

# REQUEST FOR BOARD ACTION

## Henderson County Board of Commissioners

**Meeting Date:** July 16, 2008

**Subject:** Water Line Extension –Three Seeds Neighborhood

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

### Summary of Request:

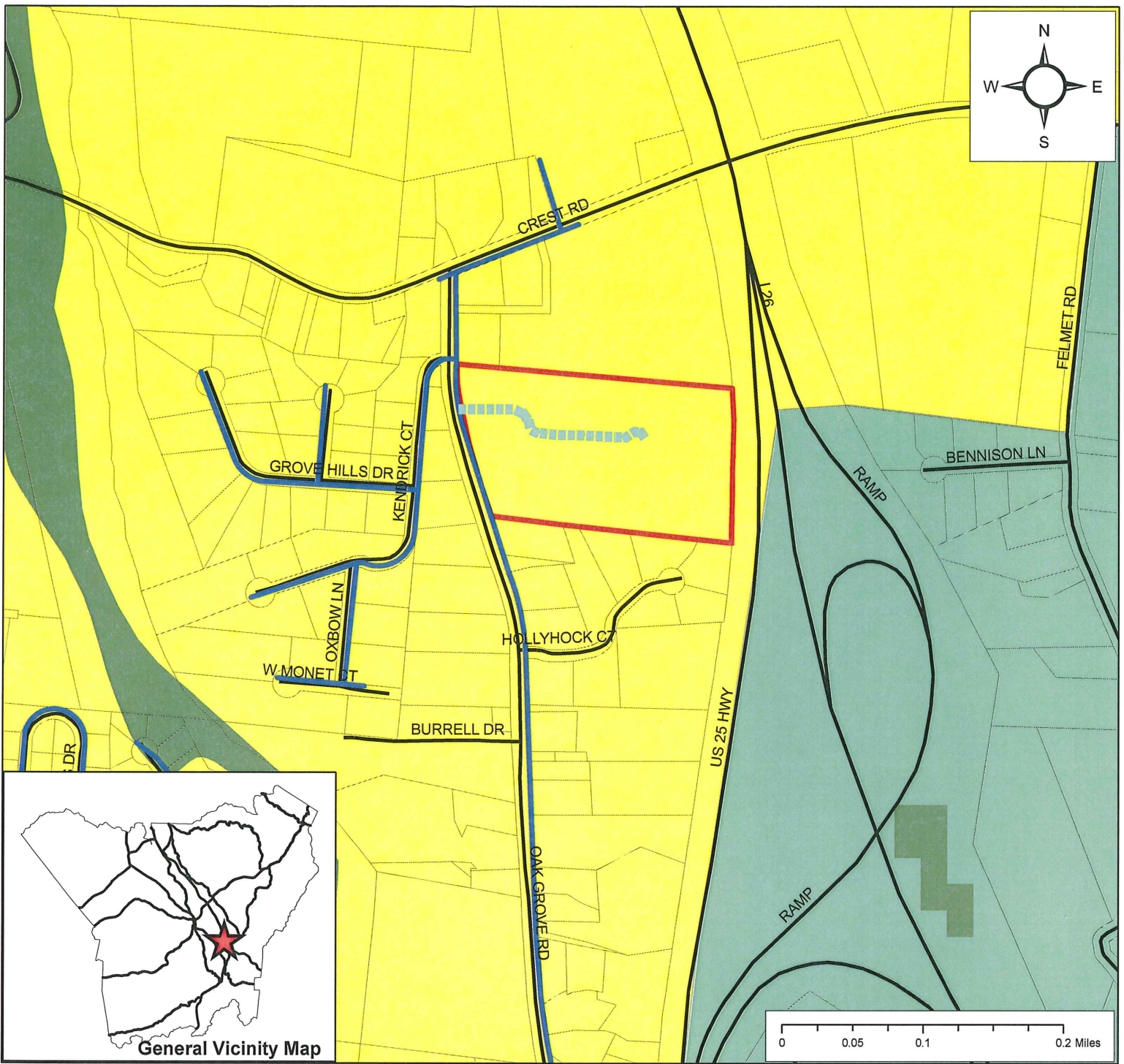
The City of Hendersonville has requested that the County comment on the proposed water line extension for Three Seeds Neighborhood Major Subdivision. The proposed water line is 819 linear feet with one (1) fire hydrant. The project's location within the Urban Services Area is consistent with the Henderson 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 Three Seeds Neighborhood water line extension and direct Staff to convey the County's comments to the City of Hendersonville.










# Three Seeds Neighborhood

OWNER/DEVELOPER: Housing Assistance Corporation  
 ZONING: R-2MH  
 SEWER SYSTEM: Individual

Map Created by the Henderson County Planning Department on 7/01/08  
 See Master Plan for exact location of project.

## Legend

-  Proposed Waterline Extension
-  Hendersonville Waterline
-  Streets
-  ThreeSeeds
-  Conservation
-  Urban Services Area
-  Rural/Agricultural Area



MIKE ANDERSON ENGINEERING, P.A.

## PROJECT NARRATIVE

TO: Lee Smith  
City of Hendersonville Water & Sewer Department  
305 Williams Street, Suite 119  
Hendersonville, NC 28792

FROM: Mike Anderson Engineering, PA  
206 E. Chestnut St., Ste. C  
Asheville, NC 28801

DATE: June 6, 2008

SUBJECT: Three Seeds Neighborhood  
9587-46-5787  
Water Utility Extension

An extension of the existing water main located on Oak Grove Road (SR 1807) just south of the intersection with Kendrick Court (SR 1986) is required to provide water service to the above referenced project. This project is proposed to be a residential subdivision consisting of sixteen (16) lots. The water extension will serve all sixteen (16) lots. The proposed site is currently owned and being developed by:

Housing Assistance Corporation  
P.O. Box 2057  
Hendersonville, NC 28793  
Contact: Hugh Lipham  
(828) 692-4744

The sewer service for this project will be provided by individual septic systems.

At the present time, Hugh Lipham with Housing Assistance Corporation will be responsible for signing the Water Utility Extension Agreement (WUEA) with the City of Hendersonville.

The project will consist of 370LF of 6" DIP waterline, 449LF of 2" SDR 13.5 PVC waterline 2-6" gate valves, 1-fire hydrant assembly, 16-5/8" water meters, 1-8"x8"x6" tapping sleeve, and all other necessary appurtenances. For more information regarding this proposed project see the accompanying preliminary plans.

This project is estimated to be completed 21 calendar days after start of installation, assuming favourable weather conditions. I, or an authorized representative of my company, will be observing and monitoring the progress of construction for this project. Should you have any questions, concerns or comments regarding this project please feel free to contact me.

Sincerely

Mike Anderson, PE

206 E. CHESTNUT STREET STE. C · ASHEVILLE, NC 28801  
828 252 4880 t · 828 252 4881 f · [www.mandersoneng.com](http://www.mandersoneng.com)

ADDENDUM TO ENGINEER'S REPORT  
Proposed Water Line Improvements  
for  
**Three Seeds Neighborhood**  
Henderson County, North Carolina  
**June 6, 2008**

The proposed project is an extension of the existing public water distribution system owned and maintained by the City of Hendersonville. The existing water system is located adjacent to Oak Grove Road (SR 1807). The project will include a **public** extension that consists of installing approximately **370 LF of 6" DIP waterline, 449 LF of 2" SDR 13.5 PVC waterline, 2-6" gate valves, 1-fire hydrant assembly, 16-5/8" water meters, 1-8"x8"x6" tapping sleeve, and all other necessary appurtenances.**

Additional information as described in 15A NCAC 18C.0307 is as follows:

1. The proposed extension will tie into the existing **8"** water main located on **Oak Grove Road**, which is owned by the City of Hendersonville.
2. The proposed water line extension is located in the **southern** portion of Henderson County and will serve **16 lots within the subdivision**. The surrounding property on the south, north and west side of the project is served by the City of Hendersonville Water System.
3. The applicant is:  
**Housing Assistance Corporation**  
**P.O. Box 2057**  
**Hendersonville, NC 28793**  
**Contact: Hugh Lipham**
4. The proposed project is located on approximately **±13.6** acres of land, which will be developed into a **16 lot subdivision**.
5. Not applicable.
6. Not applicable.
7. Not applicable.

**PROJECT SUMMARY  
WATER UTILITY EXTENSION  
Three Seeds**

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**June 25, 2008**

To: Honorable Mayor and Members of City of Council

From: Water & Sewer Department Staff

RE: STAFF RECOMMENDATION FOR ACCEPTANCE OF  
WATER UTILITY EXTENSION AGREEMENT (WUEA)

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This is a project to extend lines to provide water service to a **proposed residential subdivision consisting of sixteen (16) lots**. This project is located **on Oak Grove Road just south of the intersection of Kendrick Court**. This project is under the reviewing jurisdiction of **Henderson County** and is located within the **USA – Urban Services Area**. This project **will not** involve an IBT (Interbasin Transfer) from the French Broad River Basin. The entire cost of the proposed water line extension is to be paid for by **Housing Assistance Corporation of Hendersonville, NC**.

This project requires approximately **819** linear feet of water line sized as following:

Approximate Length:	Description:
<b>370 lf</b>	<b>6" DIP CL350</b>
<b>449 lf</b>	<b>2" SDR 13.5 PVC</b>

Fire Protection will be provided by the installation of **1** fire hydrant.

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 form provided to the City by the Reviewing Jurisdiction)

Narrative Comments Provided:  Yes  No

Signing of Official: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

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 Water Utility Extension Project and to authorize the City Manager to execute the associated Water Utility Extension Agreement on behalf of the City."***

Water and Sewer Department:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 6-20-08
Henderson Co. Commissioners:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

S.R. 1986

SILVANO PEREZ  
ZONED R-1  
D.B. 1020, PG. 151  
PIN 9587-36-7988

APPLE COUNTRY  
REALTY LLC  
ZONED R-1  
D.B. 953, PG. 44  
PIN 9587-38-9818

SLG PROPERTIES LLC  
ZONED R-1  
D.B. 1284, PG. 153  
PIN 9587-36-9921

MELBA SMITH  
ZONED R-1  
D.B. 076, PG. 939  
PIN 9587-36-8543

WILLIAM ALEXANDER  
ZONED R-1  
D.B. 1248, PG. 038  
PIN 9587-36-9388

GLADYS MARIE NESBITT  
ZONED R-1  
D.B. 284, PG. 319  
SLIDE 4346

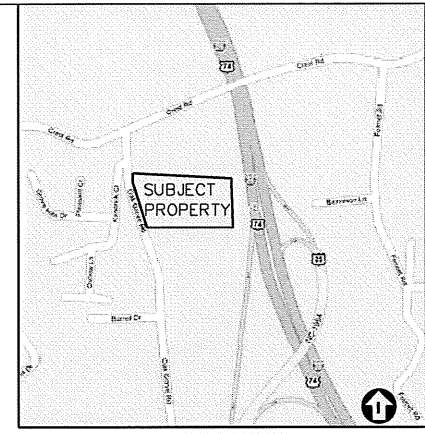
GLADYS MARIE NESBITT  
ZONED R-1  
D.B. 284, PG. 316

DAVID J. JAVAREY  
ZONED R-1  
D.B. 958, PG. 158

ZACK T KING  
ZONED R-1  
D.B. 1325, PG. 079

ZACK T KING  
ZONED R-1  
D.B. 1325, PG. 079

ZACK T KING  
ZONED R-1  
D.B. 1325, PG. 079



**MIKE ANDERSON ENGINEERING, PA**  
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ASHEVILLE, NC 28801  
828 252-4880  
828 232-1881  
mike@andersoneng.com  
www.andersoneng.com

**SITE DATA**

PIN: 9587-46-5787  
ACREAGE: 13.6 ACRES  
NUMBER OF UNITS: 16 UNITS  
WATER SUMMARY:  
370LF 6" DIP WATERLINE  
449LF 2" SDR 13.5 PVC WATERLINE  
16 WATER SERVICES  
1-FIRE HYDRANT ASSEMBLIES  
1-AIR RELEASE VALVE  
1-POST FLUSH BLOW-OFF

**DEVELOPMENT DATA**

OWNER/DEVELOPER: HOUSING ASSISTANCE CORPORATION  
P.O. BOX 2087  
HENDERSONVILLE, NC 28793  
CONTACT: HUGH LIPHAM  
(828) 692-4744  
CIVIL ENGINEER: MIKE ANDERSON ENGINEERING, PA  
206 E. CHESTNUT STREET, SUITE C  
ASHEVILLE, NC 28801  
CONTACT: MIKE ANDERSON, P.E.  
(828) 252-4880  
LAND PLANNER/  
LANDSCAPE ARCHITECT: LUTHER E. SMITH & ASSOCIATES, P.A.  
129 THIRD AVENUE WEST  
HENDERSONVILLE, NC 28792  
(828) 697-2307  
SURVEYOR: HILL & ASSOCIATES  
809 MID ALLEN ROAD  
HENDERSONVILLE, NC 28792  
(828) 693-1409

**NOTES:**

1. ALL WATER LINE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF HENDERSONVILLE AND NCDOT CURRENT DESIGN GUIDELINES AND UNDER THE INSPECTION OF THE CITY OF HENDERSONVILLE AND THE ENGINEER.
2. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION BEGINS.
4. CONTRACTOR TO COORDINATE EXACT LOCATION OF PROPOSED AND EXISTING UTILITIES.
5. SEE WATER DETAILS SHEET FOR GENERAL NOTES CONCERNING WATER MAIN INSTALLATION AND SEPARATION REQUIREMENTS.
6. SINGLE PHASE CONSTRUCTION.
7. A 3' COVER DEPTH SHALL BE MAINTAINED FOR ALL PROPOSED WATER LINES, EXCEPT IN AREAS WHERE IT IS NECESSARY TO INCREASE OR DECREASE THE COVER DEPTH TO AVOID UTILITY CONFLICTS. THE MAXIMUM COVER DEPTH IS 5' AND THE MINIMUM COVER DEPTH IS 2' IN SECTIONS WHERE IT IS NECESSARY TO AVOID UTILITY CONFLICTS.
8. WATER LINE AND METER ASSEMBLY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERIFICATION. WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. METERS AND FIRE HYDRANTS ARE TO BE PLACED IN A RELATIVELY FLAT AREA.
9. PROPOSED ROADS TO BE PUBLIC.
10. ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH N.C. PLUMBING CODES AND ANY REQUIREMENTS PER LOCAL AUTHORITIES.
11. SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH NCDOT AND IN STRICT ACCORDANCE WITH NCDOT GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
12. DROP-IN WATER METERS TO BE INSTALLED BY THE CITY OF HENDERSONVILLE WATER MAINTENANCE DEPARTMENT. CITY OF HENDERSONVILLE OWNERSHIP AND MAINTENANCE ENDS AT WATER METERS. WATER SYSTEM BEYOND METERS IS TO BE PRIVATELY OWNED AND MAINTAINED.

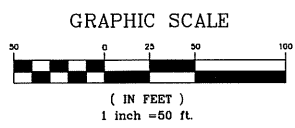
THREE SEEDS NEIGHBORHOOD  
HOUSING ASSISTANTIVE CORPORATION  
HENDERSON COUNTY, NC

WATER EXTENSION PLAN



DRAWN BY: MTA

C1



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

Project Name: Three Seeds Neighborhood  
 Size of Water Line (Main & Distribution Pipe Size): 370 LF of 6" DIP CL350; 449 LF of 2" SDR 13.5 PVC  
 County Staff Reviewing Extension: Rocky Hyder, Fire Marshal; Parker Sloan, 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: March 4, 2008  
 Action: Combined Master and Development Plan approval by Technical Review Committee  
 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

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 100 feet.  Yes  No  N/A

**BOARD OF COMMISSIONERS APPROVAL**

Approved Date of Board Review: \_\_\_\_\_  
 Not Approved Comments: \_\_\_\_\_  
 Conditional Approval (See Comments)