

REQUEST FOR BOARD ACTION

Henderson County Board of Commissioners

Meeting Date: May 5, 2008

Subject: Salvaggio Property Sewer Line Extension

Attachments: Vicinity Map
Project Narrative
Project Summary
Project Map
County Review Sheet

Summary of Request:

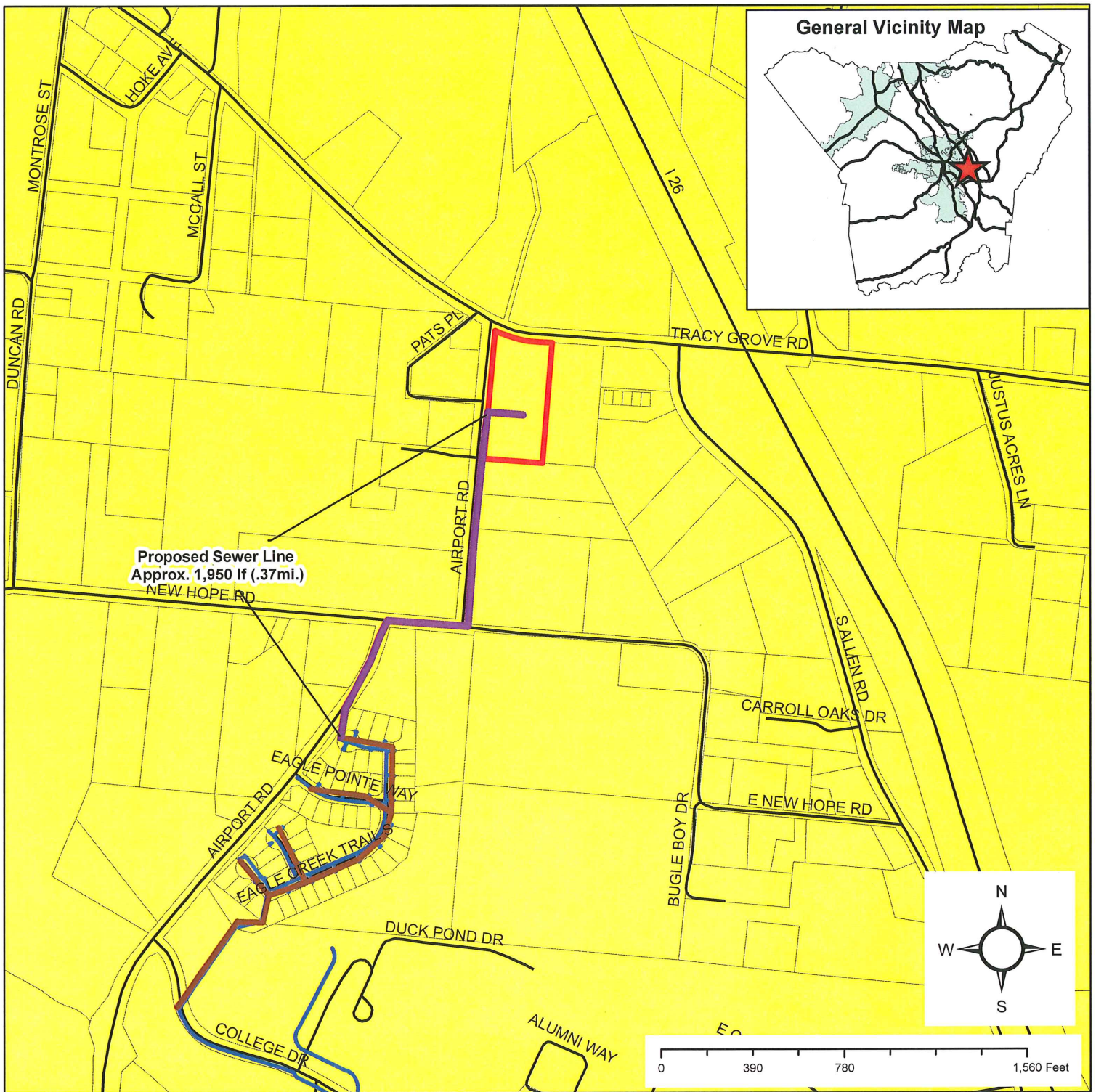
The City of Hendersonville has requested that the County comment on the proposed sewer line extension for the Salvaggio Property. The proposed sewer line is 1,950 linear feet. The projects' location within the urban services area is consistent with the Henderson County 2020 Comprehensive Plan. A City 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:

Action by the Board of Commissioners is needed to either grant or deny this request. If the Board decides to approve the requested extension the following motion has been provided.

Suggested Motion:

I move that the Board approve the Salvaggio sewer line extension and direct Staff to convey the County's comments to the City of Hendersonville.



Salvaggio Property

OWNER/DEVELOPER: M.T. Industries, Inc.
 AGENT: Gary Salvaggio
 CURRENT ZONING: Industrial
 WATER SYSTEM: Private
 ROAD SYSTEM: Public

Legend

-  Proposed Sewer Line
-  Salvaggio Property
-  Sewer Line
-  Water Line
-  Streets
-  Parcels
-  Urban Services Area

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

Project Number:

LAA07-342

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 :

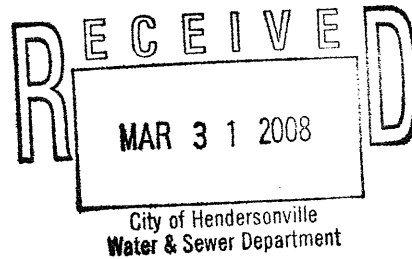
City of Hendersonville
SANITARY SEWER LINE EXTENSION
to serve
Salvaggio Property
located on east side of Airport Road south of Tracy Grove Road

From:

Wednesday, March 19, 2008

SUBJECT:

Salvaggio Sewer Extension
9578-87-7144
Sewer Extension



Telephone:

(828) 697-3063

1.26.05

Description:

This proposed Sanitary Sewer Extension is being planned to serve an existing machine shop with 10 employees on the east side of Airport Road 700 feet south of Tracy Grove Road in Henderson County. This sanitary sewer extension is being done by contractors for the City of Hendersonville's Water and Sewer Department.

This proposed sewer system will require approximately 1,677 linear feet of 1.5" force main. This project consisting an existing machine shop with 10 employees will produce an estimated sewage flow of 200 gallons per day.

→ 1,867 gal day

M.T. Industries, Inc.
1584 Airport Road
Hendersonville, NC 28792
Gary Salvaggio, Owner

Tel: 828 697-2864

Gary Salvaggio will be responsible for signing the Sewer Utility Agreement (SUA) with the City of Hendersonville.

The project is estimated to be completed 60 days after approval of fast tract application.

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

OFF-SITE SEWER FORCE MAIN EXTENSION;

A proposed connection to the existing City of Hendersonville sewer system shall be made by connecting the proposed 1.5" diameter sewer force main into an existing sewer manhole on the east side of Airport Road in the Eagle Pointe Subdivision.

Approximately ^{1,867}~~1677~~ lineal feet of 1.5-inch diameter PVC sanitary force main will be extended northerly from an existing sewer manhole in the Eagle Pointe Subdivision to the existing machine shop along the east side of Airport Road. This sanitary sewer force main and all other appurtenances necessary to provide adequate sewerage distribution shall be installed. Gravity Main length will be approximately 80 feet.

83

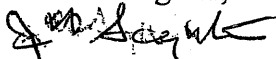
In General;

The installation of this Sanitary Sewer Forcemain 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.

Jon H. Laughter, PE



**PROJECT SUMMARY
SEWER UTILITY EXTENSION
Salvaggio Property**

April 14, 2008

To: Honorable Mayor and Members of City Council

From: Water & Sewer Department Staff

RE: STAFF RECOMMENDATION FOR ACCEPTANCE OF
SEWER UTILITY EXTENSION AGREEMENT (SUEA)

This is a project to extend lines to provide sewer service to an existing machine shop. This project is located on the east side of Airport, south of Tracy Grove Road.. This project is under the reviewing jurisdiction of Henderson County and is located within the USA – Urban Services Area. The entire cost of the proposed sewer line extension is to be paid for by M. T. Industries, Inc of Hendersonville, NC.

This project requires approximately 1,950 linear feet of sewer line sized as following:

Approximate Length:	Description:
1,867 lf	1 ½” Sch 40 PVC
83 lf	8” PVC SDR 35

Pump station required: Yes No. (PRIVATE STATION)

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

The Reviewing Jurisdiction, listed below, has completed their review of this utility extension request in regard to their adopted land use plan or in terms of its future impact on existing land uses for that local government.

Reviewing Jurisdiction: Henderson County

Approved Disapproved (See attached letter provided to the City by the Reviewing Jurisdiction)

Narrative Comments Provided: Yes No

Signing of Official: _____

Date: _____

Printed Name: _____

Based on the above information, the Water & Sewer Department has the capacity to support this additional infrastructure and associated connections and hereby recommends approval of said project contingent upon final approval of construction plans and specifications by the Water & Sewer Department.

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

“I move to accept this Sewer Utility Extension Project and to authorize the City Manager to execute the associated Sewer Utility Extension Agreement on behalf of the City.”

Water and Sewer Department:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 4-10-08
Henderson Co. Commissioners:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____



AIRPORT ROAD

NEW HOPE ROAD

AIRPORT ROAD

BUILDING

CONNECT HERE

TO EXISTING MANHOLE
CONTRACTOR MUST VERIFY
ACTUAL FIELD LOCATION

5" SCHED
8" SDR 35

5" SCHED 40
8" SDR 35

GENERATOR PAD
FLOW METER
VALVE
4.85'

SECURITY LINK
SECURITY FENCE
SECURITY

2120
2125
2130

35

BEND

BEND

SECURITY FENCE

194129 Pt

194129 Pt

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

Project Name: Salvaggio Sewer Extension
 Size of Sewer Line:: 1,950 lf (1,867 lf of 1.5" PVC force main; 83 lf of 8" PVC SDR 35 gravity main)
 County Staff Reviewing Extension: Alexis Baker, Planner; Autumn Radcliff, Senior Planner

Has the project been reviewed under the **County Subdivision Regulations of the Land Development Code?** Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Manufactured Park Regulations of the Land Development Code?** Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Regulations (i.e. Special-Use or Conditional-Use Permit) of the Land Development Code?** Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Is the project subject to **any other County Land Use Regulations?** Yes No N/A

If yes, explain:

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

Project falls within the urban Services Area

BOARD OF COMMISSIONERS APPROVAL

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

Date of Board Review: _____
 Comments: _____