

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: January 6, 2020

SUBJECT: Water/Sewer Extension Request

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS:

1. Rugby Ridge Subdivision Availability Letter
2. Owensby Road Subdivision Availability Letter
3. Diario Upward Road Availability Letter
4. Halfway Tree MHP Availability Letter

SUMMARY OF REQUEST:

The City of Hendersonville has requested that the County comment on two potential water line extensions, one potential water and sewer extension, and one sewer extension:

1. The Rugby Ridge Subdivision was approved by the Technical Review Committee on January 15, 2019 for 26 residential lots on 39.03 acres. The site has frontage on N. Rugby Road which contains an 8" DIP City of Hendersonville water main that is sufficient to serve the subdivision.
2. The Owensby Road Subdivision has not yet applied for Henderson County approval. The City of Hendersonville has a 12" DIP water main within the vicinity of the subject area. The waterline extension to serve the site would be approximately 1,300ft.
3. Dairio Restaurant project located at the intersection of Upward Road, Old Spartanburg Road, and Old Upward Road has direct access to two different City of Hendersonville 8" water mains that only requires a tap. The closest City of Hendersonville sewer main would require a 1,150ft sewer main extension to serve the subject area.
4. Halfway Tree MHP is located off Rutledge Drive adjacent to the Village of Flat Rock. The existing manufactured home park consists of 118 residential units and one clubhouse that is served by individual septic systems. The closest City of Hendersonville sewer main would require a 700ft extension to tie into the 8" DIP.

BOARD ACTION REQUESTED:

Action by the Board of Commissioners is needed to either grant or deny the request. If the Board decides to approve the extension the following motion has been provided.

SUGGESTED MOTION:

I move that the Board approve the waterline extension requests for Rugby Ridge Subdivision and Owensby Road Subdivision, the waterline/sewer line extension request for Diario Upward Road project, and sewer line extension for Halfway Tree MHP. I further move that the Board direct staff to convey the County's comments to the City of Hendersonville.

CITY COUNCIL:
BARBARA G. VOLK
Mayor
RON STEPHENS
Mayor Pro Tem
STEVE CARAKER
JERRY A. SMITH, JR.
JEFF MILLER

CITY OF HENDERSONVILLE

The City of Four Seasons

ENGINEERING DEPARTMENT
Brent G. Detwiler, PE
City Engineer

OFFICERS:
JOHN F. CONNET
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

August 28, 2018

William Lapsley, P.E.
109 Rugby Hollow Drive
Hendersonville, NC 28791

WLapsley48@gmail.com

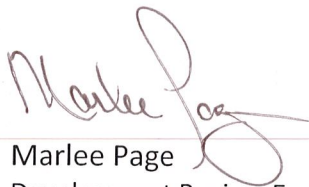
RE: RUGBY RIDGE SUBDIVISION
PARCEL IDENTIFICATION NUMBER (PIN): 9651-21-3066
WATER AVAILABILITY

Dear Mr. Lapsley:

We have received and reviewed your request regarding water availability for the above-referenced property located on North Rugby Ridge Road in Henderson County. We have determined that Hendersonville City water is available to the site, specifically, an 8" DIP water main in North Rugby Road. This is shown on the attached PDF capture of our City GIS.

Field verification will be required to confirm the location, size and materials of the available infrastructure and utility plan approval is contingent upon field verification. If you have any questions or require additional information regarding this correspondence, please don't hesitate to contact me at the contact information below.

Thank you,



Marlee Page
Development Review Engineer
City of Hendersonville
305 Williams Street
Hendersonville, NC 28792
(828) 233-3238 (office)
(828) 417-1163 (cell)
mpage@hvlnc.gov
www.hendersonvillenc.gov

305 Williams Street
Hendersonville, NC 28792-4461

bdetwiler@hvlnc.gov
www.cityofhendersonville.org

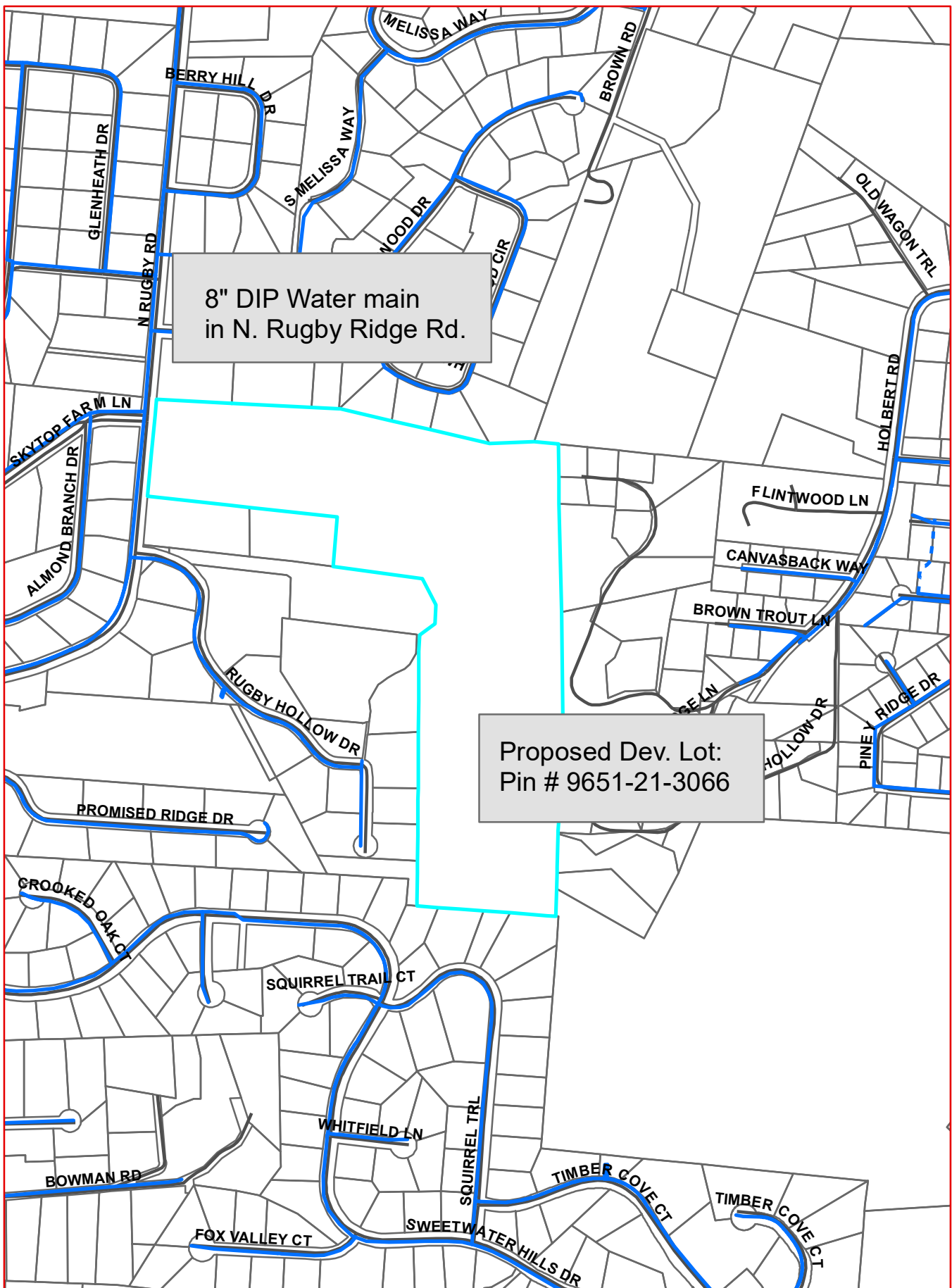
Phone: 828.697.3000

William Lapsley, P.E.
WLapsley48@gmail.com

Page 2 of 2

*Attachments: Infrastructure Availability Map
Availability Request form*

Cc: Brent Detwiler, City Engineer
Brendan Shanahan, Civil Engineer
Lee Smith, Utilities Director
Adam Steurer, Utilities Engineer
Rhonda Wiggins, Project Coordinator
Jennifer Musselwhite, City Accountant
Crystal Lyda, Building Services Director
Denisa Lauffer, Permit Coordinator



Rugby Ridge Subdivision: Public Water Availability 02/2019

WATER AND SEWER AVAILABILITY REQUEST

Project Name: Rugby Ridge Subdivision Phase/Section:

--	--

Property Owner(s): H. Bradley Martin Submittal Date: Jan. 30, 2019
PIN(s) or PID(s): 9654-21-3066 9651-21-3064 map
Submitted By: William G. Lapsley, PE Phone Number: 8287795046
Engineering Firm: _____ Engineer: _____
Mailing Address: 109 Rugby Hollow Drive, Hendersonville, NC 28791

GENERAL INFORMATION -

This is a project to extend existing (**water/sewer**) line(s) to provide service to: (Brief Facility Description)
Extend a 6 inch water line from the existing 8 inch water line on North Rugby Road
to serve 19 single family home sites in the proposed Rugby Ridge Subdivision.

Water Project

No. of Lots or Units:
Estimated Demand Per Day: gallons per day
Adjacent Street(s) or Road(s): North Rugby Road

Sewer Project

No. of Lots or Units:
Estimated Demand Per Day: gallons per day
Adjacent Street(s) or Road(s): _____

Does the project require a pump station: Yes No If yes, check one: Proposed
 Existing

REVIEW
COMMENTS:

proposal to access public water via 8" main in N. Rugby Road for 19 lots, 7 will have private wells. All private septic. The pin number provided on the first page is incorrect, the correct pin is: 9651-21-3066.

CITY OF HENDERSONVILLE/GOVERNING BODY USE ONLY	
COH Reviewed by: M. Page	Date: February 25, 2019
Reviewing Jurisdiction: Henderson County TRC	
Reviewer:	Date:
Approved <input type="checkbox"/> -or- Disapproved <input type="checkbox"/> by the City Council	Date: _____

CITY COUNCIL:
BARBARA G. VOLK
Mayor
RON STEPHENS
Mayor Pro Tem
STEVE CARAKER
JERRY A. SMITH, JR.
JEFF MILLER

CITY OF HENDERSONVILLE

The City of Four Seasons

ENGINEERING DEPARTMENT
Brent G. Detwiler, PE
City Engineer

OFFICERS:
JOHN F. CONNET
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

November 19, 2019

Jared L. DeRidder, PE
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739

RE: OWENSBY ROAD SUBDIVISION
PARCEL IDENTIFICATION NUMBER (PINs) 9599-66-7494; 9599-76-5883
WATER AVAILABILITY

Dear Mr. DeRidder:

We received on 11/5/2019 and reviewed your request regarding water availability for the above referenced property located in unincorporated Henderson County in the Dana Fire district. The subject parcel does not have frontage that abuts a City of Hendersonville public water main. In order to serve the subject parcel, a water main extension will be required. The nearest water main (approximately 1,300 ft along right of way) is a 12" ductile iron pipe along Ridge Rd. This is shown on the attached PDF capture of our GIS maps.

The subject parcel does not have frontage that abuts a City of Hendersonville public sewer main.

Public water and sewer extensions must be designed and constructed in accordance with the North Carolina Division of Environmental Quality's (NCDEQ) [Rules Governing Public Water Systems](#) and [O2T Rules](#), respectively. Extensions and connections to the City's public utility systems must also abide by the City's [Code of Ordinances](#) and Construction Standards. Refer to the City's Water and Sewer [Fee Schedule](#). Applicable fees may include engineering review, connection and/or construction inspection (per linear foot of extension).

This letter is for informational purposes only, to assist with preliminary plan development and is not an approval for any extension of or connection to the City's public utilities. Field verification is recommended to confirm the location, size and materials of the existing infrastructure. Please don't hesitate to contact me if you should have any questions.

Thank you,



Brendan Shanahan
Civil Engineer III
(828) 233-3237 (office)
(828) 674-0697 (cell)
bshanahan@hvlnc.gov

*Attachments: Infrastructure Availability Map
Availability Request*

Cc: City of Hendersonville:

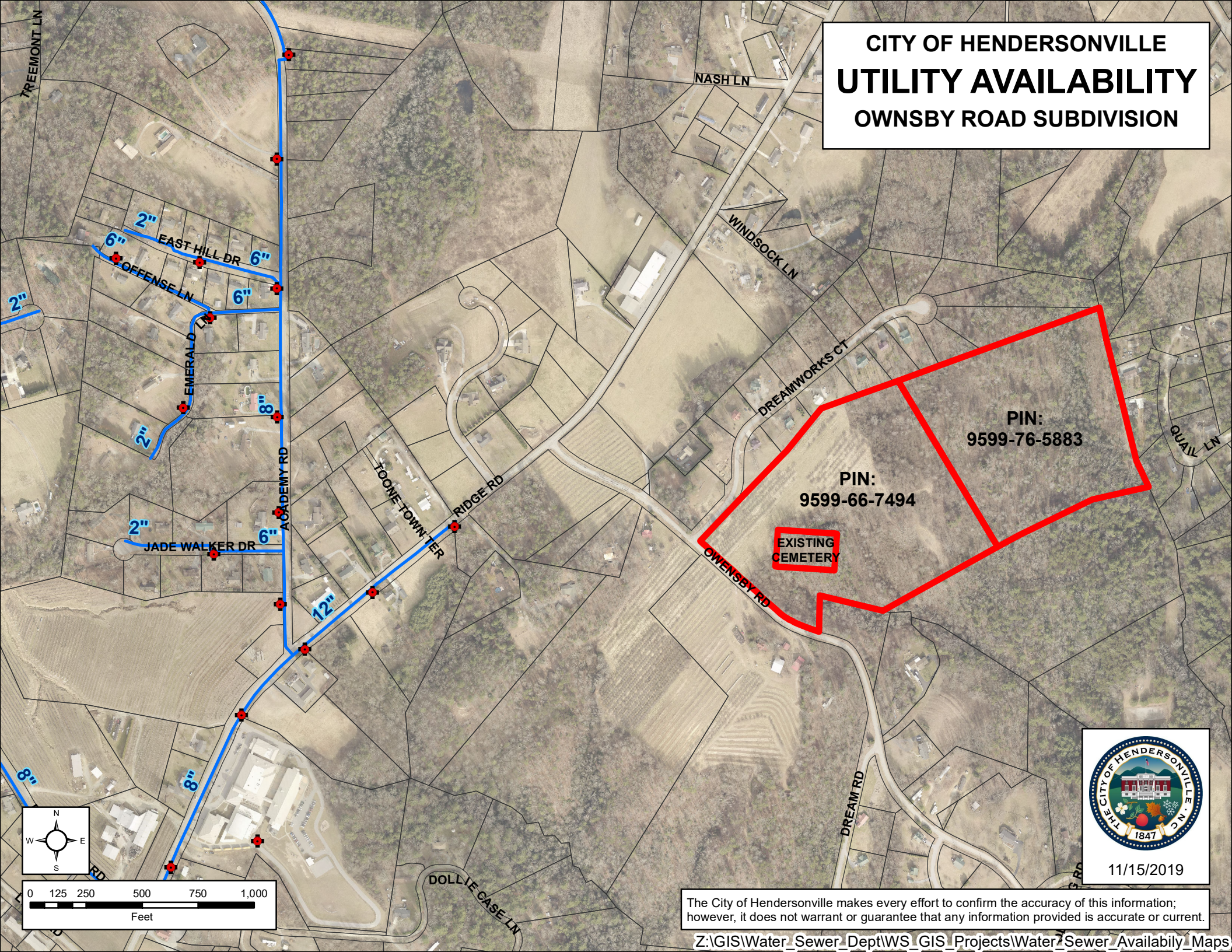
Andy Brogden, Operations Manager
Brent Detwiler, City Engineer
Seth Goad, Environmental Services Coordinator
Lee Smith, Utilities Director
Adam Steurer, Utilities Engineer
Paul Williams, Operations Support Specialist

Henderson County:

Matt Champion, Development Project Planner
Crystal Lyda, Building Services Director
Denisa Lauffer, Permit Coordinator
Autumn Radcliff, Planning Director

[19138 - Owensby Road Availability Letter](#)

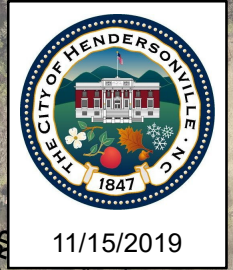
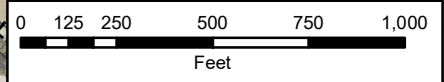
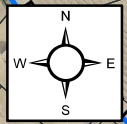
CITY OF HENDERSONVILLE UTILITY AVAILABILITY OWNSBY ROAD SUBDIVISION



PIN:
9599-76-5883

PIN:
9599-66-7494

EXISTING
CEMETERY



The City of Hendersonville makes every effort to confirm the accuracy of this information; however, it does not warrant or guarantee that any information provided is accurate or current.

CITY COUNCIL:
BARBARA G. VOLK
Mayor
RON STEPHENS
Mayor Pro Tem
STEVE CARAKER
JERRY A. SMITH, JR.
JEFF MILLER

CITY OF HENDERSONVILLE

The City of Four Seasons

ENGINEERING DEPARTMENT
Brent G. Detwiler, PE
City Engineer

OFFICERS:
JOHN F. CONNET
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

Jared L. DeRidder, PE
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739

November 27, 2019

RE: DAIRIO RESTAURANT UPWARD ROAD
PARCEL IDENTIFICATION NUMBERS (PINS): 9577896845, 9577894851, 9577891783, 9577893603, 9577893576
WATER AND SEWER AVAILABILITY

Dear Mr. DeRidder:

We received on 11/22/2019 and reviewed your request regarding water and sewer availability for the above referenced property located in unincorporated Henderson County in the Blue Ridge Fire district. The block of subject parcels affirmatively has frontage that abuts two City of Hendersonville public water mains. Along Old Spartanburg Rd, there is an 8-inch water main. Along Upward Rd, there is an 8-inch water main. Connection from this block of parcels to the public water mains will not require a utility main extension, but may be initiated through the [tap/ meter service application](#) on our website.

The subject parcel does not have frontage that abuts a City of Hendersonville public sewer main. In order to serve the subject parcel, a sewer main extension will be required. The nearest sewer main (a 10-inch pvc pipe) is located approximately 1,150 ft along Upward Rd to the east from the furthest extent of the block of parcels. Elevations must be determined to verify that there is sufficient fall to serve the parcels by gravity. Please reference the attached system map.

Public water and sewer extensions must be designed and constructed in accordance with the North Carolina Division of Environmental Quality's (NCDEQ) [Rules Governing Public Water Systems](#) and [O2T Rules](#), respectively. Extensions and connections to the City's public utility systems must also abide by the City's [Code of Ordinances](#) and Construction Standards. Refer to the City's Water and Sewer [Fee Schedule](#). Applicable fees may include engineering review, connection and/or construction inspection (per linear foot of extension).

This letter is for informational purposes only, to assist with preliminary plan development and is not an approval for any extension of or connection to the City's public utilities. Field verification is recommended to confirm the location, size and materials of the existing infrastructure. Please don't hesitate to contact me if you should have any questions.

Thank you,



Brendan Shanahan
Civil Engineer III
(828) 233-3237 (office)
(828) 674-0697 (cell)
bshanahan@hvlnc.gov

305 Williams Street
Hendersonville, NC 28792-4461

bdetwiler@hvlnc.gov
www.hendersonvillenc.gov

Phone: 828.697.3000

*Attachments: Infrastructure System Map
Availability Request*

Cc: City of Hendersonville:

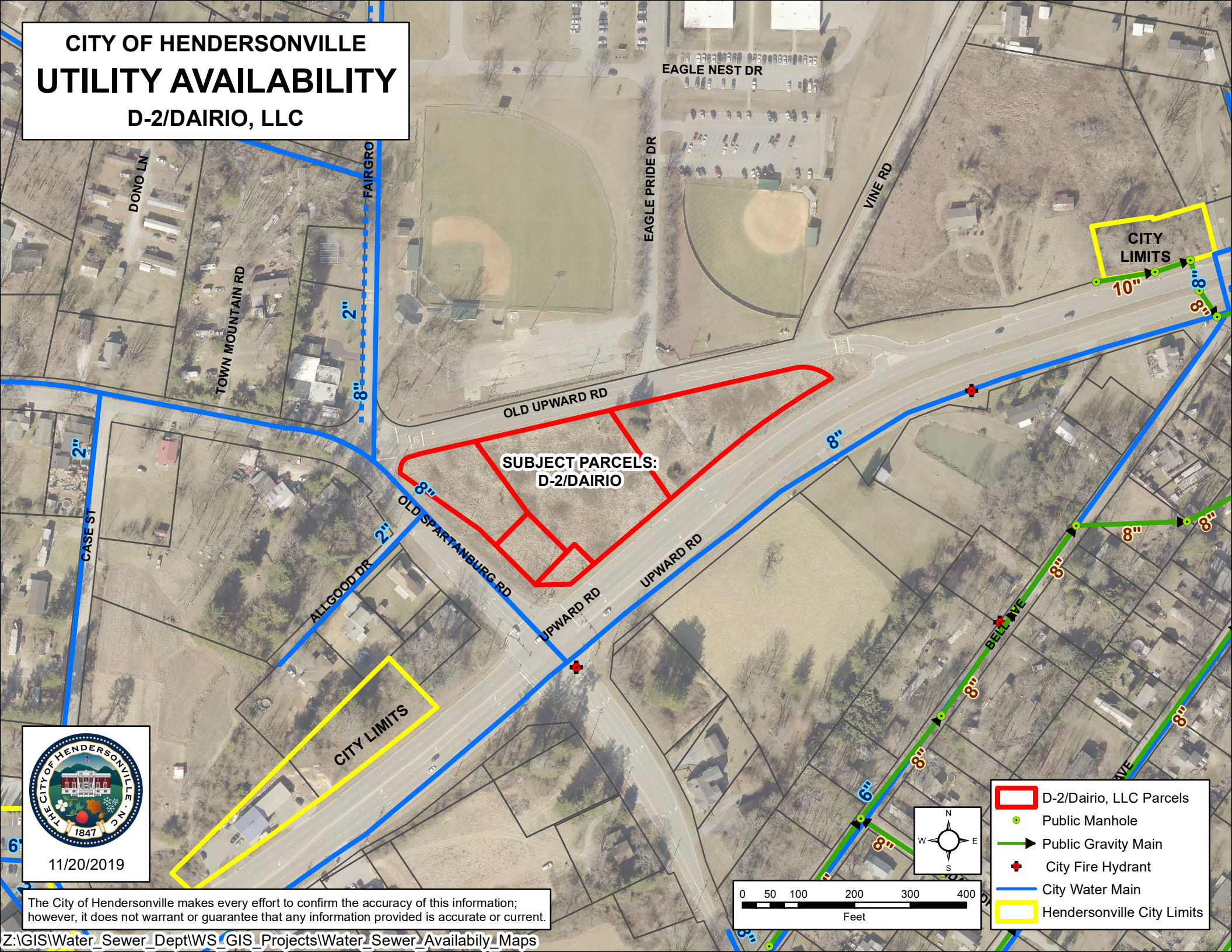
Andy Brogden, Operations Manager
Brent Detwiler, City Engineer
Environmental Services Coordinator
Andrew Jones, Utilities Systems Supervisor
Tim Sexton, Collection System Supervisor
Lee Smith, Utilities Director
Adam Steurer, Utilities Engineer
Paul Williams, Operations Support Specialist
Sarah Wykle, Operations Support Specialist

Henderson County:

Matt Champion, Development Project Planner
Denisa Lauffer, Permit Coordinator
Crystal Lyda, Building Services Director
Autumn Radcliff, Planning Director

[19139 - Dairio Upward Rd Availability Letter](#)

CITY OF HENDERSONVILLE UTILITY AVAILABILITY D-2/DAIRIO, LLC



11/20/2019

The City of Hendersonville makes every effort to confirm the accuracy of this information; however, it does not warrant or guarantee that any information provided is accurate or current.

- D-2/Dairio, LLC Parcels
- Public Manhole
- ▶ Public Gravity Main
- + City Fire Hydrant
- City Water Main
- Hendersonville City Limits

WATER AND SEWER EXTENSION(S) AVAILABILITY REQUEST

Project Name: Dairio Restaurants Phase/Section:

--	--

 Property Owner(s): D-2/Dairi-O, LLC (Jeff Speaks) Submittal Date: 11.22.2019
 PIN(s) or PID(s): 9577896845, 9577894851, 9577891783, 9577893603, 9577893576
 Submitted By: Rusty LaRue Phone Number: 336-602-2595
 Engineering Firm: WGLA Engineering, PLLC Engineer: Jared L. DeRidder, PE
 Mailing Address: 300 South Stratford Rd, Suite D Winston-Salem, NC 27103

GENERAL INFORMATION -

This is a project to extend existing (**water/sewer**) line(s) to provide service to: (Brief Facility Description)
A gravity Sewer extension approximately 1,300 LF up Upward Road or
Old Upward Road to serve Dairio restaurant. The project will be served
with domestic and fire water from an existing 8" Cast-Iron water line
along Old Spartanburg Rd.

Water Project

No. of Lots or Units:
 Estimated Demand Per Day: gallons per day
 Adjacent Street(s) or Road(s): Old Spartanburg Rd

Sewer Project

No. of Lots or Units:
 Estimated Demand Per Day: gallons per day
 Adjacent Street(s) or Road(s): Upward Rd

Does the project require a pump station: Yes No If yes, check one: Proposed
 Existing

CITY COUNCIL:
BARBARA G. VOLK
Mayor
RON STEPHENS
Mayor Pro Tem
STEVE CARAKER
JERRY A. SMITH, JR.
JEFF MILLER

CITY OF HENDERSONVILLE

The City of Four Seasons

ENGINEERING DEPARTMENT
Brent G. Detwiler, PE
City Engineer

OFFICERS:
JOHN F. CONNET
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

Timothy M. Thomason, PE
Spatial Planning Innovations, LLC
38 Ashburn Place
Greenville, SC 29615

November 27, 2019

RE: HALFWAY TREE MOBILE HOME PARK
 PARCEL IDENTIFICATION NUMBERS (PIN): 9577161766
 SEWER AVAILABILITY

Dear Mr. Thomason:

We received on 11/14/2019 and reviewed your request regarding sewer availability for the above referenced property located in unincorporated Henderson County in the Blue Ridge Fire district. The subject parcel does not have frontage that abuts a City of Hendersonville public sewer main. In order to serve the subject parcel, a sewer main extension will be required. The nearest sewer main (an 8-inch ductile iron pipe) is located approximately 700 ft to the north of the subject parcel along Erkwood Rd. Sewer service must be provided by gravity, a lift station will not be accepted into City maintenance. Elevations must be determined to verify how to serve the parcel by gravity. Please reference the attached system map.

Your availability request does not include a request for water service, however, it would be beneficial to discuss the plan for water service at this point in the process. Please coordinate a meeting with us to discuss water for this project.

Public water and sewer extensions must be designed and constructed in accordance with the North Carolina Division of Environmental Quality's (NCDEQ) [Rules Governing Public Water Systems](#) and [O2T Rules](#), respectively. Extensions and connections to the City's public utility systems must also abide by the City's [Code of Ordinances](#) and Construction Standards. Refer to the City's Water and Sewer [Fee Schedule](#). Applicable fees may include engineering review, connection and/or construction inspection (per linear foot of extension).

This letter is for informational purposes only, to assist with preliminary plan development and is not an approval for any extension of or connection to the City's public utilities. Field verification is recommended to confirm the location, size and materials of the existing infrastructure. Please don't hesitate to contact me if you should have any questions.

Thank you,



Brendan Shanahan
Civil Engineer III
(828) 233-3237 (office)
(828) 674-0697 (cell)
bshanahan@hvlnc.gov

*Attachments: Infrastructure System Map
Availability Request*

Cc: City of Hendersonville:

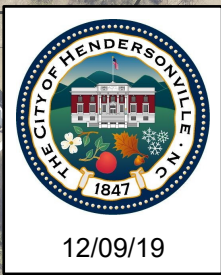
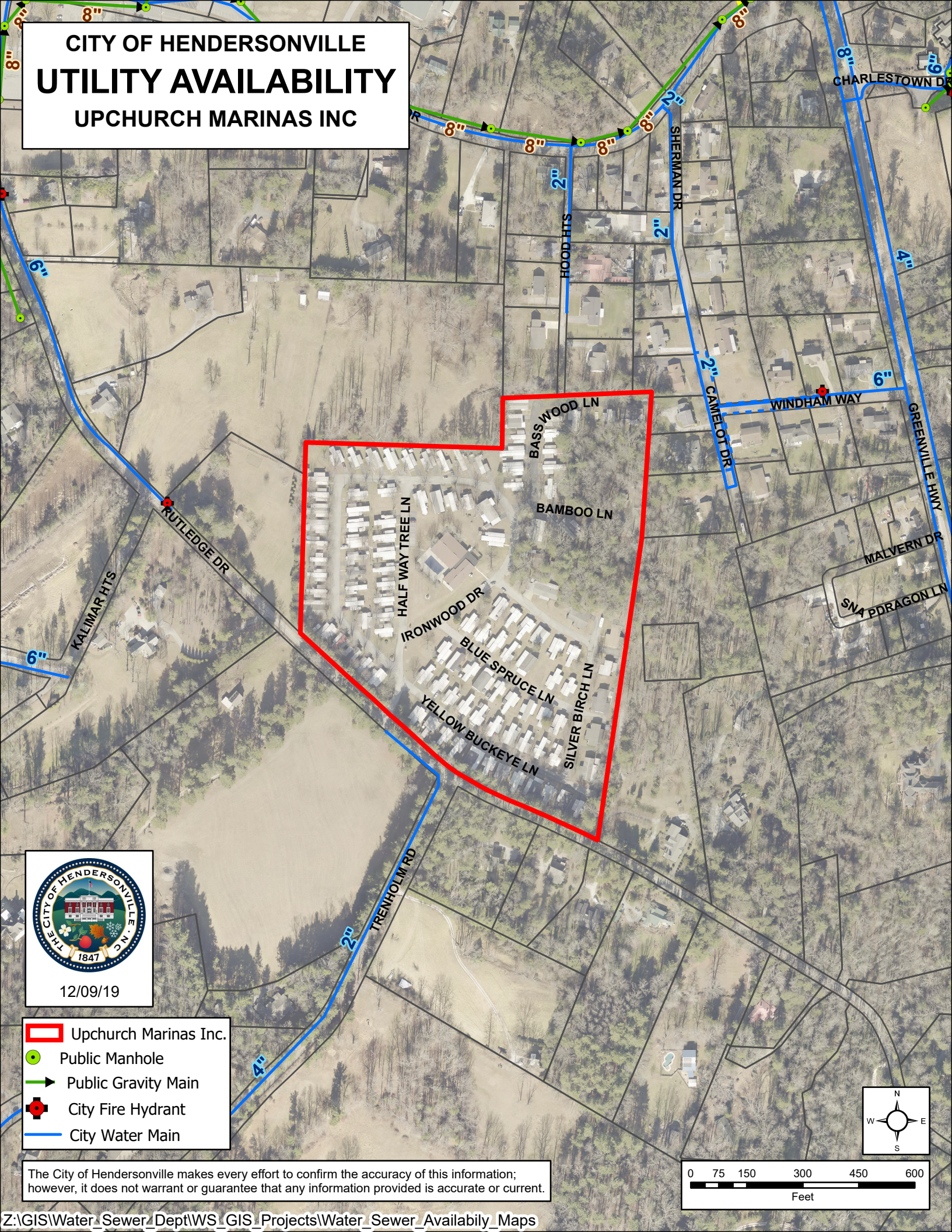
Andy Brogden, Operations Manager
Brent Detwiler, City Engineer
Environmental Services Coordinator
Andrew Jones, Utilities Systems Supervisor
Tim Sexton, Collection System Supervisor
Lee Smith, Utilities Director
Adam Steurer, Utilities Engineer
Paul Williams, Operations Support Specialist
Sarah Wykle, Operations Support Specialist

Henderson County:

Matt Champion, Development Project Planner
Denisa Lauffer, Permit Coordinator
Crystal Lyda, Building Services Director
Autumn Radcliff, Planning Director

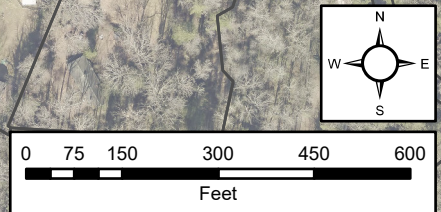
[17134 - Half Way Tree MHP Availability Letter](#)

CITY OF HENDERSONVILLE UTILITY AVAILABILITY UPCHURCH MARINAS INC



- Upchurch Marinas Inc.
- Public Manhole
- Public Gravity Main
- + City Fire Hydrant
- City Water Main

The City of Hendersonville makes every effort to confirm the accuracy of this information; however, it does not warrant or guarantee that any information provided is accurate or current.



WATER AND SEWER AVAILABILITY REQUEST

Project Name: Half Way Tree Mobile Home Park Phase/Section:

Property Owner(s): Upchurch Marinas Inc. Submittal Date: 11/14/19

PIN(s) or PID(s): 9577161766

Submitted By: Timothy M. Thomason Phone Number: 864-630-7524

Engineering Firm: Spatial Planning Innovations, LLC Engineer: Timothy M. Thomason

Mailing Address: 38 Ashburn Pl, Greenville, SC 29615

GENERAL INFORMATION -

This is a project to extend existing (**water/sewer**) line(s) to provide service to: (Brief Facility Description)

This project is to retrofit the existing mobile home park to provide new gravity sewer service to the existing off-site public sewer main located along Erkwood Dr., and decommission the existing septic systems at each unit. The park consists of 118 residential units and one clubhouse. The clubhouse usage is included in the unit average usage.

Water Project

No. of Lots or Units:

Estimated Demand Per Day: gallons per day

Adjacent Street(s) or Road(s): _____

Sewer Project

No. of Lots or Units: 118

Estimated Demand Per Day: 11800 gallons per day

Adjacent Street(s) or Road(s): Rutledge Dr, Erkwood Dr.

Does the project require a pump station: **Yes** **No** If yes, check one: **Proposed**
 Existing