

# REQUEST FOR BOARD ACTION

## Henderson County Board of Commissioners

**Meeting Date:** January 2, 2007

**Subject:** Water Line Extension – Willow Run Farms

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

### **Summary of Request:**

The City of Hendersonville has requested County comments on proposed water line extension for Willow Run Farms.

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

### **Board Action Request:**

Planning Staff recommends the Board of Commissioners approve this water line extension.

### **Suggested Motion:**

I move that the Board approve the Willow Run Farms water line extension and direct staff to convey the County's comments to the City of Hendersonville.

**City of Hendersonville - Project Summary  
Water Line Extension  
Willow Run Farms**

Date: July 18, 2006

This is a project to extend existing water lines to provide water service to a proposed residential subdivision located on South Ruby Road.

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

This project requires approximately **1,400** linear feet of water line sized as following:

Description:	Approximate Length
6" DIP CL 350	1,544 lf

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

The entire cost of the proposed water line extension is to be paid for by Willow Run Farms, Inc., of Homestead, FL.

Water pressure and flow in this area is as follows:

Static Pressure:	65 PSI	Hydrant # 11-0011
Residual:	34 PSI	
Flow:	928 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 type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
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, PLS, PE  
Thomas P. Welbourn, PLS, EIT  
Fred S. Price, PLS

Donald J. Austin, PLS  
James D. Chambless, Sr., EIT

## PROJECT NARRATIVE

*Project :* **City of Hendersonville**  
**WATER LINE EXTENSION**  
to serve  
**Willow Run Farms on South Rugby Road, SR 1312**  
located southwest of the intersection of Broyles Road, SR 1309

*Project Number:* **LAA 06-190**

*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 South Rugby Road, SR 1312 located 1300± feet southwest of Broyles Road, SR 1309 northwest of Hendersonville. 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 west side of South Rugby Road, SR 1312 west into the proposed Willow Run Farms residential subdivision for a total of approximately 1400 feet.

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

**OFF-SITE WATER EXTENSION;**

No off-site water extension is planned for this project.

**PROJECT NARRATIVE, continued**

City of Hendersonville  
Water and Sewer Department  
SR 1312  
Water Main Extension  
**Page-2-**  
June 22, 2006  
LAA Job No. 06-190

**ON-SITE WATER EXTENSION;**

This proposed water extension will require tapping into the existing 16" water service on South Rugby Road approximately 1300 feet southwest of Broyles Road, SR 1309 and running into the proposed residential development of Willow Run Farms. At the proposed entrance into the proposed residential site a 16 inch by 6 inch tapping tee will be installed with 1 gate valve. From this tee a 6" water service line will be extended into and through the existing development for approximately 1400 feet. This 6" line within the existing development will have 1-6" by 6" tee, 4-6" gate valves and two fire hydrant installed at the end of each cul-de-sac.

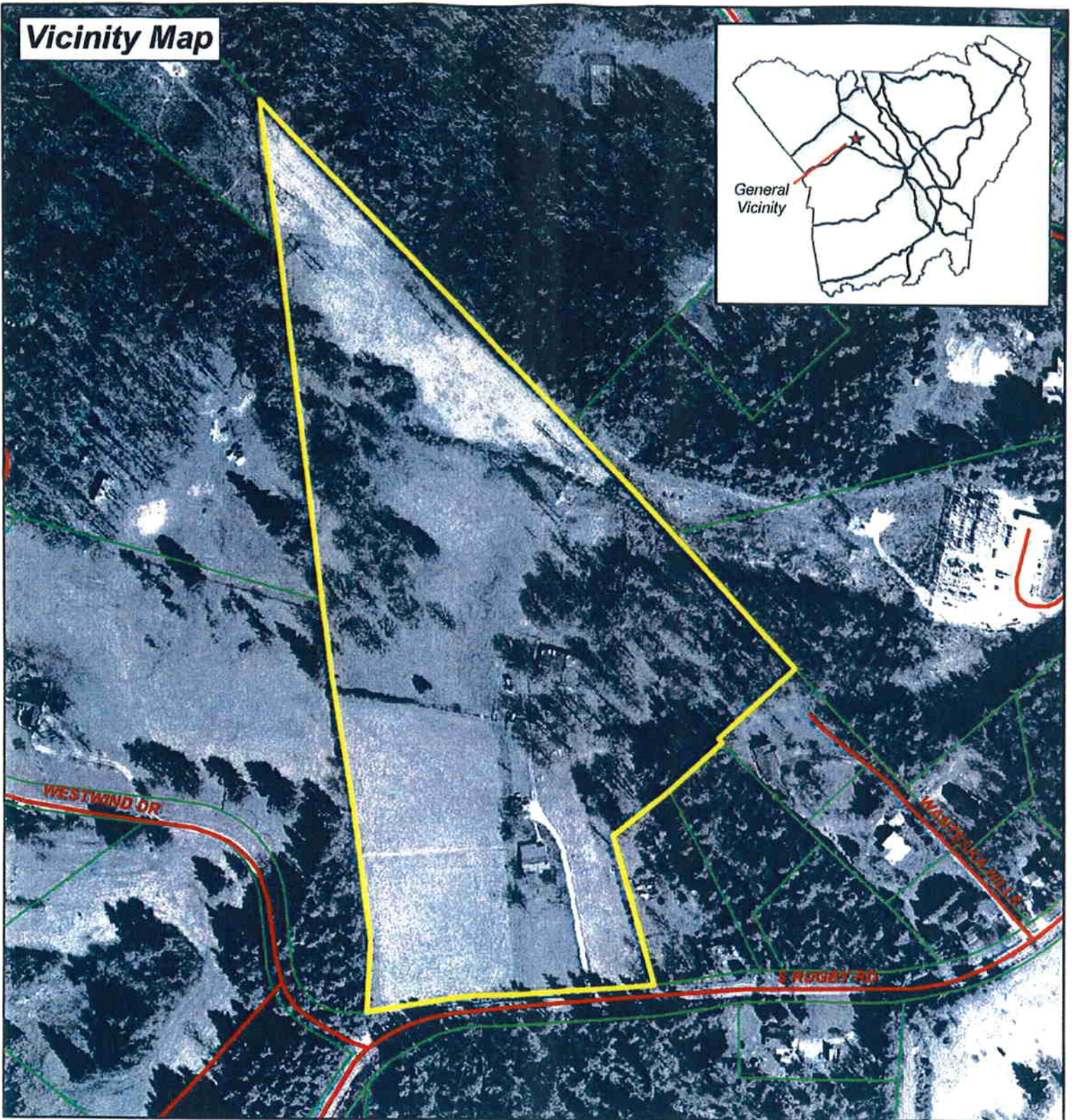
**In General;**

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.

# Vicinity Map



## Willow Oaks

**PROPERTY OWNER:** Willow Run Farms, INC.

**DEVELOPER:** Willow Run Farms, INC.

**AGENT:** Laughter, Austin and Assoc.



**PIN:** 9640425315

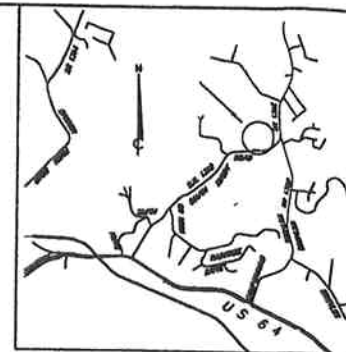
**ZONING:** R-40

**WATERSHED:** IV

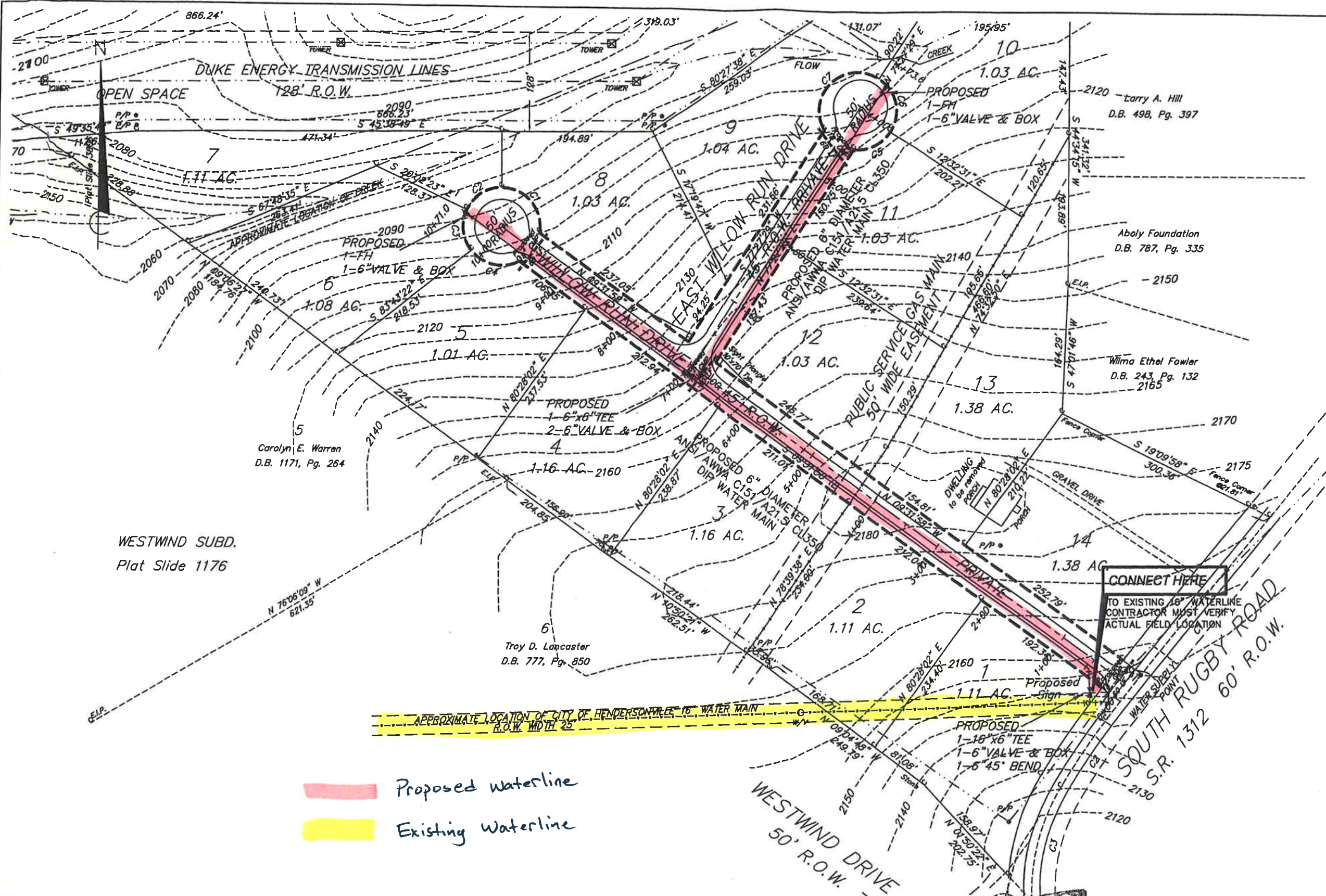
Henderson County Planning Department  
8-24-06



-  Secondary Roads
-  Parcels
-  Development Parcel



VICINITY MAP



Proposed waterline  
Existing Waterline

CONNECT HERE  
TO EXISTING 16" WATERLINE  
CONTRACTOR MUST VERIFY  
ACTUAL FIELD LOCATION

**NOTE**  
LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY.  
EXACT LOCATIONS ARE TO BE VERIFIED IN THE FIELD BY  
THE CONTRACTOR.

**NOTICE :**  
NOTIFICATION REQUIREMENT:  
OWNER OR CONTRACTOR MUST NOTIFY THE CITY  
OF HENDERSONVILLE WATER & SEWER DEPARTMENT  
(828-697-3063) SEVEN (7) DAYS PRIOR TO  
BEGINNING ANY UTILITY CONSTRUCTION ACTIVITY.

**NOTE :**  
RELATIONSHIP OF WATER & SEWER/STORM SYSTEMS  
Contractor to Coordinate To County Utility, The North Carolina  
Department of Transportation, Public Safety, Police, Fire, and  
Other Agencies.  
SEE Section No. 060000 in the Related Specifications.

**BEFORE YOU DIG !!**  
CALL:  
**U.L.O.C.O.**  
UNDERGROUND UTILITY LOCATOR SERVICE  
TOLL FREE: 1-800-888-4000  
48 HOUR NOTICE REQUIRED

**CITY OF HENDERSONVILLE**  
"The City of Four Seasons"  
145 FIFTH AVENUE EAST  
HENDERSONVILLE, NORTH CAROLINA 28739  
A PROPOSED  
WATER LINE EXTENSION  
TO SERVE THE PROPOSED DEVELOPMENT



OWNER/DEVELOPER  
**WILLOW RUN FARMS, INC.**  
17900 SW 289TH STREET  
HOMESTEAD, FL 33030

**WILLOW RUN FARMS**  
WATERLINE PLAN

HENDERSONVILLE TWP.		HENDERSON COUNTY, N.C.	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089			
DATE	BY	APPRV.	DESCRIPTION
6/22/06	FSP	JHL	ORIGINAL PREPARED
NO.	DATE	BY	APPRV.
<b>REVISIONS</b>			
DESIGNER	DJA	CHECKED BY	JHL
DRAWN BY	FSP	SCALE	1" = 60 FT.
COORD. FILE	06165	DATE	6/22/06
FLOOR PLAN NUMBER	370125 0080	SHEET NO.	1 OF 3
TAX PARCEL NUMBER	0640-42-5315	JOB NO.	06-190

**HENDERSON COUNTY  
REVIEW OF CITY WATER LINE EXTENSIONS**

Project Name: Willow Run Farms  
 Size of Water Line (Main & Distribution Pipe Size): 6" DIP CL 350 - 1,544 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: September 19, 2006  
 Action: Approved with conditions.  
 Conditions: Approval of water and soil erosion plans, revisions to the development plan, final plat requirements and other standard conditions.  
 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: Property is located in the County's R-40 zoning district and WS-IV watersupply watershed district.

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

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 30 feet or more.  Yes  No  N/A

**BOARD OF COMMISSIONERS APPROVAL**

Approved  
 Not Approved  
 Conditional Approval (See Comments)

Date of Board Review: \_\_\_\_\_  
 Comments: \_\_\_\_\_