

CONSULTANTS



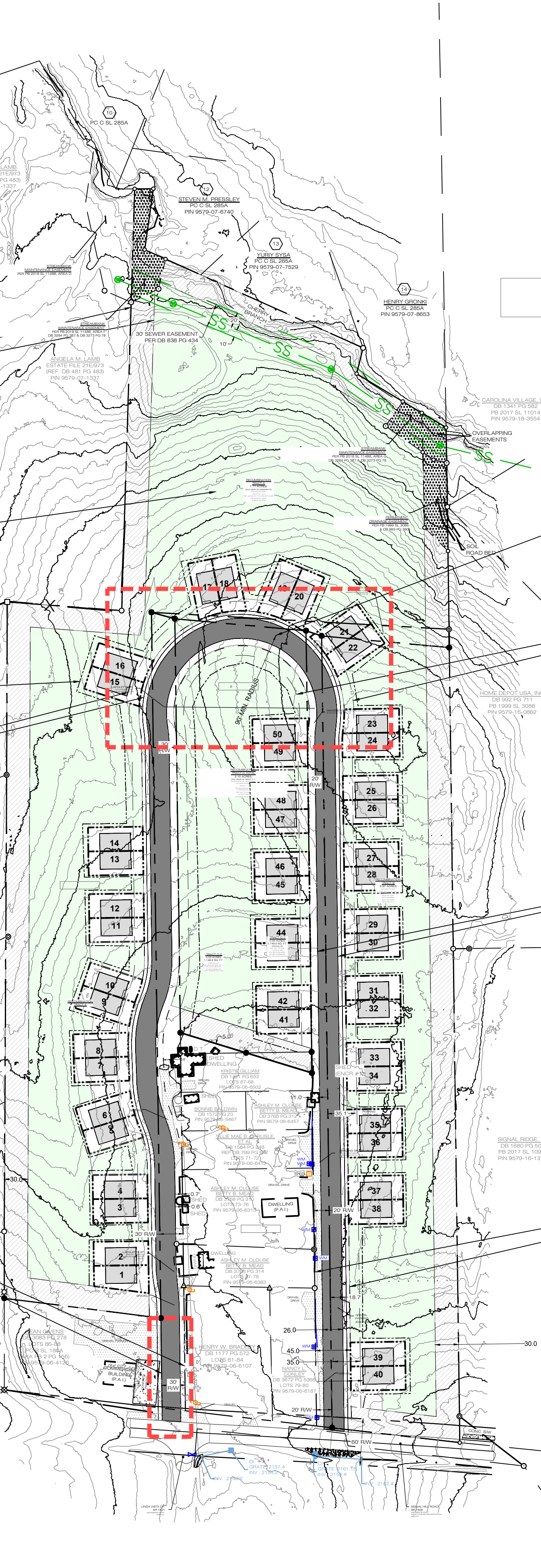
NOT FOR
CONSTRUCTION

SIGNAL HILL TOWNHOMES
PREPARED FOR:
FIRST VICTORY, LLC
SIGNAL HILL ROAD
HENDERSONVILLE, NC
SITE DEVELOPMENT PLAN

PLAN SET		
#	DATE	DESCRIPTION
1	9.7.23	BOA SUBMITTAL

SHEET NO.

L-100



Note B

PROPOSED CENTERLINE RADIUS REDUCTION FROM 150' TO 90' MINIMUM IN THIS AREA (90' RADIUS MEETS NCDOT STANDARDS)

PROPOSED 30' SETBACK FROM EXTERIOR PROPERTY LINES (50% COUNTED AS OPEN SPACE)

PROPOSED COMMON AREA OPEN SPACE (TYP.)

APPROX. LIMITS OF DISTURBANCE (TYP.)

PROPOSED 20' OFFSET FROM FRONT OF GARAGE TO 5' SIDEWALK

PROPOSED 26' ACCESS ROAD

PROPOSED 45' RIGHT OF WAY

Note A

PROPOSED VARIANCE FOR RIGHT OF WAY REDUCTION FROM 45' TO 30' IN THIS AREA

PROJECT SUMMARY:

EXISTING ZONING: R-15
PROPOSED PROJECT REGULATIONS: R-15 MINOR PRD

TOTAL AREA: 13.73 ACRES
ALLOWED PRD DENSITY: 3.75 UNITS PER ACRE = 51 UNITS
PROPOSED DENSITY: 50 SINGLE-FAMILY ATTACHED UNITS

REQUIRED OPEN SPACE: 60% (8.238 ACRES)
PROPOSED OPEN SPACE: 64.2% (8.82 ACRES)
*50% OF PERIMETER SETBACK = 1.29 ACRES
*COMMON OPEN SPACE = 7.53 ACRES

BOARD OF ADJUSTMENT VARIANCE REQUEST:

1. REDUCTION IN REQUIRED RIGHT OF WAY FROM 45' TO 30' BASED ON EXISTING SITE CONDITIONS. PROPOSED DESIGN ALLOWS FOR 24' DRIVE AISLE AND 5' SIDEWALK

2. REDUCTION IN CENTERLINE RADIUS OF PROPOSED ROAD FROM 150' TO 90' MINIMUM. THIS REDUCTION MEETS NCDOT STANDARDS FOR MOUNTAIN REGIONS.

SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (RIR)
- EXISTING IRON PIPE (EPI)
- EXISTING SPRINKLE BOX
- EXISTING PLANTED STONE (EPS)
- EXISTING ANGLE IRON (EAI)
- EXISTING IRON REBAR W/ E-CAP (RIR)
- ▲ U.S.D. CONTROL POINT
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEAN-OUT (SCO)
- WATER METER (WM)
- WATER VALVE
- UTILITY POLE
- TELEPHONE PEDESTAL (TPED)
- HISTORIC LOT NUMBER

LINE LEGEND:

- SURVEYED BOUNDARY LINE
- TRACT / PARCEL LINES TO BE ABANDONED
- ADJOINERS DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- SANITARY SEWER LINE
- SEWER EASEMENT LINE (APPROXIMATE)
- TIE LINE ONLY
- BRANCH
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE LINE
- BOARD FENCE LINE
- BARBED-WIRE FENCE LINE
- INDEX CONTOUR LINE
- AUTOPAN CONTOUR LINE
- MARKED WATER LINE (APPROXIMATE)