



CITY OF HENDERSONVILLE TREE BOARD

City Operations Center- 305 Williams Street Hendersonville, NC 28792
Tuesday, November 14, 2023 – 2:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Approval of Minutes October 17, 2023
4. **NEW BUSINESS**
 - A. Public Relations Update – Mary Jo Padgett
 - B. Generation H – Comprehensive Plan Mapping Exercise
 - C. Tree Board Budget for Fiscal Year 2024-2025
 - D. NC Bradford Pear Bounty Program
 - E. Conditional Zoning Districts
 - 715 Greenville Highway
5. **OLD BUSINESS**
 - A. Tree Canopy Study
 - B. Pollinator Bed Behind City Pump Station
 - C. NeighborWoods & Other Tree Planting Projects for 2023
 - D. Staff Comments
6. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CITY OF HENDERSONVILLE TREE BOARD

City Hall - Council Chambers | 160 Sixth Avenue E. | Hendersonville, NC 28792
Tuesday, October 17, 2023 – 2:00 PM

MINUTES

**MEMBERS IN ATTENDANCE: MAC BRACKETT, JANET THEW, BECCA DOLL, WILLIAM COFFEE,
DEBBIE ROUUNDTREE, MARY DAVIS**

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Tree Board Minutes October 17, 2023

4. OLD BUSINESS

A. NeighborWoods Update

All NeighborWoods Projects are on hold until drought ends. May be moved to spring if necessary.

The invasives species giveaway was discussed.

Discussion with GreenWorks should commence for next year's order.

B. Tree Board Ordinance Revision Committee Update – Glenn Lange

C. Tree Canopy Study

Completed. Be reviewed by staff. Copy to be sent to Tree Board Members

5. OTHER BUSINESS

A. Staff Comments

Change dates of November and December meeting to the prior Tuesday at the Operations Center.

Motion to approve by Glen Lange

Second by Janet Thew

B. Utility Update – N/A

6. NEW BUSINESS

A. Public Relations Update - Mary Jo Padgett

REPORT TO: Hendersonville Tree Board

FROM: Mary Jo Padgett, PR Consultant

RE: Publicity Report for Oct. Board meeting

DATE: Oct. 17, 2023

Publicity/ events since last board meeting --

Updated Tree Board brochure -- I have copies of the new version with me. If you need brochures at any time, contact me. I always have copies.

PR about NeighborWoods planting and Mac's Retirement – A news release announcing the distribution of the fall NeighborWoods trees in October and the planting of the 62 trees in honor of retiring TB Chair Mac Brackett was sent to media. Tree Board members received a copy of that news release via email when it was released.

PR on Nov. 5 Walkabout – This event is in the works and PR will be sent out this week to media.

Upcoming Calendar of Events --

HENDERSONVILLE TREE BOARD CALENDAR 2023

Mid-Aug.-Oct. 20 – Symbolic Monarch Migration. Bee City USA-Hendersonville invites local classrooms, youth organizations, and individual students to join this international program.

October 1-14 – NeighborWoods planting projects. 9th Avenue West homeowners, Henderson Village, Blue Ridge Villas, Park Place, Druid Hills neighborhood. A total of 62 trees, including dogwoods, redbuds, sweetbay and

saucer magnolias, serviceberry, crabapple, and red oak will be planted at those locations. The trees will be planted in honor of TB Chair Mac Brackett who is retiring later this year.

Sunday, November 5 – Greenspace Enhancement Projects Walkabout. 2-3:30 p.m. Mark Stierwalt will lead an exploration stroll of about two miles along the projected Oklawaha Greenway extension into a greenspace area being developed as a future park. Already graced with two ponds teeming with wildlife, healthy trees, and pollinator-friendly meadows, the future greenspace will be introduced. Open to the public at no charge.

B. Conditional Zoning Districts - The Highland (formerly "Lakewood Apartments")

Motion to approve by Glen Lange

Second by Becca Doll

C. Generation H - Comprehensive Plan Mapping Exercise

7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

REPORT TO: Hendersonville Tree Board
 FROM: Mary Jo Padgett, PR Consultant
 RE: Publicity Report for Nov. Board meeting
 DATE: Nov. 14, 2023

Publicity/ events since last board meeting --

PR on Nov. 5 Greenspace Enhancement Projects Walkabout – A news release was sent to the media generating announcements noted on WHKP, WTZQ, H'ville Times-News, City website, WLOS-TV, etc. About 15 people attended. Mac Brackett helped with reservations. Vol. Ken Fitch took photos. Mark S. did a great job leading the walk.

Symbolic Monarch Migration. This event, a project of Bee City USA, ended Oct. 20. Kim Bailey, who helped coordinate the Symbolic Monarch Migration program in previous years, reported on the results for this year as well: 18 free registrations were issued to City groups. 17 free registrations, which the City had budgeted to support the program in City limits, remained unclaimed (and have now been refunded to the City). 66 registrations were issued to Henderson Co. groups, including schools.

Upcoming Calendar of Events --

HENDERSONVILLE TREE BOARD CALENDAR 2023-24

? – *Fall NeighborWoods planting projects.* 9th Avenue West homeowners, Henderson Village, Blue Ridge Villas, Park Place, Druid Hills neighborhood. A total of 62 trees, including dogwoods, redbuds, sweetbay and saucer magnolias, serviceberry, crabapple, and red oak will be planted at those locations. The trees will be planted in honor of TB Chair Mac Brackett who is retiring later this year.

Late January – Proposed Winter Tree Walk. Details to come.

March – Educational program at Henderson County Public Library. I'm looking for a proposed topic and speaker to discuss a tree-related topic of interest for the general public. Details to come.

Spring – NeighborWoods Tree Planting Projects

Early May – Arbor Day Celebration

Late May – Garden Jubilee

June – Pollinator Month

Early Sept. – NC Apple Festival

SYMBOL LEGEND:

- CALCULATED POINT
○ EXISTING IRON REBAR (ER) OR EXISTING MAG NAIL (EMV)
○ EXISTING IRON PIPE (EIP)
○ EXISTING CONCRETE MONUMENT (ECM)
● #5 NEW IRON REBAR W/ ID CAP (NIR)
▲ C.S.D. CONTROL POINT
⊙ SANITARY SEWER MANHOLE (SMH)
⊙ SANITARY SEWER CLEAN-OUT (CO)
⊙ WATER METER (WM)
⊙ FIRE HYDRANT
⊙ WATER VALVE
⊙ UTILITY POLE
⊙ LIGHT POLE
⊙ CABLE TELEVISION RISER
⊙ GUY WIRE
⊙ SIGN
⊙ CURB INLET
⊙ SPOT ELEVATION
⊙ MONITORING WELL (MW)
⊙ GAS METER (GM)
⊙ BOLLARD
⊙ EXCEPTION B, PART II NUMBER
⊙ TREE (TYPE & SIZE AS NOTED)

LINE LEGEND:

- SURVEYED BOUNDARY LINE
--- ADJOINER'S DEED LINE (NOT SURVEYED)
- - - SETBACK LINE
- - - DUKE ENERGY RIGHT-OF-WAY LINE *APPROXIMATE*
- - - SS - - - SS - - - SS - - - SANITARY SEWER LINE
- - - EASEMENT LINE
- - - THE LINE ONLY
- - - EDGE OF CREEK
- - - OL DITCH
- - - CHU - - - CHU - - - OVERHEAD UTILITY LINE
- - - FEMA FLOODLINE PER FRIS.NC.GOV
- - - INDEX CONTOUR LINE
- - - INTERIM CONTOUR LINE
- - - GAS - - - GAS - - - GAS - - - MARKED GAS LINE *APPROXIMATE*
- - - W - - - W - - - W - - - MARKED WATERLINE *APPROXIMATE*
- - - E - - - E - - - E - - - DUKE ENERGY TRANSMISSION LINE
- - - ANNEXATION BOUNDARY PER DB 1340 PG 757
- - - LEASE LINE PER REFERENCE NOTED
- - - TOP - - - TOP - - - TOP - - - TOP OF BANK (FLAGGED BY OTHERS)
- - - ORDINARY HIGH WATER MARK (FLAGGED BY OTHERS)
- - - WETLANDS DELINEATION (FLAGGED BY OTHERS)
- - - NON-WARRANTY DEED LINE AS NOTED
- - - LEASE AREA HATCH PER REFERENCE NOTED
- - - WATER CONSERVATION EASEMENT AREA HATCH
- - - GROUND OBSCURED AREA HATCH

Table with 3 columns: LINE, BEARING, DISTANCE. Row 1: L1, N 77°29'22" W, 34.11'

ABBREVIATIONS:

- NTS... NOT TO SCALE
(T)... TOTAL
DB... DEED BOOK
PB... PLAT BOOK
PG... PAGE
PIN... PARCEL IDENTIFICATION NUMBER
NAD... NORTH AMERICAN DATUM
NAVD... NORTH AMERICAN VERTICAL DATUM
NSRS... NATIONAL SPATIAL REFERENCE SYSTEM
AG... ABOVE GRADE
BG... BELOW GRADE
RW... RIGHT OF WAY
TOB... TOP OF BANK
EW... EDGE OF WET
(H)... HORIZONTAL
(V)... VERTICAL
REF... REFERENCE
WF... WETLANDS FLAG

SCHEDULE B, PART II EXCEPTIONS

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (NOT A SURVEY MATTER)
2. Taxes or assessments for the year 2023, and subsequent years, not yet due or payable. (NOT A SURVEY MATTER)
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Side 2006, Page 5902 and Plat Side 2016, Page 10216. (As to Tract 3) (SURVEY MATTERS SHOWN AND/OR NOTED) (OTHER EXCEPTIONS ARE NOT A SURVEY MATTER)
4. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. Upon receipt of a current land survey and surveyor's report, this exception will be eliminated or amended in accordance with the facts shown thereby. (SURVEY MATTERS ARE SHOWN)
5. Rights of tenants in possession. If any, as tenants only, under unrecorded leases for a duration of less than three years. Upon receipt of (1) an affidavit that there are no parties with rights to the Land pursuant to verbal or unrecorded leases OR (2) a certified current rent roll, this exception will be eliminated or amended in accordance with the facts shown thereby. (NOT A SURVEY MATTER)
6. Ordinance extending corporate limits of City of Hendersonville recorded in Book 1340, page 797. (ANNEXATION LINE SHOWN ON SURVEY)
7. Conservation Declaration recorded in Book 1868, page 98. (SHOWN ON SURVEY)
8. Title to any portion of the Land lying within the right of way of Greenville Highway (Hwy 225). (Hwy 225 LOCATION SHOWN ON SURVEY)
9. Riparian and/or littoral rights incident to the Land, rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land, and title to any portion of the Land owned by any governmental entity including, but not limited to, marsh, dredged and/or filled areas and land below the mean highwater mark, VISIBLY APPARENT WATER ON OR CROSSING THE SUBJECT PROPERTY ARE APPROXIMATELY SHOWN)
10. Rights of way to Duke Power Company recorded in Book 548, page 276. (As to Tract 1) (BLANKET EASEMENT - NOT PLOTTABLE)
11. Rights of way to Duke Power Company recorded in Book 186, page 448. (As to Tract 2) (SHOWN ON SURVEY)
12. Easements to Duke Power Company recorded in Book 356, page 554 and in Book 423, page 563. (As to Tract 3) (BLANKET EASEMENTS - NOT PLOTTABLE)
13. Lease and terms and provisions thereof by and between F.H. McMinn and wife, Julia Jane McMinn and Butler Broadcasting, Inc., a North Carolina corporation, a Memorandum of Lease Agreement recorded in Book 752, page 639, as assigned in that certain Assignment and Assumption of Lease Agreement to United Broadcasting Enterprises, Inc., a North Carolina corporation recorded in Book 798, page 127. (As to Tract 3) (LEASE AREA PLOTTED)
14. Lease and terms and provisions thereof by and between Julia M. McMinn and Sheila McMinn Harper recorded in Book 980, page 641. (As to Tract 3) (NOT A SURVEY MATTER)
15. Memorandum of Trust recorded in Book 1266, page 18. (As to Tract 3) (NOT A SURVEY MATTER)

TREE ABBREVIATIONS:

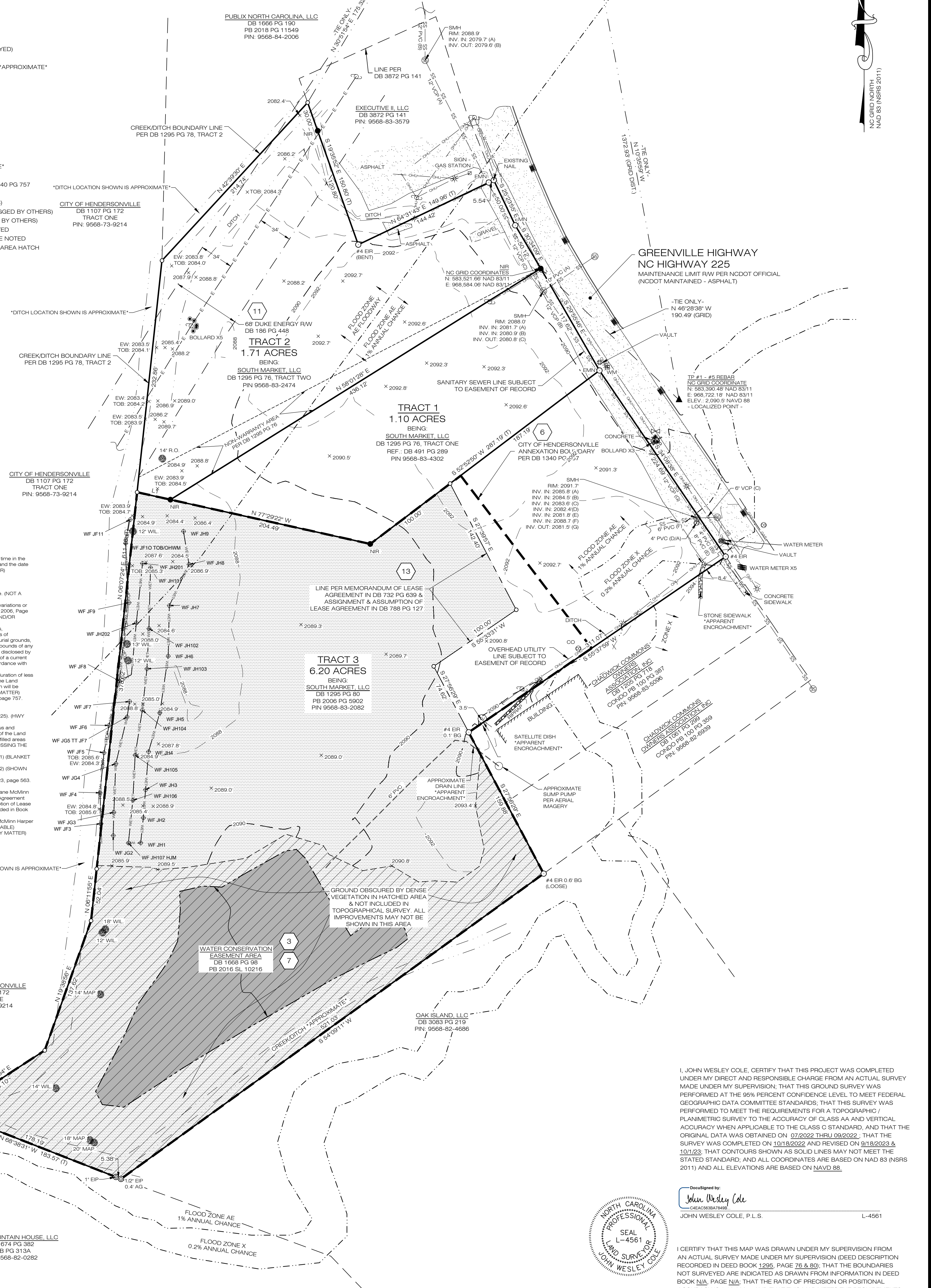
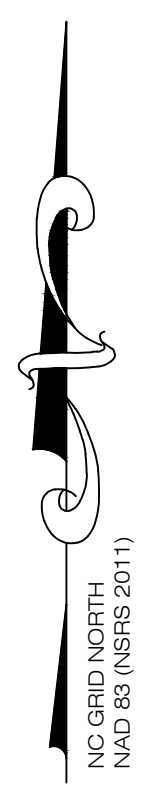
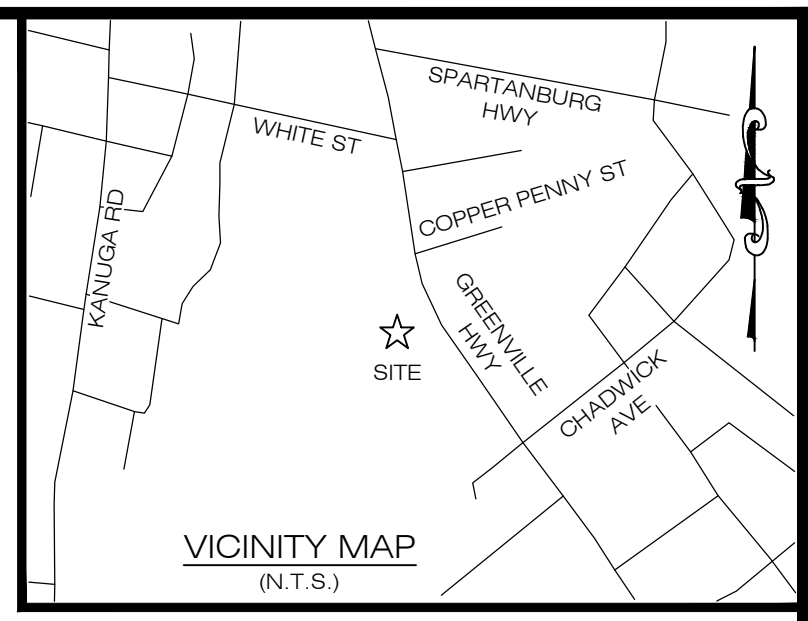
- APP... APPLE
B.W... BASSWOOD
BCH... BEECH
B.G... BLACK GUM
BIR... BIRCH
BOK... BUCKEYE
B.O... BLACK OAK
C.A... CRAB APPLE
CAT... CATALPA
CED... CEDAR
CHN... CHESTNUT
CHR... CHERRY
CMY... CRAPE MYRTLE
C.O... CHESTNUT OAK
D.T... DEAD TREE
D.W... DOGWOOD
HEM... HEMLOCK
HIC... HICKORY
HOL... HOLLY
J.M... JAPANESE MAPLE
LOC... LOCUST
MAG... MAGNOLIA
MAP... MAPLE
MIM... MIMOSA
ORN... ORNAMENTAL
PER... PERSIMMON
POP... POPLAR
R.O... RED OAK
S.G... SWEEET GUM
S.M... SILVER MAPLE
SPR... SPRUCE
S.W... SOURWOOD
SYO... SYCAMORE
U.T... UNIDENTIFIED TREE
WAL... WALNUT
WIL... WILLOW
W.O... WHITE OAK
W.P... WHITE PINE

NOTES:

- 1. SURVEYOR PROVIDED WITH COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 202210093-1, DATED 10/14/2022 AT 5:00 PM. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS ZONED PCD BY THE CITY OF HENDERSONVILLE. PLEASE REFER TO THE CITY OF HENDERSONVILLE CODE OF ORDINANCES FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700956800J, EFFECTIVE DATE 10/2/2008. FEMA FLOODPLAIN LINES ARE TAKEN FROM SHAPEFILES OBTAINED FROM FRIS.NC.GOV.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. CONTOUR INTERVAL = 2 FOOT.
10. PLAT IS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.
11. REVISION #1 ADDS TITLE COMMITMENT SCHEDULE B, PART II - EXCEPTIONS PROVIDED BY CREST RESIDENTIAL, LLC AND ADDRESSES EXCEPTIONS ON THE FACE OF THE PLAT, WHERE APPLICABLE. ADD CREST RESIDENTIAL TO THE TITLE BLOCK. ADD APPARENT ENCROACHMENT FOR SUMP PUMP DRUM PER INFORMATION PROVIDED BY OTHERS.
12. REVISION #3 ADDS AS-SURVEYED FLAGS FOR WETLANDS, TOP OF BANK, AND ORDINARY HIGH WATER MARK DELINEATED BY ENVROSCIENCE INC.; ADDITIONAL NOTATION REGARDING PORTION OF BOUNDARIES THAT FOLLOW THE CREEK/DITCH; AND ADDS NON-WARRANTY AREA PER DB 1295 PG 78. NO FIELD INSPECTION OR UPDATES MADE AS OF THE DATE OF THIS REVISION TO PREVIOUSLY SURVEYED ITEMS.

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.02 (H) & 0.04 (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 7/26/22 & 8/30/22
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED FIXED-CONTROL USED: VRS NETWORK (H) & NCGS "WASH" (V)
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.999778 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT



I, JOHN WESLEY COLE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC / PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD; AND THAT THE ORIGINAL DATA WAS OBTAINED ON 07/26/22 THROUGH 08/30/22. THAT THE SURVEY WAS COMPLETED ON 10/18/2022 AND REVISED ON 9/18/2023 & 10/1/23. THAT CONTOURS SHOWN AS SOLID LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD 83 (NSRS 2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

DocuSigned by: John Wesley Cole, JOHN WESLEY COLE, P.L.S., L-4561

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1295, PAGE 76 & 80); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (22 NCAC 58-1609). MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS THE 18th DAY OF OCTOBER, 2023.

DocuSigned by: John Wesley Cole, JOHN WESLEY COLE, P.L.S., L-4561

REFERENCES:

- DB 1295 PG 76
DB 1295 PG 80
DB 1668 PG 98
DB 186 PG 448
DB 1340 PG 757
PB 2006 PG 5902
PB 2016 PG 10216

BOUNDARY & TOPOGRAPHIC SURVEY FOR: FIRST VICTORY & CREST RESIDENTIAL, LLC (OWNER OF RECORD: SOUTH MARKET, LLC) CITY OF HENDERSONVILLE, HENDERSON COUNTY, NC

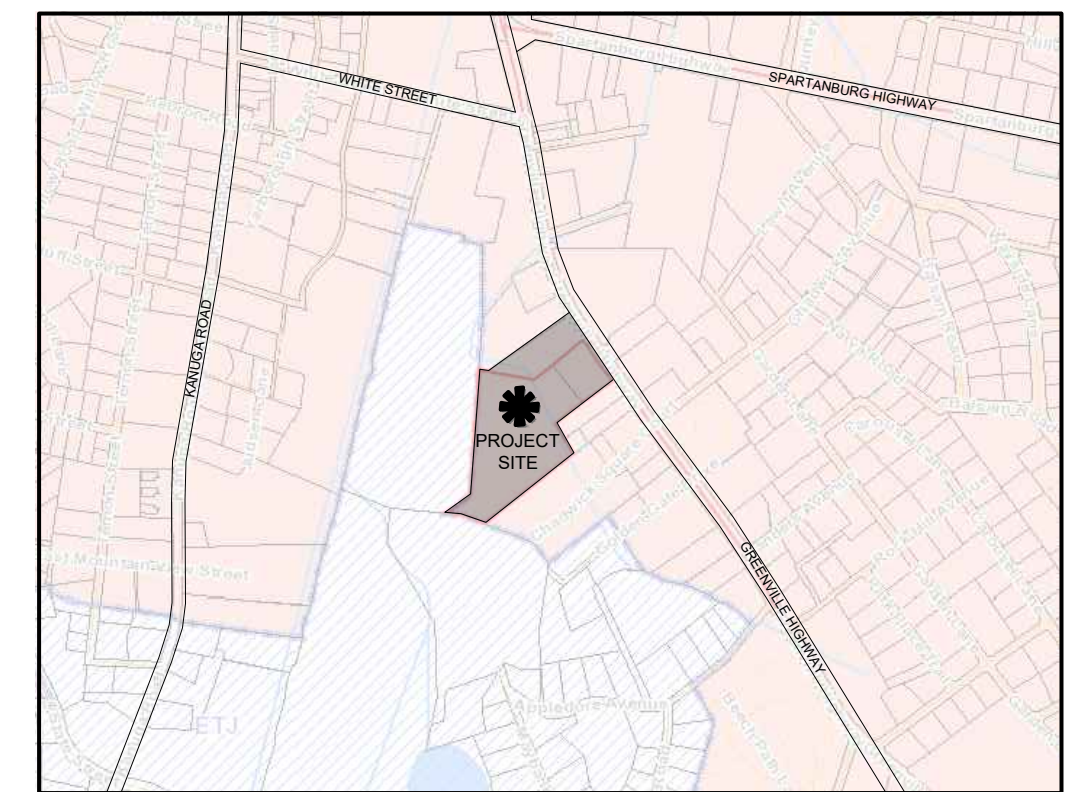


1549 ELK PARK DRIVE, SUITE 707 ASHEVILLE, NC 28804 PHONE: 828-251-7025 NC FIRM #C-3106 | SC COA #4052

Table with columns: DATE OF PLAT, DATE OF SURVEY, PROJECT NO., FIELD WORK, DRAWN BY, SCALE, and REVISIONS. Includes a revision table with columns: NO, DATE, DESC, BY.

CONSULTANTS

NOT FOR CONSTRUCTION



VICINITY MAP

PROJECT ADDRESS: 715 GREENVILLE HWY HENDERSONVILLE, NC

TOTAL PROPERTY AREA: 9.01 ACRES (392,475.6 SF)

LANDSCAPE ARCHITECT: ROB DULL, PLA FIND THE LINE STUDIOS, PLLC ASHEVILLE, NC 828.674.5592

PROPERTY OWNER: SOUTH MARKET, LLC 2809 HAMPTON DRIVE HENDERSONVILLE, NC 28792 TRAVIS@FIRSTVICTORY.COM 828.577.4201

DEVELOPER: BENTLEY NELSON CREST RESIDENTIAL LLC 500 OFFICE PARK DRIVE, SUITE 215 BIRMINGHAM, AL 35223 BENTLEY@CRESTRES.COM 205.567.1467

CIVIL ENGINEER: JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOC. 17 ARLINGTON ST ASHEVILLE, NC 28801 828.232.4700

OPEN SPACE REQUIREMENTS: OPEN SPACE REQUIRED: 117,743 SF (30%) OPEN SPACE PROVIDED: 118,499 SF (30.2%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF); 49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS: COMMON SPACE REQUIRED: 39,248 SF (10%) COMMON SPACE PROVIDED: 43,060 SF (10.9%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF); 10.6% OF REQUIRED COMMON SPACE AREA

LANDSCAPE REQUIREMENTS:

VEHICLE USE AREA (VUA): 1 TREE PER 1,500 SF / 2 SHRUBS PER 4,000 SF TOTAL VUA: 102,231 SF TREES REQUIRED: 69 TREES TREES PROVIDED: 69 TREES SHRUBS REQUIRED: 52 SHRUBS SHRUBS PROVIDED: 73 SHRUBS

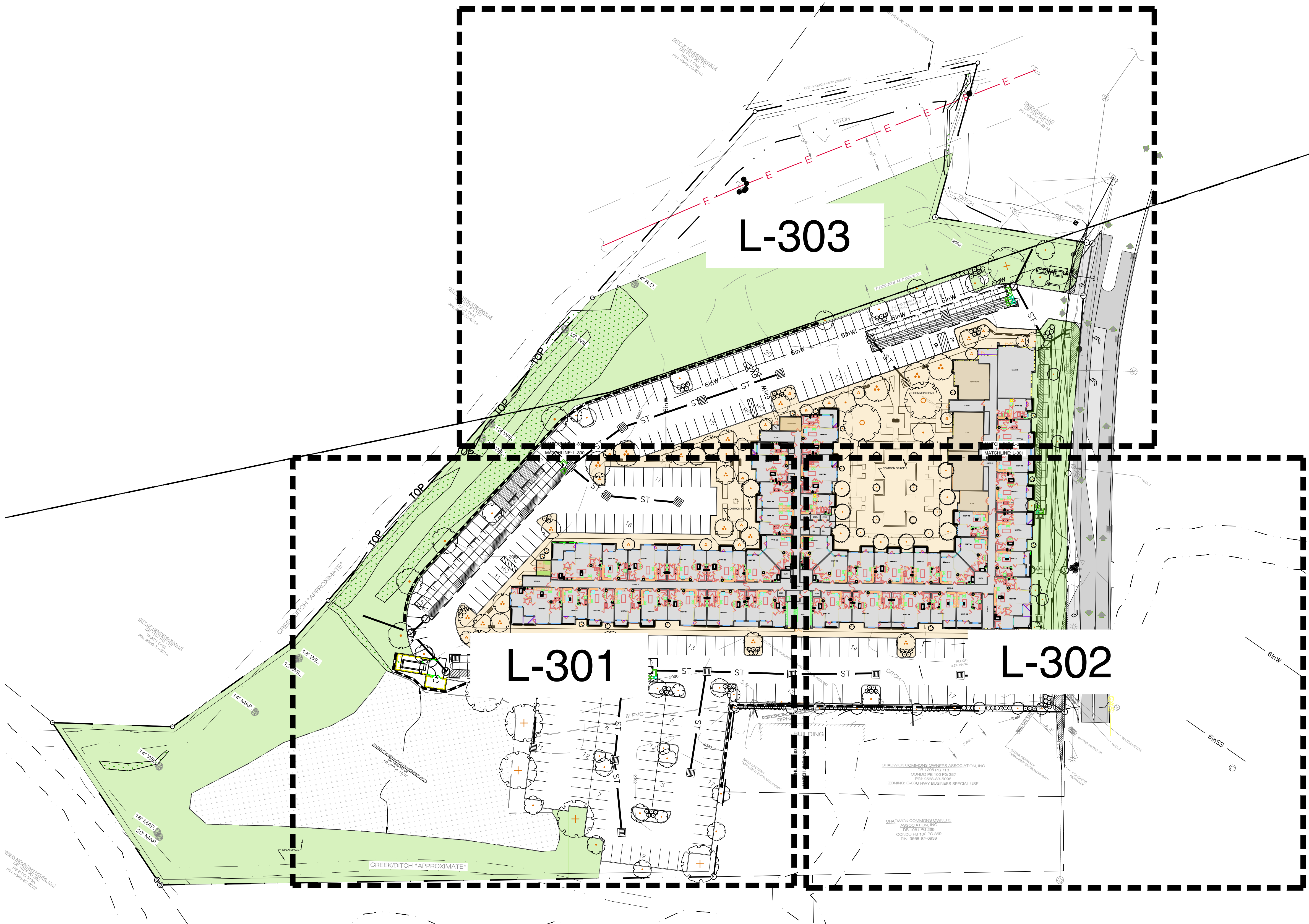
PLANTING STRIPS (PS): 1 TREE & 5 SHRUBS PER 40LF TOTAL LF: 374 LF TREES REQUIRED: 10 TREES TREES PROVIDED: 11 TREES SHRUBS REQUIRED: 47 SHRUBS SHRUBS PROVIDED: 62 SHRUBS

STREET TREES (ST): 1 LARGE TREE PER 40 LF OR 1 SMALL TREE PER 30 LF (IF OVERHEAD UTILITIES ARE PRESENT) TOTAL LF: 422 LF (715 GREENVILLE HWY) TREES REQUIRED: 5 LARGE-MATURING TREES/7 SMALL MATURING TREES TREES PROVIDED: 5 LARGE-MATURING TREES/7 SMALL MATURING TREE

STREET BUFFER (SB): 1 SHRUB PER 5 LF TOTAL LF: 62 LF (715 GREENVILLE HWY) SHRUBS REQUIRED: 13 SHRUBS SHRUBS PROVIDED: 17 SHRUBS

PLANTING LEGEND table with columns for # OF PLANTS and Plant Description, including symbols for Large Deciduous Tree (ST) and ZONING USE ABBREVIATION.

- COMPLIANCE NOTES: 1. ALL DRIVEWAY AND ENTRANCE CONNECTIONS ARE SUBJECT TO LOCAL AGENCY APPROVALS... 2. ANY PLANT MATERIAL TO BE INSTALLED IN THE R.O.W. SHALL BE APPROVED WITH AN ENCROACHMENT AGREEMENT WITH NCDOT... 3. LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWERLINES AND SEWERLINE EASEMENTS...



715 GREENVILLE HWY MULTI-FAMILY

715 GREENVILLE HWY HENDERSONVILLE, NC

PREPARED FOR: CREST RESIDENTIAL

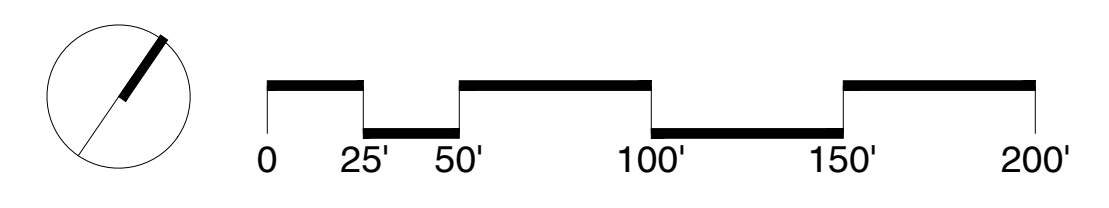
OVERALL LANDSCAPE PLAN

PLAN SET

Table with columns: #, DATE, DESCRIPTION. Row 1: 1, 11/02/23, CZD SUBMITTAL.

SHEET NO.

L-300



CONSULTANTS

NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY

715 GREENVILLE HWY
HENDERSONVILLE, NC

PREPARED FOR:
CREST RESIDENTIAL

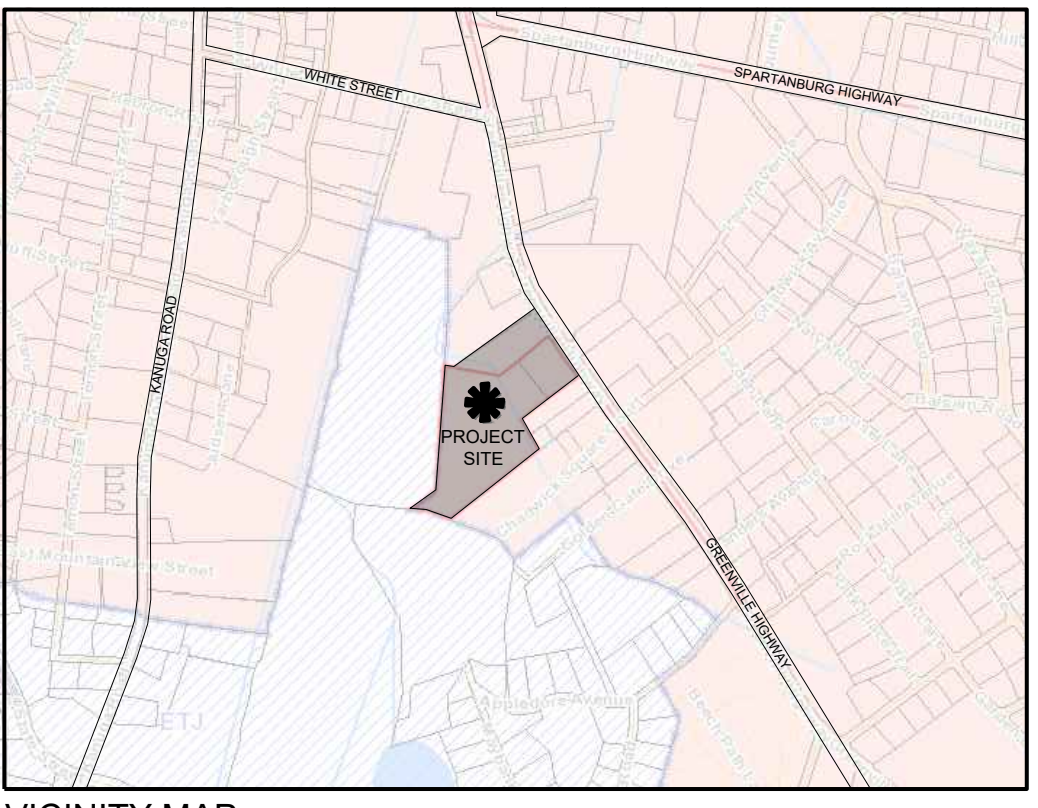
PRELIMINARY LANDSCAPE PLAN

PLAN SET

#	DATE	DESCRIPTION
1	11/02/23	CZD SUBMITTAL

SHEET NO.

L-301



VICINITY MAP

PROJECT ADDRESS:
715 GREENVILLE HWY
HENDERSONVILLE, NC

TOTAL PROPERTY AREA:
9.01 ACRES (392,475.6 SF)

LANDSCAPE ARCHITECT:
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
ASHEVILLE, NC
828.674.5592

PROPERTY OWNER:
SOUTH MARKET, LLC
2809 HAMPTON DRIVE
HENDERSONVILLE, NC 28792
TRAVIS@FIRSTVICTORY.COM
828.577.4201

DEVELOPER:
BENTLEY NELSON
CREST RESIDENTIAL LLC
500 OFFICE PARK DRIVE, SUITE 215
BIRMINGHAM, AL 35223
BENTLEY@CRESTRES.COM
205.567.1467

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST
ASHEVILLE, NC 28801
828.232.4700

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OPEN SPACE PROVIDED: 118,499 SF (30.2%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (68,136 SF);
49% OF REQUIRED OPEN SPACE AREA

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COMMON SPACE PROVIDED: 43,060 SF (10.9%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF);
10.6% OF REQUIRED COMMON SPACE AREA

LANDSCAPE REQUIREMENTS:

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1 TREE PER 1,500 SF / 2 SHRUBS PER 4,000 SF
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TREES REQUIRED: 69 TREES
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SHRUBS REQUIRED: 52 SHRUBS
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1 TREE & 5 SHRUBS PER 40LF
TOTAL LF: 374 LF
TREES REQUIRED: 10 TREES
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SHRUBS REQUIRED: 47 SHRUBS
SHRUBS PROVIDED: 62 SHRUBS

STREET TREES (ST):
1 LARGE TREE PER 40 LF OR 1 SMALL TREE PER 30 LF (IF OVERHEAD UTILITIES ARE PRESENT)
TOTAL LF: 422 LF (715 GREENVILLE HWY)
TREES REQUIRED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE
TREES PROVIDED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE

STREET BUFFER (SB):
1 SHRUB PER 5 LF
TOTAL LF: 62 LF (715 GREENVILLE HWY)
SHRUBS REQUIRED: 13 SHRUBS
SHRUBS PROVIDED: 17 SHRUBS

BUFFER YARDS: N/A

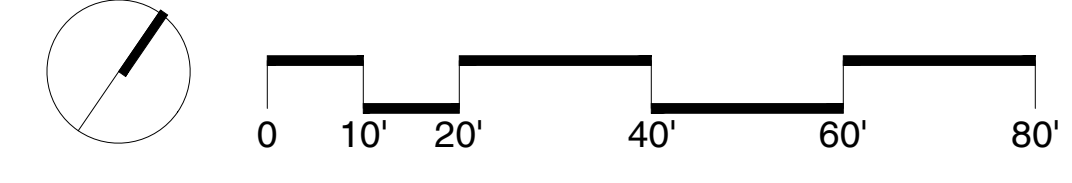
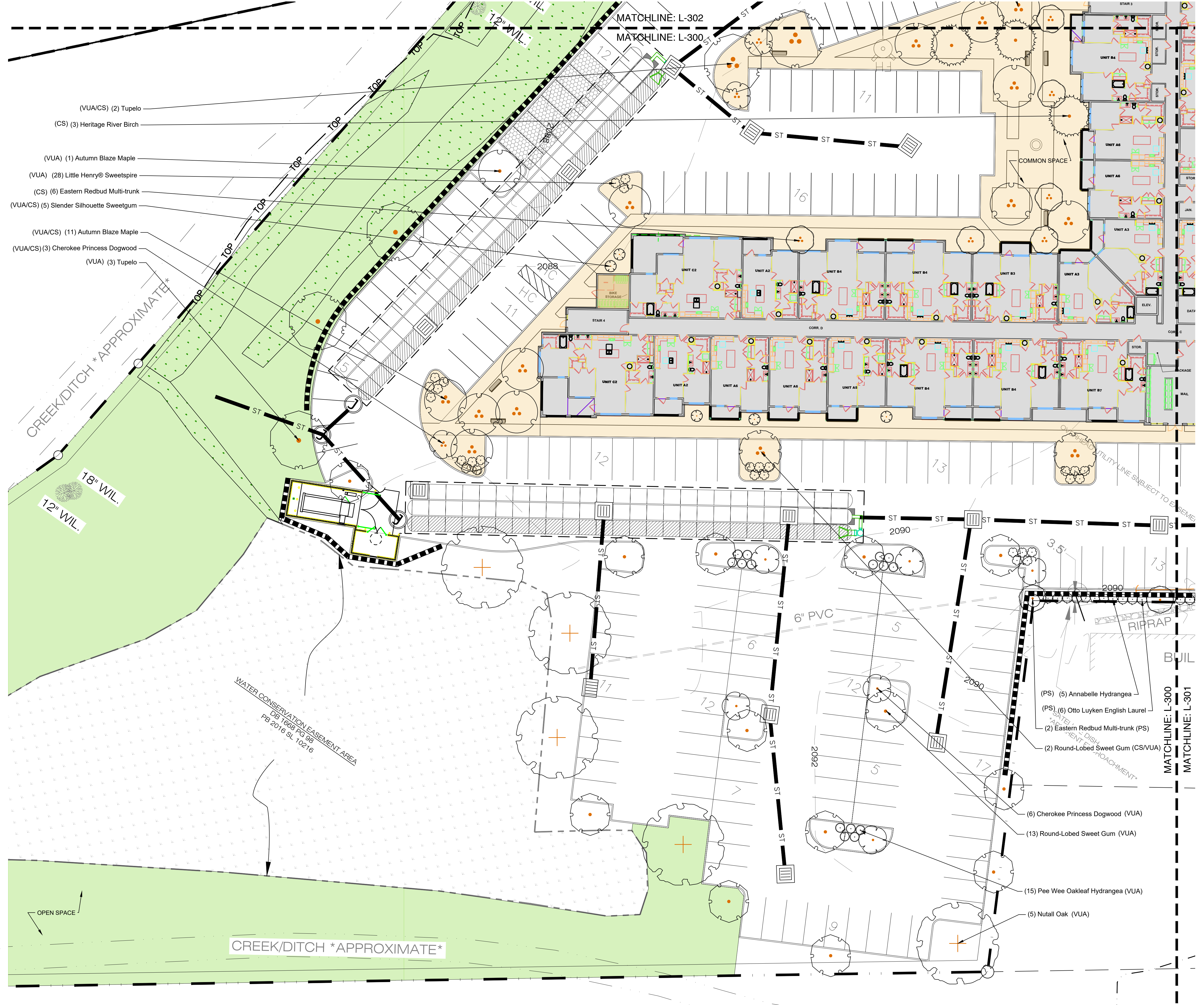
PLANTING LEGEND

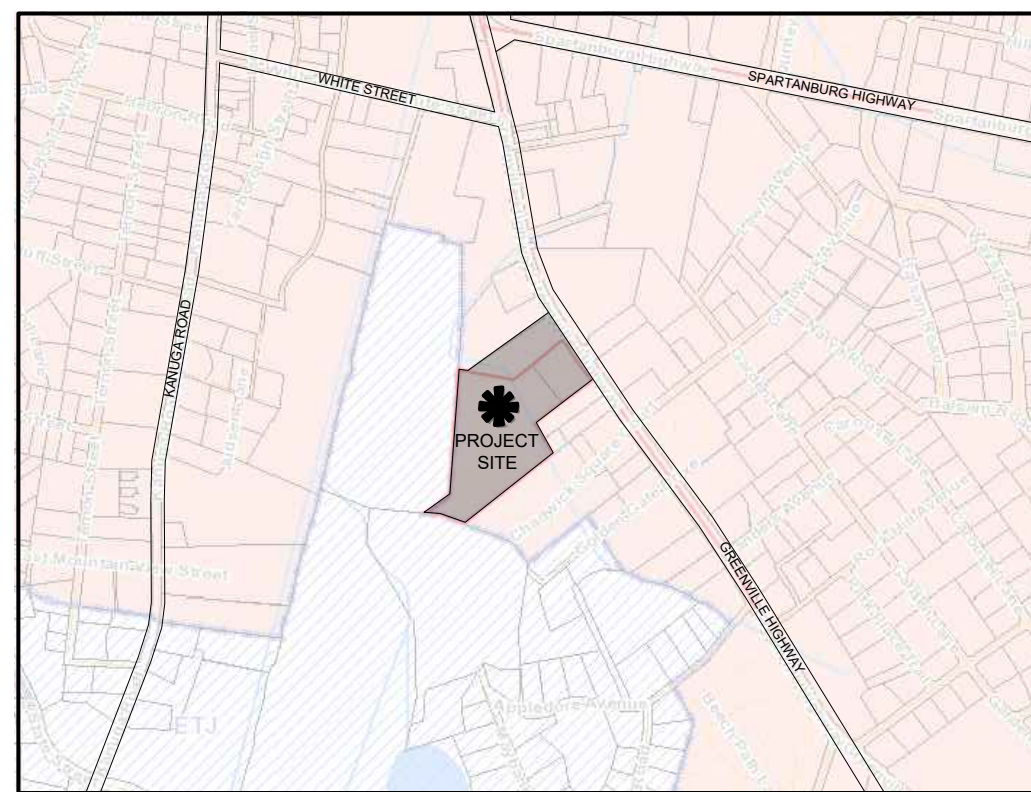
VUA = VEHICULAR USE AREA REQUIREMENT
PS = PLANTING STRIP REQUIREMENT
ST = STREET TREE REQUIREMENT
SB = STREET BUFFER REQUIREMENT
CS = COMMON SPACE REQUIREMENT

COMPLIANCE NOTES

- ALL DRIVEWAY AND ENTRANCE CONNECTIONS ARE SUBJECT TO LOCAL AGENCY APPROVALS. ALL SIDEWALKS SHALL PROVIDE ADEQUATE HANDICAP ACCESSIBILITY AT CROSSWALKS.
- ANY PLANT MATERIAL TO BE INSTALLED IN THE R.O.W. SHALL BE APPROVED WITH AN ENCROACHMENT AGREEMENT WITH NCDOT.
- LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWERLINES AND SEWERLINE EASEMENTS. NO TREES ARE ALLOWED TO BE PLANTED IN SUCH EASEMENTS.

# OF PLANTS	Plant Description
3	Large Deciduous Tree (ST)
	ZONING USE ABBREVIATION (SEE LEGEND)





VICINITY MAP

PROJECT ADDRESS:
715 GREENVILLE HWY
HENDERSONVILLE, NC

TOTAL PROPERTY AREA:
9.01 ACRES (392,475.6 SF)

LANDSCAPE ARCHITECT:
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
ASHEVILLE, NC
828.674.5592

PROPERTY OWNER:
SOUTH MARKET, LLC
2809 HAMPTON DRIVE
HENDERSONVILLE, NC 28792
TRAVIS@FIRSTVICTORY.COM
828.577.4201

DEVELOPER:
BENTLEY NELSON
CREST RESIDENTIAL LLC
500 OFFICE PARK DRIVE, SUITE 215
BIRMINGHAM, AL 35223
BENTLEY@CRESTRES.COM
205.567.1467

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST
ASHEVILLE, NC 28801
828.232.4700

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED: 117,743 SF (30%)
OPEN SPACE PROVIDED: 118,499 SF (30.2%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (68,136 SF);
49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS:
COMMON SPACE REQUIRED: 39,248 SF (10%)
COMMON SPACE PROVIDED: 43,060 SF (10.9%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF);
10.6% OF REQUIRED COMMON SPACE AREA

LANDSCAPE REQUIREMENTS:

VEHICLE USE AREA (VUA):
1 TREE PER 1,500 SF / 2 SHRUBS PER 4,000 SF
TOTAL VUA: 102,231 SF
TREES REQUIRED: 69 TREES
TREES PROVIDED: 69 TREES
SHRUBS REQUIRED: 52 SHRUBS
SHRUBS PROVIDED: 73 SHRUBS

PLANTING STRIPS (PS):
1 TREE & 5 SHRUBS PER 40LF
TOTAL LF: 374 LF
TREES REQUIRED: 10 TREES
TREES PROVIDED: 11 TREES
SHRUBS REQUIRED: 47 SHRUBS
SHRUBS PROVIDED: 62 SHRUBS

STREET TREES (ST):
1 LARGE TREE PER 40 LF OR 1 SMALL TREE PER 30 LF (IF OVERHEAD UTILITIES ARE PRESENT)
TOTAL LF: 422 LF (715 GREENVILLE HWY)
TREES REQUIRED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE
TREES PROVIDED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE

STREET BUFFER (SB):
1 SHRUB PER 5 LF
TOTAL LF: 62 LF (715 GREENVILLE HWY)
SHRUBS REQUIRED: 13 SHRUBS
SHRUBS PROVIDED: 17 SHRUBS

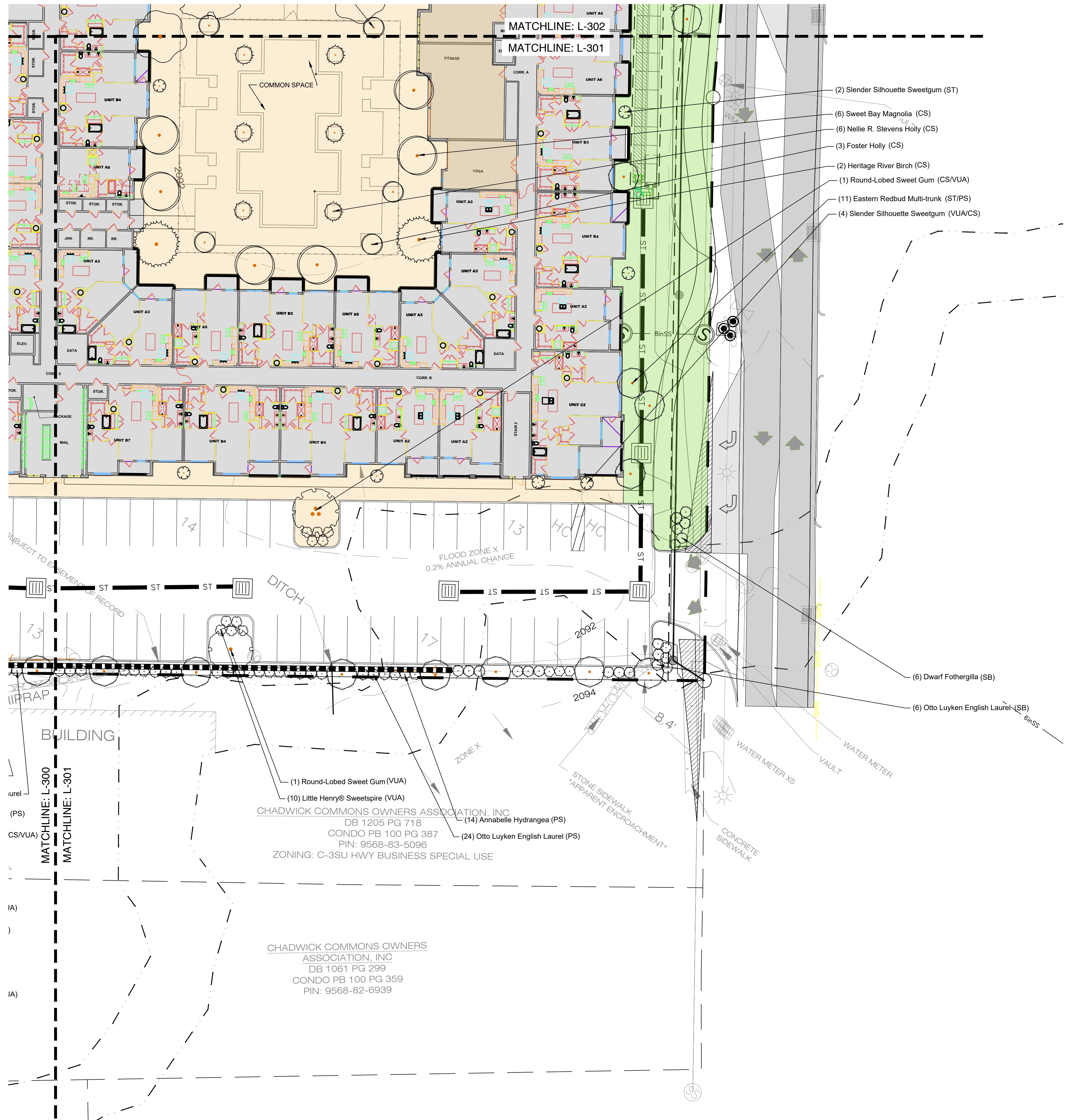
BUFFERYARDS: N/A

PLANTING LEGEND

VUA = VEHICULAR USE AREA REQUIREMENT
PS = PLANTING STRIP REQUIREMENT
ST = STREET TREE REQUIREMENT
SB = STREET BUFFER REQUIREMENT
CS = COMMON SPACE REQUIREMENT

OF PLANTS
Plant Description
Large Deciduous Tree (ST)
ZONING USE ABBREVIATION
(SEE LEGEND)

COMPLIANCE NOTES
1. ALL DRIVEWAY AND ENTRANCE CONNECTIONS ARE SUBJECT TO LOCAL AGENCY APPROVALS. ALL SIDEWALKS SHALL PROVIDE ADEQUATE HANDICAP ACCESSIBILITY AT CROSSWALKS.
2. ANY PLANT MATERIAL TO BE INSTALLED IN THE R.O.W. SHALL BE APPROVED WITH AN ENCROACHMENT AGREEMENT WITH NCDOT.
3. LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWERLINES AND SEWERLINE EASEMENTS. NO TREES ARE ALLOWED TO BE PLANTED IN SUCH EASEMENTS.



CONSULTANTS

NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY

715 GREENVILLE HWY
HENDERSONVILLE, NC

PREPARED FOR:
CREST RESIDENTIAL

PRELIMINARY LANDSCAPE PLAN

PLAN SET

#	DATE	DESCRIPTION
1	11/02/23	CZD SUBMITTAL

SHEET NO.

L-302

CONSULTANTS

NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY

715 GREENVILLE HWY HENDERSONVILLE, NC

PREPARED FOR: CREST RESIDENTIAL

PRELIMINARY LANDSCAPE PLAN

PLAN SET

#	DATE	DESCRIPTION
1	11/02/23	CZD SUBMITTAL

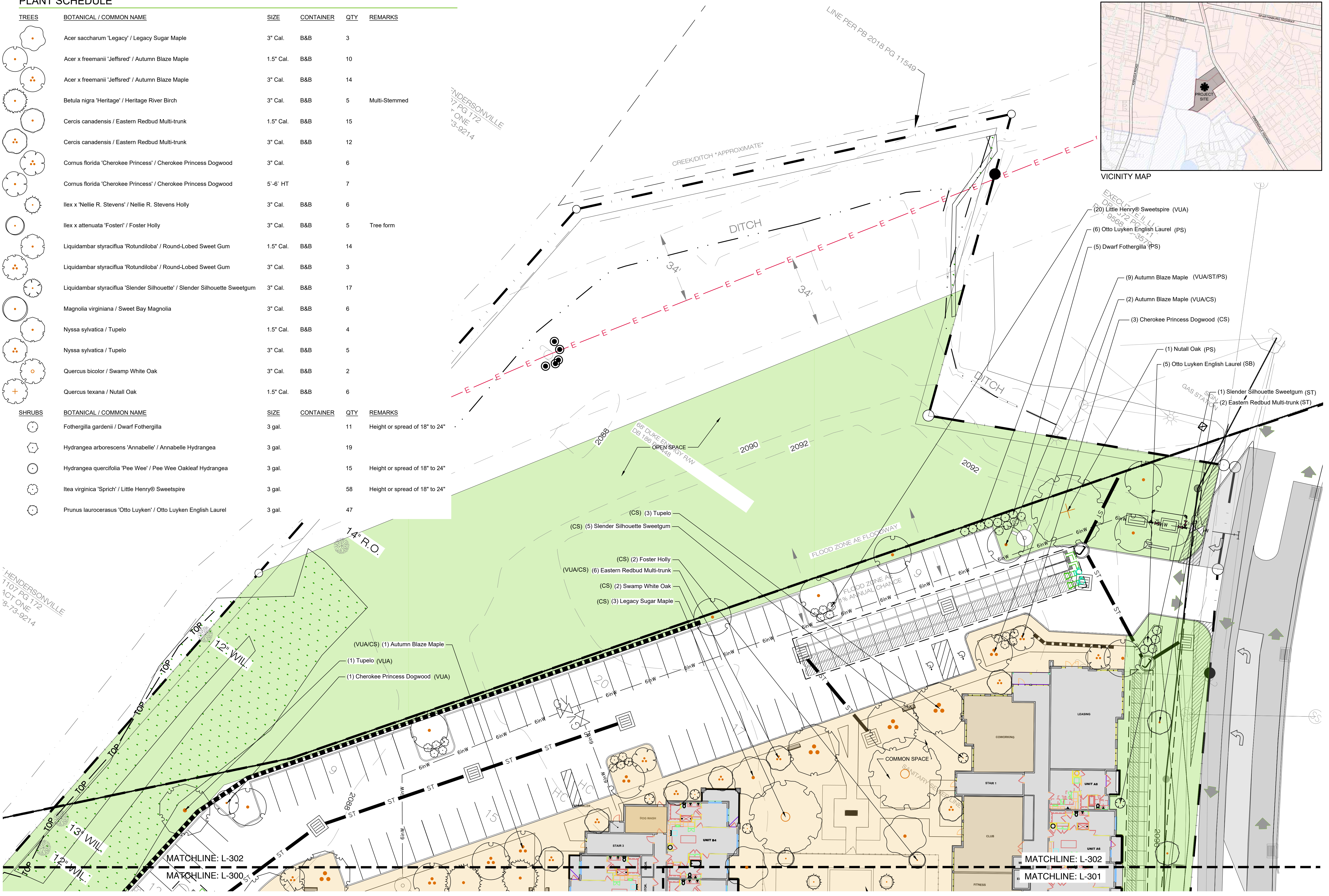
SHEET NO.

L-303

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Acer saccharum 'Legacy' / Legacy Sugar Maple	3" Cal.	B&B	3	
	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	1.5" Cal.	B&B	10	
	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	3" Cal.	B&B	14	
	Betula nigra 'Heritage' / Heritage River Birch	3" Cal.	B&B	5	Multi-Stemmed
	Cercis canadensis / Eastern Redbud Multi-trunk	1.5" Cal.	B&B	15	
	Cercis canadensis / Eastern Redbud Multi-trunk	3" Cal.	B&B	12	
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	3" Cal.		6	
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	5'-6" HT		7	
	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	3" Cal.	B&B	6	
	Ilex x attenuata 'Fosteri' / Foster Holly	3" Cal.	B&B	5	Tree form
	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	1.5" Cal.	B&B	14	
	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	3" Cal.	B&B	3	
	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweetgum	3" Cal.	B&B	17	
	Magnolia virginiana / Sweet Bay Magnolia	3" Cal.	B&B	6	
	Nyssa sylvatica / Tupelo	1.5" Cal.	B&B	4	
	Nyssa sylvatica / Tupelo	3" Cal.	B&B	5	
	Quercus bicolor / Swamp White Oak	3" Cal.	B&B	2	
	Quercus texana / Nutall Oak	1.5" Cal.	B&B	6	

SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Fothergilla gardenii / Dwarf Fothergilla	3 gal.		11	Height or spread of 18" to 24"
	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.		19	
	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal.		15	Height or spread of 18" to 24"
	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal.		58	Height or spread of 18" to 24"
	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 gal.		47	



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