

SIGNAL HILL TOWNHOMES

ZONING COMPLIANCE PLANS

HENDERSONVILLE, NORTH CAROLINA

MARCH 20, 2025

MAY 15, 2025

PROPERTY OWNER / DEVELOPER:

FIRST VICTORY INC
542 S. CALDWELL STREET
BREVARD, NC 28712
828.884.7934

PIN NUMBERS: 9579076259; 9579067975; 9579065791;
9579068507; 9579068308; 9579068117

PROPERTY ADDRESS:

99999 SIGNAL HILL ROAD
HENDERSONVILLE, NC

TOTAL SIZE OF PROPERTY:
13.73 ACRES (598,078.8 SF)

ZONING:

R-15 MINOR PRD
ALLOWABLE DENSITY = 3.75 UNITS PER ACRE (51)
PROPOSED DENSITY = 50 SINGLE FAMILY ATTACHED UNITS

SETBACKS:

40' FROM ADJOINING R.O.W.
30' FROM EXTERIOR PROPERTY LINE
10' STRUCTURE FROM EDGE OF PAVEMENT
35' STRUCTURE FROM CENTERLINE OF ROAD
6' OFFSET FROM STRUCTURE TO LOT LINE

OPEN SPACE:

60% OF TOTAL LOT REQUIRED = 358,848 SF
TOTAL OPEN SPACE PROPOSED = 397,938 SF (66.5%)

TOTAL FOOTPRINT ALLOWED: 20% (119,616 SF)
TOTAL FOOTPRINT PROPOSED = 12% (71,500 SF)

COMMON OPEN SPACE:

10% OF TOTAL LOT REQUIRED = 59,808 SF
TOTAL COMMON OPEN SPACE PROPOSED = 67,580 SF (11.3%)

PARKLAND DEDICATION:

500 SF PER UNIT REQUIRED = 25,000 SF
PARKLAND DEDICATION PROPOSED AS PART OF GREENWAY
EASEMENT = 27,210 SF

GREENWAY DEDICATION:

50' WIDE EASEMENT WITH 10' PATH REQUIRED (OR FEE IN LIEU)
FEE IN LIEU PROPOSED

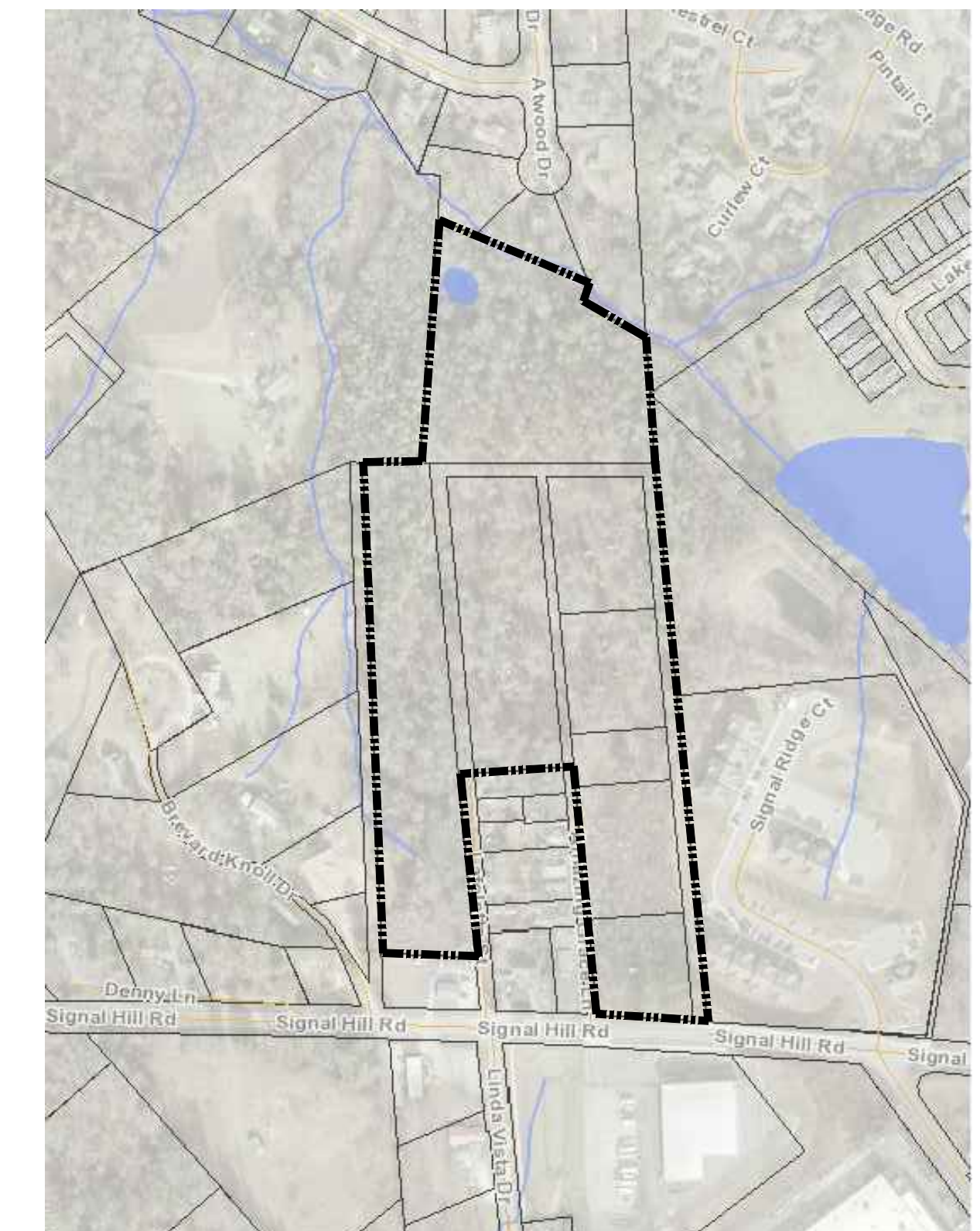
PARKING REQUIREMENTS:

1 PARKING SPACE PER 1 OR 2 BEDROOM UNIT REQUIRED = 50 SPACES MIN.
TOTAL PROPOSED PARKING: 100 SPACES (1 IN GARAGE, 1 IN DRIVEWAY)

CONTACT:

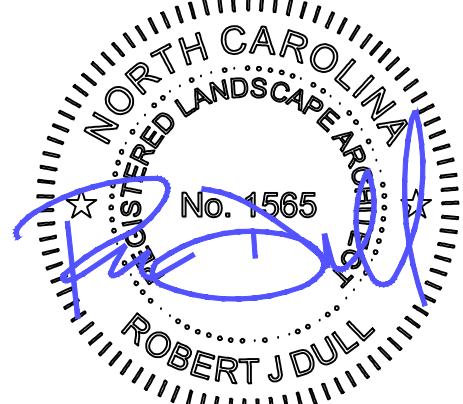
ROB DULL, PLA
362 DEPOT STREET, SUITE 107
ASHEVILLE, NC
828.674.5592
ROB@FINDTHELINESTUDIOS.COM

VICINITY MAP



DRAWING INDEX

SHEET #	SHEET TITLE
L-100	SITE ZONING COMPLIANCE PLAN
L-200	LANDSCAPE COMPLIANCE PLAN
L-201	LANDSCAPE NOTES AND DETAILS
L-400	TREE CANOPY PROTECTION PLAN



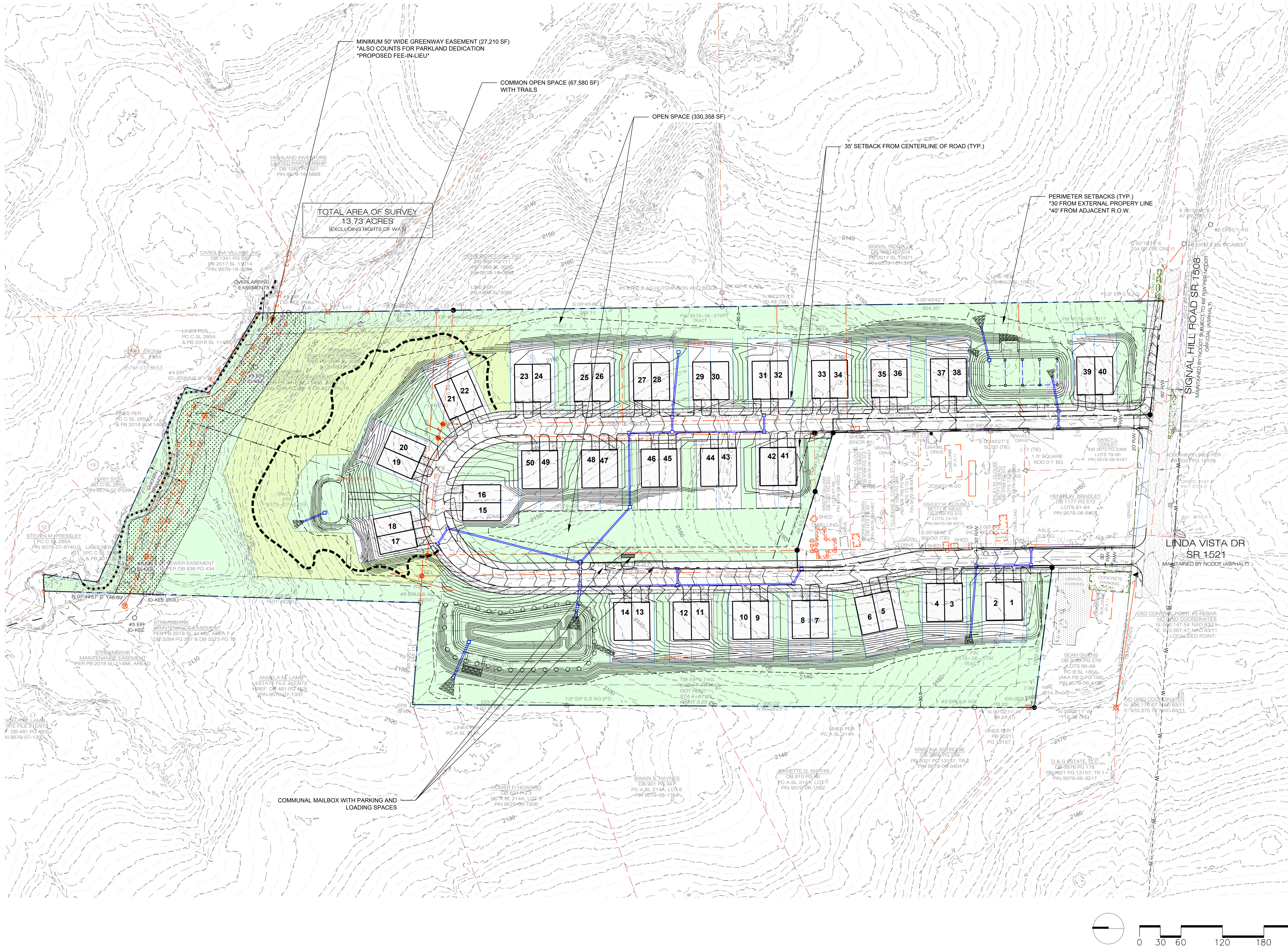
SIGNAL HILL TOWNHOMES

SIGNAL HILL ROAD
HENDERSONVILLE, NC

PREPARED FOR:
FIRST VICTORY INC

ZONING COMPLIANCE PLAN

PLAN SET		
#	DATE	DESCRIPTION
1	3.20.25	ZONING COMPLIANCE
2	5.15.25	ZONING COMPLIANCE



VEHICLE USE AREA (VUA): NOT APPLICABLE

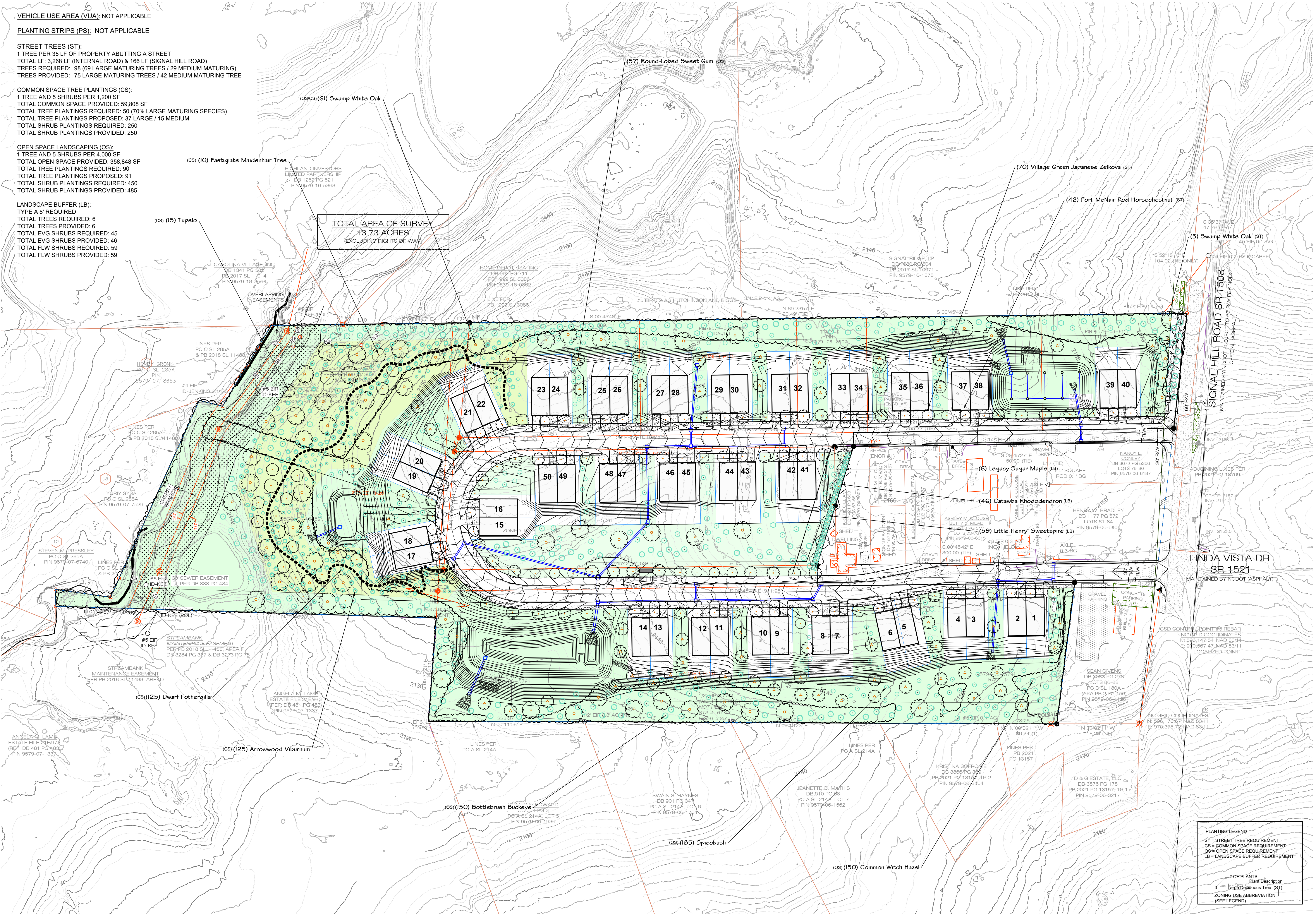
PLANTING STRIPS (PS): NOT APPLICABLE

STREET TREES (ST):
1 TREE PER 35 LF OF PROPERTY ABUTTING A STREET
TOTAL LF: 3,268 LF (INTERNAL ROAD) & 186 LF (SIGNAL HILL ROAD)
TREES REQUIRED: 98 (69 LARGE MATURING TREES / 29 MEDIUM MATURING)
TREES PROVIDED: 75 LARGE-MATURING TREES / 42 MEDIUM MATURING TREE

COMMON SPACE TREE PLANTINGS (CS):
1 TREE AND 5 SHRUBS PER 1,200 SF
TOTAL COMMON SPACE PROVIDED: 59,808 SF
TOTAL TREE PLANTINGS REQUIRED: 50 (70% LARGE MATURING SPECIES)
TOTAL TREE PLANTINGS PROPOSED: 37 LARGE / 15 MEDIUM
TOTAL SHRUB PLANTINGS REQUIRED: 250
TOTAL SHRUB PLANTINGS PROVIDED: 250

OPEN SPACE LANDSCAPING (OS):
1 TREE AND 5 SHRUBS PER 4,000 SF
TOTAL OPEN SPACE PROVIDED: 358,848 SF
TOTAL TREE PLANTINGS REQUIRED: 90
TOTAL TREE PLANTINGS PROPOSED: 91
TOTAL SHRUB PLANTINGS REQUIRED: 450
TOTAL SHRUB PLANTINGS PROVIDED: 485

LANDSCAPE BUFFER (LB):
TYPE A 8' REQUIRED
TOTAL TREES REQUIRED: 6
TOTAL TREES PROVIDED: 6
TOTAL EVG SHRUBS REQUIRED: 45
TOTAL EVG SHRUBS PROVIDED: 46
TOTAL FLW SHRUBS REQUIRED: 59
TOTAL FLW SHRUBS PROVIDED: 59



CONSULTANTS



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SIGNAL HILL ROAD
HENDERSONVILLE, NC
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LANDSCAPE COMPLIANCE PLAN

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PLANTING LEGEND

ST = STREET TREE REQUIREMENT
CS = COMMON SPACE REQUIREMENT
OS = OPEN SPACE REQUIREMENT
LB = LANDSCAPE BUFFER REQUIREMENT

OF PLANTS
Plant Description
3 Large Deciduous Tree (ST)
ZONING USE ABBREVIATION
(SEE LEGEND)



Diagram illustrating the correct planting technique for a tree, showing the root ball, soil layers, and dimensions.

Labels and Dimensions:

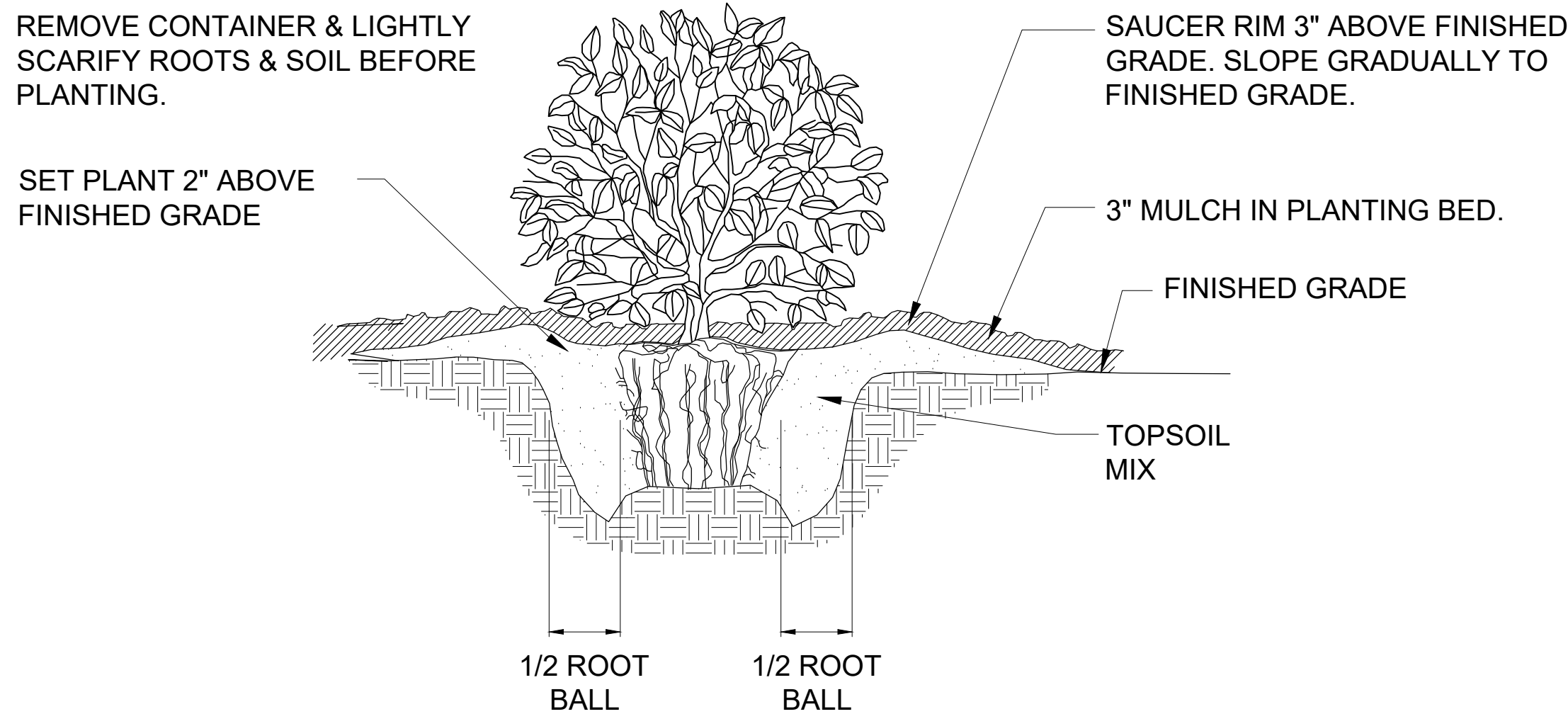
- DO NOT CUT LEADER
- SET ROOTBALL 2" ABOVE FINISHED GRADE
- FINISHED GRADE
- 3" MULCH
- 4" SAUCER RIM SLOPED GRADUALLY TO FINISHED GRADE
- TOPSOIL MIX
- UNDISTURBED SOIL PEDESTAL
- REMOVE ALL BURLAP & WIRE FROM TOP 1/3 OF ROOT BALL.
- 6" MIN
- 2'-0"
- 2'-0"
- 42"

SIGNAL HILL TOWN HOMES

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HENDERSONVILLE, NC

LANDSCAPE COMPLIANCE NOTES

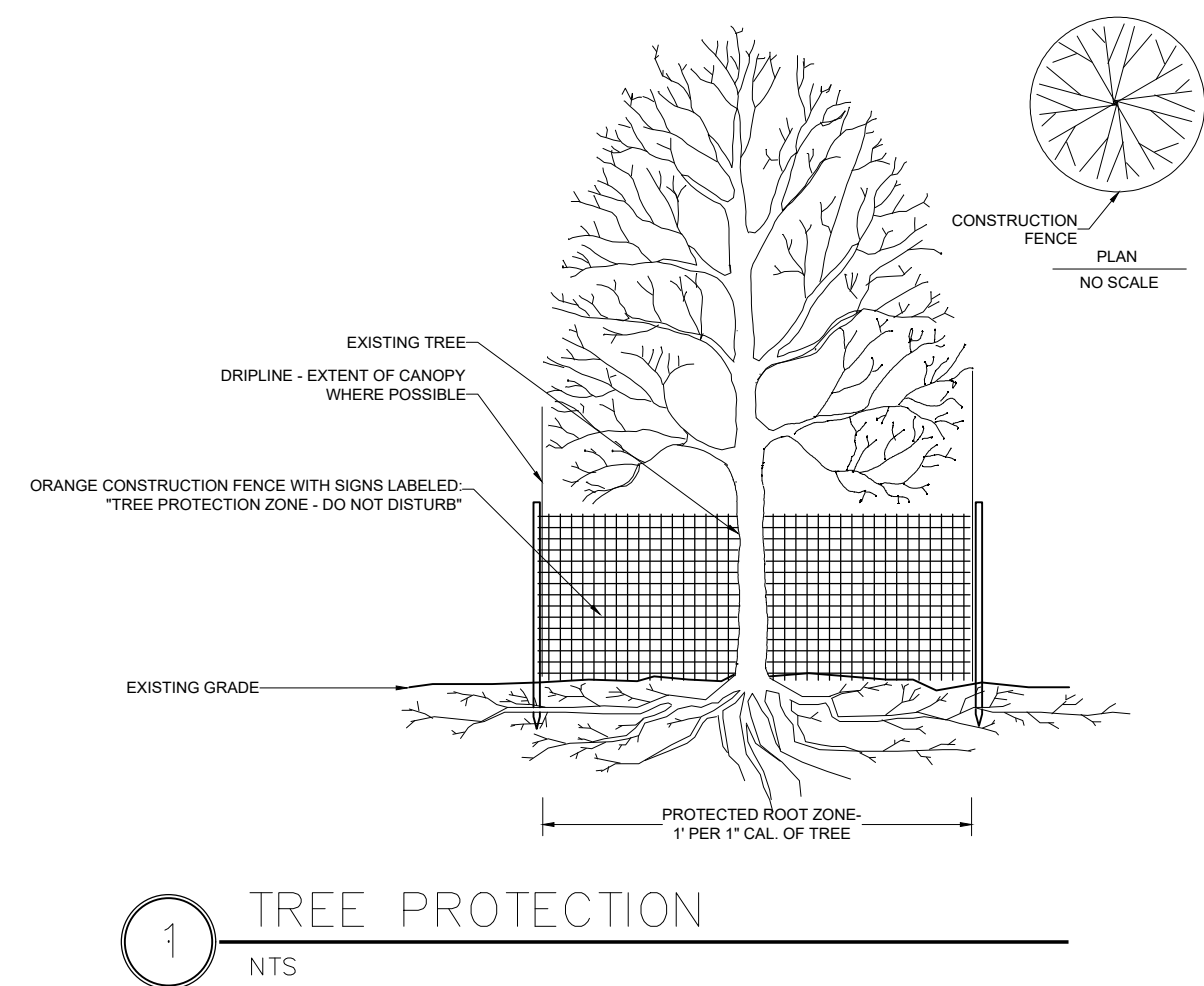
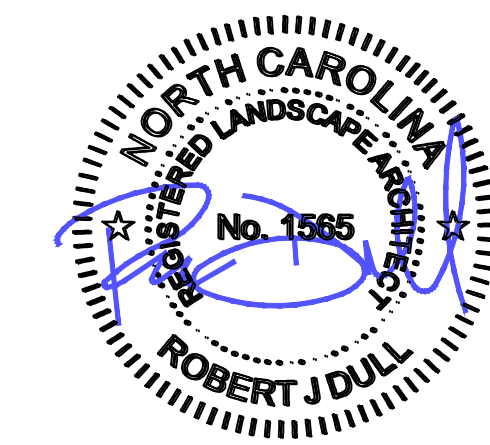


1. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN WEEKLY SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
2. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE 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, TILL EXISTING CLAY TO A DEPTH OF 8" AND RAKE OUT ALL CLODS AND DEBRIS. SPREAD TRIPLE SUPER PHOSPHATE AT RATE OF 5 LBS/1000 SF OR 1LB/100SF. SPREAD 3" OF SOIL MIX (SEE #7 BELOW). TILL 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 FOOTBALL.

SOIL MIX IS A 60/40 BLEND OF WHICH 60% IS COMPOST AND 40% IS BLACK SCREENED TOPSOIL. ASHEVILLE MULCH YARD'S AEB MIX IS AN ACCEPTABLE SUBSTITUTE FOR COMPOST. LA TO APPROVE ANY SUBS. MUST BE CERTIFIED WEED FREE AND BLACK, WELL-ROTTED WITH NO CLUMPS OF PARTIALLY DECOMPOSED LEAVES.
7. PLANT AND WATER THOROUGHLY. CONFIRM THAT PERENNIAL AND GROUND COVER 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, USE 40% NATIVE SOIL AND 60% SOIL MIX 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. HAND DUG HOLES FOR SHRUBS AND CONTAINER TREES SHALL RECEIVE 60% SOIL MIX AS BACKFILL.
10. INSTALLATION OF PERENNIALS AND GROUND COVERS UNDER EXISTING TREES - BUILD UP SOIL (MAX HEIGHT 3") USING SOIL MIX AND SPREAD PLANT ROOTS OUT FOR SHALLOWER PLANTING.
11. 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 2" ASHEVILLE MULCH YARDS AEB OR SIMILAR COMPOST.

#	DATE	DESCRIPTION
1	3.20.25	LS NOTES
2	5.15.25	LS NOTES

L-201



TREE CANOPY PROTECTION DATA			
TOTAL LAND AREA: 553,647.6 SF (12.71 AC)			
EXISTING TREE CANOPY (FROM GIS TREE CANOPY MAP) 96.1 % (531,923 SF)			
TIER ONE CANOPY REQUIRED 20 % (106,385 sf)		TIER ONE CANOPY PROVIDED 20 % (106,385 SF)	
TIER TWO CANOPY REQUIRED	TIER TWO PRESERVED	TIER TWO PLANTED	TIER TWO PAYMENT-IN-LIEU
53,192 sf (10 %)	59,052 sf (11.1%)	0 sf (0 %)	0 sf (0 %)
TIER ONE + TIER TWO TOTAL CANOPY PRESERVED 31.1 % (165,437 SF)			
NOTE: AREAS DESIGNATED AS TREE CANOPY PROTECTION AREAS SHALL REMAIN AS SUCH IN PERPETUITY. TREE REMOVAL SHALL BE PROHIBITED IN THESE AREAS UNLESS OTHERWISE PERMITTED.			



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