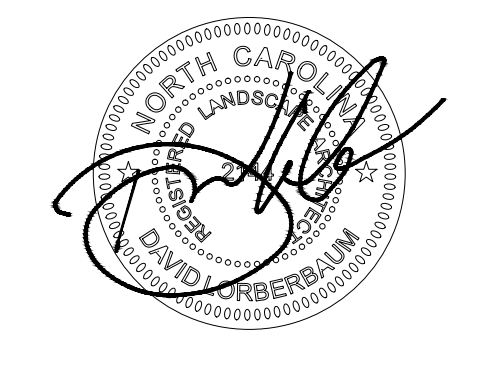


A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - HENDERSONVILLE
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Hendersonville, North Carolina

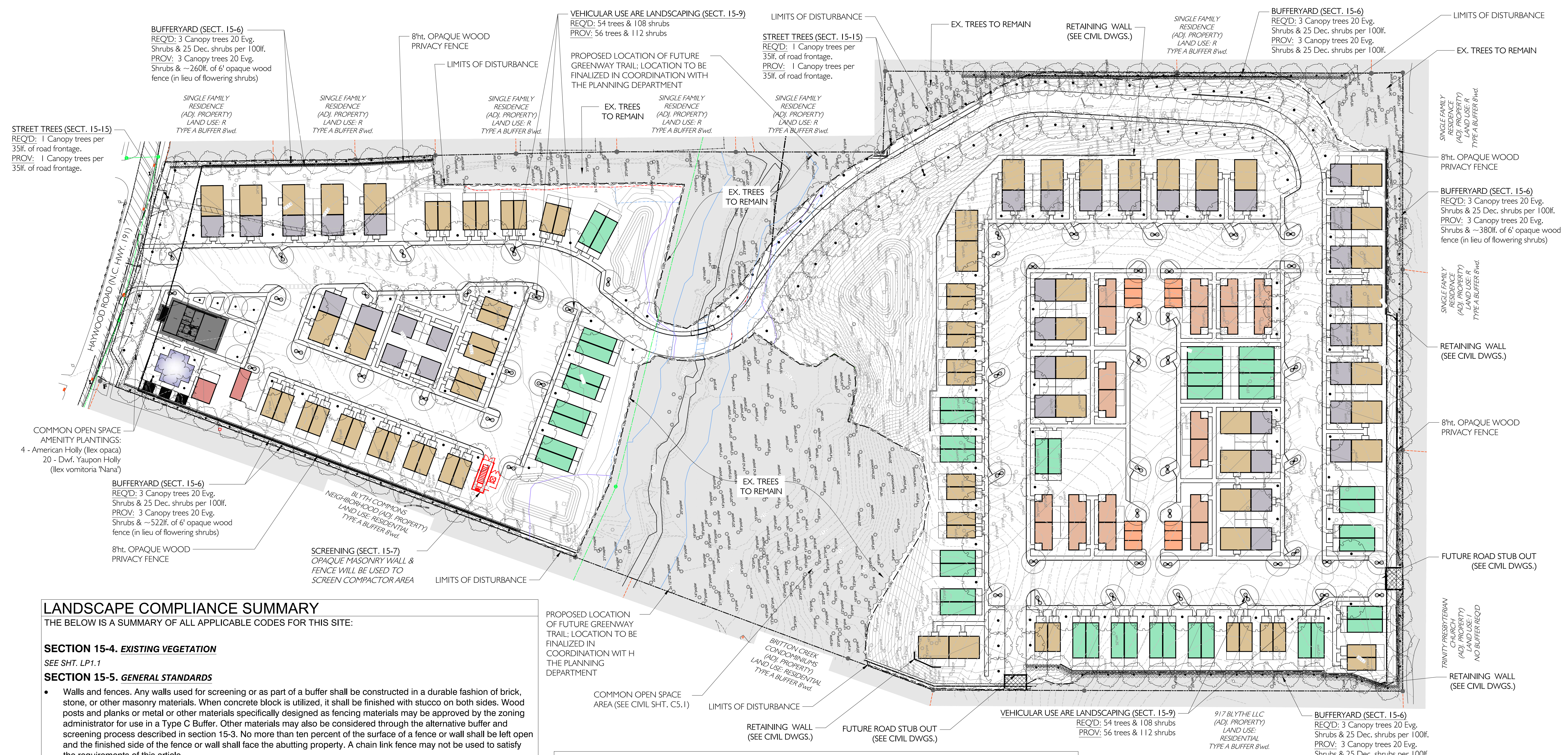


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LANDSCAPE COMPLIANCE SUMMARY

THE BELOW IS A SUMMARY OF ALL APPLICABLE CODES FOR THIS SITE:

SECTION 15-4. EXISTING VEGETATION

SEE SHT. LP1.1

SECTION 15-5. GENERAL STANDARDS

- Walls and fences. Any walls used for screening or as part of a buffer shall be constructed in a durable fashion of brick, stone, or other masonry materials. When concrete block is utilized, it shall be finished with stucco on both sides. Wood posts and planks or metal or other materials specifically designed as fencing materials may be approved by the zoning administrator for use in a Type C Buffer. Other materials may also be considered through the alternative buffer and screening process described in section 15-3. No more than ten percent of the surface of a fence or wall shall be left open and the finished side of the fence or wall shall face the abutting property. A chain link fence may not be used to satisfy the requirements of this article.
- Species diversity. When the total number of trees required under the provisions of this article equals 20 or more, then no single tree species shall comprise more than 25 percent of the trees planted on the development site.
- Native species. For each development site, at least 75 percent of the trees required to be planted under the provisions of this article shall be native species as listed on the recommended species list.

SECTION 15-6. BUFFERYARDS

- Proposed Land Use: Residential dwellings - two, three, and four family (Zoning PRD-CZD)
- Adjacent Land Uses: Residential, institutional
- Buffer yard Type per Table in Sect. 15-6: Type A - 8'wd.

Required: 8'w. planting strip with 3 trees, 20 evergreen shrubs and 25 flowering shrubs every 100lf.

Provided: 8'w. planting strip with 3 trees, 20 evergreen shrubs and 25 flowering shrubs every 100lf. (see plan for locations)

SECTION 15-7. SCREENING

Where practicable, the following uses must be screened from abutting property and from public view from a public right-of-way or a parking lot:

- Dumpsters or trash handling areas;
- Utility structures associated with a building;

As far as practicable, any screening used to comply with the provisions of this section shall consist of a planting area which is at least five feet wide. This area may contain any type screening materials sufficient to separate visually the land uses, provided such materials meet the requirements of this article. If only a wall or fence is used, then the area devoted to the screen need only be wide enough to accommodate the wall or fence and allow for its maintenance. Where practicable, screening shall be designed and maintained in such a manner as to conceal the use from view from the street, from vehicular use areas, and from adjoining properties.

SECTION 15-9 VEHICULAR USE AREA LANDSCAPING

- Interiors of all parking areas with more than 6 spaces shall provide a 360sf min. planting island with 1 canopy tree and 2 shrubs for every 3,000sf of paved area. [160,765sf paving/ 3,000sf]

Required: 54 trees

Provided: 55 trees

Required: 108 shrubs

Provided: 110 shrubs

SECTION 15-13. COMMON OPEN SPACE LANDSCAPING

In addition to all other landscaping required by this zoning ordinance, each development parcel required to provide common open space pursuant to section 6-16 shall contain a minimum of one tree and five shrubs for every 1,200 square feet of common open space on such development parcel. A minimum of 50 percent of the trees shall be canopy trees.

Required:

- Open Water/Wetland/Floodplain: 91,476sf*
- Amenity Area: 13,068sf*/1,200 sf = **4 trees & 20 shrubs**
- Unimproved area (Natural Features): 93,654sf*/1,200sf = **78 trees & 390 shrubs**

Provided

- No plantings required per Sect. 6-16.

4 trees

20 Shrubs

- 78 existing trees (see existing trees within common space areas)**

390 existing vegetation (see existing vegetation within common space areas)

* See Civil Sht. C5.1 for Common Open space calculations and locations.

Sec. 15-14. OPEN SPACE LANDSCAPING

In addition to all other landscaping required by this zoning ordinance, each development parcel required to provide open space shall contain a minimum of one tree and five shrubs for every 4,000 square feet of common open space on such development parcel. A minimum of 50 percent of the trees shall be canopy trees.

Required

574,992sf* / 4,000 sf = **144 trees & 720 shrubs**

Provided

282 trees & 900 shrubs (see Plant Schedule)

*See Civil Sht. C5.1 for Common Open space calculations and locations.

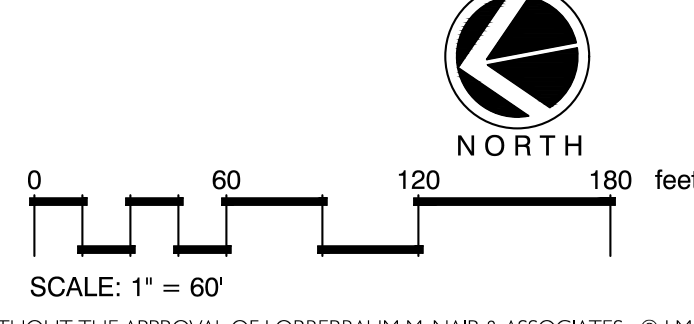
SECTION 15-15 STREET TREES

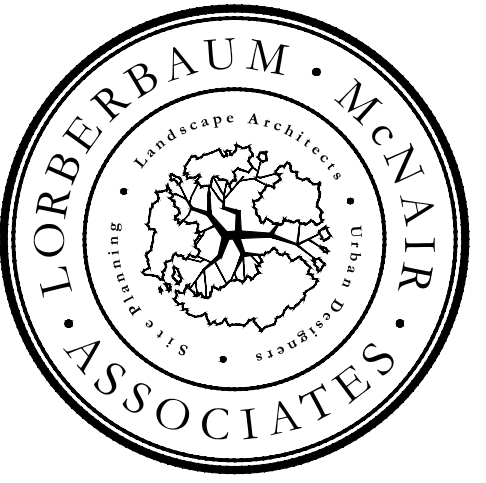
Street trees shall be required at the rate of one tree for every 35 linear feet of property abutting a street. At least 70 percent of the street trees planted shall be large-maturing trees (>50 feet in height). The remaining street trees shall be medium maturing trees (25-50 feet in height).

CONCEPT PLANT SCHEDULE

	VEHICULAR USE TREES RED SUNSET® MAPLE / ACER RUBRUM 'FRANKSRED' WHITE OAK / QUERCUS ALBA	61
	BUFFER CANOPY TREES SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' TUPELO / NYSSA SYLVATICA	75
	STREET TREES PIN OAK / QUERCUS PALUSTRIS GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	147
	VEHICULAR USE SHRUBS WHITE CLOUD MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	110
	BUFFERYARD EVG SHRUBS MOUNTAIN LAUREL / KALMIA LATIFOLIA	490
	BUFFERYARD FLW SHRUBS OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA	300

**CODE COMPLIANT
LANDSCAPE PLAN**





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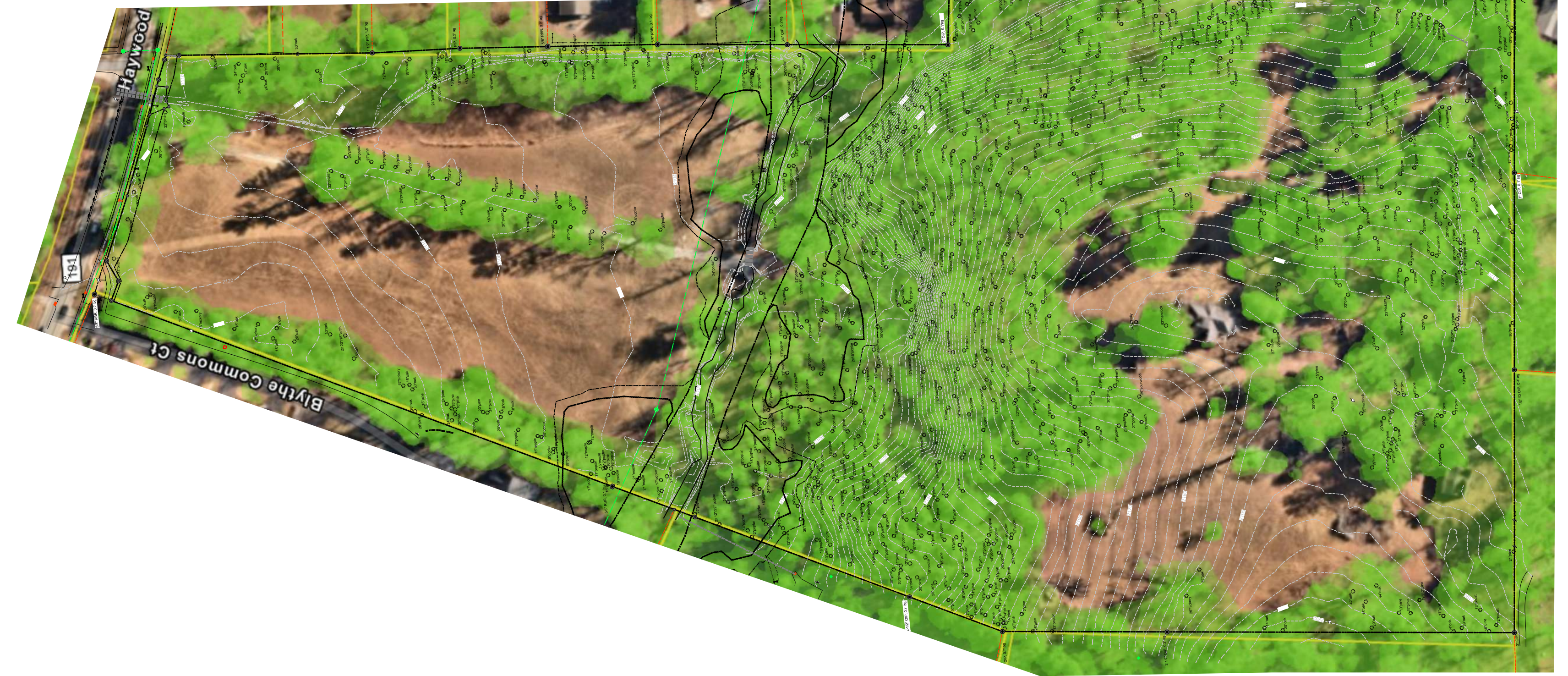
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1741 HAYWOOD RD
 P.N. 954929206
 Property Owner: JUSTUS, JEFFREY
 Parcel Size: 11229.83 (0.259 acres)

Year	Percent Coverage	Square Footage
2025	38.37%	350238.54 ft ²
2023	70.21%	640803.48 ft ²
2022	54.04%	493460.72 ft ²

Percent Change from 2022-2025:
 2022 → 2023: **29.64%**
 2022 → 2025: **-29.02%**
 2023 → 2025: **-45.34%**

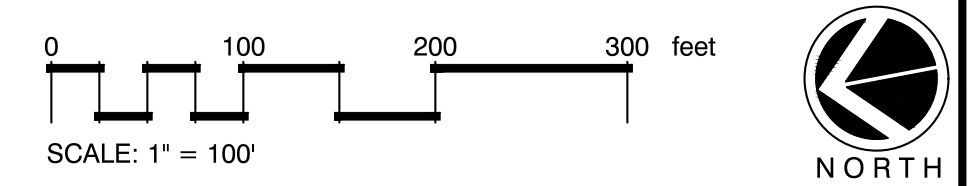
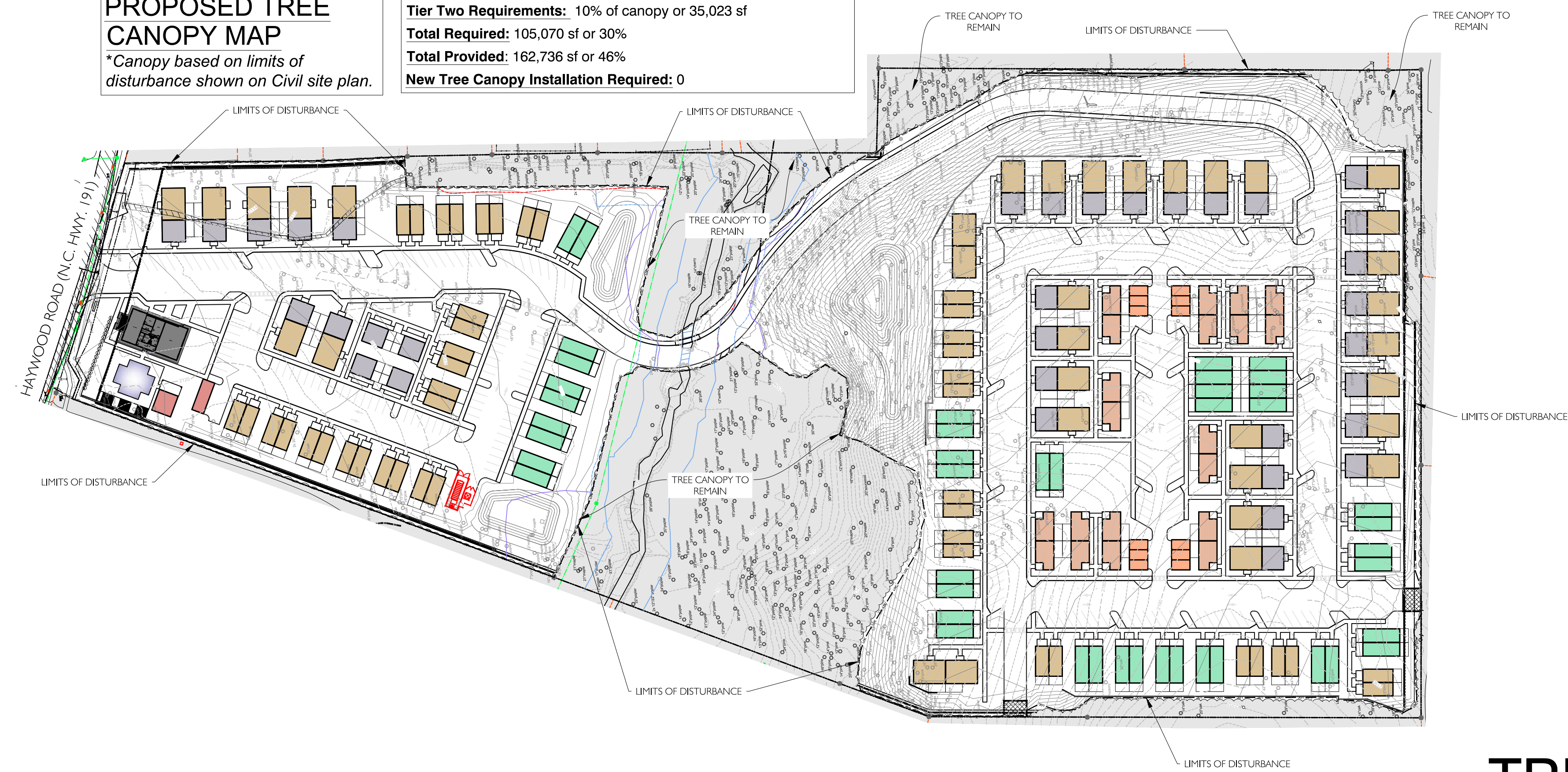
EXISTING TREE CANOPY MAP
 *Aerial photograph and canopy percentage information from City of Hendersonville GIS



TREE MITIGATION SUMMARY

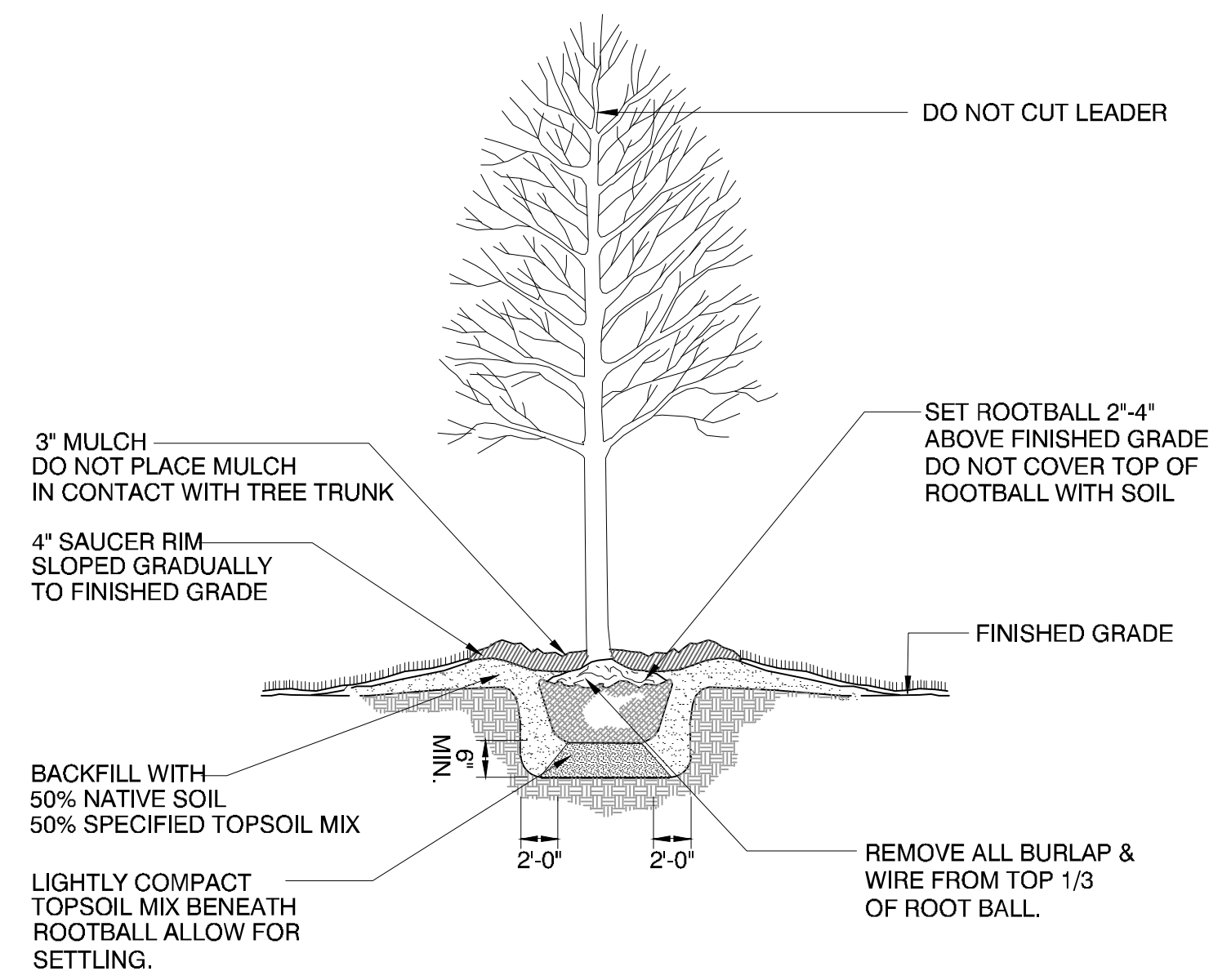
SECTION 15-4. EXISTING VEGETATION
 The developer has chosen to meet the Tier 1 tree requirements of preserving 20% of the existing canopy on site.
 Existing Canopy Coverage (per 2025 map) : 350,239 sf
 Proposed Canopy Coverage (after development): 162,736 sf
Tier One Requirements: 20% of canopy (or) 70,047sf
Tier Two Requirements: 10% of canopy or 35,023 sf
Total Required: 105,070 sf or 30%
Total Provided: 162,736 sf or 46%
New Tree Canopy Installation Required: 0

PROPOSED TREE CANOPY MAP
 *Canopy based on limits of disturbance shown on Civil site plan.

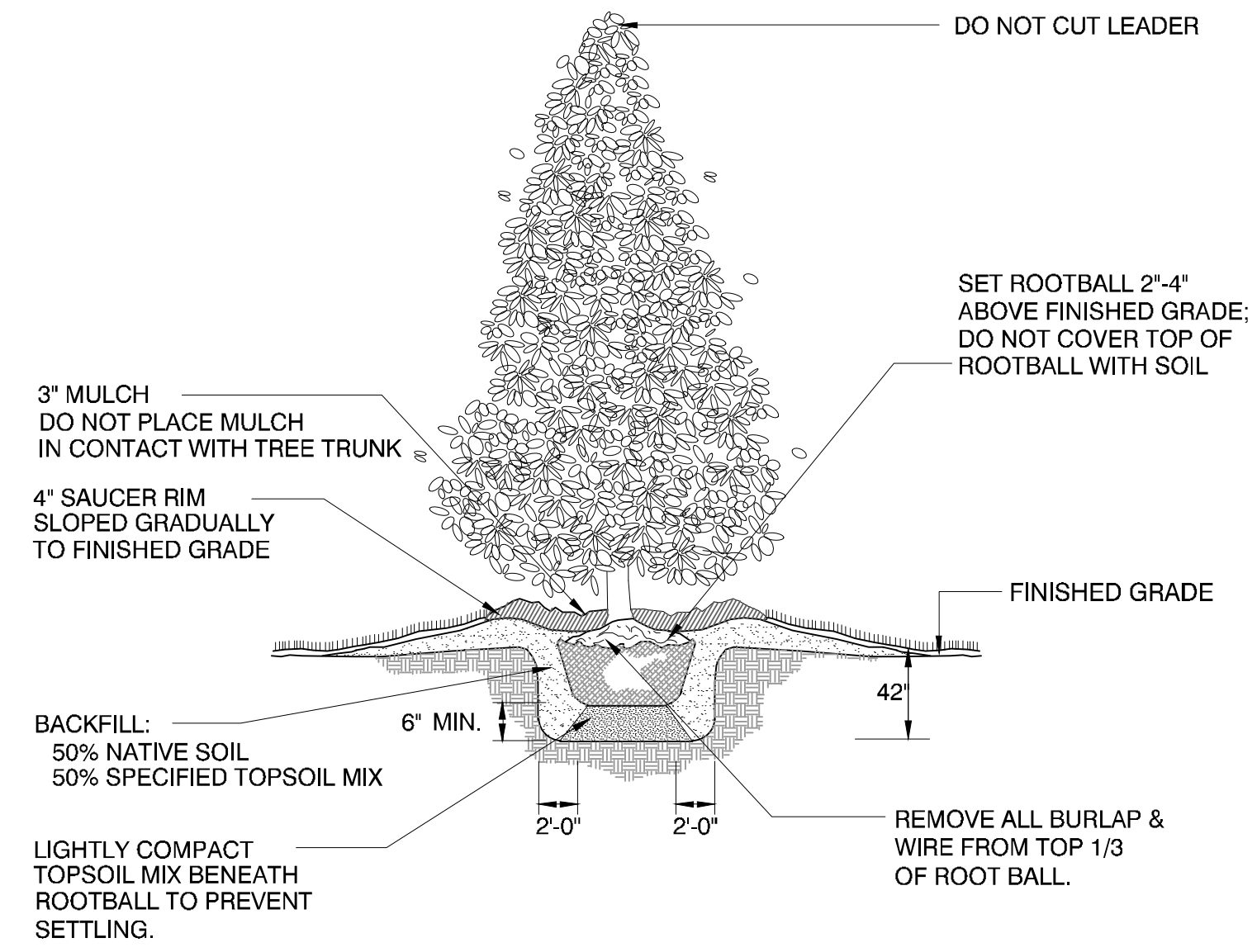


TREE MITIGATION PLAN

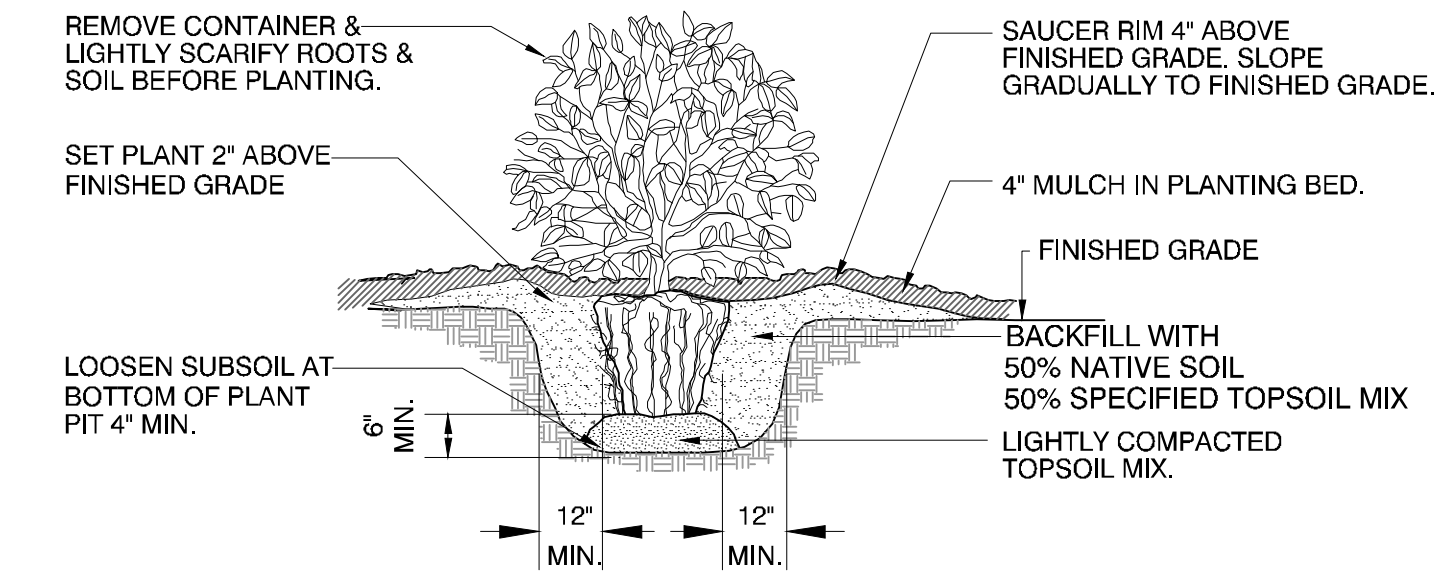
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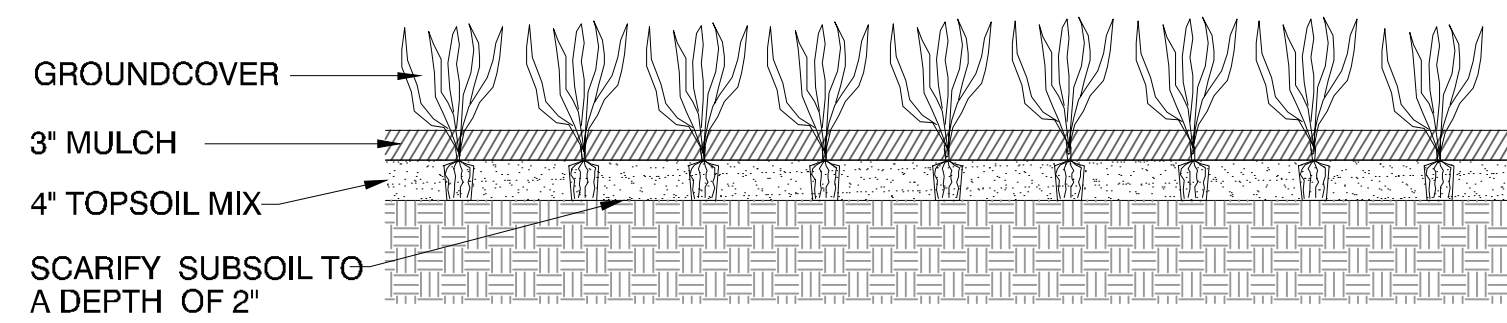
1 TYPICAL BALL & BURLAP TREE DETAIL
N.T.S.



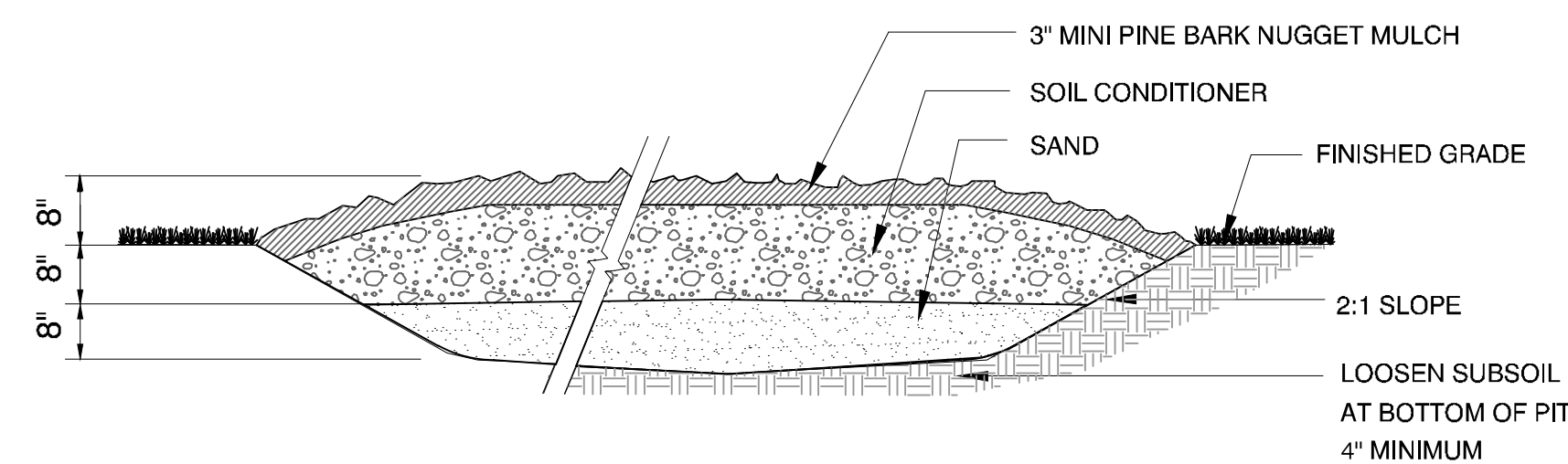
2 TYPICAL BALL & BURLAP EVERGREEN DETAIL
N.T.S.



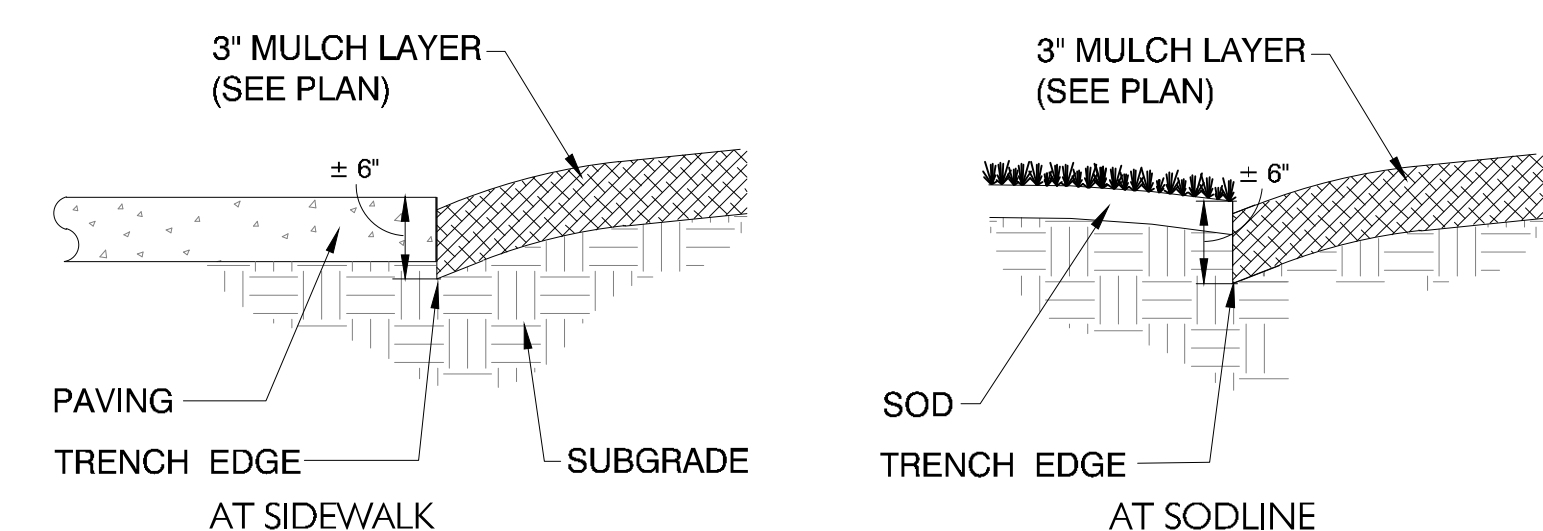
3 TYPICAL CONTAINER SHRUB DETAIL
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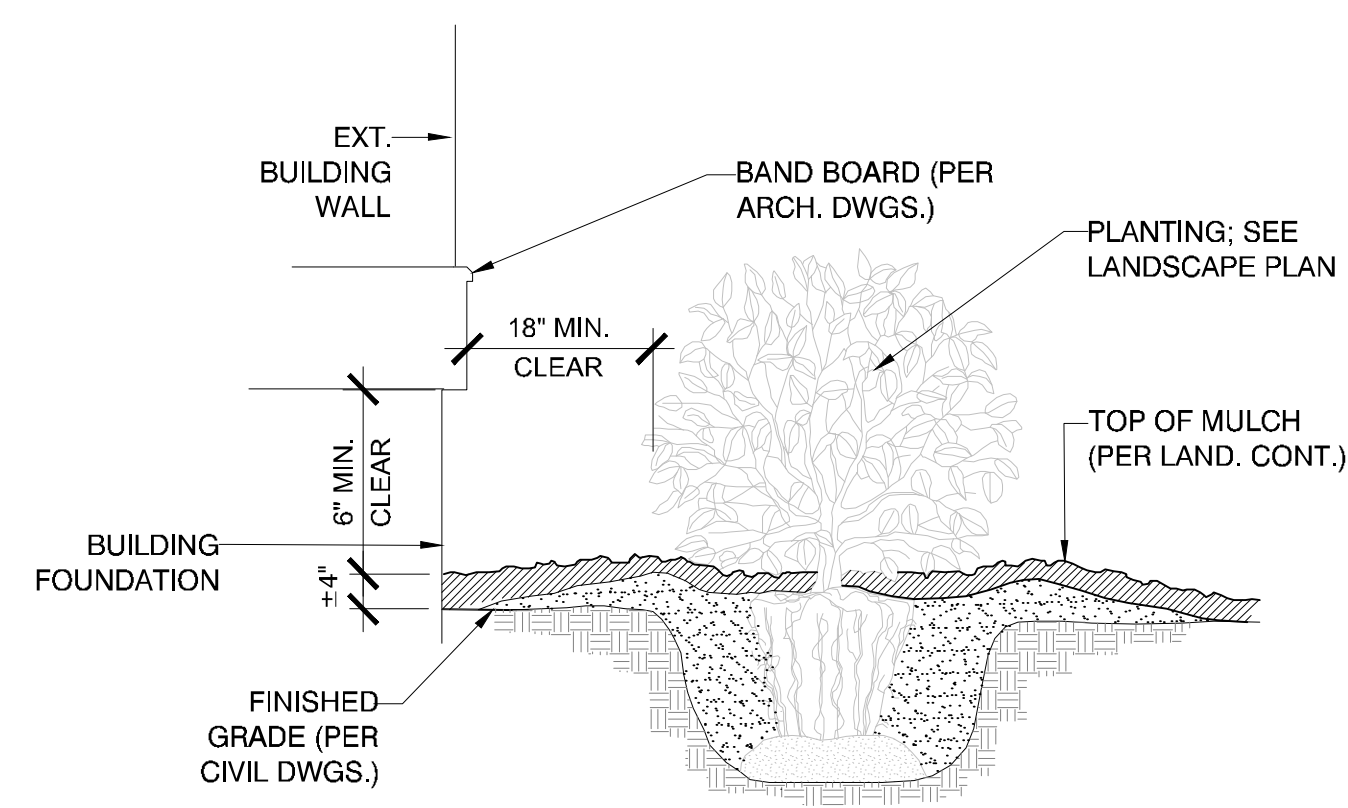
4 TYPICAL GROUND COVER DETAIL
N.T.S.



5 ANNUAL/PERENNIAL BED PREPARATION
N.T.S.



6 TYP. TRENCH EDGE AT BEDS DETAIL
N.T.S.

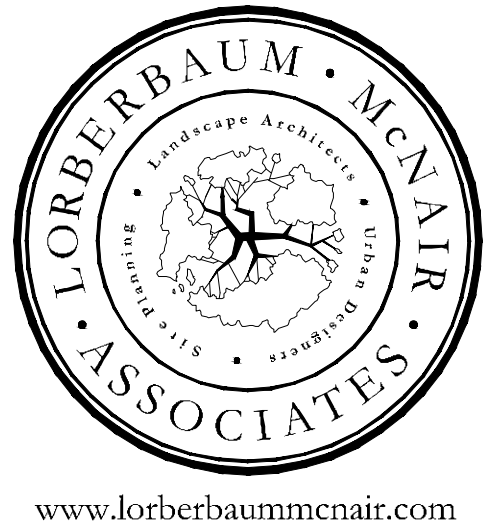


7 TYPICAL BLDG. FOUNDATION CLEARANCE
N.T.S.

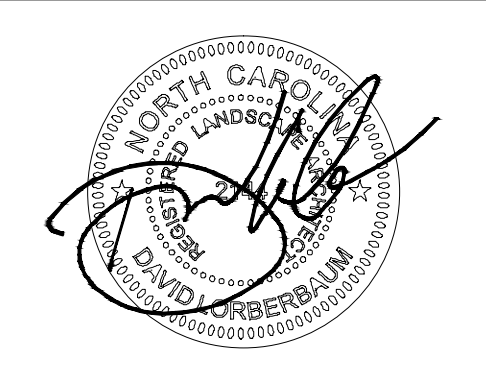
GENERAL PLANTING NOTES

1. VERIFY ALL UTILITY LOCATIONS IN THE FIELD BEFORE BEGINNING WORK. REPAIR DAMAGED UTILITIES TO OWNER'S SATISFACTION AT NO ADDITIONAL COST. ENSURE LANDSCAPING DOES NOT CONFLICT WITH DRAINAGE, UTILITIES, OR OVERHEAD WIRES.
2. VERIFY QUANTITIES ON PLAN BEFORE PRICING WORK. NOTIFY OWNER OF DISCREPANCIES IN QUANTITIES PRIOR TO SUBMITTING PRICING.
3. ALL MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE AT ANY TIME. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
4. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS, FREE FROM DISEASE AND PESTS, AND MEET OR EXCEED FLORIDA No. 1 GRADE AS SET FORTH IN THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. NO GRAFTED MAPLES WILL BE ACCEPTED.
5. MULCH ALL PLANTING BEDS WITH MULCH SPECIFIED ON PLAN TO A MINIMUM DEPTH OF 3". PROVIDE A 4" DIA. MULCH RING, 4" DEEP, AROUND ALL TREES LOCATED IN LAWN AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
6. PREPARE ALL SOIL USED IN TREE AND PLANT BEDS IN THE FOLLOWING PROPORTIONS: 4 PARTS NATIVE TOPSOIL, 2 PARTS SAND, AND 2 PARTS DECOMPOSED ORGANIC MATTER. ADD SLOW-RELEASE BALANCED FERTILIZER PER MANUFACTURER'S INSTRUCTIONS. PRE-MIX ALL SOIL BEFORE PLACING IN BED.
7. MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED. MAINTENANCE INCLUDES WATERING, SPRAYING, WEEDING, MULCHING, STRAIGHTENING, PRUNING, MOWING, BLOWING, FERTILIZING, CLEAN-UP.

8. REPLACE ANY PLANT MATERIAL WHICH TURNS BROWN OR DEFOLIATES WITHIN FIVE (5) DAYS AFTER PLANTING. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER.
9. IF AN AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED, CONTRACTOR SHALL PROVIDE OWNER WITH IRRIGATION PLAN AND SHOP DRAWINGS OF HEADS, VALVES, PIPE, WIRE & CLOCKS PROPOSED FOR INSTALLATION. IRRIGATION PLAN SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
10. LANDSCAPE CONTRACTOR TO PROVIDE OWNER WITH AS-BUILT DRAWINGS FOR ALL SLEEVE LOCATIONS, IRRIGATION MAINLINE, VALVE AND CLOCK LOCATIONS; AND ALL LOW VOLTAGE LIGHTING CIRCUITS (IF PROVIDED) PRIOR TO FINAL ACCEPTANCE.
11. CERTAIN MATERIALS SPECIFIED BY LANDSCAPE ARCHITECT MAY HAVE LONG LEAD TIMES FOR ORDERING. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE MATERIALS ARE ORDERED IN APPROPRIATE TIME FRAME. LAND. ARCH. IS NOT OBLIGATED TO SUBSTITUTE MANUFACTURER OR MATERIALS BASED UPON IN INADEQUATE LEAD TIMES.
12. ALL CANOPY TREES MUST BE LOCATED 6' MIN. CLEAR FROM ANY BUILDING OR PAVING UNLESS PLANTED IN VEHICULAR TREE ISLANDS.
13. ALL DISTURBED AREAS ON SITE THAT ARE PROPOSED TO BE LANDSCAPED WILL RECEIVE MULCH (IN PLANT BEDS), SOD, OR SEED AS ALLOWED BY LOCAL MUNICIPALITIES.
14. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.



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LANDSCAPE DETAILS