

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: May 1, 2006

SUBJECT: Tip Top Acres - Water Line Extension

ATTACHMENTS: Project Summary/Narrative

SUMMARY OF REQUEST: Henderson County Review Sheet

The City of Hendersonville has requested that the County comment on the proposed water line extension listed above. Staff has reviewed the water line extension and has provided Staff comments and the project summary.

RECOMMENDATION / BOARD ACTION REQUESTED:

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

City of Hendersonville - Project Summary
Water Line Extension
Tip Top Acres

Date: March 23, 2006

This is a project to extend existing water lines to provide water service to a proposed residential subdivision consisting of eleven (11) lots. This project is located on Corsica Lane, just south of US Hwy 176 southeast of Hendersonville near the Polk County Line.

This project is under the reviewing jurisdiction of: Henderson County

This project requires approximately **1,160** linear feet of water line sized as following:

Description:	Approximate Length
6" DIP CL350	1,160 lf

Fire Protection will be provided by the installation of two (2) fire hydrants.

The entire cost of the proposed water line extension is to be paid for by Tip Top Development, LLC of Saluda, NC.

Water pressure and flow in this area is as follows:
Static Pressure: 126 PSI *Hydrant 07-1150*
Residual: 88 PSI
Flow: 890 GPM *Hydrant 07-1152*

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.

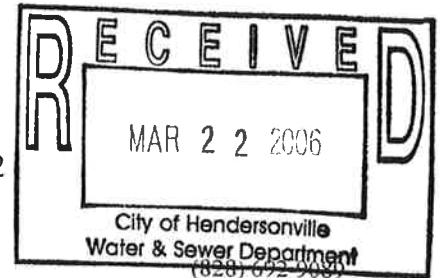
A motion is needed to approve and accept this project. Suggest wording is as follows:

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 3-30-06
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	

Laughter, Austin and Associates, P.A.
Engineering • Planning • Land Surveying
131 FOURTH AVENUE EAST
HENDERSONVILLE, NORTH CAROLINA 28792



Jon H. Laughter
Donald J. Austin
Thomas P. Welbourn
James D. Chambless, Sr.

Fax (828) 693-8822
WATS 1-800-858-LAND

PROJECT NARRATIVE

Project : **City of Hendersonville
WATER LINE EXTENSION
to serve
Properties off of Corsica Lane, a private roadway
located south of the intersection of U.S. Highway 176**

Project Number: **LAA05-420**

Owner/Developer: **City of Hendersonville**

Address: P.O. Box 1670
Hendersonville, North Carolina 28793

Telephone: (828) 697-3063

5.20.03

Description:

This proposed Water Main Extension is being planned to serve a proposed residential development on Corsica Lane located 250± feet south of U.S. Highway 176 southeast of Hendersonville near the Polk County Line. This water main extension is being done by private contractors for the City of Hendersonville's Water and Sewer Department.

This proposed water extension will require tapping into the existing water service on the north side of Corsica Lane and running south along the east side of proposed Tip Top Road for approximately 1,160 feet.

This extension shall be installed according to the proposed plans and as follows:

OFF-SITE WATER EXTENSION;

A proposed connection to the existing City of Hendersonville water system shall be made by connecting to the existing 6" water line on the north side of Corsica Lane 230 feet ± west of U.S. Highway 176.

PROJECT NARRATIVE, continued

The connection will be made with a wet-tapping 6"x 6" tee and a 6" gate valve and will run south under Corsica Lane to the east side of proposed Tip Top Road. This water main extension and all other appurtenances necessary to provide adequate water distribution shall be installed.

ON-SITE WATER EXTENSION;

The proposed 6" waterline will run through a proposed 11 lot residential development along the east side of proposed Top Top Road to a point where a fire hydrant with 1 gate valve will be installed at the end of the proposed waterline.

In General;

The installation of this Water Main Extension is expected to begin shortly after all approvals and permits have been issued and "authorization to start" has been given by the City's Water and Sewer Department. The utility contractor for this project will be determined at a later date and the City Water and Sewer Department will be notified.

This is a water main extension for the City of Hendersonville Water and Sewer Department. This water main extension shall be installed in accordance with all local and state regulations by a N.C. licensed utility contractor to be selected by the Owner/Developer and approved by the Water and Sewer Department.

Laughter, Austin and Associates, P.A. (Consulting Engineers) shall provide installation monitoring services during the construction and installation process and provide completion certification when the job is completed as required under the terms of the "Water Line Extension Agreement" with the City Of Hendersonville Water and Sewer Department.

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Tip Top Acres

Size of Water Line (Main & Distribution Pipe Size): 6" DIP CL 350 – 1,160 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: _____

Action: _____

Conditions: _____

Comments: It appears that the project will go before the Planning Board on May 16, 2006 for approval.

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:

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**?

Yes No N/A

The project site is located in the rural/agricultural area, but is located adjacent to the water service area for the Town of Saluda. The CCP states that growth will be directed to areas that are currently or could effectively be serviced by sewer & water in the future.

Does the project have **adequate hydrant location and spacing**?

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**? Meets standard for structure spacing of more than 30 feet.

Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

- Approved
- Not Approved
- Conditional Approval (See Comments)

Date of Board Review: _____
Comments: _____