

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: January 3, 2005

SUBJECT: Water and Sewer Line Extensions

ATTACHMENTS:

1. Kenmure, Phase V (Portion), Water Line Extension Materials
2. Carriage Park, Section 19, Phase I, Water Line Extension Materials
3. Carriage Park, Section 19, Phase I, Sewer Line Extension Materials

SUMMARY OF REQUEST:

The City of Hendersonville has requested County comments on a proposed water line extension project to serve a portion of Kenmure, Phase V, as well as proposed water and sewer line extension projects to serve Carriage Park, Section 19, Phase I.

A City of Hendersonville Project Summary sheet and a County review sheet with staff comments for each of the projects are attached for Board review and action.

**City of Hendersonville - Project Summary
Water Line Extension
Kenmure Phase 5 (Lots 247-284)**

Date: December 13, 2004

This is a project to extend existing water lines to provide water service to serve 28 single-family lots located off Pinnacle Peak Lane along three cul-de-sac streets, Chatworth Court, Huntmere Court and Edg Hurst Court, all being portions of Phase 5 in the portion of Kenmure Subdivision that lies South of Pinnacle Mountain Road.

This project is under the reviewing jurisdiction of: **Henderson County**

This project requires approximately **2045** linear feet of water line sized as following:

Description	Approximate Length
6" PVC C900 DR18	2045 LF

Fire Protection will be provided by the installation of 3 fire hydrant(s).

The entire cost of the proposed water line extension is to be paid for by Kenmure Properties, LTD.

Water pressure and flow in this area is as follows:

Static Pressure	60	Psi	>Cottonwood Court
Residual	30	Psi	
Flow	860	GPM	Brook Haven Court

Based on the above information, the Water & Sewer department is capable of supporting the additional connections and recommends approval of the project contingent upon approval of the final plans and specifications from the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggest wording is as follows:

I move to accept this water line extension project and to authorize the City manager to execute the water line extension agreement on behalf of the City.

Water & Sewer Department:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

The undersigned represents this utility extension line request has been evaluated in light of the adopted land use plan for the municipality or Henderson County. In the absence of such a plan for the general area to be served, this extension has been evaluated in terms of its future impact on existing land uses.

Reviewing Jurisdiction:

Signing Official: _____

Date of Review: _____

Approved Disapproved

Narrative Comments Provided: Yes No

City of Hendersonville - Project Summary
Water Line Extension
Carriage Park Section 19, Phase 1

Date: December 13, 2004

This is a project to extend existing water lines to provide water service to sixteen planned residential lots.

This project is under the reviewing jurisdiction of: **Henderson County**

This project requires approximately **1,095** linear feet of water line sized as following:

Description	Approximate Length
6" DIP CL 350	717 LF
3" DIP CL 350	378 LF

Fire Protection will be provided by the installation of 1 fire hydrant.

The entire cost of the proposed water line extension is to be paid for by Carriage Park Associates, L.L.C.

Water pressure and flow in this area is as follows:

Static Pressure	70	Psi	<i>Carriage Parkway & West Carriage Parkway</i>
Residual	55	Psi	
Flow	690	GPM	<i>Entrance to Bay Land Lane</i>

Based on the above information, the Water & Sewer department is capable of supporting the additional connections and recommends approval of the project contingent upon approval of the final plans and specifications from the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggest wording is as follows:

I move to accept this water line extension project and to authorize the City manager to execute the water line extension agreement on behalf of the City.

Water & Sewer Department:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

The undersigned represents this utility extension line request has been evaluated in light of the adopted land use plan for the municipality or Henderson County. In the absence of such a plan for the general area to be served, this extension has been evaluated in terms of its future impact on existing land uses.

Reviewing Jurisdiction: _____

Signing Official: _____

Date of Review: _____

Approved Disapproved

Narrative Comments Provided: Yes No

**HENDERSON COUNTY
REVIEW OF CITY WATER LINE EXTENSIONS**

Project Name: Carriage Park, Section 19, Phase I
 Size of Water Line (Main & Distribution Pipe Size): Approximately 717 LF 6" DIP CL 350 & 378 LF 3" DIP CL 350
 County Staff Reviewing Extension: Karen C. Smith, Planning Director; Rocky Hyder, Emergency Management Director

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A

Date reviewed: 9/21/04
 Action: Planning Board Approved Non-standard Subdivision with Conditions
 Conditions: Approval of water & sewer plans; evidence of extension of water & sewer to development parcel; evidence of issuance of erosion control and other permits; recordation of open space; and provision of miscellaneous plan and plat details.

Comments: Planning Board approved an order (written decision) granting approval of Carriage Park, Section 19, Phase I, on 11/16/04 (copy available upon request).

Has the project been reviewed under the **County Manufactured Park Ordinance**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Ordinance (i.e. Special-Use or Conditional-Use Permit)?** Yes No N/A

Date reviewed: 9/21/04
 Action: Planning Board Approved Development Parcel Plan with Conditions
 Conditions: Same as subdivision conditions (see above).

Comments: Carriage Park is a Planned Unit Development for which the County Board of Commissioners granted a special use permit (#SP-93-13, as amended). Through the special use permit, the Commissioners delegated to the County Planning Board approval authority of development parcels within Carriage Park.

Is the project subject to **any other County Land Use Ordinance**? Yes No N/A

If yes, explain: The Henderson County Water Supply Watershed Protection Ordinance.

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A

If no, explain:

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**? Meets standard for minimal structure spacing of 50 feet. Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

- Approved
 - Not Approved
 - Conditional Approval (See Comments)
- Date of Board Review: _____
 Comments: _____

City of Hendersonville - Project Summary
Sewer Line Extension
Carriage Park Section 19, Phase 1

Date: December 13, 2004

This is a project to extend existing sewer lines to provide sewer service to sixteen planned residential lots.

This project is under the reviewing jurisdiction of: **Henderson County**

This project requires approximately **1,567** linear feet of sewer line sized as following:

Description	Approximate Length
8" PVC SDR 35	722 LF
8" DIP CL 350	59 LF
2" PVC SDR 13.5 (Force Main)	786 LF

Lift station required: yes No

The amount of wastewater generated by this project will be approximately **5,760** gallons per day. (16 units @ 3 bedrooms each)

The entire cost of the proposed sewer line extension is to be paid for by Carriage Park Associates, L.L.C

Based on the above information, the Water & Sewer department is capable of supporting the additional connections and recommends approval of the project contingent upon approval of the final plans and specifications from the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggest wording is as follows:

I move to accept this sewer line extension project and to authorize the City manager to execute the sewer line extension agreement on behalf of the City.

Water & Sewer Department: <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council: <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Date: _____

The undersigned represents this utility extension line request has been evaluated in light of the adopted land use plan for the municipality or Henderson County. In the absence of such a plan for the general area to be served, this extension has been evaluated in terms of its future impact on existing land uses.

Reviewing Jurisdiction: _____

Signing Official: _____

Date of Review: _____

Approved Disapproved

Narrative Comments Provided: Yes No

**HENDERSON COUNTY
REVIEW OF CITY SEWER LINE EXTENSIONS**

Project Name: Carriage Park, Section 19, Phase I, Sewer Line Extension
 Size of Sewerline: Approximately 722 LF 8" PVC SDR 35; 59 LF 8" DIP CL 350 and 786 LF 2" PVC SDR 13.5 (force main)
 County Staff Reviewing Extension: Karen C. Smith, Planning Director

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A

Date reviewed: 9/21/04
 Action: Planning Board Approved Non-standard Subdivision with Conditions
Approval of water & sewer plans; evidence of extension of water & sewer to development parcel; evidence of issuance of erosion control and other permits; recordation of open space; and provision of miscellaneous plan and plat details.
 Conditions: _____

Comments:
 Planning Board approved an order (written decision) granting approval of Carriage Park, Section 19, Phase I, on 11/16/04 (copy available upon request).

Has the project been reviewed under the **County Manufactured Park Ordinance**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Ordinance (i.e. Special-Use or Conditional-Use Permit)**? Yes No N/A

Date reviewed: 9/21/04
 Action: Planning Board Approved Development Parcel Plan with Conditions
 Conditions: Same as subdivision conditions (see above).
 Comments: _____

Carriage Park is a Planned Unit Development for which the County Board of Commissioners granted a special use permit (#SP-93-13, as amended). Through the special use permit, the Commissioners delegated to the County Planning Board approval authority of development parcels within Carriage Park.

Is the project subject to **any other County Land Use Ordinance**? Yes No N/A

If yes, explain:
 The Henderson County Water Supply Watershed Protection Ordinance.

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A

If no, explain:

BOARD OF COMMISSIONERS APPROVAL

- Approved Date of Board Review: _____
- Not Approved Comments: _____
- Conditional Approval (See Comments)