

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE

MEETING DATE: October 18, 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.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

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

Suggested Motion:

I move that the TRC approve, approve with conditions, or deny the Master and Development Plan based on the Henderson County Land Development Code and recommendations of the Henderson County Comprehensive Plan and any conditions in the staff report or as discussed by the TRC.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

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

Prepared by:

Grayson Taylor, Planner III

CASE

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

TRC MEETING DATE

October 18, 2022

PROPERTY OWNER/APPLICANT

Henderson County Habitat for Humanity
Linda Saturno, Executive Director

PROPERTY LOCATION/ADDRESS

Dodd Meadows Subdivision, Hendersonville
Township

AGENT

William R. Buie, WGLA Engineering

PIN(s)

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

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)

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

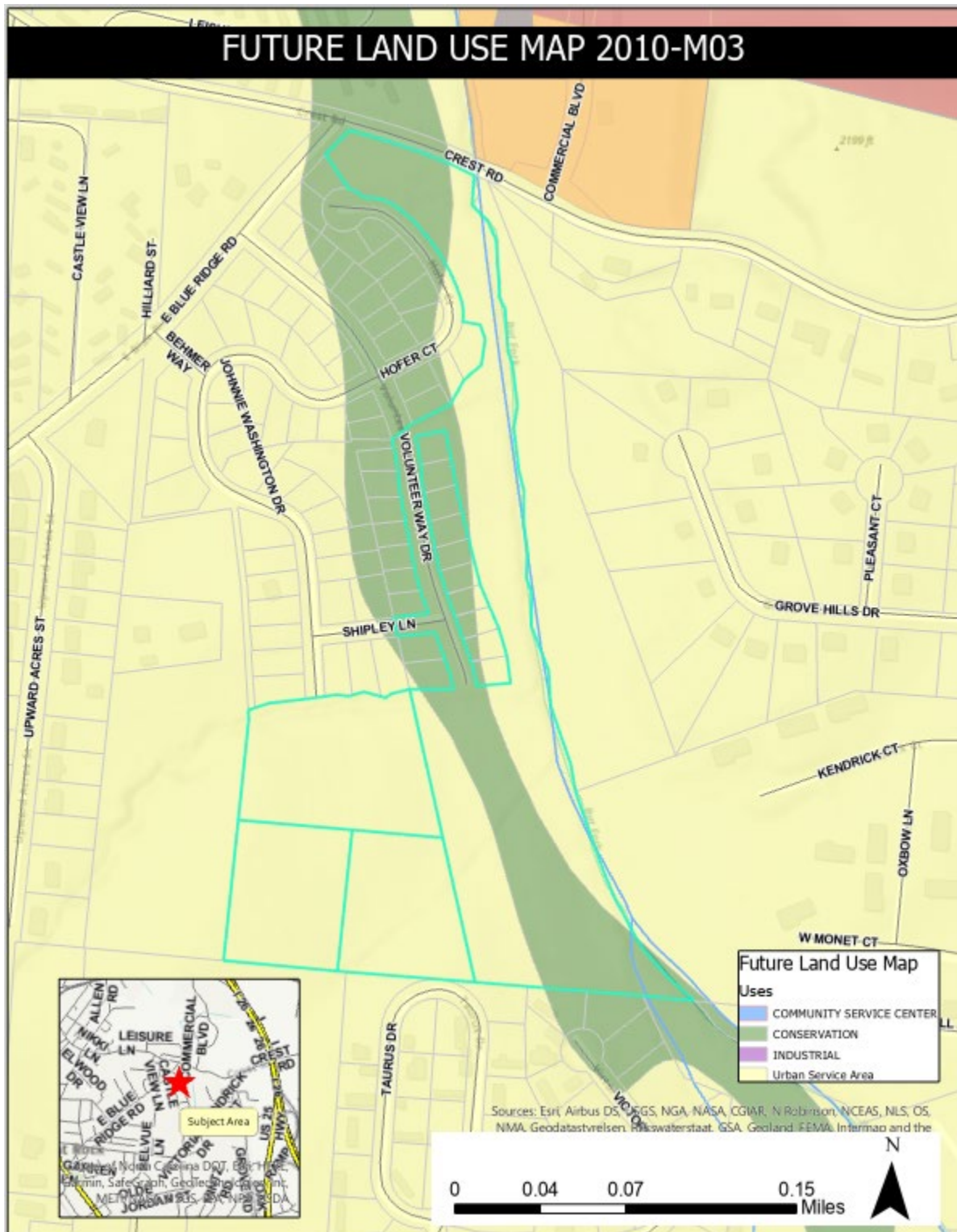
Single Family Homes

Vacant Land

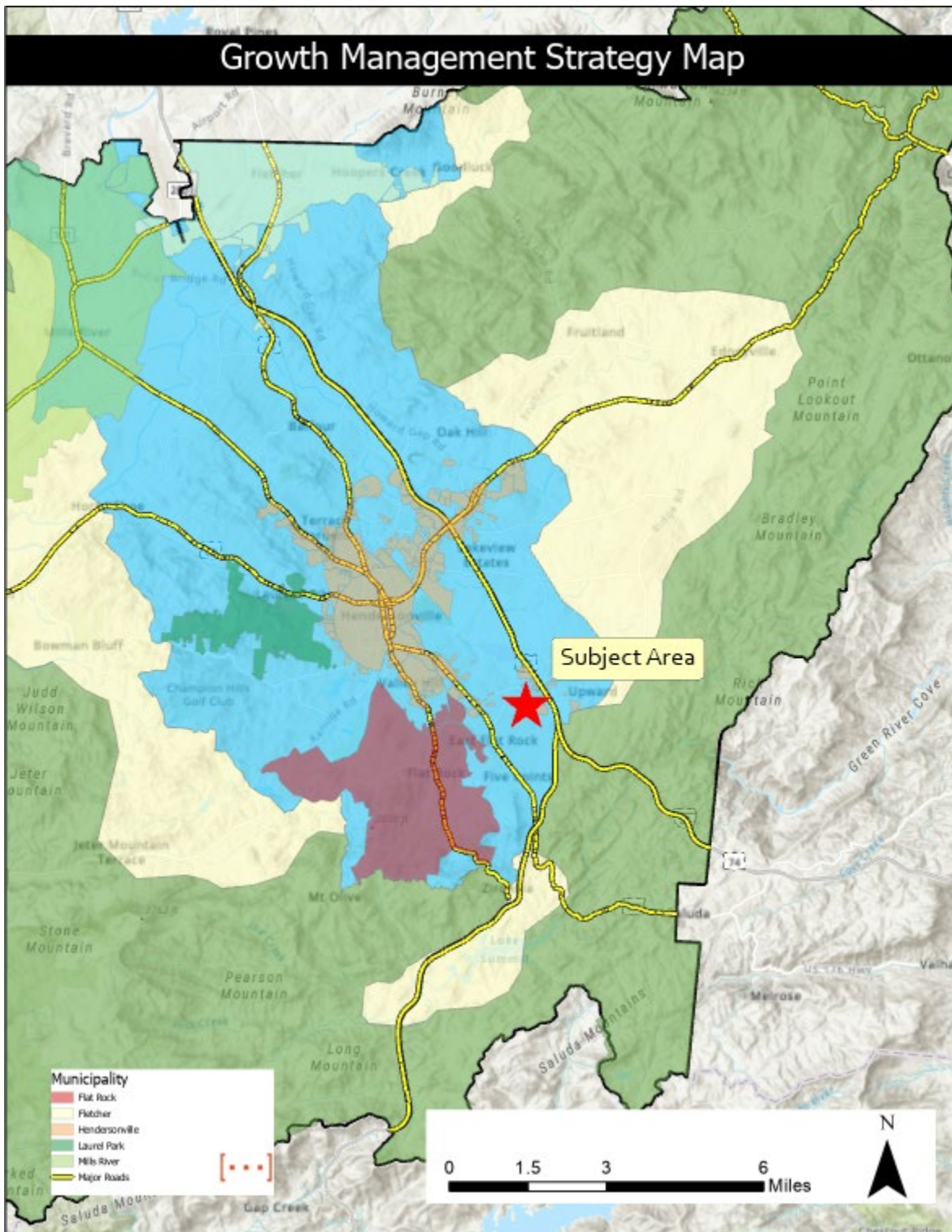
Map A: Aerial Map



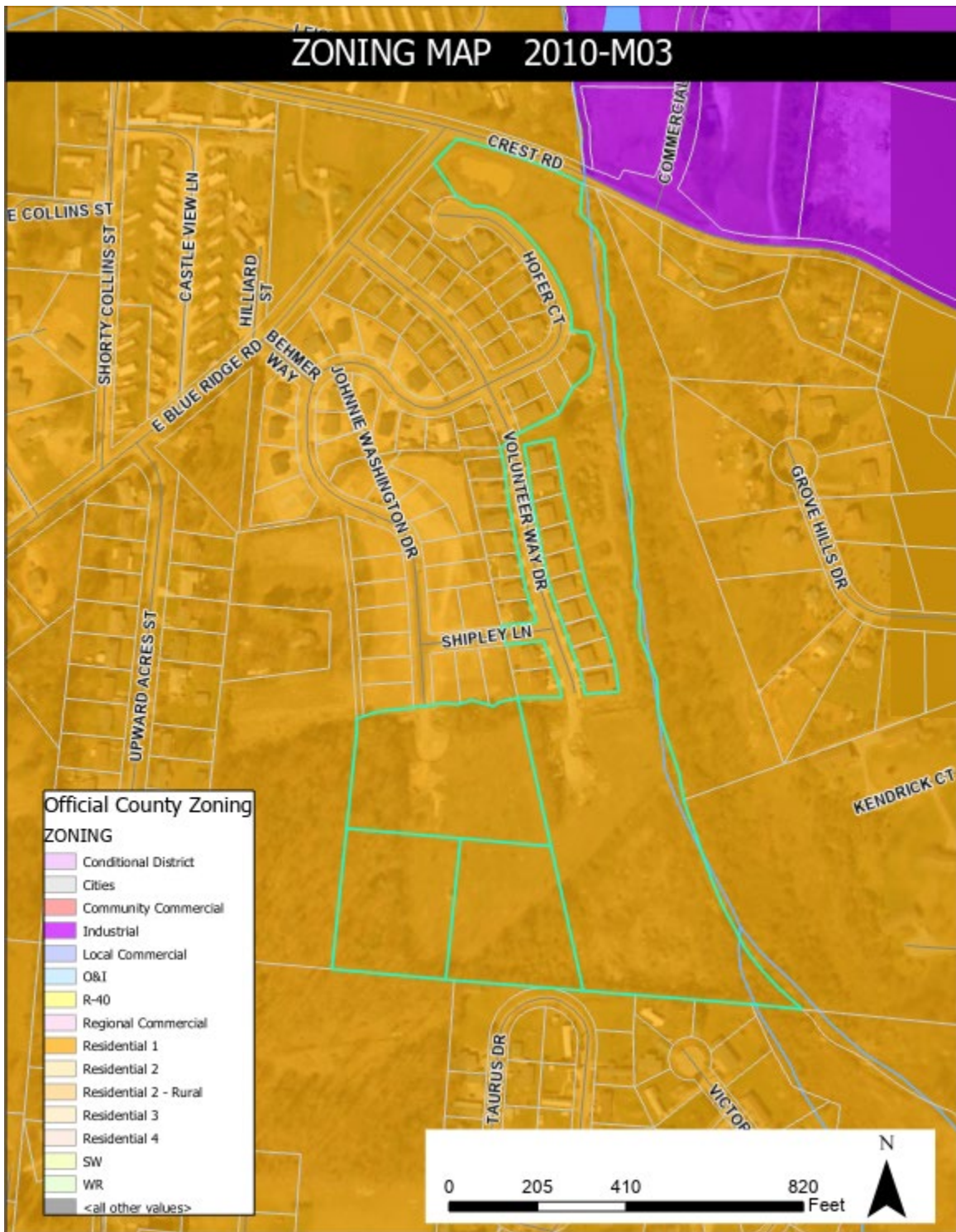
Map B: Future Land Use Map



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.

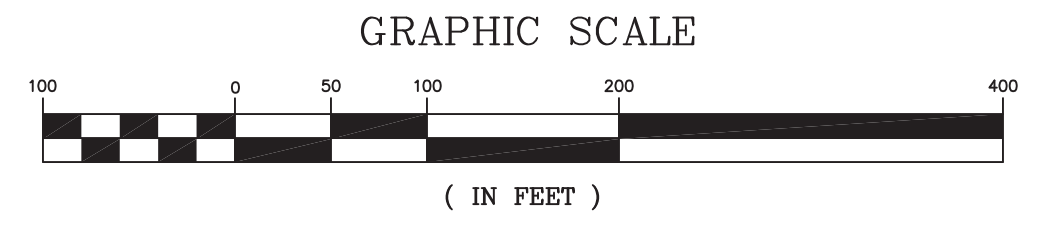
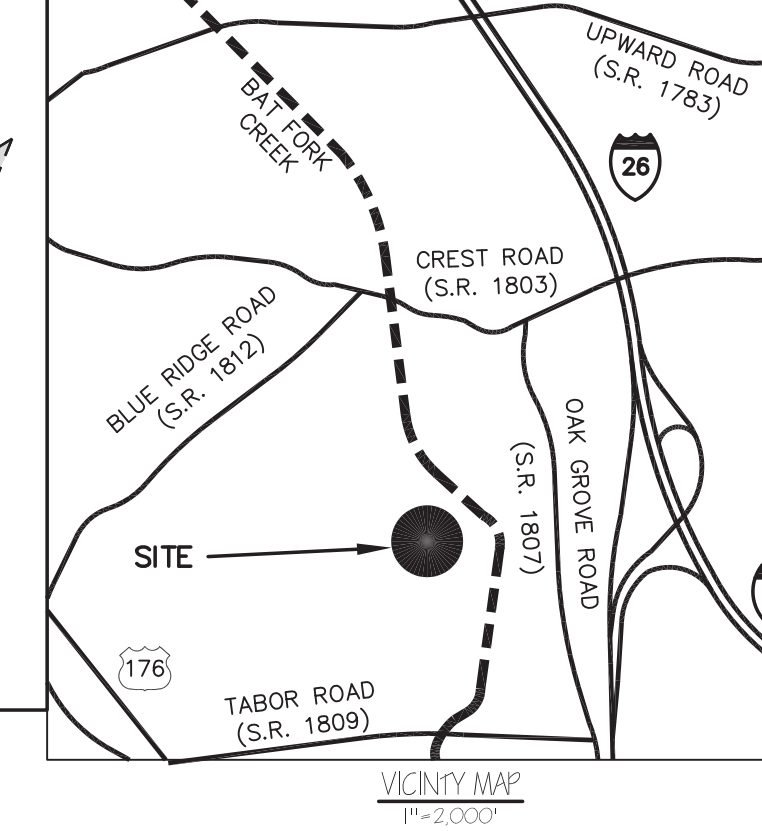
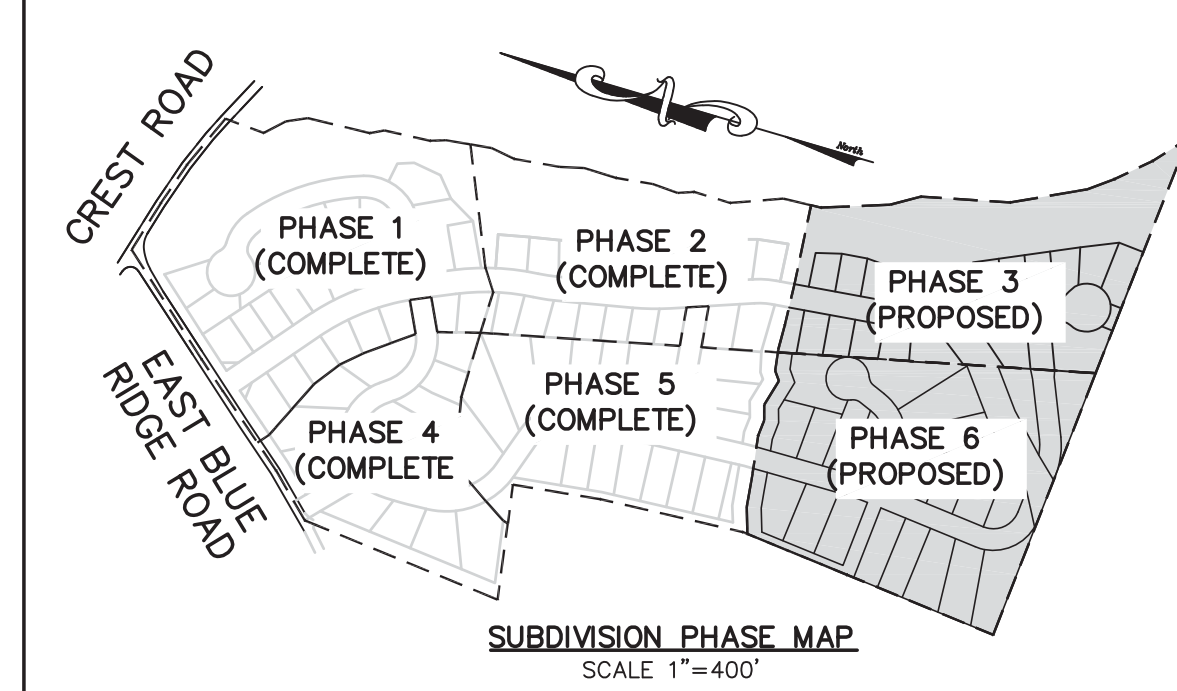
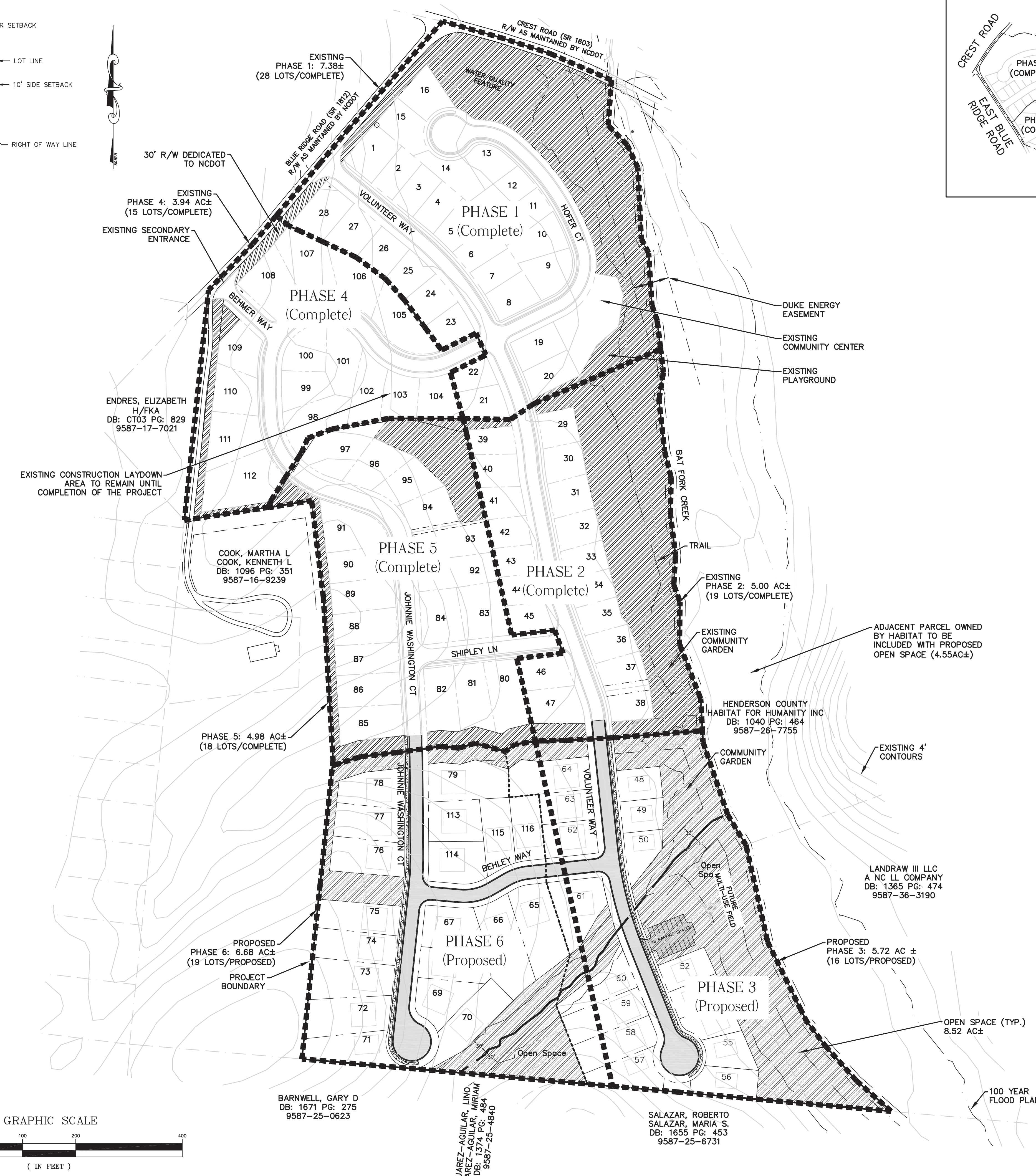
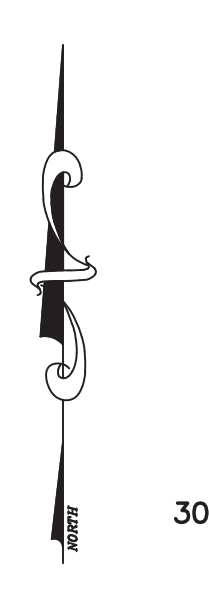
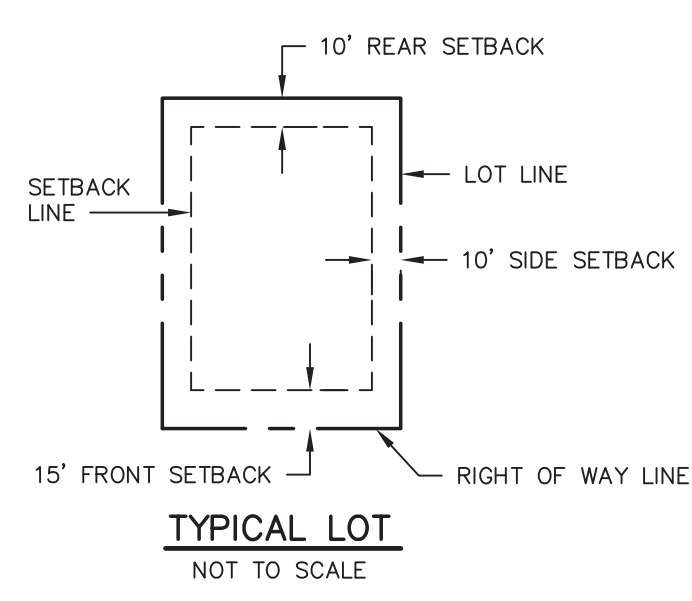
Staff Comments:

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.

STAFF CONCLUSION

Should the Technical Review Committee find no deficiencies with the proposed application, the proposed major subdivision will move forward to review by the Planning Board, at their regularly scheduled meeting on October 20, 2022.



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. BUJE, 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
 BUILDING SETBACKS: FRONT 10' LOCAL, SIDE 5', REAR 10'

MIN LOT SIZE: 4,079 SF = 0.09 AC.
 MAX LOT SIZE: 12,521 SF = 0.28 AC.
 LENGTH OF ROAD SYSTEM: PHASE 3: 1257 LF, PHASE 6: 773 LF
 PROPOSED DENSITY: 115 TOTAL SINGLE FAMILY UNITS (3.41 UNITS/AC)
 PHASE 3: 2.80 UNITS/AC
 PHASE 6: 2.84 UNITS/AC
 80 COMPLETE, 35 PROPOSED

PROPOSED OPEN SPACE: 8.425 AC (25.00%)
 REQUIRED FOR CONSERVATION SUBDIVISION: 5.65 AC
 EXISTING (PHASE 1, 2, 4 & 5 ONLY): 4.11 AC
 PROPOSED (PHASE 3 & 6 ONLY): 9.76 AC (28.96%)
 TOTAL PROVIDED: 9.76 AC (28.96%)

LOT SUMMARY:	ACREAGE	OPEN SPACE
PHASE 1: 28 LOTS/COMPLETE	7.38 Ac	
PHASE 2: 19 LOTS/COMPLETE	5.00 Ac	
PHASE 3: 16 LOTS/PROPOSED	5.72 Ac	
PHASE 4: 15 LOTS/COMPLETE	3.94 Ac	
PHASE 5: 18 LOTS/COMPLETE	4.98 Ac	
PHASE 6: 19 LOTS/PROPOSED	6.68 Ac	
TOTAL	115 LOTS	

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Dodd Meadows Habitat for Humanity
 Blue Ridge Township
 Henderson County
 North Carolina



REVISIONS	
DATE	DESCRIPTION

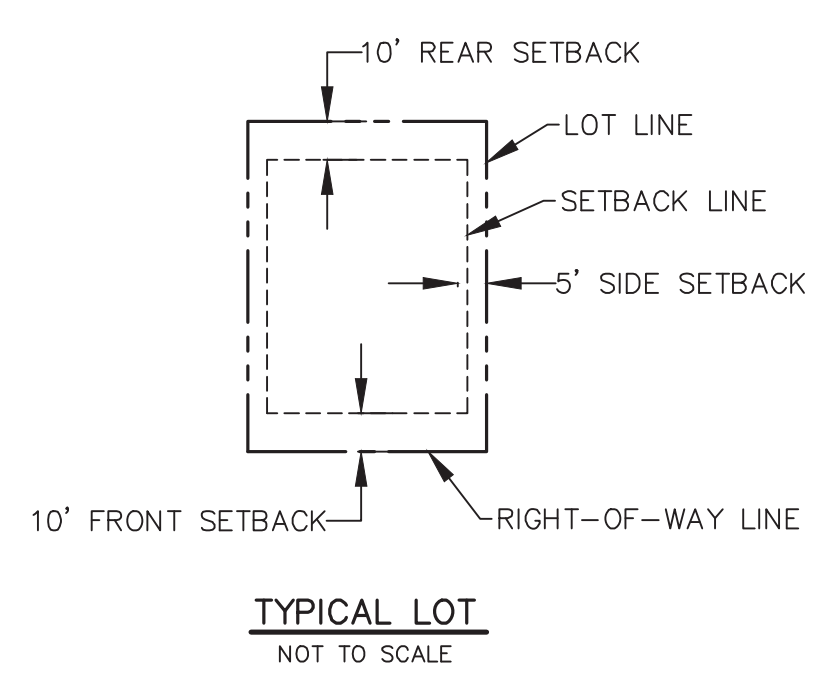
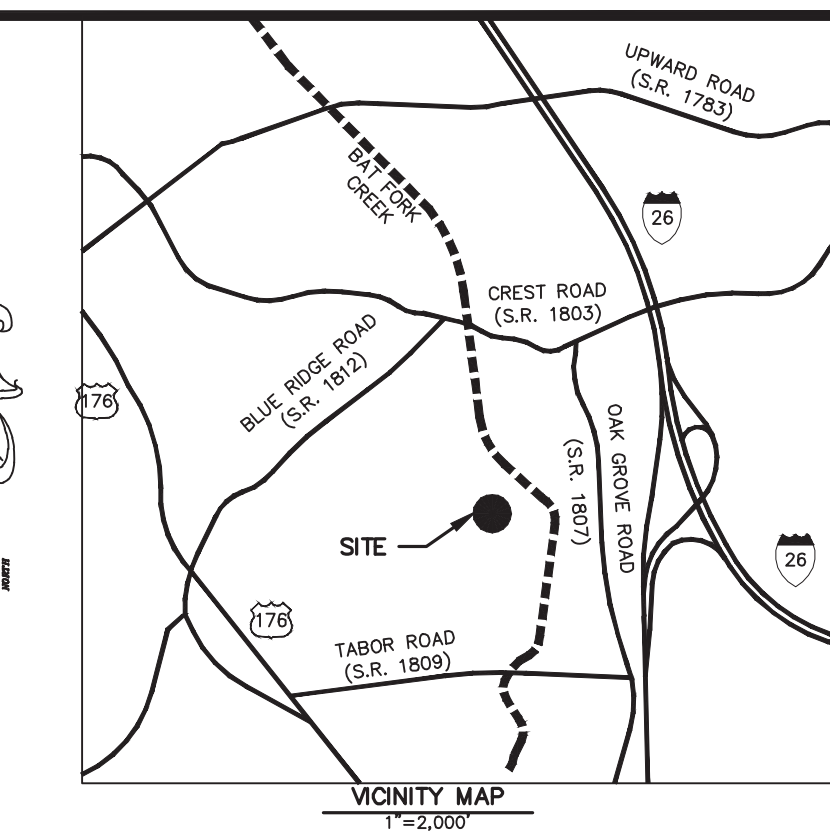
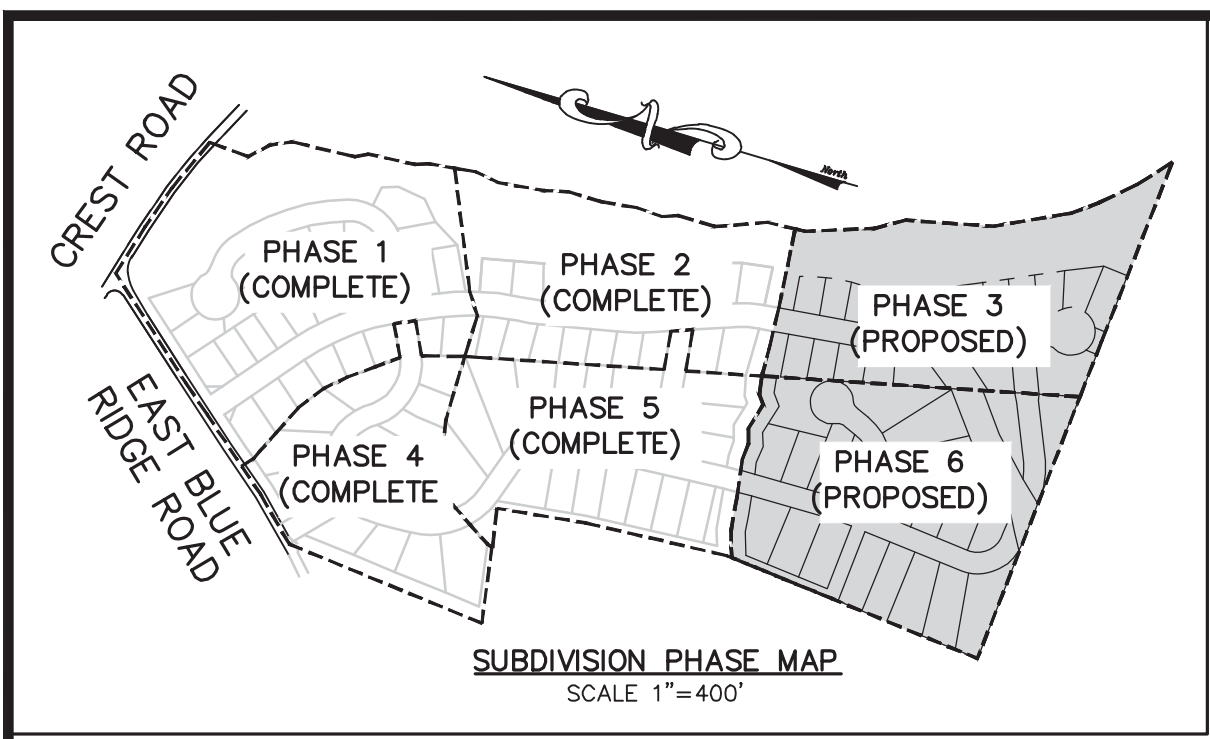


PROJECT NUMBER: 21174
 DATE: 7/27/22
 DRAWN BY: KHC
 CHECKED BY: WRB

Preliminary Master Plan

C-100

SCALE: 1"=100'



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 Blue Ridge Township
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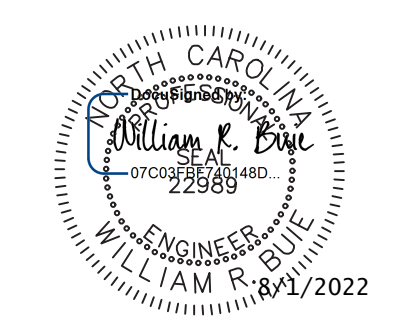
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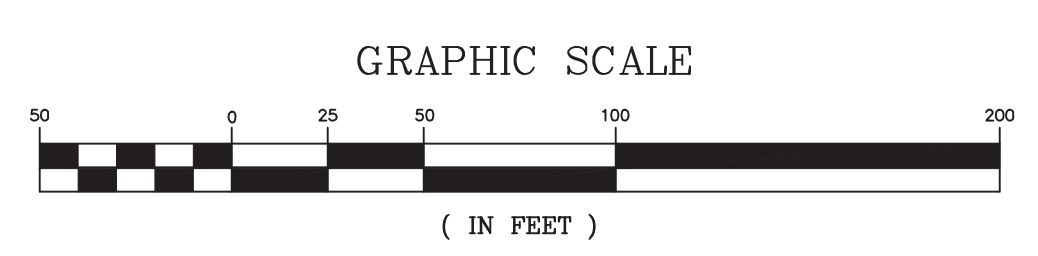
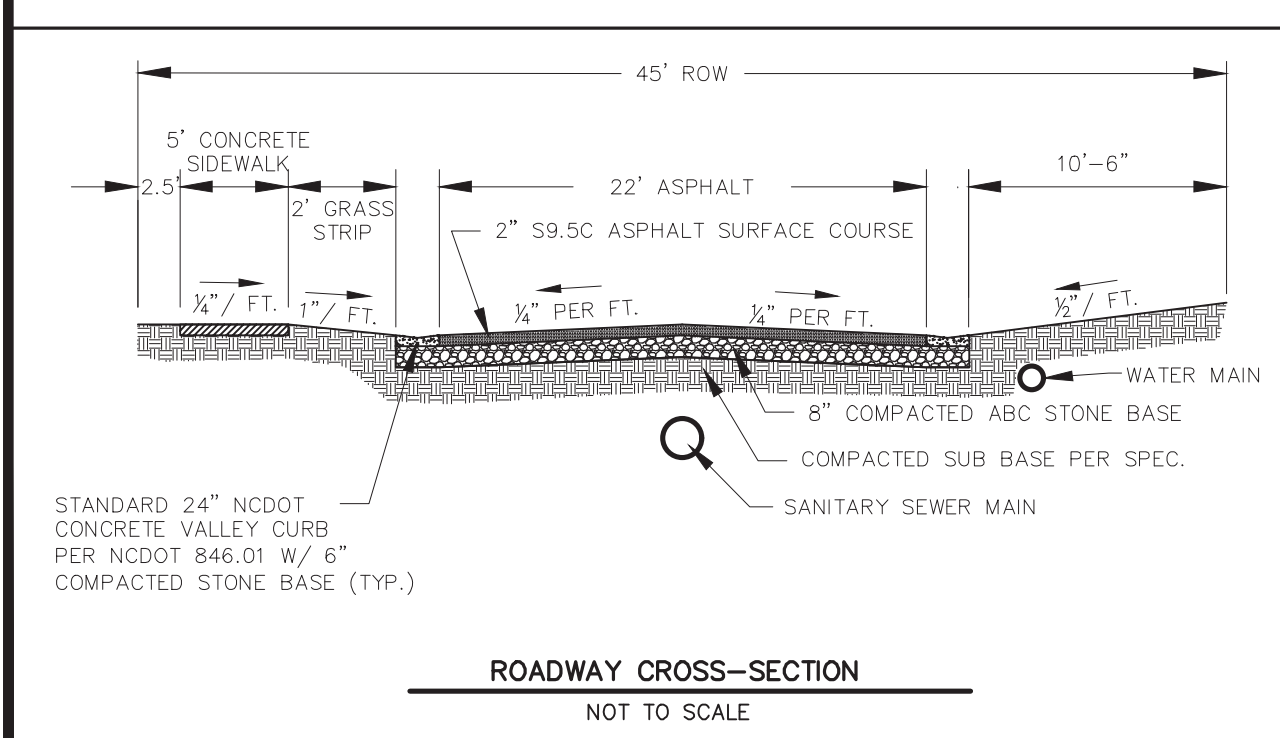


PROJECT NUMBER: 21174
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Development Plan

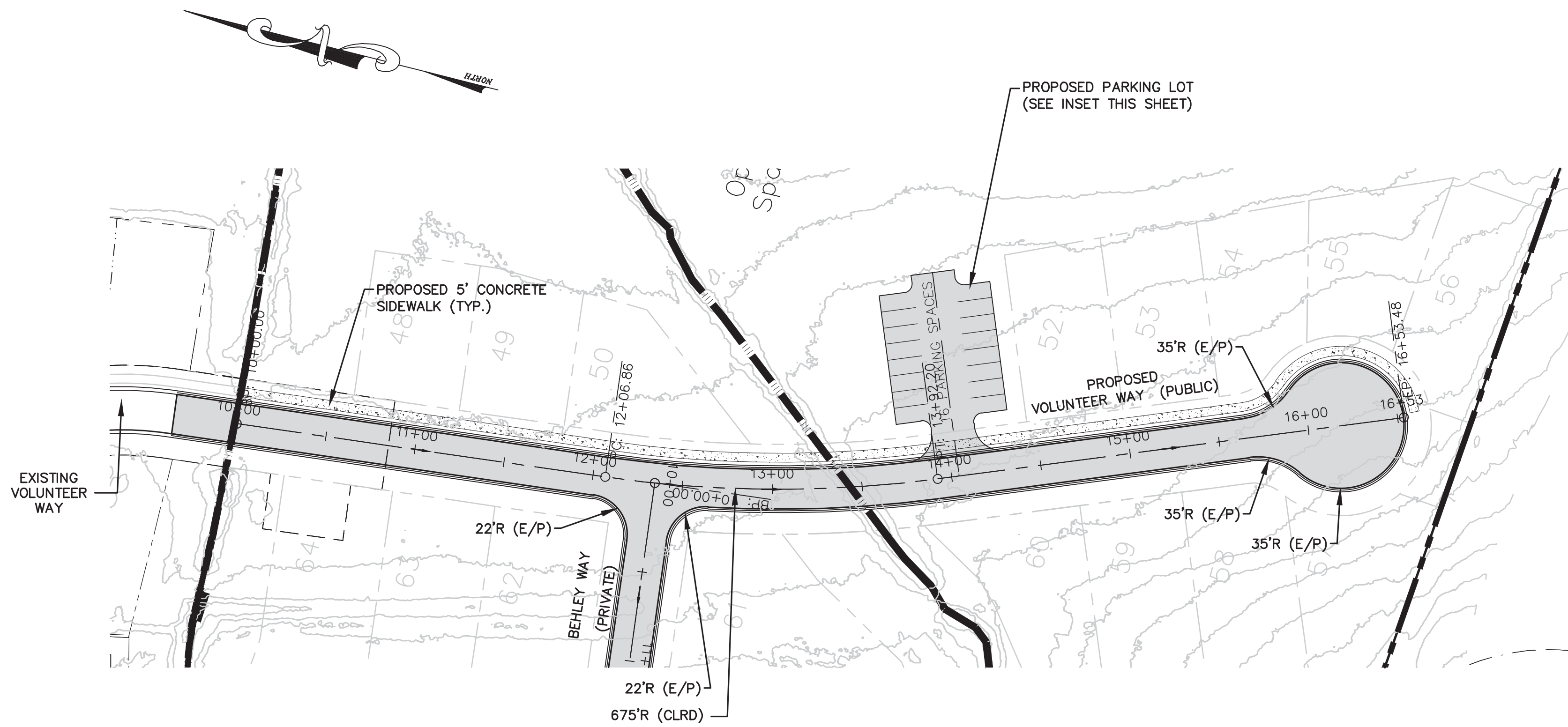
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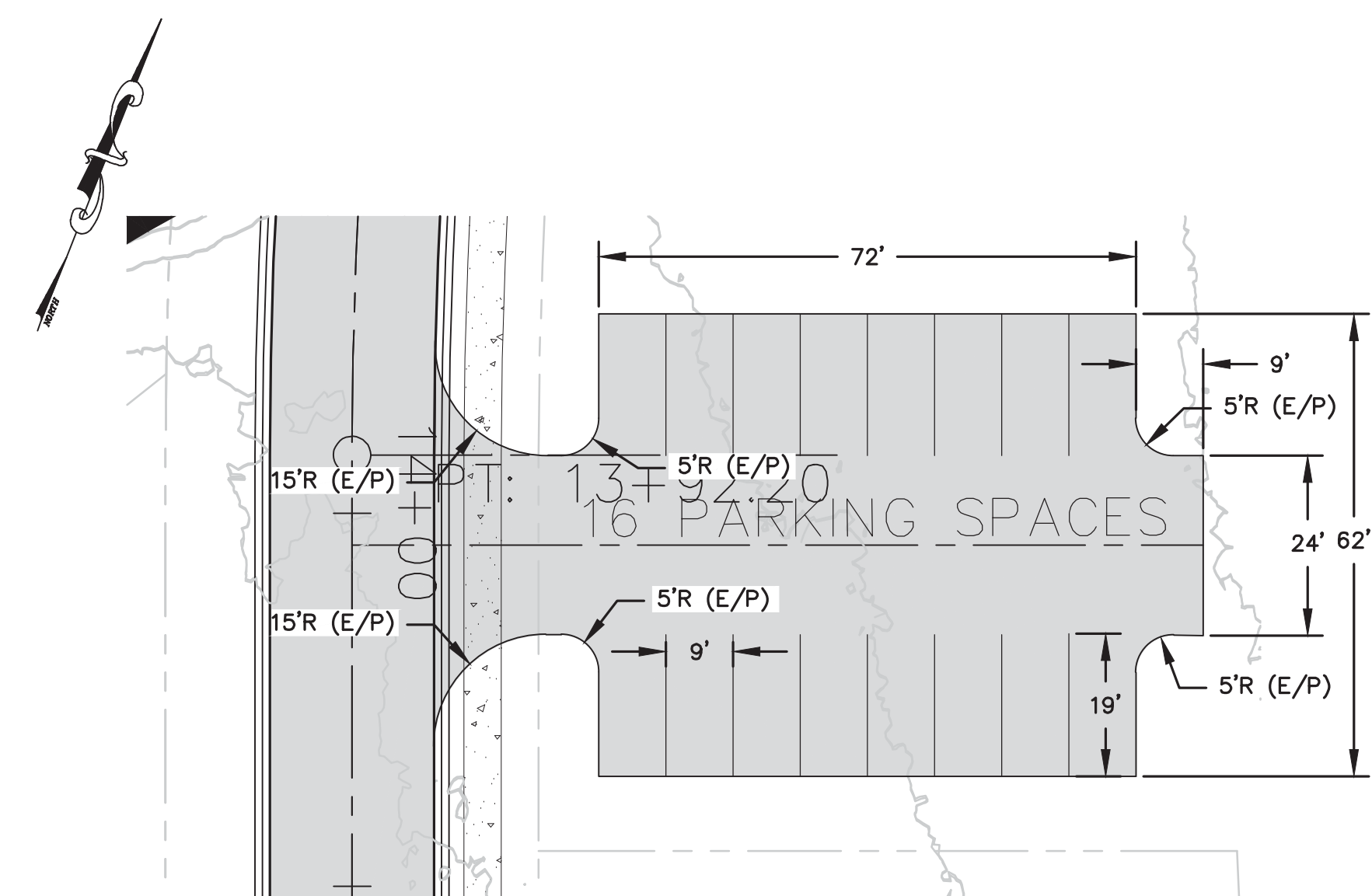
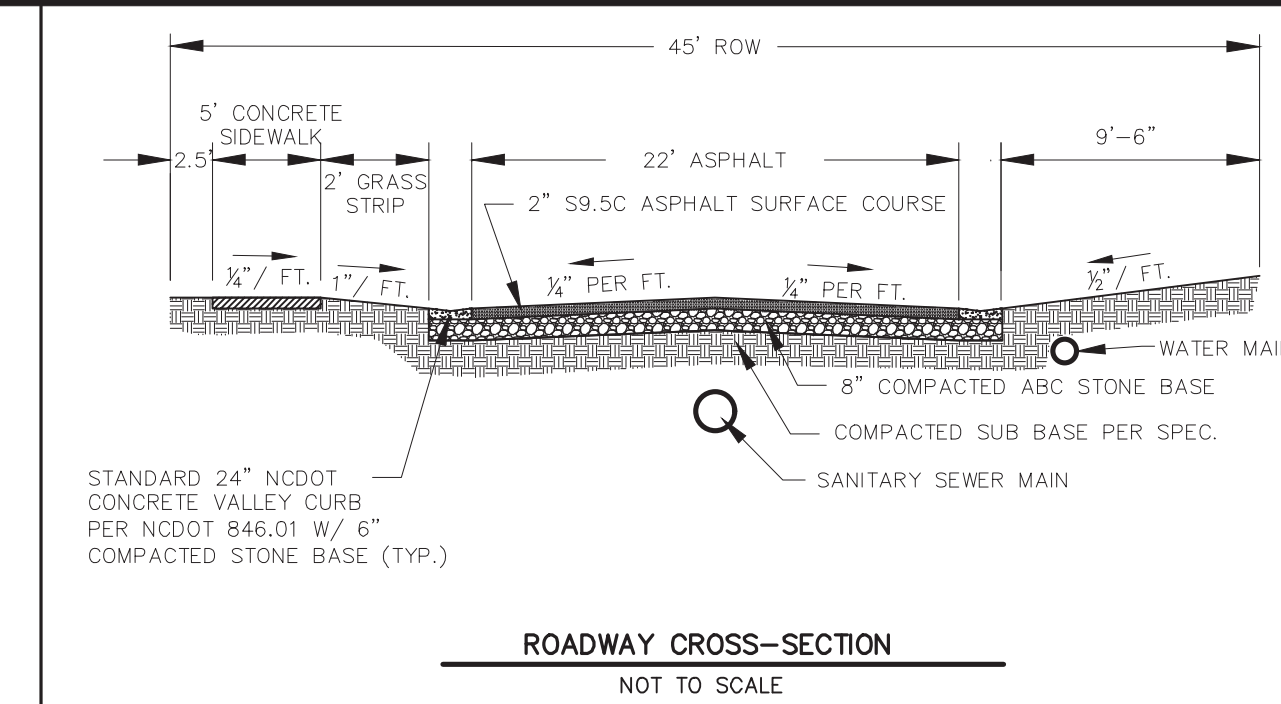


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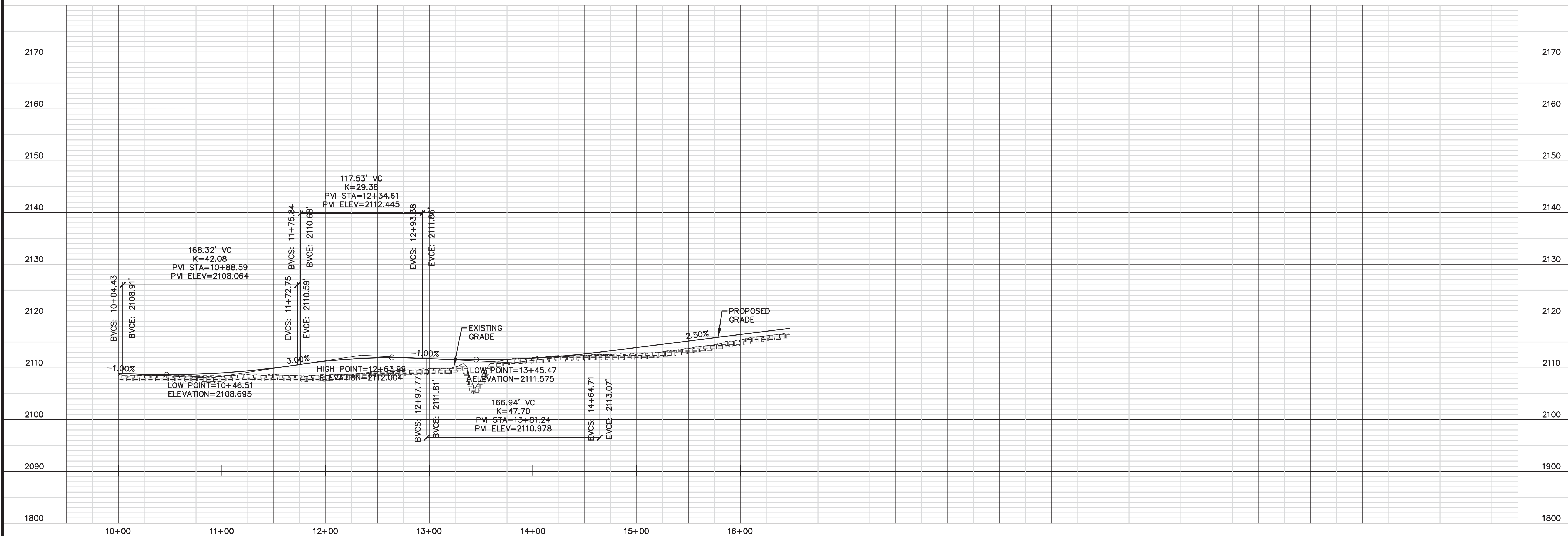
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- - - - - PROPOSED 2' CONTOUR
- - - - - PROPOSED BUILDING SETBACK
- EXISTING STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STREET TREE
- ▨ PROPOSED SIGHT TRIANGLE (10'x70')



VOLUNTEER WAY
Plan View
SCALE: 1"=50'



PARKING LOT
1"=20'



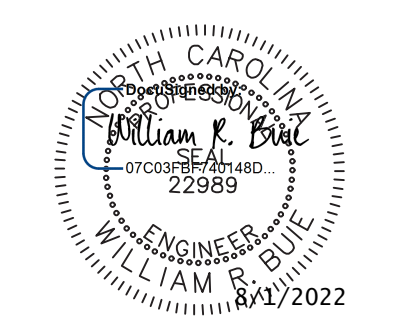
Profile View
HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=10'

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

C-202

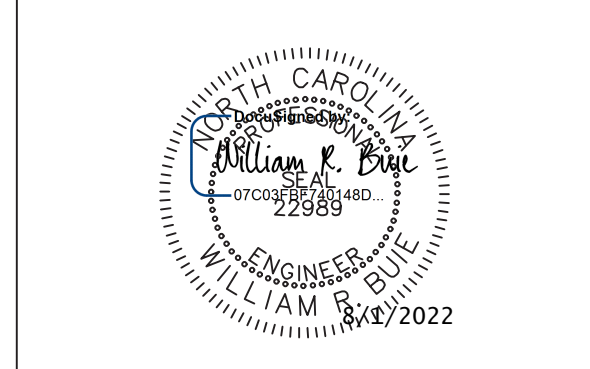
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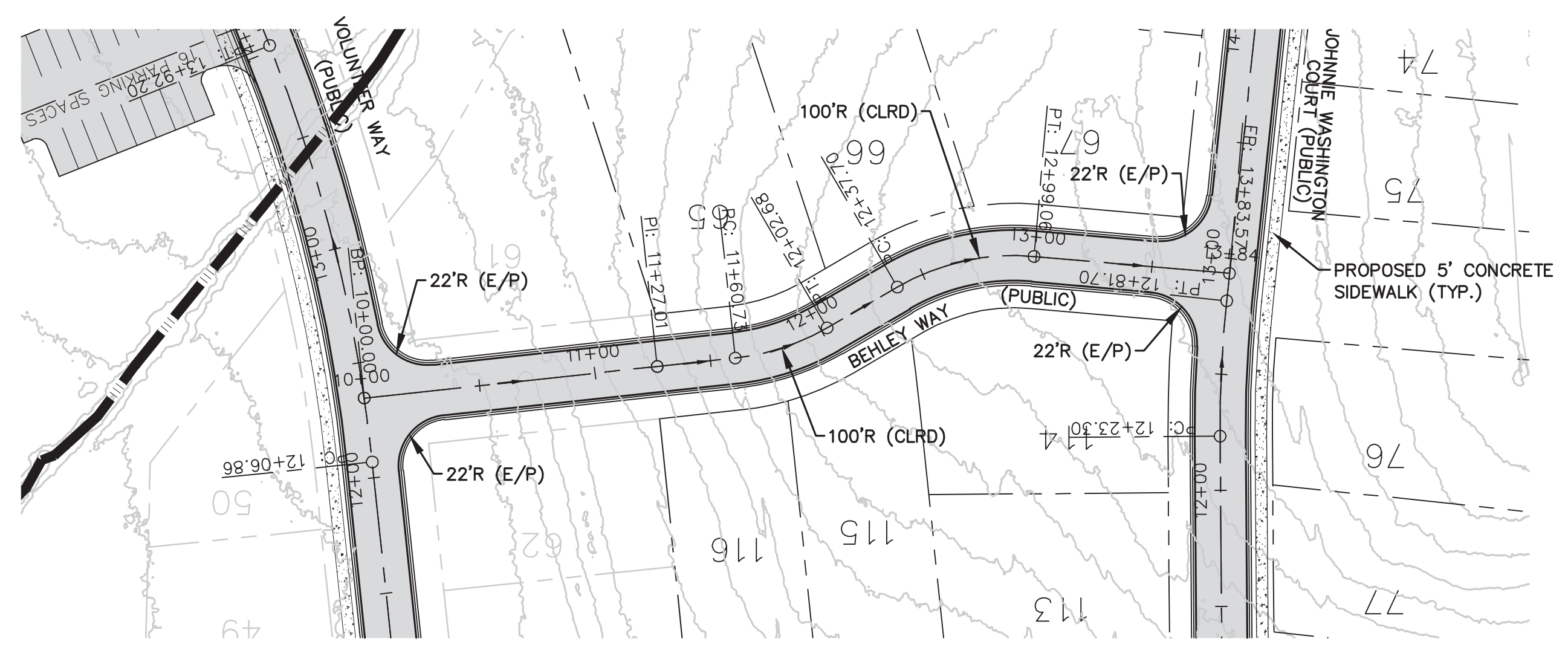
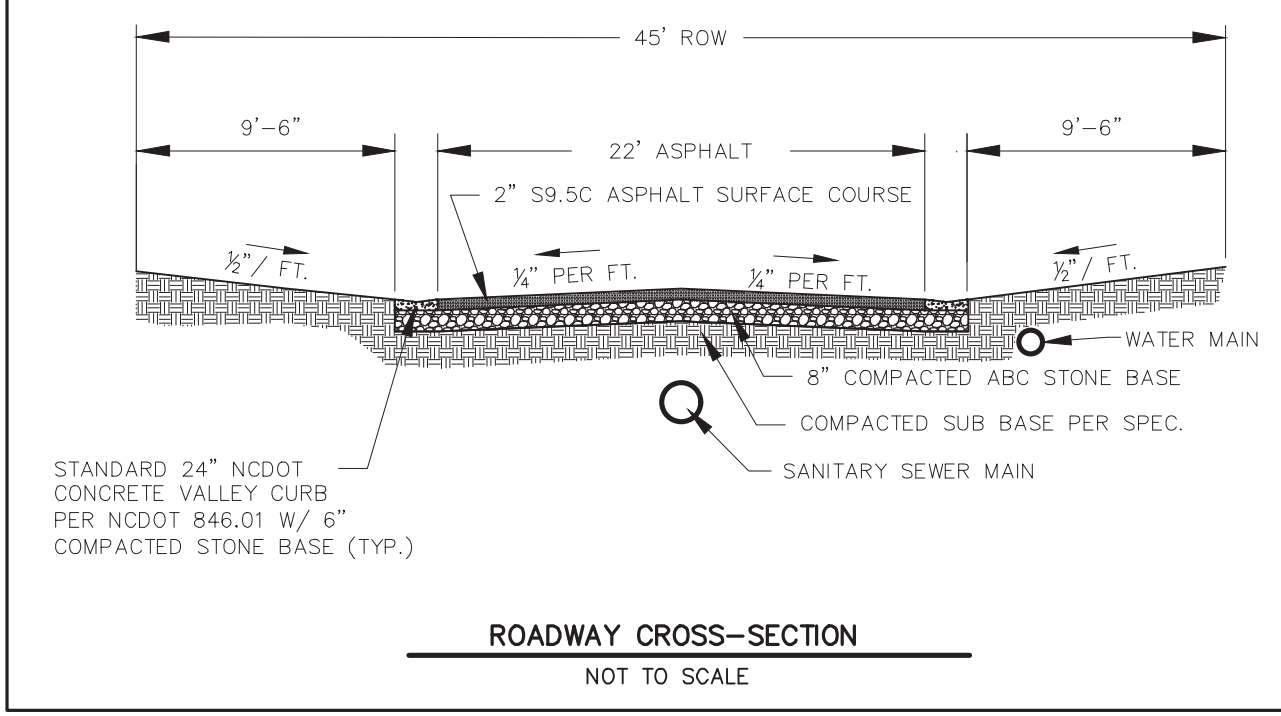


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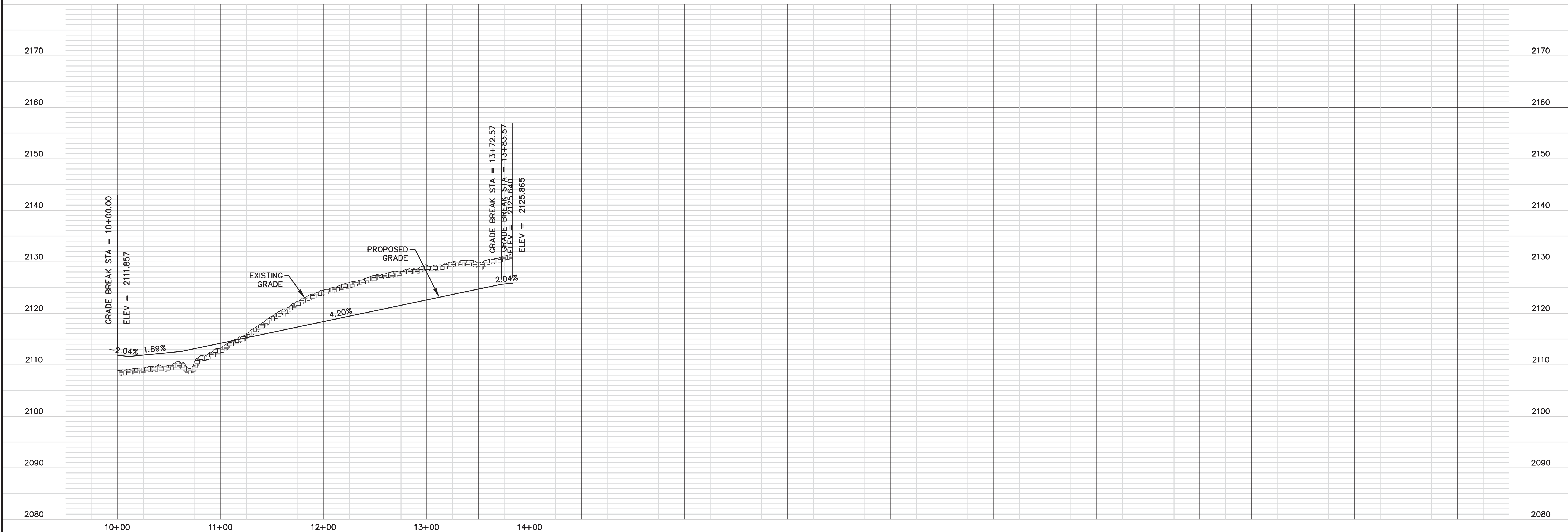
Phase 3 & 6
Behley Way
Plan & Profile
Station 10+00 to 13+83

C-203

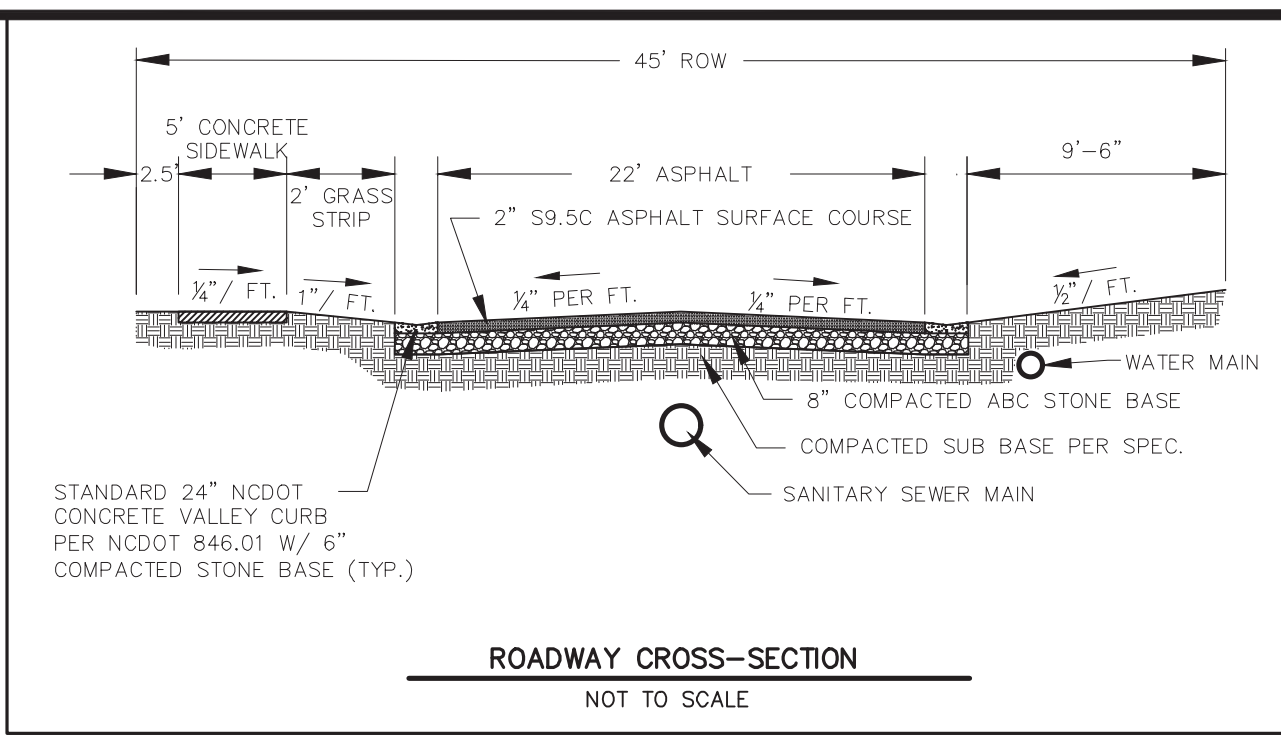
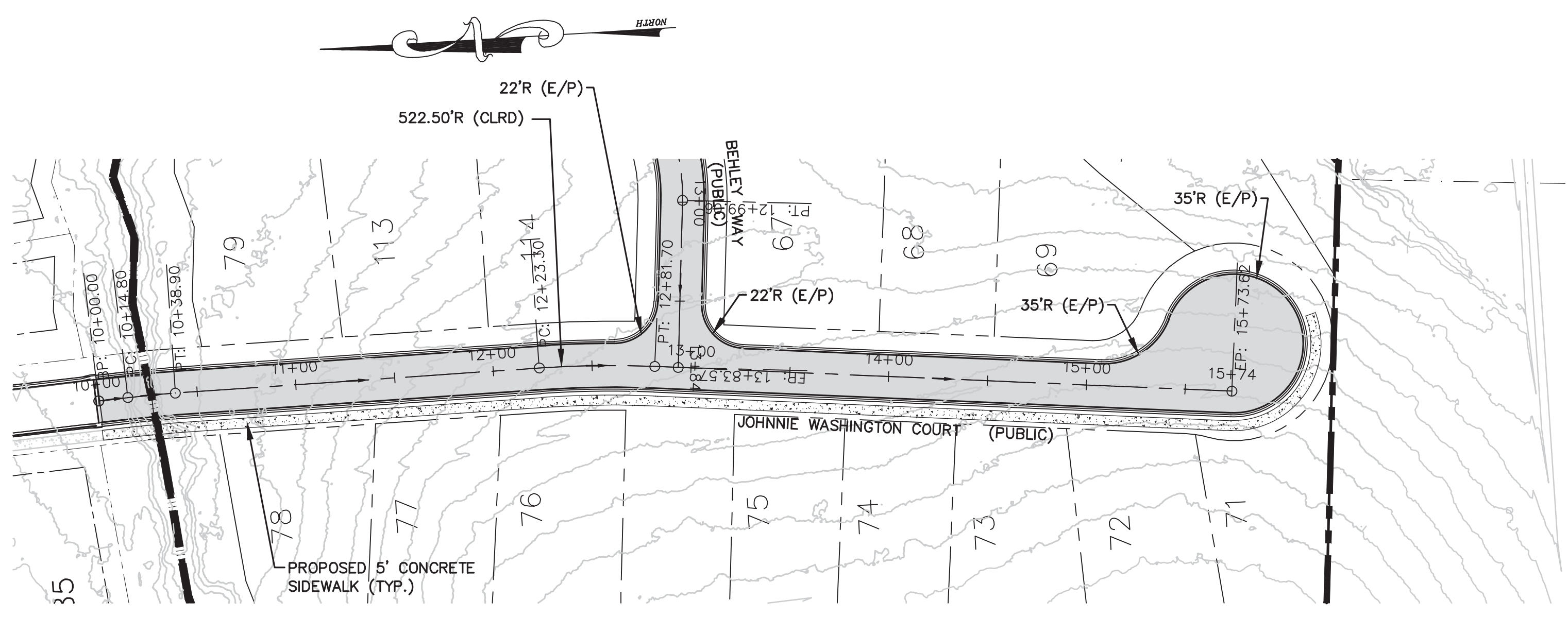
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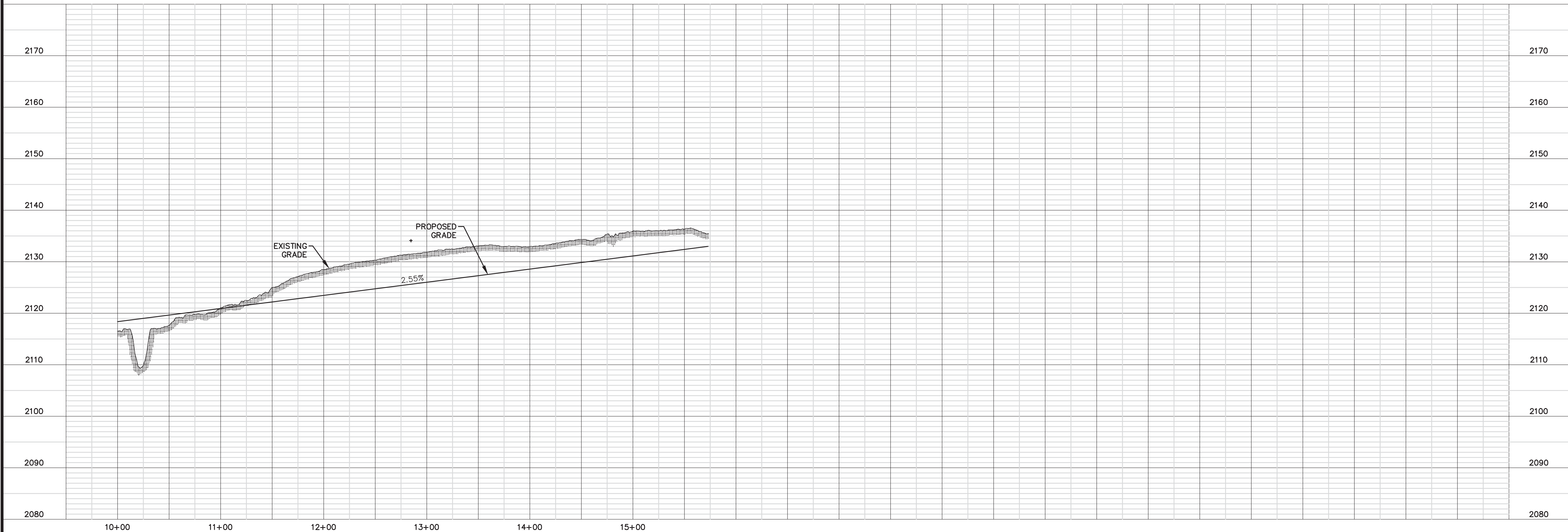
**BEHLEY WAY
Plan View**
SCALE: 1"=50'



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



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



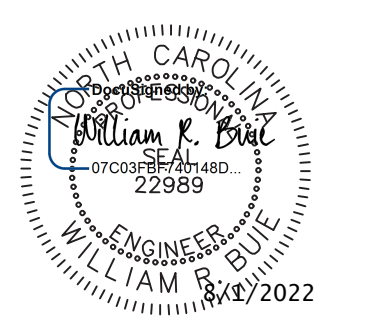
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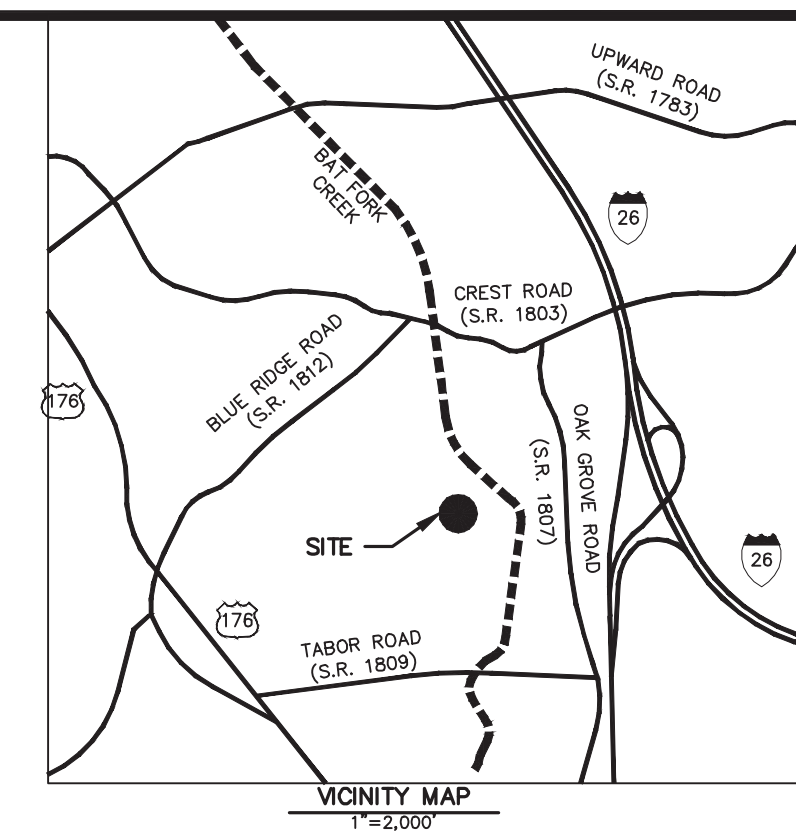
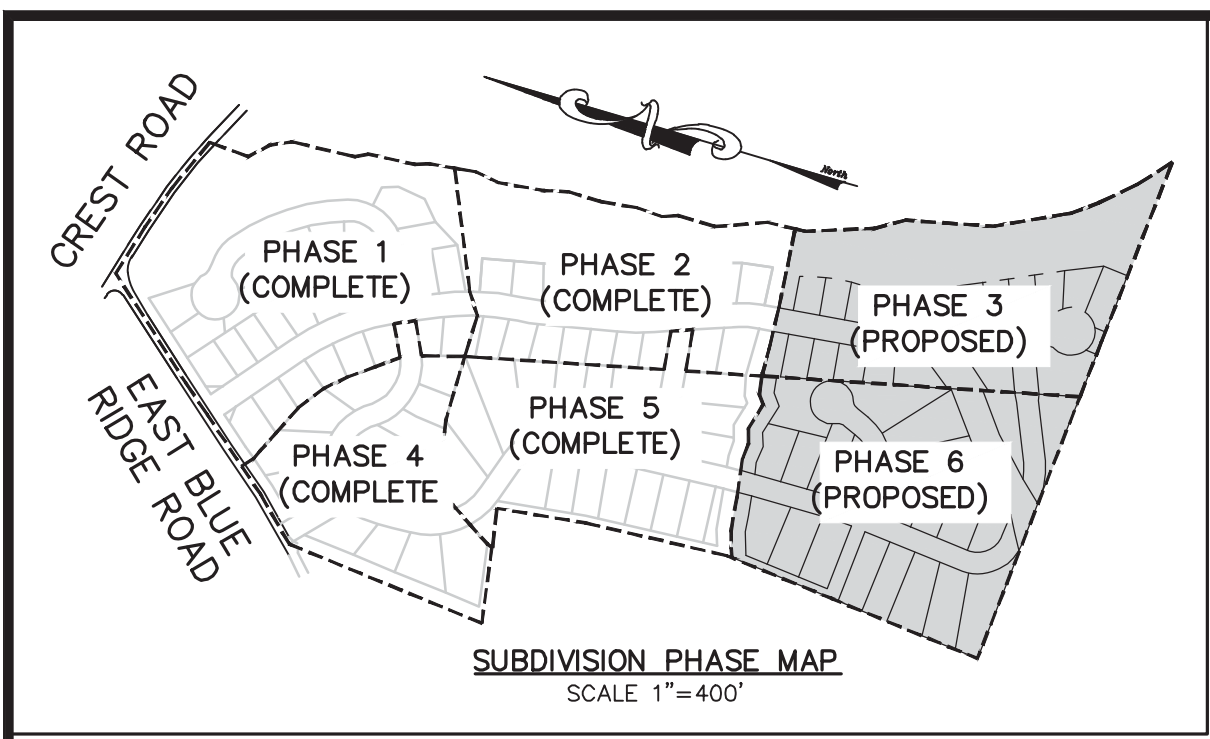


PROJECT NUMBER: 21174
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Phase 3 & 6
Johnnie Washington
Court Plan & Profile
Station 10+00 to 15+75

C-204

SCALE: AS NOTED ON SHEET



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Dodd Meadows Habitat for Humanity

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OWNER: HENDERSON COUNTY HABITAT FOR HUMANITY
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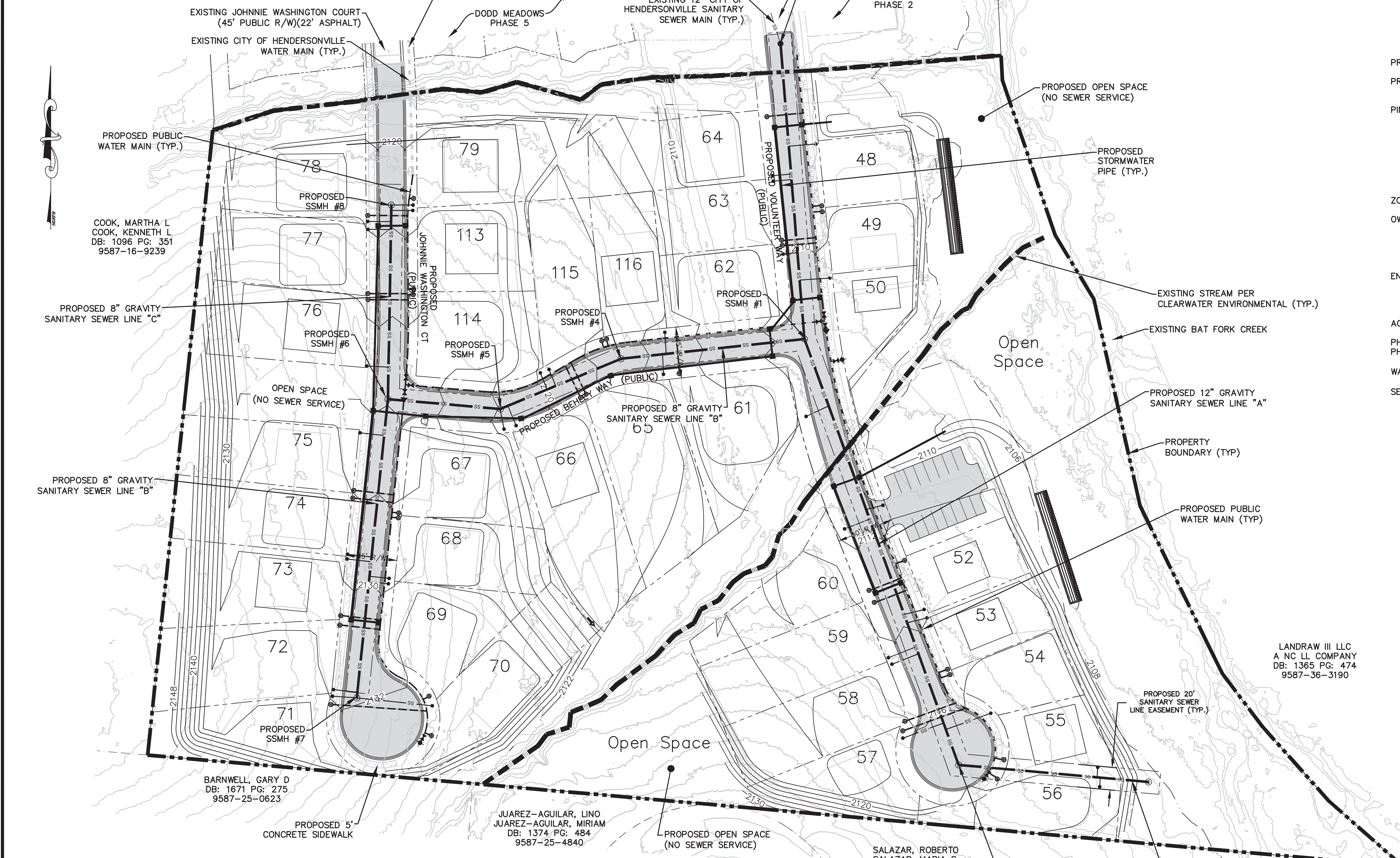


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DRAWN BY: KHC
CHECKED BY: WRB

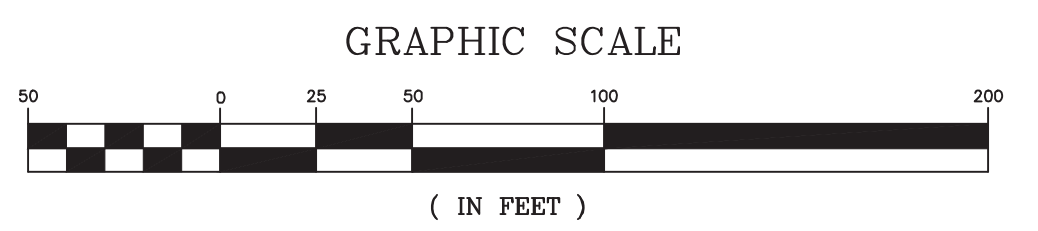
Phases 3 & 6 Sanitary Sewer Plan

C-400

SCALE: 1"=50'

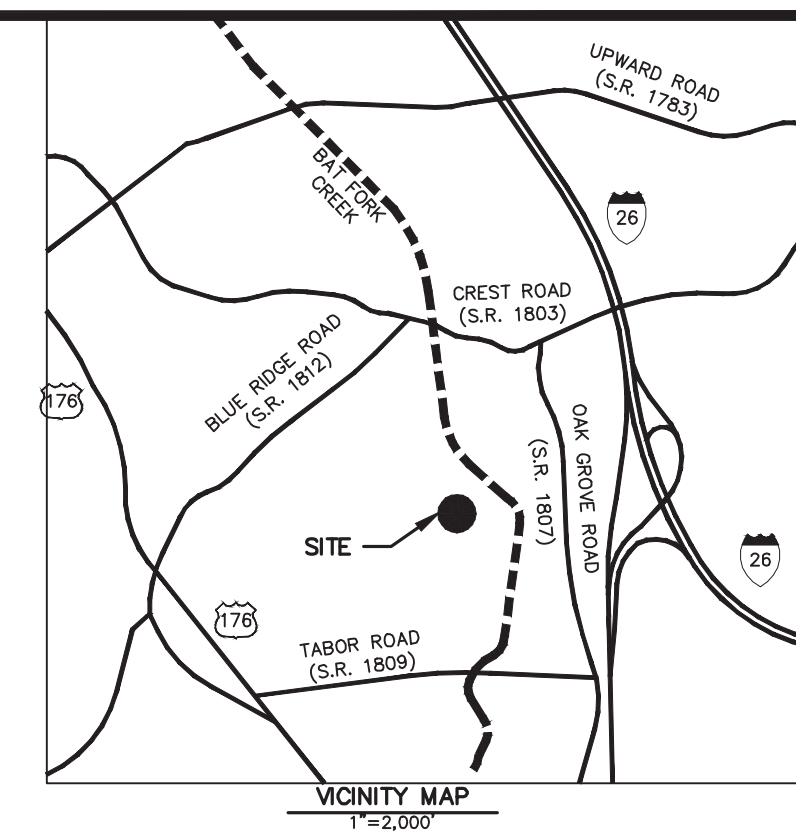
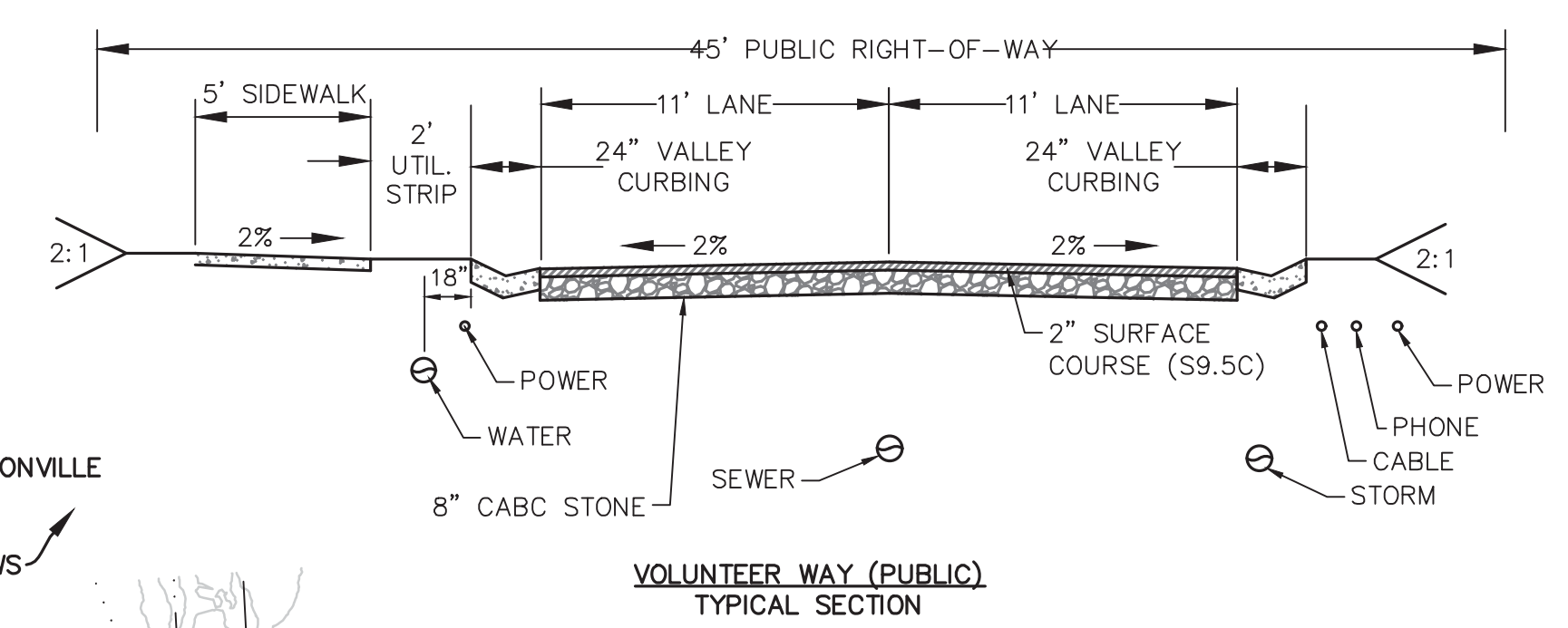
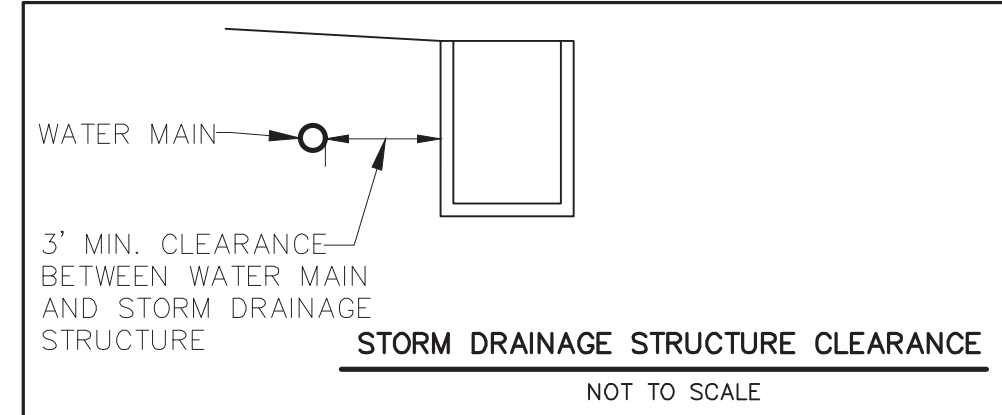
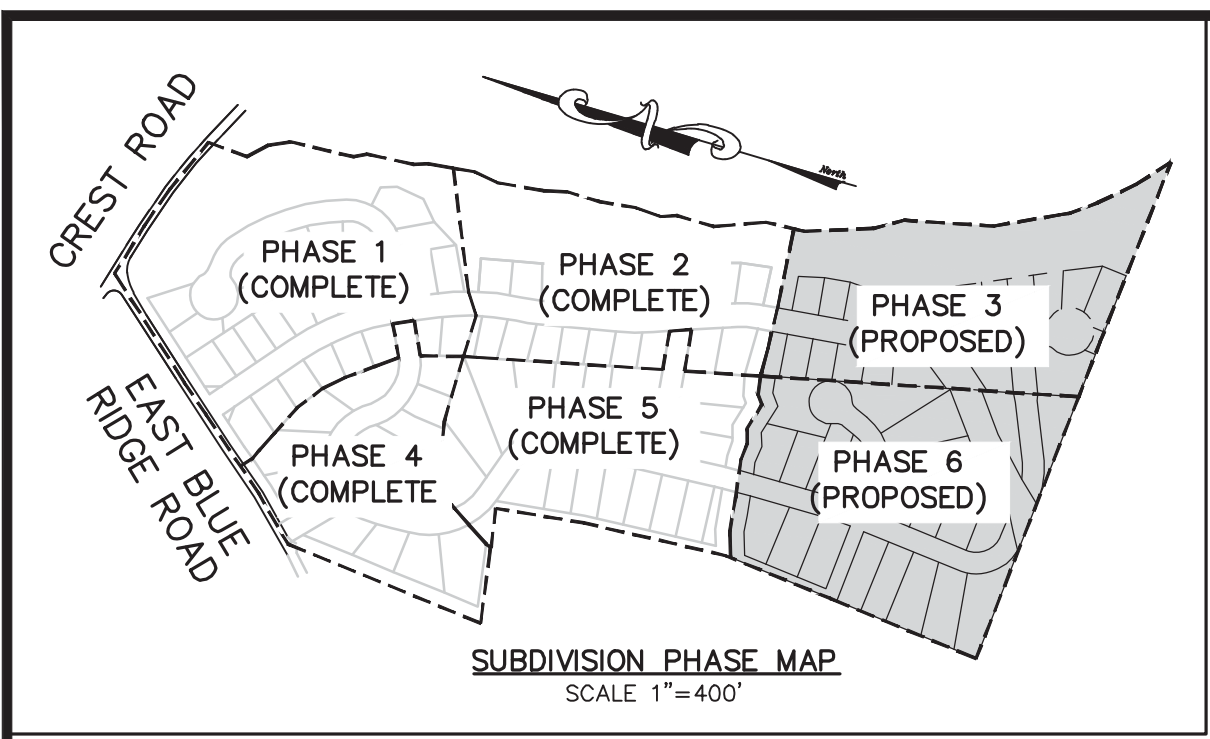


- NOTES:**
- 1.) THE SPECIFICATIONS AND REQUIREMENTS OF THE HENDERSONVILLE WATER AND SEWER DEPARTMENT SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED EXTENSION(S).
 - 2.) CITY OF HENDERSONVILLE WATER AND SEWER DEPARTMENT MAINTENANCE OF SEWER SERVICES END AT THE FIRST CLEANOUT, MAINTENANCE OF SERVICES BEYOND THIS POINT IS PRIVATE.
 - 3.) ALL SEWER SERVICES SHALL BE 4"Ø 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
- SS ● EXISTING SANITARY SEWER MAIN
- SS ○ PROPOSED SANITARY SEWER MAIN
- SS --- 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



REMOVE EXISTING BLOW-OFF TO EXTEND WATER MAIN (TYP.)

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

PROPOSED PUBLIC WATER MAIN (TYP.)

PROPOSED OPEN SPACE (NO WATER SERVICE)

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

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)

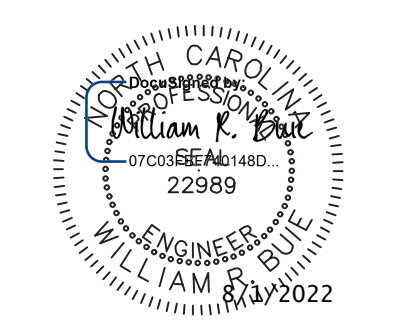
OWNER: HENDERSON COUNTY HABITAT FOR HUMANITY
1111 KEITH STREET
HENDERSONVILLE, NC 28792
CONTACT: LINDA SATURNO, EXECUTIVE DIRECTOR
PHONE: 828-694-0340

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



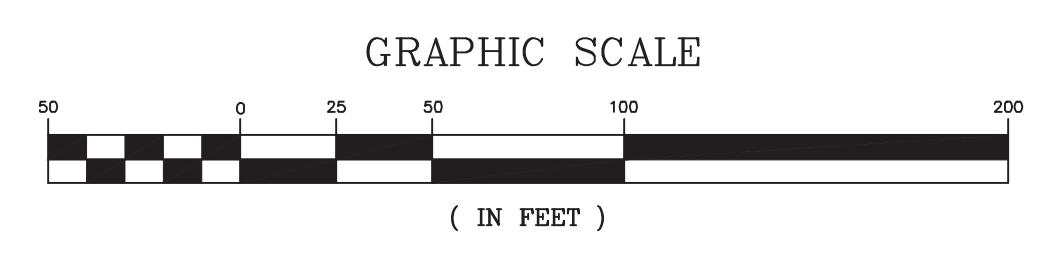
REVISIONS

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: Public () Private () Combination Public and Private

Water System: () Individual () Community Municipal

Sewer System: () Individual () Community 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)

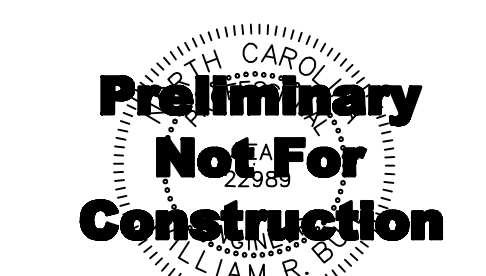
8-6-22
Date

County Use Only

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

**DODD
MEADOWS
HABITAT FOR
HUMANITY**

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA



REVISIONS	
DATE	DESCRIPTION

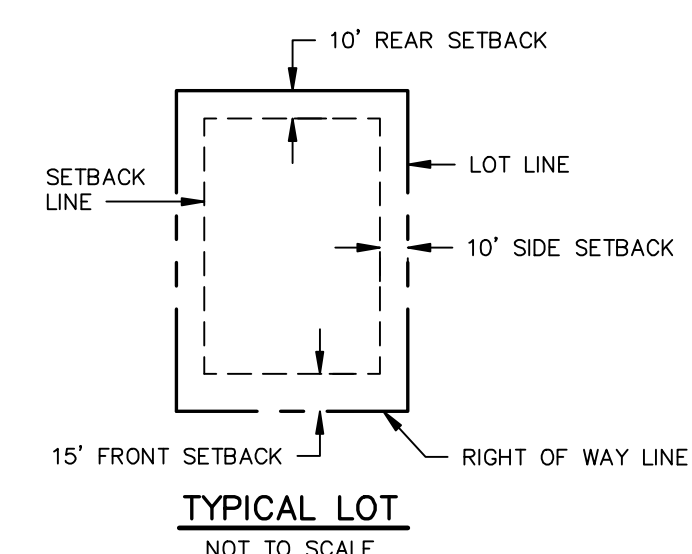
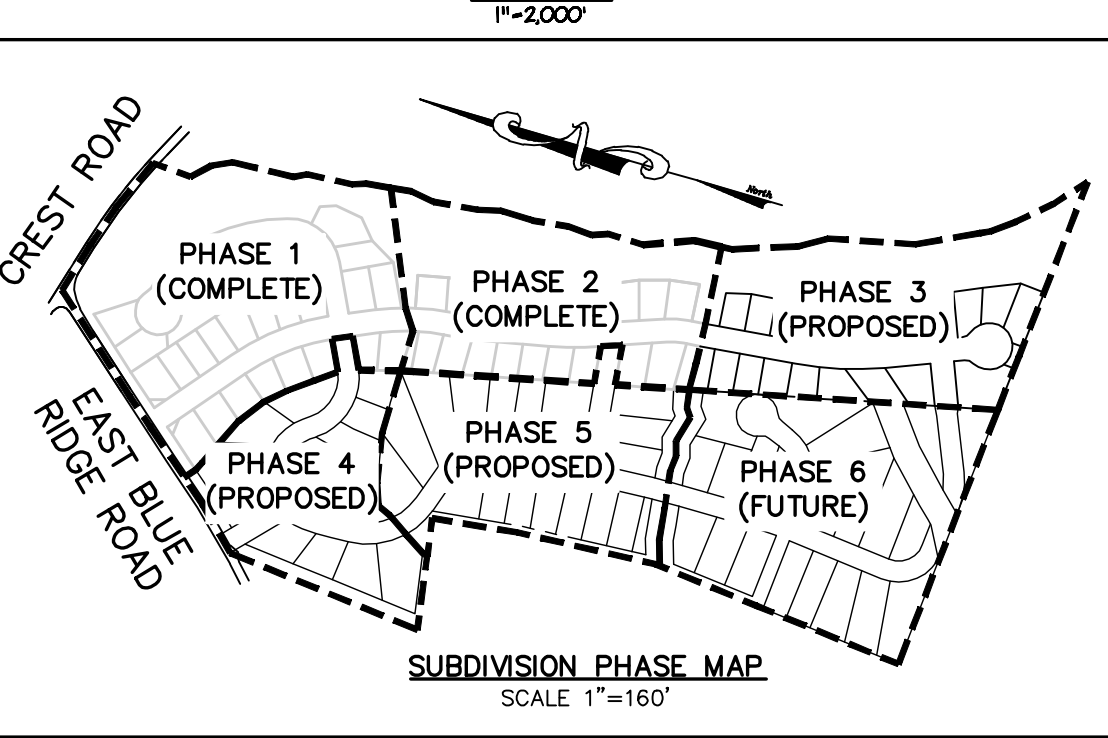
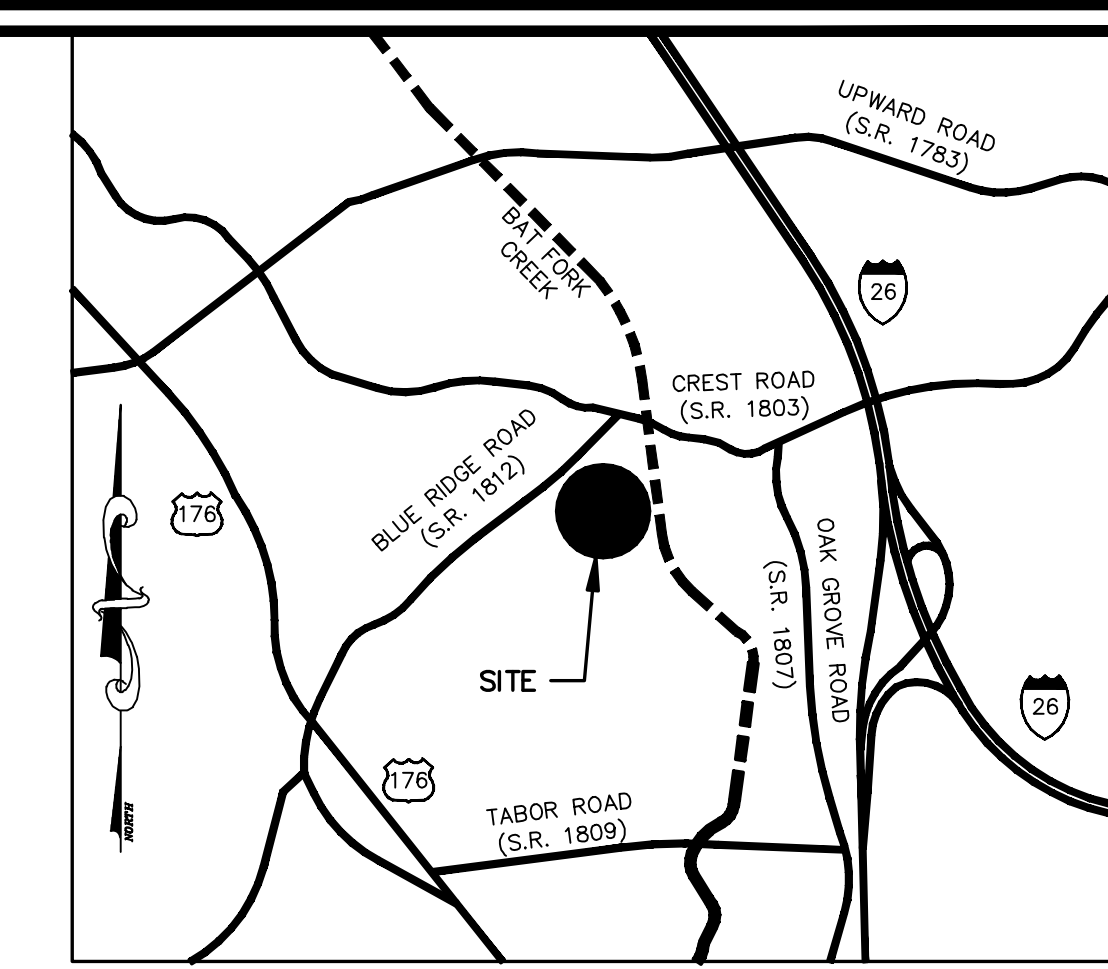


PROJECT NUMBER: 17102
DATE: 2.14.17
DRAWN BY: JRC
CHECKED BY: WRB

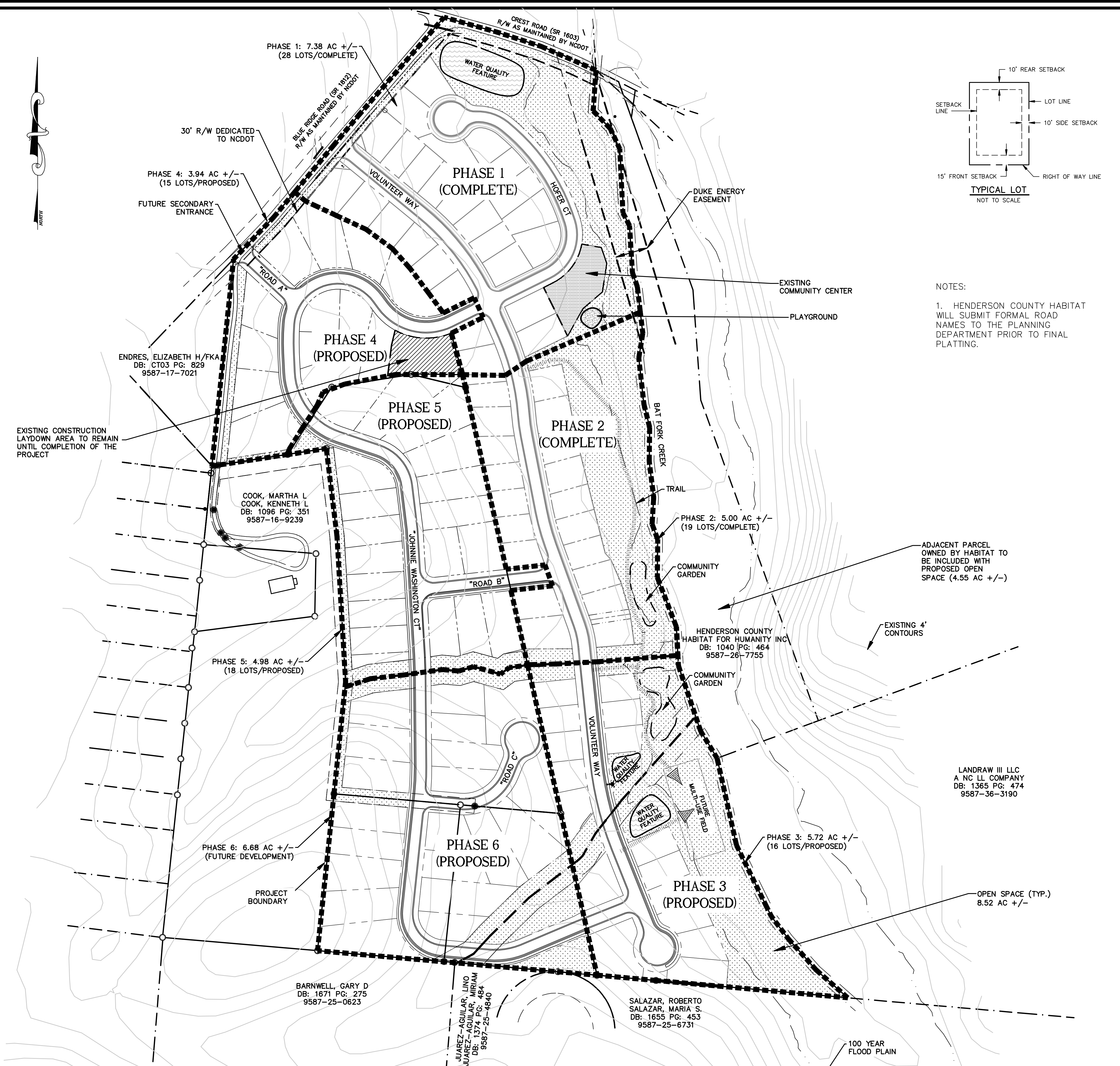
**PHASE 4
MASTER
PLAN**

C-100

SCALE: 1"=100'



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
TOTAL	116 LOTS

