

GRADING AND LAYOUT NOTES:

- DO NOT SCALE FROM DRAWINGS.
- LAYOUT SITE ELEMENTS IN THE FIELD PRIOR TO CONSTRUCTION AND RECEIVE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING.
- CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF LAYOUT CONFLICTS OR AMBIGUITIES ARISE.
- ANY EXCESS MATERIAL REMAINING FROM PROJECT EXCAVATION SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ANY IMPORTED FILL MATERIAL SHALL BE EVALUATED AND APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER FOR ITS INTENDED PURPOSE. PLACE ANY FILL MATERIAL IN 8 INCH LIFTS AND COMPACT TO 95% STANDARD PROCTOR MINIMUM.
- MATCH PROPOSED GRADES SMOOTHLY WITH EXISTING GRADES.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING DURING ALL PHASES OF CONSTRUCTION.
- ALL HORIZONTAL DRAINAGE PIPE TO BE SCH. 40 PVC UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 2% SLOPE ON ALL PIPES UNLESS OTHERWISE NOTED.
- COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES AND STRUCTURES UNTIL ALL CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES MADE TO EXISTING FACILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL EXTEND ALL REQUIRED UTILITIES (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.) IN COORDINATION WITH UTILITY COMPANIES AND ARCHITECT.
- CALL LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROPOSED OR EXISTING CONDITIONS CONFLICT WITH UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF CURB, WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PROPOSED STORM DRAIN LINES SHALL HAVE A MIN. OF 12" COVER UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE FINISHED GRADES AS SHOWN ON THE PLAN WITHIN A  $\frac{1}{4}$ " TOLERANCE.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
- LANDSCAPE CONTRACTOR SHALL BE NOTIFIED TWO WEEKS IN ADVANCE OF ANY GRADING WORK.
- WHEN FEASIBLE, TOPSOIL SHALL BE HARVESTED AND STORED ON-SITE FOR USE BY LANDSCAPE CONTRACTOR.
- ANY GRADED SLOPES THAT EXCEED 4:1 RATIO SHALL BE COVERED WITH NAGREEN SC150 EROSION CONTROL BLANKET OR EQUIVALENT PRODUCT.

STRUCTURE INFORMATION		
STRUCTURE NUMBER	STRUCTURE TYPE	GRATE TYPE
Y1 1	24" Catch Basin	NDS 2413
Y1 2	24" Catch Basin	NDS 2413
Y1 3	12" Square Catch Basin Atrium Grate	NDS 1290
Y1 4	12" Catch Basin	NDS 1213
Y1 5	NOT USED	NOT USED
Y1 6	NOT USED	NOT USED
Y1 7	24" Catch Basin	NDS 2413

\*NDS PRODUCTS MAY REQUIRE RISERS TO REACH RIM ELEVATION. CONTRACTOR TO VERIFY.

DISTURBANCE / IMPERVIOUS CALCULATIONS

DISTURBANCE

MAXIMUM DISTURBED AREA: 13,068 SF  
DISTURBED AREA: 13,066 SF

IMPERVIOUS AREA:

MAXIMUM IMPERVIOUS AREA: 6,969 SF  
NEW MAXIMUM IMPERVIOUS AREA: 8,363 SF  
20% REDUCTION IN MAXIMUM GROSS SITE IMPERVIOUS DUE TO SUBSTANTIAL STORMWATER BEST MANAGEMENT PRACTICES ARE MET IN THE PROPOSED DEVELOPMENT, AS DETERMINED BY A PHYSICAL ENGINEER  
IMPERVIOUS AREA: 5,393 SF

LEGEND

--- FRENCH DRAIN

--- TRENCH DRAIN WITH RIVER ROCK ON TOP

BRAD E. HOGERHEIDE  
JAMIE L. HOGERHEIDE  
DB.3735 PG.608  
PB.92 PG.73  
974-01-5675  
REYNOLDS MOUNTAIN  
LOT 215  
SUMMIT TOWER CIRCLE

EROSION CONTROL NOTES:

- EROSION CONTROL MEASURES ARE GENERAL IN NATURE. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL MEASURES AS REQUIRED TO PREVENT ON- OR OFF-SITE RUNOFF AND EROSION.
- ALL INLETS SHALL HAVE TEMPORARY INLET PROTECTION INSTALLED IMMEDIATELY AFTER INLET HAS BEEN CONSTRUCTED.
- CONTRACTOR IS RESPONSIBLE FOR WEEKLY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES. COMPLETE NEEDED REPAIRS IMMEDIATELY, MAINTAIN SEDIMENT FENCE BY CLEANING OUT SEDIMENT BEFORE IT REACHES HALF FULL. CONTRACTOR INSPECT ALL EROSION CONTROL DEVICES FOLLOWING ALL RAIN EVENTS.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER DISTURBED AREAS HAVE BEEN STABILIZED AND COMPLETED. REPAIR AREAS DISTURBED BY REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.
- ALL PROPOSED STORM DRAIN LINES SHALL HAVE A MIN. OF 12" COVER UNLESS NOTED OTHERWISE.
- ALL TREES, UNDERSTORY AND OTHER VEGETATION TO REMAIN SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION PROCESS.
- THE CONTRACTOR SHALL NOT PARK VEHICLES, STORE MATERIALS OR TRENCH WITHIN THE DRIPLINE OF THE TREES TO REMAIN, OR WITHIN BARRIERS PROTECTING ANY VEGETATION TO REMAIN.
- THE CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR THE STORAGE OR DISPOSAL OF MATERIALS SUCH AS PAINTS, SOLVENTS, ASPHALT, CONCRETE, OR ANY OTHER MATERIAL THAT MAY DAMAGE THE HEALTH OF VEGETATION WITHIN THE DRIPLINE OF ANY PROTECTED VEGETATION.
- A TEMPORARY TREE PROTECTION BARRIER FENCE SHALL BE INSTALLED AS SHOWN ON PLAN, TREE BARRIERS SHALL REMAIN THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.

CONSULTANT

HOLZER RESIDENCE

PREPARED FOR:  
**JOE AND CELL HOLZER**  
LOT 215  
REYNOLDS MOUNTAIN, ASHEVILLE, NC

REVISIONS

NO.	REMARKS	DATE
1	WALL REVISIONS	5.16.2022

NOT FOR CONSTRUCTION

DATE:

05.11.2023

SHEET TITLE:

SITE PLAN

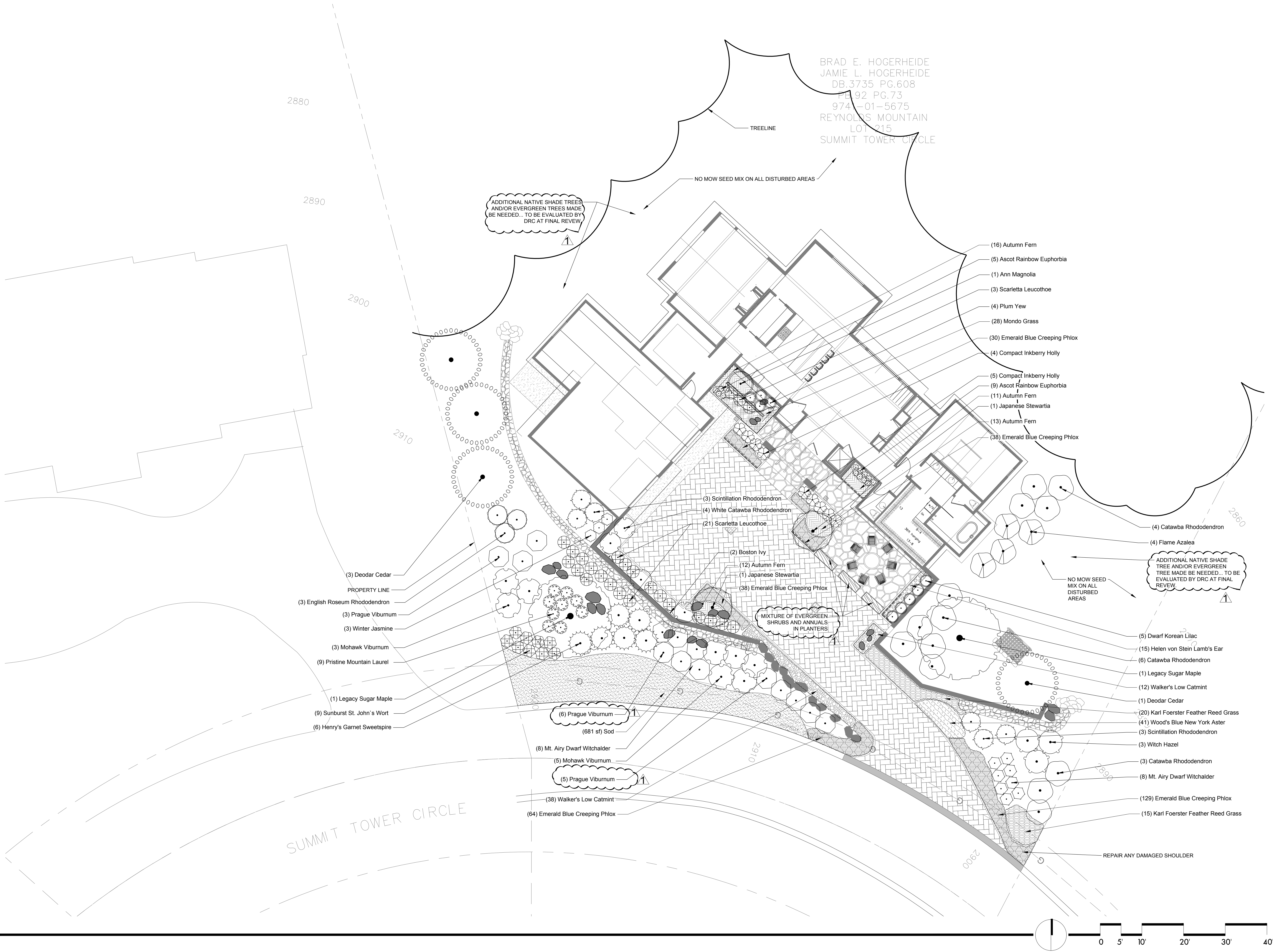
SHEET NO.

L-100

sitework STUDIOS

LANDSCAPE ARCHITECTURE  
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.6945





CONSULTANT

HOLZER RESIDENCE

PREPARED FOR:  
JOE AND CELL HOLZER  
LOT 215  
REYNOLDS MOUNTAIN, ASHEVILLE, NC

REVISIONS		
NO.	REMARKS	DATE
1	DRC REQUEST	06.21.22

NOT FOR CONSTRUCTION  
C-188

DATE:  
05.11.2023  
SHEET TITLE:

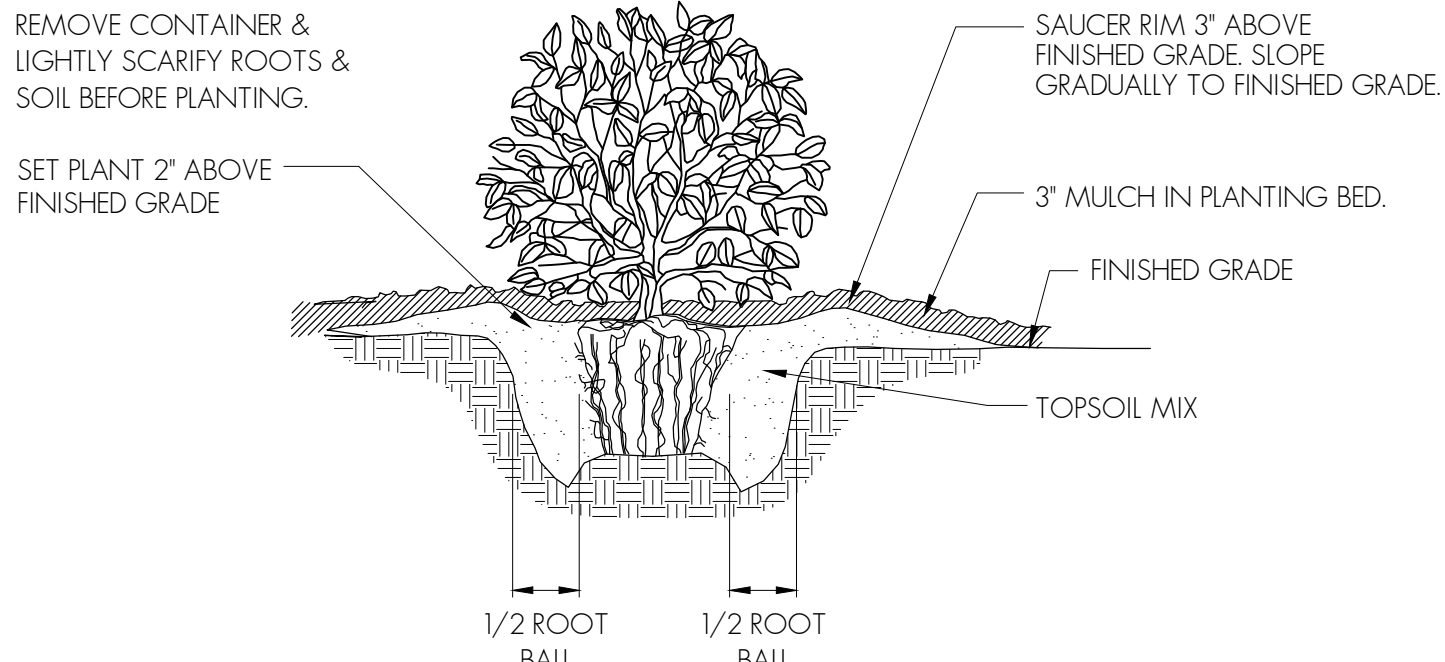
LANDSCAPE PLAN

SHEET NO.  
L-400



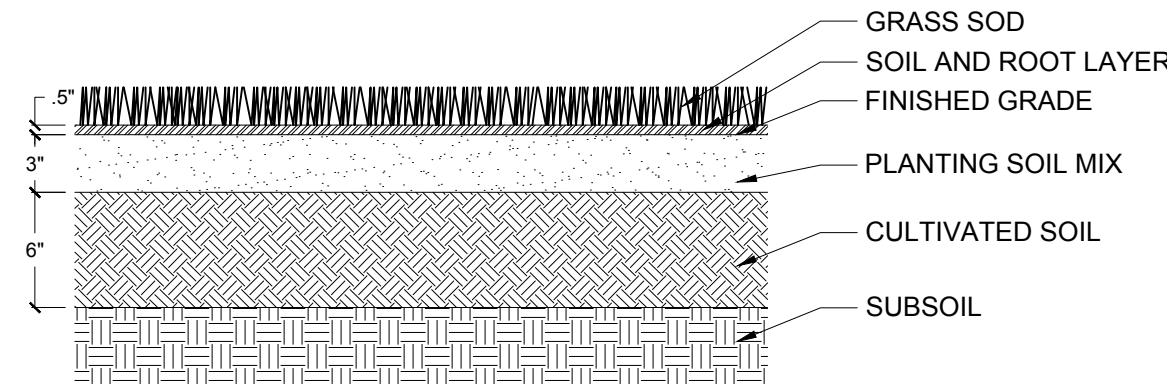
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
2	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	3" cal	
4	Cedrus deodara	Deodar Cedar	6'-8' HT	6'-8' HT	
1	Magnolia x 'Ann'	Ann Magnolia	B & B	6'-8' HT	Specimen
2	Stewartia pseudocamellia	Japanese Stewartia	B & B	6'-8' HT	Multi-Leader, matching specimens
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT		
4	Cephalotaxus harringtonia	Plum Yew	3 gal, 24" min ht.	36" o.c.	
14	Euphorbia x martinii 'Ascot Rainbow'	Ascot Rainbow Euphorbia	3 gal, 24" min ht.	18" o.c.	
8	Fothergilla gardenii 'Mt. Airy'	Mt. Airy Dwarf Witchalder	3 gal, 24" min ht.	36" o.c.	
3	Hamamelis x intermedia	Witch Hazel	3 gal, 24" min ht.	72" o.c.	
9	Hypericum frondosum 'Sunburst'	Sunburst St. John's Wort	3 gal	36" o.c.	
9	Ilex glabra 'Compacta'	Compact Inkberry Holly	3 gal, 24" min ht.	36" o.c.	
6	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal, 24" min ht.	72" o.c.	
3	Jasminum nudiflorum	Winter Jasmine	3 gal	36" o.c.	
9	Kalmia latifolia 'Pristine'	Pristine Mountain Laurel	3 gal, 24" min ht.	36" o.c.	
24	Leucothoe fontanesiana 'Zebild' SCARLETTA	Scarletta Leucothoe	3 gal, 24" min ht.	36" o.c.	
2	Parthenocissus tricuspidata	Boston Ivy	3gal	36" o.c.	
4	Rhododendron calendulaceum	Flame Azalea	3 gal, 24" min ht.	72" o.c.	
13	Rhododendron catawbiense	Catawba Rhododendron	7 gal	72" o.c.	
4	Rhododendron catawbiense 'Album'	White Catawba Rhododendron	7 gal	60" o.c.	
3	Rhododendron catawbiense 'English Roseum'	English Roseum Rhododendron	7 gal	60" o.c.	
6	Rhododendron x 'Scintillation'	Scintillation Rhododendron	7 gal	60" o.c.	
5	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal, 24" min ht.	36" o.c.	
8	Viburnum x burkwoodii 'Mohawk'	Mohawk Viburnum	7 gal	72" o.c.	
14	Viburnum x pragnense	Prague Viburnum	7 gal	60" o.c.	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT		
41	Aster novi-belgii 'Wood's Blue'	Wood's Blue New York Aster	1 gal	15" o.c.	
52	Dryopteris erythrosora	Autumn Fern	1 gal	18" o.c.	
50	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal	18" o.c.	
299	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	1 gal	12" o.c.	
15	Stachys byzantina 'Helen von Stein'	Helen von Stein Lamb's Ear	1 gal	15" o.c.	
GRASSES	BOTANICAL NAME	COMMON NAME	CONT		
35	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	24" o.c.	
639 sf	Fescue blend	Sod	SOD		
28	Ophiopogon japonicus	Mondo Grass	1 gal	15" o.c.	



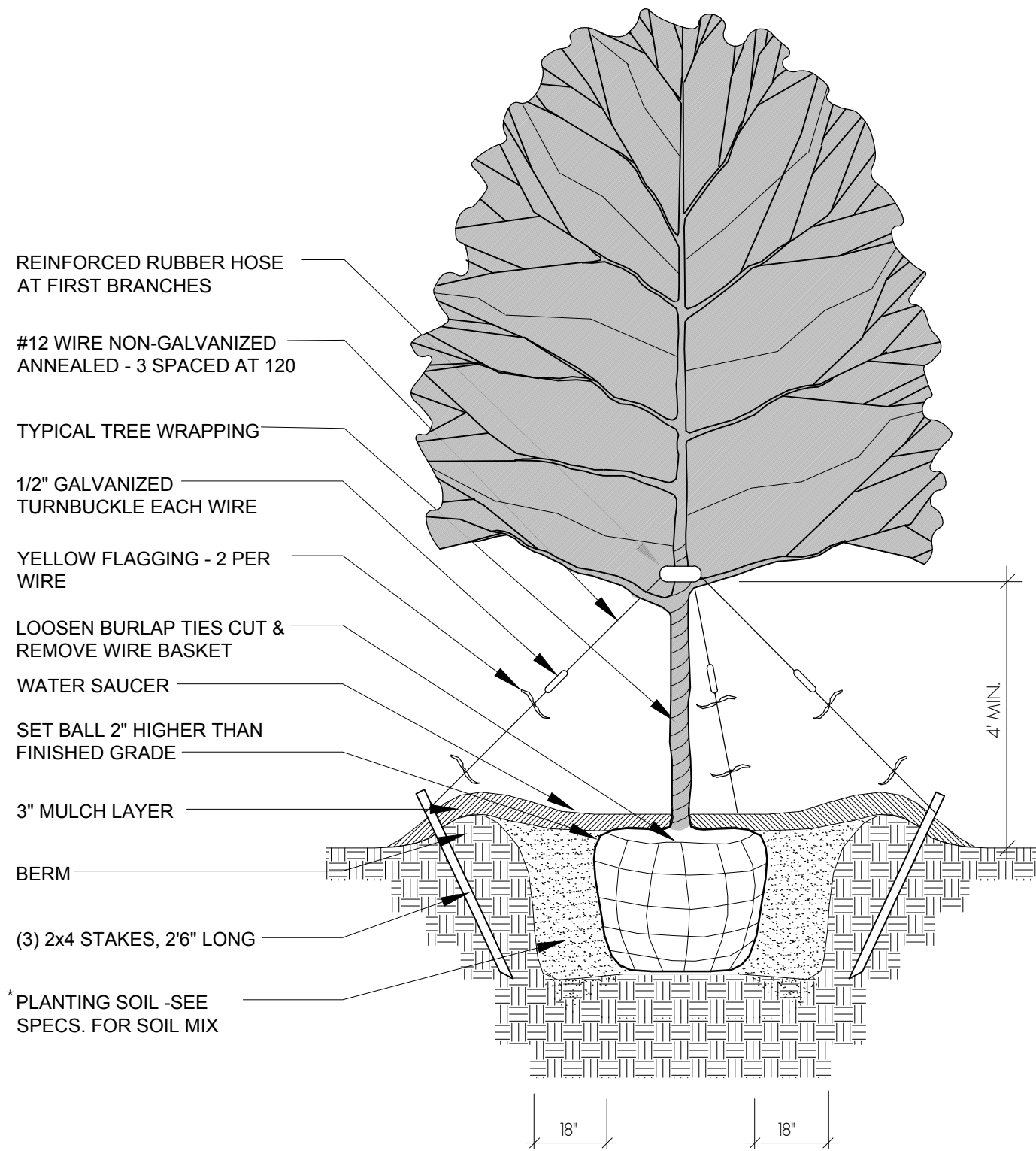
1 SHRUB PLANTING

NTS



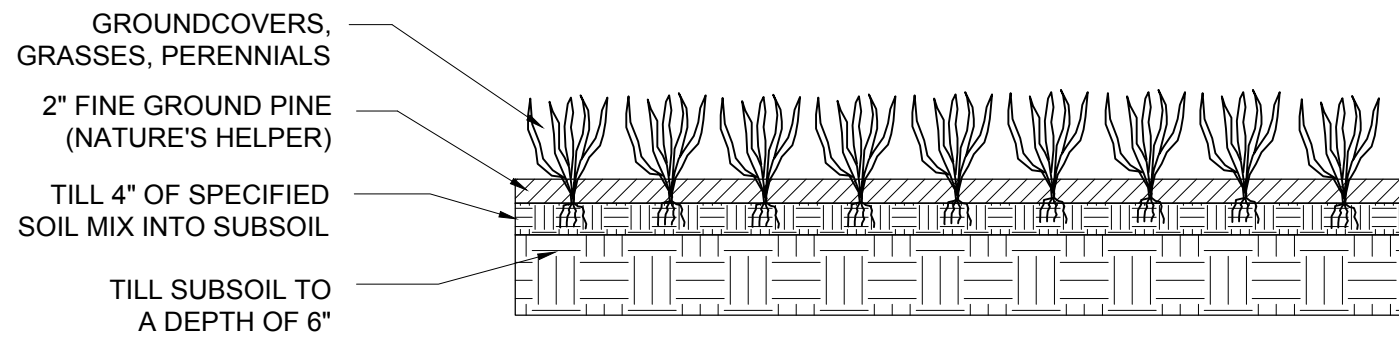
2 SOD PLANTING

NTS



3 TREE PLANTING

NTS



4 GROUNDCOVER AND PERENNIALS

NTS

LANDSCAPE NOTES:

1. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
2. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.
3. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND IRRIGATION OR DRAINAGE PIPING AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S COST.
4. PROVIDE TREES, SHRUBS AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULE FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, INCLUDING POOR BRANCHING STRUCTURE OR DAMAGED TRUNKS.
5. REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS.
6. BED PREPARATION: REMOVE ALL DEBRIS, BRUSH, STUMPS, ROCKS, AND CONSTRUCTION TRASH. SPRAY WEEDS WITH GLYPHOSATE TWO WEEKS BEFORE PLANTING. WHEN SOIL IS DRY, SPREAD 4" OF ASHEVILLE MULCH YARD'S CONTRACTOR BLEND. TILL TO MIX THOROUGHLY INTO NATIVE SOIL AND RAKE SMOOTH. WHERE SLOPES ARE TOO STEEP TO TILL, PLANT HOLE BY HOLE, DIGGING SOIL AMENDMENTS THOROUGHLY INTO NATIVE SOIL, AND DIGGING HOLES A MINIMUM OF 2 X THE SIZE OF ROOTBALL.
7. PLANT AND WATER THOROUGHLY. CONFIRM THAT PERENNIAL AND GROUNDCOVER ROOT BALLS WILL BE COVERED WHEN SOIL HAS SETTLED AFTER WATERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO THE SITE AND COVER WITH COMPOST ANY ROOT BALLS THAT ARE EXPOSED 1" OR MORE ABOVE GRADE DUE TO SETTLING OR FREEZE/THAW.
8. B&B TREES CAN BE PLANTED IN NATIVE SOIL, UNLESS THAT SOIL IS COMPACTED CONSTRUCTION CLAY( IF SO, USE40% NATIVE SOIL AND 60% ASHEVILLE MULCH YARD'S CONTRACTOR BLEND AS BACKFILL). DO NOT USE MUDDY SOIL FOR BACKFILLING.
9. INSTALLATION OF PLANT MATERIAL BELOW EXISTING TREES SHALL BE DONE WITHOUT TILLING TO PROTECT THE EXISTING ROOT STRUCTURES. HOLES FOR PLANT MATERIAL IN THESE AREAS SHALL BE DUG BY HAND. FOR PERENNIALS AND GROUND COVERS UNDER EXISTING TREES BUILD UP SOIL (MAX HEIGHT 3") USING SOIL MIX AND SPREAD PLANT ROOTS OUT FOR SHALLOWER PLANTING.
10. MULCH: FOR TREES AND SHRUBS, MULCH SHALL BE 2" DOUBLE GROUND PINE, FREE FROM DELETERIOUS MATERIALS. PERENNIALS, GRASSES AND GROUND COVERS SHALL BE MULCHED WITH 1" OF NATURE'S HELPER.
11. LAWN SODDING: TILL SOIL TO A DEPTH OF 6". SPREAD FERTILIZER (10-10-10) AT RATE OF 5LBS/1000SF. SPREAD LIME AT 50LBS/1000SF (IF NO SOIL TEST USE 25LBS/1000SF). RAKE FERTILIZER AND LIME INTO TOP 2" OF SOIL. SPREAD 3" QUALITY BLACK, SCREENED, TOPSOIL. RAKE SMOOTH. WATER TO MOISTEN AND SETTLE SOIL. LAY SOD WITH NO GAPS BETWEEN PANELS. ROLL THOROUGHLY TO BRING SOD INTO CLOSE CONTACT WITH SOIL. AFTER ROLLING, HAND-WATER DEEPLY, AND KEEP WATERED UNTIL SOD IS ROOTED.
12. LAWN SEEDING: RIP OR TILL CONSTRUCTION COMPACTED CLAY. ADD NATURE'S HELPER TO IMPROVE DRAINAGE. RAKE SMOOTH. COVER WITH MINIMUM 3" MORE OF BLACK, WEED FREE, SCREENED TOPSOIL. SEED AND STRAW, AND KEEP WATERED UNTIL FULL STAND OF GRASS.
13. CONTAINERS: CONTAINERS WITH OPEN BOTTOMS ARE TO BE FILLED WITH SOIL MIX (SCREENED BLACK TOPSOIL (60%) NATURE'S HELPER (40%) . SOIL MIX TO BE WEED-FREE, WELL-DRAINING. CONTAINERS WITH SOLID BASE AND WEEP-HOLES ARE TO HAVE A SUFFICIENT LAYER (MINIMUM 4" ) OF DRAINAGE MATERIAL (PERMA-TIL, HYDROTONE LIGHT WEIGHT PEBBLES, OR SIMILAR). COVER DRAINAGE MATERIAL WITH LANDSCAPE FABRIC, THEN BACKFILL WITH SOIL MIX.

NO.	REMARKS	DATE
1	DRC REQUEST	06.21.22

NOT FOR CONSTRUCTION

DATE:  
05.11.2023  
SHEET TITLE:

LANDSCAPE SCHEDULE & NOTES

SHEET NO.  
L-401





Japanese Stewartia



American Beech



White Catawba Rhododendron



Scarletta Leucothoe



Autumn Fern



Ann Magnolia



Plum Yew



Compact inkberry Holly



Lamb's Ear 'Helen von Stein'



Boston Ivy



Mondo Grass



Palibin Lilac



Sunburst St. John's Wort



Walker's Low Catmint



Karl Forester Feather Reed Grass



Euphorbia x martinii 'Ascot Rainbow'



Mt. Airy Dwarf Witchalder



Rhododendron 'Scintillation'



Emerald Blue Creeping Phlox



Aster 'Wood's Blue'



Deodare Cedar



Mohawk Viburnum



Witch Hazel



Pristine Mountain Laurel



Winter Jasmine

sitework

STUDIOS

LANDSCAPE ARCHITECTURE

82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.226.4945

CONSULTANT

HOLZER RESIDENCE

PREPARED FOR:  
JOE AND CELL HOLZER  
LOT 215  
REYNOLDS MOUNTAIN, ASHEVILLE, NC

REVISIONS		
NO.	REMARKS	DATE

NOT FOR CONSTRUCTION

C-188

DATE:  
05.11.2023

SHEET TITLE:

PLANT IMAGES

SHEET NO.  
L-402

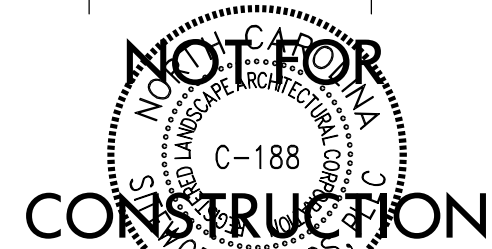


CONSULTANT

HOLZER RESIDENCE

PREPARED FOR:  
JOE AND CELL HOLZER  
LOT 215  
REYNOLDS MOUNTAIN, ASHEVILLE, NC

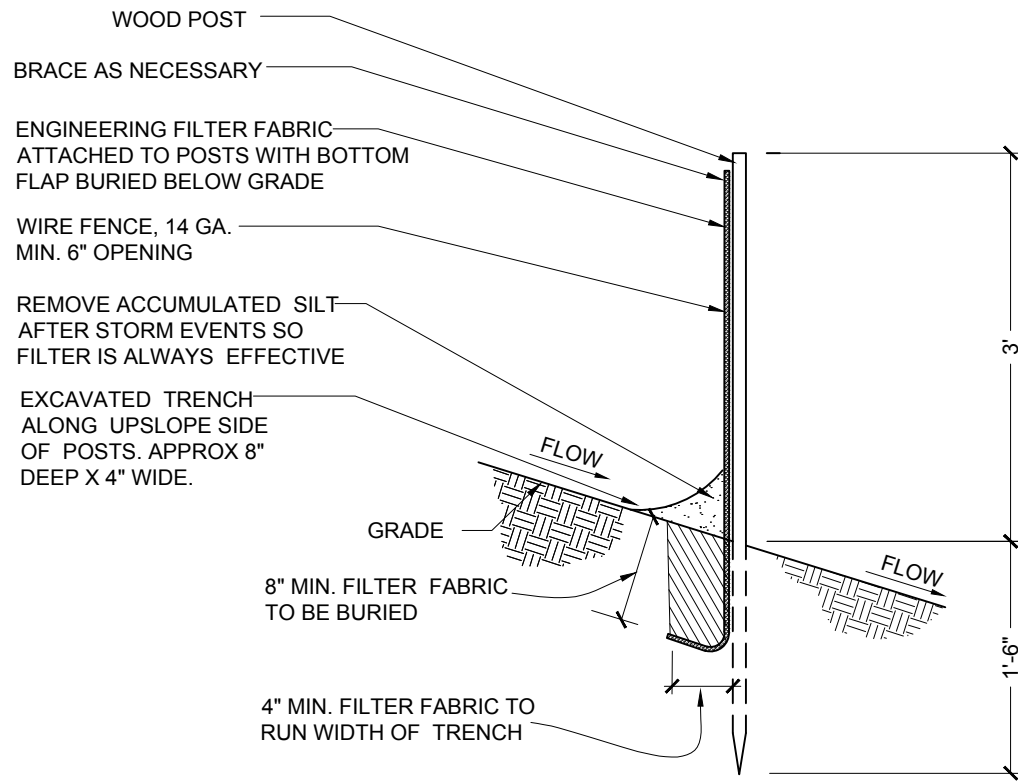
REVISIONS		
NO.	REMARKS	DATE



DATE:  
05.11.2023  
SHEET TITLE:

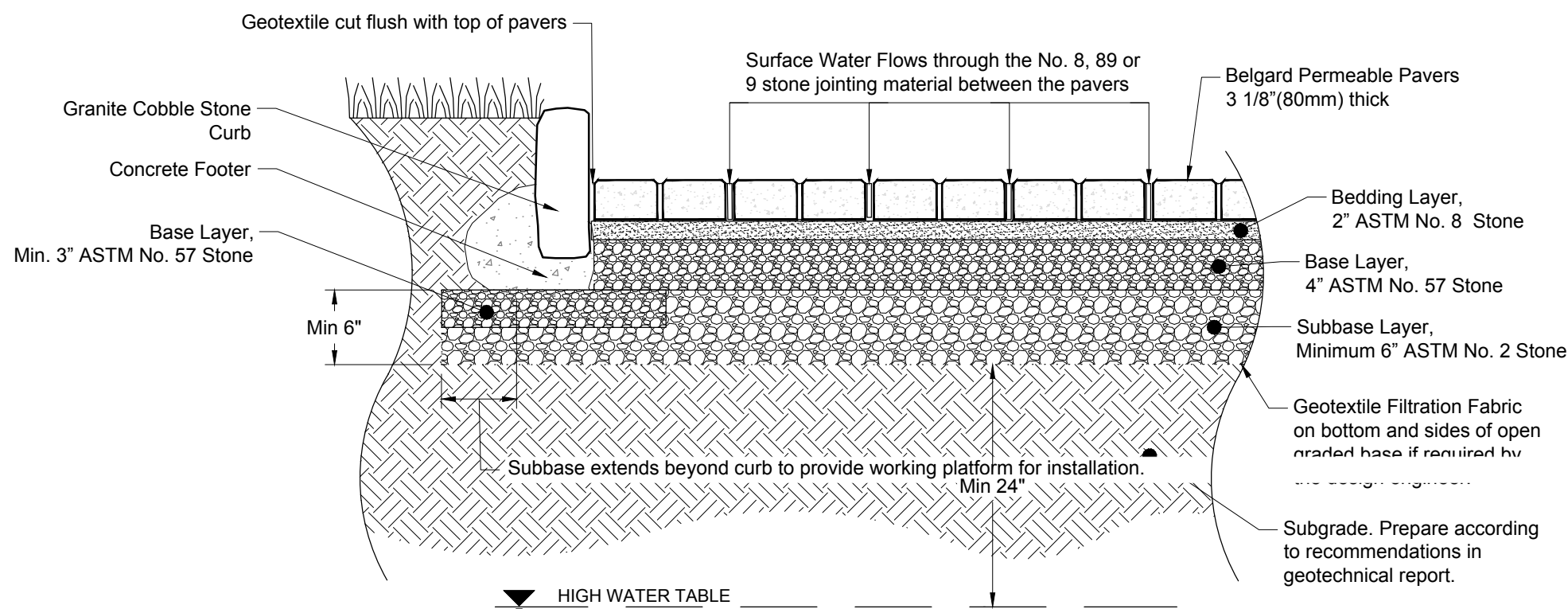
DETAILS

SHEET NO.  
L-500



## 1 SILT FENCE

NTS

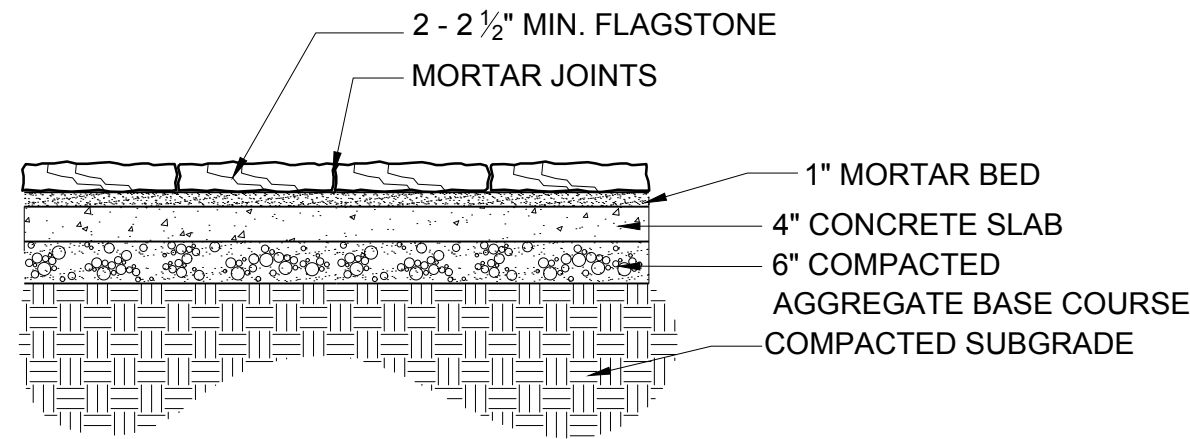


### Design Notes:

- Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
- Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
- Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
- Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
- ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
- Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

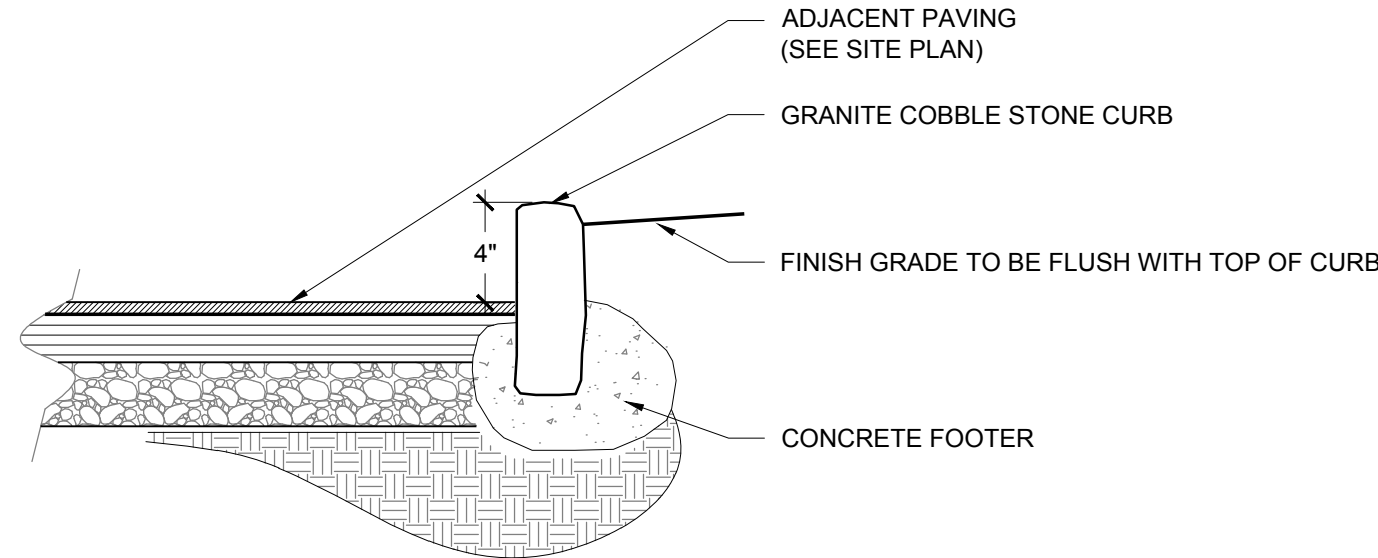
## 4 PERMEABLE PAVING SYSTEM

NTS



## 2 STONE PAVING #1

NTS

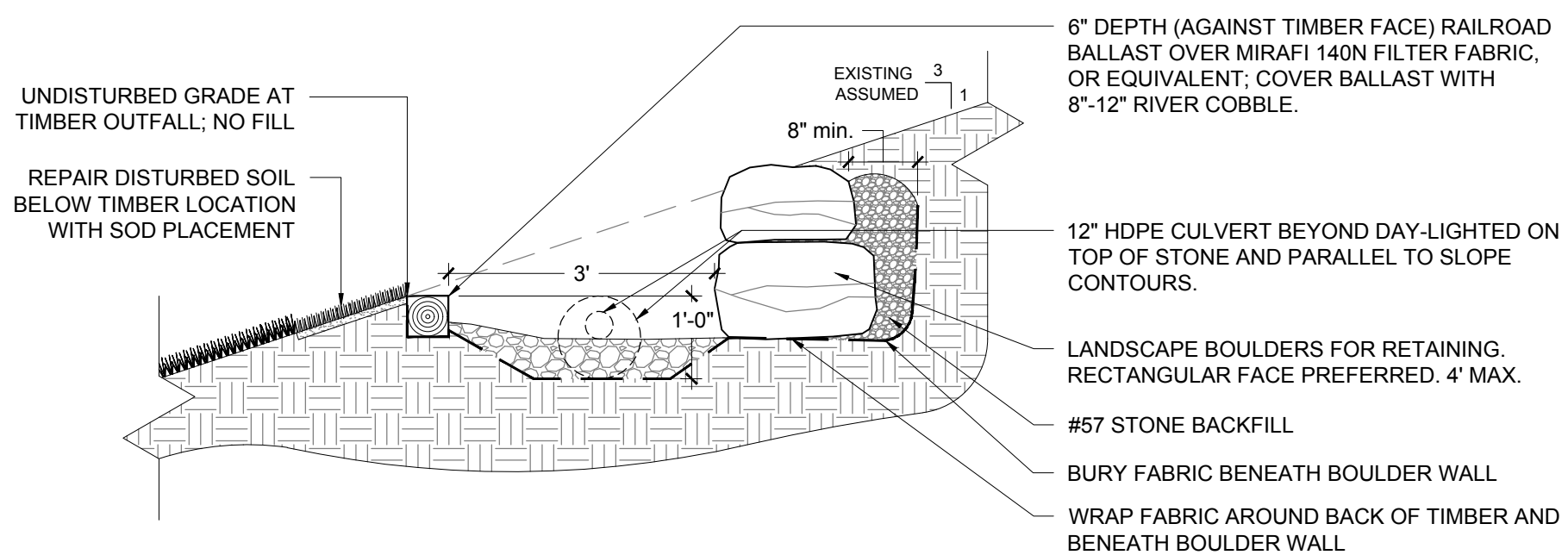


### NOTES:

- STONE CURB TO BE GRANITE COBBLE. PROVIDE SAMPLE FOR OWNER REVIEW AND APPROVAL.

## 5 STONE CURB

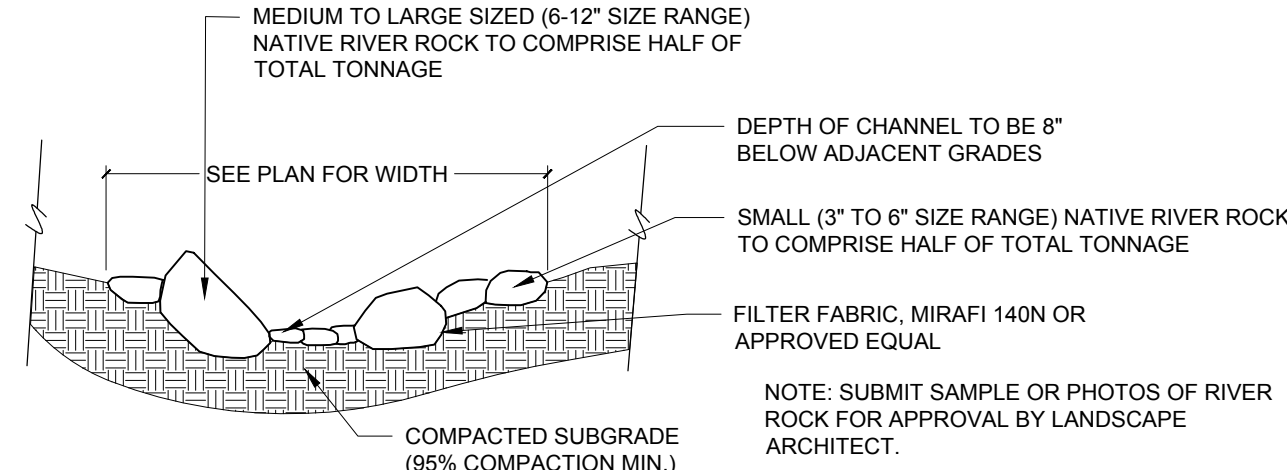
NTS



### SECTION

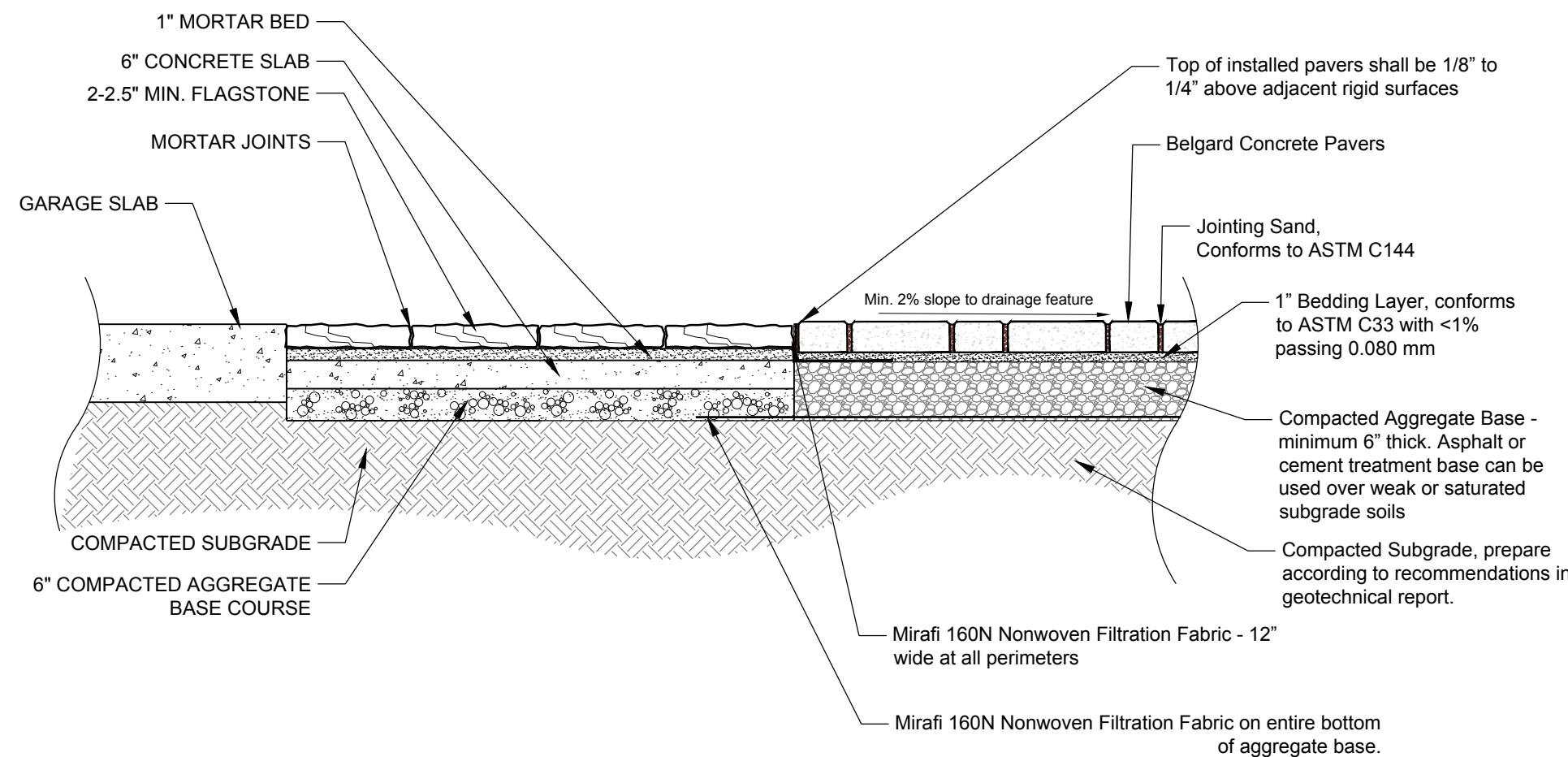
### NOTES

- TIMBERS MAY ALSO BE PLACED AGAINST EXISTING TREES FOR SUPPORT IN CASE EXISTING TREES INTERFERE WITH DETAIL EXECUTION AS INDICATED.
- TIMBERS SHOULD BE PLACED SO THAT DOWNHILL LEADING EDGE IN CONTACT WITH EARTH ARE AT THE SAME ELEVATION ALONG ENTIRE LENGTH IN ORDER TO CREATE A LEVEL SPREADER DISSIPATER.
- THIS FEATURE IS NOT INTENDED FOR USE AS A TEMPORARY SEDIMENT BASIN. SILT FINES WILL CLOG AND FILL REQUIRED POROSITY IN BALLAST VOIDS NEEDED FOR PROPER STORM WATER MANAGEMENT FUNCTION.



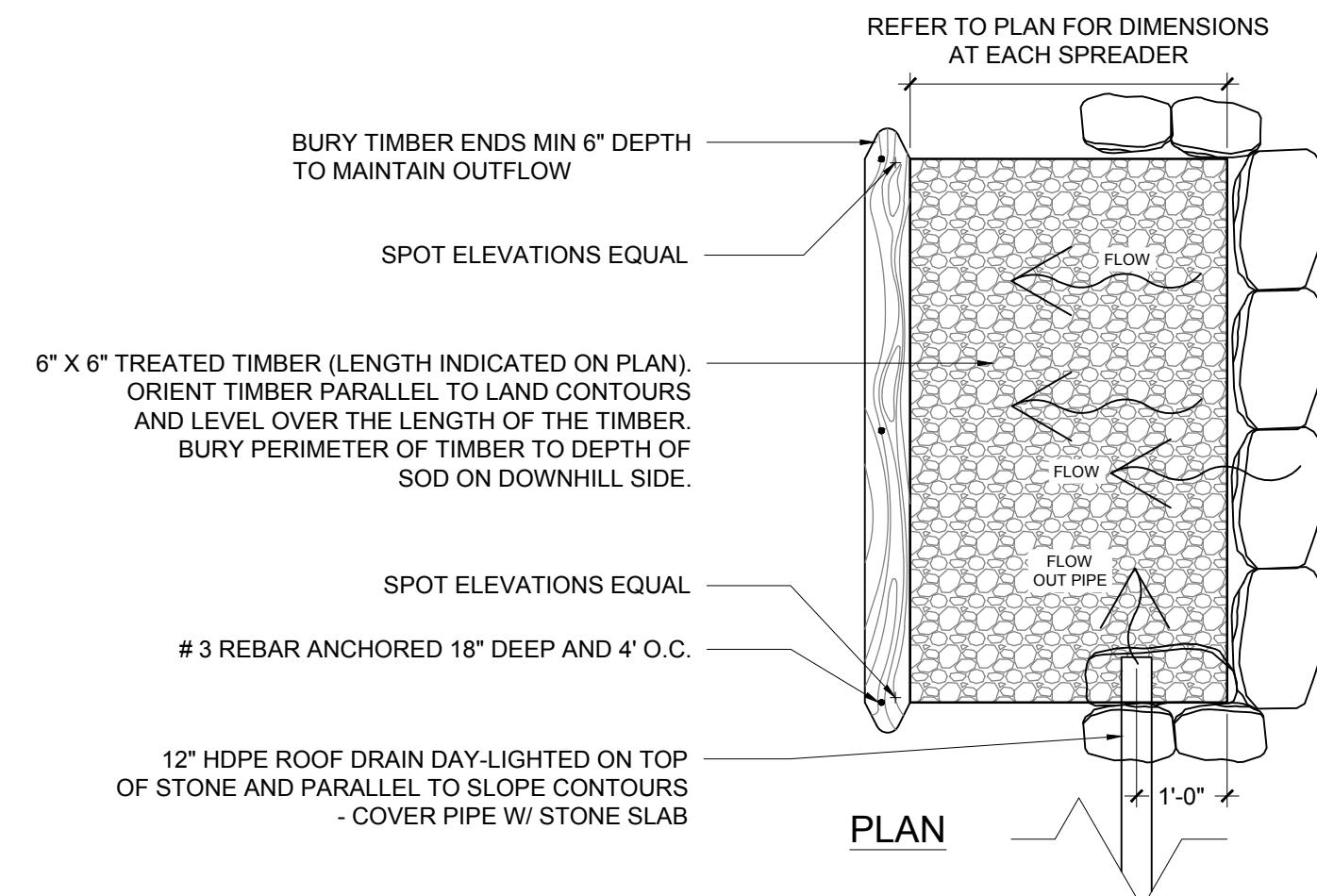
## 3 DRAINAGE SWALE WITH RIVER ROCK

NTS



## 6 STONE PAVING #2

NTS



### PLAN

## 7 WATER FEATURE DESIGN CONCEPT

NTS

## 8 LEVEL SPREADER

NTS