

Gardner-Webb University

Digital Commons @ Gardner-Webb University

Holland House/Miracle Farm

Campus Buildings & Grounds

Fall 11-16-1973

Correspondence with Lawrence Vaughan Landscape and Gardner Webb College

Lawerence Vaughan

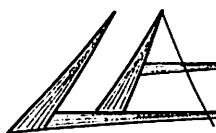
Follow this and additional works at: <https://digitalcommons.gardner-webb.edu/gardner-webb-buildings-and-grounds-holland-house-miracle-farm>

Recommended Citation

Vaughan, Lawerence, "Correspondence with Lawrence Vaughan Landscape and Gardner Webb College" (1973). *Holland House/Miracle Farm*. 12.

<https://digitalcommons.gardner-webb.edu/gardner-webb-buildings-and-grounds-holland-house-miracle-farm/12>

This Book is brought to you for free and open access by the Campus Buildings & Grounds at Digital Commons @ Gardner-Webb University. It has been accepted for inclusion in Holland House/Miracle Farm by an authorized administrator of Digital Commons @ Gardner-Webb University. For more information, please contact digitalcommons@gardner-webb.edu.



LAWRENCE VAUGHAN
LANDSCAPE ARCHITECT

~~XX~~

908 South Kings Drive, Charlotte, North Carolina 28204

File

November 16, 1973

Mr. Charles Mack
Business Manager
Gardner Webb College
Boiling Springs, North Carolina

Dear Mr. Mack:

It was a pleasure meeting with you the other day and reviewing the farm property, I had not realized the college had this extensive holding. This property has some interesting locational possibilities and I would be most interested in following developments.

We can schedule this project for initiation within four to six weeks and completion is somewhat dependent on how quickly we receive information from the necessary outside sources, such as the up-to-date timber estimates.

Please advise on the acceptance of the proposal or if I can be of further service at this time. Give my regards to Dr. Poston, I'm sorry I missed him last week.

Sincerely yours,

Lawrence Vaughan
C. Lawrence Vaughan, III

CLVIII:bw

C. Lawrence Vaughan, III
Land Planning Research Consultant/
Landscape Architect

PROGRAM OF INTENT - COLLEGE FARM PROPERTY - GARDNER WEBB COLLEGE

It is the purpose of this program of intent to provide information necessary for your use in the determination of a logical study and analysis for land use for the college farm property. In beginning this study, an inventory of present conditions should be made: relative site location, topographic survey, existing land use, real estate values, influences and market considerations; up-to-date timber resource figures, soil data. Land planning draws together information pertinent to site development including natural, cultural and aesthetic factors, then compiles and analyzes it within the context of rational land use. From these comparisons and studies, realistic predictions and accurate land planning results.

Natural analysis would touch on geologic base and landform, topography and slope analysis, hydrography (streams and watershed drainage), soils, vegetation, and climatic factors. Cultural analysis would include shape of the property, existing land use on and off the property, linkages, vehicular circulation on or adjacent to the site, utilities, existing buildings, et cetera.

Aesthetic considerations are natural features such as views to the river.

Predictions and recommendations may then be made regarding the present and proposed disposition of the property. It is not enough to simply plan a planned community, industrial park or minifarm subdivision with appropriate commercial development. Consideration must first be made of the site development potential, developer objectives, functional relationships between potential uses, degree of balance between uses, accessibility of services and facilities, expansion possibilities, finance marketing, et cetera.

Utilizing the services of a land planning research consultant and real estate analyst, the proposed planning procedure would be developed in two possible stages: Stage I - information gathering, analysis and land use recommendation in graphic and written form. This would be presented to the Building and Grounds Committee in formats suitable for reproduction.

Stage II- design development planning of proposed land uses. This plan would be negotiated when and if the Building and Grounds Committee decides to do so, based on the determinations made through the planning process in Stage I.

Intuitively, it may very well be that Stage I recommendations will be to retain the property in its large size for future disposition, shape up disparities in its configuration and propose highest and best use possibilities until such time as the land is developed by the college or sold for development by some other concern.

PROPOSAL FOR SERVICES

C. Lawrence Vaughan, III
Land Planning Research Consultant/
Landscape Architect
908 South Kings Drive
Charlotte, North Carolina

Consultant:

T. Cooper James
Real Estate and Market Analyst
Park Seneca Building
Charlotte, North Carolina

Stage I - Environmental inventory and analysis, utilizing USGS survey information, land use plan, market analysis and feasibility study. Price range contingent on findings within study.

Minimum \$2,700.00 to \$3,300.00 maximum

108 hours \$2,700.00 minimum

Any time required over that will be at \$25.00/hour to maximum of \$3,300.00

Additional outside information may be required during the study such as aerial photography which would be set up to coordinate with additional topographic survey information required in Stage II. If we plan to go into Stage II, additional outside costs would be approximately as follows:

Aerial photography	\$300.00
Topographic Survey (manuscript and ground control)	3200.00
	<hr/> \$3500.00

Stage II -Can only be estimated when more information has been compiled and a land use study has been initiated.

Compensation for the above services covers one (1) initial presentation set of documents. Extra sets will be billed to the owner at direct costs.

The above compensation does not include long distance calls, and charges extraneous to this practice. Whenever such expenses occur, charges shall be billed for at direct costs.

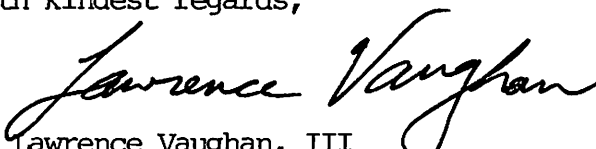
Regarding changes, minor changes are anticipated and expected. However, major changes after Stage I is approved represent additional time and services not covered in the fee schedule. Such time would be billed on an hourly basis of \$25.00 per hour to the point of progress of the work at the time the change was requested.

If the owner chooses to terminate his agreement, we shall be entitled only to just and equitable compensation for all services performed in the owner's behalf up to the time of such notification.

Should this proposal be satisfactory to you, a written signature on the on the included copy and its return shall designate authorization and agreement to perform services as outlined.

Most material covered here is standard practice procedure and has been included to ensure clarification. Please accept our appreciation to perform in your behalf.

With kindest regards,


C. Lawrence Vaughan, III

Signature

Date