

# **REQUEST FOR BOARD ACTION**

## **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** January 3, 2005

**SUBJECT:** Cane Creek District Extension

**ATTACHMENTS:** Yes


### **SUMMARY OF REQUEST:**

Attached is a sewer line extension for The Townes at Bagwell Mill. This item is for informational purposes only – no action is required.

## Henderson County Utilities Department

101 East Allen Street  
Hendersonville, NC 28792  
Phone: (828) 697-4818  
Fax: (828) 697-4533

# Memorandum

Date: December 17, 2004  
To: Mr. David E. Nicholson, County Manager  
From: Doyle Freeman   
Subject: Cane Creek Water and Sewer District  
Sewer Line Extension Request #X0053CC  
The Townes at Bagwell Mill

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The applicant requests permission to construct approximately one thousand three hundred twenty seven (1,327) linear feet of 8" gravity sewer line to serve their 2 commercial lots and 52 townhomes.


The sewer line extension will connect to an existing Henderson County Line. Upon completion of the sewer line extension, the applicant will deed the sewer system to Henderson County. The applicant will bear the entire cost of the project.

The proposed development will generate approximately 15,400 GPD of domestic and 625 GPD of commercial domestic wastewater which has been approved for treatment by MSD. The wastewater allocation is a part of Henderson County's 1.35 MGD allocation.

The Utilities Department recommends approval of this application being conditional upon the following:

- Applicant complying with the sewer use ordinances of Henderson County and MSD and the rules and regulations of the Utilities Department.

The sewer line extension is considered routine since the allocation request amount is under 40,000 GPD, no funding is requested by the applicant, no annexation is involved and the remaining allocation is more that 500,000 GPD.

Approved 

Non-Approved

Henderson County Parcel Print Page



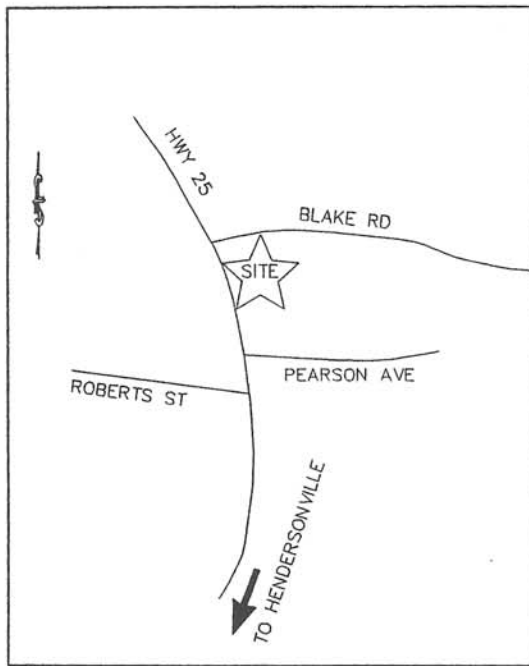
\*\*\*WARNING: THIS IS NOT A SURVEY!  
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Date: 12/16/2004

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.



|             |                         |
|-------------|-------------------------|
| Rec         | 1                       |
| PIN         | 00965372053355          |
| PID         | 9945551                 |
| NAME_1      | MCMANUS DEVELOPMENT LLC |
| NAME_2      |                         |
| ADDRESS_1   | 306 A W POINSETT ST     |
| ADDRESS_2   |                         |
| CITY        | GREER                   |
| ST          | SC                      |
| ZIP         | 29651                   |
| PROP_DESC   | US25 N ON               |
| ACRES       | 1.9                     |
| MAP_SHEET   | 9653.15                 |
| NBR_BLDGS   | 2                       |
| DATEREC     | 6/1/2004                |
| DB_PG       | 1193/659                |
| LAND_VAL    | 390300                  |
| BLDG_VAL    | 0                       |
| TOTAL_VAL   | 390300                  |
| NBHD_DESC   | FLETCHER CITY-CO.LINE   |
| Subdivision |                         |
| SALE_PRICE  | 510000                  |
| LANDUSE     | 110                     |



# VICINITY MAP

(NTS)