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City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792 Thursday, October 24, 2024 – 4:00 PM

### **AGENDA**

- 1. CALL TO ORDER
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES
- 4. OLD BUSINESS
- 5. NEW BUSINESS
  - A. Administrative Review: Preliminary Site Plan—Berkeley Mills Sports Complex (A24-68-SPR) *Tyler Morrow Current Planning Manager*
- 6. OTHER BUSINESS
- 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 Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.



### CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Tyler Morrow **MEETING DATE:** October 24th 2024

**AGENDA SECTION:** New Business **DEPARTMENT:** Community

Development

TITLE OF ITEM: Administrative Review: Preliminary Site Plan–Berkeley Mills Sports Complex

(A24-68-SPR) – Tyler Morrow – Current Planning Manager

#### **SUGGESTED MOTION(S):**

#### For Approval:

I move that the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-12 I-1, Industrial and 7-3-3 Review of Preliminary Site Plans) finding that the Berkeley Mills Sports Complex project is compliant with all applicable requirements.

For Denial:

I move that the Planning Board deny the application for preliminary site plan approval for the Berkeley Mills Sports Complex project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance:

1.

[DISCUSS & VOTE]

[DISCUSS & VOTE]

#### SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Christopher Todd Assistant County Manager for Henderson County. The applicant is proposing to construct a sports complex with 4 soccer fields, I softball field, 6 tennis courts while retaining the existing historic baseball field.

Due to this development adding more than 30 parking spaces the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

PROJECT/PETITIONER NUMBER:	(A24-68-SPR)				
	Henderson County				
PETITIONER NAME:	[Applicant/Owner]				
ATTACHMENTS:	<ol> <li>Staff Report</li> <li>Preliminary Site Plan Packet</li> <li>Application / Owner Signature Addendum</li> </ol>				

# PRELIMINARY SITE PLAN REVIEW-BERKELEY MILLS SPORTS COMPLEX (A24-68-SPR)

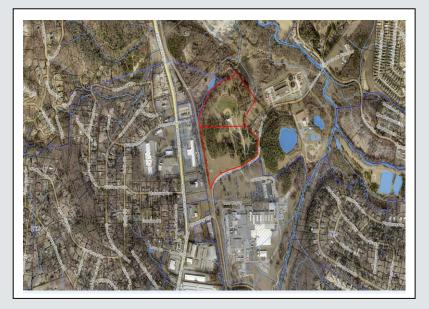
### CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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#### PROJECT SUMMARY

- Project Name & Case #:
  - o Berkeley Mills Sports Complex
  - o A24-68-SPR
- Applicant & Property Owner:
  - Henderson County [Applicant and Owner]
- Property Address:
  - o 47 Balfour Road
  - o 69 Balfour Road
- Project Acreage:
  - o 38.39 Acres
- Parcel Identification (PIN):
  - o 9660-50-2160
  - 0 9660-50-2876
- Parcel Zoning:
  - o I-1 Industrial
- Future Land Use Designation:
  - Open Space Recreation
- Requested Uses:
  - o Parks
- Type of Review:
  - Administrative- Decisions made in the implementation, administration, or enforcement of the Zoning Ordinance that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.



#### SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Christopher Todd Assistant County Manager for Henderson County. The applicant is proposing to construct a sports complex with 4 soccer fields, I softball field, 6 tennis courts while retaining the existing historic baseball field.

The proposed site plan shows adding 314 new parking spaces to the site. There are 8 ADA spaces provided, 4 of which are van accessible.

Due to this development adding more than 30 parking spaces the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

The project will be developed in accordance with the underlying I-I Industrial zoning.

#### PRELIMINARY SITE PLAN REVIEW GUIDELINES

#### **Review of Preliminary Site Plans**

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. Review of preliminary plans is a function of the Planning Board.

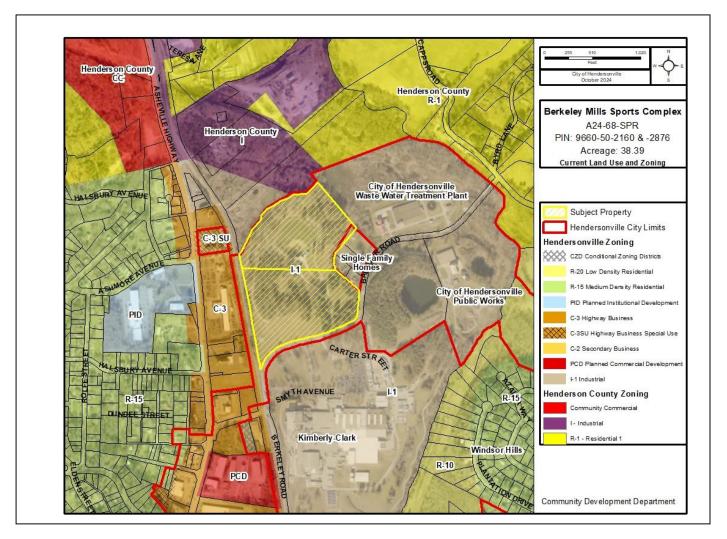
Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

An application for preliminary site plan approval shall not be approved unless the planning board determines that the application and final site plan demonstrate compliance with this ordinance, including the provisions of section 7-11 below, and other applicable regulations.

The planning board may impose such reasonable conditions on an approval as will ensure such compliance with this ordinance.

Approval of a preliminary site plan shall <u>not</u> entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval.



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned I-I, Industrial and is currently a park. The existing park contains various walking trails, picnic shelter facilities and a nationally registered historic baseball field and grandstands.

There are various zoning districts and uses surrounding the subject property. The subject property and all adjacent property to the north, east and south are zoned for industrial uses. Some of these uses include the City's Wastewater Treatment Plant and Kimbery Clark. This area has historically been used for industrial purposes. The historic baseball field located on the subject property was originally used for the Berkeley Mills Spinners baseball team in the industrial league of the 1940s. The Asheville Highway corridor is zoned C-3 Highway Business and is made up of uses synonymous with this type of corridor. There are 4 single family home parcels adjacent to the subject property, if approved these parcels would be required to be buffered from the complex.

#### SITE IMAGES

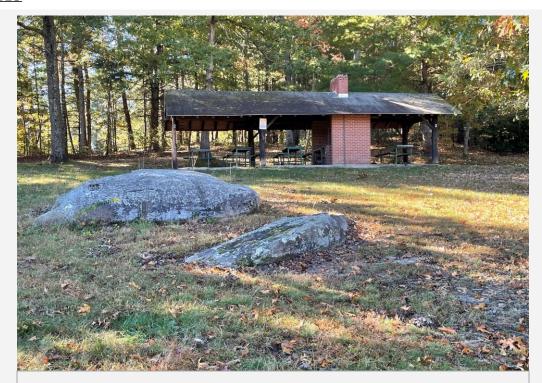


View of the subject property towards the baseball field from Balfour Road.



View of historic baseball field grandstands and field.

#### SITE IMAGES



View of the existing shelter facilities (to be removed)

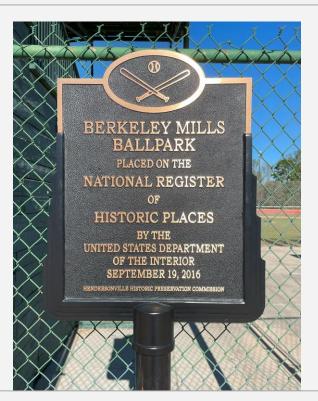


Typical view of one of the walking paths on the property.

#### SITE IMAGES



View of some of the mature trees on the site.



View of the National Register of Historic Places plaque.

#### PROPOSED DEVELOPMENT DETAILS

- Proposed Use: Park (existing use)
  - o Existing:
    - Historic baseball field and stands (to remain). It has been stated by the site designer that the proposed project will <u>not</u> impact the existing baseball field or its facilities.
  - o Proposed:
    - 4 Soccer fields
    - I Softball field
    - 6 Tennis courts

#### Site:

- o 38.39 Acres
- Very small amounts of 500 year and 100 year floodplain are present on the northern end of the property.
- Two blueline streams are on/near the subject property as shown on the USGS maps. Each stream requires the 20 transitional area and 30' stream buffer.

#### Streets/ Access

- The site is proposed to have one main access on the southwest side of the property.
- There is also a secondary access to a standalone parking lot on the southeast side of the property. This standalone parking lot entrance will be directly across from the Oklawaha parking area driveway.

#### Parking

- Parks are not listed in the parking table of Chapter 6. For any use not specified in Table 6-5-2 or otherwise provided by ordinance, specific requirements shall be determined by the Community Development Director and shall be based upon requirements for similar uses, expected traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.
- The complex is proposing 314 parking spaces.
- O City staff feel that this is adequate to meet the needs of the complex.

#### Landscaping

- o This development will be required to provide:
  - 10' type B buffer (single family homes to the east)
  - Vehicular Use Landscaping (Sec. 15-9. Landscaping for vehicular use areas.)
    - Interior parking lot plantings.
    - Planting strip plantings
    - o Buffer from street plantings.
- Street trees (Sec. 15-15.)

- Common Open Space Landscaping
- Tree preservation
  - Existing tree canopy- 767,112 square feet (17.61 acres)
  - o Tree canopy to be preserved- 175,800 square feet (4.04 Acres) 22.9%
  - Teir II Plantings are required since 30% of the existing canopy is not preserved.

#### OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

#### **COMMUNITY DEVELOPMENT**

#### Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for developments in the I-I Industrial Zoning District (5-12), and Preliminary Site Plan (7-3-3) with the following exceptions:

- o None
- Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
  - Landscaping:
    - Final determination on planting credits, species, locations, final quantity of required vs. proposed new plantings. The current plans show "areas to be screened, fenced, walled and/or landscaped" which is what is required at the preliminary site plan stage.
    - All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City's ordinances.

#### **CITY ENGINEER**

#### **Preliminary Site Plan Comments:**

None

#### **WATER / SEWER**

#### **Preliminary Site Plan Comments:**

None

#### **FIRE MARSHAL**

#### **Preliminary Site Plan Comments:**

None

#### STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

None

### FLOODPLAIN ADMINISTRATOR

**Preliminary Site Plan Comments:** 

#### **PUBLIC WORKS**

### **Preliminary Site Plan Comments:**

o None

#### **NCDOT**

#### **Preliminary Site Plan Comments:**

o None

#### TRANSPORTATION CONSULTANT

**Preliminary Site Plan Comments:** 

• None (the proposed use does not trigger a TIA).

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	ln	Out	Total	In	Out
Other Land Uses			113	1	1	0	25	14	11
411 - Public Park	38.6	ACRE	113	1	1	0	25	14	11
Subtotal			113	1	1	0	25	14	11

#### STAFF ANALYSIS

#### Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Berkeley Mill Sports Complex Project meets the Zoning Ordinance standards established for this type of project within the I-I Industrial district and Preliminary Site Plan Review (Section 7-3-3.2).

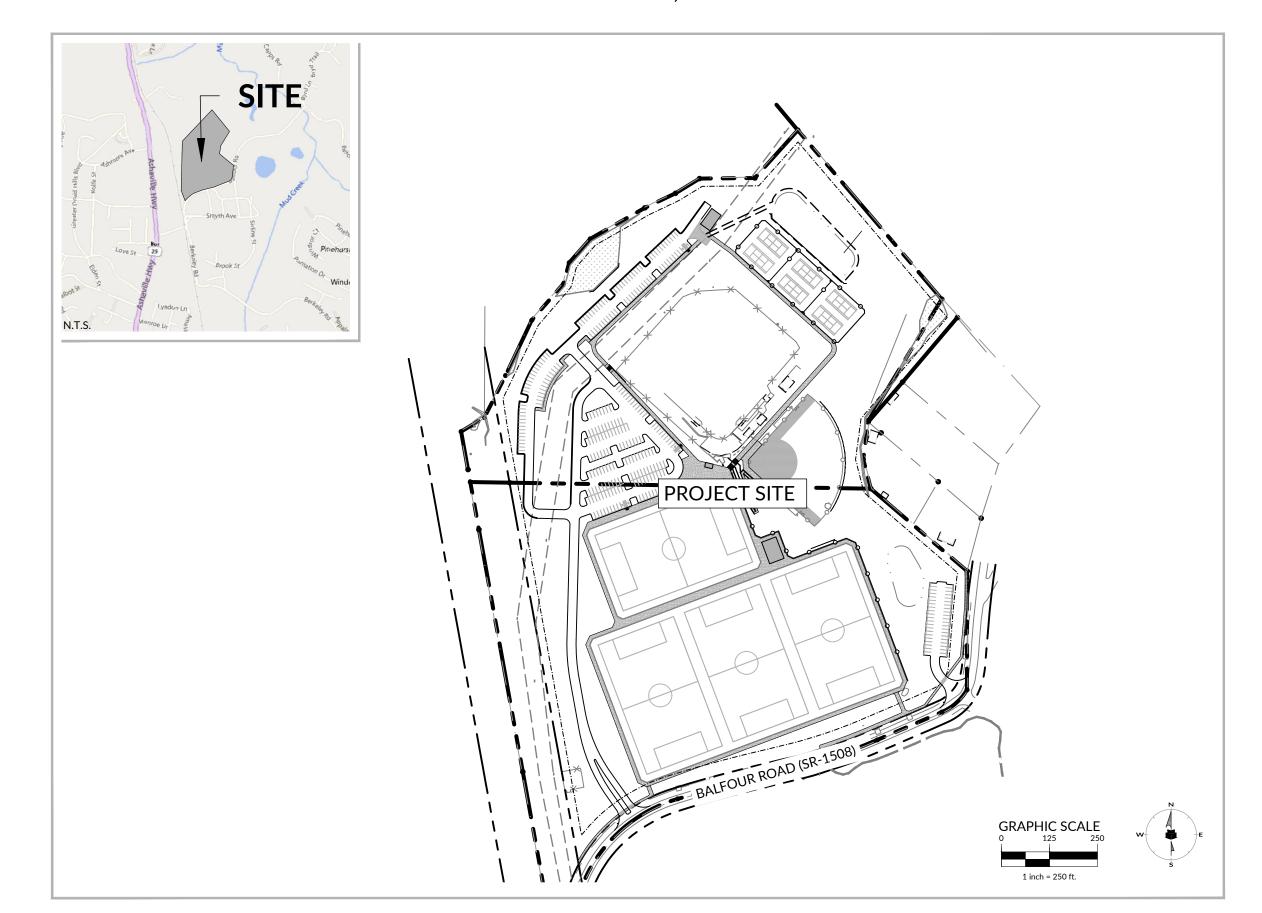
# PARCEL DATA

9660502160

COUNTY OF HENDERSON OWNER: COUNTY OF HENDERSON ADDRESS: 69 BALFOUR RD, HENDERSONVILLE, NC 28792

# 47 BALFOUR RD | HENDERSONVILLE, NC 28792 | HENDERSON COUNTY

**OCTOBER 18, 2024** 



# SITE DATA TABLE

HENDERSON COUNTY PROJECT NO.	TBD
PARCEL PIN NO.	9660502160; 9660502876
TOTAL PROJECT AREA (ACRES)	38.39
WATERSHED	MUD CREEK
EXISTING ZONING	I-1
EXISTING LAND USE	OPEN SPACE/WOODED
PROPOSED USE	PARK FACILITIES
SETBACKS:	
FRONT	35
SIDE	20
REAR	20
CORNER	20
PROJECT PERIMETER	5281 LF
PARKING:	
PARKING PROVIDED:	314 SPACES
ADA SPACES PROVIDED:	8 SPACES (4 VAN ACCESSIBLE)
PARKING ALLOCATION:	50 SPACES/FIELD; 2 SPACES/TENNIS COURT
PARKING CALULATION:	(50*6 FIELDS)+(2*6 COURTS) = 312 SPACES
TREE CANOPY:	SEE TREE PRESERVATION PLANS
PROPOSED LOT AREA:	N/A
SITE COVERAGE - BUILDINGS:	0.10 AC (4140 SF)
SITE COVERAGE - OPEN SPACE:	9.39 AC
SITE COVERAGE - STREETS AND PARKING:	3.48 AC
SITE COVERAGE - OTHER FACILITIES:	13.49 AC
SITE COVERAGE - COMMON OPEN SPACE:	25.10 AC
COMMON OPEN SPACE REQUIRED:	3.84 AC

# **INDEX OF SHEETS**

Number	Title
C0.00	COVER
C0.01	GENERAL NOTES
C1.00	OVERALL EXISTING CONDITIONS
C1.10	OVERALL DEMOLITION PLAN
C1.20	TREE PRESERVATION PLAN
C1.30	OPEN SPACE PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN
C2.03	SITE PLAN
C2.04	SITE PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	UTILITY PLAN
C3.02	UTILITY PLAN
C3.03	UTILITY PLAN
C3.04	UTILITY PLAN
C5.00	OVERALL GRADING & DRAINAGE PLAN
C5.01	GRADING AND DRAINAGE PLAN
C5.02	GRADING AND DRAINAGE PLAN
C5.03	GRADING AND DRAINAGE PLAN
C5.04	GRADING AND DRAINAGE PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
SL1.00	LIGHTING EXHIBIT

**CONTACT LIST:** 







PREPARED BY:



PHONE #: 828-694-6560 ATTENTION: MARCUS JONES

- d. COORDINATE UNITS: US SURVEY FEET
- e. VERTICAL UNITS: US SURVEY FEET
- 2. TOPOGRAPHIC SURVEY AND PROPERTY BOUNDARY SHOWN AS PROVIDED BY ED HOLMES & ASSOCIATES, DATED 09/06/2024.
- 3. WETLANDS, STREAMS, AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY ED HOLMES & ASSOCIATES, DATED 09/06/2024.
- A PORTION OF THE PROPERTY FALLS WITHIN FEMA FLOODPLAIN PER FEMA FIRM 37009666000J, EFFECTIVE DATE 10/02/2008.
- 5. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING: UNDERGROUND STORAGE FACILITIES,

UNDERGROUND UTILITIES, GRAVES, CEMETERIES, BURIAL GROUNDS, HAZARDOUS WASTE DEPOSITS OR MATERIALS.

- 6. THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON PAINT MARKINGS AND ABOVE GROUND STRUCTURES. THE DEPTH OF THESE UTILITIES IS UNKNOWN, UNLESS OTHERWISE INDICATED.
- 7. SURVEY CONTROL POINTS PROVIDED IN NC STATE PLANE COORDINATES. ALL PROPOSED COORDINATES ARE GROUND COORDINATES. THE CONTRACTOR'S SURVEYOR IS RESPONSIBLE FOR ANY CONVERSIONS NEEDED FOR THE STAKEOUT OF THE PROPOSED GROUND
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.
- 1. WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CITY OF HENDERSONVILLE STANDARDS AND SPECIFICATIONS, GEOTECHNICAL REPORTS, AND ANY OTHER APPLICABLE DESIGN STANDARDS AT THE TIME OF PLAN APPROVAL. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHALL GOVERN, UNLESS OTHERWISE NOTED IN THESE PLANS.
- 2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID AND/OR COMMENCING WORK.
- 3. ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING AND PRIOR TO BIDDING IF APPLICABLE. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER AND APPROVAL BY OWNER SHALL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
- 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH MUNICIPAL, COUNTY AND STATE REGULATIONS, AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA ACT.
- 5. THE CONTRACTOR SHALL CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING, AND SUBSEQUENTLY PROTECTING, ALL PUBLIC AND PRIVATE UTILITIES (SHOWN OR NOT SHOWN) THAT LIE IN OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE UNDERGROUND UTILITIES. ALL UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE MAY BE REQUIRED.
- 7. ANY UTILITIES AND EXISTING SITE ELEMENTS (I.E. SIGNS, ROADWAYS, PATHS, STRUCTURES, NATURAL VEGETATION, OTHER EXISTING PROPERTY ITEMS, ETC.) DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S WORKERS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER, UTILITY OWNER, REGULATORY AGENCY, AND
- 8. CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A NORTH CAROLINA LICENSED LAND SURVEYOR SHALL REPLACE, AT THE CONTRACTOR'S EXPENSE, PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES DESTROYED BY THE CONTRACTOR.
- 9. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM DISTURBANCE TO THE OWNER, ADJACENT PROPERTIES AND THE PUBLIC. CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONTROL PLANS.
- 10. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN AN UNOBSTRUCTED, CLEAN CONDITION, MUD AND DUST-FREE.
- 12. CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR. USING A DIGITAL (CADD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS. BUILDING FOOTPRINTS, ETC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHAL RENDER IT VOID.

11. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EXECUTED

- 13. WETLANDS SHOWN WILL HAVE DEED RESTRICTION AND SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) OR NC DIVISION OF COASTAL MANAGEMENT (DCM) OR NC DIVISION OF WATER RESOURCES (DWR), AS APPLICABLE.
- 14. ANY WETLANDS THAT ARE TEMPORARILY IMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RETURNED TO PRE-CONSTRUCTION GRADE AND SEEDED WITH A WETLAND SEED MIX IN ACCORDANCE WITH THE SEDIMENT & EROSION CONTROL PLAN.
- 15. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAVEMENT MARKING MATERIALS SHALL ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.
- CODE AND ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 17. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES, UNLESS OTHERWISE SHOWN ON THE PLANS.

16. ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING

18. ALL EXPANSION CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5', UNLESS OTHERWISE SHOWN ON PLANS. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.

### **DEMOLITION NOTES:**

EASEMENTS ON THE JOB SITE AT ALL TIMES.

- 1. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND UTILITY OWNER TO PROPERLY MAINTAIN, REMOVE OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE
- 3. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING CONSTRUCTION ACTIVITIES.
- 4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- 5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- 6. SAW CUTS OF EXISTING PAVEMENTS, CURBS, GUTTERS AND SIDEWALKS SHALL PRODUCE A NEAT VERTICAL EDGE.
- 7. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
- 8. ALL PERMITS REQUIRED FOR THE DEMOLITION WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO THE START OF DEMOLITION ACTIVITIES.

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF HENDERSONVILLE STANDARDS AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
- 2. ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, AND HOODS SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH CITY OF HENDERSONVILLE AND NCDOT STANDARDS.
- 3. RIM ELEVATION GIVEN FOR CATCH BASIN (CB) IS TOP OF CURB, YARD INLET (YI) IS OPENING INVERT FOR SLAB TOP, DROP INLET (DI) IS TOP OF GRATE AND JUNCTION BOX (JB) IS TOP OF RIM.
- 4. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING, BUT NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES AND UTILITIES CROSSING THE STORM SEWER PIPE.
- 5. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM
- 6. ALL STORM SEWER PIPE SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
- 7. IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS RELATED TO WHERE THE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER. AFTER NOTIFICATION TO ENGINEER AND OWNER. THE CONTRACTOR SHALL PERFORM THE AGREED UPON FIELD ADJUSTMENTS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.

- 8. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN IN TRAFFIC BEARING AREAS, UNLESS APPROVED BY AUTHORITIES HAVING JURISDICTION.
- 9. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC BEARING AREAS.
- 10. THE STORM PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
- 11. STORM SEWER UTILITY STRUCTURE TABLES ARE AVAILABLE UPON REQUEST.

- 1. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES, ROADWAYS, AND ENVIRONMENTALLY SENSITIVE AREAS SUCH AS BUFFERS AND WETLANDS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER IN WRITING OF ANY DISCREPANCIES OR CONCERNS.
- ALL SOILS USED FOR BACKFILL SHALL BE FREE OF UNSATISFACTORY MATERIALS INCLUDING ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION SHALL NOT BE PLACED IN THE IN THE FINAL LIFT (MINIMUM OF 6 INCHES). UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. REFER TO FINAL GEOTECHNICAL REPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT, IF ANY. THE CONTRACTOR SHALL CONSULT WITH THE SITE GEOTECHNICAL ENGINEER PRIOR TO BACKFILL PLACEMENT TO VERIFY BACKFILL MEETS PROJECT REQUIREMENTS.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE
- MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT TO THE OWNER AND PROJECT GEOTECHNICAL ENGINEER THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A NORTH CAROLINA CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA REPRESENTING THE LABORATORY.
- ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM D1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE FEET (5') IN HEIGHT WITHIN A HORIZONTAL SEPARATION DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, SHALL BE DESIGNED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED DESIGN PROFESSIONAL. RETAINING WALL SYSTEMS SHALL MEET THE REQUIREMENTS OF THE NC BUILDING CODE AND LOCAL JURISDICTION.
- 8. CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
- 9. CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS REQUIRED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATED TO BLASTING AND
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. DEWATERING SHALL BE INCIDENTAL TO GRADING OPERATIONS. THERE SHALL BE NO SEPARATE MEASUREMENT OR PAYMENT RELATED TO DEWATERING EFFORTS.
- . MASS GRADING OPERATIONS SHALL BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE, THE PRESENT PHASE SHALL BE STABILIZED WITH ADEQUATE GROUND COVER SUFFICIENT TO RESTRAIN EROSION AND HAVE ALL INFRASTRUCTURE INSTALLED. SEE GROUND COVER REQUIREMENTS WITHIN THESE PLANS OR CONSULT THE MUNICIPAL EROSION CONTROL SPECIALIST.
- 12. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS AND ELECTRIC UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES UNLESS OTHERWISE SHOWN ON THE
- 13. BEFORE ANY EARTHWORK COMMENCES, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- 14. THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER AND UPON COMPLETION OF THE EARTHWORK ACTIVITIES THE OWNER AND JURISDICTION MUST BE PROVIDED WITH A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTION TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.
- 15. REFERENCE STRUCTURAL DRAWINGS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND/OR DIRECTIVES PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.

### **GENERAL LANDSCAPE NOTES:**

- THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS. FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. SEE UTILITY NOTES FOR ADDITIONAL INFORMATION.
- NO CHANGES TO ANY ASPECT OF APPROVED PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY, ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
- 4. ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z601-1973 IN REGARD TO SIZING, GROWING AND BALLED AND BURLAPPED (B&B) SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
- ALL PLANTS ARE TO BE FULLY WARRANTED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM
- PLANTING SHALL FOLLOW NCDOT STANDARD SPECIFICATIONS AS OUTLINED IN SECTION 1670. PLANTING SEASON IS OCTOBER 15 -MARCH 15. UNLESS OTHERWISE NOTED OR APPROVED BY NCDOT ENGINEER.
- PLANTING SHALL BE INSTALLED DURING THE IDEAL SEASON BASED ON THE TYPE OF PLANT.
- 8. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED. AS NEEDED. TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
- THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.
- 10. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR, NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR
- 11. ALL PLANTS AND PLANTING BEDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
- 12. NO PLANTINGS SHALL BE REQUIRED WHEN A PRESERVED WETLAND OR REQUIRED RIPARIAN BUFFER EXISTS WITHIN A REQUIRED BUFFER YARD.
- 13. EXISTING SIGNIFICANT VEGETATION THAT IS PRESERVED WITHIN ANY REQUIRED BUFFER YARD SHALL BE CREDITED TOWARD STANDARDS FOR THE TYPE OF BUFFER REQUIRED AT THE TIME OF MUNICIPAL APPROVALS. IF EXISTING VEGETATION DOES NOT FULLY MEET THE STANDARDS FOR THE TYPE OF BUFFER REQUIRED. SUPPLEMENTAL VEGETATION AND/OR SITE FEATURES (INCLUDING FENCES) SHALL BE PLANTED OR INSTALLED WITHIN THE REQUIRED BUFFER AREA TO MEET MINIMUM STANDARDS.
- 14. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL NEW PLANTING BEDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- 15. ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND/OR ENGINEER OF ANY GRADING DISCREPANCIES OR CONCERNS.
- 16. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR
- 17. ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2-3 INCHES, UNLESS INDICATED OTHERWISE. MULCH SHALL BE AS SELECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
- 18. FINISH OFF 2-4 FOOT CLEAR ZONE AROUND TREES WITH A 2-3-INCH LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
- 19. MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN ODD GROUPINGS AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED

- 20. ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES SHALL BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.
- 21. THE SITE SHALL BE STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- 22. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
- 23. ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON; QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.

#### TREE PROTECTION NOTES:

- 1. ALL TREE PROTECTION AND PRESERVATION WILL BE REQUIRED TO BE IN ACCORDANCE WITH CHAPTER 17 OF THE ZONING ORDINANCE.
- ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH TREE PROTECTION FENCE AS INDICATED ON THE PLANS TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
- NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT USE, SOIL OR DEBRIS REMOVAL OR STOCKPILING; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
- APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
- . NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND
- . IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE. PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.
- TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

- 1. GENERALLY, FILL MATERIAL SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- 2. ALL NECESSARY INSPECTIONS, CERTIFICATIONS, AND TESTING REQUIRED BY CODES AND UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF TESTING SERVICES AND COORDINATION WITH UTILITY OWNER.
- . CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE
- 4. THE CONTRACTOR SHALL REPORT, IN WRITING ANY UTILITY CONFLICTS TO THE ENGINEER IMMEDIATELY UPON DISCOVERING CONFLICTS.
- THE SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE
- PRIOR TO UTILITY RELOCATION, REMOVAL OR ABANDONMENT, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY PROVIDERS, LOCAL MUNICIPALITY, AND NCDOT. KNOWN UTILITY PROVIDER INFORMATION IS CONTAINED ON THIS PLAN SHEET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE
- TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS. 9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 3 FEET ON ALL PROPOSED SANITARY LINES. THREE FEET SHALL BE

8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 3 FEET ON ALL PROPOSED WATER LINES. THREE FEET SHALL BE MEASURED

- MEASURED TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS. 10. THE CONTRACTOR SHALL MAINTAIN SEPARATION OF WATER MAIN FROM SANITARY SEWER PIPING IN ACCORDANCE WITH THOSE
- DISTANCES SPECIFIED BY STATE AND/OR LOCAL CODE OR A MINIMUM OF 10 FEET HORIZONTAL OR 18 INCHES VERTICAL DISTANCE. . THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION OF ALL PROPOSED POWER AND

COMMUNICATION LINES AND ASSOCIATED APPURTENANCES. THERE SHALL BE NO SEPARATE MEASUREMENT OR PAYMENT FOR

- COORDINATION WITH UTILITY COMPANIES. 12. CONTRACTOR SHALL BRING ALL UTILITIES TO WITHIN FIVE FEET OF BUILDINGS AND STUB UP FOR FUTURE CONNECTION BY OTHERS,
- 13. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF PAD MOUNTED TRANSFORMER WITH UTILITY COMPANY, ENGINEER AND OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL INSTALL THE CONCRETE PAD AND THE UTILITY COMPANY WILL INSTALL THE TRANSFORMER. COORDINATION FOR THIS WORK ITEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 14. THE GENERAL CONTRACTOR SHALL PROVIDE CONDUITS AND CONDUCTORS FOR THE HEATERS AND/OR HEAT TAPE TO EACH BACKFLOW DEVICE HOT BOX.

### UTILITY CONTACT INFORMATION

- SANITARY SEWER SERVICE: PROVIDER: CITY OF HENDERSONVILLE ADDRESS: 305 WILLIAMS STREET, HENDERSONVILLE NC
- CONTACT: TIM SEXTON PHONE: 828-697-3073

# EMAIL: TSEXTON@HVLNC.GOV

- PROVIDER: CITY OF HENDERSONVILLE ADDRESS: 305 WILLIAMS STREET, HENDERSONVILLE, NC
- CONTACT: PAUL WILLIAMS PHONE: 828-697-6073

### EMAIL: PWILLIAMS@HVLNC.GOV

- WATER SERVICE: PROVIDER: CITY OF HENDERSONVILLE ADDRESS: 305 WILLIAMS STREET, HENDERSONVILLE, NC
- CONTACT: CHRISTOPHER CONRAD PHONE: 828-243-6300 EMAIL: CCONRAD@HVLNC.GOV
- HTTPS://WWW.HENDERSONVILLENC.GOV/ENGINEERING/CONSTRUCTION-INSPECTION-DIVISION/TYPES-CITY-INSPECTIONS

### PROVIDER: DUKE ENERGY ADDRESS:

- CONTACT: PHONE: EMAIL:
- PROVIDER: DOMINION GAS CONTACT: WILLIAM WOODY

FIRE & LIFE SAFETY NOTES:

- PHONE: 828-551-5721
- EMAIL: WILLIAM.WOODY@DOMINIONENERGY.COM
- 15. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTION (FDC) OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ANY HYDRANT, FDC OR OTHER FIRE DEPARTMENT
- 16. FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- 17. HYDRANTS MUST BE LOCATED WITHIN EIGHT FEET (8'), BUT NO CLOSER THAN THREE FEET (3') OF THE CURB.

19. NEW HYDRANTS SHALL BE OPERABLE PRIOR TO CONSTRUCTION OF THE BUILDING(S).

18. A MINIMUM OF FIVE FEET (5') SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND

- 20. HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE).
- 21. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION AS
- 22. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS
- PASSAGE BY VEHICLES.
- 23. ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES
- 24. ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARD TO RUNNING WIRE FOR TAMPER SWITCH.
- 25. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
- 26. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER NORTH CAROLINA FIRE PROTECTION CODE (NCFPC), SECTION 507.3, LATEST EDITION. THIS IS THE AVAILABLE FIRE FLOW FROM THE HYDRANT AND THE MINIMUM REQUIRED FIRE FLOW CALCULATION FROM NCFPC APPENDIX B OR OTHER APPROVED METHOD.
- 27. CONTRACTOR SHALL REPLACE WITH NEW ALL DRIVEWAY PIPES AND OTHER DRAINAGE PIPES/CULVERTS THAT ARE DISTURBED WHILE INSTALLING THE UTILITIES. ALL PIPE/CULVERTS SHALL MEET THE REQUIREMENTS OF NCDOT.
- 28. ALL ROADWAY DITCHES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AND CONFORM TO NCDOT REQUIREMENTS OR AUTHORITIES HAVING JURISDICTION. ALL DITCHES SHALL BE LINED WITH EROSION CONTROL MATTING UNLESS OTHERWISE NOTED.
- 29. ALL EXCAVATED MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE DURING UTILITY INSTALLATION. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO CONTROL RUN-OFF. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF LEGALLY.

- THE CONTRACTOR SHALL ADHERE TO THE HORIZONTAL AND VERTICAL LOCATION OF THE WALLS SHOWN ON THE PLANS. THE STRUCTURAL WALL DESIGN SHALL BE COMPLETED BY OTHERS, UNLESS OTHERWISE NOTED.
- 2. TFW REFERS TO TOP FACE OF WALL ELEVATION. BFW REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT
- 3. IF STAKED BY WITHERSRAVENEL, INC., BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAKED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE BOTTOM IS TO BE STATED SO ON RETAINING WALL PLANS BY OTHERS.
- 4. IF WALL CONTRACTOR REQUIRES ADDITIONAL STAKING BEYOND WALL AT FINISHED GRADE. THE ENGINEER MAY PROVIDE A CAD FILE NOTING LOCATION OF THE ITEMS TO BE STAKED. LOCATIONS WHERE WALL BREAKS OR CHANGES IN WALL ANGLES ARE TO BE NOTED
- WALL BATTER ASSUMPTIONS
- a. ¼" PER 8" VERTICAL RISE b. THE WALL CONTRACTOR OR ENGINEER OF RECORD FOR THE PROPOSED WALL SHALL NOTIFY WITHERSRAVENEL, INC. IF THE RETAINING WALL BATTER MUST DEVIATE FROM THE ABOVE WALL ASSUMPTIONS AT THE TIME OF DESIGN FOR VERIFICATION TO

7. CONTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.

- 6. PRIOR TO WALL STAKING, A MEETING SHALL BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
- 8. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO PERMANENT FENCING DURING CONSTRUCTION. REPAIR OF DAMAGES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

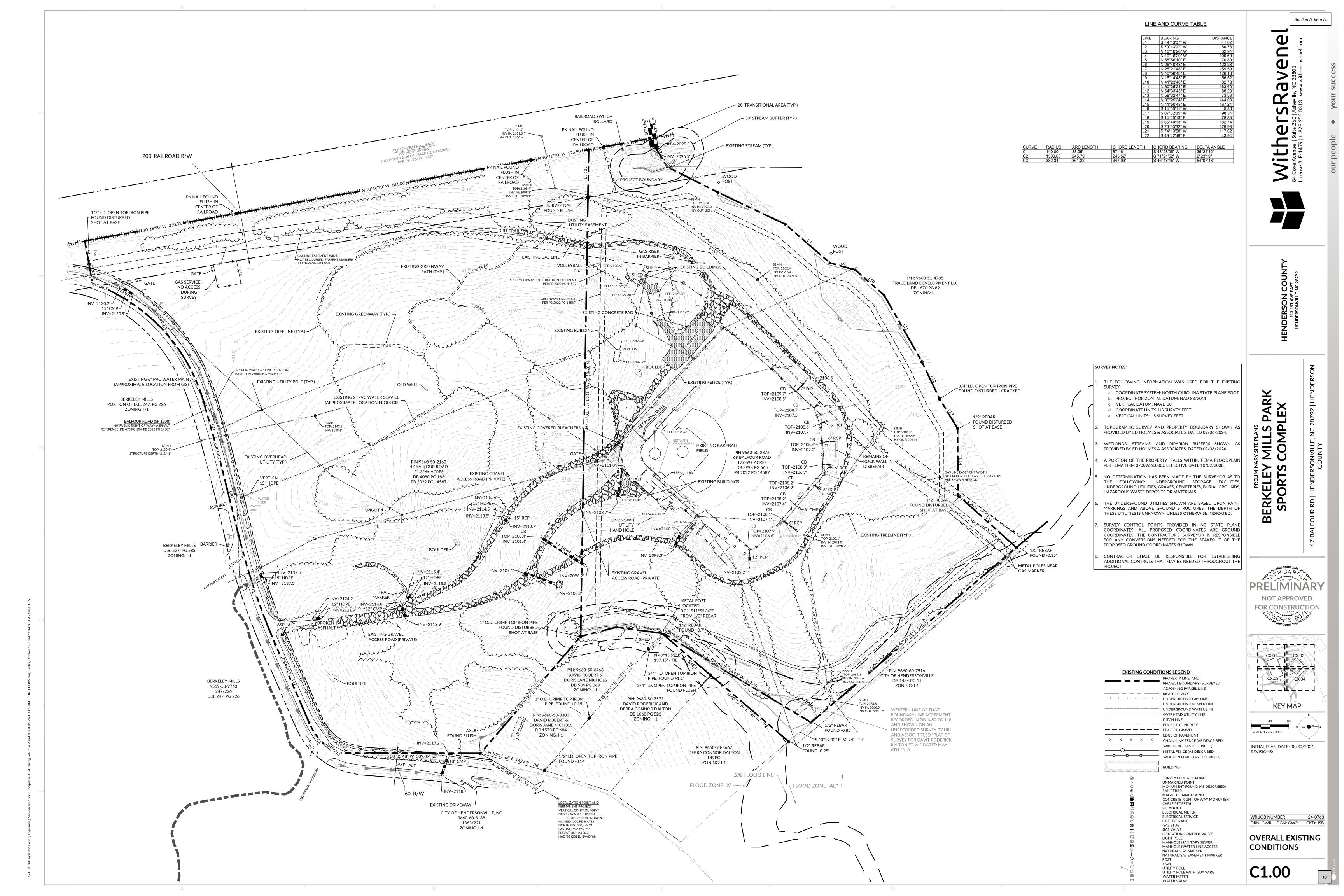
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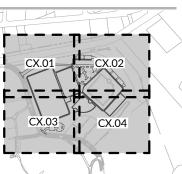
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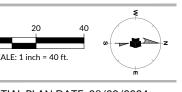
**KEY MAP** 

DRN: GWR DGN: GWR CKD: JSB

**GENERAL NOTES** 









BERKELE'S SPORTS

### CITY OF HENDERSONVILLE TREE PROTECTION NOTES:

- NO GRADING OR OTHER LAND-DISTURBING ACTIVITY CAN OCCUR ON A SITE WITH EXISTING TREES WHICH ARE DESIGNATED TO BE PRESERVED IN ORDER TO MEET LANDSCAPING REQUIREMENTS UNTIL PROTECTIVE BARRIERS ARE INSTALLED BY THE DEVELOPER AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR A DESIGNEE APPOINTED BY THE COMMUNITY DEVELOPMENT DIRECTOR. A DESIGNEE APPOINTED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

  2. BARRICADES SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF PRESERVED TREES THAT ARE WITHIN 50 FEET OF ANY GRADING OR CONSTRUCTION ACTIVITY.

  ALL PROTECTIVE BARRIERS MUST BE MAINTAINED THROUGHOUT THE BUILDING CONSTRUCTION PROCESS.

  3. ALL CONTRACTORS MUST BE MADE AWARE OF THE AREAS DESIGNATED FOR PROTECTION. NO DISTURBANCE CAN OCCUR WITHIN THE TREE PROTECTION AREAS
- INCLUDING THE FOLLOWING:
- INCLUDING THE FOLLOWING:

  a. PARKING;

  b. STORAGE OF DEBRIS OR MATERIALS, INCLUDING TOPSOIL;

  c. DISPOSAL OF HAZARDOUS WASTES OR CONCRETE WASHOUT; AND

  d. ATTACHING OF NAILS, ROPES, CABLES, SIGNS, OR FENCING TO ANY TREE

  DESIGNATED FOR PRESERVATION

  4. THE DEVELOPER SHOULD COORDINATE WITH UTILITY COMPANIES EARLY IN THE

  DESIGN PROCESS TO RESOLVE POTENTIAL CONFLICTS ABOUT THE PLACEMENT OF

  UTILITIES AND LANDSCAPE REQUIREMENTS. UTILITIES MUST EITHER BE PLACED

  OUTSIDE OF THE TREE PROTECTION AREA OR, WITH PLANNING DEPARTMENT

  APPROVAL TINNELED AT LEAST TWO FEFT DIRECTLY BELOW THE TREE ROOTS TO
- APPROVAL, TUNNELED AT LEAST TWO FEET DIRECTLY BELOW THE TREE ROOTS, TO MINIMIZE DAMAGE.
- MINIMIZE DAMAGE.

  5. IF SILT FENCING IS REQUIRED TO CONTROL SEDIMENTATION, THE FENCING MUST BE PLACED ALONG THE UPHILL EDGE OF A TREE PROTECTION ZONE IN ORDER TO PREVENT SEDIMENT FROM ACCUMULATING IN THE CRITICAL ROOT ZONE AREA.

  6. TREES LOCATED IN ANY PUBLIC RIGHT-OF-WAY CANNOT BE PRUNED OR REMOVED WITHOUT A PERMIT FROM THE PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH THE CITY OF HENDERSONVILLE TREE ORDINANCE.

EXISTING TREE CANOPY TIER ONE PRESERVATION:

767,112 SF / 17.61 AC MINIMUM 20% PRESERVATION OF EXISTING CANOPY

153,422 SF / 3.52 AC (20%) 175,800 SF / 4.04 AC (22.9%) MINIMUM PRESERVATION REQUIRED: TOTAL PRESERVATION PROVIDED:

INITIAL PLAN DATE: 08/30/2024 **REVISIONS:** 

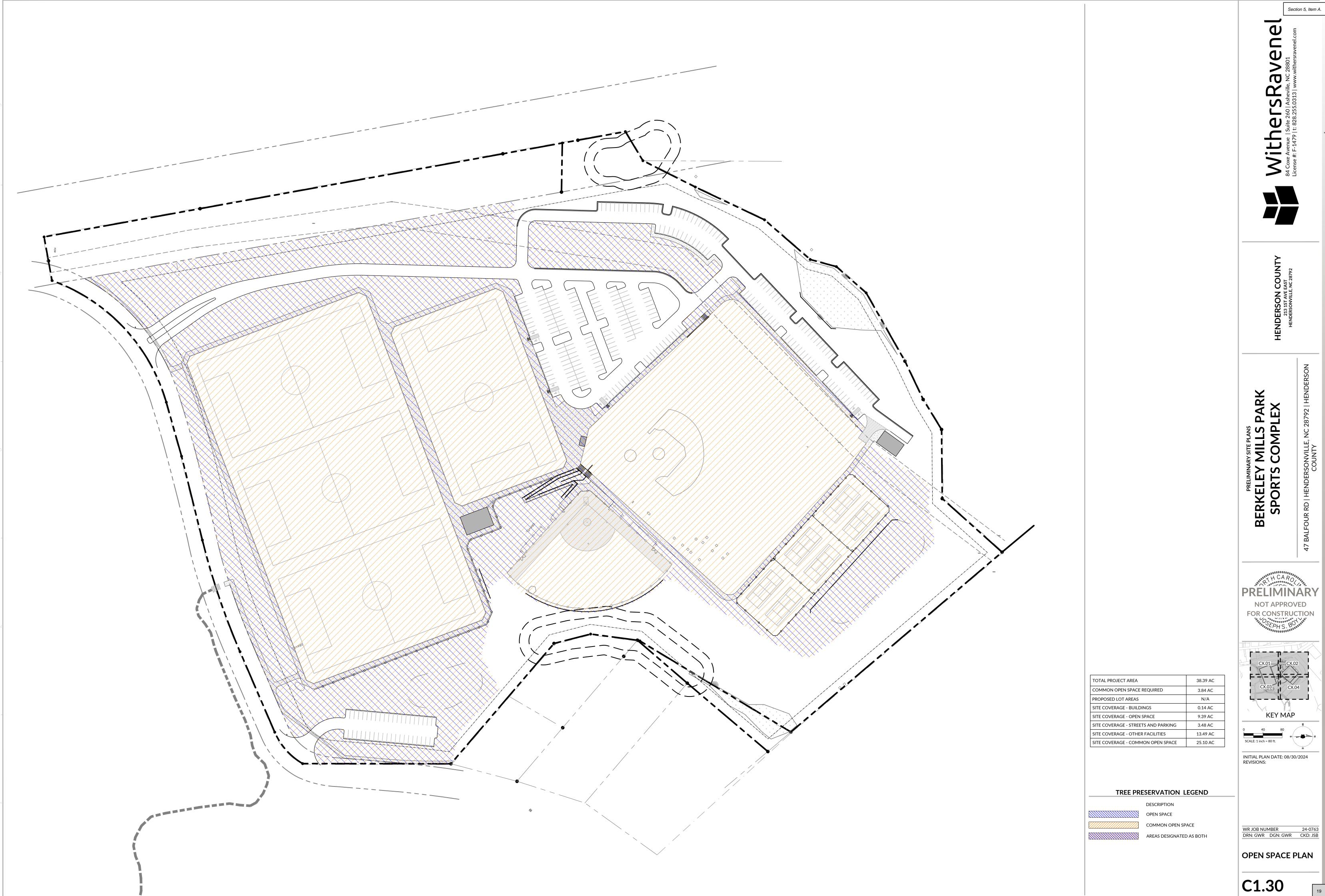
KEY MAP

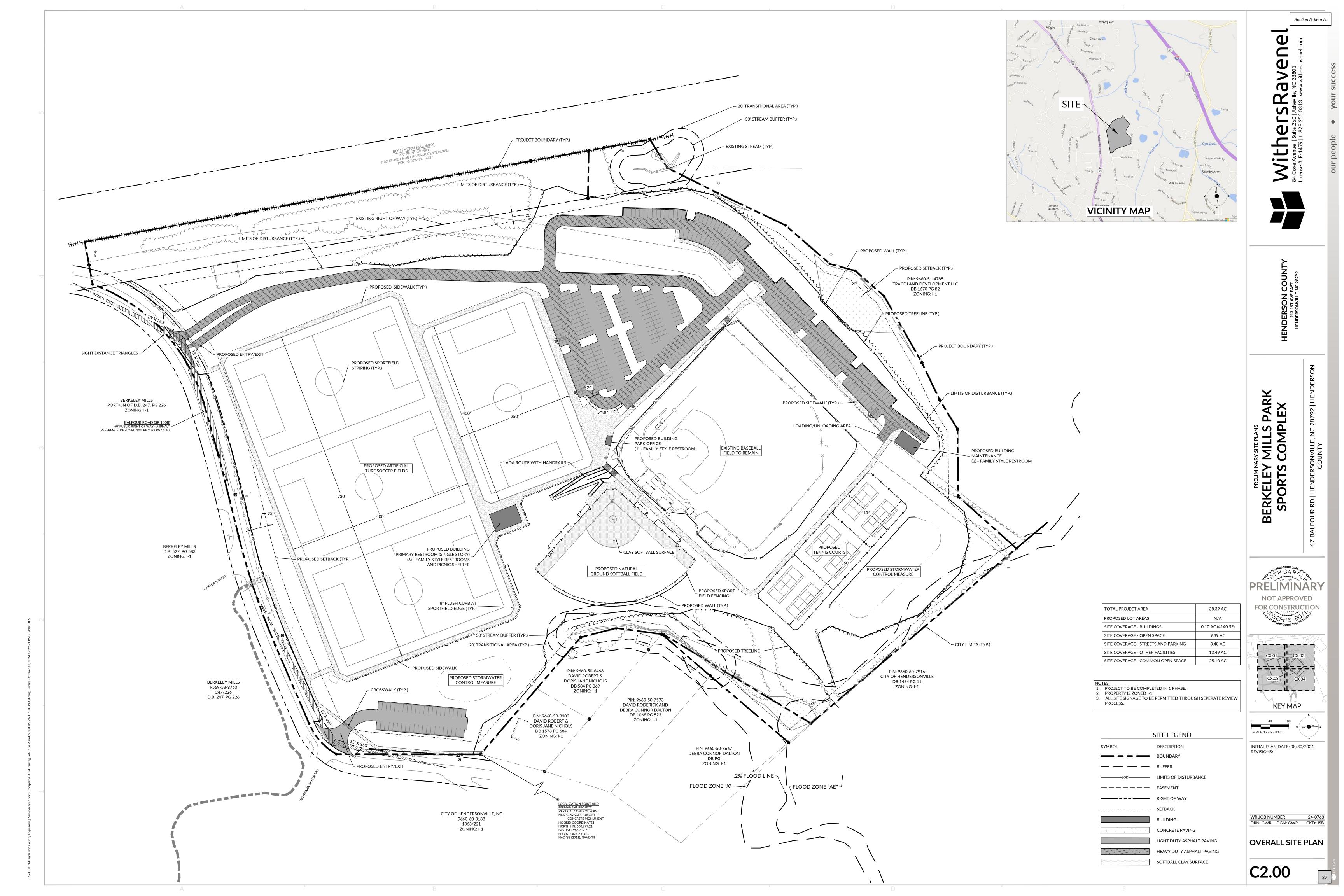
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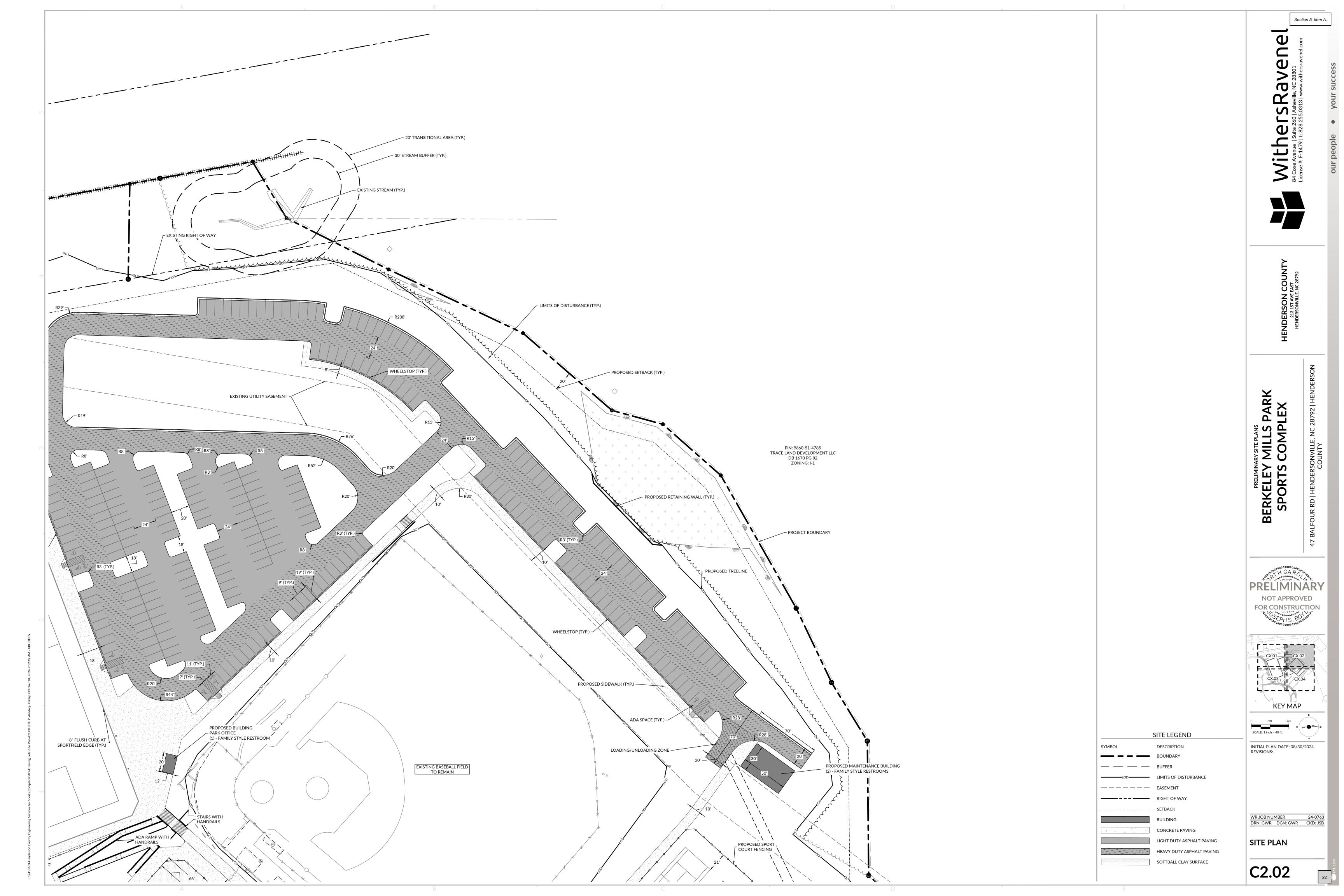
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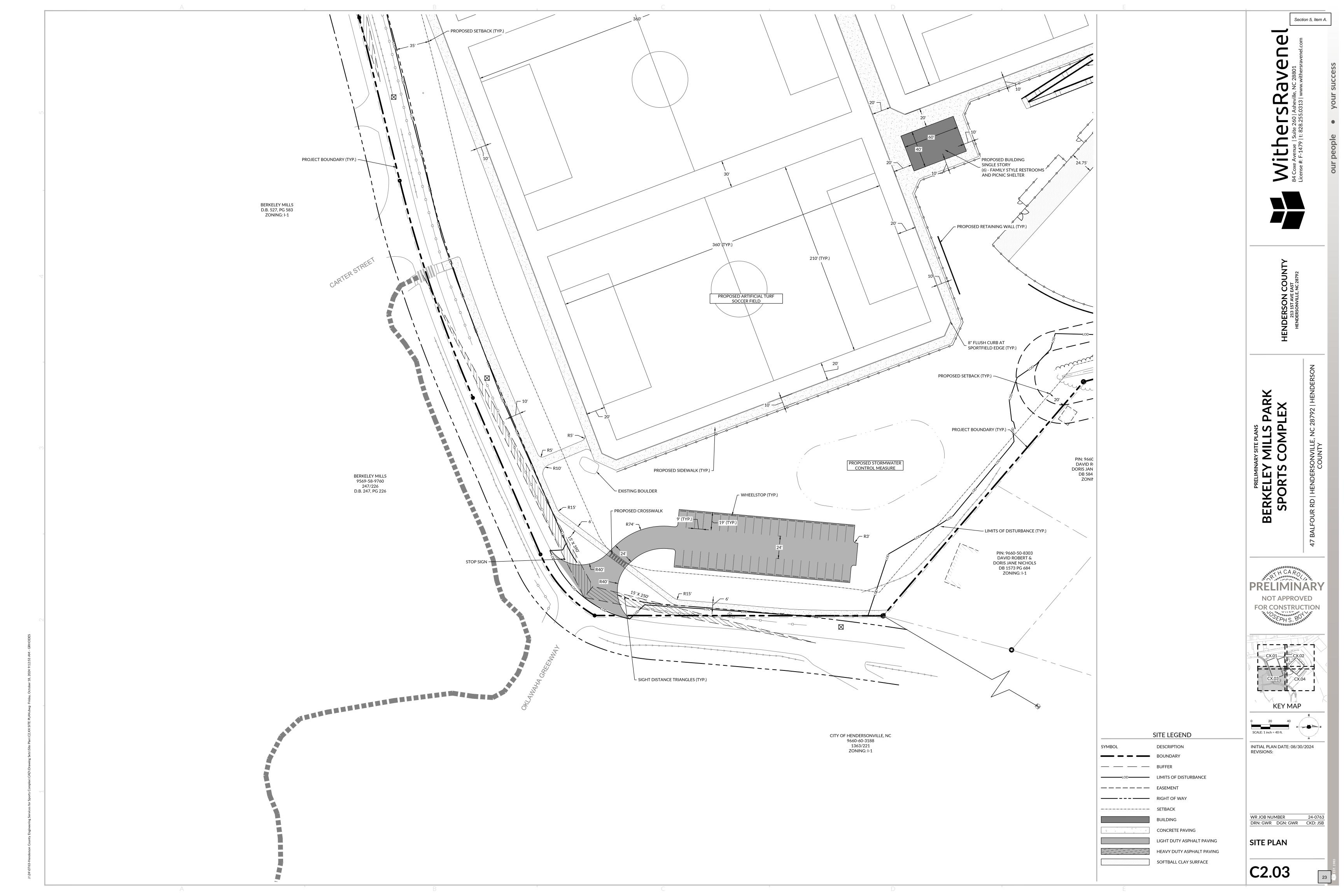
TREE PRESERVATION PLAN



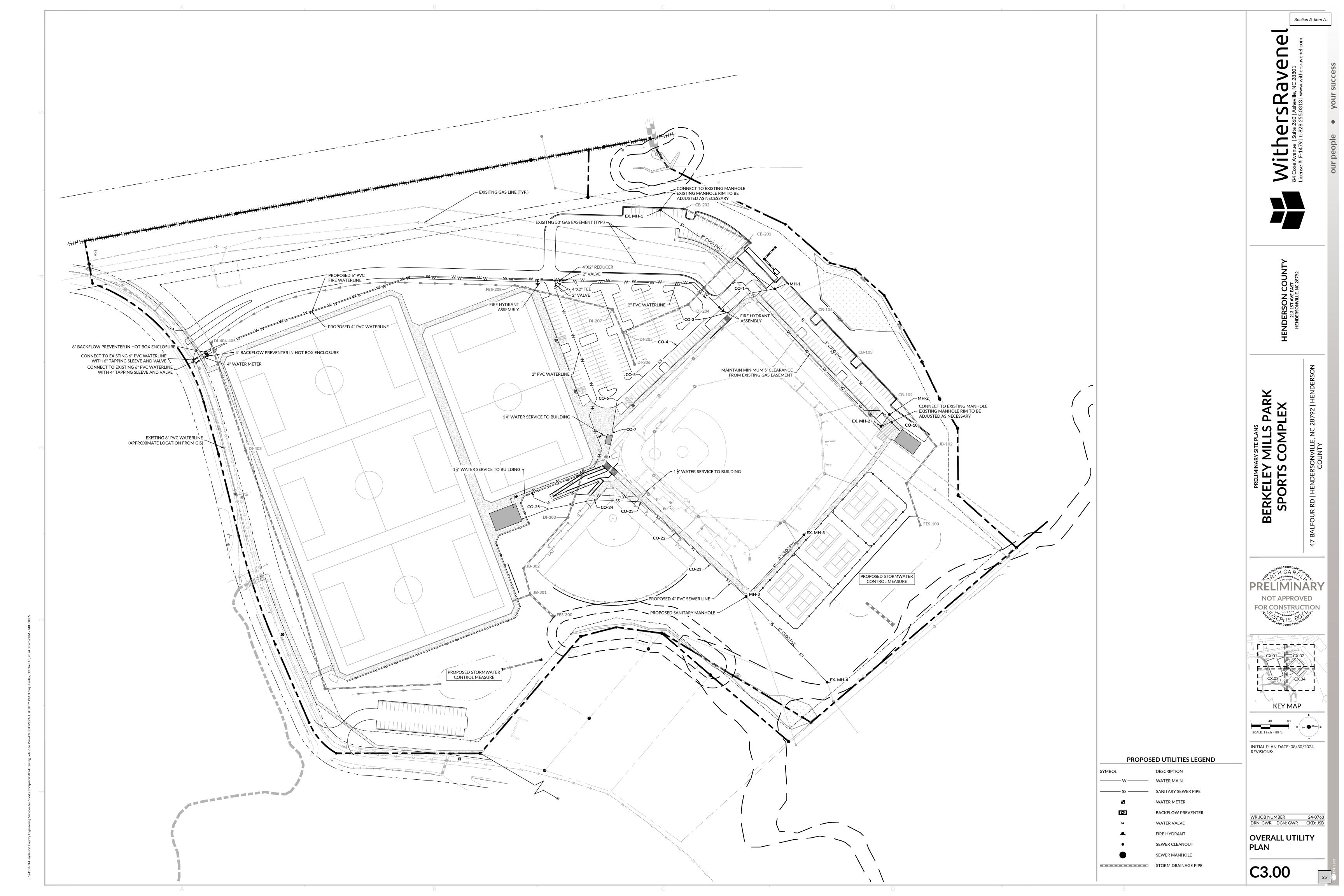




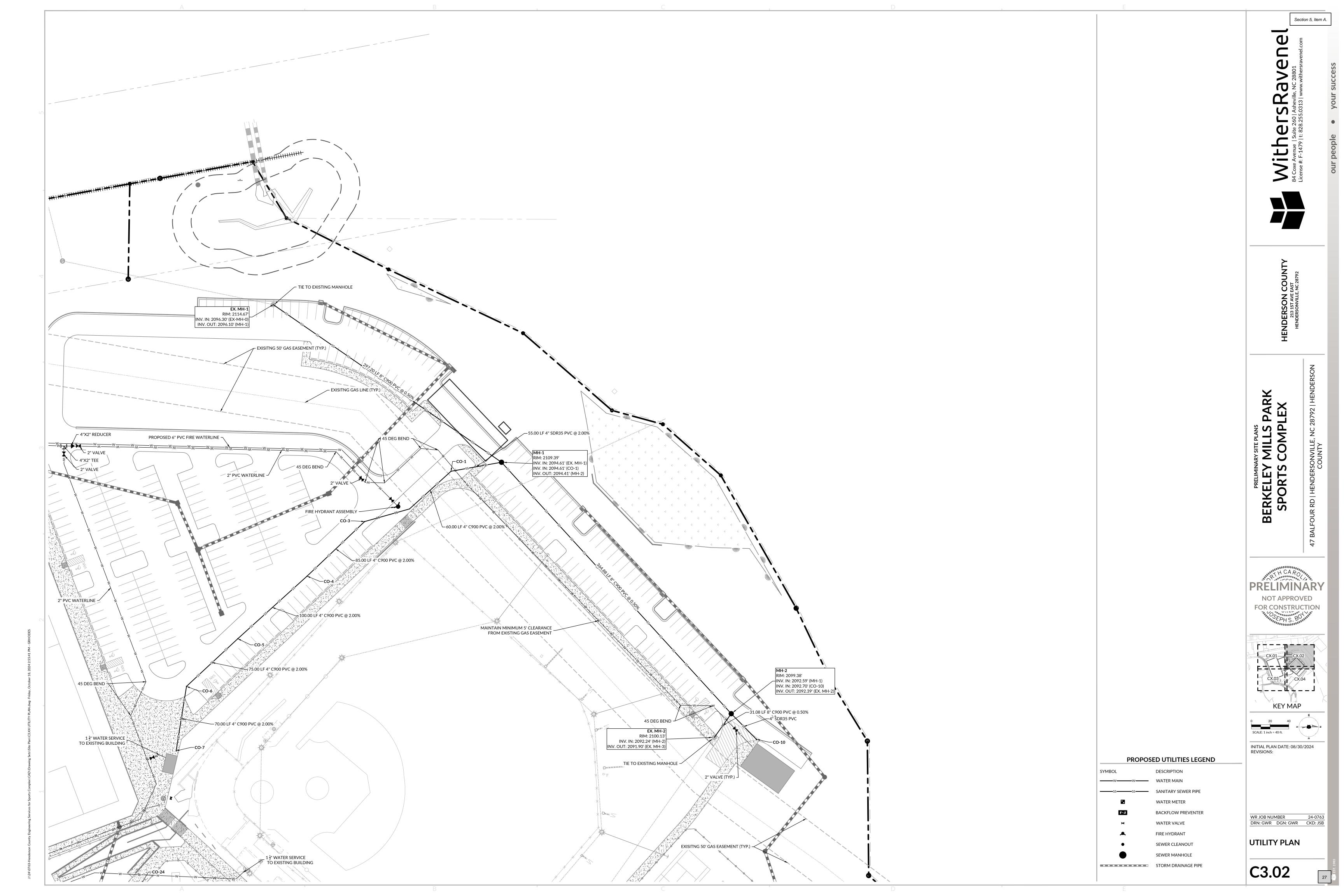


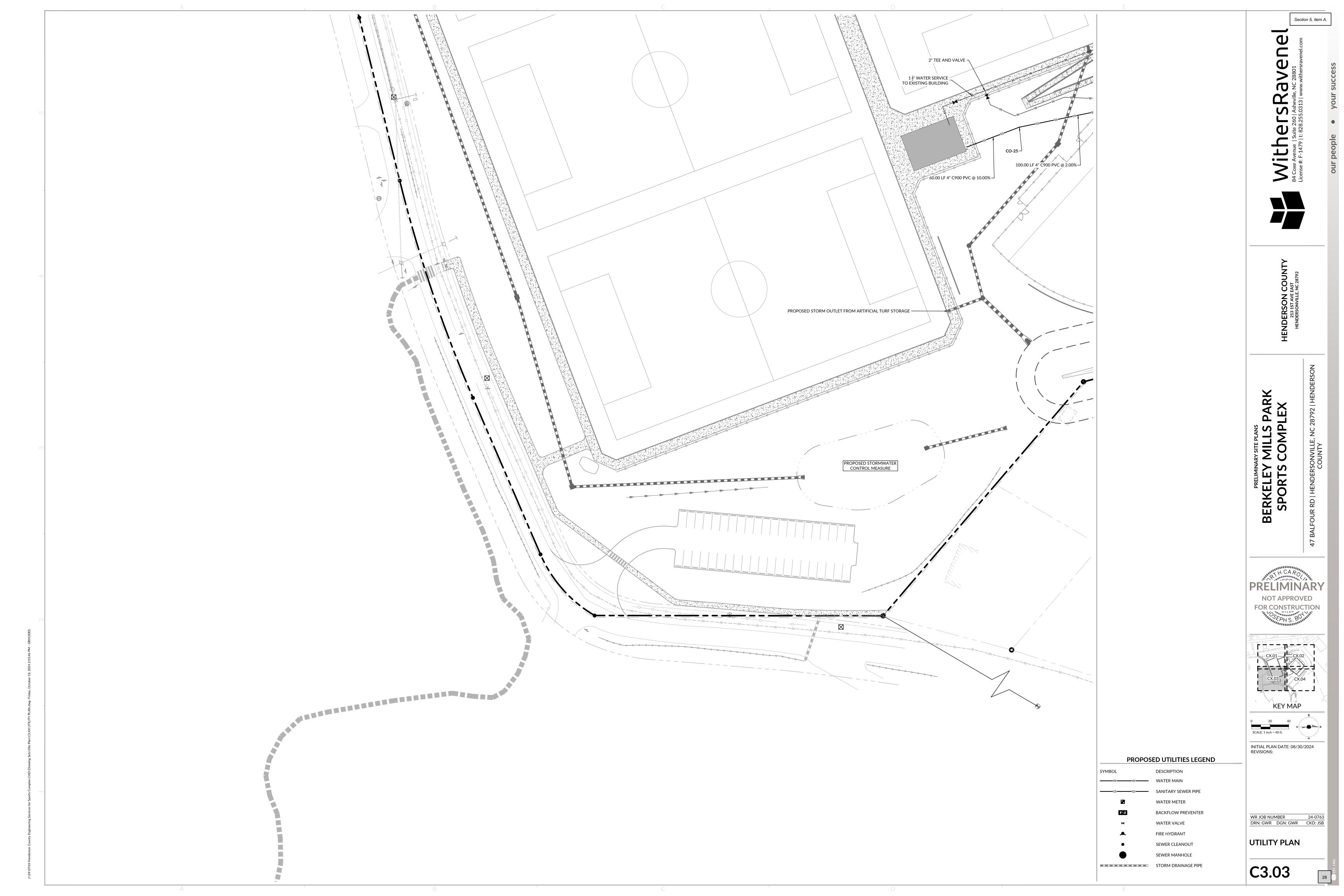








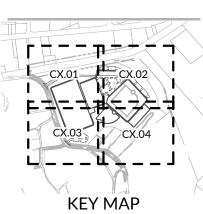


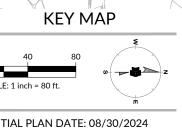


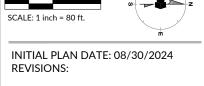




PRELIMINARY NOT APPROVED FOR CONSTRUCTION







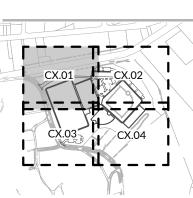


OVERALL GRADING & DRAINAGE PLAN

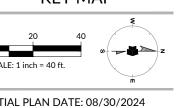


BERKELEY SPORTS

PRELIMINARY 



KEY MAP



INITIAL PLAN DATE: 08/30/2024 REVISIONS:

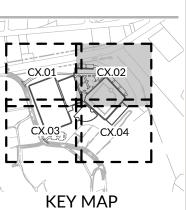
WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

GRADING AND DRAINAGE PLAN

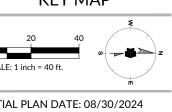
C5.01





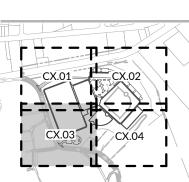


KEY MAP



INITIAL PLAN DATE: 08/30/2024 REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB



KEY MAP



INITIAL PLAN DATE: 08/30/2024 REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

GRADING AND DRAINAGE PLAN

C5.03





Section 5, Item A.

With 84 Coxe Avenue | St. License #: E-1477.



ARK EX BERKELEY SPORTS

**PRELIMINARY** 

**KEY MAP** 

INITIAL PLAN DATE: 08/30/2024

WR JOB NUMBER DRN: GWR DGN: GWR CKD: JSB

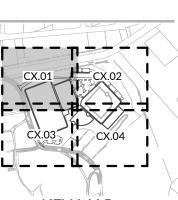
OVERALL LANDSCAPE PLAN

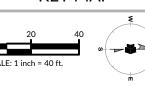


Section 5, Item A.



PRELIMINARY NOT APPROVED FOR CONSTRUCTION





WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

36

LANDSCAPE PLAN

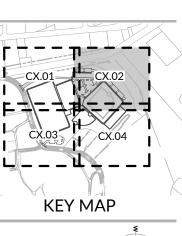


LANDSCAPE LEGEND: SYMBOL **CANOPY TREES** QPH - QUERCUS PHELLOS TDI - TAXODIUM DISTICHUM UPB - ULMUS PARVIFOLIA 'BOSQUE' ZSV - ZELKOVA SERRATA 'VILLAGE GREEN' NSY - NYSSA SYLVATICA GBI - GINKGO BILOBA QLY - QUERCUS LYRATA **UNDERSTORY TREES** APA - ACER PALMATUM CEC - CERCIS CANADENSIS MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM' AGR - ABELIA x GRANDIFLORA CJA - CAMELLIA JAPONICA FGA - FOTHERGILLA GARDENII IGS - ILEX GLABRA 'SHAMROCK' IVN - ILEX VOMITORIA 'NANA' BUFFERS / MISCELLANEOUS TYPE 'B' BUFFER

Section 5, Item A.

BERKELEY SPORTS

PRELIMINARY NOT APPROVED FOR CONSTRUCTION



INITIAL PLAN DATE: 08/30/2024 REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

LANDSCAPE PLAN

L1.02

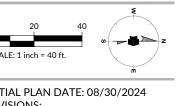


Section 5, Item A.

PARK LEX BERKELEY SPORTS

PRELIMINARY

KEY MAP

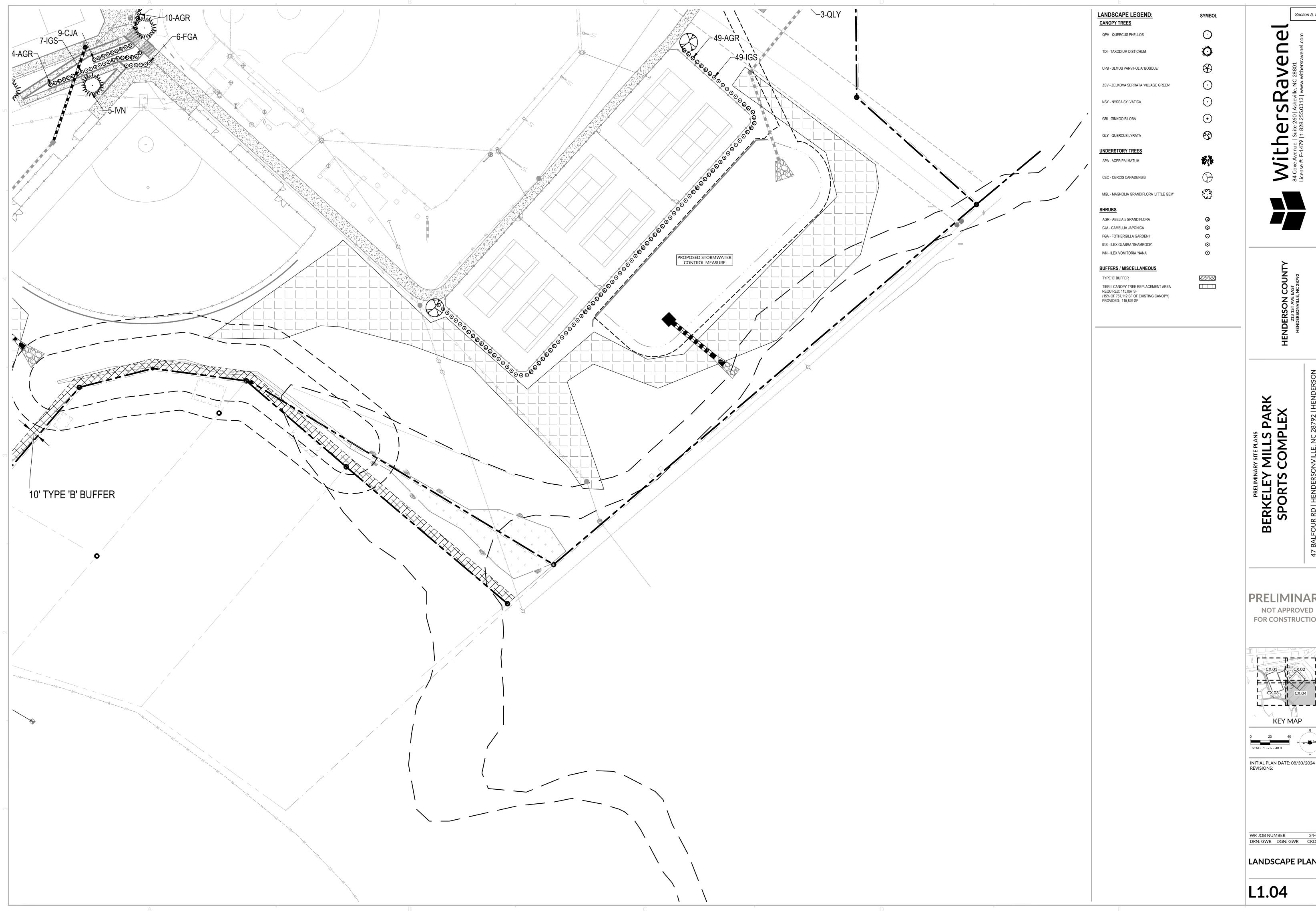


INITIAL PLAN DATE: 08/30/2024 REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

LANDSCAPE PLAN

L1.03

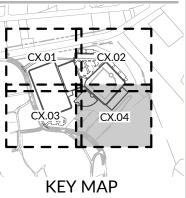


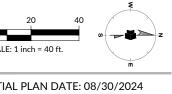
Section 5, Item A.



PRELIMINARY

FOR CONSTRUCTION

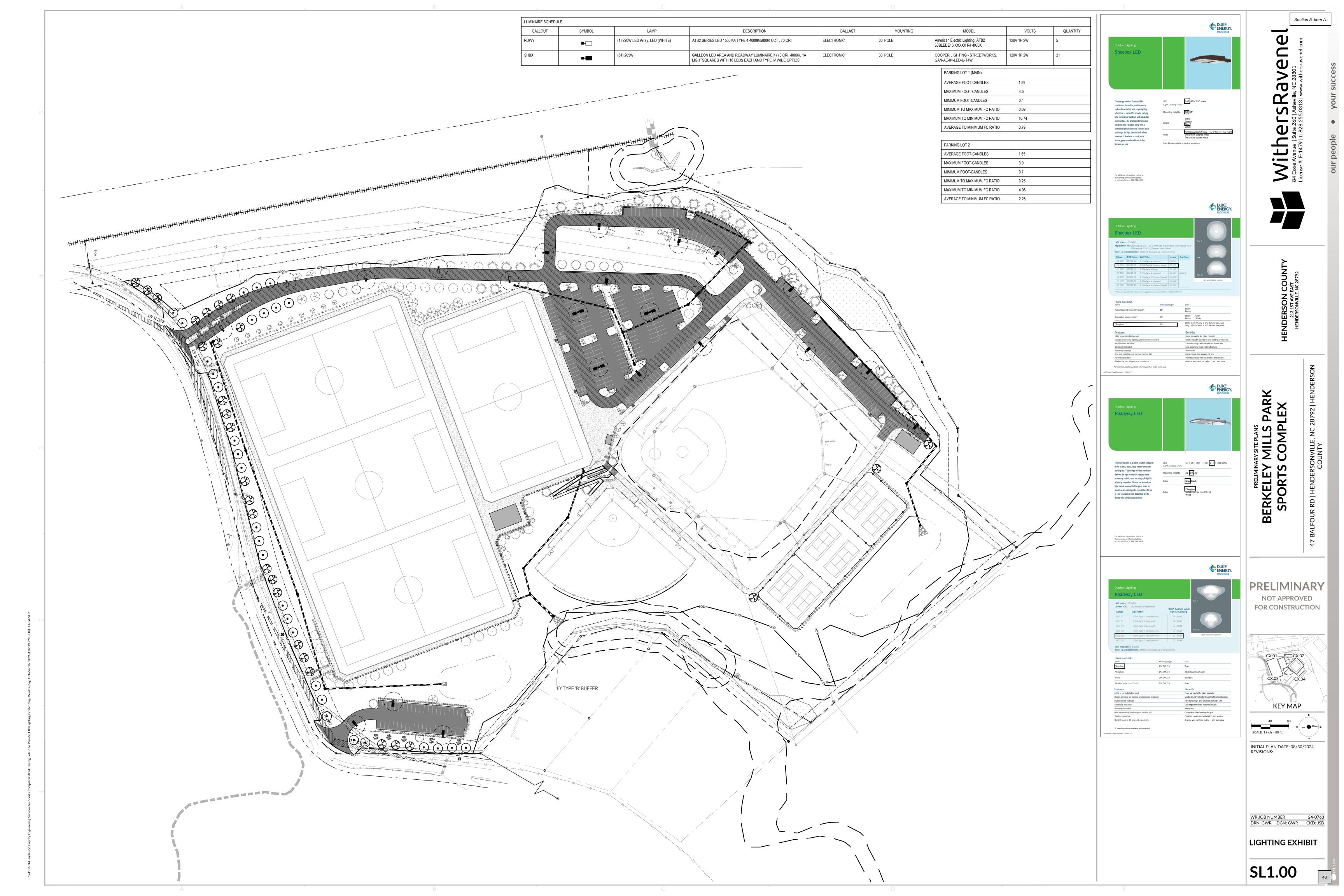




INITIAL PLAN DATE: 08/30/2024 REVISIONS:

WR JOB NUMBER 24-0763
DRN: GWR DGN: GWR CKD: JSB

LANDSCAPE PLAN





# CITY OF HENDERSONVILLE COMMUNITY DEVELOPMENT DEPARTMENT

100 N. King St. ~ Hendersonville, NC ~ 28792 Phone (828)697-3010 ~ Fax (828) 697-6185 https://www.hendersonvillenc.gov/



### **APPLICATION FOR SITE PLAN REVIEW**

**Section 7-3 City Zoning Ordinance** 

The following are required to constitute a  This form including the property owner  Appropriate fee.  2 copies and a digital file of the site pla	r(s) signature(s).				
<ul> <li>2 copies and a digital file of the site plan containing items in Section 7.3-3.2 of the City Zoning Ordinance.</li> <li>Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning Board meeting.</li> <li>Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.</li> <li>Addition of more than 30 parking spaces.</li> <li>Any minor planned residential development consisting of nine or more dwelling units.</li> </ul>					
The following are required for final site pl					
~ This form including the property owne ~ 2 copies of the site plan containing ite		y Zoning Ordinance			
Date 8/21/2024	Type of Plan Review	Preliminary Final			
Name of Project Berkeley Mills Sports	Complex				
Location/Address of Property 47 & 69 Ba	alfour Road, Hendersonville	e, NC 28792			
List 10 digit PIN or 7 digit PID number for each property 9660502160 & 9660502876					
Contact Information   Joe Boyd, P.E., WithersRavenel					
Address 219 Station Road, Suite 101, Wilmington, NC 28405					
Phone 910-509-6505	N/A Em	jboyd@withersravenel.com			
CHECK TYPE OF DEVELOPMENT	Residential	Commercial Other			
Current Zoning I-1 Industrial		Total Acreage 39 acres			
Proposed Building Sq.ft. N/A		# of Dwelling Units N/A			
Official Use: DATERECEIVED: BY	FE	E RECEIVED\$			

Applicant(s): (Developer)					
Printed Name Henderson County					
□ Corporation □ Limited Liability Company □ Trust □ Partnership ■ Other: Government					
Signature A Signature					
Title Christopher Todd, Assistant County Manager Email ctodd@hendersoncountync.gov					
Address of Applicant 1 Historic Courthouse Square, Hendersonville, NC 28792					
Printed Name					
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:					
Signature					
itleEmail					
Address of Applicant					
Printed Name					
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:					
Signature					
itleEmail					
Address of Applicant					
Printed Name					
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:					
Signature					
itleEmail					
Address of Applicant					
Printed Name					
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:					
Signature					
itleEmail					
Address of Applicant					

Property Owners(s):					
* ^ Printed Name_The Henderson County Board of Public Education					
Corporation □Limited Liability Company □ Trust □ Partnership ■ Other: Institutional					
ignature Month					
itle Mark Garrett, Superintendent Email mrgarrett@hcpsnc.org					
ddress of Property Owner 414 Fourth Ave West, Hendersonville, NC 28739					
^ Printed Name					
Corporation □Limited Liability Company □ Trust □ Partnership □ Other:					
ignature					
itleEmail					
address of Property Owner					
^ Printed Name					
Corporation □Limited Liability Company □ Trust □ Partnership □ Other.					
signature					
itleEmail					
Address of Property Owner					
* ^ Printed Name					
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:					
Signature					
itleEmail					
Address of Property Owner					

<sup>\*</sup> Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application.

<sup>^</sup> If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.