

VICINITY MAP  
NOT TO SCALE

# 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)  
30' FROM EXTERNAL PROPERTY BOUNDARY

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

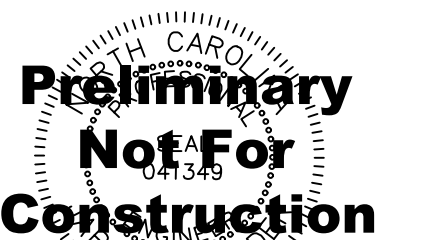
PROVIDED  
59 LOTS = 118 SPACES  
(1 GARAGE SPACE & 1 DRIVEWAY  
SPACE OUTSIDE OF R/W PER LOT)  
2 PARALLEL SPACES  
120 SPACES TOTAL

**DEVELOPER PROPOSED CONDITIONS**

- 1- ANY PROPOSED WETLAND IMPACT WILL BE PROPERLY PERMITTED WITHIN THE RESPECTIVE AGENCY AND COMPLY WITH ANY AND ALL FEDERAL, STATE AND LOCAL LAWS.
- 2- THE DEVELOPER PROPOSES A 30' WETLAND BUFFER IN AREAS SHOWN ON SHEET C-201. NO CONSTRUCTION, GRADING OR VEGETATION REMOVAL MAY OCCUR WITHIN THESE IDENTIFIED WETLAND BUFFERS EXCEPT FOR RESTORATION OR APPROVED MITIGATION ACTIVITIES.
- 3- THE DEVELOPER PROPOSES A LOT SIDE SETBACK OF 5.5'
- 4- 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.

**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. IF THE EXISTING RIGHT OF WAY IS INADEQUATE TO ACCOMMODATE THE LEFT HAND TURN LANE, ADDITIONAL RIGHT OF WAY ACQUISITION WILL NOT BE REQUIRED AND A FEE IN LIEU OF THE TURN LANE SHALL BE PAID. THE FEE IN LIEU WILL REFLECT THE ACTUAL COST OF CONSTRUCTION OF THE TURN LANE. THE CONSTRUCTION COST ESTIMATE WILL BE SUBMITTED BY THE DEVELOPER'S ENGINEER AND REVIEWED BY THE CITY OF HENDERSONVILLE AND THE NCDOT.
- 2- DISCHARGE STORMWATER AT A RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT DISCHARGE RATE FOR BOTH THE TWO-YEAR, 24 HOUR STORM AND THE TEN-YEAR, 24-HOUR STORM WITH THE ABILITY TO PASS THE 25-YEAR, 24-HOUR STORM.
- 3- ALL DRIVEWAYS SHALL BE A MINIMUM OF 20' FROM THE BACK OF CURB AND/OR SIDEWALK.
- 4- THE APPLICANT SHALL ESTABLISH A MONITORING PROGRAM TO ASSESS THE HEALTH OF THE WETLAND AND BUFFER AREAS DURING AND AFTER DEVELOPMENT ACTIVITIES FOR A PERIOD OF NO LESS THAN 2 YEARS. ANNUAL REPORTS DOCUMENTING COMPLIANCE WITH THE WETLAND PROTECTION MEASURES SHALL BE SUBMITTED TO THE CITY OF HENDERSONVILLE.
- 5- THE APPLICANT MUST INSTALL APPROPRIATE SIGNAGE TO IDENTIFY WETLAND AREAS AND EDUCATE SITE USERS ABOUT THEIR IMPORTANCE. SIGNAGE MUST BE MAINTAINED IN PERPETUITY.



REVISIONS	
DATE	DESCRIPTION
1-29-25	REVISION A



PROJECT NUMBER: 23186  
DATE: 1-29-25

**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  
HEIGHTS  
SUBDIVISION  
PHASE 2**

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA

**Preliminary  
Not For  
Construction**

REVISIONS	
DATE	DESCRIPTION



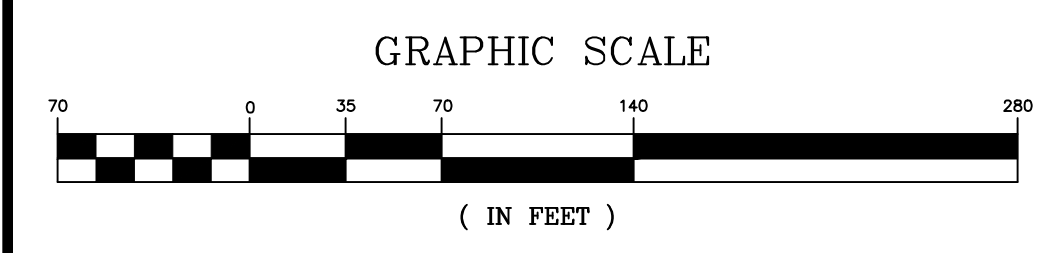
Know what's below.  
Call before you dig.

PROJECT NUMBER: 23186  
DATE: 1-29-25

**MASTER  
PLAN**

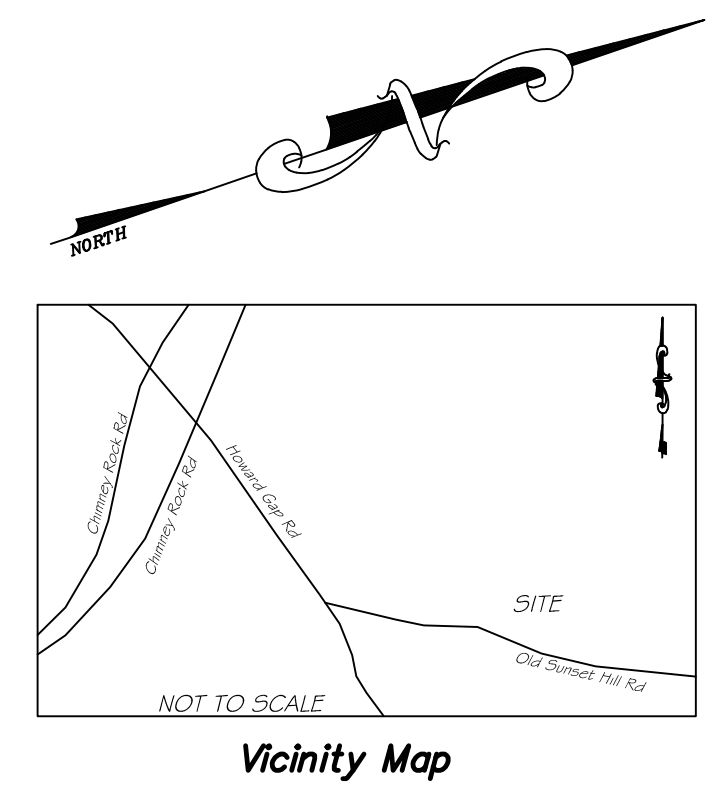
**C-100**

SCALE: 1"=70'



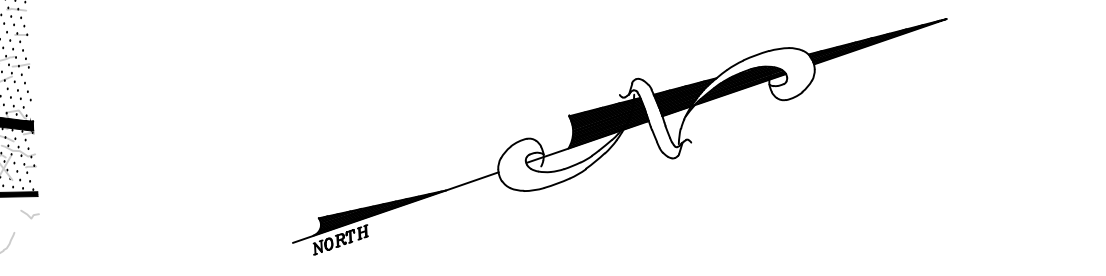
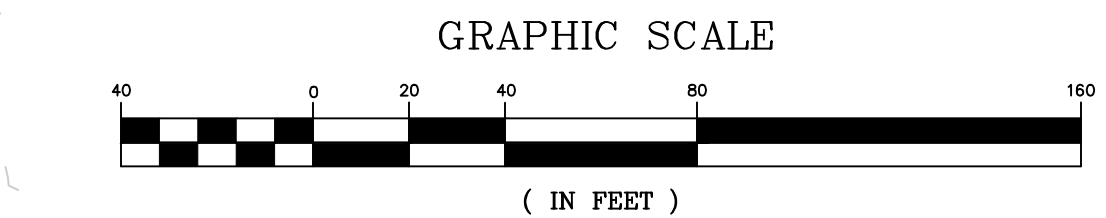
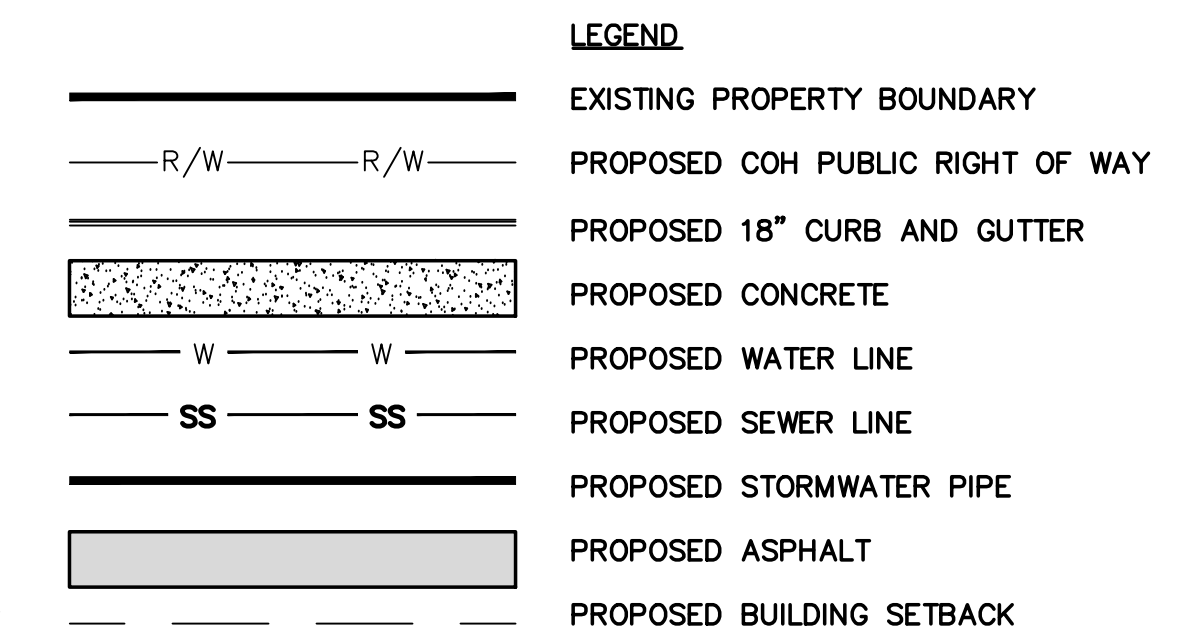
**LEGEND**

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

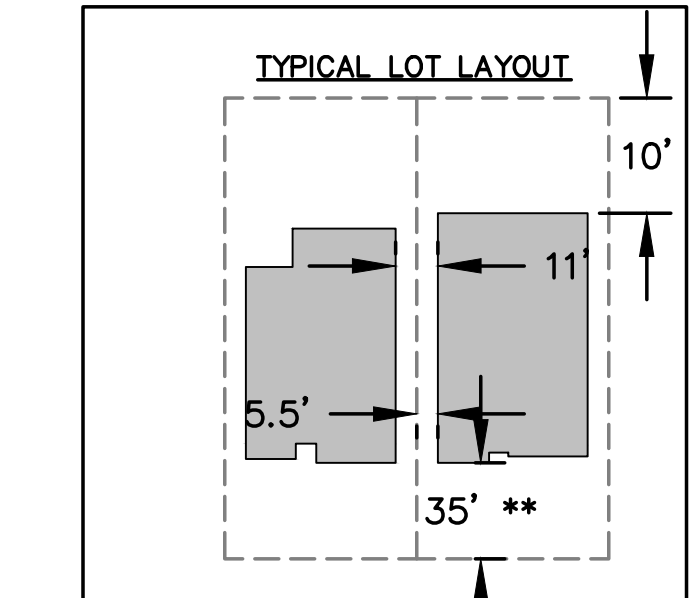


**HALF MOON  
HEIGHTS  
SUBDIVISION  
PHASE 2**

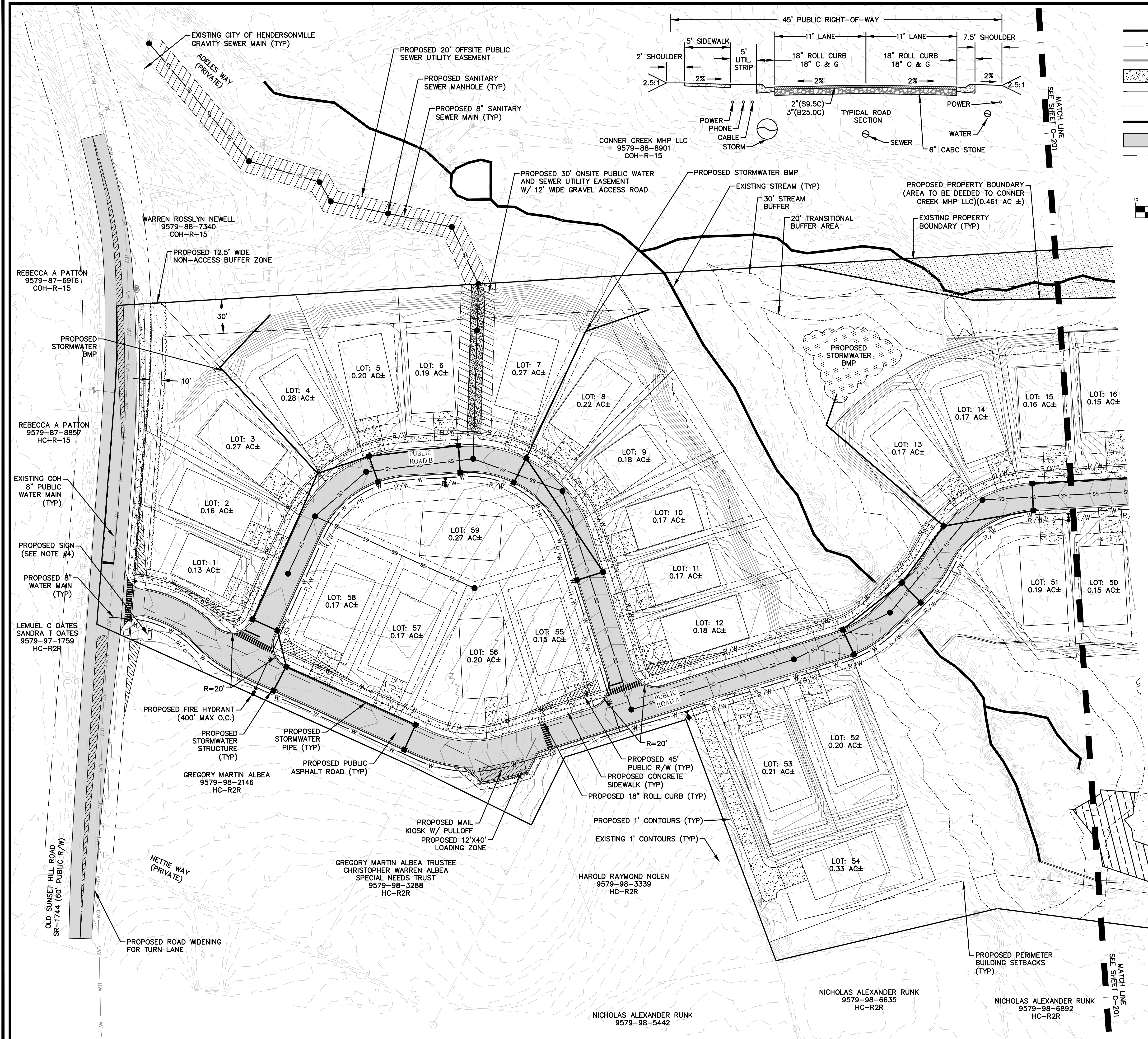
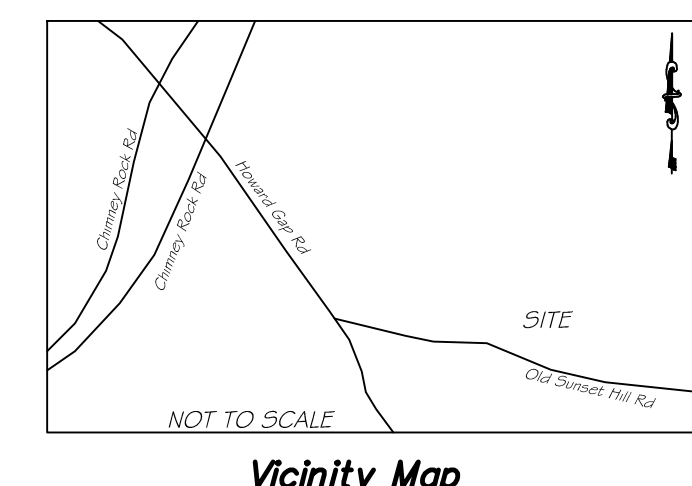
HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



- 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



**Preliminary  
Not For  
Construction**

**REVISIONS**

DATE	DESCRIPTION

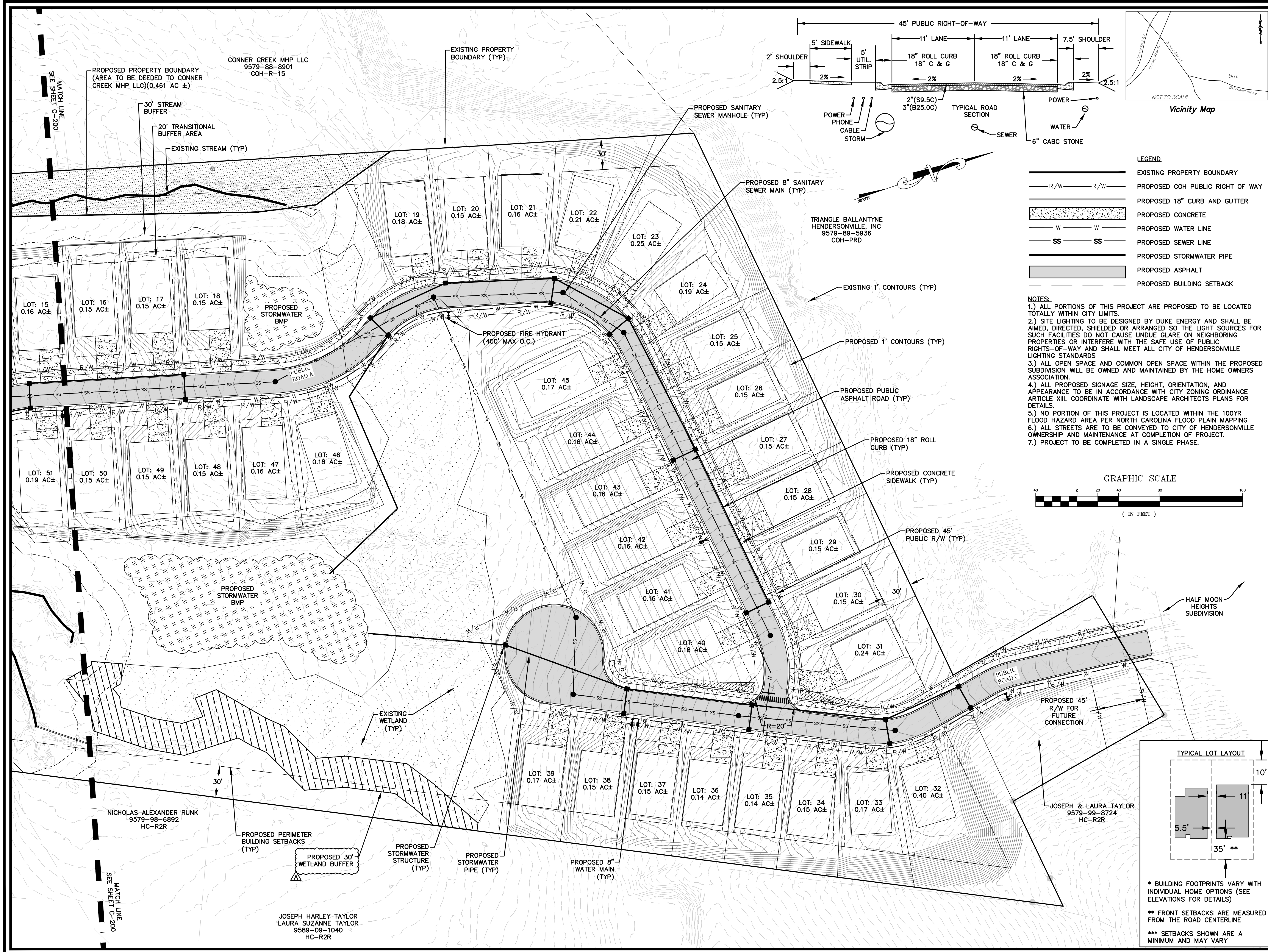


PROJECT NUMBER: 23186  
DATE: 1-29-25

**SITE  
PLAN**

**C-200**

SCALE: 1"=40'



## HALF MOON HEIGHTS SUBDIVISION PHASE 2

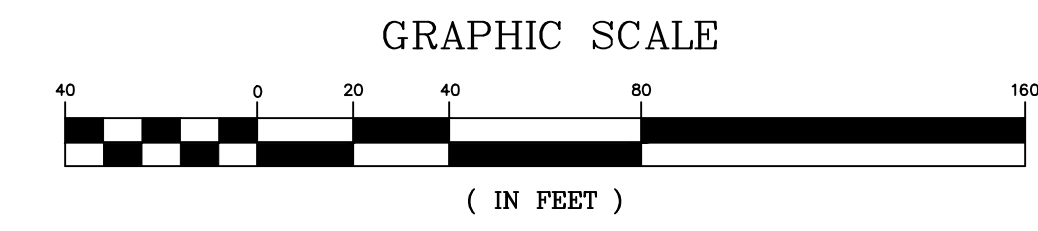
HENDERSONVILLE HENDERSON COUNTY NORTH CAROLINA

**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

**NOTES:**

- ALL PORTIONS OF THIS PROJECT ARE PROPOSED TO BE LOCATED TOTALLY WITHIN CITY LIMITS.
- 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
- ALL OPEN SPACE AND COMMON OPEN SPACE WITHIN THE PROPOSED SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 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.
- NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100YR FLOOD HAZARD AREA PER NORTH CAROLINA FLOOD PLAIN MAPPING
- ALL STREETS ARE TO BE CONVEYED TO CITY OF HENDERSONVILLE OWNERSHIP AND MAINTENANCE AT COMPLETION OF PROJECT.
- PROJECT TO BE COMPLETED IN A SINGLE PHASE.



**Preliminary Not For Construction**

**REVISIONS**

DATE	DESCRIPTION
1-29-25	REVISION A

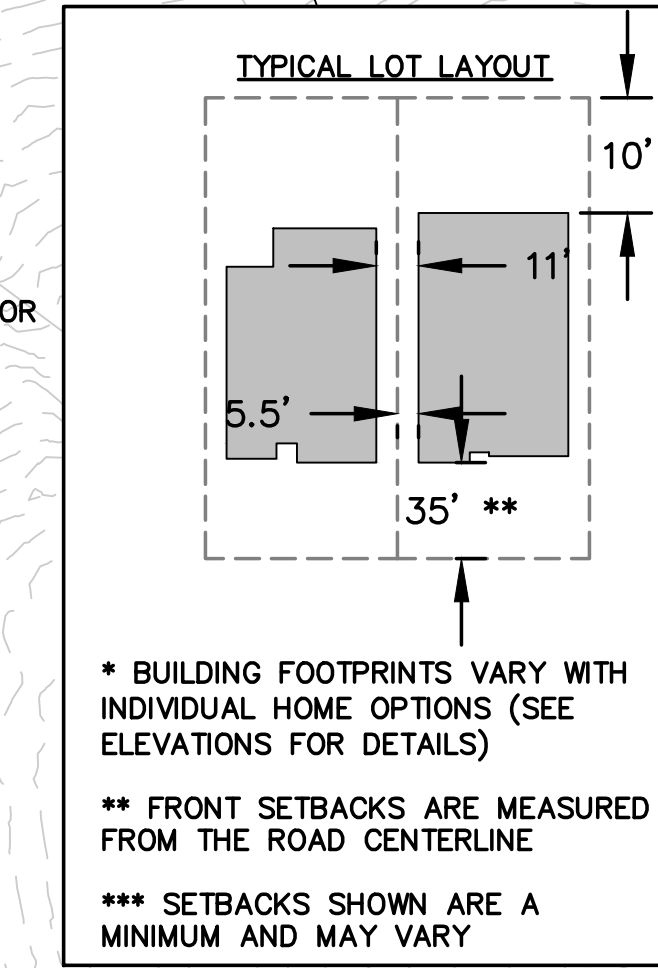


PROJECT NUMBER: 23186  
 DATE: 1-29-25

### SITE PLAN

# C-201

SCALE: 1"=40'



**HALF MOON  
HEIGHTS  
SUBDIVISON  
PHASE 2**

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



**Preliminary  
Not For  
Construction**

REVISIONS

DATE	DESCRIPTION



Know what's below.  
Call before you dig.

PROJECT NUMBER: 23186  
DATE: 1-29-25

SINGLE FAMILY  
ELEVATIONS

**G-100**

SCALE: AS NOTED

HALF MOON  
HEIGHTS  
SUBDIVISON  
PHASE 2

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



**Preliminary  
Not For  
Construction**

REVISIONS	
DATE	DESCRIPTION



PROJECT NUMBER: 23186  
DATE: 1-29-25

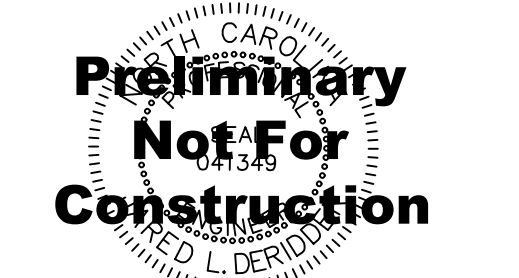
SINGLE FAMILY  
ELEVATIONS

G-101

SCALE: AS NOTED

**HALF MOON  
HEIGHTS  
SUBDIVISION  
PHASE 2**

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



REVISIONS	
DATE	DESCRIPTION



Know what's below.  
Call before you dig.

PROJECT NUMBER: 23186  
DATE: 1-29-25

**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

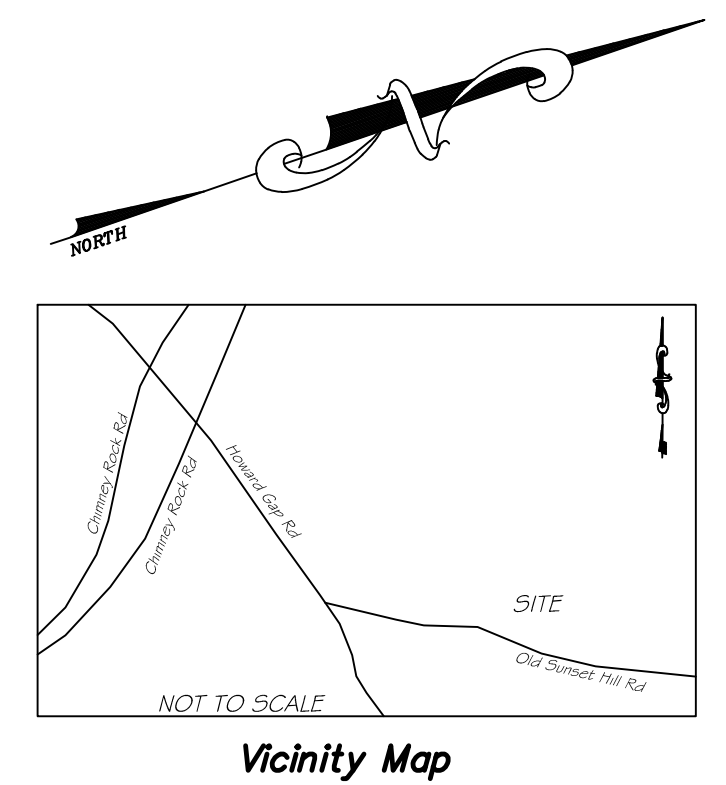
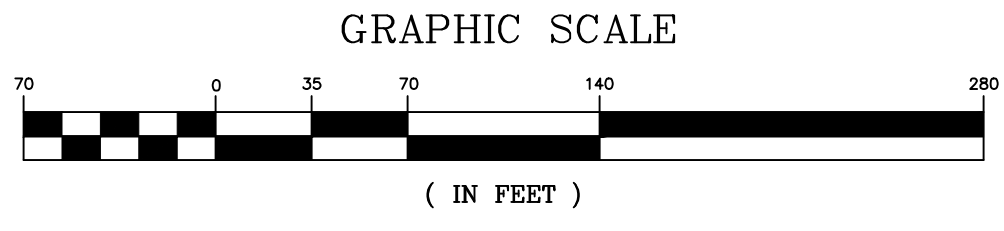
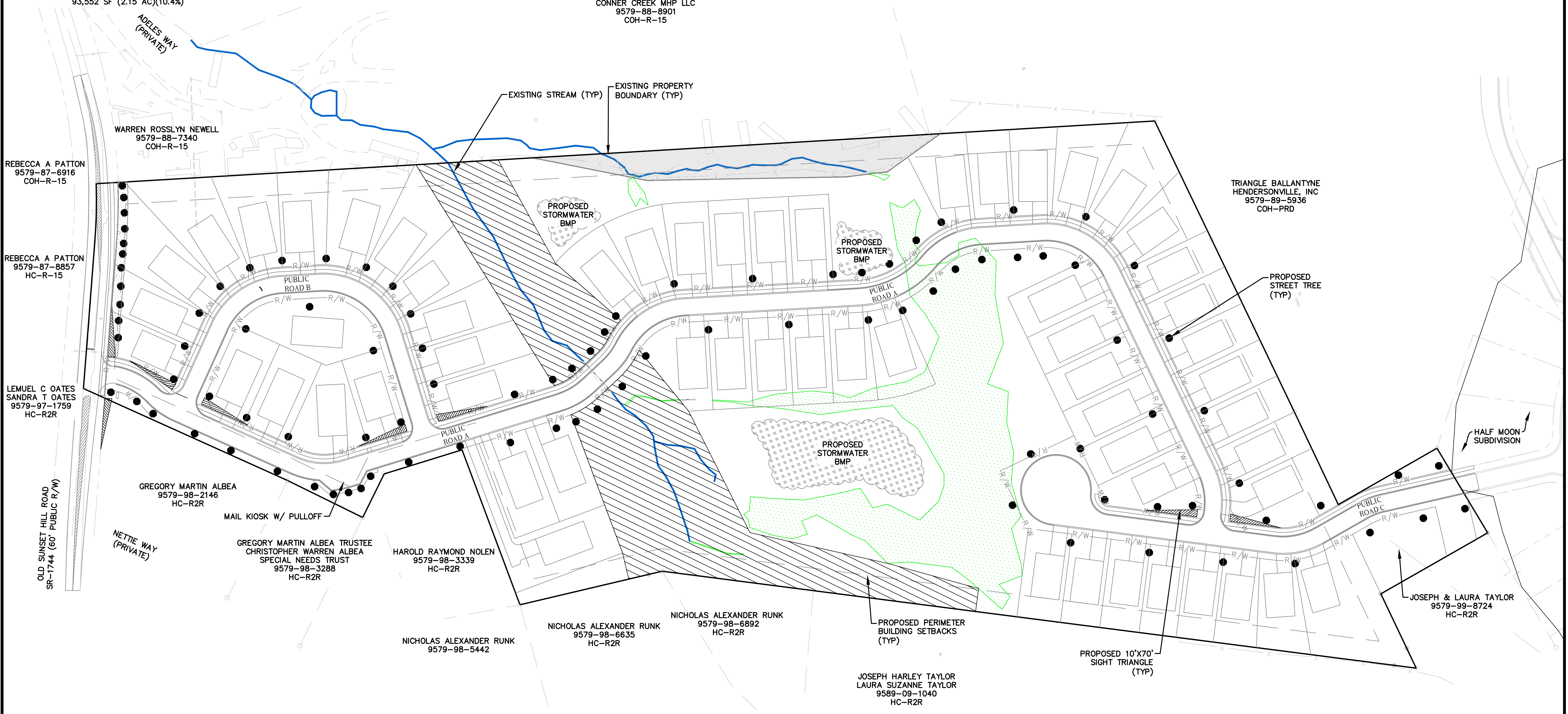
**NOTES:**

- 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:**

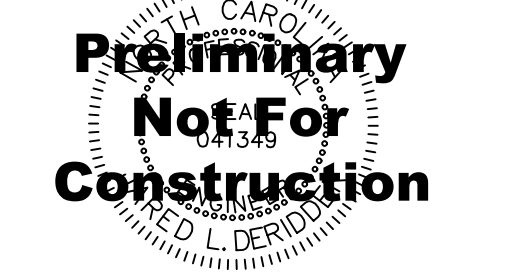
- PROPOSED STREET TREE
- ▨ PROPOSED COMMON OPEN SPACE

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



**HALF MOON  
HEIGHTS  
SUBDIVISION  
PHASE 2**

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



REVISIONS	
DATE	DESCRIPTION



Know what's below.  
Call before you dig.

PROJECT NUMBER: 23186  
DATE: 1-29-25

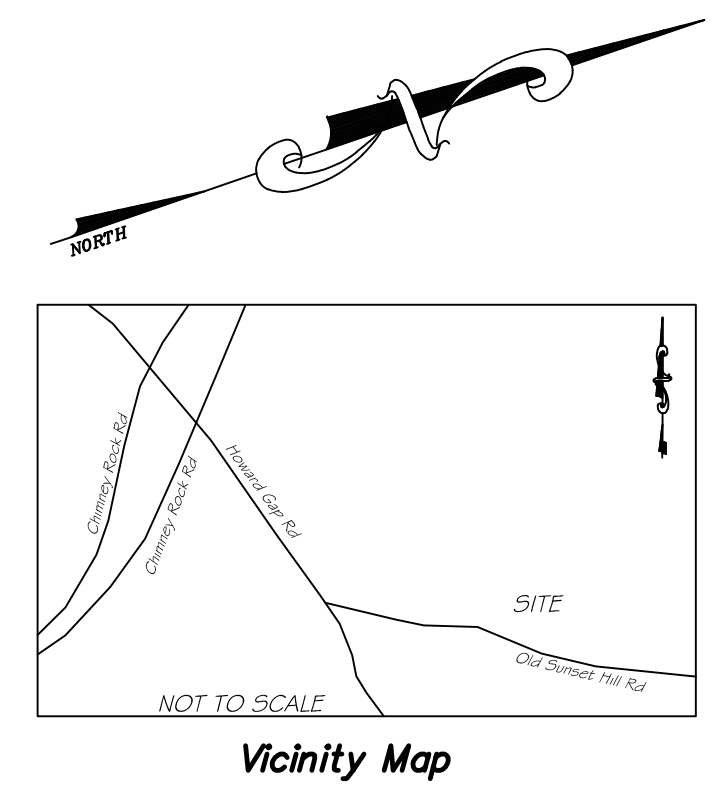
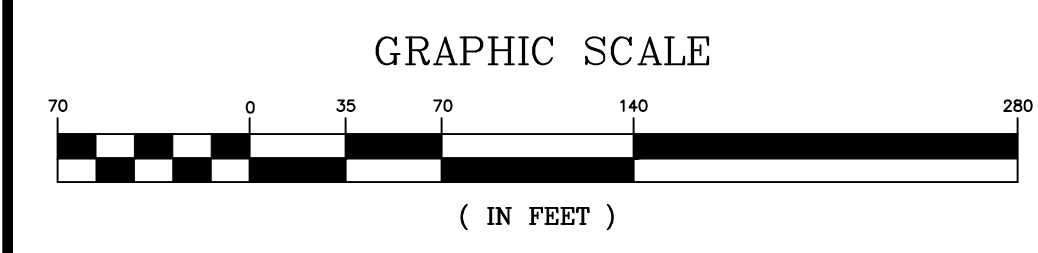
**TREE PRESERVATION  
PLAN**

**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)



REBECCA A PATTON  
9579-87-6916  
COH-R-15

REBECCA A PATTON  
9579-87-8857  
HC-R-15

LEMUEL C OATES  
SANDRA T OATES  
9579-97-1759  
HC-R2R

WARREN ROSSLYN NEWELL  
9579-88-7340  
COH-R-15

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

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

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

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

NICHOLAS ALEXANDER RUNK  
9579-98-5442

NICHOLAS ALEXANDER RUNK  
9579-98-6635  
HC-R2R

NICHOLAS ALEXANDER RUNK  
9579-98-6892  
HC-R2R

HAROLD RAYMOND NOLEN  
9579-98-3339  
HC-R2R

GREGORY MARTIN ALBEA  
9579-98-2146  
HC-R2R

GREGORY MARTIN ALBEA TRUSTEE  
CHRISTOPHER WARREN ALBEA  
SPECIAL NEEDS TRUST  
9579-98-3288  
HC-R2R