



# CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Tuesday, July 19, 2022 – 2:00 PM

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## AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Approval of Minutes May 17, 2022 and June 21, 2022

4. **NEW BUSINESS**

A. John Connet - City Manager

B. Cottages at Mastermind (P22-55-CZD)

C. Public Relations update - Mary Jo Padgett

5. **OLD BUSINESS**

A. Pollinator Bed Four Seasons Boulevard

B. Changes to City Ordinances/Zoning Concerning Trees - Glenn Lange & Matt Manly

C. 1. 9th Ave

2. Wolf Chase

3. Druid Hills

4. Blue Ridge Villas

6. **OTHER BUSINESS**

A. Utility Update

B. Tree Board Budget

HWY 64 Maintenance - \$15,000

Tree Replacement & Supplies - \$1,500

Arborists Services - \$2,000

Publicity - \$3,000

Arbor Day - \$250

NeighborWoods - \$4,000

Maintenance of Pollinator Beds at Hands on Museum & Bearcat Loop - \$5,000

Pollinator Bed Four Seasons Blvd & One Year Maintenance - \$22,500

Landscape Plan for Greenway Planting - \$2,500

Total Budget - \$55,750

C. Invasive Species Control/Removal

D. Tree Species List

E. Staff Comments

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.*

## **7. ADJOURNMENT**



## CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Tuesday, June 21, 2022 – 2:00 PM

### MINUTES

#### 1. CALL TO ORDER

A. Call To Order - *Mac Brackett, Board Chair*

#### **Members in attendance:**

Mac Brackett, Chairman  
Patricia Christie  
Landon Justice  
Andreas Crawford  
Mark Madsen  
Mary Davis

#### **Members not in attendance:**

Debbie O'Neal-Roundtree  
Glenn Lange

#### 2. APPROVAL OF AGENDA

A. Approval of Agenda - *Mac Brackett, Board Chair*

Motion to Approve Agenda: Mary Davis Seconded by Andreas Crawford

Motion approved: Unanimously

#### 3. APPROVAL OF MINUTES

A. Consideration of minutes from May 17, 2022 (to be approved at July meeting)

#### 4. NEW BUSINESS

A. Public Relations Update - *Mary Jo Padgett*

B. Staff Meeting / Workshop Discussion - Not discussed

C. Conditional Zoning Districts – No new requests

D. Yarn Bombing on Trees Along 7th Avenue – *Karen-Eve Bayne*

Motion called for by Mary Davis. Seconded by Landon Justice

To allow the STEAD organization to facilitate “Yarn bombing” on seven trees on and near Maple Street, using natural fibers only, for 4 months over the winter of 2022-2023. STEAD will monitor the trees weekly for damage to the trees or yarn installation.

Motion approved: Unanimously

## 5. OLD BUSINESS

### A. Neighbor Woods

1. 9th Avenue
2. Wolf Chase
3. Druid Hills

### B. Hendo Beeline – *Elizabeth Queen* (Guest did not attend)

### C. Changes to City Ordinances/Zoning Concerning Trees – Meeting scheduled with John Connet

## 6. OTHER BUSINESS

### A. A. Utility Update - None

### B. Tree Board Budget

### C. Tree Species List – Meeting to be scheduled with staff and Mary Davis

### D. Invasive Species Control/Removal – Roll of Tree Board to be defined

### E. Staff Comments - None

## 7. ADJOURNMENT

Meeting adjourned 2:50pm

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## CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Tuesday, May 15, 2022 – 2:00 PM

### MINUTES

#### 1. CALL TO ORDER

The meeting was called to order at 2:01 pm.

Members in attendance: Mark Madsen, Mary Davis, Andy Crawford, Glenn Lange, Mac Brackett, Landon Justice, and Pat Christie

Members attending by Zoom: Ken Fitch

#### 2. APPROVAL OF THE AGENDA

A motion was made by Mac Brackett to move item 4B Public Relations Update to 4A on the agenda and to approve the agenda as amended. Vote - All ayes.

#### 3. APPROVAL OF April 19, 2022 MINUTES

##### A. Approval of the April 19, 2022 Minutes

A motion was made by Mac Brackett to approve the minutes as submitted. Vote - all ayes.

#### 4. NEW BUSINESS

##### A. Public Relations Update – Mary Jo Padgett

The PR update was sent to the Tree Board by email.

##### B. Conditional Rezoning – AAA Storage Proposed Motion

A motion was made by Glenn Lange to approve and ask Matthew Manly to come to the next Tree Board meeting. Motion - Based on the following guiding city code documents (the Municipal Code, Chapter 46, Article IV, Division 1, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-1, Strategy 1.2 and Goal NR-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to protection of natural resources and the prioritization of existing tree canopy, the Tree Board recommends the following development conditions be placed on this property:

1. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.

2. Eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

Vote - all ayes.

## 5. OLD BUSINESS

### A. Tree Planting Oklawaha Greenway Trail

There were 26 staked locations and only 18 trees were planted. Mark Stierwalt will check into this. Tree Board would like to be notified if there are any discrepancies.

### B. Pollinator Bed Traffic Island Four Seasons Boulevard

No action taken.

### C. 1. 9<sup>th</sup> Avenue – Debbie Roundtree said that she has 20 volunteers and tree Board has requested a list tree requested.

2. Wolf Chase – 20 trees to be planted this fall

3. Druid Hills – 20 trees to be planted Sept./Oct.

### D. Hendo Beeline – Elizabeth Queen

Mac proposed for the Tree Board to sponsor this and to get the Community Foundation on board for funding.

### E. Changes to City ordinances/Zoning Concerning Trees – Glenn Lange

Mac proposed to continue this at the next meeting.

## 6. OTHER BUSINESS

### A. Utility Update

no updates to provide.

### B. Tree Board Budget

No updates available.

### C. Tree Species List

no action taken.

### D. Invasive Species Control/Remove

Glenn Lange, Mary Davis, Mark Madsen, and Mark Stierwalt will form a sub-committee to talk more about these Invasive Species.

#### E. Staff Concerns

Mac Brackett asked for Planning Department to come to the next meeting to help with the concerns they have about the zoning issue. Glenn Lange will go over the minutes from the last 6 months to see what the developers were asked to do in other projects.

#### 7. ADJOURNMENT

The meeting was adjourned at 3:39 pm.

*The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.*

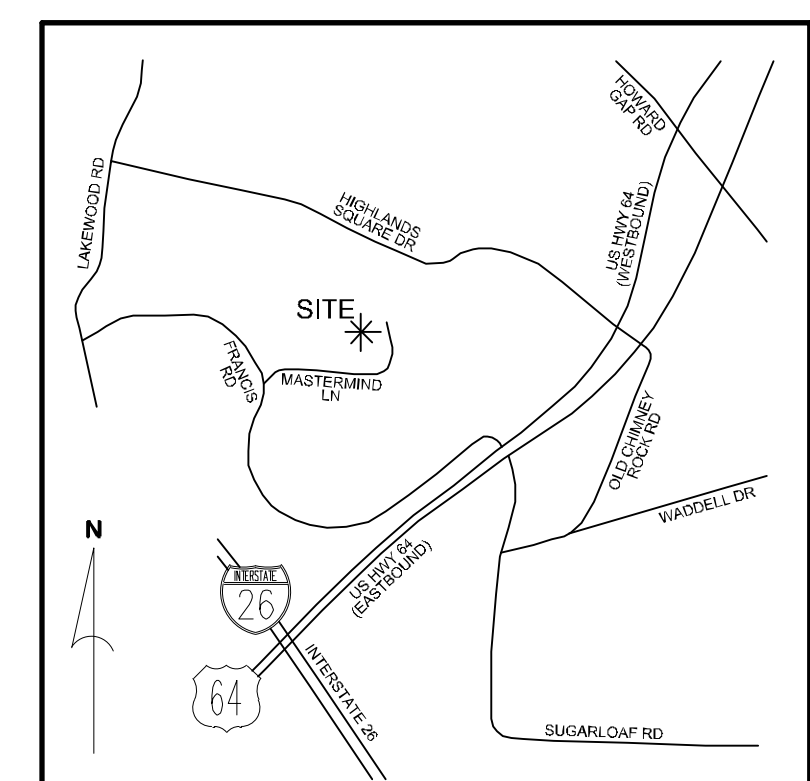
# COTTAGES AT MASTERMIND

# HENDERSONVILLE, NORTH CAROLINA

PREPARED FOR:

DHI COMMUNITIES, LLC  
2000 AERIAL CENTER PARKWAY  
MORRISVILLE, NC 27560  
TOM MARTINSON  
(919) 618-5164

| INDEX OF SHEETS |                                       |
|-----------------|---------------------------------------|
| Sheet No.       | Title                                 |
| C000            | COVER                                 |
| C001            | SURVEY                                |
| C101            | EXISTING CONDITIONS & DEMOLITION PLAN |
| C201            | SITE PLAN                             |
| C601            | UTILITY PLAN                          |
| L101            | LANDSCAPE & RESOURCE PLAN             |
|                 | ELEVATIONS                            |



VICINITY MAP  
(NOT TO SCALE)



Know what's **below**.  
**Call** before you dig.

DEVELOPMENT DATA

OWNER/DEVELOPER: DHI COMMUNITIES, LLC  
2000 AERIAL CENTER PARKWAY  
MORRISVILLE, NC 27560

CONTACT: TOM MARTINSON  
(919) 618-5164

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
CONTACT: WARREN SUGG, P.E.  
(828) 252-5388

ARCHITECT: JDAVIS ARCHITECTS  
510 S. WILMINGTON STREET  
RALEIGH, NC 27601

CONTACT: LESLIE BLOEM  
(919) 835-1500

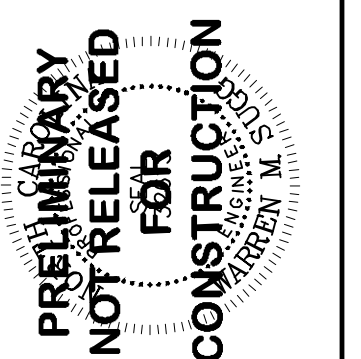
**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com

53 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28787  
PHONE (828) 252-5388  
FAX (828) 252-5386

Item B.

NOBLES LICENSE #: C-2184

| NO. | DATE       | DESCRIPTION                           | BY  |
|-----|------------|---------------------------------------|-----|
| 2   | 07/06/2022 | REVISED PER PRELIMINARY CITY COMMENTS | MAD |
|     |            |                                       |     |
|     |            |                                       |     |
|     |            |                                       |     |



COTTAGES AT MASTERMIND

|                  |       |
|------------------|-------|
| DRAWN BY:        | AMP   |
| DOC PROJECT NO.: | 12211 |
| EX PERMIT NO.    | xxx   |

SHEET

C000



TO: D.R. HORTON, INC., A DELAWARE CORPORATION; DHI TITLE OF NORTH CAROLINA; AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2022.

I ALSO HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND TRADITIONAL FIELD PROCEDURES; THAT THE LINES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM DEED BOOKS AND PLAT BOOKS AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED ([21 NCAC 56.1603]) IS 1:10,000 OR BETTER (CLASS A); THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

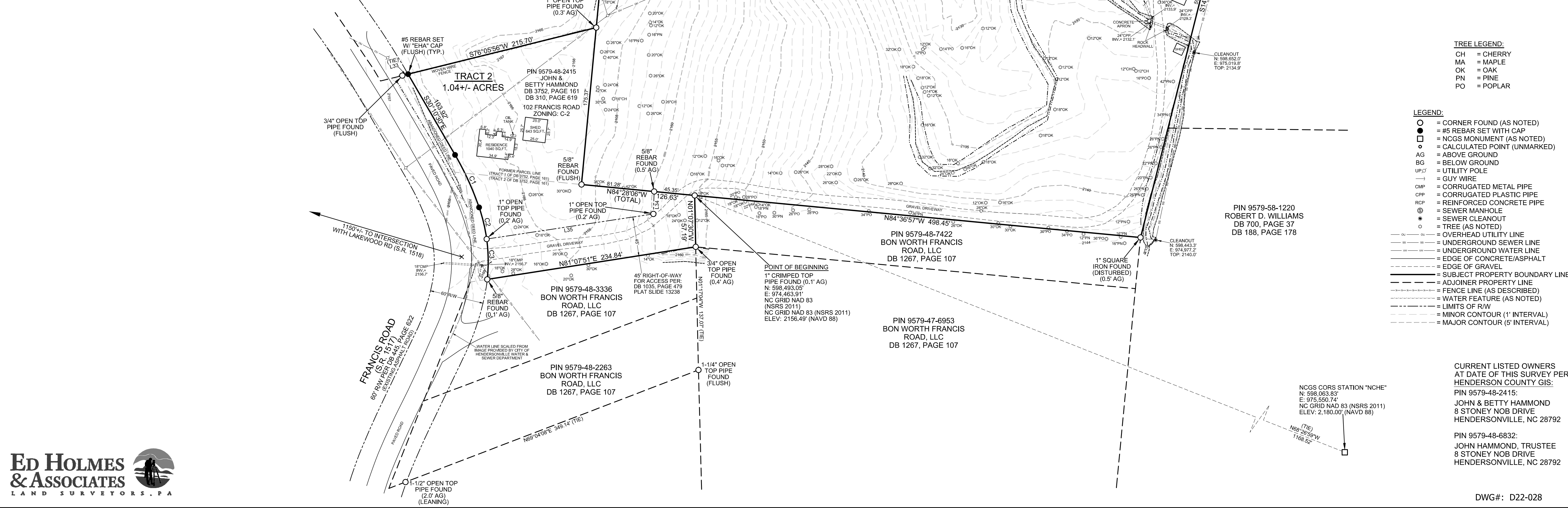
TYPE OF GPS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TOPCON TOOLS SOFTWARE)  
DATE OF GNSS FIELD SURVEY: 02/03/2022  
HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011)  
VERTICAL DATUM: NAVD 88  
PUBLISHED/FIXED HORIZONTAL CONTROL: NC/GS MONUMENT "HENDERSONVILLE AZ MK"  
LOCALIZATION POINT: N 598,461.92; E 974,166.96  
GEOID MODEL: GEOID 18  
COMBINED GRID FACTOR: 0.9997757  
UNITS: U.S. SURVEY FEET

DATE OF PLAT OR MAP: DATE C.M. EDGERTON, JR., PLS 1-4815

PRELIMINARY  
NOT FOR  
SALES OR  
CONVEYANCES

| CHICAGO TITLE INSURANCE COMPANY (ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA)<br>COMMITMENT NO.: 167-2231000333 COMMITMENT DATE: NOVEMBER 23, 2021 AT 12:00 AM<br>SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE (PERTAINS TO TRACT 2) |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EX. NO.                                                                                                                                                                                                                              | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                 | REFERENCE                        | COMMENT                                                                                                                                                         |
| 1                                                                                                                                                                                                                                    | Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records ...                                                                                                                                                                                                                                                                                                     | None                             | No such matters discovered.                                                                                                                                     |
| 2                                                                                                                                                                                                                                    | Taxes and assessments for the year 2022 ...                                                                                                                                                                                                                                                                                                                                                                                 | None                             | Not a surveying matter.                                                                                                                                         |
| 3                                                                                                                                                                                                                                    | Title to any areas within street, highway or railroad rights of way ...                                                                                                                                                                                                                                                                                                                                                     | None                             | 60' R/W of Francis Road shown on survey.                                                                                                                        |
| 4                                                                                                                                                                                                                                    | The creation or loss of land by natural or artificial changes along water forming part of the boundary or the land, and/or title to land lying below the higher of the mean high water mark and/or the normal bounds of any body of water, and/or riparian rights incident to any branches, creeks, streams, lakes, or other waters coursing or abutting the land.                                                          | None                             | Does not affect Tract 2.                                                                                                                                        |
| 5                                                                                                                                                                                                                                    | Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance ... | None                             | Any known easements or rights of way shown on survey. Survey area and distances shown on survey. No other such matters discovered.                              |
| 6                                                                                                                                                                                                                                    | Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance ...                                                                                                                                                                                                                                                                                           | Plat Slide 13238                 | All observed items shown. See notes regarding setbacks on survey.                                                                                               |
| 7                                                                                                                                                                                                                                    | Right-of-Way Easement ...                                                                                                                                                                                                                                                                                                                                                                                                   | DB 615, P. 105<br>DB 620, P. 383 | Deed specifies 10' permanent and 20' temporary easements for utilities. Easement location is not specified and could not be determined from field observations. |
| 8                                                                                                                                                                                                                                    | Right of Way Deed ...                                                                                                                                                                                                                                                                                                                                                                                                       | DB 169, P. 484                   | Electric right-of-way is blanket in nature.                                                                                                                     |
| 9                                                                                                                                                                                                                                    | Terms and conditions of that 45' easement right of way ...                                                                                                                                                                                                                                                                                                                                                                  | DB 1035, P. 479                  | Right-of-way is shown on survey.                                                                                                                                |
| 10                                                                                                                                                                                                                                   | NO CLOSING SERVICES INSURANCE ...                                                                                                                                                                                                                                                                                                                                                                                           | None                             | Not a surveying matter.                                                                                                                                         |

| CHICAGO TITLE INSURANCE COMPANY (ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA)<br>COMMITMENT NO.: 167-223100269C COMMITMENT DATE: DECEMBER 13, 2021 AT 05:00 PM<br>SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE (PERTAINS TO TRACT 1) |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EX. NO.                                                                                                                                                                                                                              | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                 | REFERENCE                          | COMMENT                                                                                                                                                                                                                     |
| 1                                                                                                                                                                                                                                    | Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records ...                                                                                                                                                                                                                                                                                                     | None                               | No such matters discovered.                                                                                                                                                                                                 |
| 2                                                                                                                                                                                                                                    | Taxes and assessments for the year 2022 ...                                                                                                                                                                                                                                                                                                                                                                                 | None                               | Not a surveying matter.                                                                                                                                                                                                     |
| 3                                                                                                                                                                                                                                    | Title to any areas within street, highway or railroad rights of way ...                                                                                                                                                                                                                                                                                                                                                     | None                               | Does not affect Tract 1.                                                                                                                                                                                                    |
| 4                                                                                                                                                                                                                                    | The creation or loss of land by natural or artificial changes along water forming part of the boundary or the land, and/or title to land lying below the higher of the mean high water mark and/or the normal bounds of any body of water, and/or riparian rights incident to any branches, creeks, streams, lakes, or other waters coursing or abutting the land.                                                          | None                               | Does not affect Tract 1.                                                                                                                                                                                                    |
| 5                                                                                                                                                                                                                                    | Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance ... | None                               | Any known easements or rights of way shown on survey. Survey area and distances shown on survey. See note regarding rock wall. See note above for Exception #4 regarding riparian rights. No other such matters discovered. |
| 6                                                                                                                                                                                                                                    | Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance ...                                                                                                                                                                                                                                                                                           | DB 310, P. 619<br>Plat Slide 13238 | All observed items shown. See notes regarding setbacks on survey.                                                                                                                                                           |
| 7                                                                                                                                                                                                                                    | Easement ...                                                                                                                                                                                                                                                                                                                                                                                                                | DB 482, P. 486                     | Electric right-of-way is blanket in nature.                                                                                                                                                                                 |
| 8                                                                                                                                                                                                                                    | Grant of Easement ...                                                                                                                                                                                                                                                                                                                                                                                                       | DB 1035, P. 479                    | Right-of-way is shown on survey.                                                                                                                                                                                            |
| 9                                                                                                                                                                                                                                    | Right of Way Agreement ...                                                                                                                                                                                                                                                                                                                                                                                                  | DB 445, P. 622                     | Pertains to Tract 2. The 60' R/W of Francis Road shown on survey.                                                                                                                                                           |
| 10                                                                                                                                                                                                                                   | Title to any portion of the Land lying within the right of way of Masterminding Lane ...                                                                                                                                                                                                                                                                                                                                    | None                               | Title to land not a surveying issue. See note for Exception #5 above for 45' right-of-way.                                                                                                                                  |
| 11                                                                                                                                                                                                                                   | NO CLOSING SERVICES INSURANCE ...                                                                                                                                                                                                                                                                                                                                                                                           | None                               | Not a surveying matter.                                                                                                                                                                                                     |

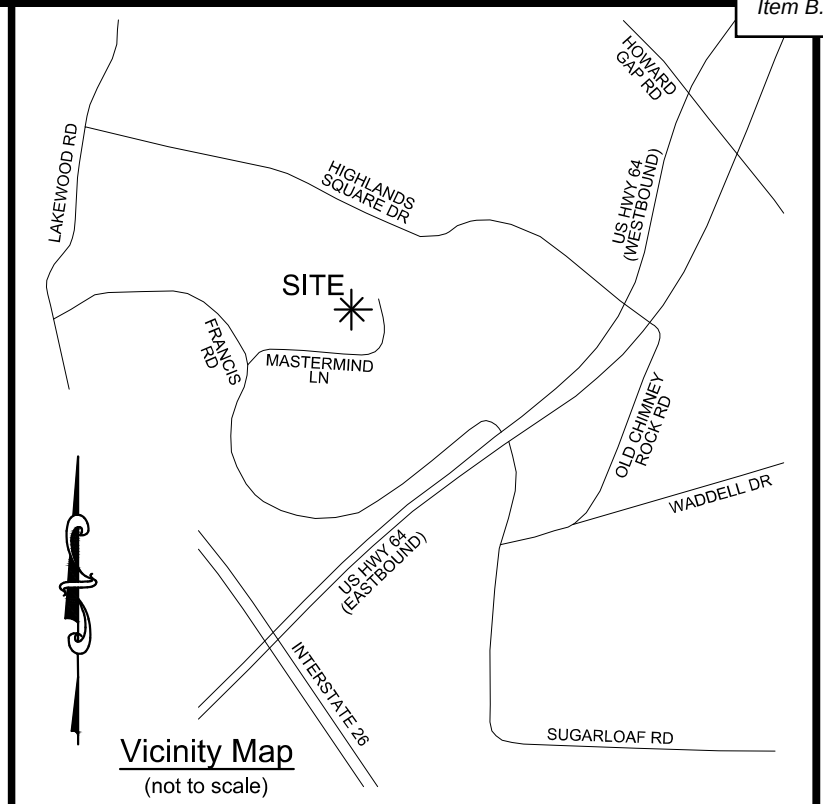


| BOUNDARY CURVE CALLS |         |            |               |              |
|----------------------|---------|------------|---------------|--------------|
| CURVE                | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1                   | 332.37' | 64.35'     | S24°37'42"E   | 64.25'       |
| C2                   | 184.43' | 36.32'     | S13°26'23"E   | 36.26'       |
| C3                   | 184.43' | 44.97'     | S00°48'44"E   | 44.86'       |

| C/L OF CREEK BOUNDARY CALLS |             |          |
|-----------------------------|-------------|----------|
| LINE                        | BEARING     | DISTANCE |
| L1                          | S77°56'58"E | 24.45'   |
| L2                          | S82°02'13"E | 21.98'   |
| L3                          | N88°06'05"E | 48.93'   |
| L4                          | S82°28'37"E | 64.97'   |
| L5                          | S68°50'20"E | 11.90'   |
| L6                          | S76°43'27"E | 16.95'   |
| L7                          | S61°28'08"E | 26.29'   |
| L8                          | S79°03'33"E | 16.10'   |
| L9                          | S61°29'15"E | 50.12'   |
| L10                         | S66°59'05"E | 29.12'   |
| L11                         | S48°56'44"E | 9.77'    |
| L12                         | S69°45'29"E | 37.15'   |
| L13                         | S74°01'28"E | 23.15'   |
| L14                         | S64°37'46"E | 9.50'    |
| L15                         | S51°12'36"E | 9.91'    |
| L16                         | S59°06'54"E | 16.14'   |
| L17                         | S51°54'17"E | 22.27'   |
| L18                         | S69°09'16"E | 14.47'   |
| L19                         | N88°04'25"E | 18.65'   |
| L20                         | S75°31'01"E | 12.91'   |
| L21                         | S44°16'47"E | 19.76'   |
| L22                         | S47°21'26"E | 31.56'   |
| L23                         | S54°24'42"E | 25.85'   |
| L24                         | S69°58'01"E | 18.46'   |
| L25                         | S83°11'00"E | 34.15'   |
| L26                         | S34°28'04"E | 7.59'    |
| L27                         | S54°16'23"E | 40.45'   |
| L28                         | S34°54'26"E | 34.80'   |
| L29                         | S43°34'08"E | 18.45'   |
| L30                         | S59°59'54"E | 25.78'   |
| L31                         | S39°09'59"E | 35.96'   |
| L32                         | S44°44'37"E | 13.66'   |

| TIE LINE CALLS |             |       |
|----------------|-------------|-------|
| L33            | N76°05'56"E | 6.66' |

| LIMIT OF 45' RIGHT-OF-WAY CALLS |             |         |
|---------------------------------|-------------|---------|
| L34                             | S01°58'48"W | 24.95'  |
| L35                             | S81°25'37"W | 187.64' |



- NOTES**
- \* This is an ALTA survey of 2 existing parcels of land. Total acreage is of both parcels is 12.76+/- acres.
  - \* All areas calculated by coordinate computation method.
  - \* The legal description describes the same properties as insured in the Title Commitment. Any exceptions have been noted.
  - \* Reliance is made on the exceptions listed in the title commitment. No further research into recorded documentation made unless noted in Schedule B exceptions table.
  - \* No underground utilities were located. Call 1-800-632-4949 before digging.
  - \* A portion of these properties lie in Zone AE (Special flood hazard areas subject to inundation by the 1% annual flood chance - Base Flood Elevations determined) as shown on the National Flood Insurance Program, Flood Insurance Rate Map 37008579001, effective date October 2, 2008.
  - \* Any streams, creeks, ponds, lakes, wetlands, etc, located on these properties, shown or not shown hereon, may be subject to buffer areas. It is the owner/dedicator's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
  - \* All distances shown hereon are horizontal ground distances unless otherwise noted.
  - \* All grid coordinates shown are NC Grid Coordinates (NAD 83 (NSRS 2011) based on GPS).
  - \* These properties do not lie within 1/2 mile of a "Farmland Preservation District".
  - \* Tract 1 (PIN 9579-48-6832) is zoned "R-40" (Estate Residential) in the City of Hendersonville ETJ. Maximum building height is 35'. The yard setbacks are as follows:
    - Front - 40' (Contact Henderson County for application)
    - Side - 25' (Contact Henderson County for application)
    - Rear - 35' (Contact Henderson County for application)
  - \* Tract 2 (PIN 9579-48-2415) is zoned "C-2" (Secondary Business) in the City of Hendersonville ETJ. Maximum building height is 48'. The yard setbacks are as follows:
    - Front - 15' (May vary, Contact Henderson County)
    - Side - 5' (May vary, Contact Henderson County)
    - Rear - None (May vary, Contact Henderson County)
  - \* Table A, Item 6(a) & 6(b): No zoning report or letter was provided. Zoning information as shown above was taken from the City of Hendersonville website. Please contact City of Hendersonville for correct application of setback lines.
  - \* Table A, Item 7(b)(2) & 7(c): No locations specified.
  - \* Table A, Item 8: No additional substantial features were found.
  - \* Table A, Item 9: Property not improved. No features exist.
  - \* Table A, Item 10: No party wall exist.
  - \* Table A, Item 11(a) & 11(b): Utilities shown on this survey were taken from visible surface structures, except water which was provided by a GIS image from the City of Hendersonville Water & Sewer Department. Per 811 responses, no facilities exist in the area for gas, power, and cable TV providers. AT&T did not respond to the 811 request.
  - \* Table A, Item 16: No construction work observed.
  - \* Table A, Item 17: No evidence found of changes to street R/W lines or of street or sidewalk construction.

ALTA/NSPS LAND TITLE SURVEY FOR  
**D.R. HORTON, INC.**  
102 FRANCIS ROAD  
228 MASTERMIND LANE

**MASTERMINDS**  
Being all of PIN 9579-48-2415 as described in Deed Book 3752, Page 161 &  
Being all of PIN 9579-48-6832 as described in Deed Book 3817, Page 216 and shown in Plat Slide 13238  
City of Hendersonville ETJ, Hendersonville Township, Henderson County, North Carolina  
Date: 04-14-2022 Drawn By: M. Edgerton  
Job#: 22028 Checked By: B. Brown  
C. M. Edgerton, Jr., PLS  
medgerton@edholmssurveying.com  
Ed Holmes & Associates Land Surveyors, PA  
300 Ridgefield Ct., Suite 301, Asheville, NC 28806  
828.225.6562 Company# C-2806

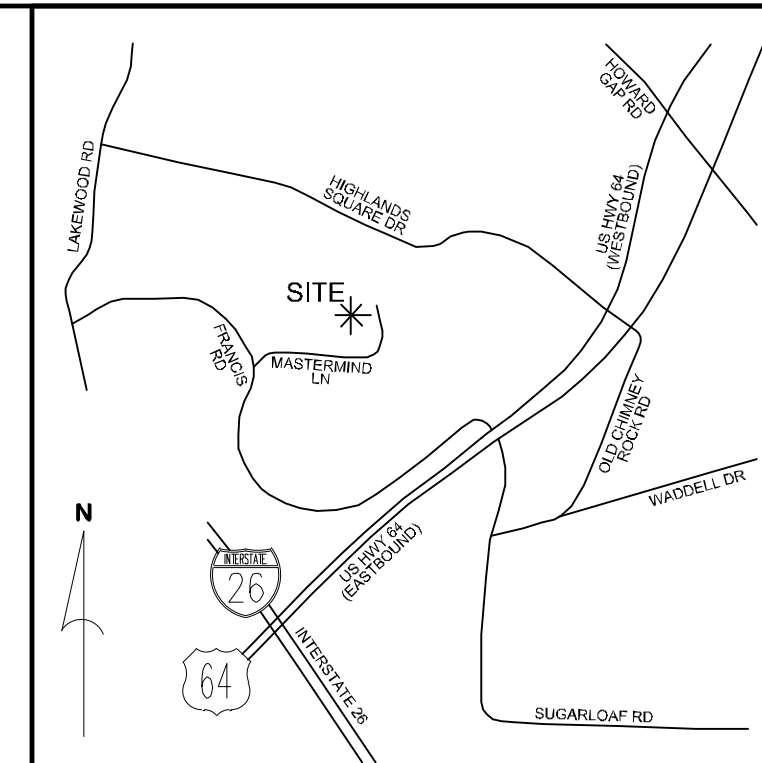
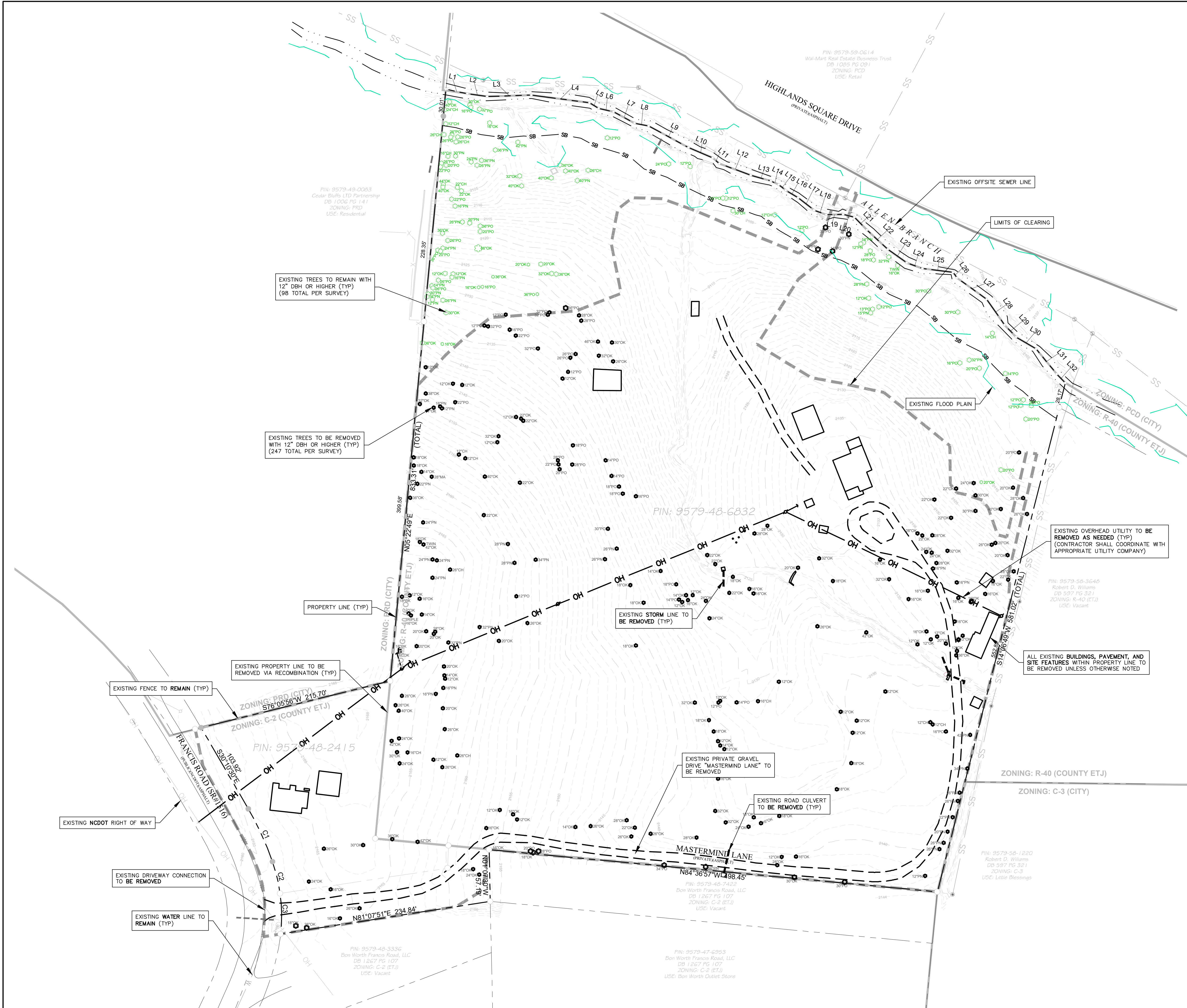
CURRENT LISTED OWNERS  
AT DATE OF THIS SURVEY PER HENDERSON COUNTY GIS:  
PIN 9579-48-2415:  
JOHN & BETTY HAMMOND  
8 STONEY NOB DRIVE  
HENDERSONVILLE, NC 28792  
PIN 9579-48-6832:  
JOHN HAMMOND, TRUSTEE  
8 STONEY NOB DRIVE  
HENDERSONVILLE, NC 28792

DWG#: D22-028

SCALE 1" = 60'

**Ed Holmes & Associates**  
LAND SURVEYORS, P.A.





| DEVELOPMENT DATA                   |                                                                                                                                      |                            |          |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|
| OWNER/DEVELOPER:                   | DHI COMMUNITIES, LLC<br>2000 AERIAL CENTER PARKWAY<br>MORRISVILLE, NC 27560<br>TOM MARTINSON<br>(919) 618-5164                       |                            |          |
| CONTACT:                           |                                                                                                                                      |                            |          |
| CIVIL ENGINEER:                    | CIVIL DESIGN CONCEPTS, P.A.<br>168 PATTON AVENUE<br>ASHEVILLE, NC 28801<br>WARREN SUGG, P.E.<br>(828) 252-5388                       |                            |          |
| CONTACT:                           |                                                                                                                                      |                            |          |
| SURVEYOR:                          | ED HOLMES & ASSOCIATES, P.A.<br>200 RIDGEFIELD COURT, SUITE 208<br>ASHEVILLE, NC 28806<br>C.M. EDGERTON JR, P.L.S.<br>(828) 225-6562 |                            |          |
| CONTACT:                           |                                                                                                                                      |                            |          |
| ARCHITECT:                         | JDAVIS ARCHITECTS<br>510 S. WILMINGTON STREET<br>RALEIGH, NC 27601<br>LESLIE BLOEM<br>(919) 835-1500                                 |                            |          |
| CONTACT:                           |                                                                                                                                      |                            |          |
| PROJECT DATA                       |                                                                                                                                      |                            |          |
| PIN:                               | 9579-48-2415, 9579-48-6832                                                                                                           |                            |          |
| ADDRESS:                           | 102 FRANCIS RD, 228 MASTERMIND LN                                                                                                    |                            |          |
| DEED BOOK/PAGE:                    | 3752/161; 3817/216                                                                                                                   |                            |          |
| SITE ACRES:                        | 12.76 ACRES                                                                                                                          |                            |          |
| CURRENT ZONING:                    | C-2/R-40 (COUNTY ETJ)                                                                                                                |                            |          |
| PROPOSED ZONING:                   | PRD CZD (CITY)                                                                                                                       |                            |          |
| SETBACKS:                          |                                                                                                                                      |                            |          |
| FRONT:                             | 20'                                                                                                                                  |                            |          |
| SIDES:                             | 10'                                                                                                                                  |                            |          |
| REAR:                              | 10'                                                                                                                                  |                            |          |
| DISTURBED AREA:                    | 10.0± AC                                                                                                                             |                            |          |
| PARKING CALCULATIONS:              |                                                                                                                                      |                            |          |
| VEHICULAR:                         |                                                                                                                                      |                            |          |
| REQUIRED SPACES:                   | 2 SPACES PER UNIT<br>99 UNITS                                                                                                        |                            |          |
| PROVIDED SPACES:                   | 1.9 PER UNIT                                                                                                                         |                            |          |
| HANDICAPPED SPACES:                |                                                                                                                                      |                            |          |
| SPACES REQUIRED:                   | 6                                                                                                                                    |                            |          |
| SPACES PROVIDED:                   | 6                                                                                                                                    |                            |          |
| BUILDING DATA:                     |                                                                                                                                      |                            |          |
| BUILDING                           | DESCRIPTION                                                                                                                          | HEIGHT                     | GEA      |
| CLUBHOUSE                          | 1 STORY                                                                                                                              | 20'                        | 4,683 SF |
| CASITA                             | 2 STORIES                                                                                                                            | 20'                        | 3,200 SF |
| MAILROOM                           | 1 STORY                                                                                                                              | 12'                        | 517 SF   |
| GARAGE                             | 1 STORY                                                                                                                              | 11'                        | 1,518 SF |
| IMPERVIOUS CALCULATIONS:           |                                                                                                                                      |                            |          |
| PRE-DEVELOPMENT:                   | IMPERVIOUS 0.46 ACRES (04%)                                                                                                          | PERVIOUS 12.30 ACRES (96%) |          |
| POST-DEVELOPMENT:                  | 4.70 ACRES (37%)                                                                                                                     | 8.06 ACRES (63%)           |          |
| OPEN SPACE CALCULATIONS:           |                                                                                                                                      |                            |          |
| REQUIRED:                          | 7.6 AC (60%)                                                                                                                         | PROVIDED:                  | 7.6 AC   |
| COMMON OPEN SPACE:                 |                                                                                                                                      |                            |          |
| REQUIRED:                          | 1.1 AC (500 SF/UNIT)                                                                                                                 | PROVIDED:                  | 1.1 AC   |
| SITE COVERAGE - BUILDINGS:         | TOTAL AREA: 2.0 AC                                                                                                                   |                            |          |
| SITE COVERAGE - STREETS & PARKING: | TOTAL AREA: 1.6 AC                                                                                                                   |                            |          |
| LANDSCAPE REQUIREMENTS:            | SEE L101 LANDSCAPE PLAN                                                                                                              |                            |          |
| SOIL TYPE:                         | Co, EdE, Hyc                                                                                                                         |                            |          |
| SOIL GROUP:                        | C                                                                                                                                    |                            |          |

811

Know what's below.  
Call before you dig.

NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE

500

0

25

50

100

200

( IN FEET )  
1 inch = 50 ft.

Civil Design Concepts, PA

CDC

NCBLS LICENSE # C-2184

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28791  
PHONE (828) 252-5388  
FAX (828) 455-5454

Item B.

10

| MAD | CITY OF HENDERSONVILLE CZD SUBMITTAL | REVISED PER PRELIMINARY CITY COMMENTS | DATE | NO. | DESCRIPTION |
|-----|--------------------------------------|---------------------------------------|------|-----|-------------|
|     | 1                                    | 06/30/2022                            |      |     |             |
|     | 2                                    | 07/06/2022                            |      |     |             |

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

COTTAGES AT MASTERMIND

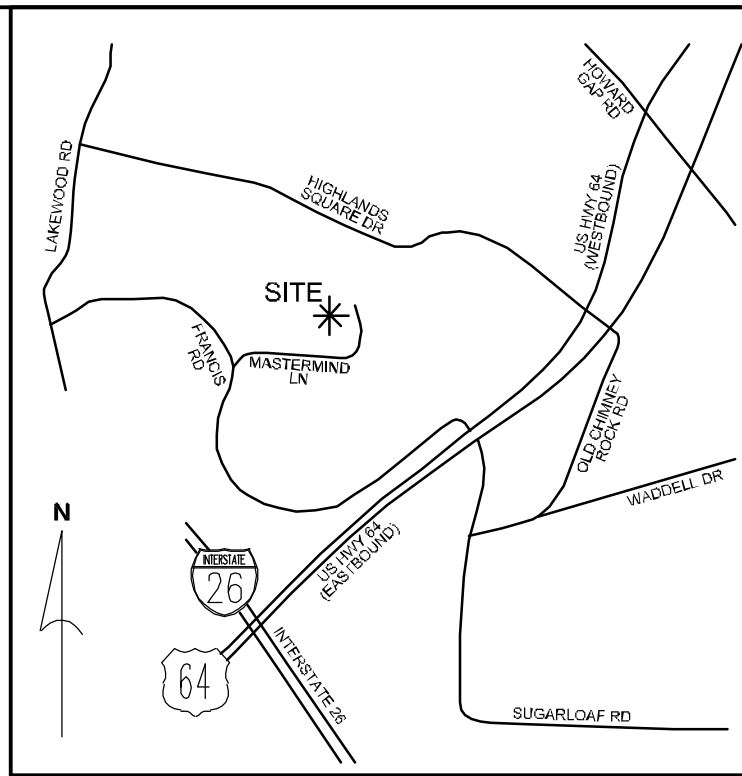
DHI COMMUNITIES, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:  
CDC PROJECT NO.:  
XXX PERMIT NO.

AMP  
12211  
xxx

SHEET  
C101





| DEVELOPMENT DATA                   |                                                                                        |                            |          |
|------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------|
| OWNER/DEVELOPER:                   | DHI COMMUNITIES, LLC<br>2000 AERIAL CENTER PARKWAY<br>MORRISVILLE, NC 27560            |                            |          |
| CONTACT:                           | TOM MARTINSON<br>(919) 618-5164                                                        |                            |          |
| CIVIL ENGINEER:                    | CIVIL DESIGN CONCEPTS, P.A.<br>168 PATTON AVENUE<br>ASHEVILLE, NC 28801                |                            |          |
| CONTACT:                           | WARREN SUGG, P.E.<br>(828) 252-5388                                                    |                            |          |
| SURVEYOR:                          | ED HOLMES & ASSOCIATES, P.A.<br>200 RIDGEFIELD COURT, SUITE 208<br>ASHEVILLE, NC 28806 |                            |          |
| CONTACT:                           | C.M. EDGERTON JR, P.L.S.<br>(828) 225-6562                                             |                            |          |
| ARCHITECT:                         | JDAVIS ARCHITECTS<br>510 S. WILMINGTON STREET<br>RALEIGH, NC 27601                     |                            |          |
| CONTACT:                           | LESLIE BLOEM<br>(919) 835-1500                                                         |                            |          |
| PROJECT DATA                       |                                                                                        |                            |          |
| PIN:                               | 9579-48-2415, 9579-48-6832                                                             |                            |          |
| ADDRESS:                           | 102 FRANCIS RD, 228 MASTERMIND LN                                                      |                            |          |
| DEED BOOK/PAGE:                    | 3752/161, 3817/216                                                                     |                            |          |
| SITE AREA:                         | 12.76 ACRES                                                                            |                            |          |
| CURRENT ZONING:                    | C-2/R-40 (COUNTY ETJ)                                                                  |                            |          |
| PROPOSED ZONING:                   | PRD CZD (CITY)                                                                         |                            |          |
| SETBACKS:                          |                                                                                        |                            |          |
| FRONT:                             | 20'                                                                                    |                            |          |
| SIDES:                             | 10'                                                                                    |                            |          |
| REAR:                              | 10'                                                                                    |                            |          |
| DISTURBED AREA:                    | 10.0± AC                                                                               |                            |          |
| PARKING CALCULATIONS:              |                                                                                        |                            |          |
| VEHICULAR:                         |                                                                                        |                            |          |
| REQUIRED SPACES:                   | 2 SPACES PER UNIT<br>99 UNITS                                                          |                            |          |
| PROVIDED SPACES:                   | 1.9 PER UNIT                                                                           |                            |          |
| HANDICAPPED SPACES:                |                                                                                        |                            |          |
| SPACES REQUIRED:                   | 6                                                                                      |                            |          |
| SPACES PROVIDED:                   | 6                                                                                      |                            |          |
| BUILDING DATA:                     |                                                                                        |                            |          |
| BUILDING                           | DESCRIPTION                                                                            | HEIGHT                     | GFA      |
| CLUBHOUSE                          | 1 STORY                                                                                | 20'                        | 4,683 SF |
| CASITA                             | 2 STORIES                                                                              | 20'                        | 3,200 SF |
| MAILROOM                           | 1 STORY                                                                                | 12'                        | 517 SF   |
| GARAGE                             | 1 STORY                                                                                | 11'                        | 1,518 SF |
| IMPERVIOUS CALCULATIONS:           |                                                                                        |                            |          |
| PRE-DEVELOPMENT:                   | IMPERVIOUS 0.46 ACRES (04%)                                                            | PERVIOUS 12.30 ACRES (96%) |          |
| POST-DEVELOPMENT:                  | 4.70 ACRES (37%)                                                                       | 8.06 ACRES (63%)           |          |
| OPEN SPACE CALCULATIONS:           |                                                                                        |                            |          |
| REQUIRED:                          | 7.6 AC (60%)                                                                           | PROVIDED:                  | 7.6 AC   |
| COMMON OPEN SPACE:                 |                                                                                        |                            |          |
| REQUIRED:                          | 1.1 AC (500 SF/UNIT)                                                                   | PROVIDED:                  | 1.1 AC   |
| SITE COVERAGE - BUILDINGS:         | TOTAL AREA: 2.0 AC                                                                     |                            |          |
| SITE COVERAGE - STREETS & PARKING: | TOTAL AREA: 1.6 AC                                                                     |                            |          |
| LANDSCAPE REQUIREMENTS:            | SEE L101 LANDSCAPE PLAN                                                                |                            |          |
| SOIL TYPE:                         | Co, EdE, HyC                                                                           |                            |          |
| SOIL GROUP:                        | C                                                                                      |                            |          |

Know what's below.  
Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

Civil Design Concepts, PA  
www.cdcdesignconcepts.com

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WILMINGTON, NC 28404  
PHONE (828) 458-4544  
FAX (828) 458-4544

| NO. | DATE       | DESCRIPTION                           | BY  |
|-----|------------|---------------------------------------|-----|
| 1   | 06/30/2022 | CITY OF HENDERSONVILLE CZD SUBMITTAL  | MAD |
| 2   | 07/08/2022 | REVISED PER PRELIMINARY CITY COMMENTS | MAD |

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

COTTAGES AT MASTERMIND

DHI COMMUNITIES, LLC - HENDERSONVILLE, NORTH CAROLINA

SITE PLAN FOR:

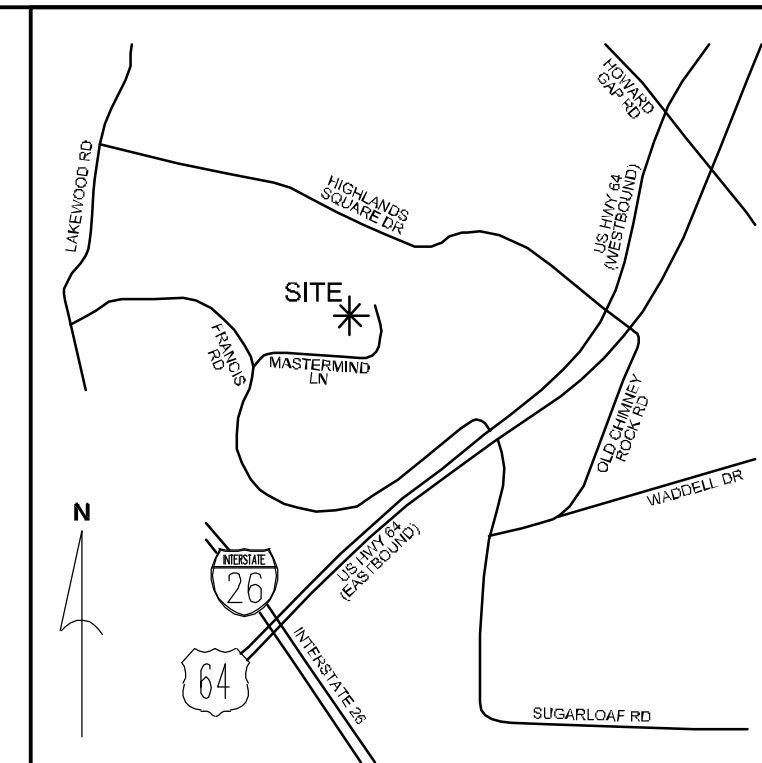
DRAWN BY:  
CDC PROJECT NO.:  
XXX PERMIT NO.

AMP  
12211  
xxx

SHEET

C201





| DEVELOPMENT DATA                   |                                                                                                                                       |                            |          |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|
| OWNER/DEVELOPER:                   | DHI COMMUNITIES, LLC<br>2000 AERIAL CENTER PARKWAY<br>MORRISVILLE, NC 27560<br>TOM MARTINSON<br>(919) 618-5164                        |                            |          |
| CONTACT:                           |                                                                                                                                       |                            |          |
| CIVIL ENGINEER:                    | CIVIL DESIGN CONCEPTS, P.A.<br>168 PATTON AVENUE<br>ASHEVILLE, NC 28801<br>WARREN SUGG, P.E.<br>(828) 252-5388                        |                            |          |
| CONTACT:                           |                                                                                                                                       |                            |          |
| SURVEYOR:                          | ED HOLMES & ASSOCIATES, P.A.<br>200 RIDGEFIELD COURT, SUITE 208<br>ASHEVILLE, NC 28806<br>C.M. EDGERTON JR., P.L.S.<br>(828) 225-6562 |                            |          |
| CONTACT:                           |                                                                                                                                       |                            |          |
| ARCHITECT:                         | JDAVIS ARCHITECTS<br>510 S. WILMINGTON STREET<br>RALEIGH, NC 27601<br>LESLIE BLOEM<br>(919) 835-1500                                  |                            |          |
| CONTACT:                           |                                                                                                                                       |                            |          |
| PROJECT DATA                       |                                                                                                                                       |                            |          |
| PIN:                               | 9579-48-2415, 9579-48-6832                                                                                                            |                            |          |
| ADDRESS:                           | 102 FRANCIS RD, 228 MASTERMIND LN                                                                                                     |                            |          |
| DEED BOOK/PAGE:                    | 3752/161; 3817/216                                                                                                                    |                            |          |
| SITE AREA:                         | 12.76 ACRES                                                                                                                           |                            |          |
| CURRENT ZONING:                    | C-2/R-40 (COUNTY ETJ)                                                                                                                 |                            |          |
| PROPOSED ZONING:                   | PRD CZD (CITY)                                                                                                                        |                            |          |
| SETBACKS:                          |                                                                                                                                       |                            |          |
| FRONT:                             | 20'                                                                                                                                   |                            |          |
| SIDES:                             | 10'                                                                                                                                   |                            |          |
| REAR:                              | 10'                                                                                                                                   |                            |          |
| DISTURBED AREA:                    | 10.0± AC                                                                                                                              |                            |          |
| PARKING CALCULATIONS:              |                                                                                                                                       |                            |          |
| VEHICULAR:                         |                                                                                                                                       |                            |          |
| REQUIRED SPACES:                   | 2 SPACES PER UNIT<br>99 UNITS                                                                                                         |                            |          |
| PROVIDED SPACES:                   | 1.9 PER UNIT                                                                                                                          |                            |          |
| HANDICAPPED SPACES:                |                                                                                                                                       |                            |          |
| SPACES REQUIRED:                   | 6                                                                                                                                     |                            |          |
| SPACES PROVIDED:                   | 6                                                                                                                                     |                            |          |
| BUILDING DATA:                     |                                                                                                                                       |                            |          |
| BUILDING                           | DESCRIPTION                                                                                                                           | HEIGHT                     | SEA      |
| CLUBHOUSE                          | 1 STORY                                                                                                                               | 20'                        | 4,683 SF |
| CASITA                             | 2 STORIES                                                                                                                             | 20'                        | 3,200 SF |
| MAILROOM                           | 1 STORY                                                                                                                               | 12'                        | 517 SF   |
| GARAGE                             | 1 STORY                                                                                                                               | 11'                        | 1,518 SF |
| IMPERVIOUS CALCULATIONS:           |                                                                                                                                       |                            |          |
| PRE-DEVELOPMENT:                   | IMPERVIOUS 0.46 ACRES (04%)                                                                                                           | PERVIOUS 12.30 ACRES (96%) |          |
| POST-DEVELOPMENT:                  | 4.70 ACRES (37%)                                                                                                                      | 8.06 ACRES (63%)           |          |
| OPEN SPACE CALCULATIONS:           |                                                                                                                                       |                            |          |
| REQUIRED:                          | 7.6 AC (60%)                                                                                                                          | PROVIDED:                  | 7.6 AC   |
| COMMON OPEN SPACE:                 |                                                                                                                                       |                            |          |
| REQUIRED:                          | 1.1 AC (500 SF/UNIT)                                                                                                                  | PROVIDED:                  | 1.1 AC   |
| SITE COVERAGE - BUILDINGS:         | TOTAL AREA: 2.0 AC                                                                                                                    |                            |          |
| SITE COVERAGE - STREETS & PARKING: | TOTAL AREA: 1.6 AC                                                                                                                    |                            |          |
| LANDSCAPE REQUIREMENTS:            | SEE L101 LANDSCAPE PLAN                                                                                                               |                            |          |
| SOIL TYPE:                         | Co, EdE, HyC                                                                                                                          |                            |          |
| SOIL GROUP:                        | C                                                                                                                                     |                            |          |

CDC INSPECTIONS HOTLINE:  
828-771-4755 OR [INSPECTION@CDCGO.COM](mailto:INSPECTION@CDCGO.COM)

**811**

Know what's below.  
Call before you dig.

NORTH

UTILITY PLAN

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WALNUT STREET  
PHONE (828) 458-5444  
FAX (828) 458-5444

**CDC** Civil Design Concepts, PA

www.civildesignconcepts.com

NCBLS LICENSE # C-2184

| NO. | DATE       | DESCRIPTION                           | BY  |
|-----|------------|---------------------------------------|-----|
| 1   | 06/30/2022 | CITY OF HENDERSONVILLE CZD SUBMITTAL  | MAD |
| 2   | 07/08/2022 | REVISED PER PRELIMINARY CITY COMMENTS | MAD |

PRELIMINARY  
NOT RELEASED FOR  
CONSTRUCTION

UTILITY PLAN FOR:

**COTTAGES AT MASTERMIND**

DHI COMMUNITIES, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:  
CDC PROJECT NO.:  
XXX PERMIT NO.

AMP  
12211  
xxx

SHEET

**C601**



PLANTING SUMMARY:

VEHICULAR USAGE LANDSCAPE AREA (VUA)

REQUIREMENTS: 1 LARGE DECIDUOUS TREE AND 2 SHRUBS PER 4,000 SF OF VUA

|                  |           |
|------------------|-----------|
| TOTAL VUA:       | 71,966 SF |
| TREES REQUIRED:  | 18        |
| TREES PROVIDED:  | 27        |
| SHRUBS REQUIRED: | 36        |
| SHRUBS PROVIDED: | 56        |

APPROXIMATE TREE CANOPY OF EXISTING TREES TO REMAIN WITH 12" DBH OR GREATER (TYP)

EXISTING TREE WITH 12" DBH AND GREATER TO REMAIN (TYP)

PIN: 9579-49-0083  
Cedar Bluffs LTD Partnership  
DB 1006 PG 14.1  
ZONING: PRD  
USE: Residential

PROPOSED PLANT SCHEDULE \*

| KEY | QTY | BOTANICAL NAME | COMMON NAME | CONT. | CAL. | SIZE |
|-----|-----|----------------|-------------|-------|------|------|
|-----|-----|----------------|-------------|-------|------|------|

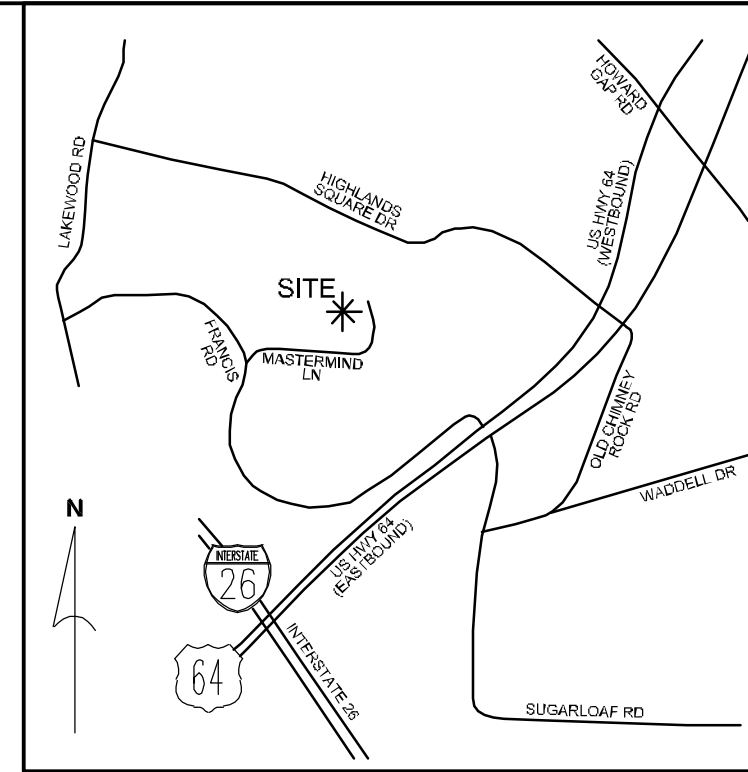
TREES

|    |    |                              |                             |     |           |            |
|----|----|------------------------------|-----------------------------|-----|-----------|------------|
| AA | 2  | AMELANCHIER ARBOREA          | SERVICEBERRY                | B&B | 1.5" CAL. | 8' HT      |
| CC | 4  | CARPINUS CAROLINIANA         | AMERICAN HORNBEAM           | B&B | 1.5" CAL. | 8' HT      |
| TC | 9  | TILIA CORDATA                | LITTLELEAF LINDEN           | B&B | 2.5" CAL. | 12'-14' HT |
| ZS | 12 | ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE JAPANESE ZELKOVA | B&B | 2.5" CAL. | 12'-14' HT |

SHRUBS

|     |    |                                   |                            |       |  |  |
|-----|----|-----------------------------------|----------------------------|-------|--|--|
| CSE | 13 | CORNUS SERICEA 'MIDWINTER FIRE'   | MIDWINTER FIRE DOGWOOD     | 3 GAL |  |  |
| HAA | 4  | HYDRANGEA ARBORESCENS 'ANNABELLE' | ANNABELLE SMOOTH HYDRANGEA | 3 GAL |  |  |
| IGC | 12 | ILEX GLABRA 'COMPACTA'            | INKBERRY                   | 3 GAL |  |  |
| IVL | 27 | ITEA VIRGINICA 'LITTLE HENRY'     | LITTLE HENRY SWEETSPICE    | 3 GAL |  |  |

\*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER  
\*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.



VICINITY MAP  
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: DHI COMMUNITIES, LLC  
2000 AERIAL CENTER PARKWAY  
MORRISVILLE, NC 27560  
TOM MARTINSON  
(919) 618-5164

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHEVILLE, NC 28801  
WARREN SUGG, P.E.  
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.  
200 RIDGEFIELD COURT, SUITE 208  
ASHEVILLE, NC 28806  
C.M. EDGERTON JR., P.L.S.  
(828) 225-6562

CONTACT:

ARCHITECT: JDAVIS ARCHITECTS  
510 S. WILMINGTON STREET  
RALEIGH, NC 27601  
LESLIE BLOEM  
(919) 835-1500

CONTACT:

PROJECT DATA

PIN: 9579-48-2415, 9579-48-6832  
ADDRESS: 102 FRANCIS RD, 228 MASTERMIND LN  
3752/161: 3817/216  
SITE AREA: 12.76 ACRES  
CURRENT ZONING: C-2/R-40 (COUNTY ETJ)  
PROPOSED ZONING: PRD CZD (CITY)

SETBACKS:  
FRONT: 20'  
SIDES: 10'  
REAR: 10'

DISTURBED AREA: 10.0± AC

PARKING CALCULATIONS:

VEHICULAR:  
REQUIRED SPACES: 2 SPACES PER UNIT  
99 UNITS

PROVIDED SPACES: 1.9 PER UNIT

HANDICAPPED SPACES:  
SPACES REQUIRED: 6 SPACES PROVIDED: 6

BUILDING DATA:

| BUILDING  | DESCRIPTION | HEIGHT | SEA      |
|-----------|-------------|--------|----------|
| CLUBHOUSE | 1 STORY     | 20'    | 4,683 SF |
| CASITA    | 2 STORIES   | 20'    | 3,200 SF |
| MAILROOM  | 1 STORY     | 12'    | 517 SF   |
| GARAGE    | 1 STORY     | 11'    | 1,518 SF |

IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT: 0.46 ACRES (04%) PERVIOUS  
POST-DEVELOPMENT: 4.70 ACRES (37%) 8.06 ACRES (63%)

OPEN SPACE CALCULATIONS:

REQUIRED: 7.6 AC (60%) PROVIDED: 7.6 AC

COMMON OPEN SPACE:

REQUIRED: 1.1 AC (500 SF/UNIT) PROVIDED: 1.1 AC

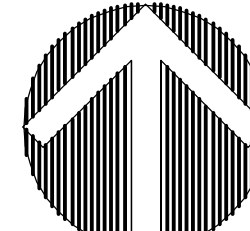
SITE COVERAGE - BUILDINGS: TOTAL AREA: 2.0 AC

SITE COVERAGE - STREETS & PARKING: TOTAL AREA: 1.6 AC

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE PLAN

SOIL TYPE: Co, EdE, HyC  
SOIL GROUP: C

CDC INSPECTIONS HOTLINE:  
828-771-4755 OR INSPECTION@CDCGO.COM



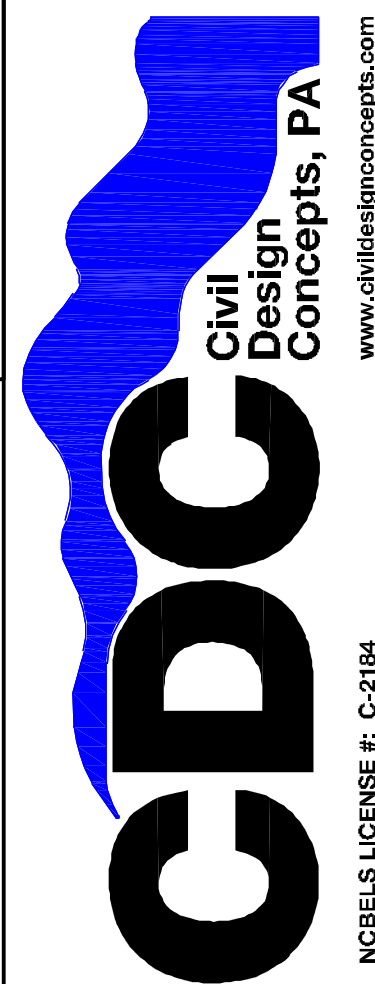
NORTH

LANDSCAPE & RESOURCE PLAN

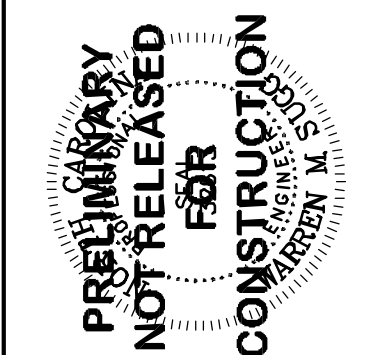
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



| NO. | DATE       | DESCRIPTION                           |
|-----|------------|---------------------------------------|
| 1   | 06/30/2022 | CITY OF HENDERSONVILLE CZD SUBMITTAL  |
| 2   | 07/08/2022 | REVISED PER PRELIMINARY CITY COMMENTS |



COTTAGES AT MASTERMIND

LANDSCAPE & RESOURCE PLAN FOR:

DRAWN BY: CDC PROJECT NO.:  
XXX PERMIT NO.

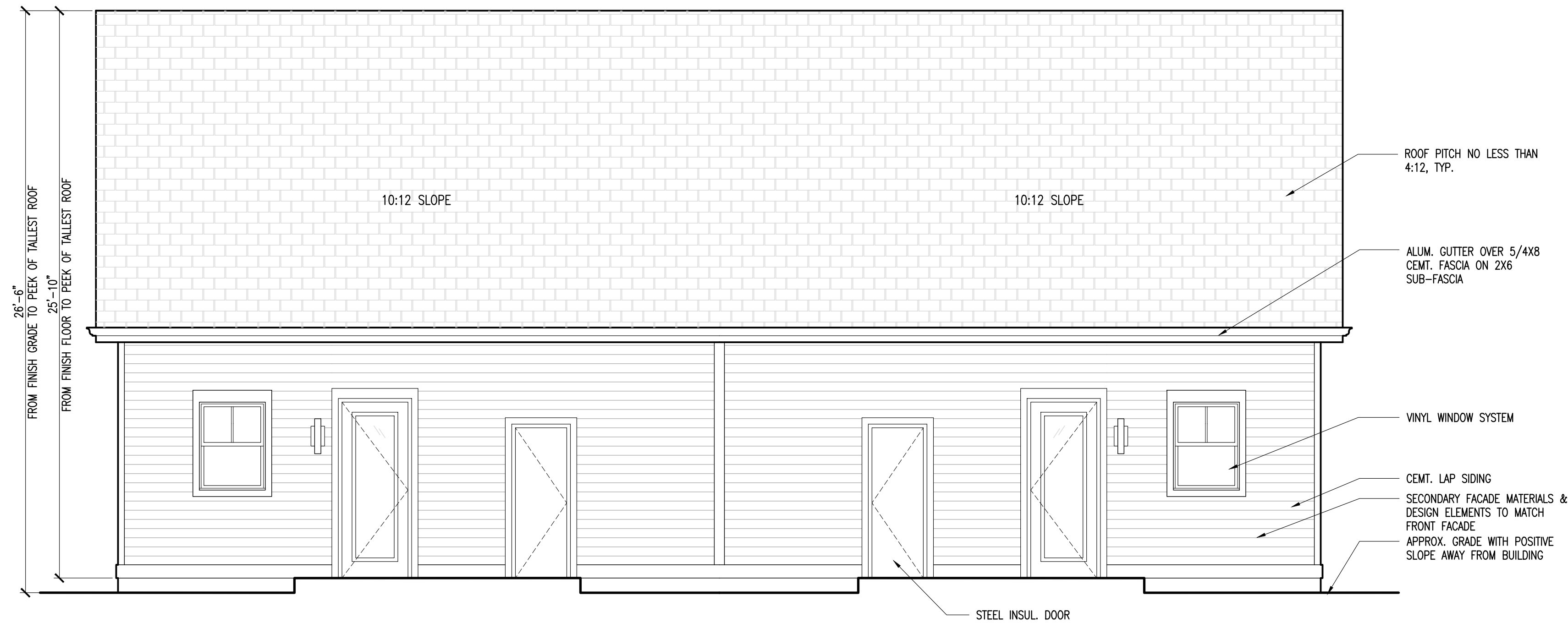
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ELEVATIONS ARE  
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REFERENCE/ ZONING  
PURPOSES ONLY.  
ELEVATIONS TO FOLLOW  
DEVELOPMENT  
STANDARDS.



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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| PROJECT:    |                     | DATE       |
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| ISSUE:      | SITE PLAN SUBMITTAL | 06.30.2022 |
| REVISIONS:  |                     |            |
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| CHECKED BY: |                     |            |
| CONTENT:    |                     | DUPLEX 1.2 |
|             |                     | ELEVATIONS |
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DHI Communities  
Cottages at  
Mastermind  
Hendersonville, NC

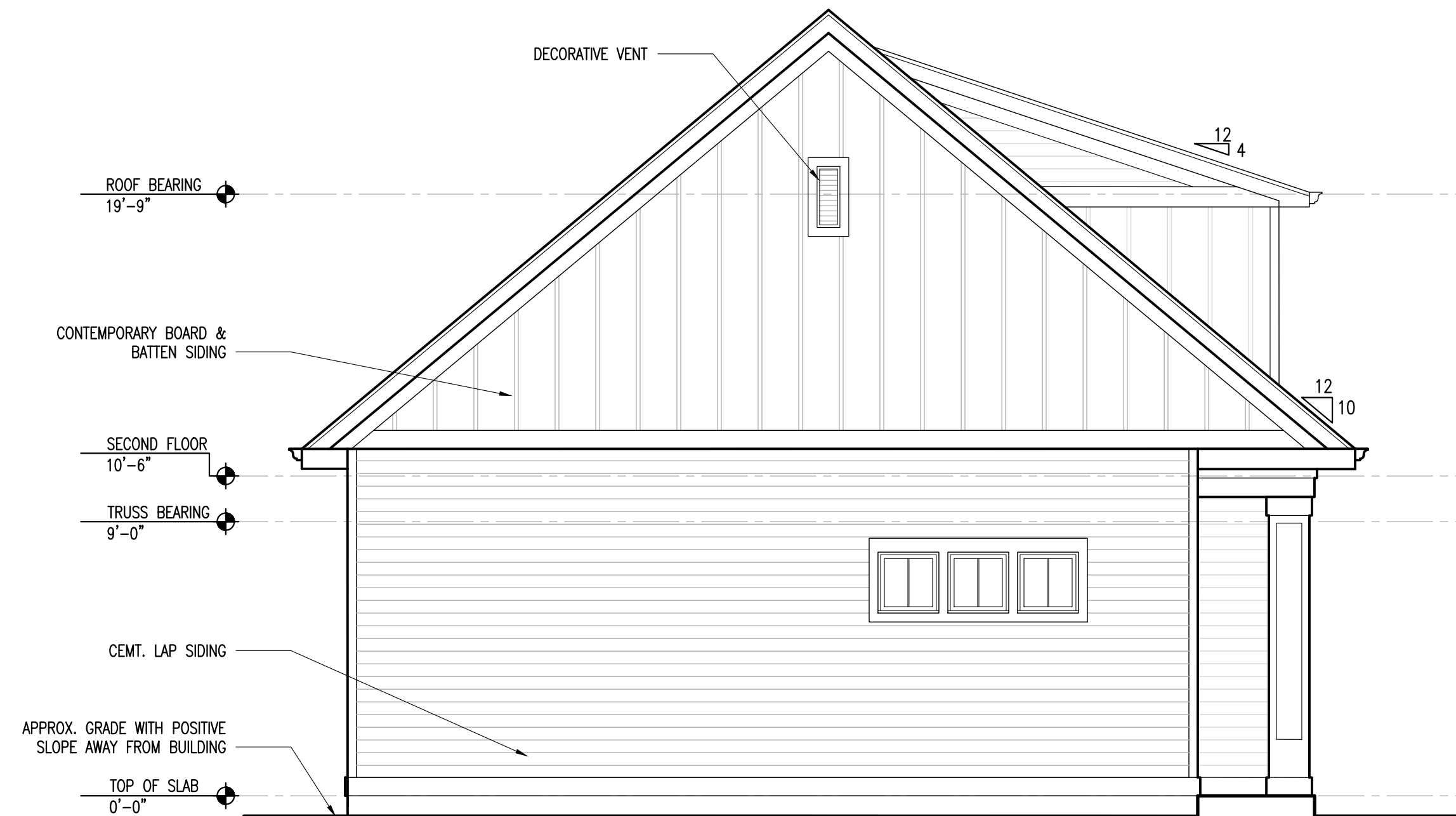
NOT FOR  
CONSTRUCTION



J. DAVIS  
510 S. Wilmington St. | Raleigh, NC 27601 | Tel 919.835.1500  
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel 215.545.0121

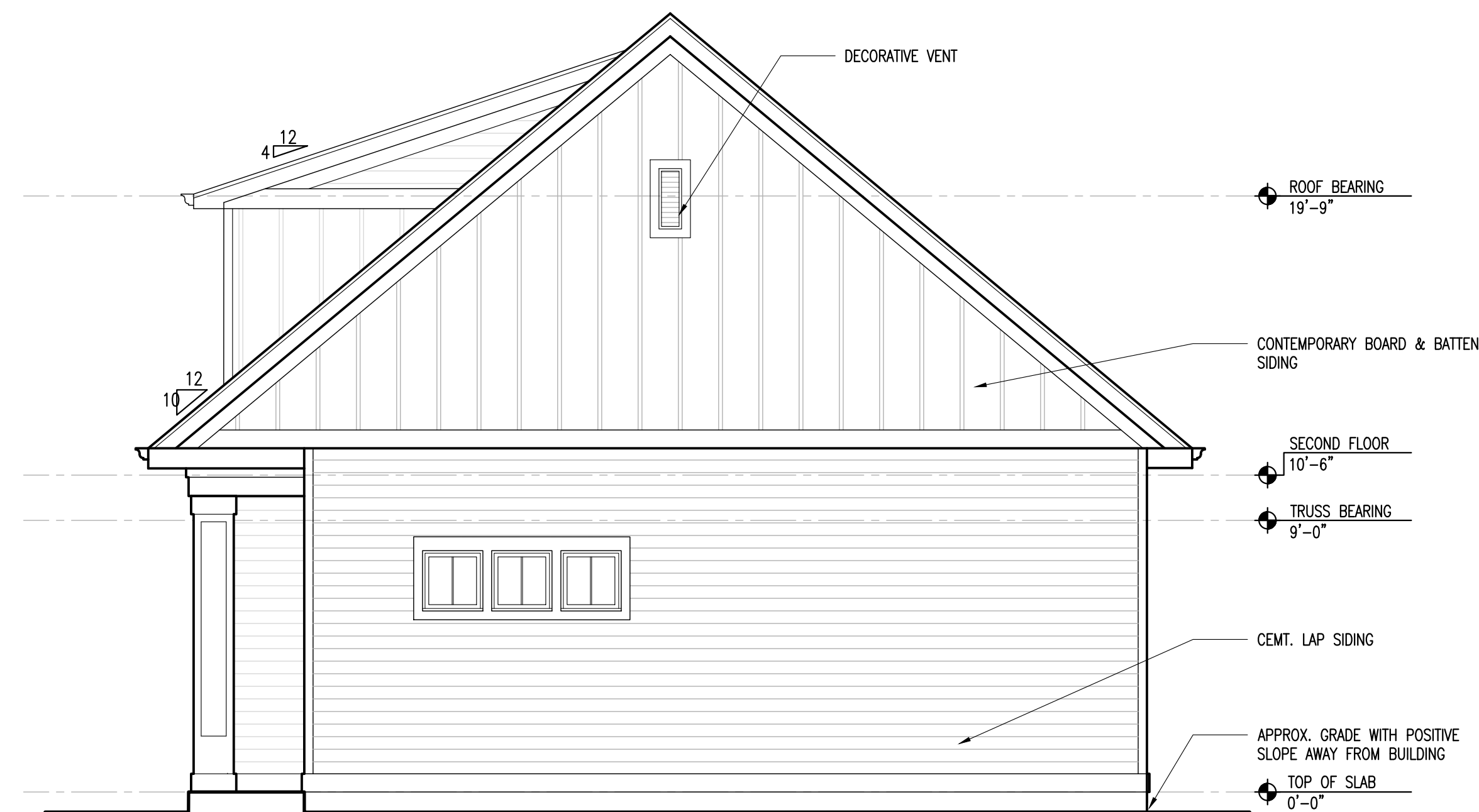
A3.01.1





LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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STANDARDS.

DHI Communities  
**Cottages at  
Mastermind**  
Hendersonville, NC



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| CONTENT:    | DUPLEX 1.2          |            |
|             | ELEVATIONS          |            |
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### A3.01.2



ELEVATIONS ARE  
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STANDARDS.



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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DHI Communities  
Cottages at  
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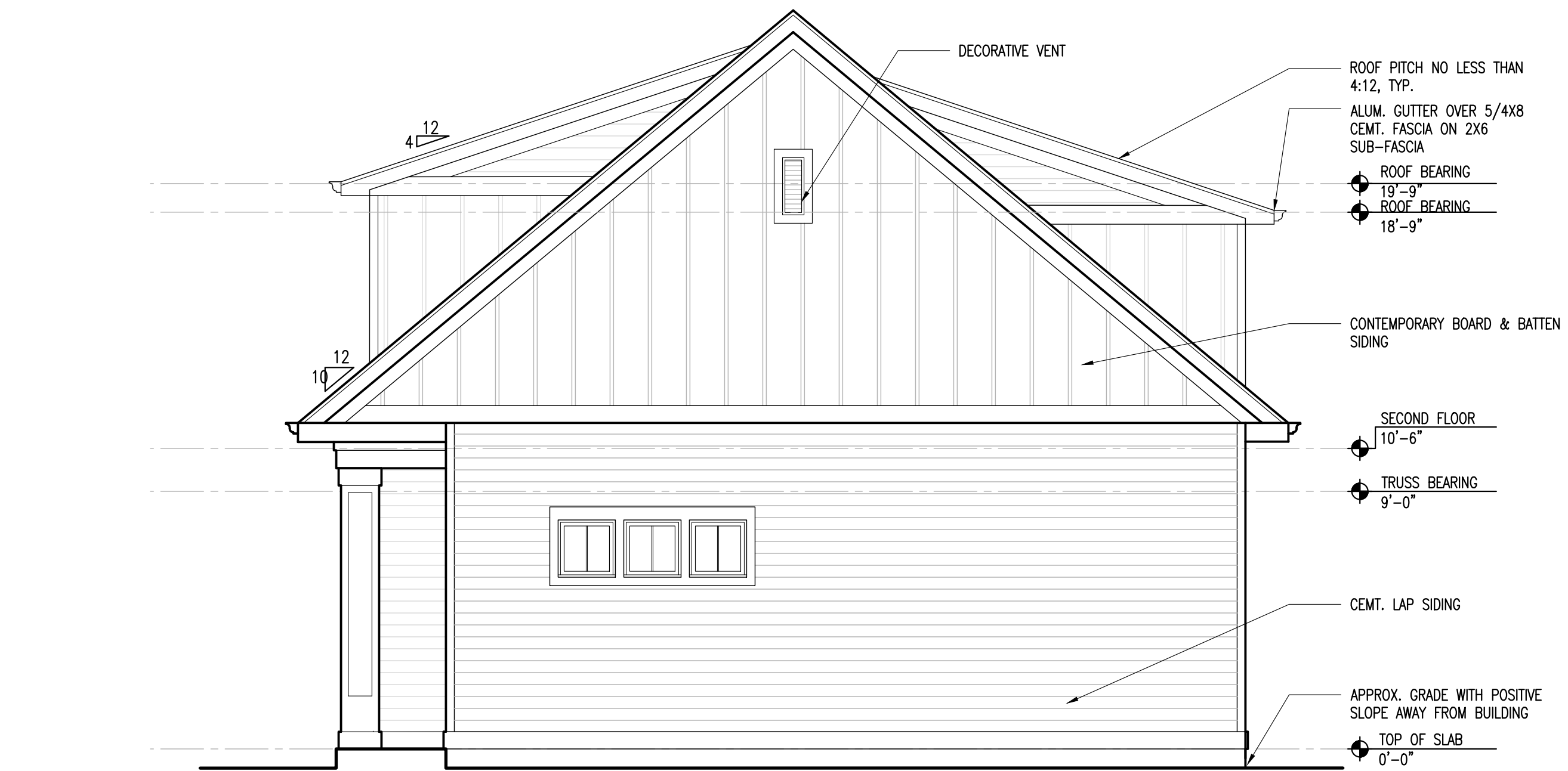
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| CONTENT: DUPLEX 2.2 |                                |
| ELEVATIONS          |                                |
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A3.02.1





DHI Communities  
**Cottages at  
Mastermind**  
Hendersonville, NC



### A3.02.2





### A3.03.1

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| CONTENT:    | DUPLEX 3.2                     |
| .           | ELEVATIONS                     |
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LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



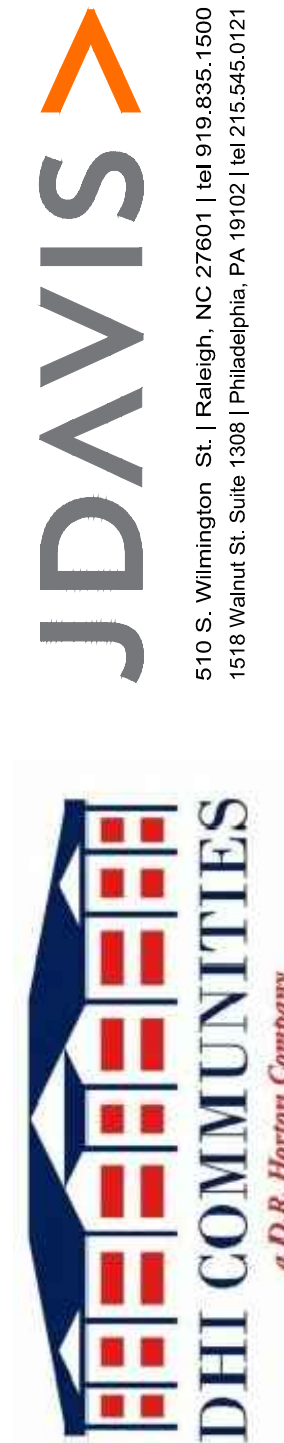
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

1

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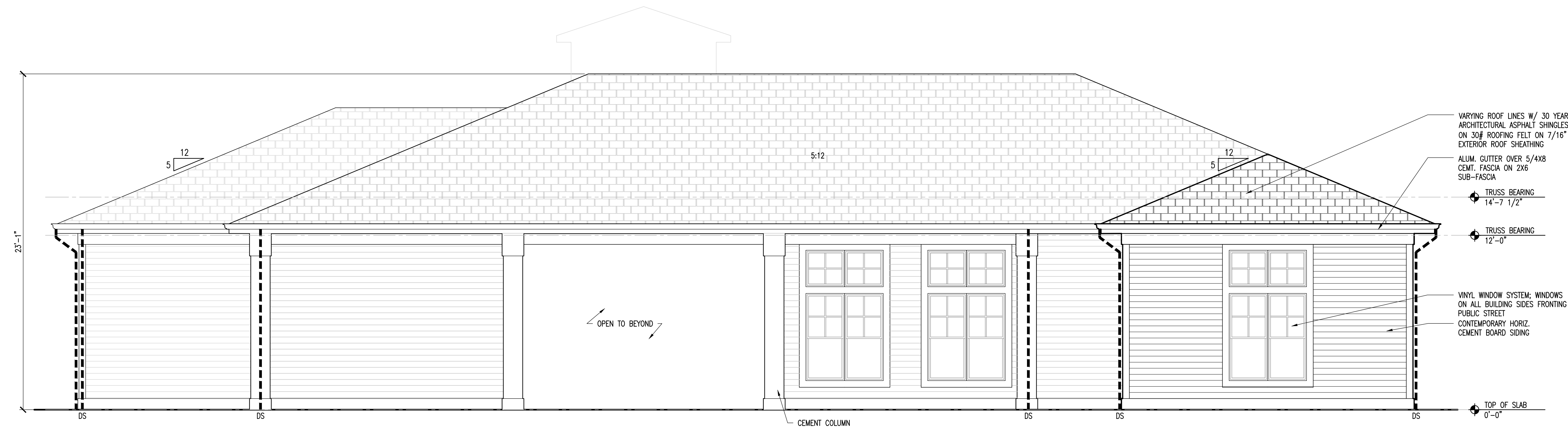
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**Cottages at  
Mastermind**  
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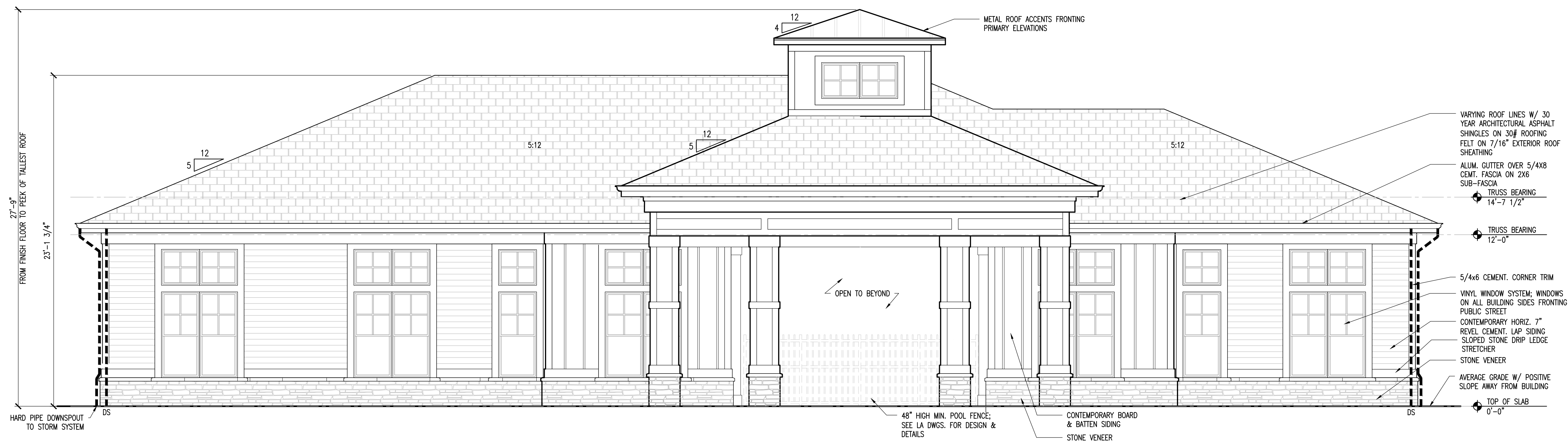
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| CONTENT:    | CLUBHOUSE ELEVATIONS |            |
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|             | ..                   |            |

A12.03



CLUBHOUSE BACK ELEVATION

2



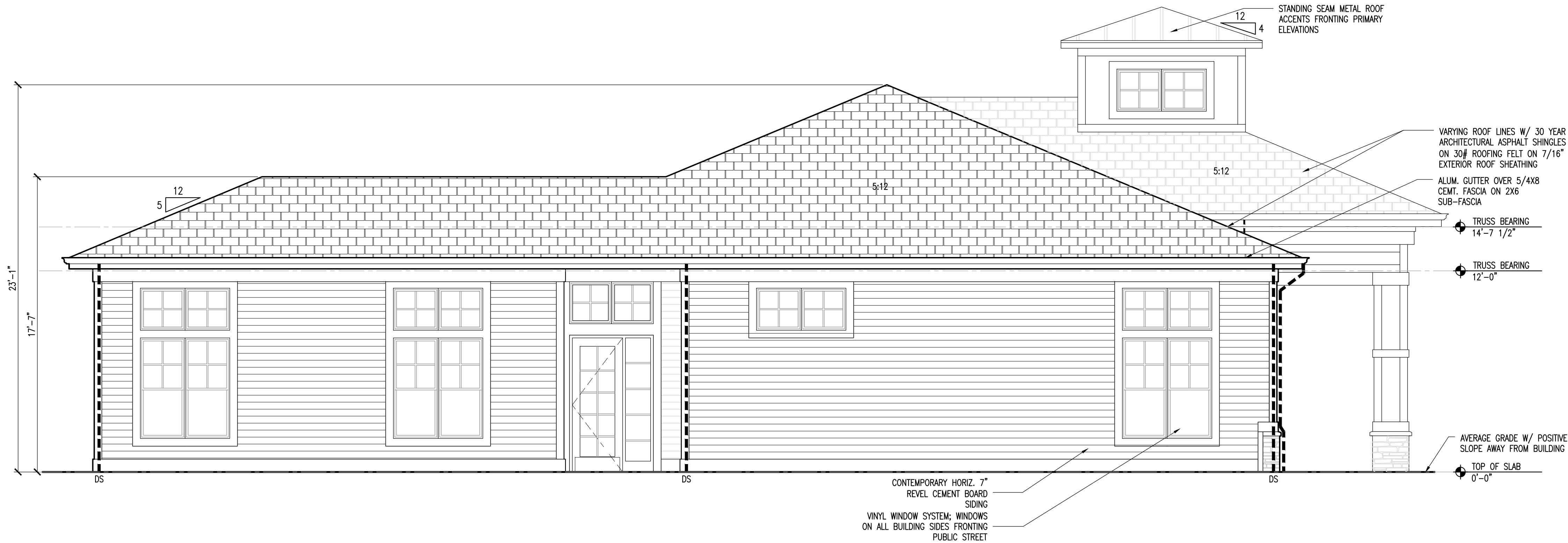
ELEVATIONS ARE PRELIMINARY & FOR REFERENCE/ ZONING PURPOSES ONLY.  
ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

CLUBHOUSE FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1



| PROJECT:                      | DATE       |
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| CHECKED BY:                   |            |
| CONTENT: CLUBHOUSE ELEVATIONS |            |
|                               |            |
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CLUBHOUSE SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

2



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ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

CLUBHOUSE SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

1



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| PROJECT:    | .                     | .          |
| ISSUE:      | SITE PLAN SUBMITTAL   | 06.30.2022 |
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| CONTENT:    | MAIL & POOL EQUIPMENT |            |
|             | PLANS & ELEVATIONS    |            |
|             |                       |            |



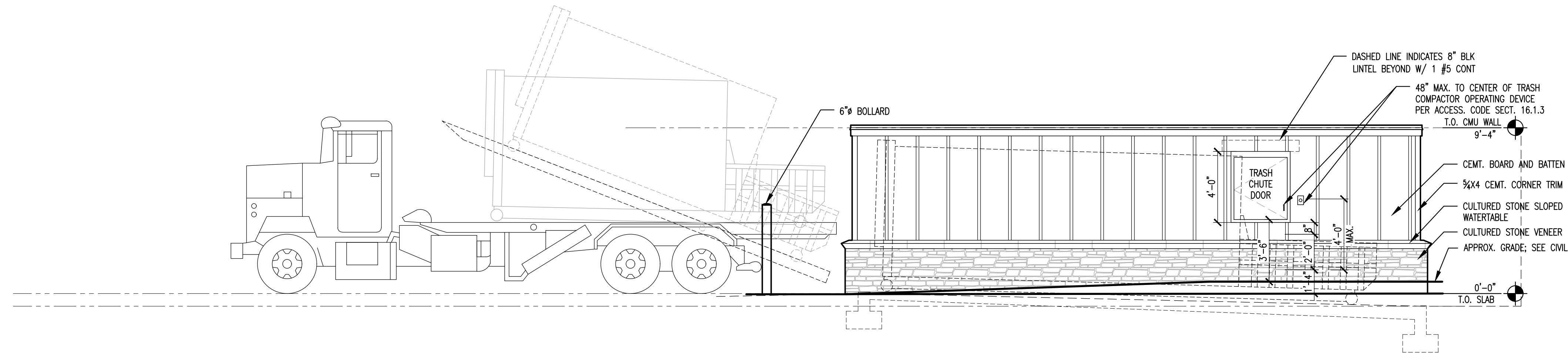
| ROOF VENTING                      |                   | *Ventilation Area = 1500 cfm/area per min per 1000 SCFSD Section R0306. |                           |
|-----------------------------------|-------------------|-------------------------------------------------------------------------|---------------------------|
| <b>Mail Kiosk/ Pool Equipment</b> |                   |                                                                         |                           |
| Square Footage                    | 693 yields        | 2.31 sq. ft. ventilation                                                |                           |
| Soft vent free area               | 40 linear feet    | 5 in/ft                                                                 | 1.389 sq. ft.             |
| Soft vent free area               | vent(s) at 4"x16" | 28 in/ft                                                                | 0 sq. ft.                 |
|                                   |                   | <b>low vent surplus</b>                                                 | <b>0.234</b>              |
| Ridge vent free area              | 10 linear feet    | 19 in/ft                                                                | 1.25 sq. ft.              |
| Soft vent free area               | 0 vent(s) at      | 2.6 sq. ft.                                                             | 0 sq. ft.                 |
| Roof vent free area               | 0 vent(s) at      | 00 in/ft                                                                | 0 sq. ft.                 |
|                                   |                   | <b>high vent surplus</b>                                                | <b>0.095</b>              |
|                                   |                   |                                                                         | surplus sq. ft. free area |



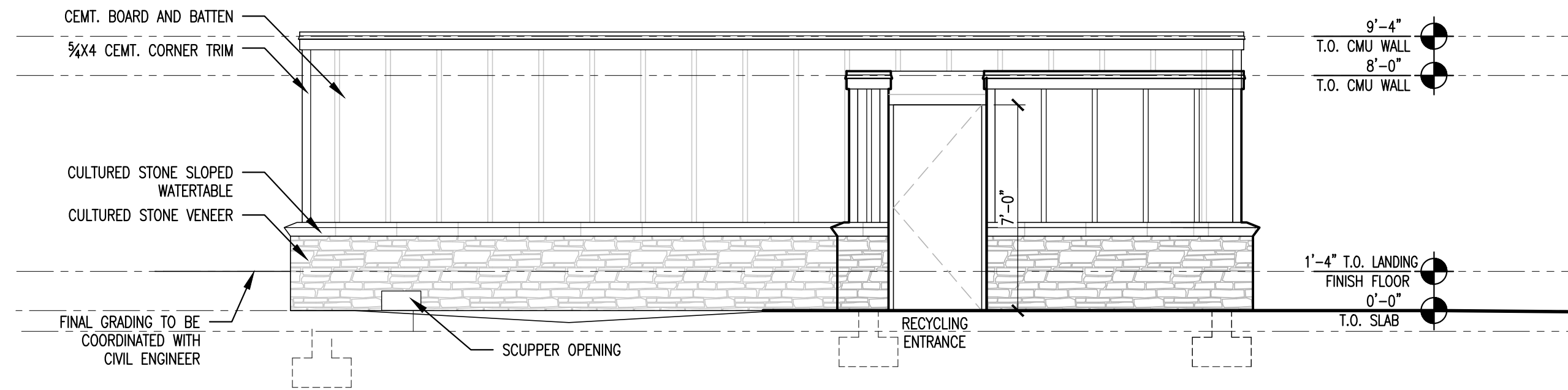
ELEVATIONS ARE  
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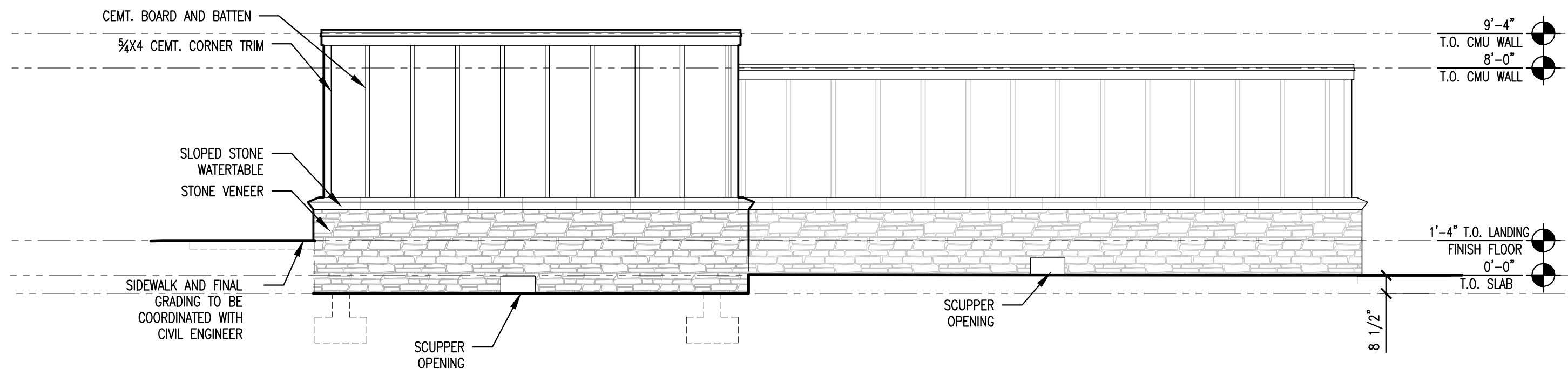
ELEVATIONS ARE  
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STANDARDS.



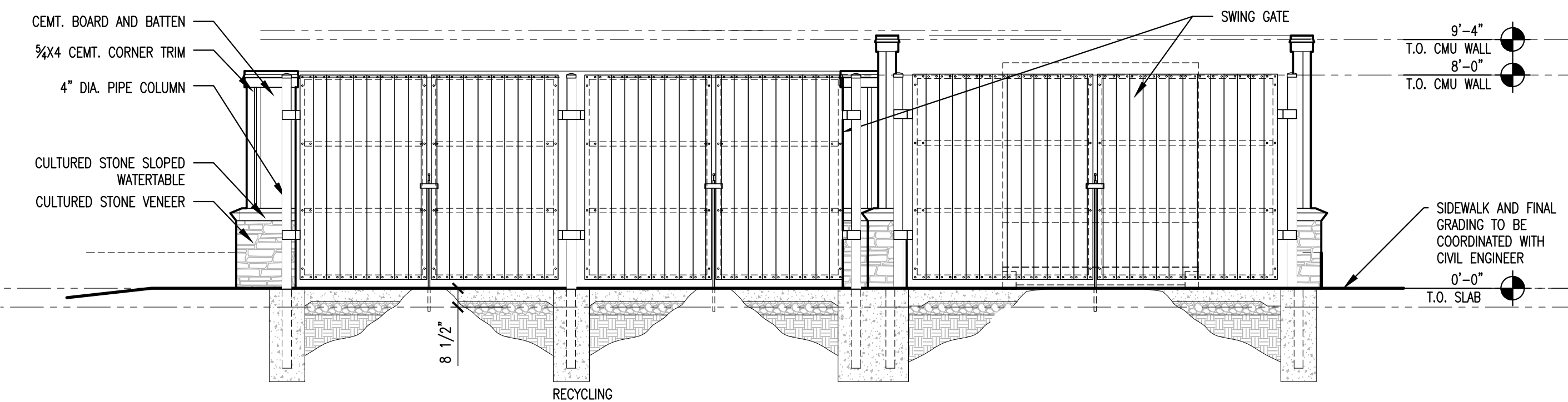
TRASH ENCLOSURE - RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



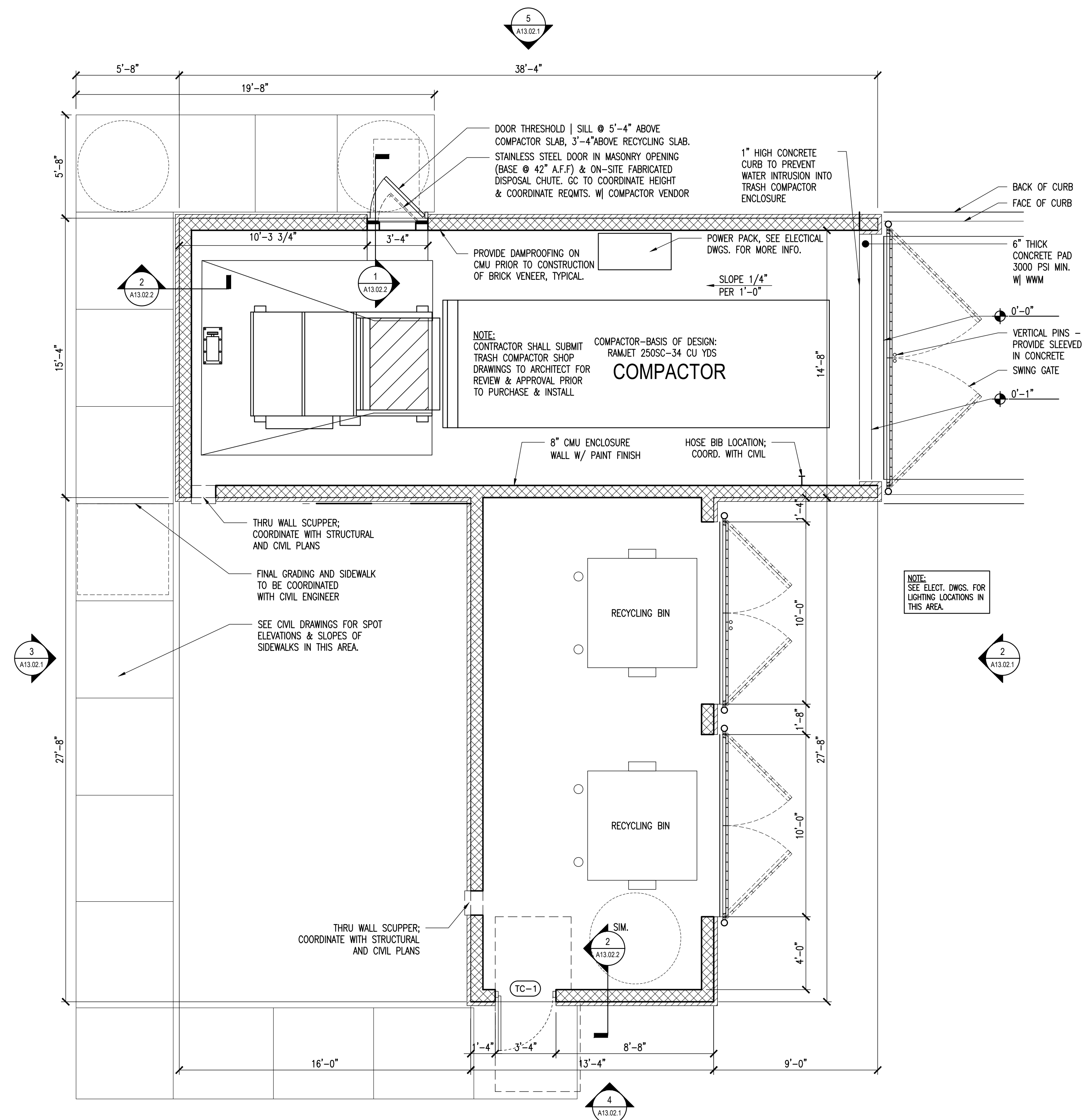
|                                  |   |
|----------------------------------|---|
| TRASH ENCLOSURE - LEFT ELEVATION | 4 |
| SCALE: 1/4" = 1'-0"              |   |



|                                  |   |
|----------------------------------|---|
| TRASH ENCLOSURE - REAR ELEVATION | 3 |
| SCALE: 1/4" = 1'-0"              |   |



|                                   |   |
|-----------------------------------|---|
| TRASH ENCLOSURE - FRONT ELEVATION | 2 |
| SCALE: 1/4" = 1'-0"               |   |



TRASH ENCLOSURE - FLOOR PLAN  
SCALE: 1/4" = 1'-0"





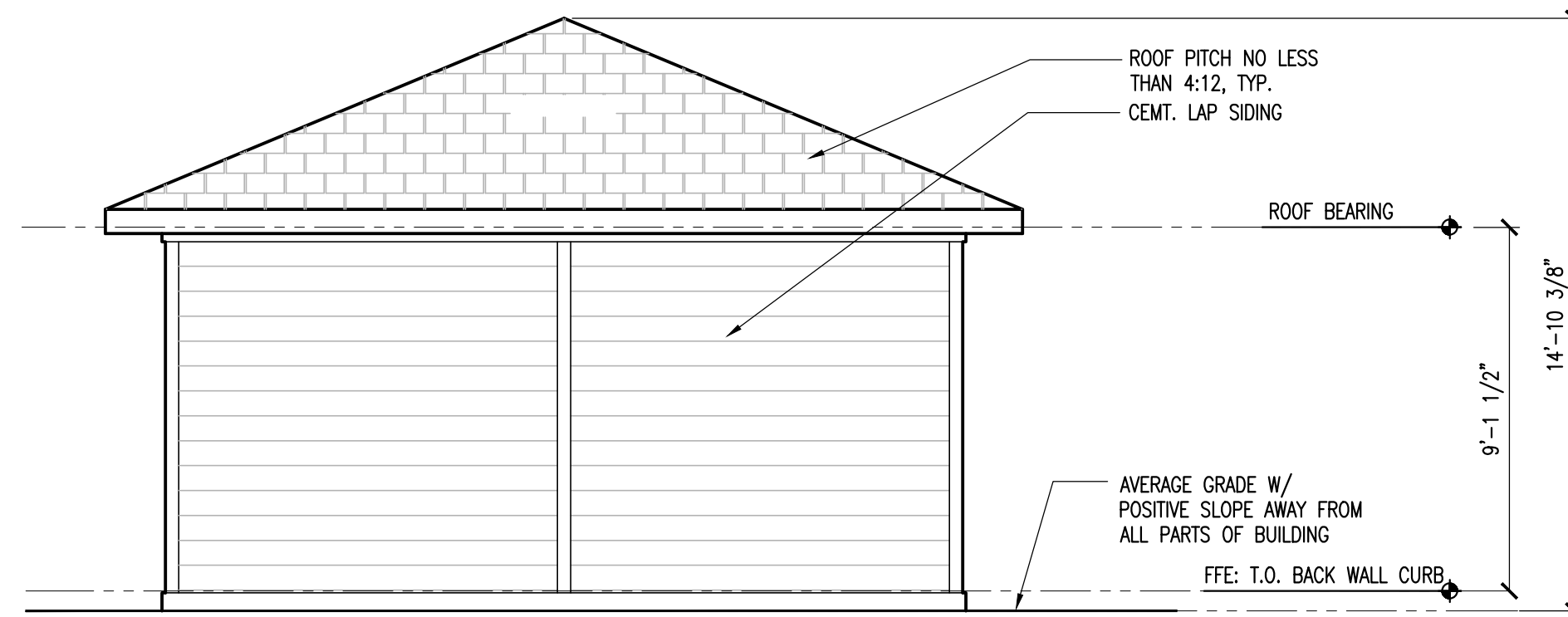
DHI Communities  
**Cottages at  
Mastermind**  
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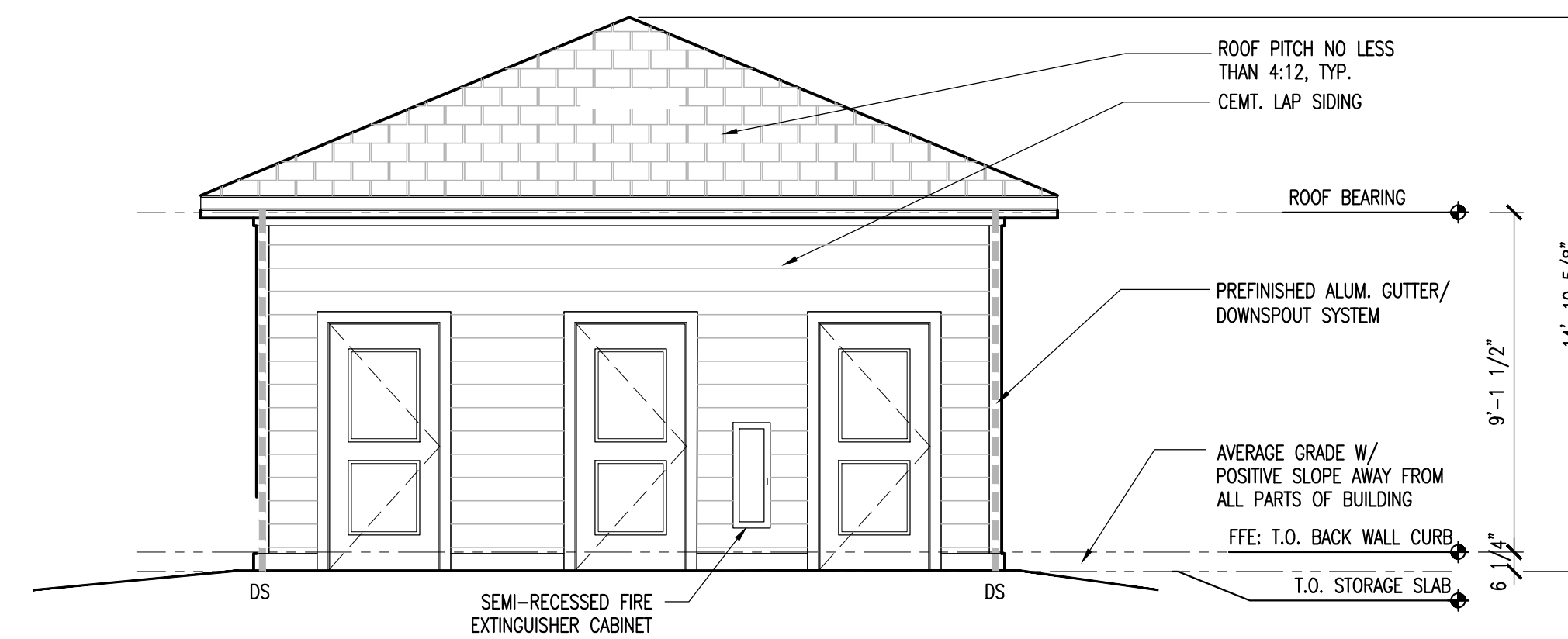
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| CONTENT:    | GARAGE ELEVATIONS   |            |
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A13.03



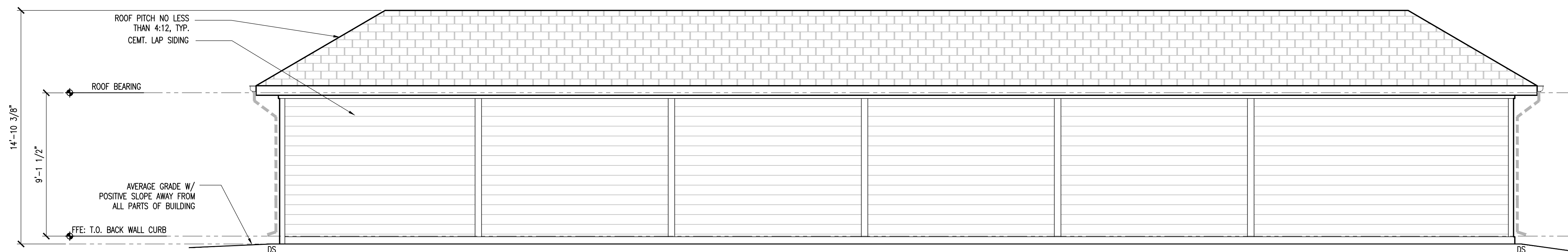
|                     |   |
|---------------------|---|
| LEFT SIDE ELEVATION | 4 |
| SCALE: 1/4" = 1'-0" |   |

4



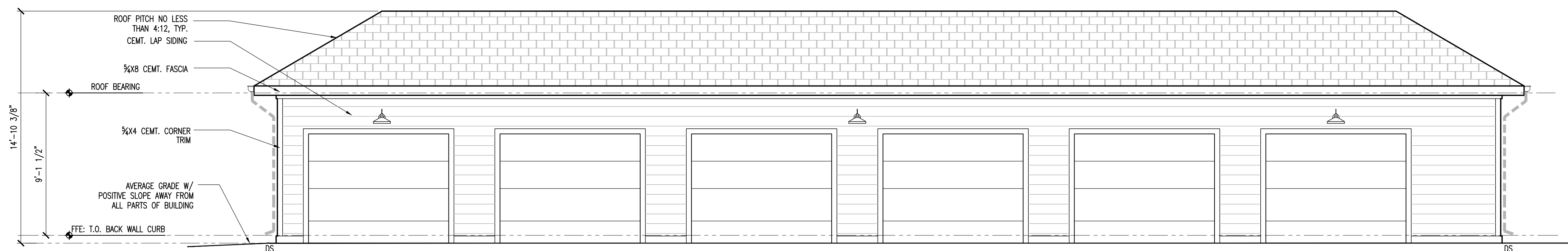
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

3



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

—

ELEVATIONS ARE PRELIMINARY & FOR REFERENCE/ ZONING PURPOSES ONLY.  
ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.



## Tree Board Motion for Cottages at Mastermind

Based on the following guiding city code documents (the Municipal Code, Chapter 46, Article IV, Division 1, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to the prioritization of existing tree canopy, the Tree Board believes that this project is inconsistent and incompatible with the preservation of tree canopy in Hendersonville for the following reasons:

1. Based on the documents provided prior to the Tree Board meeting, there are more than 340 12" or larger trees on this property consisting primarily of oak, maple, poplar and pine.
2. It appears that a large number, more than 240 12" or larger trees will be removed from this property and not be preserved. Only 21 medium or large canopy trees will be replanted and not with similar species as currently found on the property.
3. This property is one of the few remaining forested properties of this size and tree diversity in Hendersonville.

The Tree Board recommends the following conditions be applied to this development.

1. Replace 50% of the proposed Linden and Zelkova tree plantings with native medium or large canopy trees from the following Genera (*Quercus* and *Acer*) to help enhance bird populations by planting trees that produce food (insects) for nesting birds. 96% of our terrestrial birds rely on insects supported only by native plants.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use as tree credits.
3. Plant an additional 15 oak, maple, and poplar (2 and one half inch or larger caliper) trees throughout the open spaces created by this development.
4. Implement a vegetative planting plan that will enhance the banks of and a 20 foot corridor around the stormwater pond to provide filtration and infiltration of stormwater from turf managed areas and enhance wildlife habitat. The plan must include diverse and appropriate species of native upland and wetland shrubs and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) selected from the city's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses should be used.