

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: June 21, 2018

SUBJECT: Revised Master Plan for Cummings Cove (2018-M04),
Phase 9 Development Plan,
Cummings Cove Villas Development Plan

PRESENTER: Stedman Smith, Planner

ATTACHMENTS:

1. Staff Report
2. Revised Master Plan
3. Phase 9 Development Plan
4. Cummings Cove Villas Development Plan
5. Phase Summary
6. PowerPoint Slides

SUMMARY OF REQUEST:

On June 1st, Civil Design Concepts submitted a Revised Master Plan for Cummings Cove major subdivision, along with 2 development plans needing conditional approval. The previous Master Plan, approved in 2007, has since expired due to no development plans being submitted. The Revised Master Plan will need approval before any new development plan can be approved.

Phase 9 development plan proposes a total of 28 units on 9.02 acres of land, in the form of 2 duplexes and 8 triplexes.

Cummings Cove Villas (Sports Village) development plan proposes 34 total units on 10.71 acres of land, in the form of 18 single family dwellings and 8 duplexes.

PLANNING BOARD ACTION REQUESTED:

Staff has found that the Revised Master Plan and 2 development plans meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC). Staff recommends the Master Plan and two development plans be subject to the developer addressing any issues raised by the Planning Board and addressing the comments listed in the Staff Report.

Planning Board action to approve, approve with modifications, or deny subdivision application #2018-M04 (Revised Master Plan, Phase 9 Development Plan, Cummings Cove Villas Development Plan)

Suggested Motion:

I move that the Planning Board approve, approve with modification or deny this subdivision application based on the Henderson County Land Development Code and recommendations of the Henderson County 2020 Comprehensive Plan and with any conditions as discussed within the staff report or by the Planning Board.

Henderson County Planning Department Staff Report

**Revised Master Plan and (2) Development Plans
Cummings Cove (2018-M04)**

Property Owner(s): Cummings Cove Company, LLC
Applicant/Agent: Civil Design Concepts, PA (Asheville, NC)

Master Plan Comments:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 2020 Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

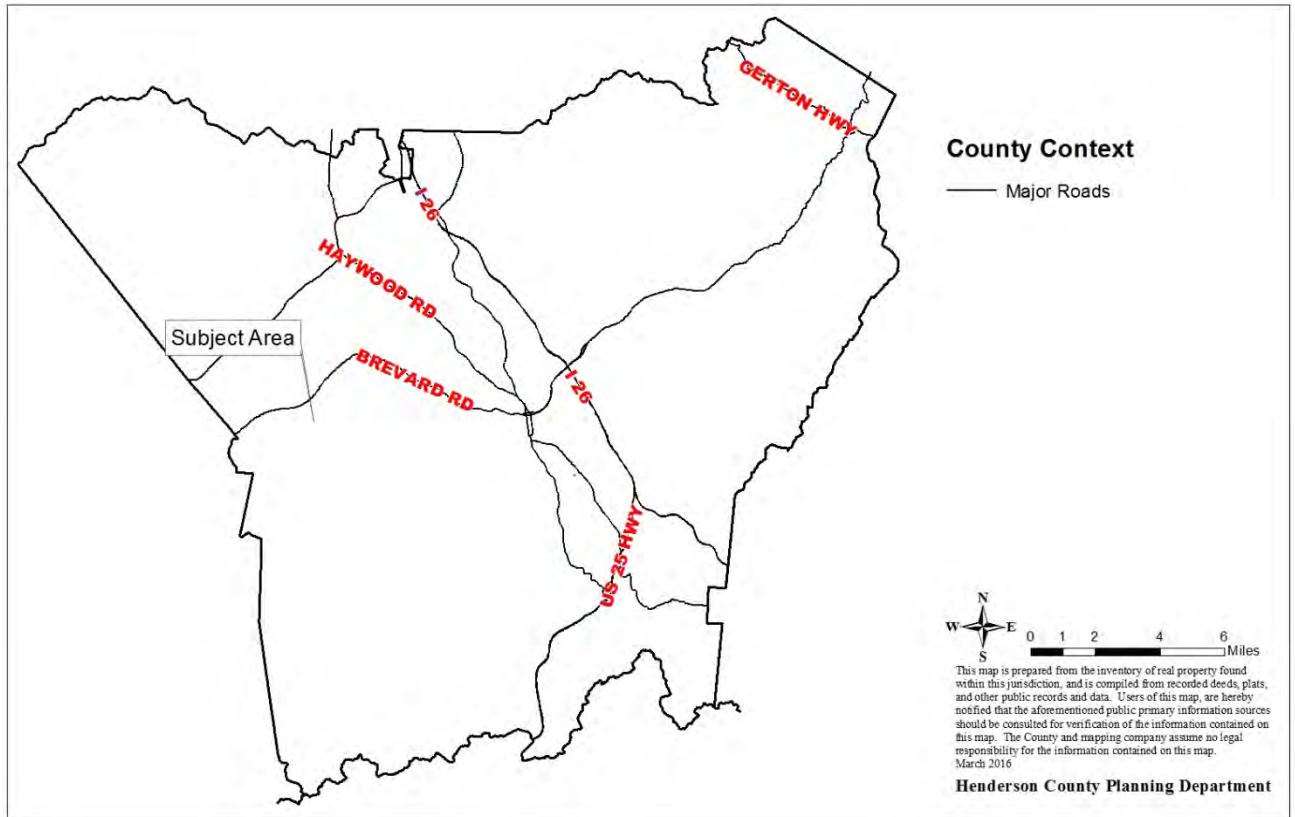
When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42-75).

Staff has reviewed the submitted Master Plan for the Cummings Cove Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

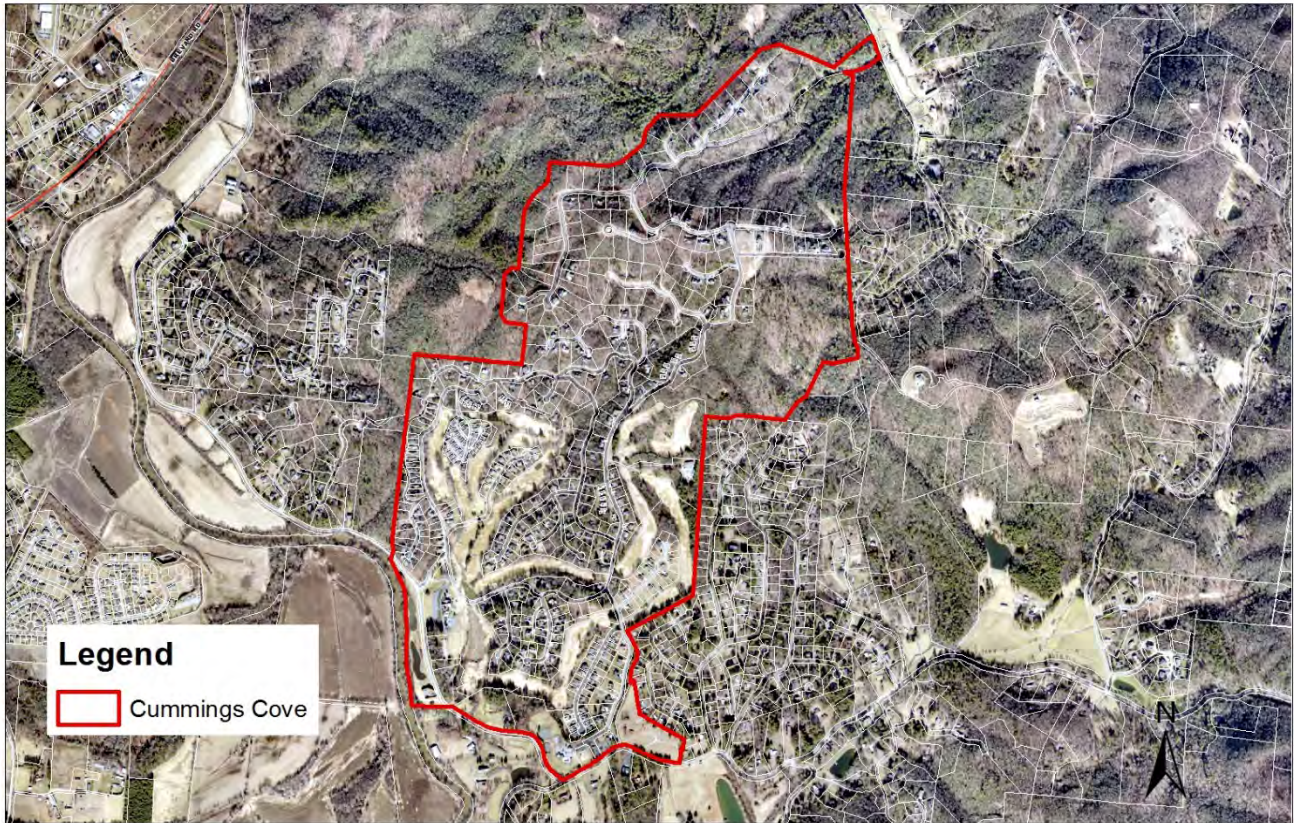
1. Application Overview

1. **Applicant:** Civil Design Concepts, PA
2. **Property Owner:** Cummings Cove Company, LLC
3. **Request:** Revised Master Plan Approval for entire Cummings Cove major subdivision, two (2) Development Plan Approvals for Phase 9 and the Cummings Cove Sports Village section

Map A: County Context



Map B: Aerial

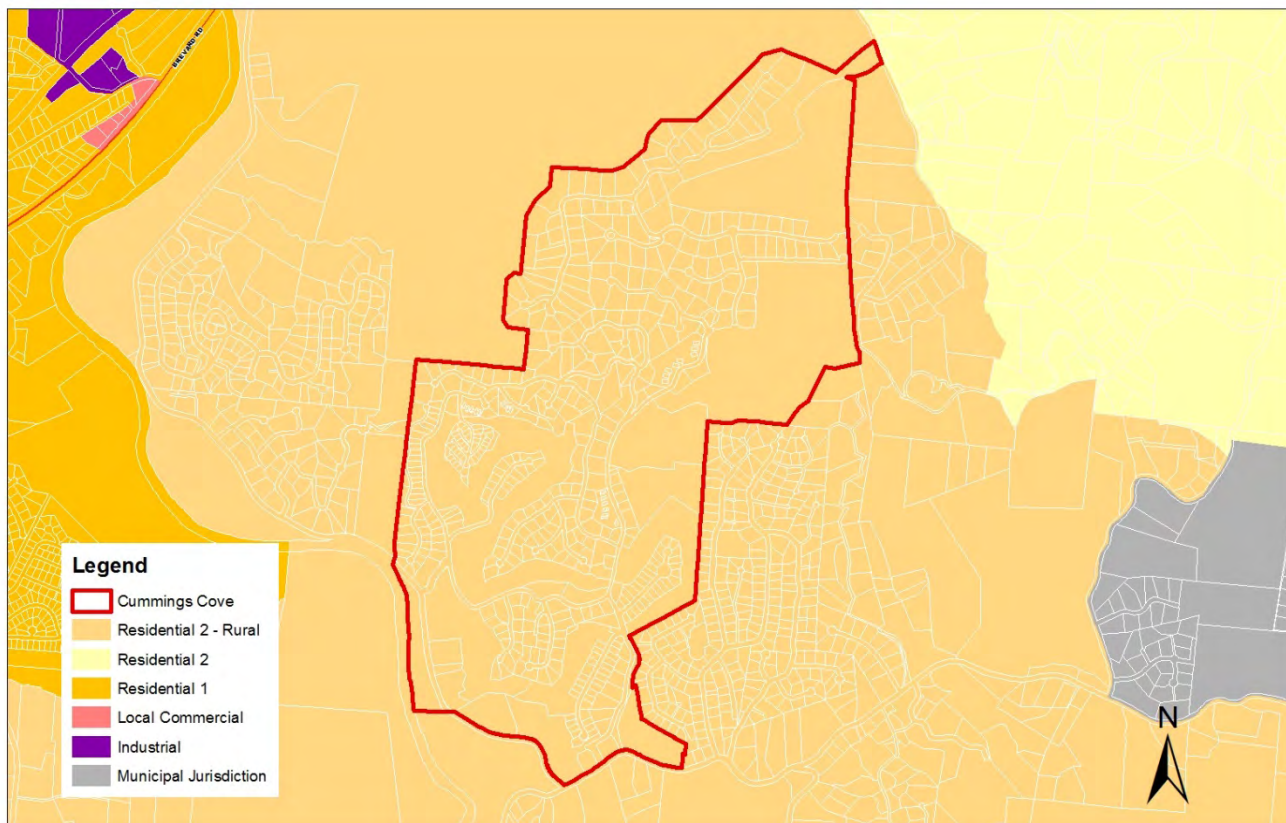


Legend
Cummings Cove

2. Current Zoning

1. **Application of Current Zoning:** The subject area is currently zoned Residential Two Rural (R2R). (See Map C).

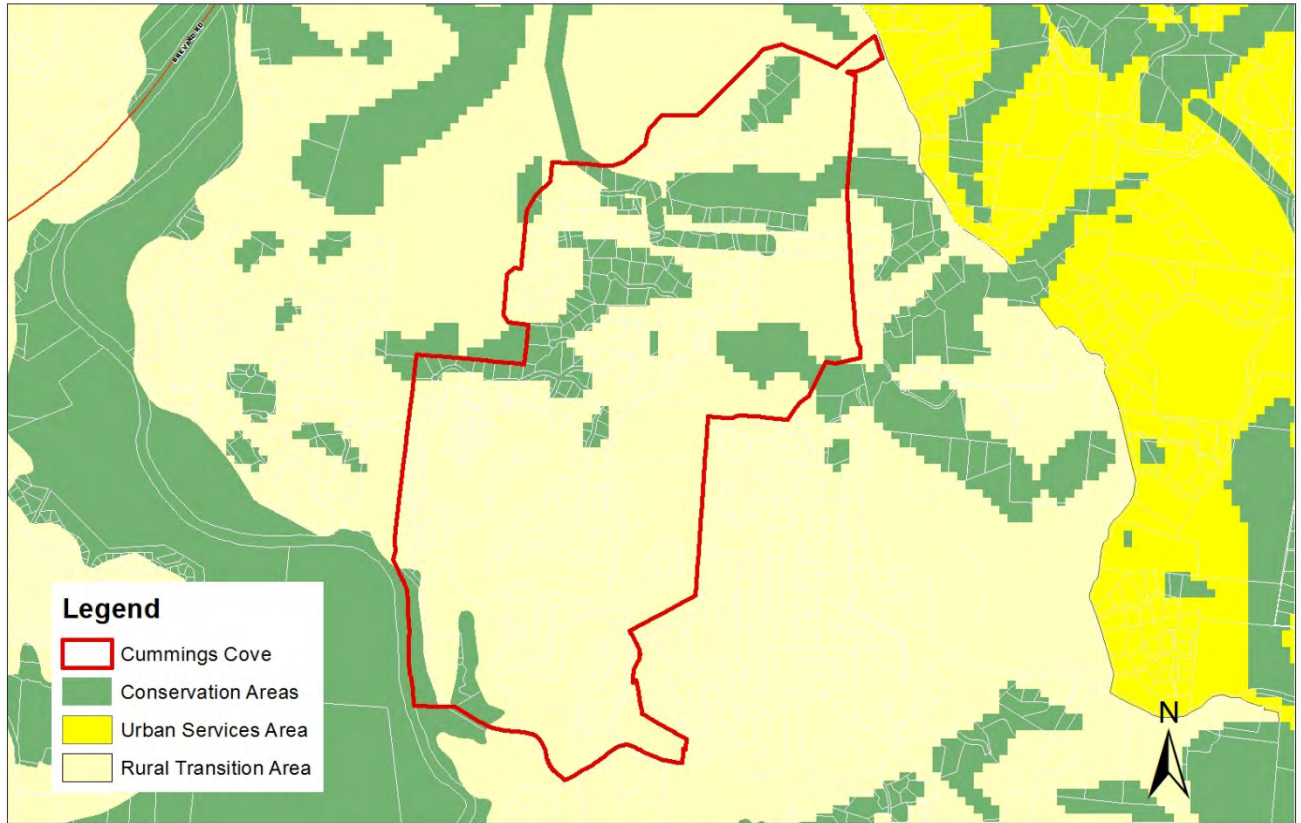
Map C: Current Zoning



3. The Henderson County 2020 Comprehensive Plan (CCP)

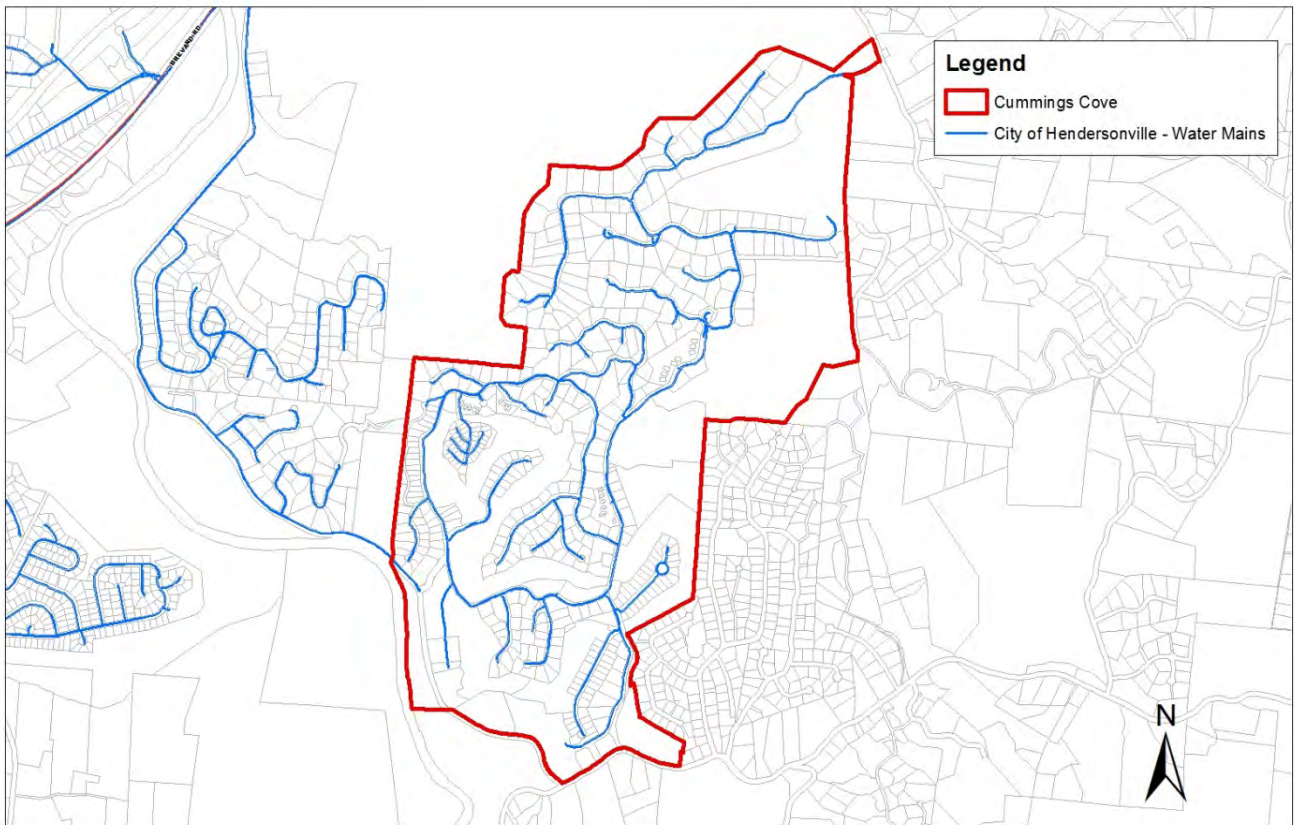
1. The CCP Future Land Use Map identifies the subject area as being located in the Rural Transition Area (RTA) with a small portion of the subject area being located in the Conservation area. (2020 CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map D).

Map D: 2020 County Comprehensive Plan Future Land Use Map



- 3.1.1. **Rural Transition Area:** The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The text of the 2020 CCP suggests that the subject area would be suitable for clustering development and conservation design encouraged with the intent of maintaining a rural environment, protecting sensitive natural areas, and reserving land for future development. (2020 CCP, Pg. 134).
 - 3.1.2. **Conservation:** This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally-managed natural areas 4. Areas managed for agricultural or forestry land uses 5. Other areas yet to be defined.

Map E: Water and Sewer Map



5. Water and Sewer

- 5.1. **Public Water:** The project will utilize public water. City of Hendersonville water currently serves the project site.
- 5.2. **Private Sewer:** Cummings Cove is currently served by an onsite wastewater treatment facility.

6. Etowah-Horse Shoe Community Plan

The Henderson County Board of Commissioners adopted the County Comprehensive Plan (CCP) on July 6, 2004. A principal recommendation of the CCP is the detailed study of individual communities within the County. The Etowah-Horse Shoe (EHS) Community Plan is a community specific comprehensive plan that outlines future goals related to land use and development, community character and design, natural and cultural resources, agriculture, housing, community facilities and public services, transportation and economic development as it relates to the CCP. The Board of Commissioners by resolution took action on the EHS Community Plan on September 16, 2009. On November 17, 2010, the Board of Commissioners, after holding a public hearing, adopted the zoning map amendments recommended in the EHS plan with modifications.

Master Plan Overview

- Existing Dwelling Units: 345
- Original Master Plan Proposed Units: 760
- Original Master Plan Proposed Unit Types: Single Family and Multifamily
- Public Water
- Onsite Sewer Treatment Facility

Phase 9 Development Plan Overview

Total Units: 28
Unit Types: 2 Duplexes and 8 Triplexes
Acreage: 9.02
Water: Public
Sewer: Private

7. Phase 9 Development Plan Comments:

1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42-113B).
2. **Stormwater Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Control Plan has been received for the high density option under the Water Supply Watershed requirements for a WS-IV-PA (LDC §42-61).
3. **Private Road Standards.** The Applicant has indicated an addition or reconfiguration for two roads under this development plan. All subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1). The final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.* Planning Staff proposes the following conditions to ensure the private roads meet the standards of the Land Development Code:
 - a. **Road Grade.** The maximum road grade for local roads constructed of gravel is 15 percent and 18 percent for asphalt. A professional engineer or professional land surveyor must certify on the Final Plat that no portion of the road has a grade that exceeds the allowable percent or submit a final as-built graded center line profile showing grade and alignment of the road (LDC §42A-81C (Table 3.1). and §42A-81 C(4)).
 - b. **Road Drainage and Culverts.** Road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with

sufficient depth and width to carry the expected volume of storm water runoff (LDC §42A-100).

- c. **Road Construction.** A professional engineer or professional land surveyor certify on the final plat that no portion of the constructed roads have grades that exceed maximum allowable grade as defined for each class of road or submit a final as-built graded center line profile showing grade and alignment for all roads (LDC §42A-82).
 - d. **Minimum Curve Radius.** Should the Applicant request a reduction in centerline radii, that a professional engineer or professional land surveyor certify on the final plat, the existing cross slope of roadway sections where reductions in centerline radii are requested (LDC §42A-106C).
 - e. **Dead Ends, Cul-de-sacs and Turnarounds.** The Applicant proposes one (2) cul-de-sacs or turnarounds located at the end of a local road. All turnarounds must meet of the LDC §42A-105 C(8).
 - f. **Gates.** The Applicant should become familiar with the Entry Gate provisions of Chapter 42A (LDC §42A-81 C(7)). All entry gates shall be constructed and maintained as required by and in accordance with Chapter 42 of the Henderson County Code, *Entry Gates*.
4. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-98). The applicant lists the proposed road names for most road segments. The names of the shared drives should be confirmed with the development plan approval.
 5. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-145 and LDC §42-146) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees may be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with LDC §42-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet off the edge of the right-of-way as required by LDC §42-146
 6. **Pedestrian Access.** Sidewalks or walking trails are required for any major subdivision of 10 or more lots outlined in Henderson County Code Chapter 42 (LDC §42-113). Reasonable pedestrian access shall be provided to promote healthy and safe walking when a developer proposes a density equal to or greater than two (2) units per acre. The applicant must provide one (1) linear foot of sidewalk or walking trail for every linear foot of improved or newly proposed roadway within the tract. Sidewalks or walking trails are to be located in a road right-of-way, pedestrian access to easement, or other dedicated open space. Sidewalks are to be constructed at a minimum of 5 feet in width using concrete, asphalt, or other permanent all-weather surface such as gravel.
 7. **Floodplain.** A Floodplain Permit is required for any proposed development parcel that contains Floodplain.

8. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
9. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).
10. **Public Utilities.** City of Hendersonville water currently serves the project site. Extensions of public water are proposed to serve the project. According to the LDC, the applicant must provide evidence that the water supply plans have been approved by the appropriate agency. The development plan may be approved contingent on final approval from such agency; however, the final plat shall not be approved until all such final approvals have been obtained. Any subdivision served by a public water system shall meet the respective county or municipality's minimum requirements for fire hydrant installation.
11. **Utilities.** Any County approval is contingent upon approval from State for the proposed on site sewer system.
12. **Stream Setbacks.** A minimum thirty-foot setback for buildings or other structures is required along all perennial streams. The thirty-foot setback must be noted on the final plat (LDC §42A-37A).
13. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property lies within one-half (½) mile of land in a Farmland Preservation District (LDC §42A-81P).
14. **Fire Protection Requirements.** Any subdivision served by a public water system shall meet the County's standard of one (1) hydrant per 1000 feet of linear road distance. (LDC §42A-81 B(4))
15. **Sewer.** The development will be served by an onsite wastewater treatment facility.

Cummings Cove Villas Development Plan Overview

Total Units: 34

Unit Types: 18 Single Family and 8 Duplexes

Acreage: 10.71

Water: Public

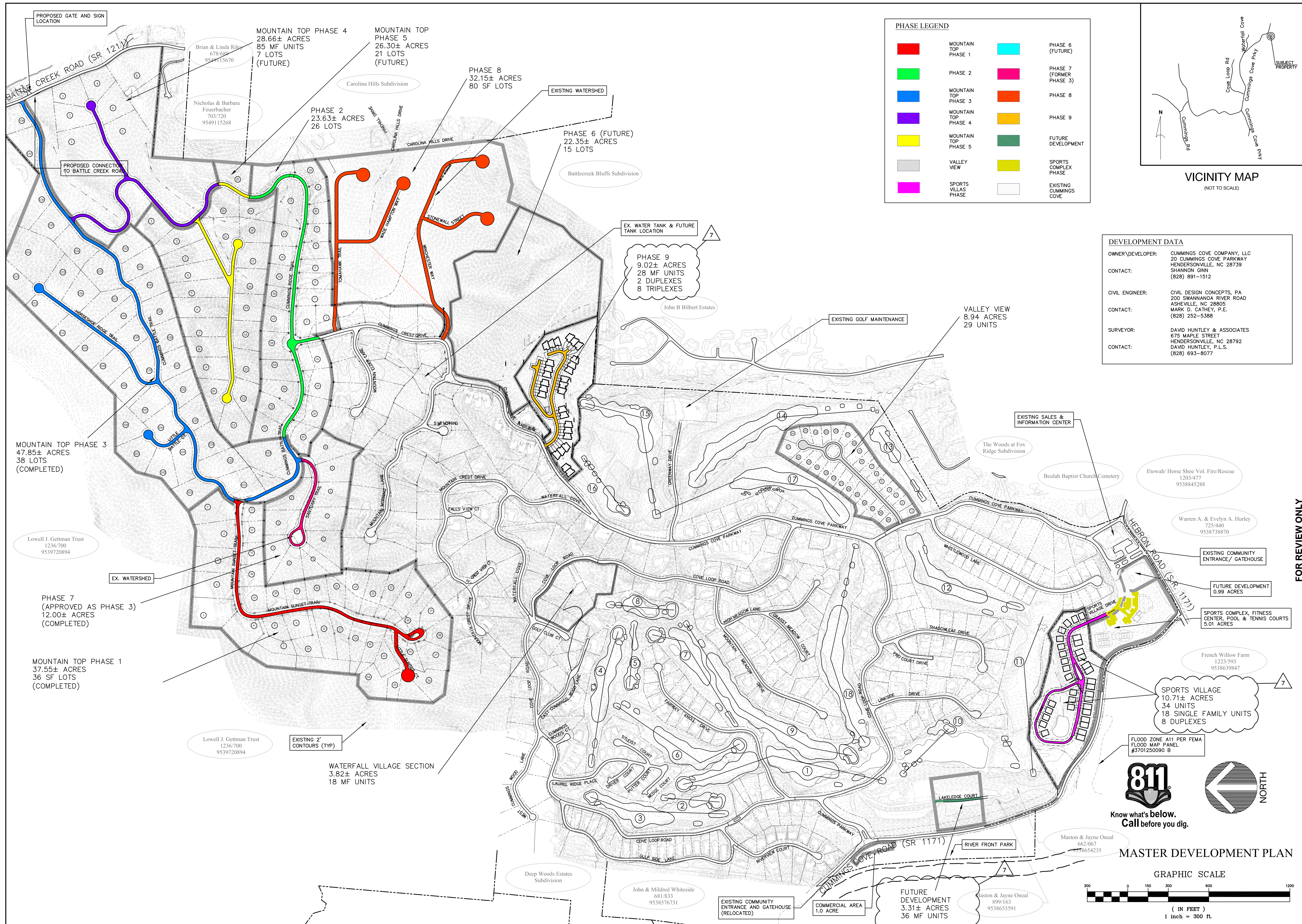
Sewer: Private

8. Cummings Cove Villas Development Plan Comments

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CDC Civil Design Concepts, PA
160 DARTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5988
FAX (828) 252-5985

52 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 28798
PHONE (828) 252-5988
FAX (828) 252-5985

NCBELS LICENSE # C-2184

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



SITE LEGEND

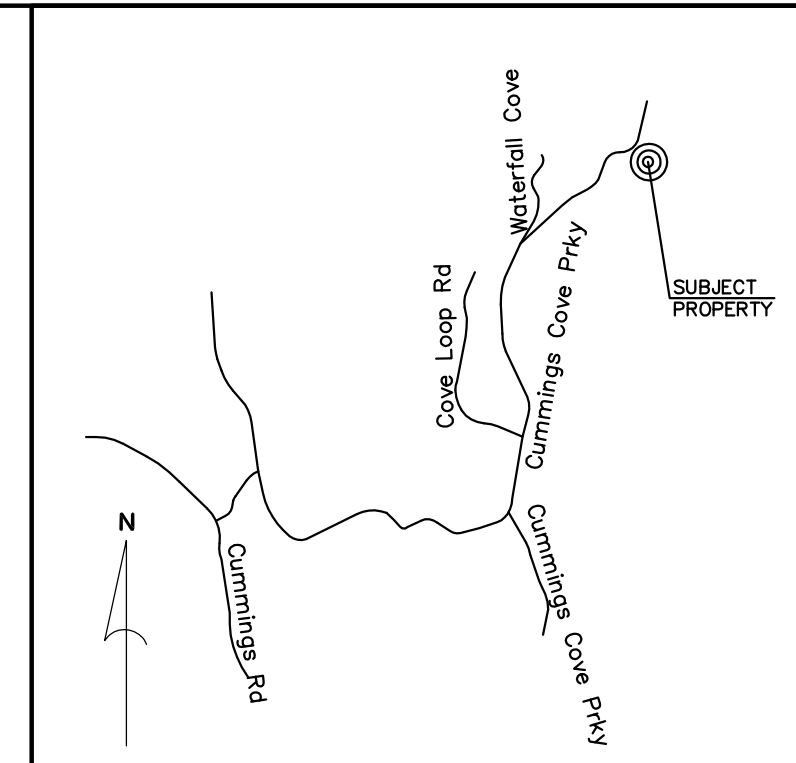
PROPERTY LINE: - - - - -

SETBACK LINE: - · - · -

RIGHT OF WAY LINE: - - - - -

PROPOSED HEAVY DUTY PAVEMENT: [Pattern]

PROPOSED CONCRETE DRIVEWAY: [Pattern]



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FUL TRACK, LLC
95 DEPOT STREET
WAYNESVILLE, NC 28786
(561)704-5463

CONTACT: GEORGE ELMORE
(561)704-5463

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

CONTACT: BEN MUNN P.E.
(828) 252-5388

SURVEYOR: ASSOCIATED LAND SURVEYORS
PO BOX 578
HORSE SHOE, NC 28742
(828) 890-3507

CONTACT: (828) 890-3507

PROJECT DATA

PIN: 9549-00-4242

ADDRESS: 299 CUMMINGS RIDGE TRAIL
HENDERSONVILLE, NC 28739

DEED BOOK/PAGE: 1211/173

SITE ACREAGE: 9.02 ACRES

ZONING: R2R

SETBACKS: FRONT: 15', SIDES: 10', REAR: 10'

DISTURBED AREA: 6.12 ACRES

SLOPES > 60%: 0.33 ACRES

PROPOSED LOTS: 28 RESIDENTIAL UNITS

MINIMUM LOTS SIZE: N/A

DENSITY SUMMARY: PROPOSED: 3 UNITS/ACRE

EXISTING USE: UNDEVELOPED

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED PRIVATE ROADS: 1,403 LF

PROPOSED PUBLIC ROADS: 0 LF

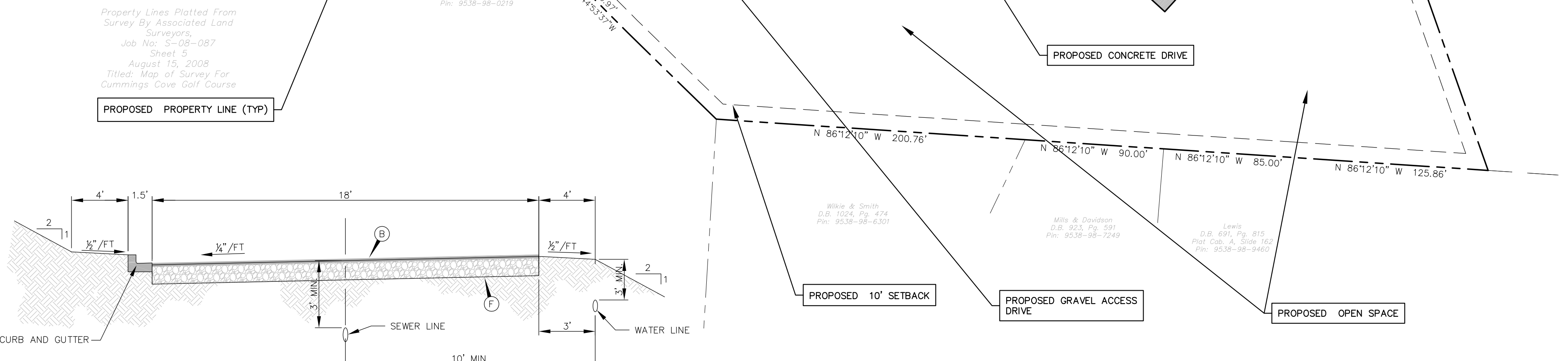
WATER SYSTEM: PUBLIC

SEWER SYSTEM: PUBLIC

NEAREST WATER SYSTEM: ALONG FRONTAGE

NEAREST SEWER SYSTEM: 168' FROM PROPERTY LINE TO EXISTING FM

- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - SINGLE-PHASE CONSTRUCTION.
 - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPES SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3' UNLESS OTHERWISE NOTED.
 - ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
 - CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
 - PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



ROAD CROSS SECTION
NOT TO SCALE

- NOTE:**
- GEOTECHNICAL ENGINEER TO APPROVE PROPOSED ROAD CROSS SECTION STONE DEPTH PRIOR TO CONSTRUCTION IN ACCORDANCE WITH NCDOT SUBDIVISION STANDARDS (STONE DEPTH CAN REDUCE TO 6" WITH GEOTECHNICAL ENGINEER LETTER OF APPROVAL AND MEETS NCDOT SPECS)
 - MINIMUM 6" COMPACTED SUB-GRADE TO BE COMPACTED TO MINIMUM OF 98% STANDARD PROCTOR.
 - ABC STONE TO BE COMPACTED TO MINIMUM 100% STANDARD PROCTOR.
- PAVEMENT SCHEDULE**
- B 2" BITUMINOUS CONCRETE SURFACE COURSE OF SF 9.5A, S 9.5B, OR S 9.5C
- F 8" COMPACTED AGGREGATE BASE COURSE

811
Know what's below.
Call before you dig.

NORTH

SITE DEVELOPMENT PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 452-5455

NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1	06/01/18	DEVELOPMENT PLAN SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

CUMMINGS COVE - PHASE 9

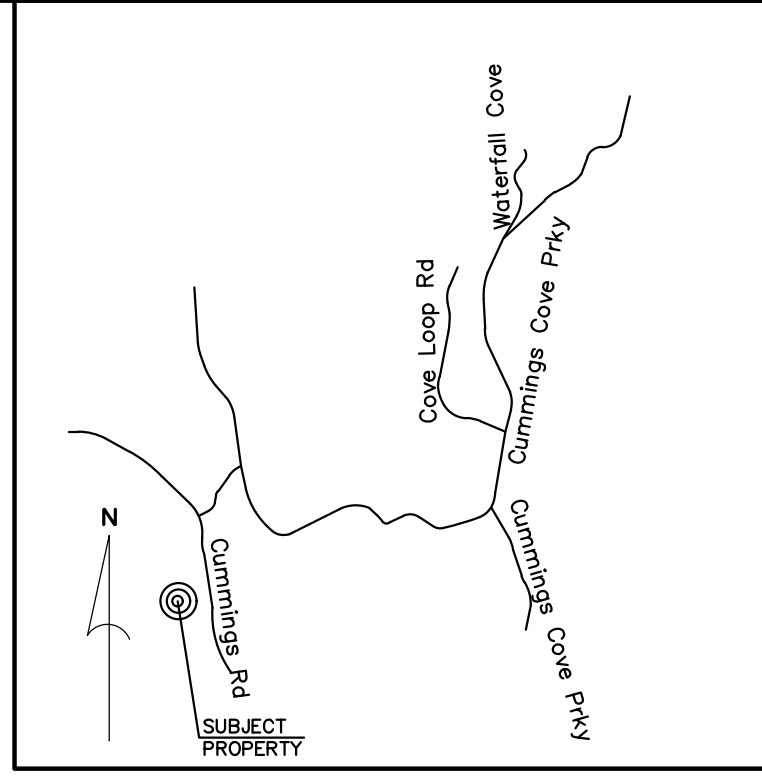
SITE DEVELOPMENT PLAN FOR:

DRAWN BY: CDC PROJECT NO.: 21803

DMS BY: 21803

SHEET

C201



VICINITY MAP
 (NOT TO SCALE)

SITE LEGEND

PROPERTY LINE	---
SETBACK LINE	- - - -
RIGHT OF WAY LINE	---
PROPOSED SIGHT TRIANGLE	
PROPOSED LIGHT DUTY PAVEMENT	
STREAM CENTERLINE	---
STREAM BUFFER	---

DEVELOPMENT DATA

OWNER/DEVELOPER: CCSVI, LLC
 95 DEPOT STREET
 WAYNESVILLE, NC 28786
 BLAKE BAIRD

CONTACT:

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

CONTACT:

SURVEYOR: ASSOCIATED LAND SURVEYORS
 P.O. BOX 578
 HORSE SHOE, NC 28742
 (828) 890-3507

CONTACT:

PROJECT DATA

PIN: 9538-74-8821
 ADDRESS: 20 CUMMINGS COVE PARKWAY
 HENDERSONVILLE, NC 28739

DEED BOOK/PAGE: 1211/158
 SITE ACREAGE: 10.71 ACRES
 ZONING: R2R

SETBACKS:
 FRONT: 15'
 SIDES: 10'
 REAR: 10'

DISTURBED AREA:
 SLOPES > 60%: 5.25 ACRES
 0.27 ACRES

PROPOSED LOTS: 34 RESIDENTIAL UNITS
 MINIMUM LOTS SIZE: N/A

DENSITY SUMMARY: PROPOSED: 3 UNITS/ACRE

EXISTING USE: UNDEVELOPED
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED PRIVATE ROADS: 2,250 LF
 PROPOSED PUBLIC ROADS: 0 LF

WATER SYSTEM: PUBLIC
 SEWER SYSTEM: PUBLIC

NEAREST WATER SYSTEM: ALONG FRONTAGE
 NEAREST SEWER SYSTEM: 40'

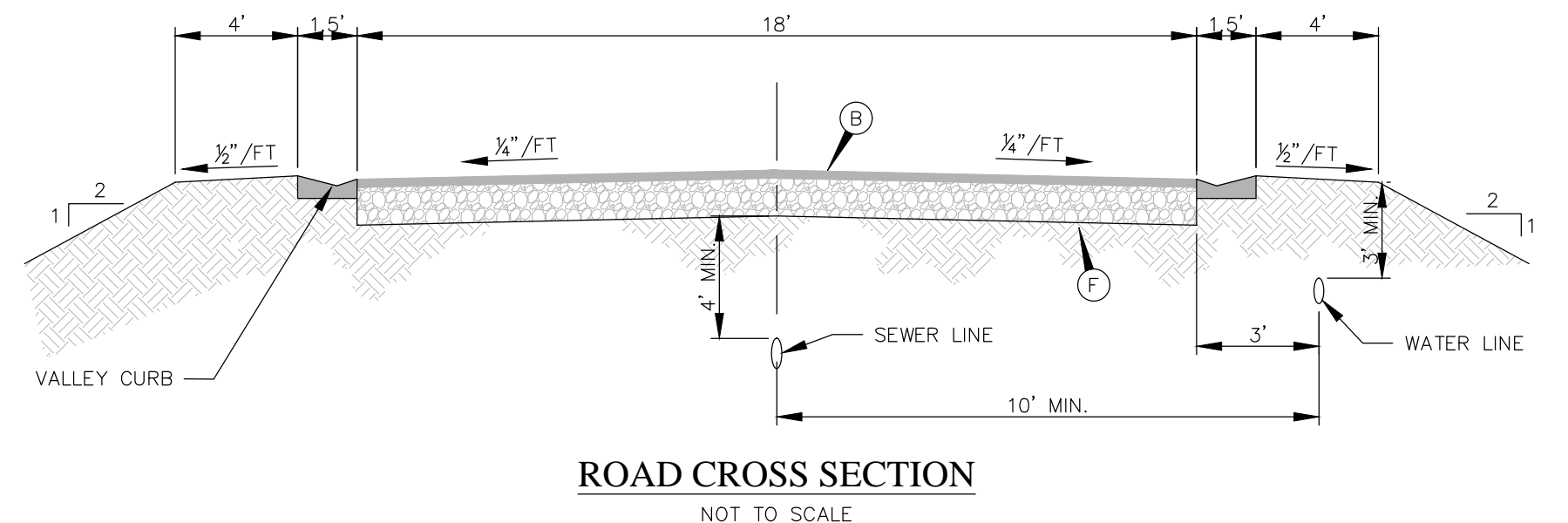
FOR REVIEW ONLY

NO.	DATE	DESCRIPTION
1	06/07/18	DEVELOPMENT PLAN SUBMITTAL

PRELIMINARY
 NOT RELEASED
 FOR
 CONSTRUCTION



- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - SINGLE-PHASE CONSTRUCTION.
 - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULCOO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
 - CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
 - PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



811
 Know what's below.
 Call before you dig.

NORTH

SITE DEVELOPMENT PLAN

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

Cummings Cove Phases

- Mountain Top Phase 1-Completed (36 Single Family Lots)**
- Phase 2-Partially Complete (26 Single Family Lots)**
- Mountain Top Phase 3-Completed (38 Single Family Lots)**
- Mountain Top Phase 4-Future (7 Lots, 85 Multifamily Units)**
- Mountain Top Phase 5-Future (21 Single Family Lots)**
- Valley View-Completed (29 Single Family Lots)**
- Sports Villas-Development Plan Submitted (34 Units Total, 18 Single Family, 8 Duplexes)**
- Phase 6-Future (15 Single Family Lots)**
- Phase 7-Complete (11 Single Family Lots)**
- Phase 8-Partially Complete (80 Single Family Lots)**
- Phase 9-Development Plan Submitted (28 Multifamily Units, 2 Duplexes, 8 Triplexes)**
- Lakeledge Court- Future (36 Multifamily Units)**
- Sports Complex (Fitness Center, Pool, Tennis Courts)**

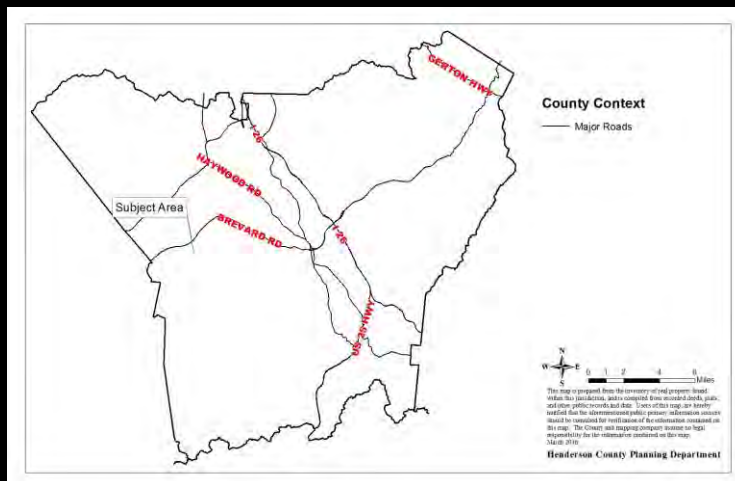
Revised Master Plan, (2) Development Plans Cummings Cove



Henderson County Planning Board
June 21, 2018

Henderson County Planning Department

County Context



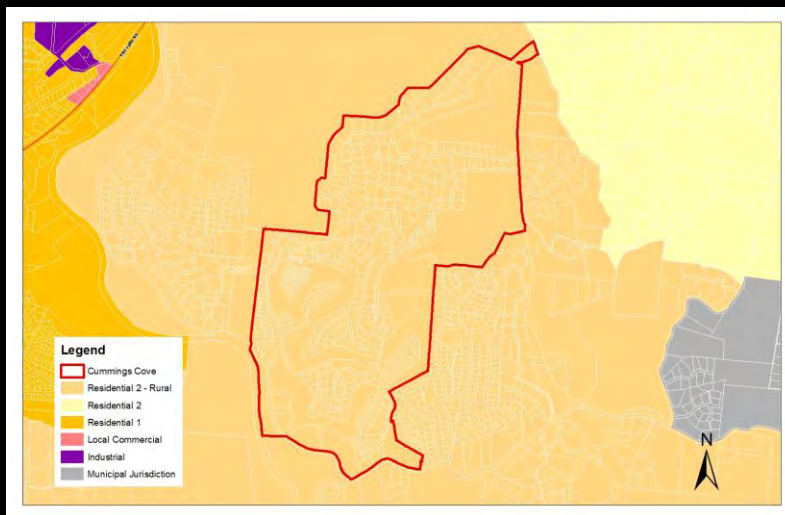
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Aerial Map



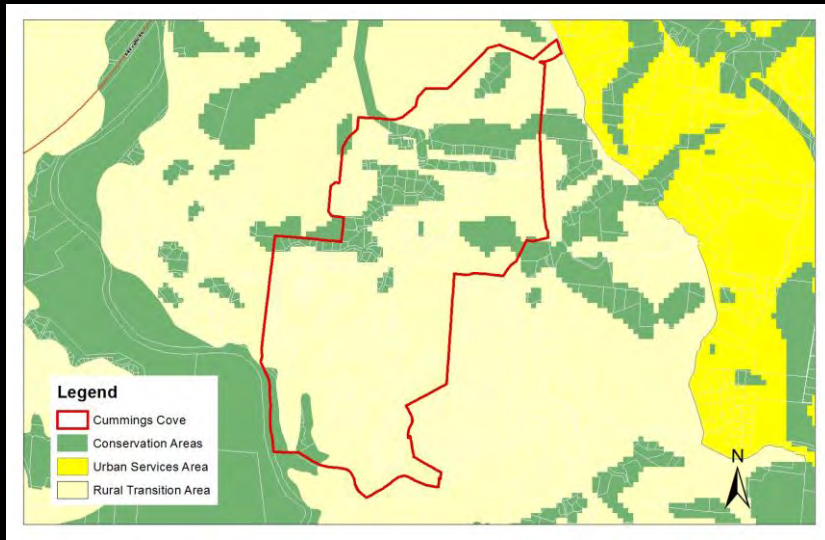
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Current Zoning Map



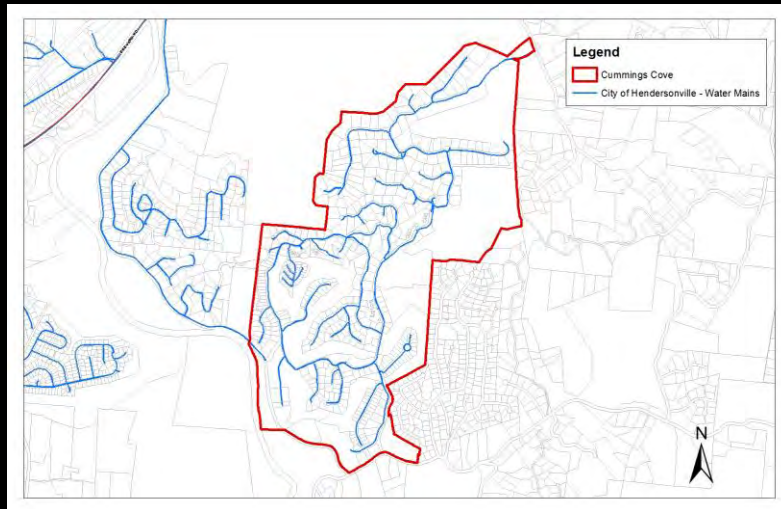
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Future Land Use Map



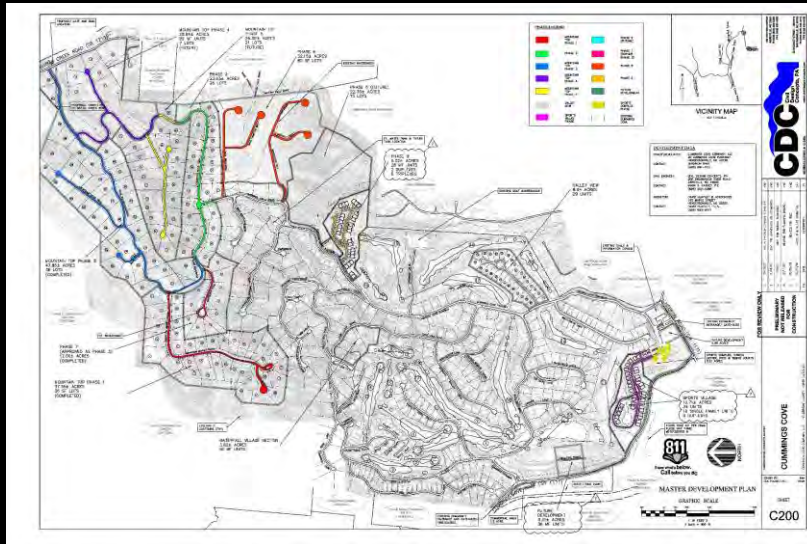
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Utilities



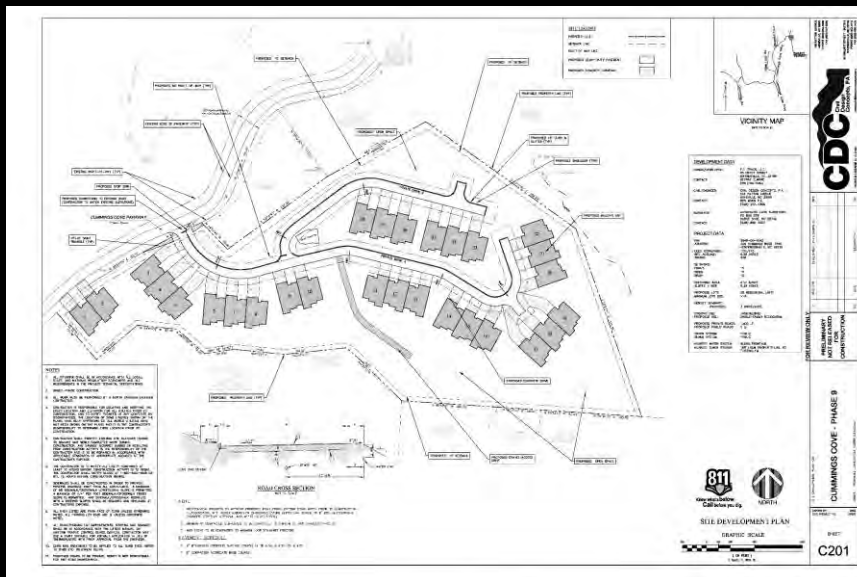
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Master Plan Overview



Henderson County Planning Department

Phase 9 Overview



Henderson County Planning Department

