

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** March 9, 2005

**SUBJECT:** Water and Sewer Line Extensions

**ATTACHMENTS:**

1. Carriage Park, Section 22, Water Line Extension Materials
2. Carriage Park, Section 22, Sewer Line Extension Materials

#### **SUMMARY OF REQUEST:**

The City of Hendersonville has requested County comments on proposed water and sewer line extension projects to serve the proposed Section 22 in the Carriage Park planned unit development.

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  
Carriage Park, Section 22**

Date: 1-5-05

This is a project to extend existing water lines to provide water service to eighteen (18) lots.

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

This project requires approximately **702 LF** linear feet of water line sized as following:

| Description   | Approximate Length |
|---------------|--------------------|
| 6" DIP CL 350 | 596                |
| 3" DIP CL 350 | 106                |

Fire Protection will be provided by the installation of 0 fire hydrant(s).

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 |
| Flow            | 690 | GPM |

*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 22 Water Line Extension  
 Size of Water Line (Main & Distribution Pipe Size): Approximately 596 LF 6" DIP CL 350 & 106 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: 2/15/05  
 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; revisions to accommodate townhomes and/or road design, if needed; adjustment of development parcel buffer; recordation of open space; provision of miscellaneous plan and plat details; etc.  
 Conditions: \_\_\_\_\_  
 Comments: \_\_\_\_\_

Planning Board will review an order (formal written decision) granting approval of Carriage Park, Section 22, on 3/15/05.

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: 2/15/05  
 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 structure spacing of 100 ft or more.  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 22**

Date: December 13, 2004

This is a project to extend existing sewer lines to provide sewer service to eighteen (18) lots.

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

This project requires approximately **1,177 LF** linear feet of sewer line sized as following:

| Description     | Approximate Length |
|-----------------|--------------------|
| 8" PVC SDR 35   | 361                |
| 8" DIP CL 350   | 537                |
| 2" PVC SDR 13.5 | 279                |

Pump station required:  yes  No

The amount of wastewater generated by this project will be approximately **6,480** gallons per day.

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 22, Sewer Line Extension  
 Size of Sewerline: Approximately 361 LF 8" PVC SDR 35; 537 LF 8" DIP CL 350 and 279 LF 2" PVC SDR 13.5 (force main); 18 sewer laterals and a sewer lift station with appurtenances.  
 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: 2/15/05  
 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; revisions to accommodate townhomes and/or road design, if needed; adjustment of development parcel buffer; recordation of open space; provision of miscellaneous plan and plat details; etc.

Comments: Planning Board will review an order (formal written decision) granting approval of Carriage Park, Section 22, on 3/15/05.

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: 2/15/05  
 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)