

# **REQUEST FOR BOARD ACTION**

## **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** February 4, 2019

**SUBJECT:** Waterline Extension Request – Windy Knoll Acres Subdivision

**PRESENTER:** Autumn Radcliff, Planning Director

**ATTACHMENTS:**

1. Availability Request Approval
2. Aerial Map
3. Master Plan

### **SUMMARY OF REQUEST:**

The City of Hendersonville has requested that the County comment on a proposed water line extension to thirty-three proposed single-family homes in the Windy Knoll Acres Subdivision located off North Allen Road. The proposed water line is 1,300 linear feet of 8-inch waterline pipe and 1,200 linear feet of 6-inch waterline and 5 fire hydrants. The project's location within the Urban Services Area is consistent with the Henderson County 2020 Comprehensive Plan.

The Technical Review Committee (TRC) approved the revised master and development plan on May 15, 2018.

### **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 request for Windy Knoll Acres and direct staff to convey the County's comments to the City of Hendersonville.

**WATER AND SEWER AVAILABILITY REQUEST**

Project Name: \_\_\_\_\_ Phase/Section: 

|  |  |
|--|--|
|  |  |
|--|--|

Property Owner(s): \_\_\_\_\_ Submittal Date: \_\_\_\_\_

PIN(s) or PID(s): \_\_\_\_\_

Submitted By: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Engineering Firm: \_\_\_\_\_ Engineer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**GENERAL INFORMATION -**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

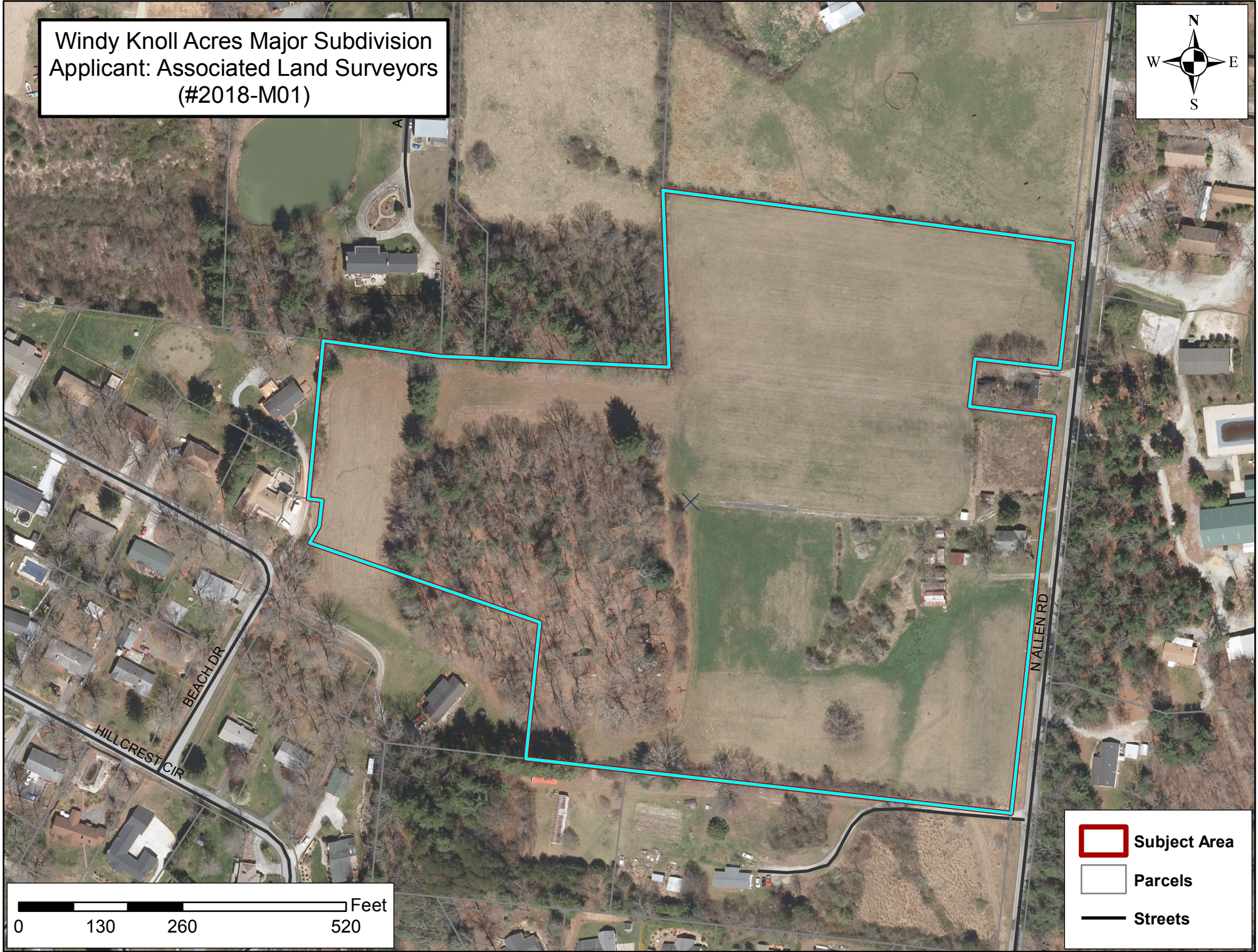
Estimated Demand Per Day:  gallons per day




Adjacent Street(s) or Road(s): \_\_\_\_\_

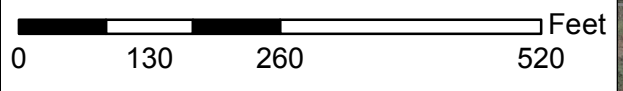
Does the project require a pump station:  **Yes**  **No**    If yes, check one:  **Proposed**  
 **Existing**

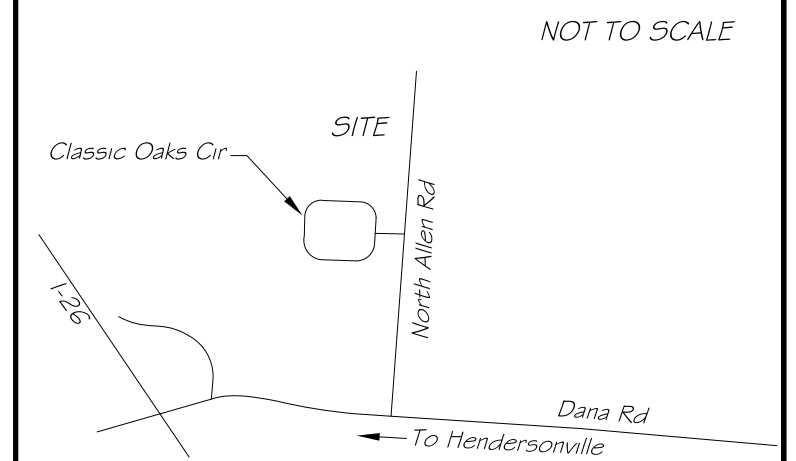


Windy Knoll Acres Major Subdivision  
Applicant: Associated Land Surveyors  
(#2018-M01)



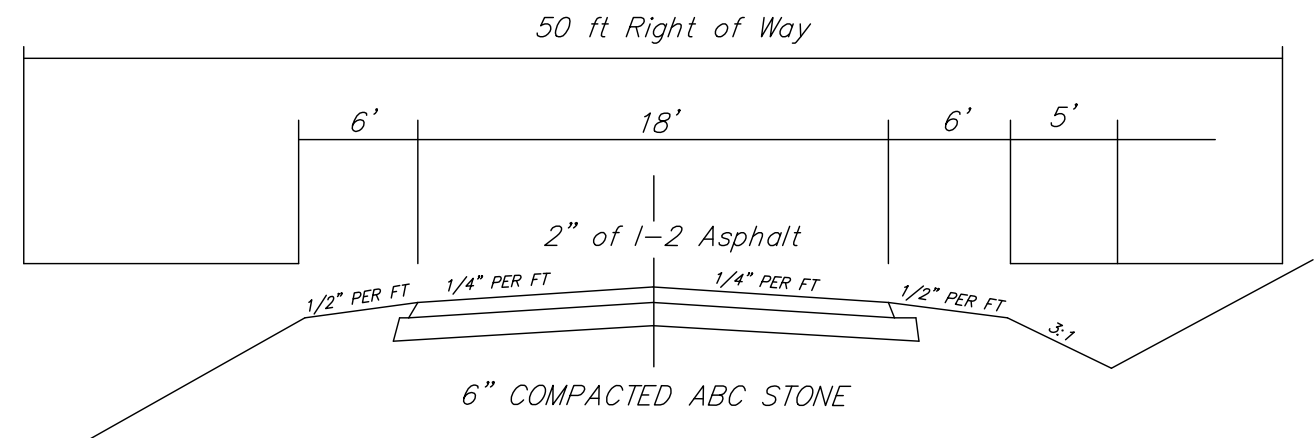
-  Subject Area
-  Parcels
-  Streets





Vicinity Map

Preliminary Drawing - For Review Purposes Only -

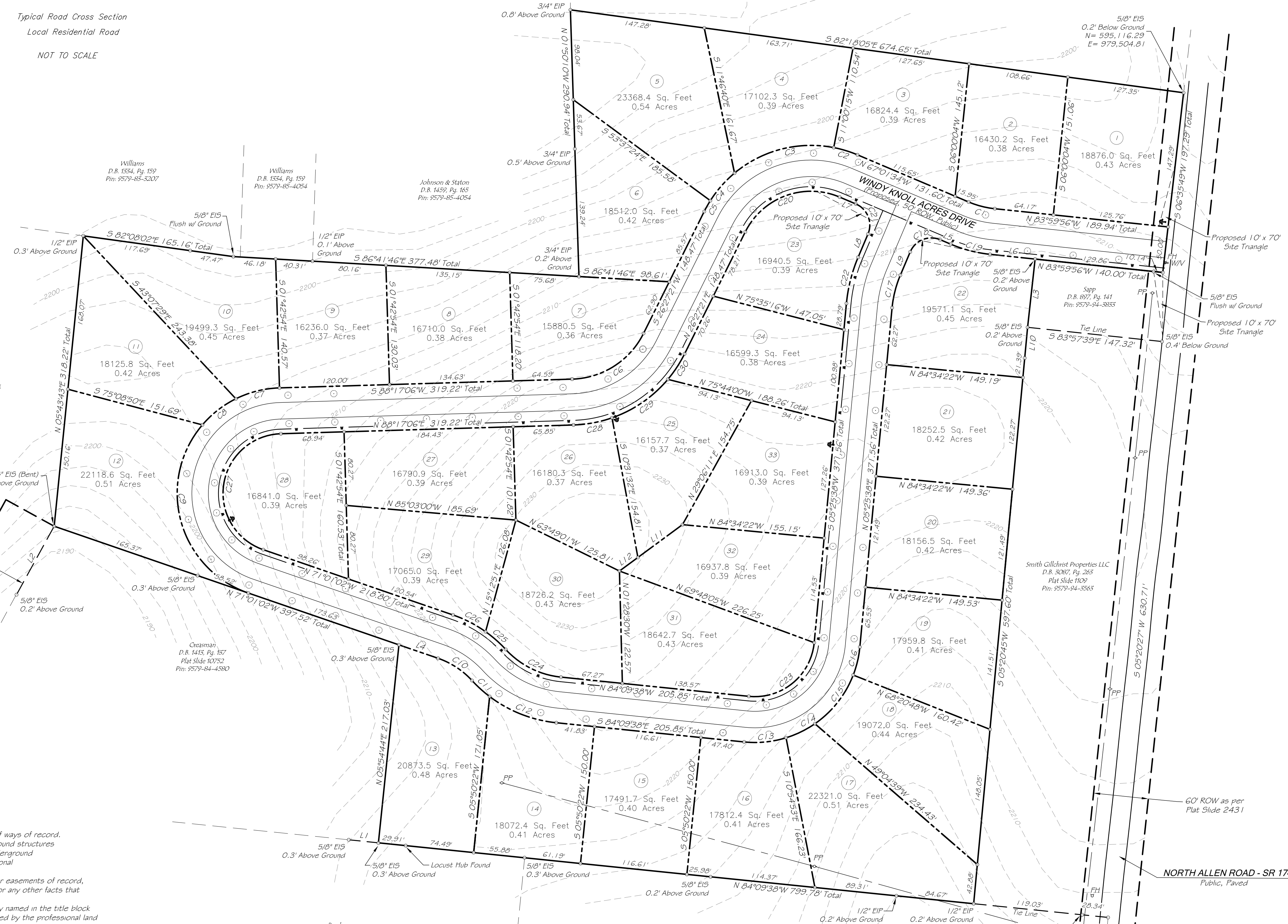


Typical Road Cross Section Local Residential Road

NOT TO SCALE

L1 & L2 are Tie Lines

| Line | Bearing       | Distance |
|------|---------------|----------|
| L1   | N 84°09'38" W | 32.49'   |
| L2   | S 28°49'15" W | 85.13'   |
| L3   | S 06°16'50" W | 74.87'   |
| L4   | S 71°01'02" E | 45.17'   |
| L5   | S 67°01'34" E | 12.37'   |
| L6   | S 83°59'56" E | 49.42'   |
| L7   | N 67°01'34" W | 19.22'   |
| L8   | S 22°58'26" E | 27.62'   |
| L9   | N 22°58'26" E | 27.62'   |
| L10  | S 05°20'45" W | 33.62'   |
| L11  | S 53°38'39" W | 60.34'   |
| L12  | S 53°38'39" W | 24.98'   |



**Project Summary**

16.63 Acres Total  
 Current Zoning: R1 Zoning  
 Density Allowed: 4 Units per 1 Acre  
 Proposed Density: 1 Unit per 0.50 Acres  
 (16.63 / 33 = 1 Unit per 0.50 Acres)  
 33 Total Lots Proposed, Single Family Residential  
 Proposed Minimum Lot Size = 16,158 Sq. Ft.  
 Proposed Maximum Lot Size = 23,368 Sq. Ft.  
 Proposed Public Water Systems  
 Proposed Individual Septic Systems  
 Distance to Public Water = On-Site  
 Distance to Public Sewer System = +/- 1,825'  
 Property is not within a Water Supply Watershed  
 Property is located within a 1/2 mile of A Farmland Preservation District  
 Property is in the Blue Ridge Fire District

**Road Information**

Proposed Windy Knoll Acres Drive Shown to be Public

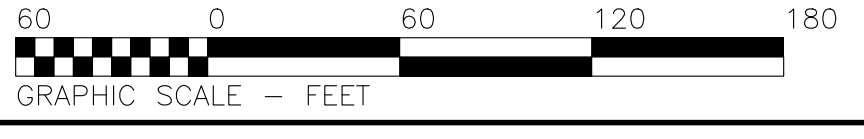
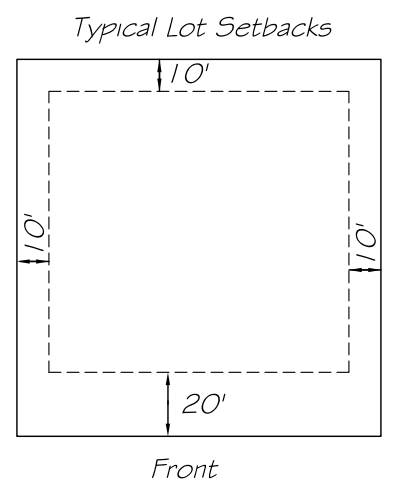
**Windy Knoll Acres Drive (Proposed Asphalt)**

50' Right of Way  
 Length = +/- 2,554'  
 Frontage = +/- 5,091'  
 5,091' / 50 =  
 Required Street Trees = 102  
 Proposed 102 (as shown)

| Curve | Arc Length | Radius  | Chord Bearing | Chord Length |
|-------|------------|---------|---------------|--------------|
| C1    | 29.62'     | 100.00' | N 75°30'45" W | 29.51'       |
| C2    | 27.16'     | 130.00' | N 73°00'40" W | 27.11'       |
| C3    | 115.42'    | 130.00' | N 75°34'13" E | 111.66'      |
| C4    | 40.16'     | 130.00' | S 41°17'11" W | 40.00'       |
| C5    | 13.57'     | 130.00' | S 29°26'47" W | 13.56'       |
| C6    | 97.12'     | 90.00'  | S 57°22'14" W | 92.48'       |
| C7    | 49.38'     | 115.00' | S 75°59'02" W | 49.00'       |
| C8    | 46.64'     | 115.00' | S 52°03'55" W | 46.32'       |
| C9    | 223.72'    | 115.00' | S 15°17'05" E | 190.08'      |
| C10   | 44.61'     | 90.00'  | S 56°48'58" E | 44.16'       |
| C11   | 26.03'     | 145.00' | S 47°45'29" E | 26.00'       |
| C12   | 79.11'     | 145.00' | S 68°31'50" E | 78.13'       |
| C13   | 46.25'     | 115.00' | N 84°19'02" E | 45.94'       |
| C14   | 35.14'     | 115.00' | N 64°02'31" E | 35.00'       |
| C15   | 68.52'     | 115.00' | N 38°13'07" E | 67.52'       |
| C16   | 31.55'     | 115.00' | N 13°17'16" E | 31.46'       |
| C17   | 36.75'     | 120.00' | N 14°12'02" E | 36.61'       |
| C18   | 39.27'     | 25.00'  | N 67°58'26" E | 35.36'       |
| C19   | 44.43'     | 150.00' | S 75°30'45" E | 44.27'       |
| C20   | 120.80'    | 80.00'  | N 69°42'54" E | 109.65'      |
| C21   | 39.27'     | 25.00'  | S 22°01'34" E | 35.36'       |
| C22   | 52.06'     | 170.00' | S 14°12'02" W | 51.86'       |
| C23   | 102.57'    | 65.00'  | S 50°38'00" W | 92.25'       |
| C24   | 68.88'     | 95.00'  | N 63°23'16" W | 67.39'       |
| C25   | 29.33'     | 140.00' | N 48°37'04" W | 29.28'       |
| C26   | 40.07'     | 140.00' | N 62°49'08" W | 39.93'       |
| C27   | 180.72'    | 65.00'  | N 08°38'02" E | 127.89'      |
| C28   | 42.84'     | 140.00' | N 79°31'09" E | 42.67'       |
| C29   | 74.86'     | 140.00' | N 55°26'03" E | 73.97'       |
| C30   | 33.38'     | 140.00' | N 33°17'08" E | 33.30'       |

Building Setbacks as per Henderson County R1 Zoning:  
 Front = 20'  
 Side = 10'  
 Rear = 10'

- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
  2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
  3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
  4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
  5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
  6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
  7. Property is currently zoned R1 as per Henderson County GIS.
  8. Property is located within 1/2 mile of a Farmland Preservation District.
  9. Property is not located in a Water Supply Watershed.
  10. Property is located in Zone X (Minimal Flood Hazard) as per FRIS Map Panel 9579, Map # 37009579001 effective date 10/02/2008.



Combined Master & Development Plan For: Windy Knoll Acres

~ Owner & Developer ~  
 Smith Gilchrist Properties LLC  
 390 Fairview Road  
 Asheville, NC 28803  
 (828) 274-4055  
 D.B. 3007, Pg. 263  
 Plat Slide 11097  
 Pin: 9579-84-9721

Hendersonville Township Henderson County, NC

**ASSOCIATED LAND SURVEYORS & PLANNERS P.C.**

P.O. BOX 578 \* HORSE SHOE, NC 28742  
 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774  
 SCALE: 1 Inch = 60 Feet DATE: April 16, 2018  
 JOB NO: S-17-196-MAST DRAWN BY: ASH CEC: J.S.

- Legend:
- = Proposed Water Line
  - = Existing Iron Pipe
  - EIS = Existing Iron Stake
  - IPS = Iron Pin Set
  - FH = Fire Hydrant
  - WV = Water Valve
  - o = Unmarked Point, Unless Otherwise Noted
  - ROW = Right Of Way
  - PP = Power Pole
  - = Proposed Fire Hydrant W/ Valve