

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 15, 2009

SUBJECT: Sewer Utility Extension – Rolling Ridge, Inc. in Dana Community

ATTACHMENTS:

1. Staff Report
2. Aerial Photo Map
3. City of Hendersonville Project Summary
4. Engineer's Report
5. Project Map
6. County Review Sheet

SUMMARY OF REQUEST:

The City of Hendersonville has requested that the County comment on a proposed sewer utility extension for Rolling Ridge Inc. in the Dana Community. The proposed Phase I sewer utility extension includes 5,885 feet of sewer line (4,275 feet in force main and 1,610 feet in gravity) and one (1) sewer lift station. Phase I will service existing commercial sites, the Dana Fire Department, Dana Post Office, Refuge Baptist Church and other properties in the Dana community. Phase II (not part of this request) will service properties adjacent to the Dana Community center owned by Rolling Ridge, Inc. and proposed to include a mixed-use development of approximately 250 residential units. According to the Henderson County 2020 Comprehensive Plan (CCP) the proposed sewer utility extension will traverse the Urban Services Area, Rural Transition Area, and a Community Service Center. The proposed Phase I sewer service area is within a designated Community Service Center.

Attached are additional comments from the County Planning Department (See Attachments 1 and 6), the City of Hendersonville Project Summary sheet (See Attachment 3) and accompanying documentation from the project engineer, Bill Lapsley of William G. Lapsley and Associates, P.A. (See Attachments 4 and 5).

BOARD ACTION REQUESTED:

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

Suggested Motion:

I move the Board approve the Rolling Ridge, Inc. sewer utility extension and direct Staff to convey the County's comments to the City of Hendersonville.

Henderson County Planning Department Staff Report

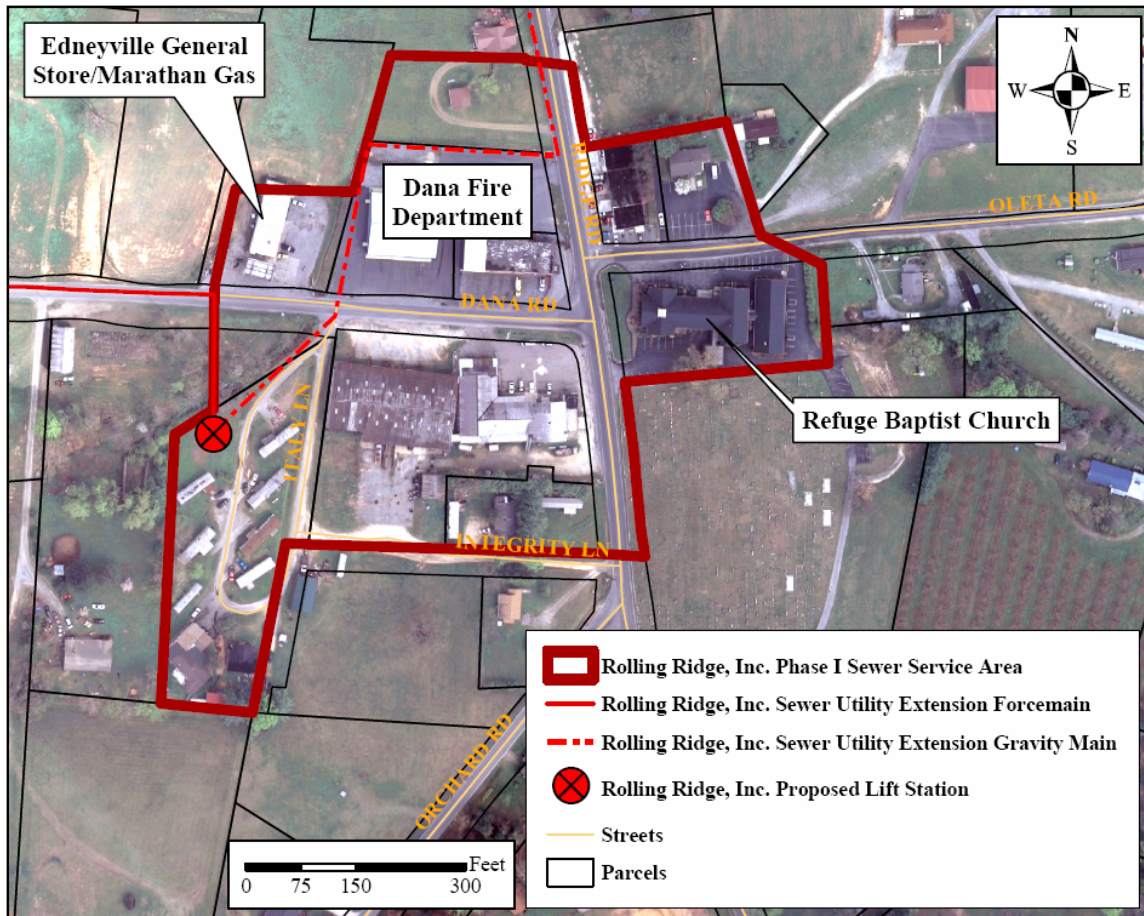
Rolling Ridge, Inc. Sewer Utility Extension

Roger M. Byers (Rolling Ridge Inc.), Owner/Developer

1. SEWER UTILITY EXTENSION REQUEST

- 1.1. **Request:** County comment on a proposed sewer utility extension which includes 5,885 feet of sewer line and one (1) sewer lift station to service an area referred to as “Phase I”. Phase I will service commercial sites, the Dana Fire Department, Dana Post Office, Refuge Baptist Church and other properties in the Dana community.
- 1.2. **Location:** The proposed sewer line will run along: Sugarloaf Road, Howard Gap Road, Old Dana Road, Dana Road, and Ridge Road (See Attachment 2 and Map A).
- 1.3. **Phase I Sewer Service Area:** The Phase I Sewer Service Area is located at the intersection of Dana Road and Upward/Ridge Roads.
 - 1.3.1. **Lift Station:** Duplex pumps and standby generator (3,000 gallons per day (gpd))
 - 1.3.2. **Force Main Sewer Line:** 4,275 linear feet (lf) (HDPE SDR 13 force main)
 - 1.3.3. **Gravity Sewer Line:** 1,610 lf (1,500 lf SDR 35 PVC and 350 lf DIP CL 350)

Map A: Phase I Sewer Service Area



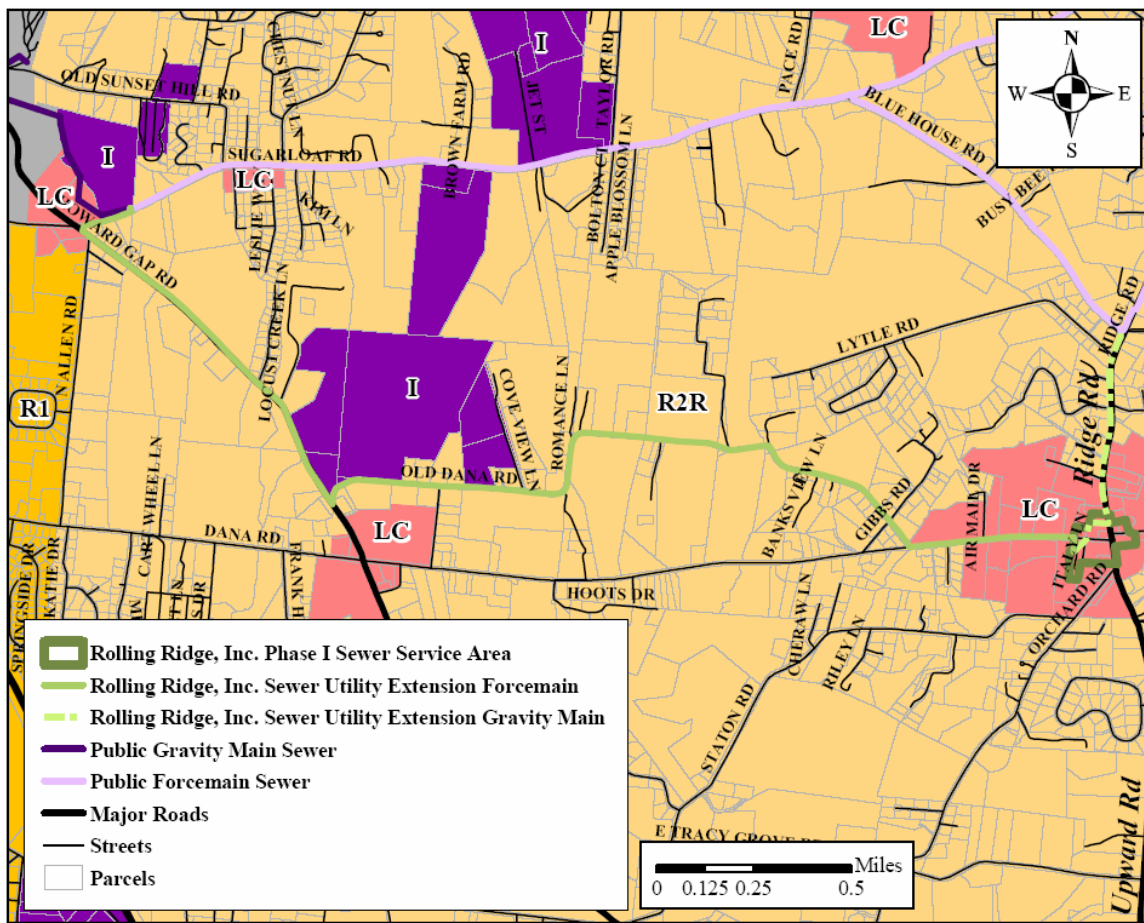
1.4. **Phase II Sewer Service Area:** Phase II will service properties adjacent to the Dana Community center owned by Rolling Ridge, Inc. and proposed to include a mixed-use development of approximately 250 residential units. The sewer utility extension request which will be associated with the Phase II sewer service area will likely include an additional 16,500 lf of 6 inch sewer force main and an upgrade of the sewer lift station.

1.5. **Gallons Per Day:** Phase I and II combined will generate an estimated 100,000 gpd of wastewater treatment by the City of Hendersonville

2. **CURRENT ZONING**

2.1. The sewer lines will traverse the following zoning districts: Residential Two Rural (R2R), Local Commercial (LC), and Industrial (I) (See Map B). The proposed sewer lift station and Phase I sewer service area are within an LC zoning district.

Map B: Current Zoning



Residential Two Rural (R2R): The intent of this district is to allow for low to medium density residential development and rural commercial and light industrial development.

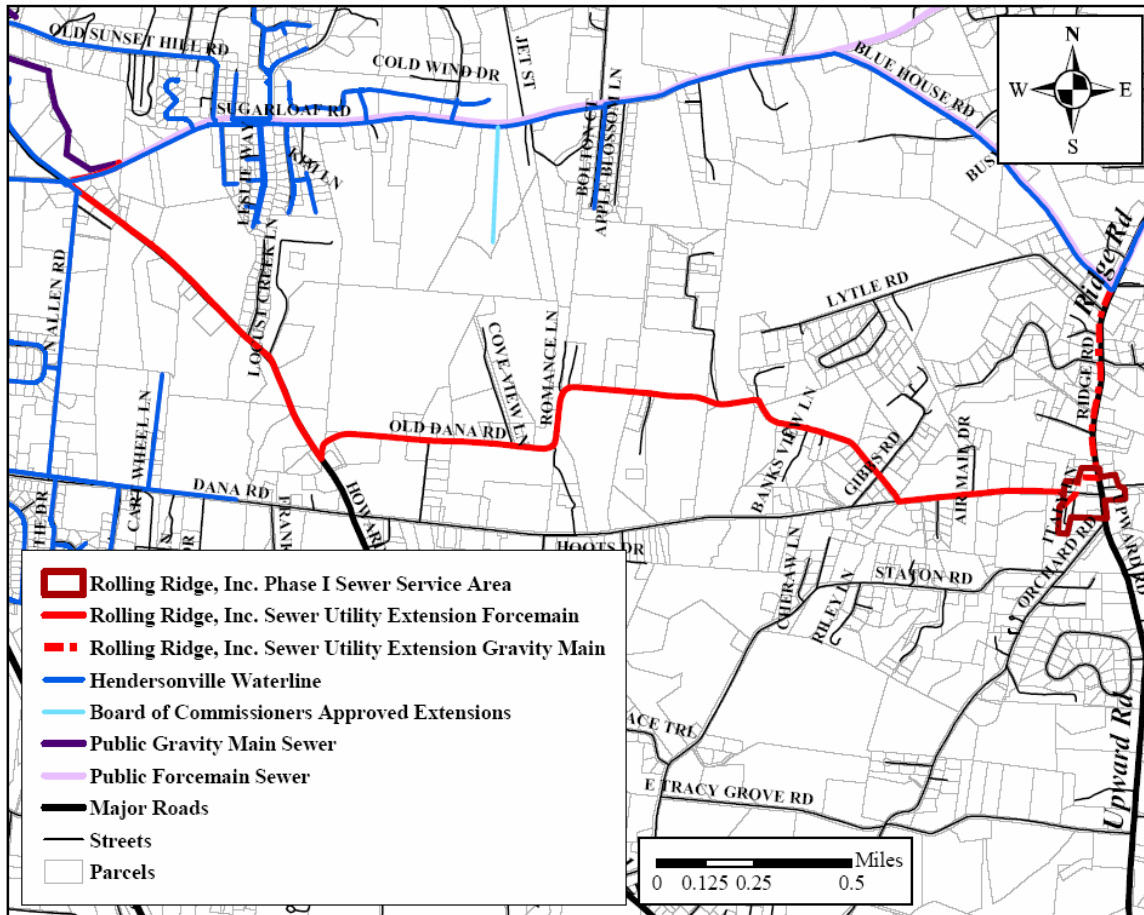
Local Commercial (LC): The intent of this district is to allow for commercial development and residential development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or neighborhood scale; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl.

Industrial (I): The intent of this district is to allow for industrial and heavy commercial development that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land uses; and (3) is sensitive to its impact on surrounding land uses and the environment (natural and man-made).

3. WATER

3.1. Public water (City of Hendersonville) is not located in the Phase I sewer service area and appears to be located approximately 2,475 feet (0.47 miles) north along Ridge Road. The County has not received a request for comment regarding a waterline extension to this Phase I area. Rolling Ridge, Inc. may submit its request for water extension when its second sewer utility extension request is made for Phase II (See Map C).

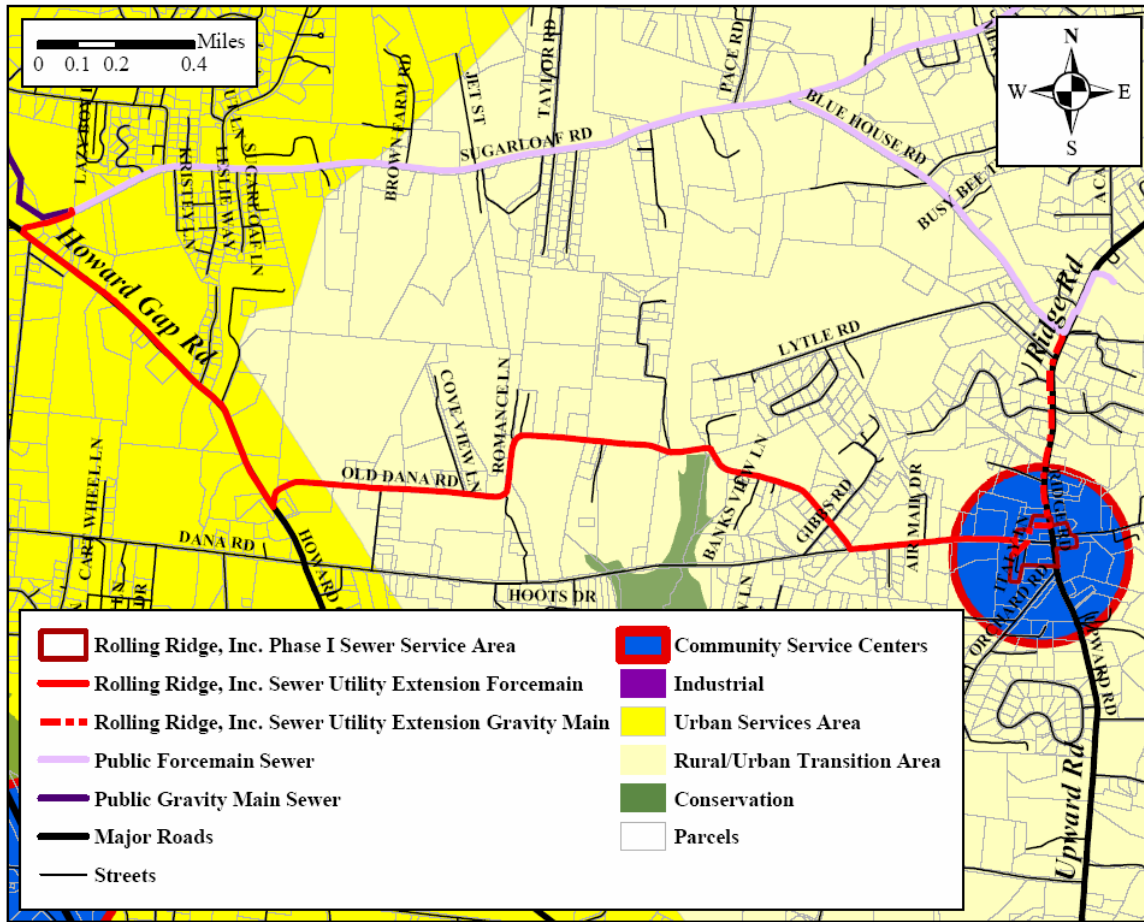
Map C: Water and Sewer Map



4. HENDERSON COUNTY 2020 COMPREHENSIVE PLAN (CCP)

4.1. The CCP Future Land Use Map identifies the sewer utility extension as traversing the Urban Services Area, Rural Transition Area, and Community Service Center designations (2020 CCP, Pgs. 132-136, 138-139 & Appendix 1, Map 24) (See Map D). The Phase I sewer service area is located within the identified Community Service Center at the Dana Road and Upward/Ridge Road intersection.

Map D: Henderson County 2020 Comprehensive Plan Future Land Use



4.2. **Urban Services Area:** The CCP states that, “Sewer and water infrastructure investments should be focused within the USA first and foremost. Priority should be given to economic development sites, commercial districts, dense residential areas, schools, and existing areas prone to septic failure within the USA” (2020 CCP, Pg. 133).

The CCP further states that “Investments in sewer infrastructure outside of the USA should be made cautiously” (2020 CCP, Pg. 133).

4.3. **Rural/Urban Transition Area:** The CCP states that, “The primary factor preventing urban development in the RTA is the absence of sewer and water service” (2020 CCP, Pg. 134). The CCP also states, “Future expansions of sewer and water infrastructure into the RTA should be consistent with the Sewer and Water Master Plan as envisioned in the Sewer and Water Element of this Comprehensive Plan and should be timed to coincide with deliberate expansions of the USA” (2020 CCP, Pg. 135).









Further, “The precise extent of the USA and RTA should be periodically reviewed in light of any changes in sewer and water capacity or other factors. As urban densities within the USA and development pressures within the RTA increase and as sewer and water capacities within the RTA are developed, areas of the RTA should be pulled into the USA and allowable densities substantially increased” (2020 CCP, Pg. 135-136).

4.4. **Community Service Center.** The Phase I sewer service area is within a “Community Service Center”. The CCP states, “Community Service Centers should be priority targets of investments for sewer and water” (2020 CCP, Pg. 138).

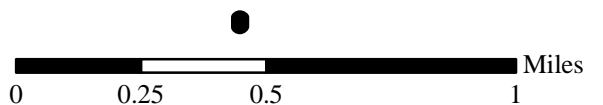
5. DANA COMMUNITY PLAN

- 5.1. The proposed sewer utility extension falls within the Dana Community Planning Area. The Board of Commissioners approved the Charter for the Dana Community Plan and Boundary Map on May 4, 2009. The Board of Commissioners is currently in the process of accepting applications and appointing members to the Dana Community Plan Advisory Committee. Staff anticipates the Dana Community Plan will take approximately 18-24 months to complete and be adopted by the Board of Commissioners.



-  Rolling Ridge, Inc. Phase I Sewer Service Area
-  Rolling Ridge, Inc. Sewer Utility Extension Forcemain
-  Rolling Ridge, Inc. Sewer Utility Extension Gravity Main
-  Public Gravity Main Sewer
-  Public Forcemain Sewer
-  Streets
-  Streams
-  Parcels

Sewer Utility Extension Rolling Ridge, Inc.



**PROJECT SUMMARY
SEWER UTILITY EXTENSION
Rolling Ridge Sewer
Phase 1**

June 4, 2009

To: Honorable Mayor and Members of City Council

From: Water & Sewer Department Staff

RE: STAFF RECOMMENDATION FOR ACCEPTANCE OF
SEWER UTILITY EXTENSION AGREEMENT (SUEA)

This is a project to extend lines to provide sewer service to Phase 1 of a proposed mixed use development including approximately 250 residential units, commercial sites, the Dana Fire Department, the Dana Post office, the Refuge Baptist Church and other properties in the Dana community. This project is located on McMurray Road at the McNutt Industrial Park Site. This project is under the reviewing jurisdiction of Henderson County and is located within the USA - Urban Services Area. The entire cost of the proposed sewer line extension is to be paid for by Rolling Ridge, Inc. of Hendersonville, NC.

Approximate Length:	Description:
<u>Gravity</u> 1500 lf	8" SDR 35 PVC sewer main
110 lf	8" DIP CL 350 sewer main
<u>Pressure</u> 1 sewer lift station 4275 lf	3" HDPE SDR 13 force main (One air valve inside manhole)

Pump station required: Yes No. Sewer Lift Station with duplex pumps and standby generator (3,000 gpd)

The amount of wastewater generated by this project will be approximately 3,000 gallons per day.

The Reviewing Jurisdiction, listed below, has completed their review of this utility extension request in regard to their adopted land use plan or in terms of its future impact on existing land uses for that local government.

Reviewing Jurisdiction: **Henderson County**

Approved Disapproved

Narrative Comments Provided: Yes No

Signing of Official: _____

Date: _____

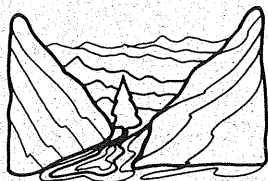
Printed Name: _____

Based on the above information, the Water & Sewer Department has the capacity to support this additional infrastructure and associated connections and hereby recommends approval of said project contingent upon final approval of construction plans and specifications by the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggested wording for motion is as follows:

"I move to accept this Sewer Utility Extension Project and to authorize the City Manager to execute the associated Sewer Utility Extension Agreement on behalf of the City."

Water and Sewer Department:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 6-8-09
Henderson Co. Commissioners:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____



William G. Lapsley & Associates, P.A.

Consulting Civil Engineers and Land Planners

William G. Lapsley, P.E.
 William R. Buie, P.E.
 G. Thomas Jones III, P.E.
 Donald L. Hunley, P.E.

PROJECT NARRATIVE

TO: Lee Smith, Utilities Director
 Water & Sewer Department
 City of Hendersonville

FROM: **William G. Lapsley, PE**
William G. Lapsley & Associates, PA

DATE: **June 22, 2009**

SUBJECT: **Rolling Ridge Sewer Project (Revised)**
PIN # 9599-22-1696 & 9599-31-2895
SEWER UTILITY EXTENSION

An extension of the existing sewer main(s) located **on Sugarloaf Road (SR # 1734) to the Dana Fire Department site** is required to provide sewer service to the above referenced project. This project is proposed to be a **mixed use development including approximately 250 residential units, commercial sites, the Dana Fire Department, the Dana Post Office, the Refuge Baptist Church and other properties in the Dana Community**. The project will be constructed in two (2) Phases. Phase 1 of the project will involve the construction of approximately 700 LF of 8 inch gravity sewer line, 4,275 lf of 3 inch sewer force main, and a sewer lift station to serve the Dana Fire Department and approximately 12 acres of land (see Exhibit A). Phase 2 of the project will include an upgrade of the sewer lift station and the installation of approximately 16,500 lf of 6 inch sewer force main to serve additional properties adjacent to the Dana Community center owned by Rolling Ridge, Inc. At full development the sewer extension will be generating an estimated **100,000** -gallons per day of wastewater for treatment by the City of Hendersonville. The proposed site is currently owned and being developed by:

Dana Fire & Rescue Department
 Post Office Box 151
 Dana, North Carolina 28724

Chief Jimmy Womack
 828-685-3494
 828-685-3495

Rolling Ridge, Inc.
 Post Office Box 5127
 Hendersonville, North Carolina
 28793

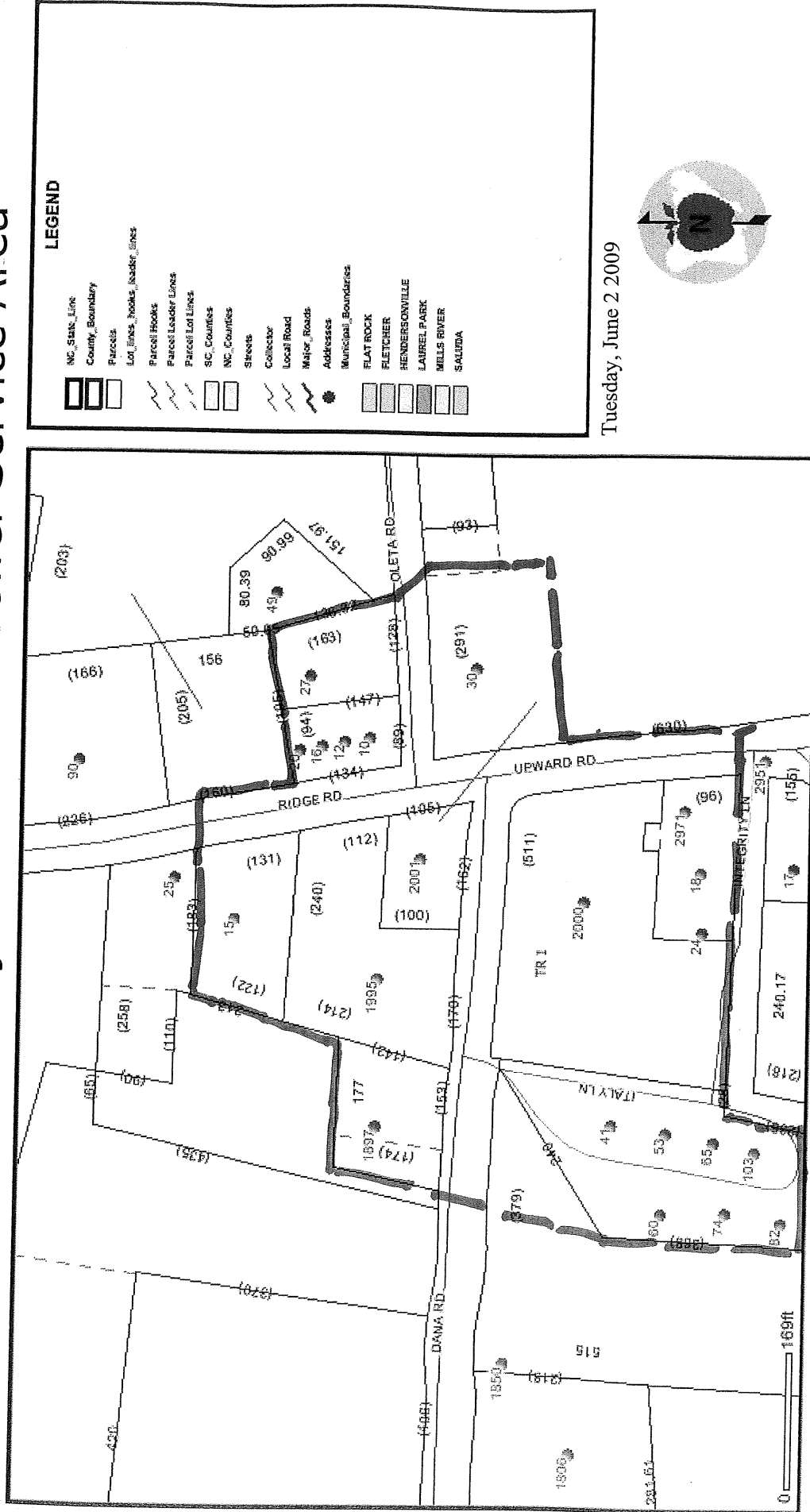
Roger M. Byers
 828-693-4088 ext. 2342
rogerbyers@byersprecision.com

At the present time, **Roger M. Byers (Rolling Ridge, Inc.)** will be responsible for signing the Sewer Utility Extension Agreement (SUEA) with the City of Hendersonville.

Phase 1 of the project will consist of **approximately 700 LF of 8 inch gravity (PVC & DIP) sewer line, 3 ea. manholes, sewer lift station with duplex pumps and standby generator (50 Gpm) and 4,275 LF of 3 inch (HDPE) force main along Ridge Road to the existing Dana School sewer force main.** For more information regarding this proposed project see the accompanying preliminary plans.

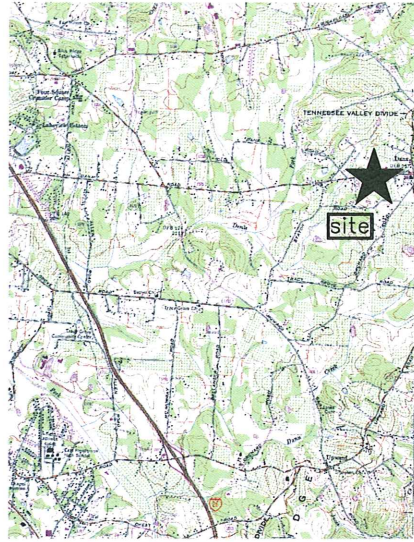
This project is estimated to be completed **120** days after final grading has been completed, assuming favorable weather conditions. I, or an authorized representative of my company, will be observing and monitoring the progress of construction for this project. Should you have any questions, concerns or comments regarding this project please feel free to contact me.

Rolling Ridge Sewer Project - Phase 1 Sewer Service Area



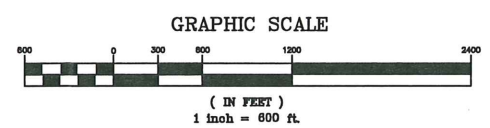
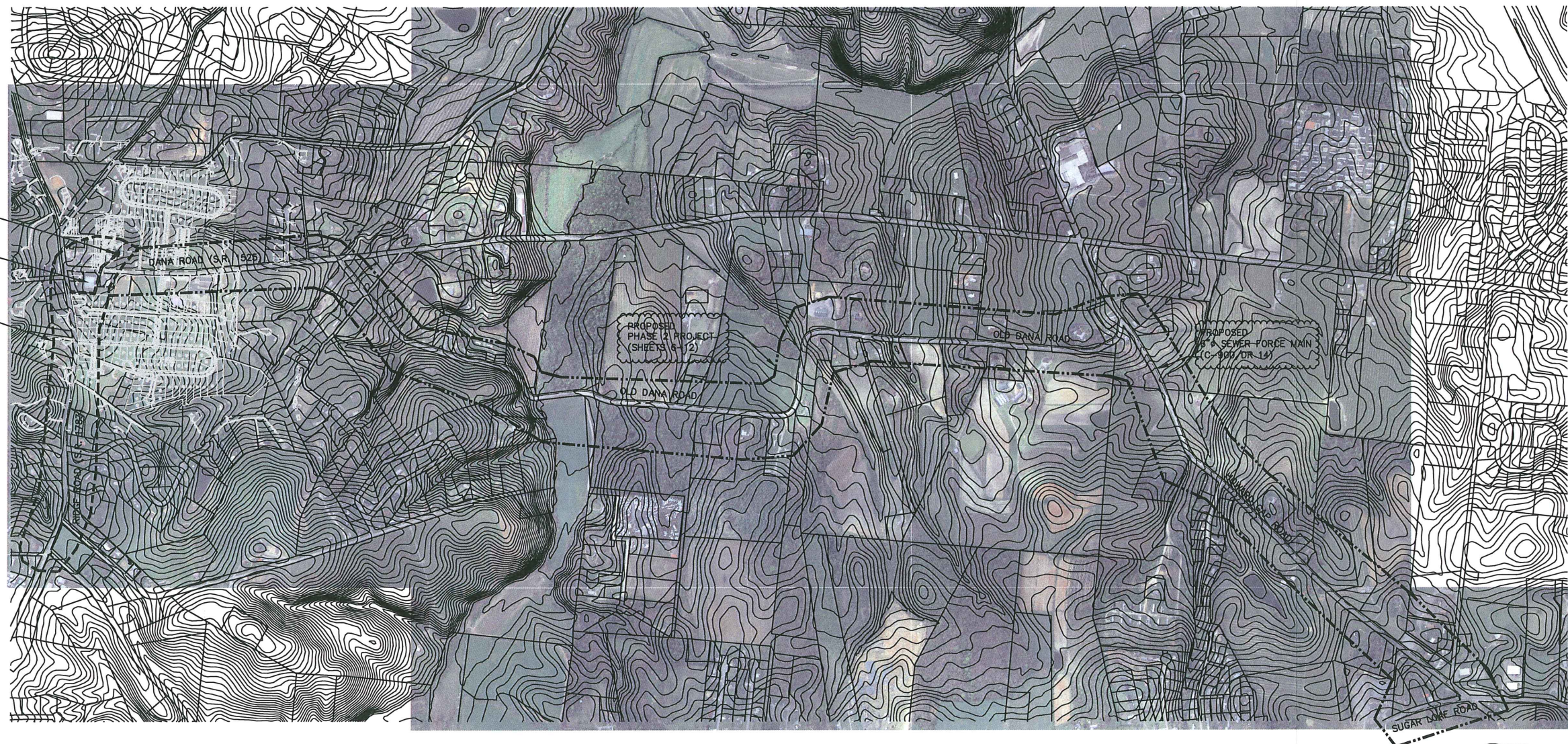
WARNING: THIS IS NOT A SURVEY!

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.



LOCATION MAP
n.l.a.

- PROPOSED SEWER LIFT STATION
- DANA FIRE DEPARTMENT
- PROPOSED PHASE 1 PROJECT (SHEETS 2-5)



WILLIAM G. LAPSLEY & ASSOCIATES P.A.
 Consulting Engineers & Land Planners
 NC License No. C-0556
 Two Town Square Blvd. Suite 100
 Asheville, North Carolina 28808
 (404) 687-7177 • Fax (404) 687-7176
 www.wgla.com



Revisions

date: 01/09
 job: 09111
 drawn: KHC

WILLIAM G. LAPSLEY & ASSOCIATES P.A.
 CONSULTING ENGINEERS & LAND PLANNERS
 ASHEVILLE, NORTH CAROLINA

ROLLING RIDGE SEWER PROJECT
 BLUE RIDGE TOWNSHIP
 HENDERSON COUNTY
 NORTH CAROLINA

PROJECT MASTER PLAN

**HENDERSON COUNTY
REVIEW OF CITY SEWER LINE EXTENSIONS**

Project Name: Rolling Ridge Inc.
4,275 linear feet HDPE SDR 13 force main; 1,500 linear feet SDR 35 PVC; 350 linear feet DIP CL
Size of Sewer Line: 350
County Staff _____
Reviewing Extension: Matthew Cable, Planner; Autumn Radcliff, Senior Planner

Has the project been reviewed under the **County Subdivision Regulations of the Land Development Code (LDC)?** Yes No N/A

Date reviewed: _____
Action: _____
Conditions: _____
Comments: _____

Has the project been reviewed under the **County Manufactured Park Regulations of the LDC?** Yes No N/A

Date reviewed: _____
Action: _____
Conditions: _____
Comments: _____

Has the project been reviewed under the **County Zoning Regulations (i.e. Special Use Permit) of the LDC?** Yes No N/A

Date reviewed: _____
Action: _____
Conditions: _____
Comments: _____

Is the project subject to **any other County Land Use Regulations?** Yes No N/A

If yes, explain:

Does the project conform with the **Henderson County 2020 Comprehensive Plan (CCP)?** Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

Approved Date of Board _____
 Not Approved Comments: _____
 Conditional Approval (See Comments)