



Albemarle County

Legislation Details (With Text)

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Title: Keswick Hall & Golf Club, Expansion of Private Central Water Supply System.

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Attachments: 1. Att.A - Owner Request Ltr-Updated, 2. Att.B - VDH Letter-Updated, 3. Att.C - Groundwater Report, 4. Att.D - Water System Map, 5. Att.E - Resolution

Date	Ver.	Action By	Action	Result
9/5/2018	1	Board of Supervisors	adopted	Pass

AGENDA DATE: 9/5/2018

TITLE:

Keswick Hall & Golf Club, Expansion of Private Central Water Supply System

SUBJECT/PROPOSAL/REQUEST: Resolution approving the expansion of a private central water supply system to serve the Keswick Hall & Golf Club development.

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Graham, Pohl

PRESENTER (S): Frank Pohl

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Keswick Hall & Golf Club is an existing development including 124 residential units, a club house and golf course, a 48-room Inn, dining rooms, tennis courts, pools, a spa, and a fitness facility. The development is located on Club Drive in Keswick (Tax Map Parcels 08000-00-00-008Z0 and 08000-00-00-00900). It is not located in the development and jurisdictional areas of the Comprehensive Plan.

An amendment (SP201800001) to the previously approved special use permit to relocate and expand the spa and fitness center, add a pool bar, expand the energy plant, add a new maintenance and laundry building, relocate the existing inn for 38 additional rooms (a total of 86 rooms), including changes to the parking lot layout, was approved by the Board on July 11, 2018.

As required by County Code § 16-102, the property owner has notified the Clerk of the Board of Supervisors of an intent to expand a central water supply system to serve their existing and proposed development. County Code §§ 16-104 and 16-105 require the Board to consider this proposal and either approve or deny this request.

Two Virginia Stormwater Management Program ("VSMP") applications and two site plans are currently under review. Approval of this request is required prior to the issuance of any building permit related to Phase 1A of the "Water and Wastewater Facilities Plan 2017 Update for Keswick Hall & Golf Club" prepared by Timmons Group dated December 1, 2017 and revised March 19, 2018. No certificates of occupancy for the improvements in Phase 1A shall be issued prior to the approval of the Virginia Department of Health, the Virginia Department of Environmental Quality, the Albemarle County Fire Rescue Department, and completion of the aforementioned water system improvements. The existing water system is owned and operated by Keswick Utilities, Inc., located at 701 Club Drive, Keswick, VA 22947.

STRATEGIC PLAN: Infrastructure Investment: Prioritize, plan and invest in critical infrastructure that responds to past and future changes and improved the capacity to serve community needs.

DISCUSSION: This request is for the expansion of an existing central water supply system under County Code § 16-102 by installing up to 4 additional groundwater wells (Attachment A). The property is not within the County's Jurisdictional Area for public water and sewer and relies on private water and sewer systems to serve the property. The Virginia Department of Health Office of Drinking Water (VDH-ODW) has reviewed the proposed expansion plans and issued a letter with conditions (attached) approving the construction of the proposed wells (Attachment B). A Groundwater Exploration Report, which includes proposed well locations, is included as Attachment C. A graphic showing the existing water distribution system is provided as Attachment D.

Staff recommends that, if approved, the Board impose conditions requiring that:

1. the additional wells shall be constructed in accord with the VDH-OWD approval letter with conditions and the "Groundwater Exploration Report" dated May 14, 2018;
2. well construction documentation shall be submitted to the County Engineer and final expansion plans and specifications shall be approved by the County Engineer prior to commencing construction of the wells;
3. a VSMP/VESCP (Virginia Erosion and Sediment Control Program) permit shall be obtained by the applicant for land disturbance associated with this expansion if it exceeds 10,000 square feet;
4. no certificates of occupancy for the improvements in Phase 1A of the "Water and Wastewater Facilities Plan" shall be issued prior to the approval of the Virginia Department of Health, the Virginia Department of Environmental Quality, the Albemarle County Fire Rescue Department, and completion of the aforementioned water system improvement;
5. the operation and maintenance of the expanded well system shall remain the responsibility of the owner (Keswick Estates Utilities LLC); and
6. if requested by the County Engineer, the owner shall provide the County Engineer annual documentation of maintenance that demonstrates compliance with all State operation and maintenance requirements.

BUDGET IMPACT: This is considered to require minimal staff time to verify that ongoing maintenance is being provided; no budget impact is anticipated.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment D) approving the expansion of the existing central water supply system, subject to the conditions therein.

ATTACHMENTS:

Attachment A - Owner Request Ltr-Updated
Attachment B - VDH Letter-Updated
Attachment C - Groundwater Report
Attachment D - Water System Map
Attachment E - Resolution