

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: May 1, 2006

SUBJECT: Water Line Extension

ATTACHMENTS: **Fox Glen, Phase 1, Section 2** - Project Summary
Engineer's Report
County's Review Sheet

SUMMARY OF REQUEST:

The City of Hendersonville has requested County comments on a proposed water line extension project to serve Fox Glen, Phase 1, Section 2 development.

A City of Hendersonville Project Summary sheet, with backup documents and a County review sheet with staff comments are attached for Board review and action.

COUNTY MANAGER'S COMMENTS:

Recommend that the Board take action to support the referenced water line extension.

City of Hendersonville - Project Summary
Water Line Extension
Fox Glen, Phase 1, Section 2

Date: April 3, 2006

This is a project to extend existing water lines to provide water service to a proposed residential development. This project consists of one hundred (100) apartment units and one (1) commercial office/retail unit. This project is located on Howard Gap Road across from Fletcher Elementary School.

This project is under the reviewing jurisdiction of: **Henderson County.**

This project requires approximately **1,156** linear feet of water line sized as following:

Description:	Approximate Length
6" DIP CL 350	1,156 lf

Fire Protection will be provided by the installation of two (2) fire hydrants and a private fire sprinkler system in each building.

The entire cost of the proposed water line extension is to be paid for by Glade Holdings, Inc. of Hendersonville, NC.

Water pressure and flow in this area is as follows:

Static Pressure:	78 PSI
Residual:	45 PSI
Flow:	785 GPM

Based on the above information, the Water & Sewer department is capable of supporting the additional connections and recommends approval of the project contingent upon approval of the final plans and specifications from the Water & Sewer Department.

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

I move to accept this water line extension project and to authorize the City manager to execute the water line extension agreement on behalf of the City.

Water & Sewer Department:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 3-31-06
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

The undersigned represents this utility extension line request has been evaluated in light of the adopted land use plan for the municipality or Henderson County. In the absence of such a plan for the general area to be served, this extension has been evaluated in terms of its future impact on existing land uses.	
Reviewing Jurisdiction: Henderson County	
Signing Official:	_____
Date of Review:	_____
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
Narrative Comments Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	

MOUNTAIN ENGINEERING COMPANY
CIVIL ENGINEERING + SITE PLANNING

121 Third Avenue West Suite 2 Hendersonville North Carolina 28792
Telephone (828) 697-2122 Facsimile (828) 697-8458

16 December 2005

Mr. Lee Smith, Utilities Director

Water and Sewer Department
Care of Rhonda H. Wiggins
City of Hendersonville
305 Williams Street
Hendersonville, North Carolina 28792

Re: **FOX GLEN (Phase 1 – Section 2)**
Water Distribution System Improvements
Project # 05 - 109

Dear Mr. Smith:

The **Fox Glen (Phase 1 – Section 2)** project is a proposed **Residential** multi-family development of one-hundred (100) units (as proposed 10 apartment buildings) and one (1) commercial building (office and retail) located on the east side of Howard Gap Road across from Fletcher Elementary School. The Owner is **Chestnut Land Fund LLC** and the Developer is **Glade Holdings, Inc.** of **475 South Church Street Suite 100, Hendersonville, North Carolina 28792**


Attached, for your review and further handling, are four (4) sets of the Preliminary Plans and Technical Specifications as well as the Engineer's Report for the above referenced project. Also attached is the plan review fee (Check in the amount of \$ 250.00) and the following required Engineering Department forms:

1. Check list; Water Distribution Extension project (1 copy).
3. Project Summary; Water Distribution Extension project (1 copy).

These **Water Distribution System** Plans and Specifications have been prepared according to the City of Hendersonville Water and Sewer Department standards.

If you require additional information, please contact me at (828) 697-2122 or (828) 329-2190.

Sincerely yours,


John B. Jeter, P.E.

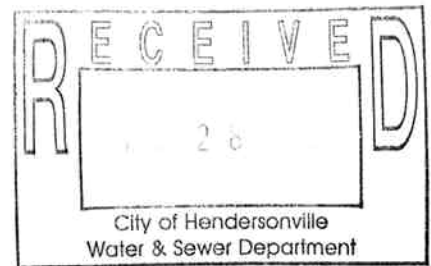
cc: Ed Hernandez, Glade
Erica McArthur-Allison, Glade
Luther Smith, LSA

**FOX GLEN
(PHASE 1 – SECTION 2)**

**FLETCHER
NORTH CAROLINA**

ENGINEER'S REPORT

**WATER DISTRIBUTION SYSTEM
IMPROVEMENTS**



Prepared by:
MOUNTAIN ENGINEERING COMPANY
121 Third Avenue West Suite 2
Hendersonville North Carolina 28792

Telephone No. (828) 697-2122

Facsimile No. (828) 697-8458

FOX GLEN
(Phase 1 – Section 2)

ENGINEER'S REPORT

WATER DISTRIBUTION SYSTEM IMPROVEMENTS

APPLICANT NAME and ADDRESS

CITY of HENDERSONVILLE
Post Office Box 1760
Hendersonville, North Carolina 28793

PROJECT DESCRIPTION AND NARRATIVE

Fox Glen is a proposed residential community. The project has frontage on **Howard Gap Road** (SR # 1006) and is located on the east side; across from the Fletcher Elementary School. The property is outside the city limits of Hendersonville.

The current plan and permit provides for the development of one-hundred (**100**) residential units (apartments) and one (**1**) commercial building on **6.61** acres.

CURRENT PROJECT NARRATIVE

The proposed water distribution system includes water-main extension (**6-inch** water-line: 1157.0 lf) and required appurtenances to serve only the Fox Glen – Phase 1 Section 2 neighborhood; with **101** possible connections.

PROJECT SUMMARY

Air Release Valve (ARV.)	1 ea.
Fire hydrants	2 ea.
Water Lines	
6" D.I.P./CL.350	1,157 lf.
Water Valves	
6" Gate Valve w/box	6 ea.
Water Services	101 ea.

IDENTIFICATION and DESCRIPTION of the SERVICE AREA

The service area for this project is only the Fox Glen – Phase 1 Section 2 community.

FUTURE SERVICE AREAS

Future water-line extensions around the project will serve the surrounding area. This Water system extension is proposed to serve only the **Fox Glen Apartment** community.

PRESENT and ANTICIPATED WATER DEMAND

There is no current water use. When this phase is completed, the anticipated water demand will be **40,400** GPD (101 units @ 400 GPD).

CHARACTER of the WATER SUPPLY SOURCE

The water supply for this project is from the City of Hendersonville Water Treatment Plant.

CITY of HENDERSONVILLE

SUPPLEMENT TO TECHNICAL SPECIFICATIONS

- 1000.1 The installation of all water lines and appurtenances shall comply with the technical specifications and especially reflecting the typical details found on the approved plans.
- 1000.2 No deviations of the plans or technical specifications will be allowed without the express written authorization of the Director of Water and Sewer of the City of Hendersonville or his representative.
- 1000.3 Contractor is required to request authorization to start construction at least seven (7) days prior to actual starting date to the Director of Water and Sewer of the City of Hendersonville Water and Sewer Department.
- 1000.4 Contractor is required to coordinate pressure testing, line flushing, chlorination and final inspection with the engineering department of the City of Hendersonville.
- 1000.5 Contractor is required to install fire hydrants in strict compliance with the notes found on the detail sheet.
- 1000.6 Contractor is required to coordinate a continuity test with the engineering department of the City of Hendersonville at each water line appurtenance location to ensure that all water lines and service laterals can be located.

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Fox Glen, Phase 1, Section 2
 Size of Water Line (Main & Distribution Pipe Size): 6" DIP CL 350 – 1,156 Lf.
 County Staff Reviewing Extension: Rocky Hyder, Fire Marshal; Matt Card, Subdivision Admin.; Autumn Radcliff, Planner II

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A
 Date reviewed: March 16, 2004, A one year extension granted on February 21, 2006
 Action: Approved with Conditions
 Conditions: Final Plat Conditions, approval of sewer and water systems, approval of soil erosion control plans, road standard conditions and a condition regarding future development
 Comments: _____

Has the project been reviewed under the **County Manufactured Park Ordinance**? Yes No N/A
 Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Ordinance (i.e. Special-Use or Conditional-Use Permit)**? Yes No N/A
 Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Is the project subject to **any other County Land Use Ordinance**? Yes No N/A
 If yes, explain: The Board of Commissioners granted a vested right for the Fox Glen subdivision under Chapter 189 of Henderson County Code on October 20, 2004.

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A
 The project site is located in the Urban Service Area, and residential density is maximized where utilities are present. Does the project have **adequate hydrant location and spacing**? Provided the apartment buildings are fully sprinkler protected. Yes No N/A

Description of **hydrant type and thread**: Mueller Centurion – National Standard Thread
 Does the estimated flow rate (gpm) meet **fire protection standards**? Buildings fully protected by a sprinkler system are exempt from separation requirements. Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

Approved
 Not Approved
 Conditional Approval (See Comments)

Date of Board Review: _____
 Comments: _____