

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: June 19, 2019

SUBJECT: Waterline Extension Request – Cummings Cove Subdivision

PRESENTER: Matt Champion, Project Development Planner

ATTACHMENTS:

1. Availability Request Approvals
2. Aerial Map
3. Master Plan
4. Proposed Water Extension Areas
5. PowerPoint Slides

SUMMARY OF REQUEST:

The City of Hendersonville has requested that the County comment on two proposed water line extensions in Cummings Cove Subdivision. The project would serve 34 lots in Cummings Cove Villas and 28 lots in Phase 9. Cummings Cove Villas is proposed to be served by a 6” water line with a length of 1,750 linear feet. Phase 9 is proposed to be served by a 6” water line with a length of 1,192 linear feet. The existing subdivision’s residential structures and amenities are already served by the City of Hendersonville water. The project’s location within the Rural/Urban Transition Area is consistent with the Henderson County Comprehensive Plan.

The Planning Board approved the revised master and development plan on June 22, 2018.

BOARD ACTION REQUESTED:

Action by the Board of Commissioners is needed to either grant or deny the request. If the Board decides to approve the extension the following motion has been provided.

SUGGESTED MOTION:

I move that the Board approve the waterline extension request for Cummings Cove Subdivision per the approved master plan phases and direct staff to convey the County’s comments to the City of Hendersonville.

SEP 24 2018

WATER AND SEWER AVAILABILITY REQUEST

Hendersonville
Water and Sewer

Project Name: CUMMINGS COVE PHASE IX Phase/Section:

Property Owner(s): FUL TRACK, LLC Submittal Date: 09/19/18

PIN(s) or PID(s): 9549-00-4242

Submitted By: BENJAMIN MUNN Phone Number: 828-252-5388

Engineering Firm: CIVIL DESIGN CONCEPTS, PA Engineer: BENJAMIN MUNN

Mailing Address: 168 PATTON AVENUE, ASHEVILLE, NC 28801

GENERAL INFORMATION -

This is a project to extend existing (water/sewer) line(s) to provide service to: (Brief Facility Description)
A PROPOSED DEVELOPMENT CONSISTING OF A TOTAL OF 28, SINGLE FAMILY HOMES. SEE ATTACHED DRAWING FOR MORE DETAIL.

1192 LF of 6" Water line

Water Project

No. of Lots or Units: 28

Estimated Demand Per Day: 11200 gallons per day

Adjacent Street(s) or Road(s): CUMMINGS COVE PARKWAY

Sewer Project

No. of Lots or Units:

Estimated Demand Per Day: gallons per day

Adjacent Street(s) or Road(s):

Does the project require a pump station: Yes No If yes, check one: Proposed Existing

HENDERSONVILLE WATER AND SEWER

**REVIEW
COMMENTS:**

CITY OF HENDERSONVILLE/GOVERNING BODY USE ONLY	
COH Reviewed by: <i>M. Page</i>	Date: <i>11-2-2018</i>
Reviewing Jurisdiction:	
Reviewer:	Date:
Approved <input type="checkbox"/> -or- Disapproved <input type="checkbox"/> by the City Council	Date: _____

9

RECEIVED
AUG 7 2018

WATER AND SEWER AVAILABILITY REQUEST

Hendersonville
Water and Sewer

Project Name: CUMMINGS COVE VILLAS Phase/Section:

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Property Owner(s): CCSV1, LLC Submittal Date: 08/06/2018

PIN(s) or PID(s): 9538-74-8821

Submitted By: BENJAMIN MUNN Phone Number: 828-252-5388

Engineering Firm: CIVIL DESIGN CONCEPTS, PA Engineer: BENJAMIN MUNN

Mailing Address: 168 PATTON AVENUE, ASHEVILLE, NC 28801

GENERAL INFORMATION -

This is a project to extend existing (water/sewer) line(s) to provide service to: (Brief Facility Description)

A PROPOSED DEVELOPMENT CONSISTING OF A TOTAL OF 34, THREE BEDROOM, SINGLE FAMILY HOMES. SEE ATTACHED DRAWINGS FOR MORE DETAIL. *1750 LF of 6" Water line*

Water Project

No. of Lots or Units:

Estimated Demand Per Day: gallons per day

Adjacent Street(s) or Road(s): CUMMINGS ROAD

Sewer Project

No. of Lots or Units:

Estimated Demand Per Day: gallons per day

Adjacent Street(s) or Road(s):

Does the project require a pump station: Yes No If yes, check one: Proposed Existing




HENDERSONVILLE WATER AND SEWER

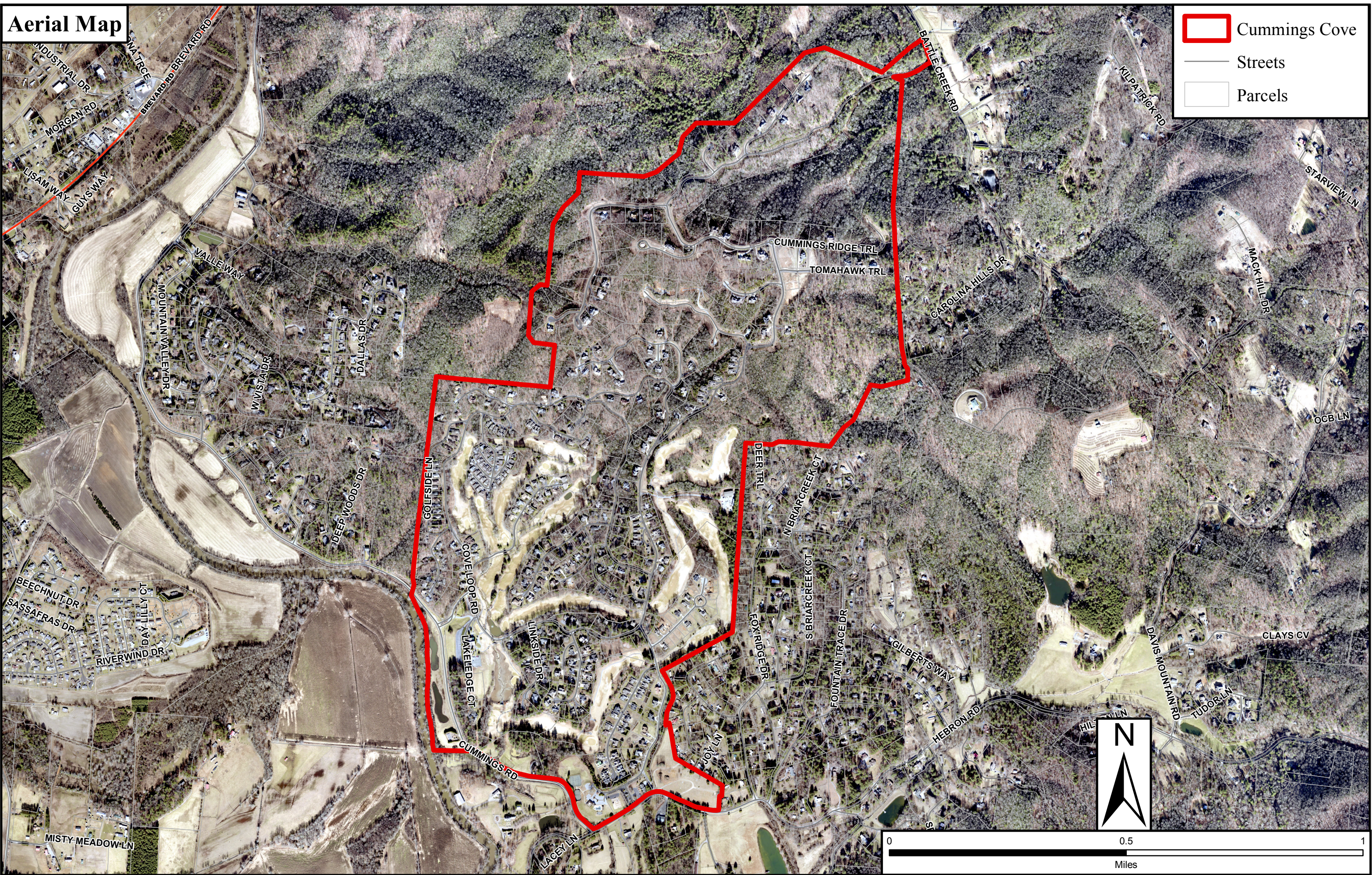
**REVIEW
COMMENTS:**

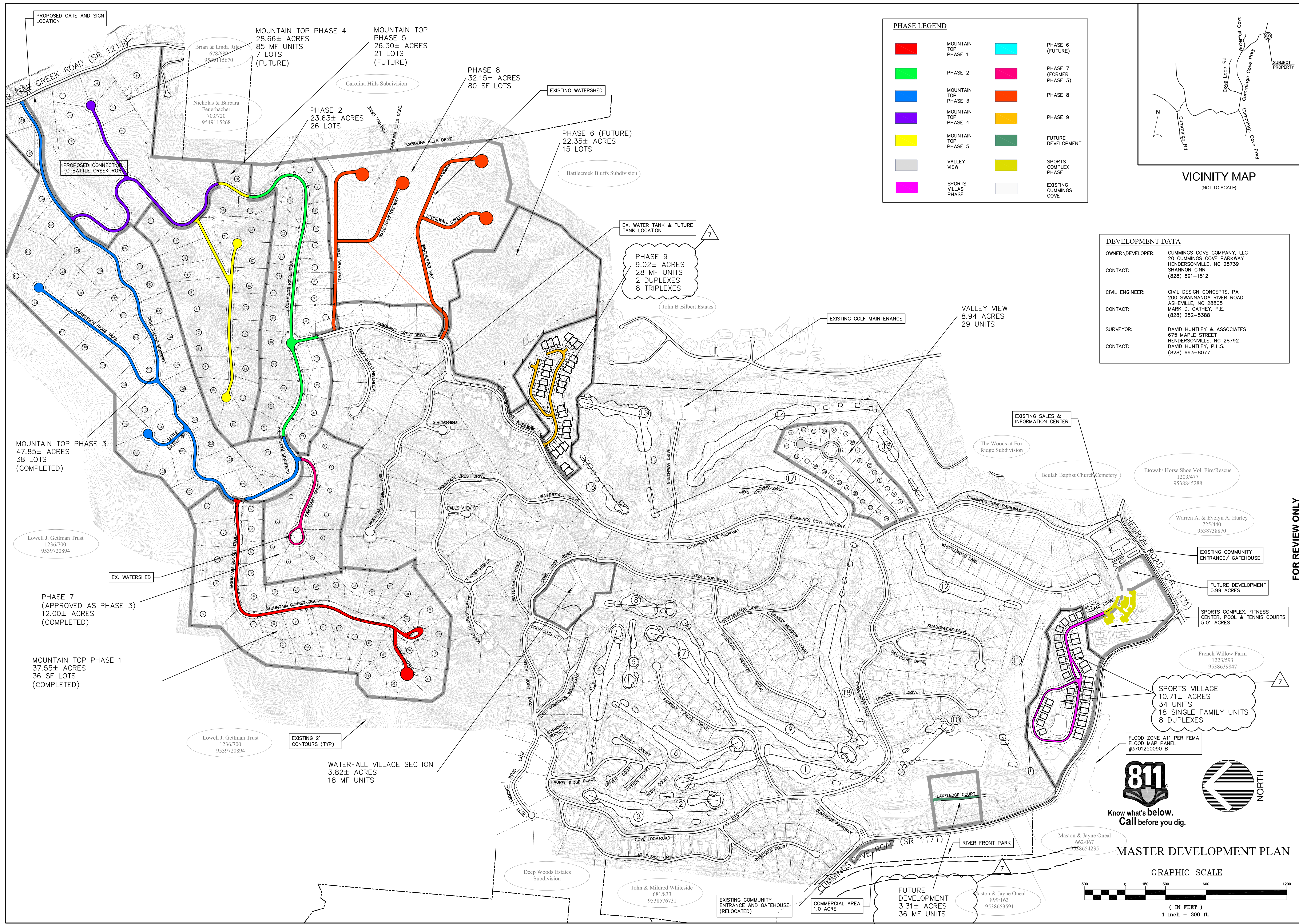
Water availability as per map (GIS)

CITY OF HENDERSONVILLE/GOVERNING BODY USE ONLY	
COH Reviewed by: <i>Markus Perry</i>	Date: <i>Aug 21, 2018</i>
Reviewing Jurisdiction: <i>JO</i>	
Reviewer:	Date:
Approved <input type="checkbox"/> or Disapproved <input type="checkbox"/> by the City Council	Date: _____

Aerial Map

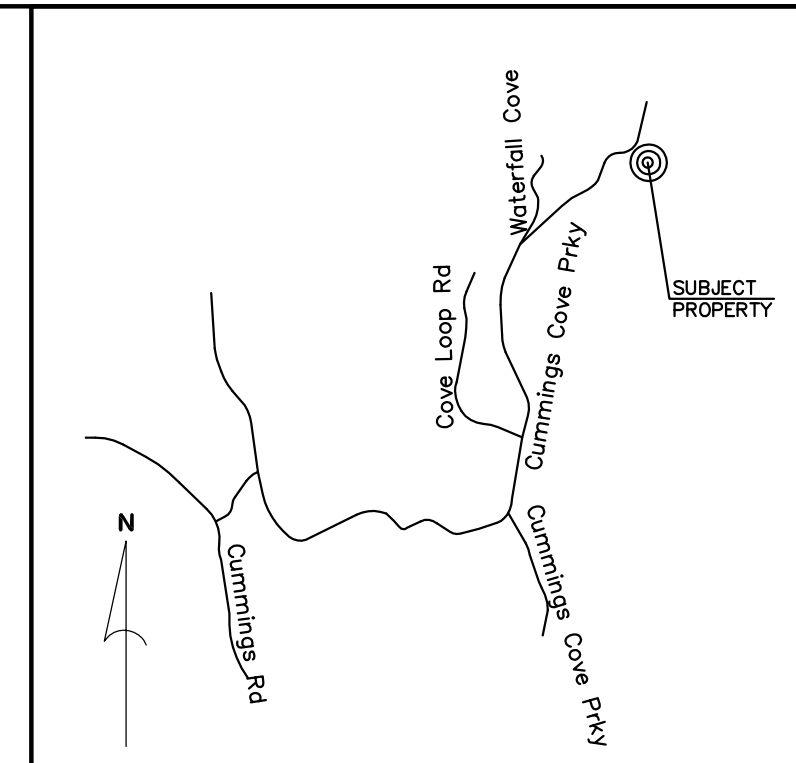
-  Cummings Cove
-  Streets
-  Parcels





PHASE LEGEND

Red	MOUNTAIN TOP PHASE 1	Cyan	PHASE 6 (FUTURE)
Green	PHASE 2	Magenta	PHASE 7 (FORMER PHASE 3)
Blue	MOUNTAIN TOP PHASE 3	Orange	PHASE 8
Purple	MOUNTAIN TOP PHASE 4	Yellow	PHASE 9
Light Blue	MOUNTAIN TOP PHASE 5	Dark Green	FUTURE DEVELOPMENT
Grey	VALLEY VIEW	Light Yellow	SPORTS COMPLEX PHASE
Pink	SPORTS VILLAS PHASE	White	EXISTING CUMMINGS COVE



DEVELOPMENT DATA

OWNER/DEVELOPER: CUMMINGS COVE COMPANY, LLC
 20 CUMMINGS COVE PARKWAY
 HENDERSONVILLE, NC 28739
 SHANNON GINN (828) 891-1512

CONTACT: (828) 891-1512

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, PA
 200 SWANNANOA RIVER ROAD
 ASHEVILLE, NC 28805
 MARK D. GATHEY, P.E. (828) 252-5388

CONTACT: (828) 252-5388

SURVEYOR: DAVID HUNTLEY & ASSOCIATES
 675 MAPLE STREET
 HENDERSONVILLE, NC 28792
 DAVID HUNTLEY, P.L.S. (828) 693-8077

CONTACT: (828) 693-8077

NO.	DATE	DESCRIPTION	BY
2	10/18/07	TRC & EROSION CONTROL SUBMITTAL	MAD
3	11/14/07	REV. PER HENDERSON CO. COMMENTS	MAD
4	11/29/07	REV. FOR BIDDING PURPOSES	MAD
5	12/11/07	REVISED FOR PLANNING BOARD	MAD
6	01/30/08	REVISED FOR TREE	MAD
7	05/31/08	PHASE 9 & VILLAS SUBMITTAL	SAH

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

CUMMINGS COVE

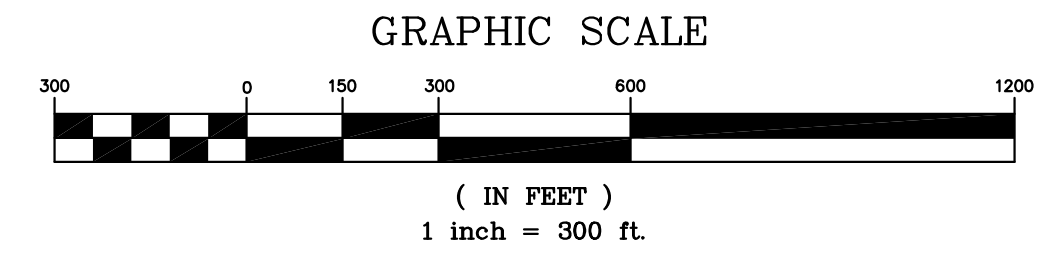
CUMMINGS COVE COMPANY, LLC - HENDERSON COUNTY, NORTH CAROLINA

MASTER DEVELOPMENT PLAN FOR:

DRAWN BY: CDC PROJECT NO.: SAH 10728

SHEET

C200



160 DARTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-5989
 FAX (828) 252-5985





52 WALNUT STREET - SUITE 9
 WAYNESVILLE, NC 27884
 PHONE (828) 252-5989
 FAX (828) 252-5985

CDC Civil Design Concepts, PA

NCBELS LICENSE # C-2184

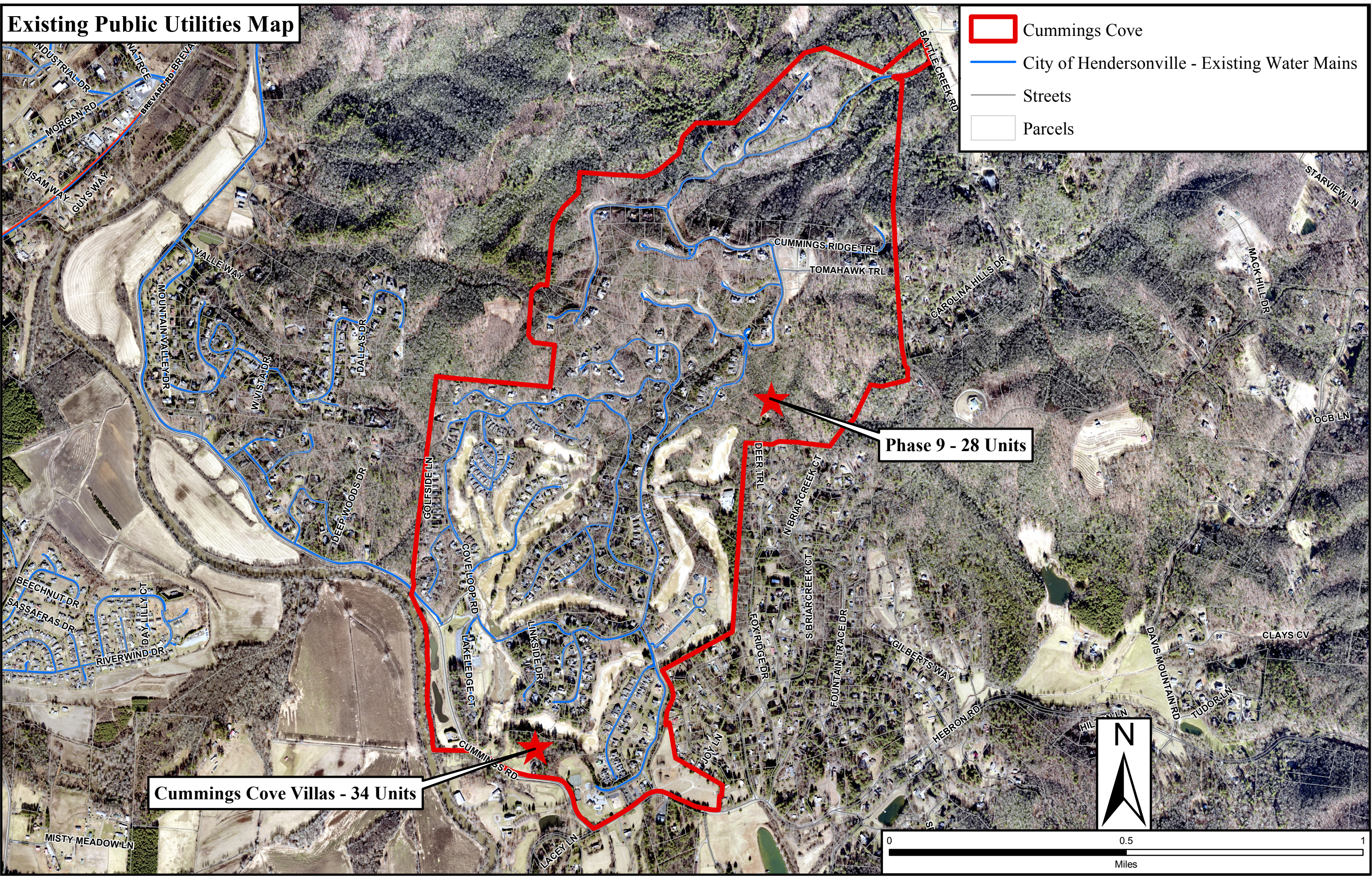
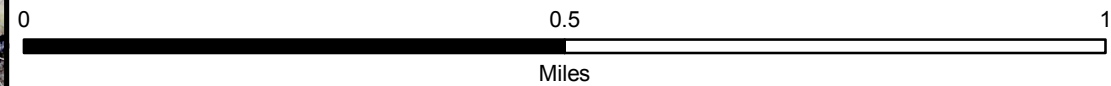
www.civildesignconcepts.com

Existing Public Utilities Map

-  Cummings Cove
-  City of Hendersonville - Existing Water Mains
-  Streets
-  Parcels

Cummings Cove Villas - 34 Units

Phase 9 - 28 Units

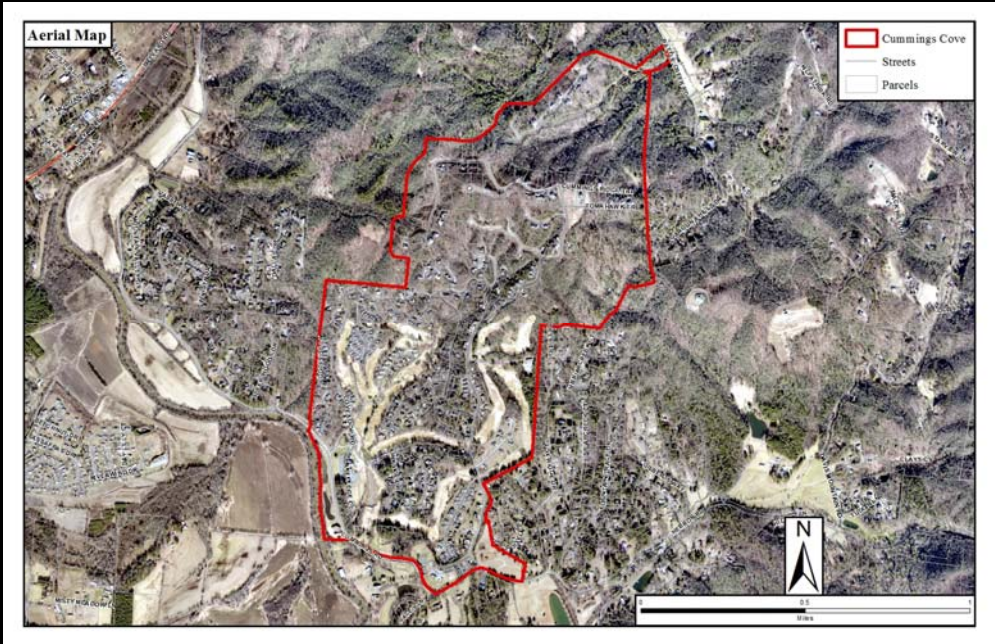


Water Line Expansion Request Cummings Cove Major Subdivision

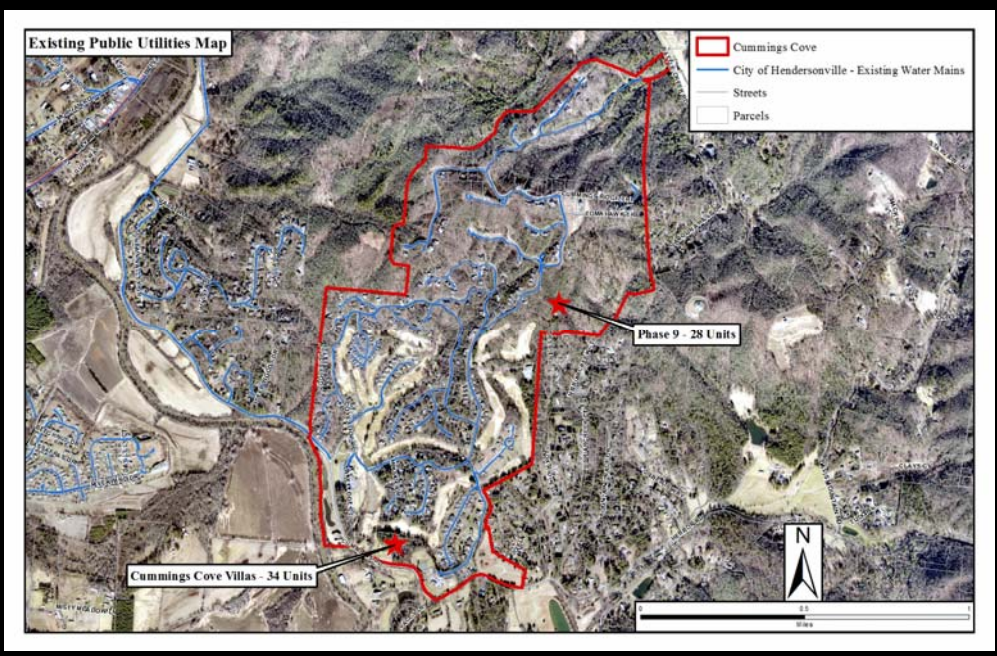


Henderson County Board of Commissioners
June 19, 2019

Henderson County Planning Department

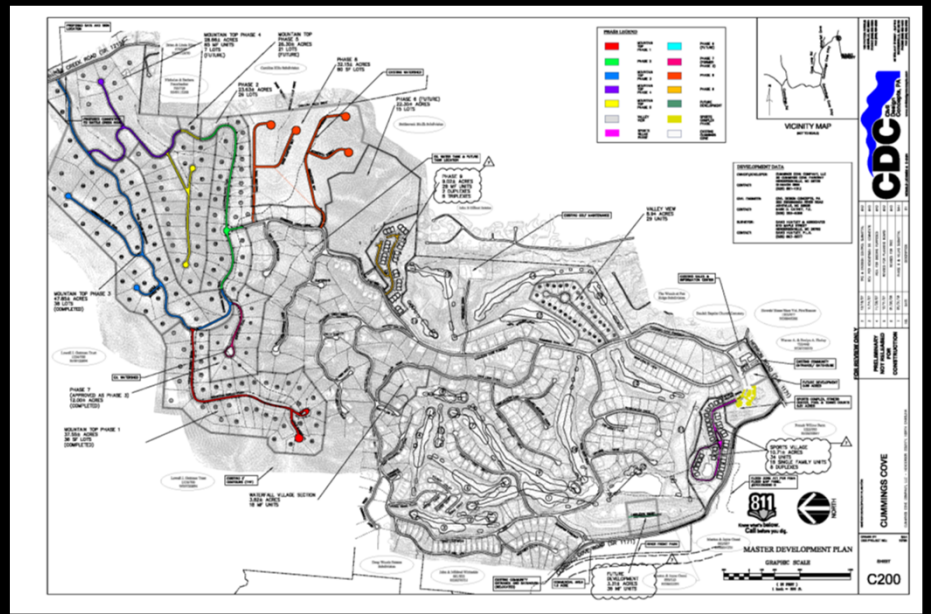


Henderson County Planning Department



Henderson County Planning Department

Master Plan



Henderson County Planning Department

Cummings Cove Master Plan Overview

- Began in late 70's prior to subdivision or land use controls
- Original Master Plan approved in 1997
 - Mix of single-family, multi-family, & amenities
- Revised Master Plan approved by Planning Board on June 21, 2018
 - 760 total units
 - 345 existing units as of now
- Served by public water (City of Hendersonville) & onsite private sewer treatment facility

Henderson County Planning Department

Cummings Cove Phases

- Mountain Top Phase 1 – 36 single family units
- Mountain Top Phase 2 – 26 single family units
- Mountain Top Phase 3 – 38 single family units
- Mountain Top Phase 4 – 7 single family units & 85 multi-family units
- Mountain Top Phase 5 – 21 single family units
- Valley View – 29 single family units
- Sports Villas – 18 single family units & 8 multi-family
- Phase 6 – 15 single family units
- Phase 7 – 11 single family units
- Phase 8 – 80 single family units
- Phase 9 – 28 multi-family units
- Lake Ledge Court – 36 multi-family units
- Amenities – Sports Complex (Fitness Center, Pool, Tennis Courts)

Henderson County Planning Department

Questions

