

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: June 27, 2006

SUBJECT: Water Line Extension

ATTACHMENTS: **Deer Meadow** 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 Deer Meadow 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:

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

City of Hendersonville - Project Summary
Water Line Extension
Deer Meadow

Date: May 17, 2006

This is a project to extend existing water lines to provide water service to a proposed single family residential development consisting of 48 lots and one adjoining parcel. The project site is located on approximately 47.23 acres just east of US Hwy 25 South in the area of General Hill and Kay Road.

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

This project requires approximately **4,818** linear feet of water line sized as following:

Description:	Approximate Length
6" PVC C900 DR 14	4,498 lf
6" DIP CL 350	320 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 Southern Pride of WNC, LLC of Asheville, NC.

Water pressure and flow in this area is as follows:

Static Pressure:	50 PSI	Hydrant # 07-1138
Residual:	25 PSI	
Flow:	860 GPM	Hydrant # 07-1140

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: 5-23-06
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	
Signing Official: _____	
Date of Review: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
Narrative Comments Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	

ENGINEERING REPORT



FILE

FOR

DEER MEADOW SUBDIVISION WATER MAIN EXTENSION

OFF GENERAL HILL ROAD

HENDERSONVILLE, NORTH CAROLINA

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY

(JOB NO.: 05-12-67-ENG)

PREPARED BY:

PATTERSON & PATTERSON

ENGINEERING - SURVEYING - PLANNING

P.O. BOX 1189

HENDERSONVILLE, NC 28793-1189

TEL. & FAX: (828) 692-6629

I HEREBY CERTIFY THAT THE REPORT CONTAINED HEREIN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SIGNED, SEALED AND DATED THIS 23rd DAY OF MAY, 2006.

BY: 
ROBERT PAUL PATTERSON, P.E.
PATTERSON & PATTERSON
N.C.P.E. # 023131



Deer Meadow Subdivision - Water Main Extension
Deer Meadow Subdivision
Project No.: 05-12-67-ENG (Patterson & Patterson)

PROJECT SUMMARY:

An extension of an existing 6" water main is required to provide water service and fire protection to Deer Meadow Subdivision. This development is situated both north and south of General Hill road just east of US 255. This water extension will serve a total of forty-eight (48) lots and one (1) adjoining parcel. The proposed site is currently owned and being developed by:

Southern Pride of WNC, LLC
1194 Sweeten Creek Road
Asheville, NC 28803
Mr. Bob Scheiderich, President
(828) 277-5840

At the present time, Mr. Scheiderich will be responsible for signing the Waterline Extension Agreement with the City of Hendersonville.

The project will consist of 4498 linear feet of 6" C900 DR14 PVC water main, 320 linear feet of 6" CL-350 Ductile Iron water main, two (2) fire hydrants and assemblies, and other appurtenances. For more information, see the attached plans. (The above quantities are approximate.)

This project should be completed within one hundred twenty (120) working days after final grading has been completed, assuming favorable weather conditions. At the present time, I will be monitoring construction for this project.

WATER SUPPLY:

The proposed water main extension will tie into an existing 6" water main located on the north side of General Hill Road. The proposed water mains will be owned and maintained by the City of Hendersonville Water & Sewer Department. The City of Hendersonville's water system is supplied by an intake pipe on Mills River at U.S. Highway 280/N.C. 191 and two (2) intake pipes in the Pisgah National Forest. For further details and information on the City of Hendersonville's water system, please contact:

CITY OF HENDERSONVILLE
Attn.: Mr. Lee Smith, Utilities Director
Water & Sewer Department
P.O. Box 1760
Hendersonville, N.C. 28793
Telephone No. (828) 697-3061
Fax No. (828) 697-1707

Once the project is complete, the City of Hendersonville will take over and maintain the proposed water main extension.

All calculations for the proposed water main extension were based on information provided by the City of Hendersonville Water & Sewer Department. The detailed information on residual pressure, flow, and static pressure on this water main and further information on the existing water system within this development may be obtained from Mr. Dennis Frady, at (828) 697-3073.

SANITARY SEWER:

At the current time, no public sanitary sewer exists in close proximity to the proposed site. The proposed development will be served via individual septic systems. The soil conditions should be sufficient to handle the sewerage, but each lot shall be evaluated by the Henderson County Department of Public Health prior to any septic system installation as per local and state laws.

CONCLUSION:

The proposed water main extension will be installed by a licensed Utility Contractor and inspected by both the Engineer and a City of Hendersonville representative. The water main extension will be financed by Southern Pride of WNC, LLC, and not the City of Hendersonville.

The proposed water main extension will be connecting into an existing six (6) inch water main. There is sufficient flow and pressure to provide adequate fire protection and residential service (See attached calculation sheets), according to pressure information provided by the City of Hendersonville Water and Sewer Department. Fire protection will be provided via proposed hydrants along the existing and proposed six (6) inch mains. Future expansion of this line is proposed to the east is possible, but is limited due to available land and topography.

The proposed extension should have a negligible impact on the overall water system capacity depletion. A water availability letter will be provided by the City of Hendersonville for the proposed project. Therefore, it is my professional opinion that the proposed water main extension can serve the site with both water service and fire protection.

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Deer Meadow
 Size of Water Line (Main & Distribution Pipe Size): 6' PVC C900 DR 14 – 4,498 lf.; 6" DIP CL 350 – 320 lf.
 County Staff Reviewing Extension: Rocky Hyder, Fire Marshal; Matt Card, Subdivision Admin.; Natalie Berry, Zoning Administrator; Rodney Tucker, Project Manager

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A
 Date reviewed: January 17, 2006
 Action: Approved with conditions
 Conditions: Revisions to the Development Plan, final plat requirements, water and soil erosion control plans approval and other
 Comments: standard 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)**? The current CCP map indicates the Deer Meadow Water Extension project is in the Rural Area which does not support waterline expansion. However, the project's close proximity to existing waterline makes this extension appropriate. Additionally, the Planning Board supports extending water services to this area. The Planning Department supports this endeavor. Yes No N/A

Does the project have **adequate hydrant location and spacing**? Yes No N/A

Description of **hydrant type and thread**: Mueller Centurion – National Standard Thread
 Flow meets standard for structure spacing of 30 feet or more. Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

Approved
 Not Approved
 Conditional Approval (See Comments)

Date of Board Review: _____
 Comments: _____