NOTES:

1) A PORTION OF THE PROPERTY SHOWN HEREON IS THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD "ZONE AE - 1% ANNUAL CHANCE" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#3700956900J, DATED 10/02/2008.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9997772716.

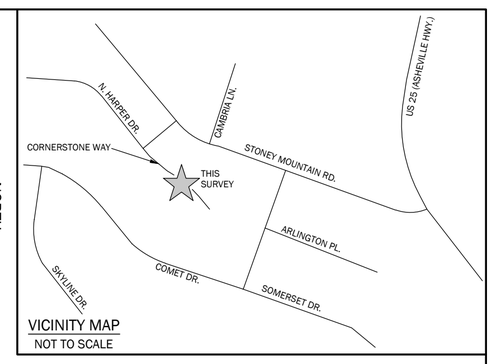
7) THE SUBJECT PROPERTY SHOWN HEREON IS ZONED R-10 (MEDIUM DENSITY RESIDENTIAL) PER THE CITY OF HENDERSONVILLE ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

8) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88. THE CONTOUR INTERVAL SHOWN HEREON IS TWO FEET.

9) THE CONTOUR DATA SHOWN HEREON IS DERIVED FROM DOWNLOADED NCDOT LIDAR DATA.

NORTH
NC GRID (NAD83-2011)

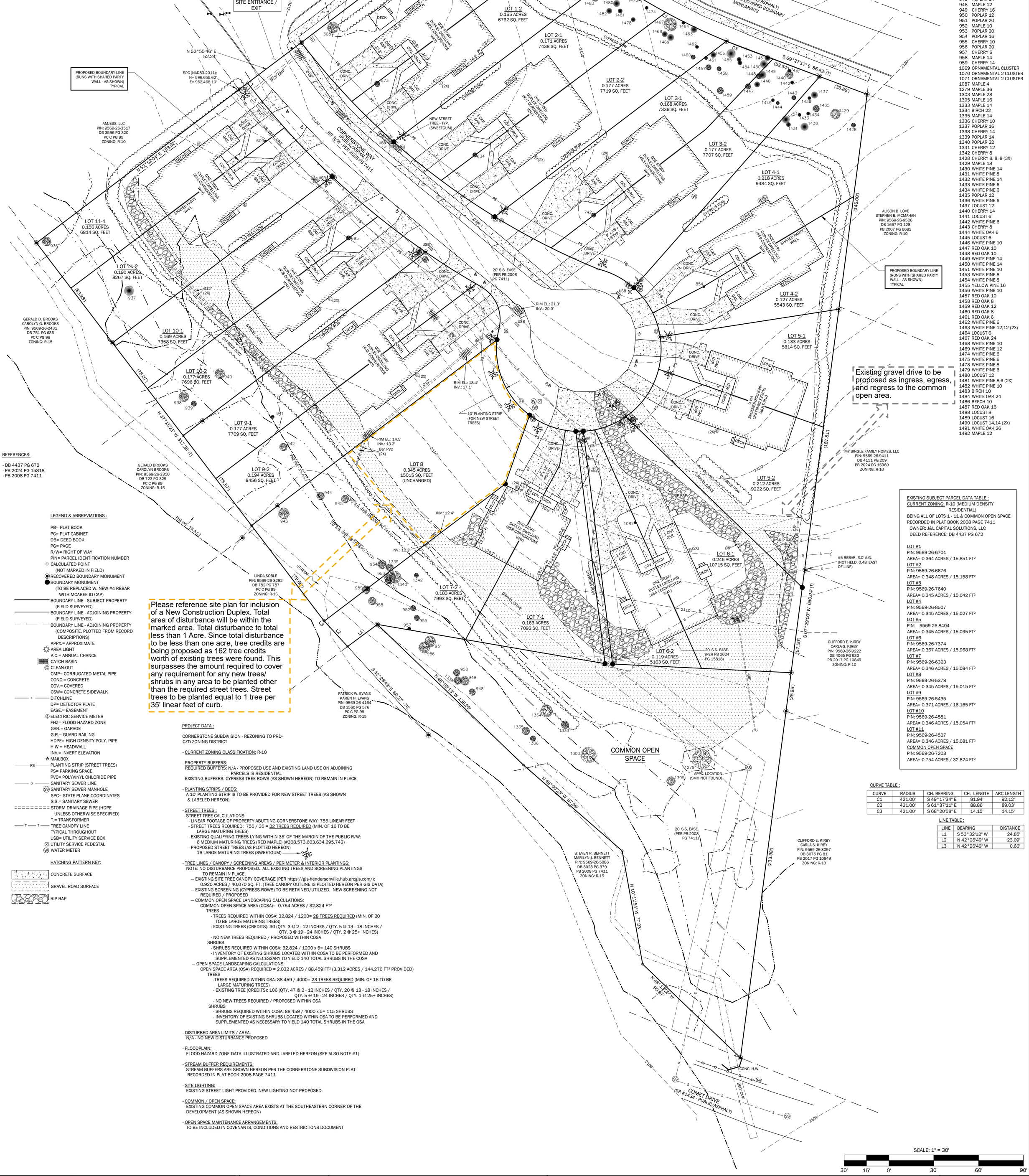
VICINITY MAP
NOT TO SCALE



TOTAL AREA OF SURVEY : 5.082 ACRES

EXISTING TREE INVENTORY

TREE ID #	SPECIES / SIZE - DBH (")
308	MAPLE 20, 20 (2X)
573	MAPLE 10
603	MAPLE 4
634	MAPLE 8
695	MAPLE 8
742	MAPLE 8
854	MAPLE 4
936	BIRCH 16
937	WHITE PINE 18
938	CHERRY 18
939	CHERRY 10
940	POPLAR 18
941	POPLAR 6
942	MAPLE 14
943	MAPLE 20 20 dbl
944	POPLAR 14
945	POPLAR 14
948	MAPLE 12
949	CHERRY 16
950	POPLAR 12
951	POPLAR 20
952	MAPLE 10
953	POPLAR 20
954	POPLAR 16
955	CHERRY 10
956	POPLAR 20
957	CHERRY 6
958	MAPLE 14
959	CHERRY 14
1069	ORNAMENTAL CLUSTER
1070	ORNAMENTAL 2 CLUSTER
1071	ORNAMENTAL 2 CLUSTER
1087	MAPLE 4
1279	MAPLE 36
1303	MAPLE 28
1305	MAPLE 16
1333	MAPLE 14
1334	BIRCH 22
1335	MAPLE 14
1336	CHERRY 10
1337	POPLAR 16
1338	CHERRY 14
1339	POPLAR 14
1340	POPLAR 22
1341	CHERRY 12
1342	CHERRY 8
1428	CHERRY 8, 8, 8 (3X)
1429	MAPLE 18
1430	WHITE PINE 14
1431	WHITE PINE 8
1432	WHITE PINE 14
1433	WHITE PINE 6
1434	WHITE PINE 6
1435	POPLAR 12
1436	WHITE PINE 6
1437	LOCUST 12
1440	CHERRY 14
1441	LOCUST 6
1442	WHITE PINE 6
1443	CHERRY 8
1444	WHITE OAK 6
1445	LOCUST 6
1446	WHITE PINE 10
1447	RED OAK 10
1448	RED OAK 10
1449	WHITE PINE 14
1450	WHITE PINE 14
1451	WHITE PINE 10
1453	WHITE PINE 8
1454	WHITE PINE 8
1455	YELLOW PINE 16
1456	WHITE PINE 10
1457	RED OAK 10
1458	RED OAK 8
1459	RED OAK 12
1460	RED OAK 8
1461	RED OAK 6
1462	WHITE PINE 6
1463	WHITE PINE 12,12 (2X)
1464	LOCUST 6
1467	RED OAK 24
1468	WHITE PINE 10
1469	WHITE PINE 12
1474	WHITE PINE 6
1475	WHITE PINE 6
1478	WHITE PINE 8
1479	WHITE PINE 6
1480	LOCUST 12
1481	WHITE PINE 8,6 (2X)
1482	WHITE PINE 10
1483	BIRCH 10
1484	WHITE OAK 24
1486	BEECH 10
1487	RED OAK 16
1488	LOCUST 8
1489	LOCUST 16
1490	LOCUST 14,14 (2X)
1491	WHITE OAK 26
1492	MAPLE 12



REFERENCES:

- DB 4437 PG 672
- PB 2024 PG 15818
- PB 2008 PG 7411

LEGEND & ABBREVIATIONS :

- PB= PLAT BOOK
- PC= PLAT CABINET
- DB= DEED BOOK
- PG= PAGE
- R/W= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- CALCULATED POINT (NOT MARKED IN FIELD)
- RECOVERED BOUNDARY MONUMENT
- BOUNDARY MONUMENT (TO BE REPLACED W. NEW #4 REBAR WITH MCABEE ID CAP)
- BOUNDARY LINE - SUBJECT PROPERTY (FIELD SURVEYED)
- BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
- BOUNDARY LINE - ADJOINING PROPERTY (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
- APPX.= APPROXIMATE
- AREA LIGHT
- A.C.= ANNUAL CHANCE
- CATCH BASIN
- CLEAN-OUT
- CMP= CORRUGATED METAL PIPE
- CONC.= CONCRETE
- COV.= COVERED
- CSW= CONCRETE SIDEWALK
- DITCHLINE
- DP= DETECTOR PLATE
- EASE.= EASEMENT
- ELECTRIC SERVICE METER
- FHZ= FLOOD HAZARD ZONE
- GAR.= GARAGE
- G.R.= GUARD RAILING
- HDPE= HIGH DENSITY POLY. PIPE
- H.W.= HEADWALL
- INV.= INVERT ELEVATION
- MAILBOX
- PLANTING STRIP (STREET TREES)
- PS= PARKING SPACE
- PVC= POLYVINYL CHLORIDE PIPE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SPC= STATE PLANE COORDINATES
- S.S.= SANITARY SEWER
- STORM DRAINAGE PIPE (HDPE UNLESS OTHERWISE SPECIFIED)
- T.= TRANSFORMER
- TREE CANOPY LINE TYPICAL THROUGHOUT
- USB= UTILITY SERVICE BOX
- UTILITY SERVICE PEDESTAL
- WATER METER

HATCHING PATTERN KEY:

- CONCRETE SURFACE
- GRAVEL ROAD SURFACE
- RIP RAP

PROJECT DATA :

CORNERSTONE SUBDIVISION - REZONING TO PRD-CZD ZONING DISTRICT

- CURRENT ZONING CLASSIFICATION: R-10
- PROPERTY BUFFERS:
  REQUIRED BUFFERS: N/A - PROPOSED USE AND EXISTING LAND USE ON ADJOINING PARCELS IS RESIDENTIAL
  EXISTING BUFFERS: CYPRESS TREE ROWS (AS SHOWN HEREON) TO REMAIN IN PLACE
- PLANTING STRIPS / BEDS:
  A 10' PLANTING STRIP IS TO BE PROVIDED FOR NEW STREET TREES (AS SHOWN & LABELED HEREON)
- STREET TREES :
  STREET TREE CALCULATIONS:
  - LINEAR FOOTAGE OF PROPERTY ABUTTING CORNERSTONE WAY: 755 LINEAR FEET
  - STREET TREES REQUIRED: 755 / 35 = 22 TREES REQUIRED (MIN. OF 16 TO BE LARGE MATURING TREES)
  - EXISTING QUALIFYING TREES LYING WITHIN 35' OF THE MARGIN OF THE PUBLIC R/W: 6 MEDIUM MATURING TREES (RED MAPLE) (#308,573,603,634,695,742)
  - PROPOSED STREET TREES (AS PLOTTED HEREON) 16 LARGE MATURING TREES (SWEETGUM)
- TREE LINES / CANOPY / SCREENING AREAS / PERIMETER & INTERIOR PLANTINGS:
  NOTE: NO DISTURBANCE PROPOSED. ALL EXISTING TREES AND SCREENING PLANTINGS TO REMAIN IN PLACE.
  — EXISTING SITE TREE CANOPY COVERAGE (PER https://gis-hendersonville.hub.arcgis.com/): 0.920 ACRES / 40,070 SQ. FT. (TREE CANOPY OUTLINE IS PLOTTED HEREON PER GIS DATA)
  — EXISTING SCREENING (CYPRESS ROWS) TO BE RETAINED/UTILIZED. NEW SCREENING NOT REQUIRED / PROPOSED
  — COMMON OPEN SPACE LANDSCAPING CALCULATIONS:
  COMMON OPEN SPACE AREA (COSA)= 0.754 ACRES / 32,824 FT²
  TREES
  - TREES REQUIRED WITHIN COSA: 32,824 / 1200= 28 TREES REQUIRED (MIN. OF 20 TO BE LARGE MATURING TREES)
  - EXISTING TREES (CREDITS): 30 (QTY. 3 @ 2 - 12 INCHES / QTY. 5 @ 13 - 18 INCHES / QTY. 3 @ 19 - 24 INCHES / QTY. 2 @ 25+ INCHES)
  - NO NEW TREES REQUIRED / PROPOSED WITHIN COSA
  SHRUBS
  - SHRUBS REQUIRED WITHIN COSA: 32,824 / 1200 x 5= 140 SHRUBS
  - INVENTORY OF EXISTING SHRUBS LOCATED WITHIN COSA TO BE PERFORMED AND SUPPLEMENTED AS NECESSARY TO YIELD 140 TOTAL SHRUBS IN THE COSA
  — OPEN SPACE LANDSCAPING CALCULATIONS:
  OPEN SPACE AREA (OSA) REQUIRED = 2.032 ACRES / 88,459 FT² (3.312 ACRES / 144,270 FT² PROVIDED)
  TREES
  - TREES REQUIRED WITHIN OSA: 88,459 / 4000= 23 TREES REQUIRED (MIN. OF 16 TO BE LARGE MATURING TREES)
  - EXISTING TREE (CREDITS): 106 (QTY. 47 @ 2 - 12 INCHES / QTY. 20 @ 13 - 18 INCHES / QTY. 5 @ 19 - 24 INCHES / QTY. 1 @ 25+ INCHES)
  - NO NEW TREES REQUIRED / PROPOSED WITHIN OSA
  SHRUBS
  - SHRUBS REQUIRED WITHIN COSA: 88,459 / 4000 x 5= 115 SHRUBS
  - INVENTORY OF EXISTING SHRUBS LOCATED WITHIN OSA TO BE PERFORMED AND SUPPLEMENTED AS NECESSARY TO YIELD 140 TOTAL SHRUBS IN THE OSA
- DISTURBED AREA LIMITS / AREA:
  N/A - NO NEW DISTURBANCE PROPOSED
- FLOODPLAIN:
  FLOOD HAZARD ZONE DATA ILLUSTRATED AND LABELED HEREON (SEE ALSO NOTE #1)
- STREAM BUFFER REQUIREMENTS:
  STREAM BUFFERS ARE SHOWN HEREON PER THE CORNERSTONE SUBDIVISION PLAT RECORDED IN PLAT BOOK 2008 PAGE 7411
- SITE LIGHTING:
  EXISTING STREET LIGHT PROVIDED. NEW LIGHTING NOT PROPOSED.
- COMMON / OPEN SPACE:
  EXISTING COMMON OPEN SPACE AREA EXISTS AT THE SOUTHEASTERN CORNER OF THE DEVELOPMENT (AS SHOWN HEREON)
- OPEN SPACE MAINTENANCE ARRANGEMENTS:
  TO BE INCLUDED IN COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT

CURVE TABLE :

CURVE	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	421.00'	S 49°17'34" E	91.94'	92.12'
C2	421.00'	S 61°37'11" E	88.86'	89.03'
C3	421.00'	S 68°20'58" E	14.15'	14.15'

LINE TABLE :

LINE	BEARING	DISTANCE
L1	S 53°32'12" W	24.85'
L2	N 42°26'49" W	23.09'
L3	N 42°26'49" W	0.66'

EXISTING SUBJECT PARCEL DATA TABLE :

CURRENT ZONING: R-10 (MEDIUM DENSITY RESIDENTIAL)
BEING ALL OF LOTS 1 - 11 & COMMON OPEN SPACE RECORDED IN PLAT BOOK 2008 PAGE 7411
OWNER: J&L CAPITAL SOLUTIONS, LLC
DEED REFERENCE: DB 4437 PG 672

LOT #1
PIN: 9569-26-6701
AREA= 0.364 ACRES / 15,851 FT²
LOT #2
PIN: 9569-26-6676
AREA= 0.348 ACRES / 15,158 FT²
LOT #3
PIN: 9569-26-7640
AREA= 0.345 ACRES / 15,042 FT²
LOT #4
PIN: 9569-26-8507
AREA= 0.345 ACRES / 15,027 FT²
LOT #5
PIN: 9569-26-8404
AREA= 0.345 ACRES / 15,035 FT²
LOT #6
PIN: 9569-26-7374
AREA= 0.367 ACRES / 15,968 FT²
LOT #7
PIN: 9569-26-6323
AREA= 0.346 ACRES / 15,084 FT²
LOT #8
PIN: 9569-26-5378
AREA= 0.345 ACRES / 15,015 FT²
LOT #9
PIN: 9569-26-5435
AREA= 0.371 ACRES / 16,165 FT²
LOT #10
PIN: 9569-26-4581
AREA= 0.346 ACRES / 15,054 FT²
LOT #11
PIN: 9569-26-4527
AREA= 0.346 ACRES / 15,081 FT²
COMMON OPEN SPACE
PIN: 9569-26-7203
AREA= 0.754 ACRES / 32,824 FT²

SCALE: 1" = 30'

30' 15' 0' 30' 60' 90'

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
PO Box 1768 Fairview North Carolina, 28730
Telephone (828) 628-1295 Fax (828) 628-1294
www. mcabeesurvey.com Firm License Number: C-694

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
A	9/18/26	UPDATED ZONING DATA. ADDED TREE CANOPY COVERAGE AREA.	JBW
B	9/24/26	ADDED LANDSCAPING / TREE CALCULATIONS.	JBW

LANDSCAPE & RESOURCE LAYOUT PLAN PREPARED FOR :

CORNER STONE SUBDIVISION - REZONING TO PRD - CZD ZONING DISTRICT

PINS: SEE SUBJECT PROPERTY DATA TABLE
ADDRESSING: SEE MAP

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, N.C.

OWNER / DEVELOPER
J & L CAPITAL SOLUTIONS, LLC

DATE:	7/24/2026
PROJECT #:	14714
DRAWING #:	G-26-6405_B
DRAWN BY:	JBW
SCALE:	1" = 30'