

REQUEST FOR BOARD ACTION

Henderson County Board of Commissioners

Meeting Date: November 6, 2006

Subject: Sewer Line Extension – Kenmure, Phase 6

Attachments: Project Summary
Engineer's Report
County Review Sheet
Vicinity Map

Summary of Request:

The City of Hendersonville has requested County comments on proposed sewer line extension for Kenmure, Phase 6.

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

County Manager's Comments:

City of Hendersonville - Project Summary
Sewer Line Extension
Kenmure Phase 6

Date: October 18, 2006

This is a project to extend existing sewer lines to provide sewer service to an additional Phase of the existing subdivision to include 73 residential units. This phase is on the south side of Pinnacle Mountain Road. This project is located 3 miles south of Hendersonville on the west side of US 225.

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

This project requires approximately **18,400** linear feet of sewer line sized as following:

Description:	Approximate Length
4" DIP	9,200 lf

Pump station required: yes No

The amount of wastewater generated by this project will be approximately **29,200** gallons per day.

The entire cost of the proposed sewer line extension is to be paid for by Kenmure Properties, Ltd of Flat Rock, NC.

Water & Sewer Department: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Disapproved	Date: 6-12-06
Hendersonville City Council: <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Date: _____

<p>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.</p> <p>Reviewing Jurisdiction: Henderson County</p> <p>Signing Official: _____</p> <p>Date of Review: _____</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> Disapproved</p> <p>Narrative Comments Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

OFFICERS:

Greg Newman
Mayor
Barbara Volk
Mayor Pro-Tem
Chris A. Carter
City Manager

CITY OF HENDERSONVILLE

"The City of Four Seasons"

WATER AND SEWER DEPARTMENT
Lee Smith, Utilities Director

1519
CITY COUNCIL:

BARBARA VOLK
JON LAUGHTER
WILLIAM O'CAIN
JEFF COLLIS

Monday, June 12, 2006

Mr. Lee King, Managing Partner
Kenmure Properties, Ltd.
10 Kenmure Drive
Flat Rock, NC 28731

RE: WATER SUPPLY FOR KENMURE DEVELOPMENT

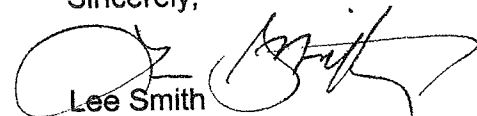
Dear Mr. King:

As the provider of water service to Kenmure and surrounding areas, it shall be the City's perpetual responsibility to insure that the level of service is optimized and that neither quality nor quantity are sacrificed for the provision of such services to others. It shall always be the City's charge to insure that consistent and satisfactory levels of service be provided to the City's existing water customers, irregardless of new development and growth.

At some point in the future the water system serving Kenmure will reach its capacity and will require upgrading. Funding for this upgrade will be done on a pro rata basis determined by the actual and projected demand for each affected system connected to this existing water system. As new development may be proposed to connect to this and other existing portions of the City's water system, the City will require said new development to pay for its portion of upgrade that may be required while the City will provide funding to upgrade infrastructure required to maintain demand requirements for existing customers.

If you have any questions or require additional information regarding this correspondence please let me know.

Sincerely,


Lee Smith
Utilities Director

cc: Chris Carter, City Manager
Dennis Frady, Assistant Utilities Director

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.

(828) 692-9089
Fax (828) 693-8822
WATS 1-800-858-LAND

PROJECT NARRATIVE

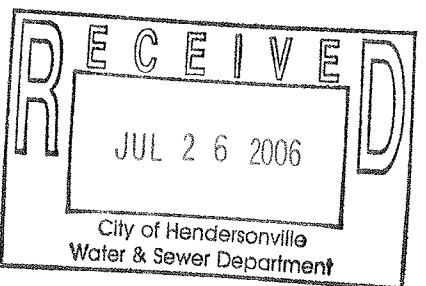
Project : **City of Hendersonville**
SANITARY SEWER LINE EXTENSION
to serve
Proposed Kenmure Residential Development
located on south side of Pinnacle Mountain Road (SR 1114)

Project Number: **LAA05-211**

Owner/Developer: **City of Hendersonville**

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

Telephone: (828) 697-3063



Description:

This proposed Sanitary Sewer Extension is being planned to serve proposed residential development in the southwest corner of the existing Kenmure development on the south side of Pinnacle Mountain Road (SR 1114). The project is located approximately 3 miles south of Hendersonville on the west side of US 225. This sanitary sewer extension is being done in-house by the City of Hendersonville's Water and Sewer Department.

This proposed sewer system will require a new pumping station located in the southern portion of the proposed development and a 4" force main running north through the proposed development and through portions of the existing Kenmure Development for approximately 9,200 linear feet. This project consisting of 73 residential units will produce an estimated sewage flow of 400 gallons per residential dwelling unit which will generate an approximate total flow of 29,200 gallons per day. This sewer force main shall be installed according to the proposed plans and as follows:

OFF-SITE SEWER EXTENSION;
A proposed connection to the existing Town of Flat Rock sewer system shall be made

PROJECT NARRATIVE, continued

City of Hendersonville
Water and Sewer Department
Kenmure Residential Development
Sanitary Sewer Force Main
Page-2-
June 6, 2006
LAA Job No. 05-211

by connecting the proposed 4" diameter force main into an existing manhole at the existing pump station near the Kenmure Golf Course.

Approximately 7,600 lineal feet of 4-inch diameter DIP sanitary sewer line will be extended southward from the existing Town of Flat Rock pumping station to the proposed development along the south side of Pinnacle Mountain Road. This sanitary sewer force main and all other appurtenances necessary to provide adequate sewerage distribution shall be installed.

ON-SITE SEWER FORCEMAIN;

Approximately 1,600 lineal feet of 4-inch diameter ductile iron sanitary sewer line will be extended southward from Pinnacle Mountain Road into the proposed development to a proposed 26 horsepower Non Clog KSB pump station with grinder. This sanitary sewer force main and all other appurtenances necessary to provide adequate sewerage distribution shall be installed.

In General;

The installation of this Sanitary Sewer Force main 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 sanitary sewer extension for the City of Hendersonville Water and Sewer Department. This sewer 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 by the City Of Hendersonville Water and Sewer Department.

HENDERSON COUNTY
REVIEW OF CITY SEWER LINE EXTENSIONS

Project Name: Kenmure Phase 6
Size of Sewer Line: 4" DIP- 9200 lf.
County Staff Reviewing Extension: Gary Tweed, Co. Eng., Matt Card, Subdivision Admin.; Rodney Tucker, Project Mgr.

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A
Date reviewed: July 18, 2006
Action: Approved with conditions.
Conditions: Revisions to development plan, approval of water and sewer and soil erosion control plans.
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:

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A

Kenmure's sewer extension project is consistent with the intent and spirit of the CCP. The proposed project is located in the CCP's designated Urban Area. The CCP encourages sewer services.

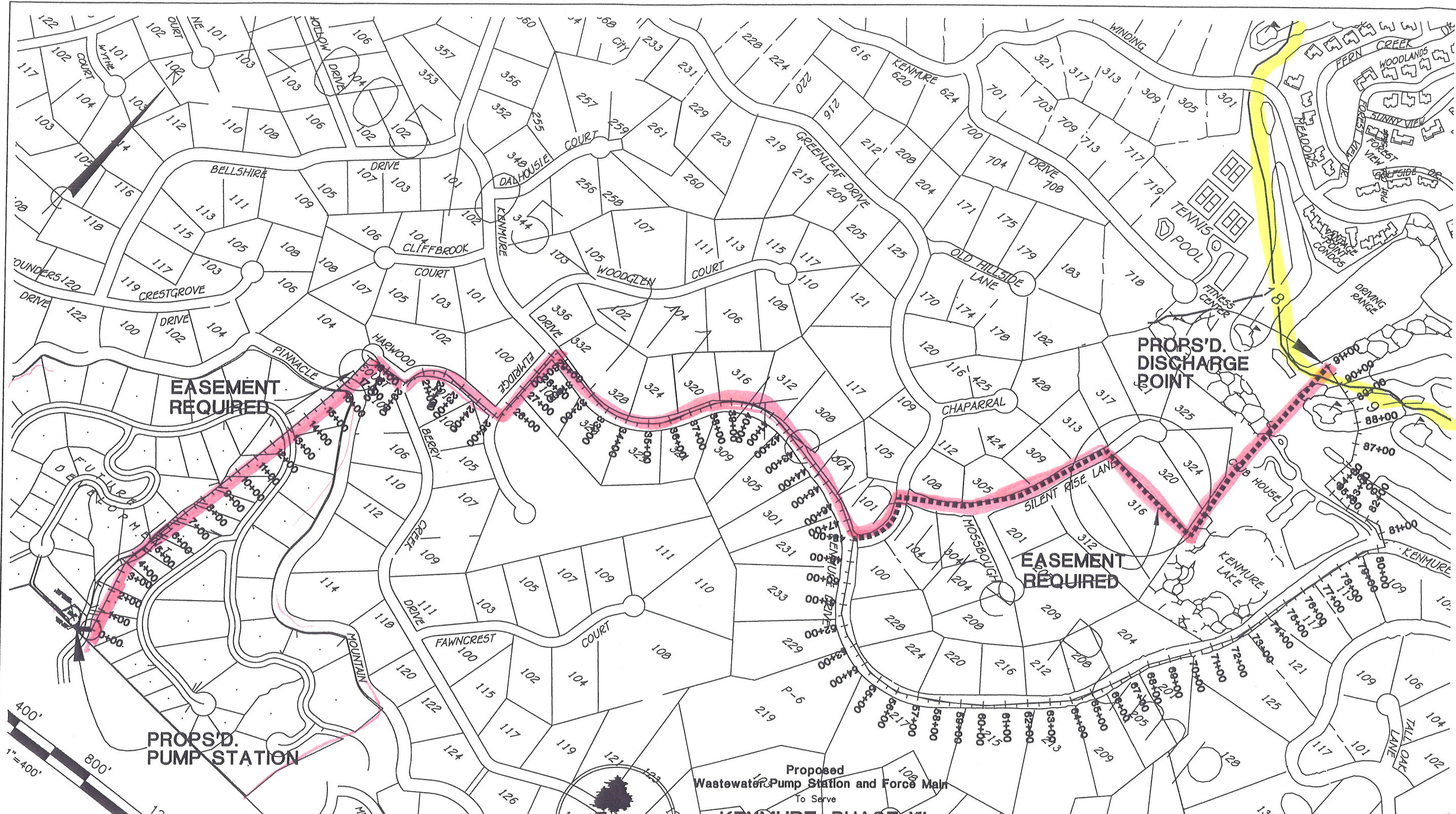
Comment from Gary Tweed, County Engineer:
Since this project will be connecting to the City of Hendersonville Sewer system, I have no objection to the project.

BOARD OF COMMISSIONERS APPROVAL

Approved
 Not Approved
 Conditional Approval (See Comments)

Date of Board Review: _____
Comments: _____

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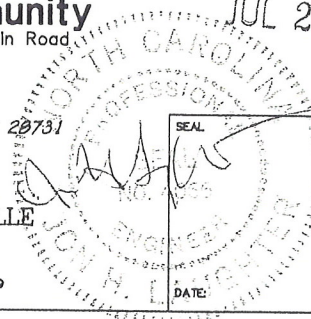
Proposed Force Main Sewer Line
Existing 8" Sewer Line

APPROXIMATE LENGTH OF PROPOSED FORCEMAIN = 9,200 LF



Proposed Wastewater Pump Station and Force Main To Serve
KENMURE, PHASE VI Residential Community
Located South of Pinnacle Mountain Road

Owner
KENMURE PROPERTIES, LTD.
10 Kenmure Drive, Flat Rock, NC 28731
Lee King - President
FOR
CITY OF HENDERSONVILLE
"The City of Four Seasons"
146 FIFTH AVENUE EAST
HENDERSONVILLE, NORTH CAROLINA 28750



NO.	DATE	BY	APPRV.	DESCRIPTION
7-24-06	JDC	J.H.L.		SUBMIT TO CHWSD
7-20-06	JDC	J.H.L.		ORIGINAL PREPARED

PROJ. MAP

HENDERSONVILLE TWP.		HENDERSON COUNTY, N.C.	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089			
CREW CHIEF	CHECKED BY	DATE	SHEET NO.
J.P.S.	J.H.L.	6/23/05	1 OF 1
DRAWN BY	SCALE	DRAWING FILE	
J.P.S.	1" = 200 FT.	05211	
DESIGNED BY	DATE	FILED MAP PANEL NUMBER	TAX PARCEL NUMBER
J.P.S.			

REVISIONS JOB NO. 05-211