

PROJECT INFORMATION

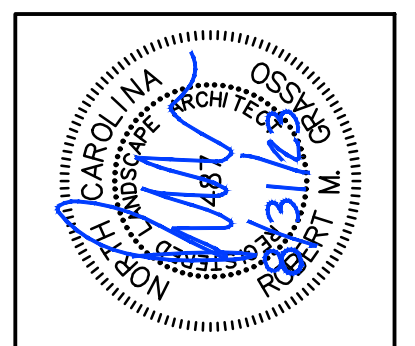
PROPERTY OWNER: HALF MOON LAND HOLDINGS, LLC
P.O. BOX 609
FAIRVIEW, NC 28730
PHONE: (828) 767-7171
EMAIL: j.s@bh-builder.com
CONTACT: JOSEPH SCHLOTTERBECK

APPLICANT: HALF MOON LAND HOLDINGS, LLC
P.O. BOX 609
FAIRVIEW, NC 28730
PHONE: (828) 767-7171
EMAIL: j.s@bh-builder.com
CONTACT: JOSEPH SCHLOTTERBECK

LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
P.O. BOX 2200
ASHEVILLE, NC 28802
PHONE: (828) 242-0111
EMAIL: bgrass@landplancollab.com
CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER: DAVIS CIVIL SOLUTIONS, PA
134 CHARLOTTE HIGHWAY, SUITE A
ASHEVILLE, NC 28803
PHONE: (828) 299-9449
EMAIL: gary@daviscivilsolution.com
CONTACT: GARY D. DAVIS, PE

SURVEYOR: McABEE ASSOCIATES
3 McABEE TRAIL
FAIRVIEW, NC 28730
PHONE: (828) 628-1295
EMAIL: eric@mcabeesurveying.com
CONTACT: ERIC McABEE, PLS



PIN 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

- CONDITIONS OF PROJECT APPROVAL**
- THE OWNER/DEVELOPER WILL SIZE THE STORMWATER DETENTION SYSTEM TO DETAIN THE ON-SITE RUNOFF FOR A 50-YEAR STORM EVENT.
 - THE OWNER/DEVELOPER WILL INCUR THE COSTS OF EVALUATING THE STORMWATER MANAGEMENT SYSTEM AT WOLF CHASE. THE REPORT WILL BE SUBMITTED TO THE CITY OF HENDERSONVILLE.
 - THE OWNER/DEVELOPER WILL INCORPORATE COMPACT DEVELOPMENT PRACTICES (NR-3.2) BY INSTALLING SIDEWALKS & DRIVEWAYS WITH PERVIOUS CONCRETE.
 - THE OWNER/DEVELOPER WILL PROTECT THE TREES TO REMAIN, ACCORDING TO THE STANDARDS IN SECTION 15-4 OF THE ZONING ORDINANCE. TWO ROWS OF SILT FENCE WILL BE INSTALLED IN LIEU OF THE SPECIFIC FENCE CONSTRUCTION STANDARDS SPECIFIED IN SECTION 15-4.
 - THE OWNER/DEVELOPER WILL INCLUDE FRONT PORCHES, AS AN ARCHITECTURAL FEATURE. FRONTING THE STREET ON THE MAJORITY OF THE HOMES IN PHASE I OF THE DEVELOPMENT. FRONT PORCHES WILL BE INCLUDED AS FEASIBLE IN PHASES II & III OF THE DEVELOPMENT (PH-3.1).
 - THE OWNER/DEVELOPER WILL CONSTRUCT BASEMENT SITES ON LOTS 14-20, WHERE SLOPES RANGE FROM 29% - 39% (INC-2.1 & NR-2.3).
 - THE OWNER/DEVELOPER WILL WORK WITH THE HENDERSONVILLE PLANNING STAFF TO DESIGN A NATURE TRAIL THAT HAS THE ABILITY TO CONNECT TO ADJACENT NEIGHBORHOODS.

SITE INFORMATION

PIN: 9680-00-1446
DEED BOOK PAGE: 1601/205
ADDRESS: 297 RUSTLING PINES LANE
ZONING CLASSIFICATION: PRD, CITY OF HENDERSONVILLE
PROJECT ACREAGE: 33.615 AC.
AVERAGE SLOPE: 22.2% (A=33.655, L=162.196', I=2')
PERMITTED DENSITY: 10 UNITS/ACRE
PROPOSED DENSITY: 2.67 UNITS/ACRE
PROPOSED NO. OF LOTS: 90 LOTS
BUILDING SETBACKS: FRONT: 35' FROM ROAD CENTERLINE
SIDE: 5' & 10', MINIMUM
REAR: 30'
PERMITTED MAX. BUILDING HEIGHT: 35'
PROPOSED MAX. BUILDING HEIGHT: 35'
REQUIRED NO. OF PARKING SPACES: 183 SPACES (2 SPACES/UNIT & 3 MAIL KIOSK SPACES)
PROPOSED NO. OF PARKING SPACES: 363 SPACES (2 GARAGE & 2 DRIVEWAY SPACES/UNIT & 3 MAIL KIOSK SPACES)
PERMITTED MAXIMUM FOOTPRINT: 20%
PROPOSED MAXIMUM FOOTPRINT: 13,628,109.944 SF
REQUIRED OPEN SPACE: 60% (878,611 SF)
PROPOSED OPEN SPACE: 74.1% (1,085,398 SF)
REQUIRED COMMON OPEN SPACE: 146,435 SF (10% OF 33.615 AC.)
PROPOSED COMMON OPEN SPACE: 293,350 SF (20.0%)
IMPERVIOUS SITE COVERAGE: 296,264 SF (20.2%)
EXISTING ROAD: 34,277 SF (2.3%)
PROPOSED ROADS: 90,221 SF (8.2%)
PROPOSED VALLEY GUTTER: 12,118 SF (1.0%)
PROPOSED WALKS: 25,229 SF (1.7%)
PROPOSED HOUSES: 199,944 SF (13.6%)
PERVIOUS SITE COVERAGE: 65,525 SF (2.6%)
PROPOSED WALKS: 26,805 SF (1.8%)
PROPOSED DRIVEWAYS: 38,720 SF (2.6%)
DISTURBED ACREAGE: 23.91 AC.
LENGTH OF ROADS: 4,074 LF (PUBLICLY MAINTAINED)
WATER: HENDERSONVILLE WATER
SANITARY SEWER: HENDERSONVILLE SEWER
UTILITIES: DUKE ENERGY, UNDERGROUND POWER
AMENITY AREA: PLAYGROUND, DOG PARK, BENCHES, PICNIC TABLES, GRILLS, HORSESHOE PITS, CORNHOLE, FIRE PIT

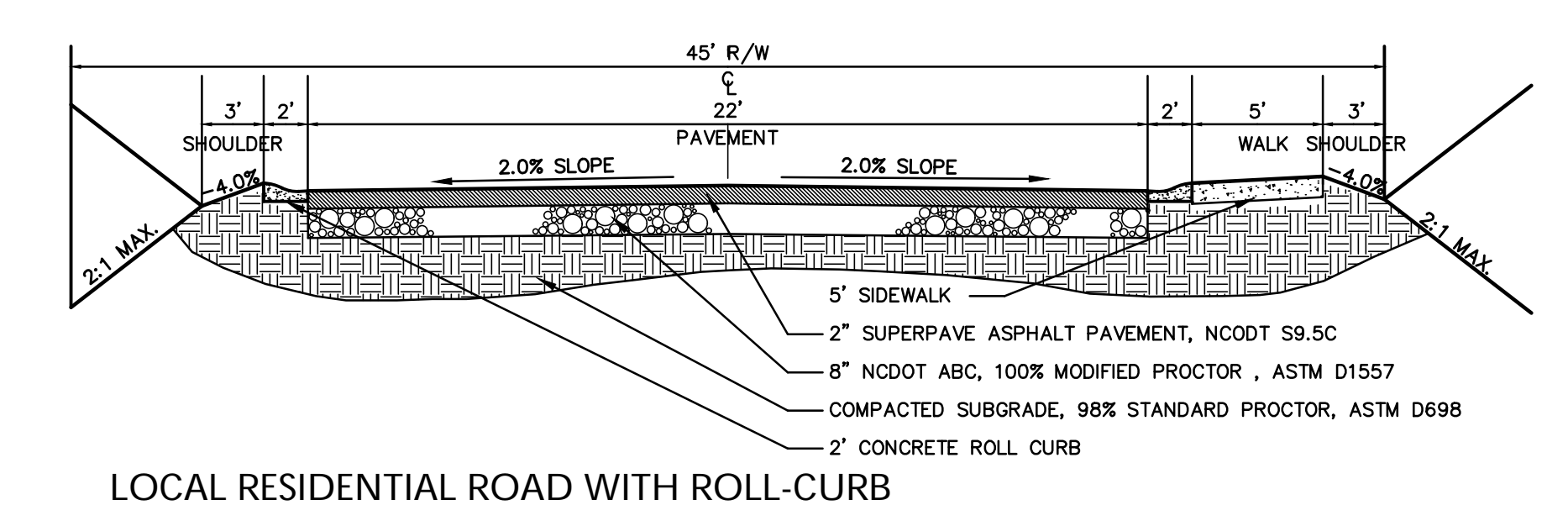
TREE CALCULATIONS:

REQUIRED STREET TREES: 29 TREES (114,522 SF, 1 TREE/4,000 SF)
PROPOSED STREET TREES: 309 TREES
REQUIRED BUFFER TREES: 0 TREES
PROPOSED BUFFER TREES: 217 TREES
PROPOSED LOT TREES: 99 TREES
PROPOSED STREAM BUFFER TREES: 10 TREES
TOTAL PROPOSED TREES: 635 TREES
TOTAL TREE CREDIT: 881 TREES
TREES 12"-18" DBH: 573 TREES (191 TREES X3)
TREES 19"-24" DBH: 268 TREES (67 TREES X4)
TREES > 25" DBH: 40 TREES (8 TREES X5)
TOTAL PLANTED & CREDITED TREES: 1,516 TREES

- GENERAL NOTES:**
- WETLANDS & STREAM DELINEATION CONDUCTED BY CLEARWATER ENVIRONMENTAL CONSULTANTS, AN ENVIRONMENTAL COMPANY, 145 7TH AVENUE WEST, SUITE B, HENDERSONVILLE, NC 28792
 - THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE RETAINING WALLS, COMMON AREAS, AMENITIES & OPEN SPACE.
 - PROPOSED LOTS, ROAD & WALKS DO NOT LIE WITHIN FLOOD HAZARD ZONE.
 - STREETS & SIDEWALKS WILL BE DEDICATED TO & MAINTAINED BY CITY OF HENDERSONVILLE.
 - SIDEWALKS & DRIVEWAY WILL BE PERMEABLE CONCRETE.
 - ALL UTILITIES SHALL HAVE A MINIMUM EASEMENT OF 20'. MAXIMUM WIDTH OF SEWER EASEMENT SHALL BE DICTATED BY DEPTH OF SEWER.
 - SUBDIVISION SPEED LIMIT SHALL BE 20 MPH.
 - STREET & SITE LIGHTING WILL COMPLY WITH SECTION 6-13-4, REQUIRING THAT LIGHTING SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNLUE CLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY.
 - REFER TO RETAINING WALL DETAIL SHEET FOR RETAINING WALL DESIGN FOR LOTS 49, 50 & 51.
 - UPON GIVING THE RESIDENTS OF PHASE 1, A SEMI-FLAT GREEN SPACE AREA, THE TOTAL NUMBER OF TREES PRESERVED HAS DECREASED FROM WHAT WAS SHOWN ON THE APPROVED PRELIMINARY PLANS. HOWEVER, THE TOTAL NUMBER OF TREES LOST IN ALL PHASES WAS A 4% CHANGE, WHICH WAS APPROVED AS A DE MINIMIS CHANGE BY STAFF.

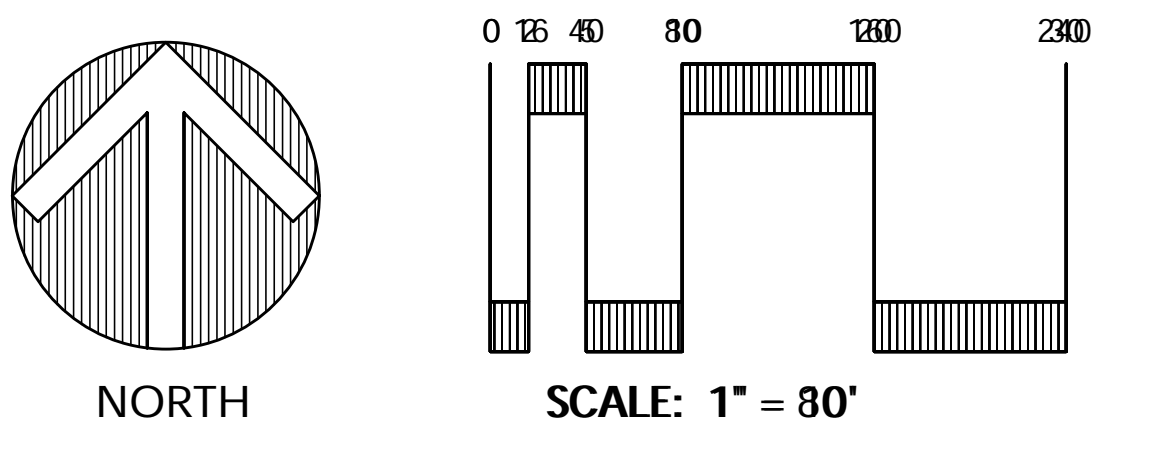
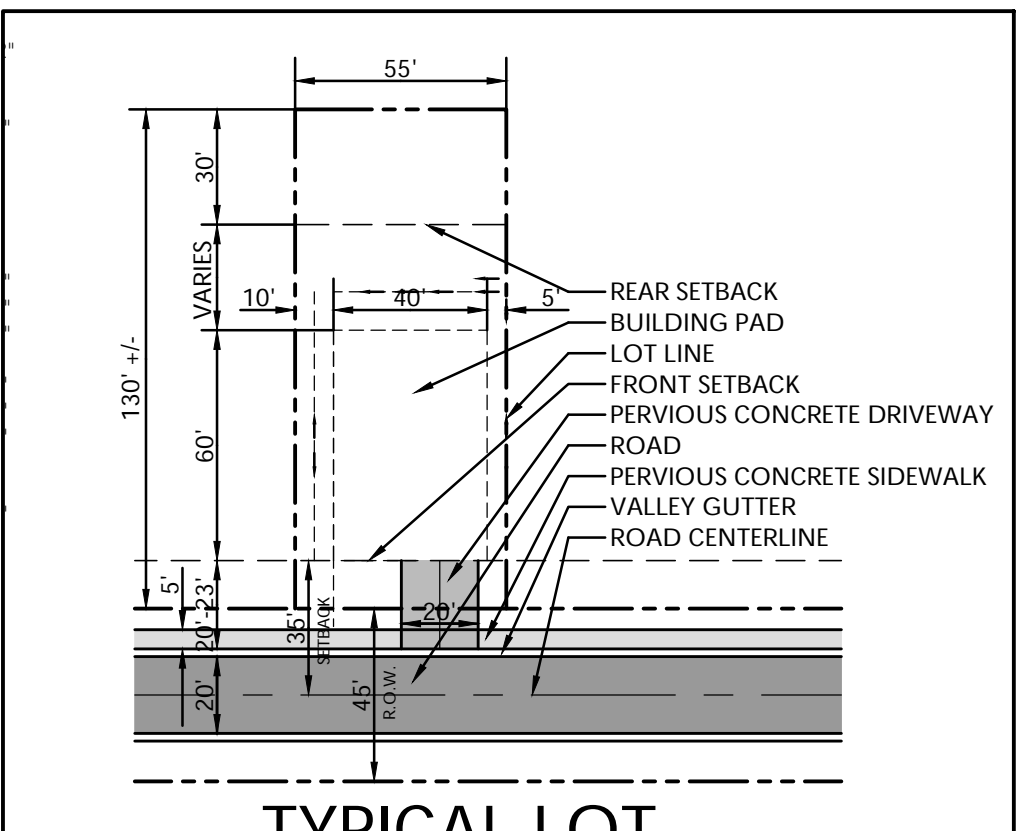
LEGEND

- DELINEATED STREAM BOUNDARY
- DELINEATED STREAM CENTERLINE
- DELINEATED WETLANDS BOUNDARY
- 30' STREAM BUFFER
- 10' STREAM BUFFER
- COMMON OPEN SPACE
- COMMON OPEN SPACE - 2% SLOPES
- DEDICATED LAND FOR PUBLIC PARK (56,820 SF)
- PHASE LINE
- EXISTING ROAD
- PROPOSED ROAD
- PROPOSED SIDEWALK
- PROPOSED EASEMENT FOR OPEN SPACE, UTILITIES & WALKING TRAIL
- STREAM BUFFER ENCLOSURE AREA
- APPROX. LOCATION OF PROPOSED HIKING TRAIL



LOT AVERAGE SLOPE CALCULATIONS

LOT NO.	A	L	AV. SLOPE	LOT NO.	A	L	AV. SLOPE	LOT NO.	A	L	AV. SLOPE
1	0.214	653.52	14.0%	33	0.190	720.73	17.3%	65	0.238	1163.84	22.7%
2	0.206	404.47	9.0%	34	0.194	633.49	15.0%	66	0.238	1150.96	22.3%
3	0.278	645.80	10.7%	35	0.195	880.08	20.8%	67	0.195	998.44	19.5%
4	0.208	1035.61	22.9%	36	0.187	736.20	18.1%	68	0.192	820.39	19.6%
5	0.169	880.05	24.2%	37	0.187	593.54	14.6%	69	0.198	829.68	19.3%
6	0.181	676.94	19.3%	38	0.187	598.59	14.7%	70	0.196	915.77	19.1%
7	0.162	764.63	21.7%	39	0.187	603.54	14.8%	71	0.201	79	20.1%
8	0.166	896.11	24.8%	40	0.187	599.28	14.7%	72	0.189	782.56	19.0%
9	0.165	765.08	21.3%	41	0.187	672.45	16.6%	73	0.192	770.99	18.5%
10	0.169	684.59	18.6%	42	0.187	531.78	13.1%	74	0.190	774.46	18.7%
11	0.171	543.99	14.6%	43	0.189	695.73	17.0%	75	0.185	594.86	14.8%
12	0.170	461.86	12.5%	44	0.191	1015.29	24.5%	76	0.184	592.03	14.8%
13	0.174	386.35	10.3%	45	0.181	572.93	15.0%	77	0.189	853.74	20.8%
14	0.313	2152.97	31.6%	46	0.182	596.66	14.6%	78	0.221	1066.30	22.2%
15	0.290	1852.89	29.4%	47	0.163	787.34	22.3%	79	0.191	559.99	13.5%
16	0.280	8063.22	33.9%	48	0.224	1288.98	24.4%	80	0.153	569.35	11.1%
17	0.301	2219.29	33.9%	49	0.191	1015.29	24.5%	81	0.156	508.56	11.5%
18	0.301	2274.08	34.8%	50	0.222	1178.25	24.4%	82	0.220	1003.92	21.0%
19	0.248	1817.68	33.8%	51	0.222	1089.72	22.5%	83	0.185	1220.46	20.3%
20	0.194	1403.76	33.2%	52	0.221	1316.04	27.4%	84	0.177	900.40	23.4%
21	0.194	1202.74	29.5%	53	0.274	1910.66	32.0%	85	0.198	611.24	15.0%
22	0.194	981.15	23.2%	54	0.194	1163.91	27.6%	86	0.191	597.72	14.4%
23	0.191	904.10	21.8%	55	0.222	1086.71	22.5%	87	0.175	551.62	14.5%
24	0.188	725.48	17.8%	56	0.188	860.40	21.1%	88	0.159	614.61	17.8%



JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: November 1, 2021

REVISIONS:

REV.	DATE	BY
1	12/13/21	RMG
2	1/5/22	RMG
3	1/26/22	RMG
4	1/25/23	RMG
5	8/31/23	RMG

SHEET
L-3