

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 5, 2005

SUBJECT: Water Line Extension

ATTACHMENTS: 1. Tall Timbers 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 Tall Timbers. Tall Timbers is proposed for a site on US Highway 64 East.

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 and any suggested conditions be conveyed to the City of Hendersonville.

**City of Hendersonville - Project Summary
Water Line Extension
Tall Timbers**

Date: June 13, 2005

This is a project to extend existing water lines to provide water service to proposed residential subdivision consisting of 20 lots. This project is located on the south side of US Hwy 64 East.

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

This project requires approximately **1808** linear feet of water line sized as following:

Description	Approximate Length
6 " DIP CL-350	100 lf
6" PVC C900 DR14	1708 lf

Fire Protection will be provided by 2 new fire hydrant(s).

The entire cost of the proposed water line extension is to be paid for by Jeff Donaldson, Calvin Ruby, & Ken Burgess.

Water pressure and flow in this area is as follows:

Static Pressure	60	Psi
Residual	37	Psi
Flow	1000	GPM

Hydrant # 04-0051

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: _____

Approved Disapproved

Narrative Comments Provided: Yes No

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Tall Timbers Water Line Extension
 Size of Water Line (Main & Distribution Pipe Size): Approximately 100 LF 6" DIP CL-350; 1,780 LF 6" PVC C900 DR14
 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: 4/25/05
 Action: Conditionally approved.
 Conditions: Approval of water plans, submittal of sedimentation and erosion control plan and final plat details.
 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 Open Use (OU), 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 one mile beyond the Urban Services Area (USA) limits on US Hwy 64 East. 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 a transmission line is already in place on US Hwy 64 East, extensions from such line 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 structure spacing of 11 feet or more. Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

- Approved
- Not Approved
- Conditional Approval (See Comments)

Date of Board Review: _____
 Comments: _____