

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY PLANNING BOARD**

**MEETING DATE:** October 20, 2022

**SUBJECT:** Revised Combined Master and Development Plan for Dodd Meadows Major Subdivision (2010-M03), Phases III and VI

**STAFF CONTACT:** Grayson Taylor, Planner III

**ATTACHMENTS:** 1. Staff Report  
2. Combined Master & Development Plan  
3. Application  
4. 2017 Approved Master/Development Plan

#### **SUMMARY OF REQUEST:**

A subdivision application was submitted on behalf of Henderson County Habitat for Humanity, Inc, by William Buie of WGLA Engineering on September, 2022. The application is for a Revised Master and Development Plan for Dodd Meadows Major Subdivision, Phases III and VI, consisting of 35 new lots for single family dwellings, in addition to the existing 80 lots. Also being constructed is 1,285 linear feet of new private roadway. The subject area at the ends of Volunteer Way Drive and Johnnie Washington Drive, both private roads. The subject area contains 12.40 acres.

#### **PLANNING BOARD ACTION REQUESTED:**

Staff has found that the Revised Master Plan meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC). Staff recommends the Revised Master and Phase II 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 2010-M03 (Revised Master & Development Plan, Phases III and VI, for Dodd Meadows:

#### **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.



# STAFF REPORT

## HENDERSON COUNTY PLANNING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

**Prepared by:**

Grayson Taylor, Planner III

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**CASE**

2010-M03 (Phases 3 & 6)  
Combined Master & Development Plan

**PLANNING BOARD MEETING DATE**

October 20, 2022

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**PROPERTY OWNER/APPLICANT**

Henderson County Habitat for Humanity  
Linda Saturno, Executive Director

**PROPERTY LOCATION/ADDRESS**

Dodd Meadows Subdivision, Hendersonville  
Township

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**AGENT**

William R. Buie, WGLA Engineering

**PIN(s)**

9587-26-3332, 9587-26-2021, 9587-25-4998,  
9587-26-6690

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**SUMMARY OF REQUEST**

An application for Phases 3 and 6 of the Dodd Meadows Major Subdivision, consisting of 35 lots (the final two phases of the project), located at the above PINs.

**Existing Zoning**

Residential District One (R1)

**Existing Land Use**

Urban Service Area; Conservation

**Site Improvements**

N/A (Dodd Meadows Subdivision Phases 1, 2, 4, 5)

**Request Acreage**

12.40 acres (33.70 acres total)

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**ADJACENT ZONING**

**North** Residential District One (R1)

**East** Residential District One (R1)

**South** Residential District One (R1)

**West** Residential District One (R1)

**USE OF LAND**

E Blue Ridge Rd, Mobile Home Park

Vacant Land, Assisted-Living Campus

Single Family Homes

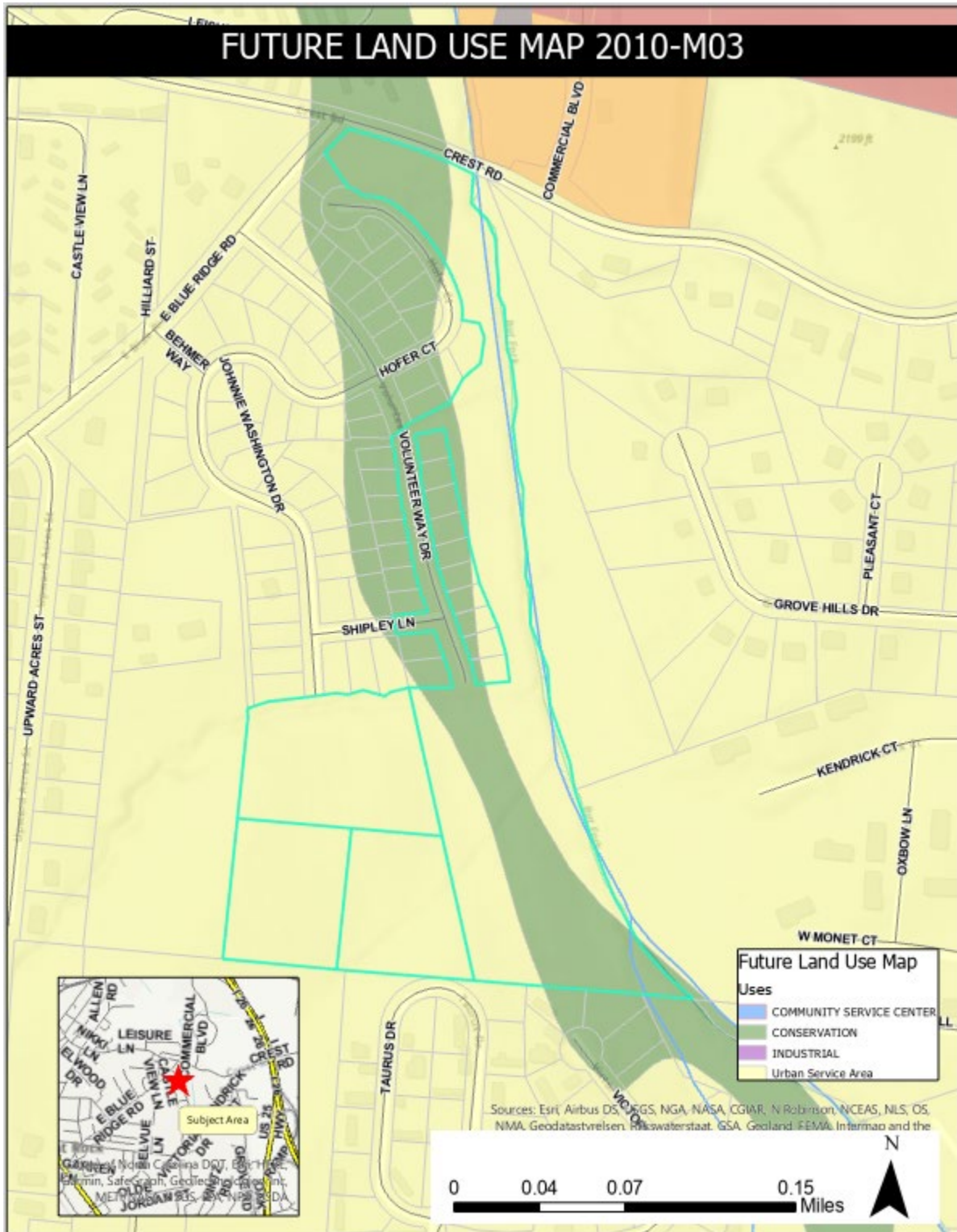
Vacant Land

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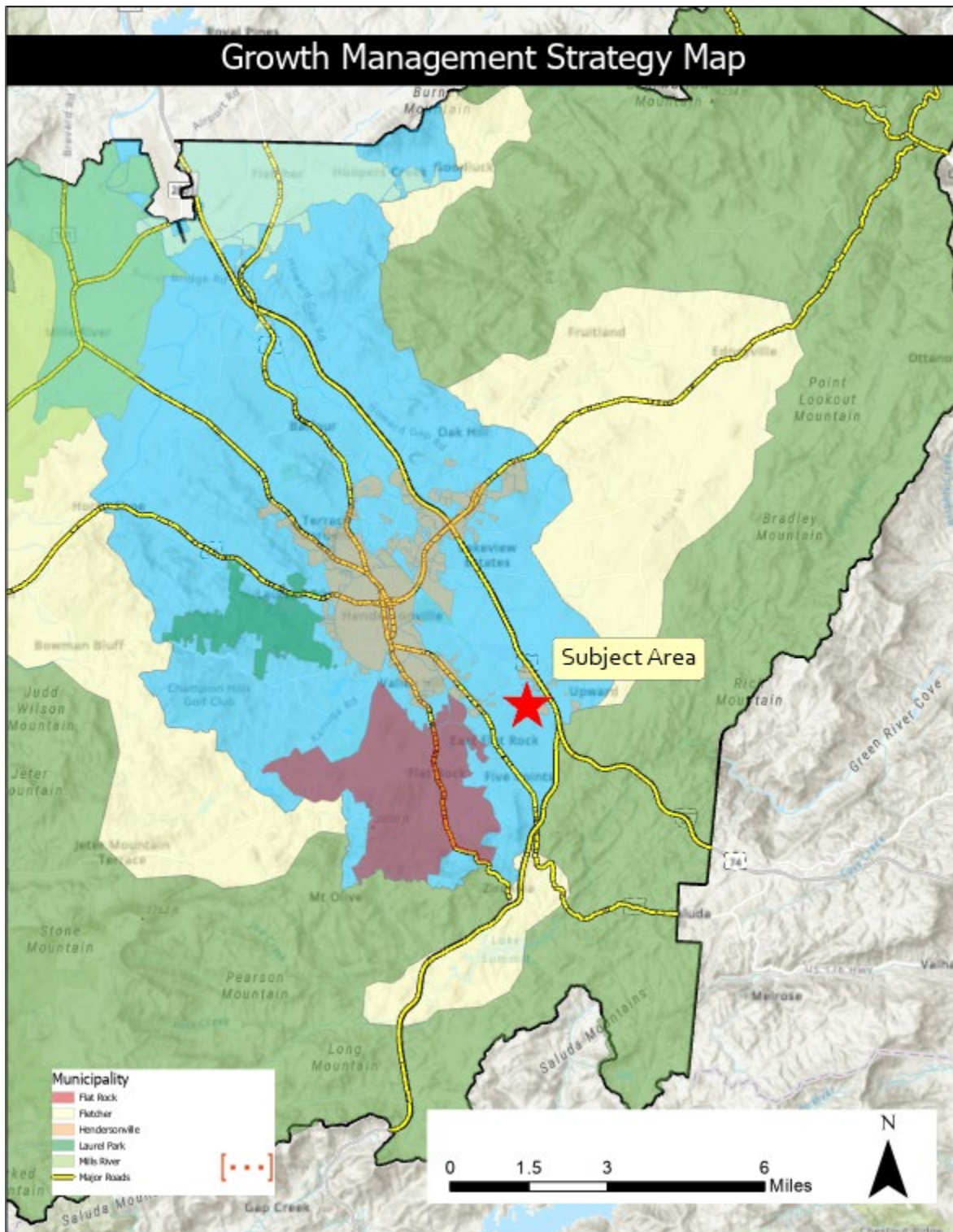
Map A: Aerial Map



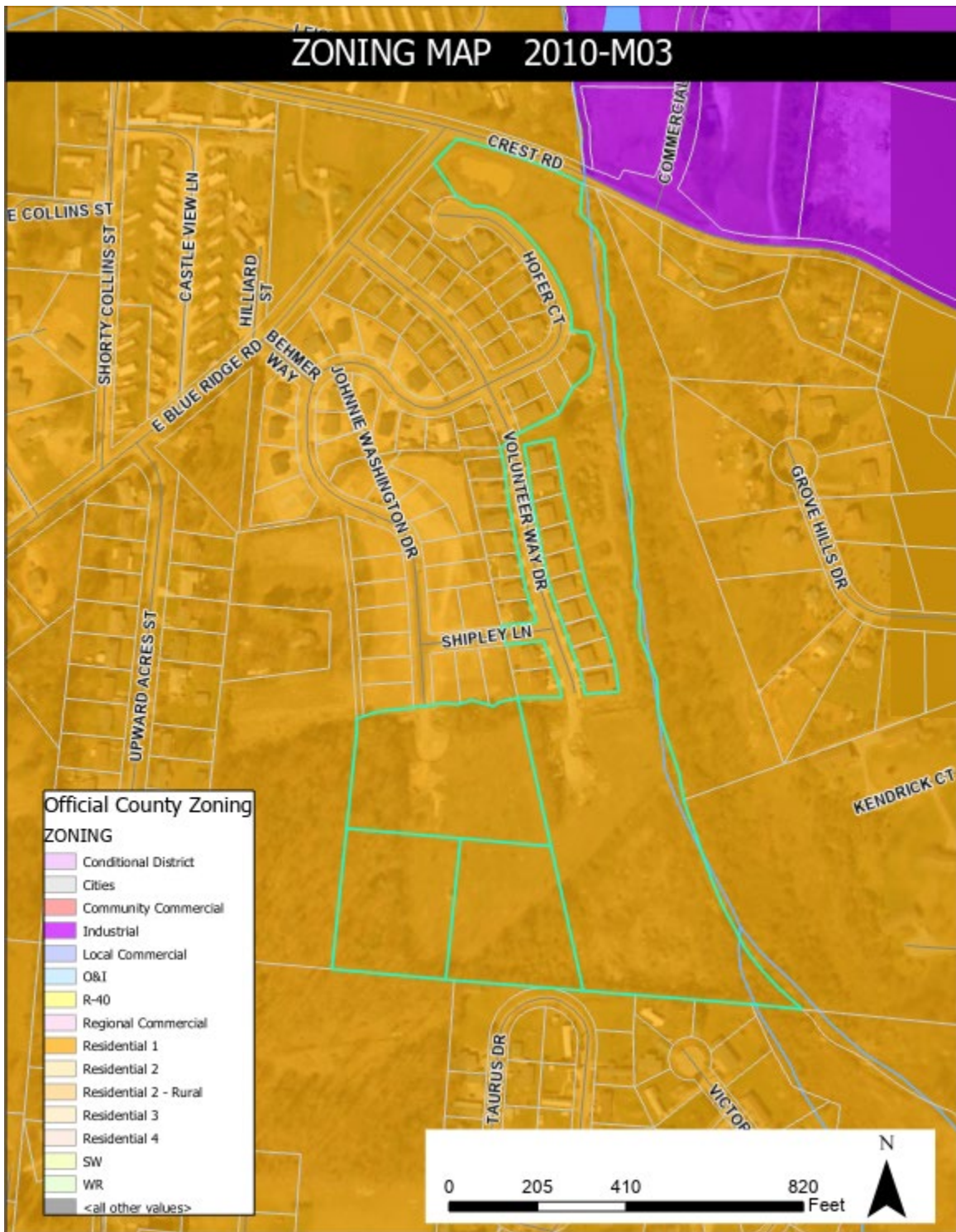
Map B: Future Land Use Map



Map C: Growth Management Strategy Map



Map D: Zoning Map



**BACKGROUND:**

The applicant, Henderson County Habitat for Humanity, is seeking to complete the Dodd Meadows Major Subdivision with the final two phases, Phases 3 and 6. The applicant proposes 35 new lots in addition to the existing 80, bringing the total to 115. This is the third master plan to be brought before TRC and Planning Board. The first master plan was approved in 2010 with 68 single family homes and 20 duplex units. In 2017, Planning Board approved a revised master plan with six total phases, adjusting the total to 116 single-family lots. The proposed master and development plan shows Phases 4 and 5 complete, and the total lot count reduced to 115 lots, and changes to the roadway configuration. The applicant is represented by the project's engineer, William Buie with WGLA Engineering.

**ANALYSIS:**

According to Chapter 42, Henderson County Land Development Code (LDC) §42-340, 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).

According to Chapter 42 of the Henderson County LDC, §42-341, the purpose of Development Plans is to provide general and specific information, displayed as a graphic representation or map, indicating all proposed divisions of land, their uses, improvements, and any other information required to fully disclose the applicant's intentions.

When reviewing the Development Plan, it is important to consider that it conforms with the Master Plan, no additional lots are created (other than indicated on the Master Plan), and all technical requirements and development standards have been met.

Staff has reviewed the submitted Combined Revised Master and Development Plan for the Dodd Meadows 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:

**Comprehensive Plan Compatibility:**

The 2020 Comprehensive Plan’s Future Land Use Map indicates the subject area as being located within the Urban Service Area and the Conservation Area.

*Urban Service Area:* “The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.” (2020 CCP, Pg 132.)

*Conservation:* Conservation Areas are “land areas that are intended to remain largely in their natural state, with only limited development.” (2020 CCP, Pg. 138)

The proposed development does not appear to conflict with either designation, as development is occurring within the urban service area, with water and sewer service, and the open space proposed is primarily in the conservation area.

The 2020 Comprehensive Plan’s Growth Management Strategy Area indicates the subject area as within the Urban Service Area.

*Urban Service Area:* “The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.” (2020 CCP, Pg 132.)

The proposed development does not appear to conflict with the Growth Management Strategy Area.

**Henderson County Land Development Code Compatibility:**

Henderson County Zoning Map indicates the subject area as Residential District One (R1).

**Residential District One (R1):** The purpose of Residential District One (R1) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for medium to high-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 Urban (USA) in the Comprehensive Plan. (LDC §42-27)

R1 allows for standard residential density of 4 units per acre, and intermediate density with 8 units per acre. The intermediate density is allowed if the subject area has access to both water and sewer service. Under the proposed master/development plan, the total site would be 3.41 units per acre, with Phase 3 at 2.80 and Phase 6 at 2.84 units per acre. This falls short of the allowed 8 units per acre. The proposed use and density do not appear to conflict with the zoning district regulations.



**Staff Comments:**

1. **Water and Sewer Availability:** The site is currently served by City of Hendersonville Water and Sewer. These would be extended to serve Phases 3 and 6. Water and sewer plans are attached.
2. **Open Space Requirements:** As part of a 115-lot subdivision, this major subdivision must meet the requirements of a Conservation Subdivision. 25% of the total project area must be accounted for as open space. The applicant has proposed 28.96% (9.76 acres) as open space, meeting this requirement.
3. **Road System:** The applicant is proposing a total of 2,030 feet of new private roadway, extending Volunteer Way Drive, Johnnie Washington Drive, and a new connection road between the two proposed as Behley Way. These roads are to be privately maintained, and do not provide any new access onto state-maintained roads. The proposed road name must be approved by property addressing prior to plat approval. The new roads, road name signs, and regulatory signs must be installed and inspected prior to plat approval.
4. **Dead Ends, Culs-de-sac, Turnarounds:** The Applicant proposes two (2) cul-de-sacs or turnarounds located at the ends Volunteer Way Drive and Johnnie Washington Court. All turnarounds must meet of the LDC §42-105 C(8).
5. **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).
6. **Stormwater/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).
7. **Drainage, Culverts, 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).
8. **Miscellaneous Advisory Provisions:** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).

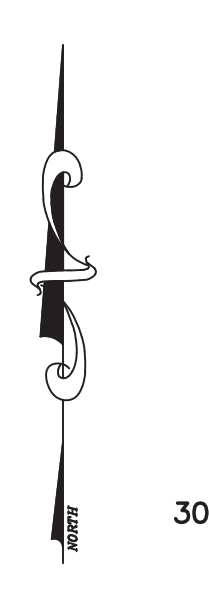
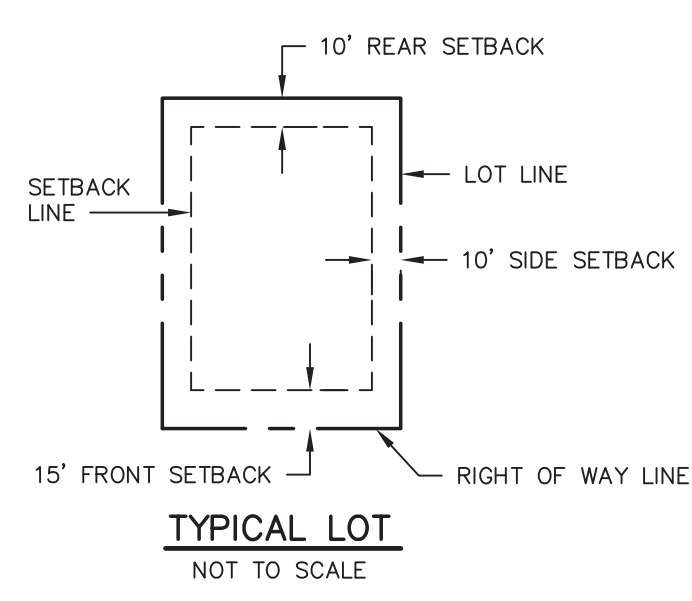
9. **Final Plat Requirements:** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).
  
10. **NCDOT Driveway Permit.** A NCDOT Driveway permit does not appear to be needed, as there are no new proposed connections to state-maintained roads.

**TECHNICAL REVIEW COMMITTEE**

The Technical Review Committee reviewed the application at the October 18<sup>th</sup>, 2022, meeting. Their recommendation will be reported to the Planning Board during the meeting.

**STAFF CONCLUSION**

The Planning Board is the final approval authority for this proposed major subdivision. The Planning Board has the authority to approve, approve with modification, or deny the subdivision application based on the Henderson County Land Development Code, the Henderson County Comprehensive Plan, and with any conditions as discussed within the staff report, by the Technical Review Committee, or by the Planning Board.



30' R/W DEDICATED TO NCDOT

EXISTING PHASE 4: 3.94 AC± (15 LOTS/COMPLETE)

EXISTING SECONDARY ENTRANCE

ENDRES, ELIZABETH H/FKA DB: CT03 PG: 829 9587-17-7021

EXISTING CONSTRUCTION LAYDOWN AREA TO REMAIN UNTIL COMPLETION OF THE PROJECT

COOK, MARTHA L COOK, KENNETH L DB: 1096 PG: 351 9587-16-9239

PHASE 5: 4.98 AC± (18 LOTS/COMPLETE)

PHASE 6: 6.68 AC± (19 LOTS/PROPOSED)

PROJECT BOUNDARY

BARNWELL, GARY D DB: 1671 PG: 275 9587-25-0623

JUAREZ-AGUILAR, LINO JUAREZ-AGUILAR, MIRIAM DB: 1374 PG: 484 9587-25-4840

SALAZAR, ROBERTO SALAZAR, MARIA S. DB: 1655 PG: 453 9587-25-6731

LANDRAW III LLC A NC LL COMPANY DB: 1365 PG: 474 9587-36-3190

HENDERSON COUNTY HABITAT FOR HUMANITY INC DB: 1040 PG: 464 9587-26-7755

EXISTING PHASE 2: 5.00 AC± (19 LOTS/COMPLETE)

EXISTING PHASE 1: 7.38± (28 LOTS/COMPLETE)

EXISTING PHASE 4 (COMPLETE)

PHASE 5 (Complete)

PHASE 2 (Complete)

PHASE 1 (Complete)

PHASE 3 (Proposed)

PHASE 6 (Proposed)

PHASE 4 (Complete)

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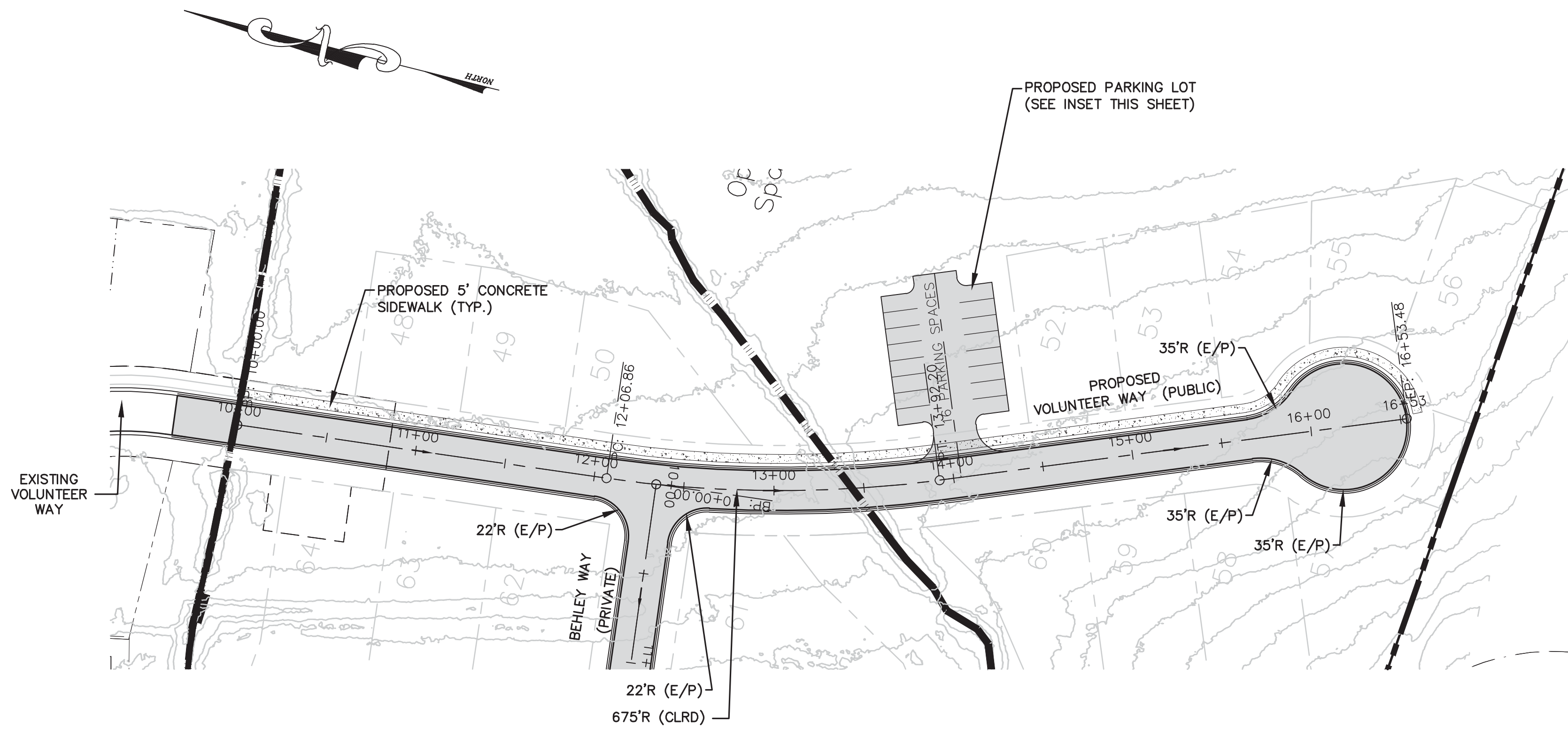
PHASE 1 (Complete)

PHASE 3 (Proposed)

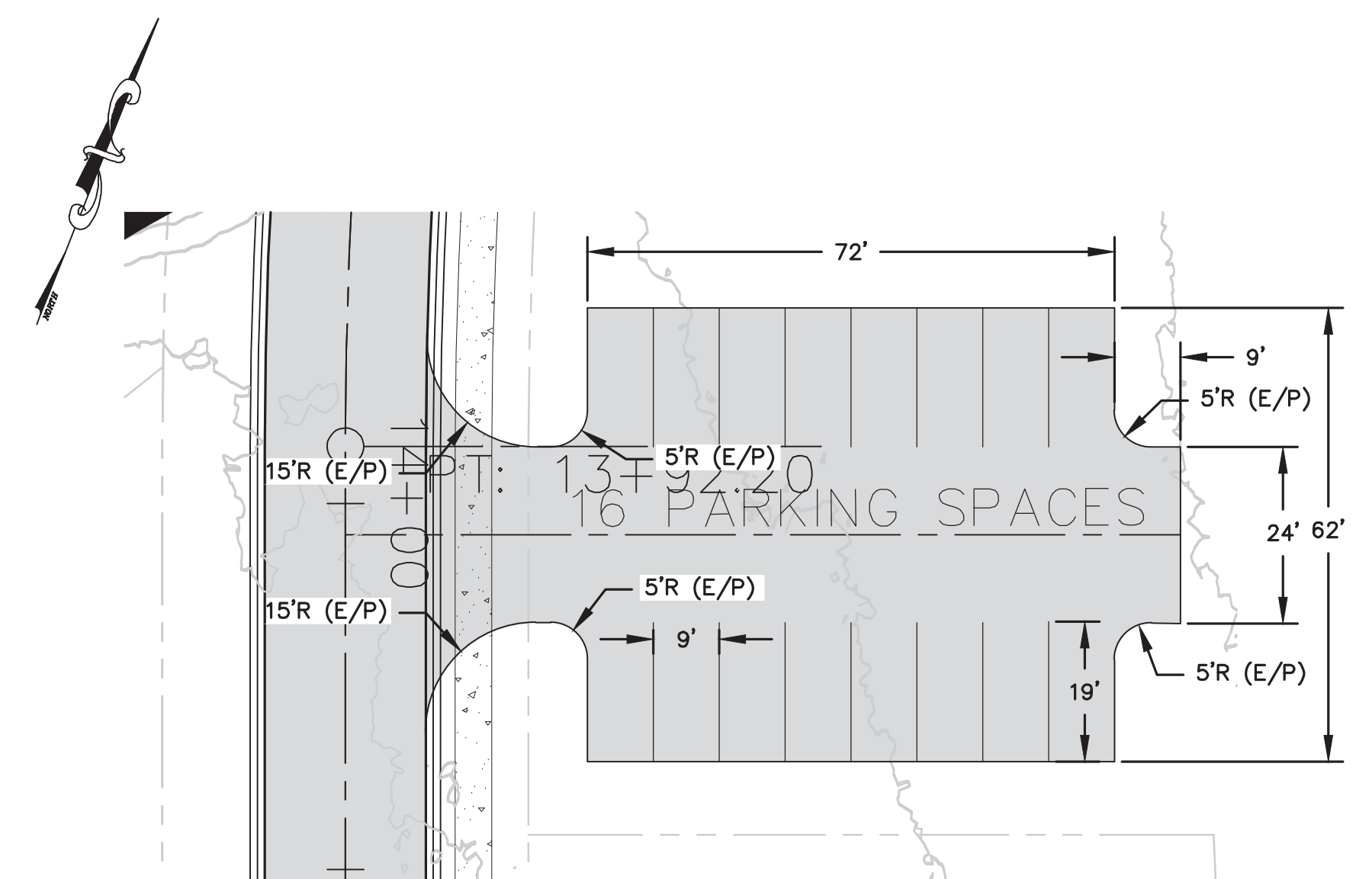
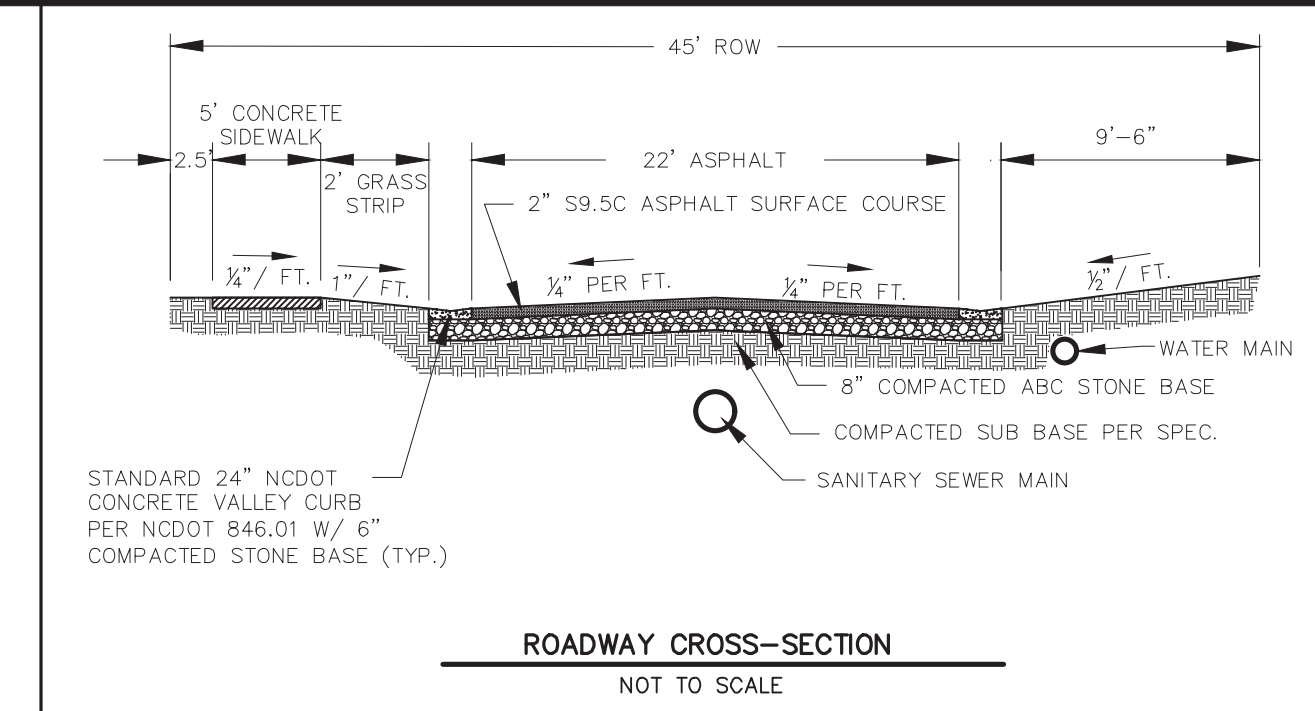
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PHASE 4 (Complete)

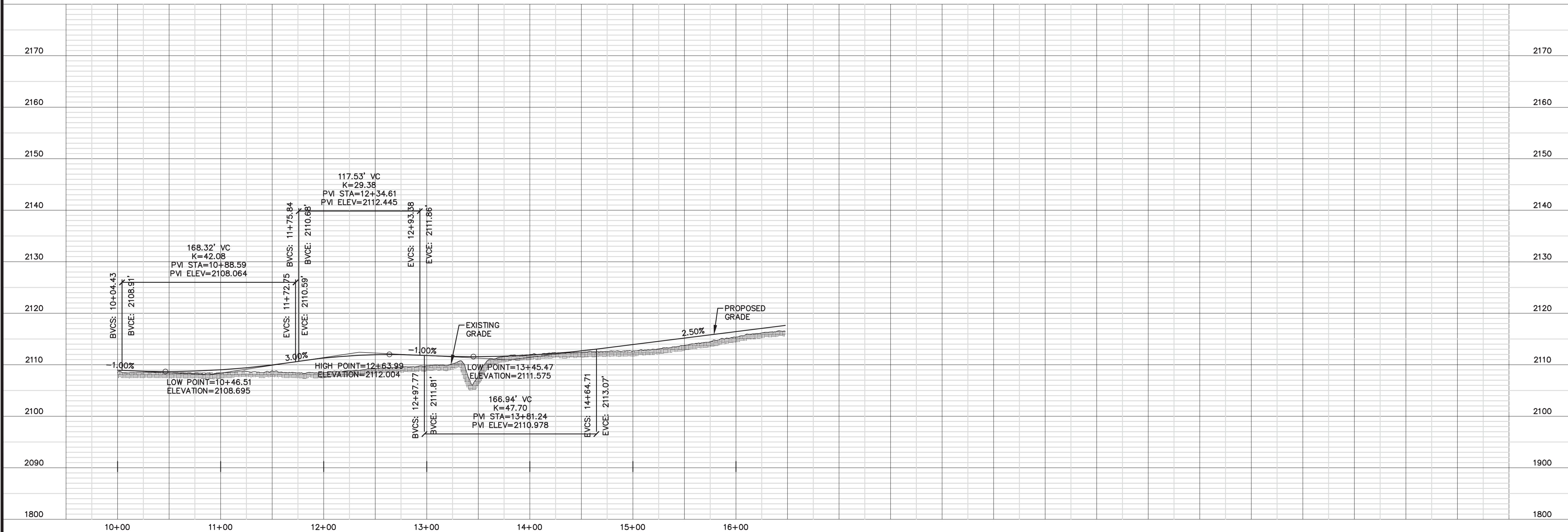




VOLUNTEER WAY  
Plan View  
SCALE: 1"=50'



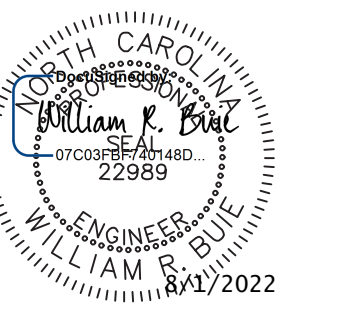
PARKING LOT  
1"=20'



Profile View  
HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=10'

**Dodd Meadows  
Habitat for  
Humanity**

Blue Ridge Township  
Henderson County  
North Carolina



REVISIONS	
DATE	DESCRIPTION



PROJECT NUMBER: 21174  
DATE: 3/22  
DRAWN BY: KHC  
CHECKED BY: WRB

Phase 3 & 6  
Volunteer Way  
Plan & Profile  
Station 10+00 to 16+53

**C-202**

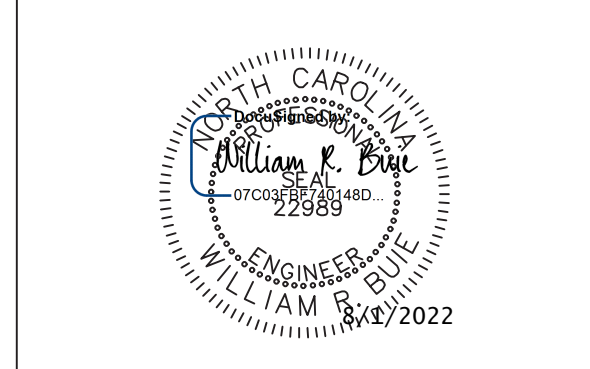
SCALE: AS NOTED ON SHEET

# WGLA Engineering

WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

**Dodd Meadows  
Habitat for  
Humanity**

Blue Ridge Township  
Henderson County  
North Carolina



REVISIONS	
DATE	DESCRIPTION

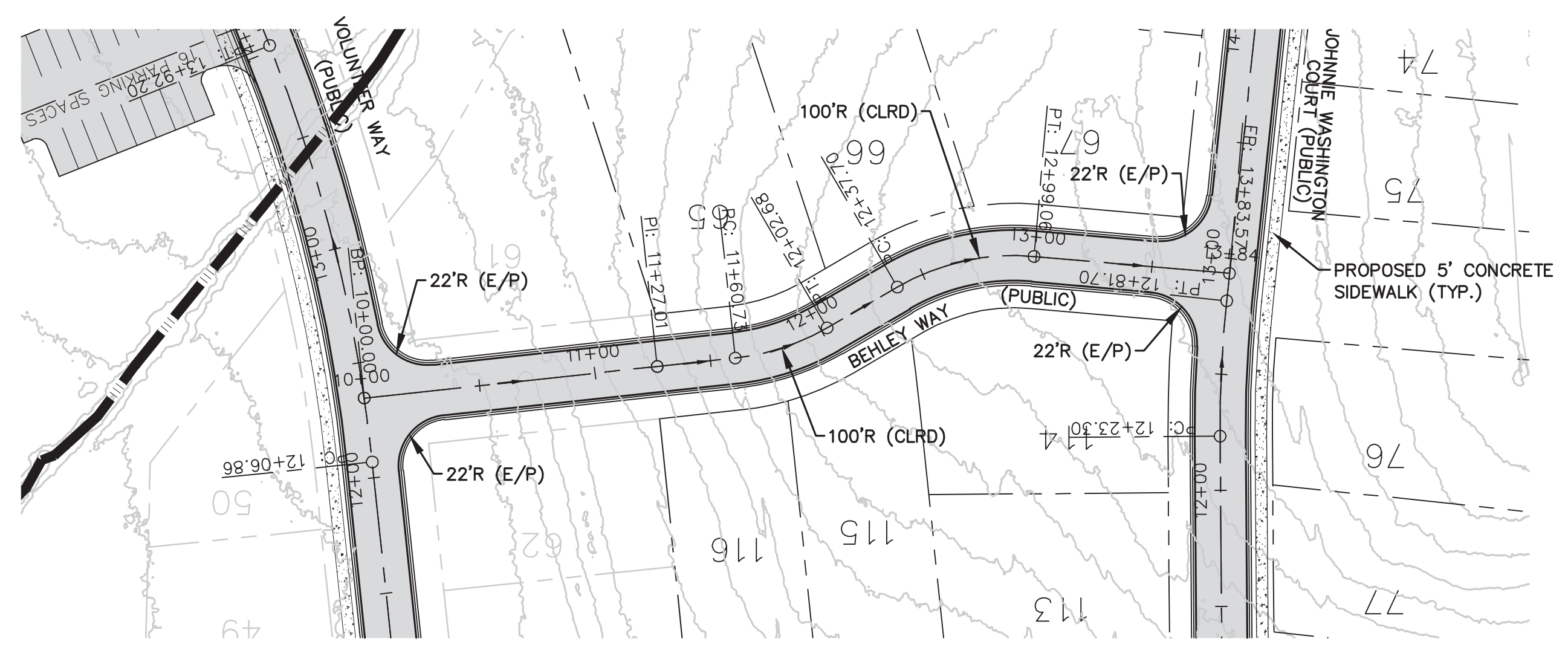
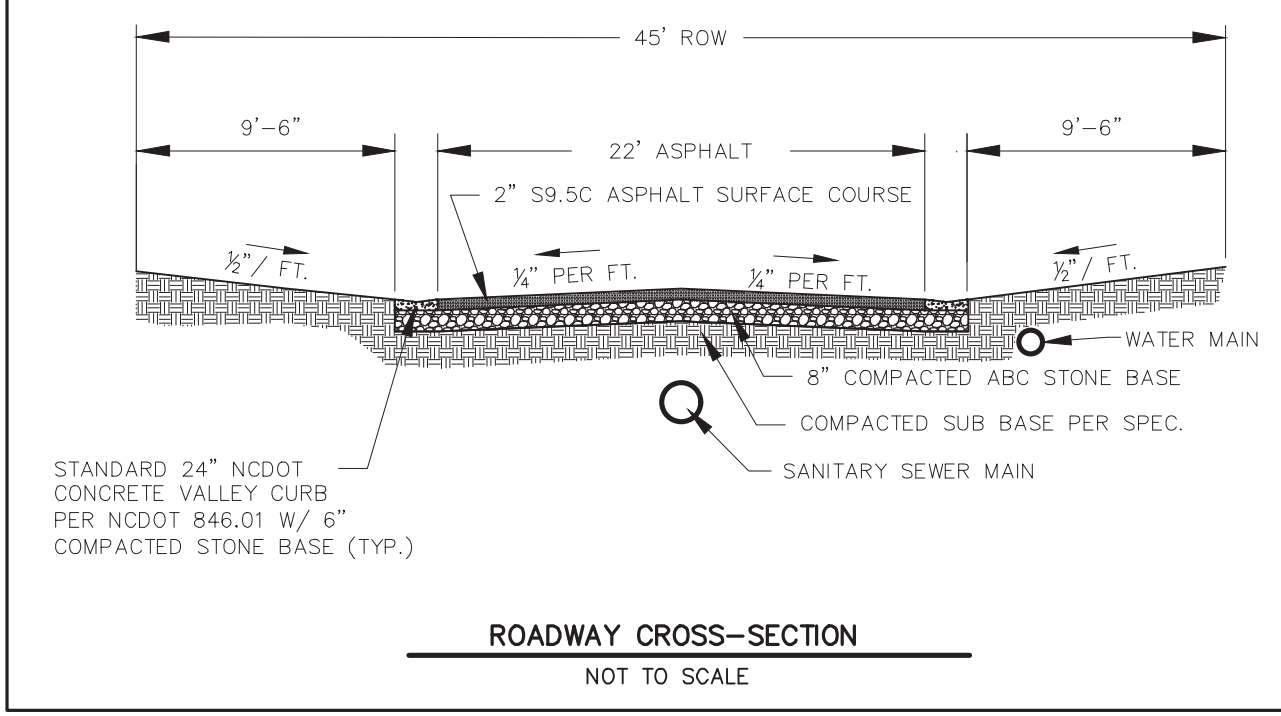


PROJECT NUMBER: 21174  
DATE: 3/22  
DRAWN BY: KHC  
CHECKED BY: WRB

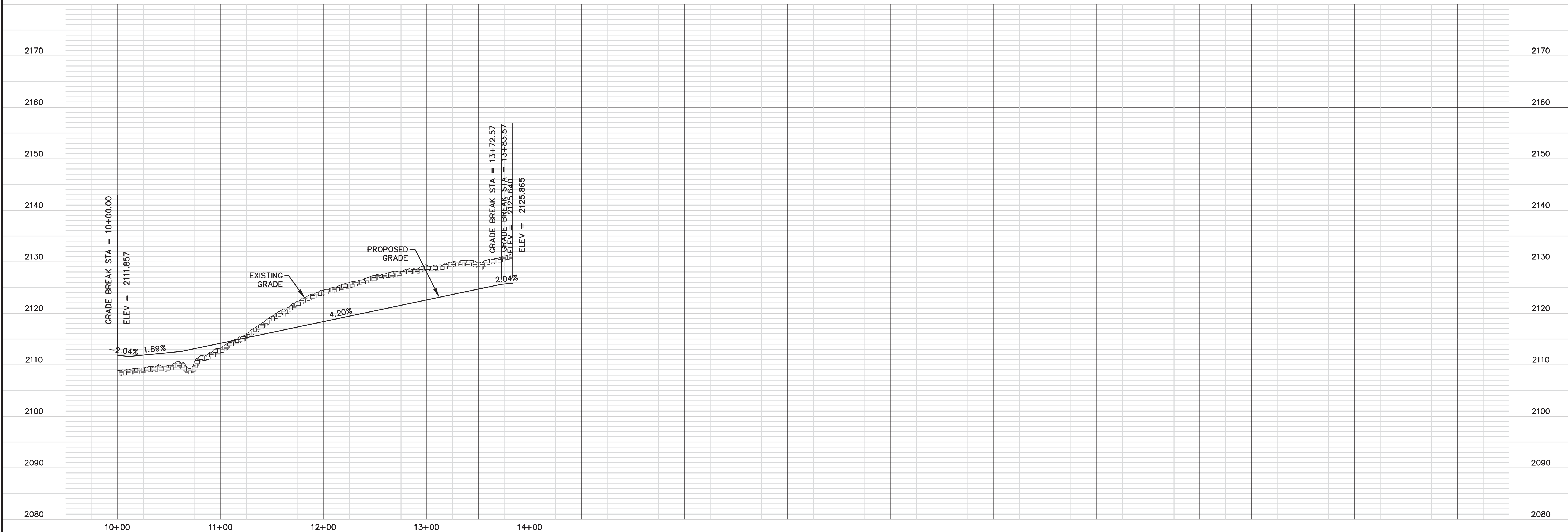
Phase 3 & 6  
Behley Way  
Plan & Profile  
Station 10+00 to 13+83

**C-203**

SCALE: AS NOTED ON SHEET



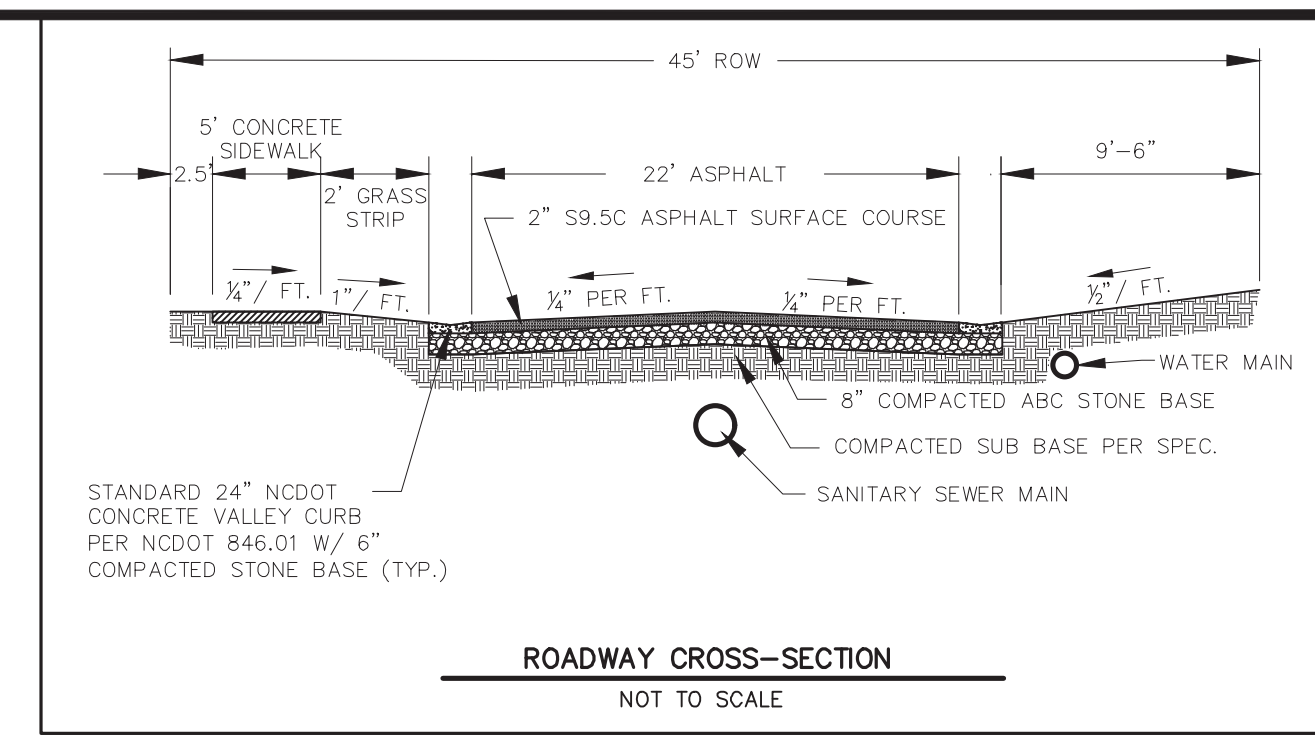
**BEHLEY WAY  
Plan View**  
SCALE: 1"=50'



**Profile View**  
HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=10'

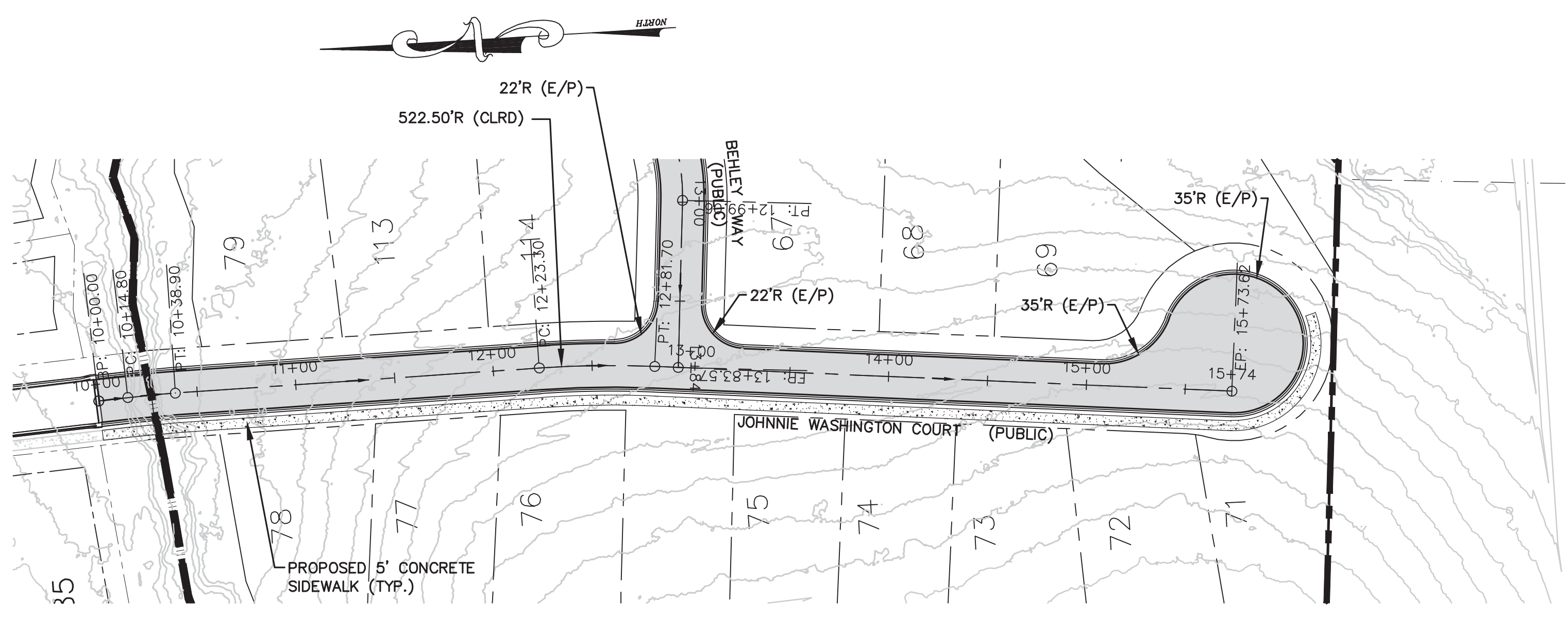
**WGLA**  
Engineering

WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

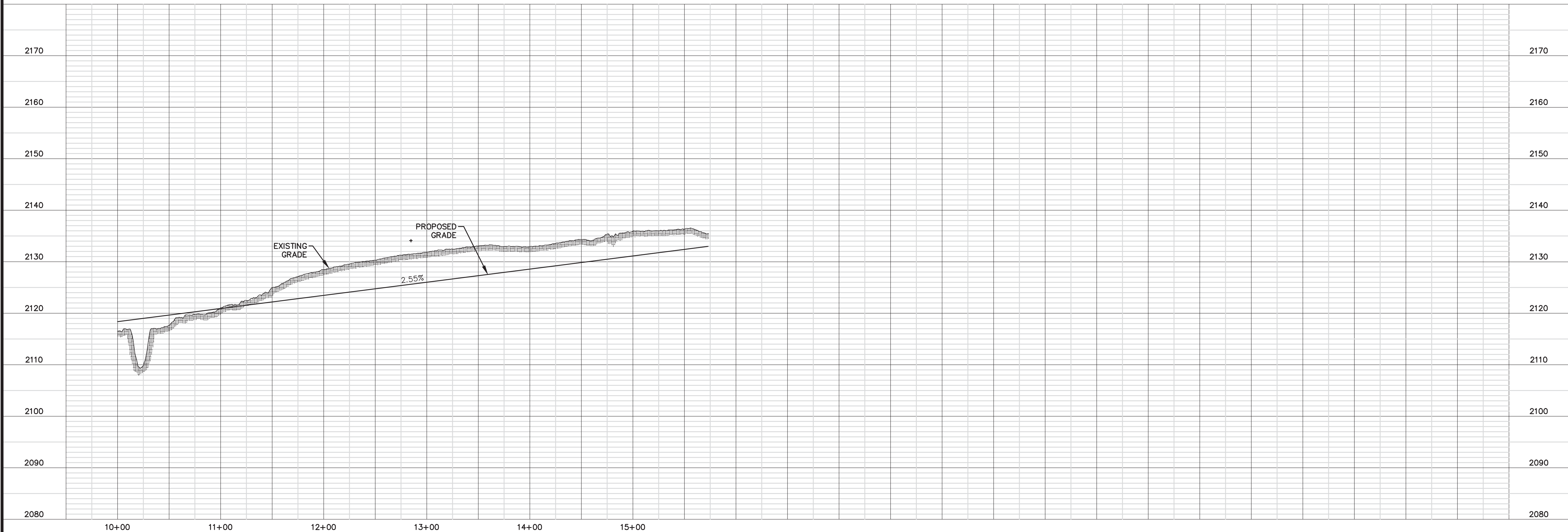


**Dodd Meadows  
Habitat for  
Humanity**

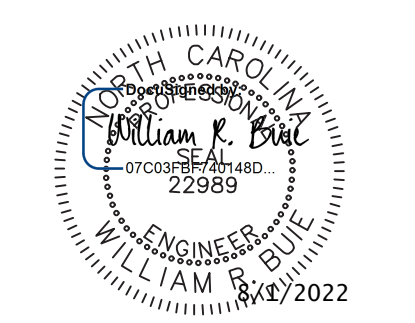
Blue Ridge Township  
Henderson County  
North Carolina



JOHNNIE WASHINGTON COURT  
Plan View  
SCALE: 1"=50'



Profile View  
HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=10'



REVISIONS

DATE	DESCRIPTION

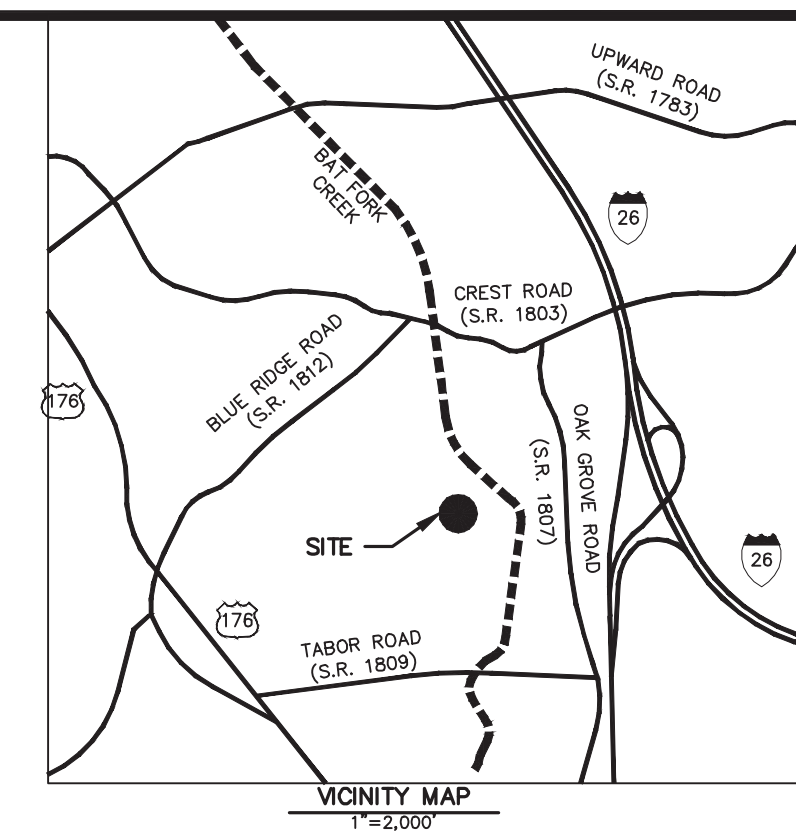
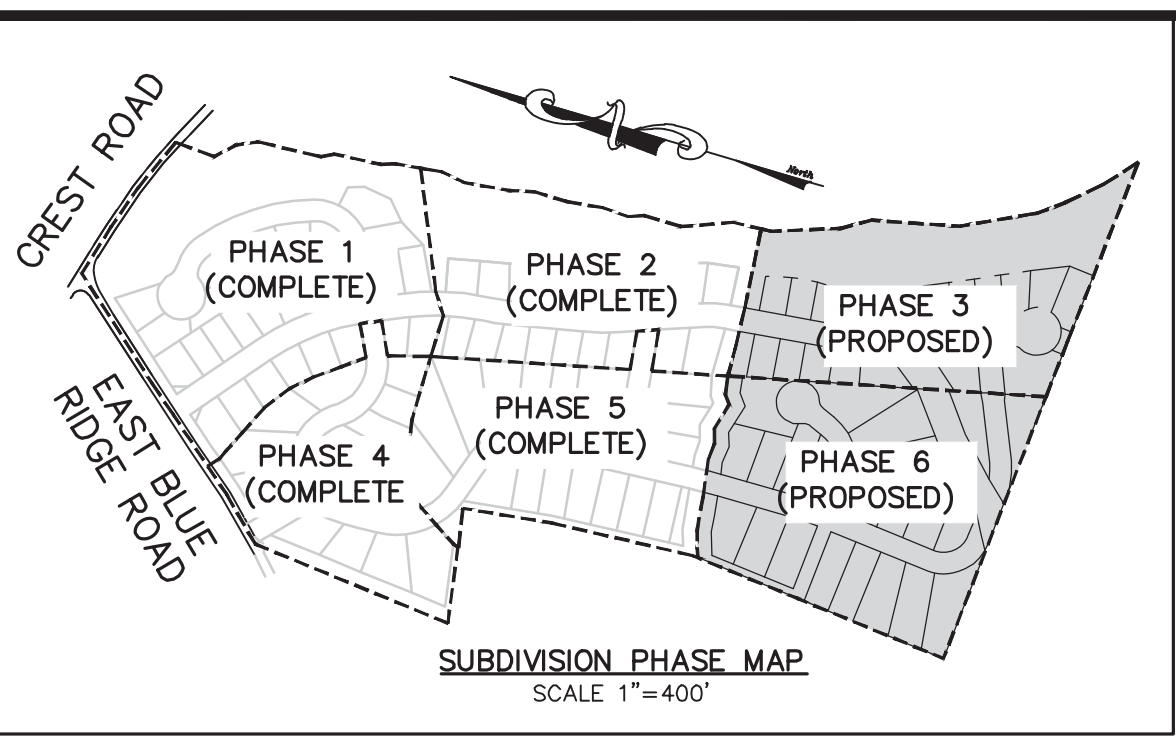


PROJECT NUMBER: 21174  
DATE: 3/22  
DRAWN BY: KHC  
CHECKED BY: WRB

Phase 3 & 6  
Johnnie Washington  
Court Plan & Profile  
Station 10+00 to 15+75

**C-204**

SCALE: AS NOTED ON SHEET



**WGLA Engineering**

WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

**Dodd Meadows  
Habitat for  
Humanity**

Blue Ridge Township  
Henderson County  
North Carolina

**PROJECT SUMMARY**

**PROJECT NAME:** DODD MEADOWS PHASE 3 & PHASE 6

**PIN # & DB.PG:** 9587-26-5822 D.B.1419 / PG.348  
9587-26-2589 D.B.1613 / PG.107  
9587-26-2021 D.B.1613 / PG.104  
9587-25-4998 D.B.1613 / PG.110

**ZONING:** RESIDENTIAL 1 (HENDERSON COUNTY)

**OWNER:** HENDERSON COUNTY HABITAT FOR HUMANITY  
1111 KEITH STREET  
HENDERSONVILLE, NC 28792  
CONTACT: LINDA SATURNO, EXECUTIVE DIRECTOR  
PHONE: 828-694-0340

**ENGINEER:** WILLIAM R. BUIE, P.E.  
WGLA ENGINEERING, PLLC  
724 5TH AVENUE WEST  
HENDERSONVILLE, NC 28792

**ACREAGE:** 33.70 AC  
PHASE 3: 5.72 AC  
PHASE 6: 6.68 AC

**WATER SYSTEM:** ON SITE (PUBLIC) CITY OF HENDERSONVILLE

**SEWER SYSTEM:** ON SITE (PUBLIC) CITY OF HENDERSONVILLE



REVISIONS	
DATE	DESCRIPTION

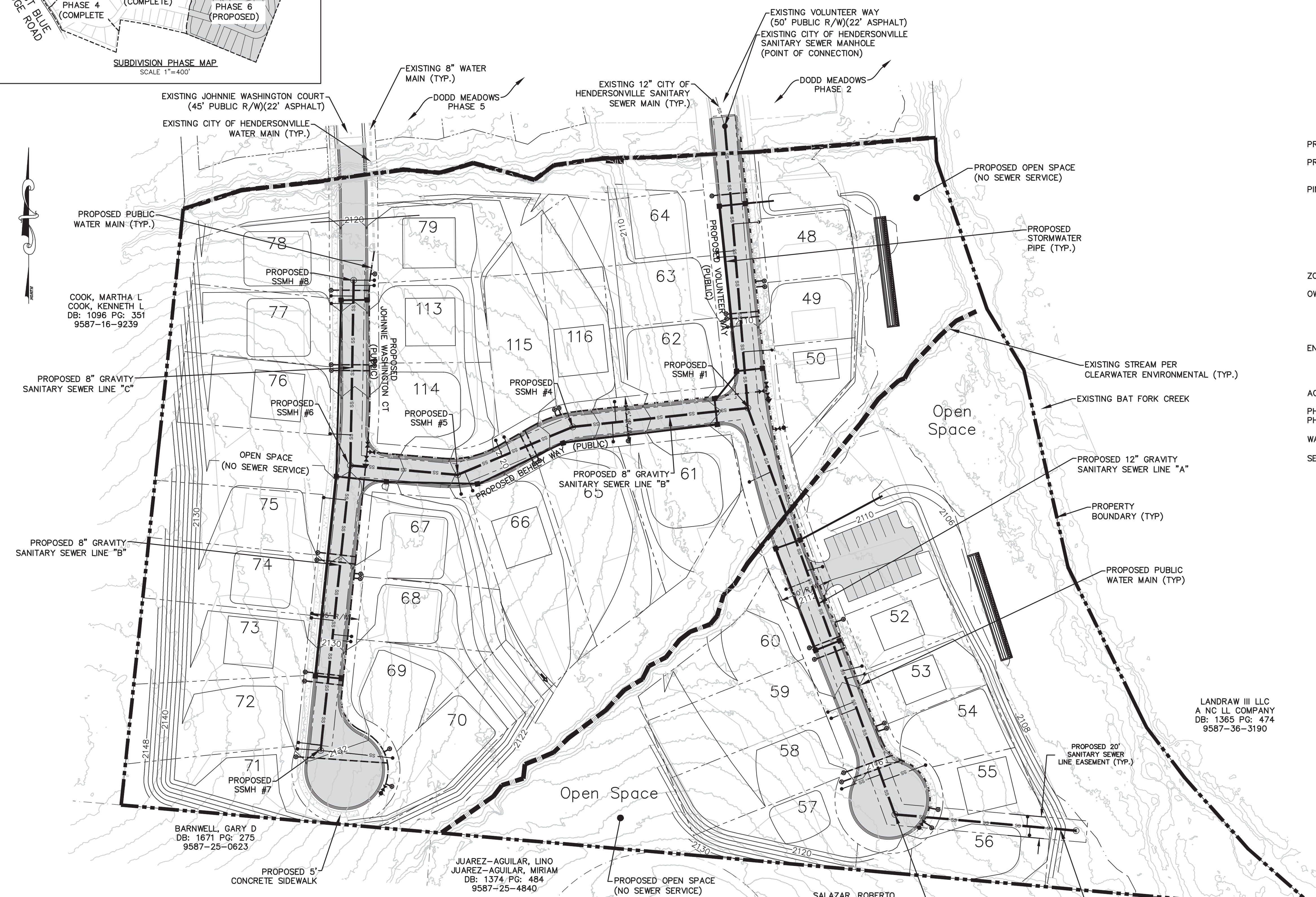


**PROJECT NUMBER:** 21174  
**DATE:** 3/2/22  
**DRAWN BY:** KHC  
**CHECKED BY:** WRB

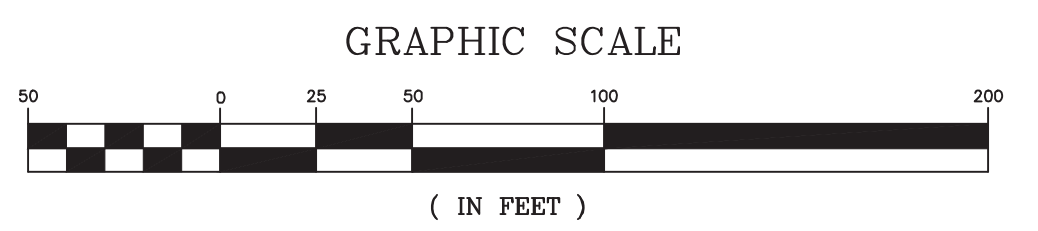
**Phases 3 & 6  
Sanitary Sewer Plan**

**C-400**

SCALE: 1"=50'



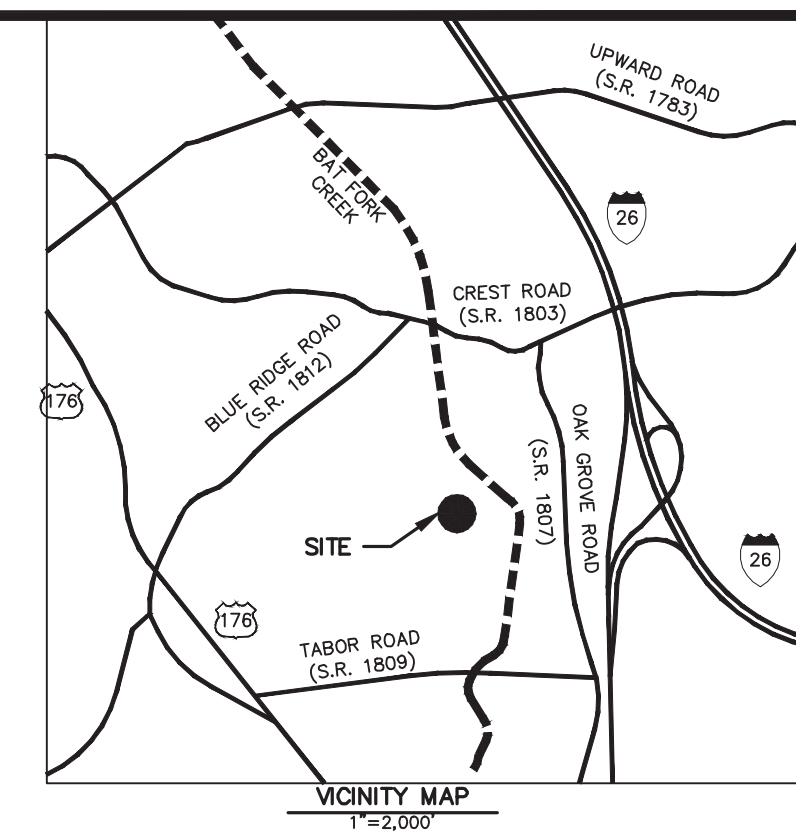
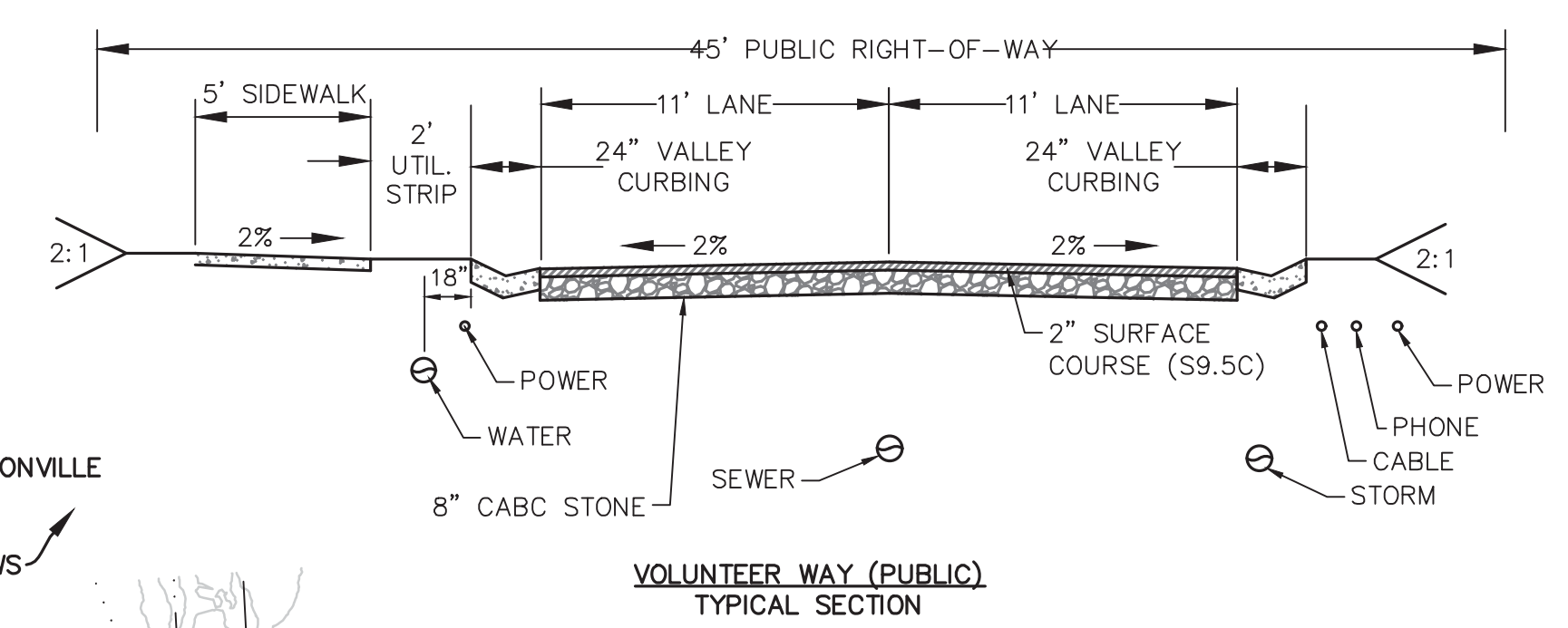
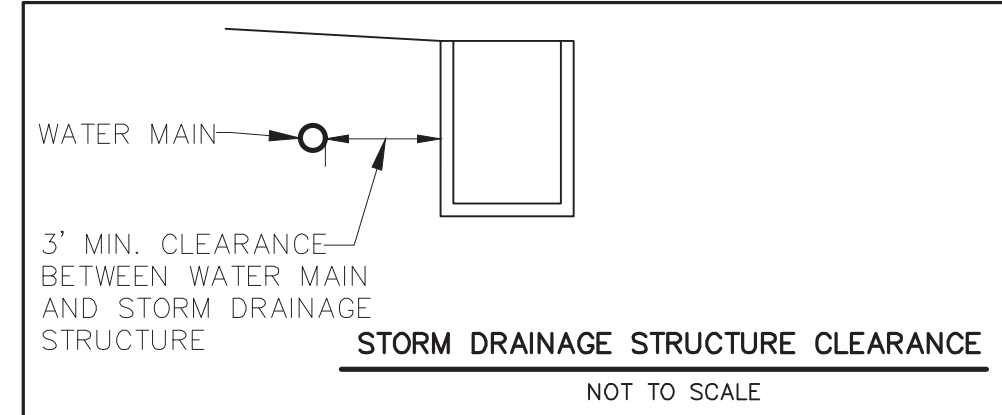
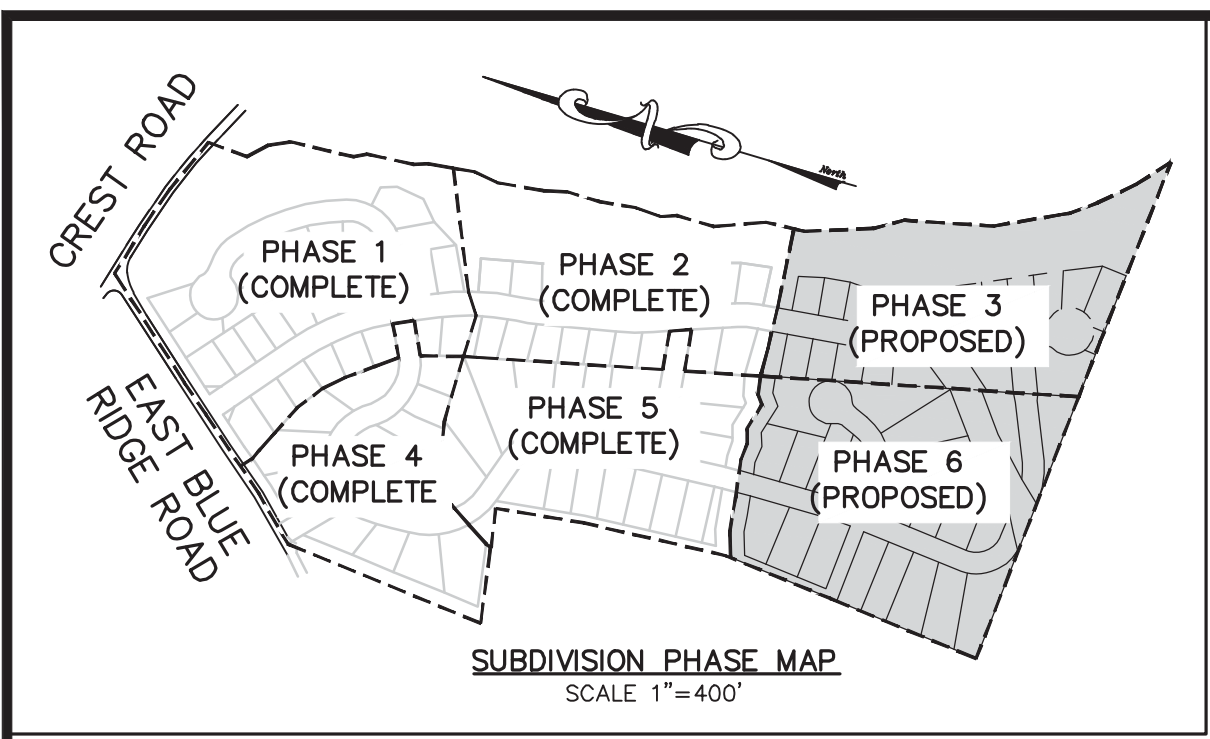
- NOTES:**
- 1.) THE SPECIFICATIONS AND REQUIREMENTS OF THE HENDERSONVILLE WATER AND SEWER DEPARTMENT SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED EXTENSION(S).
  - 2.) CITY OF HENDERSONVILLE WATER AND SEWER DEPARTMENT MAINTENANCE OF SEWER SERVICES END AT THE FIRST CLEANOUT, MAINTENANCE OF SERVICES BEYOND THIS POINT IS PRIVATE.
  - 3.) ALL SEWER SERVICES SHALL BE 4" PVC/SCH 40 UNLESS OTHERWISE NOTED.
  - 5.) ALL SANITARY SEWER WORK IS TO BE PERFORMED BY A LICENSED NORTH CAROLINA UTILITY CONTRACTOR.
  - 6.) ALL SANITARY SEWER LINES TURNED OVER TO COH SHALL BE GRAVITY LINES.
  - 6.) THE CONTRACTOR SHOULD BE AWARE OF THE EXISTING UTILITIES ON THE SITE INCLUDING BUT NOT LIMITED TO WATER MAINS, ELECTRICAL LINES, PHONE LINES, ETC. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE AGENCIES TO LOCATE THE UTILITIES PRIOR TO CONSTRUCTION.
  - 7.) THE CONSTRUCTION SITE MUST BE PROPERLY SIGNED AND SECURED TO LIMIT ACCESS FOR NON-CONSTRUCTION PERSONNEL.
  - 8.) DURING NON-WORKING HOURS, THE SITE SHOULD BE SECURED SO THAT NO OPEN TRENCHES OR OTHER HAZARDS ARE ACCESSIBLE.
  - 9.) EXISTING MANHOLE SHALL BE CORED AND BOOTED (IF NEEDED) FOR NEW PIPE CONNECTION.



**LEGEND**

- 2'116' --- EXISTING 2' CONTOUR
- 2'116' --- EXISTING 2' CONTOUR (FROM PREVIOUS PHASES)
- 2'116' --- PROPOSED 2' CONTOUR
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE





**WGLA Engineering**

WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

**Dodd Meadows Habitat for Humanity**

Blue Ridge Township  
Henderson County  
North Carolina



**PROJECT SUMMARY**

**PROJECT NAME:** DODD MEADOWS PHASE 3 & PHASE 6

**PIN # & DB.PG:** 9587-26-5822 / D.B.1419 / PG.348  
9587-26-2589 / D.B.1613 / PG.107  
9587-26-2021 / D.B.1613 / PG.104  
9587-25-4998 / D.B.1613 / PG.110

**ZONING:** RESIDENTIAL 1 (HENDERSON COUNTY)

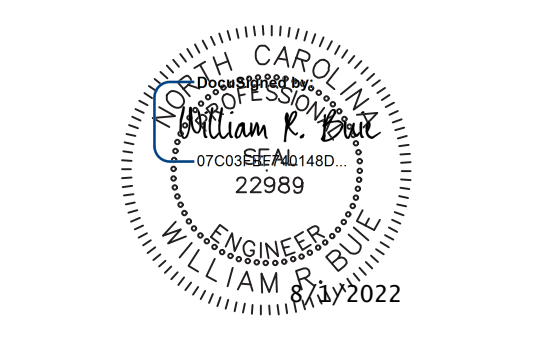
**OWNER:** HENDERSON COUNTY HABITAT FOR HUMANITY  
1111 KEITH STREET  
HENDERSONVILLE, NC 28792  
CONTACT: LINDA SATURNO, EXECUTIVE DIRECTOR  
PHONE: 828-694-0340

**ENGINEER:** WILLIAM R. BUIE, P.E.  
WGLA ENGINEERING, PLLC  
724 5TH AVENUE WEST  
HENDERSONVILLE, NC 28792

**ACREAGE:** 33.70 AC  
PHASE 3: 5.72 AC  
PHASE 6: 6.68 AC

**WATER SYSTEM:** ON SITE (PUBLIC) CITY OF HENDERSONVILLE

**SEWER SYSTEM:** ON SITE (PUBLIC) CITY OF HENDERSONVILLE



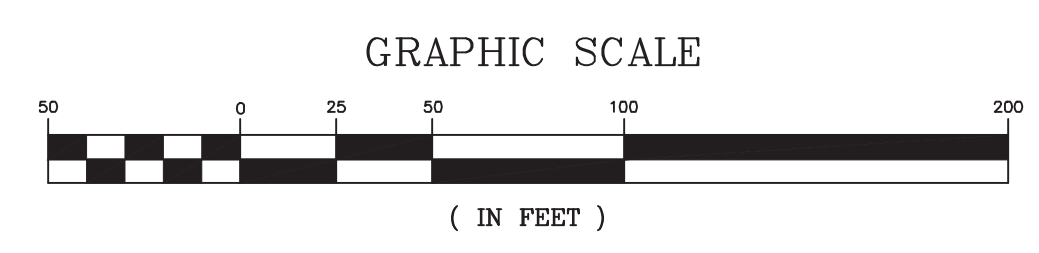
**REVISIONS**

DATE	DESCRIPTION



PROJECT NUMBER:	21174
DATE:	3/2/22
DRAWN BY:	KHC
CHECKED BY:	WRB

- NOTES:**
- 1.) THE SPECIFICATIONS AND REQUIREMENTS OF THE HENDERSONVILLE WATER AND SEWER DEPARTMENT SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED EXTENSION(S).
  - 2.) HENDERSONVILLE WATER AND SEWER DEPARTMENT MAINTENANCE OF WATER SYSTEM ENDS AT THE METER FOR THE SERVICES. (ALL FIRE HYDRANTS SHALL BE MAINTAINED / OWNED BY THE HENDERSONVILLE WATER AND SEWER DEPARTMENT).
  - 3.) THE CONTRACTOR SHOULD BE AWARE OF THE EXISTING UTILITIES ON THE SITE INCLUDING BUT NOT LIMITED TO WATER MAINS, ELECTRICAL LINES, PHONE LINES, ETC. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE AGENCIES TO LOCATE THE UTILITIES PRIOR TO CONSTRUCTION.
  - 4.) THE CONSTRUCTION SITE MUST BE PROPERLY SIGNED AND SECURED TO LIMIT ACCESS FOR NON-CONSTRUCTION PERSONNEL.
  - 5.) DURING NON-WORKING HOURS, THE SITE SHOULD BE SECURED SO THAT NO OPEN TRENCHES OR OTHER HAZARDS ARE ACCESSIBLE.
  - 6.) THE CONTRACTOR SHALL COORDINATE THE CONNECTION TO THE EXISTING WATER MAIN WITH THE HENDERSONVILLE WATER AND SEWER DEPARTMENT.
  - 7.) ANYWHERE "RESTRAINED JOINT" PIPING IS SHOWN OR REQUIRED BY THE CITY, THE CONTRACTOR HAS THE OPTION TO USE MEGA-LUGS, FIELD LOCK GASKETS OR ACTUAL RESTRAINED JOINT PIPE.
  - 8.) ALL WATER METERS AND SEWER CLEANOUTS SHALL BE LOCATED INSIDE THE ROAD RIGHT-OF-WAY.



**LEGEND**

- SS — PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- - - - - EXISTING WATER MAIN
- - - - - PROPOSED WATER MAIN
- ◆ EXISTING FIRE HYDRANT
- ⊕ PROPOSED GATE VALVE
- PROPOSED WATER METER
- — — — PROPOSED STORM DRAINAGE

**Phases 3 & 6 Water System Plan**

**C-500**

SCALE: 1"=50'

**HENDERSON COUNTY**  
**SUBDIVISION APPLICATION FORM**  
(Please fill out all applicable items)

**SUBDIVISION INFORMATION**

Subdivision Name: Dodd Meadows Phase 3 & 6  
Subdivision Type (Circle One): Major  Minor  Non-Standard  Special   
Proposed Use of Property (Circle One): Residential  Commercial  Industrial   
Conservation Subdivision: Yes  No  Gated entrance to property: Yes  No   
Existing Number of Lots: 80 Total Number of Proposed Lots: 35  
Total Number Proposed Units: 115 Proposed Density (units per acre): 3.41  
Road System: (x) Public  ( ) Private  ( ) Combination Public and Private   
Water System: ( ) Individual  ( ) Community  (x) Municipal   
Sewer System: ( ) Individual  ( ) Community  (x) Municipal

**PARCEL INFORMATION**

1419/348

PIN: 9587-25-4998,-26-2021,-26-2589,-26-5822 Total Acreage: 33.70 Deed Book/Page: 1613/104,107,110 Township Blue Ridge  
Location of property to be divided: at the end of Volunteer Way

Zoning District: Residential 1 Fire District: Blue Ridge Fire  
Water Supply Watershed: N/A School District: East

Any portion of property within or containing the following:

Floodplain or floodway: Yes  No  Perennial streams: Yes  No   
Protected mountain ridges: Yes  No  Cemetery: Yes  No   
Within 1/2 mile of a Farmland Preservation District: Yes  No   
Adjacent to a Farmland Preservation District: Yes  No

**CONTACT INFORMATION**

**Property Owner:**

Name: Henderson County Habitat for Humanity Phone: (828) 694-0340  
Address: 1111 Keith Street City, State, Zip: Hendersonville, NC 28792

**Applicant:**

Name: Linda Saturno Phone: (828) 694-0340  
Address: 1111 Keith Street City, State, Zip: Hendersonville, NC 28792

**Agent:** Agent Form (Circle One): Yes  No

Name: William R. Buie (WGLA Engineering) Phone: (828) 687-7177 ext. 302  
Address: 724 5th Ave. West City, State, Zip: Hendersonville, NC 28739

**Plan Preparer:**

Name: William R. Buie (WGLA Engineering) Phone: 687-7177 ext. 302  
Address: 724 5th Ave. West City, State, Zip: Hendersonville, NC 28739

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

Linda B Saturno  
Print Applicant (Owner or Agent)

Linda B Saturno  
Signature Applicant (Owner or Agent)

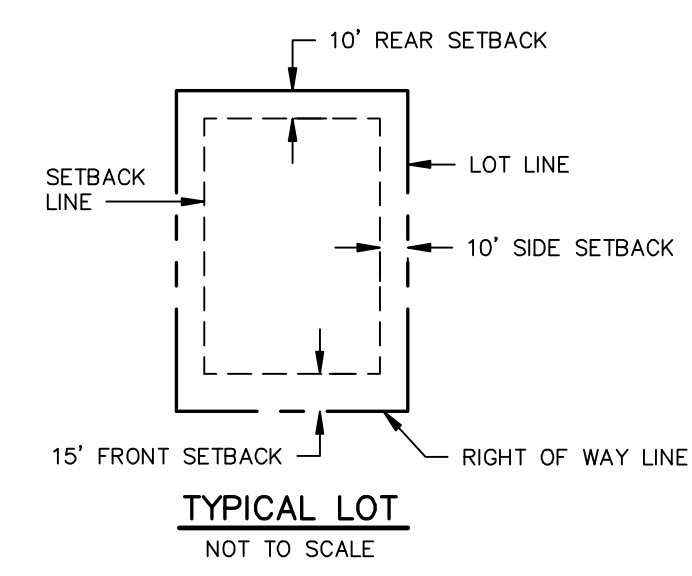
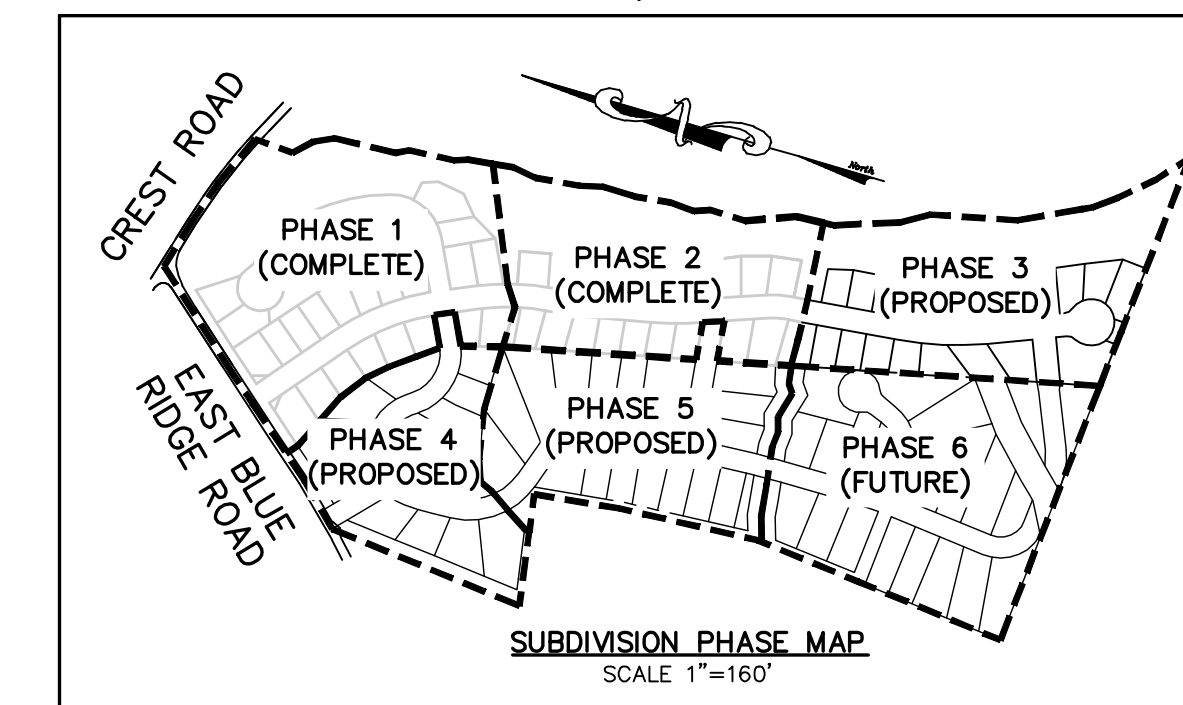
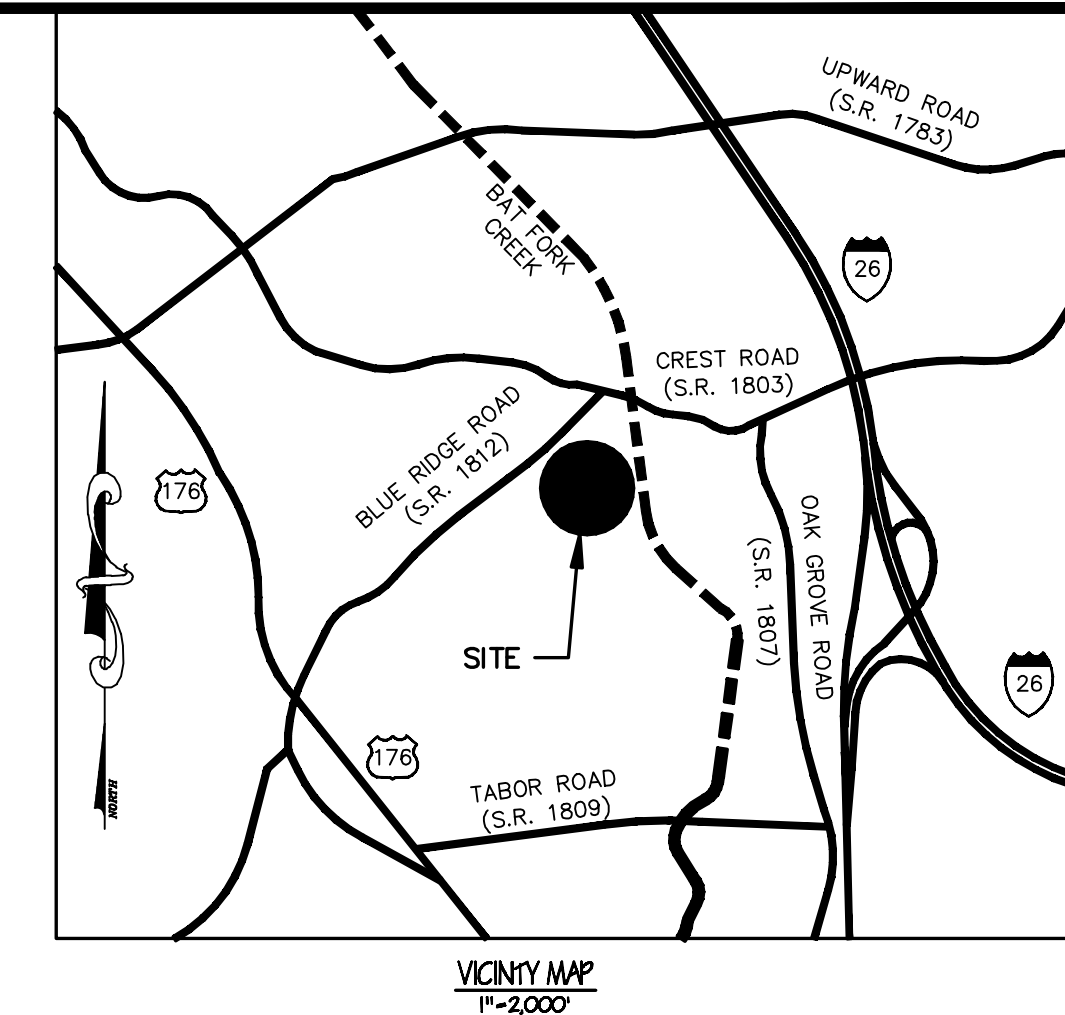
8-6-22  
Date

**County Use Only**

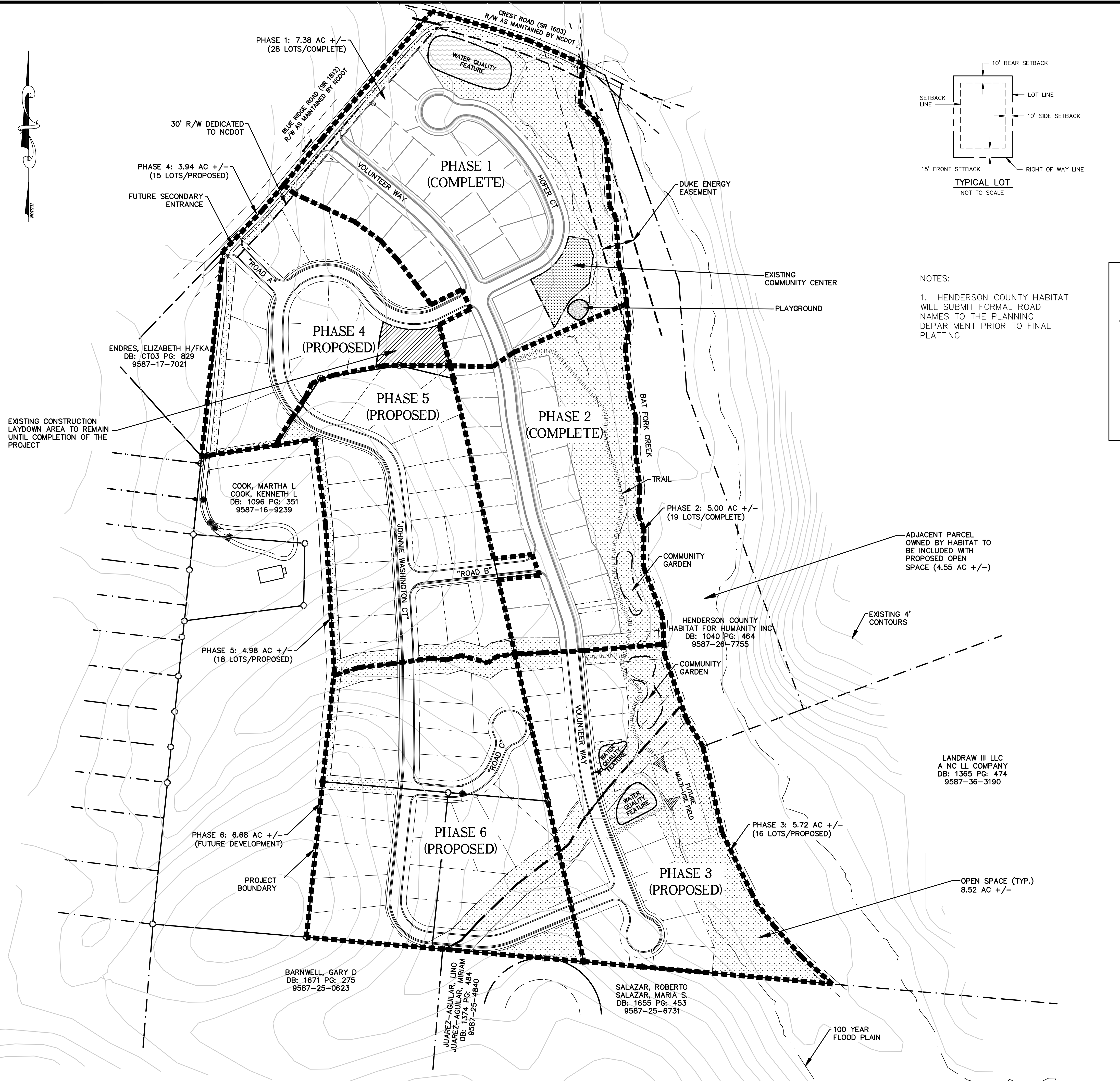
Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Final Plat Approved On: \_\_\_\_\_

**DODD  
MEADOWS  
HABITAT FOR  
HUMANITY**

BLUE RIDGE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA



NOTES:  
1. HENDERSON COUNTY HABITAT WILL SUBMIT FORMAL ROAD NAMES TO THE PLANNING DEPARTMENT PRIOR TO FINAL PLATTING.

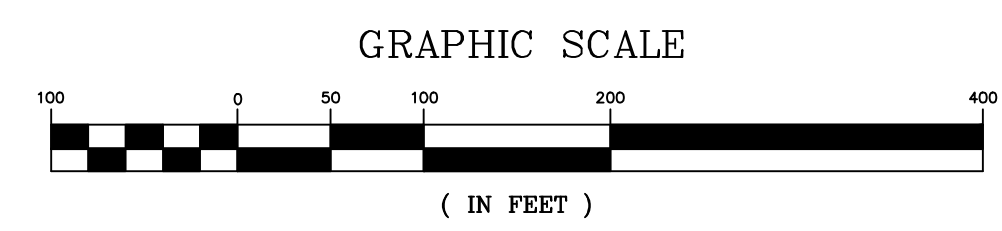


Owner/Developer—  
Henderson County Habitat for Humanity, Inc.  
1111 Keith Street  
Hendersonville, NC 28792  
Contact: Ron Laughter, Executive Director  
Phone: 828.694.0340

Total Project Area—	33.70 Acres
Pin #—	9587-26-5822 D.B.1419 / PG.348
	9587-26-2589 D.B.1613 / PG.107
	9587-26-2021 D.B.1613 / PG.104
	9587-25-4998 D.B.1613 / PG.110
Proposed Density—	96 Total Single Family Units (2.85 Units/Acre)
	47 Complete
	16 Under Construction
	33 Proposed
Open Space—	
Required for Conservation Subdivision	8.43 Acres
Proposed	8.52 Acres (25.28%)
Length of Road System—	3520± LF
Water System—	Public (Hendersonville)
Sewer System—	Public (Hendersonville)

Lot Summary:

Phase 1:	28 Lots / Complete
Phase 2:	19 Lots / Complete
Phase 3:	16 Lots / Proposed
Phase 4:	15 Lots / Proposed
Phase 5:	18 Lots / Proposed
Phase 6:	20 Lots / Proposed
<b>TOTAL</b>	<b>116 LOTS</b>



REVISIONS

DATE	DESCRIPTION



PROJECT NUMBER: 17102  
DATE: 2.14.17  
DRAWN BY: JRC  
CHECKED BY: WRB

**PHASE 4  
MASTER  
PLAN**

**C-100**

SCALE: 1"=100'