

PROJECT INFORMATION

PROPERTY OWNER: TRIANGLE BALLANTYNE HENDERSONVILLE, INC.
154 SOUTH YORK STREET
GASTONIA, NC 28052
PHONE: (704) 869-6024
EMAIL: williammatchford@southwoodrealty.com
CONTACT: WILLIAM MATCHFORD

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

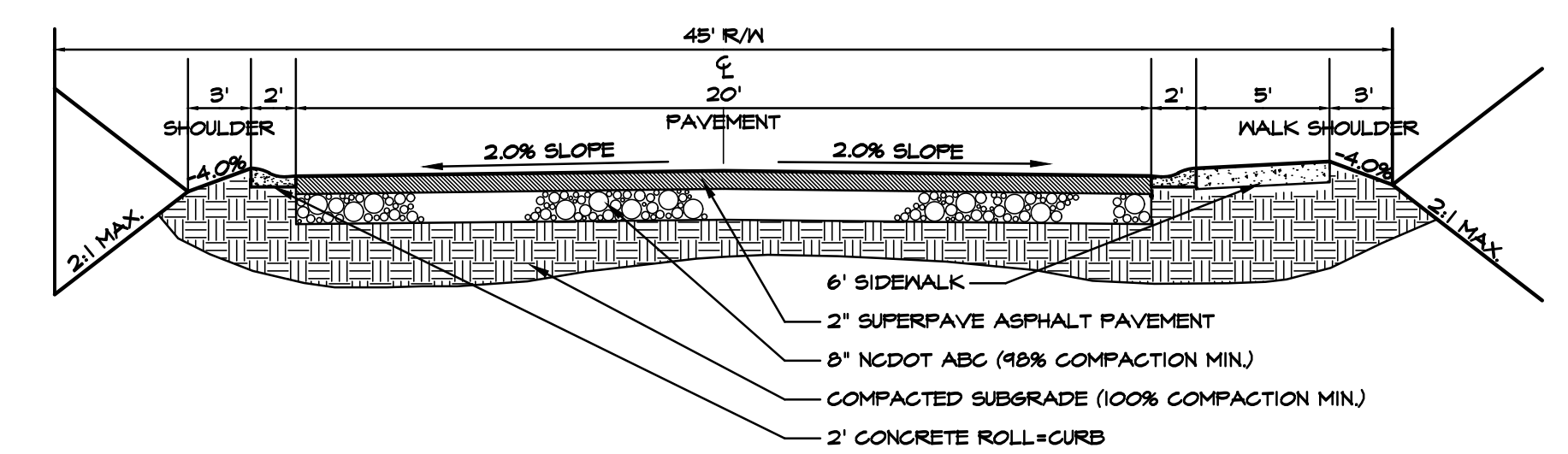
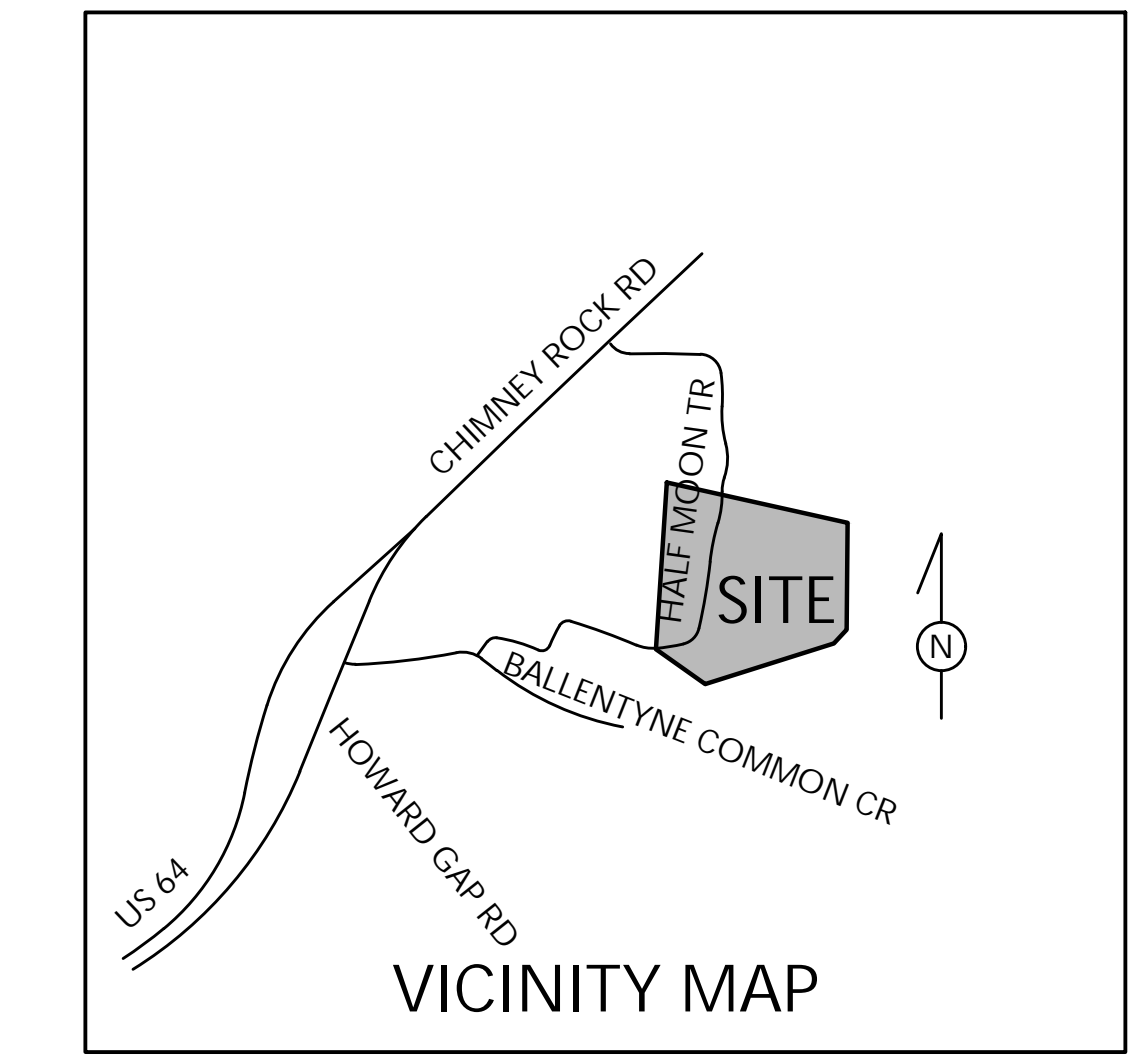
LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
P.O. BOX 2200
ASHEVILLE, NC 28802
PHONE: (828) 242-0111
EMAIL: bgrasso@landplancollab.com
CONTACT: ROBERT M. GRASSO, RLA

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

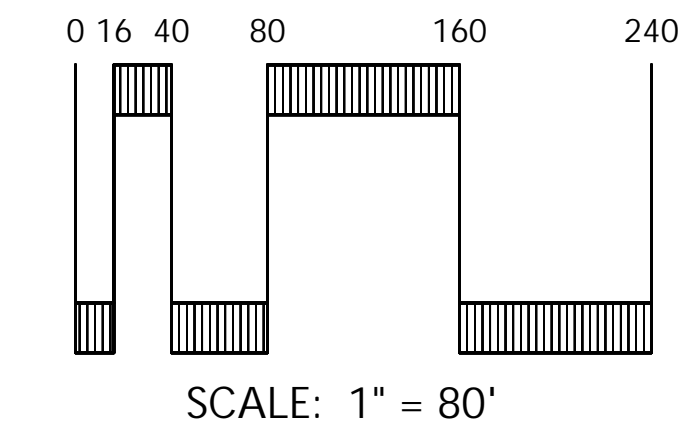
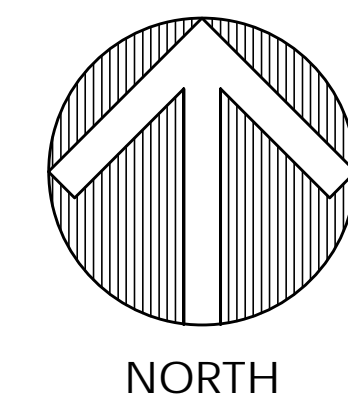
SURVEYOR: McABEE ASSOCIATES
3 McABEE TRAIL
FAIRVIEW, NC 287303
PHONE: (828) 628-1295
EMAIL: eric@mcabeeurveying.com
CONTACT: ERIC McABEE, PLS

SITE INFORMATION

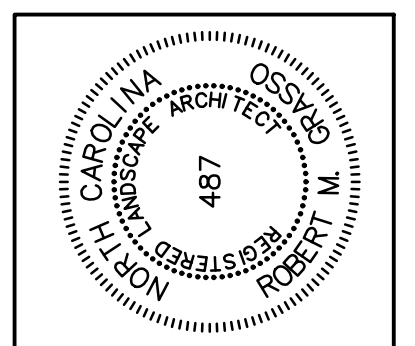
PIN: 9680-00-1446
DEED BOOK/ PAGE: 1601/205
ADDRESS: 297 RUSTLING PINES LANE
ZONING CLASSIFICATION: PRD CITY OF HENDERSONVILLE
PROJECT ACREAGE: 33.655 AC.
PROPOSED USE: SUBDIVISION
PERMITTED DENSITY: 10 UNITS/ACRE
PROPOSED DENSITY: 3.18 UNITS/ACRE
PROPOSED NO. OF LOTS: 107 LOTS
BUILDING SETBACKS: FRONT: 35' FROM ROAD CENTERLINE
SIDE: N/A
REAR: 30'
PERMITTED MAXIMUM FOOTPRINT: 20%
PROPOSED MAXIMUM FOOTPRINT: 11.1% (1,600 SF BUILDING FOOTPRINT)
PERMITTED OPEN SPACE: 60%
PROPOSED COMMON OPEN SPACE: 25.6% (8.61 AC.)
PERMITTED MAX. BUILDING HEIGHT: 35'
LENGTH OF ROADS: 3,746 LF (PUBLICLY MAINTAINED)
WATER: HENDERSONVILLE WATER
SANITARY SEWER: HENDERSONVILLE SEWER
UTILITIES: DUKE ENERGY, UNDERGROUND POWER



LOCAL RESIDENTIAL ROAD WITH ROLL-CURB
NOT TO SCALE



LAND PLANNING COLLABORATIVE
Landscape Architects • Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com



CONCEPTUAL MASTER PLAN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212210
DWG. NAME: half-moon-site.dwg
DATE: August 18, 2021

REVISIONS:

REV.	DATE	BY
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2		
3		
4		
5		