

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: August 17, 2021

SUBJECT: Major Site Plan Review More Space Place Warehouse

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Warehousing & Storage

Suggested Motion: I move that the TRC approve/deny the major site plan for More Space Place Warehouse



Henderson County, North Carolina Code Enforcement Services

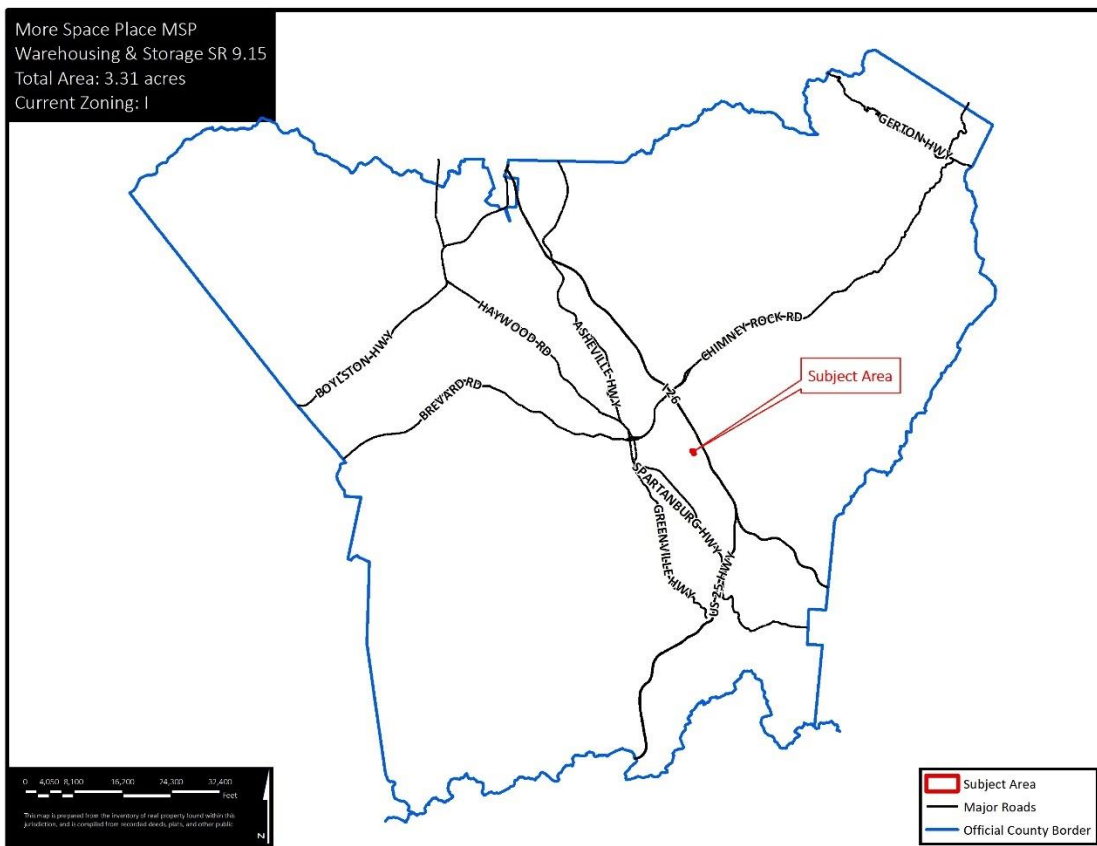
1. Committee Request

- 1.1. **Applicant:** Jim Foley (Beastnest Holdings, LLC)
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9578-86-0937
- 1.4. **Size:** 3.31 acres +/-
- 1.5. **Location:** The subject area is located off Airport Road (SR1755) on Bentley Blvd
- 1.6. **Supplemental Requirements:**

SR 9.15. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

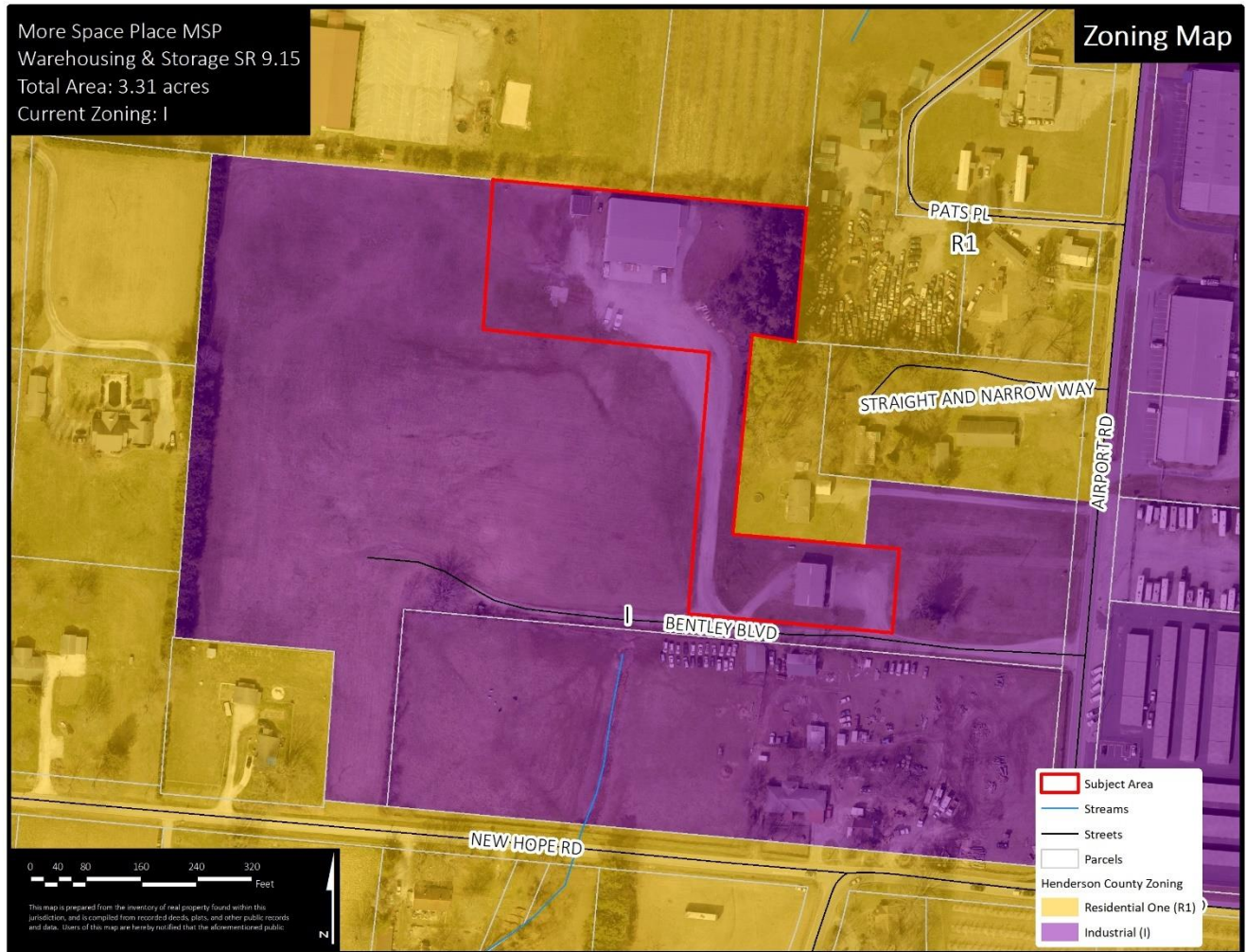
Map A: County Context



Map B: Aerial Map



Map C: Current Zoning



2. Current Conditions

2.1 Current Use: This parcel currently contains a 9,000SQFT warehouse structure, a 2,500SQFT office structure, and a 700SQFT storage structure.

2.2 Adjacent Area Uses: The surrounding properties consist of residential, commercial, religious, and industrial uses.

2.3 Zoning: The surrounding properties are zoned Residential One (R1) to the north and east. Industrial (I) zoning is found to the west and south.

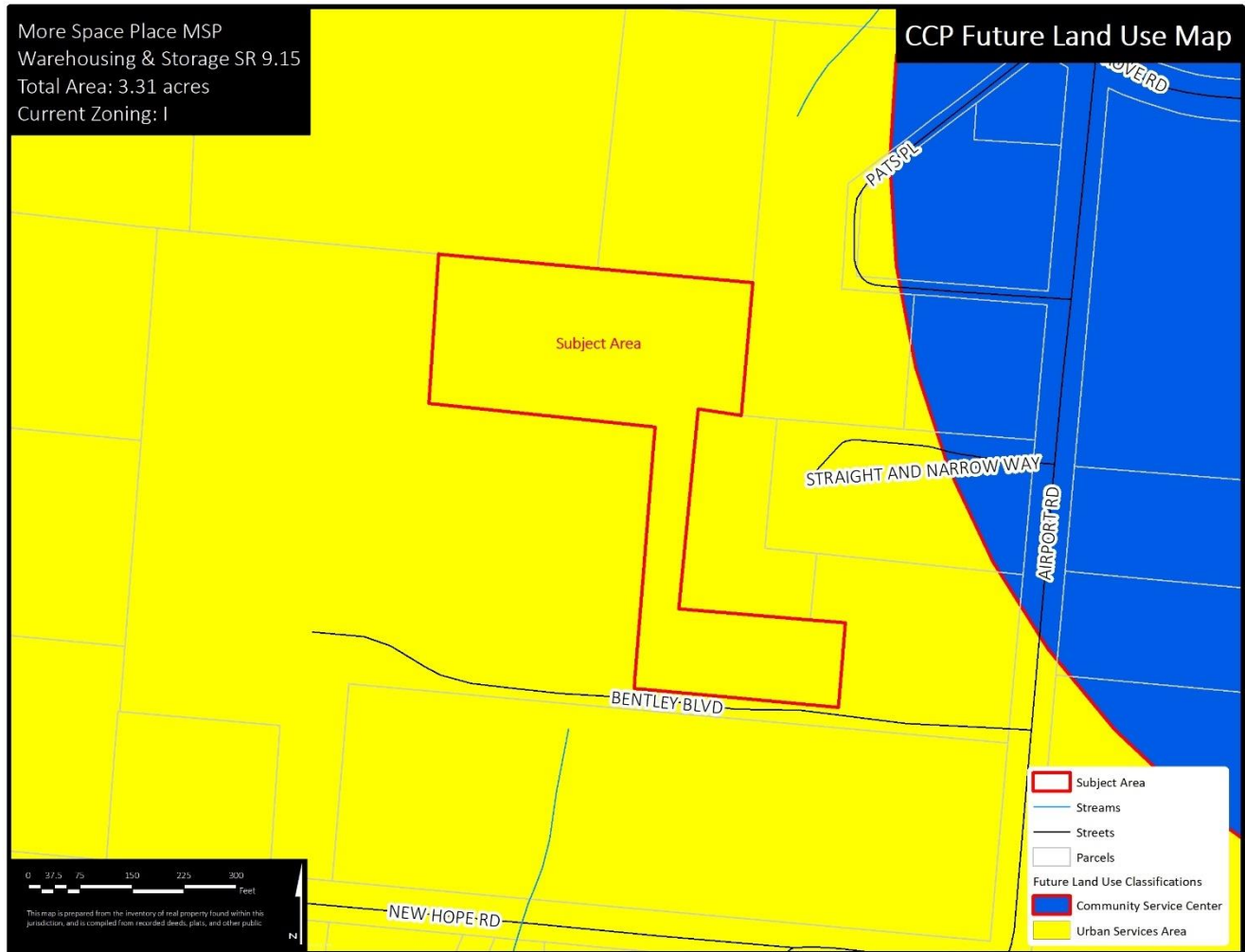
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** The applicant is proposing connection to the City of Hendersonville public water and individual septic to serve this property.

Public Water: Yes

Public Sewer: No

Map D: CCP Future Land Use Map



5. Staff Comments

Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Urban Services Area classification.

- a. **Urban Services Area:** “The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, Pg. 133)

- 6. **Proposal** The applicant is proposing to construct a new 8,050SQFT structure for warehousing and storage. The major site plan shows a total of 16 parking spaces to serve the entire property, 1 paved ADA accessible parking space at the existing 9,000SQFT warehouse, an existing concrete pad in front of the new structure, a total of 12,000SQFT of disturbed area for the new structure, a B2 buffer along boundary line of the new structure adjoining the Residential One (R1) zoning district, and a gravel drive to access the structure.

7. Staff Recommendations

Staff’s Position currently, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

8. Oblique Aerial Photos

View from East



View from North



View from South



View from West



**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: BEASNEST HOLDINGS LLC Phone: 828-243-7700
Complete Address: 58 BENTLEY BLVD., HENDERSONVILLE, NC 28792

Applicant:

Name: JIM FOLEY Phone: 828-243-7700
Complete Address: 58 BENTLEY BLVD., HENDERSONVILLE, NC 28739

Agent:

Name: HUNTER MARKS (WATERMARK LANDSCAPE ARCH.) Phone: 828-551-7105
Complete Address: 513 N. JUSTICE ST., SUITE C, HENDERSONVILLE, NC 28739
Agent Form (Circle One): (Yes) No

Plan Preparer:

Name: HUNTER MARKS (WATERMARK) Phone: SAME
Complete Address: SAME

GENERAL INFORMATION

Date of Application: 7/22/21
Site Plan Attached (Circle One): (Yes) No

PARCEL INFORMATION

PIN: 9578-86-0937 Tract Size (Acres): 3.31
Zoning District: INDUSTRIAL Fire District: BLUE RIDGE
Supplemental Requirement# _____ Watershed: UPPER FRENCH BROAD
Permitted by Right YES Floodplain: NO
Special Use Permit N/A

Location / Property to be developed: OFF OF AIRPORT ROAD, HENDERSONVILLE. ACCESSED VIA AN EASEMENT (NOW NAMED BENTLEY BLVD.). SEE SURVEY ATTACHED WITH MAJOR SITE PLAN SET. NCDOT DRIVEWAY PERMIT NOT REQUIRED (EXISTING, UNCHANGED DRIVEWAY ENTRANCE.)

County Use Only

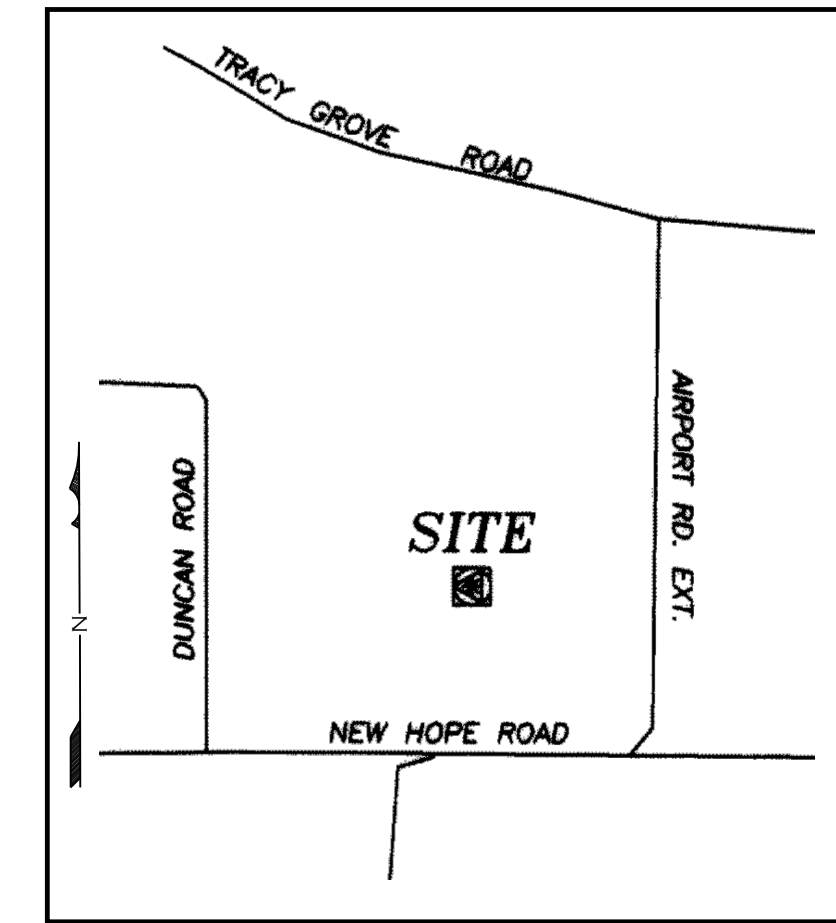
Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

TABLE OF CONTENTS

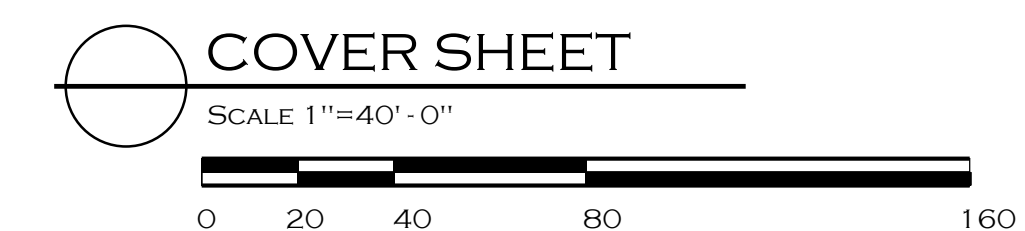
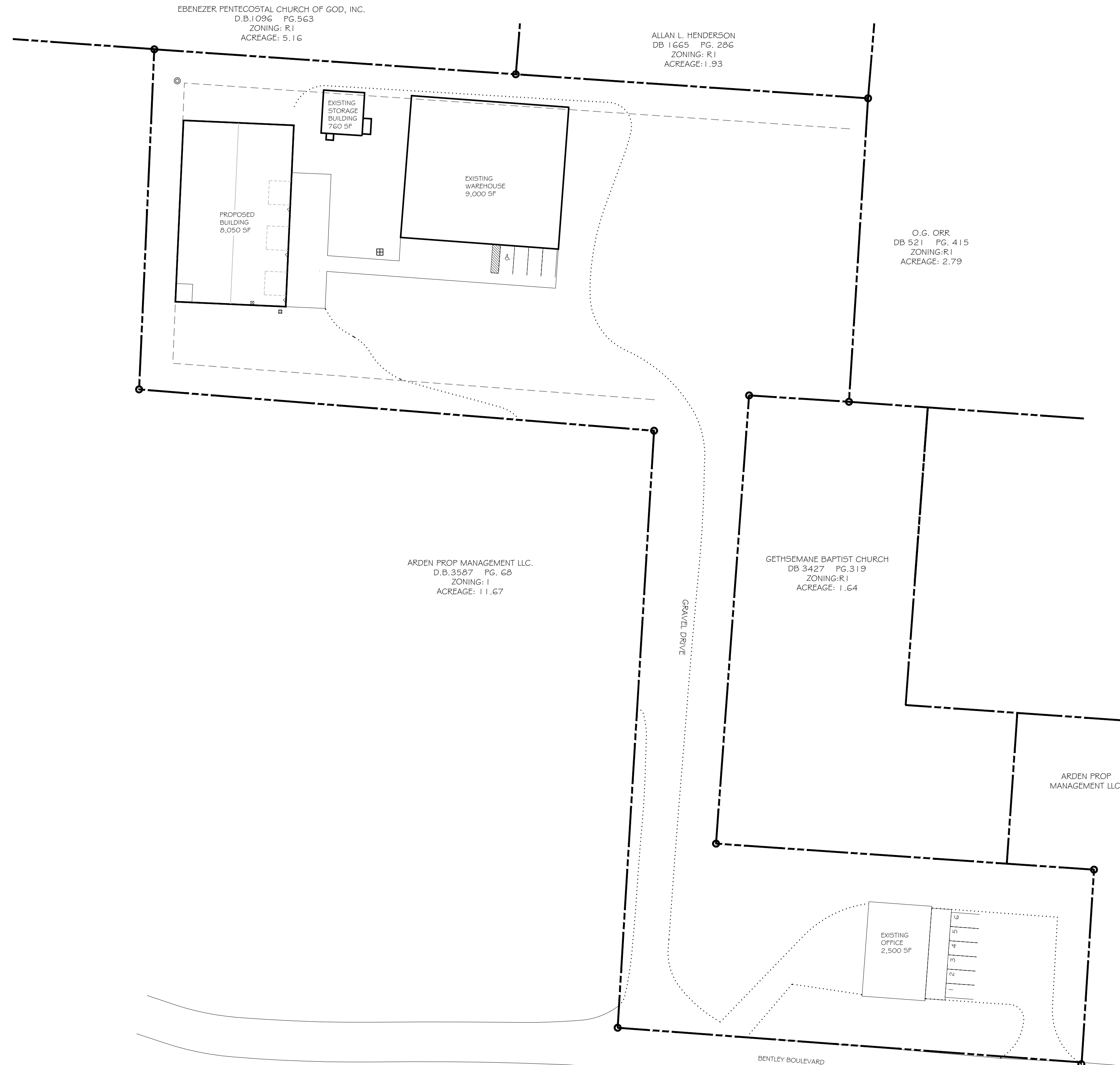
SHEET C-1	COVERSHEET	1 OF 6
	SURVEY	2 OF 6
SHEET L-1	SITE PLAN	3 OF 6
SHEET L-2	GRADING & DRAINAGE PLAN	4 OF 6
SHEET L-3	LANDSCAPE PLAN	5 OF 6
SHEET L-4	LANDSCAPE NOTES & DETAILS	6 OF 6

MORE SPACE PLACE

OWNERS & DEVELOPERS	JIM FOLEY, MORE SPACE PLACE 1515 AIRPORT ROAD, HENDERSONVILLE NC 28792 828-243-7700
LANDSCAPE ARCHITECT	HUNTER MARKS, RLA, ASLA, LEED AP WATERMARK LANDSCAPE ARCHITECTURE 513 NORTH JUSTICE STREET HENDERSONVILLE, NC 28739 (828) 595-2327
SURVEYOR	STACY KENT RHODES, WAGGONER & RHODES LAND SURVEYORS 545 SOUTH GROVE STREET HENDERSONVILLE, NC 28792 (828) 693-1022

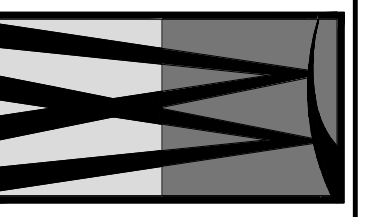


VICINITY MAP
NOT TO SCALE



SUBMITTED TO HENDERSON COUNTY FOR
MAJOR SITE PLAN APPROVAL 7/22/21

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE (LAP) PLANNING / CONSULTING



MORE SPACE PLACE

HENDERSONVILLE, NORTH CAROLINA



Date:	Drawn By:
07-22-2021	CNP
Job No:	Checked By:
210414CM	AHM

Revisions

COVER SHEET

C-1

1 OF 6



PLAT OF SURVEY FOR
NORMAN W. HAHN AND BRIAN L. HAHN
 BEING A MINOR SUBDIVISION OF THE
 PROPERTY DESCRIBED IN DEED BOOK 1246, PAGE 631

HENDERSONVILLE TOWNSHIP
 HENDERSON COUNTY
 NORTH CAROLINA

NOVEMBER 8th, 2018

I, STACY KENT RHODES, a PROFESSIONAL LAND SURVEYOR, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land (G.S. 47-30(f)(1)(c)).

Stacy Kent Rhodes
 PROFESSIONAL LAND SURVEYOR

I, STACY KENT RHODES, a PROFESSIONAL LAND SURVEYOR, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS, Page SHOWN); that the boundaries not surveyed are clearly indicated drawn from information found in Book AS, Page SHOWN; that the ratio of precision as calculated is 1/ 10,000 as amended. Witness my original signature, registration number and seal.



this 14th day of November, A.D., 20 18
Stacy Kent Rhodes
 PROFESSIONAL LAND SURVEYOR

State of North Carolina
 County of Henderson

I, Allen S. McNeill, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date 11-14-18
Allen S. McNeill
 Review Officer

D.B. 1246, PG. 631

DEED NORTH

EBENEZER PENTECOSTAL CHURCH OF GOD, INC.
 D.B. 1683, PG. 443

EBENEZER PENTECOSTAL CHURCH OF GOD, INC.
 D.B. 1096, PG. 563

ALLAN L. HENDERSON
 D.B. 1665, PG. 286
 D.B. 1441, PG. 17
 D.B. 529, PG. 453

O.G. ORR
 D.B. 521, PG. 415

LEE P. DALTON
 D.B. 1030, PG. 381

JEANNINE D. DALTON
 D.B. 1023, PG. 95

ARDEN PROP MANAGEMENT LLC.
 D.B. 3587 PG. 68
 Z:1
 ACREAGE: 111.67

NEW HAVEN SANCTUARY OF PRAISE
 B.O.R. 3158, PG. 415
 D.B. 501, PG. 67

GETHSEMANE BAPTIST CHURCH
 DB 3427 PG. 319
 Z:R1
 ACREAGE: 1.64

JOHN T. DUNCAN
 D.B. 550, PG. 344

BOOK 2018 PAGE 11519 (1)
 894141



This document presented and filed:
 11/16/2018 10:38:07 AM

William Lee King
 WILLIAM LEE KING, Henderson County, NC

REGISTER OF DEEDS

Filed for registration on the 16th day of November, 2018
 at 10:38 AM and recorded on plat slide 11519

William Lee King
 REGISTER OF DEEDS

Wj Culley Baumgardner, Deputy

ANNE LOWE
 D.B. 1575, PG. 261

D.B. 1613, PG. 32
 PLAT SLIDE 9425

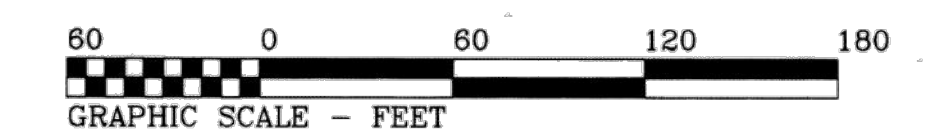
EIS WITH LAUGHTER CAP

EIS WITH LAUGHTER CAP
 S.R. 1757
 89.86'
 N 88°05'36"W
 PAVED ROAD
 NEW HOPE ROAD
 50'

NOTES:

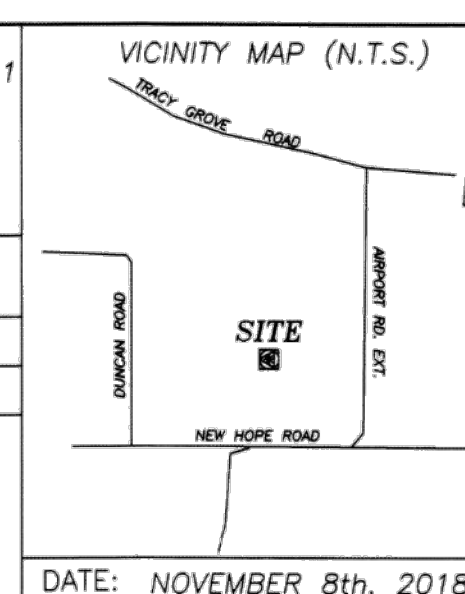
1. AREAS DETERMINED BY COORDINATE COMPUTATION.
2. AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND OR EASEMENTS EITHER ACQUIRED OR CLAIMED.
3. THE CURRENT OWNERS OF RECORD ARE NORMAN W. HAHN AND BRIAN L. HAHN AS PER DEED BOOK 1246, PAGE 631.
4. THE SUBJECT PROPERTY LIES WITHIN 1/2 MILE OF THE BLUE RIDGE AGRICULTURAL DISTRICT.
5. THE SUBJECT PROPERTY IS CURRENTLY ZONED R1 BY HENDERSON COUNTY WITH THE FOLLOWING SETBACKS: FRONT OR FROM EDGE OF R.O.W. - 15'; SIDE AND REAR - 10'.
6. THE PROPOSED 45' DRIVE EASEMENT IS TO BE MAINTAINED BY THE PROPERTY OWNERS UTILIZING IT TO ACCESS THEIR PROPERTY.
7. THE PROPOSED 45' DRIVE EASEMENT MUST BE MAINTAINED TO ALLOW CLEAR PASSAGE FOR EMERGENCY RESPONSE VEHICLES.

Allen S. McNeill, SUBDIVISION ADMINISTRATOR for Henderson Co., certify that this plat has been reviewed and approved as Minor Subdivision in accordance with the Henderson County Subdivision Ordinance.
 Date 11-14-18 Signed Allen S. McNeill



SCALE 1" = 60'

REFERENCES:
 DEED: D.B. 1246, PG. 631
 PLAT:
 TAX ID REFERENCE:
 9578-76-8816
 SCREEN FILE: 18-074
 DWG FILE: 18-074
 REVISIONS:



SURVEY BY
STACY KENT RHODES
 NC PLS 2959
WAGGONER & RHODES
 LAND SURVEYORS, PLLC.
 NC FIRM #C-1129
 545 SOUTH GROVE STREET
 HENDERSONVILLE, NORTH CAROLINA 28792
 PHONE: (828) 693-1022
 FAX: (828) 693-4019

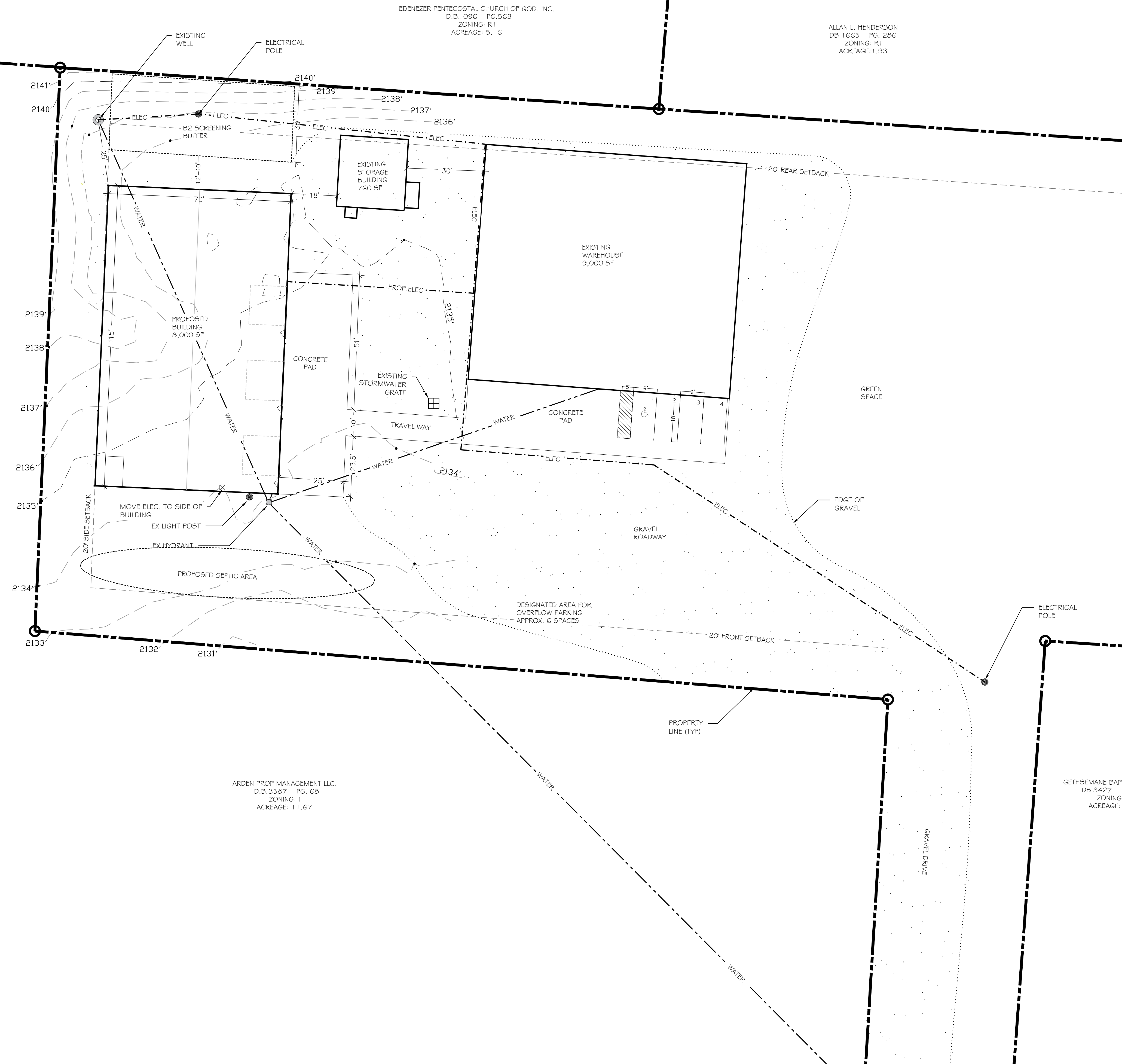
DATE: NOVEMBER 8th, 2018 DRAWN BY: SKR/DKS JOB NUMBER: 18-074

- LEGEND
- EXISTING CORNER MONUMENT AS NOTED
 - NEW IRON PIPE SET OR AS NOTED
 - COMPUTED POINT-NOT STAKED
 - CONCRETE MONUMENT AS NOTED

I, STACY KENT RHODES, Professional Land Surveyor, certify that the lot(s) created by this plat is(are) served and accessed by a recorded driveway easement shown hereon. This easement may or may not meet the standards for roads serving subdivisions in the Henderson County Land Development Code. Neither the undersigned nor Henderson County certify whether this easement meets such standards. This the 14th day of November, 2018.
Stacy Kent Rhodes
 Professional Land Surveyor



Know what's below.
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PROJECT SUMMARY

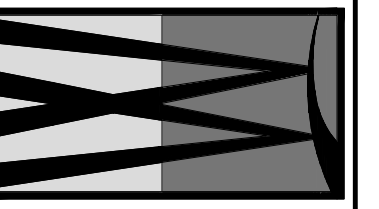
TOTAL PROJECT AREA	3.31 ACRES
PIN NUMBER	9578860937
ZONING	EXISTING INDUSTRIAL
PROPERTY USE	EXISTING MANUFACTURE
PROPOSED	MANUFACTURE/STORAGE
SITE COVERAGE	3 EXISTING
BUILDINGS	WAREHOUSE: APPROX 9,000 SF STORAGE: APPROX 700 SF OFFICE: APPROX 2,500 SF
	1 PROPOSED
	NEW STRUCTURE: APPROX 8,050 SF
BUILDINGS TOTAL:	20,200 SF (13.9%)
ROADS & PARKING:	41,885 SF (28.9%)
CONCRETE PADS	
& SIDEWALKS:	2,996 SF (2%)
OPEN SPACE	79,172 SF (54.7%)
PARKING	
OFFICE REQUIRED	4
OFFICE AVAILABLE	6
INDUSTRIAL REQ.	4
INDUSTRIAL PROP.	10
FIRE DISTRICT	BLUE FIRE FIRE
WATER	WELL
SEWER	SEPTIC
TRASH	PRIVATE
WATERSHED	UPPER FRENCH BROAD
AREA OF DISTURBANCE	APPROX 12,000 SF

NOTES:

- EXISTING STRUCTURES CONSTRUCTED APPROX YEAR 2000
- PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY (SEE ATTACHED COPY) AND HENDERSON COUNTY GIS
- NO PORTION OF THE SITE IS LOCATED WITHIN A FLOOD PLAN.
- NO PORTION OF THE SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

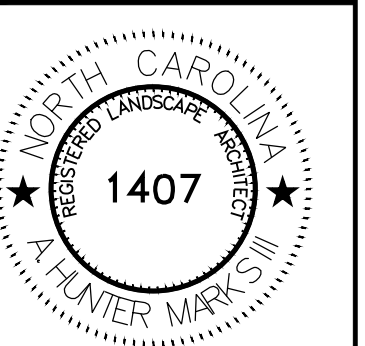
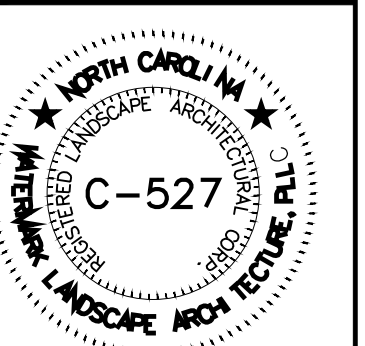
WATERMARK
LANDSCAPE ARCHITECTURE

HUNTER MARKS, RIA, ASLA, LEED AP / BROOKE ALEXANDER, BIA
HENDERSONVILLE, NC
(828) 395-2327
WWW.WATERMARKLANDSCAPE.COM
LANDSCAPE ARCHITECTURE (LAP) PLANNING / CONSULTING



MORE SPACE PLACE

HENDERSONVILLE, NORTH CAROLINA



Date:	Drawn By:
07-22-2021	CNP
Job No:	Checked By:
210414CM	AHM

Revisions

SITE PLAN

L-1

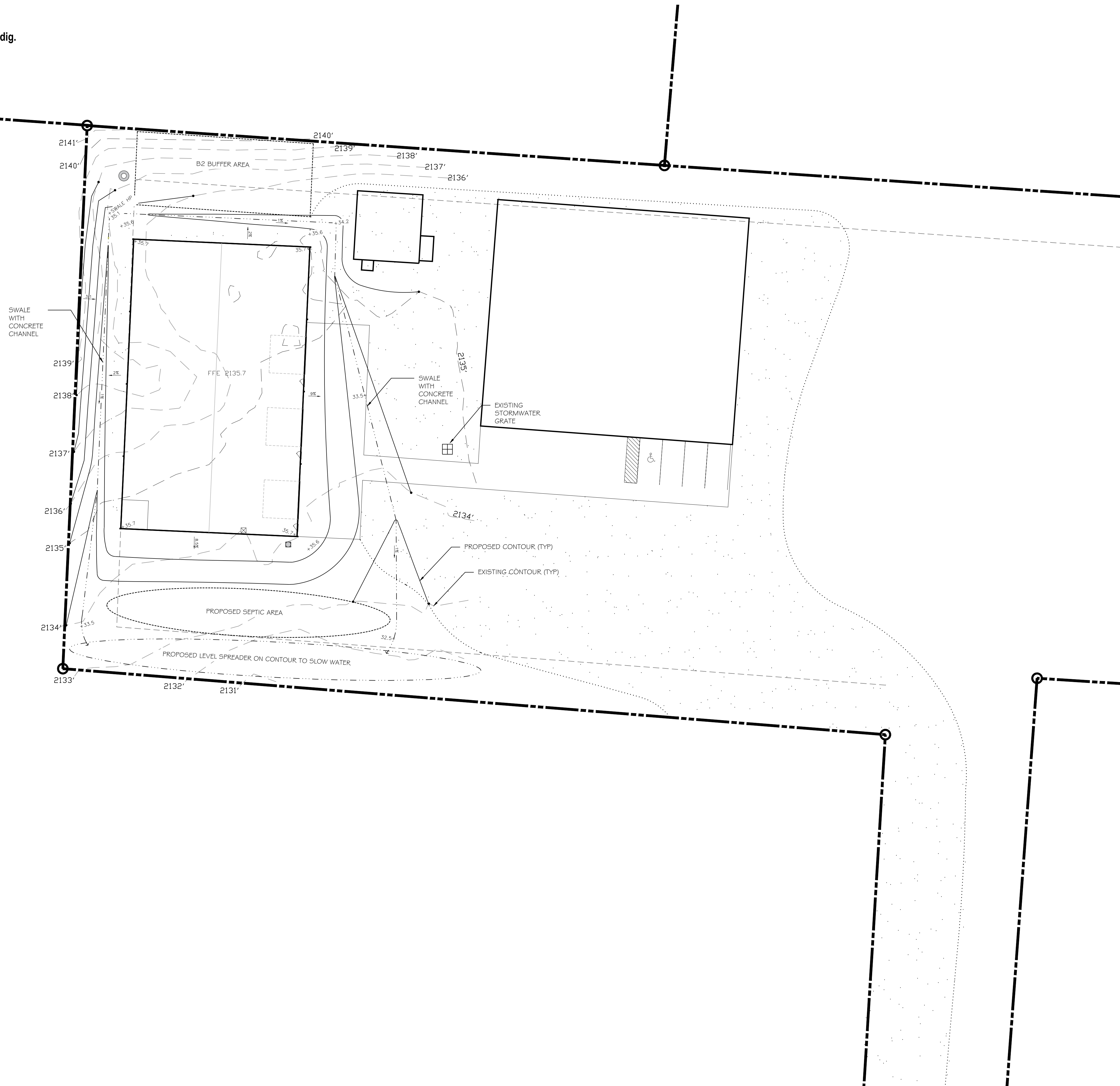
3 OF 6

SITE PLAN
SCALE 1"=20'-0"



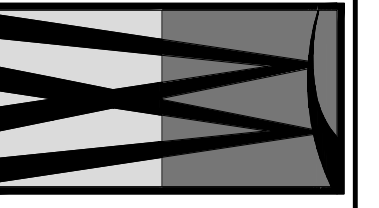


Know what's below.
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ILLUSTRATIVE IMAGE: SWALE WITH CONCRETE CHANNEL, FINAL DESIGN TO BE DETERMINED IN FIELD

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MORE SPACE PLACE

HENDERSONVILLE, NORTH CAROLINA

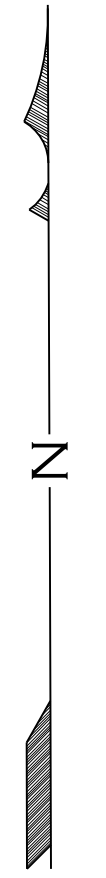
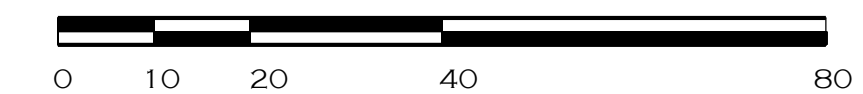


Date:	Drawn By:
07-22-2021	CNP
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210414CM	AHM

Revisions

GRADING PLAN

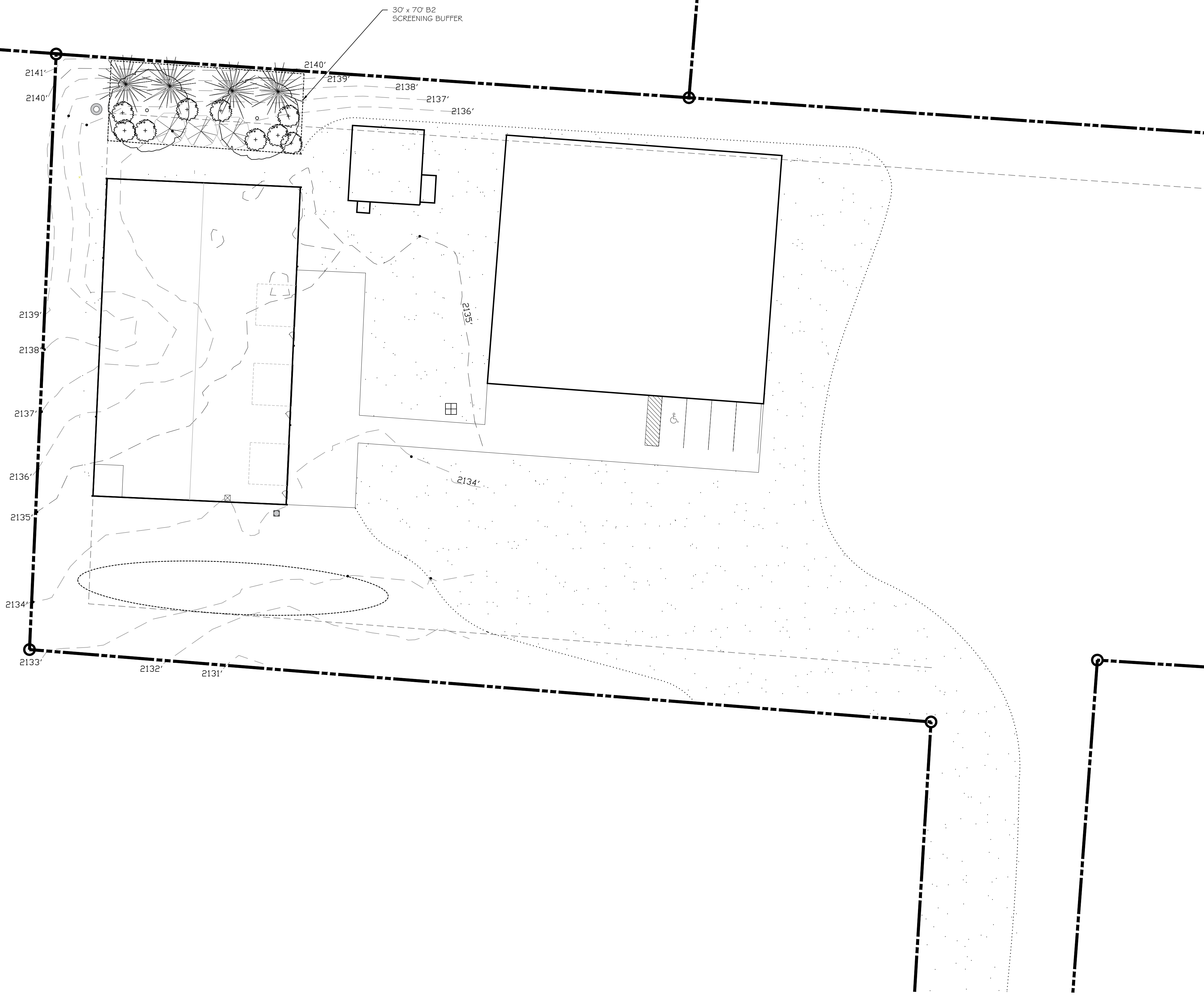
GRADING PLAN
SCALE 1"=20'-0"



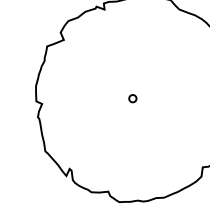
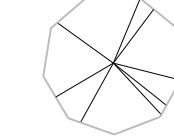
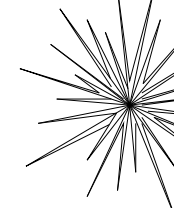
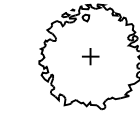
C:\Users\erick\Documents\Projects\210414CM-More Space Place\210414CM-Grading\210414CM-Grading.dwg 7/22/2021 10:10 AM



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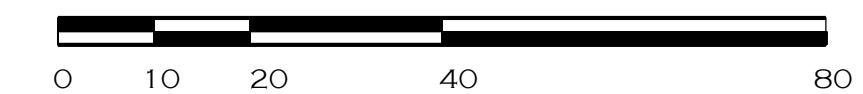


B2 BUFFER PLANTINGS

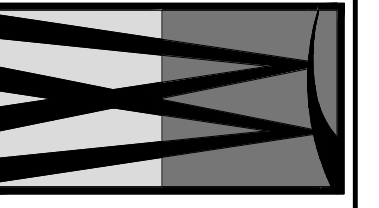
-  LARGE DECIDUOUS TREE
REQ: 2
SPECIES: NUTTALL OAK, *Quercus nuttalli*
-  SMALL DECIDUOUS TREE
REQ: 3
SPECIES: FLOWERING CRAB APPLE, *Malus diversifolia*
-  LARGE EVERGREEN TREE
REQ: 4
SPECIES: AMERICAN HOLLY, *Ilex opaca*
-  SMALL EVERGREEN TREE
REQ: 9
SPECIES: CHINDO VIBURNUM, *Viburnum awabuki 'Chindo'*

LANDSCAPE PLAN

SCALE 1"=20'-0"

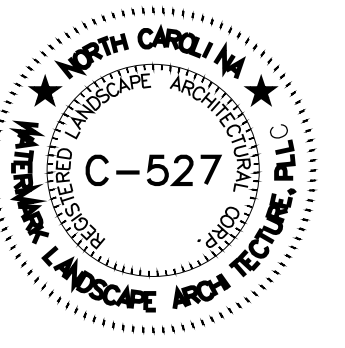


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MORE SPACE PLACE

HENDERSONVILLE, NORTH CAROLINA



Date: 07-22-2021	Drawn By: CNP
Job No: 210414CM	Checked By: AHM

Revisions

LANDSCAPE PLAN

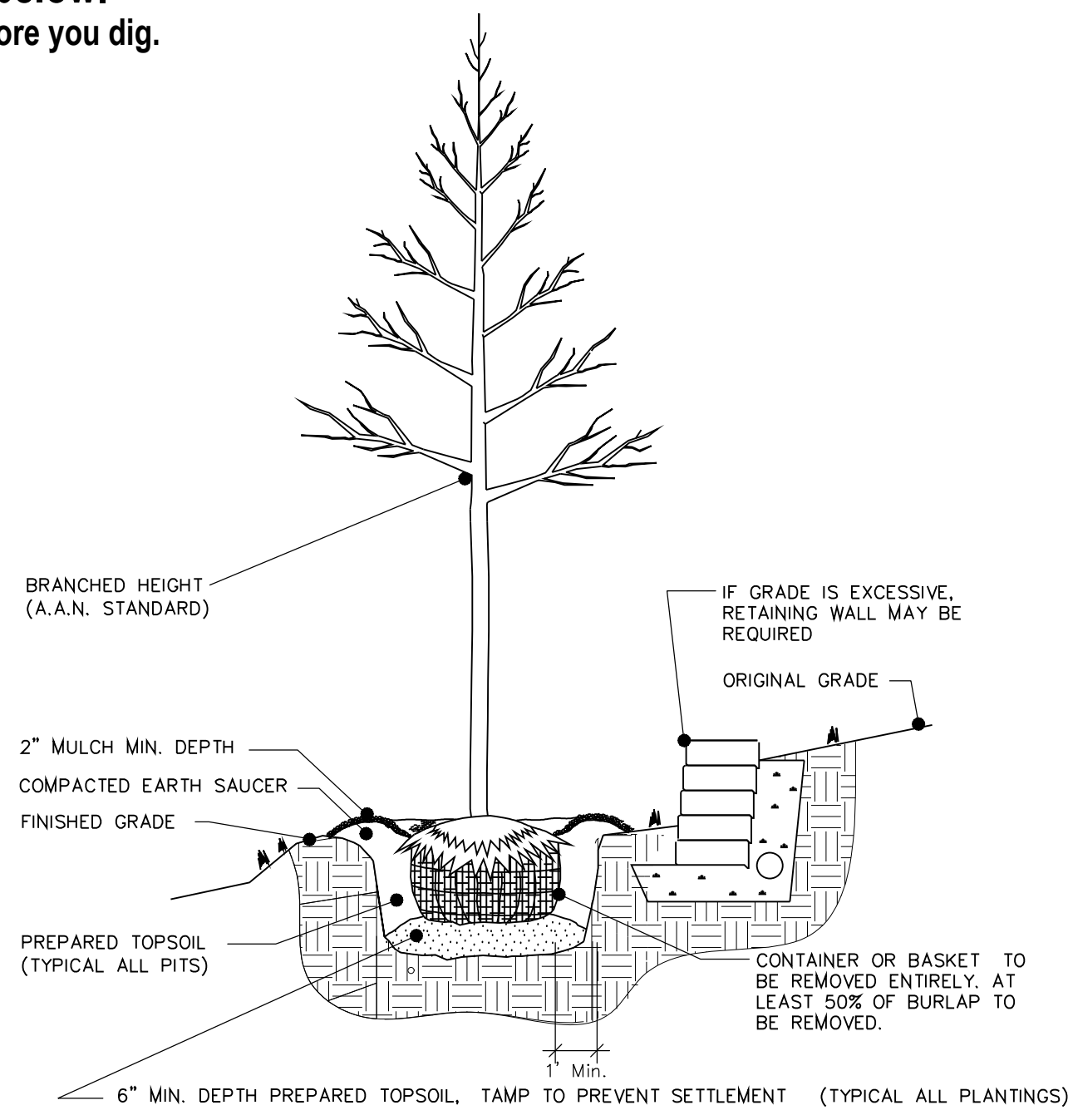
L-3

5 OF 6

C:\Users\erick\Documents\Projects\Projects\210414CM-REVISIONS - Chris Brinkley Plantings - Construction\Construction\210414CM-REVISIONS - Base.dwg 7/22/2021 10:11 AM



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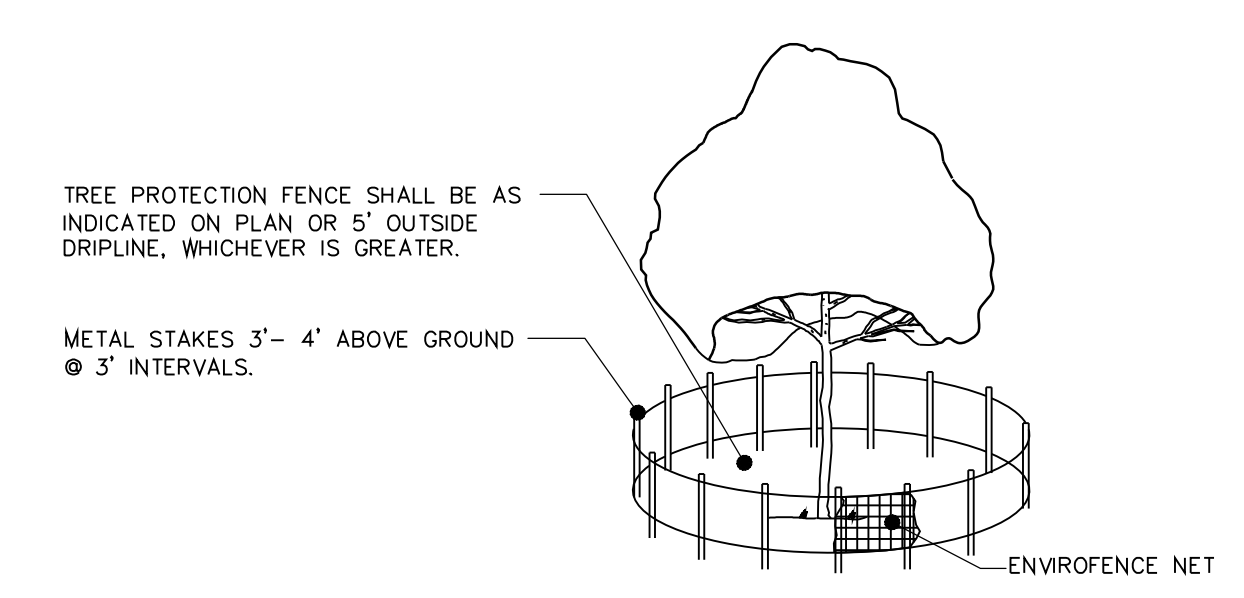
1 TREE PLANTING ON SLOPE
L-4 Not to Scale

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE			PLANT METHOD	QUAN.	REMARKS
			CALIPER	HEIGHT	SPREAD			
DECIDUOUS TREES								
	<i>Quercus nuttallii</i>	Nuttall Oak	2"	12'-14'		#1	2	FULL MATCHED
	<i>Mouss diversifolia</i>	Flowering Crab Apple	1.5"	8'-10'		#1	3	FULL MATCHED
EVERGREEN TREES								
	<i>Ilex opaco</i>	American Dogwood		6'		#2	4	FULL MATCHED
	<i>Viburnum awabuki 'Chindo'</i>	Chindo Viburnum		3 GAL		#3	9	FULL MATCHED

2 PLANT LIST
L-4

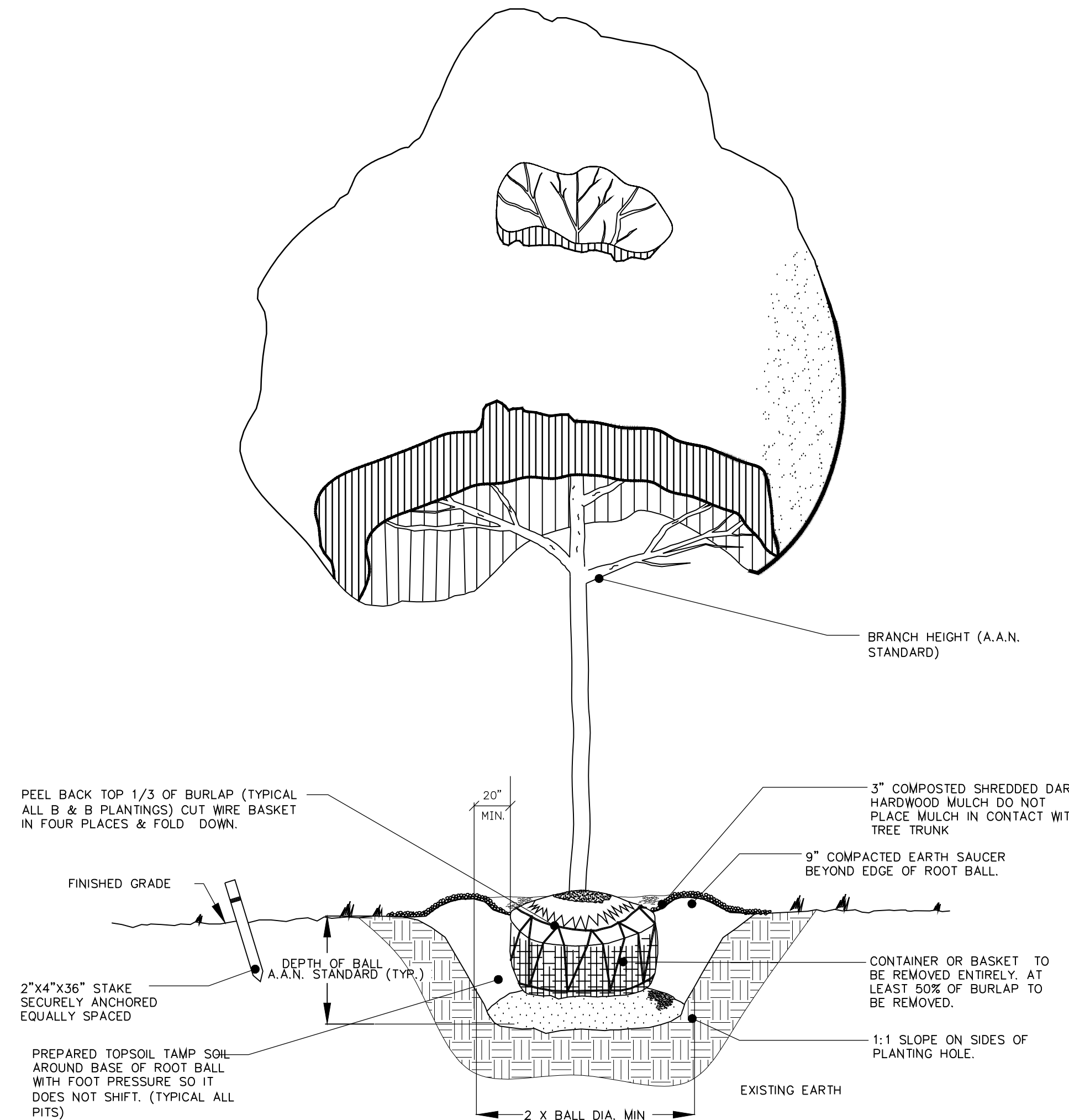
GENERAL NOTES

- 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 Z60.1-2014 OR MOST CURRENT STANDARD.
- PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED & 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 1/3" FOR EACH CALIPER INCH OF TREE.
- ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL TWINE ATTACHED TO THE TRUNK IS TO BE REMOVED AT PLANTING. CUT AND REMOVE BURLAP AND WIRE BASKET ENTIRELY PRIOR TO PLANTING. CUT OR LOOSEN ANY GIRDLING OR CIRCLING ROOTS.
- 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.
- NO PLANT SHALL BE BOUND WITH WIRE OR ROPE IN SUCH A MANNER THAT WILL DAMAGE THE BARK, BREAK BRANCHES, OR DESTROY THE PLANT'S 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, STAVES, ROPES, ETC. ARE REMOVED DURING PLANTING.
- ALL PLANTS SHALL BE HANDLED SO THAT THE ROOTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT PLANTS SHALL BE PROTECTED BY TARPULLINS OR SIMILAR COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
- 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.
- ALL PLANTS SHALL BE PLANTED 50 TOP OF ROOT BALL IS 2'-3" ABOVE EXISTING GRADE.
- 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 PLANT MATERIAL ARE SUBJECT TO FINAL APPROVAL IN THE FIELD BY LANDSCAPE ARCHITECT.
- 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.
- 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 SITE CONDITIONS HAVE BEEN ACCEPTED "AS IS".
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL, BOTH BEFORE AND AFTER PLANTING, UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE BY OWNER.
- 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.
- 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 Z60.1-2014, AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. THE LANDSCAPE ARCHITECT OR OTHER OWNER'S REPRESENTATIVE RETAINS THE RIGHT TO REJECT ANY PLANTS NOT MEETING THESE REQUIREMENTS.
- 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.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SIDEWALKS, CURBS, PAVEMENT, LAWNS, EXISTING PLANTINGS, ETC. AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN AREAS OF WORK IN A NEAT AND ORDERLY MANNER, AND SHALL BE RESPONSIBLE FOR CLEAN UP OF TRASH, DEBRIS, ETC. ON A DAILY BASIS.
- MULCH SHALL BE DOUBLE GROUND HARDWOOD, 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.

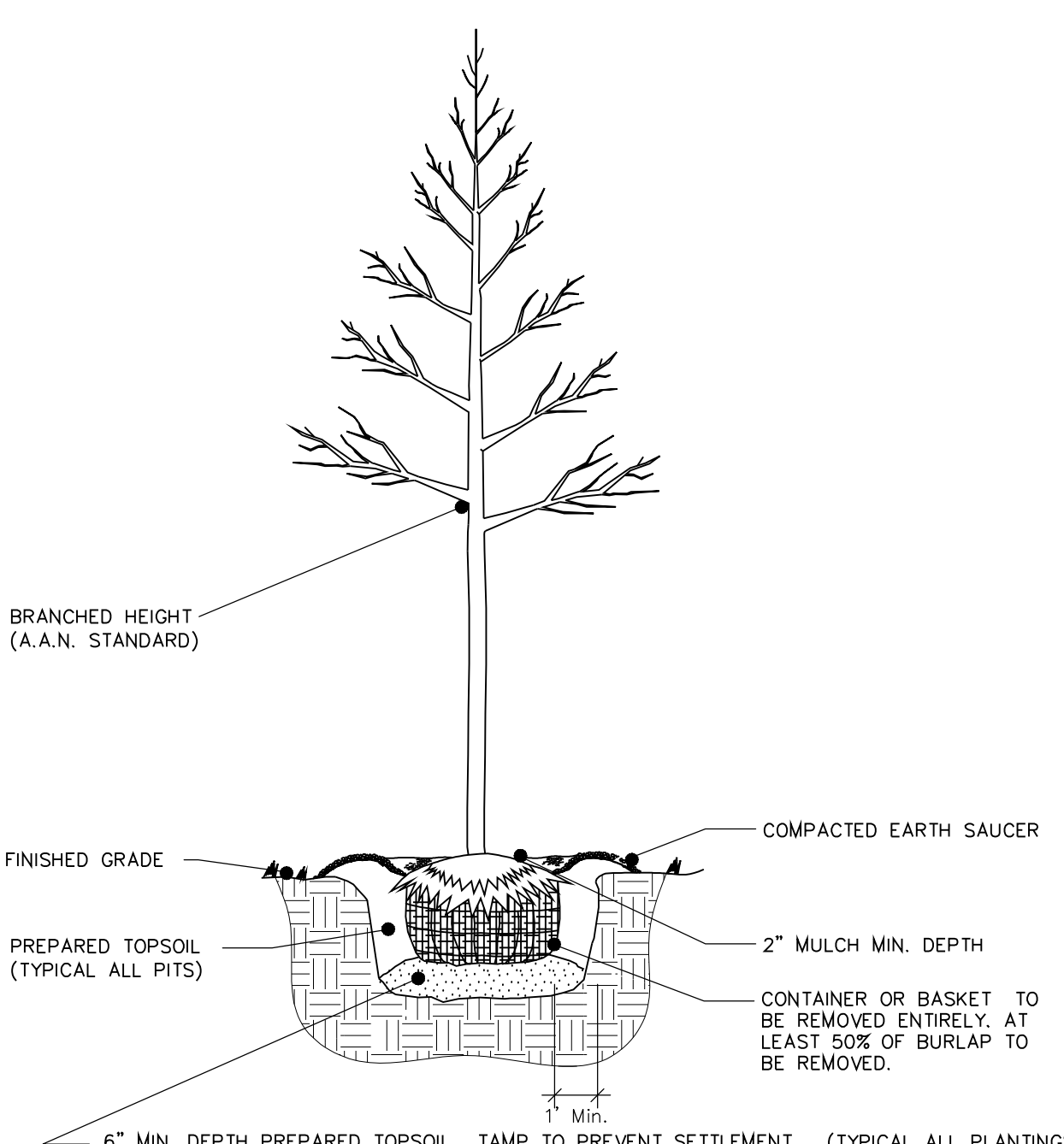


- NO MATERIAL MAY BE STACKED OR STORED WITHIN PROTECTED AREA.
- BOARDS OR WIRES OF A NONPROTECTIVE NATURE SHALL NOT BE ATTACHED TO TREES DESIGNATED TO REMAIN.

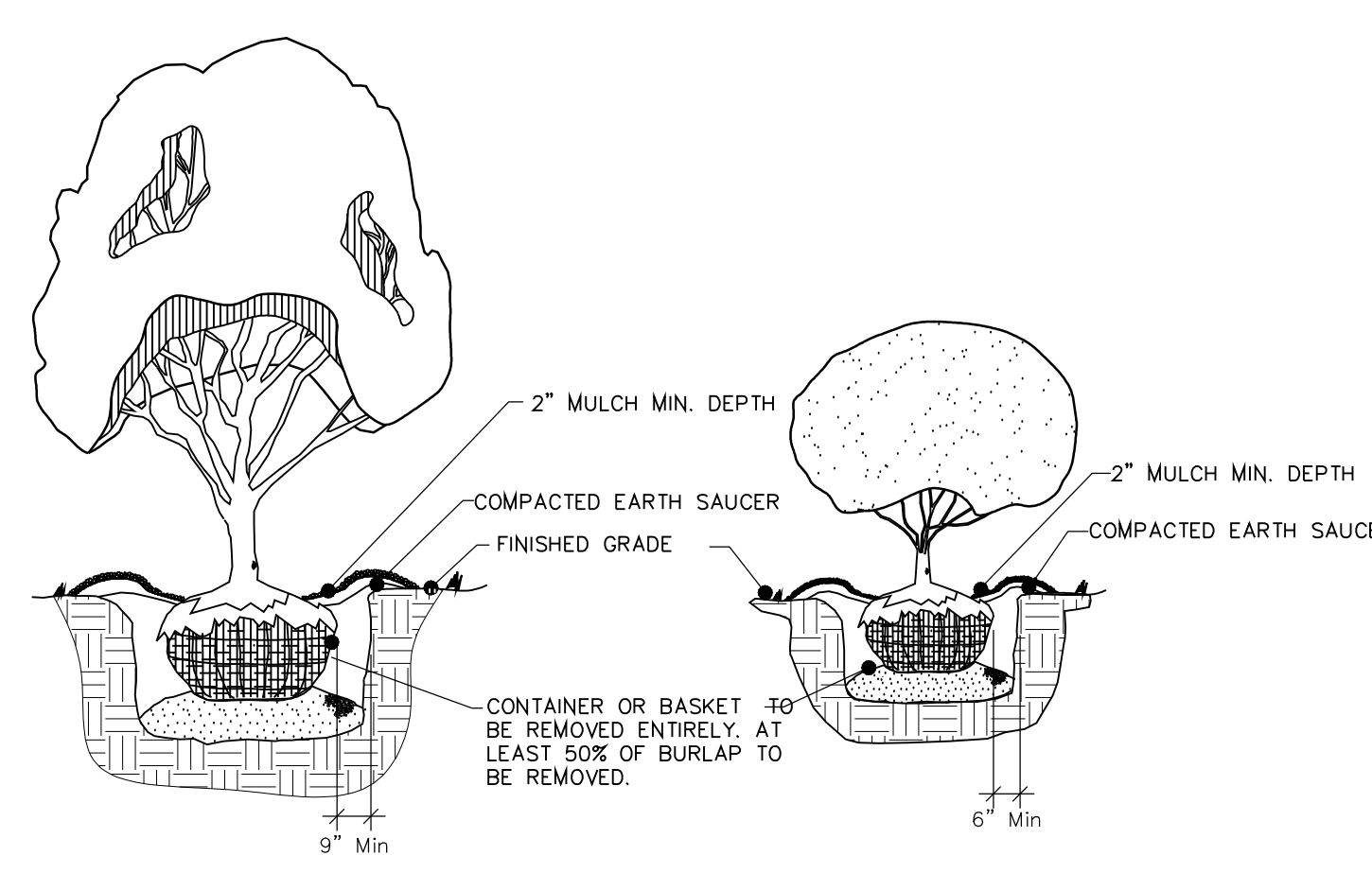
3 TREE PROTECTION DETAIL
L-4 Not to Scale



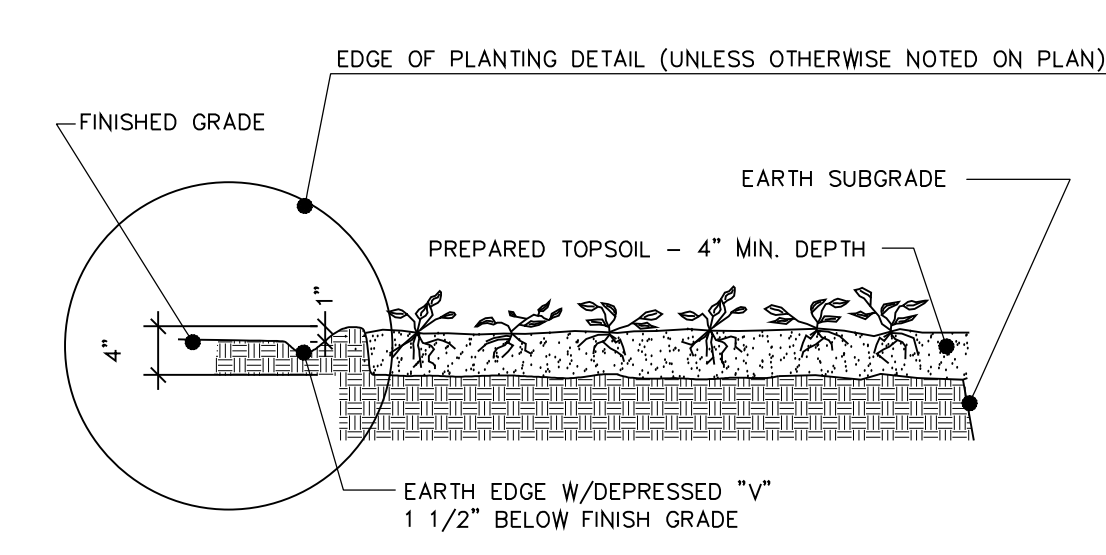
METHOD 1: TREES OVER 10' TALL
N.T.S.



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



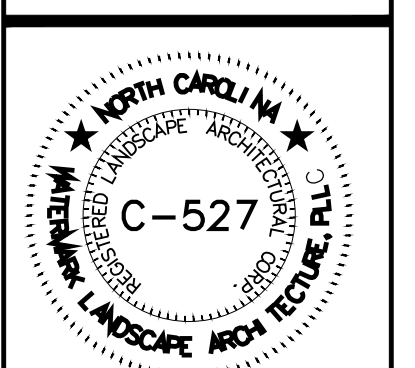
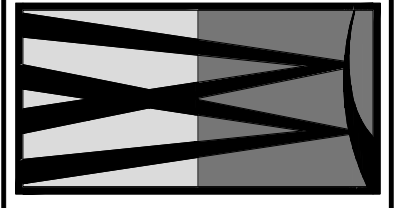
METHOD 3: SHRUBS OVER 36" TALL
N.T.S.



METHOD 4: SHRUBS UNDER 36" TALL
N.T.S.

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

4 PLANTING METHOD DETAILS
L-4 Not to Scale



Date:	07-22-2021	Drawn By:	CNP
Job No.:	210414CM	Checked By:	AHM

LANDSCAPE NOTES