

Site Development Plans for DUNCAN TERRACE APARTMENTS

Duncan Hill Rd.
Hendersonville, North Carolina

INDEX

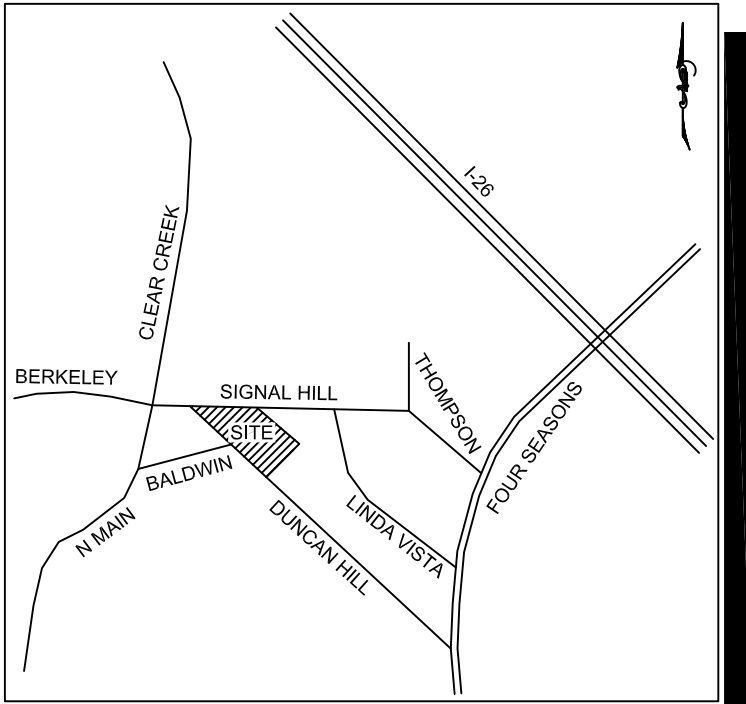
DESCRIPTION

TITLE SHEET
SITE PLAN
UTILITY PLAN
TREE PLAN
TREE SCHEDULE
EXISTING CONDITIONS PLAN
EXISTING CONDITIONS W/ SITE PLAN OVERLAY
OFFSITE SIDEWALK PLAN
OVERALL LANDSCAPE PLAN
AMENITY AND BUILDING PLAN

SHEET

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CV-2
CV-3
CV-4
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CV-7
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L2

DEVELOPER PROPOSED CONCESSIONS	CONDITIONS
<ul style="list-style-type: none">DEDICATE +/- 0.69 ACRES (+/- 25,879 SQUARE FEET) OF LAND TO NCDOT AS DEPICTED ON THE SITE PLAN TO ALLOW FOR POSSIBLE FUTURE ROAD UPGRADES TO DUNCAN HILL AND SIGNAL HILL ROADS.	<ul style="list-style-type: none">DEVELOPER SHALL BE GRANTED A DENSITY BONUS IN ACCORDANCE WITH 5-14-5 OF THE ZONING ORDINANCE. THE DENSITY BONUS SHALL ALLOW A DENSITY OF 15.23 UNITS PER ACRE.
<ul style="list-style-type: none">DEVELOPER WILL MAKE 25% OF RENTAL UNITS AVAILABLE TO RESIDENTS AT OR BELOW 80% AREA MEDIAN INCOME (AMI) FOR THE INITIAL 15 YEARS THAT THE BUILDINGS ARE IN SERVICE. THE DEVELOPER SHALL PROVIDE AN ANNUAL REPORT TO THE CITY OF HENDERSONVILLE TO PROVE COMPLIANCE WITH THIS REQUIREMENT.	<ul style="list-style-type: none">ALLOW A RIGHT IN, RIGHT OUT ACCESS POINT ONTO SIGNAL HILL ROAD EVEN THOUGH SIGNAL HILL ROAD IS NOT DESIGNATED AS A BOULEVARD OR THROUGHFARE AS REQUIRED IN SECTION 5-14-5 (B) DENSITY BONUS.
	<ul style="list-style-type: none">ALLOW THE DEVELOPER TO CONSTRUCT SIDEWALKS ALONG BALDWIN HILL AVENUE TO TIE INTO PROVIDENCE WALK'S FUTURE SIDEWALK NETWORK INSTEAD OF CONSTRUCTING SIDEWALKS BETWEEN THE DRIVEWAY ACCESSES ON DUNCAN HILL ROAD AND SIGNAL HILL ROAD DUE TO THE PROBABILITY OF THOSE SIDEWALKS BEING REMOVED WHEN NCDOT MAKES IMPROVEMENTS TO DUNCAN HILL ROAD AND SIGNAL HILL ROAD.
	<ul style="list-style-type: none">REVISE TIA TO ADDRESS ALL OUTSTANDING COMMENTS.
	<ul style="list-style-type: none">DEVELOPER TO CONSTRUCT THE PROPOSED TRAFFIC MITIGATIONS FROM THE TIA.
	<ul style="list-style-type: none">DEVELOPER SHALL BE GRANTED PERMISSION TO SERVE THE DEVELOPMENT WITH A SANITARY SEWER LIFT STATION TO PUMP TO GRAVITY LINES AT THE CREST OF DUNCAN HILL RD. ONCE PUBLIC SEWER HAS BEEN MADE AVAILABLE TO WITHIN 600' OF THE SITE, DEVELOPER WILL CONNECT TO THE PUBLIC MAINS.
	<ul style="list-style-type: none">DEVELOPER AGREES TO PLANT FROM THE RECOMMENDED SPECIES LIST AND WILL PROTECT PRESERVED TREES FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN ZONING CODE 15-4c.
	<ul style="list-style-type: none">DEVELOPER WILL PLANT ON SITE 87 TREES FROM THE RECOMMENDED SPECIES LIST.
	<ul style="list-style-type: none">A VEGETATIVE PLANTING PLAN AROUND THE STORMWATER POND WILL BE IMPLEMENTED ALONG WITH THE FINAL SITE PLAN.
	<ul style="list-style-type: none">EXTERIOR LIGHTING SHOULD BE IN ACCORDANCE WITH THE INTERNATIONAL DARK SKY ASSOCIATION'S RECOMMENDATIONS SUBJECT TO ANY ADA REQUIREMENTS.
	<ul style="list-style-type: none">ALL PRESERVED TREES MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN THE ZONING CODE 15-4C REGARDLESS OF USE AS TREE CREDITS.



SITE LOCATION MAP
NTS

SITE ANALYSIS

- 5-17-2022
- DUNCAN TERRACE APARTMENTS
- OWNER/DEVELOPER
 - LEE RAY BERGMAN, LLC
 - P.O. BOX 685
 - DURHAM, NC 27702
- ENGINEER
 - ERIK HORTON, PE
 - BLUE LINE CONSULTING, LLC
 - 108 RIDGE RD.
 - LANDRUM, SC 29356
- PARCEL IS NOT CURRENTLY IN CITY LIMITS, BUT IS WITHIN THE HENDERSONVILLE ETJ; DISTANCE TO NEAREST CITY PROPERTY IS 0 FT.
- PARCEL NUMBER 9569964013
- PLAT B 237
- DEED 3841/517
- PARCEL NUMBER 9569955941
- PLAT B 237
- DEED 3841/517
- PARCEL NUMBER 9569957758
- PLAT B 213
- DEED 3841/514
- PROPOSED 132-UNIT APARTMENT COMPLEX (25% OF RENTAL UNITS WILL BE MADE AVAILABLE TO RESIDENTS AT OR BELOW 80% AREA MEDIAN INCOME (AMI) FOR THE INITIAL 10 YEARS THAT THE BUILDINGS ARE IN SERVICE)
- DENSITY - 15.23 UNITS/ACRE
- CURRENT ZONING - PRD
- PROPOSED ZONING - PRD
- PROJECT AREA 8.67 ACRES / 377,992 FT²
- AREA OF BUILDINGS 52,242 FT² 13.8%
- OPEN SPACE AREA 248,447 FT² 65.7%
- STREET/PARKING AREA 71,227 FT² 18.8%
- OTHER FACILITIES AREA 5,500 FT² 1.5%
- COMMON OPEN SPACE AREA 68,364 FT² 18.1% (66,000 FT² REQ'D)
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700956900J & 3700957900J.
- PLAN BASED ON CURRENT CITY OF HENDERSONVILLE PARKING REGS: 1.5 PER 1/2-BEDROOM UNITS & 2 PER 3-BEDROOM UNITS
 - 3-BR 12 UNITS 24 SP REQ'D
 - 2-BR 72 UNITS 108 SP REQ'D
 - 1-BR 48 UNITS 72 SP REQ'D
 - 204 TOTAL SP REQ'D
 - 204 TOTAL SP PROV'D
- BUILDINGS ARE THREE STORIES WITH A MAXIMUM MEAN LEVEL HEIGHT FROM SURROUNDING GRADE OF 34.67'.
- PROJECT WILL BE COMPLETED IN ONE PHASE.



108 RIDGE RD.
LANDRUM, SC 29356
(864) 884-2158

NO.	DATE	REVISION
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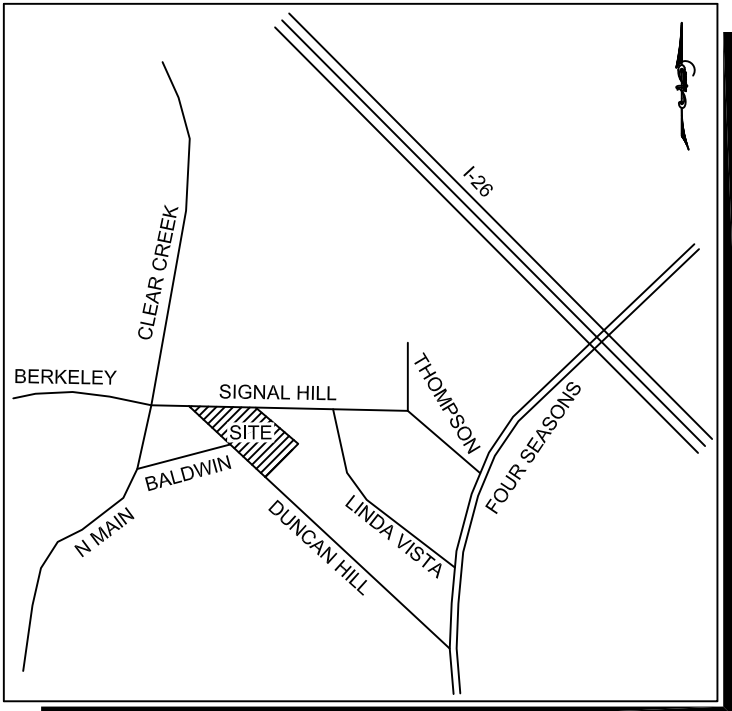
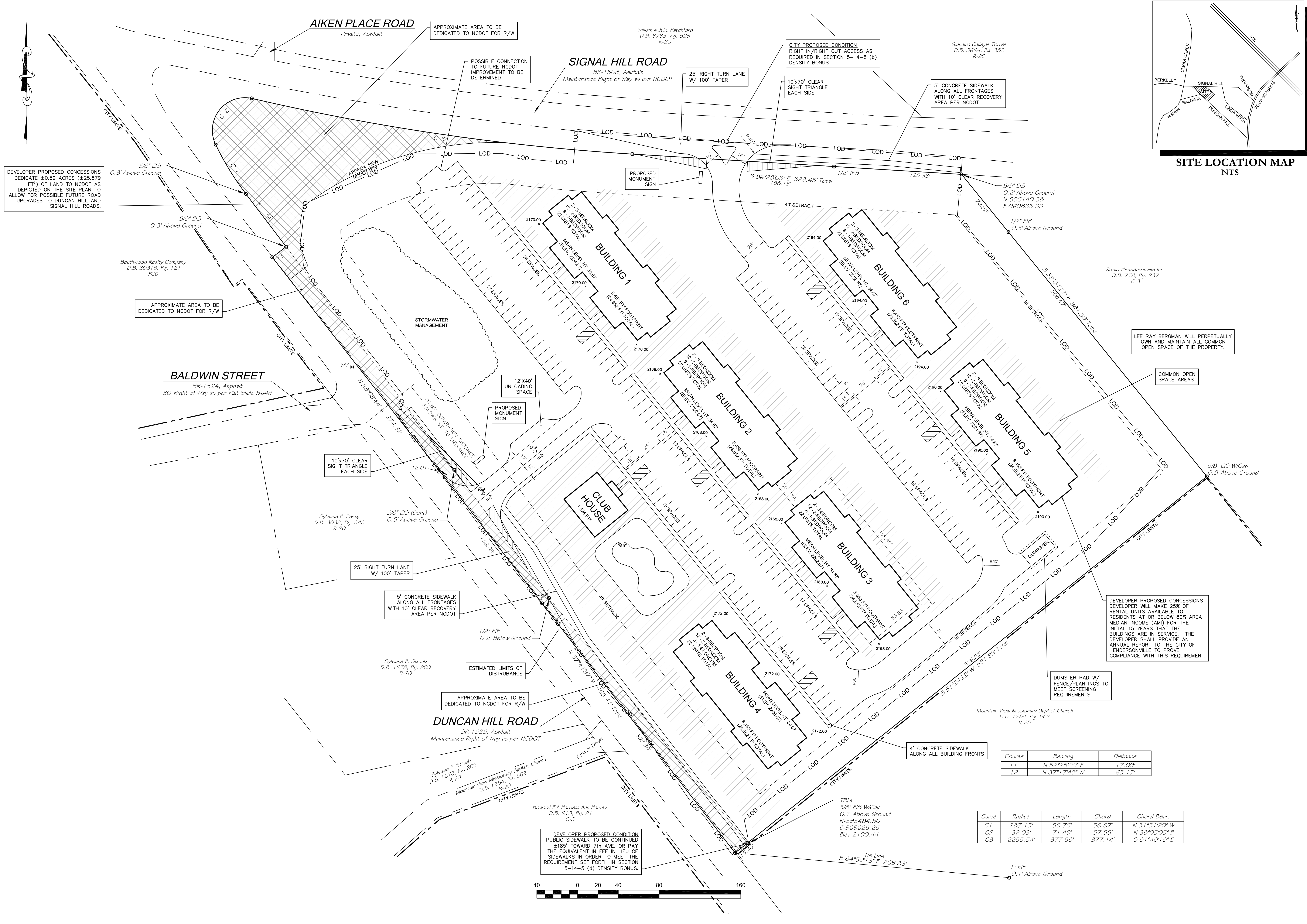
Duncan Terrace
Apartments
Hendersonville, North Carolina

SHEET TITLE:	TITLE SHEET
SCALE:	NTS PROJECT NO. 21038
DRAWN:	MEH SHEET NO.
DATE:	5-17-2022

T-1

CORPORATE SEAL

ENGINEER SEAL



BLUE LINE
CONSULTING, LLC

108 RIDGE RD.
LANDRUM, SC 29356
(854) 884-2158

ENGINEER SEAL

CORPORATE SEAL

REVISION

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Duncan Terrace
Apartments

Hendersonville, North Carolina

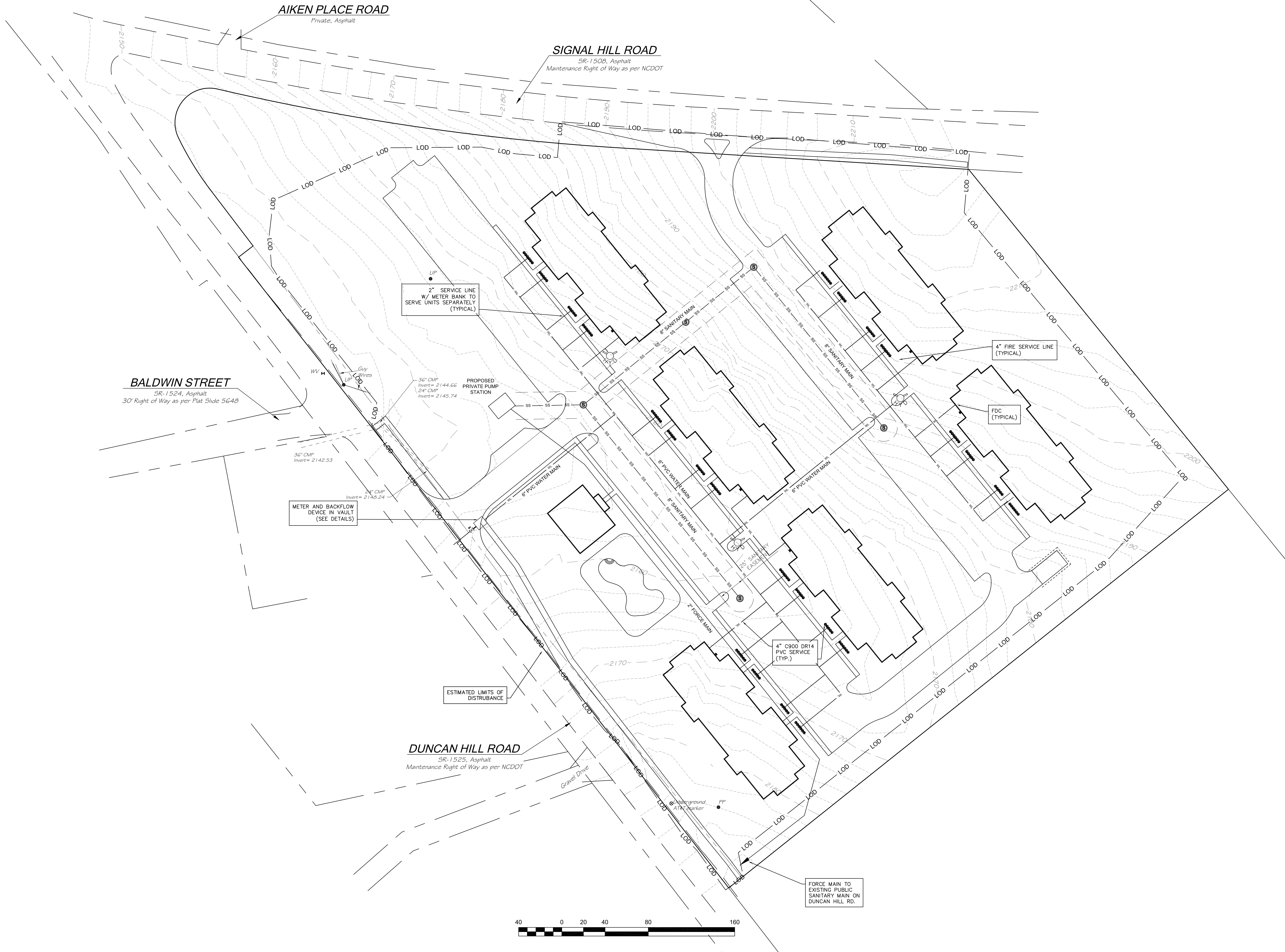
PROJECT:

SHEET TITLE:

Site Plan

1"=40' PROJECT NO. 21038
DRAWN: MEH SHEET NO.
DATE: 5-17-2022

CV-1



CV-2

Utility Plan

1"=40' PROJECT NO. 21038
DRAWN: MEH SHEET NO.
DATE: 5-17-2022

PROJECT:

Duncan Terrace Apartments
Hendersonville, North Carolina

PROJECT:

PROJECT NO. 21038
SHEET NO.
DATE: 5-17-2022

NO. DATE

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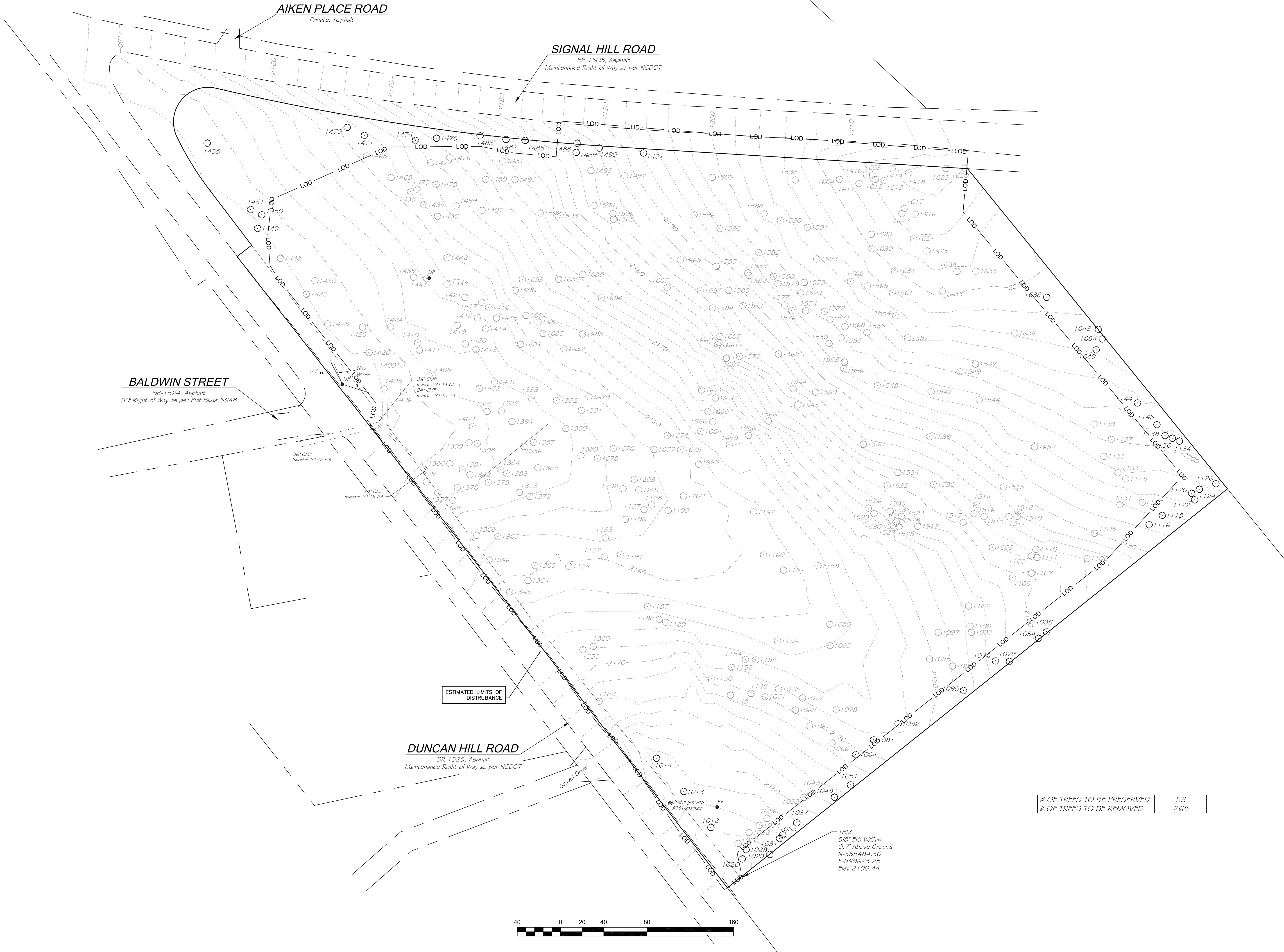
REVISION

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ENGINEER SEAL

CORPORATE SEAL



# OF TREES TO BE PRESERVED	53
# OF TREES TO BE REMOVED	268

CV-3

Tree Plan

PROJECT NO. 21038
MEH SHEET NO.
DATE: 5-17-2022

PROJECT:

Duncan Terrace Apartments
Hendersonville, North Carolina

PROJECT NO. 21038
MEH SHEET NO.
DATE: 5-17-2022

REVISION

NO. DATE

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BLUE LINE CONSULTING, LLC

108 RIDGE RD.
LANDRUM, SC 29356
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ENGINEER SEAL
CORPORATE SEAL

Point	Description
1012	12" Maple
1013	36" Maple
1014	32" Maple
1026	30" OAK
1028	20" PINE
1029	14" OAK
1030	14" OAK
1031	12" PINE
1032	16" OAK
1033	10" PINE
1034	10" PINE
1036	16" PINE
1037	24" OAK
1039	12" PINE
1040	12" PINE
1048	16" OAK + 10" LOCUST
1051	12" PINE
1064	10" PINE
1066	18" POPLAR
1067	16" OAK
1069	18" OAK
1071	18" OAK
1073	10" LOCUST
1076	20" PINE
1077	10" HICKORY
1078	10" HICKORY
1079	22" OAK
1081	10" POPLAR
1082	12" + 10" POPLAR
1085	30" OAK
1086	14" PINE
1090	10" POPLAR
1093	10" POPLAR
1094	12" MAPLE
1095	10" POPLAR
1096	10" POPLAR
1097	10" MAPLE
1099	30" PINE
1100	30" PINE
1102	14" POPLAR
1105	30" OAK
1106	22" OAK
1107	10" + 20" MAPLE
1108	18" POPLAR x 3
1109	26" OAK
1110	20" PINE
1111	12" BEECH x 2
1116	14" OAK
1118	30" OAK
1120	24" OAK
1122	22" OAK
1124	24" MAPLE
1126	34" PINE + 30" OAK
1127	10" PINE
1128	10" PINE
1131	10" PINE
1133	10" PINE

1134	22" OAK
1135	10" PINE
1136	40" OAK
1137	14" PINE
1138	24" OAK
1139	14" PINE
1143	42" + 22" OAK
1144	30" OAK
1146	10" POPLAR
1148	10" OAK
1150	12" OAK
1151	10" POP
1152	20" POP
1154	12" HICKORY
1155	10" HICKORY
1156	10" POPLAR
1158	10" PINE
1160	10" POPLAR
1162	10" POPLAR
1182	22" POPLAR
1187	16" + 10" MAPLE
1188	16" OAK x 2
1189	10" HICKORY
1191	10" OAK
1192	22" OAK
1193	18" OAK
1194	10" POPLAR
1196	22" POPLAR
1197	26" + 14" MAPLE x 2
1198	10" HICKORY
1199	10" OAK
1200	10" POPLAR
1201	10" OAK
1202	12" BIRCH
1203	12" HICKORY
1359	10" OAK x 2
1360	14" OAK
1363	26" OAK
1364	10" POPLAR
1365	8" OAK
1366	40" OAK
1367	20" CEDAR
1368	36" OAK
1369	10" OAK
1372	12" HICKORY
1373	10" HICKORY
1375	12" HICKORY
1376	10" OAK
1377	10" OAK
1379	10" OAK x 2
1380	40" PINE
1381	10" OAK
1382	10" OAK
1383	10" HICKORY
1384	10" OAK
1385	10" POPLAR x 2
1386	10" MAPLE
1387	10" POPLAR
1389	8" POPLAR

Point	Description
1390	8" POPLAR
1391	14" HICKORY
1392	16" HICKORY
1393	16" HICKORY
1394	12" HICKORY
1396	16" HICKORY / 12" HICKORY
1397	8" OAK
1398	16" OAK
1399	40" PINE
1400	10" PINE
1401	14" OAK
1402	22" OAK
1404	16" POPLAR
1405	48" OAK
1406	24" HOLLY
1408	12" CEDAR
1409	8" HICKORY
1410	16" HICKORY
1411	14" CEDAR
1413	10" OAK
1414	10" OAK
1415	18" OAK
1416	14" OAK / 10" OAK
1417	8" BIRCH
1418	16" OAK
1419	14" HICKORY
1420	16" OAK
1421	10" OAK x 2
1424	20" OAK
1425	36" PINE
1426	8" OAK
1428	10" OAK
1429	8" OAK
1430	8" OAK
1433	14" OAK x 2
1435	16" HICKORY
1436	14" OAK
1439	16" HICKORY
1441	8" PINE
1442	8" OAK
1443	16" OAK / 12" OAK
1448	8" OAK
1449	6" POPLAR
1450	8" OAK
1451	OAK CLUSTER
1458	OAK CLUSTER
1468	14" HICKORY
1469	10" OAK x 2
1470	12" OAK
1471	10" OAK
1474	22" POPLAR
1475	40" OAK
1476	8" OAK
1477	10" HICKORY
1478	16" OAK
1479	12" POPLAR / 12" OAK
1480	12" POPLAR

1481	10" HICKORY
1482	12" POPLAR / 12" POPLAR
1483	POPLAR CLUSTER
1485	POPLAR CLUSTER
1488	MAPLE CLUSTER
1489	10" HICKORY
1490	10" POPLAR x 2
1491	12" POPLAR
1492	14" POPLAR
1493	10" OAK
1495	16" OAK
1497	10" HICKORY
1499	12" OAK
1502	10" OAK
1503	10" HICKORY
1504	14" POPLAR
1505	8" POPLAR
1506	10" HICKORY
1509	30" MAPLE
1510	14" POPLAR
1511	10" POPLAR
1512	10" PINE / 12" PINE
1513	10" LOCUST
1514	12" PINE
1515	10" POPLAR
1516	10" POPLAR
1517	10" POPLAR
1522	40" PINE
1524	12" OAK
1525	20" OAK
1526	20" OAK x 3
1527	18" OAK
1528	10" POPLAR
1529	20" OAK
1530	30" OAK
1531	20" OAK
1532	10" BIRCH
1534	14" POPLAR
1535	20" OAK
1536	10" PINE
1539	10" PINE
1540	36" PINE
1542	22" OAK
1544	14" PINE
1547	14" PINE
1548	22" OAK
1549	14" PINE
1553	34" PINE
1554	14" PINE
1555	8" PINE
1556	26" OAK
1557	22" OAK
1558	10" OAK
1559	18" HOLLY
1560	36" PINE
1561	20" OAK
1562	8" OAK x 2
1563	16" PINE
1564	20" PINE

Point	Description
1564	20" PINE
1565	20" POPLAR
1566	22" OAK
1568	8" OAK
1569	24" PINE / 22" PINE
1570	10" POPLAR
1571	18" PINE
1572	12" HOLLY
1573	12" POPLAR
1574	18" PINE
1576	10" PINE
1577	10" POPLAR
1578	10" OAK
1579	24" PINE
1580	16" PINE
1581	14" PINE
1582	24" POPLAR
1583	16" OAK
1584	20" PINE
1585	12" PINE
1586	12" PINE x 2
1587	36" PINE x2
1588	36" OAK x2
1589	12" PINE
1590	10" OAK
1591	10" OAK
1593	10" OAK
1595	48" OAK
1596	12" POPLAR
1598	36" OAK
1604	10" OAK
1605	14" OAK
1609	10" MAPLE
1610	10" MAPLE
1611	10" OAK
1612	12" OAK
1613	10" OAK
1614	10" OAK
1616	10" OAK
1617	10" BIRCH
1618	20" PINE
1620	10" OAK
1621	10" BIRCH
1623	10" OAK
1625	10" BIRCH
1627	14" PINE / 10" BIRCH
1629	10" PINE
1630	10" OAK
1631	10" MAPLE
1633	24" OAK
1634	12" PINE / 12" OAK
1635	12" OAK
1636	10" POPLAR
1638	10" PINE / 10" PINE
1643	24" OAK
1649	HOLLY CLUSTER
1652	12" POPLAR

1654	24" OAK
1656	10POPLAR x 2
1657	24" PINE
1658	26" PINE
1660	18" PINE
1661	18" PINE
1662	20" PINE
1663	30" POPLAR
1664	10" MAPLE
1666	14" PINE
1667	8" POPLAR x 2
1668	10" OAK / 20" OAK
1669	10" MAPLE
1670	10" POPLAR
1671	14" OAK
1674	16" MAPLE
1675	16" MAPLE x 3
1676	10" OAK
1677	10" POPLAR
1678	12" BIRCH
1679	10" OAK
1682	20" OAK
1683	14" POPLAR
1684	10" PINE
1685	12" OAK
1686	10" HICKORY
1687	12" POPLAR
1688	10" POPLAR
1689	14" MAPLECLUSTER
1690	16" OAK
1691	12" MAPLECLUSTER
1692	14" HICKORY

# OF TREES TO BE PRESERVED	53
# OF TREES TO BE REMOVED	268

CV-4

Tree Schedule

PROJECT: Duncan Terrace Apartments
Hendersonville, North Carolina

SHEET TITLE: PROJECT: REVISION

NTS PROJECT NO. 21038

MEH SHEET NO.

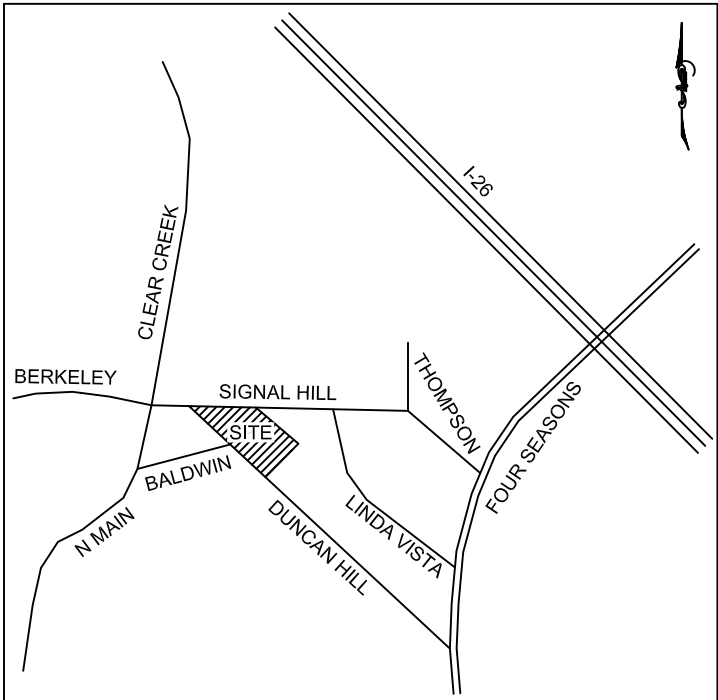
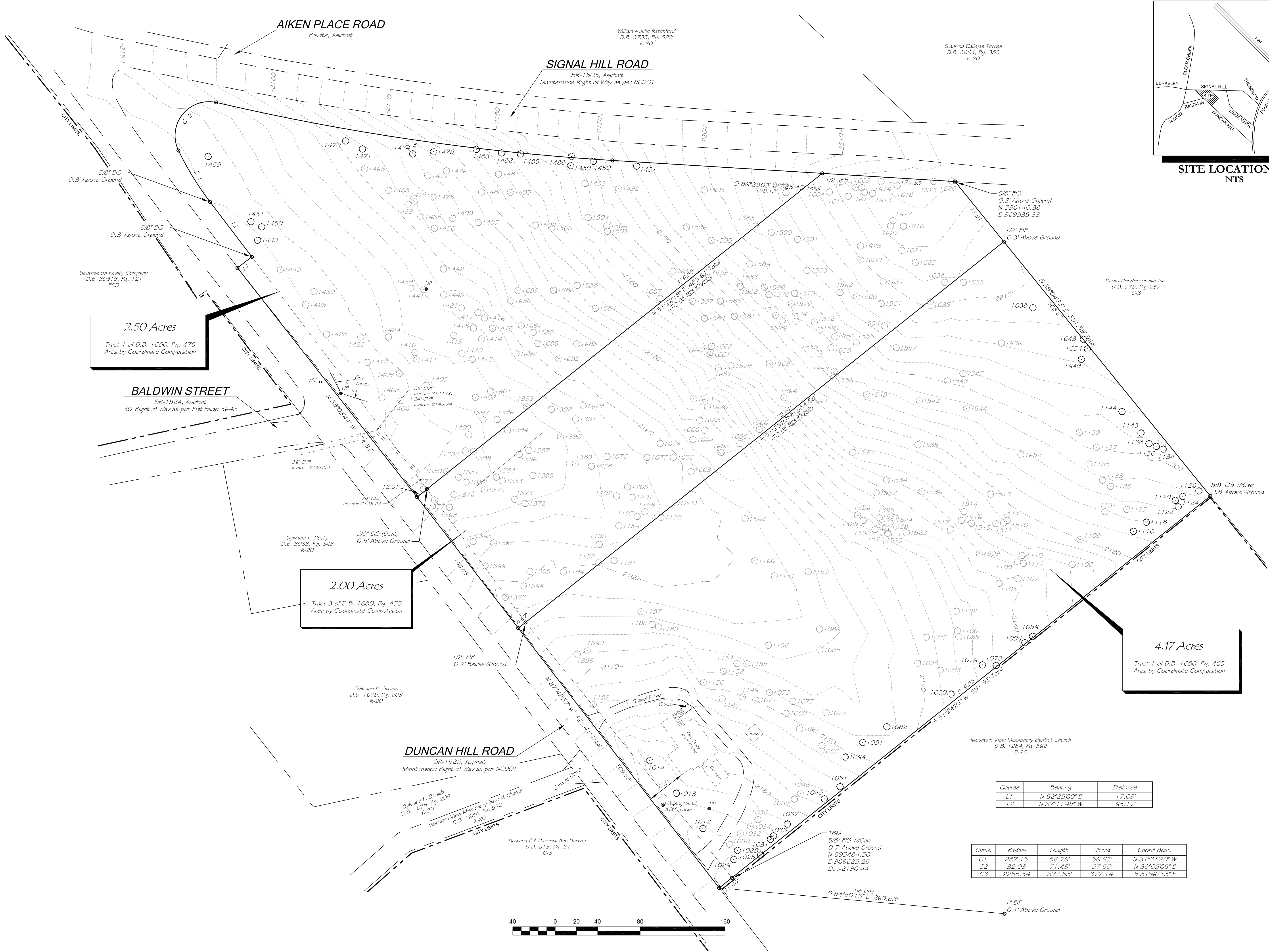
DATE: 5-17-2022

BLUE LINE CONSULTING, LLC

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(864) 884-2158

ENGINEER SEAL

CORPORATE SEAL



SITE LOCATION MAP
NTS

BLUE LINE
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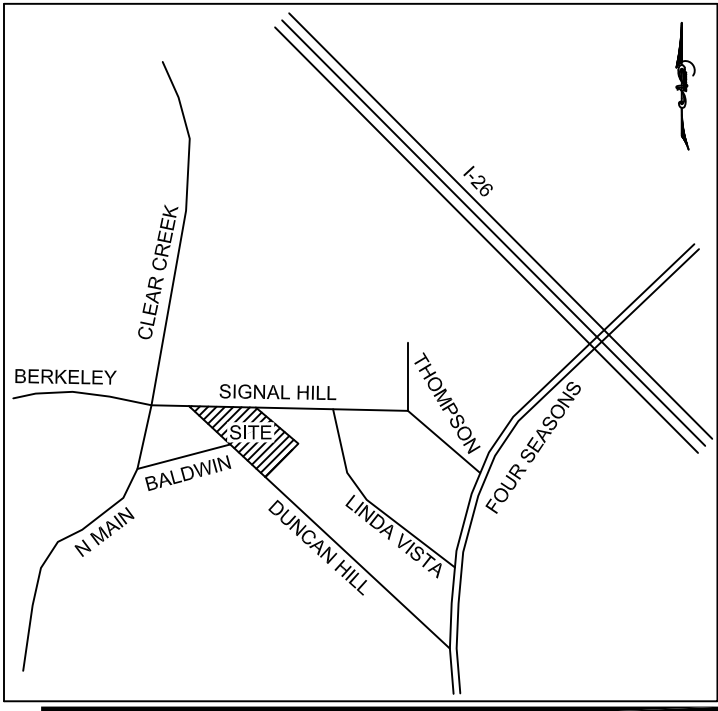
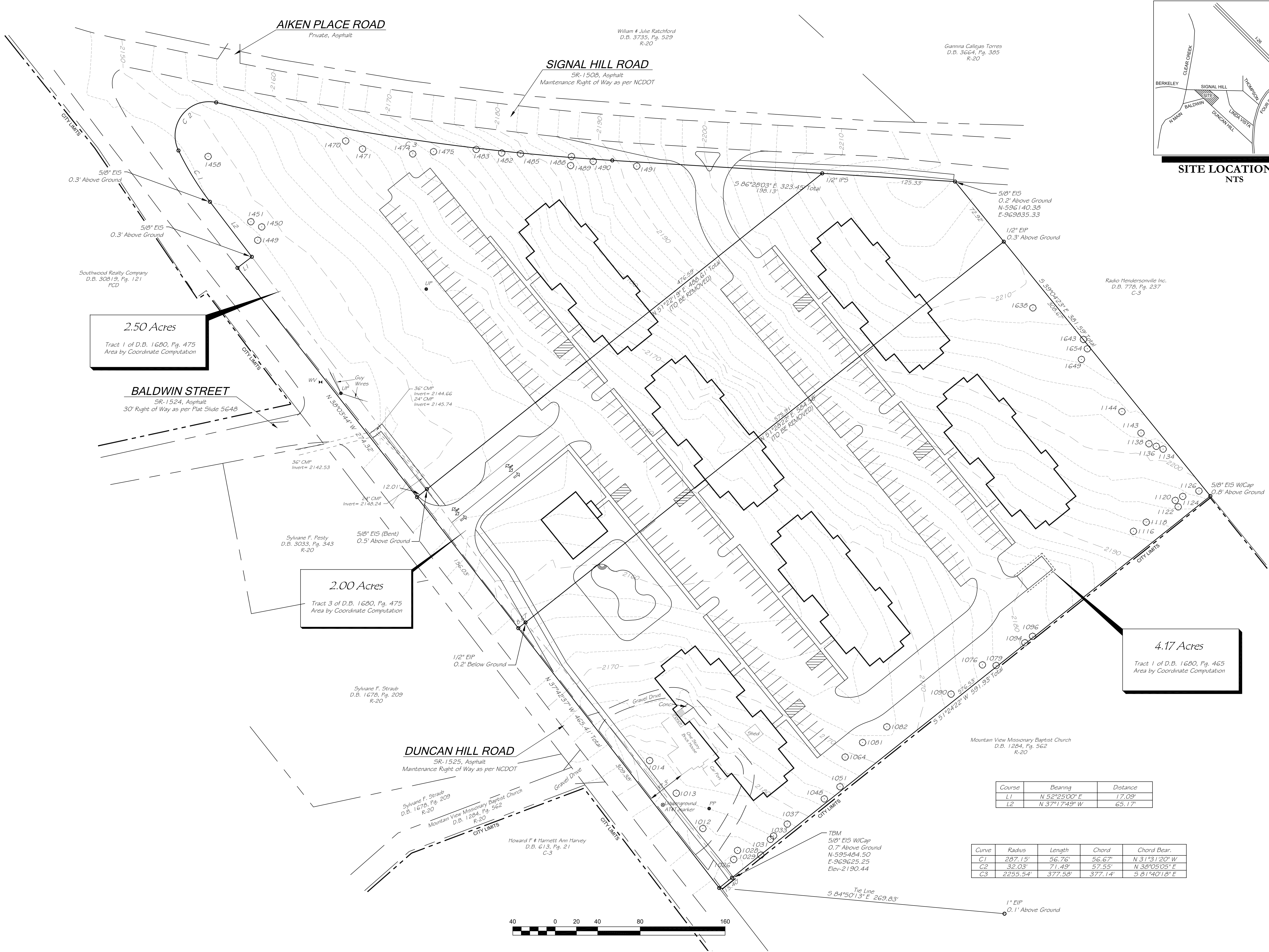
NO.	DATE	REVISION
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**Duncan Terrace
Apartments**
Hendersonville, North Carolina

Existing Conditions
1"=40' PROJECT NO. 21038
DRAWN: MEH SHEET NO. 1-27-2022

CV-5

CORPORATE SEAL
ENGINEER SEAL



SITE LOCATION MAP
NTS

2.50 Acres
Tract 1 of D.B. 1680, Pg. 475
Area by Coordinate Computation

2.00 Acres
Tract 3 of D.B. 1680, Pg. 475
Area by Coordinate Computation

4.17 Acres
Tract 1 of D.B. 1680, Pg. 465
Area by Coordinate Computation



Course	Bearing	Distance
L1	N 52°25'00" E	17.09'
L2	N 37°17'49" W	65.17'

Curve	Radius	Length	Chord	Chord Bear.
C1	287.15'	56.76'	56.67'	N 31°31'20" W
C2	32.03'	71.49'	57.55'	N 38°05'05" E
C3	2255.54'	377.58'	377.14'	S 81°40'18" E

PROJECT TITLE:
**Existing Conditions w/
Site Plan Overlay**

SCALE: 1"=40'

PROJECT NO. 21038

DRAWN: MEH

SHEET NO. 1

DATE: 1-27-2022

PROJECT:
**Duncan Terrace
Apartments**

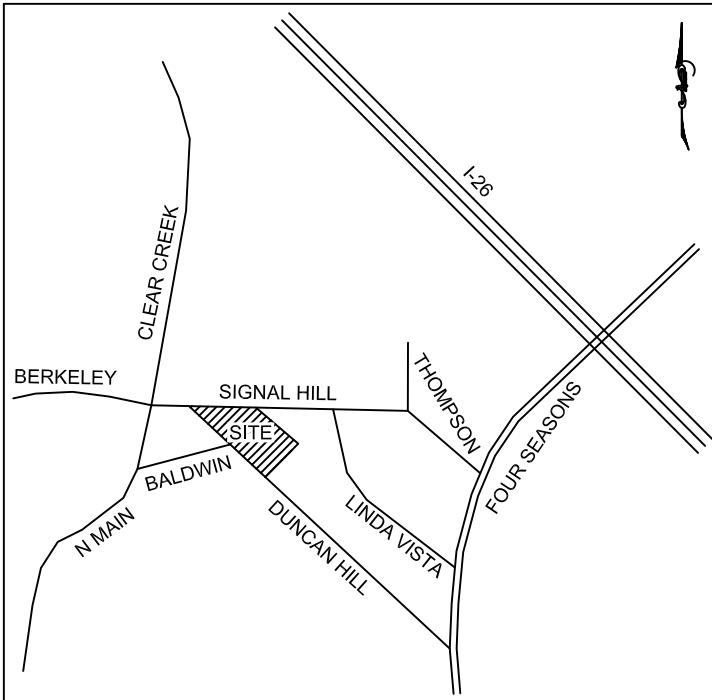
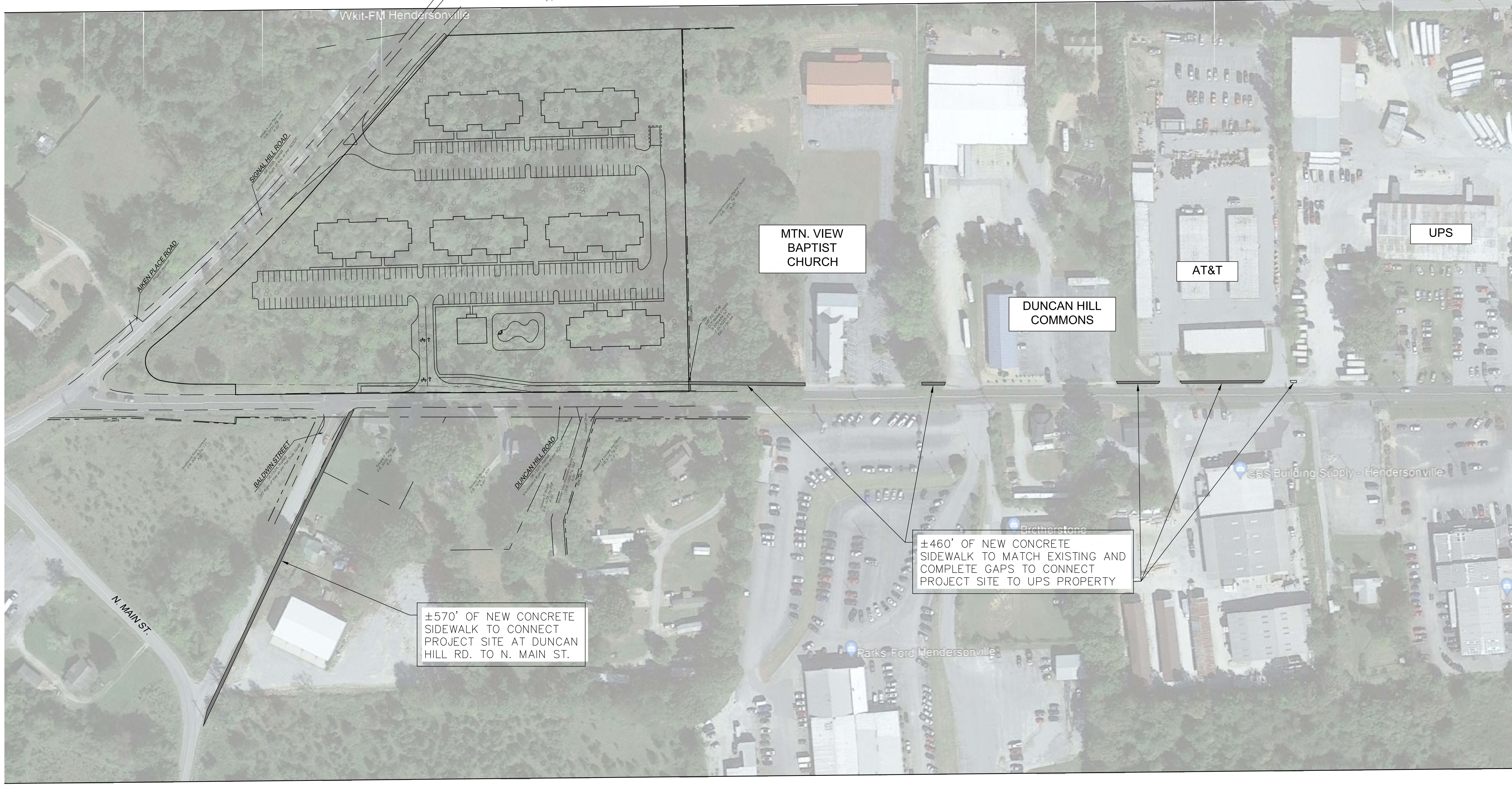
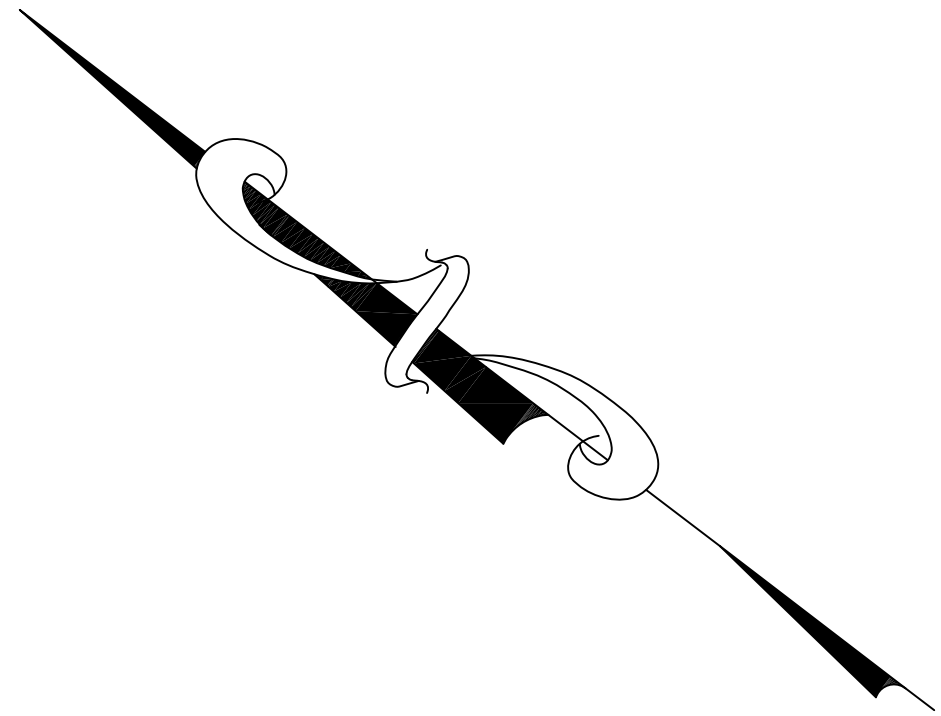
Hendersonville, North Carolina

BLUE LINE
CONSULTING, LLC

108 RIDGE RD.
LANDRUM, SC 29356
(864) 884-2158

ENGINEER SEAL

CORPORATE SEAL



SITE LOCATION MAP
NTS

CV-7

Off-Site Sidewalk Plan

NTS PROJECT NO. 21038
MEH SHEET NO.
DATE: 5-17-2022

PROJECT:

Duncan Terrace Apartments
Hendersonville, North Carolina

SHEET TITLE:

NO.

DATE

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REVISION

BLUE LINE CONSULTING, LLC

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ENGINEER SEAL

CORPORATE SEAL

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BUFFER YARD REQUIREMENTS

BASED ON CODE OF ORDINANCES CITY OF
HENDERSONVILLE, NC - SECTION 15-6: BUFFER YARDS
TABLE OF BUFFER REQUIREMENTS

- PROPOSED LAND USE
- RESIDENTIAL DWELLING, MULTI-FAMILY - PRD
- ADJACENT LAND USE
- NE PROPERTY
 - TELECOMMUNICATIONS TOWER
 - C3 COMMERCIAL (NO BUFFERYARD REQUIRED)
 - SE ADJACENT PROPERTY- CHURCH (R20 RESIDENTIAL) (NO BUFFERYARD REQUIRED)
 - ALL OTHER ADJACENT LAND USE ABUTS ROADWAYS

PARKING LANDSCAPE REQUIREMENTS

BASED ON CODE OF ORDINANCES CITY OF
HENDERSONVILLE, NC - SECTION 15-9: LANDSCAPING
FOR VEHICULAR USE AREAS

- A) PERIMETER AND INTERIOR PLANTINGS
- 1 TREE AND 2 SHRUBS PER 4,000 SQ. FT. OF VEHICULAR USE AREA
 - TOTAL VEHICULAR USE AREA - 79,323 SF
 - 79,323 SF / 4,000 SF = 20 TREES REQUIRED
 - 40 SHRUBS REQUIRED
 - 22 TOTAL TREES PROVIDED
 - 51 SHRUBS PROVIDED
 - AT LEAST 75% OF THE REQUIRED PARKING LOT TREES MUST BE BROADLEAF CANOPY TREES.
 - 18 BROADLEAF CANOPY TREES PROVIDED = 82%
 - AT LEAST 50% OF THE REQUIRED TREES AND SHRUBS MUST BE PLANTED IN ISLANDS OR MEDIANS
 - 12 ISLAND/MEDIAN TREES 57%
 - 35 ISLAND/MEDIAN SHRUBS 88%
- B) PLANTING STRIPS
- WHEN A VEHICULAR USE AREA LOT IS LOCATED WITHIN 100 FEET OF AN ABUTTING PROPERTY AND NO BUFFERYARD IS REQUIRED, A PLANTING STRIP WHICH IS A MINIMUM OF FIVE FEET WIDE SHALL BE PLANTED BETWEEN THE VEHICULAR USE AREA AND THE ABUTTING PROPERTY.
 - ONE LARGE EVERGREEN OR DECIDUOUS TREE AND FIVE EVERGREEN OR DECIDUOUS SHRUBS SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF PROPERTY LINE THAT PARALLELS THE VEHICULAR USE AREA.
 - TOTAL LF OF ADJACENT PROPERTY - 267 LF
 - 267 LF / 40 LF = 7 LARGE TREES REQUIRED
 - 34 SHRUBS REQUIRED
 - 7 LARGE TREES PROVIDED
 - 34 SHRUBS PROVIDED

- C) BUFFERING FROM STREET
- VEHICULAR USE AREAS GREATER THAN 4,000 FT² ANY PORTION OF WHICH IS LOCATED WITHIN 50 FEET OF THE RIGHT-OF-WAY OF A STREET MUST BE BUFFERED FROM THE STREET.
 - THE BUFFER SHALL BE AT LEAST THREE FEET HIGH AT MATURITY AND CAN CONSIST OF PLANT MATERIAL ALONE.
 - A VEGETATIVE BUFFER SHALL CONSIST OF AT LEAST ONE EVERGREEN OR DECIDUOUS SHRUB PLANTED FOR EVERY FIVE LINEAR FEET OF BUFFER REQUIRED.
 - TOTAL LF OF STREET RIGHT-OF-WAY - 80 LF
 - 80 LF / 5 LF = 16 SHRUBS REQUIRED
 - 16 SHRUBS PROVIDED
- ***NOTE: CALCULATION BASED ON APPROXIMATE
NEW NCDOT RIGHT-OF-WAY

LANDSCAPE PLAN

SCALE: 1"=50'

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ACE OCG	7	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	B & B	2.5" CAL	14" MIN.
CER CAN	12	CERCIS CANADENSIS / EASTERN REDBUD	15 GAL		6" MIN.
COR KOU	12	CORNUS KOUSA / KOUSA DOGWOOD	7 GAL		6" MIN.
JUN EAS	3	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	15 GAL		6" MIN.
JUN BUR	3	JUNIPERUS VIRGINIANA 'BURKII' / BURKII RED CEDAR	15 GAL		6" MIN.
LIR EMC	7	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	B & B	2.5" CAL	14" MIN.
QUE PHE	11	QUERCUS PHELLOS 'QPSTA' / HIGHTOWER WILLOW OAK	B & B	2.5" CAL	14" MIN.
THU NIG	12	THUJA OCCIDENTALIS 'NIGRA' / BLACK ARBORVITAE	7 GAL		
ULM ALL	6	ULMUS PARVIFOLIA 'ALLEE' TM / ALLEE LACEBARK ELM	B & B	2" CAL	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
AES PVF	11	AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE	3 GAL		
AND THE	34	ANDROPOGON SCOPARIUS 'THE BLUES' / LITTLE BLUESTEM	1 GAL		
ASC TUB	41	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL		
CAL AME	19	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL		
CEP FAS	32	CEPHALOTAXUS HARRINGTONIA 'FASCIATA' / COLUMNAR PLUM YEW	3 GAL		
CHA DWI	24	CHAMAECYPARIS OBTUSA 'DWARF HINOKI' / DWARF HINOKI FALSE CYPRESS	5 GAL		
HEL ANG	16	HELIANTHUS ANGSTUFIUS / SWAMP SUNFLOWER	1 GAL		
HYD LIZ	28	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	3 GAL		
ILE CA2	119	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL		
ILE BUR	23	ILEX CORNUTA 'BURFORDII' NANA / DWARF BURFORD HOLLY	3 GAL		
ILE CON	116	ILEX CRENATA 'CONVEXA' / CONVEX-LEAVED JAPANESE HOLLY	3 GAL		18" HT. MIN.
ILE GLA	30	ILEX GLABRA / INKBERY HOLLY	3 GAL		
ILE JID	5	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	3 GAL		
ILE SCH	143	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPOH HOLLY	3 GAL		18" HT. MIN.
ITE VIR	29	ITEA VIRGINICA 'VIRGINIA' / VIRGINIA SWEETSPICE	3 GAL		
KAL LAT	98	KALMIA LATIFOLIA / MOUNTAIN LAUREL	3 GAL		
LIN XGR	119	LINNAEA X GRANDIFLORA / GLOSSY ABELIA	3 GAL		
LIR B2	230	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		
MUH CAP	13	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL		
PAN SHE	39	PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	3 GAL		
RHO IEX	12	RHOODODENDRON X HYBRIDUM / HYBRID RHOODODENDRON	7 GAL		
RUD FUL	29	RUIDECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM BLACK-EYED SUSAN	1 GAL		
SCH STO	32	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / LITTLE BLUESTEM GRASS	1 GAL		
TER HLE	86	TERNSTROEMIA GYMNANTHERA 'BLTG01' TM / MONTAGUE CLEYERA	5 GAL		
THU DEG	26	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE	7 GAL		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
CYN DAC	165,432 SF	CYNODON DACTYLON '419' / 419 HYBRID BERMUDA GRASS	SOD		

REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	STEEL EDGING	145 LF	
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	258.17 CY	
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	TAN CREEK STONE - 3-4" SIZE (WITH FILTER FABRIC)	22.6 CY	

LANDSCAPE ARCHITECT:
The LandArt Design Group, Inc.
P.O. Box 3161
Spartanburg, SC 29304
Phone: (864) 585-7500
Fax: (864) 585-3808
Tipton Pitts, ASLA
tip@landartdesigngroup.com

LANDART
landscape architecture
LandArtDesignGroup.com

PLANTING NOTES:

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
- PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. PULL MULCH BACK 6 IN. FROM ROOT FLARE.
- TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.
- TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED. DETAILS ARE PROVIDED ON THIS SHEET.
- CONTRACTOR SHALL TEST SOIL pH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- ALL PLANT BEDS TO RECEIVE 3" DEEP HARDWOOD MULCH, PULLED 6" AWAY FROM THE TRUNK.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PREEMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- PLANT BED SHALL BE TESTED FOR pH AND AMENDED PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
- ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE.
- ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.
- CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
- BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.
- CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- TURF GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOD BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL. SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRASH, AND CLODS OVER ENTIRE AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL AT THE END FOR THE ESTABLISHED PERIOD.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 12 MONTHS ESTABLISHMENT PERIOD FOLLOWING DATE OF COMPLETED CONSTRUCTION.

IRRIGATION NOTES

THE CONTRACTOR TO PROVIDE AN IRRIGATION SYSTEM THAT CONFORMS TO THE FOLLOWING STANDARDS AND THE ACCOMPANYING SPECIFICATIONS.

- THE CONTRACTOR SHALL:
- CONTRACTOR SHALL PROVIDE AN IRRIGATION LAYOUT PLAN FOR OWNER APPROVAL BEFORE CONSTRUCTION.
 - 1 SET OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY OWNER.
 - ENSURE ALL LANDSCAPE SHRUB AREAS ARE DRIP IRRIGATED.
 - PROVIDE 2 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
 - PROVIDE APPROVED BACKFLOW PREVENTER AND COORDINATE THE INSTALLATION OF 1" METER SERVICE FOR IRRIGATION SYSTEM UNLESS OTHERWISE PROVIDED BY THE G.C.
 - PROVIDE AUTOMATIC TIMER CONTROL AND RELATED ITEMS SUCH AS RAIN/FREEZE SENSOR AS SPECIFIED.
 - ENSURE THAT ALL TRENCHING IS OUTSIDE OF TREE DRIP LINE IF POSSIBLE AND NO ROCKS, DEBRIS OR SHARP OBJECTS SHALL BE BACKFILLED IN THE TRENCH.
 - FLUSH ALL PIPING PRIOR TO INSTALLATION OF SPRINKLERS.
 - COORDINATE THE LOCATION AND INSTALL ALL IRRIGATION SLEEVES UNDER ALL PAVEMENT PRIOR TO PAVING (MIN. SCHEDULE 40, 4" SLEEVE).
 - REVIEW AND FAMILIARIZE A REPRESENTATIVE OF THE OWNER WITH ALL SETTINGS AND FEATURES OF THE IRRIGATION SYSTEM. ALL DOCUMENTATION SUCH AS MANUALS SHALL BE PROVIDED TO THE OWNER AT THIS TIME.
 - PROVIDE A 1 YEAR WARRANTY OF PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZING AND FOLLOWING STARTUP AS REQUIRED BY LOCATION.
 - CLEAN UP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM BY THE OWNER.
- THE IRRIGATION SYSTEM SHALL:
- PROVIDE 100% COVERAGE OF ALL NEW PLANT BEDS & SOD AREAS.
 - HAVE ALL VALVES LOCATED IN PLANTED BEDS IF POSSIBLE.
 - HAVE A MINIMUM OF 18" OF COVER ON ALL MAINLINES AND A MINIMUM OF 12" OF COVER ON ALL LATERALS.
 - SHALL NOT HAVE ANY SPRAY HEADS OR PIPING IN NCDOT RIGHTS OF WAY.

DUNCAN TERRACE APARTMENTS
DUNCAN HILL ROAD AND SIGNAL HILL ROAD
CITY OF HENDERSONVILLE, NORTH CAROLINA

LANDART
landscape architecture
640 E Main St., Spartanburg, SC 29302
phone (864) 585-7500 / fax (864) 585-3808
LandArtDesignGroup.com / info@landartdesigngroup.com

SHEET TITLE:
OVERALL LANDSCAPE
PLAN

JOB #:

19012-00

DATE:

04/01/22

DRAWN:

BB/ev

APPROVED:

TP

REVISIONS:

1. REV. PER CIVIL CHANGES

2. REV. PER CIVIL COMMENTS

3. REV. PER CIVIL COMMENTS

4.

5.

6.

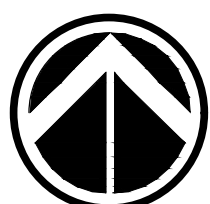
Sheet List Table

Sheet Number	Sheet Title
L1	OVERALL LANDSCAPE PLAN
L2	AMENITY AND BUILDING PLAN



Know what's below.

Call before you dig.



0 50 100 150 feet
SCALE: 1" = 50'

SHEET

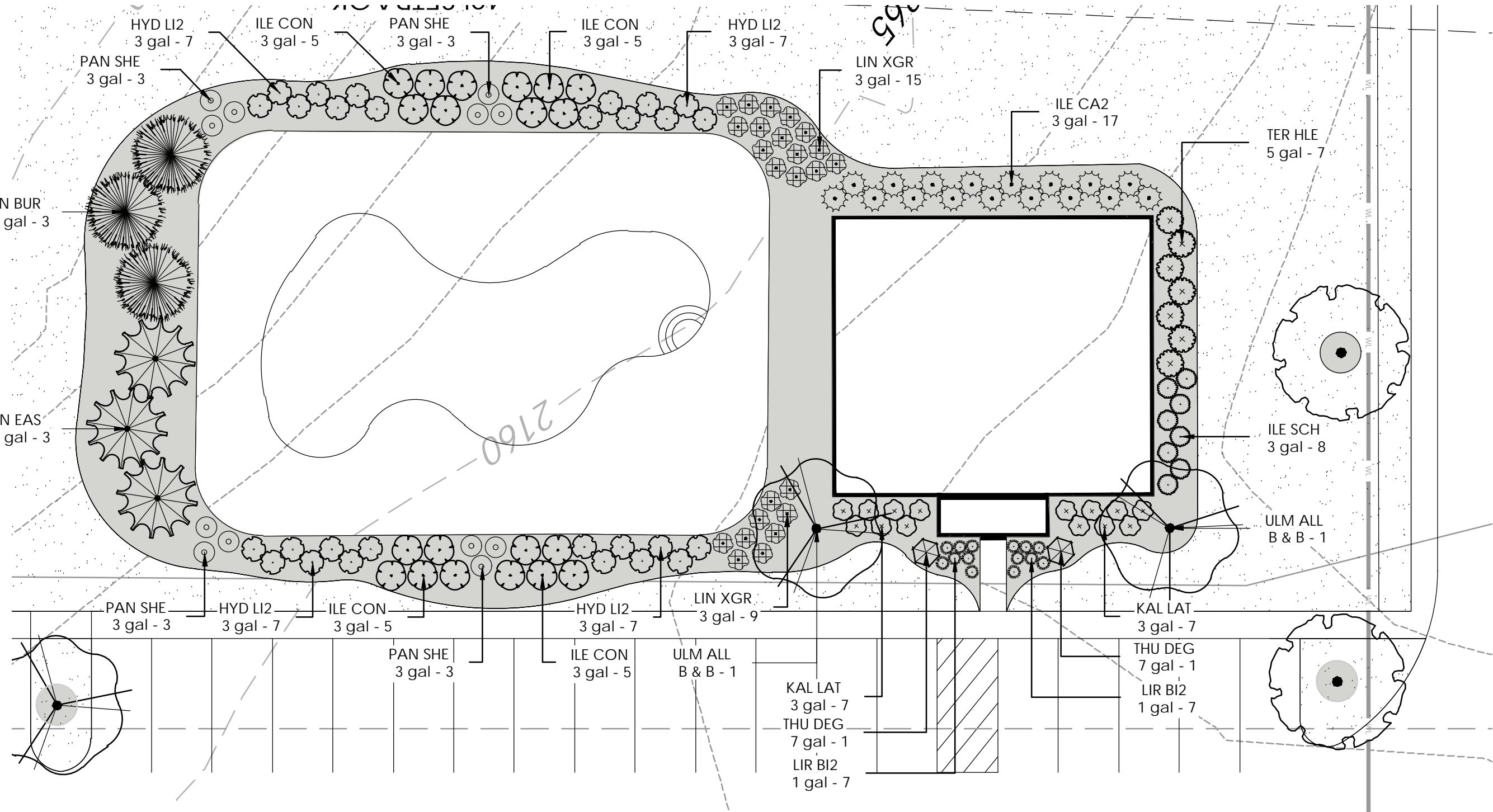
L1

OF 2

Filename: \\Ldgr-1\N\Projects\19012\19012-00\pdata\DTA LANDSCAPE.dwg

Plot Time: 4/29/2022 9:11:04 AM

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1 AMENITIES LANDSCAPE PLAN
SCALE: 1/16" = 1'

PLANT SCHEDULE AMENITIES

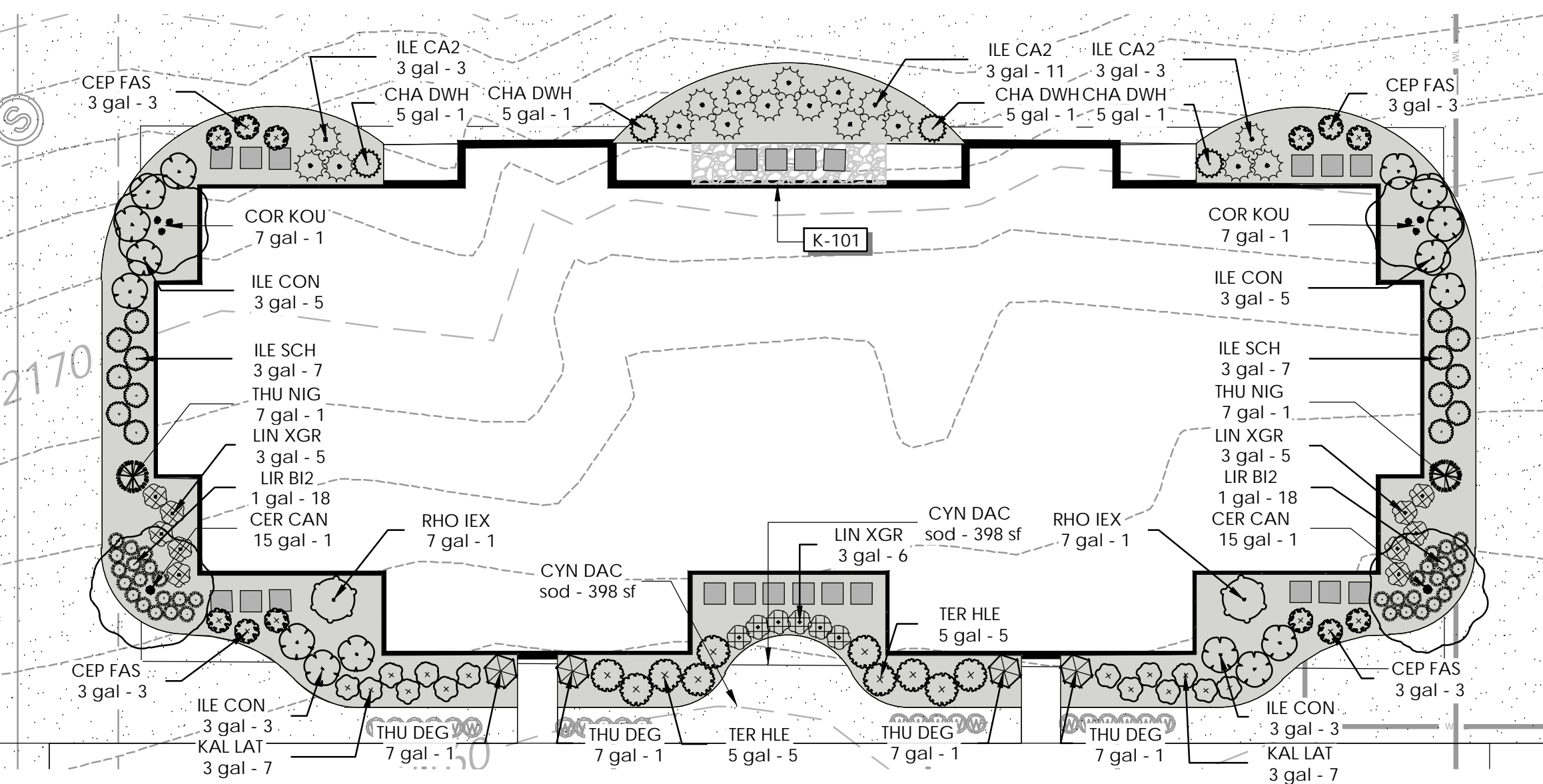
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CRY RA2	3	CRYPTOMERIA JAPONICA 'RADICANS' / RADICANS CRYPTOMERIA	15 GAL		6' MIN.
JUN BUR	3	JUNIPERUS VIRGINIANA 'BURKII' / BURKII RED CEDAR	15 GAL		6' MIN.
ULM CKV	2	ULMUS PARVIFOLIA 'SMALL FRYE' / 'SMALL FRYE'	B & B	2" CAL.	

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
ABE LIR	24	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD ABELIA	3 GAL	
AZA A16	14	AZALEA X 'ROBLED' TM / AUTUMN CHIFFON ENCORE AZALEA	3 GAL	
DIS MYR	20	DISTYLUM MYRICAIDES / BLUE LEAF ISU	3 GAL	
HYD LI2	28	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	3 GAL	
ILE CA2	17	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL	
ILE SCH	8	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY	3 GAL	18" HT. MIN.
LIR BI2	14	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	
PAN SHE	12	PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	3 GAL	
TER HLE	7	TERNSTROEMIA GYMNANTHERA 'BLTGOY' TM / MONTAGUE CLEYERA	5 GAL	
THU DEG	2	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE	7 GAL	

TREE REMOVAL

TREE PROTECTION

NOTE: TREE PROTECTION TBD WITH FINAL GRADING PLAN



2 TYPICAL BUILDING LANDSCAPE PLAN
SCALE: 1/16" = 1'

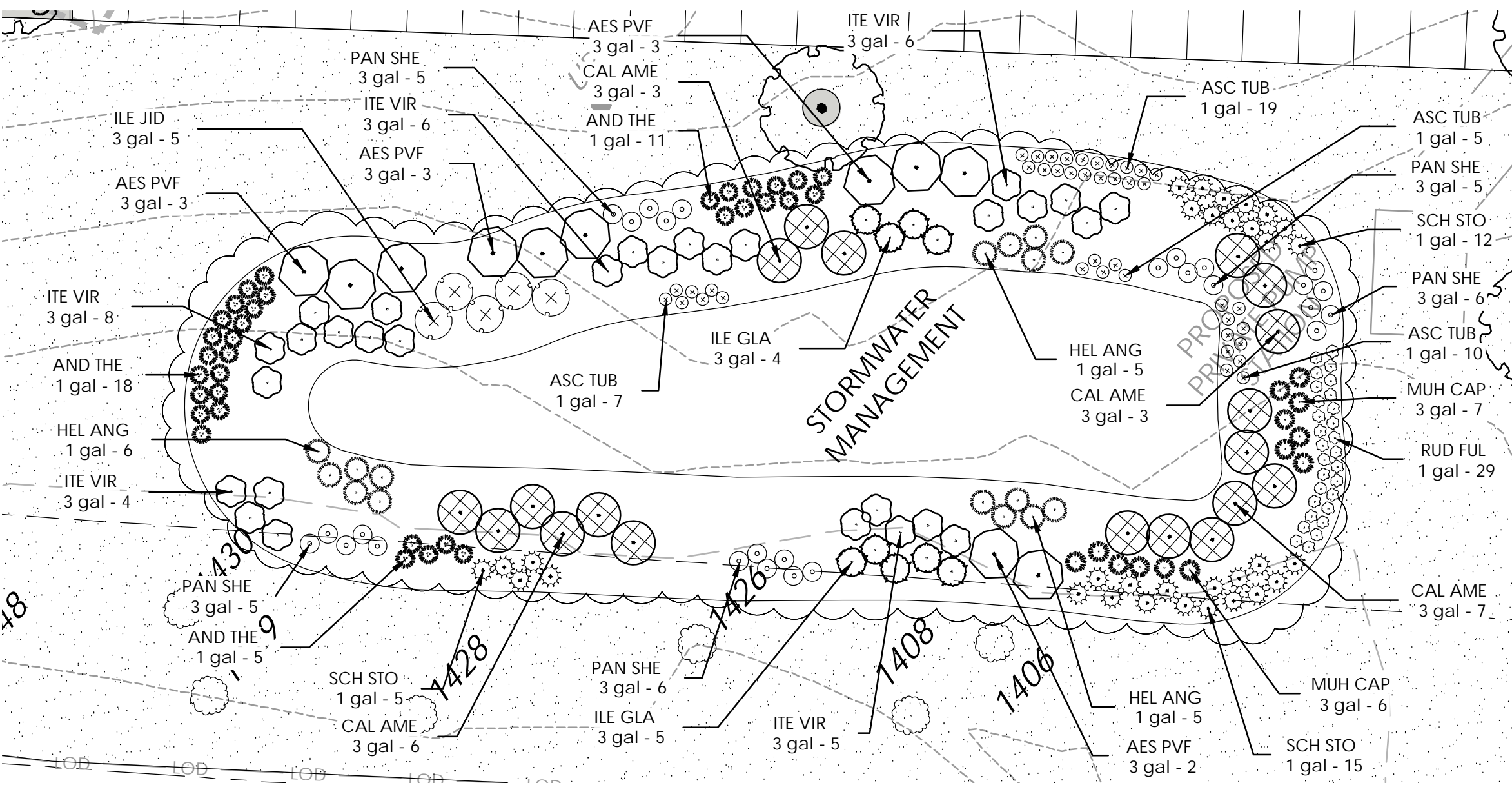
PLANT SCHEDULE BLDG

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
COR R57	2	CORNUS X 'RUTICAN' TM / CONSTELLATION FLOWERING DOGWOOD	15 GAL		6' MIN.
THU EME	2	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	7 GAL		6' MIN.
VIT SHO	2	VITEX AGNIUS-CASTUS 'SHOAL CREEK' / SHOAL CREEK CHASTE TREE	7 GAL		

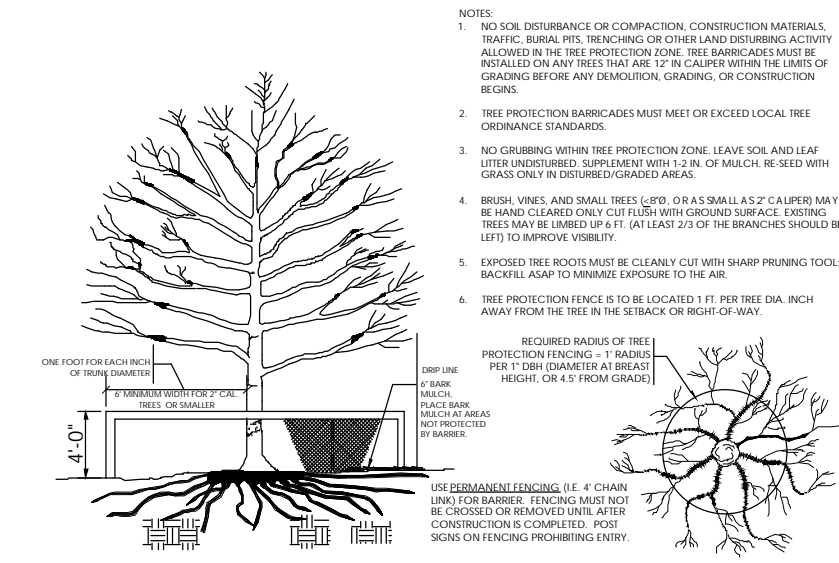
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
ABE LIR	16	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD ABELIA	3 GAL	
AZA A16	14	AZALEA X 'ROBLED' TM / AUTUMN CHIFFON ENCORE AZALEA	3 GAL	
CAM THE	12	CAMELLIA JAPONICA 'WHITE BY THE GATE' / WHITE BY THE GATE CAMELLIA	7 GAL	
CEP FAS	2	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' / COLUMNAR PLUM YEW	3 GAL	
CHA DWH	4	CHAMAECYPARIS OBOTUSA 'DWARF HINOKI' / DWARF HINOKI FALSE CYPRESS	5 GAL	
DIS MYR	16	DISTYLUM MYRICAIDES / BLUE LEAF ISU	3 GAL	
ILE CA2	17	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL	
ILE SCH	14	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY	3 GAL	18" HT. MIN.
LIR BI2	36	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	
TER HLE	10	TERNSTROEMIA GYMNANTHERA 'BLTGOY' TM / MONTAGUE CLEYERA	5 GAL	
THU DEG	4	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE	7 GAL	

REFERENCE NOTES SCHEDULE BLDG

SYMBOL	DESCRIPTION	QTY	DETAIL
32-01	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	28.11 CY	
32-02	STEEL EDGING	24 LF	
SYMBOL	DESCRIPTION	QTY	DETAIL
K-101	TAN CREEK STONE - 3-4" SIZE (WITH FILTER FABRIC)	2.29 CY	



3 STORMWATER POND LANDSCAPE PLAN
SCALE: 1"=20'

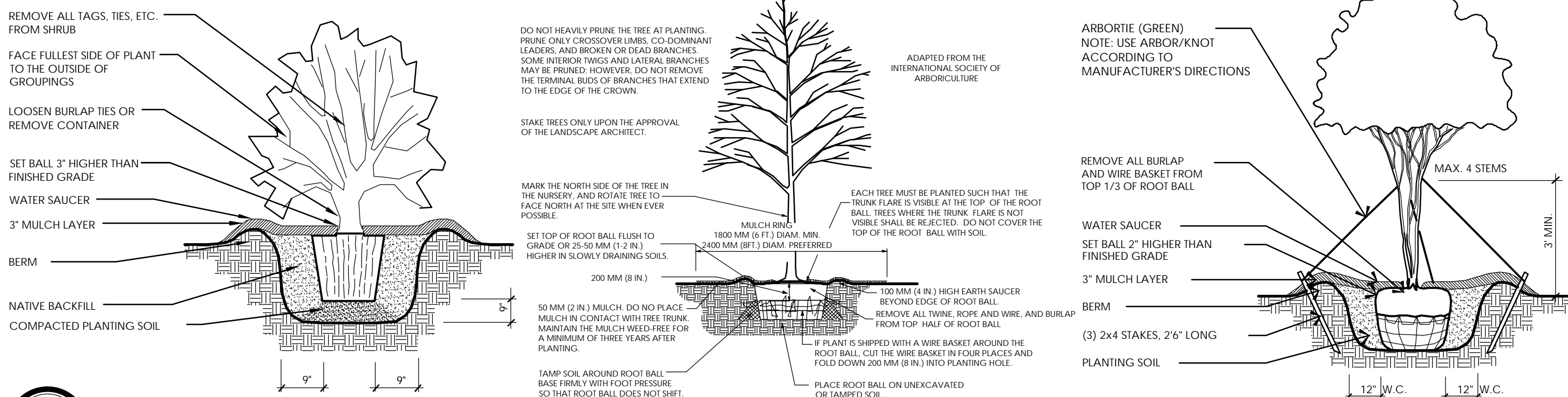


4 TREE PROTECTION DETAIL
SCALE: NTS

PLANT SCHEDULE STORMWATER MANAGEMENT POND

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
AES PVF	11	AESCLUS PARVIFLORA / BOTTLEBRUSH BUCKEYE	3 GAL
AND THE	34	ANDROPOGON SCOPARIUS 'THE BLUES' / LITTLE BLUESTEM	1 GAL
ASC TUB	41	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL
CAL AME	19	CALICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL
HEL ANG	16	HELIANTHUS ANGUSTIFOLIUS / SWAMP SUNFLOWER	1 GAL
ILE GLA	9	ILEX GLABRA / INKERRY HOLLY	3 GAL
ILE JID	5	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	3 GAL
ITE VIR	29	ITEA VIRGINICA 'VIRGINIA' / VIRGINIA SWEETSPICE	3 GAL
MUH CAP	13	MUHLENBERGIA CAPILLARS / PINK MUHLY GRASS	3 GAL
PAN SHE	27	PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	3 GAL
RUD FUL	29	RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM BLACK-EYED SUSAN	1 GAL
SCH STO	32	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / LITTLE BLUESTEM GRASS	1 GAL

NOTE: WHEN STORM WATER MANAGEMENT POND DESIGN IS COMPLETE, PLANTINGS MAY BE ADJUSTED



4 PLANTING DETAILS
SCALE: NTS

IRRIGATION NOTES

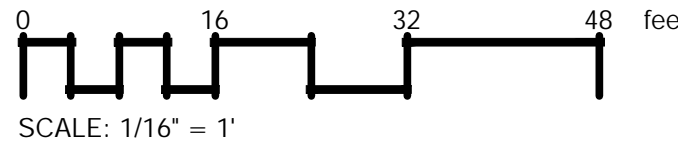
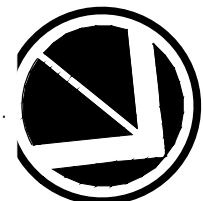
THE CONTRACTOR TO PROVIDE AN IRRIGATION SYSTEM THAT CONFORMS TO THE FOLLOWING STANDARDS AND THE ACCOMPANYING SPECIFICATIONS.

- THE CONTRACTOR SHALL:
- CONTRACTOR SHALL PROVIDE AN IRRIGATION LAYOUT PLAN FOR OWNER APPROVAL BEFORE CONSTRUCTION.
 - 1 SET OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY OWNER.
 - ENSURE ALL LANDSCAPE SHRUB AREAS ARE DRIP IRRIGATED.
 - PROVIDE 2 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
 - PROVIDE AUTOMATIC TIMER CONTROL AND RELATED ITEMS SUCH AS RAIN/FREEZE SENSOR AS SPECIFIED.
 - ENSURE THAT ALL TRENCHING IS OUTSIDE OF TREE DRIP LINE IF POSSIBLE AND NO ROCKS, DEBRIS OR SHARP OBJECTS SHALL BE BACKFILLED IN THE TRENCH.
 - FLUSH ALL PIPING PRIOR TO INSTALLATION OF SPRINKLERS.
 - COORDINATE THE LOCATION AND INSTALL ALL IRRIGATION SLEEVES UNDER ALL PAVEMENT PRIOR TO PAVING (MIN. SCHEDULE 40, 4" SLEEVE).
 - REVIEW AND FAMILIARIZE A REPRESENTATIVE OF THE OWNER WITH ALL SETTINGS AND FEATURES OF THE IRRIGATION SYSTEM. ALL DOCUMENTATION SUCH AS MANUALS SHALL BE PROVIDED TO THE OWNER AT THIS TIME.
 - PROVIDE A 1 YEAR WARRANTY OF PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZING AND FOLLOWING STARTUP AS REQUIRED BY LOCATION.
 - CLEAN UP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM BY THE OWNER.
- THE IRRIGATION SYSTEM SHALL:
- PROVIDE 100% COVERAGE OF ALL NEW PLANT BEDS & SOD AREAS.
 - HAVE ALL VALVES LOCATED IN PLANTED BEDS IF POSSIBLE.
 - HAVE A MINIMUM OF 18" OF COVER ON ALL MAINLINES AND A MINIMUM OF 12" OF COVER ON ALL LATERALS.
 - SHALL NOT HAVE ANY SPRAY HEADS OR PIPING IN SCDOT RIGHTS OF WAY.

LANDSCAPE ARCHITECT:
The LandArt Design Group, Inc.
P.O. Box 3161
Spartanburg, SC 29304
Phone: (864) 585-7500
Fax: (864) 585-3808
Tipton Pitts, ASLA
tip@landartdesigngroup.com

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landscape architecture
LandArtDesignGroup.com

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