

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: May 19, 2006

SUBJECT: Water Line Extension

ATTACHMENTS: **Tradition Subdivision** - Project Summary
Engineer's Report
County's Review Sheet

SUMMARY OF REQUEST:

The City of Hendersonville has requested County comments on a proposed water line extension project to serve Tradition Subdivision.

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:

Recommend that the Board take action to support the referenced water line extension.

**HENDERSON COUNTY
REVIEW OF CITY WATER LINE EXTENSIONS**

Project Name: Tradition Subdivision
 Size of Water Line (Main & Distribution Pipe Size): 6" C900 DR 14 – 950 lf.; 2" PVC SDR 13.5 – 350 lf.
 County Staff Reviewing Extension: Rocky Hyder, Fire Marshal; Matt Card, Subdivision Admin.; Natalie Berry, Zoning Administrator; Rodney Tucker, Project Engineer

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A

Date reviewed: 11/3/05
 Action: Approved with Conditions
 Conditions: Final plat requirements, road name approval, road and drainage standards and other standard comments.
 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: The property is located in one of the County's Water Supply Watersheds. The Water Supply Watershed Ordinance would guide development.

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A
 The CCP supports sewer extension in this portion of the County. The extension will not significantly impact the Water Supply Watershed.

Does the project have **adequate hydrant location and spacing**? The engineer's report calls for two (2) fire hydrants, the plan submitted only has one (1) hydrant location. Yes No N/A

Description of **hydrant type and thread**: Mueller Centurion – National Standard Thread

Projected fire flow is acceptable for structure spacing of 30 feet or less. 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
Water Line Extension
Tradition Subdivision**

Date: May 1, 2006

This is a project to extend existing water lines to provide water service to proposed residential subdivision. This project consists of ten (10) single family lots on 11.24 acres. This project is located on Hwy 191 (Haywood Road), south of Bradley Road.

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

This project requires approximately **1,300** linear feet of water line sized as following:

Description:	Approximate Length
6" C900 DR 14	950 lf
2" PVC SDR 13.5	350 lf

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

The entire cost of the proposed water line extension is to be paid for by Ronald J. Mueller Family Trust of Clearwater, Florida.

Water pressure and flow in this area is as follows:

Static Pressure:	110	PSI
Residual:	75	PSI
Flow:	1170	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 checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 4-18-06
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

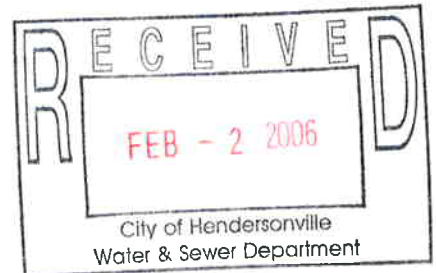
Narrative Comments Provided: Yes No

TRADITION

**HENDERSONVILLE
NORTH CAROLINA**

ENGINEER'S REPORT

**WATER DISTRIBUTION SYSTEM
IMPROVEMENTS**



Prepared by:
MOUNTAIN ENGINEERING COMPANY
121 Third Avenue West Suite 2
Hendersonville North Carolina 28792

Telephone No. (828) 697-2122

Facsimile No. (828) 697-8458

TRADITION

ENGINEER'S REPORT

WATER DISTRIBUTION SYSTEM IMPROVEMENTS

APPLICANT NAME and ADDRESS

CITY of HENDERSONVILLE
Post Office Box 1760
Hendersonville, North Carolina 28793-1670

PROJECT DESCRIPTION AND NARRATIVE

Tradition is a proposed **Residential** sub-division project located on N.C. Highway 191 (**Haywood Road**). The site is on the north side of Haywood Road; outside the Hendersonville city limits.

The current plan and permit provides for the development of nine (**10**) residential building lots; ten (**10**) residential units, on **11.24** acres.

CURRENT PROJECT NARRATIVE

The proposed water distribution system extension (including **6 -inch** water-line = 950.0 linear ft ; and **2 -inch** water-line = 350.0 linear feet) - water lines and appurtenances - is to serve just the **Tradition** community; with nine (**9**) possible connections; it is my understanding that the existing house on **lot # 1** is already connected.

PROJECT SUMMARY

Air Release Valves (A.R.V.)	1 ea.
Fire hydrants	2 ea.
Water Lines	
6" C900/DR-18	950 lf.
2" PVC/SDR13.5	350 lf.
Water Valves	
6" Gate Valve w/box	2 ea
2" Gate Valve w/box	1 ea
Water Services	9 ea.

IDENTIFICATION and DESCRIPTION of the SERVICE AREA

The service area for this project is only the Tradition subdivision neighborhood.

FUTURE SERVICE AREAS

Future water-line extensions around the project will serve the surrounding area. This Water system extension is proposed to serve only the Tradition community.

PRESENT and ANTICIPATED WATER DEMAND

Currently, there is only minor water usage. For the completed community, the anticipated water demand will be **4,000** GPD (10 units @ 400 GPD).

CHARACTER of the WATER SUPPLY SOURCE

The water supply for this project is from the City of Hendersonville Water Treatment Plant.