

# **REQUEST FOR BOARD ACTION**

## **Henderson County Board of Commissioners**

**Meeting Date:** February 1, 2010

**Subject:** Water Line Extension– Mona Lisa Foods

**Attachments:**

1. Vicinity Map
2. Engineer's Report
3. Project Summary
4. County Review Sheet

**Summary of Request:**

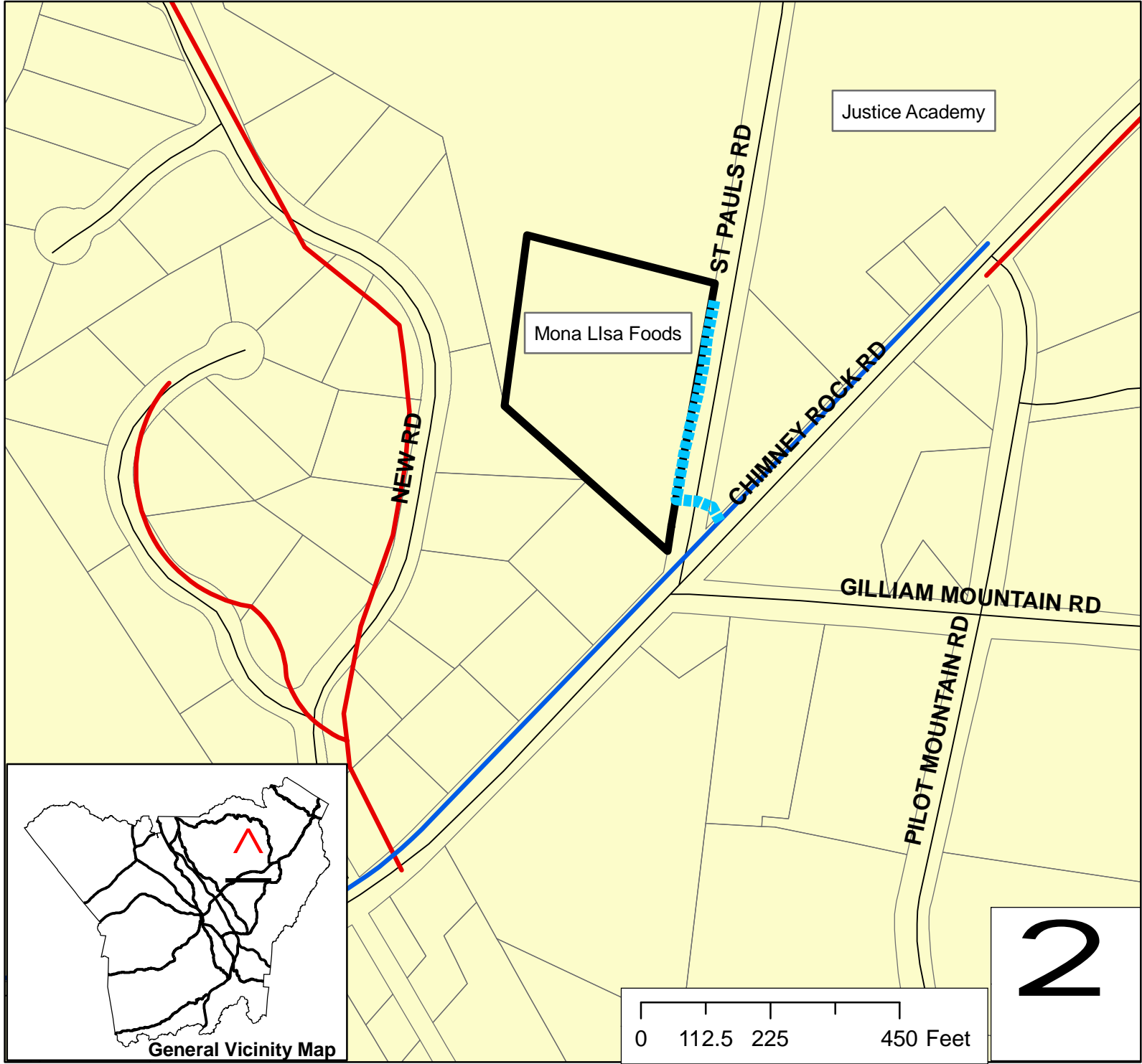
The City of Hendersonville has requested that the County comment on the proposed water line extension for Mona Lisa Foods project. The proposed water line is 450 linear feet. The project's location, within the Rural Transition Area, is consistent with the Henderson County 2020 Comprehensive Plan. A vicinity map, engineers report, project summary, and county review sheet are attached for Board review and action.

**Board Action Request:**

Planning Staff requests action by the Board of Commissioners to grant or deny this request. If the Board decides to approve the requested extension, the following motion has been provided.

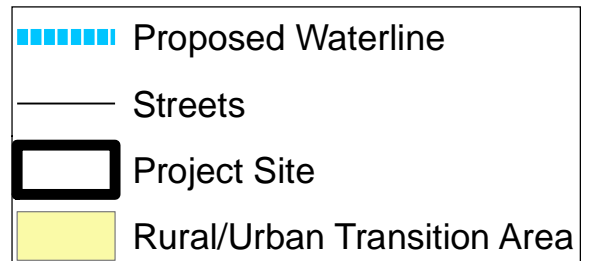
**Suggested Motion:**

I move that the Board approve the Mona Lisa Foods water line extension and direct staff to convey the County's comments to the City of Hendersonville.



# Mona Lisa Foods

OWNER/DEVELOPER: Peter Thom, and Wife  
 ZONING: Local Commercial



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

Jon H. Laughter, PLS, PE  
Thomas P. Welbourn, PLS, EIT  
Fred S. Price, PLS

Donald J. Austin, PLS  
James D. Chambless, Sr., EIT

December 8, 2009

PROJECT NARRATIVE

Mr. Lee Smith, Utilities Director  
City of Hendersonville Water and Sewer Department

RE: Mona Lisa Foods  
**0601-35-4794**  
**WATER UTILITY EXTENSION**

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An extension of the existing water main(s) located in South roadway shoulder U.S 64 East is required to provide water service to the above referenced project. This project is proposed to be an Expansion of Industrial Building. The water extension will serve a total of one building. The proposed site is currently owned and being developed by:

Peter A. Thom, Owner, Mona Lisa Foods  
224 Thompson Street, Hendersonville, N.C. 28792  
Physical Address: Intersection U.S. 64 and St. Paul Road, Edneyville, N.C.  
Contact's Telephone Number: Tom at Mona Lisa 778-9642

**The sewer service for this project will be provided by *Individual Septic*.**

At the present time, Peter Thom will be responsible for signing the Water Utility Extension Agreement (WUEA) with the City of Hendersonville.

The project will consist of 8-inch diameter ductile iron pipe, Length = 400 feet, one hydrant assembly, **estimated flow rate 1,000 gpm**. For more information regarding this proposed project see the accompanying preliminary plans.

This project is estimated to be completed **thirty** 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.

**Laughter, Austin and Associates, PA**

**Jon H. Laughter**

Phone: 828-692-9089 • Fax: 828-693-8822 • Watts: 800-858-LAND  
E-mail: [laapa@bellsouth.net](mailto:laapa@bellsouth.net)

**PROJECT SUMMARY  
WATER UTILITY EXTENSION  
Mona Lisa Foods**

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**January 4, 2010**

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 the **expansion of an existing industrial building**. This project is located **on St Paul 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 **Peter A Thom, Owner of Mona Lisa Foods**.

This project requires approximately **450** linear feet of water line sized as following:

Approximate Length:	Description:
<b>450'</b>	<b>8" DIP CL 350</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: \_\_\_\_\_

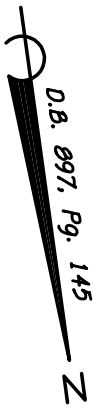
Date: \_\_\_\_\_

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."***

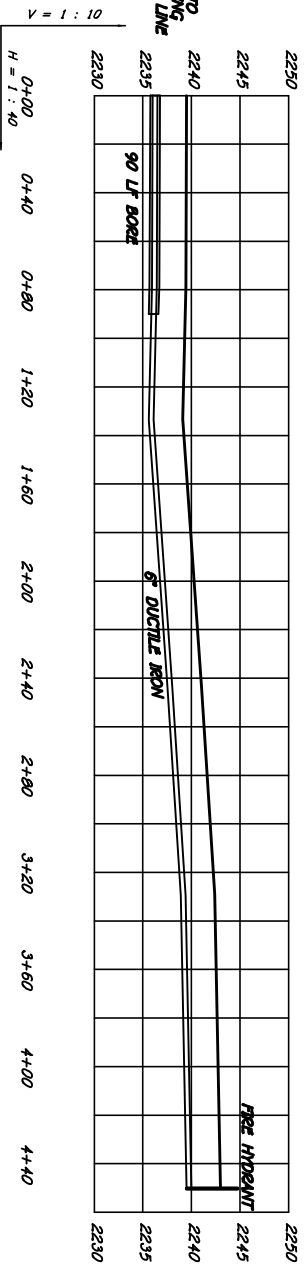
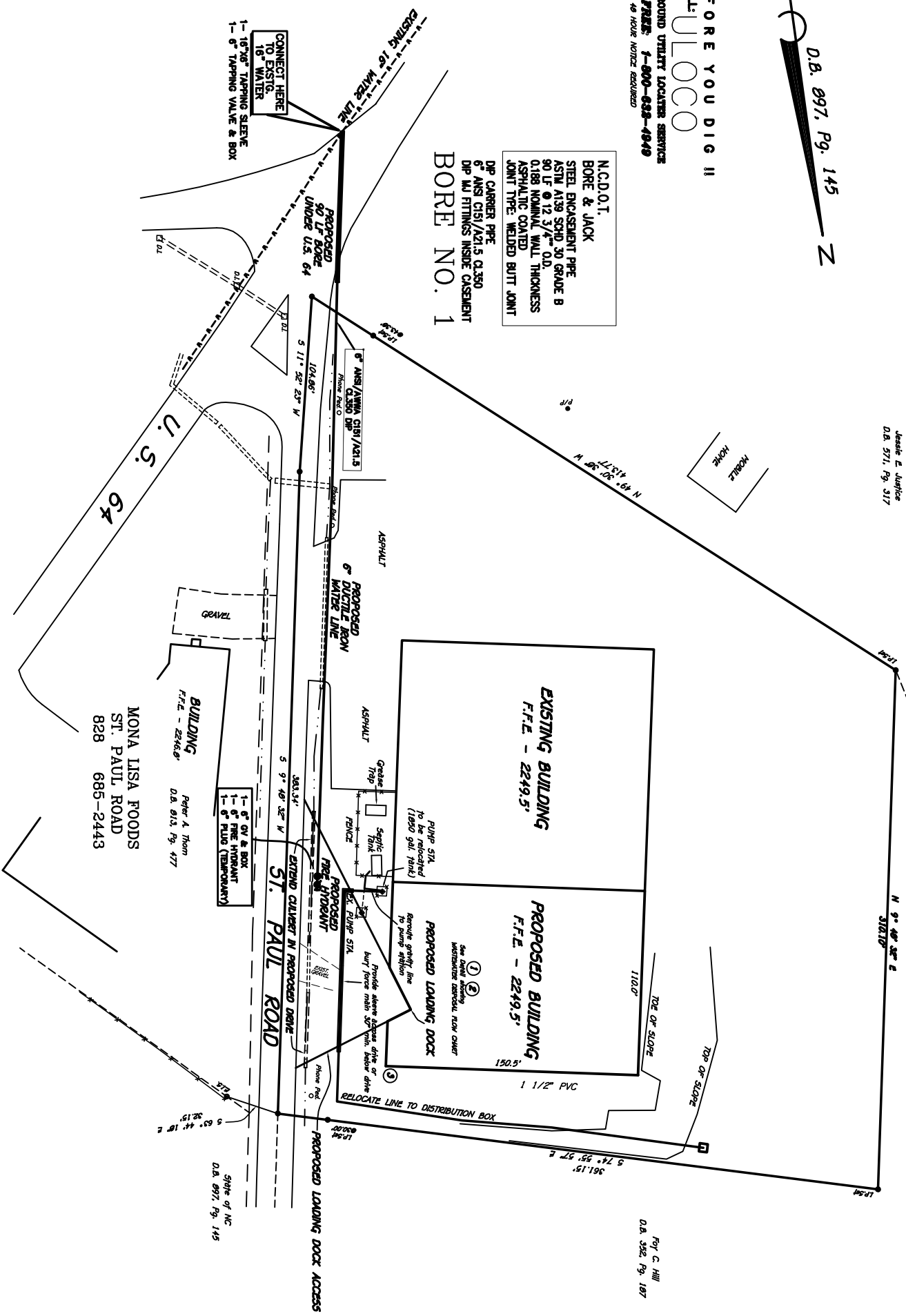
Water and Sewer Department:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 12-22-09
Henderson Co. Commissioners:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____



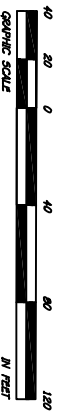
**BEFORE YOU DIG !!**  
 CALL **UTLOCO**  
 UNDERGROUND UTILITY LOCATOR SERVICE  
**TOLL FREE: 1-800-632-4949**  
48 HOUR NOTICE REQUIRED

Walter C. Justice  
 D.B. 571, Pg. 317

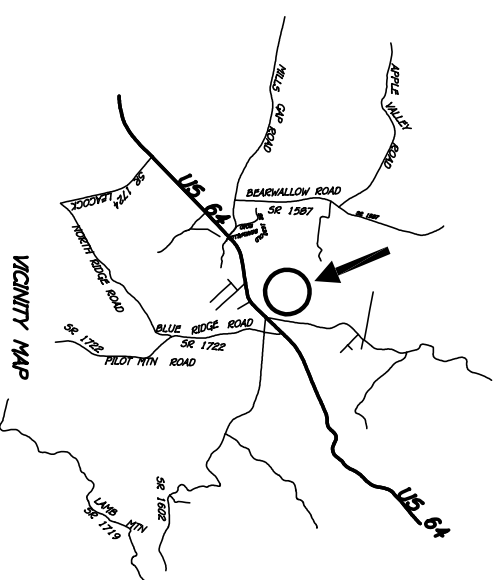
**N.C.D.O.T.**  
 BORE & JACK  
 STEEL ENCASUREMENT PIPE  
 ASTM A139 SCHED. 30 GRADE B  
 90 LF @ 12 3/4" O.D.  
 0.188 NOMINAL WALL THICKNESS  
 ASPHALTIC COATED  
 JOINT TYPE: WELDED BUTT JOINT  
 DP CARRIER PIPE  
 6" ANSI C151/A21.5 C1350  
 DP W/ FITTINGS INSIDE CASEMENT  
**BORE NO. 1**



**NOTE**  
 LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY.  
 EXACT LOCATIONS ARE TO BE VERIFIED IN THE FIELD BY  
 THE CONTRACTOR.



**Owners:**  
**PETER A. THOM and wife, MONICA M. THOM**  
 224 THOMPSON STREET  
 HENDERSONVILLE, N.C. 28792  
 828 685-2443



**CITY OF HENDERSONVILLE**  
 "The City of Four Seasons"  
 145 FIFTH AVENUE EAST  
 HENDERSONVILLE, NORTH CAROLINA 28739

**A PROPOSED**  
**WATER MAIN EXTENSION**  
 TO SERVE  
**MONA LISA FOODS**

PROPERTY NORTH OF U.S. 64 @ ST. PAUL ROAD

ENDERVILLE TWP. HENDERSON COUNTY, N.C.

**LAUGHTER, AUSTIN AND ASSOCIATES, P.A.**  
 131 FOUENT AVENUE EAST  
 HENDERSONVILLE, NORTH CAROLINA 28792  
 (828) 692-9099 C-250

NO.	DATE	BY	APPROV.	DESCRIPTION
1	11/17/09			ORIGINAL PREPARED
REVISIONS				
JOB NO. 09-177				

SCALE \_\_\_\_\_  
 DATE \_\_\_\_\_

DESIGNED BY	DATE	SHEET NO.
CHECKED BY	DATE	1 OF 2
DRAWN BY	SCALE 1" = 40 FT.	
DATE	11/17/09	
PROJECT NO.	09177	
TAX PARCEL NUMBER	0601-35-4794	

## HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name:     Mona Lisa Foods      
 Size of Water Line (Main & Distribution Pipe Size):     450 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?** Pursuant to the NC Fire Code, a fire hydrant must be located within 400 feet of any portion of the building. Due to the topography at the rear of the building and the building will be protected by an automatic sprinkler system, the hydrant spacing is acceptable.       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?** Est 1000 gpm       Yes       No       N/A

### BOARD OF COMMISSIONERS APPROVAL

- |                          |                                     |                             |
|--------------------------|-------------------------------------|-----------------------------|
| <input type="checkbox"/> | Approved                            | Date of Board Review: _____ |
| <input type="checkbox"/> | Not Approved                        | Comments: _____             |
| <input type="checkbox"/> | Conditional Approval (See Comments) |                             |