

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 8, 2020

SUBJECT: Water Extension Request

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. The Horseshoe Farm Availability Letter

SUMMARY OF REQUEST:

The City of Hendersonville has requested that the County comment on one potential waterline extension:

1. Nicholas Bowman on behalf of the property owner, Sen-Asheville I, LLC has inquired about connection to the City of Hendersonville's water line for PIN's: 9640-21-6060, 9640-31-4154, 9640-11-6673, 9640-21-6420, 9640-30-4804, and 9640-31-1473. The City of Hendersonville has an 8" water main along Academy Road that touches PIN's 9640-21-6060 and 9640-31-4154 and only requires a tap application. A waterline extension to serve PIN 9640-11-6673, 9640-21-6420, 9640-30-4804, and 9640-31-1473 would be required.

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 Nicholas Bowman on behalf of the property owner, Sen-Asheville I, LLC. 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
JERRY A. SMITH, JR.
Mayor Pro Tem
JEFF MILLER
DR. JENNIFER HENSLEY
LYNDESE SIMPSON

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
ANGELA REECE
City Clerk

Mr. Nicholas M. Bowman
Davis Civil Solutions, P.A.
135-A Charlotte Highway
Asheville, NC 28803

August 11, 2020

RE: HORSESHOE FARM
PARCEL IDENTIFICATION NUMBERS (PINs): 9640116673, 9640216060, 9640216420, 9640304804, 9640314154 &
964031147
WATER AVAILABILITY

Dear Nicholas M. Bowman:

We received on 7/27/2020 and reviewed your request regarding water availability for the above referenced property located in unincorporated Henderson County in the Etowah – Horse Shoe Fire District. Two of the subject parcels (9640216060, 9640314154) affirmatively have frontage that abuts the 12" City of Hendersonville public water main along S Rugby Rd. These parcels would not require an extension. Obtaining water service may be initiated through the [tap/meter service application](#) on our website. Please note that the City's [Code of Ordinances](#) (Sec. 52-130) requires separately connected and metered services for each building. Other of the subject parcels (9640116673, 9640216420, 9640304804, & 964031147) do not have frontage that abuts a City of Hendersonville public water main. In order to serve these parcels, a water main extension will be required. The 12" City of Hendersonville public water main on S Rugby Rd is the nearest to this parcel. Please reference the attached system map. An engineered water system design must meet the demand and provide appropriately sized mains. This design must include the demand from all parcels that are expected to connect as part of this project.

Any public water or 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 Form*

Cc: City of Hendersonville:

Alan Bowen, Locator
Brent Detwiler, City Engineer
Gracie Erwin, Environmental Services Coordinator
Andrew Jones, Utilities Systems Supervisor
Keith Lynch, Locator
Tim Sexton, Collection System Supervisor
Lee Smith, Utilities Director
Adam Steurer, Utilities Engineer
Paul Williams, Operations Support Specialist

Henderson County:

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

[20126 - Horseshoe Farm Availability Letter](#)





CITY OF HENDERSONVILLE

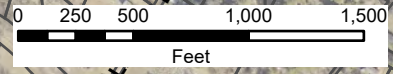
UTILITY AVAILABILITY

Horseshoe Farm

Horseshoe Farm

PINS: 9640116673, 9640216060
 9640216420, 9640304804,
 96403141154 & 9640311473

- Fire Hydrants**
-  City Fire Hydrant
- Water Main**
-  City Water Main
 -  Private Fire Line
 -  Abandoned 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.



AVAILABILITY INQUIRY

EXTENSIONS WILL REQUIRE STATE APPROVAL

Project Name: The Horseshoe Farm Phase/Section:

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Property Owner(s): Sen-Asheville I, LLC Submittal Date: _____
PIN(s) or PID(s): 9640-11-6673, 21-6060, 21-6420, 30-4804, 31-4154, 31-1473
Submitted By: Nicholas Bowman Phone Number: 828.299.9449
Engineering Firm: Davis CivilSolutions, PA Engineer: Gary Davis
Mailing Address: 135-A Charlotte Highway, Asheville, 28803

GENERAL INFORMATION -

An extension of existing water/sewer (circle) line(s) to provide service to:

(provide a brief description of the facility and the size/type of extensions proposed)

MIXED-USE FACILITY. SEE ATTACHED PLAN.

Water Project

No. of Lots or Units: — SEE ATTACHED PLAN
Estimated Demand Per Day: 14,000 gallons per day
Adjacent Street(s) or Road(s): SOUTH 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