



To: Airport Authority Board
From: Lew Bleiweis, A.A.E., Executive Director
Date: February 15, 2013
Subject: AUTHORITY SPECIAL MEETING

A Special Meeting of the Greater Asheville Regional Airport Authority Board will be held on Tuesday, February 19, 2013 at 4:00 p.m. in the Airport Authority's Board Room.

Meeting Agenda:

- Approval of a Utility Easement Agreement for the new Aircraft Rescue Firefighting Station project ([document](#))



MEMORANDUM

TO: Members of the Airport Authority

FROM: Lew Bleiweis, A.A.E., Executive Director

DATE: February 19, 2013

ITEM DESCRIPTION – New Business

Approval of a Utility Easement Agreement for the new ARFF Station Project

BACKGROUND

In conjunction with the approval of the ARFF Station agenda item, permanent electrical utilities need to be extended to the building site to accommodate the new construction.

ISSUES

Progress Energy requires a new easement agreement be executed prior to the extension of electrical utilities for this project (see attachment).

ALTERNATIVES

None

FISCAL IMPACT

None

RECOMMENDED ACTION

It is respectfully requested that the Authority Board resolve to (1) approve the proposed easement agreement with Progress Energy for the electrical utility extension for the new Aircraft Rescue Fire Fighting Station Project; and (2) authorize the Executive Director to execute the necessary documents.

Attachment

New Business

EASEMENT

NORTH CAROLINA

BUNCOMBE COUNTY

PIN: 9643-52-1970-00000 & 9643-62-1636-00000

THIS EASEMENT made this _____ day of _____, 20____, from GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY A/K/A ASHEVILLE REGIONAL AIRPORT AUTHORITY, hereinafter referred to as GRANTOR (whether one or more), to PROGRESS ENERGY CAROLINAS, INC., a North Carolina public service corporation, hereinafter referred to as PEC;

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto PEC, its successors and assigns, the right, privilege, and easement to go in and upon the land of GRANTOR situated in Asheville Township of said County and State, described as follows: containing 547.032 acres, more or less, and being the land described in a lease agreement between the City of Asheville and the Asheville Regional Airport Authority, dated December 30, 1981, and recorded in Deed Book 1287, Page 510, Buncombe County Registry, and the unrecorded lease agreement entitled "RESTATED AND AMENDED CITY-AIRPORT AUTHORITY LEASE AGREEMENT", dated January 22, 2008, and also being shown as 535.342 AC. Tract on a Plat, dated September 24, 1981, entitled "Property of the City of Asheville (Lease Map)", and recorded in plat Book 48, Page 35; and shown as Lease Tract IV on a Plat, dated October 1, 2003, entitled "Carolina Aviation Inc.", and recorded in Plat Book 92, Page 11, all Buncombe County Registry, LESS AND EXCEPT any prior out-conveyances, and to construct, maintain, and operate electric and/or communication facilities thereon consisting of poles, cables, wires, underground conduits, enclosures, and other pertinent facilities within an easement area ten (10) feet wide, together with an area ten (10) feet wide on all sides of the foundation of any enclosure, with the right to do all things necessary, including, but not being limited to, the right: (a) to enter said easement area at all times over the adjacent land to inspect, repair, maintain, and alter said facilities; and (b) to keep said easement area cleared of trees, shrubs, undergrowth, buildings, structures, and obstructions. The center line of the facilities shall be the center line of said easement area. **PEC shall not install facilities outside of said easement area without obtaining another EASEMENT.**

It is understood and agreed that the underground facilities shall be approximately located as shown on attached Exhibit "A".

TO HAVE AND TO HOLD said rights, privilege, and easement unto PEC, its successors and assigns, forever. IN WITNESS WHEREOF, GRANTOR has caused this EASEMENT to be signed in its name by its duly authorized officer as of the date first above written.

GREATER ASHEVILLE REGIONAL
AIRPORT AUTHORITY
A/K/A ASHEVILLE REGIONAL AIRPORT AUTHORITY

By: _____

Title: _____

NORTH CAROLINA, _____ COUNTY

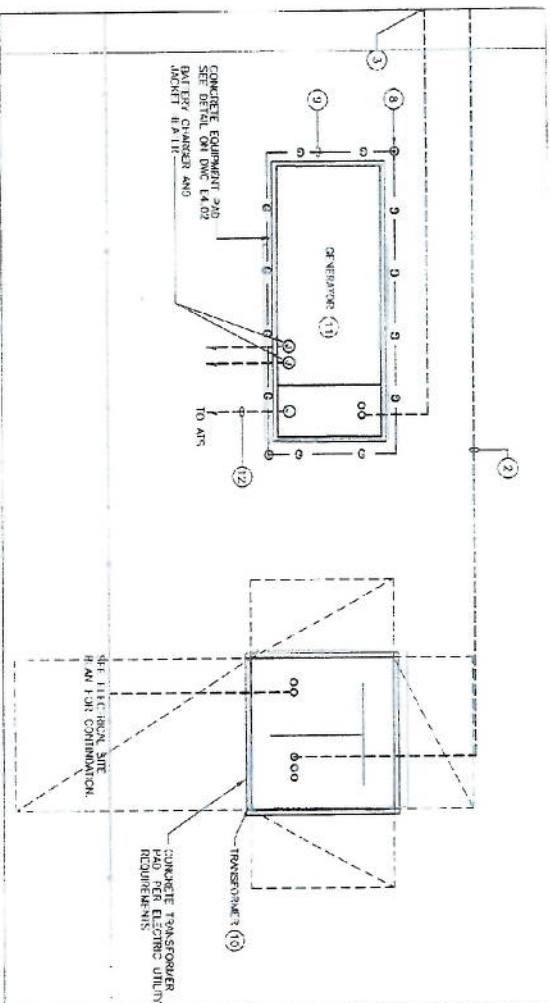
I, _____, a Notary Public of _____ County, North Carolina, certify that _____ personally appeared before me this day and acknowledged that he/she is _____, of Greater Asheville Regional Airport Authority a/k/a Asheville Regional Airport Authority, a corporation, and being authorized to do so, executed the foregoing EASEMENT on behalf of the corporation.

Witness my hand and notarial seal, this _____ day of _____, 20____.

Notary Public

(Notary Seal)

My commission expires: _____



① ELECTRIC SITE PART PLAN
SCALE: 1/4"=1'-0"

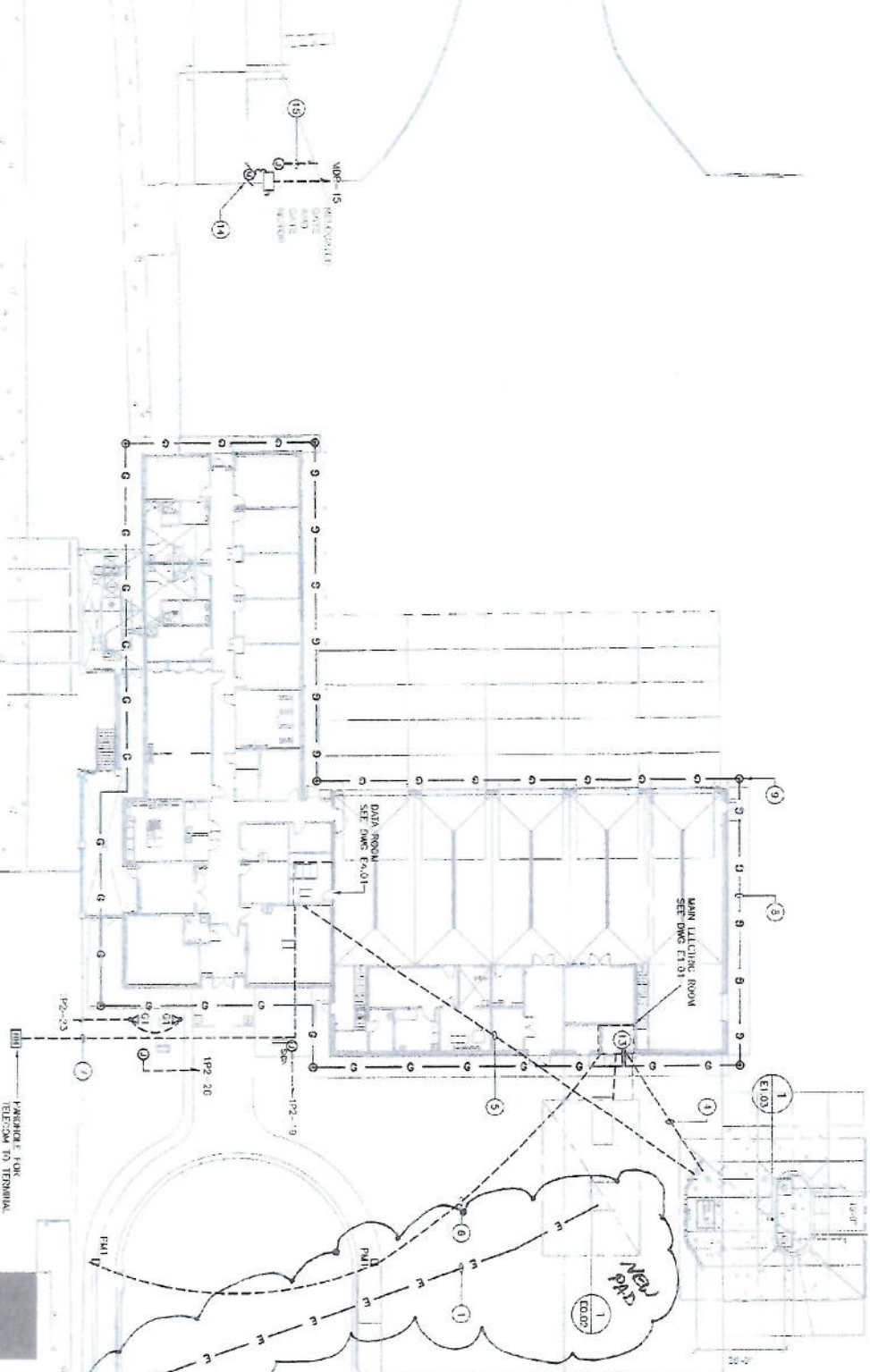


EXHIBIT A

- ① SEE ONE-LINE DRAWING FOR CIRCUIT QUANTITY AND CONDUIT SIZES. FROM AIRPORT TO SITE UTILITIES SEE CIVIL PLANS.
- ② SEE ONE-LINE DRAWING FOR CIRCUIT QUANTITY BELOW GROUND. CONDUIT SHALL BE OTHER SEE CIVIL PLANS.
- ③ 1-2" COPPER AND 1-1/2" COPPER FOR POWER CIRCUITS TO TOWER. SET FORWARD 1100' FROM TOWER.
- ④ 2-2" CONDUITS FOR DATA CONNECTIONS TO TOWER. SET FORWARD 1100' FROM TOWER.
- ⑤ 1" CONDUIT WITH 241C, 1/410 GND FOR SITE LIGHTING (TYPICAL FOR ALL LIGHT FIXTURES).
- ⑥ 284" CONDUITS WITH FULSING FOR DATA CABLES TO TOWER. BUILDING TERMINATE LOCATION WITH THE DATA CABLE TO INSTALLATION.
- ⑦ 3/4" x 10'-0" COPPER/ALU GROUND ROD WITH (TYPICAL) QUANTITY WITH/IN CONNECTIONS.
- ⑧ PAD MOUNTED TRANSFORMER BY ELECTRIC. WEATHER-PROOF. SHALL ATTENDED EXISTING METER TO SPECIFICATION SECTION 282515.
- ⑨ 1" CONDUIT WITH 4712, 1/412 GND FROM GENERATOR CONTROL PANEL TO AIRS FROM ENGINE WITH EXISTING SHIELD CONDUIT.
- ⑩ PROVIDE 5-FOOT STACK FOR EXHAUSTION OF GENERATOR FROM THE GROUND UP TO THE EXISTING HULL AIR EXHAUST. REFER TO SYSTEM DRAWINGS FOR EXHAUST FOR AIRCRAFT WITH EXISTING SHIELD CONDUIT.
- ⑪ RELOCATED GATE AND SET FOR GATE. CONDUITS SHALL BE 1-1/2" COPPER AND FEED MOTOR FROM PANEL. REFER TO MAIN ELECTRICAL PLAN.
- ⑫ PROVIDE 2" CONDUIT FROM GATE SET TO MAIN 10 DATA ROOM FOR CONNECTIONS CABLES.

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REVISIONS			
No.	Description	Date	By
A	Schematic Design	08/29/21	DMS
B	Design Development	07/27/20	DMS
C	90% Construction Documents	10/24/20	DMS
D	100% Construction Documents	11/26/20	DMS

ELECTRICAL SITE PLAN
12/19/21