

Sanctuary at Southgate Pump Station Request

Board of County Commissioners
September 15, 2025

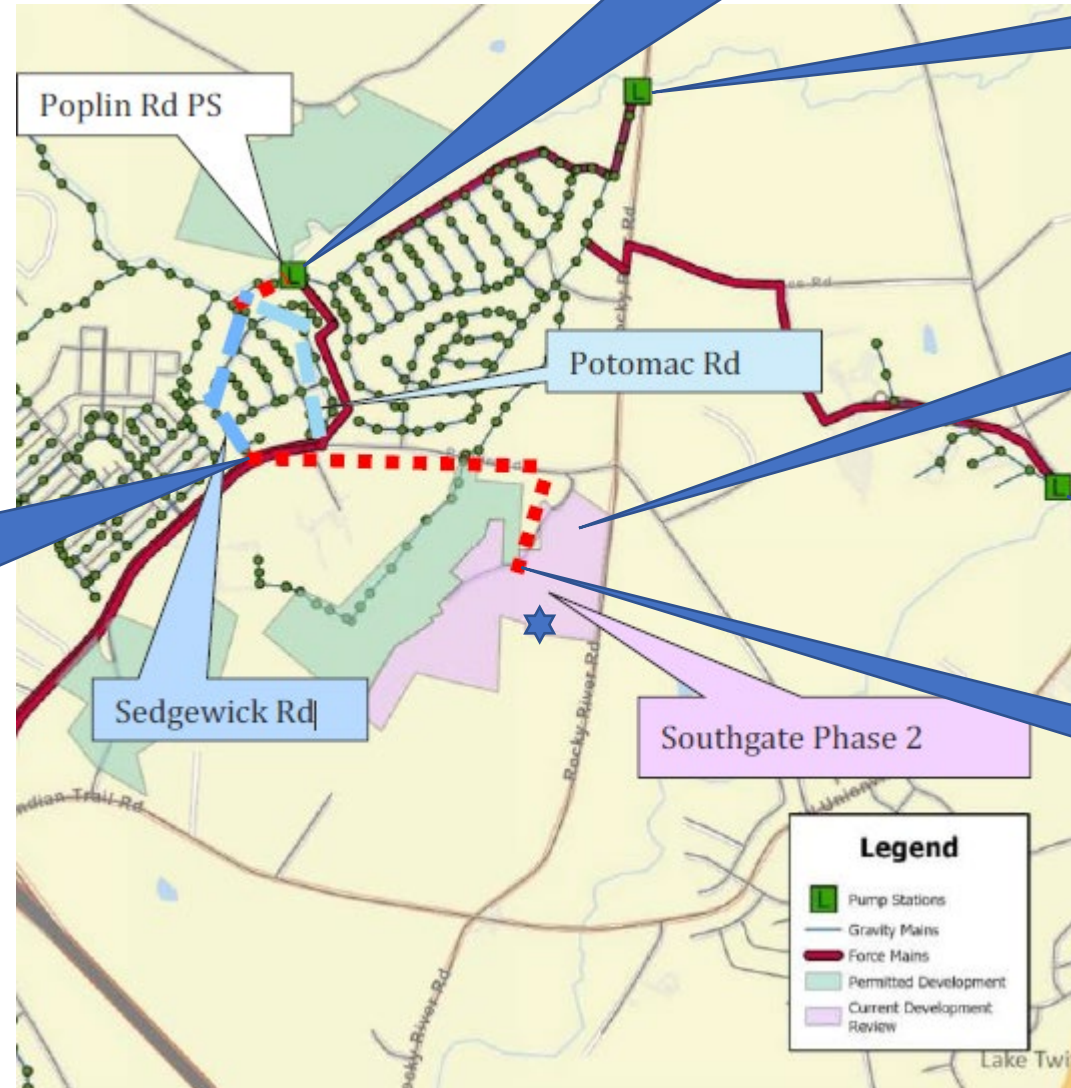


UNIONCOUNTY
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Location Map

Located at the southwest corner of the intersection of Rocky River and Poplin Roads

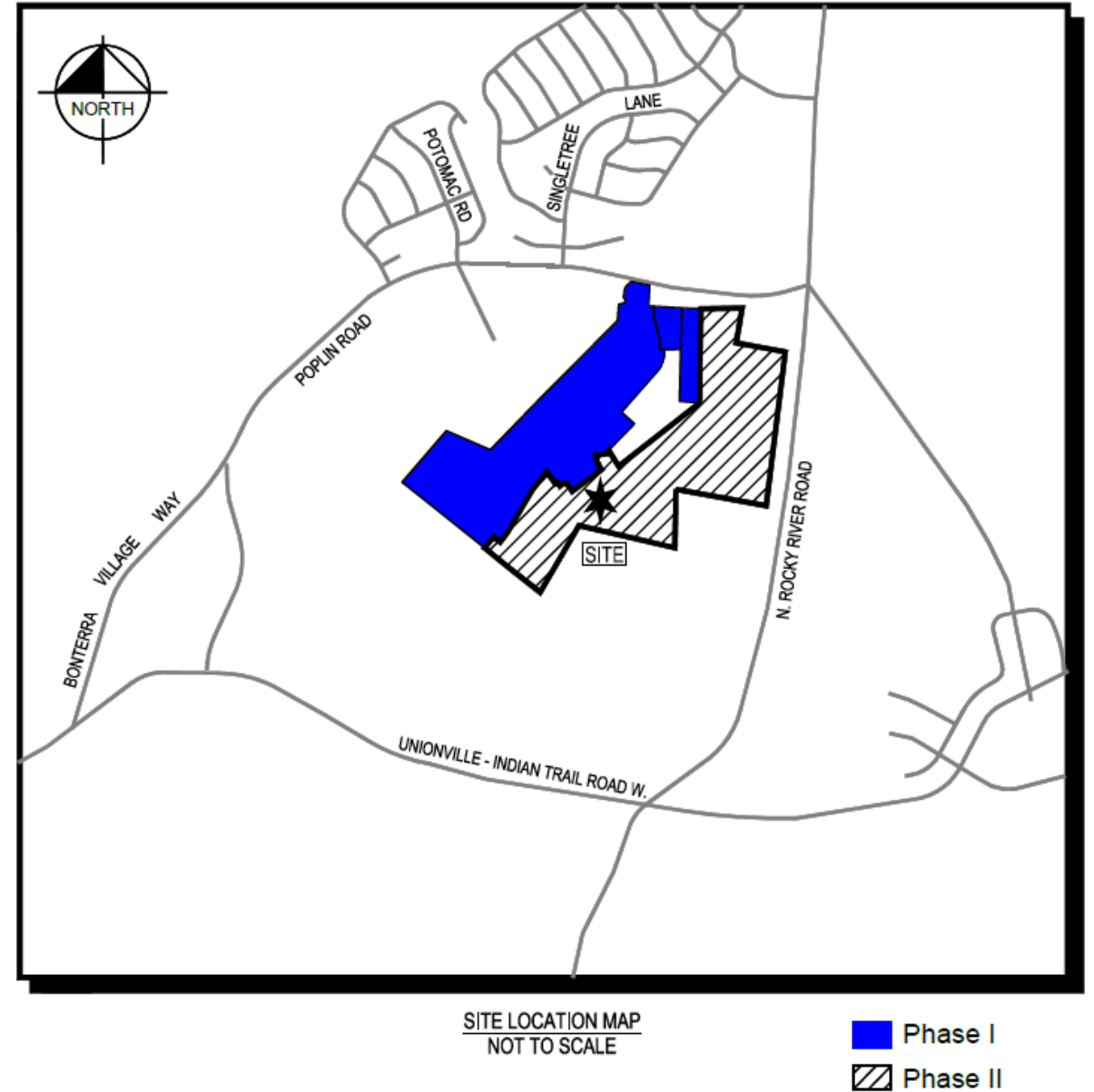
Proposed Sanctuary at Southgate Development Force Main Discharge



Proposed Development Service Areas

Description	Area
Sanctuary at Southgate Development	72 Acres
Total	72 Acres

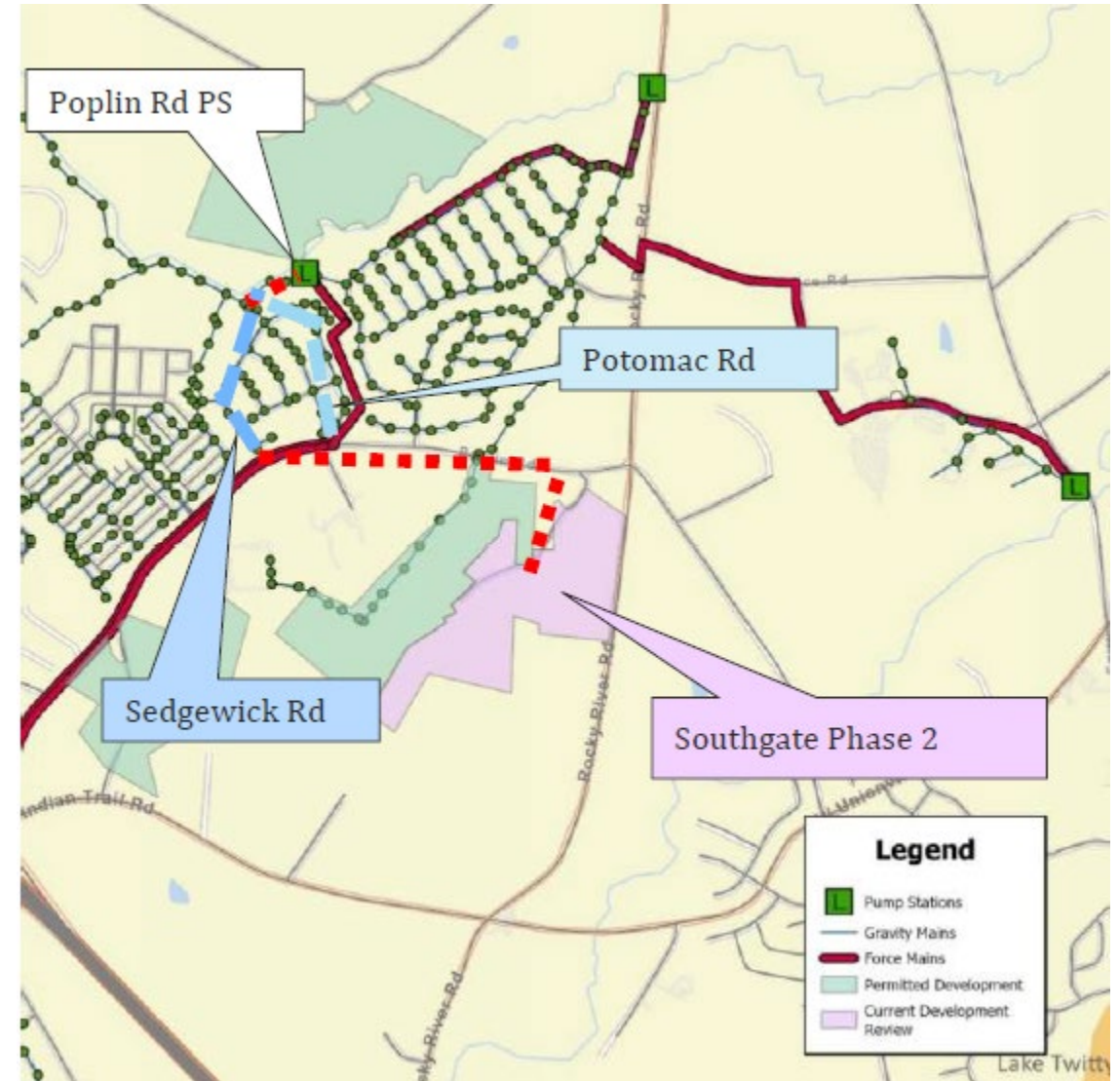
- 💧 Service area is within the Town of Indian Trail
- 💧 Service area is limited to the proposed Sanctuary at Southgate Development



Alternative 1

On Site Pump Station

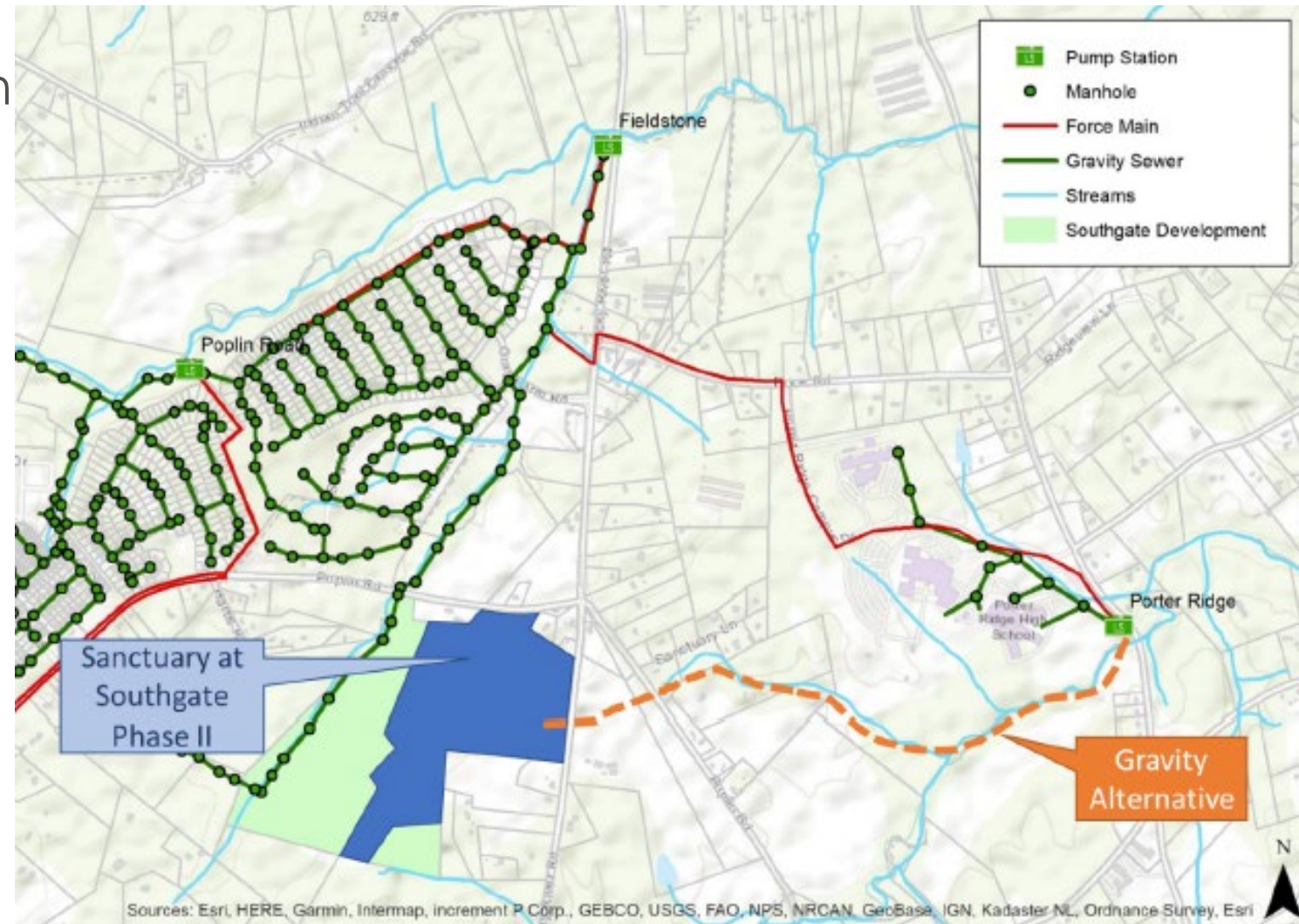
- 💧 Pump station to serve proposed development
- 💧 Proposed discharge to existing gravity system at the intersection of Poplin and Sedgewick or Potomac Roads
- 💧 Flow is conveyed to Poplin Road pump station and treated at 12-Mile Creek WRF
- 💧 Life Cycle Cost of \$2.1M
- 💧 Developer contributing \$0.9M to cover estimated 20-year maintenance costs



Alternative 2

Gravity Connection and Existing Pump Station Upgrades

- Gravity sewer connection to existing Porter Ridge Pump Station
- Adds 97,870 GPD to the Porter Ridge and Fieldstone pump stations
- Upsizing required for both Porter Ridge and Fieldstone pump stations
- Flow is ultimately conveyed to Poplin Road pump station and treated at 12-Mile Creek WRF (unchanged from Alternative 1)
- Life Cycle Cost of \$3.6M



Utility Based Rationale

Approval	Denial
Proposed development is ultimately served by the Poplin Road pump station regardless of selected alternative	Alternative 2 will require additional improvements to two existing pump stations
Alternative 2 requires capacity improvements to two existing pump stations and is a costlier option to serve the proposed development for the utility when considering the life cycle costs	
Proposed development cannot be served by a gravity solution	

Requested Board Action

💧 For Approval:

- 💧 (i) Approve the application request concerning the Sanctuary at Southgate development for a wastewater pump station, as such pump station solution is set forth in the application associated with the request, in accordance with Section 34-336(b)(1) of the Union County Code; and (ii) adopt the utility-based rationale statement for approval.

💧 For Denial:

- 💧 (i) Deny the application request concerning the Sanctuary at Southgate development for a wastewater pump station, as such pump station solution is set forth in the application associated with the request, in accordance with Section 34-336(b)(1) of the Union County Code; and (ii) adopt the utility-based rationale statement for denial.



Questions?



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