	4 OF 15

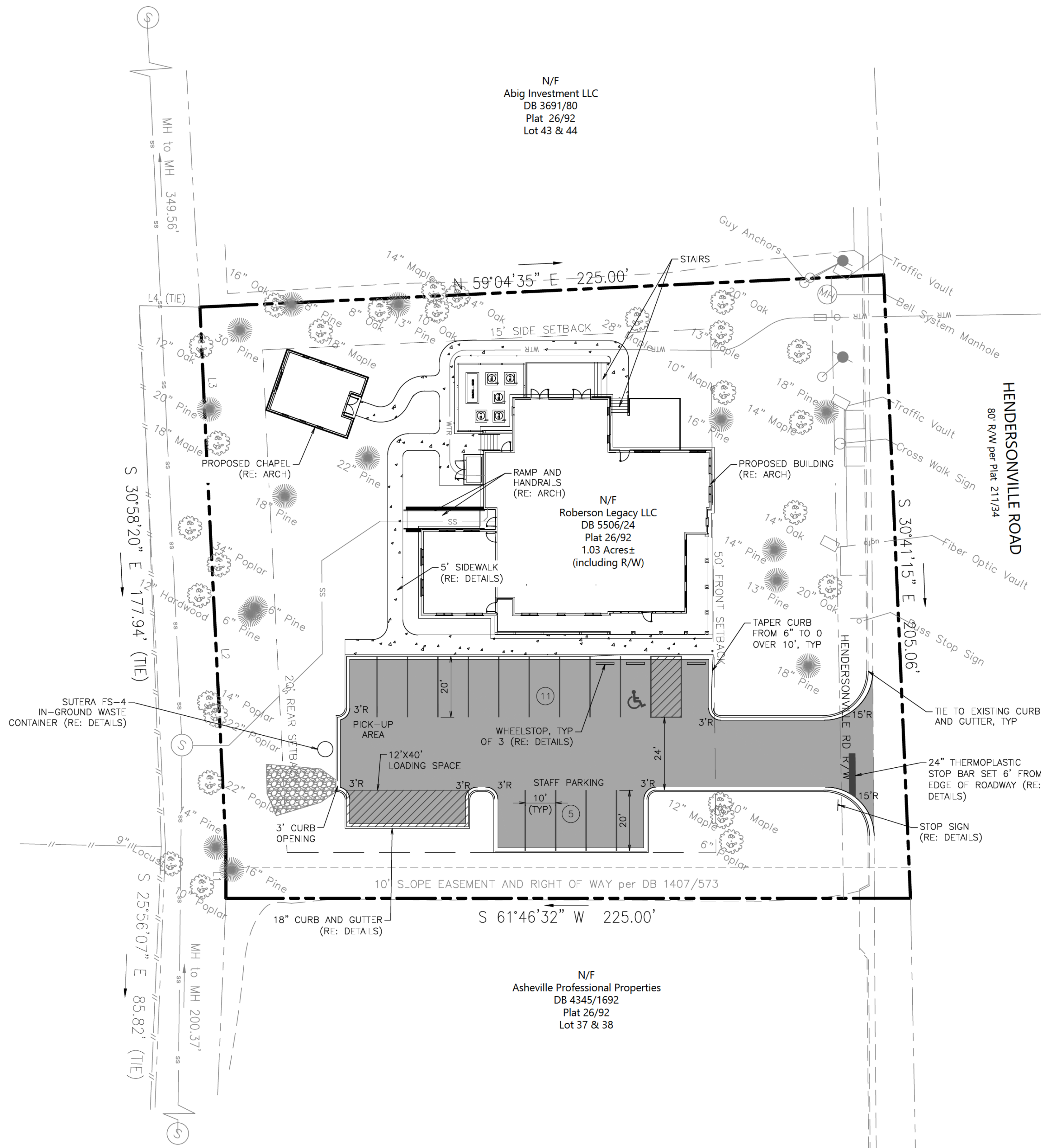
REVISIONS			
NO.	DATE	DESCRIPTION	

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

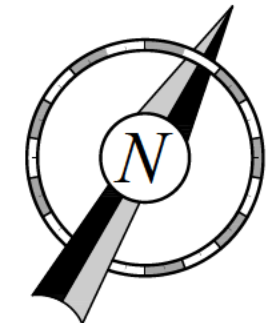
PREPARED FOR:
COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

PHONE
828-692-7238
FAX
828-696-9978

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SITE LEGEND	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	PARKING SPACE INDICATOR
	ASPHALT PAVING (RE: DETAILS)
	SIDEWALK (RE: DETAILS)
	HEAVY DUTY CONCRETE (RE: DETAILS)
	CITY CONCRETE (RE: DETAILS)



ROBERSON LEGACY CLINIC
SITE PLAN

FILE NAME: C:\Users\yuane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil\dwg	DSGN. BY: WDE	JOB NO: PMW-001	FLD. BK:	SHEET NO. 5 OF 15
DISC NUM:	SCALE: AS SHOWN	DATE: 04.27.2026		

PREPARED FOR:

COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

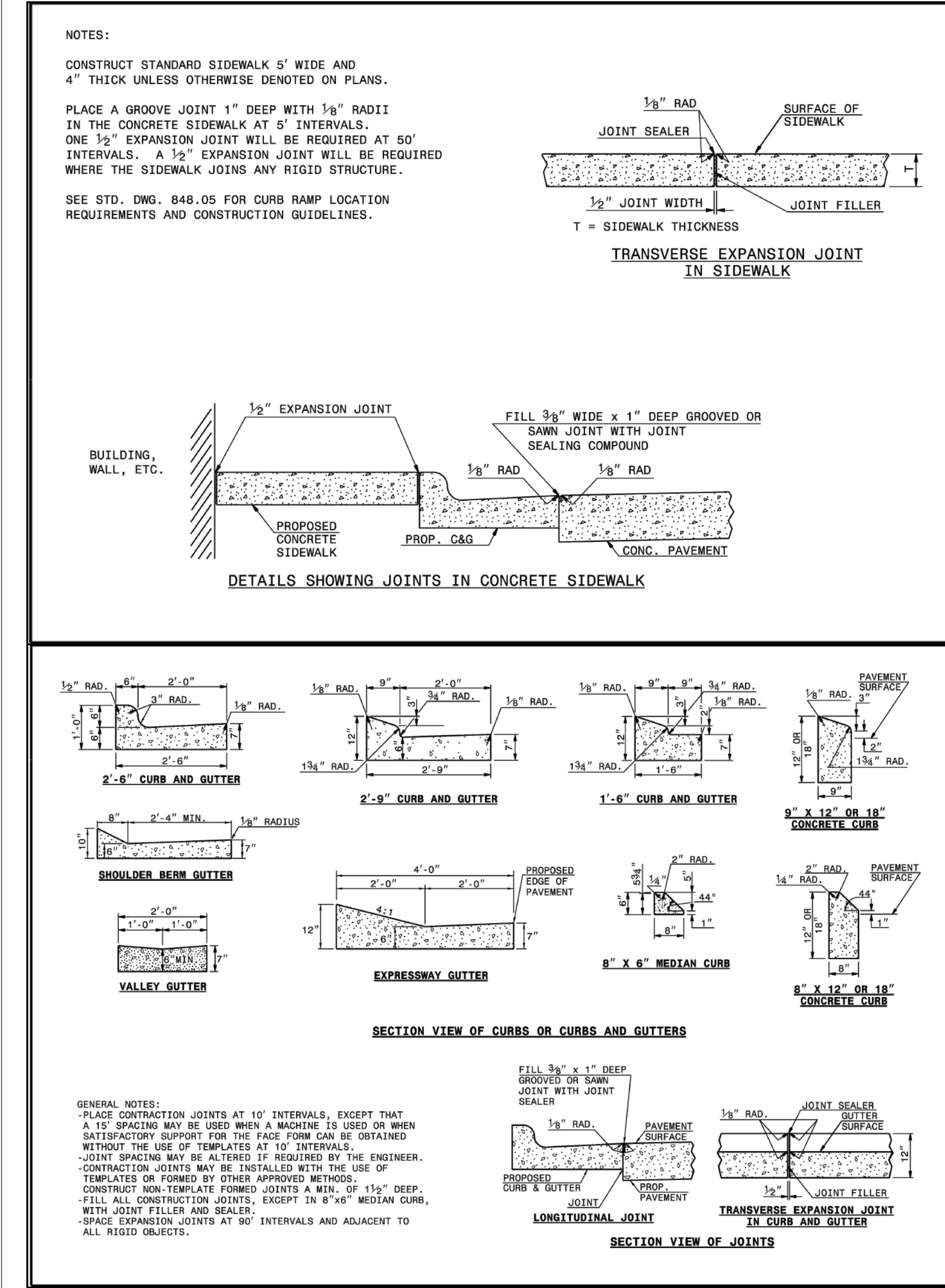
PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS			
NO.	DATE	DESCRIPTION	

FILE LOCATION: C:\Users\jduane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil\dwg TAB NAME: Site Details USER: jduane SAVED: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:14 PM



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

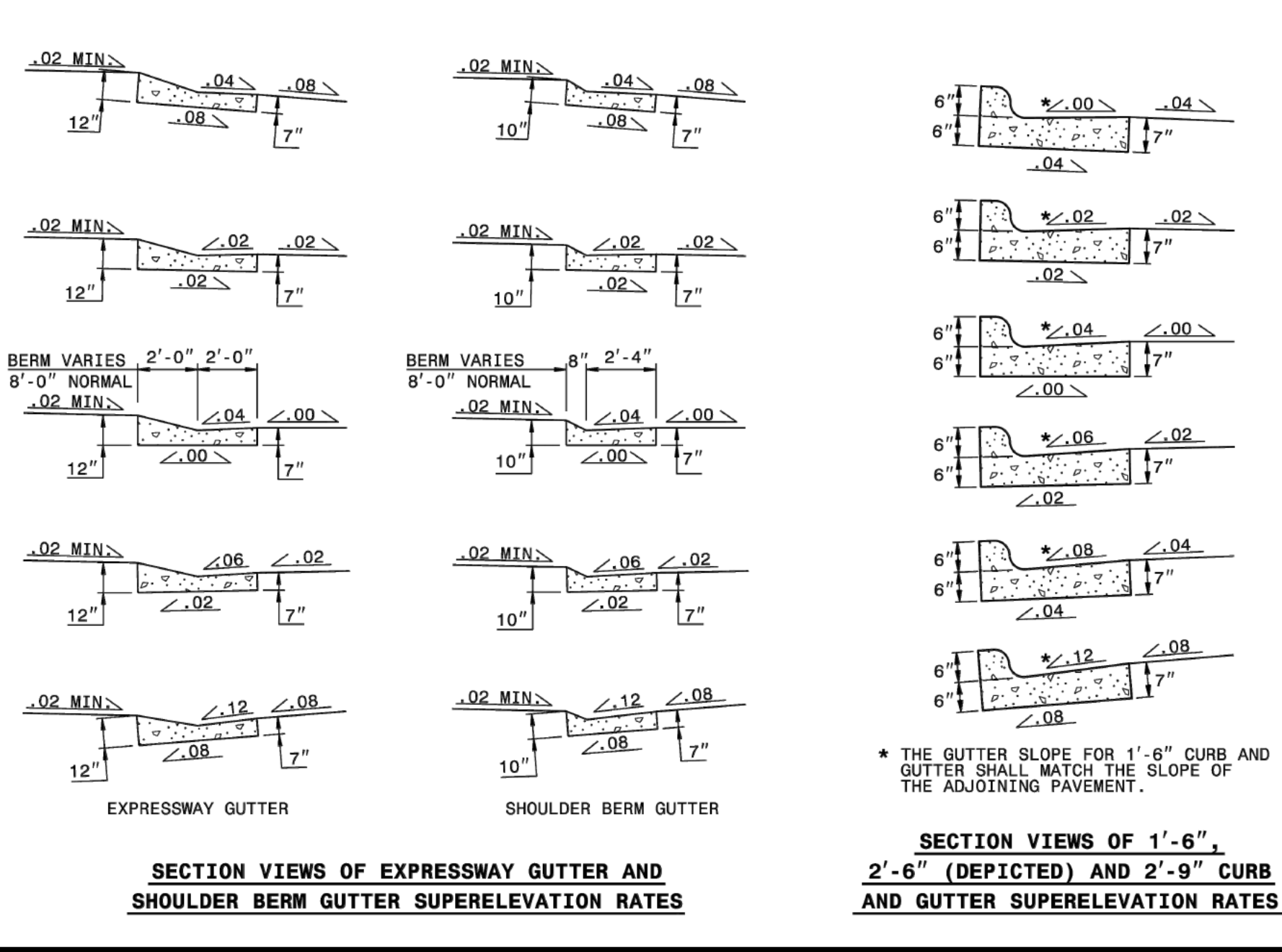
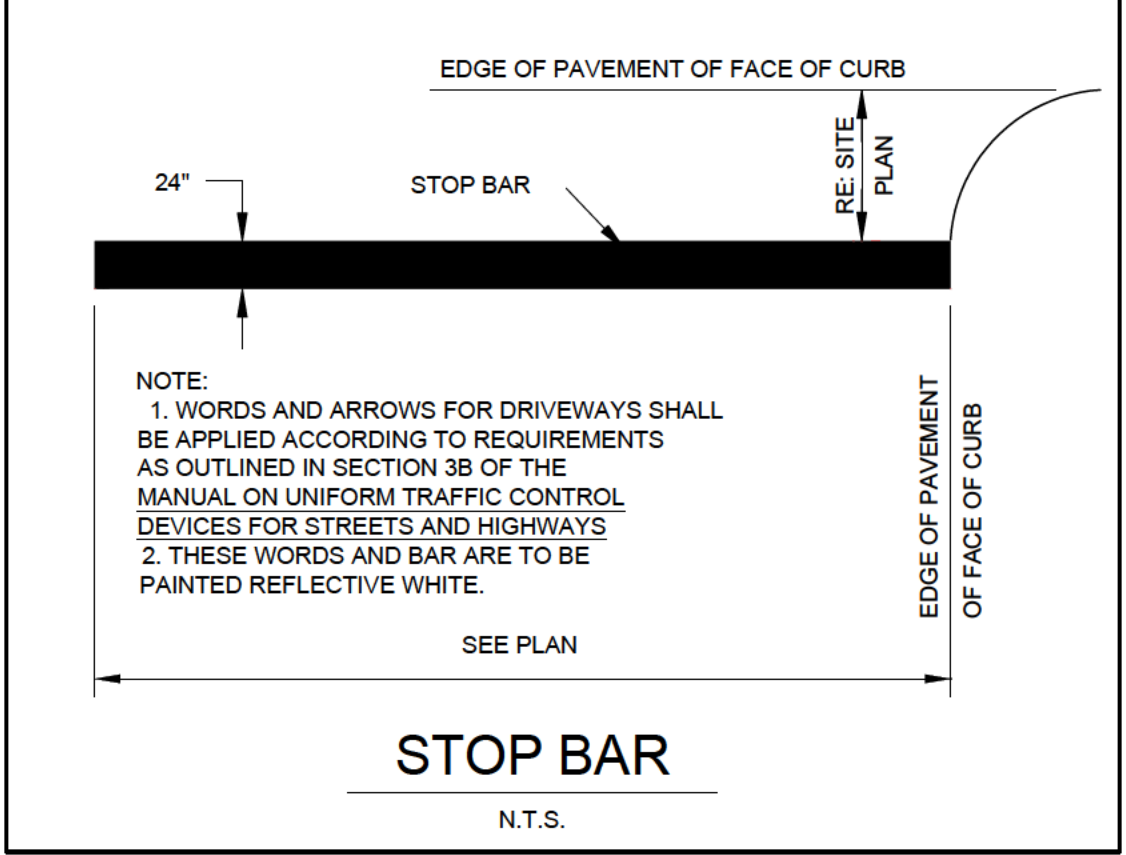
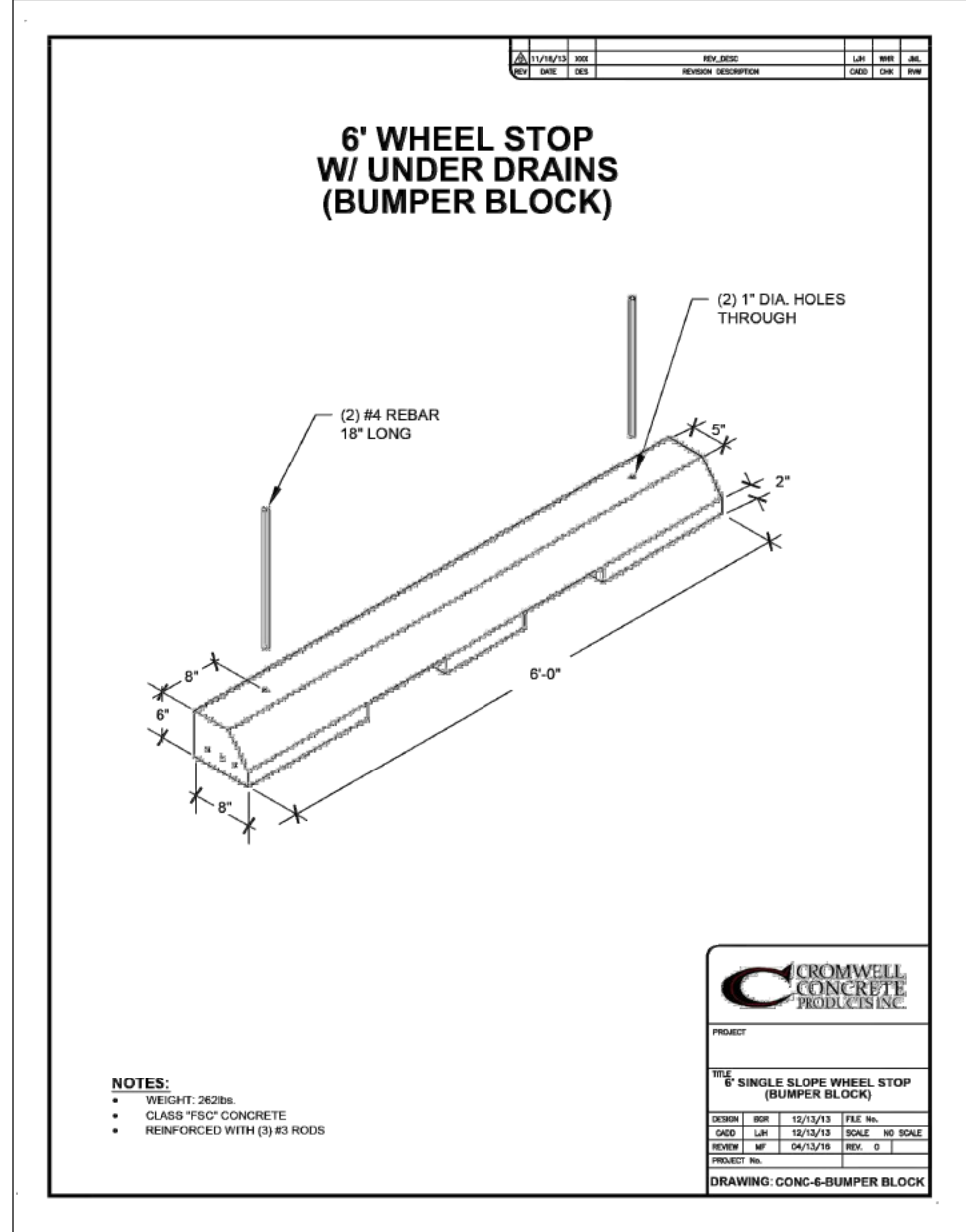
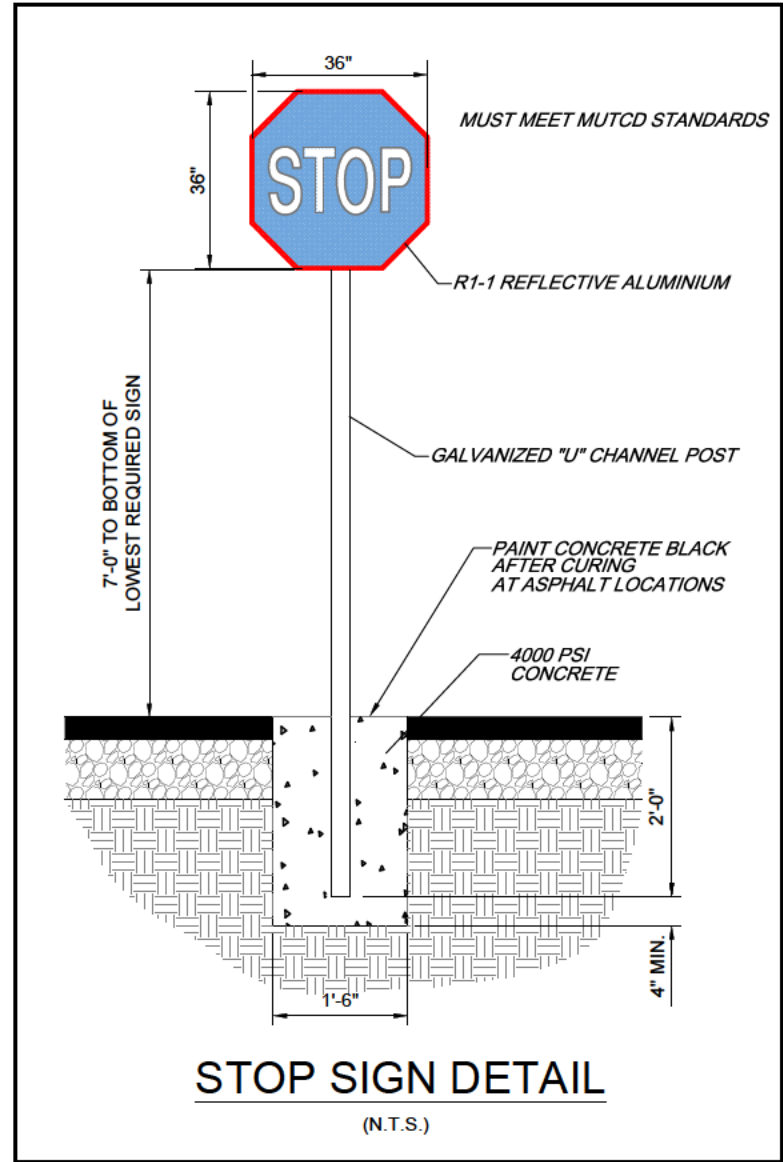
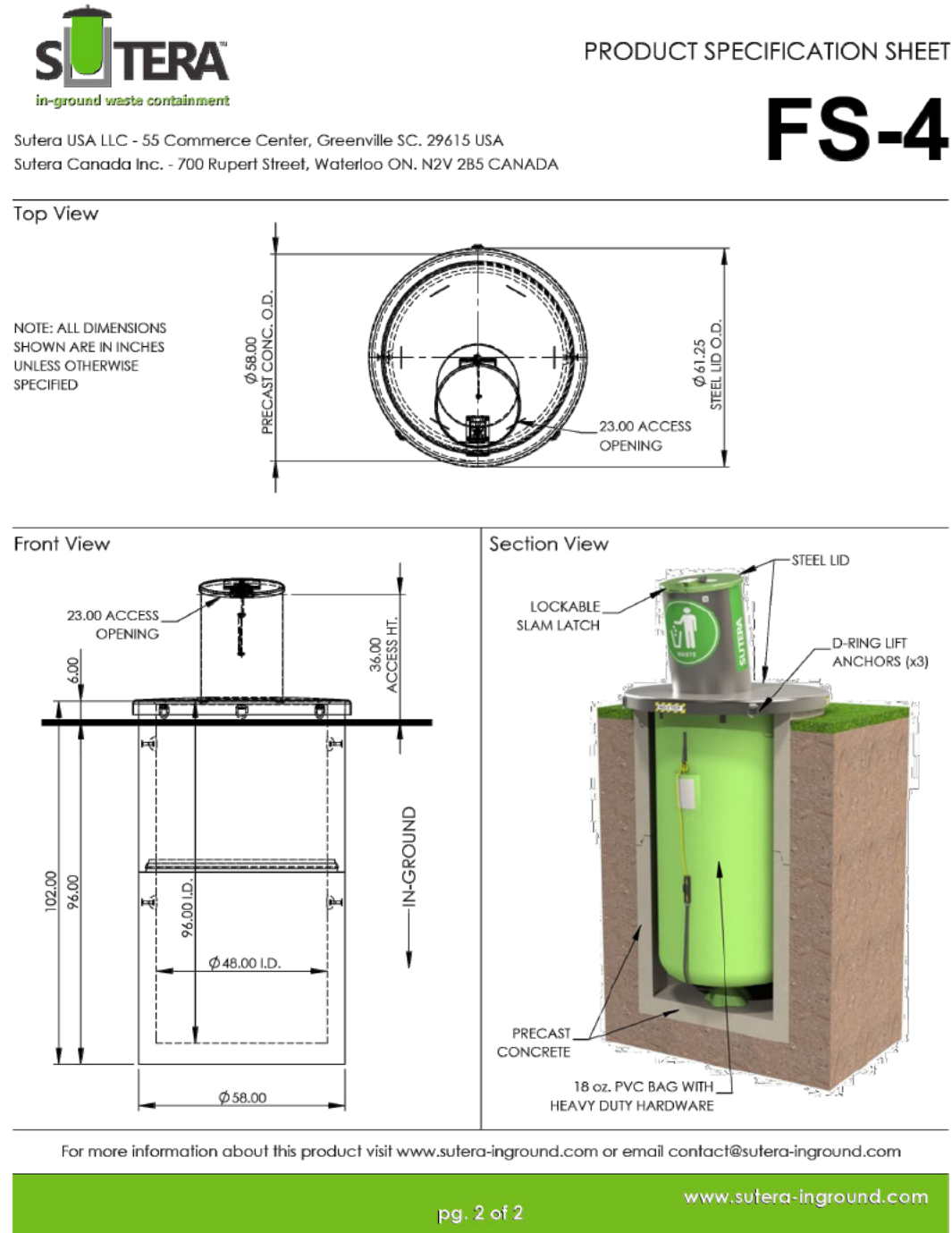
ROADWAY STANDARD DRAWING FOR
CONCRETE SIDEWALK

SHEET 1 OF 1
849.01

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER
AND CURB & GUTTER

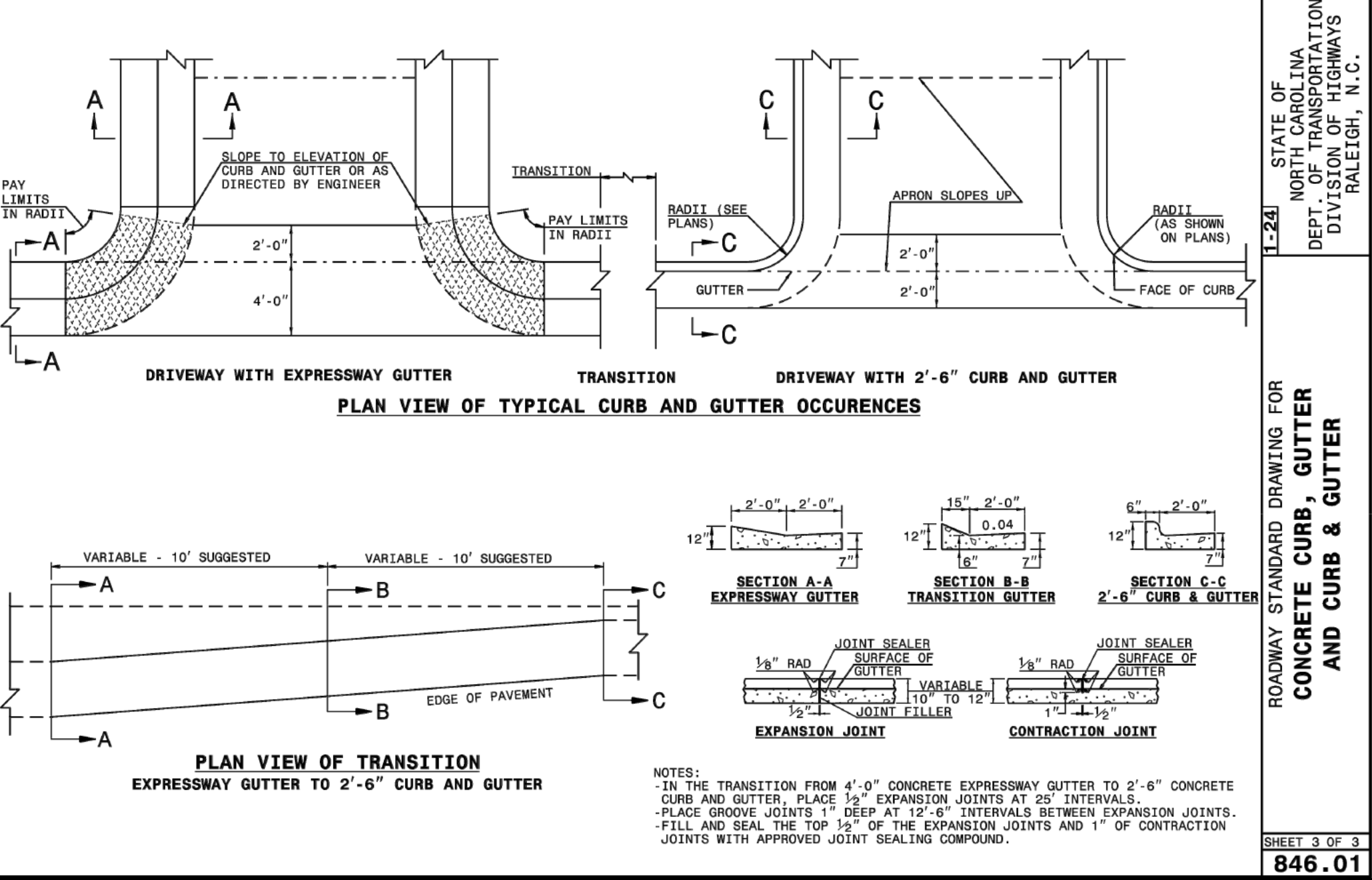
SHEET 1 OF 3
846.01



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER
AND CURB & GUTTER

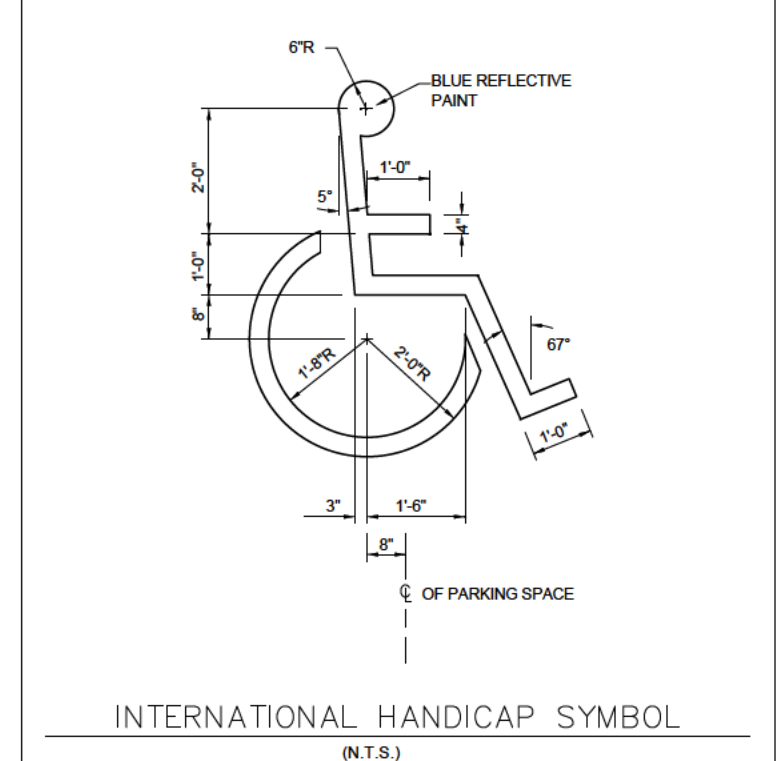
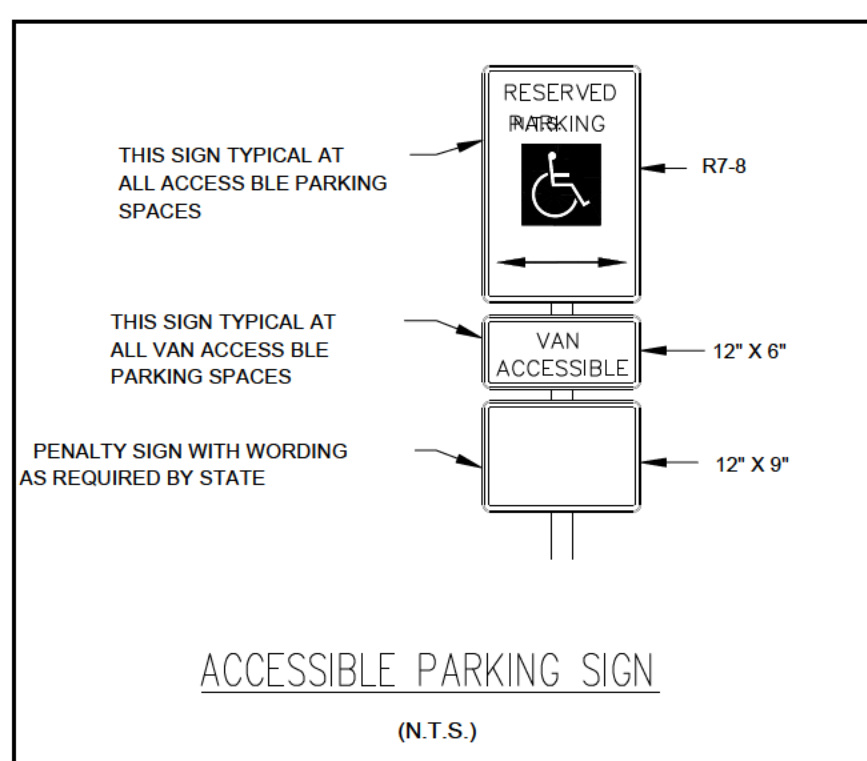
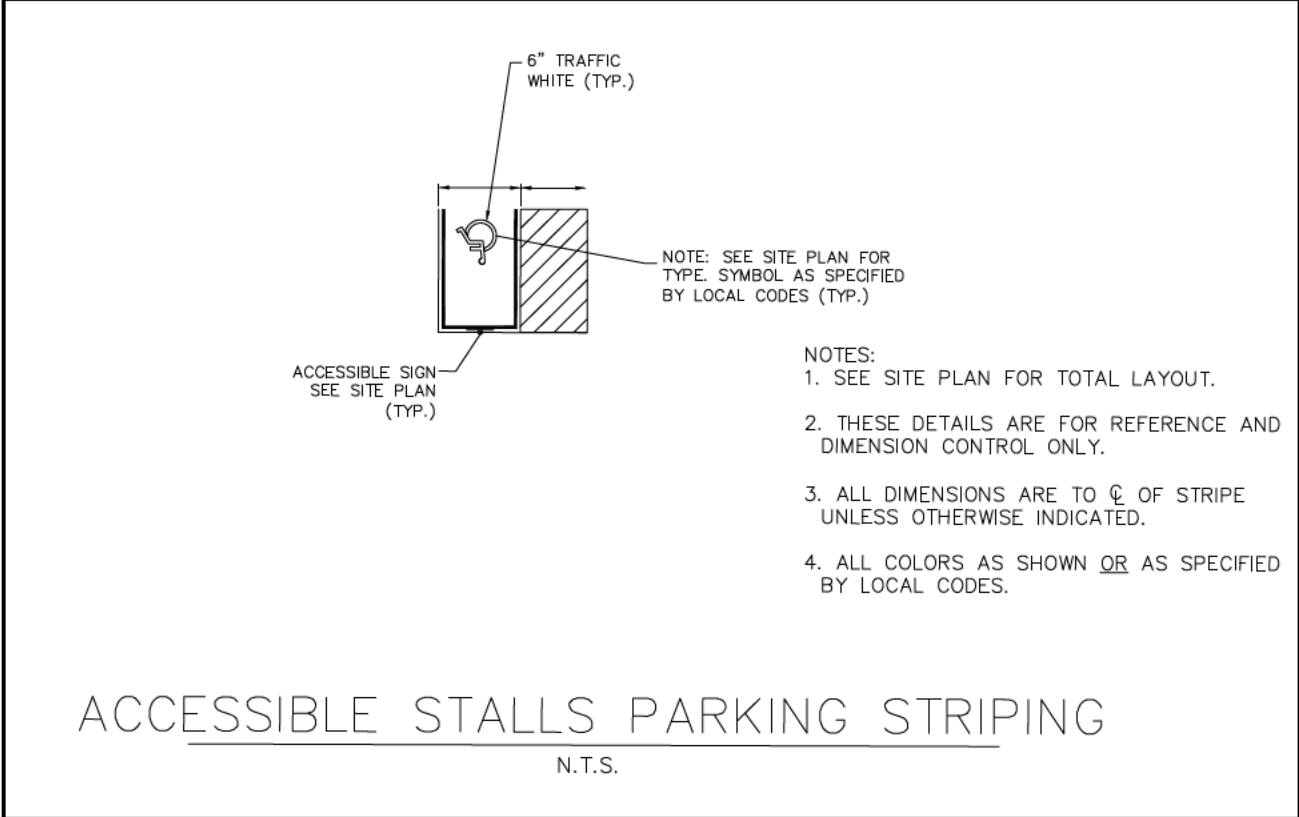
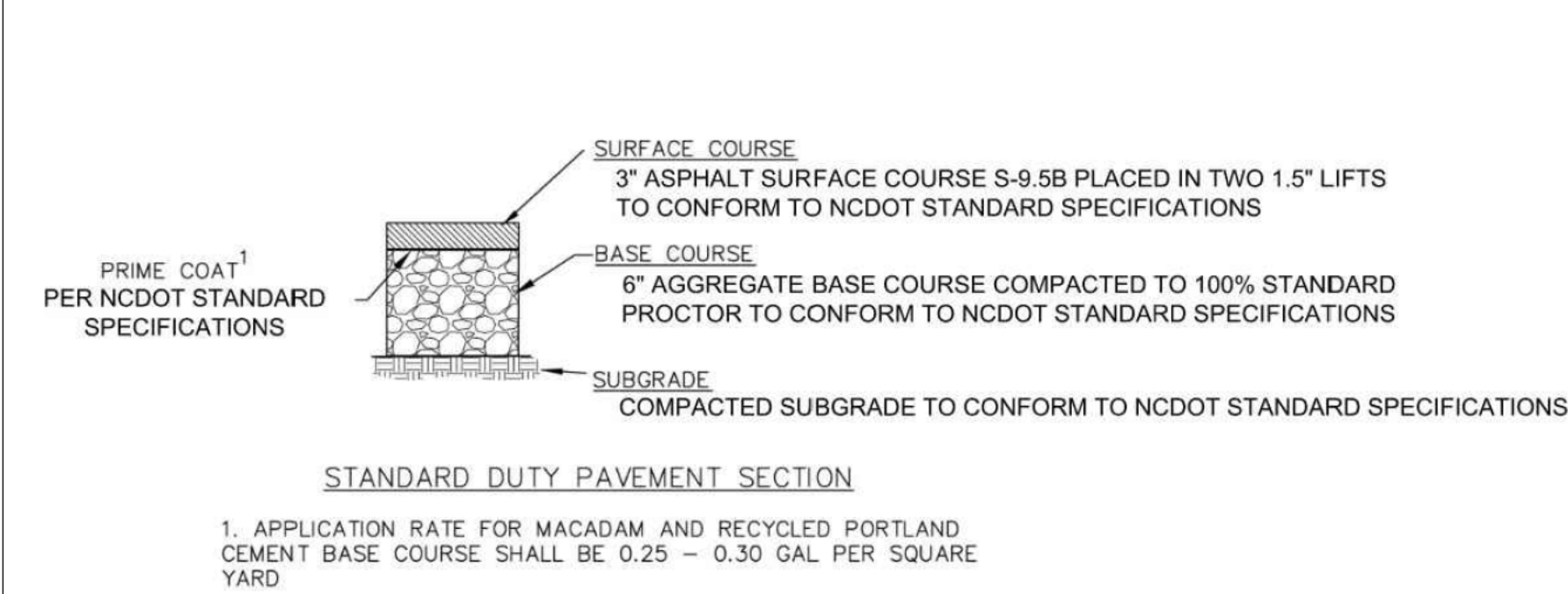
SHEET 2 OF 3
846.01



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER
AND CURB & GUTTER

SHEET 3 OF 3
846.01



PREPARED FOR:

COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28733

PHONE 828-692-7238
FAX 828-696-9978

PREPARED BY:

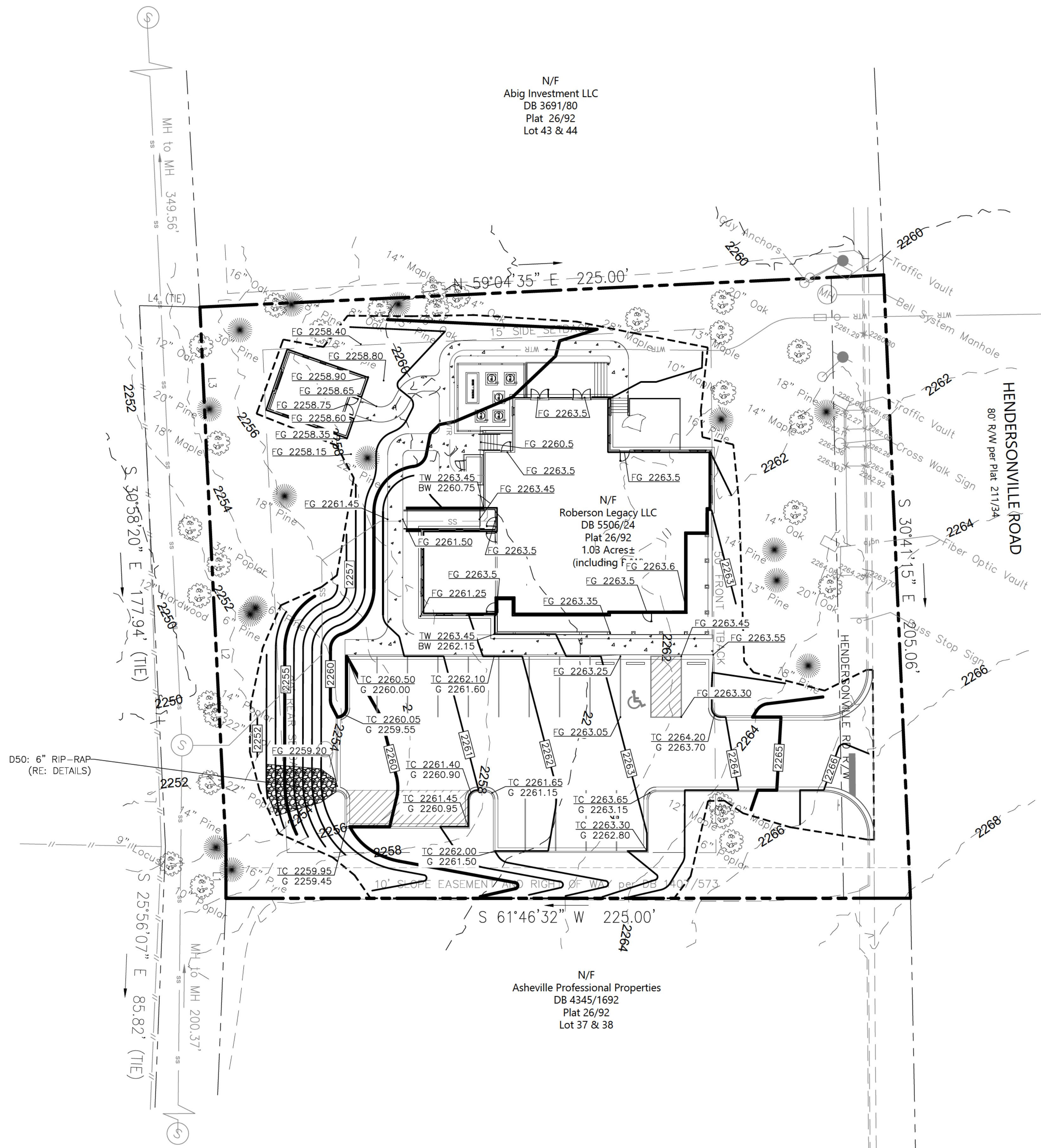
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS							
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		

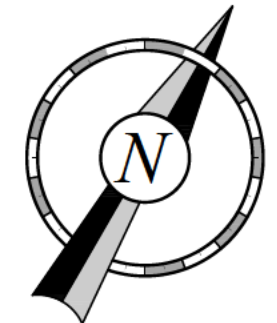
ROBERSON LEGACY CLINIC
SITE DETAILS

FILE NAME: C:\Users\jduane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil\dwg	DSGN. BY: JDUANE	JOB NO: PMW-001	FLD. BK: 04.27.2026	SHEET NO. 6 OF 15
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	

FILE LOCATION: C:\Users\jucare\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME: Grading USER: jucare SAVED: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:14 PM



GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	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	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)



ROBERSON LEGACY CLINIC

GRADING PLAN

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	

FILE NAME: C:\Users\jucare\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	7 OF 15

FILE LOCATION: C:\Users\juone\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME: Storm Details USER: juone SAVED: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:14 PM

6.15

RR

Practice Standards and Specifications

RIPRAP

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/ft³.

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, "d₁₅" 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 "d₁₅", or median size stones.

Riprap and gravel are often designated by N.C. Department of Transportation specifications (Table 6.15b).

6.15.1

Practice Standards and Specifications

A synthetic filter fabric may be used with or in place of gravel filters. The following particle size relationships should exist:

- Filter fabric covering a base with granular particles containing 50% or less (by weight) of fine particles (less than U.S. Standard Sieve no. 200 [0.074mm]):

a.

$$\frac{d_{15} \text{ filter (mm)}}{d_{15} \text{ base (mm)}} > 1$$
- b. total open area of filter should not exceed 36%.
- Filter fabric covering other soils:

a. EOS is no larger than U.S. Standard Sieve no. 70 (0.21mm),

- b. total open area of filter should not exceed 10%.

**EOS - Equivalent opening size compared to a U.S. standard sieve size.*

No filter fabric should have less than 4% open area, or an EOS less than U.S. Standard Sieve No. 100 (0.15mm). The permeability of the fabric must be greater than that of the soil. The fabric may be made of woven or nonwoven monofilament yarns, and should meet the following minimum requirements:

- thickness 20 - 60 mils,
- grab strength 90 - 120 lb, and
- conform to ASTM D-1682 or ASTM D-177.

Filter blankets should always be provided where seepage is significant, or where flow velocity and duration of flow or turbulence may cause the underlying soil particles to move through the riprap.

Construction Specifications

Subgrade preparation

Prepare the subgrade for riprap and filter to the required lines and grades shown on the plans. Compact any fill required in the subgrade to a density approximating that of the surrounding undisturbed material or overfill depressions with riprap. Remove brush, trees, stumps, and other objectionable material. Cut the subgrade sufficiently deep that the finished grade of the riprap will be at the elevation of the surrounding area. Channels should be excavated sufficiently to allow placement of the riprap in a manner such that the finished inside dimensions and grade of the riprap meet design specifications.

Sand and gravel filter blanket

Place the filter blanket immediately after the ground foundation is prepared. For gravel, spread filter stone in a uniform layer to the specified depth. Where more than one layer of filter material is used, spread the layers with minimal mixing.

Synthetic filter fabric

Place the cloth filter directly on the prepared foundation. Overlap the edges by at least 12 inches, and space anchor pins every 3 ft along the overlap. Bury the upstream end of the cloth a minimum of 12 inches below ground and where necessary, bury the lower end of the cloth or over lap with the next section as required. See Figure 6.14a Page 6.14.6.

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6.15.5

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Table 6.15a

Size or Riprap Stones

Weight (lb)	Mean Spherical Diameter (ft)	Length (ft)	Rectangular Shape Width/Height (ft)
50	0.8	1.4	0.5
100	1.1	1.8	0.6
150	1.3	2.0	0.7
300	1.6	2.6	0.9
500	1.9	3.0	1.0
1000	2.2	3.7	1.3
1500	2.6	4.7	1.5
2000	2.8	5.4	1.8
4000	3.6	6.0	2.0
6000	4.0	6.9	2.3
8000	4.5	7.6	2.5
20000	6.1	10.0	3.3

source: Va SWCC

When considering riprap for surface stabilization, it is important to anticipate visual impacts, including weed control, hazards from snakes and other animals, danger of slides and hazards to areas below steep riprap slopes, damage and possible slides from children moving stones, and general safety.

Proper slope selection and surface preparation are essential for successful long-term functioning of riprap. Adequate compaction of fill areas and proper use of filter blankets are necessary.

Sequence of construction

Schedule disturbance of areas that require riprap protection so that the placement of riprap can follow immediately after grading. When riprap is used for outlet protection, place the riprap before or in conjunction with the installation of the structure so that it is in place before the first runoff event.

Gravitation

Riprap should be a well-graded mixture with 50% by weight larger than the specified design size. The diameter of the largest stone size in such a mixture should be 1.5 times the d₁₅ size with smaller sizes grading down to 1 inch.

The designer should determine the riprap size that will be stable for design conditions. Having determined the design stone size, the designer should select the size or sizes that equal or exceed that minimum size based on riprap gradations commercially available in the area.

Thickness

Construction techniques, dimensions of the area to be protected, size and gradation of the riprap, the frequency and duration of flow, difficulty and cost of maintenance, and consequences of failure should be considered when determining the thickness of riprap linings. The minimum thickness should be 1.5 times the maximum stone diameter, but in no case less than 6 inches.

Quality of stone

Stone for riprap may consist of field stone or quarry stone. The stone should be hard, angular, of such quality that it will not break down

6.15.2

6

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 VDOT)

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

6.15.6

Rev. 12/93

Practice Standards and Specifications

Table 6.15b

Sizes for Riprap and Erosion Control Stone Specified by the N.C. Department of Transportation

Riprap		Erosion Control	
Class 1	Class 2	Class A	Class B
5 to 200 lb	25 to 250 lb	2" to 6"	5" to 15"
30% shall weigh a minimum of 60 lbs each	60% shall weigh a minimum of 100 lb each		
No more than 10% shall weigh less than 15 lb each	No more than 5% shall weigh less than 50 lb each	10% tolerance top and bottom sizes	
		Equally distributed, no gradation specified	Equally distributed, no gradation specified

source: North Carolina Aggregates Association

on exposure to water or weathering, and suitable in all other respects for the purpose intended. The specific gravity of the individual stones should be at least 2.5.

Size of stone

The sizes of stones used for riprap protection are determined by purpose and specific site conditions.

- Slope stabilization**—Riprap stone for slope stabilization, not subject to flowing water or wave action, should be sized for stability for the proposed grade. The gradient of the slope to be stabilized should be less than the natural angle of repose of the stone selected. Angle of repose of riprap stones may be estimated from Figure 6.15a.

Riprap used for surface stabilization of slopes does not add significant resistance to sliding or slope failure, and should not be considered a retaining wall. The inherent stability of the soil must be satisfactory before riprap is used for surface stabilization. Slopes approaching 1.5:1 may require special stability analysis.

- Outlet protection**—Design criteria for sizing stone, and determining the dimensions of riprap pads at channel or conduit outlets are presented in Practice 6.41, *Outlet Stabilization Structure*.
- Channel stabilization and streambank protection**—Design criteria for sizing stone for stability of channels are contained in *Appendix 8.65*.

Filter blanket—A filter blanket is a layer of material placed between the riprap and the underlying soil to prevent soil movement into or through the riprap.

6.15.3

6

Figure 6.15a

Angle of repose for different rock shapes and sizes.

Adapted from: FHWA, HEC-15, pg. 49 - April 1988

A suitable filter may consist of a well-graded gravel or sand-gravel layer or a synthetic filter fabric manufactured for this express purpose. The design of a gravel filter blanket is based on the ratio of particle size in the overlying filter material to that of the base material in accordance with the criteria below. The designed gravel filter blanket may consist of several layers of increasingly large particles from sand to erosion control stone.

A gravel filter blanket should have the following relationship for a stable design:

$$\frac{d_{15} \text{ filter}}{d_{15} \text{ base}} \leq 5$$
$$5 \leq \frac{d_{85} \text{ filter}}{d_{85} \text{ base}} \leq 40$$
$$\frac{d_{15} \text{ filter}}{d_{15} \text{ base}} \leq 40$$

In these relationships, filter refers to the overlying material, and base refers to the underlying material. These relationships must hold between the filter material and the base material (soil foundation), and between the riprap and the filter. More than one layer of filter material may be needed. Each layer of filter material should be at least 6 inches thick.

6.15.4

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PREPARED FOR:

COOPER

CONSTRUCTION COMPANY, INC.

761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28733

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

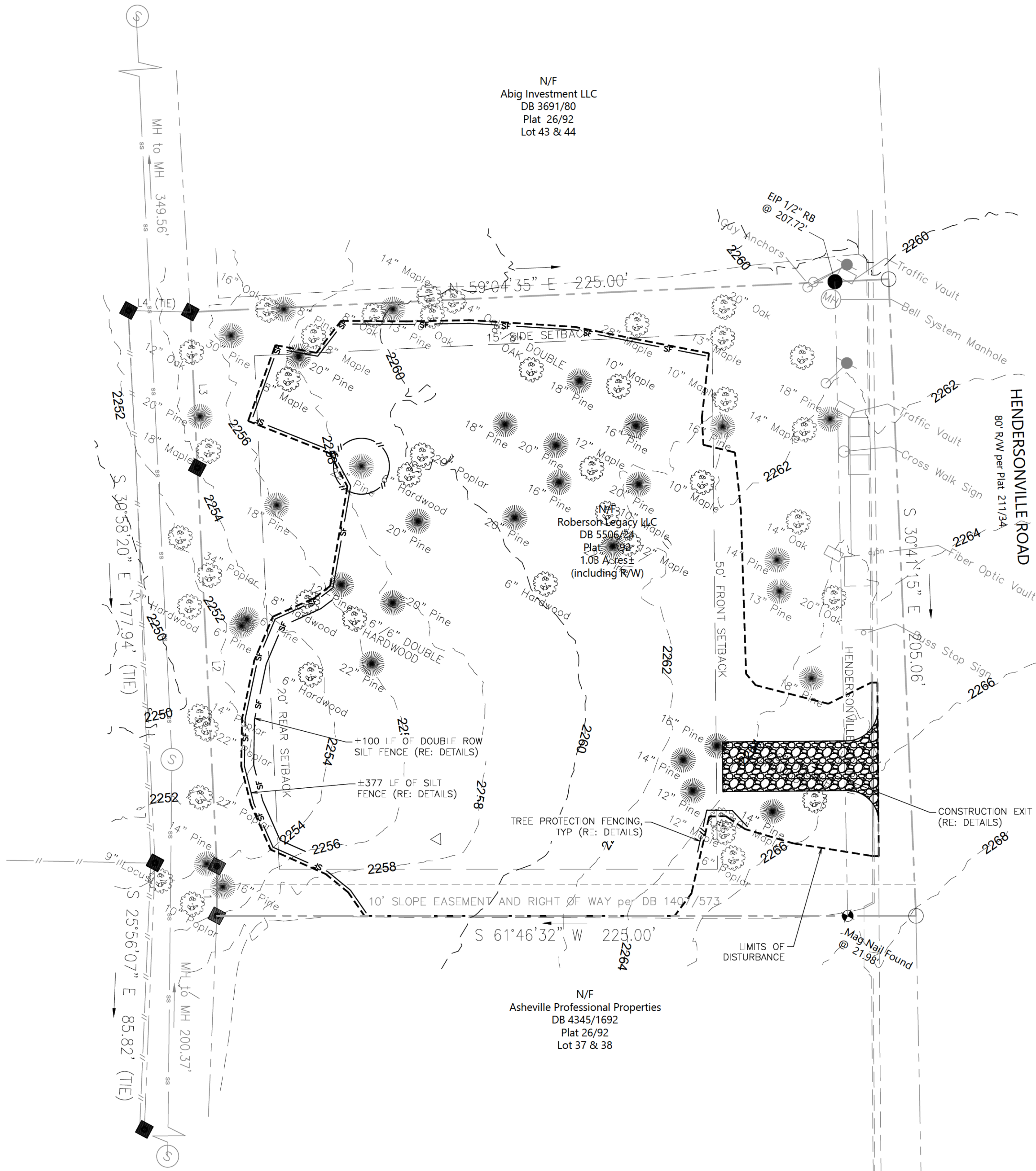
REVISIONS			
NO.	DATE	DESCRIPTION	

ROBERSON LEGACY CLINIC

STORM DETAILS

FILE NAME: C:\Users\juone\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	8 OF 15

FILE LOCATION: C:\Users\Quane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME: Erosion PH 1 USER: duane SAVED: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:15 PM



- 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 EARTH-MOVING 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

[Pattern] INLET PROTECTION
[Pattern] TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY	
IMPERVIOUS AREA	±0.00 ACRES
LANDSCAPE AREA	±0.00 ACRES
TOTAL DISTURBED	±0.70 ACRES

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:

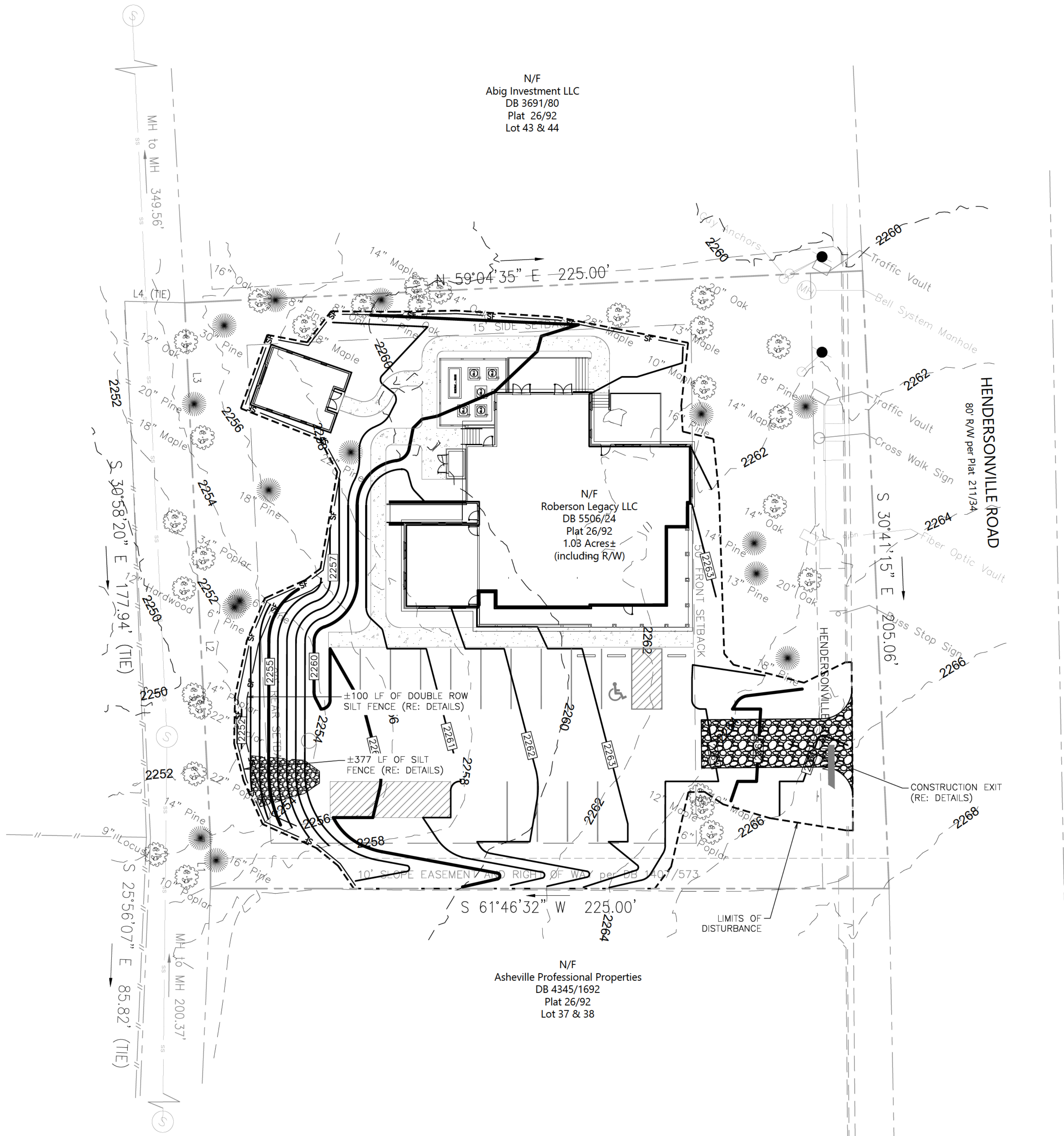
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS			
NO.	DATE	DESCRIPTION	

ROBERSON LEGACY CLINIC
EROSION CONTROL PLAN PHASE I

FILE NAME: C:\Users\Quane\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	9 OF 15

FILE LOCATION: C:\Users\yuone\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME: Erosion PH 2 USER: duane SAVED: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:15 PM

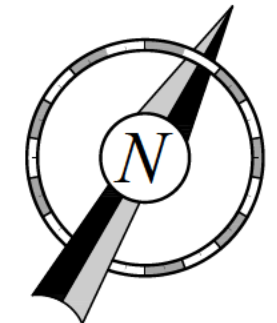
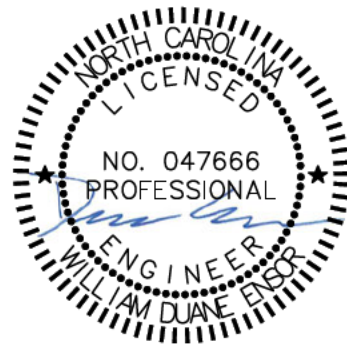


- SEQUENCE OF CONSTRUCTION**
- PHASE 1:**
- 1) OBTAIN ALL APPROVALS AND PERFORM ANY REQUIRED PRE-CONSTRUCTION MEETINGS.
 - 2) INSTALL PERIMETER SILT FENCE, ROCK OUTLET, CONSTRUCTION EXIT, AND TREE PROTECTION FENCING.
 - 3) PERFORM REMAINING EARTH-MOVING ACTIVITIES. TEMPORARILY SEED ANY AREAS LEFT DENUDED 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

- XXX--- MAJOR CONTOUR (EXISTING)
- XXX--- MINOR CONTOUR (EXISTING)
- XXXX--- MAJOR CONTOUR (NEW)
- XXXX--- MINOR CONTOUR (NEW)
- SF --- 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



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:

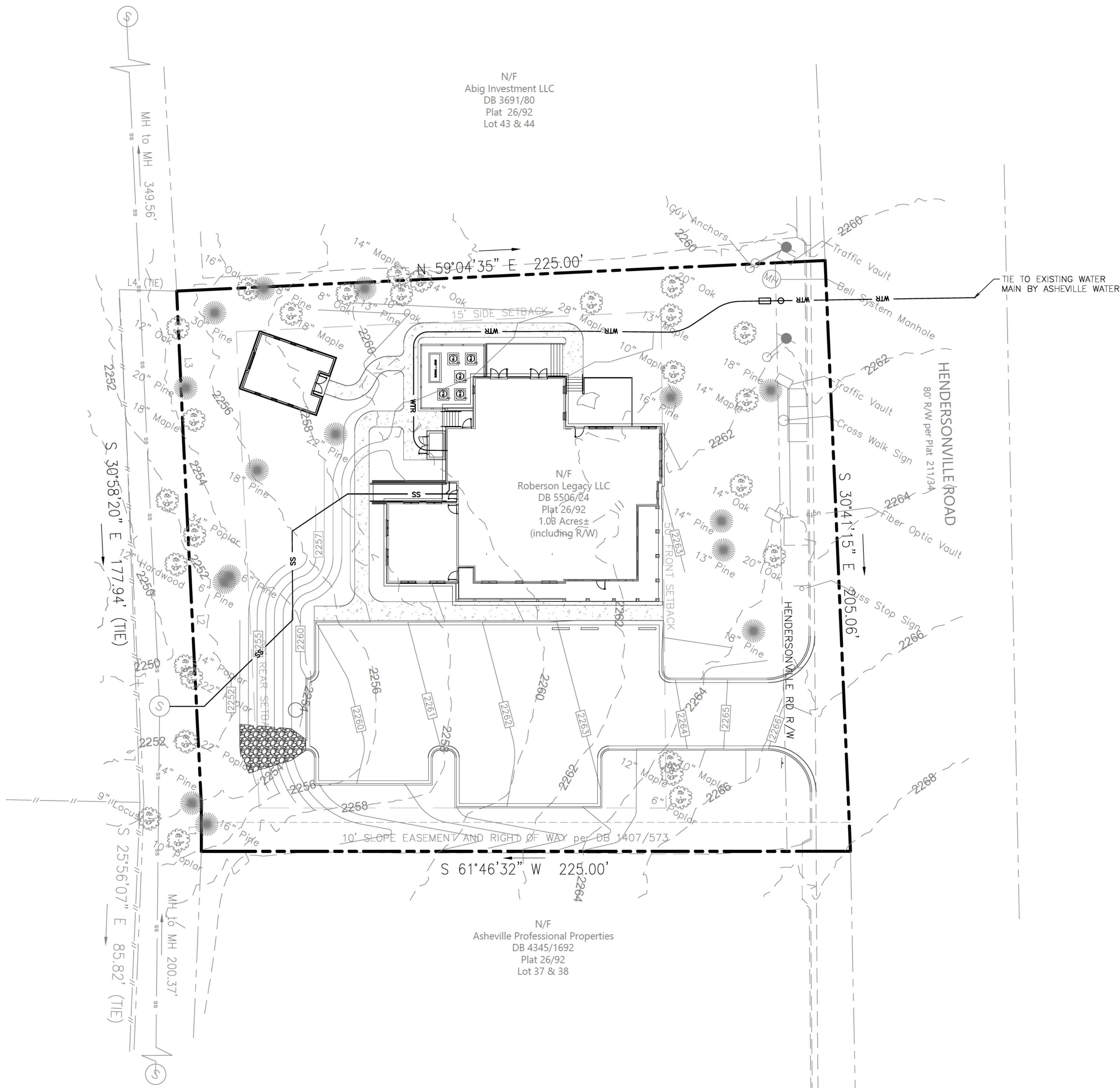
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS			
NO.	DATE	DESCRIPTION	

ROBERSON LEGACY CLINIC
EROSION CONTROL PLAN PHASE II

FILE NAME: C:\Users\yuone\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg	DSGN. BY: WDE	JOB NO: PMW-001	FLD. BK: 10 OF 15
DISC NUM:	SCALE: AS SHOWN	DATE: 04.27.2026	

FILE LOCATION: \\Users\\jucune\\Dropbox\\Cooper Construction\\Roberson Legacy Clinic\\Civil\\dwg TAB NAME: Utility USER: Raoune SAVD: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:15 PM



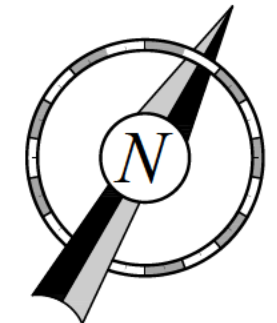
UTILITY LEGEND (NEW)	
WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
ST	STORM PIPE (≥ 12")
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE - 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

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.



ROBERSON LEGACY CLINIC

UTILITY PLAN

PREPARED FOR:
COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

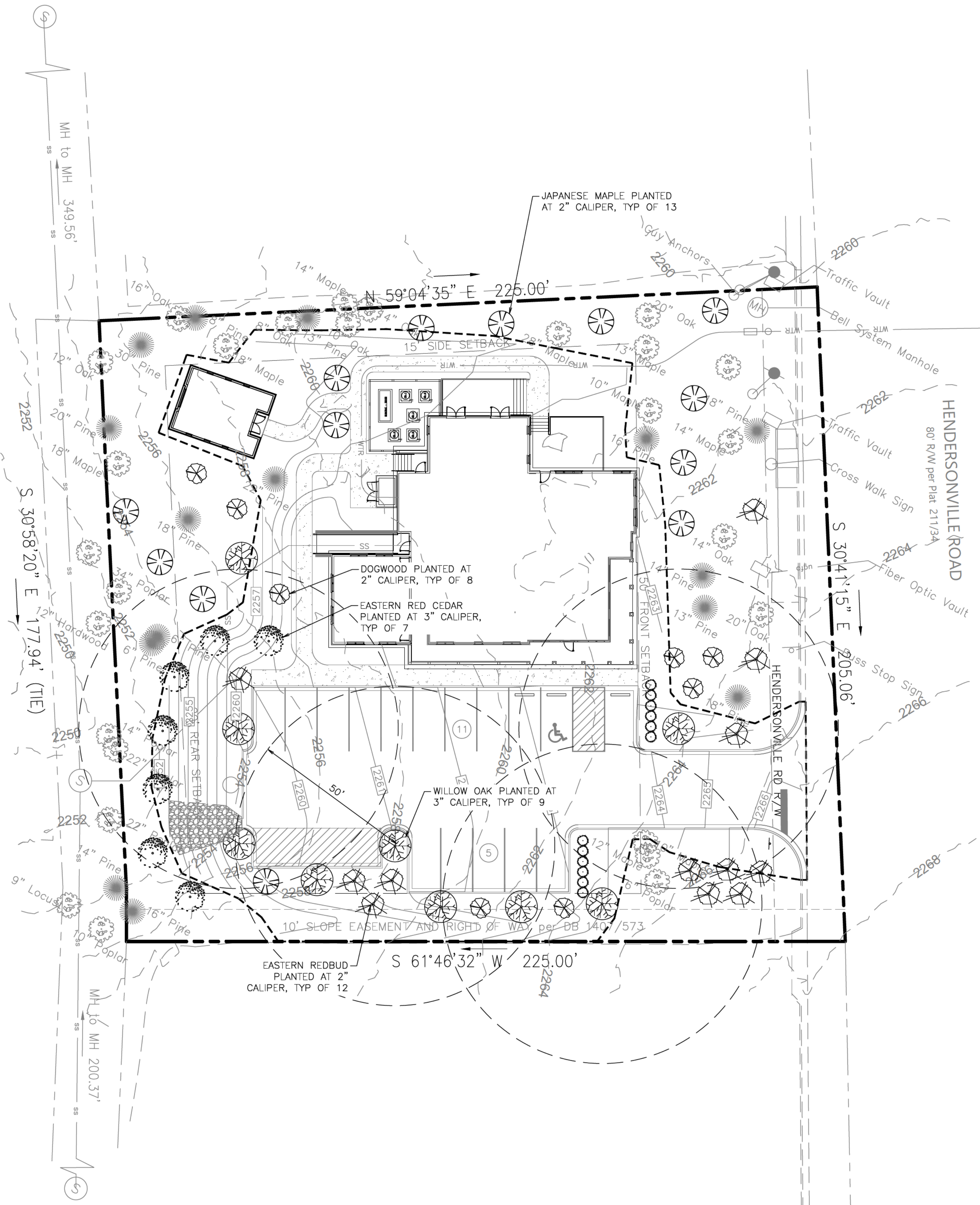
PHONE
828-692-7238
FAX
828-696-9978

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS			
NO.	DATE	DESCRIPTION	

FILE NAME: CWL		DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO. 12 OF 15
DISC NUM:		DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	

FILE LOCATION: C:\Users\yuone\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg TAB NAME: Landscape USER: yuone SAVED: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:16 PM



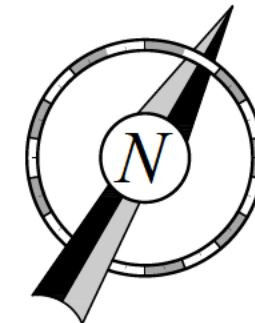
TREE REPLACEMENT REQUIREMENTS:

- 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)



ROBERSON LEGACY CLINIC
LANDSCAPE PLAN

FILE NAME: C:\Users\yuone\Dropbox\Cooper Construction\Roberson Legacy Clinic\Civil.dwg	DSGN. BY: WDE	JOB NO: PMW-001	FLD. BK: 04.27.2026	SHEET NO. 14 OF 15
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	

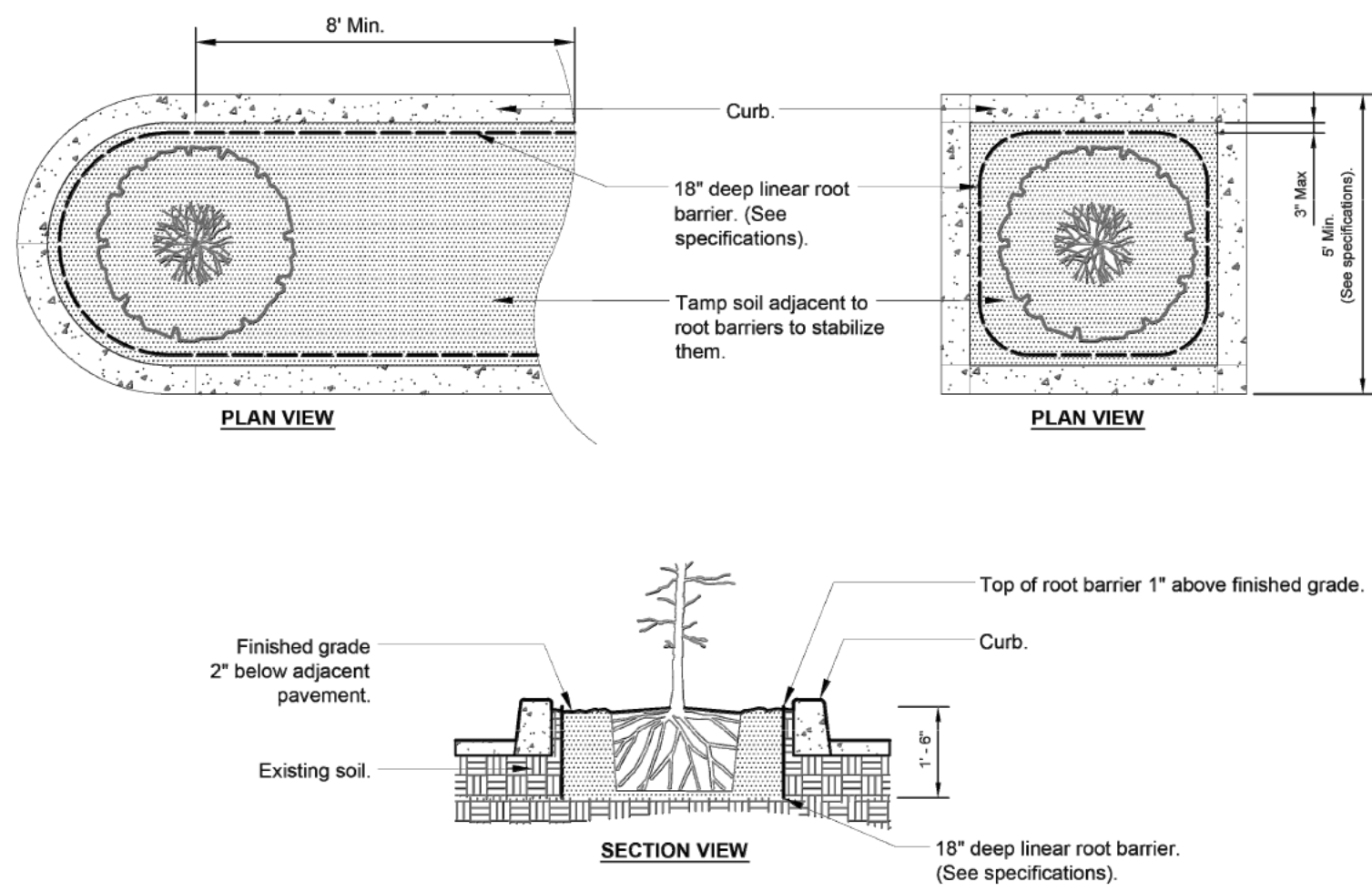
PREPARED FOR:
COOPER
CONSTRUCTION COMPANY, INC.
761 S. ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793

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

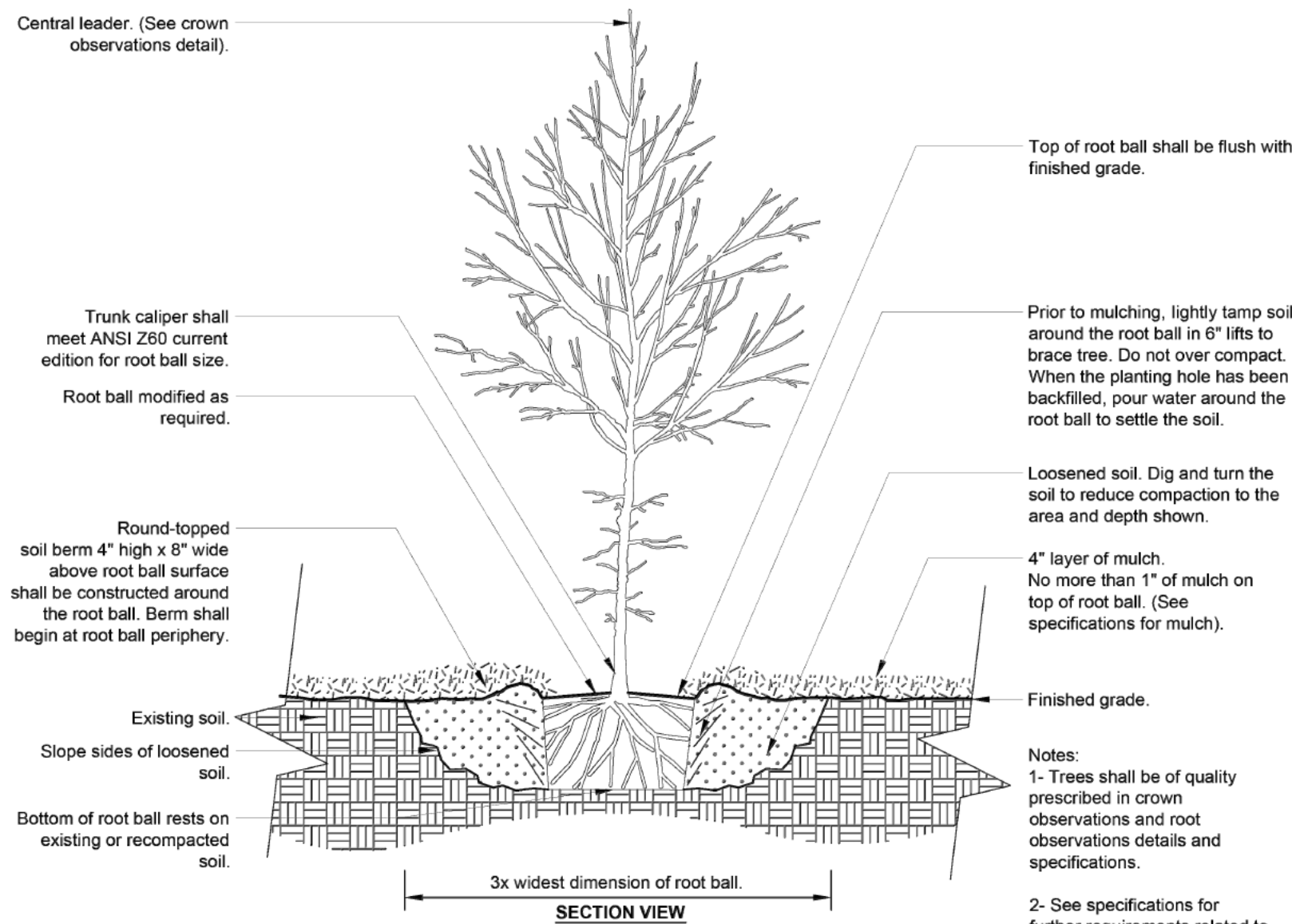
REVISIONS			
NO.	DATE	DESCRIPTION	

FILE LOCATION: \\Users\\juone\\Dropbox\\Cooper Construction\\Roberson Legacy Clinic\\Cv\\Landscape Details USER: juone SAVD: 4/29/2026 5:12 PM PLOTTED: 4/29/2026 5:16 PM



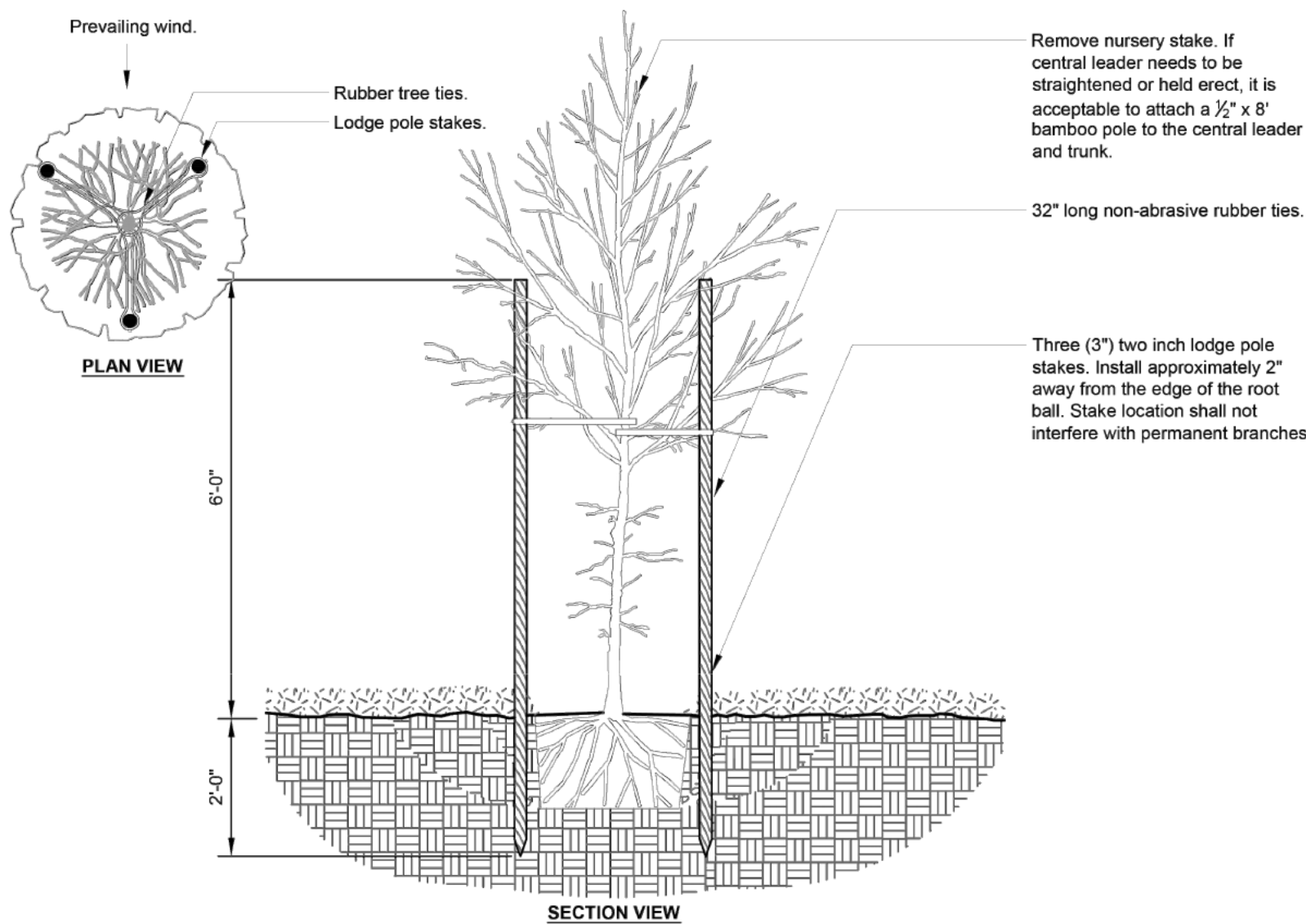
S-X ROOT BARRIERS - PARKING LOT ISLANDS

URBAN TREE FOUNDATION © 2014
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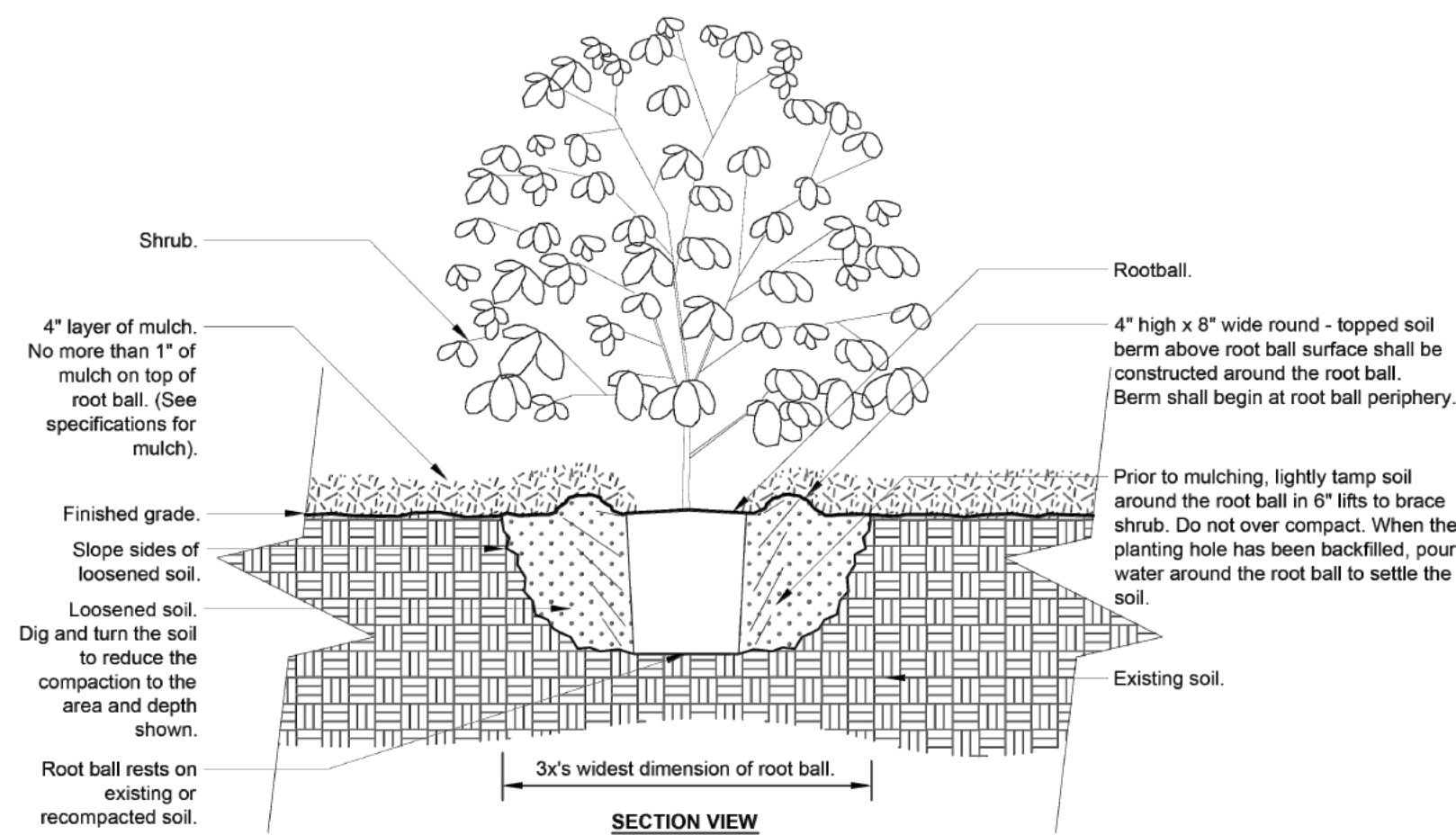
P-X TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

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



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 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 DETAILS

FILE NAME: CWL	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: WDE	SCALE: AS SHOWN	DATE: 04.27.2026	15 OF 15

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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

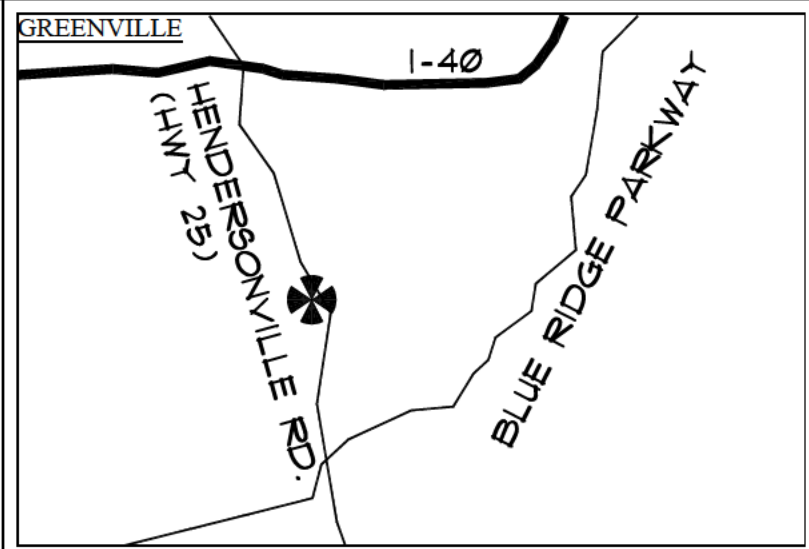
OFFICE: (864) 277-8287
ATTN.: ED MATHIS, P.E.
EMAIL: EMATHIS@PERITUSENGINEERS.COM

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
11XX HENDERSONVILLE 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

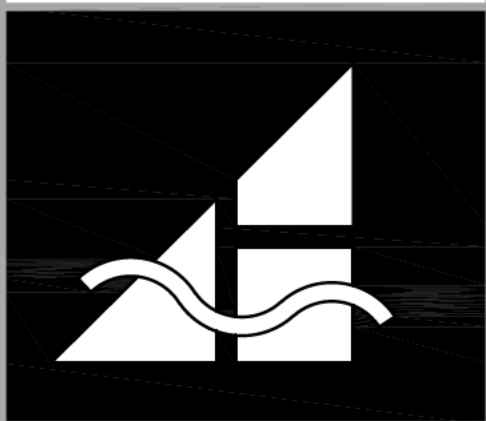
A3.12 WALL SECTIONS
A3.13 WALL SECTIONS

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

A1.12 FIRST FLOOR PLAN - CHAPEL
A2.02 EXTERIOR ELEVATIONS - CHAPEL
A6.02 DOOR & WINDOW SCHEDULE & TYPES - CHAPEL

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:
COVER SHEET

Sheet no.



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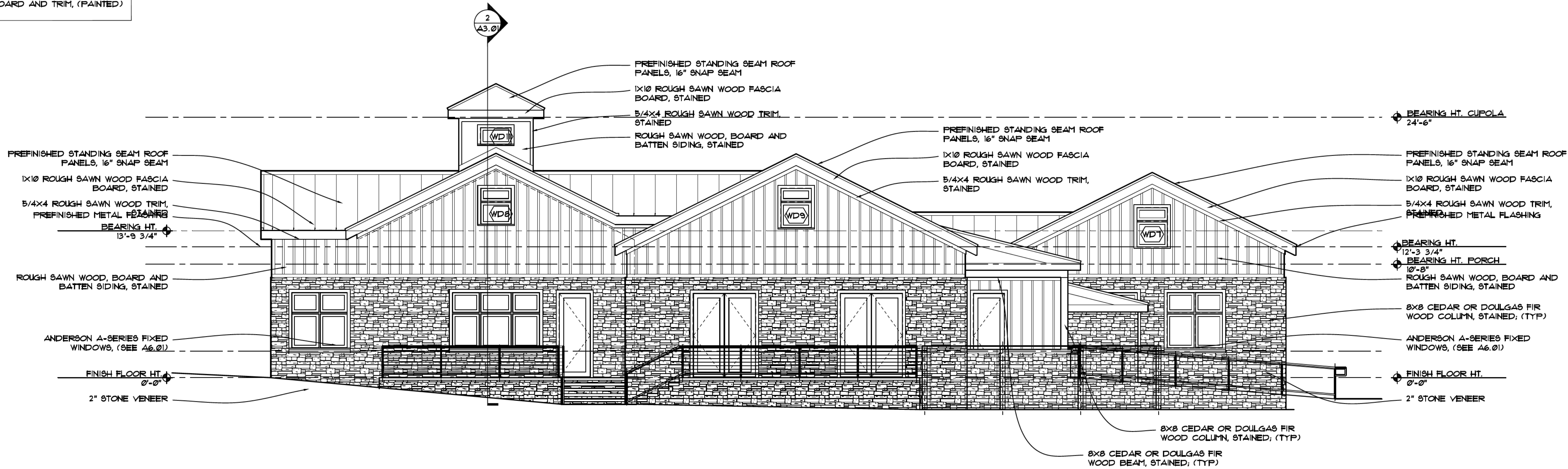


General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Architect prior to assembly, ordering, and construction.

NEW FACILITY FOR
ROBERSON
LEGACY CLINIC
965608266400000

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

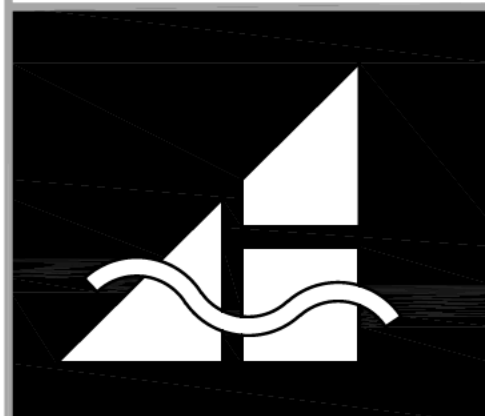


1 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

PHONE 828-692-7238
FAX 828-696-9978
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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.

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NEW FACILITY FOR
**ROBERSON
LEGACY CLINIC**
965608266400000

Revisions:

100% Review Set

Date:
April 16, 2026

Drawn By:
JDH

Checked By:

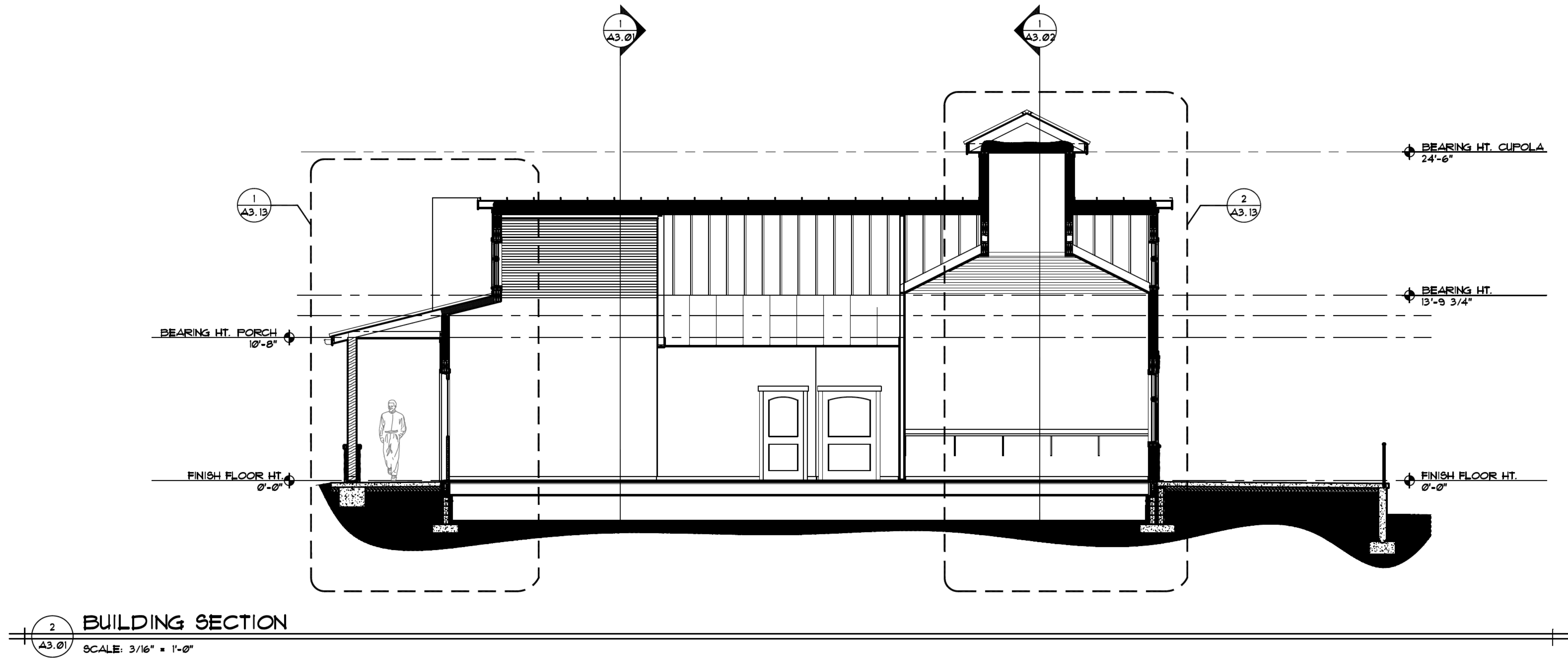
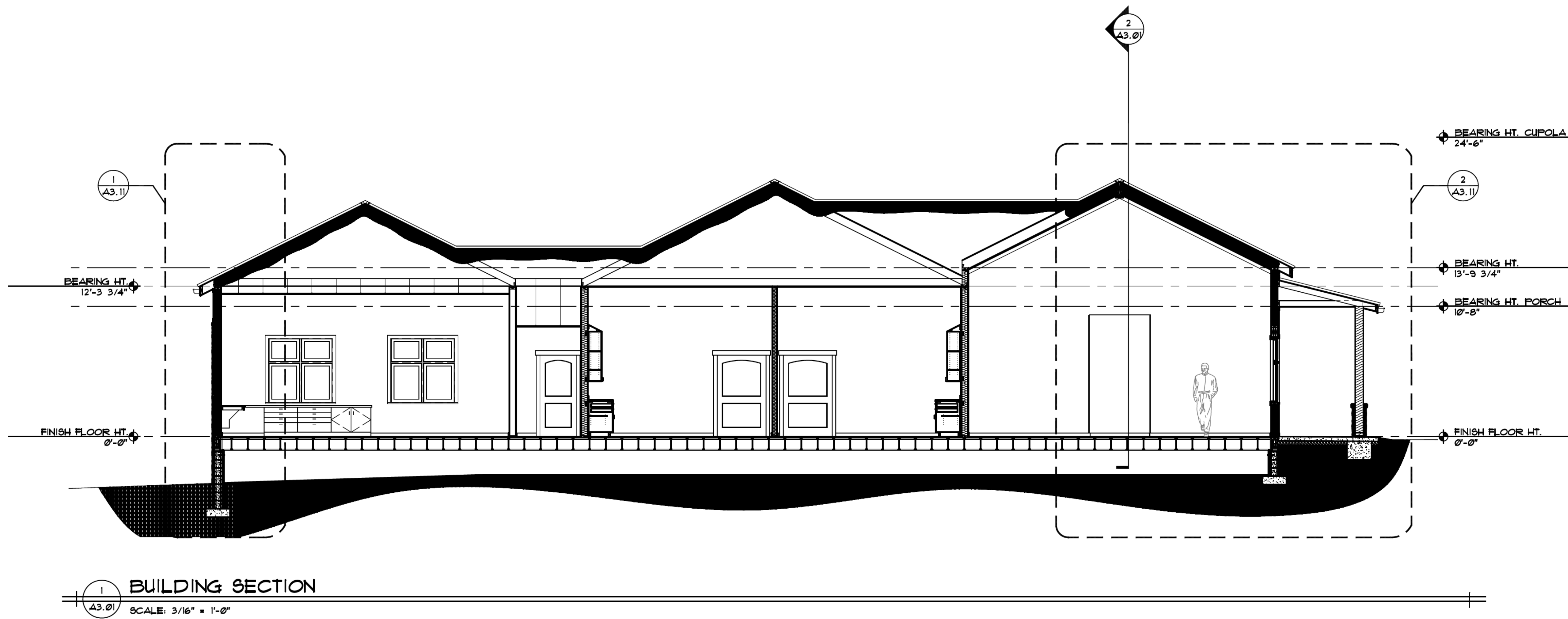
Project no.
2604

Description:
EXTERIOR ELEVATIONS

Sheet no.

A 2.02

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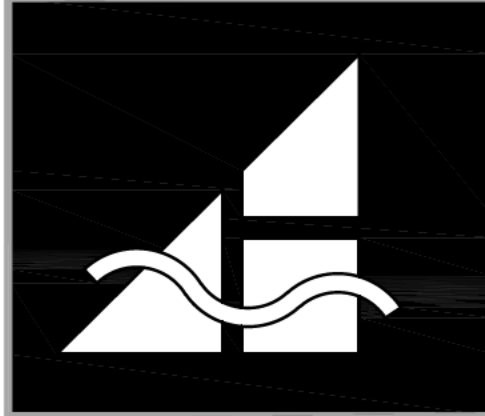
PHONE
828-692-7238

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

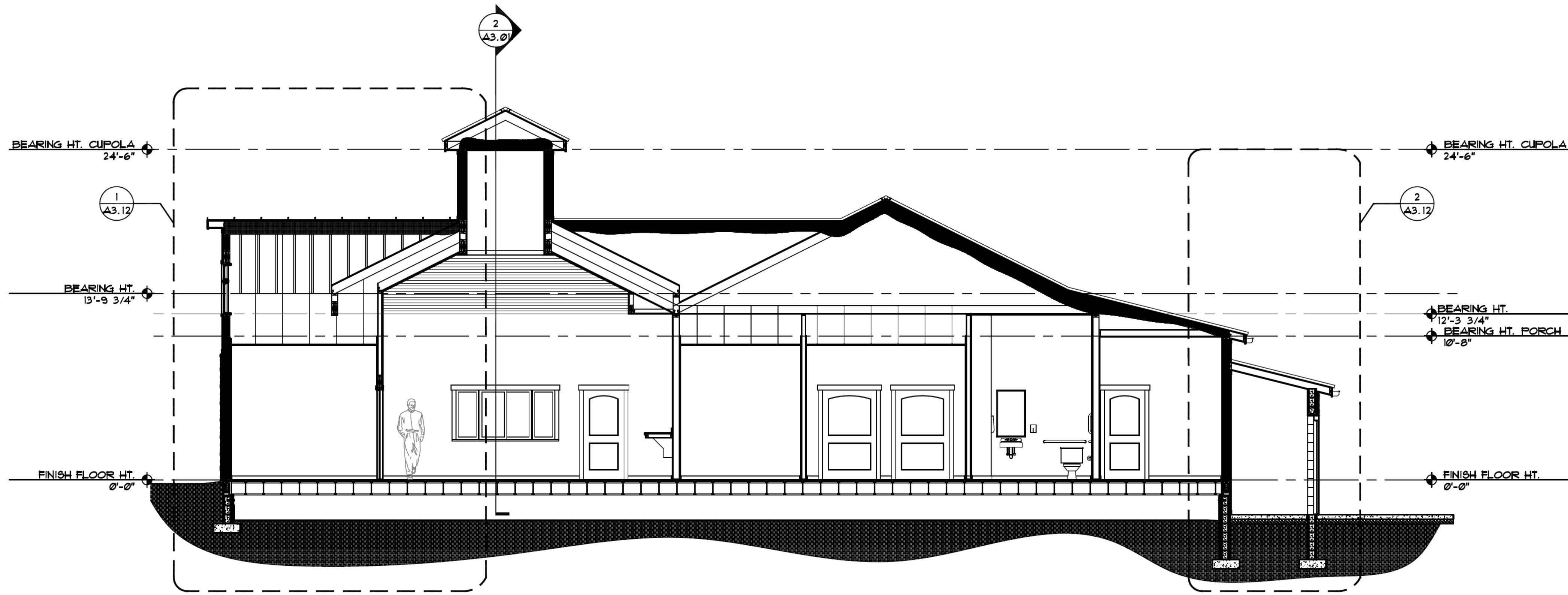
Checked By:

Project no.
2604

Description:
BUILDING SECTIONS

Sheet no.
A3.01

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

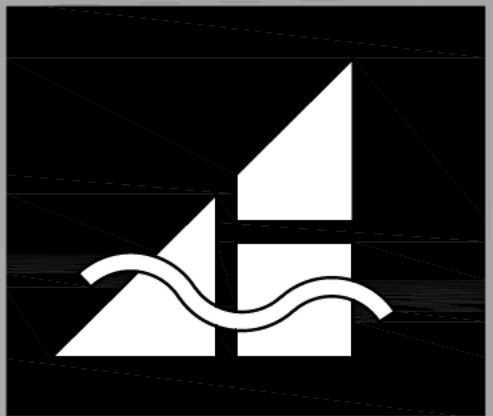
PHONE
828-692-7238

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**
965608266400000

Revisions:

100% Review Set

Date:
April 20, 2026

Drawn By:
JDH

Checked By:

Project no.
2604

Description:
BUILDING SECTIONS

Sheet no.

A3.02



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.**

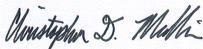
- All proposed work within the NCDOT R/W shall be constructed to NCDOT Standards and Specifications.
- No parking, storage, fencing, etc. allowed on NCDOT Right of Way.
- Parking lot and vehicles shall be outside of NCDOT Right of Way.
- Gravel Construction Entrance shall be installed prior to any grading 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:



6B92D71527C94A3
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 ~~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)

COMPANY
SIGNATURE
ADDRESS

[Signature]
104 Nine Bark Way
Sunset, SC Phone No. 650-804-9458

NAME
SIGNATURE
ADDRESS

WITNESS
JOHN F. MAY II
[Signature]
761 SOUTH ALLEN ROAD
FLEET ROCK, NC 28731

AUTHORIZED AGENT

COMPANY
SIGNATURE
ADDRESS

Phone No. _____

NAME
SIGNATURE
ADDRESS

WITNESS

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

DocuSigned by:

[Signature]
6D92D71E27C94A3...
SIGNATURE

07/13/2026

DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

[Signature]
SIGNATURE

Town Manager
TITLE

5/24/24
DATE

APPLICATION APPROVED BY NCDOT

DocuSigned by:

[Signature]
6D92D71E27C94A3...
SIGNATURE

District Engineer

07/13/2026

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:

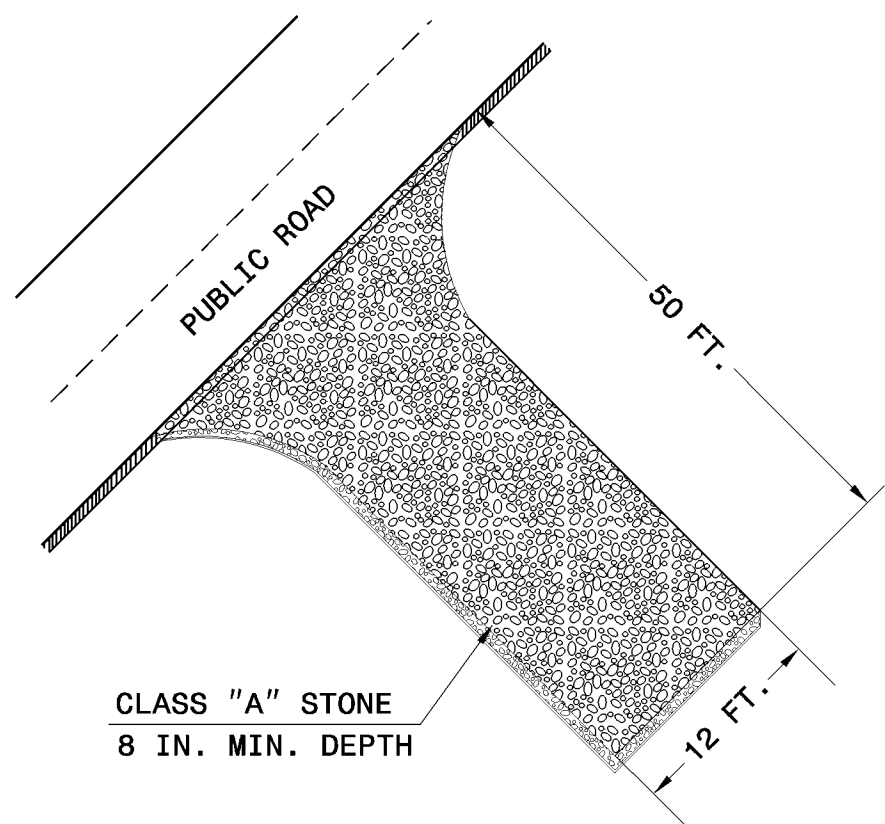
STANDARD SPECIAL PROVISIONS FOR DRIVEWAYS

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.

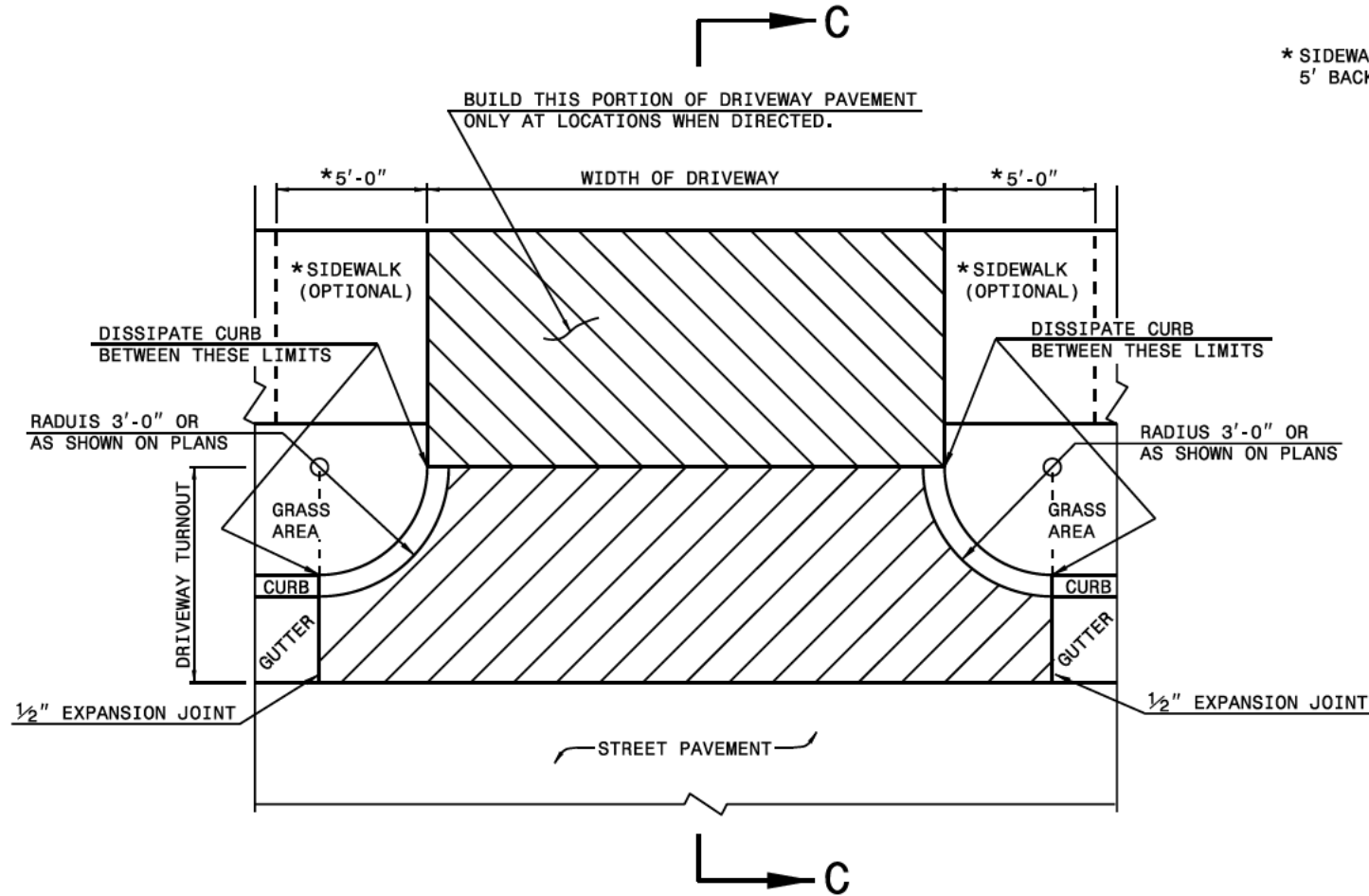
PROJECT SPECIAL PROVISIONS

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 satisfaction 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.

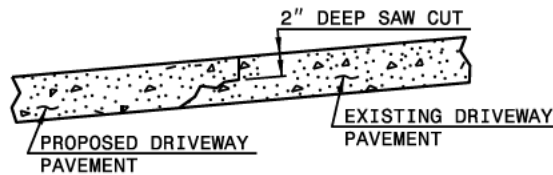


- NOTES:
1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
 2. LOCATE ENTRANCE(S) TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
 3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
 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

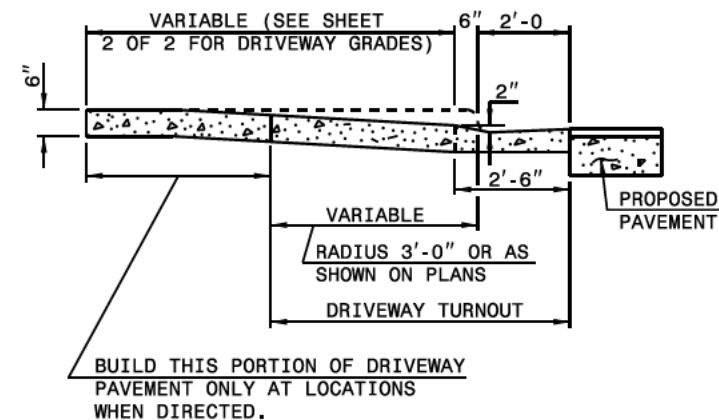


**PLAN
DETAIL OF DRIVEWAY**



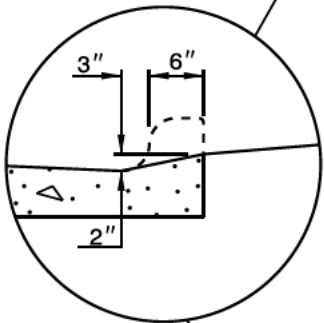
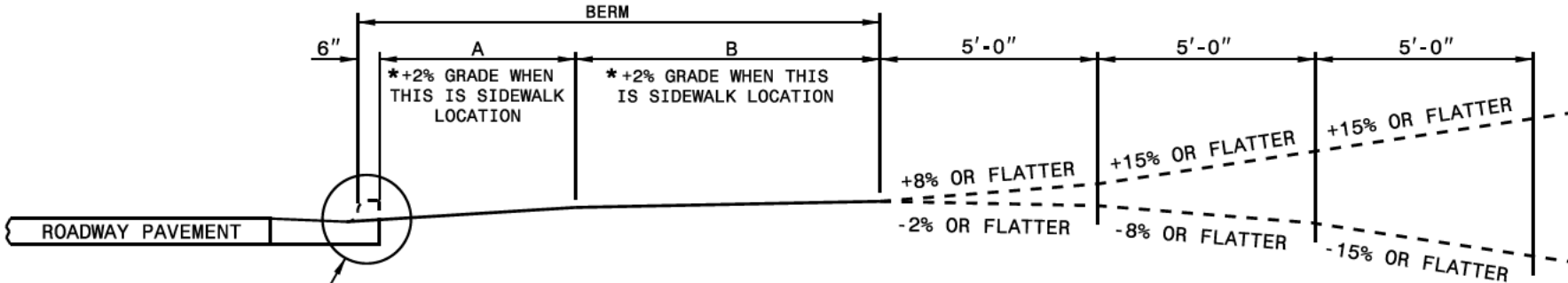
METHOD OF TIE IN

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

DESIRABLE DRIVEWAY GRADES

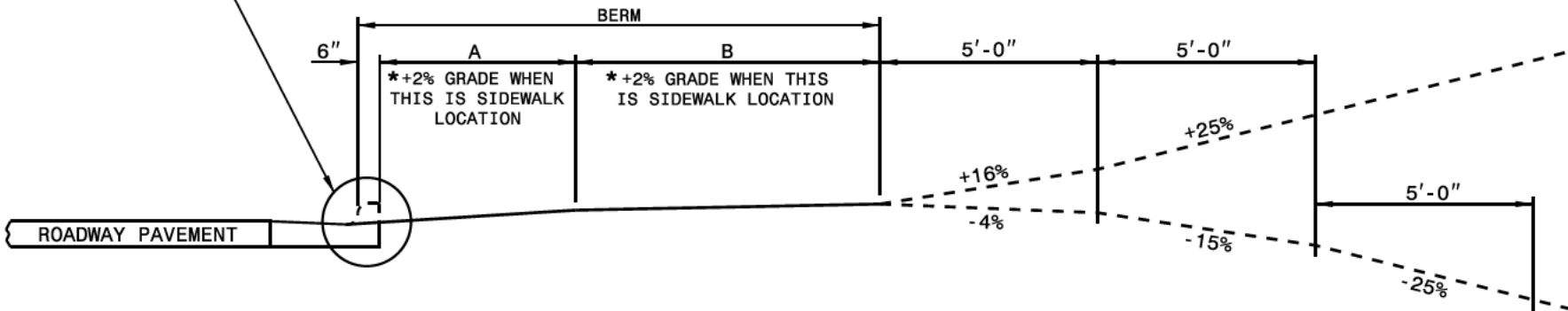


*SIDEWALK LOCATION
(DO NOT PLACE SIDEWALK ON
BERMS LESS THAN 6' WIDE.)

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



Search by: PIN, Address, Owner or Street Name

Search By Deed or Plat

-82° 31' 35.99", 35° 32' 10.69"

Sales Report Buffer Export Map Export to Google Map

ONE-WAY
STRIPING/SIGNAGE
DENOTING EXIT

ENTER
ONLY

ONE-WAY
STRIPING
DENOTING ENTER

ONE WAY
DO NOT
ENTER

