

VICINITY MAP
NOT TO SCALE

HALF MOON
HEIGHTS
SUBDIVISION
PHASE 2

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

SITE IMPROVEMENTS

for

HALF MOON HEIGHTS SUBDIVISION - PHASE 2

CITY OF HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

DEVELOPMENT BLOCK

PROJECT NAME: FORESTAR-OLD SUNSET HILL SUBDIVISION

PIN # 9579-98-0375
DB/PG: 4026-272
ACREAGE 3.88± AC
OWNER: GREGORY MARTIN ALBEA
430 S MILLS RIVER RD
MILLS RIVER, NC 28759

PIN # 9579-98-3527
DB/PG: 4026-272
ACREAGE 1.16± AC
OWNER: GREGORY MARTIN ALBEA
430 S MILLS RIVER RD
MILLS RIVER, NC 28759

PIN # 9579-98-4115
DB/PG: 4026-272
ACREAGE 15.78± AC
OWNER: GREGORY MARTIN ALBEA
430 S MILLS RIVER RD
MILLS RIVER, NC 28759

PIN # 9579-99-8724
DB/PG: 3664-522
ACREAGE 0.50± AC
OWNER: JOSEPH HARLEY TAYLOR
LAURA SUZANNE TAYLOR
395 OLD SUNSET HILL ROAD
HENDERSONVILLE, NC 28792

DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP, INC.
750 EXECUTIVE CENTER DRIVE, SUITE 10
GREENVILLE, SC 29615

ENGINEER: JARED L. DERIDDER, P.E.
WGLA ENGINEERING, PLLC
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739

SURVEYOR: ED HOLMES AND ASSOCIATES
LAND SURVEYORS
200 RIDGEFIELD COURT SUITE 208
ASHEVILLE, NC 28806

TOTAL ACREAGE 21.32± AC

WATER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE

SEWER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE

CURRENT ZONING: R2R (HENDERSON COUNTY)

PROPOSED ZONING: PRD (CITY OF HENDERSONVILLE)
PLANNED RESIDENTIAL DEVELOPMENT

PERIMETER SETBACKS (PRD)
40' FROM NEAREST RIGHT-OF-WAY
(10' WHEN PARKING IS SITUATED
TO THE SIDE OR REAR OF THE BUILDING)

BUILDING SETBACKS (INTERNAL)
FRONT: 35' FROM CL OF ROAD
SIDE: 5.5'
REAR: 10'

SITE SUMMARY:

PROPERTY AREA:
928,695 SF - 21.32 AC

AREAS TO BE DEEDED AWAY:
CONNOR CREEK MHP
20,074 SF - 0.46 AC
NCDOT (R/W)
8,637 SF - 0.20 AC

TOTAL PROJECT AREA:
899,984 SF - 20.66 AC - 100%

PROPOSED LOT AREAS:
470,313 SF - 10.80 AC - 52.26%

SITE COVERAGE - BUILDINGS:
151,325 SF - 3.47 AC - 16.81%

SITE COVERAGE - OPEN SPACE:
617,668 SF - 14.18 AC - 68.63%

SITE COVERAGE - STREETS AND PARKING:
130,991 SF - 3.01 AC - 14.56%

SITE COVERAGE - COMMON OPEN SPACE:
93,552 SF - 2.15 AC - 10.4%

DENSITY:
59 UNITS / 20.66 AC
2.86 UNITS / AC

EXISTING TREE CANOPY:
19.50 AC (100%)

TIER 1 CANOPY PRESERVATION:
3.9 AC (20%)

TIER 2 CANOPY PRESERVATION (OPTION 2):
1.38 AC (7.1%)

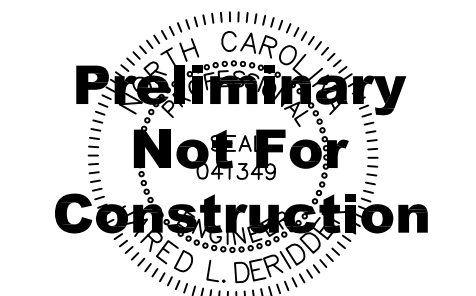
TIER 2 CANOPY INSTALLATION (OPTION 2):
1.37 AC (7.0%)

AVERAGE NATURAL SLOPE: 12.9%

PARKING SPACE CALCULATIONS
REQUIRED
2 SPACES PER LOT

PROVIDED:
59 LOTS = 118 SPACES
(1 GARAGE SPACE & 1 DRIVEWAY
SPACE OUTSIDE OF R/W PER LOT)
2 PARALLEL SPACES
120 SPACES TOTAL

DEVELOPER PROPOSED CONDITIONS	CITY PROPOSED CONDITIONS
1- PROPOSED LEFT TURN-LANE ON HOWARD GAP RD (SR-1006) ONTO OLD SUNSET HILL RD (SR-1744) WILL BE CONSTRUCTED PER THE CITY'S REQUEST IF FEASIBLE WITHIN EXISTING RIGHT-OF-WAY AND IF FOUND NECESSARY AND/OR ACCEPTABLE BY NCDOT.	
2- THE DEVELOPER PROPOSES A LOT SIDE SETBACK OF 5.5'	
3- THE DEVELOPER INTENDS TO ACHIEVE CANOPY INSTALLATION REQUIREMENTS BY USE OF REQUIRED STREET TREES, COMMON OPEN SPACE TREES, AND OPEN SPACE TREES. IN THE EVENT THAT THIS IS NOT ACHIEVABLE, THE DEVELOPER WILL ACHIEVE THE REQUIREMENTS OF THE REMAINING TIER TWO CANOPY BY PAYING FEE-IN-LIEU OF.	



REVISIONS

DATE	DESCRIPTION



Know what's below.
Call before you dig.

PROJECT NUMBER: 23186
DATE: 12-30-24

SITE PLANS

SHEET NO.	DESCRIPTION
1-2	TOPOGRAPHIC SURVEY
C-100	MASTER PLAN
C-200-201	SITE PLAN
G-100-101	SINGLE FAMILY ELEVATIONS
L-100	LANDSCAPE PLANS

COVER

SCALE: AS NOTED

**HALF MOON
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HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

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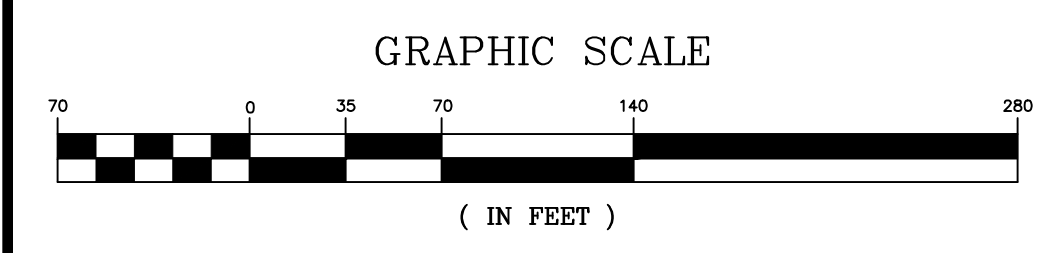
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MASTER
PLAN

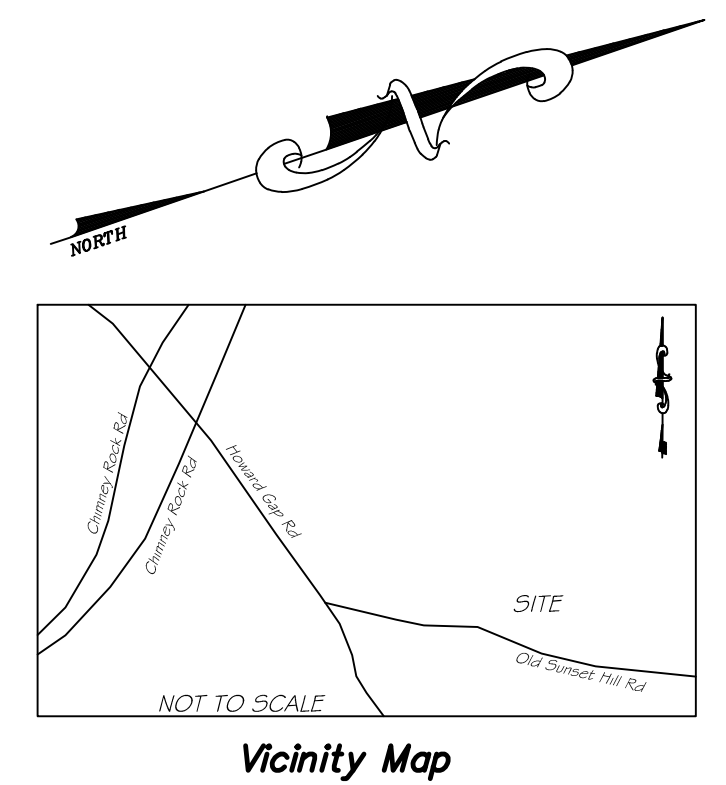
C-100

SCALE: 1"=70'



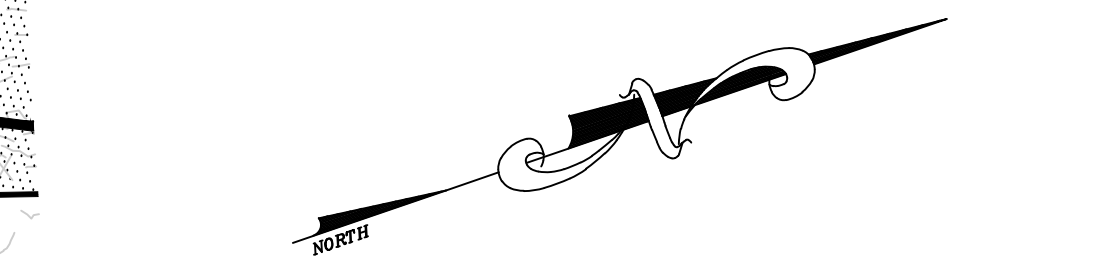
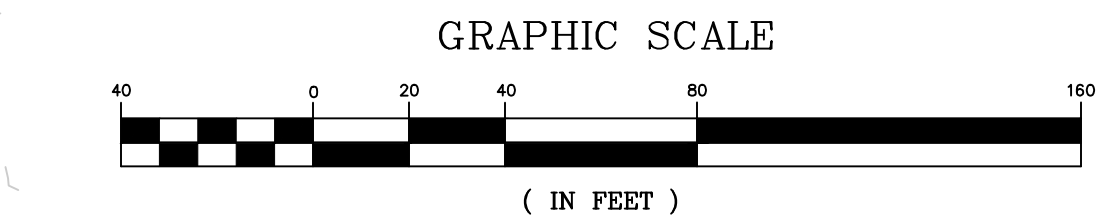
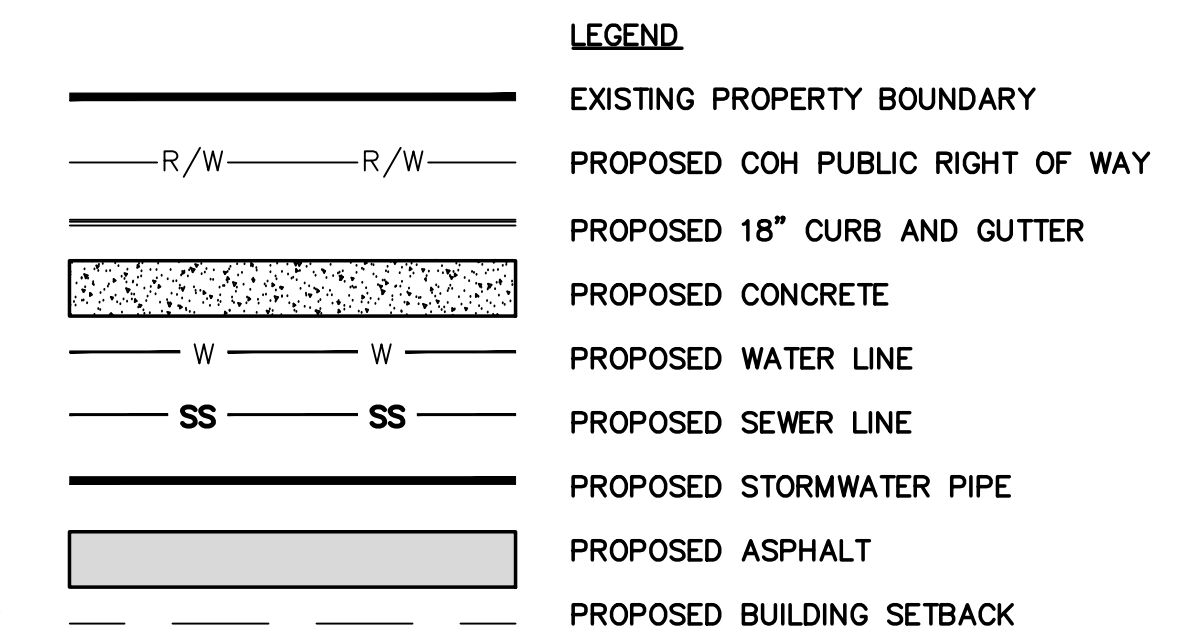
LEGEND

	EXISTING PROPERTY BOUNDARY
	PROPOSED COH PUBLIC RIGHT OF WAY
	PROPOSED 18" CURB AND GUTTER
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERIMETER SETBACK

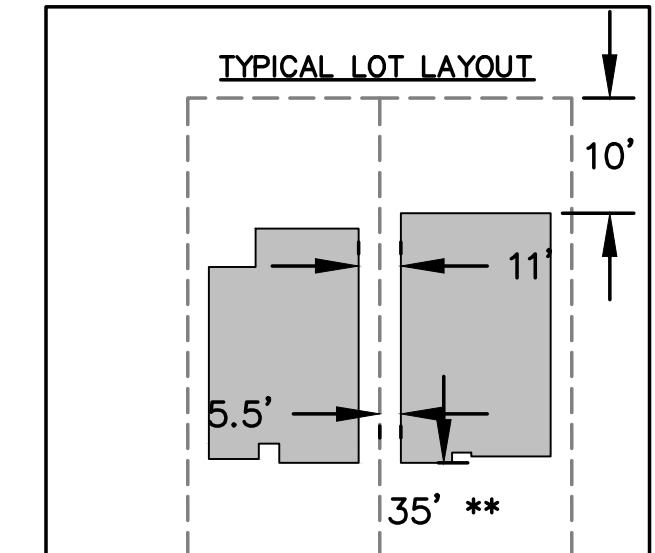


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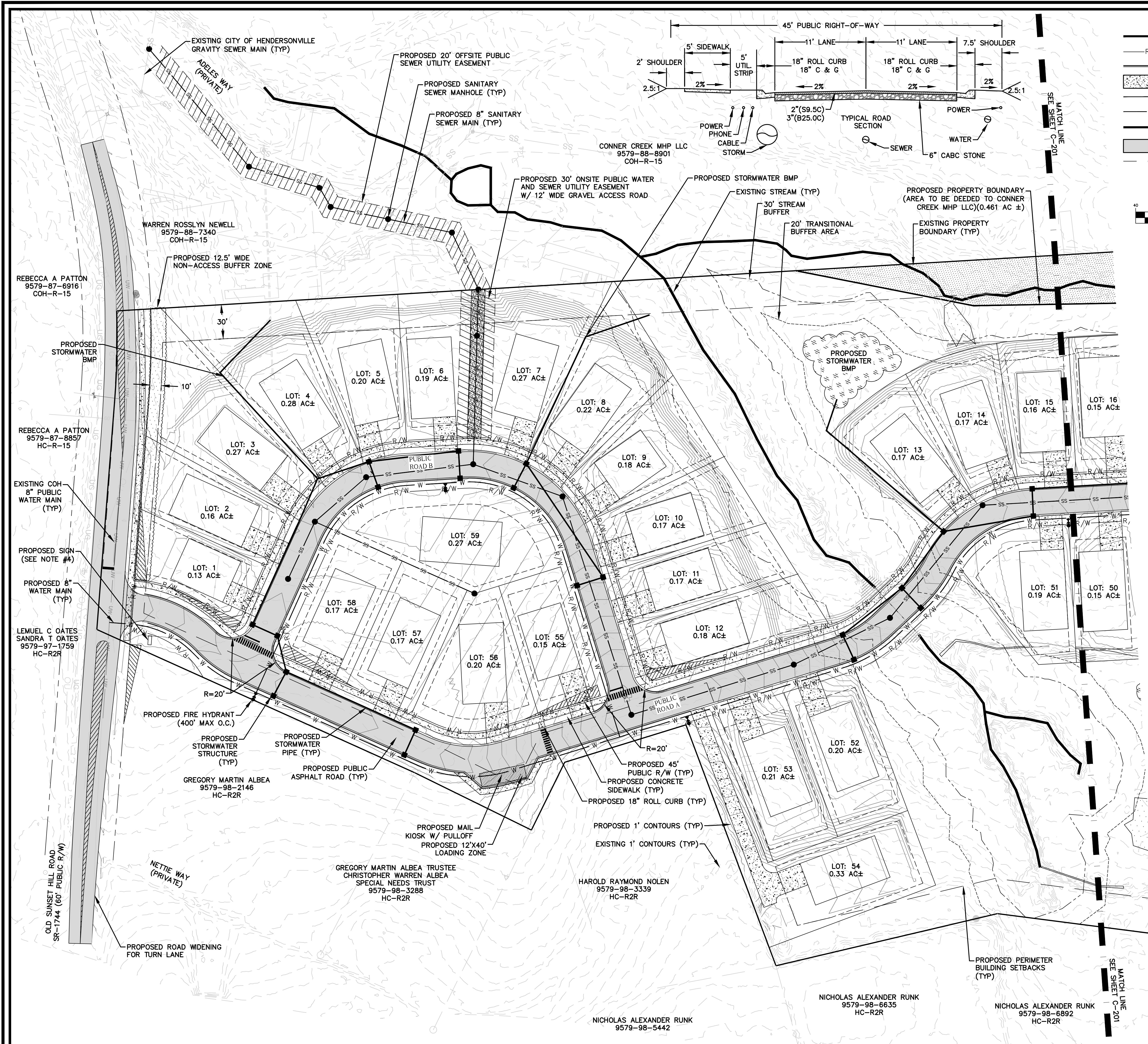
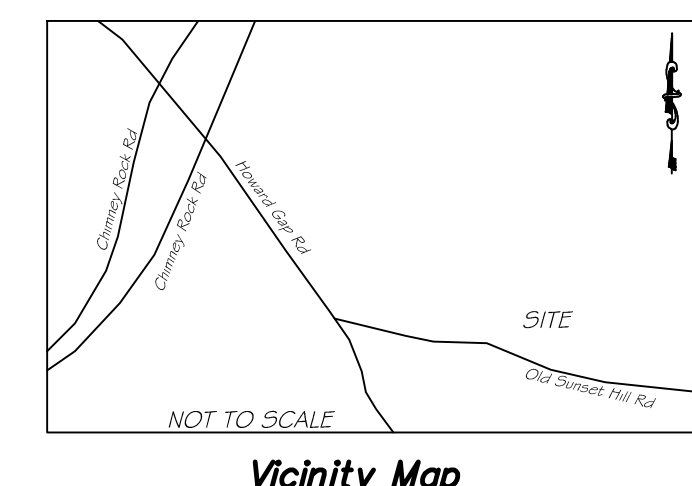
HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



- NOTES:**
- 1.) ALL PORTIONS OF THIS PROJECT ARE PROPOSED TO BE LOCATED TOTALLY WITHIN CITY LIMITS.
 - 2.) SITE LIGHTING TO BE DESIGNED BY DUKE ENERGY AND SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY AND SHALL MEET ALL CITY OF HENDERSONVILLE LIGHTING STANDARDS
 - 3.) ALL OPEN SPACE AND COMMON OPEN SPACE WITHIN THE PROPOSED SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - 4.) ALL PROPOSED SIGNAGE SIZE, HEIGHT, ORIENTATION, AND APPEARANCE TO BE IN ACCORDANCE WITH CITY ZONING ORDINANCE ARTICLE XIII. COORDINATE WITH LANDSCAPE ARCHITECTS PLANS FOR DETAILS.
 - 5.) NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100YR FLOOD HAZARD AREA PER NORTH CAROLINA FLOOD PLAIN MAPPING
 - 6.) ALL STREETS ARE TO BE CONVEYED TO CITY OF HENDERSONVILLE OWNERSHIP AND MAINTENANCE AT COMPLETION OF PROJECT.
 - 7.) PROJECT TO BE COMPLETED IN A SINGLE PHASE.



* BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS (SEE ELEVATIONS FOR DETAILS)
** FRONT SETBACKS ARE MEASURED FROM THE ROAD CENTERLINE
*** SETBACKS SHOWN ARE A MINIMUM AND MAY VARY



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**SITE
PLAN**

C-200

SCALE: 1"=40'

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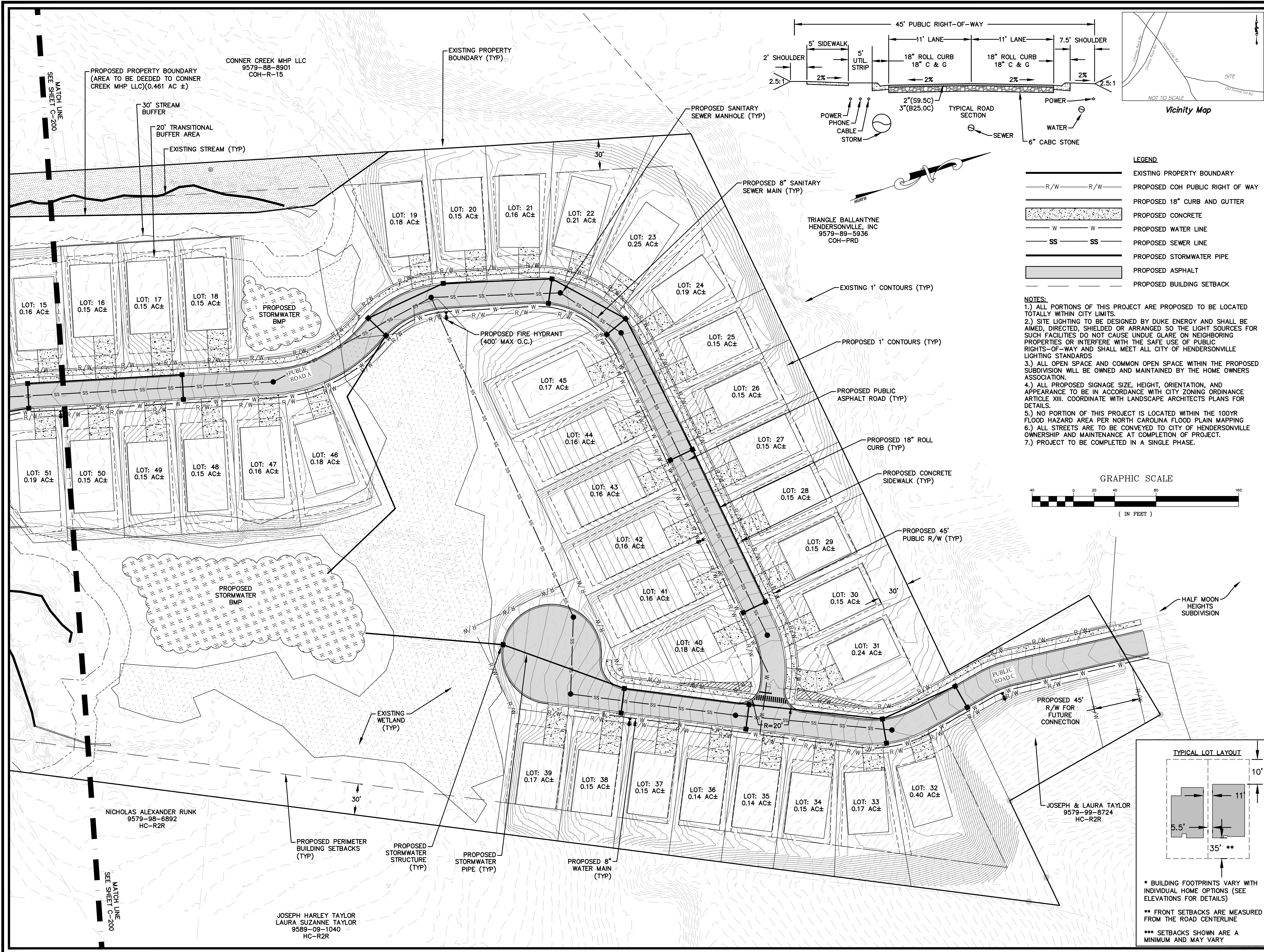


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SITE PLAN

C-201

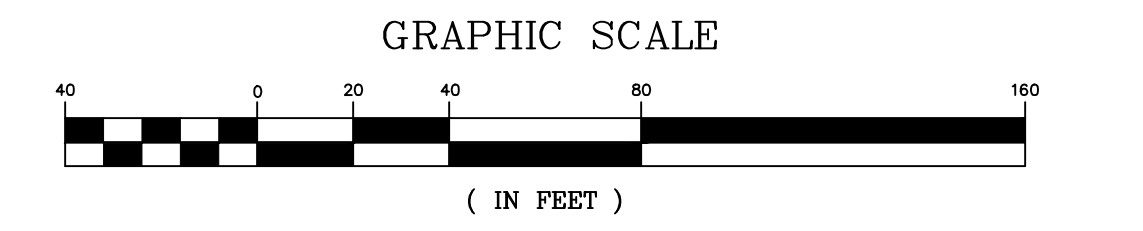
SCALE: 1"=40'



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED COH PUBLIC RIGHT OF WAY
- PROPOSED 18" CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORMWATER PIPE
- PROPOSED ASPHALT
- PROPOSED BUILDING SETBACK

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TYPICAL LOT LAYOUT

10'

11'

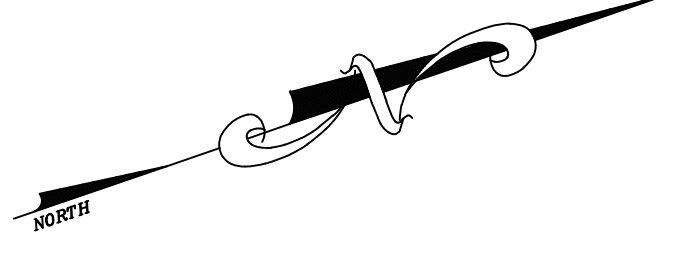
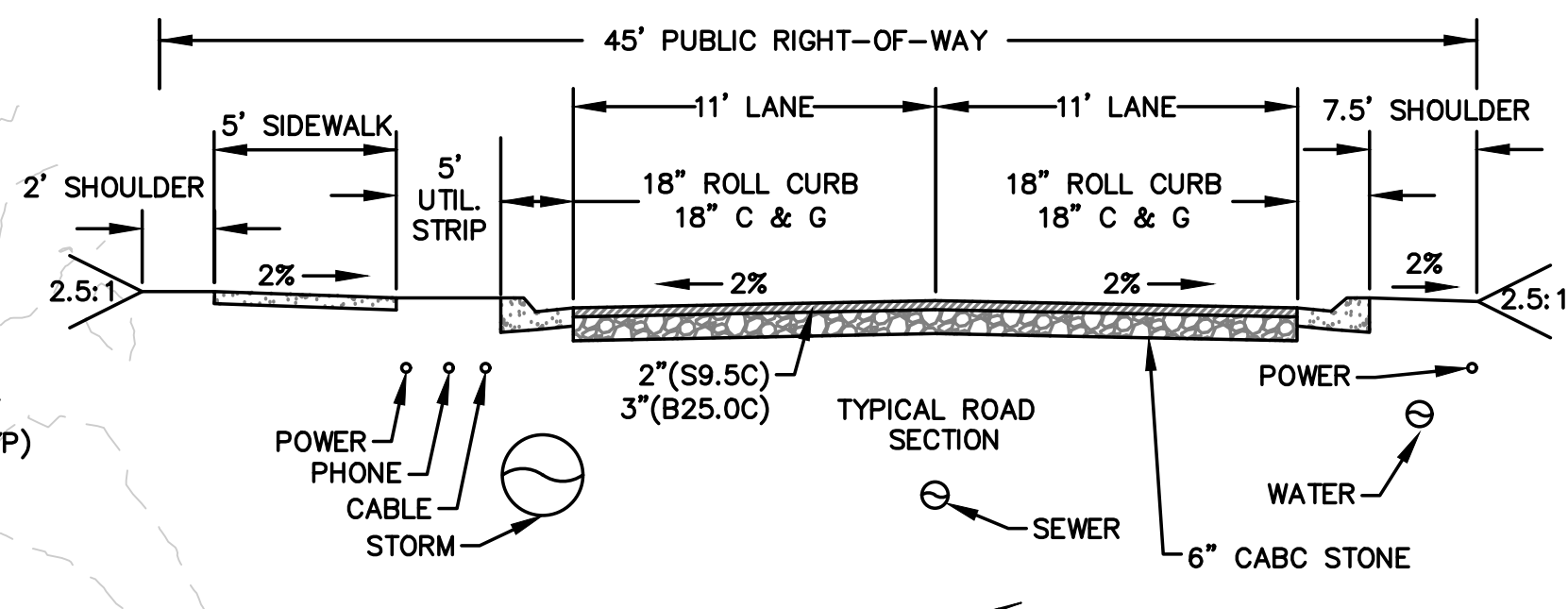
5.5'

35' **

* BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS (SEE ELEVATIONS FOR DETAILS)
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Vicinity Map

NOT TO SCALE



TRIANGLE BALLANTYNE
HENDERSONVILLE, INC
9579-89-5936
COH-PRD

CONNER CREEK MHP LLC
9579-88-8901
COH-R-15

PROPOSED PROPERTY BOUNDARY
(AREA TO BE DEEDED TO CONNER
CREEK MHP LLC)(0.461 AC ±)

EXISTING PROPERTY
BOUNDARY (TYP)

30' STREAM
BUFFER

20' TRANSITIONAL
BUFFER AREA

EXISTING STREAM (TYP)

PROPOSED SANITARY
SEWER MANHOLE (TYP)

PROPOSED 8" SANITARY
SEWER MAIN (TYP)

EXISTING 1' CONTOURS (TYP)

PROPOSED 1' CONTOURS (TYP)

PROPOSED PUBLIC
ASPHALT ROAD (TYP)

PROPOSED 18" ROLL
CURB (TYP)

PROPOSED CONCRETE
SIDEWALK (TYP)

PROPOSED 45'
PUBLIC R/W (TYP)

HALF MOON
HEIGHTS
SUBDIVISION

PUBLIC ROAD C

PROPOSED 45'
R/W FOR
FUTURE
CONNECTION

JOSEPH & LAURA TAYLOR
9579-99-8724
HC-R2R

NICHOLAS ALEXANDER RUNK
9579-98-8892
HC-R2R

JOSEPH HARLEY TAYLOR
LAURA SUZANNE TAYLOR
9589-09-1040
HC-R2R

MATCH LINE
SEE SHEET C-200

MATCH LINE
SEE SHEET C-200

MATCH LINE
SEE SHEET C-200

PROPOSED PERIMETER
BUILDING SETBACKS
(TYP)

PROPOSED STORMWATER
STRUCTURE
(TYP)

PROPOSED STORMWATER
PIPE (TYP)

PROPOSED 8"
WATER MAIN
(TYP)

EXISTING WETLAND
(TYP)

PROPOSED STORMWATER
BMP

PROPOSED STORMWATER
BMP

PROPOSED FIRE HYDRANT
(400' MAX O.C.)

LOT: 15
0.16 AC±

LOT: 16
0.15 AC±

LOT: 17
0.15 AC±

LOT: 18
0.15 AC±

LOT: 19
0.18 AC±

LOT: 20
0.15 AC±

LOT: 21
0.16 AC±

LOT: 22
0.21 AC±

LOT: 23
0.25 AC±

LOT: 24
0.19 AC±

LOT: 25
0.15 AC±

LOT: 26
0.15 AC±

LOT: 27
0.15 AC±

LOT: 28
0.15 AC±

LOT: 29
0.15 AC±

LOT: 30
0.15 AC±

LOT: 31
0.24 AC±

LOT: 51
0.19 AC±

LOT: 50
0.15 AC±

LOT: 49
0.15 AC±

LOT: 48
0.15 AC±

LOT: 47
0.16 AC±

LOT: 46
0.18 AC±

LOT: 45
0.17 AC±

LOT: 44
0.16 AC±

LOT: 43
0.16 AC±

LOT: 42
0.16 AC±

LOT: 41
0.16 AC±

LOT: 40
0.18 AC±

LOT: 39
0.17 AC±

LOT: 38
0.15 AC±

LOT: 37
0.15 AC±

LOT: 36
0.14 AC±

LOT: 35
0.14 AC±

LOT: 34
0.15 AC±

LOT: 33
0.17 AC±

LOT: 32
0.40 AC±

**HALF MOON
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HENDERSONVILLE
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SINGLE FAMILY
ELEVATIONS

G-100

SCALE: AS NOTED

HALF MOON
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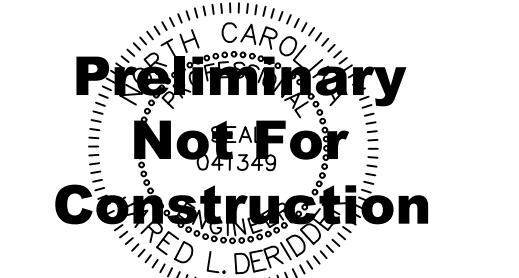
SINGLE FAMILY
ELEVATIONS

G-101

SCALE: AS NOTED

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**LANDSCAPE
PLAN**

L-100

SCALE: 1"=70'

OPEN SPACE SUMMARY

PROPERTY AREA:
928,695 SF (21.32 AC)
AREAS TO BE DEEDED AWAY:
CONNOR CREEK MHP
20,074 SF (0.46 AC)
NCDOT (R/W)
8,637 SF (0.20 AC)
PROJECT AREA:
899,984 SF (20.66 AC)(100%)
OPEN SPACE:
617,668 SF (14.18 AC)(68.63%)
COMMON OPEN SPACE:
93,552 SF (2.15 AC)(10.4%)

STREET TREE SUMMARY

ROAD A: 1,963 LF
TREES REQUIRED: 57
TREES PROVIDED: 57
ROAD B: 579 LF
TREES REQUIRED: 17
TREES PROVIDED: 18
ROAD C: 571 LF
TREES REQUIRED: 17
TREES PROVIDED: 17
OLD SUNSET HILL: 280 LF
TREES REQUIRED: 8
TREES PROVIDED: 8

LANDSCAPE SUMMARY

COMMON OPEN SPACE:
REQUIRED:
1 TREE AND 5 SHRUBS PER 1,200 SF
OF COMMON OPEN SPACE
93,552 SF = 78 TREES, 390 SHRUBS
OPEN SPACE:
REQUIRED:
1 TREE AND 5 SHRUBS PER 4,000 SF
OF COMMON OPEN SPACE
93,552 SF = 24 TREES, 120 SHRUBS

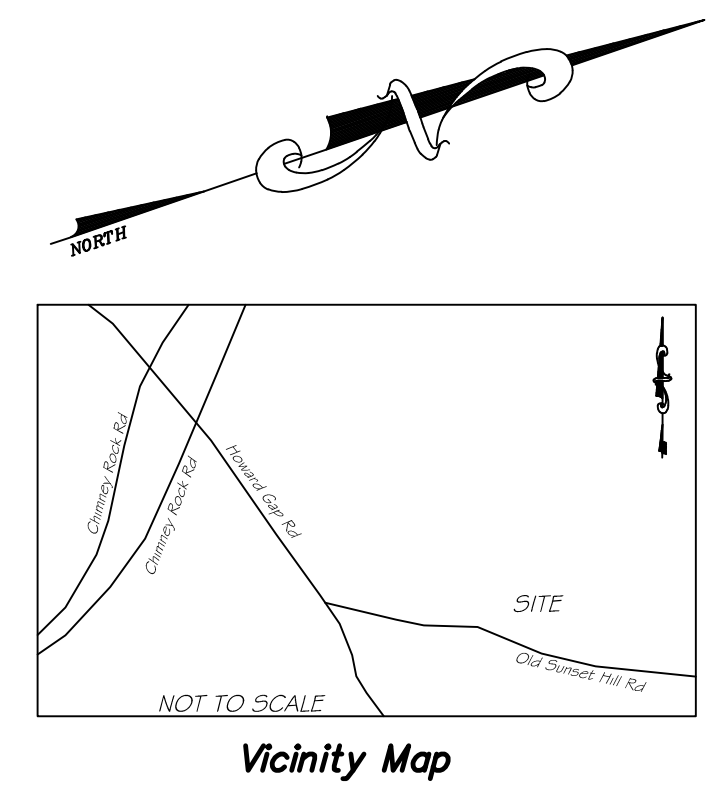
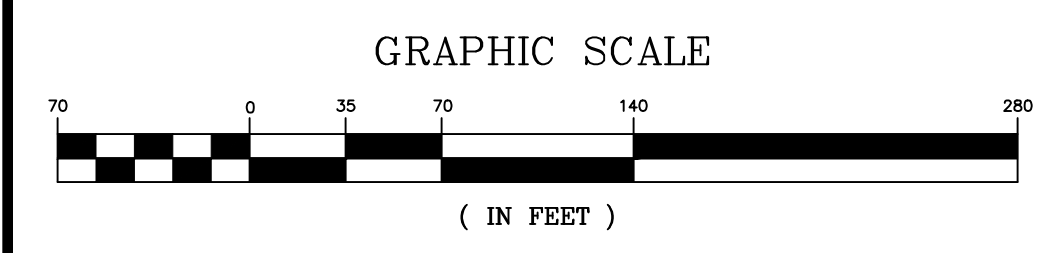
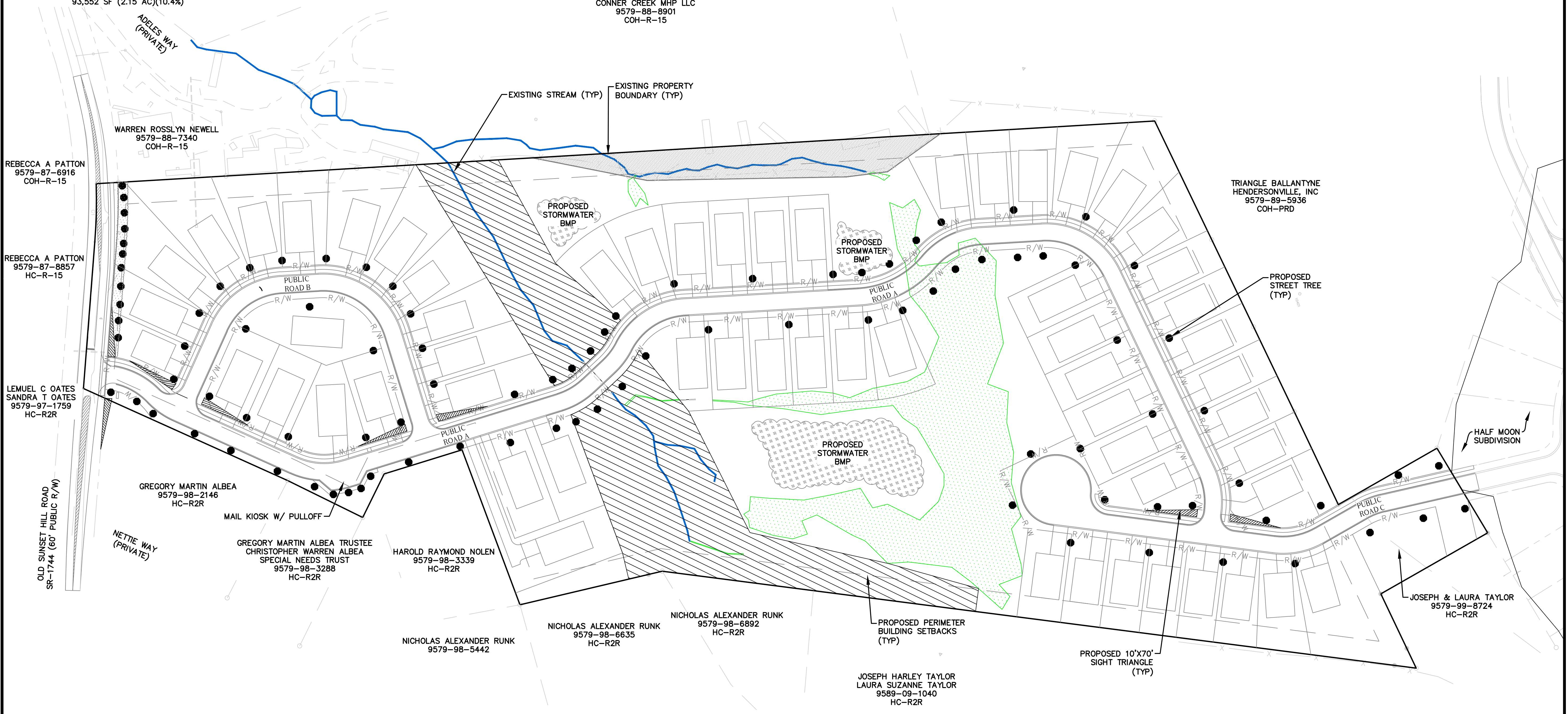
NOTES:

1.) PROPOSED OPEN SPACE AND COMMON OPEN SPACE TREES AND SHRUBS ARE NOT SHOWN FOR CLARITY BUT WILL BE PROVIDED IN RESPECTIVE AREAS.
2.) ALL LANDSCAPING SHALL COME FROM THE CITY OF HENDERSONVILLE'S APPROVED LANDSCAPING LIST

LEGEND:

- PROPOSED STREET TREE
- ▨ PROPOSED COMMON OPEN SPACE

CONNOR CREEK MHP LLC
9579-88-8901
COH-R-15



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**TREE PRESERVATION
PLAN**

L-101

SCALE: 1"=70'

LEGEND

- EXISTING TREE CANOPY TO REMAIN (5.28 AC)
- EXISTING TREE CANOPY TO BE REMOVED (14.22 AC)
- EXISTING TREE CANOPY (19.50 AC)

