

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: October 19, 2005

SUBJECT: Improvement Guarantee for Carriage Park (Section 19, Phase II)

ATTACHMENTS: 1. Application for Improvement Guarantee
2. Cost Estimates

SUMMARY OF REQUEST:

Carriage Park Association, LLC, owner of the project, submitted an application for an improvement guarantee for Section 19, Phase II, in the Carriage Park planned unit development. Section 19, Phase II, is proposed to have a total of 7 single-family dwelling units on 7.03 acres of land. Section 19, Phase II, was conditionally approved by the Planning Board on June 21, 2005. The improvement guarantee is proposed to cover the water distribution system and sewer system for this section of Carriage Park.

Special Use Permit #SP-93-13, issued for Carriage Park on October 11, 1993, states that improvement guarantees shall be administered in accordance with Section 551 of the Henderson County Land Development Ordinance (now Section 170-38 of the Henderson County Code). Pursuant to Sections 170-38 and 170-39 of the Henderson County Subdivision Ordinance, where the required improvements have not been completed or in lieu of completing all of the required improvements in order to submit a Final Plat and also prior to Final Plat approval, the developer may post a performance guarantee for the improvements. Section 170-38 of the Henderson County Subdivision Ordinance also states that the installation of the improvements must be completed within two years of the date of approval of the improvement guarantee.

The developer intends to use a Bank Escrow Account with the amount of at least \$71,177.50 to cover the cost of the improvements (\$56,942.00) as well as the required twenty-five percent (25%) contingency (\$14,235.50). The proposed completion date for the improvements is November 30, 2005. If the application is approved, the developer must establish an escrow agreement with Henderson County which will cover at least 125% of the cost of the improvements.

COUNTY MANAGER'S RECOMMENDATION/BOARD ACTION REQUESTED:

I recommend that the Board approve the improvement guarantee application for Carriage Park Section 19, Phase II, subject to a fully executed escrow agreement between the developer and Henderson County which covers 125% of the cost of the improvements.



APPENDIX 8

Henderson County
APPLICATION FOR IMPROVEMENT GUARANTEES

Name of Subdivision CARRIAGE PARK Sect. 19 II
 Name of Owner CARRIAGE PARK ASSOC. LLC
 Address 2827 Haywood Rd.
Hendersonville Phone: 828 697 7200
 Agent Dale Hamilton Phone: 828 697-7200
 Date of Preliminary Plan Approval by Planning Board 6/21/05
 Significant Conditions Imposed: _____

Type of improvement requested:

____ Cash on Deposit (Certified Check)

☒ Bank Escrow Account

____ Irrevocable Letter of Credit

____ Surety Performance Bond

____ Trust Agreement

Name of bank or bonding company UNITED Community BANK

Amount of guarantee (including 25% overhead) \$ 71177.50

Projected completion date November 30, 2005 per DH on 10/10/05

Are cost estimates attached (with quantities and unit costs)? ☒ yes ____ no

Have engineering and design work been completed?

☒ complete ____ partially complete ____ incomplete

I have read and understand all requirements stated in Article V of the Henderson County Subdivision Ordinance regarding subdivision improvement guarantees.

Owner's Signature Dale Hamilton

Date 9/28/05

Submitted By Dale Hamilton

Date 9/28/05

Received By K. Scanlan

Date 10/11/05

Check # 6804 - \$250 -

PATTERSON & PATTERSON
PAUL PATTERSON **WILLIAM PATTERSON**
PROFESSIONAL ENGINEER/LAND SURVEYOR PROFESSIONAL LAND SURVEYOR
P.O. BOX 1189
HENDERSONVILLE, NC 28793-1189
1-828-692-6629 (TEL & FAX)

Memorandum

To: Matt Card, Planner @ Henderson County Planning Department
From: Paul Patterson, P.E./P.L.S.
Date: September 27, 2005
Re: Bond for Carriage Park, Section 19, Phase 2

Mr. Card,

I have attached herewith copies of the estimated costs to provide water and sewer to the site of Carriage Park, Section 19, Phase 2. These estimates were based on recent bids by contractors for work within Carriage Park at Section 19, Phase 1 and Section 22. This utility work will be bonded in order to record a plat for said Section 19, Phase 2. The estimates are as follows:

ITEM	ESTIMATED COST
Water Installation	\$41,376.00
Sewer Installation	\$15,566.00
Subtotal:	\$56,942.00
25% Contingency:	\$14,235.50
Bond Amount:	\$71,177.50

I believe that fulfills the requirements for water and sewer availability for this section of Carriage Park. Should you have any question and/or comments, please do not hesitate to call. Thanks in advance for your assistance in this matter.

Sincerely,



Paul Patterson, PE/PLS

Cc: File 05-08-32-ENG

CARRIAGE PARK

SECTION 19 - Phase 2

ESTIMATE

SEWER:

Item Description:	Quantity	Unit Cost	Cost
3" SDR13.5 PVC	1427 lf	8.00	\$11,416.00
Tie into Existing 8" Sewer Line	1 ea	1000.00	\$1,000.00
Misc. Fittings	1 ls	1000.00	\$1,000.00
Sewer Air/Vacuum Valve	1 ea	1200.00	\$1,200.00
Punch Under Carriage Park Way	1 ls	650.00	\$650.00
3" Plug	1 l.f.	300.00	\$300.00
Subtotal:			\$15,566.00



CARRIAGE PARK

SECTION 19 - Phase 2

ESTIMATE

WATER:

Item Description:	Quantity	Unit Cost	Cost
8" CL350 D.I.	1332 l.f.	18.00	\$23,976.00
Fire Hyd. & Assembly	2 ea	2000.00	\$4,000.00
8" Gate Valves	3 ea	600.00	\$1,800.00
90° Bends	1 ea	550.00	\$550.00
8" Plug	1 ea	650.00	\$650.00
Roadway Bore	30 l.f.	110.00	\$3,300.00
Misc. Fittings	1 ls	1500.00	\$1,500.00
8"x8"x4" Hydrant Tee	1 ea	600.00	\$600.00
AARV	2 ea	1000.00	\$2,000.00
4" Gate Valve	1 ea	600.00	\$600.00
8"x8"x8" T.S. & Valve	1 ea	2400.00	\$2,400.00
Subtotal:			\$41,376.00

