

Henderson County  
Technical Review Committee  
Staff Report

**Meeting Date:** November 6, 2007  
**Application:** Major Site Plan and Major Subdivision Approval for Cummings Cove Sports Complex  
**Name of Applicant:** Cummings Cove Company, LLC  
**Departments:** Code Enforcement / Planning Dept.  
**Attachments:** Site Plan

---

Attached are the major site plan and revised master plan and development plan for the Cummings Cove sports complex. The major site plan and associated use falls under SR 4.6:

**SR 4.6. *Common Area Recreation and Service Facilities***

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (Major Site Plan Review).
- (2) Structure. Where the *common area recreation facility* is a swimming pool, spa or hot tub, it shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and shall have controlled access.
- (3) Operations. Common area service facilities shall be for the purpose of serving residents and visitors within the complex, development, *manufactured home park* or *subdivision*, and shall not be considered a commercial operation for *use* by those outside of the complex, development, *manufactured home park* or *subdivision*.

The plan meets all major site plan requirements pertaining to this use.

Toby Linville  
Code Enforcement Services Director

**Major Subdivision Approval**

Attached is the revised Master Plan and associated Development Plan for the project. The Plans show a new lot being created for the sports complex. The applicant is dividing off a 5 acre parcel of land off of a 13.9 acre parcel of land. The property is currently owned by Cummings Cove Company, LLC and is a part of the Cummings Cove major subdivision. It appears that all the applicable required items are on the attached plan. However, it appears that the plan does not meet the requirements for street trees. According to Article V (Landscaping Requirements) of the LDC, the Technical Review Committee (TRC) may alter the requirements so long as proposed landscape features of the development comply with the intent of the Article and provide that conditions make it unreasonable to meet the landscaping requirements. See the attached plans for more information.

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

**RECEIVED**  
**OCT 24 2007**

**SUBDIVISION INFORMATION**

Subdivision Name: CUMMINGS COVE - SPORTS COMPLEX  
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: 1 Total Number of Proposed Lots: 3  
Total Number Proposed Units: N/A Proposed Density (units per acre): N/A  
Road System: ( ) Public (  ) Private ( ) Combination Public and Private  
Water System: ( ) Individual ( ) Community (  ) Municipal  
Sewer System: ( ) Individual (  ) Community ( ) Municipal

**PARCEL INFORMATION**

PIN: 9538-74-8603 Total Acreage: 13.99 Deed Book/Page: 1211/0158 Township \_\_\_\_\_  
Location of property to be divided: OFF OF CUMMINGS COVE PARKWAY NEAR THE EAST ENTRANCE OF CUMMINGS COVE  
Zoning District: R2MH Fire District: ETOWAH - HOUSESNOE  
Water Supply Watershed: N/A School District: WEST HENDERSON HIGH/RUGBY MIDDLE

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: CUMMINGS COVE COMPANY, LLC Phone: 828-891-1512  
Address: 8409 N. MILITARY TRAIL - SUITE 123 City, State, Zip: PALM BEACH GARDENS, FL 33410

**Applicant:**

Name: CUMMINGS COVE COMPANY, LLC Phone: 828-891-1512  
Address: 8409 N. MILITARY TRAIL - SUITE 123 City, State, Zip: PALM BEACH GARDENS, FL 33410

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

Name: CIVIL DESIGN CONCEPTS Phone: 828-252-5388  
Address: 200 SWANNANOA RIVER RD City, State, Zip: ASHEVILLE, NC 28805

**Plan Preparer:**

Name: MARK D. CATHEY Phone: 828-252-5388  
Address: 200 SWANNANOA RIVER RD City, State, Zip: ASHEVILLE, NC 28805

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

JESSE GARDNER  
Print Applicant (Owner or Agent)

  
Signature Applicant (Owner or Agent)

10/23/07  
Date

**County Use Only**

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

SUBDIVISION OF LAND

170 Attachment 2

Appendix 2  
Henderson County  
Appointment of Agent Form  
(Optional)

RECEIVED  
OCT. 24 2007

BY: .....

CUMMINGS COVE INVESTMENTS LLC -

I SHANNON GINN owner of property located on CUMMINGS CREST DR  
(name) (street name)  
recorded in 1211 / 173 and having a parcel identification number (PIN) of 4549-00-8101  
(deed book / page)

located in Henderson County, North Carolina, do hereby appoint CIVIL DESIGN CONCEPTS  
(agent's name)

to represent me in an application for subdivision of land and authorize him/her to act as my agent in all matters, formal and informal, except as stated herein, and authorize him/her to receive all official correspondence. I however understand that as the listed property owner, I must sign all affidavits and statements required by this Ordinance.

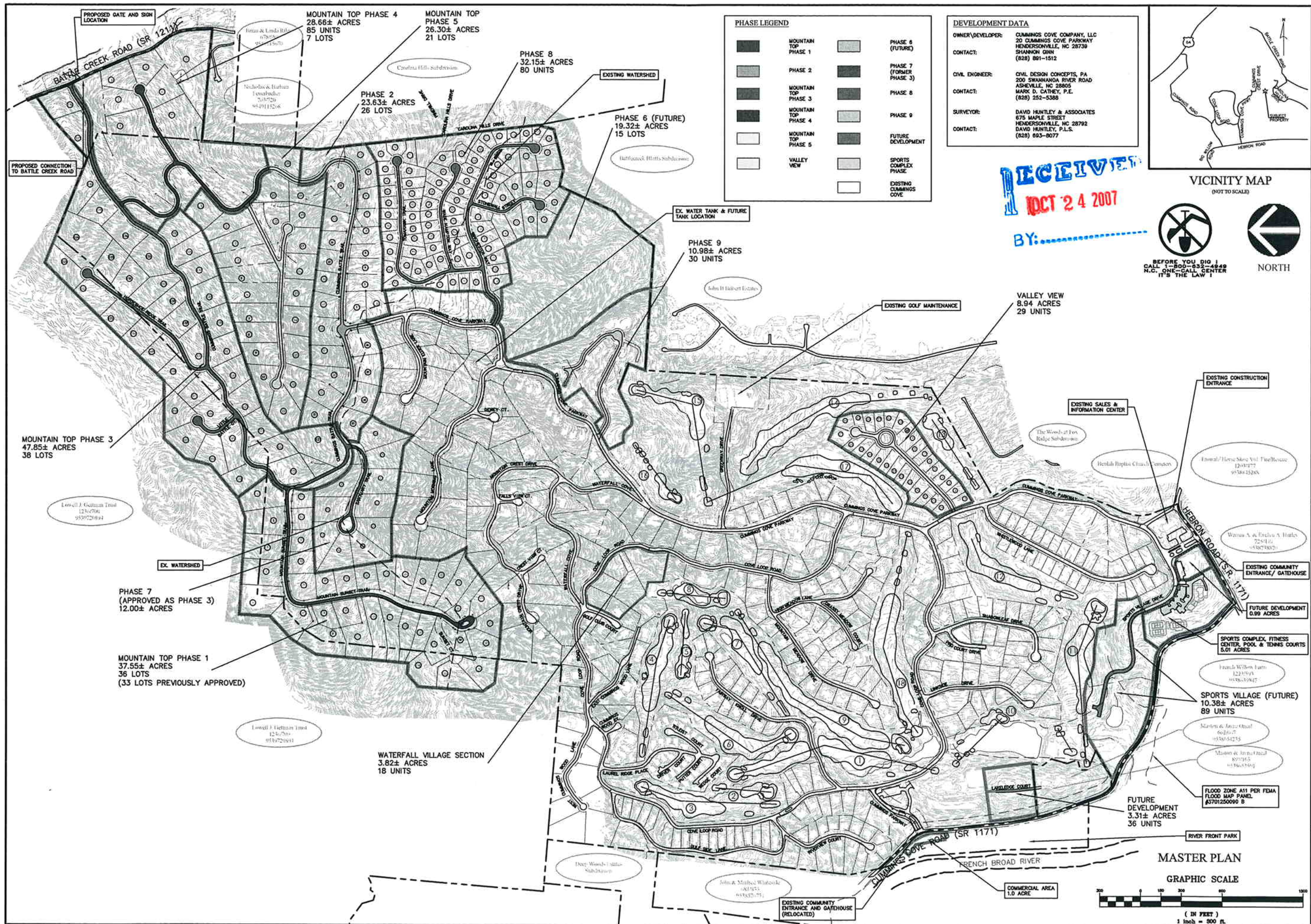
[Signature]  
Property Owner

7/26/07  
Date

State of NC, County of Henderson  
Signed before me on this 26 day  
of July, 2007 by Shannon R. Ginn  
Notary Public Nancy E. Trahan

Nancy E. Trahan  
Notary Public  
Henderson County  
North Carolina  
My Commission Expires 5/20/2012





**PHASE LEGEND**

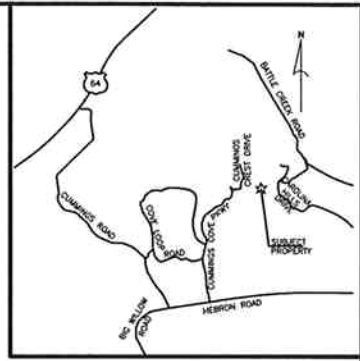
[Dark Grey Box]	MOUNTAIN TOP PHASE 1	[Light Grey Box]	PHASE 6 (FUTURE)
[Medium Grey Box]	PHASE 2	[Dark Grey Box]	PHASE 7 (FORMER PHASE 3)
[Dark Grey Box]	MOUNTAIN TOP PHASE 3	[Medium Grey Box]	PHASE 8
[Dark Grey Box]	MOUNTAIN TOP PHASE 4	[Light Grey Box]	PHASE 9
[Light Grey Box]	MOUNTAIN TOP PHASE 5	[Dark Grey Box]	FUTURE DEVELOPMENT
[White Box]	VALLEY VIEW	[Medium Grey Box]	SPORTS COMPLEX PHASE
		[White Box]	EXISTING CUMMINGS COVE

**DEVELOPMENT DATA**

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

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

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



**RECEIVED**  
 OCT 24 2007  
 BY: .....



200 SWANANOA RIVER ROAD  
 ASHEVILLE, NC 28805  
 PHONE (828) 252-5388  
 FAX (828) 252-5385

**CDC**  
 CIVIL DESIGN CONCEPTS, PA

www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	7-18-07	PLAT SUBMITTAL	
1	10-18-07	TRC & EROSION CONTROL SUBMITTAL	

**PRELIMINARY NOT RELEASED FOR CONSTRUCTION**

MASTER PLAN FOR:

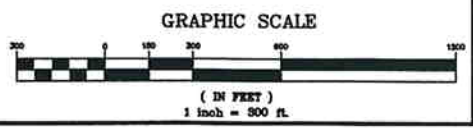
**CUMMINGS COVE GOLF AND COUNTRY CLUB**

CUMMINGS COVE COMPANY, LLC - HENDERSON COUNTY, NORTH CAROLINA

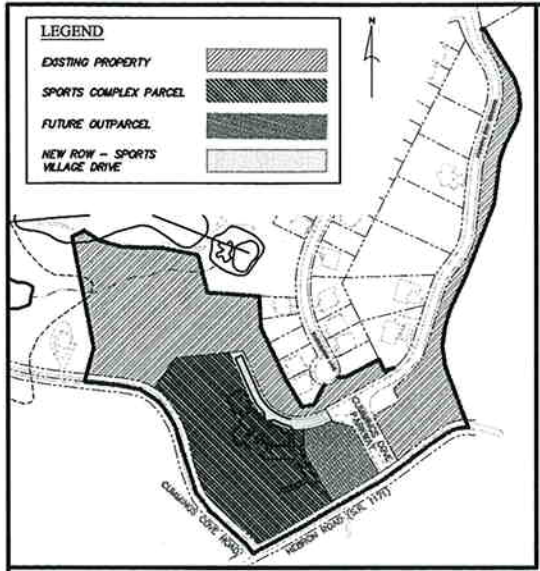
DATE: MAY 9, 2007  
 DRAWN BY: AMP  
 CDC PROJECT NO.: 10728

SHEET

**50**





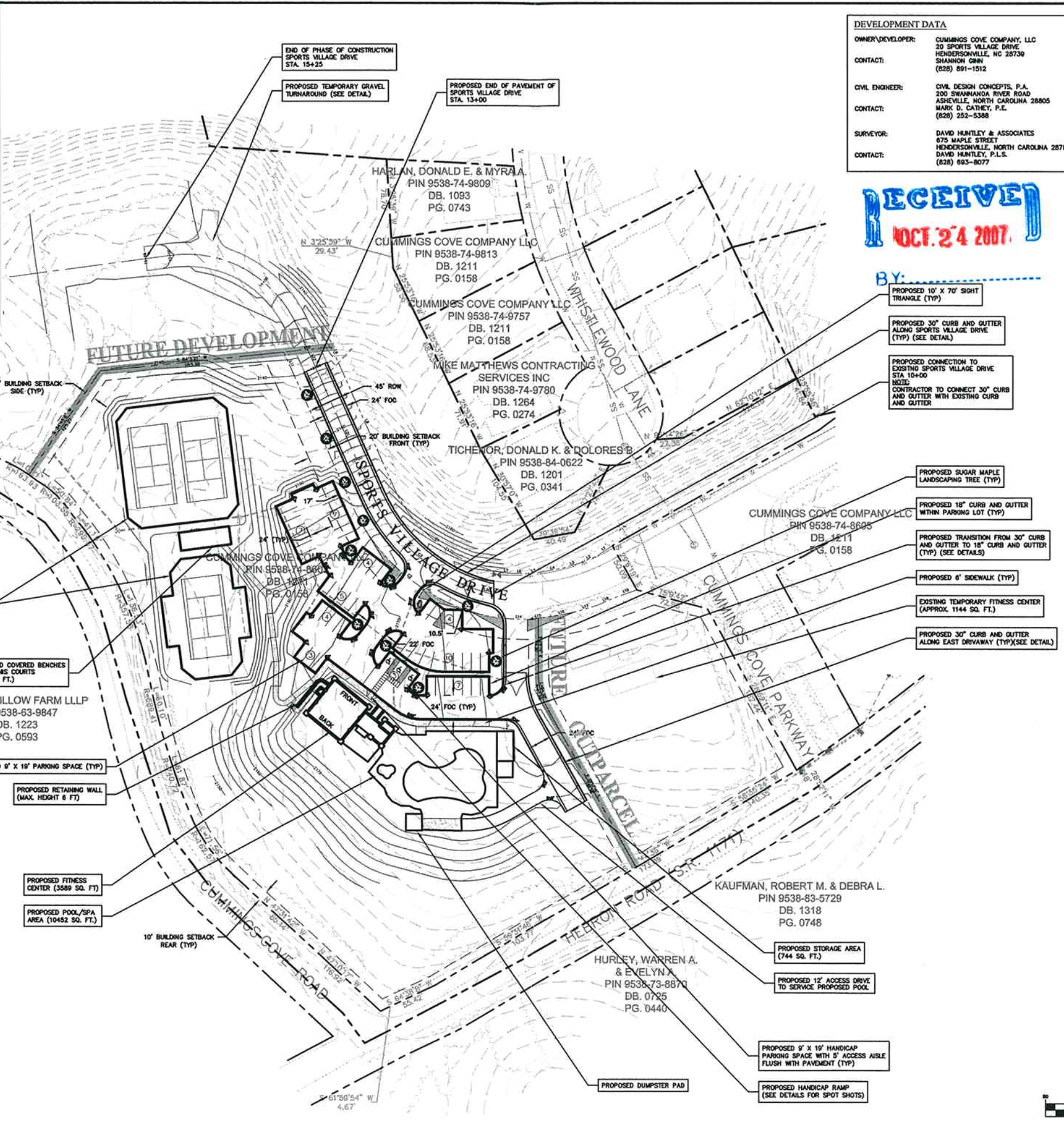


PROPERTY MAP  
OF PIN #9538-74-8603  
(SCALE 1"=300')

LINE	LENGTH	BEARING
SPORTS VILLAGE DRIVE ROW		
L1	18.19	S 56°23'11" W
L2	16.52	S 66°30'43" W
L3	18.46	S 73°10'10" W
L4	21.78	S 79°27'28" W
L5	16.64	S 83°22'38" W
L6	13.00	N 88°54'38" E
L7	13.49	N 83°37'10" W
L8	138.91	N 23°58'4" W
L9	12.00	N 23°58'4" W
L10	47.52	S 84°32'1" W
L11	26.64	S 23°58'4" E
L12	138.91	S 23°58'4" E
L13	17.44	S 83°37'10" E
L14	18.08	S 88°54'38" E
L15	21.34	N 83°27'38" E
L16	25.80	N 79°27'28" E
L17	23.42	N 73°10'10" E
L18	20.01	N 08°30'43" E
L19	20.00	N 70°48'37" E
SPORTS VILLAGE DRIVE CENTERLINE		
L20	7.07	N 75°52'34" W
L21	138.91	N 23°58'4" W
L22	19.32	N 23°58'4" W

CURVE	LENGTH	RADIUS
C1	140.43	147.50
C2	185.41	192.50
SPORTS VILLAGE DRIVE C/L		
C3	154.02	170.00



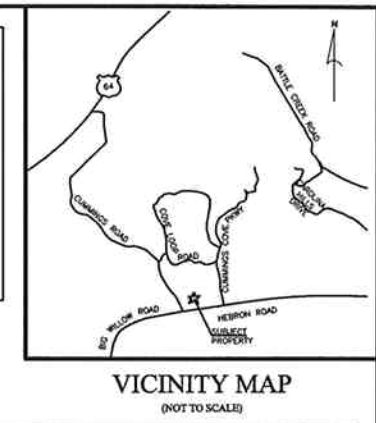
**DEVELOPMENT DATA**  
 OWNER/DEVELOPER: CUMMINGS COVE COMPANY, LLC  
 20 SPORTS VILLAGE DRIVE  
 HENDERSONVILLE, NC 28739  
 CONTACT: SHANNON GRAY (828) 891-1512  
 CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
 200 SWANNANOA RIVER ROAD  
 ASHEVILLE, NORTH CAROLINA 28805  
 CONTACT: MARK D. CATHEY, P.E. (828) 252-5388  
 SURVEYOR: DAVID HUNTLEY & ASSOCIATES  
 875 MAPLE STREET  
 HENDERSONVILLE, NORTH CAROLINA 28792  
 CONTACT: DAVID HUNTLEY, P.L.S. (828) 893-8077

**RECEIVED**  
**OCT. 24 2007**

**BY:**  
 PROPOSED 10' x 70' SIGHT TRIANGLE (TYP)  
 PROPOSED 30" CURB AND GUTTER ALONG SPORTS VILLAGE DRIVE (TYP) (SEE DETAIL)  
 PROPOSED CONNECTION TO EXISTING SPORTS VILLAGE DRIVE STA 10+00  
 NOTE: CONTRACTOR TO CONNECT 30" CURB AND GUTTER WITH EXISTING CURB AND GUTTER

PROPOSED SUGAR MAPLE LANDSCAPING TREE (TYP)  
 PROPOSED 18" CURB AND GUTTER WITHIN PARKING LOT (TYP)  
 PROPOSED TRANSITION FROM 30" CURB AND GUTTER TO 18" CURB AND GUTTER (TYP) (SEE DETAILS)  
 PROPOSED 6" SIDEWALK (TYP)  
 EXISTING TEMPORARY FITNESS CENTER (APPROX 1144 SQ. FT.)  
 PROPOSED 30" CURB AND GUTTER ALONG EAST DRIVEWAY (TYP) (SEE DETAIL)

PROPOSED STORAGE AREA (744 SQ. FT.)  
 PROPOSED 12' ACCESS DRIVE TO SERVICE PROPOSED POOL  
 PROPOSED 9' x 19' HANDICAP PARKING SPACE WITH 5' ACCESS AISLE FLUSH WITH PAVEMENT (TYP)  
 PROPOSED HANDICAP RAMP (SEE DETAILS FOR SPOT SHOTS)



VICINITY MAP  
(NOT TO SCALE)

**SITE DATA**

SITE LOCATION: CUMMINGS COVE HENDERSONVILLE, NC 28739  
 PIN: 9538-74-8603  
 DEED BOOK/PAGE: 1211/173

SITE ACREAGE: ACREAGE SQ. FT.  
 TOTAL: 13.99± 609,404±  
 SPORTS COMPLEX PARCEL: 5.01± 218,259±  
 FUTURE OUTPARCEL: 0.99± 43,234±

ZONING: R2M1 - RESIDENTIAL DISTRICT 2; MANUFACTURED HOUSING

SETBACKS: FRONT: 20'  
 SIDE: 10'  
 REAR: 10'

WATER SYSTEM: PUBLIC - CITY OF HENDERSONVILLE  
 SEWER SYSTEM: PRIVATE

TOTAL STRUCTURES: 6  
 (3 BUILDINGS, 1 POOL, 2 FENCED COURTS)

PROPOSED PUBLIC ROADS: 0± LF  
 PROPOSED PRIVATE ROADS: 525± LF  
 ROAD FRONTAGE: 525± LF  
 DISTURBED AREA: 6.3± ACRES

- NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HENDERSON COUNTY GUIDELINES AND SPECIFICATIONS.
  - SINGLE-PHASE CONSTRUCTION.
  - ALL WORK SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
  - CONTRACTOR TO COORDINATE EXACT LOCATION OF PROPOSED AND EXISTING UTILITIES.
  - PROPOSED ROADS TO BE PRIVATE. HENDERSON COUNTY IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.
  - ALL PROPOSED AND EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO BEGINNING WORK.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
  - CONTRACTOR TO FIELD VERIFY ALL PIPES AND DEPTHS PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
  - NO PORTION OF THIS PHASE OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
  - SITE TRIANGLES CONFORM TO SECTION 220A-B1C.
  - ALL SIGNAGE AND PAVEMENT MARKINGS TO CONFORM TO THE MOST RECENT NCDOT AND MUTCD STANDARDS.

**LEGEND**

EXISTING PROPERTY LINE: - - - - -  
 EXISTING RIGHT-OF-WAY: - - - - -  
 PROPOSED RIGHT-OF-WAY: - - - - -  
 PROPOSED ROAD CENTER LINE: - - - - -  
 PROPOSED LOT LINE: - - - - -  
 PROPOSED SETBACKS: - - - - -



200 SWANNANOA RIVER ROAD  
 ASHEVILLE, NC 28805  
 PHONE (828) 252-5388  
 FAX (828) 252-5385

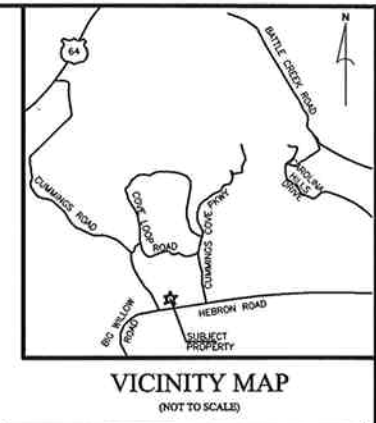
**CDC**  
 CIVIL DESIGN CONCEPTS, PA

DEVELOPMENT PLAN FOR  
**CUMMINGS COVE - SPORTS COMPLEX**

DATE: JUNE 20, 2007  
 DRAWN BY: AMP  
 CDC PROJECT NO.: 10728

SHEET  
**S1**





**PROJECT DATA**

PI#:	9538-74-8603
DEED BOOK AND PAGE:	1211/0158
SITE ACREAGE:	13.99± ACRES
PARCEL ACREAGE:	5.01± ACRES
SOIL TYPE:	BRADSON GRAVELLY LOAM
RECEIVING WATER COURSE:	UNNAMED TRIBUTARY TO THE FRENCH BROAD RIVER
TOTAL PRIVATE ROADS:	525± LF

**DEVELOPMENT DATA**

OWNER/DEVELOPER: CUMMINGS COVE COMPANY, LLC  
20 SPORTS VILLAGE DRIVE  
HENDERSONVILLE, NORTH CAROLINA 28739  
SHANNON GINN  
(828) 891-1512

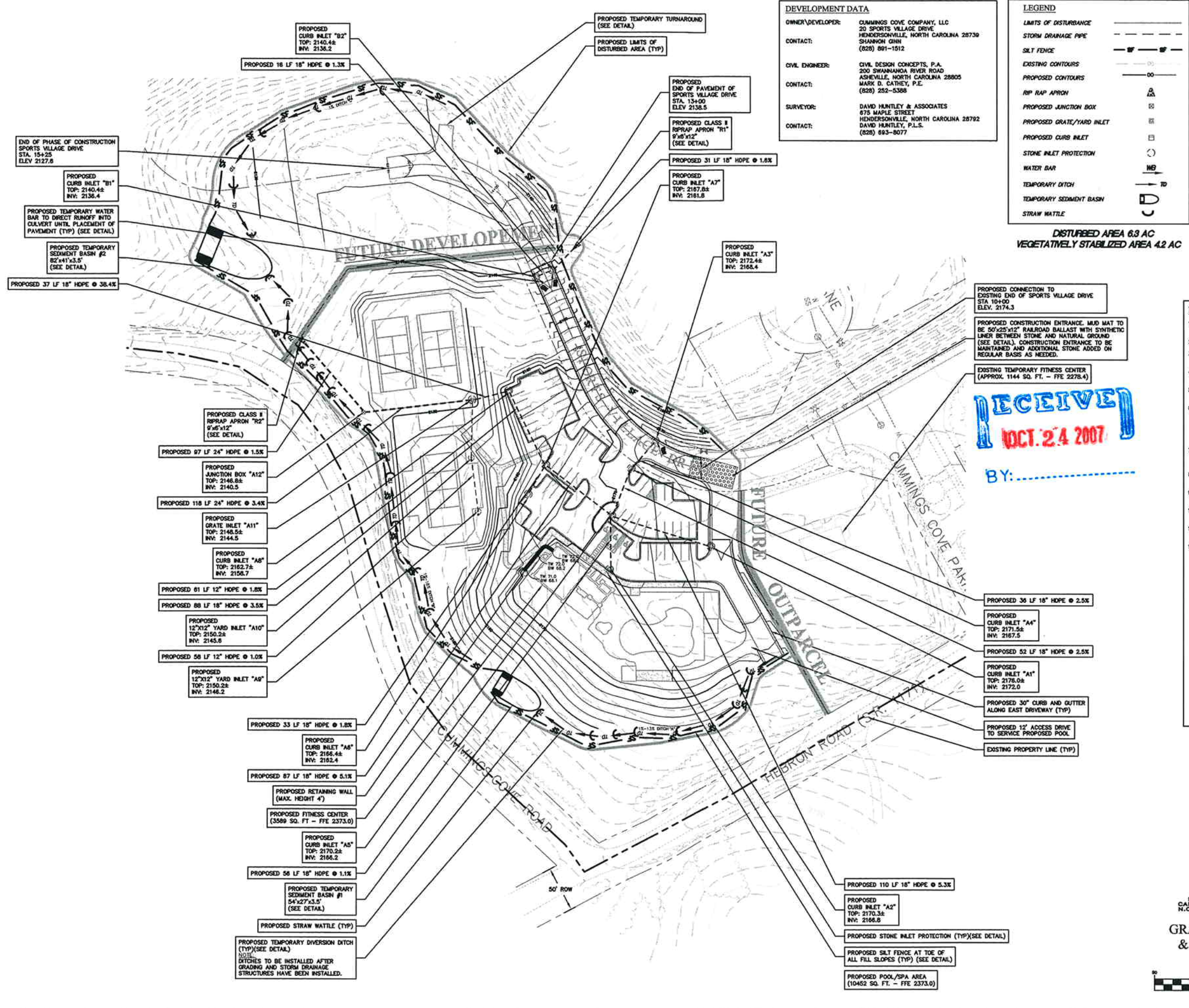
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
200 SWANNANOVA RIVER ROAD  
ASHEVILLE, NORTH CAROLINA 28805  
MARK D. CATHEY, P.E.  
(828) 252-5369

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

**LEGEND**

LIMITS OF DISTURBANCE	---
STORM DRAINAGE PIPE	---
SILT FENCE	---
EXISTING CONTOURS	○
PROPOSED CONTOURS	○
RIP RAP APRON	△
PROPOSED JUNCTION BOX	□
PROPOSED GRATE/YARD INLET	□
PROPOSED CURB INLET	○
STONE INLET PROTECTION	○
WATER BAR	— —
TEMPORARY DITCH	— —
TEMPORARY SEDIMENT BASIN	CD
STRAW WATTLE	CD

**DISTURBED AREA 6.9 AC**  
**VEGETATIVELY STABILIZED AREA 4.2 AC**



**RECEIVED**  
**OCT. 24 2007**  
BY: .....

- NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HENDERSON COUNTY GUIDELINES AND SPECIFICATIONS.
  - SINGLE-PHASE CONSTRUCTION.
  - ALL WORK SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
  - CONTRACTOR TO COORDINATE EXACT LOCATION OF PROPOSED AND EXISTING UTILITIES.
  - PROPOSED ROADS TO BE PRIVATE. HENDERSON COUNTY IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.
  - EROSION CONTROL IS A FIELD PERFORMANCE BASED ACTIVITY; AND ADDITIONAL SILT FENCES, TEMPORARY SEDIMENT BASINS, AND ALL OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION ON SITE.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES.
  - CONTRACTOR TO FIELD VERIFY ALL PIPES AND DEPTHS PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
  - ADD MEASURES AS NEEDED IN ENVIRONMENTALLY SENSITIVE AREAS.
  - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
  - CONTRACTOR RESPONSIBLE FOR KEEPING ACCURATE LOG OF SITE CONDITIONS IN ACCORDANCE WITH NPDES PERMIT.
  - RETAINING WALLS:  
CONTRACTOR TO COORDINATE & OBTAIN WALL DESIGN FROM LICENSED ENGINEER AND SUBMIT TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE & COLOR WITH ARCHITECT & OWNER.  
WALL DESIGN TO INCLUDE FOOTING DRAIN & MINIMUM WIDTH OF 12" OF #5 WASH STONE BEHIND WALL FROM BOTTOM TO TOP OF WALL. (COORDINATE W/STRUCTURAL ENGINEER FOR DETAILS)  
HAND RAILING/GUARD RAILING TO BE INSTALLED PER NC & COA BUILDING CODES. COORDINATE STYLE & COLOR W/ARCHITECT & OWNER.
  - CONTRACTOR RESPONSIBLE FOR PROVIDING APPROVED THIRD PARTY INSPECTION & FINAL CERTIFICATION FOR WALL CONSTRUCTION.
  - CONTRACTOR RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR RETAINING WALL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
  - ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN.

200 SWANNANOVA RIVER ROAD  
ASHEVILLE, NC 28805  
PHONE (828) 252-5369  
FAX (828) 252-5365  
www.civildesignconcepts.com

**CDC**  
CIVIL DESIGN CONCEPTS, PA

NO.	DATE	DESCRIPTION	BY
1.	10-18-07	TRC & EROSION CONTROL SUBMITTAL	MAD

**PRELIMINARY**  
**NOT RELEASED**  
**FOR**  
**CONSTRUCTION**

GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN FOR

**CUMMINGS COVE - SPORTS COMPLEX**

CUMMINGS COVE COMPANY, LLC - HENDERSON COUNTY, NORTH CAROLINA

DATE: JUNE 20, 2007  
DRAWN BY: AMP  
CDC PROJECT NO.: 10728  
SHEET  
**C1**

**BEFORE YOU DIG I CALL 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW**

**NORTH**

**GRADING, EROSION CONTROL & STORM DRAINAGE PLAN**

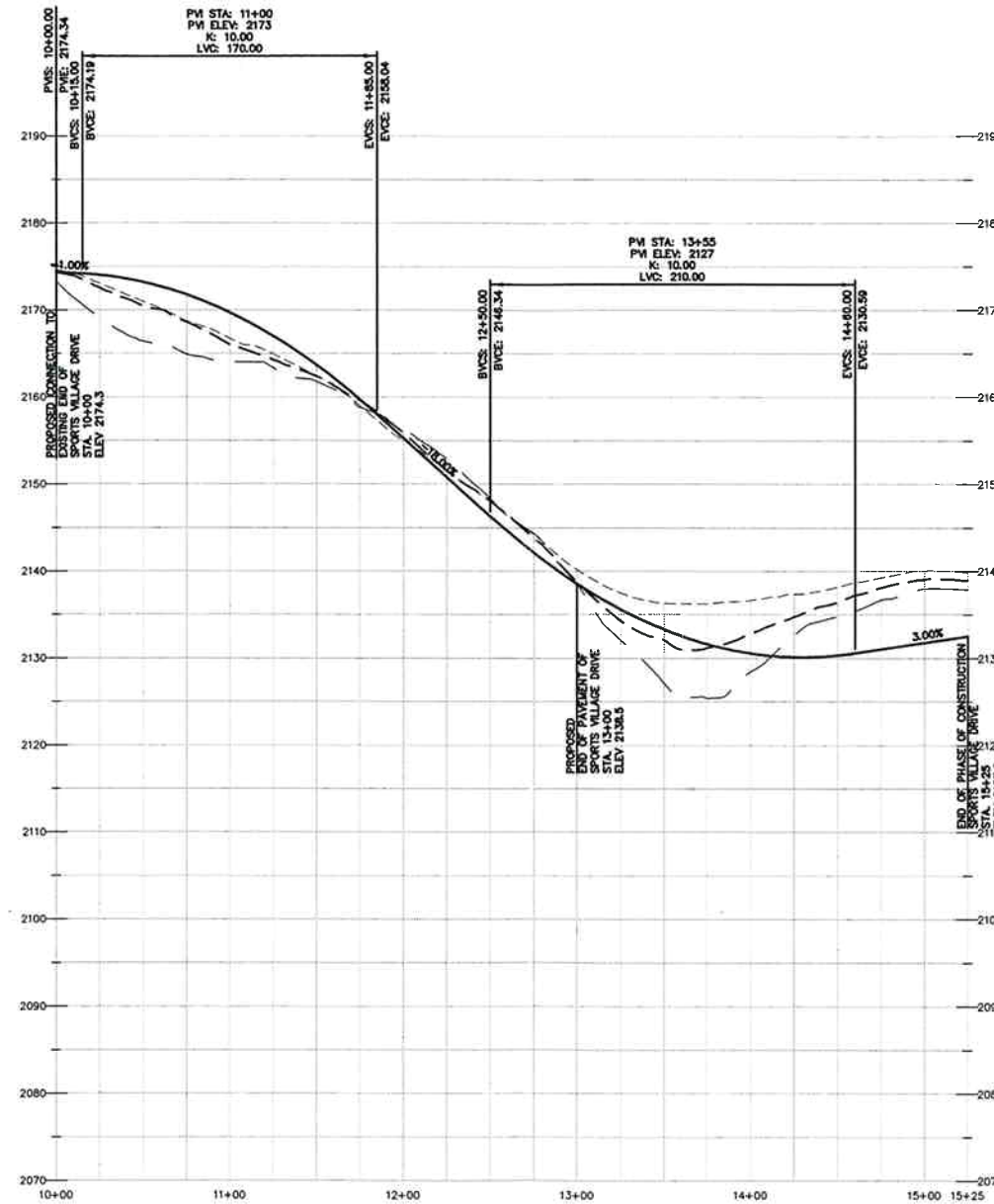
**GRAPHIC SCALE**

( IN FEET )  
1 inch = 60 ft.



RECEIVED  
OCT. 24 2007

BY:.....



SPORTS VILLAGE DRIVE



BEFORE YOU DIG I  
CALL 1-800-852-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!

SCALE  
1"=50' HORIZONTAL  
1"=10' VERTICAL

ROAD PROFILE -  
SPORTS VILLAGE DRIVE

NO.	DATE	DESCRIPTION	BY
1	10-18-07	TRC & EROSION CONTROL SUBMITTAL	

PRELIMINARY  
NO RELEASE  
FOR  
CONSTRUCTION

ROAD PROFILE - SPORTS VILLAGE DRIVE FOR:

CUMMINGS COVE -  
SPORTS COMPLEX

CUMMINGS COVE COMPANY, LLC - HENDERSON COUNTY, NORTH CAROLINA

DATE: SEPTEMBER 10, 2007  
DRAWN BY: AMP

CDC PROJECT NO: 10728

SHEET

C2

200 SWANANOA RIVER ROAD  
ASHEVILLE, NC 28805  
PHONE (828) 252-5388  
FAX (828) 252-5386  
www.civildesignconcepts.com

CDC  
CIVIL DESIGN CONCEPTS, PA

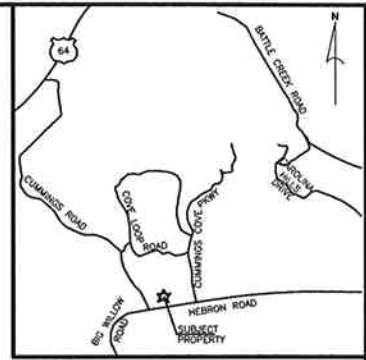


LEGEND	
EXISTING WATER LINE	
PROPOSED WATER LINE	
PROPOSED WATER SERVICE LINE	
PROPOSED WATER VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED STORM DRAINAGE LINE	
EXISTING FIRE HYDRANT	
EXISTING SEWER MANHOLE	
EXISTING SEWER LINE	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER LINE	

**SITE DATA**  
 PIN: 9538-74-8603  
 SITE ACREAGE: 13.99± ACRES

**WATER LINE SUMMARY**  
 LINE A - 281 LF @ 8" DIP  
 1 - FIRE HYDRANT ASSEMBLY

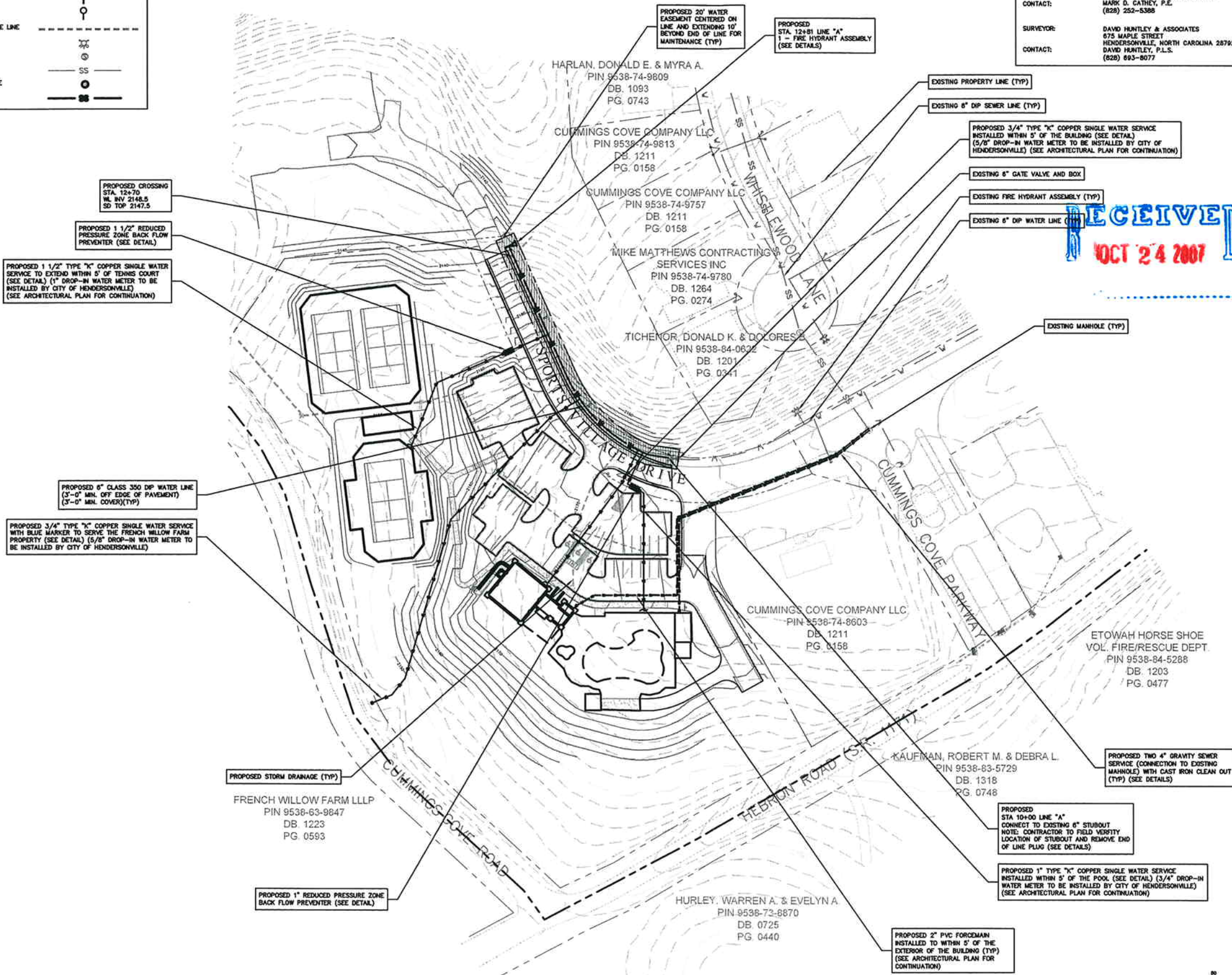
**DEVELOPMENT DATA**  
 OWNER/DEVELOPER: CUMMINGS COVE COMPANY, LLC  
 20 CUMMINGS COVE PARKWAY  
 HENDERSONVILLE, NC 28739  
 SHANNON GINN (828) 891-1512  
 CONTACT:  
 CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
 200 SWANNANOA RIVER ROAD  
 ASHEVILLE, NORTH CAROLINA 28805  
 MARK D. CATHEY, P.E. (828) 252-5388  
 CONTACT:  
 SURVEYOR: DAVID HUNTLEY & ASSOCIATES  
 675 MAPLE STREET  
 HENDERSONVILLE, NORTH CAROLINA 28792  
 DAVID HUNTLEY, P.L.S. (828) 893-8077  
 CONTACT:



VICINITY MAP  
(NOT TO SCALE)

- NOTES**
- ALL WATER LINE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF HENDERSONVILLE AND HODDER CURRENT DESIGN GUIDELINES AND UNDER THE INSPECTION OF THE CITY OF ASHEVILLE AND THE ENGINEER.
  - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
  - ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION BEGINS.
  - CONTRACTOR TO COORDINATE EXACT LOCATION OF PROPOSED AND EXISTING UTILITIES.
  - SEE WATER DETAILS SHEET FOR GENERAL NOTES CONCERNING WATER MAIN INSTALLATION AND SEPARATION REQUIREMENTS.
  - SINGLE-PHASE CONSTRUCTION.
  - A 3" COVER DEPTH SHALL BE MAINTAINED FOR ALL PROPOSED WATER LINES, EXCEPT IN AREAS WHERE IT IS NECESSARY TO INCREASE OR DECREASE THE COVER DEPTH TO AVOID UTILITY CONFLICTS. THE MAXIMUM COVER DEPTH IS 5" AND THE MINIMUM COVER DEPTH IS 2" IN SECTIONS WHERE IT IS NECESSARY TO AVOID UTILITY CONFLICTS.
  - WATER LINE AND METER ASSEMBLY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERIFICATION. WATER METERS ARE TO BE PLACED MAXIMUM OF 3' OFF EDGE OF PAVEMENT/SIDEWALK. METERS AND FIRE HYDRANTS ARE TO BE PLACED IN A RELATIVELY FLAT AREA.
  - PROPOSED ROADS TO BE PRIVATE.
  - ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH N.C. PLUMBING CODES AND ANY REQUIREMENTS PER LOCAL AUTHORITIES.
  - SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH NCDOT AND IN STRICT ACCORDANCE WITH NCDOT GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
  - CONTRACTOR TO INSTALL BRASS TAGS ON METER CASHERS DEPICTING CORRESPONDING PHYSICAL ADDRESS IN WHICH METER SERVES.
  - BRASS FITTINGS MUST BE LEAD FREE PER CITY OF HENDERSONVILLE REQUIREMENTS.
  - DROP-IN WATER METERS TO BE INSTALLED BY THE CITY OF HENDERSONVILLE WATER MAINTENANCE DEPARTMENT. CITY OF HENDERSONVILLE OWNERSHIP AND MAINTENANCE ENDS AT WATER METERS. WATER SYSTEM BEYOND METERS IS TO BE PRIVATELY OWNED AND MAINTAINED.
  - RESTRAINED JOINT PIPE TO BE INSTALLED WHEN SLOPE OF WATERLINE EXCEEDS 12%.
  - SPECIFICATIONS AND REQUIREMENTS OF THE METROPOLITAN SEWERAGE DISTRICT & HODDER STANDARDS SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED SEWER EXTENSION. ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE METROPOLITAN SEWERAGE DISTRICT, AND HODDER.
  - DISTANCES LISTED ARE MEASURED HORIZONTALLY FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. CONTRACTOR SHALL DETERMINE EXACT LENGTHS OF PIPE NECESSARY TO ACHIEVE SLOPES AS SHOWN ON PLAN/PROFILE DRAWINGS.
  - CONTRACTOR TO INSTALL D.I.P. WHERE THE MINIMUM OF 3" COVER OR AT UTILITY CROSSINGS WHERE MINIMUM VERTICAL SEPARATION REQUIREMENTS CANNOT BE MET. PIPE MATERIAL MUST TRANSITION TO D.I.P. 10' PRIOR TO CROSSING VIA A SOLID SLEEVE COUPLING AND EXTEND TO THE NEXT MANHOLE.

**RECEIVED**  
 OCT 24 2007



- PROPOSED CROSSING STA. 124+70 WL INV 2146.5 SD TOP 2147.5
- PROPOSED 1 1/2" REDUCED PRESSURE ZONE BACK FLOW PREVENTER (SEE DETAIL)
- PROPOSED 1 1/2" TYPE "K" COPPER SINGLE WATER SERVICE TO EXTEND WITHIN 5' OF TENNIS COURT (SEE DETAIL) (1" DROP-IN WATER METER TO BE INSTALLED BY CITY OF HENDERSONVILLE) (SEE ARCHITECTURAL PLAN FOR CONTINUATION)
- PROPOSED 6" GLASS 350 DIP WATER LINE (3"-0" MIN. OFF EDGE OF PAVEMENT) (3"-0" MIN. COVER)(TYP)
- PROPOSED 3/4" TYPE "K" COPPER SINGLE WATER SERVICE WITH BLUE MARKER TO SERVE THE FRENCH WILLOW FARM PROPERTY (SEE DETAIL) (5/8" DROP-IN WATER METER TO BE INSTALLED BY CITY OF HENDERSONVILLE)

PROPOSED STORM DRAINAGE (TYP)  
 FRENCH WILLOW FARM LLLP  
 PIN 9538-63-9847  
 DB. 1223  
 PG. 0593

PROPOSED 1" REDUCED PRESSURE ZONE BACK FLOW PREVENTER (SEE DETAIL)

HARLAN, DONALD E. & MYRA A.  
 PIN 9538-74-9809  
 DB. 1093  
 PG. 0743

CUMMINGS COVE COMPANY LLC  
 PIN 9538-74-9813  
 DB. 1211  
 PG. 0158

CUMMINGS COVE COMPANY LLC  
 PIN 9538-74-9757  
 DB. 1211  
 PG. 0158

MIKE MATTHEWS CONTRACTING SERVICES INC  
 PIN 9538-74-9780  
 DB. 1264  
 PG. 0274

TICHENOR, DONALD K. & DOLORES  
 PIN 9538-84-0602  
 DB. 1201  
 PG. 0341

CUMMINGS COVE COMPANY LLC  
 PIN 9538-74-8603  
 DB. 1211  
 PG. 0158

ETOWAH HORSE SHOE  
 VOL. FIRE/RESCUE DEPT.  
 PIN 9538-84-5288  
 DB. 1203  
 PG. 0477

KAUFMAN, ROBERT M. & DEBRA L.  
 PIN 9538-83-5729  
 DB. 1318  
 PG. 0748

PROPOSED TWO 4" GRAVITY SEWER SERVICE (CONNECTION TO EXISTING MANHOLE) WITH CAST IRON CLEAN OUT (TYP) (SEE DETAILS)

PROPOSED STA. 10+00 LINE "A" CONNECT TO EXISTING 6" STUBOUT NOTE: CONTRACTOR TO FIELD VERIFY LOCATION OF STUBOUT AND REMOVE END OF LINE PLUG (SEE DETAILS)

PROPOSED 1" TYPE "K" COPPER SINGLE WATER SERVICE INSTALLED WITHIN 5' OF THE POOL (SEE DETAIL) (3/4" DROP-IN WATER METER TO BE INSTALLED BY CITY OF HENDERSONVILLE) (SEE ARCHITECTURAL PLAN FOR CONTINUATION)

HURLEY, WARREN A. & EVELYN A.  
 PIN 9538-73-8870  
 DB. 0725  
 PG. 0440

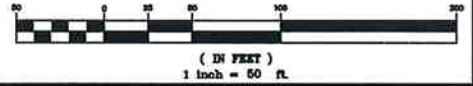
PROPOSED 2" PVC FORCEMAIN INSTALLED TO WITHIN 5' OF THE EXTERIOR OF THE BUILDING (TYP) (SEE ARCHITECTURAL PLAN FOR CONTINUATION)



BEFORE YOU DIG 1 CALL 1-800-632-4040 N.C. ONE-CALL CENTER IT'S THE LAW!

UTILITY PLAN

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1.	10-18-07		



200 SWANNANOA RIVER ROAD  
 ASHEVILLE, NC 28805  
 PHONE (828) 252-5388  
 FAX (828) 252-5385  
**CDC**  
 CIVIL DESIGN CONCEPTS, PA  
 www.civildesignconcepts.com

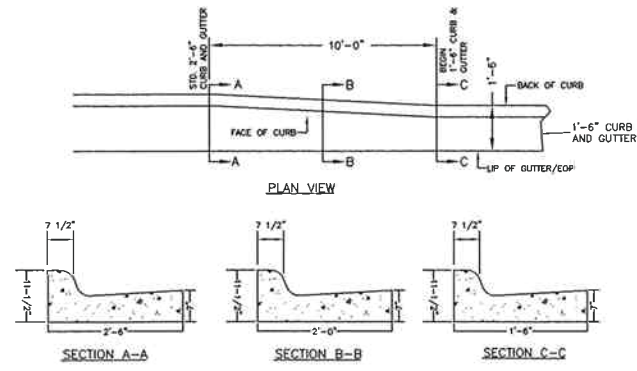
UTILITY PLAN FOR  
**CUMMINGS COVE - SPORTS COMPLEX**  
 CUMMINGS COVE COMPANY, LLC - HENDERSON COUNTY, NORTH CAROLINA

DATE: SEPTEMBER 10, 2007  
 DRAWN BY: AMP  
 CDC PROJECT NO.: 10728

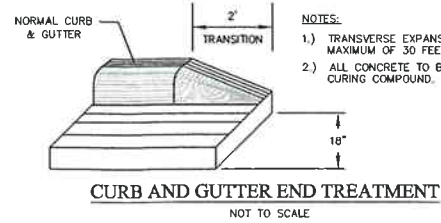
SHEET

C3

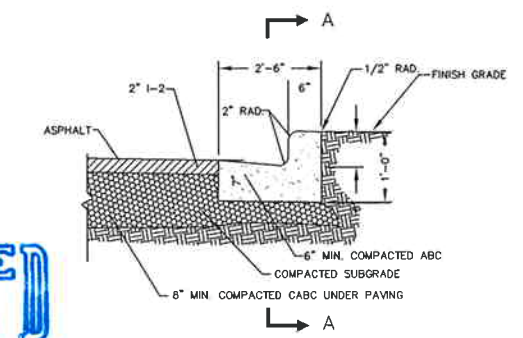




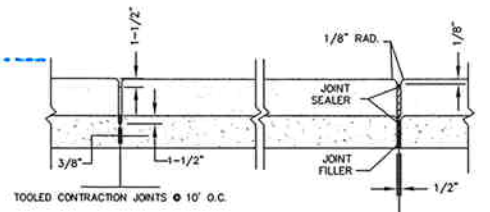
**CURB TRANSITION 2'-6" CURB AND GUTTER TO 1'-6" CURB AND GUTTER**  
NOT TO SCALE



**CURB AND GUTTER END TREATMENT**  
NOT TO SCALE

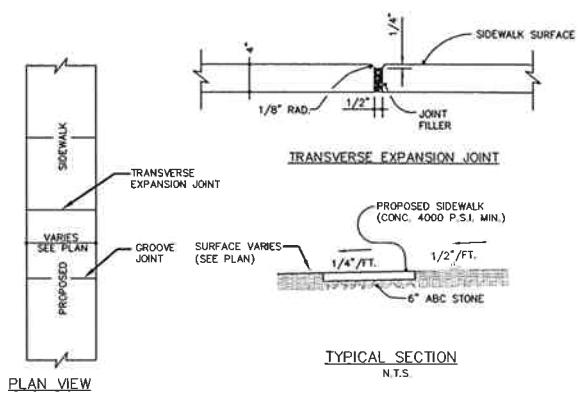


**SECTION A-A**  
EXPANSION JOINTS @ 30' O.C. AND ADJACENT TO ALL RIGID OBJECTS



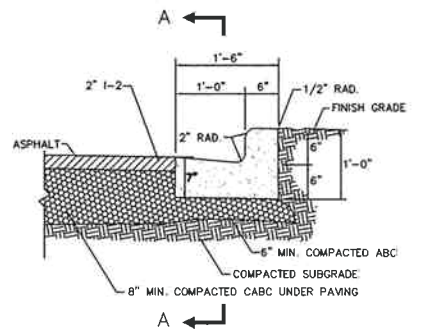
- CONSTRUCTION NOTES**
1. CURB SHALL BE CONSTRUCTED WITH CLASS B 4000 PSI CONCRETE
  2. SURFACE SHALL BE GIVEN A LIGHT BROOM FINISH WITH THE BRUSH MARKS PARALLEL TO THE CURB.
  3. SUBGRADE SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR TEST
  4. CAB SHALL BE COMPACTED TO 100% OF MODIFIED PROCTOR TEST

**CONCRETE CURB & GUTTER (30") DETAIL**  
NOT TO SCALE

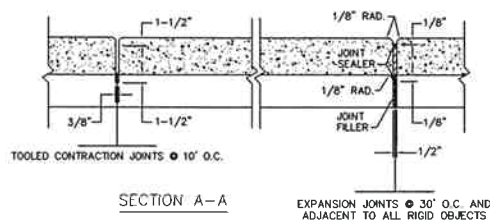


**SIDEWALK DETAIL**  
NOT TO SCALE

- NOTES**
- 1.) TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
  - 2.) ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
  - 3.) A GROOVE JOINT 1" DEEP WITH 1/2" RADI SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.



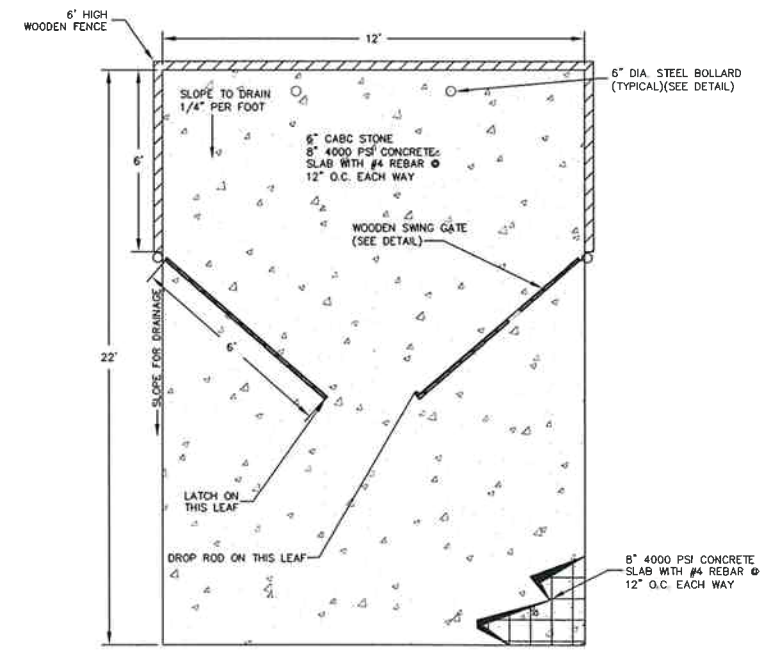
**CONCRETE CURB & GUTTER (18") DETAIL**  
NOT TO SCALE



- CONSTRUCTION NOTES**
1. CURB SHALL BE CONSTRUCTED WITH CLASS B 4000 PSI CONCRETE
  2. SURFACE SHALL BE GIVEN A LIGHT BROOM FINISH WITH THE BRUSH MARKS PARALLEL TO THE CURB.
  3. SUBGRADE SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR TEST
  4. CAB SHALL BE COMPACTED TO 100% OF MODIFIED PROCTOR TEST



**SIGN DETAIL**  
NOT TO SCALE



**DUMPSTER PAD DETAIL**  
NOT TO SCALE

**RECEIVED**  
OCT 24 2007

NO.	DATE	DESCRIPTION	BY
1.	10-18-07	TRC SUBMITTAL	MAD

**PRELIMINARY**  
**NOT RELEASED**  
**FOR**  
**CONSTRUCTION**

SITE PLAN DETAILS FOR:  
**CUMMINGS COVE - SPORTS COMPLEX**  
CUMMINGS COVE COMPANY, LLC - HENDERSON COUNTY, NORTH CAROLINA

DATE: OCTOBER 10, 2007  
DRAWN BY: AMP  
CDC PROJECT NO.: 10726

SHEET  
**D1**