



Henderson County, North Carolina Code Enforcement Services

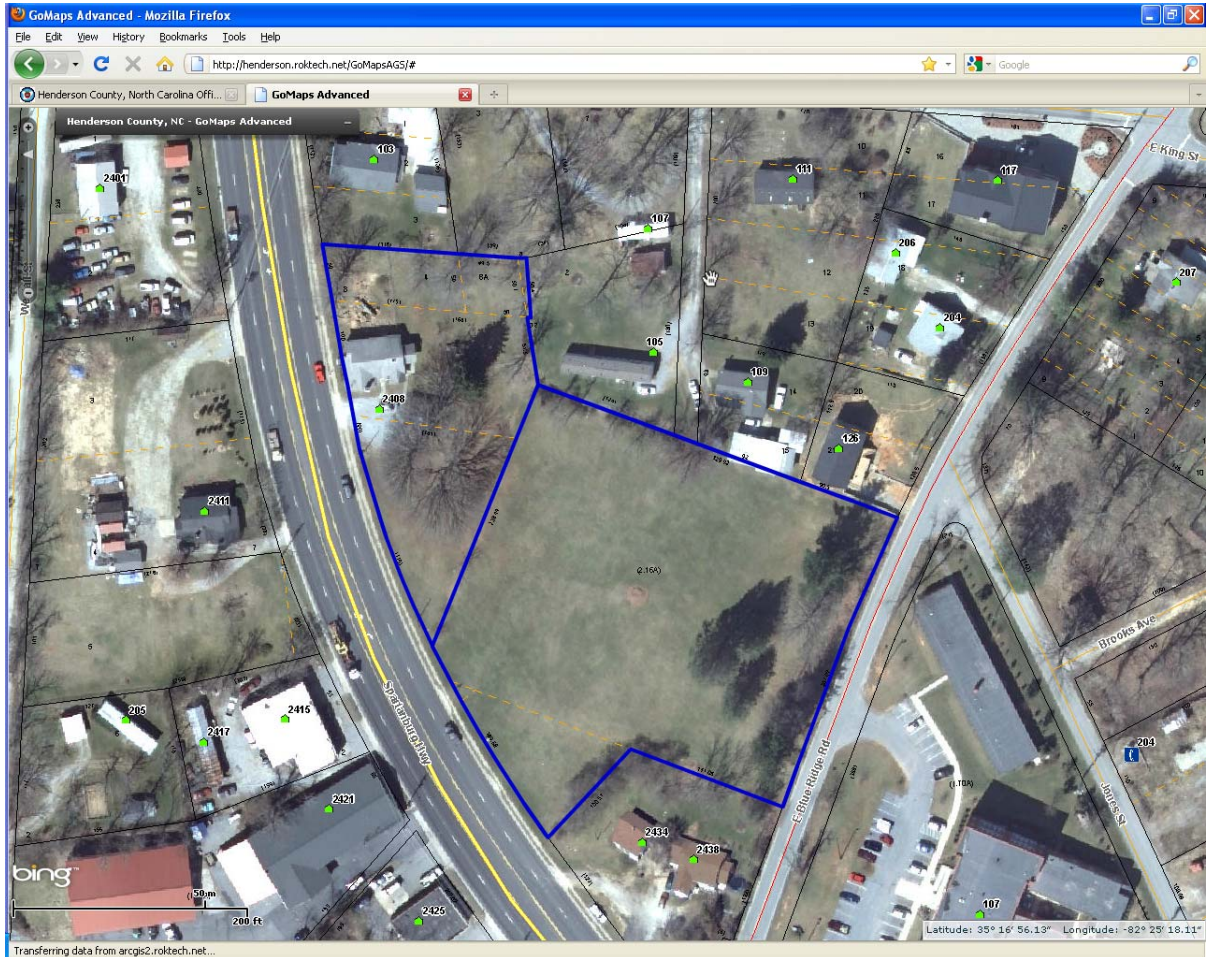
1 Board Request

- 1.1. **Applicant:** Tore Borhaug
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9577-94-0917 & 9577-85-7058
- 1.4. **Size:** 3.04 acres +/-
- 1.5. **Location:** The subject area is at the intersection of Spartanburg Hwy and E Blue Ridge Rd with access to both roadways
- 1.6. **Supplemental Requirements:**

SR 1.1. *Assisted Living Residence*

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-231 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access (in accordance with 10A NCAC 13F .0303).
- (4) Certification, Licensure and Permitting. *Certificate of Need* (in accordance with NCGS §131E-178) required (where required for the specific facility type by the state).
- (5) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification).

Map A: Aerial Photo



2. Current Conditions

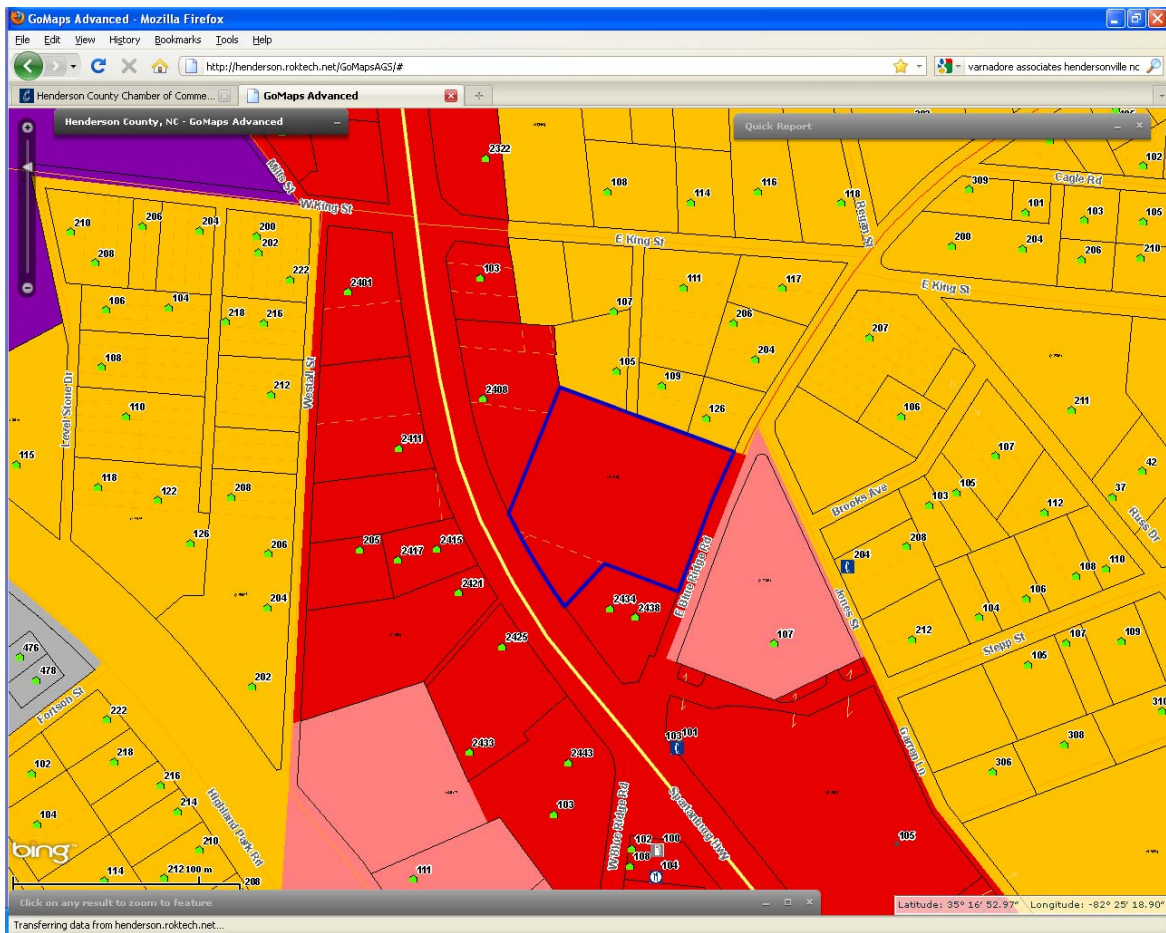
2.1 Current Use: The 2.16 acre parcel is currently vacant. The .88 acre parcel has an existing residential structure which is currently used as Varnadore Associates and Document Imaging Solutions.

2.2 Adjacent Area Uses: The surrounding properties are residential and commercial. West of Spartanburg Hwy are Retail Sales and Service businesses. East of E Blue Ridge Rd is an apartment complex.

2.3 Zoning: The current zoning of surrounding property to the north is Community Commercial and Residential 1, South, East and West are Community Commercial and Local Commercial.

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

Map B: Current Zoning



2.1 Water and Sewer

City of Hendersonville water and sewer are available for this property.

Public Water: City of Hendersonville water is available for this property.

Public Sewer: City of Hendersonville sewer is available for this property.

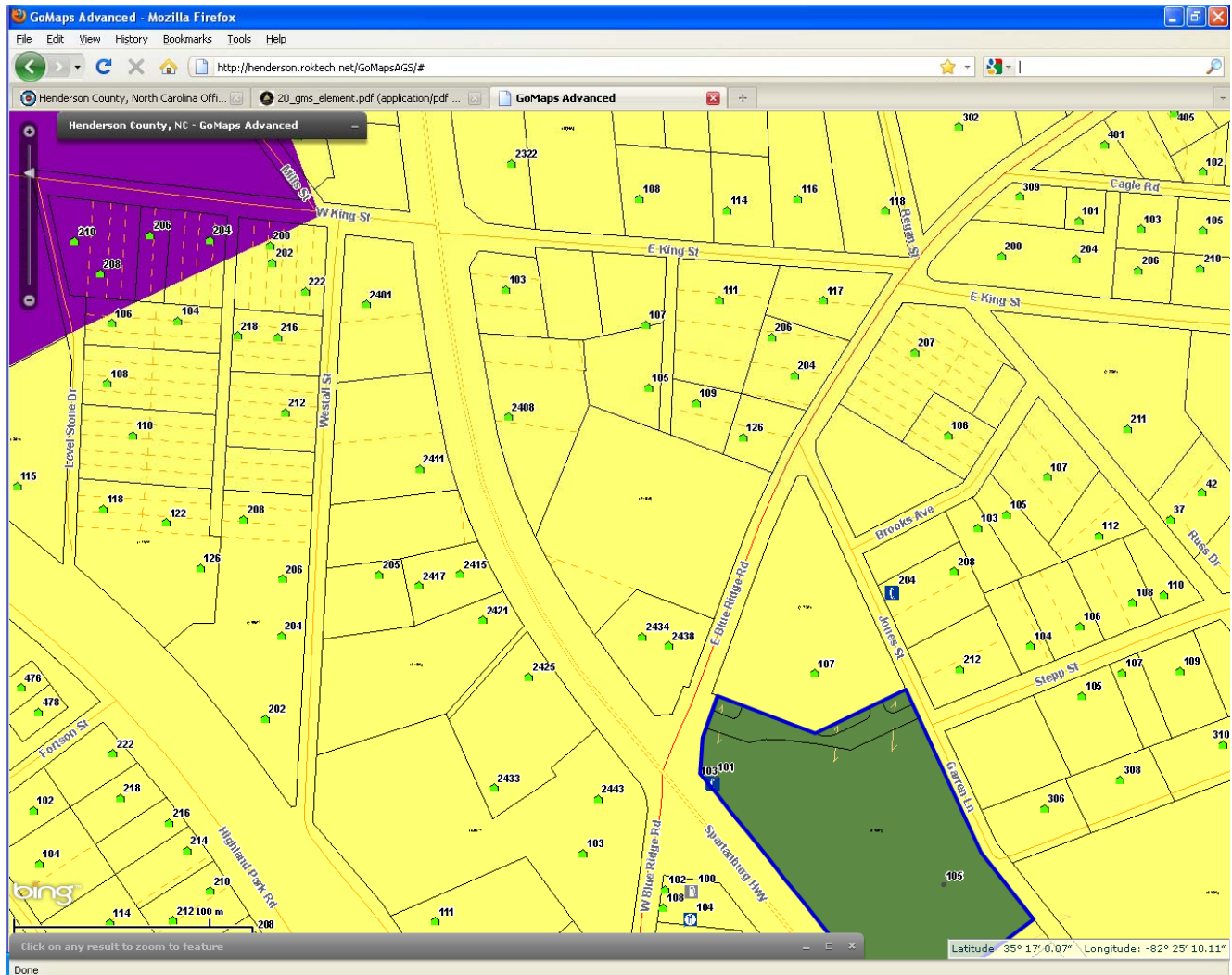
3. Comprehensive Plan

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the “Urban Services Area” classification. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County’s jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.
3. Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less intensely developed communities.

Staff Report: TRC 7-3-12
Tore's Home Assisted Living

4. The USA will contain considerable commercial development at a mixture of scales: *Local*, *Community*, and *Regional*, as defined below. In particular, all *Regional Commercial* development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.



4. Staff Recommendations

- a. Staff's position at this time, under the guidelines of current plans, policies and studies, is that they support the application. The property offers a great location and roadway access for an Assisted Living Residence

5. Photographs (Looking North along Spartanburg Hwy)



(Looking South along Spartanburg Hwy)



Commercial Properties East of Spartanburg Hwy



Staff Report: TRC 7-3-12
Tore's Home Assisted Living

Looking West into Parkside Commons Apartments across E Blue Ridge Rd.



Looking NE along E Blue Ridge Rd



Tore's Home Henderson County Site Plan

Henderson County, NC

DEVELOPER CONTACT

Owner: Tore's Home, INC
Tore Borhaug
PO Box 362
Brevard, NC 28712
PH: 828.884.5007

OWNER CONTACT

Property under contract with:
Ole Biddies, LLC
PO Box 1937
Hendersonville, NC 28793
Susan Varinbore
Ph: 828.671.7986

PLANNING & CIVIL ENGINEER

LandWorks Engineering, PLLC
Marty Kocot
PO Box 1922
Asheville, NC. 28802
PH: 828.230.7958

LAND SURVEYOR

E, Roger Raxter, PLS 2938
1101 Silversteen Rd.
Lake Toxaway, NC 28747
PH: 828.966.4399

SHEET INDEX:

		SUBMITTAL DATE:	TRC DATE:
Cvr	Cover Sheet	06/19/12	07/03/12
EX1	Existing Conditions	06/19/12	07/03/12
C1.0	Site Plan	06/19/12	07/03/12
C2.0	Schematic Grading & Storm Drainage Plan	06/19/12	07/03/12
C3.0	Schematic Water & Sanitary Sewer Plan	06/19/12	07/03/12
C4.0	Landscaping Plan	06/19/12	07/03/12
D1	Misc Details	06/19/12	07/03/12

PROJECT INFORMATION
Pins: 9677-94-0917 / 9677-85-7058
Acreage: 2.16Ac. / 0.88Ac. (Total: 3.04Ac)
County: Henderson
Township: Hendersonville
Owner: Ole Biddies, LLC
Zoning: CC (Community Commercial)
Owner/Contact: Tore's Home
Fire District: Blue Ridge

Setbacks
Spartanburg Hwy - "Thoroughfare" 35 ft.
E. Blue Ridge Rd. - "Collector" 25 ft.
Side: 10 ft
Rear: 10 ft
Max. Height: 50 ft
Max Impervious Surface 80%
Impervious Area = 1.56 Ac.
51 %

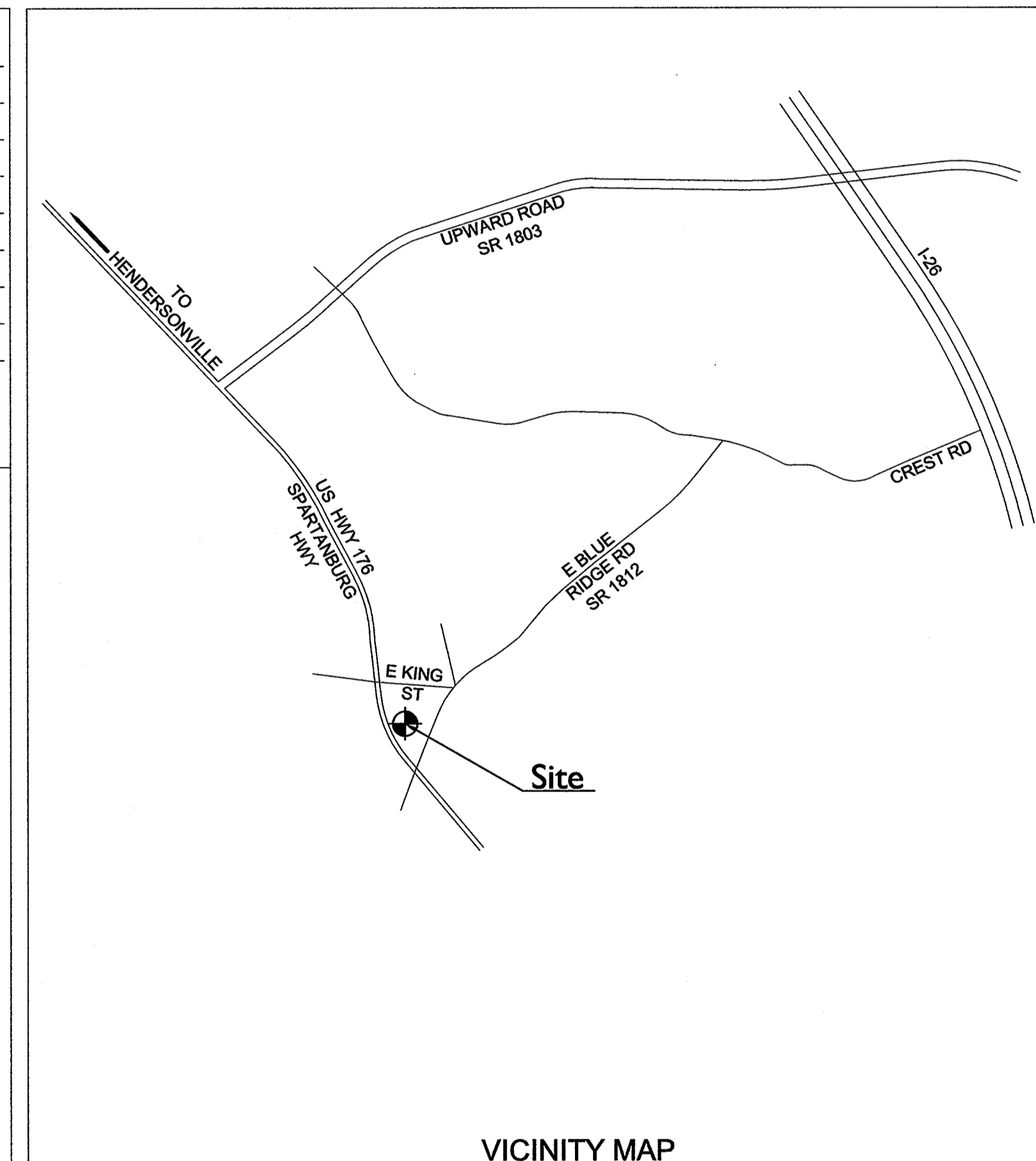
BUILDINGS
2 - #21 Buildings: 6 Beds, 4140 sf
3 - #22 Buildings: 10 Beds, 7195 sf
Total Building sf = 29,865 sf

PARKING
63 Total Spaces
4 H/C Accessible
23 Spaces are Grass Pave

LIGHTING
Exterior lighting provided by motion detection spot lights located at building corners in accordance w/ Henderson County Lighting Requirements.

PHASING
Phase 1: Buildings 21A & 22A, all parking, sidewalks and infrastructure to serve these buildings.
Phase 2: Buildings 21B & 22B
Phase 3: Building 22C

ROAD FRONTAGE
Spartanburg Hwy - 437 LF
E. Blue Ridge Rd. - 267 LF

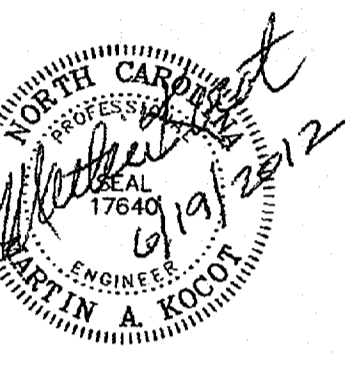


GENERAL NOTES:

- (APPLICABLE TO ALL SHEETS)
- ALL CONSTRUCTION AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE HENDERSON COUNTY, STANDARDS, ORDINANCES & REQUIREMENTS. NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
 - NO PORTION OF THE PROJECT LIES WITHIN THE 100-YEAR PLAIN.
 - THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGE TO PRIVATE PROPERTY AND PROPERTY OWNER'S TREES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AND FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. NOTIFY OWNER OF ANY POTENTIAL CONFLICTS WHICH MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
 - CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC. WILL NOT BE ALLOWED.
 - ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.
 - WHERE PRESENT, CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE UTILITY COMPANIES AND ADJUSTMENT OF EXISTING UTILITIES AND ANY OTHER APPURTENANCES TO NEW GRADE AS REQUIRED.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES.
 - CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION AND THROUGHOUT PROJECT CLOSE OUT.
 - ALL DISTURBED AREAS ARE TO BE STABILIZED AND SEEDED WITHIN 15 DAYS OF DISTURBANCE UNLESS OTHERWISE NOTED.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
 - PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
 - DRIVEWAY CONNECTIONS TO EAST BLUE RIDGE RD(SR1812) AND SPARTANBURG HWY (US 176) ACCORDANCE WITH NCDOT STANDARDS.
 - SANITARY SEWER COLLECTION SYSTEM WILL BE PRIVATE AND CONNECTED TO CITY OF HENDERSONVILLE SEWER SYSTEM.
 - WATER DISTRIBUTION SYSTEM WILL BE PRIVATE AND CONNECTED TO CITY OF HENDERSONVILLE PUBLIC WATER SUPPLY SYSTEM. ALL PROPOSED BUILDINGS WILL BE SPRINKLED.
 - STORMWATER AND STORM DRAINAGE COLLECTION WILL BE IN ACCORDANCE WITH THE HENDERSON COUNTY STANDARDS, REQUIREMENTS AND DETAILS.

LandWorks Engineering
Land Planning & Civil Engineering
P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
NC Engineering License # P.0828

Not for Construction
Issued for Permitting
Issued for Pricing
Issued for Construction

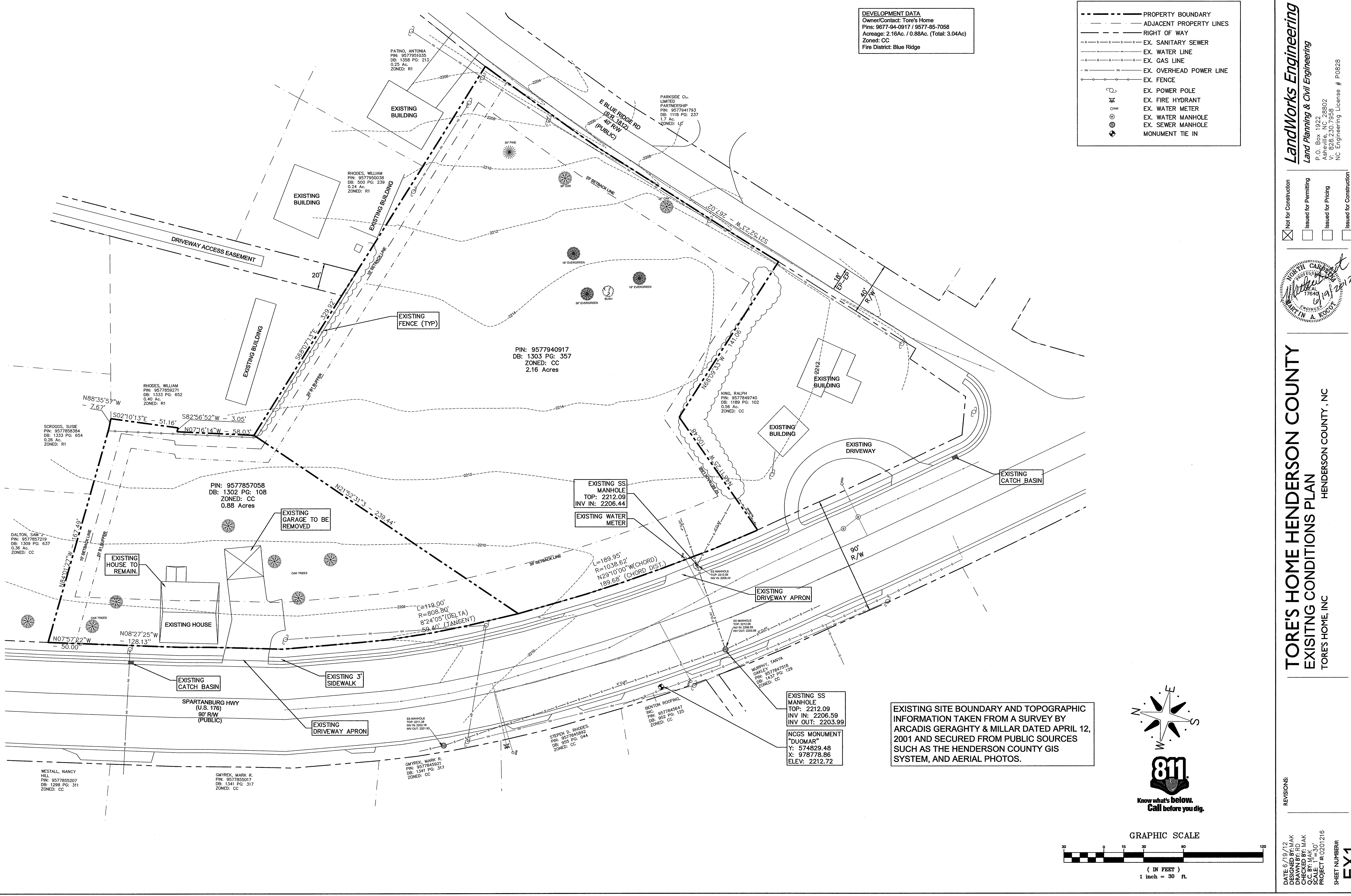


TORE'S HOME HENDERSON COUNTY
COVER SHEET
TORE'S HOME, INC
HENDERSON COUNTY, NC

REVISIONS:
DATE: 6/19/12
DESIGNED BY: MAK
DRAWN BY: RD
CHECKED BY: MAK
SCALE: N.T.S.
PROJECT #: 0201216
SHEET NUMBER:
CVR

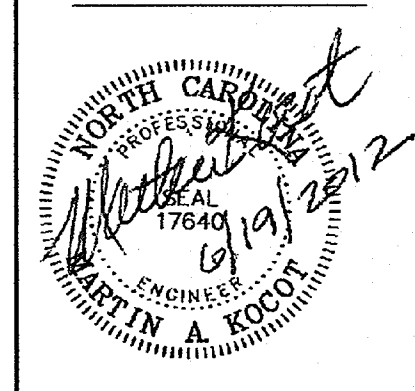
DEVELOPMENT DATA
 Owner/Contact: Tore's Home
 Pins: 9677-94-0917 / 9577-85-7058
 Acreage: 2.16Ac. / 0.88Ac. (Total: 3.04Ac)
 Zoned: CC
 Fire District: Blue Ridge

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- RIGHT OF WAY
- - - EX. SANITARY SEWER
- - - EX. WATER LINE
- - - EX. GAS LINE
- - - EX. OVERHEAD POWER LINE
- - - EX. FENCE
- EX. POWER POLE
- ⊕ EX. FIRE HYDRANT
- ⊕ EX. WATER METER
- ⊕ EX. WATER MANHOLE
- ⊕ EX. SEWER MANHOLE
- ⊕ MONUMENT TIE IN



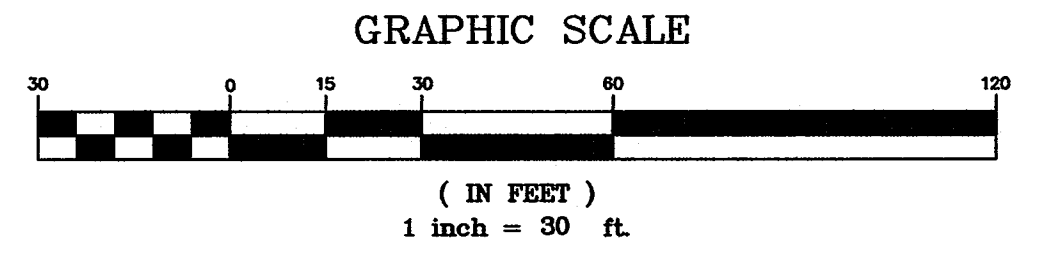
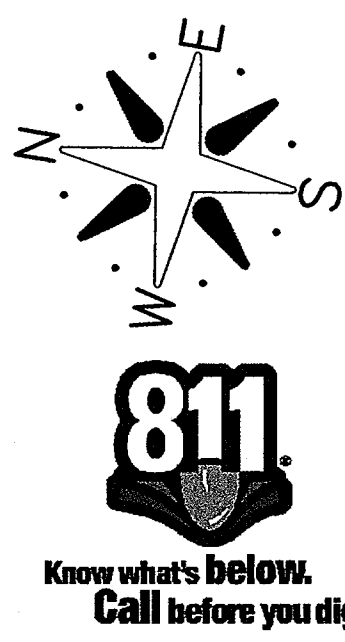
LandWorks Engineering
 Land Planning & Civil Engineering
 P.O. Box 1922
 Asheville, NC 28802
 V: 828.230.7958
 NC Engineering License # F0828

Not for Construction
 Issued for Permitting
 Issued for Pricing
 Issued for Construction

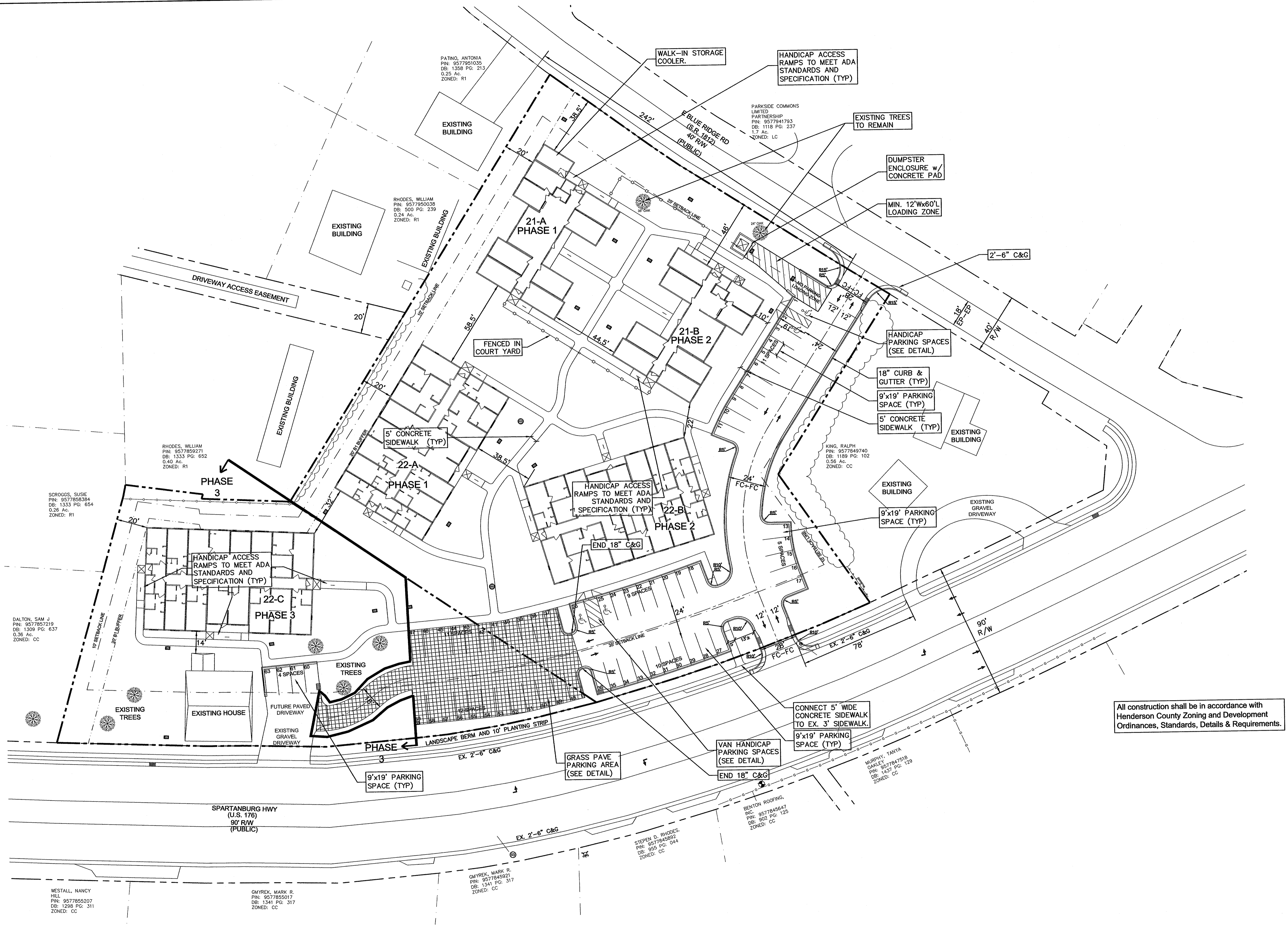


TORRE'S HOME HENDERSON COUNTY
EXISTING CONDITIONS PLAN
 HENDERSON COUNTY, NC
 TORE'S HOME, INC

EXISTING SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ARCADIS GERAGHTY & MILLAR DATED APRIL 12, 2001 AND SECURED FROM PUBLIC SOURCES SUCH AS THE HENDERSON COUNTY GIS SYSTEM, AND AERIAL PHOTOS.



REVISIONS:
 DATE: 6/19/12
 DESIGNED BY: MAK
 DRAWN BY: RD
 CHECKED BY: MAK
 SCALE: 1" = 30'
 PROJECT #: 0201216
 SHEET NUMBER: **EX1**



PROJECT INFORMATION
 Pins: 9677-94-0917 / 9577-85-7058
 Acreage: 2.16Ac. / 0.88Ac. (Total: 3.04Ac)
 County: Henderson
 Township: Hendersonville
 Owner: Ole Biddies, LLC
 Zoning: CC (Community Commercial)
 Owner/Contact: Tore's Home
 Fire District: Blue Ridge

Setbacks
 Spartanburg Hwy - "Thoroughfare" 35 ft.
 E. Blue Ridge Rd. - "Collector" 25 ft.
 Side: 10 ft
 Rear: 10 ft
 Max. Height: 50 ft
 Max Impervious Surface 80%
 Impervious Area = 1.56 Ac.
 51 %

BUILDINGS
 2 - #21 Buildings: 6 Beds, 4140 sf
 3 - #22 Buildings: 10 Beds, 7195 sf
 Total Building sf = 29,865 sf

PARKING
 63 Total Spaces
 4 H/C Accessible
 23 Spaces are Grass Pave

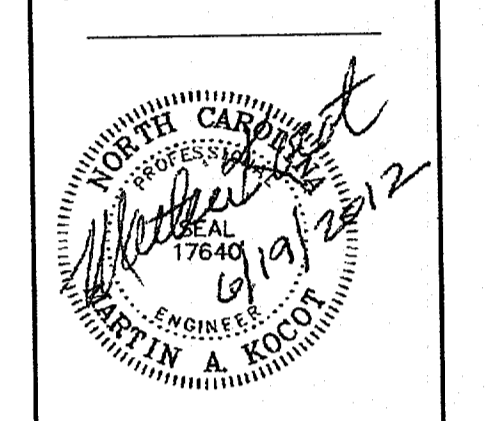
LIGHTING
 Exterior lighting provided by motion detection spot lights located at building corners in accordance w/ Henderson County Lighting Requirements.

PHASING
 Phase 1: Buildings 21A & 22A, all parking, sidewalks and infrastructure to serve these buildings.
 Phase 2: Buildings 21B & 22B
 Phase 3: Building 22C

ROAD FRONTAGE
 Spartanburg Hwy - 437 LF
 E. Blue Ridge Rd. - 267 LF

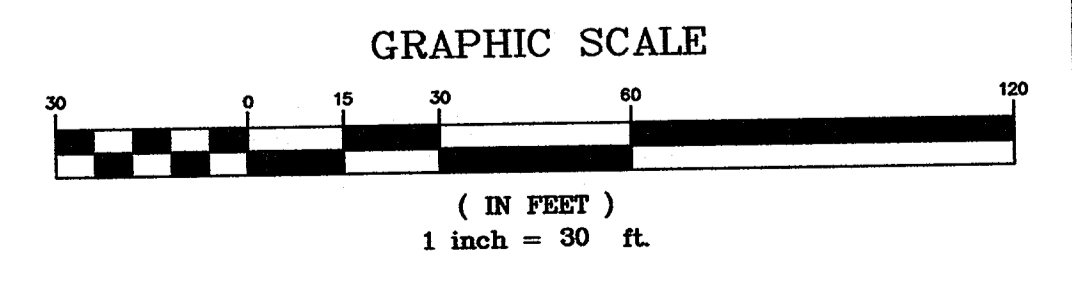
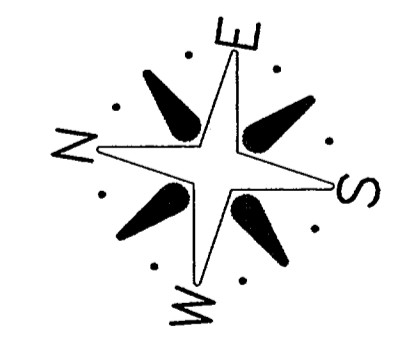
LandWorks Engineering
 Land Planning & Civil Engineering
 P.O. Box 1092
 Hendersonville, NC 28802
 W-828.230.7958
 NC Engineering License # P0628

Not for Construction
 Issued for Permitting
 Issued for Pricing
 Issued for Construction



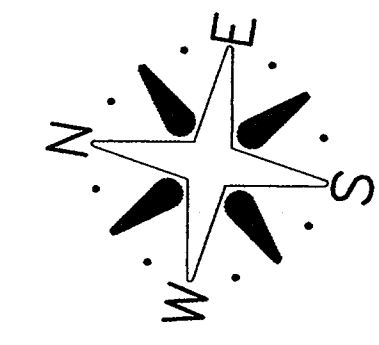
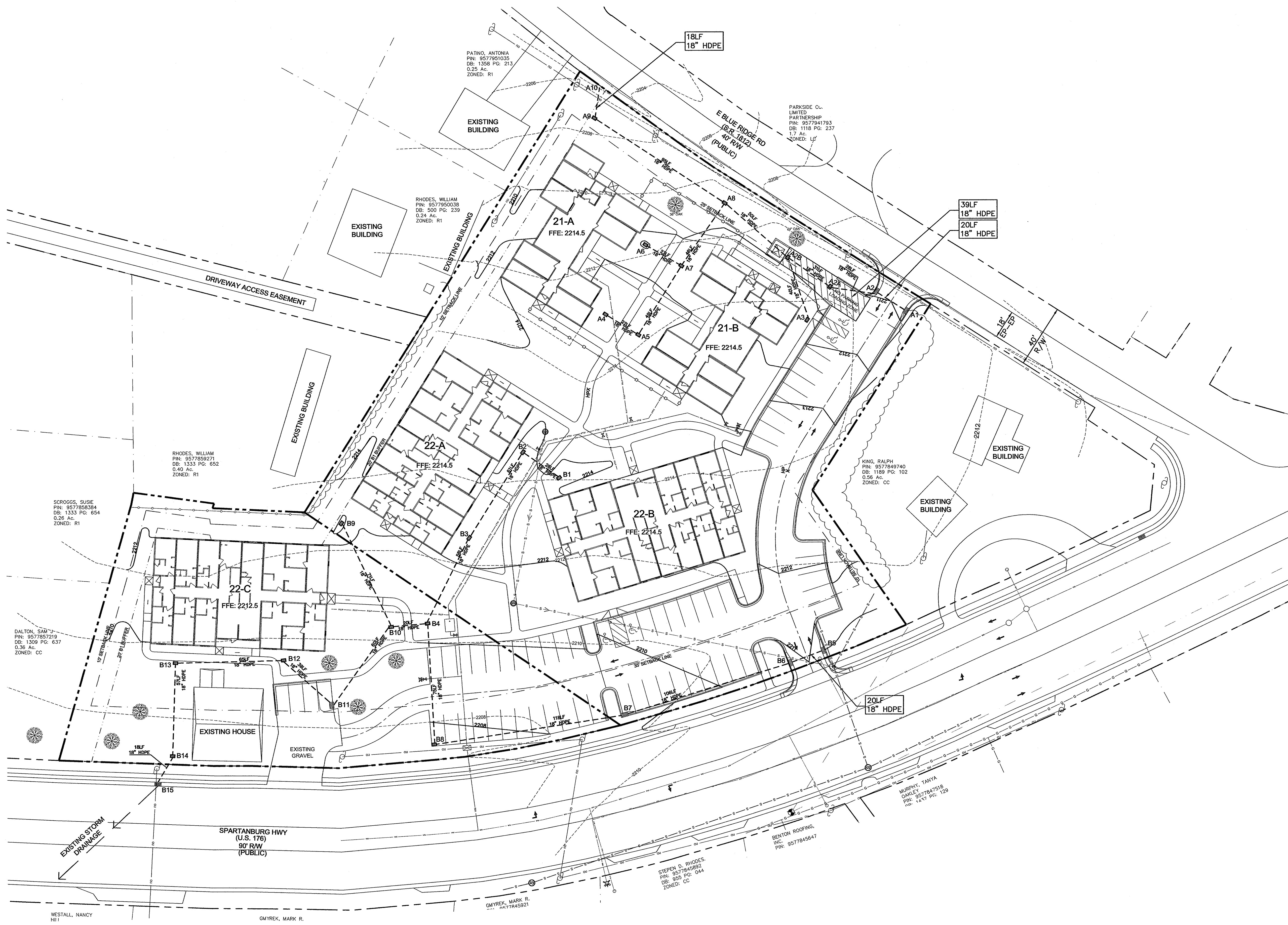
TORRE'S HOME HENDERSON COUNTY
SITE PLAN
 HENDERSON COUNTY, NC
 TORE'S HOME, INC

All construction shall be in accordance with Henderson County Zoning and Development Ordinances, Standards, Details & Requirements.

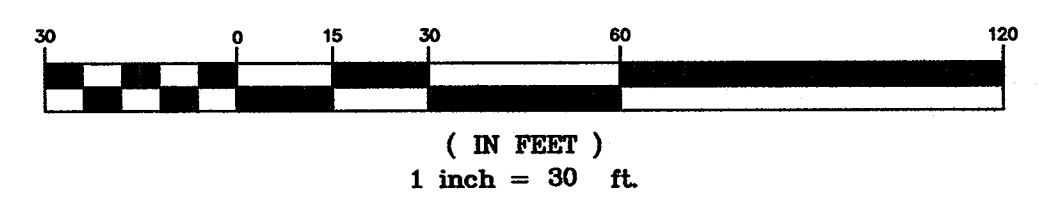


REVISIONS:

DATE: 6/19/12
 DRAWN BY: MAK
 CHECKED BY: MAK
 Q.C. BY: MAK
 SCALE: AS SHOWN
 PROJECT #: 0201216
 SHEET NUMBER: **C1.0**

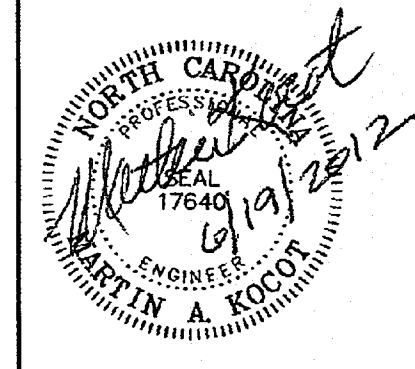


GRAPHIC SCALE



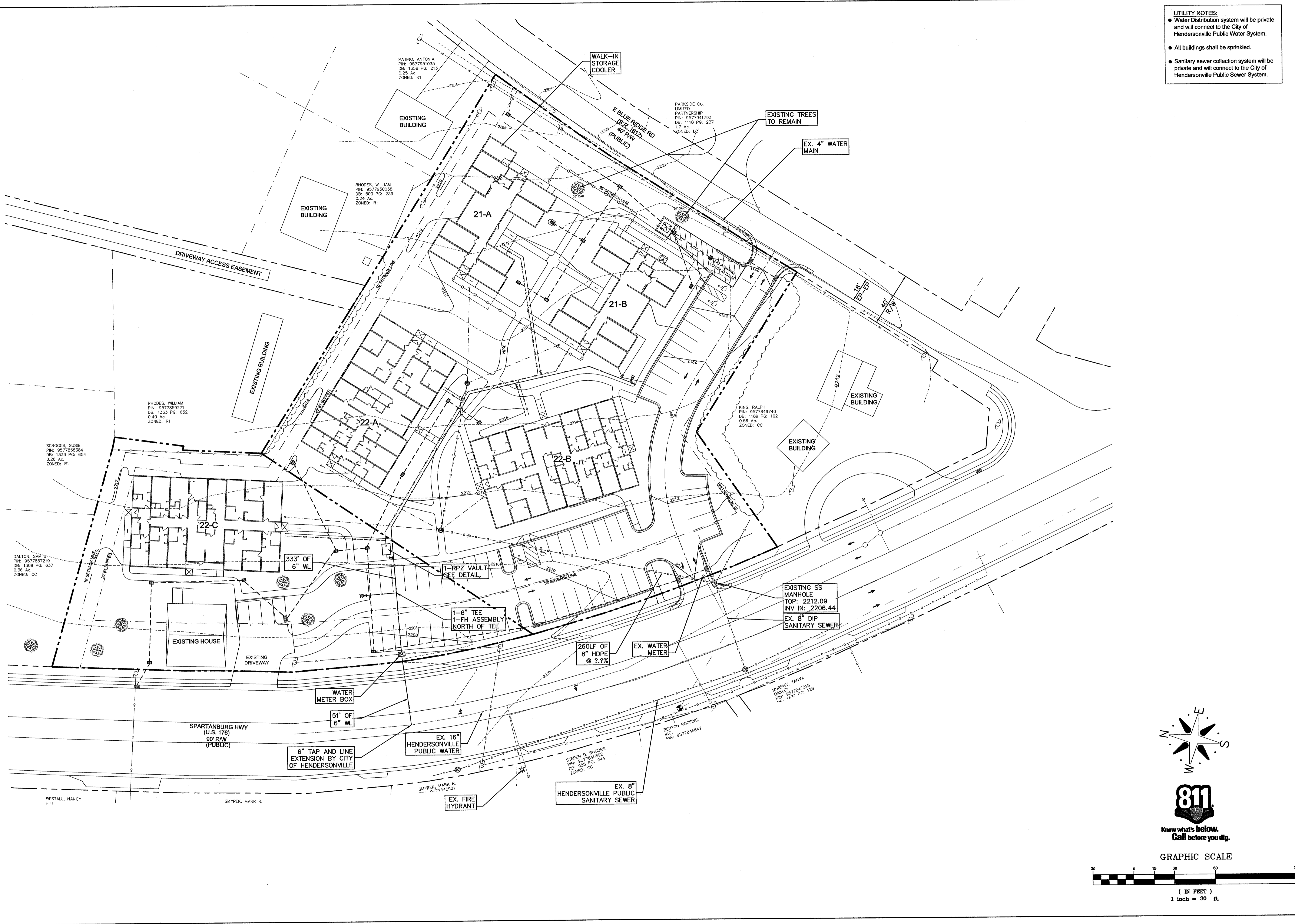
LandWorks Engineering
 Land Planning & Civil Engineering
 P.O. Box 1922
 Asheville, NC 28802
 V: 828.230.7958
 NC Engineering License # P0828

Not for Construction
 Issued for Permitting
 Issued for Pricing
 Issued for Construction



TORE'S HOME HENDERSON COUNTY
SCHEMATIC GRADING & STORM DRAINAGE PLAN
 HENDERSON COUNTY, NC
 TORE'S HOME, INC

REVISIONS:
 DATE: 6/19/12
 DESIGNED BY: MAK
 DRAWN BY: RD
 CHECKED BY: MAK
 SCALE: 1/4" = 1'-0"
 PROJECT #: 0201216
 SHEET NUMBER:
C2.0

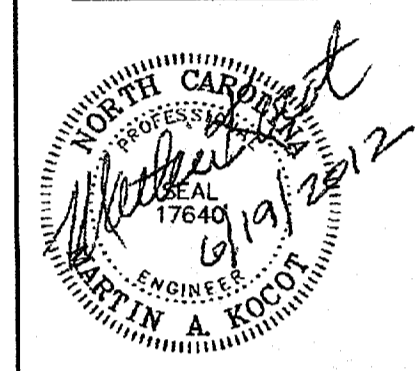


UTILITY NOTES:

- Water Distribution system will be private and will connect to the City of Hendersonville Public Water System.
- All buildings shall be sprinkled.
- Sanitary sewer collection system will be private and will connect to the City of Hendersonville Public Sewer System.

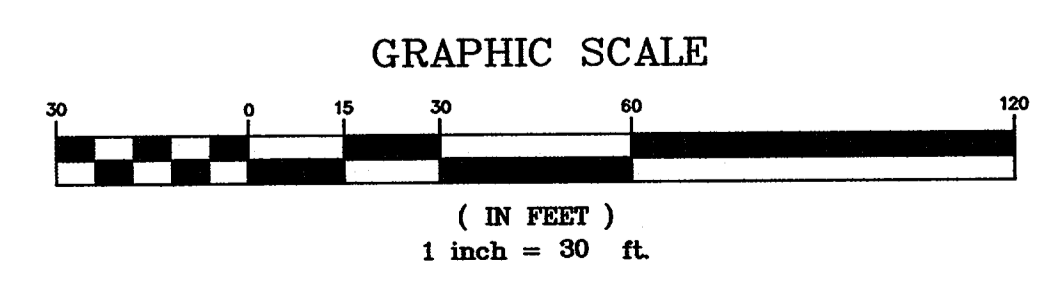
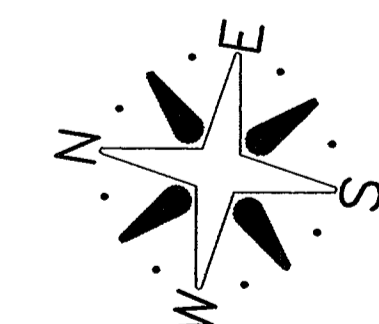
LandWorks Engineering
 Land Planning & Civil Engineering
 P. O. Box 1922
 Asheville, NC 28802
 V: 828.230.7958
 NC Engineering License # F0828

Not for Construction
 Issued for Permitting
 Issued for Pricing
 Issued for Construction

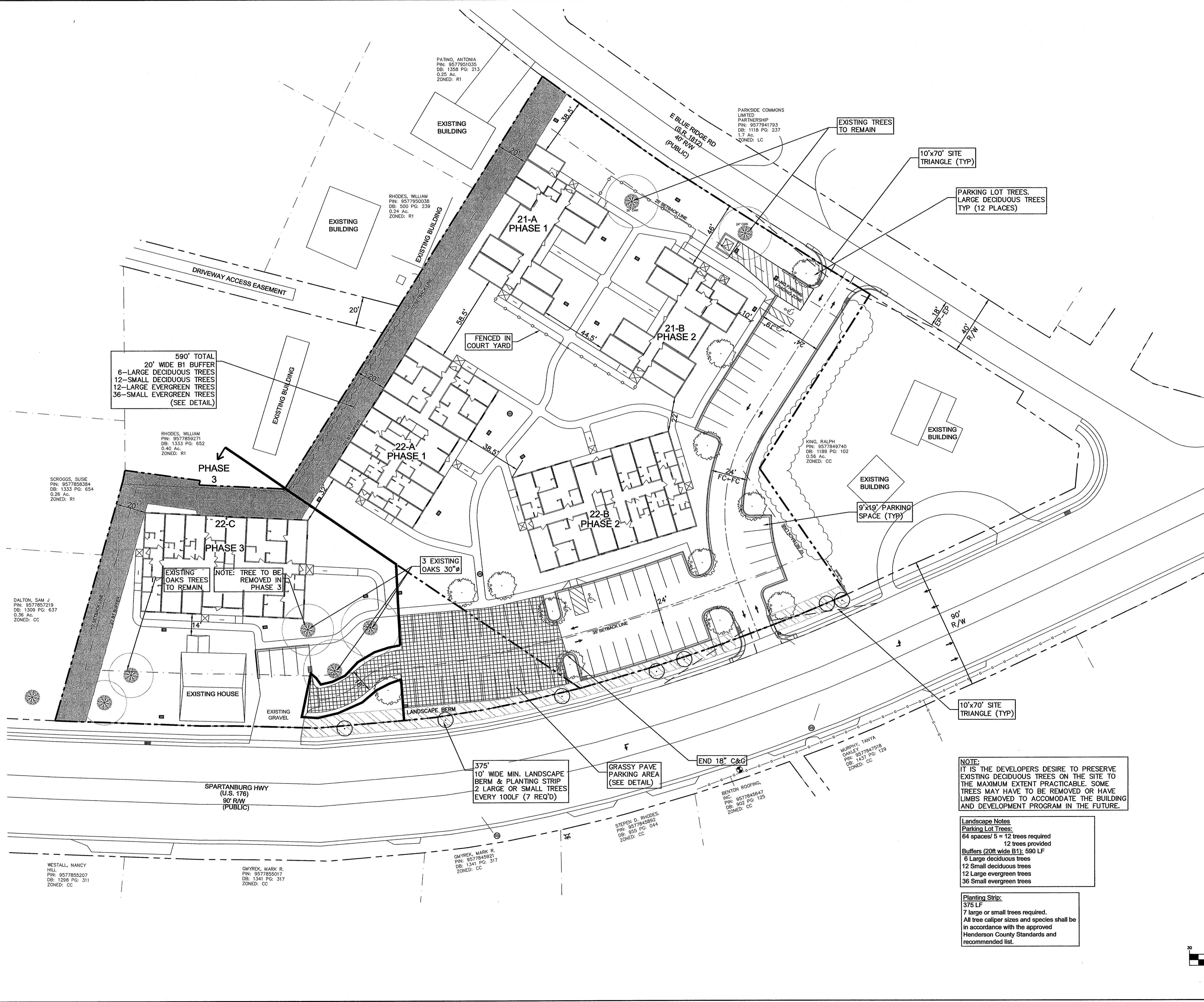


TORE'S HOME HENDERSON COUNTY
 SCHEMATIC WATER & SANITARY SEWER PLAN
 HENDERSON COUNTY, NC
 TORE'S HOME, INC

REVISIONS:
 DATE: 6/19/12
 DESIGNED BY: MAK
 DRAWN BY: FD
 CHECKED BY: MAK
 Q.C. BY: MAK
 TITLE: PROJECT # 0201216
 SHEET NUMBER: **C3.0**



C:\2012 Projects\0201216 TORE'S HOME HENDERSONVILLE\CWA\Plans\C3.0.dwg Jun 19, 2012 - 11:31AM Moryk



PROJECT INFORMATION
 Pins: 9677-94-0917 / 9577-85-7058
 Acreage: 2.16Ac. / 0.88Ac. (Total: 3.04Ac)
 County: Henderson
 Township: Hendersonville
 Owner: Ole Biddies, LLC
 Zoning: CC (Community Commercial)
 Owner/Contact: Tore's Home
 Fire District: Blue Ridge

Setbacks
 Spartanburg Hwy - "Thoroughfare" 35 ft.
 E. Blue Ridge Rd. - "Collector" 25 ft.
 Side: 10 ft
 Rear: 10 ft
 Max. Height: 50 ft
 Max Impervious Surface 80 %
 Impervious Area = 1.56 Ac.
 51 %

BUILDINGS
 2 - #21 Buildings: 6 Beds, 4140 sf
 3 - #22 Buildings: 10 Beds, 7195 sf
 Total Building sf = 29,865 sf

PARKING
 63 Total Spaces
 4 H/C Accessible
 23 Spaces are Grass Pave

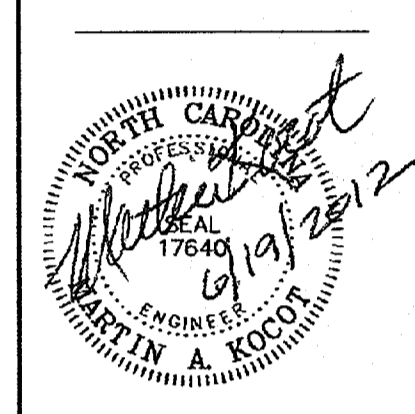
LIGHTING
 Exterior lighting provided by motion detection spot lights located at building corners in accordance w/ Henderson County Lighting Requirements.

PHASING
 Phase 1: Buildings 21A & 22A, all parking, sidewalks and infrastructure to serve these buildings.
 Phase 2: Buildings 21B & 22B
 Phase 3: Building 22C

ROAD FRONTAGE
 Spartanburg Hwy - 437 LF
 E. Blue Ridge Rd. - 267 LF

LandWorks Engineering
 Land Planning & Civil Engineering
 P.O. Box 1922
 Asheville, NC 28802
 V: 828.230.7958
 NC Engineering License # P-0828

Not for Construction
 Issued for Permitting
 Issued for Pricing
 Issued for Construction



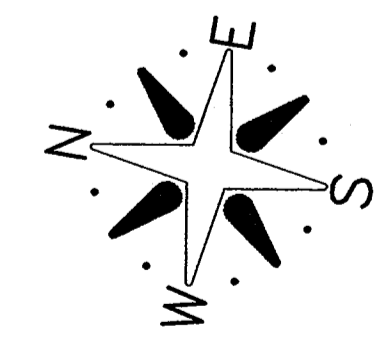
**TORE'S HOME HENDERSON COUNTY
 LANDSCAPING PLAN**
 TORE'S HOME, INC
 HENDERSON COUNTY, NC

REVISIONS:
 DATE: 6/19/12
 DESIGNED BY: MAK
 DRAWN BY: RD
 CHECKED BY: MAK
 SCALE: 1/4" = 30'
 PROJECT #: 0201216
 SHEET NUMBER:
C4.0

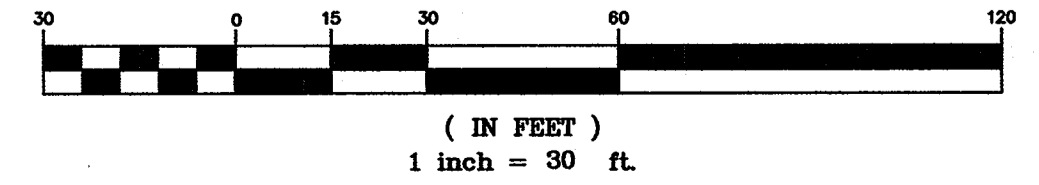
NOTE:
 IT IS THE DEVELOPER'S DESIRE TO PRESERVE EXISTING DECIDUOUS TREES ON THE SITE TO THE MAXIMUM EXTENT PRACTICABLE. SOME TREES MAY HAVE TO BE REMOVED OR HAVE LIMBS REMOVED TO ACCOMMODATE THE BUILDING AND DEVELOPMENT PROGRAM IN THE FUTURE.

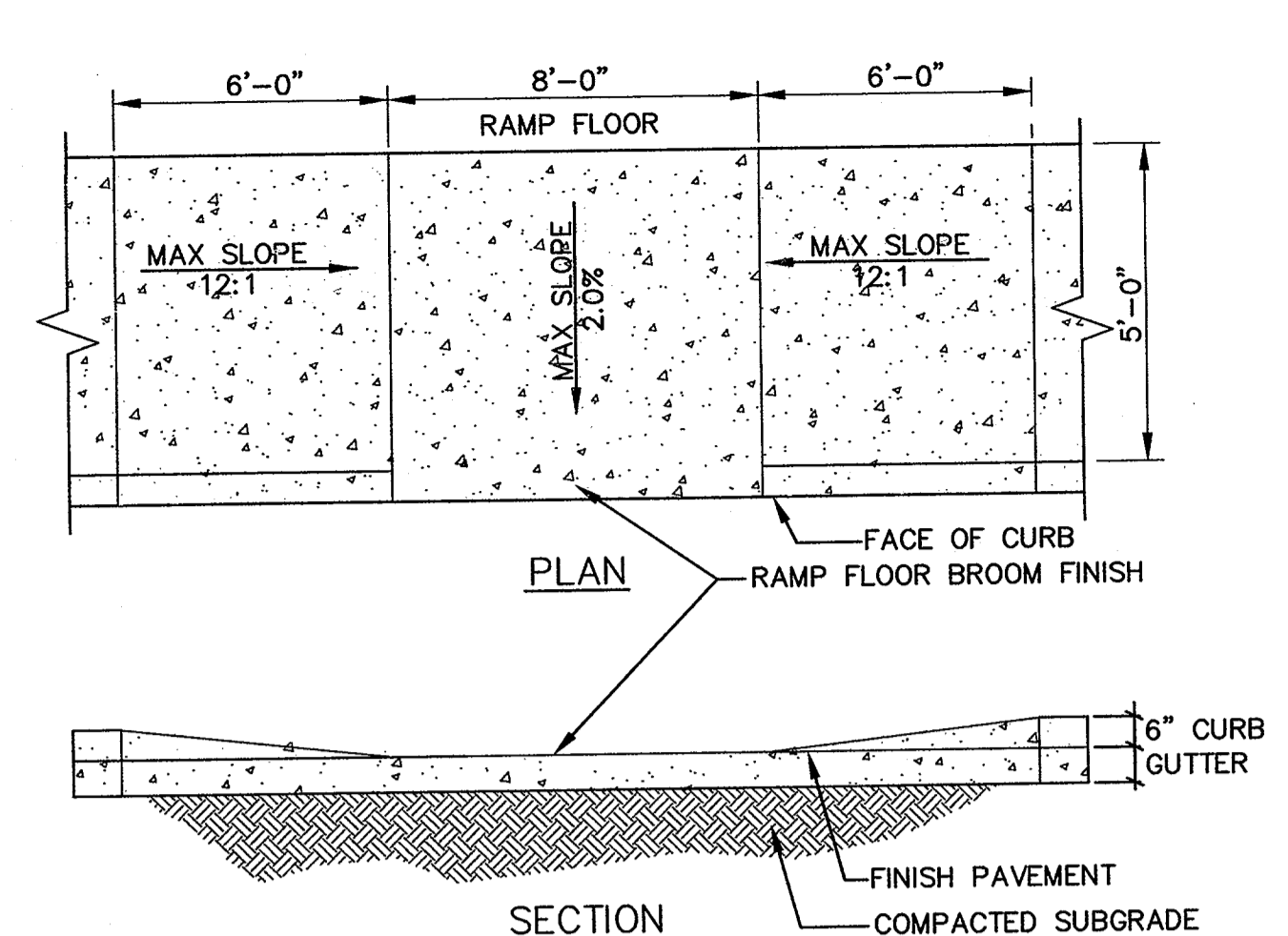
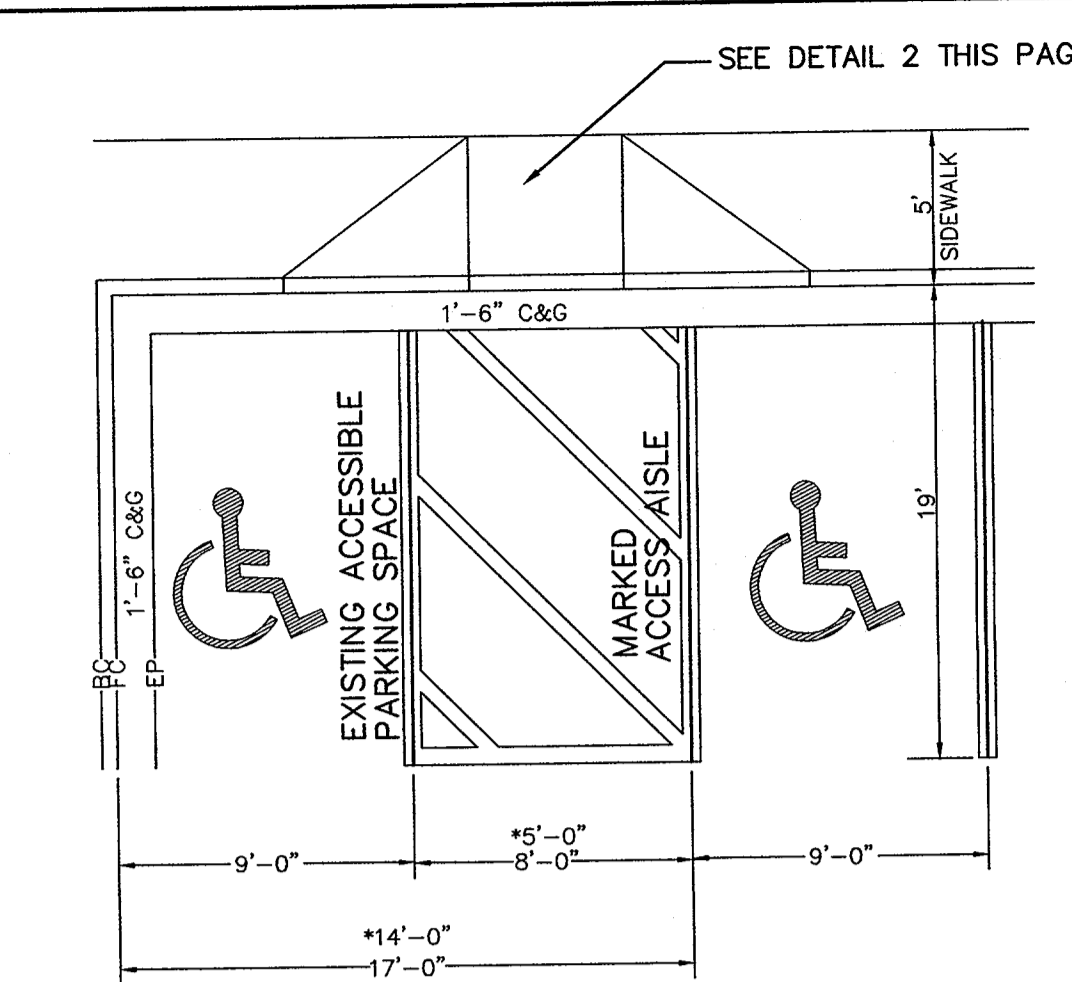
Landscape Notes
Parking Lot Trees:
 64 spaces/ 5 = 12 trees required
 12 trees provided
Buffers (20ft wide B1): 590 LF
 6 Large deciduous trees
 12 Small deciduous trees
 12 Large evergreen trees
 36 Small evergreen trees

Planting Strip:
 375 LF
 7 large or small trees required.
 All tree caliper sizes and species shall be in accordance with the approved Henderson County Standards and recommended list.



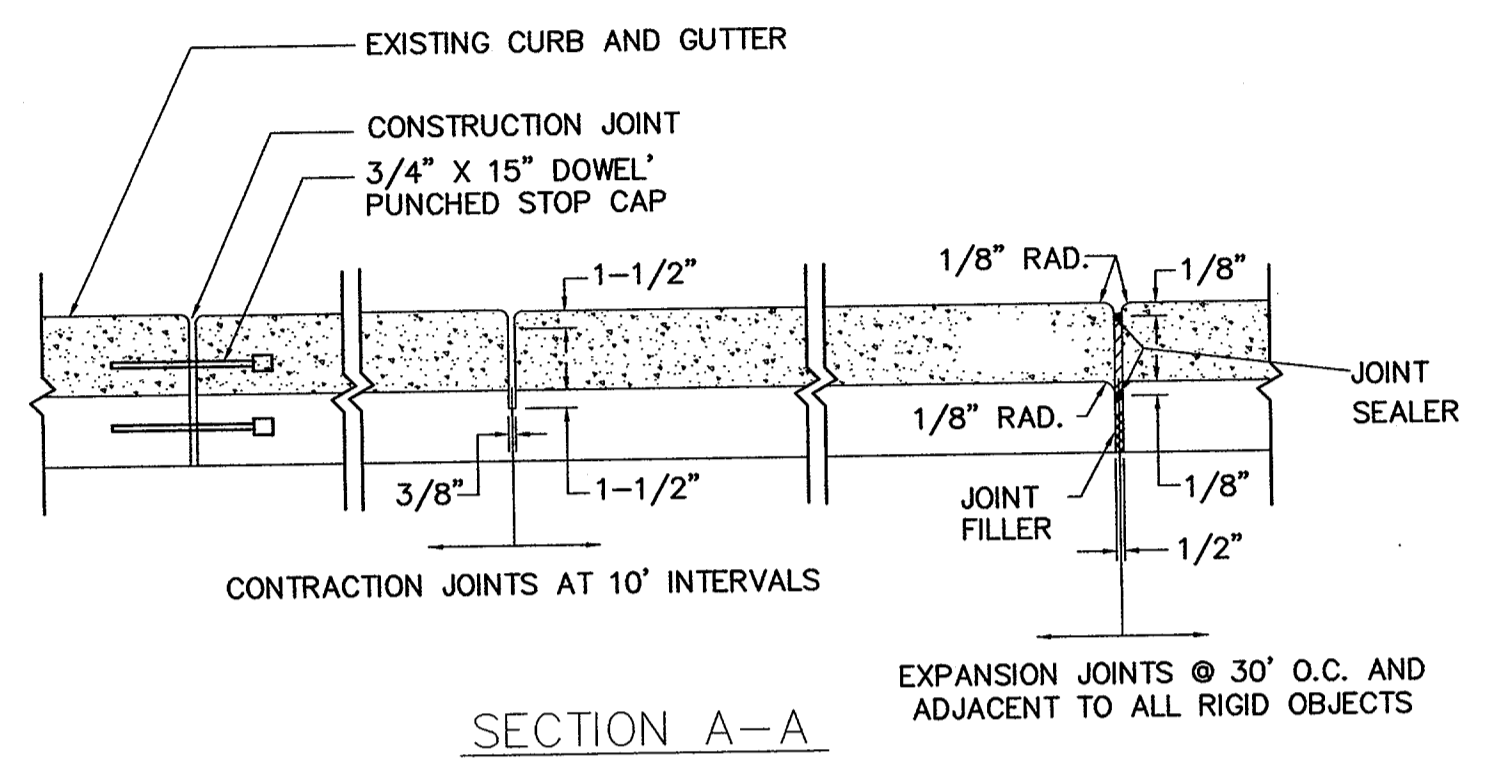
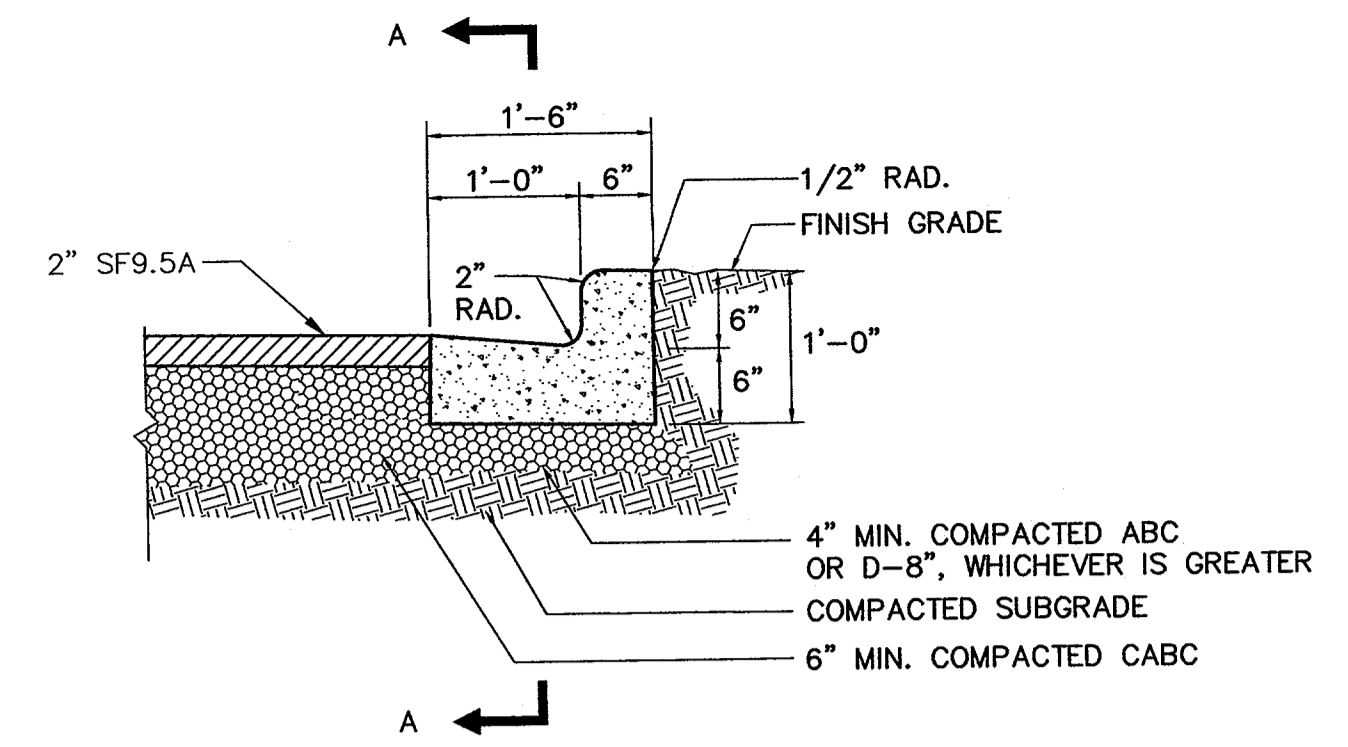
GRAPHIC SCALE





PARKING LOT AND DRIVES
 STRIPE ALL PARKING BAYS, CROSSWALKS, ROADWAY LANES AND STOP LINES AS SHOWN ON PLAN.
 -PARKING BAYS - 4" WIDE LINES
 -CROSSWALKS - 6" WIDE LINES
 -PAINT TO BE TRAFFIC WHITE IN ACCORDANCE WITH NC. D.O.T. SPEC-SECTION 1087 PAVEMENT MARKINGS

3 PAINT STRIPING

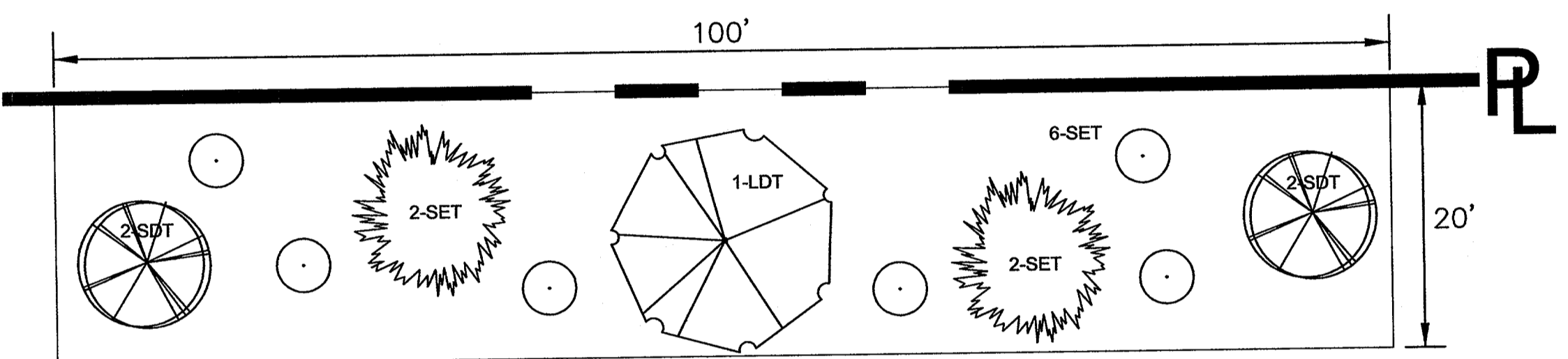


CONSTRUCTION NOTES
 1. CURB SHALL BE CONSTRUCTED WITH CLASS A 3600 PSI CONCRETE
 2. SURFACE SHALL BE GIVEN A LIGHT BROOM FINISH WITH THE BRUSH MARKS PERPENDICULAR TO THE CURB AND/OR FLOW OF PEDESTRIAN TRAFFIC.
 3. 12" ASPHALT REPAIR WIDTH SHALL APPLY AT EXISTING ASPHALT PAVEMENT.

4 CONCRETE CURB & GUTTER (1'-6")

1 VAN ACCESSIBLE HANDICAP PARKING SPACES
 NOT TO SCALE

2 ACCESSIBLE HANDICAP RAMP
 NOT TO SCALE



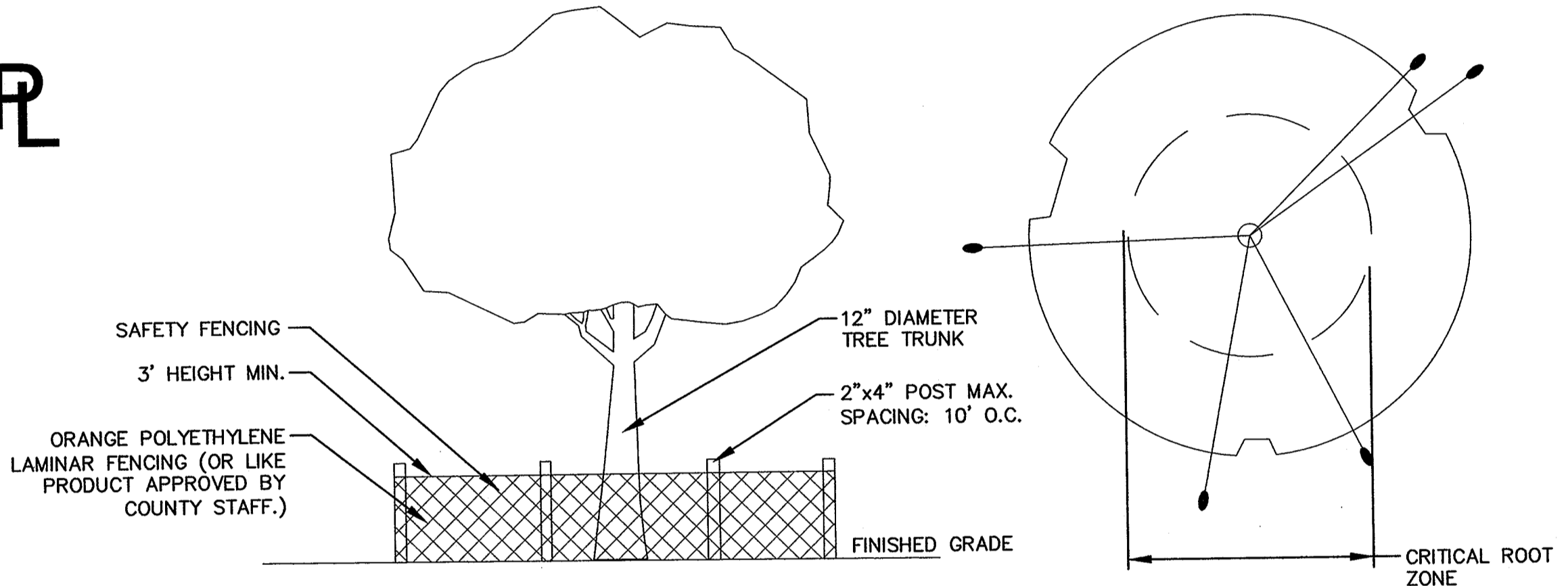
BUFFER TYPE	WIDTH (ft.)	PLANT MATERIAL REQ. PER 100 LINEAR FEET			
		DECIDUOUS TREES		EVERGREEN TREES	
		LARGE	SMALL	LARGE	SMALL
B1	20	1	2	2	6

BUFFER PLANTINGS				
20' B1 BUFFER				
PER 100 LF	DECIDUOUS TREES		EVERGREEN TREES	
	LARGE	SMALL	LARGE	SMALL
TOTAL REQ.	6	12	12	36

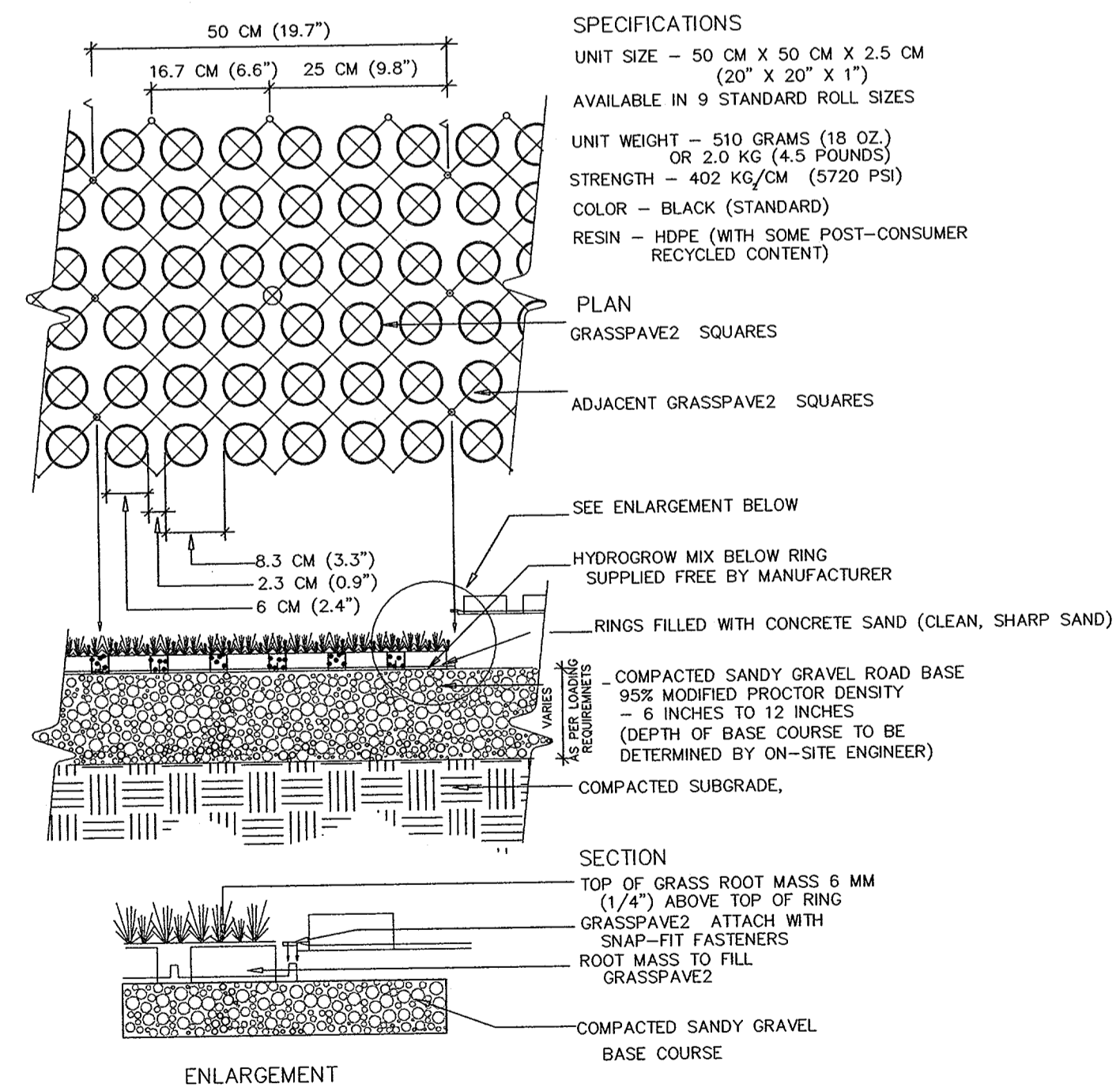
200A-170. PLANT MATERIAL PLACEMENT

THE PLACEMENT OF BUFFER PLANTINGS SHALL BE AT THE DISCRETION OF THE DEVELOPER, AND SHALL BE APPROVED AS PART OF THE SITE PLAN SUBMITTED. TREES OR SHRUBS SHALL NOT BE PLANTED WITHIN FIVE (5) FEET OF ANY PROPERTY LINE TO ENSURE MAINTENANCE FOR ACCESS AND TO AVOID ENCRoACHING ONTO THE ADJACENT PROPERTY. WHERE A SETBACK REQUIREMENT IS LESS THAN THE BUFFER REQUIREMENT, THE BUFFER WIDTH SHALL OVERRIDE THE SETBACK WIDTH. WHERE A SETBACK REQUIREMENT IS GREATER THAN THE BUFFER REQUIREMENT, PLANT MATERIAL REQUIREMENTS SHALL STILL BE APPLIED AND SUCH PLANT MATERIALS SHALL BE PLACED WITHIN THE BUFFER AREA. TREES AND SHRUBS SHALL BE SPACED TO PROVIDE SCREENING.

5 20' TYPE 'B1' BUFFER
 NOT TO SCALE



6 TREE PROTECTIVE FENCING (PLASTIC)
 NOT TO SCALE



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

7 TYPICAL GRASSPAVE DETAIL
 CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

LandWorks Engineering
 Land Planning & Civil Engineering
 P.O. Box 1922
 Asheville, NC 28802
 V: 828.230.7958
 NC Engineering License # P0528

Not for Construction
 Issued for Permitting
 Issued for Pricing
 Issued for Construction

TORRE'S HOME HENDERSON COUNTY
 HENDERSON COUNTY, NC

TORRE'S HOME, INC
 MISC DETAILS

REVISIONS:
 DATE: 6/19/12
 DESIGNED BY: MAAK
 DRAWN BY: RD
 CHECKED BY: MAAK
 SCALE: AS SHOWN
 PROJECT #: 0201216
 SHEET NUMBER:
D1