

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHINICAL REVIEW COMMITTEE**

MEETING DATE: May 5, 2020

SUBJECT: Combined Master and Development Plan for Orchards at Owensby Road
Major Subdivision (2020 – M03)

STAFF CONTACT: Matt Champion, Project Development Planner

ATTACHMENTS: 1. Staff Report
2. Combined Master & Development Plan

SUMMARY OF REQUEST:

A subdivision application was submitted on behalf of property owners Luis Graef on April 6, 2020. The application is for a Master and Development Plan for Orchards at Owensby Road Major Subdivision, consisting of 31 lots for single family dwellings and 2,604 linear feet of new private roadway. The subject area is located off Owensby Road (SR1730) and contains 36.16 acres in six separate parcels (PIN: 9599-76-5883, 9599-66-7494, 9599-77-2118, 9599-77-5219, 9599-77-5412, & 9599-77-3540).

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Master and Development Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Master Plan and Development Plan be subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the TRC approve, approve with conditions, or deny the Master and Development Plan based on the Henderson County Land Development Code and recommendations of the Henderson County 2020 Comprehensive Plan and any conditions in the staff report or as discussed by the TRC.

Henderson County Planning Department Staff Report

**Combined Master and Development Plan
Couch Mountain Major Residential Subdivision (2019-M03)**

Property Owner(s)/Applicant(s): Luis Graef

Agent: John Hernandez & Engineer: Jared DeRidder

PINs: 9599-76-5883, 9599-66-7494, 9599-77-2118, 9599-77-5219, 9599-77-5412, & 9599-77-3540

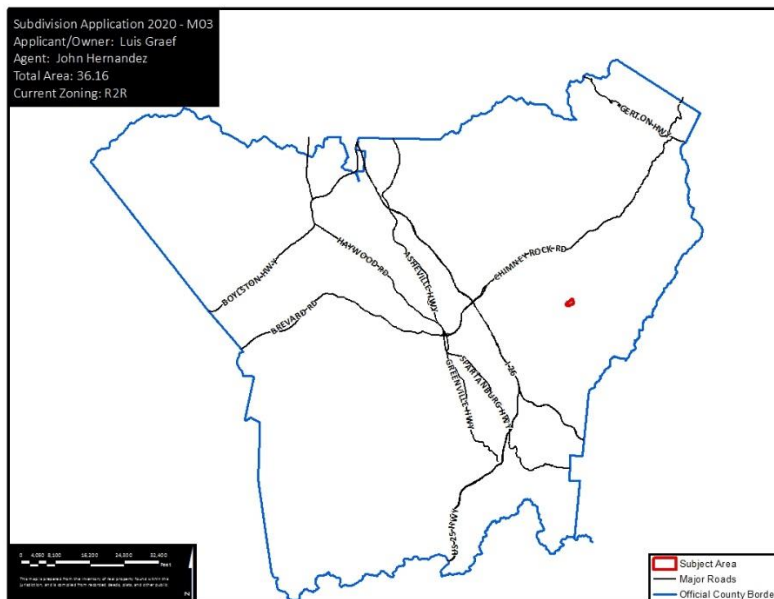
Master & Development Plan Comments:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341), the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County’s roads and governmental services. During the review of the Combined the Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

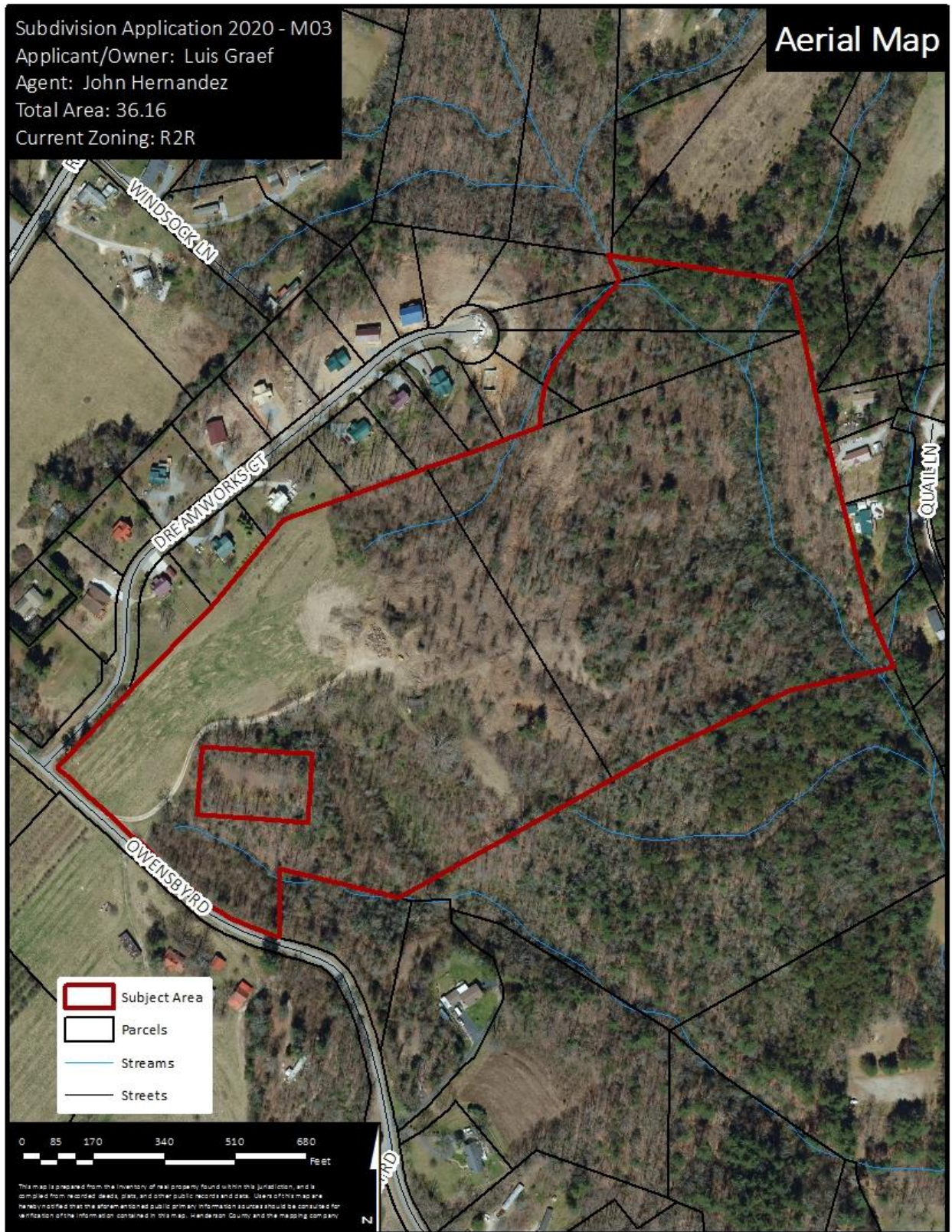
When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42-75).

Staff has reviewed the submitted revised Combined Master and Development Plan for the Orchards at Owensby Road Major Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

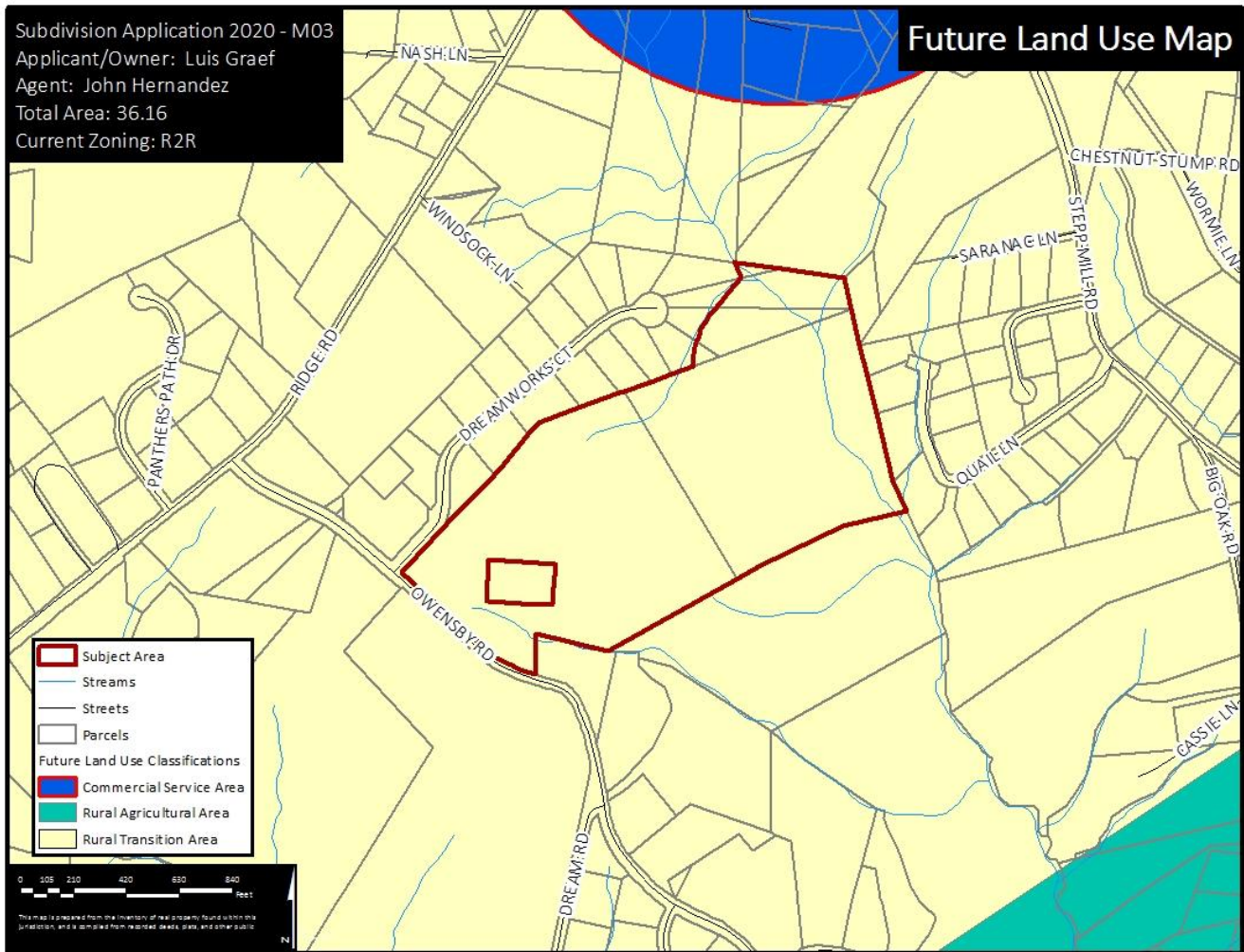
Map A: County Context



Map B: Aerial Imagery

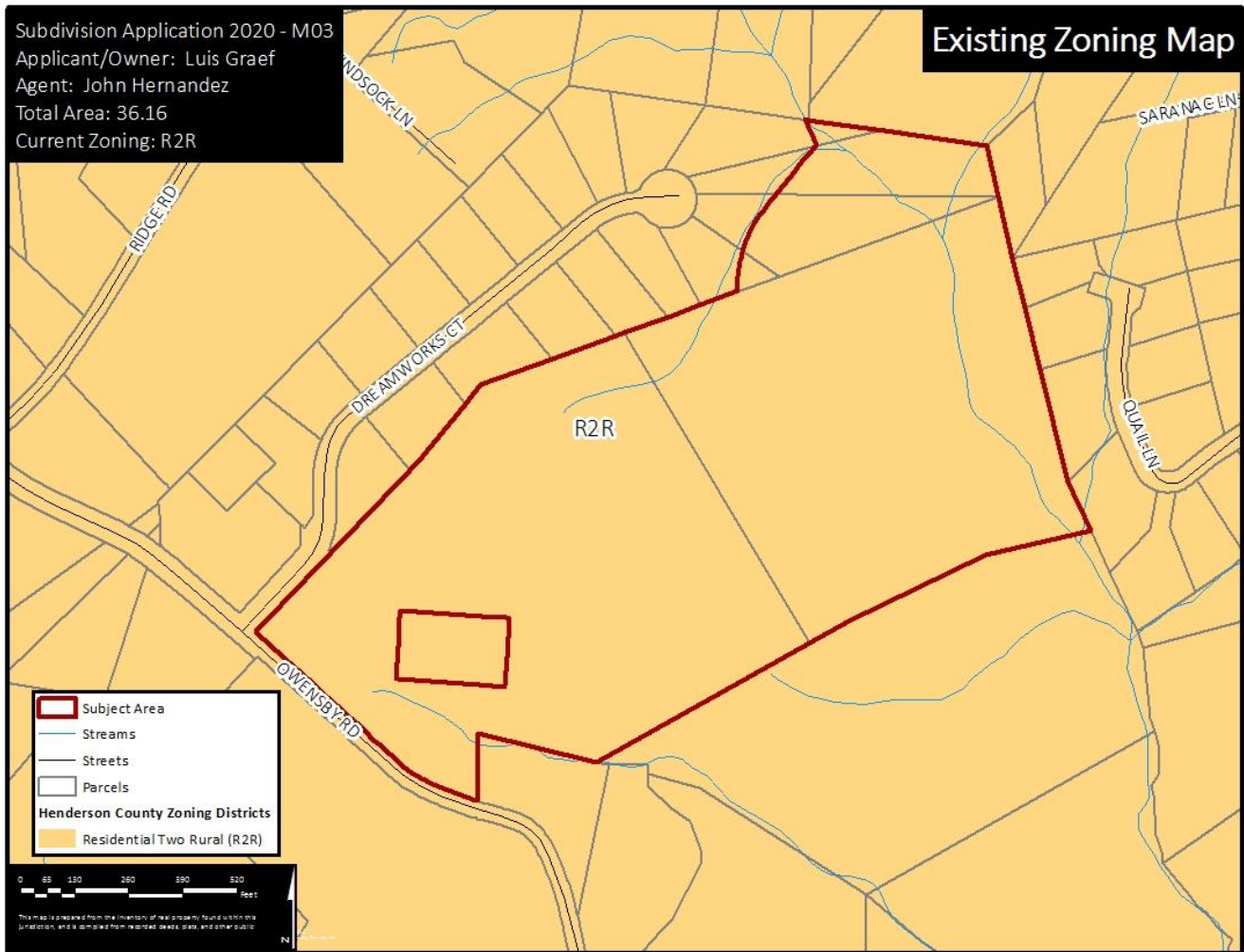


Map C: County Comprehensive Plan Future Land Use Map



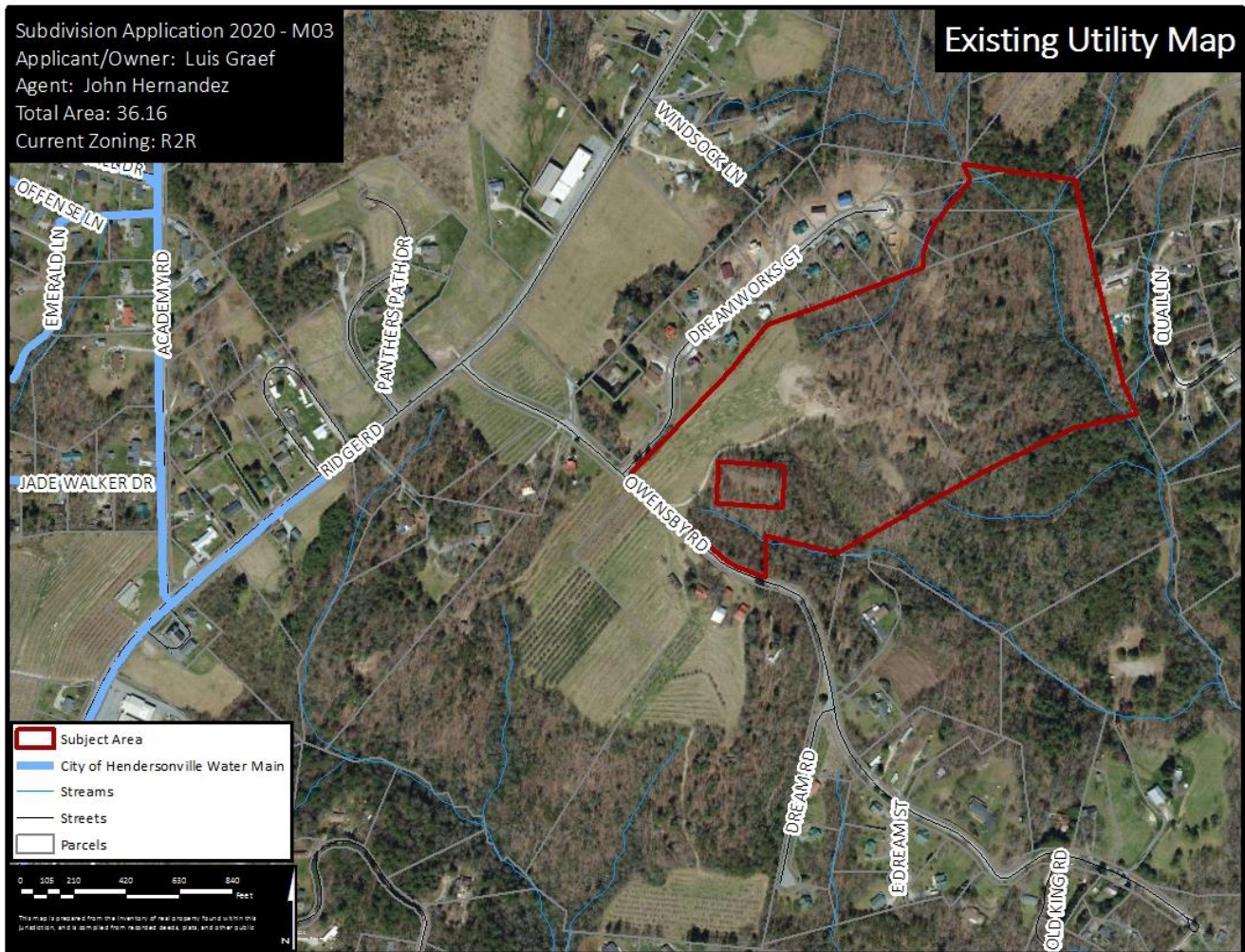
1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Rural Transition Area (RTA) Classification.
 - a. **Rural Transition Area:** “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.”
 - i. Population and residential densities should be generally lower than the more urban population densities found within the USA and should be generally in keeping with topography, septic limitations, and school and transportation capacities. The RTA will remain in a state of transition and will absorb much of the development pressure in the USA. The RTA will be necessary to allow more dense development where appropriate.

Map D: Official Zoning Map



2. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential Two Rural (R2R) Zoning District.
 - a. **Residential Two Rural (R2R):** “The purpose of Residential Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.
 - i. R2R allows for a standard density of 1 unit per acre. The overall density for the proposed Orchards at Owensby Road Major Subdivision is 0.857 units per acre.

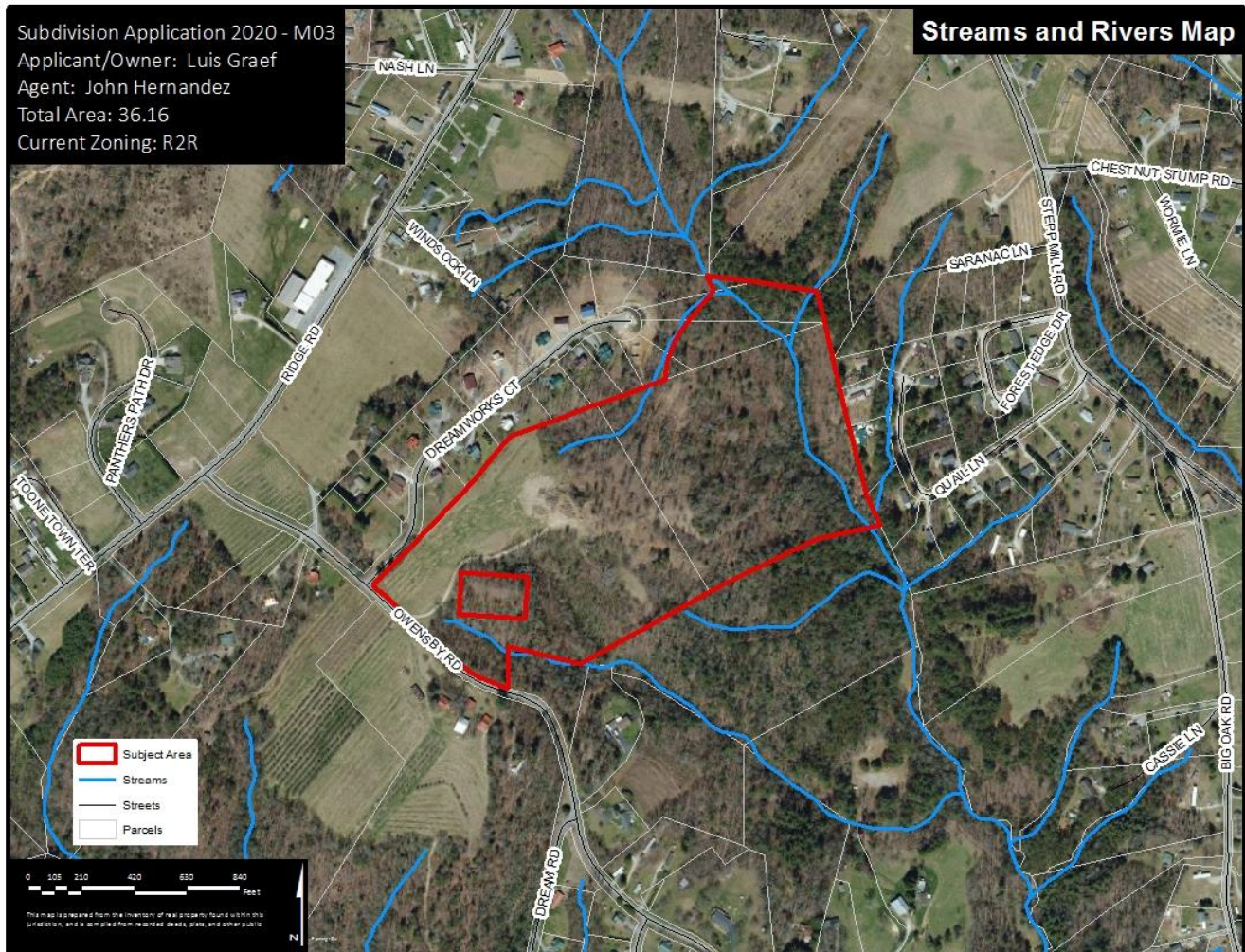
Map E: Utility Map



3. **Water and Sewer Availability.** The applicant proposes the use of public water from the City of Hendersonville and individual septic systems for each lot in the subdivision. Applicant has provided a Water Availability Letter from the City of Hendersonville indicating sufficient capacity to supply the proposed project.

4. **Road System:** The subdivision will be served by two private roads, accessed off Owensby Road (SR1730), built in accordance with the Subdivision Local Road standards required in the LDC. The total linear footage of new roads proposed is 2,604 linear feet. Road profiles on the attached plan specify that the maximum grade does not exceed 18% on any of the proposed roads. The proposed private roads show an 18’ asphalt roadway width with 4’ shoulders and a 5’ sidewalk on one side of the road. The applicant was required to submit a list of proposed road names to the Property Addressing Coordinator for all proposed new roads. Jonathan Lane and Cider Hill Lane has been approved by the Property Addressing Coordinator and reserved by the applicant. The applicant will be required to show proof of purchase for road name identification signs from Henderson County prior to recording a Final Plat.

Map F: Streams & Rivers Map



5. Perennial and Intermittent Surface Water Buffers: The project site is partially encumbered by multiple perennial and intermittent streams. Section §42-251 of the LDC regulates construction and permitting within the surface water buffer.

- a. Surface water buffers shall apply to all *built-upon area* and be at a minimum of 30 feet landward of all perennial and intermittent surface waters or 100 feet landward of any perennial surface waters located within a water supply watershed when using the *high-density option*

6. Total Project Proposal Summary:

- Overall tract size is 36.16 acres
- Total of 31 single-family lots
- Overall density of 0.857 units/acre
- Proposed private roadway length is 2,604 linear feet
- Private individual septic systems and public water from City of Hendersonville
- 25.22% or 9.12 acres of Open Space provided (25% required or 9.04 acres)

Master & Development Plan Comments:

1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42-95B).
2. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-109).
3. **Shoulder Stabilization.** All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-102).
4. **Road Drainage, Culverts and Shoulder Stabilization.** Road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §42-100). All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-105).
5. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-103). The names of the proposed roads and easements should be confirmed with the development plan approval.
6. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
7. **Cemeteries.** Existing cemeteries shall be deeded as a separate lot in the subdivision and shall be accessed by a minimum twenty (20) foot wide private or public easement. Major subdivisions shall provide access with a minimum twenty (20) foot wide *right-of-way* (road construction is not required) as required by the LDC §42-86.
8. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-95H) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees may be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with LDC §42-185 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet off the edge of the right-of-way as required by LDC §42-185.
9. **Perennial and Intermittent Surface Water Buffer.** All built-upon area shall be a minimum of 30 feet landward of all perennial and intermittent surface water, as defined in LDC §42-251.
10. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).

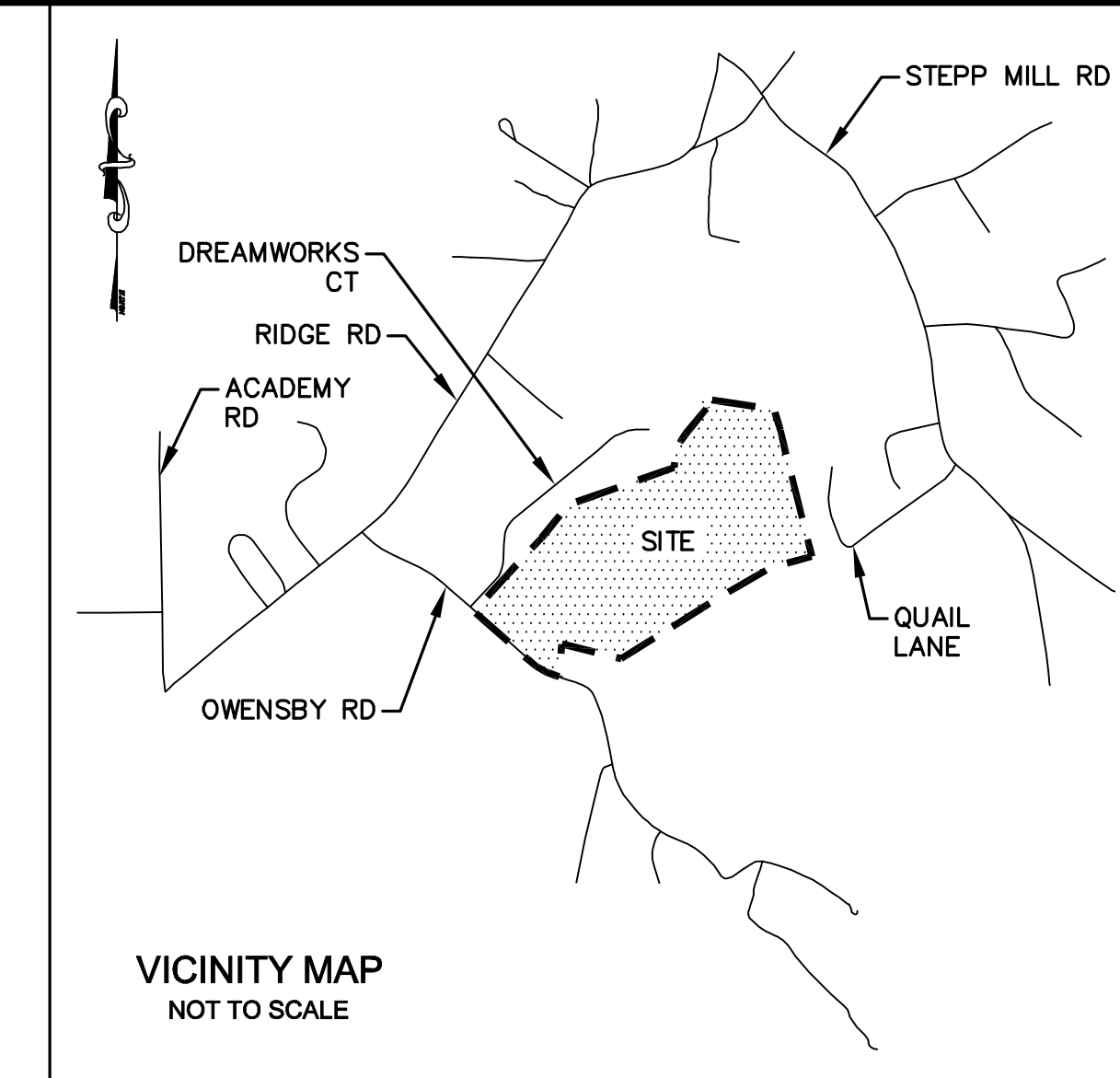
11. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).

SITE IMPROVEMENTS

for

THE ORCHARDS

AT OWENSBY ROAD - SUBDIVISION



WGLA
Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

**THE ORCHARDS
AT
OWENSBY ROAD**

DANA
HENDERSON COUNTY
NORTH CAROLINA



REVISIONS

DATE	DESCRIPTION



Know what's below.
Call before you dig.

PROJECT NUMBER: 19149
DATE: 3-26-20
DRAWN BY: JRC
CHECKED BY: JLD

COVER

SCALE: AS NOTED

DEVELOPMENT BLOCK

PROJECT: THE ORCHARDS AT
OWENSBY ROAD SUBDIVISION

ADDRESS: TBD OWENSBY ROAD
DANA, NC

OWNER/DEVELOPER:
LUIS GRAEF
4880 N HIATUS RD
SUNRISE FL 33351

PIN'S: 9599-76-5883
DB: 3213 PG: 502

9599-66-7494
DB: 3213 PG: 491

PORTION OF:
9599-77-2118
DB: 1302 PG: 151

PORTION OF:
9599-77-5219
DB: 1302 PG: 151

PORTION OF:
9599-77-5412
DB: 1302 PG: 151

PORTION OF:
9599-77-3540
DB: 1302 PG: 151

ENGINEER: JARED L. DERIDDER, P.E.
WGLA ENGINEERING, PLLC
724 5TH AVENUE WEST
HENDERSONVILLE NC 28739
828-687-7177

LANDSCAPE ARCHITECT:
HUNTER MARKS, RLA, ASLA, LEED AP
WATERMARK LANDSCAPE ARCHITECTURE
HENDERSONVILLE, NC
828-595-2327

SURVEYOR: ASSOCIATED LAND SURVEYORS, P.C.
PO BOX 578, HORSE SHOE, NC 28742
828-890-3507

ZONING: HENDERSON COUNTY - R2R

SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 10'

TOTAL PROJECT AREA: 36.16 ACRES ±

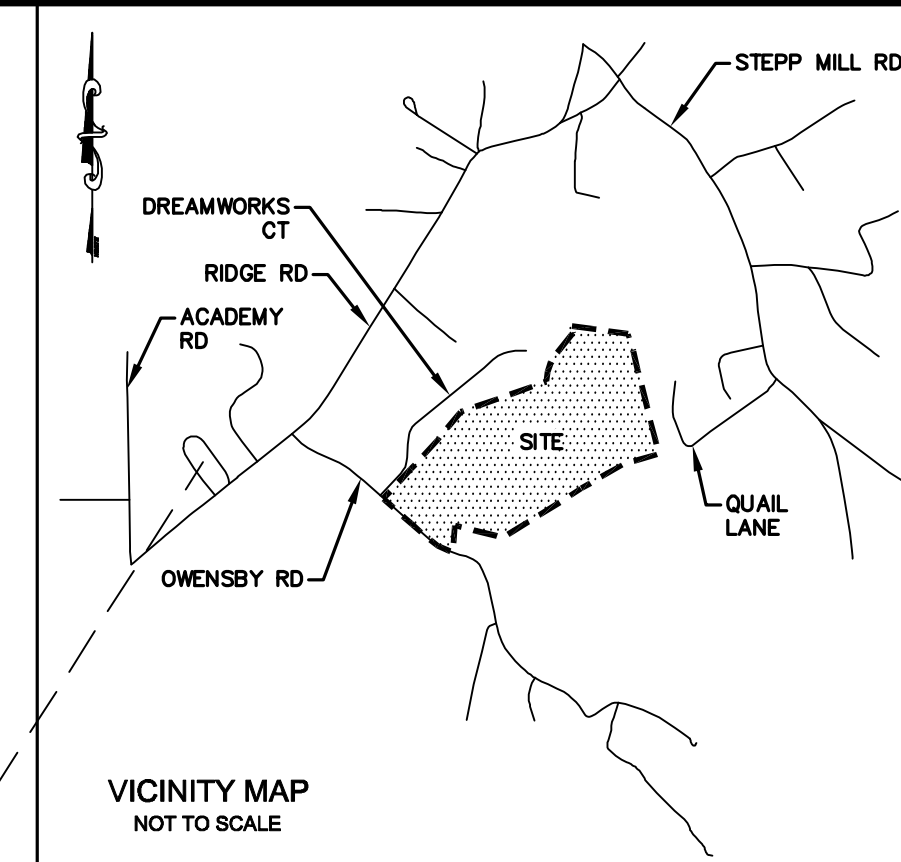
SHEET INDEX

SHEET NO.	DESCRIPTION
C-200	MASTER PLAN
C-306	SLOPE MAP
L1-L4	LANDSCAPE PLANS

DEVELOPMENT BLOCK

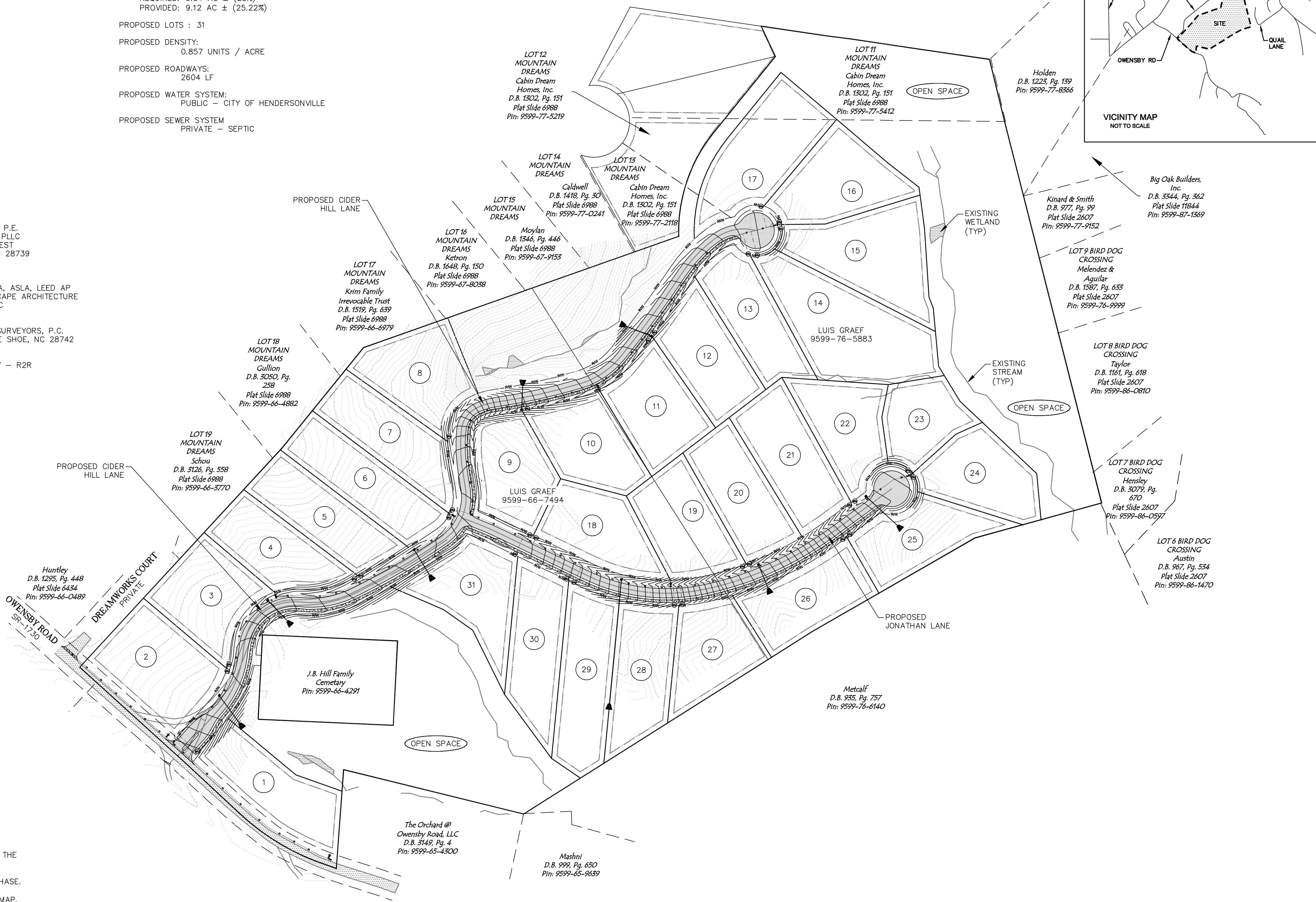
PROJECT: THE ORCHARDS AT OWENSBY ROAD SUBDIVISION
 ADDRESS: TBD OWENSBY ROAD DANA, NC
 OWNER/DEVELOPER: LUIS GRAEF
 4880 N HIATUS RD
 SUNRISE FL 33351
 PIN'S: 9599-76-5883
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 PO BOX 578, HORSE SHOE, NC 28742
 828-890-3507
 ZONING: HENDERSON COUNTY - R2R

SETBACKS:
 FRONT: 15'
 SIDE: 10'
 REAR: 10'
 TOTAL PROJECT AREA: 36.16 ACRES ±
 OPEN SPACE
 REQUIRED: 9.04 AC ± (25%)
 PROVIDED: 9.12 AC ± (25.22%)
 PROPOSED LOTS : 31
 PROPOSED DENSITY:
 0.857 UNITS / ACRE
 PROPOSED ROADWAYS:
 2604 LF
 PROPOSED WATER SYSTEM:
 PUBLIC - CITY OF HENDERSONVILLE
 PROPOSED SEWER SYSTEM
 PRIVATE - SEPTIC



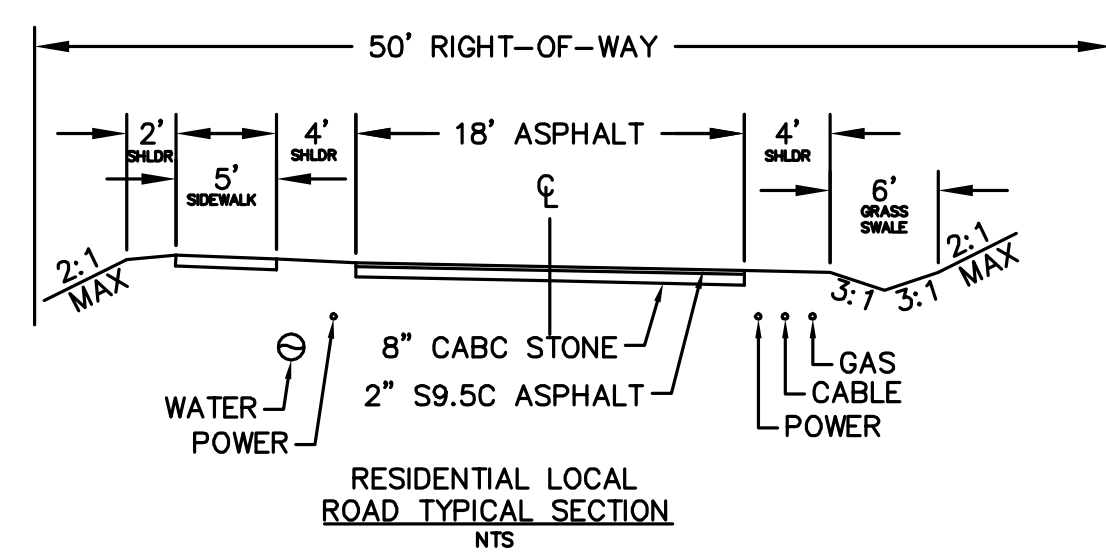
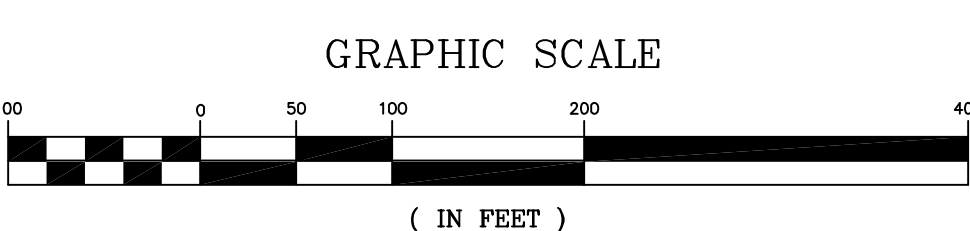
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THE ORCHARDS AT OWENSBY ROAD SUBDIVISION
 DANA HENDERSON COUNTY



- LEGEND**
- EXISTING CONTOURS
 - PROPERTY BOUNDARY
 - PROPOSED CONTOURS
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - EXISTING WETLAND

- NOTES:**
- 1) NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100 YR FLOOD PLAIN.
 - 2) THIS PROJECT WILL BE COMPLETED IN A SINGLE PHASE.
 - 3) REFER TO SHEET C-306 FOR SUBDIVISION SLOPE MAP.
 - 4) ALL LOTS WILL HAVE EITHER CONVENTIONAL OF MODIFIED/ENGINEERED SEPTIC SYSTEMS. ALL PERMITTING SHALL BE COORDINATED WITH THE HENDERSON COUNTY HEALTH DEPARTMENT.



Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION

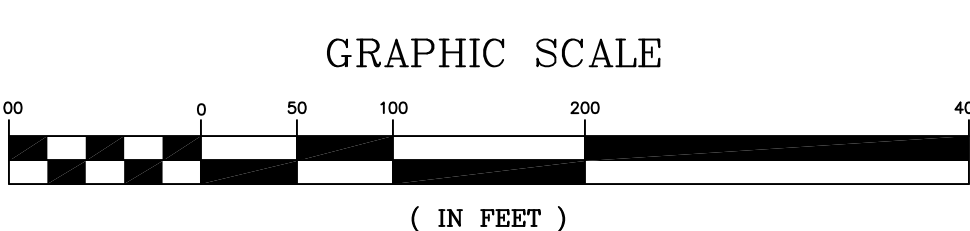
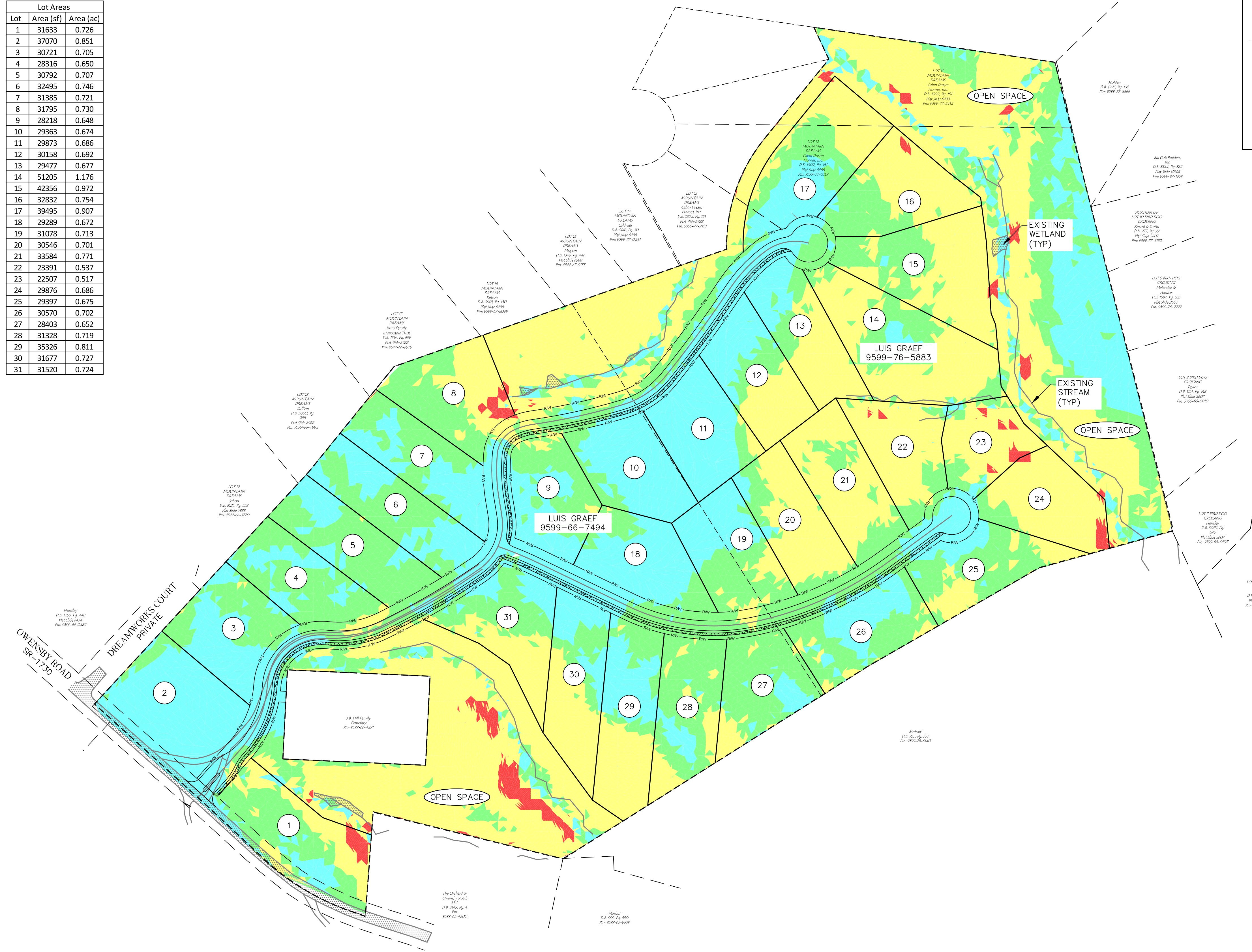
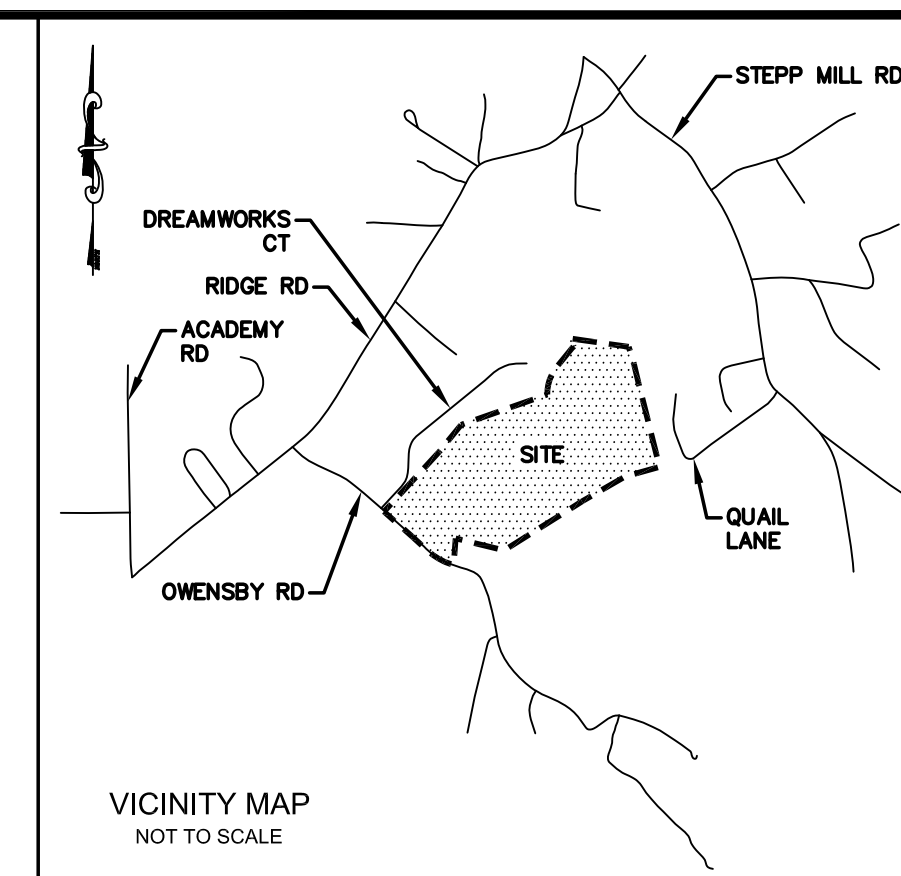


PROJECT NUMBER: 19149
 DATE: 3-26-2020
 DRAWN BY: JRC
 CHECKED BY: JLD

MASTER PLAN
C-200
 SCALE: 1"=100'



Lot Areas		
Lot	Area (sf)	Area (ac)
1	31633	0.726
2	37070	0.851
3	30721	0.705
4	28316	0.650
5	30792	0.707
6	32495	0.746
7	31385	0.721
8	31795	0.730
9	28218	0.648
10	29363	0.674
11	29873	0.686
12	30158	0.692
13	29477	0.677
14	51205	1.176
15	42356	0.972
16	32832	0.754
17	39495	0.907
18	29289	0.672
19	31078	0.713
20	30546	0.701
21	33584	0.771
22	23391	0.537
23	22507	0.517
24	29876	0.686
25	29397	0.675
26	30570	0.702
27	28403	0.652
28	31328	0.719
29	35326	0.811
30	31677	0.727
31	31520	0.724



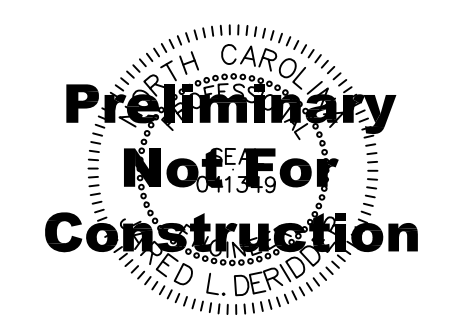
NOTES:
 1) THE DEVELOPERS AVERAGE SLOPE SHALL BE CALCULATED ONLY FOR THE DISTURBED AREA PER HC LDC.
 2) SEE HC LDC SECTION 42-254C FOR WHEN AN EROSION CONTROL PLAN SHALL BE REQUIRED FOR PROPOSED DISTURBED AREA.

LEGEND

	NATURAL GRADE < 16%
	NATURAL GRADE 16% - 25%
	NATURAL GRADE 25% - 60%
	NATURAL GRADE > 60%

**THE ORCHARDS
AT
OWENSBY ROAD**

DANA
HENDERSON COUNTY
NORTH CAROLINA



REVISIONS

DATE	DESCRIPTION



Know what's below.
Call before you dig.

PROJECT NUMBER: 19149
 DATE: 3-19-20
 DRAWN BY: JRC
 CHECKED BY: JLD

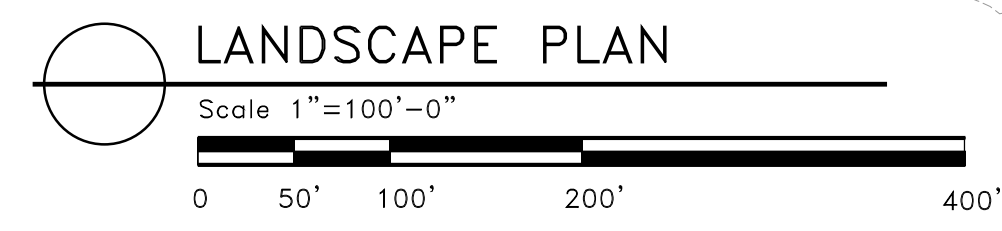
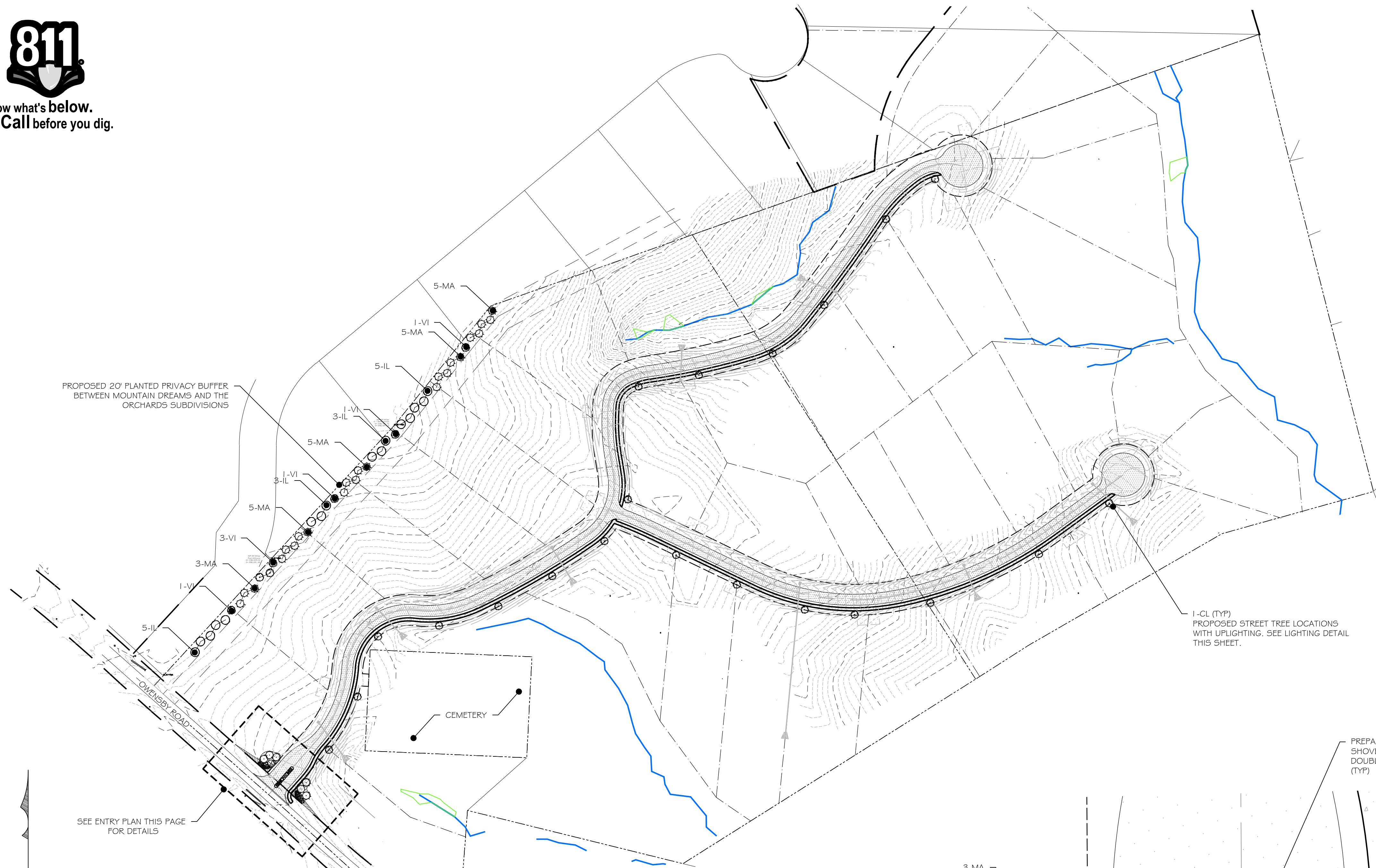
**SLOPE
MAP**

C-306

SCALE: 1"=100'



Know what's below.
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PRODUCT SPECIFICATIONS Project Name _____ Date _____
VOLT Type or Model _____ Qty _____
VOLT® Low Voltage Lighting
Infiniti™ G4 Integrated LED Directional Lights, VAL-30xx Series

Product Description
VOLT® Infiniti™ G4 spotlights are professional grade integrated LED fixtures perfect for any lighting application.
Constructed of heavy solid cast brass, the Infiniti™ G4 incorporates a built in driver and uses its body as a heat sink. The design allows the single source CREE LED chip to run at a cooler temperature, which equates to a longer life!
Constructed with a silicone plug where the lead wires exit the luminaire and thick O-ring under the shroud, the Infiniti is completely water-tight. The luminaire is field serviceable and has an adjustable knuckle to aim light where it is needed.



Product Dimensions
Infiniti™ 30
Infiniti™ 40
Infiniti™ 60

Features & Benefits
• Solid Brass Construction.
• Pre-age finish - a natural patina that does not corrode.
• Adjustable knuckle with lock screw allows light to be precision positioned.
• Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
• Machine threaded body screws tighten onto thick O-ring for a moisture-tight design.
• The Infiniti™ G4 series of fixtures should NOT be used as a downlight nor aimed in a downward position.
• CREE 4 Step Binned LED Diodes with L70 over 60,000 Hours

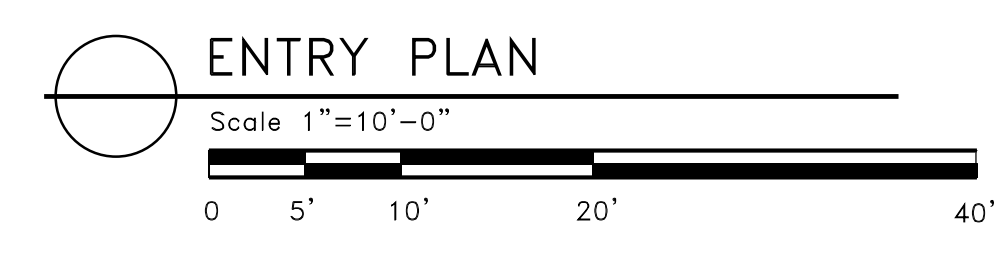
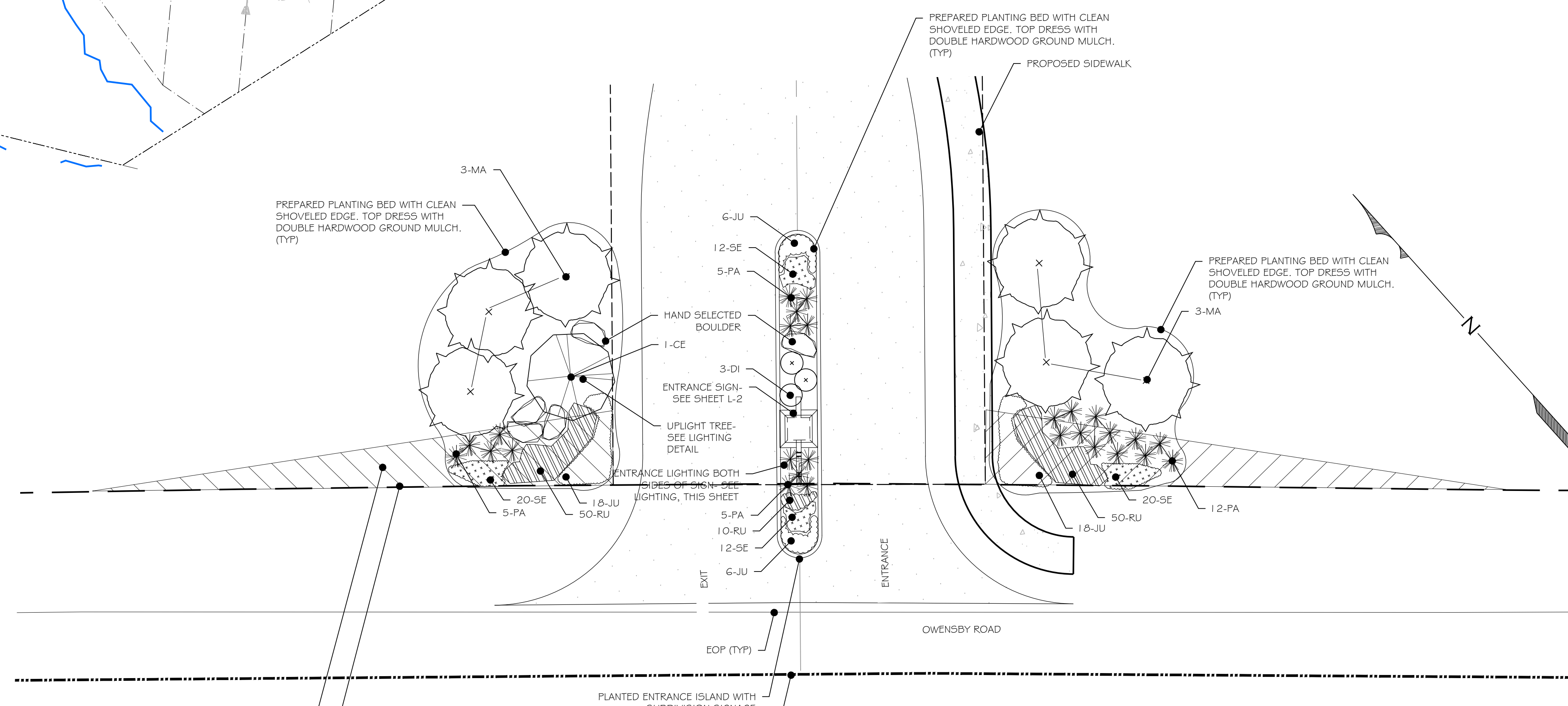
Specifications
• Construction: Solid Cast Brass
• Finish: Bronze
• Lead Wire: 48" (standard) or 25" (optional) 18AWG, SPT-2 premium tinned copper
• Mounting: 10" Hammer Stake with cutout for wire exit
• Glass or Lens: Clear flat glass
• Light Source: Integrated Single Source CREE LED
• Operating Voltage: 6-18 VAC, with decreased lumens under 11V
• Color Temperature: 2700K
• CRI: 80+
• Powered by: VOLT's Low Voltage Transformer
• Optic: Comes with 60° optic pre-installed in fixture
• Lifetime (L70): > 60,000 Hours

Warranty
Residential: Lifetime Warranty
Commercial: 10-Year Warranty

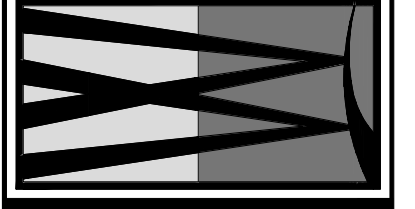
Certifications
UL LISTED File #E466348
UL LISTED File #E466348

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www.voltlighting.com

STREET TREE LIGHTING SPECIFICATION



WATERMARK
HUNTER MARKS LANDSCAPE ARCHITECTURE
HUNTER MARKS, RIA, ASIA, LEED AP
HENDERSONVILLE, NC
(828) 595-2327
HUNTER@WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE LAND PLANNING CONSULTING



THE ORCHARDS AT OWENSBY ROAD
DANA, NORTH CAROLINA



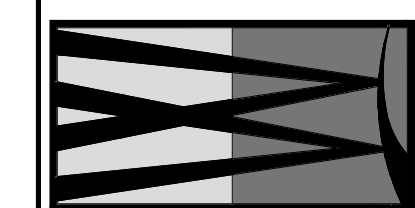
Date: 03-05-2020 Drawn By: RB
Job No: 180824P Checked By: AHM
Revisions

LANDSCAPE & ENTRY PLAN

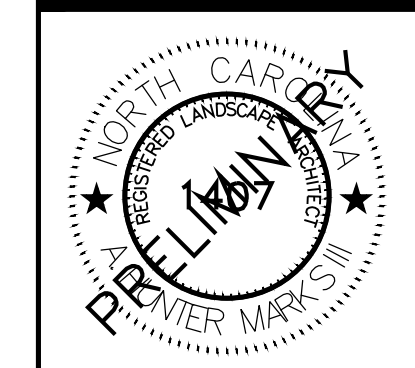


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WATERMARK
HUNTER MARKS LANDSCAPE ARCHITECTURE
HUNTER MARKS, RIA, ASIA, LEED AP
HENDERSONVILLE, NC
HUNTER@WATERMARKLAND.COM
(828) 595-2327
LANDSCAPE ARCHITECTURE LAND PLANNING CONSULTING

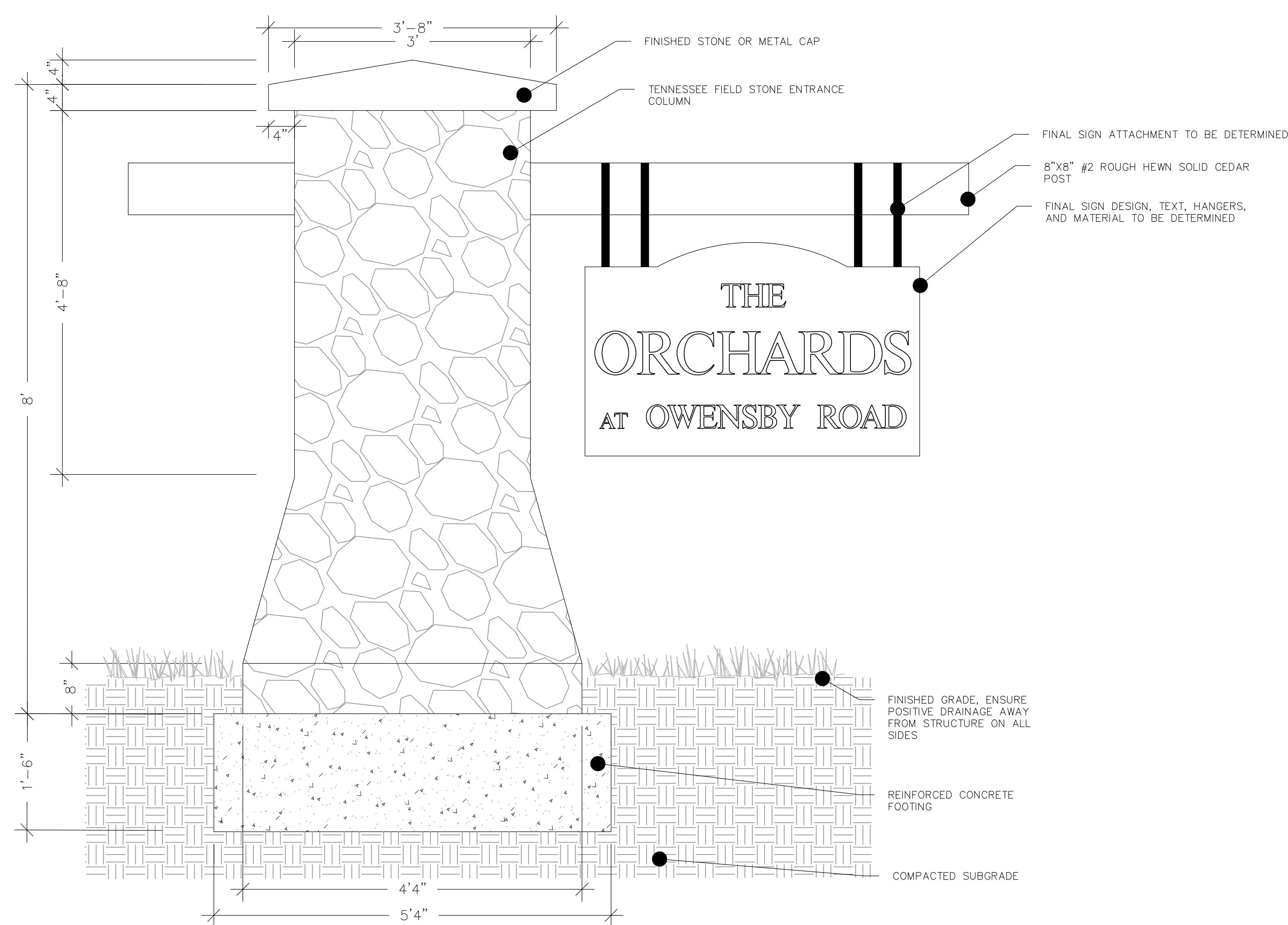


THE ORCHARDS AT OWENSBY ROAD
DANA, NORTH CAROLINA

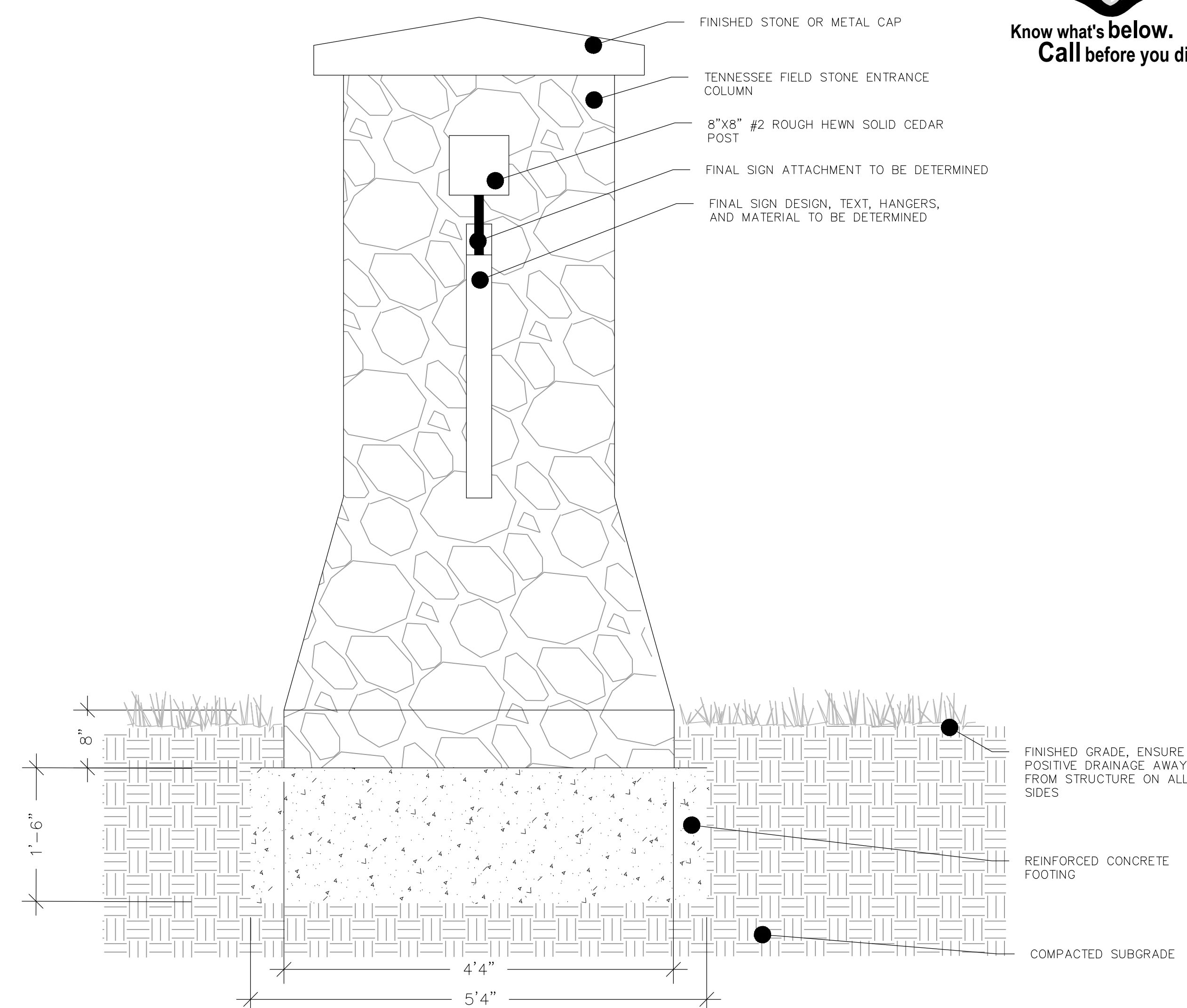


Date: 03-09-2020
Job No: 180824LP
Revisions

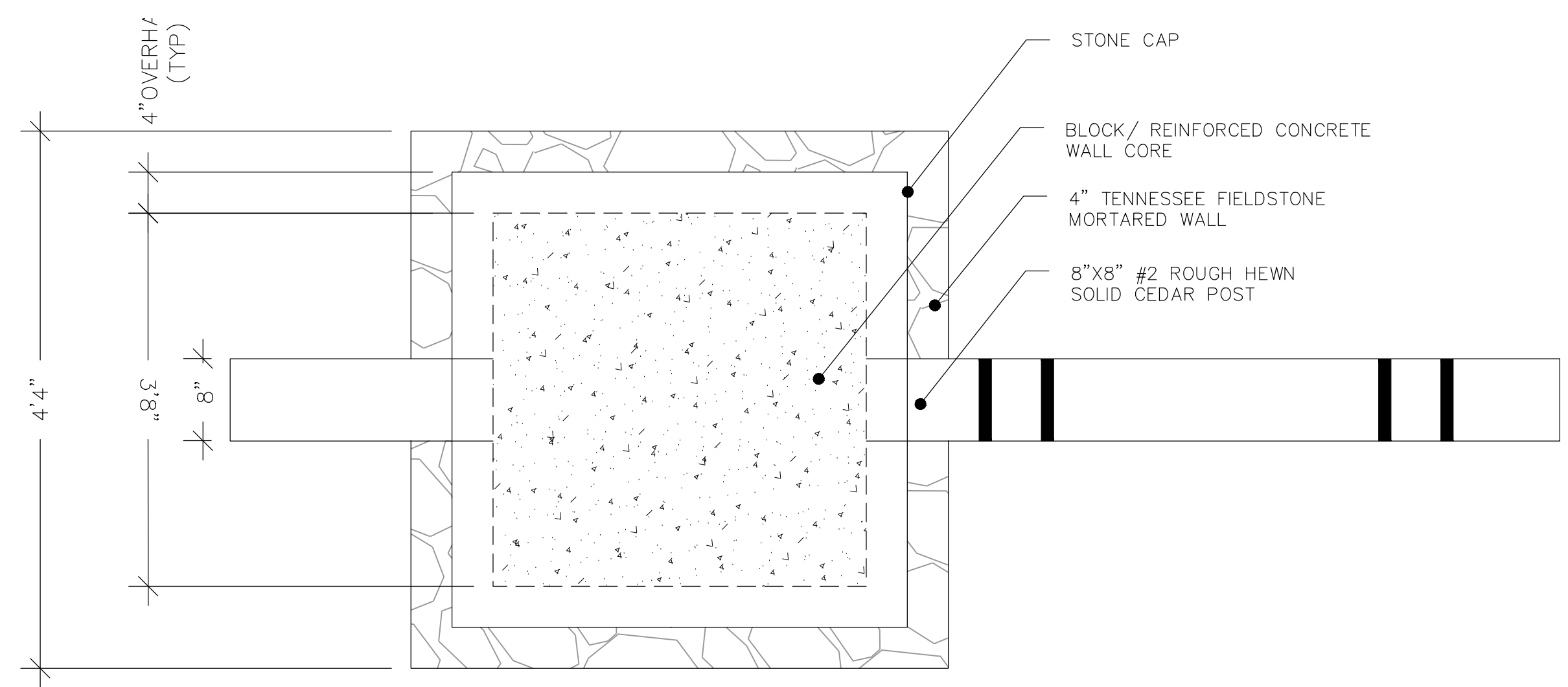
SIGNAGE
DETAILS &
VISUALIZATION



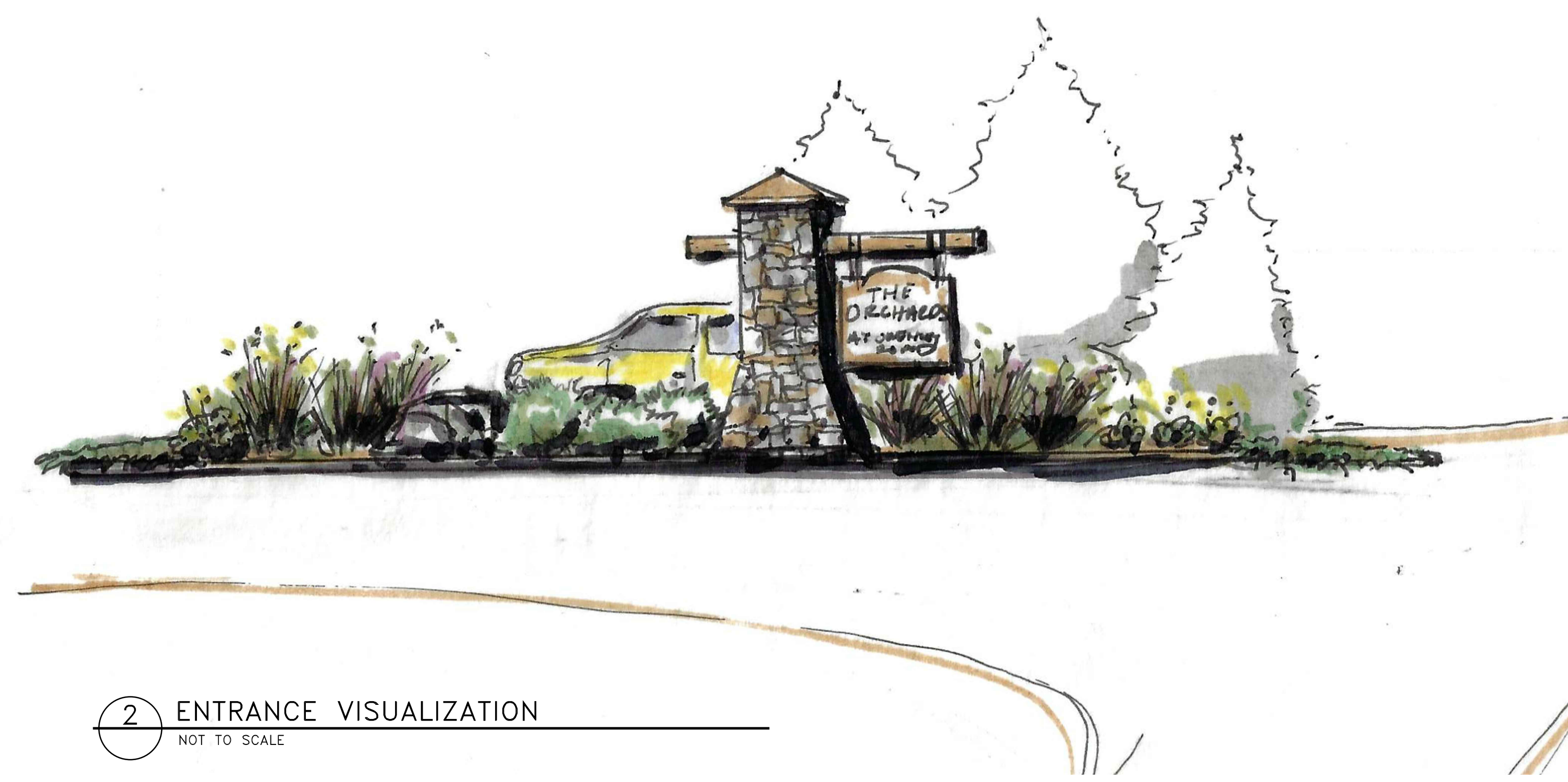
1 SIGN- FRONT ELEVATION
Scale 1"=1'-0"



3 SIGN- SIDE ELEVATION
Scale 1"=1'-0"



2 STONE CAP- TOP VIEW
Scale 1"=1'-0"

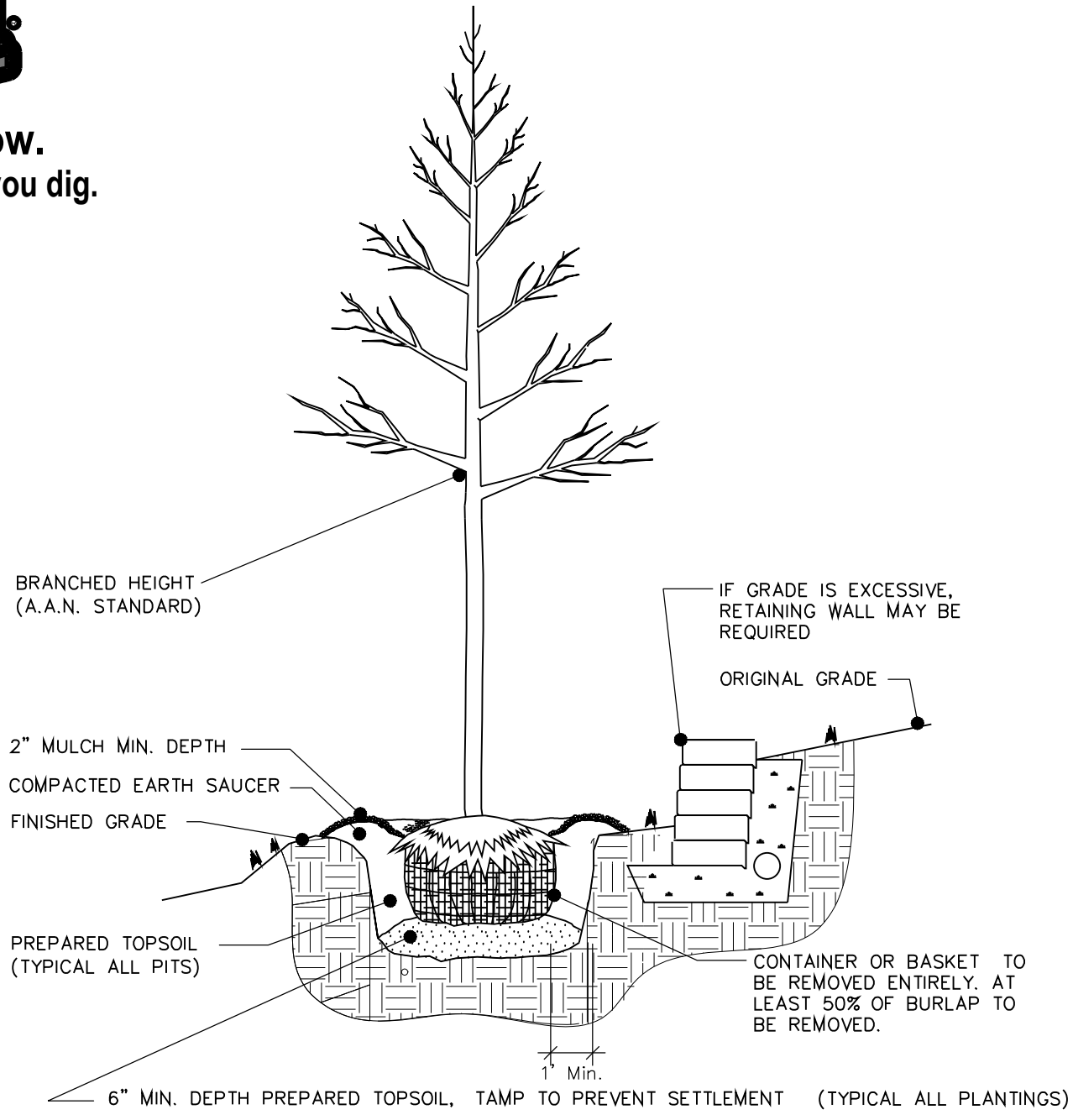


2 ENTRANCE VISUALIZATION
NOT TO SCALE

C:\Users\jacob.Watermark\Desktop\Projects\Watermark\180824LP-DRAFT- THE ORCHARDS AT OWENSBY ROAD- Construction\Conceptual\Planning\181120 Draft- 010824.dwg 3/4/2020 2:19 PM



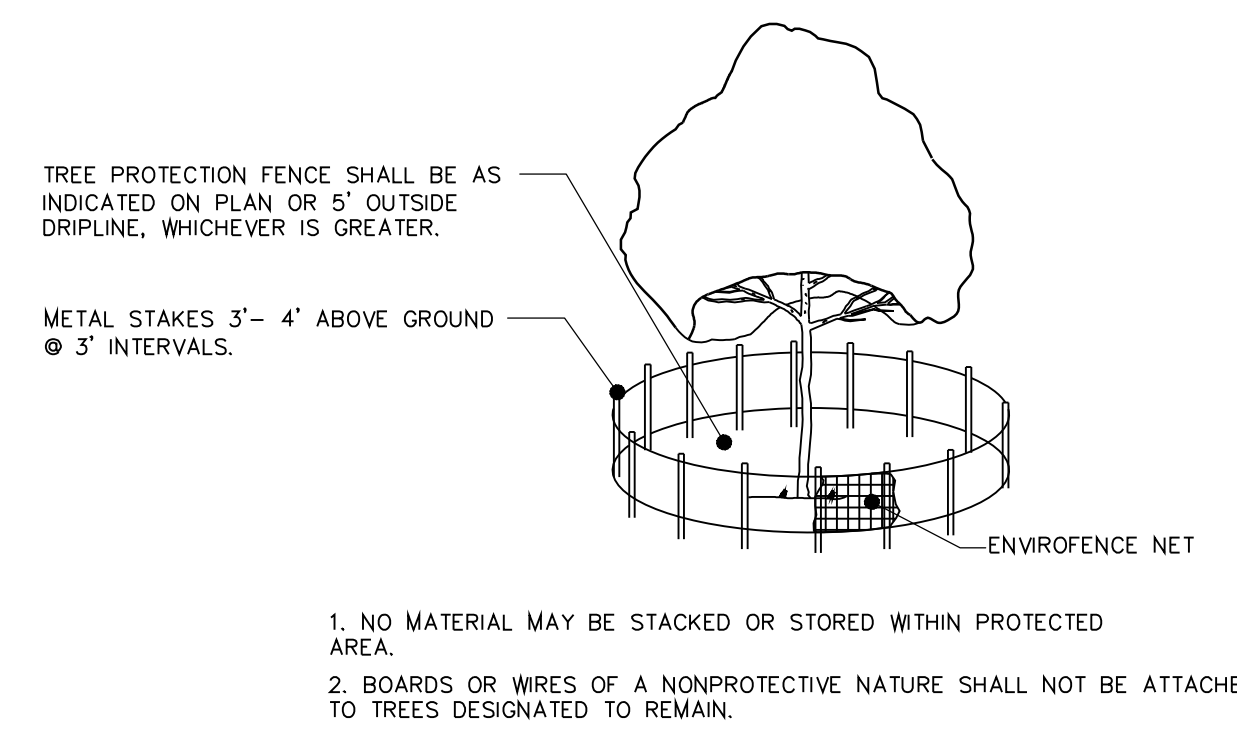
Know what's below.
Call before you dig.



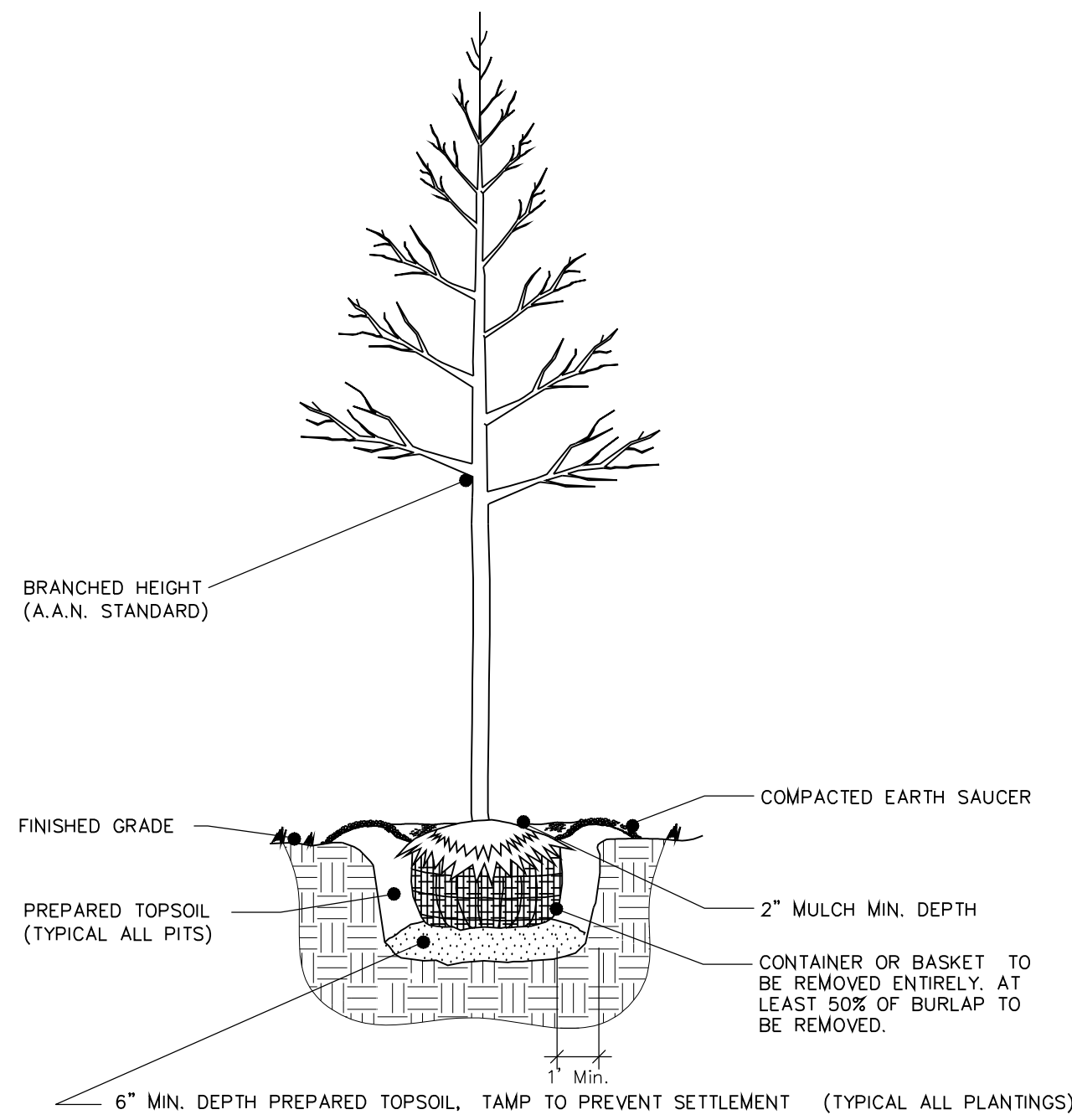
1 TREE PLANTING ON SLOPE
L-2 Not to Scale

-PLANT LIST-									
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE			PLANT METHOD	QUAN.	REMARKS	
			CALIPER	HEIGHT	SPREAD				
TREES									
CE	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	2.5"	8-10'		#1	1	SPECIMEN TREE, WELL BRANCHED	
CL	<i>Cladostis kentuckea</i>	Yellowwood	3"	12-14'		#1	21	FULL, MATCHED	
IL	<i>Ilex x Nellie R. Stevens</i>	Nellie R. Stevens Holly	3"	10-12'		#1	16	FULL, MATCHED	
MA	<i>Magnolia grandiflora</i> 'Brocken's Brown Beauty'	Brocken's Brown Beauty Magnolia	2.5"	10-12'		#1	29	FULL, MATCHED	
VI	<i>Viburnum plicatum tomentosum</i> 'Moris'	Moris Doublefile Viburnum		6-8'		#1	7	FULL, MATCHED	
SHRUBS, GRASSES									
DI	<i>Distylium</i> 'PIDIST-11'	Blue Cascade Evergreen Distylium		5 Gal. or B&B		#4	3	FULL, MATCHED	
JU	<i>Juniperus chinensis</i> 'Sargentii'	Sargent's Juniper		1-3 Gal.		#4	48	FULL, WELL BRANCHED, MATCHED- PLANT 3" O.C.	
PA	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass		3 Gal.		#4	27	FULL, WELL BRANCHED, MATCHED- PLANT 3" O.C.	
PERENNIALS, GROUNDCOVERS, OTHER									
RU	<i>Rudbeckia</i> 'American Gold Rush'	American Gold Rush Black Eyed Susan		1 Pint		#5	110	FULL, MATCHED- PLANT 8" O.C.	
SE	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Stonecrop		1 Pint		#5	64	FULL, MATCHED, PLANT 8" O.C.	

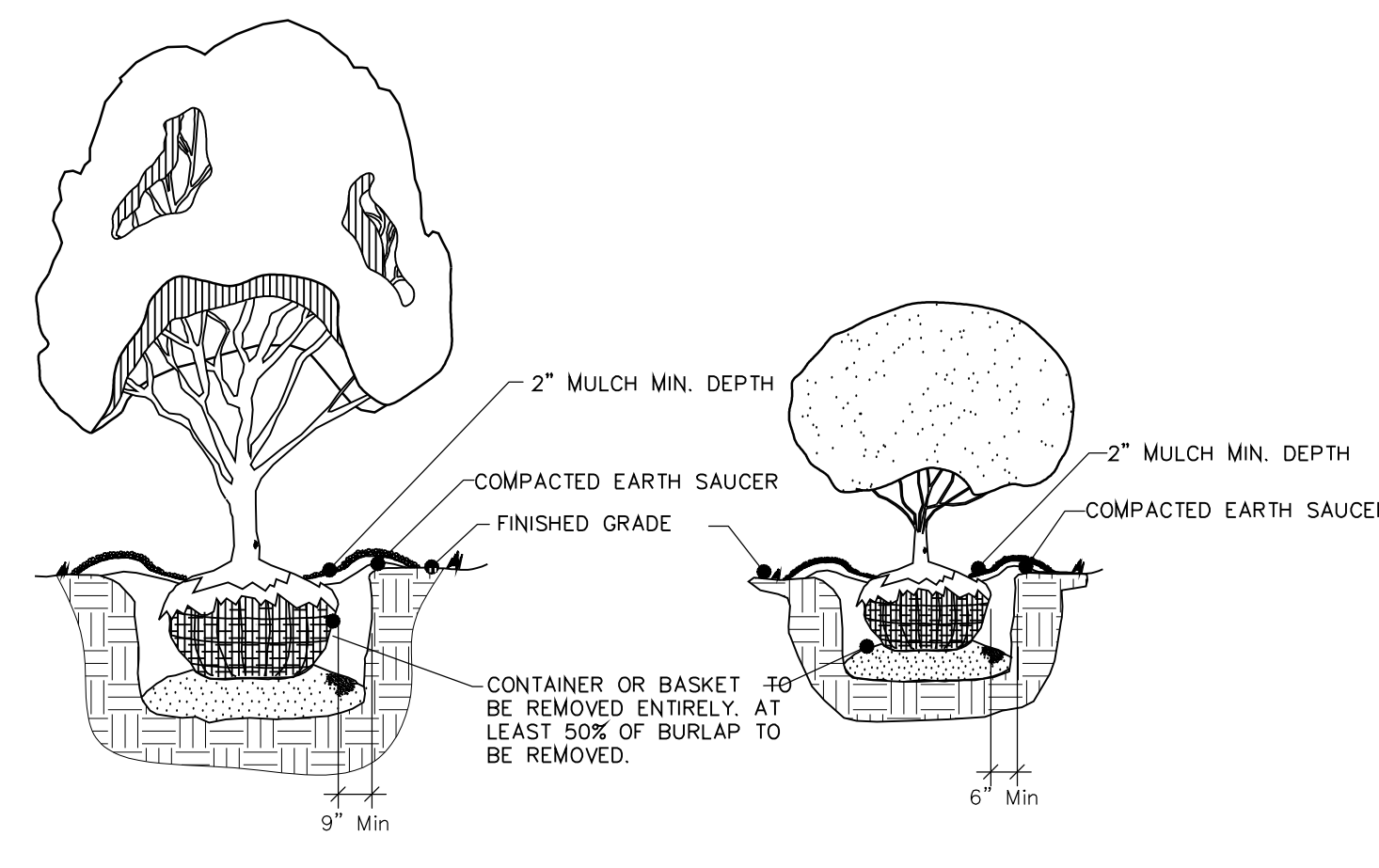
2 PLANT LIST
L-2



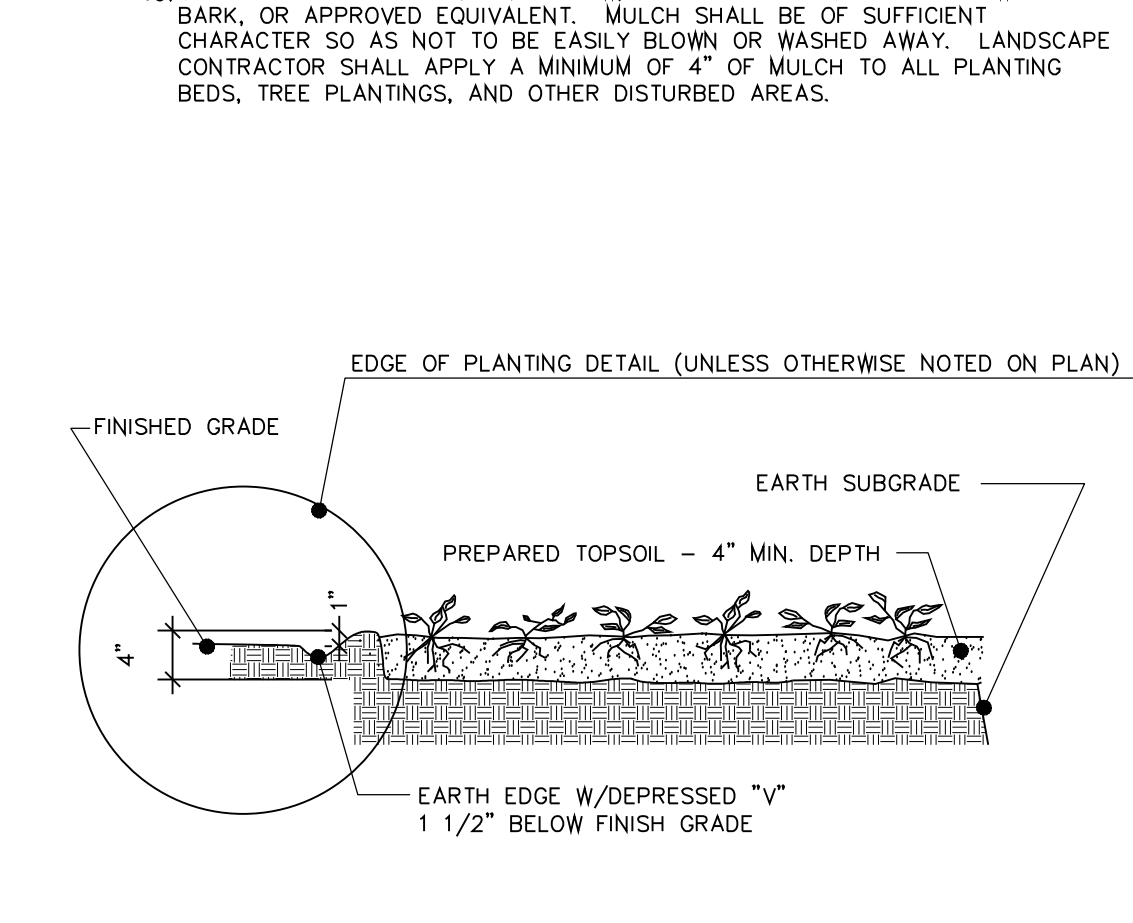
3 TREE PROTECTION DETAIL
L-2 Not to Scale



METHOD 2: TREES LESS THAN 10' TALL
N.T.S.



METHOD 3: SHRUBS OVER 36" TALL
N.T.S.



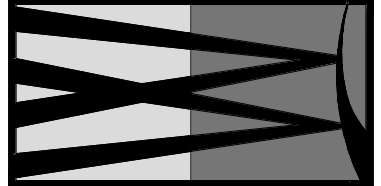
METHOD 5: GROUND COVER, AND/OR HERBACEOUS MATERIAL
N.T.S.

4 PLANTING METHOD DETAILS
L-2 Not to Scale

GENERAL NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A WORKMAN LIKE MANNER USING ACCEPTED NURSERY PRACTICES AND STANDARDS, AND SHALL COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004 OR MOST CURRENT STANDARD
2. PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD. TREE BALLS SHALL HAVE A DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF TREE.
3. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TRUNK IS TO BE REMOVED AT PLANTING. CUT AND REMOVE BURLAP FROM TOP 1/2 OF BALL, AT A MINIMUM. CUT OR LOOSEN ANY GIRDLING OR CIRCLING ROOTS.
4. THE BALLS OF B&B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH OR SIMILAR PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY LANDSCAPE CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
5. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE IN SUCH A MANNER THAT WILL DAMAGE THE BARK, BREAK BRANCHES, OR DESTROY THE PLANTS NATURAL SHAPE. NO B&B PLANT MATERIAL SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING PLANTING, INCLUDING WHEN BURLAP, STAKES, ROPES, ETC. IS REMOVED DURING PLANTING.
6. ALL PLANTS SHALL BE HANDLED SO THAT THE ROOTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT PLANTS SHALL BE PROTECTED BY TARPULINS OR SIMILAR COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES BEFORE BEGINNING WORK. EXCAVATION NEAR EXISTING UTILITIES SHALL BE CAREFULLY DONE BY HAND. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO HIS ACTIVITIES ON THE SITE.
8. ALL PLANTS SHALL BE PLANTED SO TOP OF ROOT BALL IS AT OR SLIGHTLY ABOVE EXISTING GRADE UNLESS CONDITIONS INDICATE POOR DRAINAGE, IN WHICH CASE PLANTS SHALL BE PLANTED SO TOP OF ROOT BALL IS 3" ABOVE EXISTING GRADE.
9. ANY SERIES OF PLANTS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE CONTRACTOR, AND ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED. FINAL LOCATIONS OF ALL PLANTS MATERIAL TO BE APPROVED ON-SITE BY LANDSCAPE ARCHITECT.
10. PRUNE NEWLY PLANTED TREES AS NECESSARY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
11. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE ELEVATIONS, OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS AS MAY BE NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR OTHER SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE OF UNDERGROUND WATER, NOTIFY LANDSCAPE ARCHITECT IN WRITING OF THIS FACT OR ANY OTHER UNSATISFACTORY CONDITIONS BEFORE BACK-FILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES THAT SITES CONDITIONS HAVE BEEN ACCEPTED "AS IS".
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL, BOTH BEFORE AND AFTER PLANTING, UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF SUBSTANTIAL COMPLETION.
14. QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND NOTIFYING LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. COMMENCEMENT OF PLANTING WORK INDICATES THAT QUANTITIES HAVE BEEN ACCEPTED BY THE LANDSCAPE CONTRACTOR, AND LANDSCAPE CONTRACTOR ACCEPTS LIABILITY FOR ANY LATER DISCREPANCY.
15. DIMENSIONS FOR PLANT CALIPERS, HEIGHTS AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE/PLANT LIST ARE GENERAL GUIDES FOR THE MINIMUM DESIRED SIZE FOR EACH PLANT. AT A MINIMUM, ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1-2004, AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. THE LANDSCAPE ARCHITECT OR OTHER OWNERS REPRESENTATIVE RETAINS THE RIGHT TO REJECT ANY PLANTS NOT MEETING THESE REQUIREMENTS.
16. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK TO EVALUATE SITE CONDITIONS AND AREAS TO BE SEEDED AND PLANTED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SIDEWALKS, CURBS, PAVEMENT, LAWNS, EXISTING PLANTINGS, ETC. AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.
18. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP OF TRASH, DEBRIS, ETC. ON A DAILY BASIS.
19. MULCH SHALL BE CLEAN PINE STRAW, PARTIALLY DECOMPOSED HARDWOOD BARK, OR APPROVED EQUIVALENT. MULCH SHALL BE OF SUFFICIENT CHARACTER SO AS NOT TO BE EASILY BLOWN OR WASHED AWAY. LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 4" OF MULCH TO ALL PLANTING BEDS, TREE PLANTINGS, AND OTHER DISTURBED AREAS.

WATERMARK
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THE ORCHARDS AT OWENSBY ROAD
DANA, NORTH CAROLINA



Date: 03-05-2020
Job No: 180824LP
Revisions

LANDSCAPE NOTES & DETAILS



NELLIE R. STEVENS HOLLY



BRACKEN'S BROWN BEAUTY MAGNOLIA



FOREST PANSY REDBUD



YELLOWWOOD



DOUBLEFILE VIBURNUM



BLUE CASCADE EVERGREEN DISTYLIUM



AUTUMN JOY STONECROP



SIGNAGE VISUALIZATION



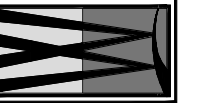
SARGENT'S JUNIPER



AMERICAN GOLD RUSH BLACK EYED SUSAN



SHENANDOAH SWITCHGRASS



THE ORCHARDS AT OWENSBY ROAD

DANA, NORTH CAROLINA

Date:	03-05-2020
Job No.:	18082ALP
Drawn By:	RBJ
Checked By:	AM
Revisions:	

MATERIAL
VISUALIZATION

L-4



Know what's below.
Call before you dig.

