

# Drovers Road Preserve: Design Review Committee Construction Guidelines

## Prior To Construction

The property owner, architect, Design Review Committee member and contractor (if one has been selected) should meet when the property owner has made a decision to build in DRP and prior to engaging the architect/designer in detailed drawings. The purpose of this meeting is to discuss design guidelines for building in DRP. Items for discussion include: house style, minimum/maximum size, house placement, importance of erosion control, building document requirements, DRC meeting schedule, and DRC access during construction. These actions seek to minimize unnecessary expenses related to design for the property owner and set the stage for a collaborative building process. In this way all parties involved will have an understanding from the onset of our philosophy and expectations for home construction in DRP.

These guidelines will be a perpetual work in progress as new materials become available and we adjust to challenges.

## Requirements for Initial Approval

- Submission of a complete set of building plans (schematic floor plan and elevations) □ \$1,250.00 review fee
- Site plan to include topographical plat with minimum 5' intervals including house and driveway placement.
- Erosion control plan including silt fence placement and silt fence extraction plan
- Grading plan with potential terrace placement and/or boulder walls
- Identification and marking (ribbons) of setbacks, property lines, 10' buffer zones from conservation easement land and/or from adjacent lots, 35' owner discretionary zone, proposed house perimeter and ancillary buildings. Front, rear and side setback are delineated on each lot, see page 4 of website Design Guidelines date 11/04/2004.
- HVAC compressor placement, propane tank placement (must be buried)
- Preliminary landscape plan with identification and marking of specimen trees for preservation
- Preliminary exterior color palette

Once the plans have been reviewed and approved by the DRC your contractor will apply for a building permit to be issued by Buncombe County. Note: Septic drain field and backup field to be determined by Buncombe County representative.

Post review and approval, the \$3,000.00 road impact fee is due. The DRC will photo document pre-construction roadway condition and shoulder condition.

Note: DRP is a certified "Firewise USA®" community. We strongly encourage you to familiarize yourself with Firewise publications that identify building materials, landscape materials and best practices to reduce the risk of wildfires reaching your home.

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## Construction Guideline Specifics

### Building Materials for Review & Approval

- Foundation finish (stucco vs stone) color and sample
- Material and color of windows, door, roofing, gutters and downspouts
- Material and color of sidewalk & driveway
- Stonework if any must be full size natural 6" veneer except in the case of a metal fireplace/flue where artificial stone is allowed for the chimney above the roofline as long as it matches the natural stone.
- Plan for vents and exhaust protrusions seeking to place in least visible location.
- Other: Sports installations (basketball hoop), solar panels are subject to DRC approval.

**Roadway and Shoulder Protection:** Construction vehicles, contractor vehicles, etc. should not park on roadway shoulders and grassy areas during construction and when feasible to park on construction site/staging area which may require smaller trucks in certain situations. DRP is aware that there is limited parking, unload space and turn around on our interior roads.

**Mud Mat:** A "mud mat" must be constructed as part of the entry to the lot, presumably the proposed driveway. An adequate "mud mat" comprised of 4-6" ballast stone and a minimum length of 30 feet, will be placed at the end of the 'driveway' and maintained throughout the construction of the house until the driveway has been constructed or until such time as all parties agree to convert to just 'road bond'. Contractor will be responsible for minimizing the mud on DRP roadways and pressure washing when necessary.

**Erosion Control:** The DRP received an award from RiverLink for treatment of runoff prior to it spilling into the creeks/springs. It is imperative to construct and maintain silt fencing throughout the construction phase and in particular on any slopes that fall to the water sources. It is not uncommon for a silt fence to fail during heavy rainfall and multiple silt fences may be required. The roof and driveway runoff should be filtered through 'rip rap' and dispersed across the ground when possible to avoid dumping the runoff directly into the streams. Roofing materials and driveway materials will leach chemicals into the runoff. Soil stabilization and velocity reduction with 'rip rap' will slow down the water runoff and help disperse it thus reducing the volume of rain, sediment and potential chemicals flowing into our pristine streams and creeks.

**Construction Meetings:** Meetings with the owner, contractor and Design Review representative should take place on a regular basis. These meetings should serve to make sure the lines of communication are open and we take care of small issues before they become big issues. The contractor, architect, owner and DRC representatives will share email addresses and cell phone numbers to ensure we can communicate.

# **Drovers Road Preserve: Design Review Committee**

## **Construction Guidelines**

### **Maintenance of Construction Site**

- A dumpster and a Porta-John needs to be present on the construction site, not on the roads or easement land, as soon as possible.
- Every effort needs to be made to keep the construction site clean and neat. This includes picking up all food and trash so it does not attract bears or blow onto adjacent lots, in conservation areas and creeks. Construction signage should be kept to a minimum.

### **Construction Noise**

- Construction noise can be problematic, especially on smaller lots with an adjacent existing home. Although it can be difficult to monitor, please encourage contractors to maintain a reasonable volume.
- Construction noise, specifically pneumatic nailers, table-saws, music and compressors should be limited on Saturday after 4:00 pm and all day on Sunday.
- If noise becomes a problem a DRC representative is entitled to contact the owner and/or General Contractor.

### **Discretionary zone: Trees , Plantings, Entrance**

Once the building perimeter has been marked, a 35' owner discretionary zone is established to provide the homeowner discretion in plantings. Care needs to be taken to avoid invasive species; particularly non-native invasive species. Beyond the 35' discretionary zone:

- Tree removal requires the specific approval or the DRC. Any trees posing a safety hazard or threat to the structure, in the reasonable opinion of the lot owner, may be removed after the DRC is notified.
- Trees approved by the DRC for removal must be clearly marked before they are removed. The unique characteristics of each lot do not allow for uniform guidelines on trees and necessitates a subjective approach taking into account the owner's desires and the desire to maintain as much of the current environment as reasonably possible.
  - Consideration should be given to blend the well head into the natural environment.
- Select plantings and varieties that blend well with the surrounding forest.
- In our desire to maintain a more rural/natural feel, an understated entrance with the mailbox, road number and name (if desired) and a security sign, would be sufficient. We discourage a "loud" entrance as it doesn't blend well with our natural philosophy.

### **Responsibility**

The contractor is responsible for ensuring the sub-contractors follow through with the intention of this agreement. The ultimate responsibility for making sure these guidelines are followed lies with the property owner. If there are issues that ultimately need to be addressed by the DRC, the cost + 50% will be passed to the property owner. These items may include but are not limited to: inadequate silt fencing, refuse control, unreasonable mud, refuse on the roads and shoulders, etc. Every effort will be made to resolve any issues before this becomes necessary.

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Owner and Date

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Contractor and Date

Design Review Committee Member and Date

**MEETING NOTES:**

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