

## **REQUEST FOR BOARD ACTION**

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

**MEETING DATE:** June 6, 2005

**SUBJECT:** Water Line Extension

**ATTACHMENTS:** Chisholm Wood Subdivision Water Line Extension Materials

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

The City of Hendersonville has requested County comments on a proposed water line extension to a proposed subdivision to be known as Chisholm Wood.

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

#### **COUNTY MANAGER'S RECOMMENDATION/BOARD ACTION REQUESTED:**

I recommend that the Board of Commissioners approve the water line extension with the condition that the staff comments be conveyed to the City of Hendersonville.

**City of Hendersonville - Project Summary  
Water Line Extension  
Chisholm Wood Subdivision**

Date: May 6, 2005

This is a project to extend existing water lines to provide water service 19 single-family lots with a proposed subdivision. This project is located on US Hwy 64 East across from Townsend Road.

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

This project requires approximately 900 linear feet of water line sized as following:

| Description | Approximate Length |
|-------------|--------------------|
| 6" DIP      | 520                |
| 2" PVC      | 380                |

Fire Protection will be provided by the installation of two (2) fire hydrant(s).

The entire cost of the proposed water line extension is to be paid for by Harvey Huntley, Asheville, NC.

Water pressure and flow in this area is as follows:

|                 |       |     |
|-----------------|-------|-----|
| Static Pressure | 60    | Psi |
| Residual        | 37    | Psi |
| Flow            | 1000+ | 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: Henderson County Board of Commissioners   |  |
| Signing Official: _____   |  |
| Date of Review: _____   |  |
| <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved  |  |
| Narrative Comments Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |

## HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Chisholm Wood Subdivision Water Line Extension  
 Size of Water Line (Main & Distribution Pipe Size): Approximately 520 LF 6" DIP; 380 LF 2" PVC  
 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: 5/17/05  
 Action: Conditionally approved.  
 Conditions: Final plat details, approval of water plans and documentation of submittal of soil erosion and sedimentation control plan.  
 Comments:

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: \_\_\_\_\_  
 Action: \_\_\_\_\_  
 Conditions: \_\_\_\_\_  
 Comments: The subject property is zoned OU Open Use, which does not regulate single-family residential development.

Is the project subject to **any other County Land Use Ordinance**?  Yes  No  N/A  
 If yes, explain:

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**?  Yes  No  N/A  
 If no, explain: The project is located in the Rural/Urban Transition Area (RTA), outlined in the CCP's Growth Management Strategy, approximately 1 mile beyond the Urban Services Area (USA) limits. According to the CCP, future expansions of sewer and water infrastructure into the RTA should be consistent with the *Sewer and Water Master Plan* and should be timed to coincide with deliberate expansion of the USA. The CCP also notes that as urban densities within the USA and development pressures within the RTA increase and as sewer and water capacities within the RTA are developed, the USA will be expanded into RTA areas and allowable densities will be increased. There is already a water transmission line along US 64 East that passes in front of the proposed subdivision. The proposed extension would be a distribution line to serve lots within the development. The County Engineer has indicated that since the transmission line is already in place, the extension would not conflict with the proposed Sewer and Water Master Plan that is under development.

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 structures spaced more than 10 feet apart.  Yes  No  N/A

### BOARD OF COMMISSIONERS APPROVAL

Approved Date of Board Review: \_\_\_\_\_  
 Not Approved Comments: \_\_\_\_\_  
 Conditional Approval (See Comments)