

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: Monday, October 3, 2011

SUBJECT: Water Line Extension & Sewer Line Extension– Dodd Meadows

PRESENTER: Parker Sloan, Planner

ATTACHMENTS:

1. Vicinity Map
2. Project Summary
3. County Review Sheets

SUMMARY OF REQUEST:

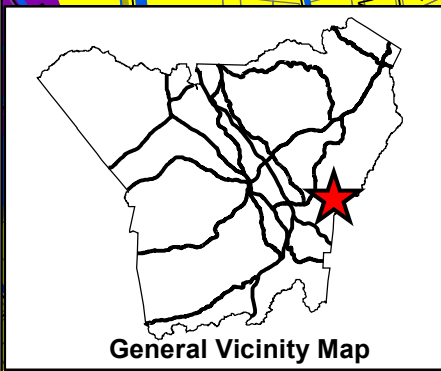
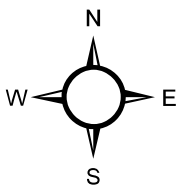
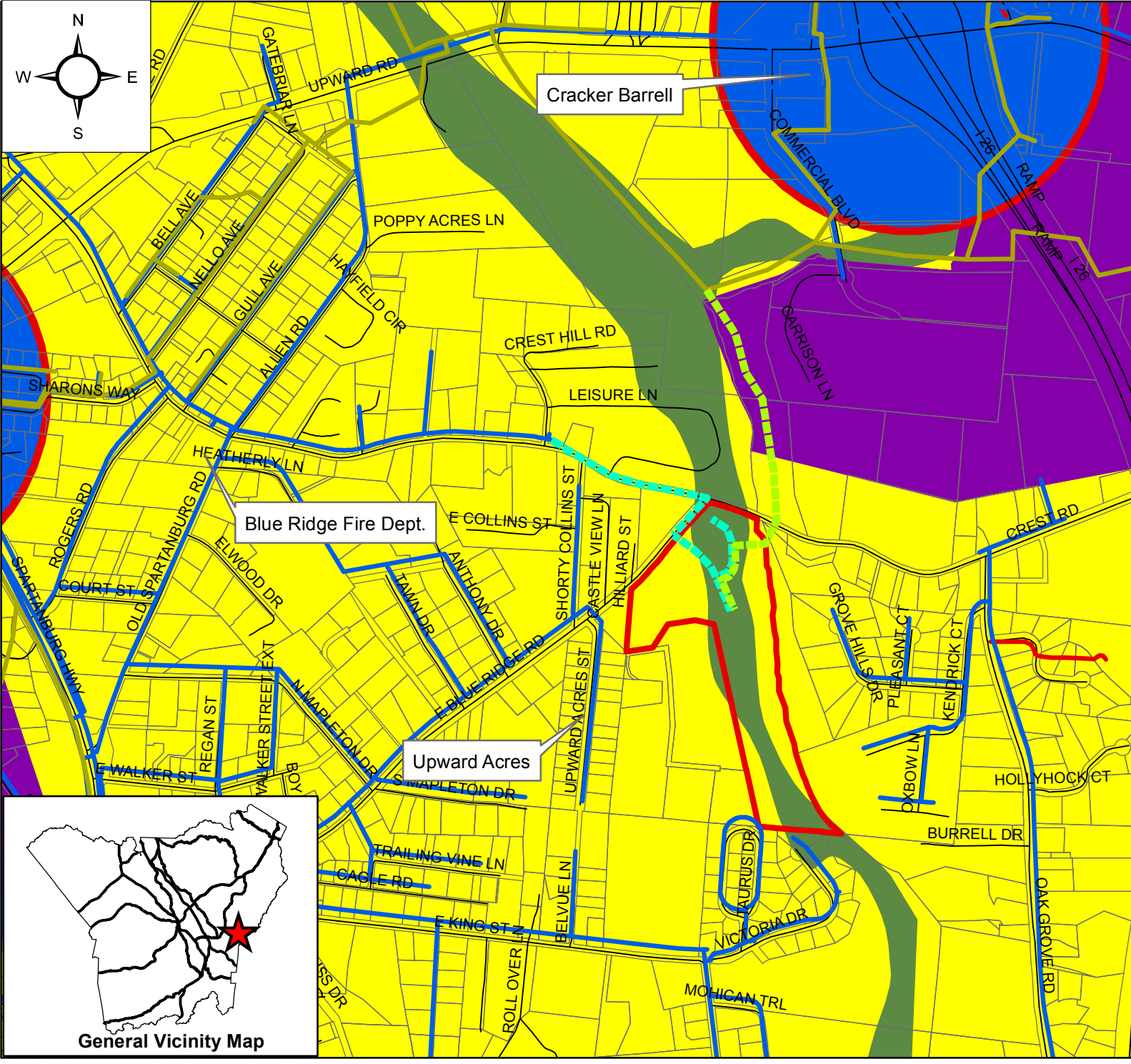
The City of Hendersonville has requested that the County comment on the proposed water and sewer line extension for Dodd Meadows Phase 1. The proposed water line is 2,775 linear feet and the proposed sewer line is 3,163 feet. The projects' location within the Urban Services area is consistent with the Henderson County 2020 Comprehensive Plan. City of Hendersonville Project Summary Sheets and County Review Sheets with Staff comments are attached for Board review and action.

BOARD ACTION REQUEST:

Action by the Board of Commissioners is needed to either grant or deny this request. If the Board decides to approve the requested extension the following motion has been provided.

Suggested Motion:

I move that the Board approve the Dodd Meadows water and sewer line extension and direct Staff to convey the County's comments to the City of Hendersonville.



Dodd Meadows Phase 1

OWNER/DEVELOPER: Henderson County Habitat for Humanity
 ZONING: R1

- — — — Proposed Sewerline
- — — — Proposed Waterline
- — — — Existing Hendersonville Water
- — — — Existing Hendersonville Sewer
- — — — Streets
- Dodd Meadows Project Site
- Urban Services Area
- Community Service Centers
- Industrial
- Conservation

Map Created by the Henderson County Planning Department on 09/19/11
 See Master Plan for exact location of project.

**PROJECT SUMMARY
WATER UTILITY EXTENSION
Dodd Meadows, Phase 1**

September 8, 2011

To: Honorable Mayor and Members of City of Council

From: Water & Sewer Department Staff

RE: STAFF RECOMMENDATION FOR ACCEPTANCE OF
WATER UTILITY EXTENSION AGREEMENT (WUEA)

This is a project to extend lines to provide water service to a **proposed Habitat for Humanity Subdivision consisting of 88 residential units**. This project is located on **Crest Road**. This project is under the reviewing jurisdiction of **Henderson County** and is located within the **USA – Urban Services** planning area of Henderson County. This project **will not** involve an IBT (Interbasin Transfer) from the French Broad River Basin. The entire cost of the proposed water line extension is to be paid for by **Henderson County Habitat for Humanity**.

This project requires approximately **2,600** linear feet of water line sized as following:

Approximate Length:	Description:
2150 If	8 DIP CL 350
625 If	2" PVC SCR 13.5

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

The Reviewing Jurisdiction, listed below, has completed their review of this utility extension request in regard to their adopted land use plan or in terms of its future impact on existing land uses for that local government.

Reviewing Jurisdiction: **Henderson County**

Approved Disapproved

Narrative Comments Provided: Yes No

Signing Official: _____
(Print)

Date: _____

Based on the above information, the Water & Sewer Department has the capacity to support this additional infrastructure and associated connections and hereby recommends approval of said project contingent upon final approval of construction plans and specifications by the Water & Sewer Department.

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

"I move to accept this Water Utility Extension Project and to authorize the City Manager to execute the associated Water Utility Extension Agreement on behalf of the City."

Water and Sewer Department	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 9/9/2011
Henderson Co. Commissioners	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

**PROJECT SUMMARY
SEWER UTILITY EXTENSION
Dodd Meadows, Phase 1**

September 8, 2011

To: Honorable Mayor and Members of City Council
From: Water & Sewer Department Staff
RE: STAFF RECOMMENDATION FOR ACCEPTANCE OF
SEWER UTILITY EXTENSION AGREEMENT (SUEA)

This is a project to extend lines to provide sewer service to a **proposed Habitat for Humanity Subdivision with a total of 88 residential units in Phase 1**. This project is located on **Crest Road**. This project is under the reviewing jurisdiction of **Henderson County** and is located within the **USA – Urban Services** planning area. The entire cost of the proposed sewer line extension is to be paid for by **Henderson County Habitat for Humanity**.

This project requires approximately **3163** linear feet of sewer line sized as following:

Approximate Length:	Description:
769 lf	8" PVC SDR 35
2201 lf	12" PVC SDR 35
193 lf	12" DIP CL350
21 manholes	

Pump station required: Yes No.

The amount of wastewater generated by this project will be approximately **10,080** gallons per day.

The Reviewing Jurisdiction, listed below, has completed their review of this utility extension request in regard to their adopted land use plan or in terms of its future impact on existing land uses for that local government.

Reviewing Jurisdiction: **Henderson County**

Approved Disapproved

Narrative Comments Provided: Yes No

Signing Official: _____
(Print)

Date: _____

Based on the above information, the Water & Sewer Department has the capacity to support this additional infrastructure and associated connections and hereby recommends approval of said project contingent upon final approval of construction plans and specifications by the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggested wording for motion is as follows:
"I move to accept this Sewer Utility Extension Project and to authorize the City Manager to execute the associated Sewer Utility Extension Agreement on behalf of the City."

Water and Sewer Department	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: 9/9/2011
Henderson Co. Commissioners	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

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

Project Name: Dodd Meadows PH 1 Water
 Size of Water Line (Main & Distribution Pipe Size): 2,150 LF of 8" DIP CL350 and 625 LF of 2"PVC SCR 13.5
 County Staff Reviewing Extension: Rocky Hyder, Fire Marshal; Parker Sloan, Planner; Autumn Radcliff, Senior Planner

Has the project been reviewed under the **County Subdivision Regulations of the Land Development Code?** Yes No N/A

Date reviewed: November 16, 2010
 Action: Master Plan Approved by Planning Board
 Conditions: Note: Development Plan approval is needed for subdivision of lots and road construction
 Comments:

Has the project been reviewed under the **County Manufactured Park Regulations of the Land Development Code?** Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments:

Has the project been reviewed under the **County Zoning Regulations (i.e. Special-Use or Conditional-Use Permit) of the Land Development Code?** Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments:

Is the project subject to **any other County Land Use Regulations?** 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:** Mueller Centurion – National Standard Thread

Does the estimated flow rate (gpm) meet **fire protection standards?** Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

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

Date of Board Review: _____

Comments:

HENDERSON COUNTY REVIEW OF CITY SEWER LINE EXTENSIONS

Project Name: Dodd Meadows, PH 1
 Sewer
 Size of Sewer Line: 769 lf 8" PVC SDR 35; 2,201 lf 12" PVC SDR 35; 193 lf DIP CL 350; 21 Manholes
 County Staff _____
 Reviewing Extension: Parker Sloan, Planner; Autumn Radcliff, Senior Planner

Has the project been reviewed under the **County Subdivision Regulations of the Land Development Code (LDC)?**
Yes No N/A

Date reviewed: November 16, 2010
 Action: Master Plan Approved by Planning Board
 Conditions: Note: Development Plan approval is needed for subdivision of lots and road construction
 Comments: _____

Has the project been reviewed under the **County Manufactured Park Regulations of the LDC?**
Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Regulations (i.e. Special Use Permit) of the LDC?**
Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Is the project subject to **any other County Land Use Regulations?**
Yes No N/A

If yes, explain: _____

Does the project conform with the **Henderson County 2020 Comprehensive Plan (CCP)?**
Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

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