

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY PLANNING BOARD**

**MEETING DATE:** January 18, 2006

**SUBJECT:** Water Line Extension

**ATTACHMENTS:** **Village on Charming Lane** - Project Summary and Engineer's Report

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

The City of Hendersonville has requested County comments on a proposed water line extension project to serve the Village on Charming Lane development.

A City of Hendersonville Project Summary sheet, with backup documents and a County review sheet with staff comments are attached for Board review and action.

#### **COUNTY MANAGER'S COMMENTS:**

The County Manager recommends approval of this water line extension and directs staff to convey the County's comments to the City of Hendersonville upon Board approval.

**City of Hendersonville - Project Summary  
Water Line Extension  
Village on Charming Lane**

Date: November 16, 2005

This is a project to extend existing water lines to provide water service to a proposed residential development consisting of eight (8) lots. This project is located just off Stepp Road.

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

This project requires approximately **2,415** linear feet of water line sized as following:

Description:	Approximate Length
6" DIP CL 350	1900'
2" SDR 13.5	515'

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 RCM Properties.

Water pressure and flow in this area is as follows:

**Not Applicable. This project is an addition to a Hydro Pump station**

*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.*

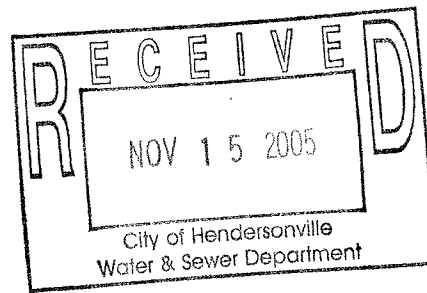
A motion is needed to approve and accept this project. Suggest wording is as follows:

**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 checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 12-24-05
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	
Signing Official:	_____
Date of Review:	_____
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
Narrative Comments Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	

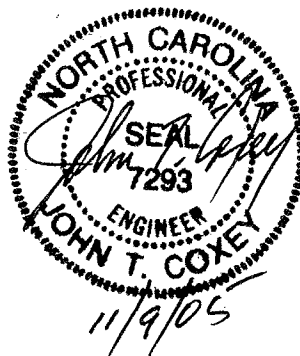
Engineer's Report  
Village on Charming Lane  
Water System Improvements  
Henderson County, North Carolina



John T. Coxey  
Consulting Engineering, P. A.  
53 Fox Chase Road  
Asheville, North Carolina 28804

Telephone: 828-645-4046  
Fax: 828-658-1304

Project No: 05016  
November, 2005



## Table of Contents

I.	Existing Water System	Page 1
II.	Project Service Area	Page 2
III.	Water Supply Plan	Page 3
IV.	Alternative Project Water Supply	Page 4

I. Existing Water System

The City of Hendersonville owns and operates the existing water system which will serve the Village on Charming Lane. The City obtains its water from the Mills River where it undergoes treatment by a conventional water treatment plant.

The water lines extended to the project will be 4-inch and 2-inch PVC and will extend from an existing 6-inch line in Stepp Road.

The City of Hendersonville will assume ownership and operation of the new line upon satisfactory completion of construction. The City is the applicant for State approval.

## II. Project Service Area

The area to be served by the proposed water line extension is residential and lies east of the City off Stepp Road in Henderson County.

The development will consist of eight (8) residential lots. Assigning 400 gal/day/lot, a total average daily demand of 3,200 gal/day would be realized for this project.

This is well within the City's ability to supply, based on the capacity of the City's water plant and the current water production. The City of Hendersonville has officially agreed to supply water for this project.

### **III. Water Supply Plan**

The City of Hendersonville currently has on file with Division of Environmental Health, a Water Supply Plan which addresses additional potential service areas, along with projected future water demands and discussion of the source and quality of water supply.

Due to the capacity of the City's water system, the proposed Village on Charming Lane will not seriously impact the City's ability to continue to supply potable water to its customers.

#### IV. Alternative Project Water Supply

The only other alternatives for providing water to the project area would be to drill individual wells, or to create a private community water system with wells. Due to the uncertainty regarding quantity and quality of ground water in the area, this alternative was not pursued.

Since water service was readily available from the City of Hendersonville existing distribution system, the Owner of the project has chosen to construct a water line extension.



## HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Village on Charming Lane  
 Size of Water Line (Main & Distribution Pipe Size): 6" DIP CL 350 – 1900'. 2"SDR 13.5 – 515' – 2,415 linear feet of water line is required.  
 County Staff Reviewing Extension: Rocky Hyder, Fire Marshal; Matt Card, Subdivision Administrator;

Has the project been reviewed under the **County Subdivision Ordinance**?  Yes  No  N/A  
 Date reviewed: 8/12/05, Administratively  
 Action: Approved with conditions  
 Conditions: Final Plat comments, drainage to be in accordance with State standards, site stabilization and road name approval  
 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: \_\_\_\_\_

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

Does the project have **adequate hydrant location and spacing**?  Yes  No  N/A  
 Description of **hydrant type and thread**: None included

Does the estimated flow rate (gpm) meet **fire protection standards**? Project proposes to extend a waterline almost one-half mile with no provisions for fire suppression. This type of development, if allowed, will have a negative impact on insurance ratings and fire suppression capability, affecting homeowners insurance premiums for everyone within the district.  Yes  No  N/A

### BOARD OF COMMISSIONERS APPROVAL

- |                          |                                     |                             |
|--------------------------|-------------------------------------|-----------------------------|
| <input type="checkbox"/> | Approved                            | Date of Board Review: _____ |
| <input type="checkbox"/> | Not Approved                        | Comments: _____             |
| <input type="checkbox"/> | Conditional Approval (See Comments) |                             |