

REQUEST FOR BOARD ACTION

Henderson County Board of Commissioners

Meeting Date: May 7, 2007

Subject: Water Line Extension – North Course Village

Attachments:

1. Project Summary
2. Engineer's Report
3. Project Map
4. Location Map
5. County Review Sheet

Summary of Request:

The City of Hendersonville has requested County comments on proposed water line extension for North Course Village.

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

Board Action Request:

Planning Staff recommends the Board of Commissioners approve this water line extension.

Suggested Motion:

I move that the Board approve the water line extension for North Course Village and direct staff to convey the County's comments to the City of Hendersonville.

**City of Hendersonville - Project Summary
Water Line Extension
North Course Village**

Date: March 5, 2007

This is a project to extend existing water lines to provide water service to a proposed 25-lot single family residential subdivision. This project is located on approximately 8 acres of land off of West Fairway Drive in the Etowah Community.

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

This project requires approximately **1080** linear feet of water line sized as following:

Approximate Length	Description
920 lf	6" DIP CL 350
160 lf	2" PVC/SDR 13.5

Fire Protection will be provided by the installation of 1 (one) fire hydrant(s).

The entire cost of the proposed water line extension is to be paid for by Laughter Investments, LLC.

Water pressure and flow in this area is as follows:

Static Pressure:	172 PSI
Residual:	151 PSI
Flow:	415 GPM

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, Engineering Department and the approval of the Reviewing Jurisdiction, if not the City of Hendersonville.

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: 3-27-07
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: _____

☐ Approved ☐ Disapproved

Narrative Comments Provided: ☐ Yes ☐ No

Engineer's Report
For
Water Line Extension
To Serve
North Course Village

Etowah Community
Henderson County
NORTH CAROLINA



Etowah Community
Henderson County
NORTH CAROLINA
Prepared By:

WILLIAM G. LAPSLEY & ASSOCIATES, P.A.
CONSULTING ENGINEERS
1635 Asheville Highway
Hendersonville, North Carolina

February 2007

ENGINEER'S REPORT

For

WATER LINE EXTENSION

To Serve

North Course Village
Etowah Community
Henderson County

1. NAME AND ADDRESS OF APPLICANT

City of Hendersonville
P.O. Box 1760
Hendersonville, NC 28793

2. PROJECT DESCRIPTION AND INTRODUCTION

This project is located in the Etowah Community in Henderson County. The project is intended to serve a proposed 25-Lot Subdivision. The project involves the construction of approximately 920 LF of 6" diameter (DIP/CL 350) and 160 LF of 2" diameter (PVC/SDR-13.5).

3. DESCRIPTION OF FUTURE SERVICE AREAS

There is no planned future service area for this project.

4. PRESENT AND ANTICIPATED WATER DEMANDS

This project is located in the Etowah Community in Henderson County. The project is intended to serve a proposed 25-Lot Subdivision. The project involves the construction of approximately 920 LF of 6" diameter (DIP/CL 350) and 160 LF of 2" diameter (PVC/SDR-13.5). The maximum anticipated water demand for the entire project based on NCDENR guidelines is as follows:

25 Lots @ 400 GPD = 10,000 GPD

5. CHARACTER OF THE SOURCE OF SUPPLY

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

6. AGREEMENTS TO PURCHASE WATER

Not Applicable

7. USEFUL LIFE OF FACILITIES

The useful life of the water line for this project is expected to be 30 years minimum.

8. MAXIMUM DAILY TREATED WATER SUPPLY AND MAXIMUM DAILY DEMAND

The maximum daily treated water supply for the City of Hendersonville water plant is 12 MGD. The average demand is 7.2 MGD, with a daily peak (for the year) of 9.5 MGD.

9. IDENTIFICATION & DESCRIPTION OF THE SERVICE AREA

The service area for this project is the proposed residential subdivision North Course Village.

10. CONSIDERATION OF ALTERNATIVES TO CONSTRUCTING A NEW WATER SYSTEM

The maximum daily treated water supply for the City of Hendersonville water plant is 12 MGD. The average demand is 7.2 MGD, with a daily peak (for the year) of 9.5 MGD.

Not Applicable

11. POPULATION RECORDS AND TRENDS

According to the Office of State Planning, the population of Henderson County in 2000 was 89,173 person. The projected population in 2010 is 107,566 (20.6% growth rate).

12. PRESENT AND FUTURE YIELD FROM THE SOURCES OF SUPPLY

The City of Hendersonville Water Plant currently draws water from the Mills River. The present and future yield of the source of supply is expected to be adequate for the City of Hendersonville's needs.

11. POPULATION RECORDS AND TRENDS

13. PROPOSED WATER TREATMENT PROCESSES

According to the Office of State Planning, the population of Henderson County in 2000 was 89,173 person. The projected population in 2010 is 107,566 (20.6% growth rate).
Not Applicable

14. DESIGN BASIS

12. PRESENT AND FUTURE YIELD FROM THE SOURCES OF SUPPLY

The design basis for this project is to provide adequate flow and pressure for domestic water service.

The present and future yield of the source of supply is expected to be adequate for the City of Hendersonville's needs.

15. PRIORITIZED LIST OF INFRASTRUCTURE IMPROVEMENTS

11. POPULATION RECORDS AND TRENDS

13. PROPOSED WATER TREATMENT PROCESSES

Not Applicable

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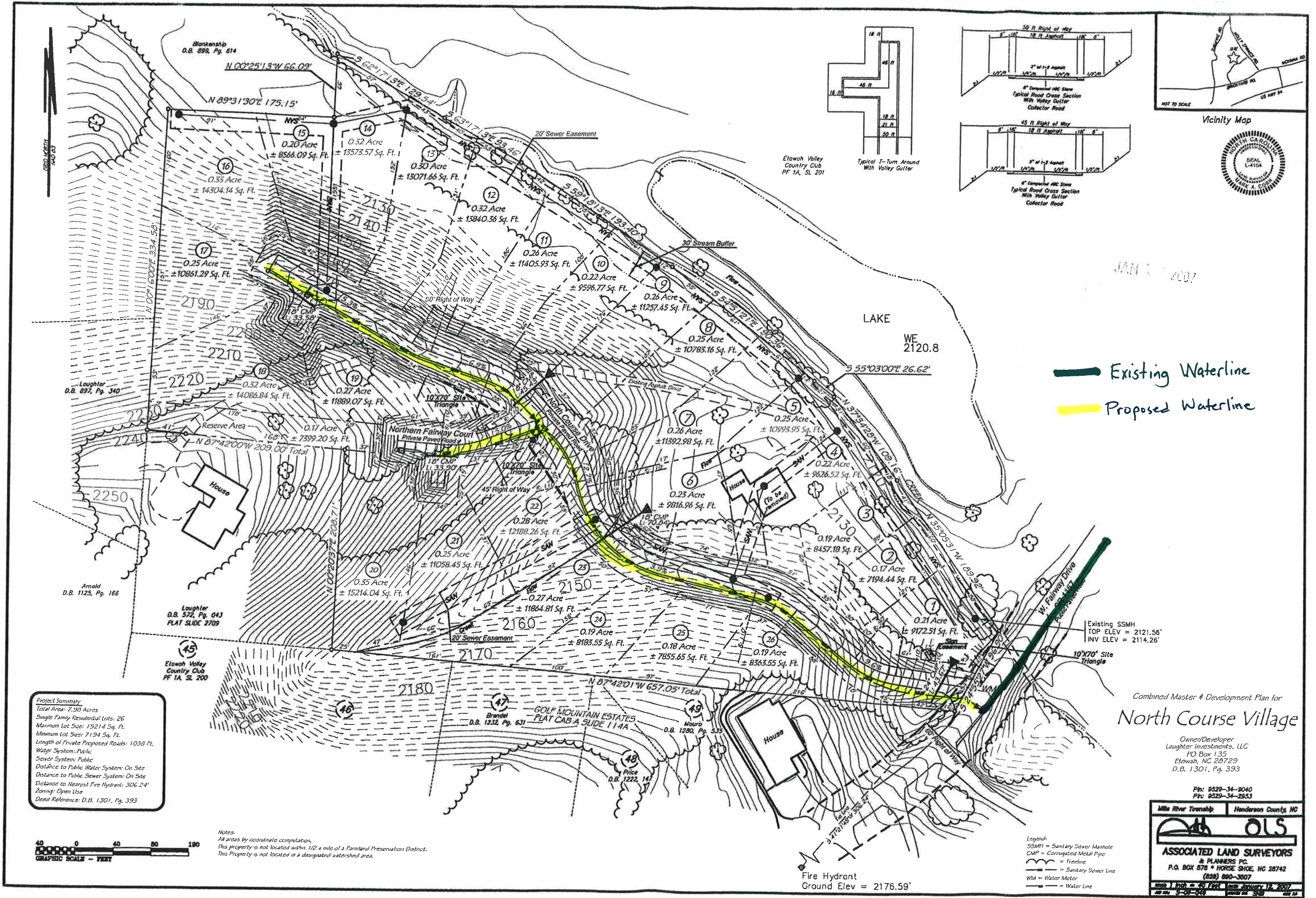
15. PRIORITIZED LIST OF INFRASTRUCTURE IMPROVEMENTS

11. POPULATION RECORDS AND TRENDS

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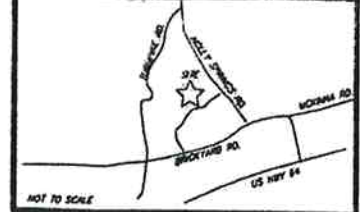
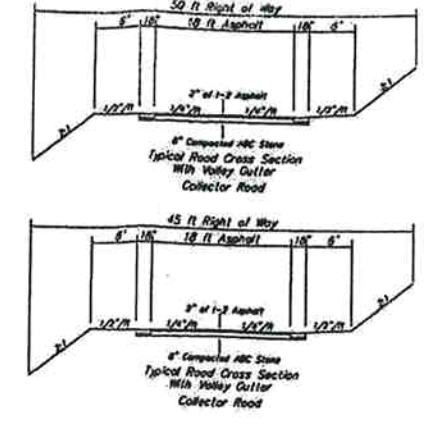
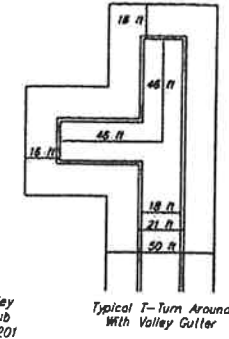


Existing Waterline
Proposed Waterline

Project Summary
Total Area: 7.93 Acres
Single Family Residential Lots: 26
Maximum Lot Size: 15214 Sq. Ft.
Minimum Lot Size: 7194 Sq. Ft.
Length of Private Proposed Roads: 1030 Ft.
Water System: Public
Sewer System: Public
Distance to Public Water System: On Site
Distance to Public Sewer System: On Site
Distance to Nearest Fire Hydrant: 306.24'
Zoning: Open Use
Deed Reference: D.B. 1301, Pg. 393



Notes:
All areas by coordinate computation.
This property is not located within 1/2 a mile of a Farmland Preservation District.
This property is not located in a designated watershed area.



Combined Master & Development Plan for
North Course Village

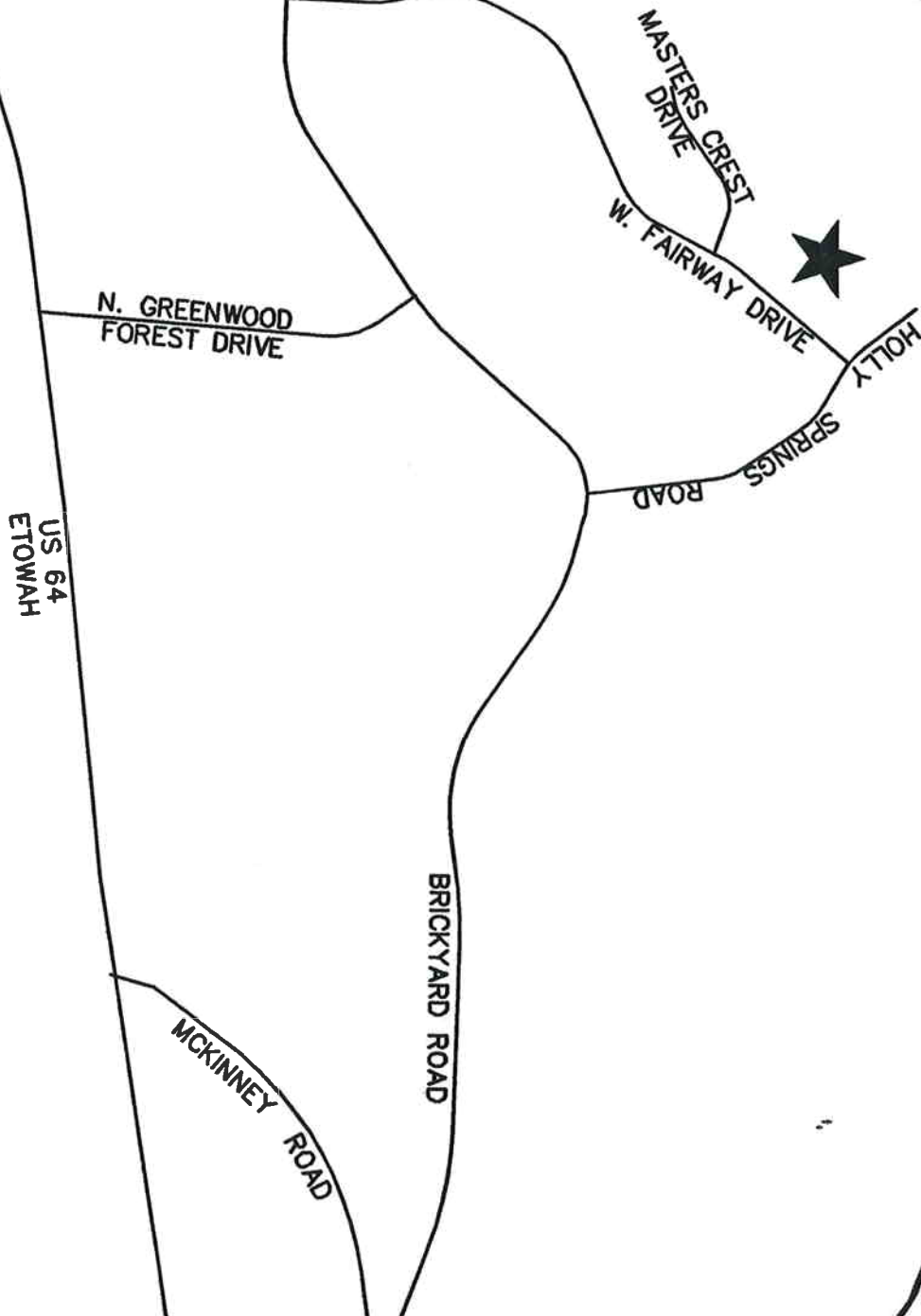
Owner/Developer
Laughter Investments, LLC
PO Box 135
Etowah, NC 28729
D.B. 1301, Pg. 393

Ph: 828-34-8040
Ph: 828-34-2853

ASSOCIATED LAND SURVEYORS
P.O. BOX 578 • HORSE SHOE, NC 28742
(828) 860-3607
JAN 1 2007

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LOCATION MAP



Prelim
North course Village 2-28-07

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: North Course Village
 Size of Water Line (Main & Distribution Pipe Size): 1080 linear feet (920 lf. 6" DIP CL 350; 160 lf. 2" PVC/SDR 13.5)
 County Staff Reviewing Extension: Rocky Hyder, Fire Marshal; Matt Card, Subdivision Administrator; Autumn Radcliff, Senior Planner

Has the project been reviewed under the **County Subdivision Ordinance**? ☒ Yes ☐ No ☐ N/A
 Date reviewed: February 15, 2007
 Action: Approved with Conditions
 Conditions: Standard conditions and final plat requirements.
 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**: Mueller Centurion – National Standard Thread

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