

REQUEST FOR BOARD ACTION

Henderson County Board of Commissioners

Meeting Date: August 12, 2008

Subject: Water Line Extension –Vistas at Champion Hills

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

Summary of Request:

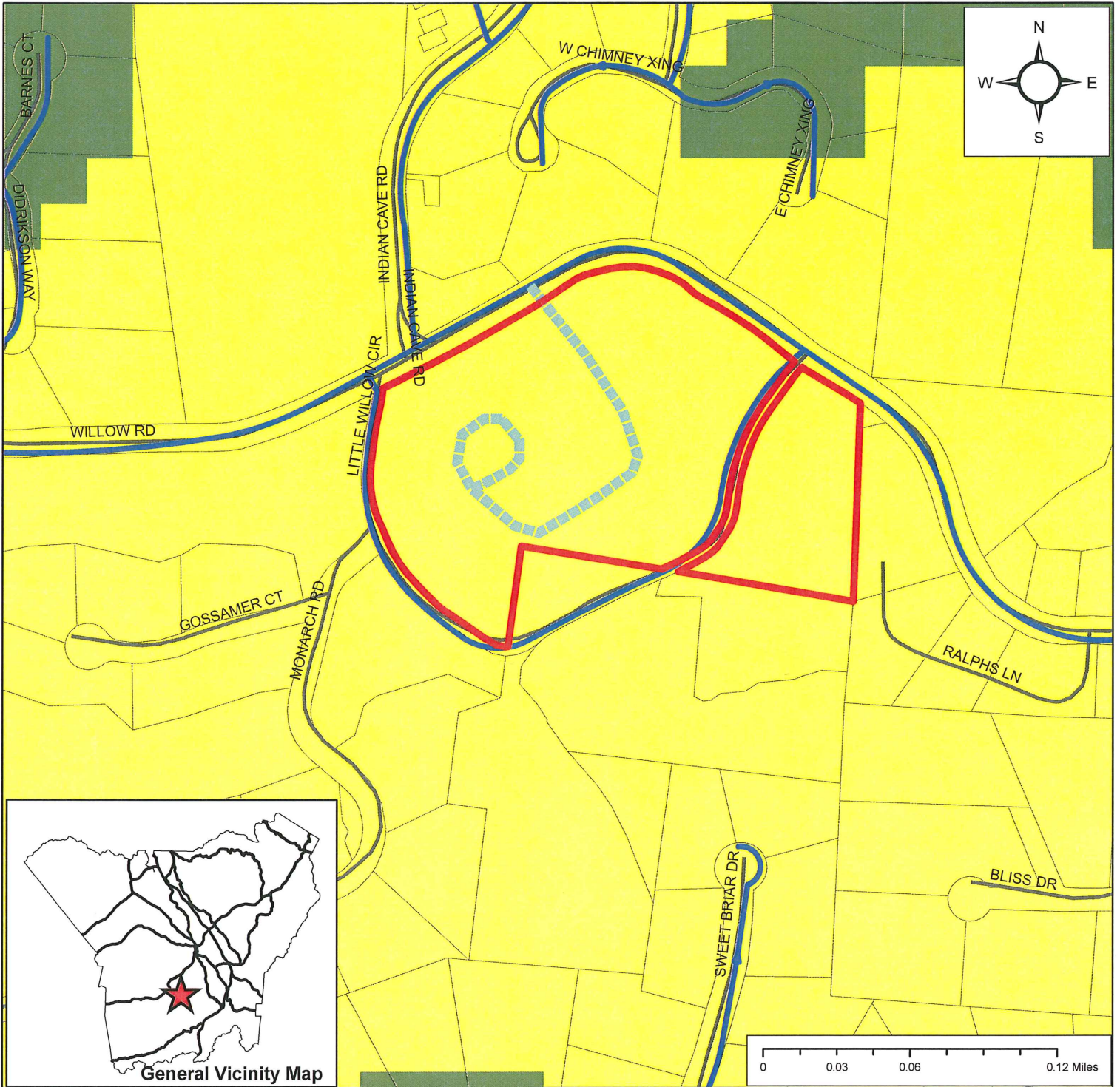
The City of Hendersonville has requested that the County comment on the proposed water line extension for the Vistas at Champion Hills. The proposed water line is 1640 linear feet with three (3) fire hydrants. The project's location within the Urban Services Area is consistent with the Henderson County 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 Vistas at Champion Hills water line extension and direct Staff to convey the County's comments to the City of Hendersonville.



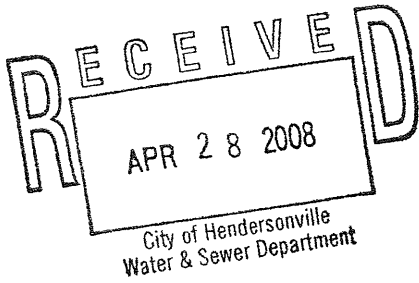
Vistas at Champion Hills

OWNER/DEVELOPER: Kasey-Phillips Development
 ZONING: R-2 and R-2MH
 SEWER SYSTEM: Private

Map Created by the Henderson County Planning Department on 6/27/08
 See Master Plan for exact location of project.

Legend

-  Vistas@ChampionHills
-  Streets
-  Proposed Waterline Extension
-  Hendersonville Waterline
-  Conservation
-  Urban Services Area



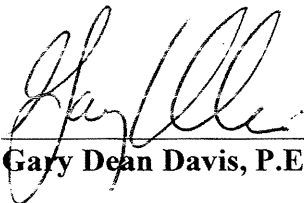
ENGINEERING REPORT
Water Line Extension to Serve Vistas at Champion Hills
Henderson County, North Carolina
February 19, 2008

The proposed project is located on Willow Road across from Indian Cave Road which is in the Champion Hills Club property in southwest Henderson County. The proposed project is an extension of the existing public water distribution system owned and maintained by the HENDERSONVILLE WATER & SEWER DEPARTMENT. The project will include the extension of approximately 864 lf of 8" and 776 lf of 6" ductile iron waterline pipe and related appurtenances to serve a 20 unit condominium complex located on the south side of Willow Road. Three (3) fire hydrants and other related appurtenances will be installed. The proposed extension will be completed in one (1) phase.

The proposed extension will tie to the existing valve on the existing publicly owned 8" water main located along the north side of Willow Road. The total estimated water use for the subdivision is approximately 6000 gpd, with an anticipated peak water usage of approximately 25 gpm. The proposed project is currently owned and is being developed by:

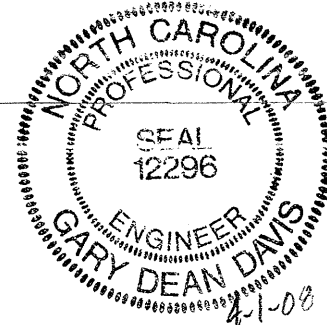
Kasey-Phillips Development
Mr. Jack Kasey
1978 Hendersonville Road
Asheville, North Carolina 28803
828.684.4339

The installation of the water line is anticipated to be completed in approximately 60 working days, after final grading is completed. Construction observation will be by Davis CivilSolutions, P.A.



Gary Dean Davis, P.E.

Seal



PROJECT NARRATIVE

TO: Lee Smith, Utilities Director
Water & Sewer Department
City of Hendersonville

FROM: *Gary D. Davis, P.E.*

DATE: Thursday, May 29, 2008

SUBJECT: *The Vistas at Champion Hills*
9557-37-2300
WATER UTILITY EXTENSION

An extension of the existing water main(s) located *on the south side of Willow Road across from Indian Cave Road* is required to provide water service to the above referenced project. This project is proposed to be a **multi-family development**. The water extension will serve a total of **20 units**. The proposed site is currently owned and being developed by:

Mr. Jack Kasey – Owner/Developer
Kasey-Phillips Development
1978 Hendersonville Road, Asheville, NC 28803
Mr. Jack Kasey – Owner/Developer
828.684.4339

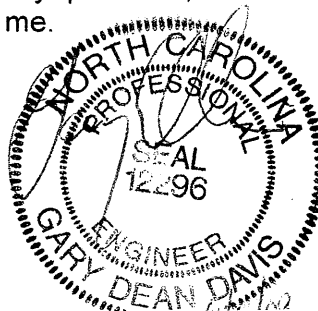
The sewer service for this project will be provided by *James and James Environmental*.

At the present time, *Mr. Jack Kasey* will be responsible for signing the Water Utility Extension Agreement (WUEA) with the City of Hendersonville.

The project will consist of approximately **864 lf of 8" and 776 lf of 6" D.I.P. waterline and three (3) fire hydrants with estimated flow rate of 500 gpm (minimum) and other related appurtenances**. For more information regarding this proposed project see the accompanying preliminary plans.

This project is estimated to be completed **60 days** after final grading has been completed, assuming favorable 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.

Gary D. Davis, P.E.



**PROJECT SUMMARY
WATER UTILITY EXTENSION
Vistas at Champion Hills**

June 12, 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)

This is a project to extend lines to provide water service to a **proposed multi-family development**. This project is located **on the south side of Willow Road across from Indian Cave Road**. 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 **Kasey-Phillips Development of Asheville, NC**

This project requires approximately **1,640** linear feet of water line sized as following:

Approximate Length:	Description:
864 lf	8"
776 lf	6" DIP

Fire Protection will be provided by the installation of **three (3)** fire hydrant(s).

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: _____

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.

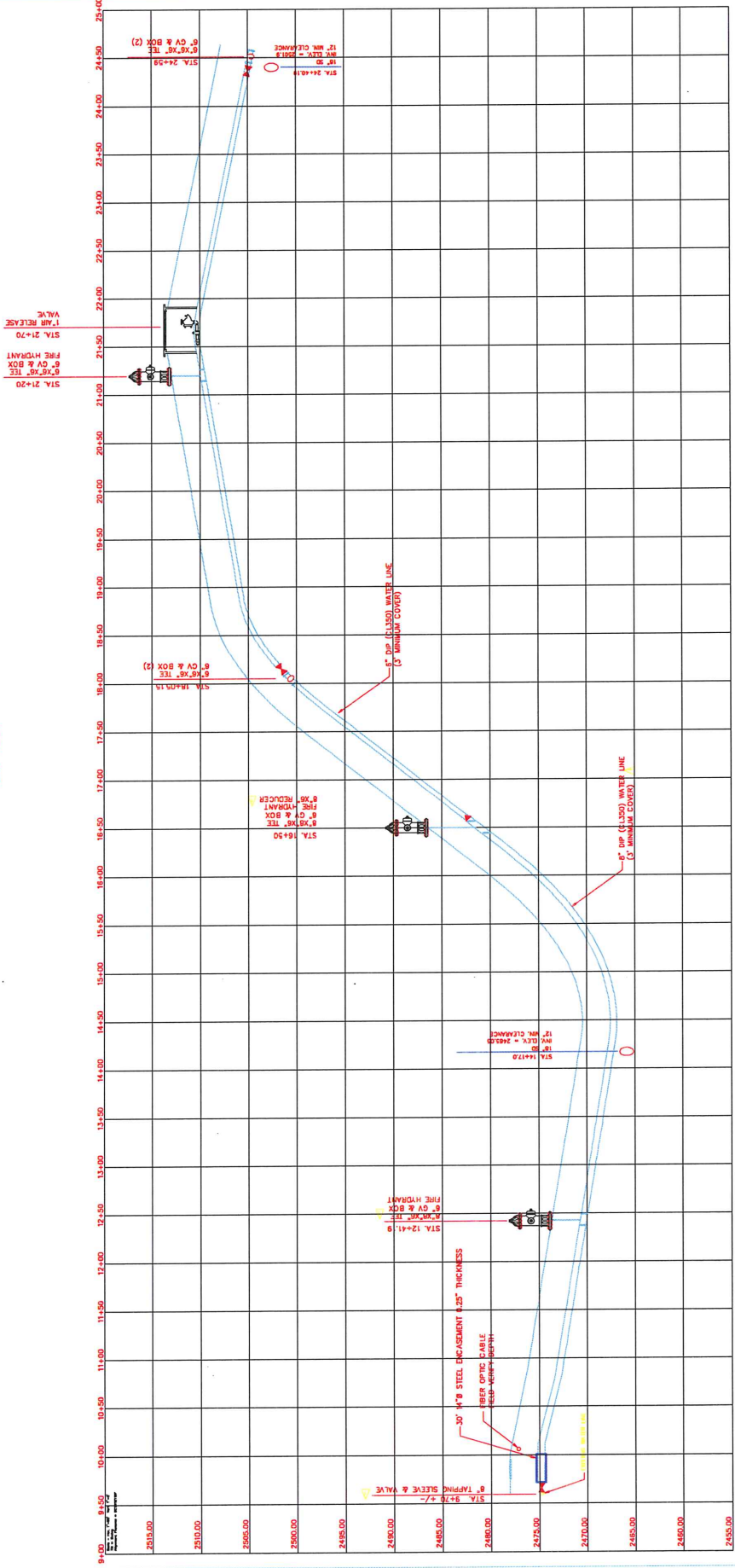
A motion is needed to approve and accept this project. Suggested wording for motion is as follows:

"I move to accept this 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: 5-23-08
Henderson Co. Commissioners:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____



PROFILE
 SCALE: HORIZ. 1" = 30'
 VERT. 1" = 5'



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

Project Name: Vistas at Champion Hills
 Size of Water Line (Main & Distribution Pipe Size): 864 LF of 8"; 776 LF 6" DIP
 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: June 20, 2006
 Action: Master Plan approval by Planning Board
 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?** Not provided Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

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

Date of Board Review: _____
 Comments: _____