#### 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 of Pinnacle Peak Lane along three cul-de-sac streets, Chatworth Court, Huntmere Court and Edgehurst 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	. 0 - 4 1 0 1
Residual	30	Psi	>Cottonwood Court
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:	Approved Disappro	roved Date:
Hendersonville City Council:	☐ Approved ☐ Disappro	roved Date:
The undersigned represents this utili	ty automaion line request has been	avaluated in light of the adented
The undersigned represents this utili land use plan for the municipality or larea to be served, this extension has	Henderson County. In the absence	e of such a plan for the general
Reviewing Jurisdiction:		
Signing Official:		
Date of Review:		
Approved Disapproved		
Narrative Comments Provided	: Yes No	

## HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name:	Kenmure, Phase 5, Lots 257-284			
Size of Water Line	(Main & Distribution Pipe Size): Approximately 2,045 LF 6" PVC C900 DR 18			
County Staff Review	wing Extension: Karen C. Smith, Planning Director; Rocky Hyder, Emergency Mana	igement Di	rector	
Has the project bee	en reviewed under the County Subdivision Ordinance?	⊠ Yes	□ No	□ N/A
Date reviewed:	12/21/04			
	Planning Board Conditionally Approved Revised Master Plan and a Development	t Plan for P	hase 5, Lot	s 244 and
Action:	247-282			
Conditions:	Approval of water plans; construction of water lines; and provision of miscellaneo	us plan and	d plat detai	S.
	Development Plan approved by the Planning Board for lots 244 and 257-282 shows of toompared to the proposed water line extension plan (see attached plans).	one fewer l	ot and a dif	ferent lot
Has the project bee	en reviewed under the County Manufactured Park Ordinance?	☐ Yes	□ No	⊠ N/A
Date reviewed:		res	NO	N/A
Action:				
Conditions:				
Comments:				
			_	<b>-</b>
Has the project bee	en reviewed under the County Zoning Ordinance (i.e. Special-Use or Conditional-Use Permit)?	∐ Yes	∐ No	⊠ N/A
Date reviewed:				
Action:				
Conditions:				
Comments:				
The s	subject property is located in a County Open Use (OU) district, so no specific zoning	approval is	needed.	
		П	$\boxtimes$	П
Is the project subject	ct to any other County Land Use Ordinance?	Yes	No	N/A
If yes, explain:				
Does the project co	onform with the 2020 Henderson County Comprehensive Plan (CCP)?	⊠ Yes	□ No	□ N/A
		163	140	N/A
If no, explain:				
Does the project ha	eve adequate hydrant location and spacing?			
	M. W. O. J. M. W. J. O. J. J. 7	Yes	No	N/A
	ant type and thread: Mueller Centurion – National Standard Thread	_	_	_
Does the estimated 30 feet.	flow rate (gpm) meet <b>fire protection standards</b> ? Meets standard for minimal structure spacing of	⊠ Yes	□ No	□ N/A
00 1001.		163	140	IVA.
	BOARD OF COMMISSIONERS APPROVAL			
	Approved Date of Board Review:		_	
	Not Approved Comments:			
	Conditional Approval (See Comments)			

## 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	
Residual	55	Psi	Carriage Parkway & West Carriage Parkway
Flow	690	GPM	Entrance to Bay Land Lane

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:	Approved	Disapproved	Date:
Hendersonville City Council:	Approved	Disapproved	Date:
The wadersimed represents this utility	v sytansian line results	at has been evaluate	ad in light of the adented
The undersigned represents this utilit land use plan for the municipality or H			
area to be served, this extension has			
Reviewing Jurisdiction:			
Signing Official:	The Theory of the second		
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" D	IP CL 350		
County Staff Review	wing Extension: Karen C. Smith, Planning Director; Rocky Hyder, Emergency Ma	nagement Di	rector	
Has the project bee	en 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 de			
0 1111	issuance of erosion control and other permits; recordation of open space; and	provision of n	niscellaneo	us plan
Conditions:	and plat details.			
	ning Board approved an order (written decision) granting approval of Carriage Parl 5/04 (copy available upon request).	k, Section 19,	Phase I, o	n
Has the project bee	en reviewed under the County Manufactured Park Ordinance?	U Yaa	□ Na	
Date reviewed:		Yes	No	N/A
Action:				
Conditions:				
Comments:	<del></del>			
		<b>5</b>	_	
Has the project bee	en 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:				
(#SP-	age Park is a Planned Unit Development for which the County Board of Commissi -93-13, as amended). Through the special use permit, the Commissioners delegated authority of development parcels within Carriage Park.	•	•	•
• •	ct to any other County Land Use Ordinance?			
	ct to any other county Land use ordinance?	Yes	No	N/A
If yes, explain:	Jondorson County Water Supply Watershed Protection Ordinance			
	Henderson County Water Supply Watershed Protection Ordinance.			
Does the project co	onform with the 2020 Henderson County Comprehensive Plan (CCP)?	Yes	No	N/A
If no, explain:				
		$\boxtimes$		
Does the project ha	ave adequate hydrant location and spacing?	Yes	No	N/A
Description of hydr	rant type and thread: Mueller Centurion – National Standard Thread			
Does the estimated	I 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 Date of Board Review:			
	Not Approved Comments:		=	
	Conditional Approval (See 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:

This project requires approxima	itely 1,567 linear feet of se	wer 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 per day. (16 units @ 3 bedroom	The state of the s	pe approximately <b>5,760</b> gallons
The entire cost of the proposed Associates, L.L.C	sewer line extension is to	be paid for by Carriage Park
Based on the above information supporting the additional connecontingent upon approval of the Department.	ctions and recommends a	pproval of the project
A motion is needed to approve	and accept this project. So	uggest wording is as follows:

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:  Approved		Date:
Hendersonville City Council: Approved	Disapproved	Date:
The undersigned represents this utility extension lingle land use plan for the municipality or Henderson Co		
area to be served, this extension has been evaluat		
area to be served, this extension has been evaluat Reviewing Jurisdiction: Signing Official:		
area to be served, this extension has been evaluat Reviewing Jurisdiction:		
area to be served, this extension has been evaluat Reviewing Jurisdiction: Signing Official:		

### 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 an	d 786 LF 2" PVC SD	R 13.5 (fo	rce main)
County Staff Review	ving Extension: Karen C. Smith, Planning Director			
		-	_	
Has the project been	n 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 & se	•	•	
Canditiona	issuance of erosion control and other permits; recordation of open sp and plat details.	pace; and provision o	f miscellar	neous plan
Conditions:	and plat details.			
•	Board approved an order (written decision) granting approval of Carriago ilable upon request).	e Park, Section 19, F	hase I, on	11/16/04
Has the project been	n reviewed under the County Manufactured Park Ordinance?	☐ Yes	□ No	⊠ N/A
Date reviewed:		1 53	NU	IV/A
Action:				
Conditions:				
Comments:				
Permit)?  Date reviewed:	n reviewed under the County Zoning Ordinance (i.e. Special-Use or Conditional-Use  9/21/04  Planning Board Approved Development Parcel Plan with Conditions	e ⊠ Yes	No	N/A
Action:	Same as subdivision conditions (see above).			
Conditions: Comments:	Same as subdivision conditions (see above).			
Carriage F (#SP-93-1	Park is a Planned Unit Development for which the County Board of Com 13, as amended). Through the special use permit, the Commissioners d authority of development parcels within Carriage Park.	•	•	•
Is the project subject	et to any other County Land Use Ordinance?	⊠ Yes	□ No	□ N/A
If yes, explain: The Hend	lerson County Water Supply Watershed Protection Ordinance.	165	NO	WA
Does the project cor	nform 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)			