

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: August 19, 2021

SUBJECT: Revised Master and Phase III Development Plan Couch Mountain (Formerly Luna Ridge) Major Subdivision (2019-M03)

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

1. Staff Report
2. Combined Revised Master & Phase III Development Plan
3. Original Phase III Development Plan
4. PowerPoint Handouts

SUMMARY OF REQUEST:

A subdivision application was submitted on behalf of property owners Luna Ridge, LLC on August 3, 2021. The application is for a Combined Revised Master and Phase III Development Plan for Couch Mountain Major Subdivision, consisting of a total of 81 lots for single family dwellings and an additional 3,152 linear feet of new private roadway. The subject area is located off Hutch Mountain Rd. (SR 1556) and contains 394.2 acres. Phase III is approximately 58.8 acres on PIN: 9661-97-6534.

PLANNING BOARD ACTION REQUESTED:

Staff has found that the Combined Revised Master Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Revised Master and Phase III Development Plan 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 #2019-M03 (Combined Revised Master & Phase III Development Plan for Couch Mountain)

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 Comprehensive Plan and with any conditions as discussed within the staff report or by the Planning Board.

Henderson County Planning Department Staff Report

Combined Revised Master and Phase III Development Plan Couch Mountain Major Residential Subdivision (2019-M03)

Property Owner(s): Luna Ridge, LLC

Applicant: Andy Baker, Managing Member of Luna Ridge, LLC

PIN: 9661-97-8633 (Phase III)

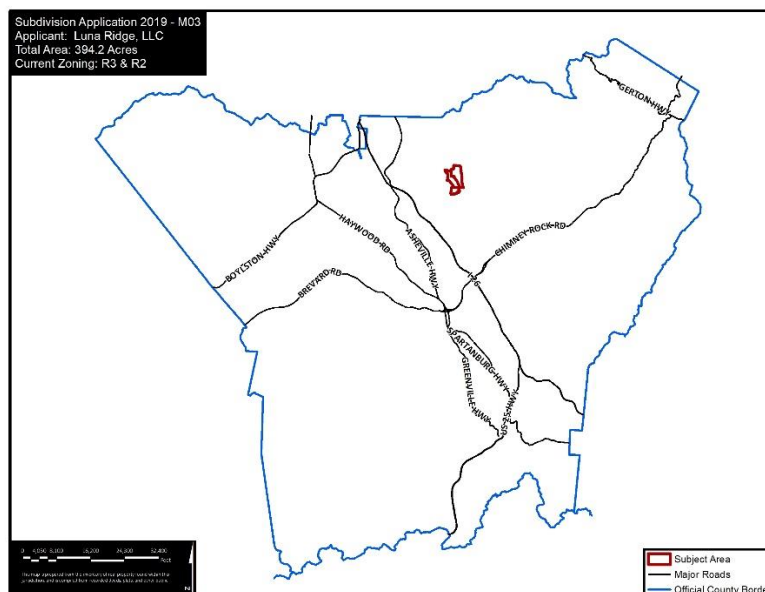
Master & Development Plan Comments:

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 Combined the Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 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.

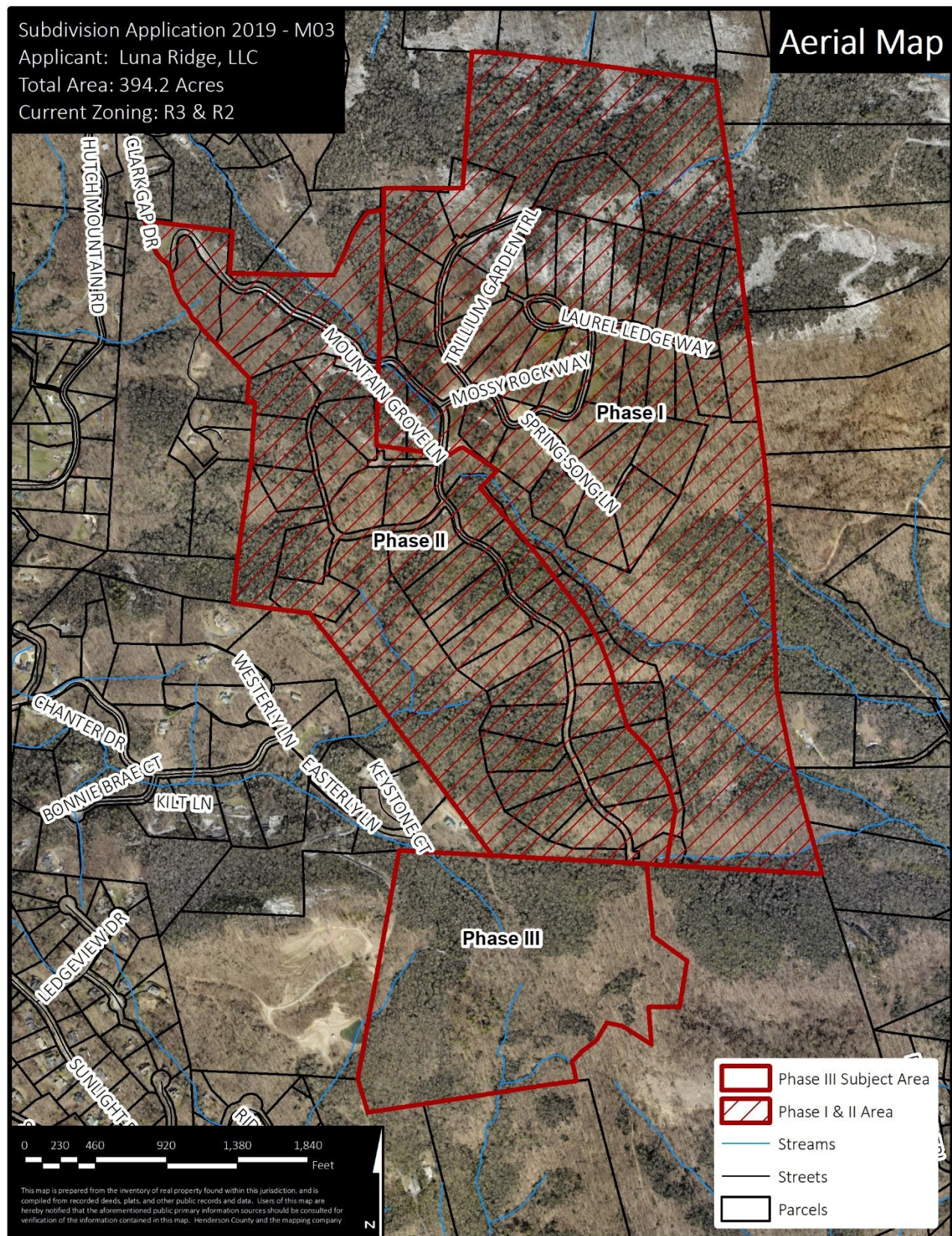
When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible 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 revised Combined Master and Phase III Development Plan for the Couch Mountain Major Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

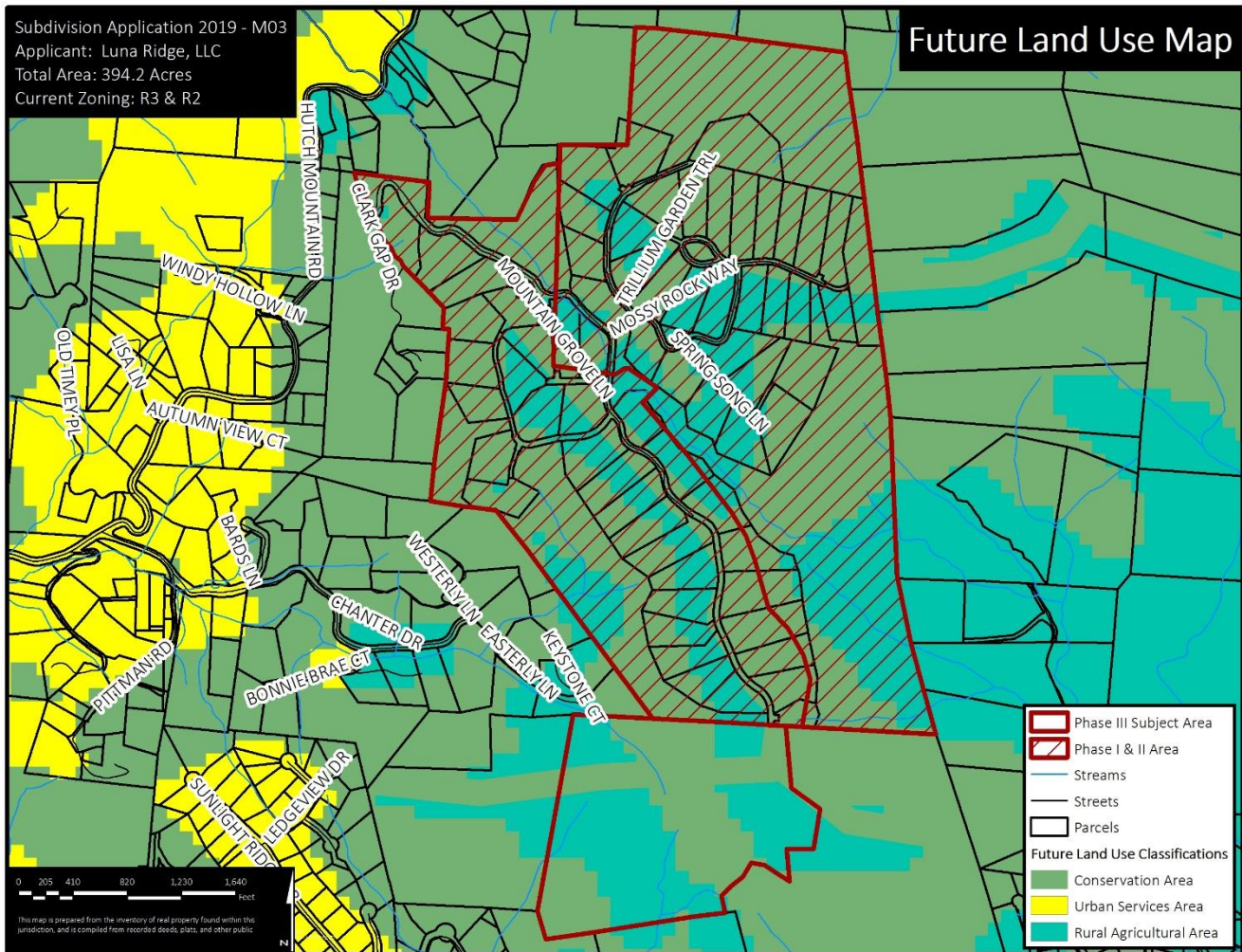
Map A: County Context



Map B: Aerial Imagery

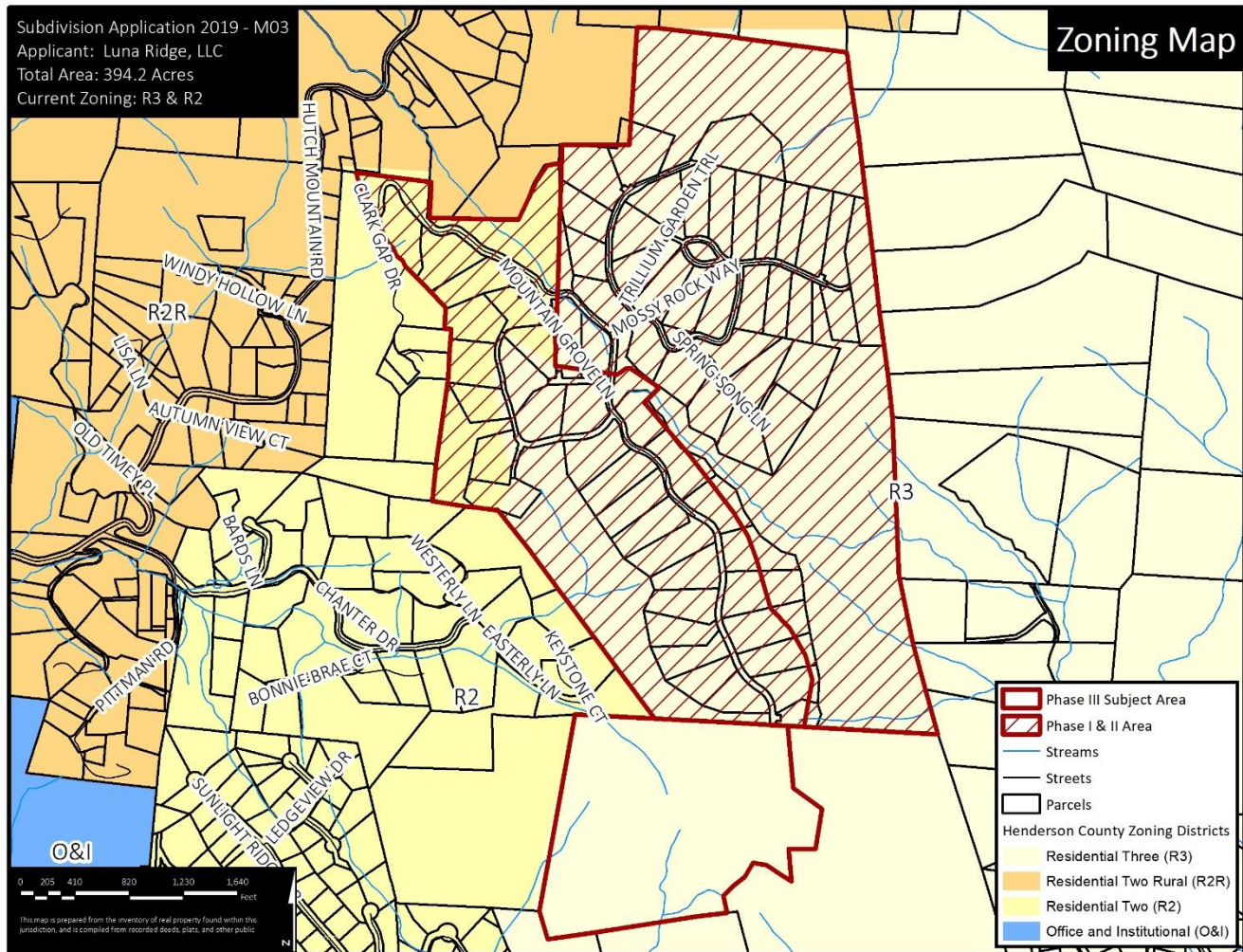


Map C: County Comprehensive Plan Future Land Use Map



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within an area of Conservation with some Rural Agriculture Area within it.
 - a. **Conservation Area:** “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.”
 - b. **Rural Agriculture Area:** “The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.”

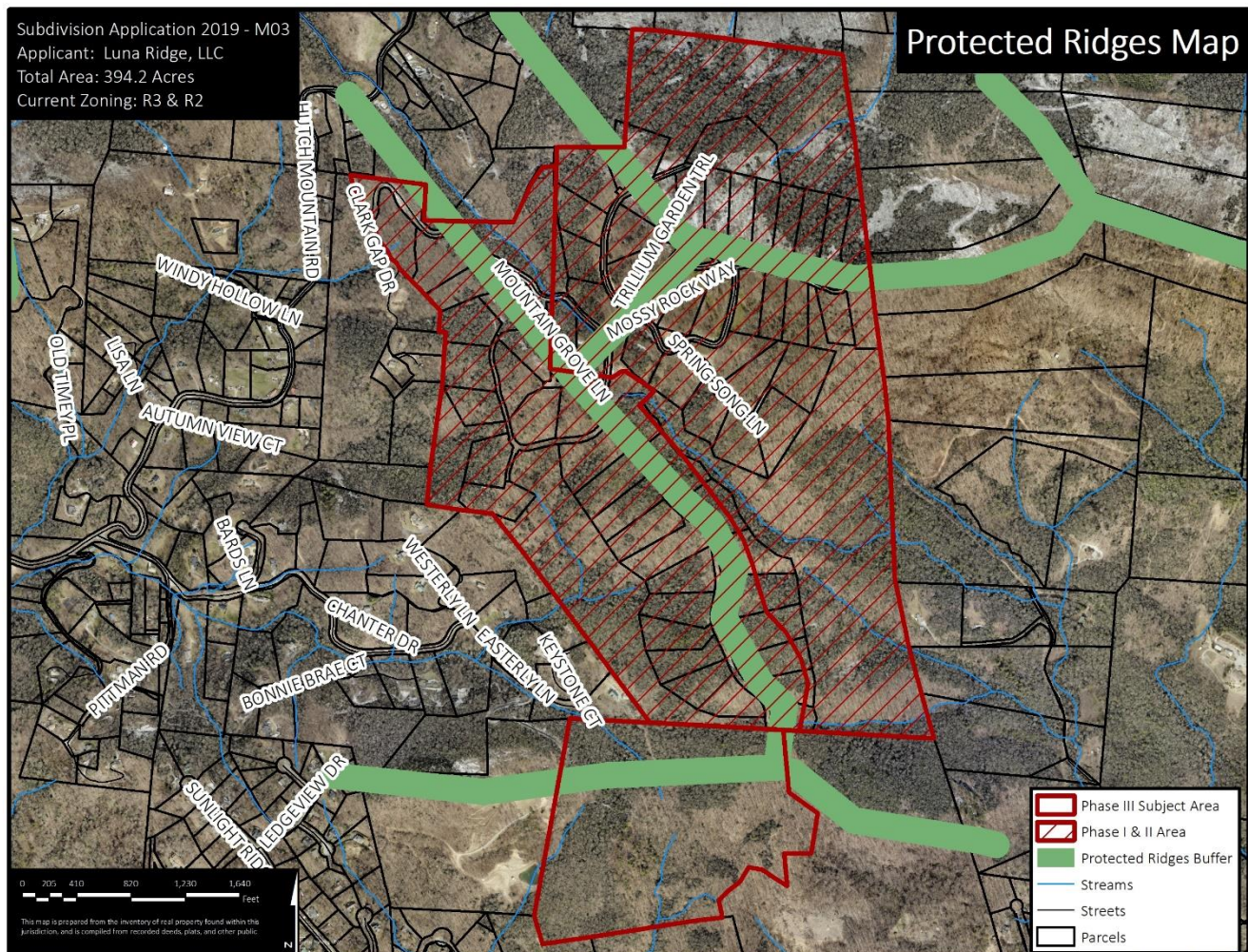
Map D: Official Zoning Map



2. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential Three (R3) Zoning District and Residential Two (R2) Zoning District.
- Residential Three (R3):** “The purpose of Residential District Three (R3) is to foster orderly growth where the *principal use* of land is low density residential. The intent of this district is to allow for *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Rural (RAA) in the *Comprehensive Plan*.
 - R3 allows for a standard density of 0.66 units per acre. The overall density for the proposed Couch Mountain Subdivision is 0.21 units per acre.
 - Residential Two (R2):** “The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development consistent with the recommendations of the *Comprehensive Plan*. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.

- i. R2 allows for a standard density of 1 unit per acre. As stated previously, the overall density for Couch Mountain is 0.21 units per acre.
3. **Water and Sewer Availability.** The applicant proposes the use of individual water and septic systems for each lot in the subdivision. Applicant has presented a Report of Findings from Land Resource Management for a preliminary soil investigation as well as a well permit and well construction record from AAA Sweetwater Well & Pump, Inc.
4. **Road System:** The subdivision will be served by private roads built in accordance with the Subdivision Local Road standards required in the LDC. The total of new roads proposed in the original Phase III approval was 3,899 linear feet. The revised Phase III shows a new total of 3,152 linear feet. Road profiles on the attached plan specify that the maximum grade does not exceed 18% on any of the proposed roads. There is a combination of 14', 16' and 18' road widths proposed, with 3' and 4' shoulders. The applicant will be required to submit a list of proposed road names to the Property Addressing Coordinator for all proposed new roads. The entrance road, Clark Gap Rd., is a private road within a 50'-60' wide right of way. Applicant has re-graded and paved Clark Gap Rd. to its intersection with Hutch Mountain Rd. (SR 1556) to accommodate the additional lots.

Map E: Protected Ridges



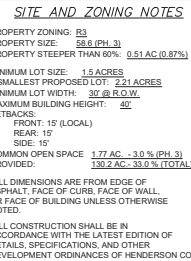
5. **Protected Ridges:** The project site is partially encumbered by the protected ridges buffer. Section §42-252 of the LDC regulates the construction and permitting of “tall buildings” within the protected ridge buffer.
 - a. “Tall buildings or structures” include any building, structure or unit within a multiunit building with a vertical height of more than 40 feet measured from the top of the foundation of said building, structure or unit and the uppermost point of said building, structure or unit; provided, however, that where such foundation measured from the natural finished grade of the crest or the natural finished grade of the high side of the slope of a ridge exceeds 3 feet, then such measurement in excess of 3 feet shall be included in the 40-foot limitation described herein; provided, further, that no such building, structure or unit shall protrude at its uppermost point above the crest of the ridge by more than 35 feet.
6. **Total Project Proposal Summary:**
 - 81 single-family lots (34 Lots in Phase I, 33 Lots in Phase II, & 14 Lots in Phase III)
 - Overall density of 0.21 units/acre (0.17 units/acre in Phase I, 0.24 units/acre in Phase II, & 0.24 units/acre in Phase III)
 - Smallest lot in Phase I is 2.09 acres, Phase II is 2.17 acres, & Phase III is 2.21 acres
 - 33.0% Open Space (98.3 acres in Phase I, 29.85 acres in Phase II, & 1.77 acres in Phase III)
 - 12,732LF of private roads (5,809LF in Phase I, 3,771LF in Phase II & 3,152LF in Phase III)
 - Individual well and septic systems
 - Gated Entrance

Master & 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 §42-95B).
2. **Water Quality.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Management Permit has been received (LDC §42-95E).
3. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-109). Additionally, subdivisions of 35 or more lots shall provide a minimum of two entrance roads. The second entrance road may be specifically waived by the approving authority where unique circumstances exist (LDC §42-95A (1)).
4. **Shoulder Stabilization.** All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-102).
5. **Road Drainage, Culverts and Shoulder Stabilization.** 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 §42-100). All areas disturbed by the construction of a public road, including cut and fill

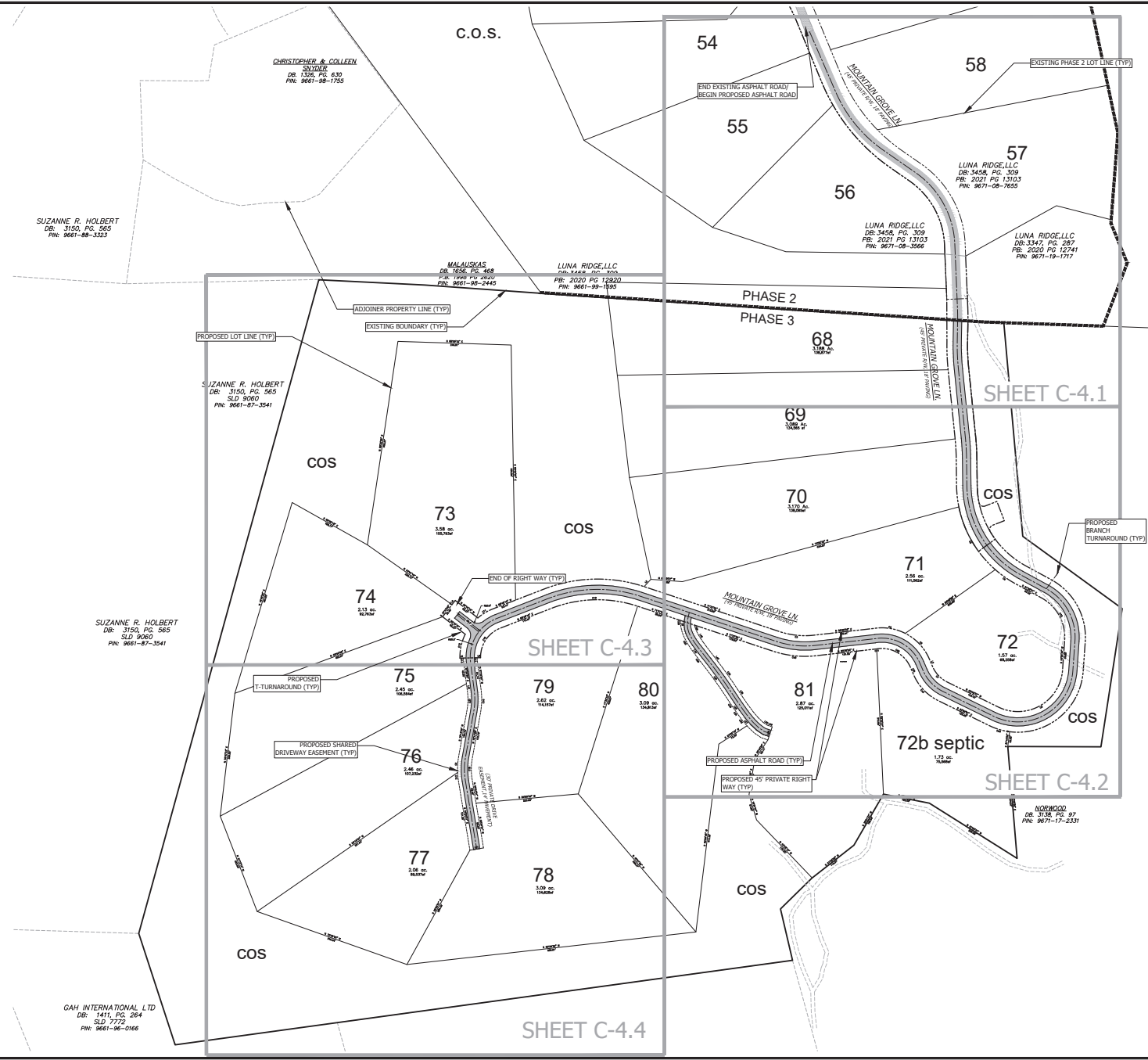
slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-105).

6. **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 §42-103). The names of the proposed roads and easements should be confirmed with the development plan approval.
7. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
8. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-95H) 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 §42-185 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 §42-185.
9. **Perennial and Intermittent Surface Water Buffer.** All built-upon area shall be a minimum of 30 feet landward of all perennial and intermittent surface water, as defined in LDC §42-251.
10. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
11. **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).



PIN PROPERTY ADDRESS: MOUNTAIN GROVE LANE
 PIN NUMBER: 9661-97-0534
 PROPERTY SIZE: 58.8 AC. (PHASE 3) 394 AC. (TOTAL)
 ZONING: RESIDENTIAL RURAL COUNTY
 EROSION CONTROL REVIEW: HICKORY COUNTY
 EROSION CONTROL REVIEW: HICKORY COUNTY
 ZONING CLASSIFICATION: R-3
 PROPOSED NUMBER OF UNITS: 148
 PROPOSED DENSITY: 13.91/21 (TOTAL) 148/2100 (TOTAL)
 PROPOSED LOT SIZE: 0.41 AC. (PHASE 3) 0.21 AC. (TOTAL)
 PROPOSED LINEAR FEET OF ROAD: 3,152.52 LF (PHASE 3)
 PORTION OF LOTS 66.60 FT. OF ROAD WITH 12' EASEMENT
 MILE OF A 66' WIDE ROAD TO THE DISTRICT
 WATER AND SEWER WILL BE PROVIDED BY INDIVIDUALS
 PUBLIC WATER AND SEWER SYSTEMS ARE
 APPROXIMATELY 1.5 MILES FROM THE SITE
 PROPERTY OWNER:
 CONTACT: ANDY BAKER
 ADDRESS: 120 HICKORY TRAIL
 ADDRESS 2: SWANNANOA, NC 28778
 DEVELOPER:
 LUNA RIDGE, LLC
 ADDRESS: 120 HICKORY TRAIL
 ADDRESS 2: SWANNANOA, NC 28778
 EMAIL: ANDY@ETMCAROLINA.COM
 PHONE: 828-636-6545
 ENGINEER: BAKER ENGINEERING
 CONTACT: JOHN KORNHUBER
 ADDRESS: 17 ASHEVILLE, NC 28801
 EMAIL: JOHN@BAKERENGINEERING.COM

PIN PROPERTY ADDRESS: MOUNTAIN GROVE LANE
 PIN NUMBER: 9661-97-0534
 PROPERTY SIZE: 58.8 AC. (PHASE 3) 394 AC. (TOTAL)
 ZONING: RESIDENTIAL RURAL COUNTY
 EROSION CONTROL REVIEW: HICKORY COUNTY
 EROSION CONTROL REVIEW: HICKORY COUNTY
 ZONING CLASSIFICATION: R-3
 PROPOSED NUMBER OF UNITS: 148
 PROPOSED DENSITY: 13.91/21 (TOTAL) 148/2100 (TOTAL)
 PROPOSED LOT SIZE: 0.41 AC. (PHASE 3) 0.21 AC. (TOTAL)
 PROPOSED LINEAR FEET OF ROAD: 3,152.52 LF (PHASE 3)
 PORTION OF LOTS 66.60 FT. OF ROAD WITH 12' EASEMENT
 MILE OF A 66' WIDE ROAD TO THE DISTRICT
 WATER AND SEWER WILL BE PROVIDED BY INDIVIDUALS
 PUBLIC WATER AND SEWER SYSTEMS ARE
 APPROXIMATELY 1.5 MILES FROM THE SITE
 PROPERTY OWNER:
 CONTACT: ANDY BAKER
 ADDRESS: 120 HICKORY TRAIL
 ADDRESS 2: SWANNANOA, NC 28778
 DEVELOPER:
 LUNA RIDGE, LLC
 ADDRESS: 120 HICKORY TRAIL
 ADDRESS 2: SWANNANOA, NC 28778
 EMAIL: ANDY@ETMCAROLINA.COM
 PHONE: 828-636-4551
 ENGINEER: BAKER ENGINEERING
 CONTACT: JOHN KENNEDY
 ADDRESS: 17 ASHEVILLE NC 28801
 PHONE: 828-699-0054
 EMAIL: JKENNEDY@BAKERENGINEERING.COM

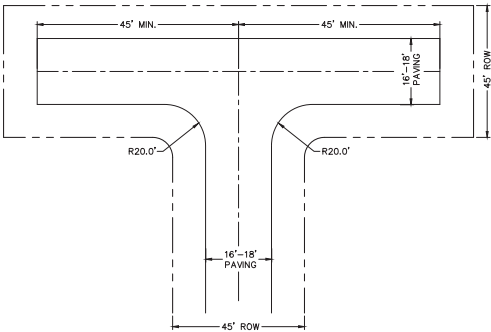


Project No: 486519	COUCH MOUNTAIN SUBDIVISION (PHASE 3)		 Brooks ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Revisions: BAT MCB AS NOTED Date: 08/03/2021	 Seal of the State of North Carolina John R. Hargett III Governor	No.	REVISIONS/SUBMISSIONS	Date
C-4.0	DEVELOPMENT PLAN			17 Armington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1131 www.brooksnc.com		1 2 3	SUBMITTAL TO HENDERSON COUNTY STORM AND ESC. RESUBMISSION STORM AND ESC. RESUBMISSION	08/03/21 08/06/21 09/03/21
HENDERSON COUNTY			NORTH CAROLINA			PERMIT SET		
Drawing Title:			OVERALL SITE PLAN					
Printed On: 8/10/2021 10:46 AM Drawing Title: OVERALL SITE PLAN Drawing Number: 486519-01 Drawing Scale: AS SHOWN Drawing Date: 8/10/2021 Drawing By: J. HARGETT III Drawing Check: J. HARGETT III Drawing Appr: J. HARGETT III Drawing Desc: OVERALL SITE PLAN Drawing File: C:\Users\jrhargett\Documents\486519-01\486519-01.dwg Drawing Path: C:\Users\jrhargett\Documents\486519-01\486519-01.dwg Drawing Size: 11x17 Drawing Units: Feet Drawing Color: Black Drawing Font: Arial, 10pt Drawing Style: Standard Drawing Title: OVERALL SITE PLAN Drawing Number: 486519-01 Drawing Scale: AS SHOWN Drawing Date: 8/10/2021 Drawing By: J. HARGETT III Drawing Check: J. HARGETT III Drawing Appr: J. HARGETT III Drawing Desc: OVERALL SITE PLAN Drawing File: C:\Users\jrhargett\Documents\486519-01\486519-01.dwg Drawing Path: C:\Users\jrhargett\Documents\486519-01\486519-01.dwg Drawing Size: 11x17 Drawing Units: Feet Drawing Color: Black Drawing Font: Arial, 10pt Drawing Style: Standard								

- NOTES:
1. NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER OR OTHER UNSUITABLE MATERIAL.
 2. DITCHES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FROM THE BOTTOM OF DITCH.
 3. ROADS SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH "PRIVATE SUBDIVISION LOCAL ROAD" STANDARDS PER THE HENDERSON COUNTY SUBDIVISION REGULATIONS, LATEST EDITION.

A ROAD CROSS SECTIONS

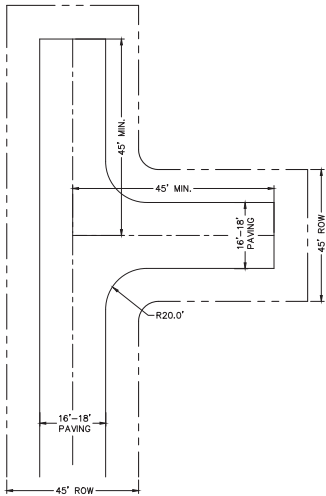
SCALE= NTS



- NOTES:
1. USE SAME PAVING SECTION AS ROADS UNLESS DIRECTED BY GEOTECHNICAL ENGINEER.
 2. NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER OR OTHER UNSUITABLE MATERIAL.
 3. DITCHES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FROM THE BOTTOM OF DITCH.

P T-TURNAROUND

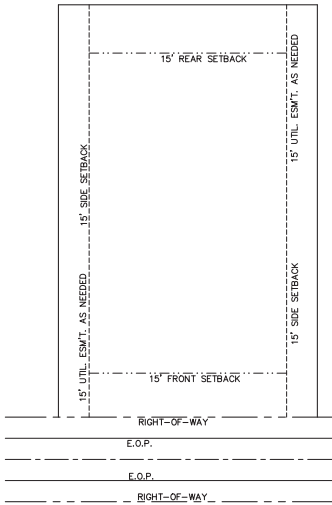
SCALE IN NTS



- NOTES:
1. USE SAME PAVING SECTION AS ROADS UNLESS DIRECTED BY GEOTECHNICAL ENGINEER.
 2. NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER OR OTHER UNSUITABLE MATERIAL.
 3. DITCHES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FROM THE BOTTOM OF DITCH.

BRANCH TURNAROUND

SCALE = NTS



D TYPICAL LOT LAYOUT

SCALE = NTS

LINE	BEARING	DISTANCE
13	N 231° 18' W	51.23
14	S 17° 45' 45" W	11.21
15	S 17° 45' 45" W	16.00
16	N 88° 17' W	1.50
17	S 2° 00' 00" W	6.22
18	S 45° 24' 24" E	6.77
19	S 17° 45' 45" W	11.21
20	S 17° 45' 45" E	2.12
21	S 17° 45' 45" E	8.88
22	S 17° 45' 45" E	8.88
23	S 17° 45' 45" E	8.88
24	S 17° 45' 45" E	8.88
25	S 17° 45' 45" E	8.88
26	S 17° 45' 45" E	8.88
27	S 17° 45' 45" E	8.88
28	S 17° 45' 45" E	8.88
29	S 17° 45' 45" E	8.88
30	S 17° 45' 45" E	8.88
31	S 17° 45' 45" E	8.88
32	S 17° 45' 45" E	8.88
33	S 17° 45' 45" E	8.88
34	S 17° 45' 45" E	8.88
35	S 17° 45' 45" E	8.88
36	S 17° 45' 45" E	8.88
37	S 17° 45' 45" E	8.88
38	S 17° 45' 45" E	8.88
39	S 17° 45' 45" E	8.88
40	S 17° 45' 45" E	8.88
41	S 17° 45' 45" E	8.88
42	S 17° 45' 45" E	8.88
43	S 17° 45' 45" E	8.88
44	S 17° 45' 45" E	8.88
45	S 17° 45' 45" E	8.88
46	S 17° 45' 45" E	8.88
47	S 17° 45' 45" E	8.88
48	S 17° 45' 45" E	8.88
49	S 17° 45' 45" E	8.88
50	S 17° 45' 45" E	8.88
51	S 17° 45' 45" E	8.88
52	S 17° 45' 45" E	8.88
53	S 17° 45' 45" E	8.88
54	S 17° 45' 45" E	8.88
55	S 17° 45' 45" E	8.88
56	S 17° 45' 45" E	8.88
57	S 17° 45' 45" E	8.88
58	S 17° 45' 45" E	8.88
59	S 17° 45' 45" E	8.88
60	S 17° 45' 45" E	8.88
61	S 17° 45' 45" E	8.88
62	S 17° 45' 45" E	8.88
63	S 17° 45' 45" E	8.88
64	S 17° 45' 45" E	8.88
65	S 17° 45' 45" E	8.88
66	S 17° 45' 45" E	8.88
67	S 17° 45' 45" E	8.88
68	S 17° 45' 45" E	8.88
69	S 17° 45' 45" E	8.88
70	S 17° 45' 45" E	8.88
71	S 17° 45' 45" E	8.88
72	S 17° 45' 45" E	8.88
73	S 17° 45' 45" E	8.88
74	S 17° 45' 45" E	8.88
75	S 17° 45' 45" E	8.88
76	S 17° 45' 45" E	8.88
77	S 17° 45' 45" E	8.88
78	S 17° 45' 45" E	8.88
79	S 17° 45' 45" E	8.88
80	S 17° 45' 45" E	8.88
81	S 17° 45' 45" E	8.88
82	S 17° 45' 45" E	8.88
83	S 17° 45' 45" E	8.88
84	S 17° 45' 45" E	8.88
85	S 17° 45' 45" E	8.88
86	S 17° 45' 45" E	8.88
87	S 17° 45' 45" E	8.88
88	S 17° 45' 45" E	8.88
89	S 17° 45' 45" E	8.88
90	S 17° 45' 45" E	8.88
91	S 17° 45' 45" E	8.88
92	S 17° 45' 45" E	8.88
93	S 17° 45' 45" E	8.88
94	S 17° 45' 45" E	8.88
95	S 17° 45' 45" E	8.88
96	S 17° 45' 45" E	8.88
97	S 17° 45' 45" E	8.88
98	S 17° 45' 45" E	8.88
99	S 17° 45' 45" E	8.88
100	S 17° 45' 45" E	8.88

F LINE AND CURVE TABLE

SCALE= NTS

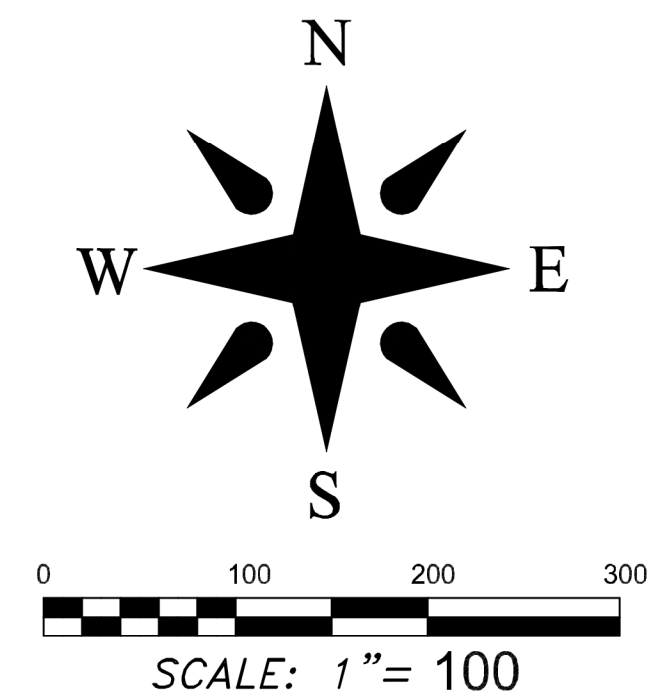
CURVE TABLE						
TYPE	RAWD	LENGTH	LENGTH	COORD. BEARING	DATA POINT	
C-1	160.0	30.0	30.0	N 10° 00' 00" E	160.000	
C-2	140.0	10.0	10.0	N 10° 00' 00" E	140.000	
C-3	120.0	10.0	10.0	N 10° 00' 00" E	120.000	
C-4	100.0	10.0	10.0	N 10° 00' 00" E	100.000	
C-5	80.0	10.0	10.0	N 10° 00' 00" E	80.000	
C-6	60.0	10.0	10.0	N 10° 00' 00" E	60.000	
C-7	40.0	10.0	10.0	N 10° 00' 00" E	40.000	
C-8	20.0	10.0	10.0	N 10° 00' 00" E	20.000	
C-9	0.0	10.0	10.0	N 10° 00' 00" E	0.000	
C-10	110.0	10.0	10.0	N 10° 00' 00" E	110.000	
C-11	90.0	10.0	10.0	N 10° 00' 00" E	90.000	
C-12	70.0	10.0	10.0	N 10° 00' 00" E	70.000	
C-13	50.0	10.0	10.0	N 10° 00' 00" E	50.000	
C-14	30.0	10.0	10.0	N 10° 00' 00" E	30.000	
C-15	10.0	10.0	10.0	N 10° 00' 00" E	10.000	
C-16	0.0	10.0	10.0	N 10° 00' 00" E	0.000	
C-17	10.0	10.0	10.0	N 10° 00' 00" E	10.000	
C-18	30.0	10.0	10.0	N 10° 00' 00" E	30.000	
C-19	50.0	10.0	10.0	N 10° 00' 00" E	50.000	
C-20	70.0	10.0	10.0	N 10° 00' 00" E	70.000	
C-21	90.0	10.0	10.0	N 10° 00' 00" E	90.000	
C-22	110.0	10.0	10.0	N 10° 00' 00" E	110.000	
C-23	130.0	10.0	10.0	N 10° 00' 00" E	130.000	
C-24	150.0	10.0	10.0	N 10° 00' 00" E	150.000	
C-25	170.0	10.0	10.0	N 10° 00' 00" E	170.000	
C-26	190.0	10.0	10.0	N 10° 00' 00" E	190.000	
C-27	210.0	10.0	10.0	N 10° 00' 00" E	210.000	
C-28	230.0	10.0	10.0	N 10° 00' 00" E	230.000	
C-29	250.0	10.0	10.0	N 10° 00' 00" E	250.000	
C-30	270.0	10.0	10.0	N 10° 00' 00" E	270.000	
C-31	290.0	10.0	10.0	N 10° 00' 00" E	290.000	
C-32	310.0	10.0	10.0	N 10° 00' 00" E	310.000	
C-33	330.0	10.0	10.0	N 10° 00' 00" E	330.000	
C-34	350.0	10.0	10.0	N 10° 00' 00" E	350.000	
C-35	370.0	10.0	10.0	N 10° 00' 00" E	370.000	
C-36	390.0	10.0	10.0	N 10° 00' 00" E	390.000	
C-37	410.0	10.0	10.0	N 10° 00' 00" E	410.000	
C-38	430.0	10.0	10.0	N 10° 00' 00" E	430.000	
C-39	450.0	10.0	10.0	N 10° 00' 00" E	450.000	
C-40	470.0	10.0	10.0	N 10° 00' 00" E	470.000	
C-41	490.0	10.0	10.0	N 10° 00' 00" E	490.000	
C-42	510.0	10.0	10.0	N 10° 00' 00" E	510.000	
C-43	530.0	10.0	10.0	N 10° 00' 00" E	530.000	
C-44	550.0	10.0	10.0	N 10° 00' 00" E	550.000	
C-45	570.0	10.0	10.0	N 10° 00' 00" E	570.000	
C-46	590.0	10.0	10.0	N 10° 00' 00" E	590.000	
C-47	610.0	10.0	10.0	N 10° 00' 00" E	610.000	
C-48	630.0	10.0	10.0	N 10° 00' 00" E	630.000	
C-49	650.0	10.0	10.0	N 10° 00' 00" E	650.000	
C-50	670.0	10.0	10.0	N 10° 00' 00" E	670.000	
C-51	690.0	10.0	10.0	N 10° 00' 00" E	690.000	
C-52	710.0	10.0	10.0	N 10° 00' 00" E	710.000	
C-53	730.0	10.0	10.0	N 10° 00' 00" E	730.000	
C-54	750.0	10.0	10.0	N 10° 00' 00" E	750.000	
C-55	770.0	10.0	10.0	N 10° 00' 00" E	770.000	
C-56	790.0	10.0	10.0	N 10° 00' 00" E	790.000	
C-57	810.0	10.0	10.0	N 10° 00' 00" E	810.000	
C-						

Project No: 486519	C-4.5	COUCH MOUNTAIN SUBDIVISION (PHASE 3)		 Planning • Engineering • Surveying • Environmental Services •	Designated _____ Revisited _____ MCB _____ AS NOTED _____ BMT _____ CMAA _____ Date: 08/03/2021 JHK	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1131 www.brooksa.com	<div style="text-align: center;"> PERMIT SET</div>	<table><tr><th>No.</th><th>REVISIONS/SUBMISSIONS</th><th>Date</th></tr><tr><td>1</td><td>SUBMITTAL TO HENDERSON COUNTY</td><td>03/24/21</td></tr><tr><td>2</td><td>STORM AND ESC PLANS</td><td>04/06/21</td></tr><tr><td>3</td><td>STORM AND ESC RESUBMISSION</td><td>08/03/21</td></tr></table>	No.	REVISIONS/SUBMISSIONS	Date	1	SUBMITTAL TO HENDERSON COUNTY	03/24/21	2	STORM AND ESC PLANS	04/06/21	3	STORM AND ESC RESUBMISSION	08/03/21
		No.	REVISIONS/SUBMISSIONS		Date															
1	SUBMITTAL TO HENDERSON COUNTY	03/24/21																		
2	STORM AND ESC PLANS	04/06/21																		
3	STORM AND ESC RESUBMISSION	08/03/21																		
HENDERSON COUNTY		NORTH CAROLINA																		

Drawing Title:

SITE DETAILS

This drawing shall be used as a single independent design unless so stated.



PROPERTY ZONING: R3
PROPERTY SIZE: 58.8 (PH. 3)
PROPERTY STEEPER THAN 60%: 0.51 AC (0.87%)

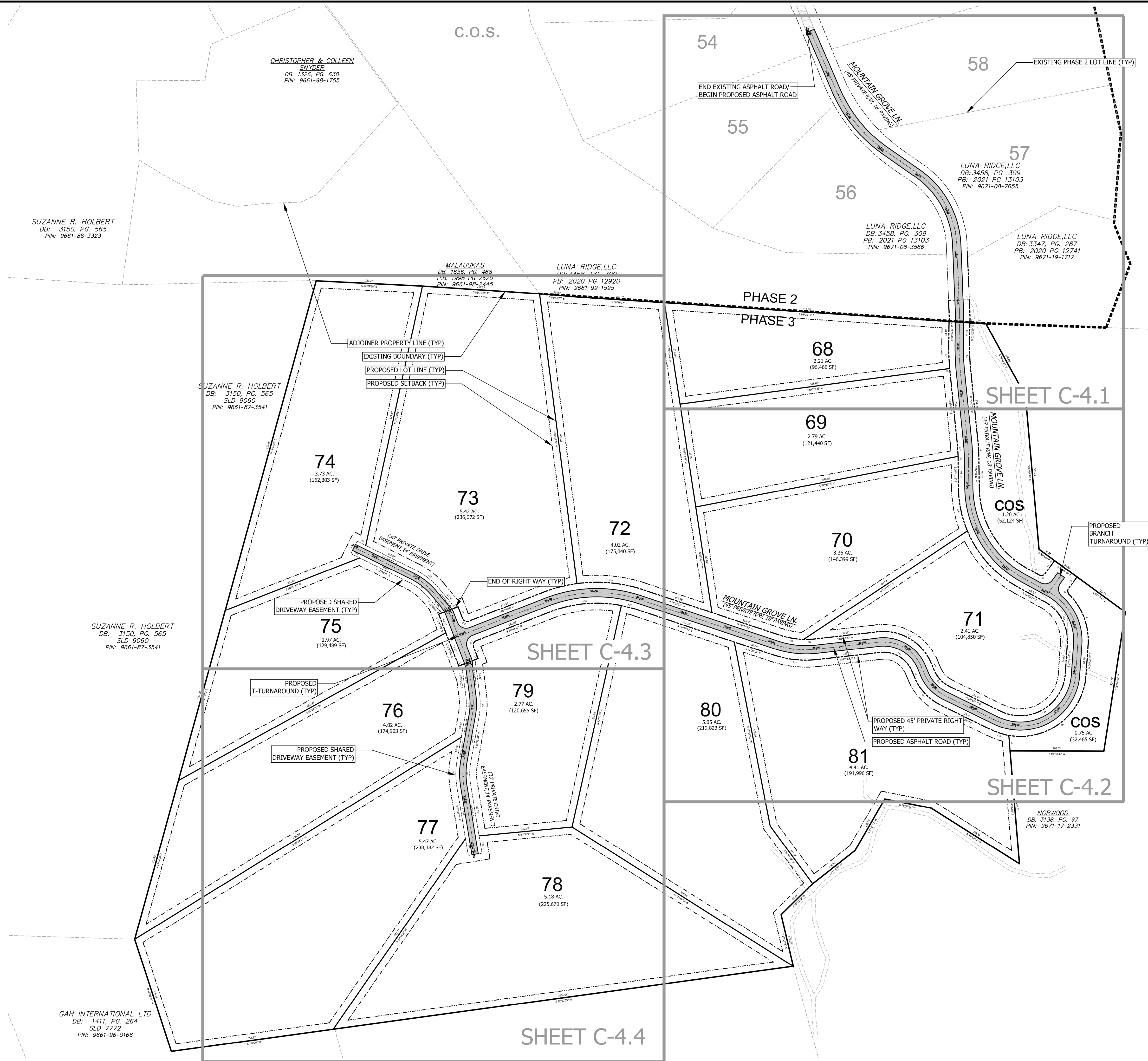
MINIMUM LOT SIZE: 1.5 ACRES
SMALLEST PROPOSED LOT: 2.21 ACRES
MINIMUM LOT WIDTH: 30' @ R.O.W.
MAXIMUM BUILDING HEIGHT: 40'
SETBACKS:
FRONT: 15' (LOCAL)
REAR: 15'
SIDE: 15'
COMMON OPEN SPACE PROVIDED: 1.95 ACRES (PH. 3)



*ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

*ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF HENDERSON CO

PROPERTY ADDRESS: MOUNTAIN GROVE LANE
PIN NUMBER: 9661-97-6534
PROPERTY SIZE: 58.8 AC. (PH. 3) / 394.2 AC. (TOTAL)
ZONING REVIEW: HENDERSON COUNTY
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSON COUNTY
ZONING CLASSIFICATION: R-3
PROPOSED NUMBER OF UNITS: 14 (PH. 3) / 81 (TOTAL)
PROPOSED DENSITY: 0.24 (PH. 3) / 0.21 (TOTAL) units / acre
PROPOSED LINEAR FEET OF ROAD: 3,899 LF (PH. 3)
PORTIONS OF LOTS 66,69,70,71 ARE WITHIN 1/2
MILE OF A FARMLAND PRESERVATION DISTRICT.
WATER AND SEWER WILL BE PROVIDED BY INDIVIDUAL
WELLS AND SEPTIC SYSTEMS.
PUBLIC WATER AND SEWER SYSTEMS ARE
APPROXIMATELY 1.5 MILES FROM THE SITE.
PROPERTY OWNER:
CONTACT: JAMES NERINCY
ADDRESS: 3325 PIEDMONT RD NE
ADDRESS 2: ATLANTA, GA 30305
DEVELOPER: LUNA RIDGE, LLC
CONTACT: ANDY BAKER
ADDRESS: 120 HIGH HICKORY TRAIL
ADDRESS 2: SWANNANOVA, NC 28778
EMAIL: ANDY@TIFMCAROLINA.COM
PHONE: 828-645-5815
ENGINEER: BROOKS ENGINEERING
CONTACT: JOHN KINNARD
ADDRESS: 17 ARLINGTON ST
ADDRESS 2: ASHEVILLE, NC 28801
EMAIL: JKINNARD@BROOKSEAF.COM
PHONE: 828-232-4700

GAH INTERNATIONAL LTD
DB: 1411, PG. 264
SLD 7772
PIN: 9661-96-0166



Project No: 486519	COUCH MOUNTAIN SUBDIVISION (PHASE 3)		NORTH CAROLINA HENDERSON COUNTY		Designed: BMT Drawn: BMT Checked: JHK Date: 03/24/21	Reviewed: MCB Scale: AS NOTED Date: 03/24/21		No. 1 SUBMITTAL TO HENDERSON COUNTY REVISIONS/SUBMISSIONS Date 03/24/21
	C-4.0	DEVELOPMENT PLAN						
Drawing Title: OVERALL SITE PLAN		PERMIT SET BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125		17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com		Permit Number: _____ Revision Number: _____ Revision Description: _____ Revision Date: _____		

File Location: L:\2019 Projects\486519 TFM_Hutch Mountain\Dwg\486519-COUCH MTN-CIVIL-RASE Phase3.dwg

Revised Master and Phase III Development Plan for Couch Mountain (2019-M03)



Henderson County Planning Board
August 19, 2021

Henderson County Planning Department

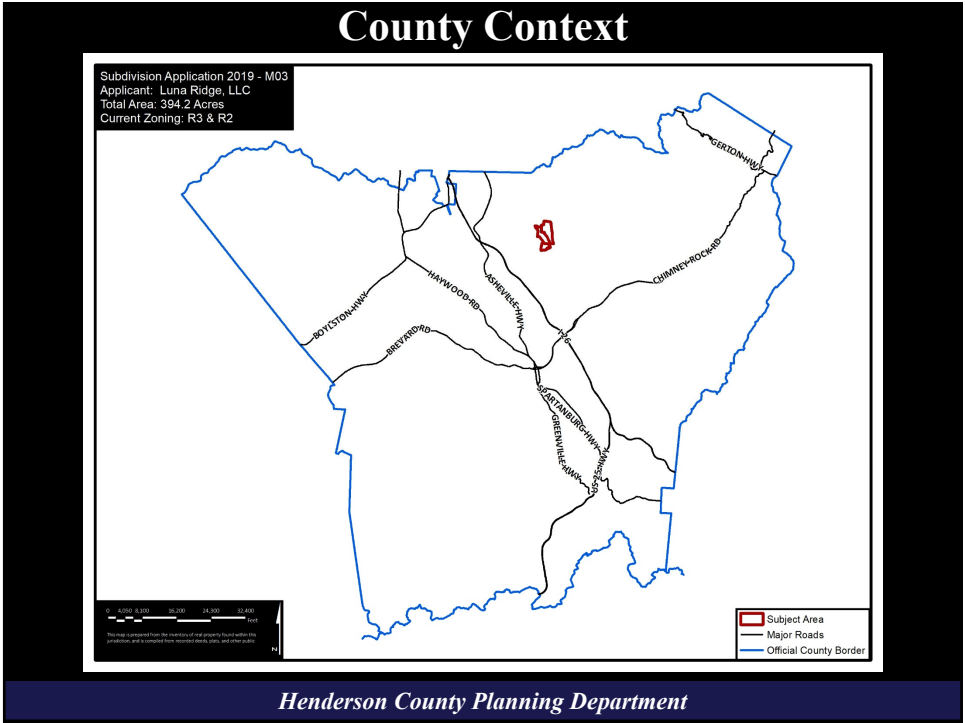
1

Project Summary

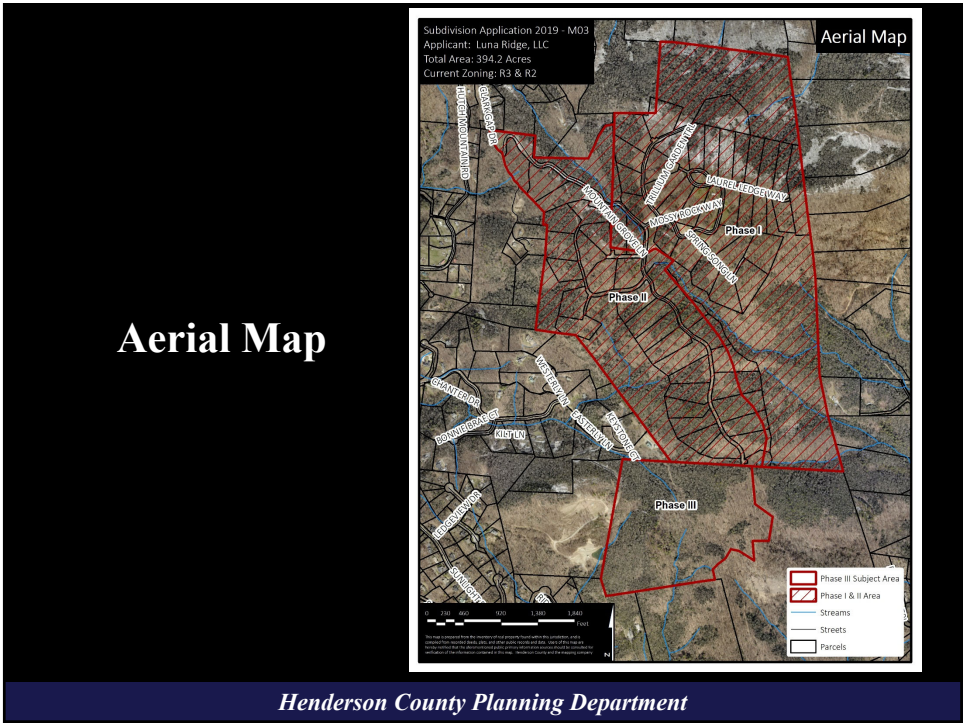
- Luna Ridge, LLC (Applicant)
- 81 total single-family lots
 - 34 lots in Phase I
 - 33 lots in Phase II
 - 14 lots in Phase III
- Original approval by Planning Board on May 21, 2020
- Revised approval by Planning Board on May 20, 2021
- Subject Area is 394.2 acres
- 33% Open Space

Henderson County Planning Department

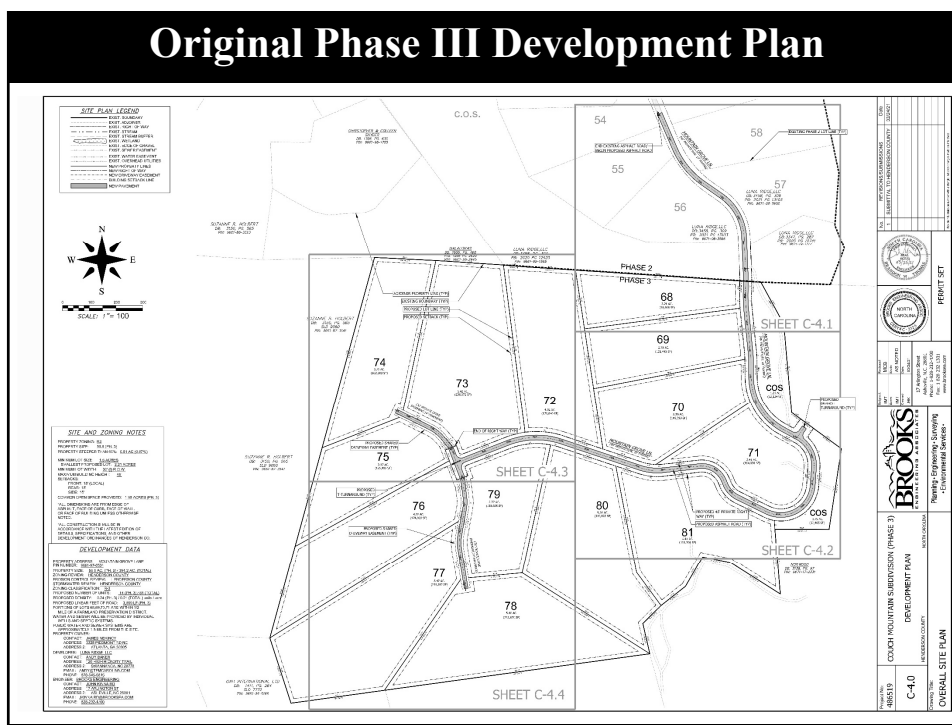
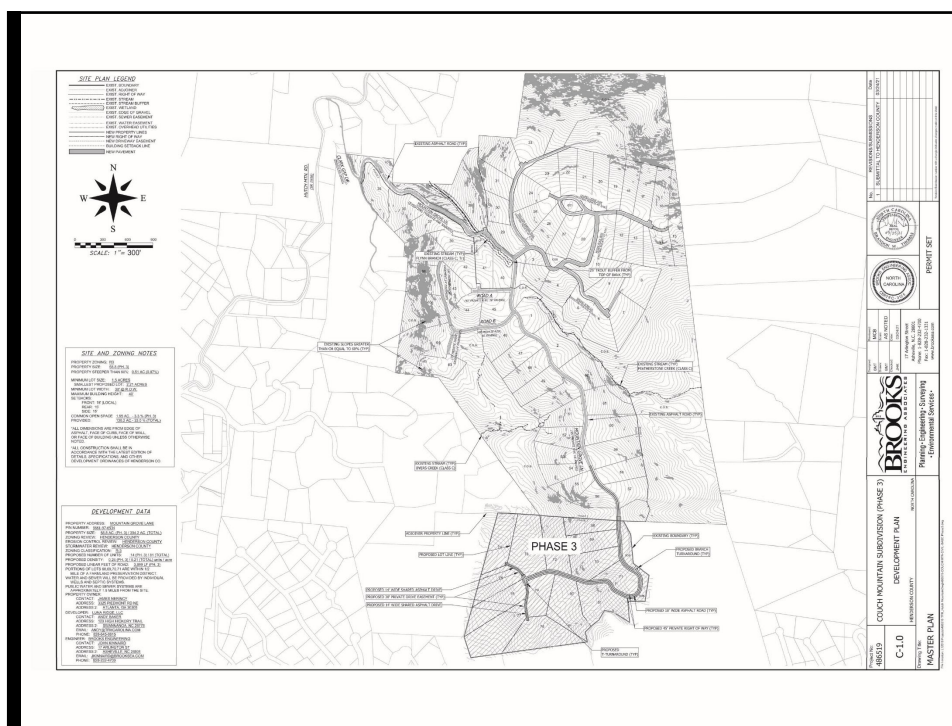
2

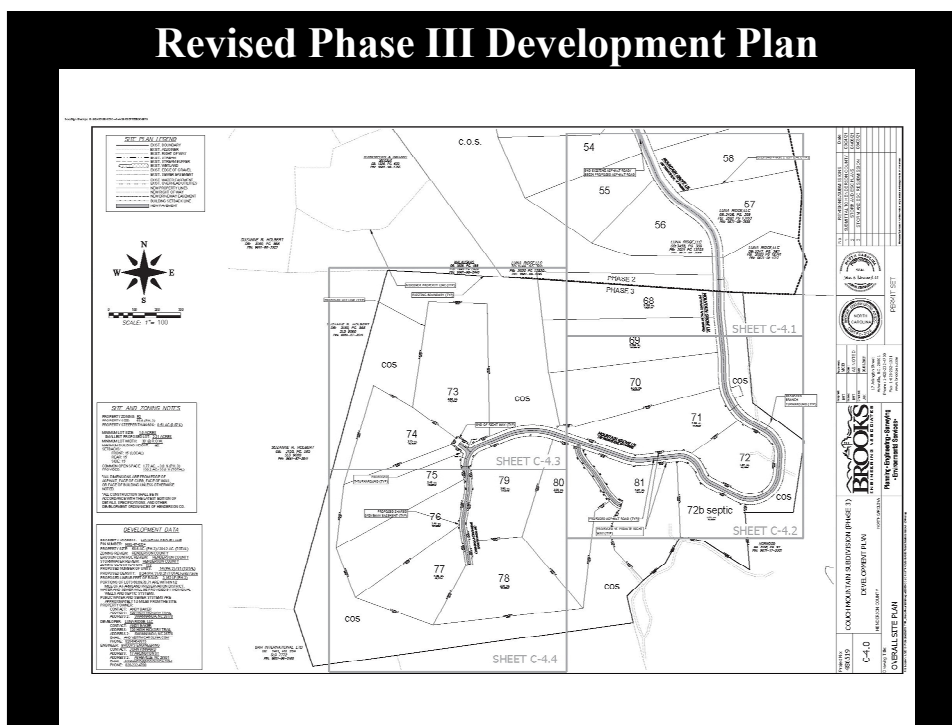
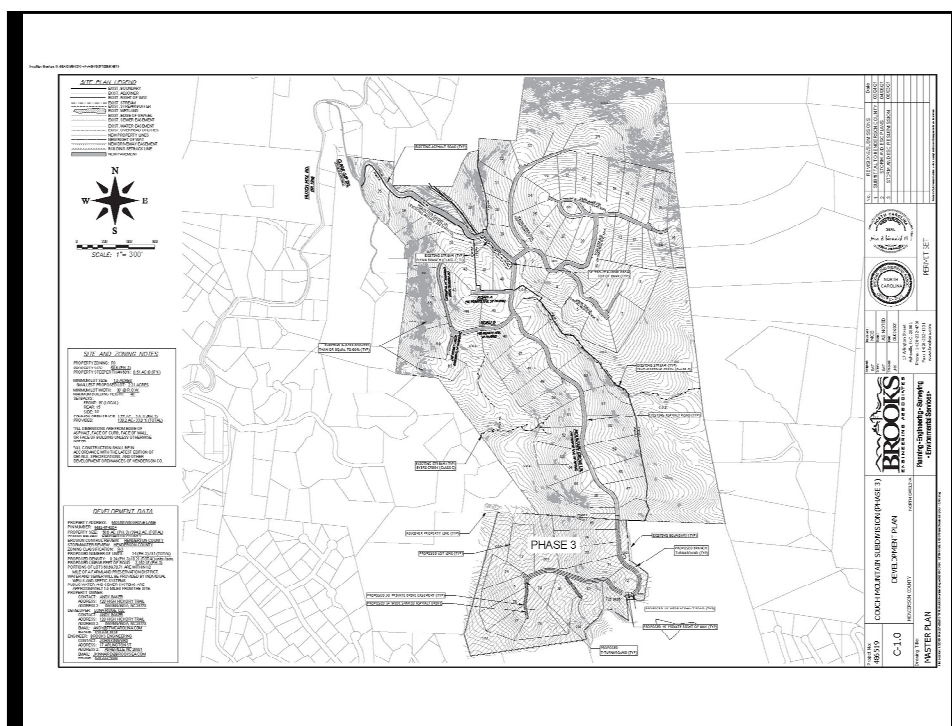


3



4





Couch Mountain Major Subdivision 2019-M03

Questions

