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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 LEASE 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 ANGUSTIFOLIUS / 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	

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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.

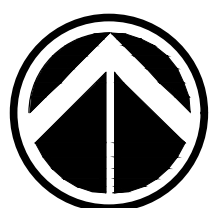
- THE CONTRACTOR SHALL:
- CONTRACTOR SHALL PROVIDE AN IRRIGATION LAYOUT PLAN FOR OWNER APPROVAL BEFORE CONSTRUCTION.
 - 1 SET OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY OWNER.
 - ENSURE ALL LANDSCAPE SHRUB AREAS ARE DRIP IRRIGATED.
 - PROVIDE 2 SETS OF AS-BUILT IRRIGATION 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.

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'

OVERALL LANDSCAPE PLAN

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

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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

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