

REQUEST FOR BOARD ACTION

Henderson County Board of Commissioners

Meeting Date: January 4, 2010

Subject: Water Line Extension– Bearwallow Glen

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

Summary of Request:

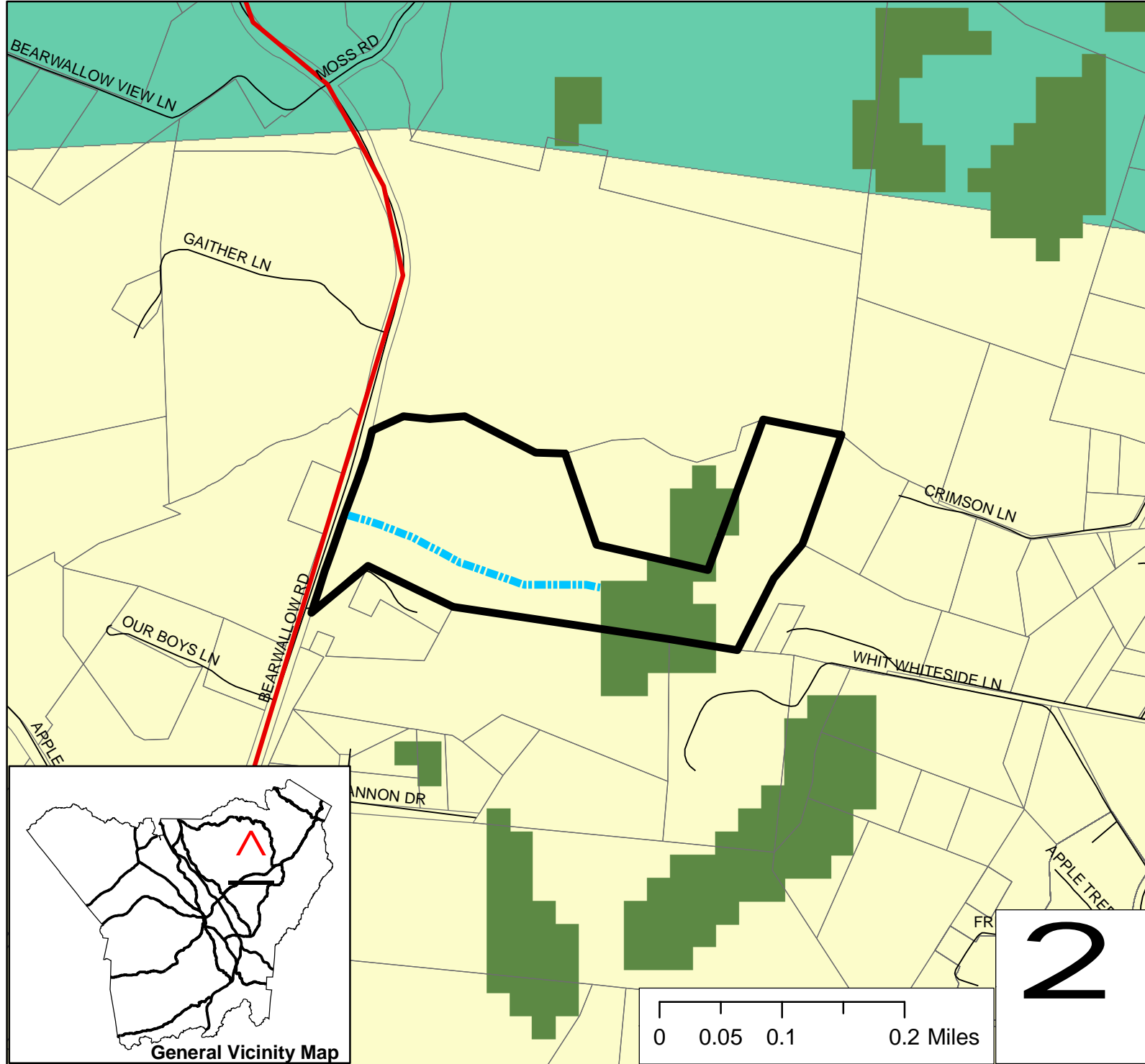
The City of Hendersonville has requested that the County comment on the proposed water line extension for Bearwallow Properties Bearwallow Glen project. The proposed water line is 1,140 linear feet. The projects' location within the Rural Transition Area is consistent with the Henderson County 2020 Comprehensive 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 Bearwallow Glen water line extension and direct Staff to convey the County's comments to the City of Hendersonville.



Bearwallow Glen

OWNER/DEVELOPER: Bearwallow Glen
 ZONING: R2 R



CONSTRUCTION PLANS FOR: BEARWALLOW GLEN

WATER MAN EXTENSION CITY OF HENDERSONVILLE

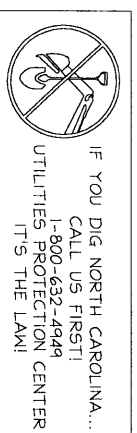
HENDERSON COUNTY, NORTH CAROLINA

OCTOBER 30, 2009

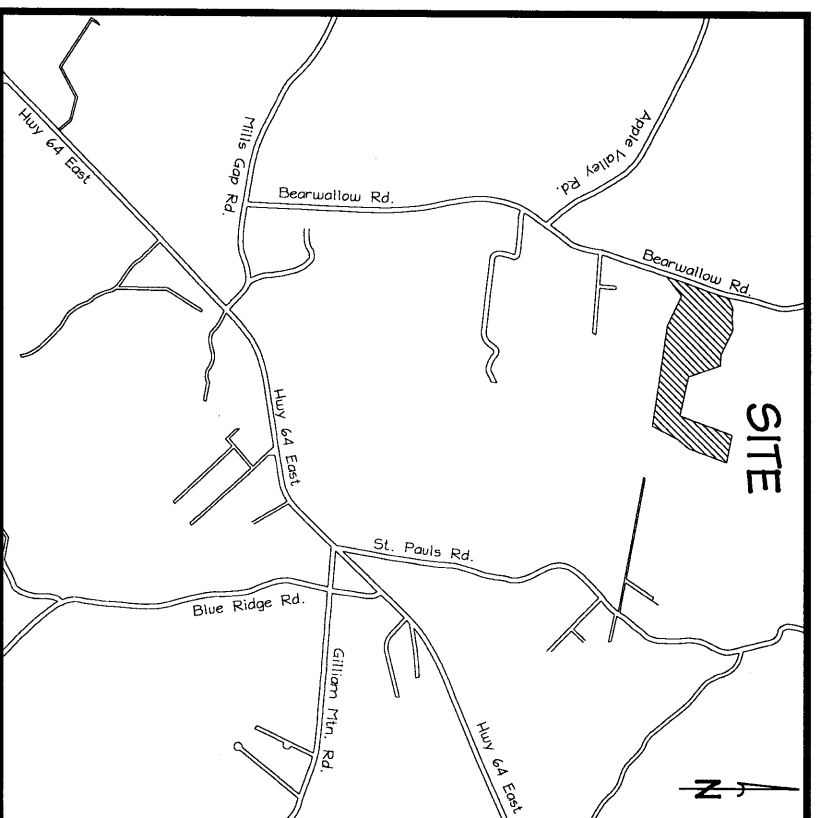
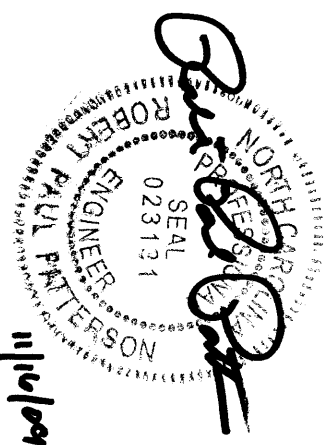
(Rev.: 11/16/09)

DEVELOPER:

BEARWALLOW PROPERTIES, LLC
ATTN: MR. DALE CALDWELL
P.O. BOX 424
EDNEYVILLE, NC 28727
TEL. (828) 699-5268



SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES, AND BEFORE ANY EXCAVATION BEGINS, CONTRACTOR MUST HAVE ALL UNDERGROUND UTILITIES LOCATED.



VICINITY MAP
(NOT TO SCALE)

TABLE OF CONTENTS:

- SHEET 1 COVER SHEET
- SHEET 2 OVERALL SITE PLAN
- SHEET 3 PLAN/PROFILE
- SHEET 4 STANDARD DETAILS

ORTHO TAX PARCEL NUMBERS:
10-0601-18-6638-55

ENGINEERING BY:
PATTERSON & PATTERSON
ENGINEERING - SURVEYING - PLANNING
PAUL PATTERSON **WILLIAM PATTERSON**
Professional Engineer/Land Surveyor Professional Land Surveyor
P.O. BOX 6114
HENDERSONVILLE, NC 28793-6114
TEL. & FAX: (828) 692-6629
NC Firm: F-0734

SURVEY BY
STACY KENT RHODES
 MAAGNER & RHODES
 LAND SURVEYORS, INC.
 545 OLD SPARTANBURG ROAD
 HENDERSONVILLE, NORTH CAROLINA 28712
 PHONE: 648-1022

FRANK COSTON TRUST
 D.B. 1162 PG. 391

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 CALL US FIRST!
 1-800-632-4949
 UTILITIES PROTECTION CENTER
 IT'S THE LAW!

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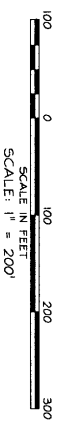
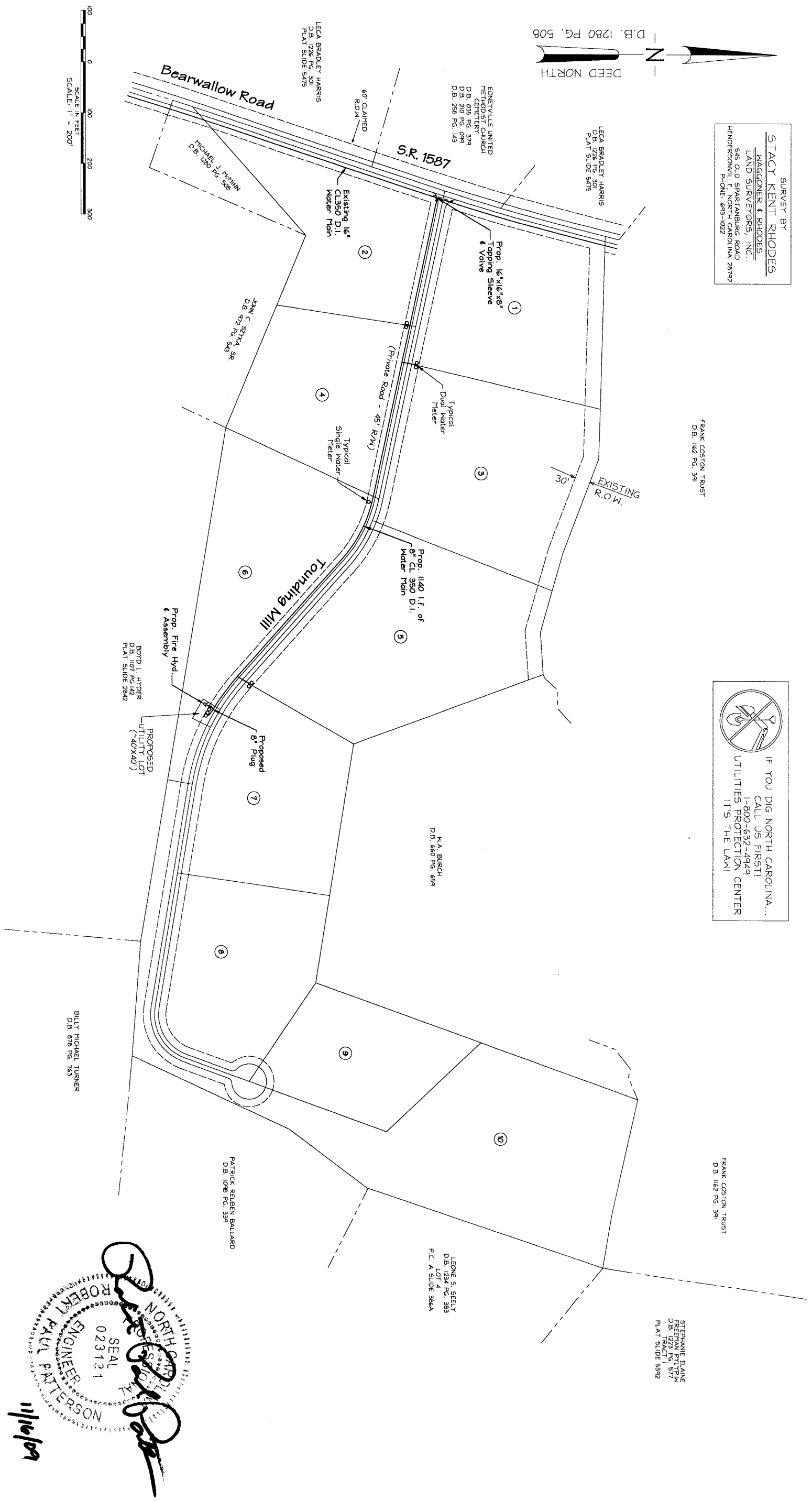
STEPHANIE BLANK
 D.B. 1223 PG. 577
 PLAT SLIDE 5392

DEED NORTH
 D.B. 1280 PG. 508

EDNEYVILLE UNITED
 METHODIST CHURCH
 D.B. 226 PG. 301
 D.B. 225 PG. 294
 D.B. 256 PG. 143

LECA BRADLEY HARRIS
 D.B. 1726 PG. 301
 PLAT SLIDE 5475

LECA BRADLEY HARRIS
 D.B. 1726 PG. 301
 PLAT SLIDE 5475



SPECIAL NOTE:
 RELATIONSHIP OF WATER MAINS, SEWER MAINS & STORM PIPES
 Contractor is required to comply with the North Carolina Department of Transportation Rules regarding Public Water Systems, Title 15A NCAC 16C.0906.
 See Section 1200.10 in the Technical Specifications.

- ENGINEER'S LEGEND**
- ⊕ - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - ⊕ - WATER METER
 - ⊕ - AUTOMATIC AIR RELEASE VALVE
 - ⊕ - SANITARY SEWER MANHOLE (PROPOSED)
 - ⊕ - SANITARY SEWER MANHOLE (EXISTING)
 - ⊕ - SANITARY SEWER LATERAL

ENGINEER'S NOTES:

1. All lot layout and topographical information for this project was provided by Maagner & Rhodes Land Surveyors, Inc., Stacy Kent Rhodes, PLS.
2. All work must be done in strict accordance with the standards set forth by the City of Hendersonville Water and Sewer Department and NCDOT.
3. All fire hydrant locations shall be standard hydrant sizes.
4. The fire hydrant location shall consist of the fire hydrant, gate valve, hydrant tee, etc. as shown on Standard Detail Sheet.
5. The water main shall be set at a depth of four (4) feet, unless otherwise noted and/or shown.
6. All roadway bore and/or saw cuts and patches must be done in accordance with standards set forth by NCDOT and the City of Hendersonville.
7. Erosion control measures shall be utilized as needed.
8. All utilities shown hereon are approximate and should be located before any digging begins.
9. No utilities shall be installed until such time as the final grading of the proposed road is complete.
10. See Detail Sheet for further information and requirements for system appurtenances.
11. All work shall be done in strict accordance with the standards set forth by the City of Hendersonville Water & Sewer Department.
12. No storm pipe locations available at the time of plan preparation. Proposed water main shall be installed under any stormpipe unless directed otherwise by the Engineer.
13. Summary of Quantities given hereon are for reference purposes only. Contractor shall verify all items for possible errors and omissions.

SUMMARY OF QUANTITIES

ITEM	QUANTITY	UNITS	ITEM DESCRIPTION
1	1140	L.F.	8" CL360 D.I. Water Main
2	1	EA.	16"x16"x8" Tapping Sleeve & Valve
3	1	EA.	Fire Hydrant & Assembly
4	1	EA.	8" Plug
5	2	EA.	Water Lateral (Single)
6	4	EA.	Water Lateral (Dual)
7	1	LS.	Misc. Fittings

NOTE: ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES ONLY.

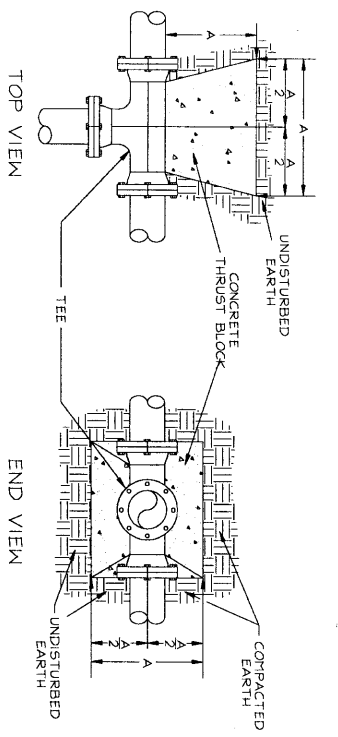
Robert Paul Patterson
 SEAL
 023121
 ROBERT PAUL PATTERSON
 ENGINEER
 NORTH CAROLINA
 11/16/09

BEARWALLOW GLEN
 EDNEYVILLE TOWNSHIP - HENDERSON CO., N.C.
OVERALL SITE PLAN

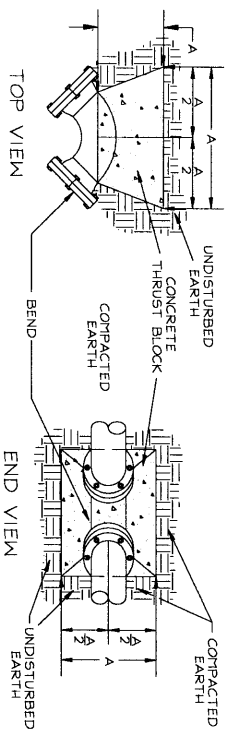
PATTERSON & PATTERSON
 ENGINEERING - SURVEYING - PLANNING
PAUL PATTERSON **WILLIAM PATTERSON**
 Professional Engineer/Land Surveyor Professional Land Surveyor

DRAWING NAME: BGDC-WP DATE: 10/30/09
 JOB NO.: 09-10-81-ENG SCALE: NOTED
WATER MAIN EXTENSION
 P.O. BOX 614 HENDERSONVILLE, NC 28793-6114 TEL. & FAX: (828) 692-6629 NC Firm: F-0734 © COPYRIGHT 2009 - PATTERSON & PATTERSON

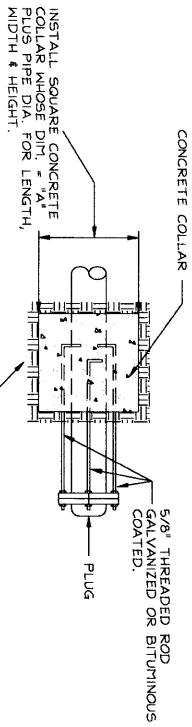
REVISIONS
 11/16/09 - PP
 SHEET
2
 OF 4



TYPICAL THRUST BLOCK FOR TEES
NTS



TYPICAL THRUST BLOCK FOR BENDS
NTS

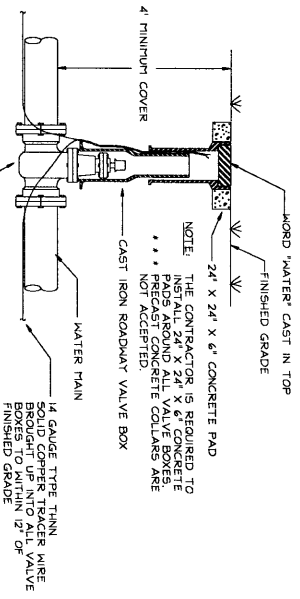


TYPICAL CONCRETE COLLAR FOR PLUGS
NTS

NOTE:
FOR PROTECTION OF THE JOINTS, INSTALL A LAYER OF 4 MIL POLYETHYLENE BETWEEN THE CONCRETE AND THE FITTING.

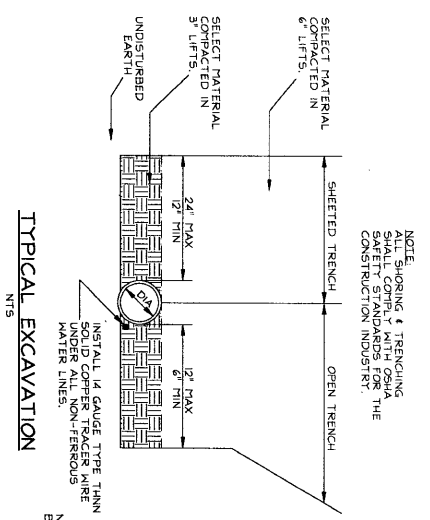
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6"	12	12	16	22	14
8"	12	12	16	22	18
10"	12	12	16	22	22
12"	12	12	16	22	26
14"	12	12	16	22	30
16"	12	12	16	22	34
18"	12	12	16	22	38
20"	12	12	16	22	42
22"	12	12	16	22	46
24"	12	12	16	22	50
26"	12	12	16	22	54
28"	12	12	16	22	58
30"	12	12	16	22	62
32"	12	12	16	22	66
34"	12	12	16	22	70
36"	12	12	16	22	74
38"	12	12	16	22	78
40"	12	12	16	22	82
42"	12	12	16	22	86
44"	12	12	16	22	90
46"	12	12	16	22	94
48"	12	12	16	22	98
50"	12	12	16	22	102
52"	12	12	16	22	106
54"	12	12	16	22	110

VALUES FOR "A"

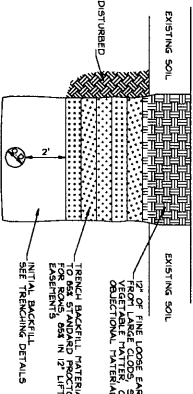


TYPICAL IN-GROUND INSTALLATION OF ALL 2\"/>

NTS

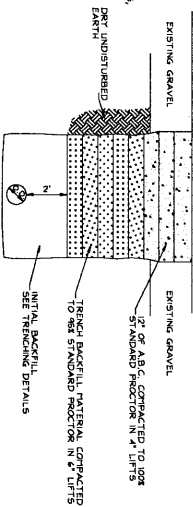


TYPICAL TRENCHING DETAILS
NTS

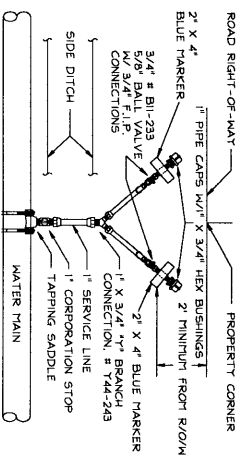


TRENCH BACKFILL IN EASEMENTS & R.O.M.'S

TRENCH BACKFILL (N.T.S.)

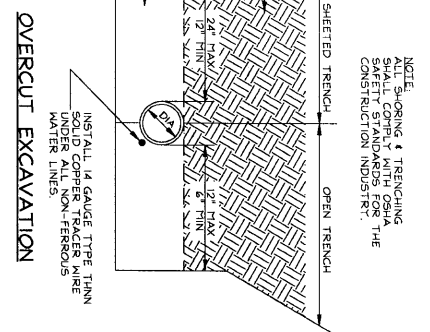


GRAVEL SURFACE REPAIR



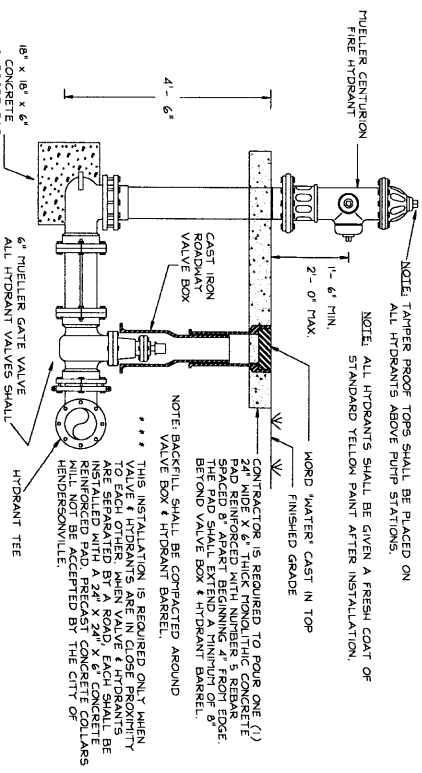
TYPICAL 1/2\"/>

NTS



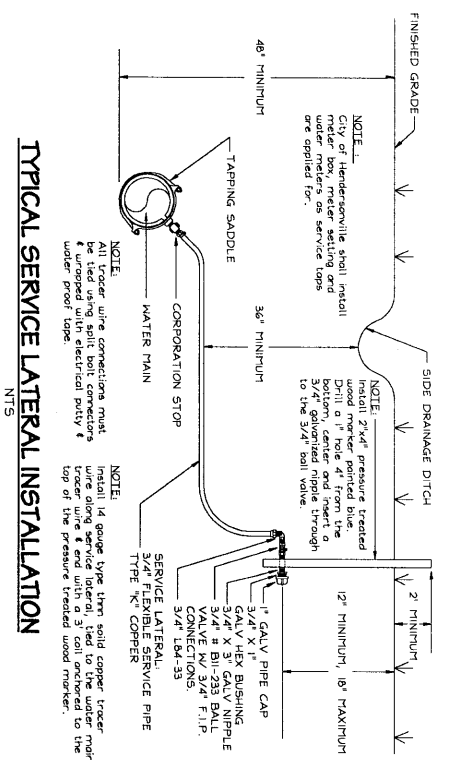
OVERCUT EXCAVATION

TYPICAL TRENCHING DETAILS
NTS



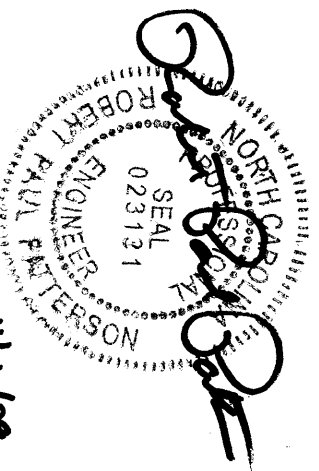
TYPICAL RODED FIRE HYDRANT INSTALLATION DETAIL
NTS

NTS



TYPICAL SERVICE LATERAL INSTALLATION
NTS

NTS



BEARWALLOW GLEN (WATER MAIN EXTENSION)

EDNEYVILLE TOWNSHIP - HENDERSON CO., N.C.

STANDARD DETAILS

PATTERSON & PATTERSON

ENGINEERING - SURVEYING - PLANNING

PAUL PATTERSON WILLIAM PATTERSON
Professional Engineer/Land Surveyor Professional Land Surveyor

P.O. BOX 6114
HENDERSONVILLE, NC 28743-6114
TEL. & FAX: (828) 692-6629

NC Firm: F-0734

DRAWING NAME: BGDC-WDT DATE: 10/30/09
JOB NO.: 09-10-BI-ENG SCALE: NOTED

**CITY OF HENDERSONVILLE
WATER & SEWER DEPARTMENT
STANDARD DETAILS**

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REVISIONS

11/16/09 - PP

SHEET 4

OF 4

**PROJECT SUMMARY
WATER UTILITY EXTENSION
Bearwallow Glen**

November 17, 2009

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 residential development consisting of 10 lots**. This project is located **east of Bearwallow Road in the Edneyville Community**. 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 **Bearwallow Properties, LLC**

This project requires approximately **1,140** linear feet of water line sized as following:

Approximate Length:	Description:
1,140	8" DIP CL350

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: 11-13-09
Henderson Co. Commissioners:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Bearwallow Glen

Size of Water Line (Main & Distribution Pipe Size): 1140 LF of 8" DIP 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: _____

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

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?** Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

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

Date of Board Review: _____

Comments: _____