

# **REQUEST FOR BOARD ACTION**

## **Henderson County Board of Commissioners**

**Meeting Date:** July 15, 2009

**Subject:** Water Line Extension – Mt. Home Commercial Park

**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 Mt. Home Commercial Park. The proposed water line is 1280 linear feet. The projects' location within the industrial area and 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 Mt. Home Commercial Park water line extension and direct Staff to convey the County's comments to the City of Hendersonville.

## HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Mountain Home Commercial Park  
 Size of Water Line (Main & Distribution Pipe Size): 1280 LF of 8" CL350  
 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: Approved October 7, 2008  
 Action: Combined Master and Development Plan for Commercial Subdivision Approved by TRC  
 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?** Does not fully meet the requirements of Section 508.5.1 of the NC Fire Code, hydrant is within a 400 ft radius of the building. Exception is granted due to water quality issues outlined by the Hendersonville Water Dept.  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?**  Yes  No  N/A

### BOARD OF COMMISSIONERS APPROVAL

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

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

CITY COUNCIL:

GREG NEWMAN  
Mayor  
BARBARA VOLK  
Mayor Pro-Tem  
WILLIAM O'CAIN  
JEFF COLLIS  
STEVE CARAKER

CITY OF HENDERSONVILLE

*"The City of Four Seasons"*

WATER AND SEWER DEPARTMENT  
Lee Smith, Utilities Director

OFFICERS:

W. BOWMAN FERGUSON  
City Manager  
SAMUEL H. FRITSCHNER  
City Attorney  
TAMMIE K. DRAKE  
City Clerk

May 20, 2009

Henderson County Emergency Services  
211 First Avenue East  
Hendersonville, NC 28792

Attention: Rocky Hyder

RE: Mountain Home Commercial Park Water Line Extension

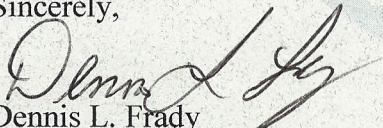
Dear Mr. Hyder,

I have reviewed the plans approved by this office for the above described water line extension. The plans that we were presented only show the water line extension, the parcels, and the footprint of the building with a 400' radius of the proposed fire hydrant. Your description in our conversation of the need for the fire hydrant to be within 400' of any part of the building as accessed by fire equipment can not be determined by the plans I received. The plans received do not show the driveway or other obstacles that may be present on the site.

Due to the size of the line necessary to provide adequate fire flow to the fire hydrant and the fact that the only service connection planned to this line in the near future is to serve the one business. It is my opinion that any further extension of this line without additional service connections will have a detrimental effect on the water quality resulting in the need for additional flushing of the lines.

If you have any questions or would like to discuss this in further detail please feel free to contact me.

Sincerely,

  
Dennis L. Frady  
Assistant Utilities Director

Cc. Lee Smith, Utilities Director  
Tom Jones, William Lapsley & Associates

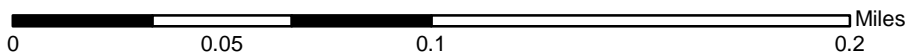


# Mt. Home Commercial Park

OWNER/DEVELOPER: Dice, LLC  
 ZONING: RC

**Legend**

- - - Proposed Extension
- Hendersonville Waterline
- Streets
- Project Site
- Urban Services Area
- Industrial



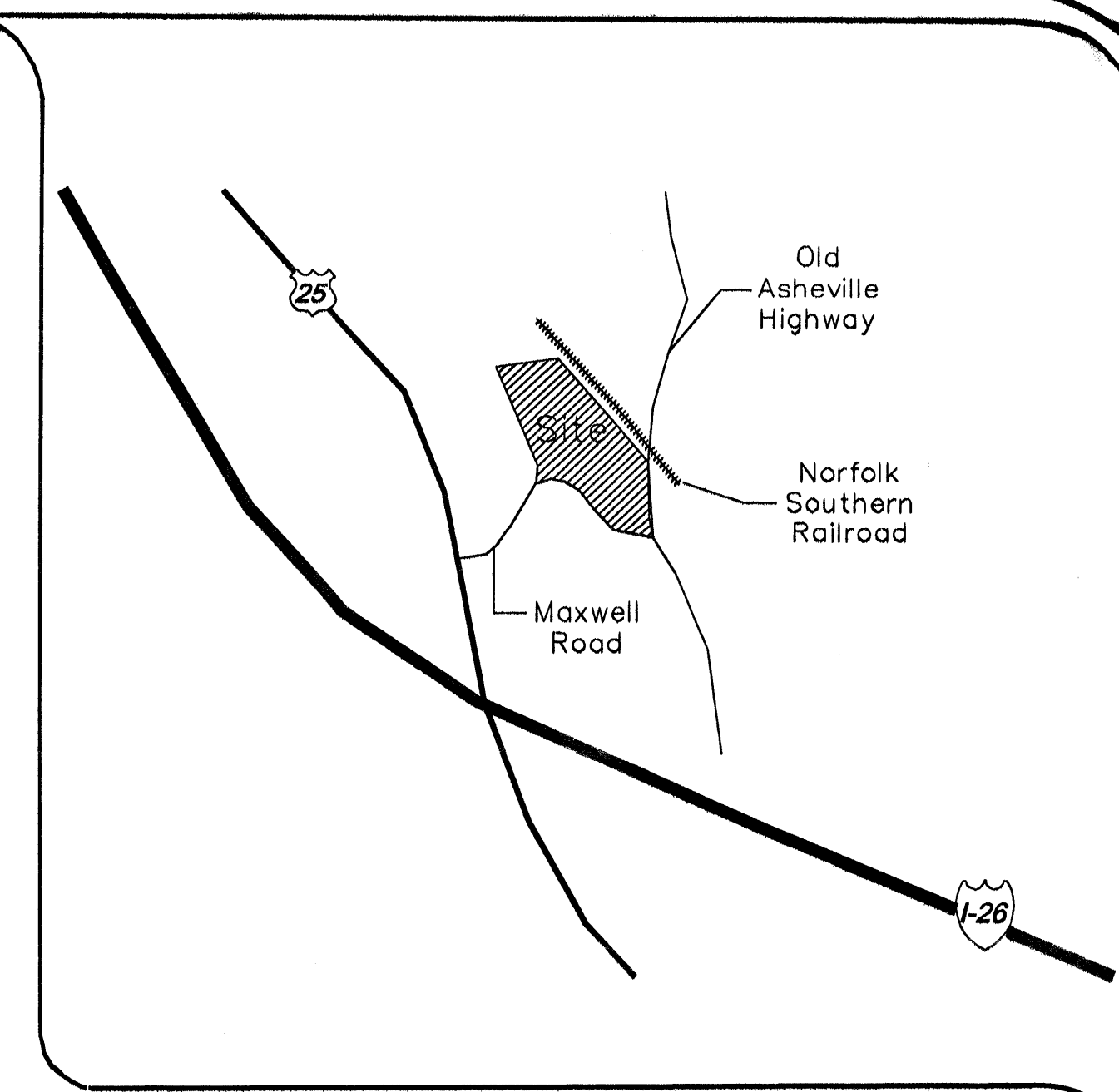
WGLA Project Number 08177

REVISIONS	
DATE	CITY COMMENTS
1/08/09	

# MOUNTAIN HOME COMMERCIAL PARK

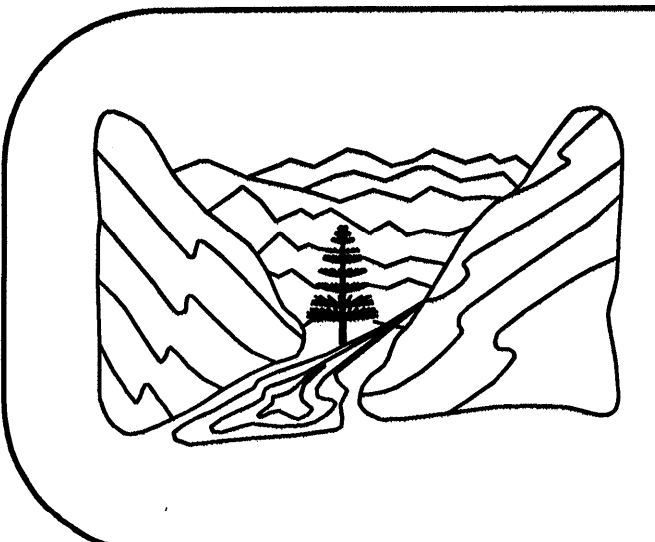
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## CITY OF HENDERSONVILLE WATER SYSTEM IMPROVEMENTS



LOCATION MAP  
N.T.S.

HENDERSON COUNTY, NORTH CAROLINA



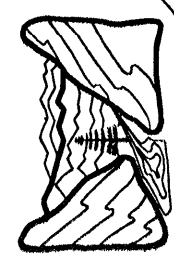
**WILLIAM G LAPSLEY & ASSOCIATES P.A.**

CONSULTING ENGINEERS & LAND PLANNERS

Two Town Square Blvd.  
Suite 320  
Asheville, NC 28803  
(828) 687-7177 Phone  
(828) 687-7178 Fax  
www.wgla.com

### INDEX

SHEET NO.	DESCRIPTION
5.0	PROPOSED WATER PLAN
5.1	PROPOSED WATER PROFILE
5.2	DETAILS

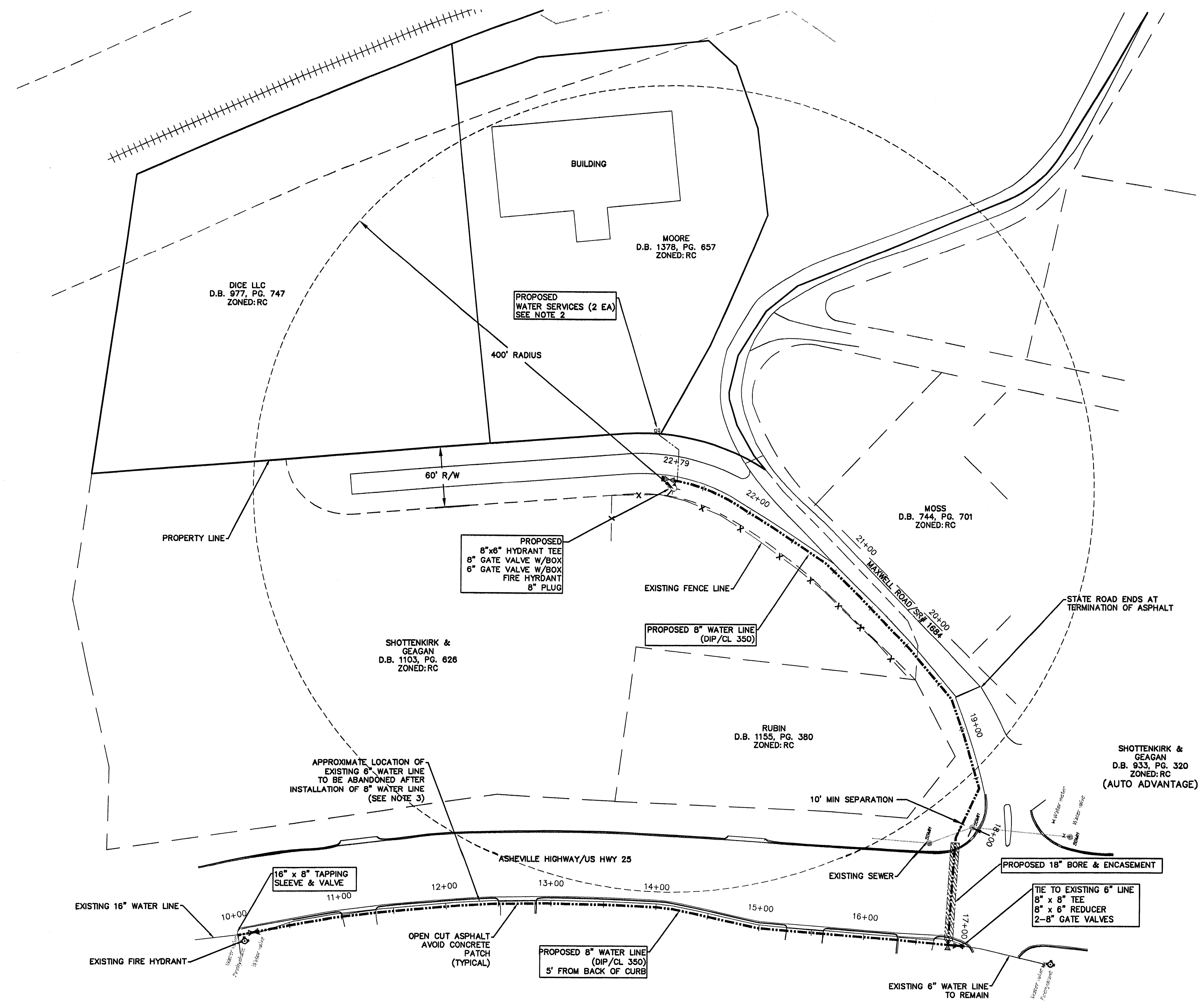


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 ASHEVILLE, NORTH CAROLINA

MOUNTAIN HOME COMMERCIAL PARK  
 HENDERSON COUNTY  
 NORTH CAROLINA

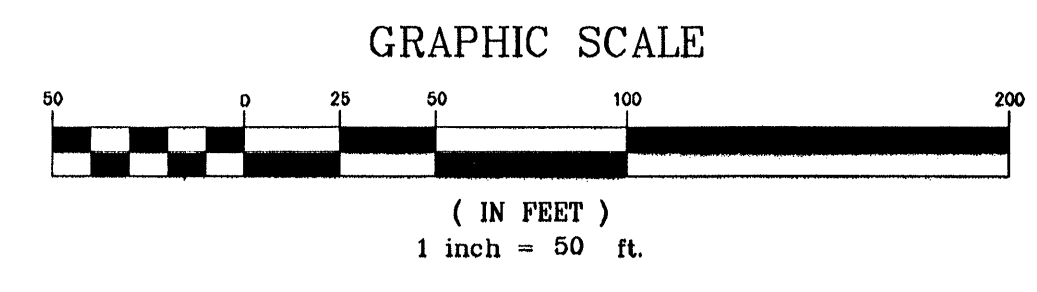
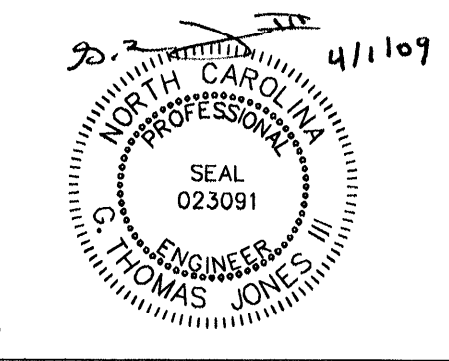
PROPOSED WATER LINE PLAN

sheet  
 C5.0



SURVEY INFORMATION PROVIDED BY:  
 ASSOCIATED LAND SURVEYORS  
 P.O. BOX 578  
 HORSE SHOE, NC 28742  
 828-690-3507

- NOTES:
1. A 20' EASEMENT TO BE DEDICATED TO THE CITY OF HENDERSONVILLE IS REQUIRED FOR WATER LINES NOT IN DOT R/W.
  2. WATER SERVICE 1 FOR DOMESTIC SERVICE WATER SERVICE 2 FOR FLUSHING DEVICE (IF NECESSARY)
  3. EXISTING WATER SERVICES CONNECTED TO THE EXISTING 6" LINE MUST BE CONNECTED TO THE NEW 8" LINE IN COMPLIANCE WITH THE CITY OF HENDERSONVILLE STANDARDS.



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Revisions	
DATE	CITY COMMENTS
1/8/09	

date: 3/09  
 job: 08177  
 drawn: SO

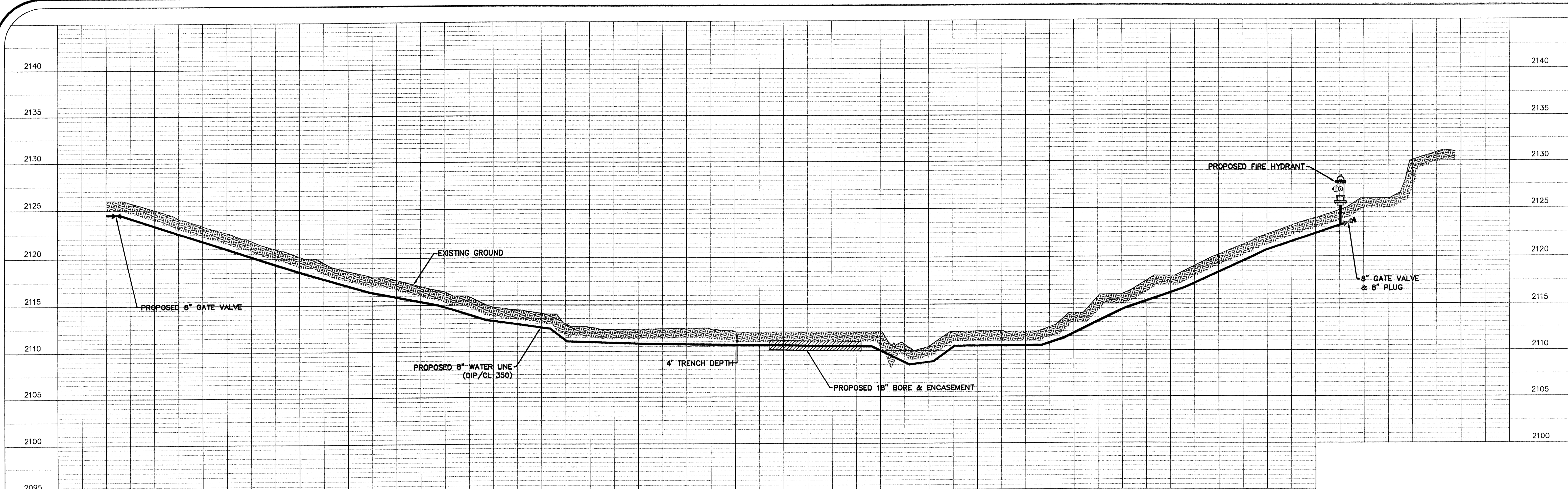


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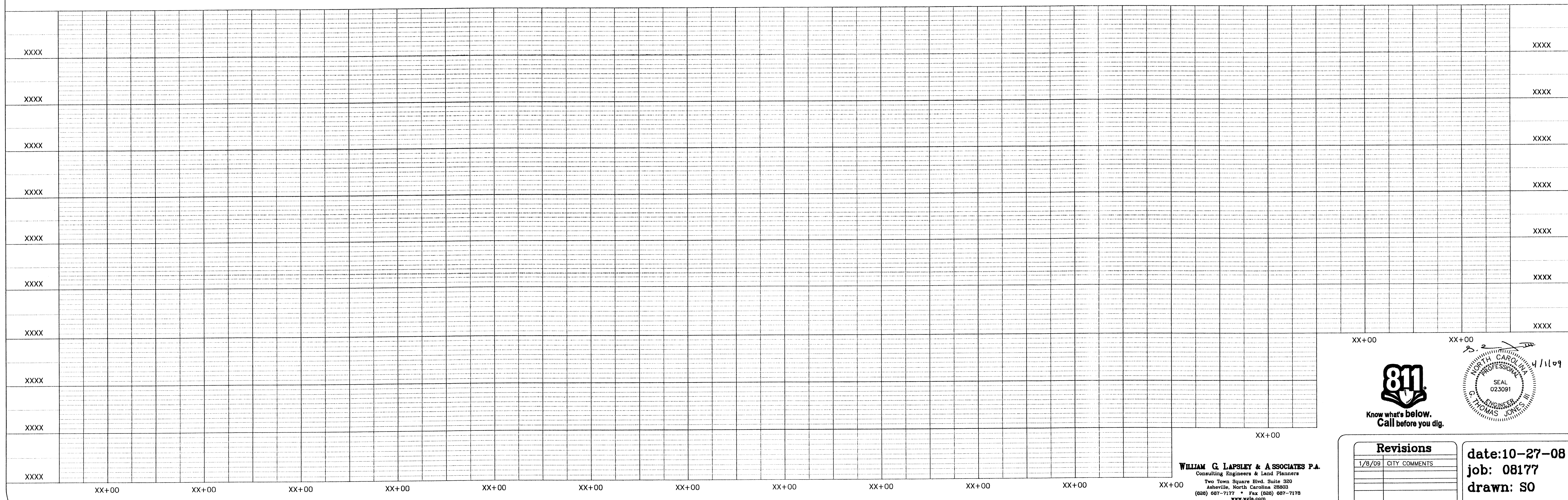
MOUNTAIN HOME COMMERCIAL PARK  
HENDERSON COUNTY  
NORTH CAROLINA

PROPOSED WATER PROFILE

sheet  
C51



HORIZONTAL SCALE 1"=50'  
VERTICAL SCALE 1"=5'



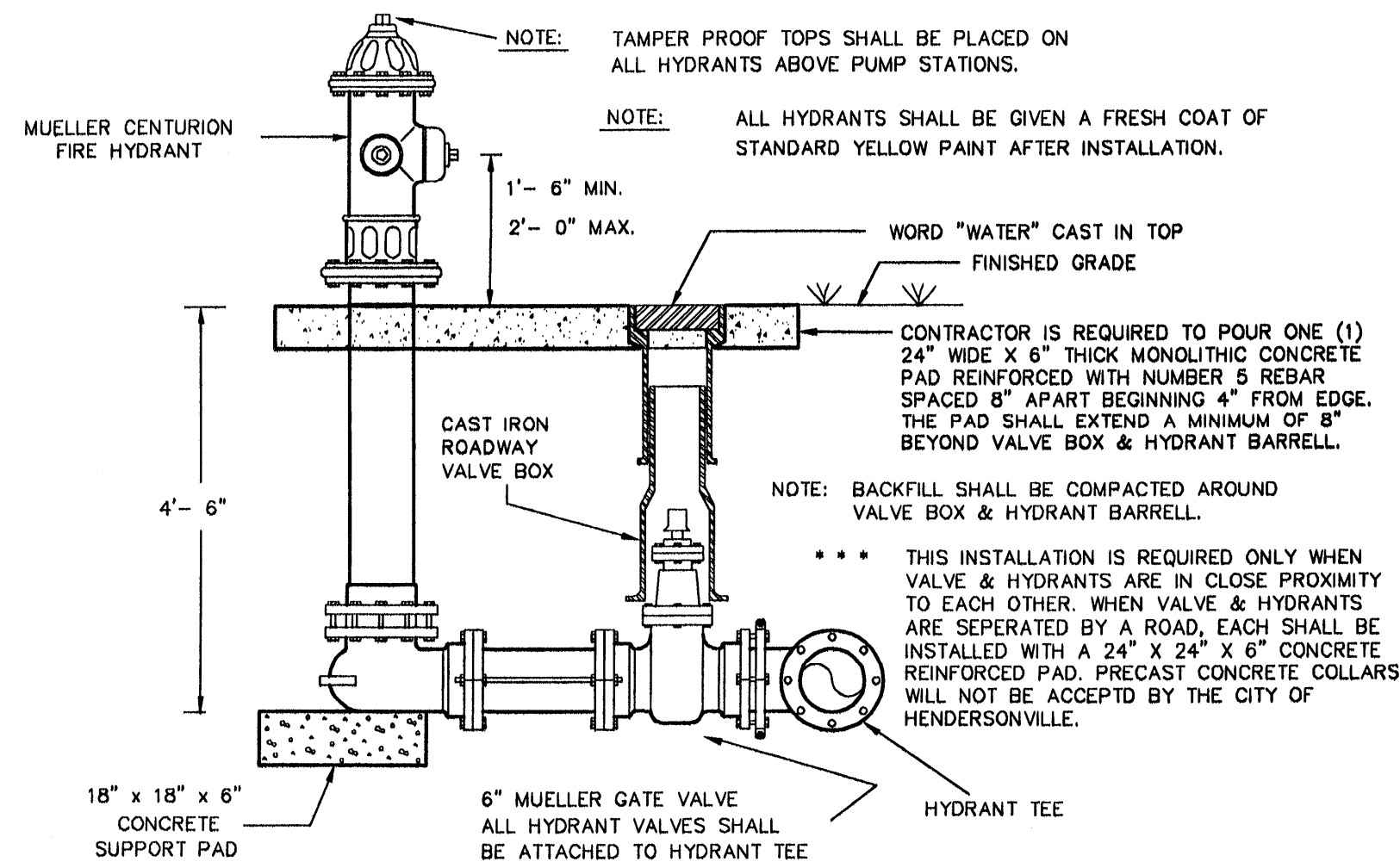
811  
Know what's below.  
Call before you dig.

Professional Engineer Seal for Thomas Jones, State of North Carolina, License No. 023091, dated 4/1/09.

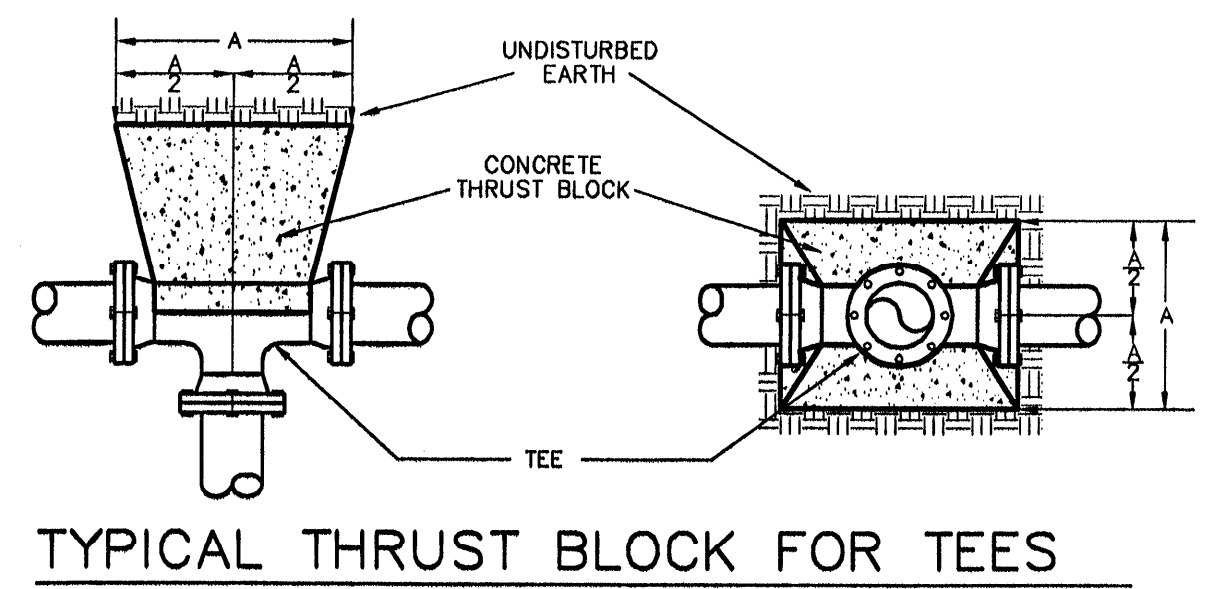
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1/8/09	CITY COMMENTS

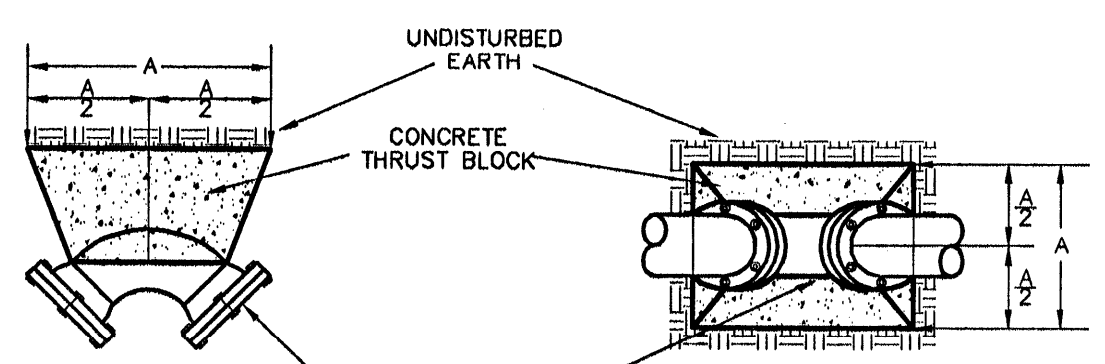
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job: 08177  
drawn: SO



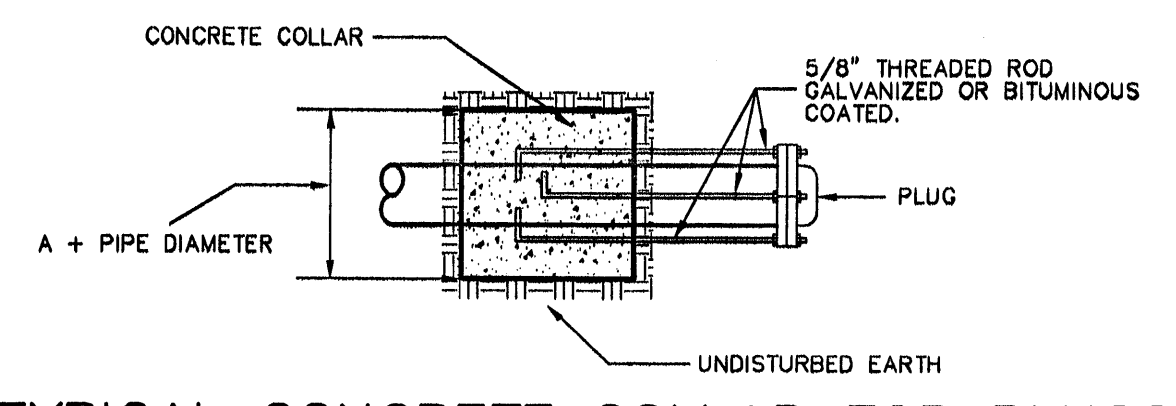
**TYPICAL RODED FIRE HYDRANT  
INSTALLATION DETAIL**  
N.T.S.



**TYPICAL THRUST BLOCK FOR TEES**  
N.T.S.



**TYPICAL THRUST BLOCK FOR BENDS**  
N.T.S.

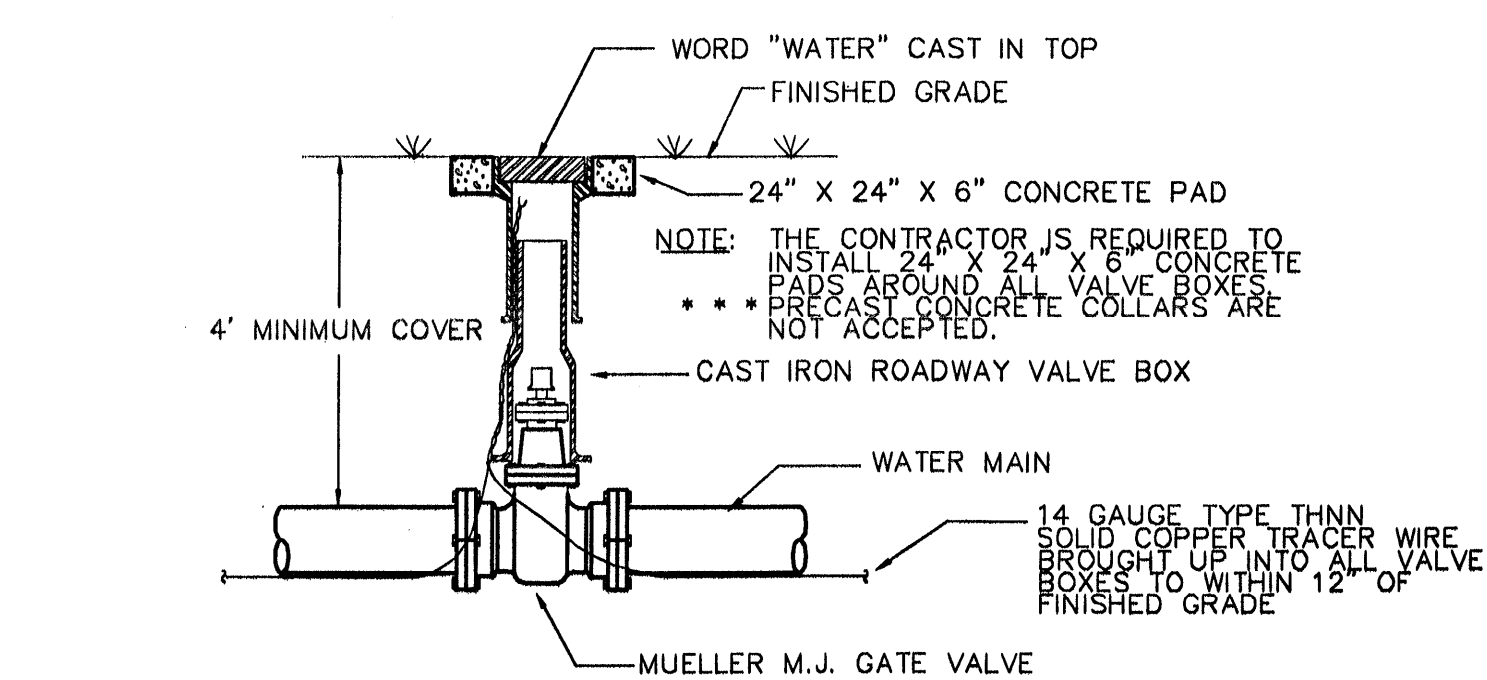


**TYPICAL CONCRETE COLLAR FOR PLUGS**  
N.T.S.

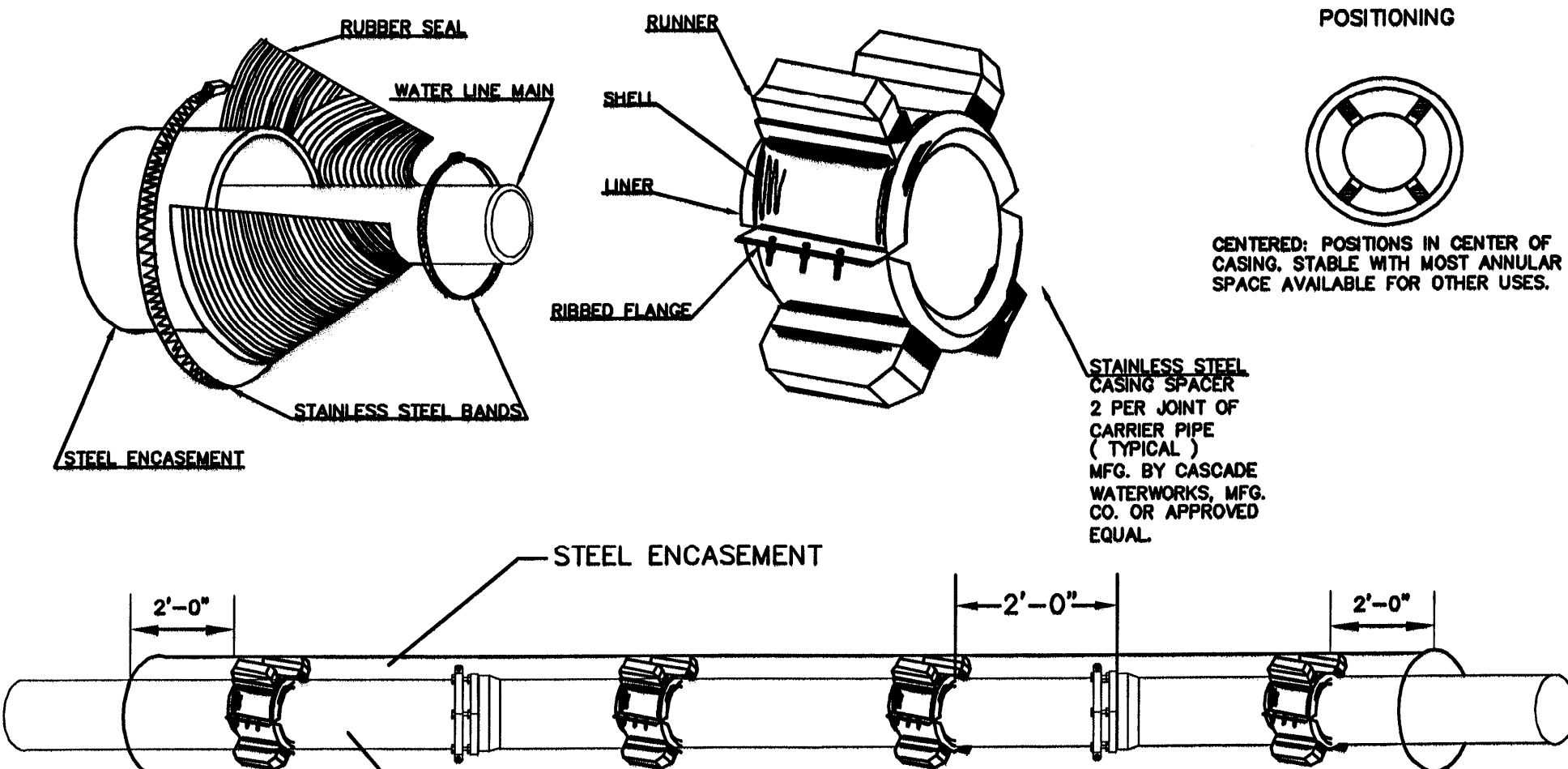
**VALUES FOR "A"**

SIZE	1 1/4" BEND	2 1/2" BEND	45° BEND	90° BEND	TEE	PLUG
8"	12	12	16	16	22	14
10"	12	14	20	20	28	22
12"	12	18	24	24	32	28
14"	14	20	28	28	38	32
16"	18	22	32	32	42	36
18"	18	26	36	36	48	40
20"	20	28	40	40	52	44
22"	24	34	46	46	58	48
24"	24	34	46	46	64	54

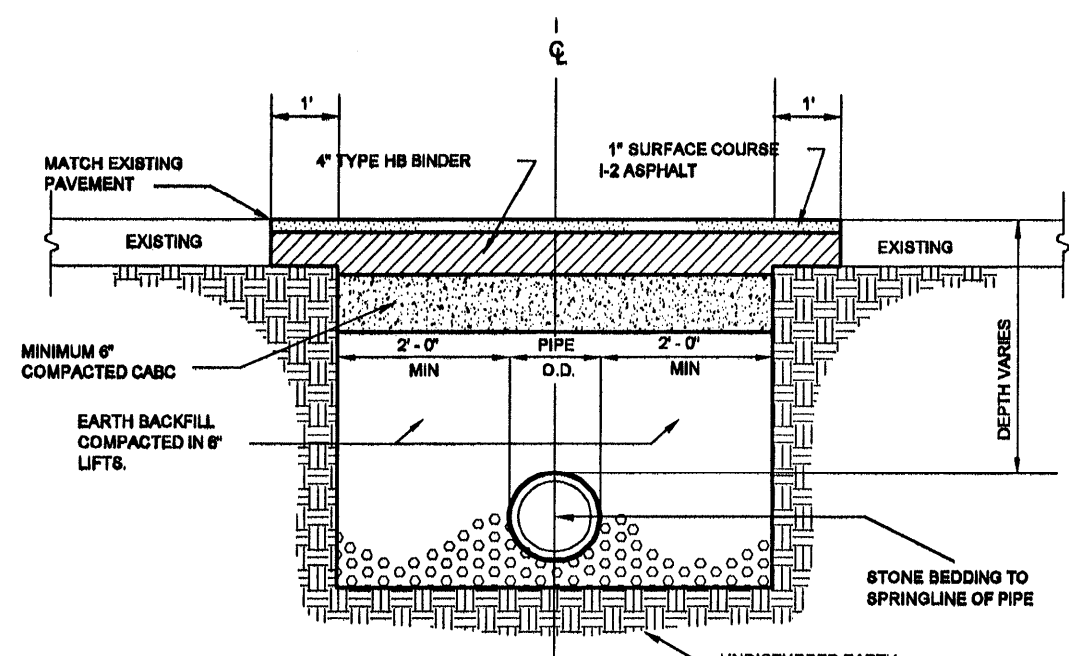
NOTE: FOR PROTECTION OF THE JOINTS, INSTALL A LAYER OF POLYETHYLENE BETWEEN THE CONCRETE AND THE FITTING.



**TYPICAL IN-GROUND INSTALLATION  
OF ALL 2" AND LARGER GATE VALVES**  
N.T.S.



**CARRIER PIPE IN STEEL ENCASUREMENT**



**TYPICAL PAVEMENT REPAIR DETAIL**  
N.T.S.

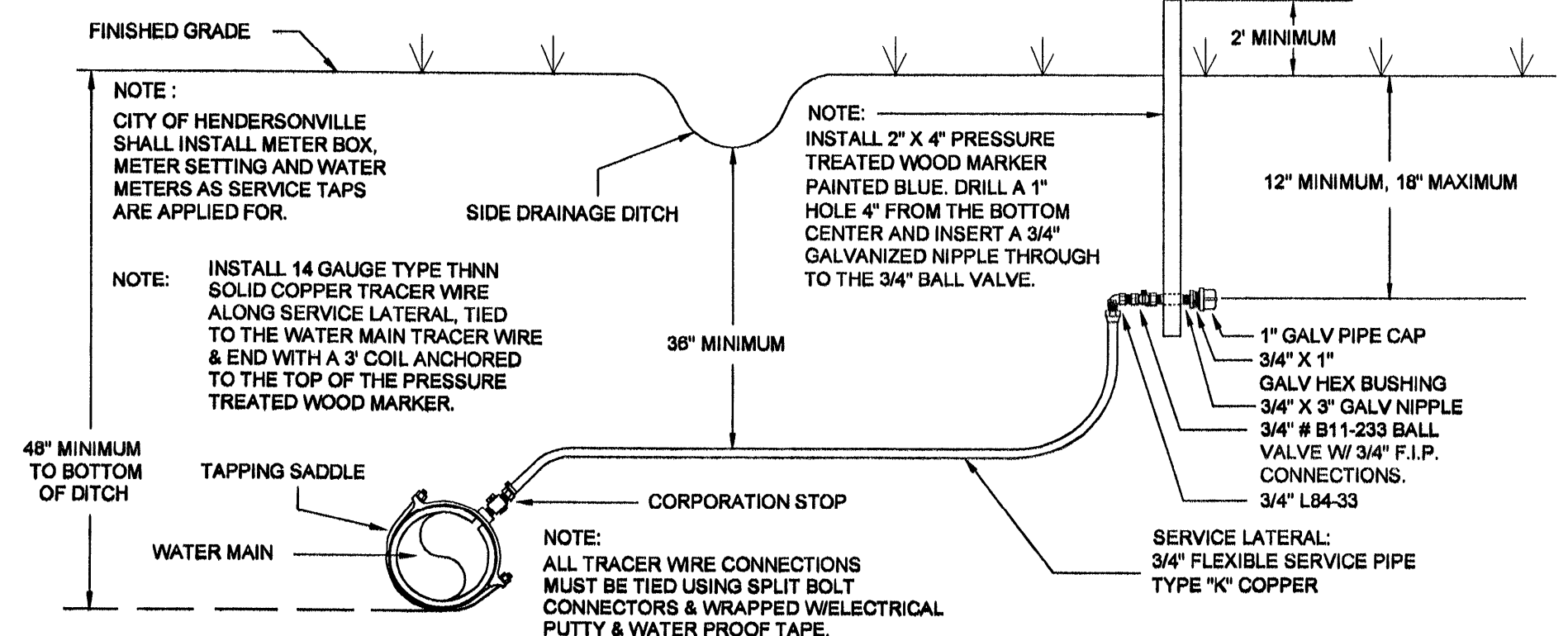
**SEEDING SPECIFICATIONS**

- I. TEMPORARY COVER
  - A. LIME & FERTILIZER - CONTRACTOR SHALL FURNISH AND APPLY LIME AND FERTILIZER TO THE SOIL AS REQUIRED TO PROVIDE SATISFACTORY CONDITIONS FOR SEED GERMINATION. AN APPLICATION RATE OF 2000 LBS PER ACRE OF GROUND AGRICULTURAL LIME AND 750 LBS/ACRE OF FERTILIZER (10-10-10). THESE MATERIALS SHALL BE SPREAD UNIFORMLY OVER THE AREA TO BE PLANTED. THE SOIL SHALL BE TILLED TO A DEPTH OF 3 - 4 INCHES WITH EQUIPMENT APPROVED BY THE ENGINEER.
  - B. TEMPORARY COVER SEEDING - CONTRACTOR SHALL SELECT A QUICK GROWING GRASS WITH HIGH SEEDING VIGOR THAT IS SUITED TO THE AREA, THE TIME OF PLANTING, AND THAT WILL NOT INTERFERE WITH PLANTS TO BE SOWN LATER FOR PERMANENT COVER.
    - MAY THROUGH AUGUST:
      - SUNDANGRASS OR GERMAN MILLET 50 LB./AC.
      - RYEGRASS 40 LB./AC.
    - SEPT. THROUGH APRIL:
      - RYEGRASS 120 LBS./AC.
- C. MULCHING - IN ORDER TO REDUCE DAMAGE FROM WATER RUN-OFF AND IMPROVE MOISTURE CONDITIONS FOR SEEDINGS, A MULCH MATERIAL SHALL BE FURNISHED WHEN TEMPORARY SEEDING IS TO BE DONE. ACCEPTABLE MATERIALS ARE:
  - A. DRY UNCHOPPED, UNWEATHERED SMALL GRAIN STRAW OR HAY FREE OF SEEDS OF COMPETING PLANTS - 1-2 TON/ACRE.
  - B. WOOD FIBER (EXCLUSIOR)
  - C. WOOD CELLULOSE FIBER - 500 LBS./ACRE WITHOUT STRAW
  - D. JUTE MATTING -
- II. PERMANENT COVER
  - A. CONTRACTOR SHALL FURNISH AND APPLY 90 LBS./1000 S.F. OF GROUND AGRICULTURAL LIME (2 TONS PER ACRE), 25 LBS./1000 S.F. OF FERTILIZER (10-10-10) (1000 LBS. PER ACRE), AND 2.3 LBS./1000 S.F. KENTUCKY 31 TALL FESCUE (100 LBS. PER ACRE) IN THE MANNER DESCRIBED ABOVE IN PARTS 1, 2 & 3. APPLY NURSE CROP AS FOLLOWS:
    - MAY 1 - AUG. 15 - 10 LBS./AC. GERMAN MILLET OR 15 LBS./AC. SUNDANGRASS
    - AUG 15 - MAY 1 - 40 LBS./AC. RYE (GRAIN)
  - B. SEEDING DATES: KY.31 TALL FESCUE
    - AUG. 20 - SEPT. 15 (BELOW 2500' ELEVATION)
    - MARCH 1 - MAY 1
  - C. JULY 15 - AUG. 30 (ABOVE 2500' ELEVATION)
  - MARCH 5 - MAY 15
- C. MULCHING
  - APPLY 4,000 LB PER ACRE OF GRAIN STRAW SUITABLY TACKED DOWN.
  - ADD NETTING TO STEEP SLOPES AND STAPLE PER MANUFACTURERS RECOMMENDATIONS.

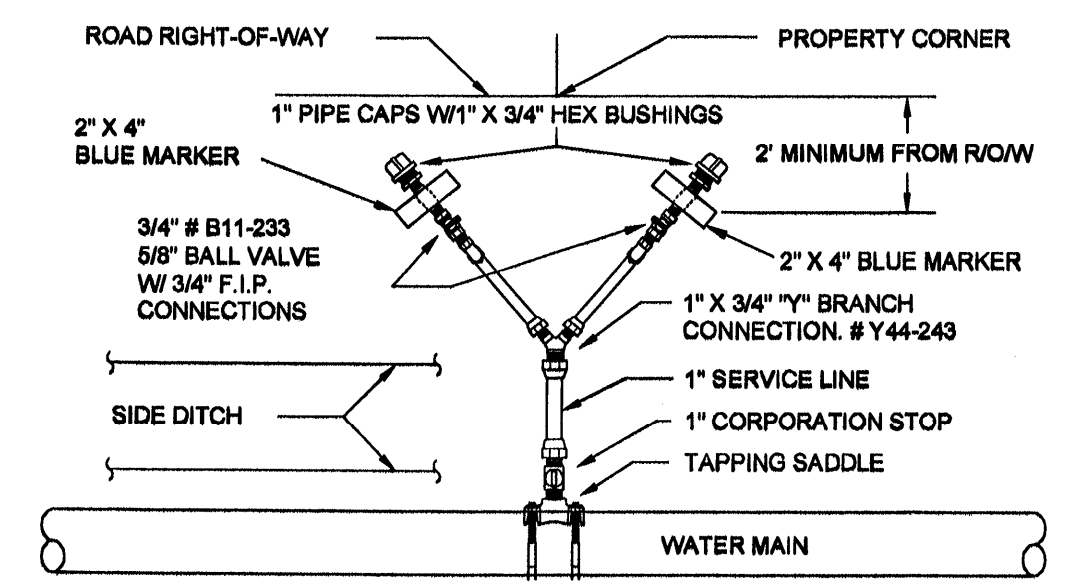
**RELATIONSHIP OF WATER & SEWER MAINS**

Contractor is required to comply with the North Carolina Administrative Code, Rules Governing Public Water Systems, Title 15a NCAC 18C.0906.  
See Section No. 1200.10 in the Technical Specifications.

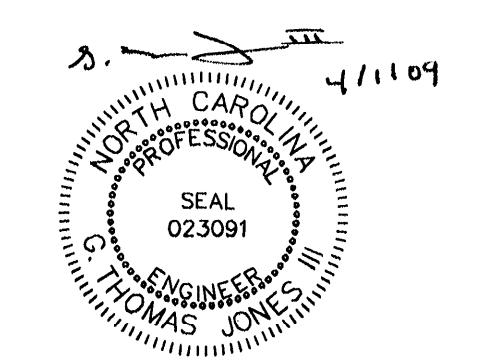
- NOTE:
- \* A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED.
  - \* WHERE THE SEWER LINE INSTALLATION DOES NOT CONFORM TO THIS REQUIREMENT OR HAVE A MINIMUM COVER OF 36" FROM THE GROUND SURFACE OR 12" VERTICAL SEPARATION FROM STORM DRAINAGE LINES - SEWER PIPE MUST BE OF A FERROUS MATERIAL.
  - \* NO GAS PIPING SHALL BE PLACED UNDERGROUND CLOSER THAN 8" FROM A WATER PIPE OR A SEWER LINE. GAS PIPING SHALL BE IN A SEPARATE TRENCH FROM WATER, SEWER OR DRAINAGE PIPES.
  - \* ALL WATER DISTRIBUTION SYSTEM COMPONENTS ARE TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THE STANDARDS OF THE HENDERSONVILLE WATER DEPT.
  - \* ALL SANITARY SEWER WORK SHALL MEET ALL HENDERSON COUNTY UTILITY DEPT. STANDARDS AND SPECS.



**TYPICAL SERVICE LATERAL INSTALLATION**  
N.T.S.



**TYPICAL "Y" BRANCH CONNECTION**  
N.T.S.



**Revisions**

DATE	CITY COMMENTS
1/8/09	

date: 10-27-08  
job: 08177  
drawn: SO

sheet  
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DETAILS