



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Public Works
Walter Denton, City Administrator
Date: March 3, 2008
Subject: MOTION – Southview Plaza Commercial Center Subdivision Water Line

List of committees that have reviewed: Public Works

Background: The City of O'Fallon ordinance covering water service to a commercial subdivision calls for an 8-inch diameter water line. This is to ensure adequate fire flows to protect commercial assets. The existing water line adjacent to the subject development is 6-inch in diameter. The proposed location of the new fire hydrant adjacent to Whitehall as part of the redevelopment is to be set at a location that meets the minimum distance from the structures within the subdivision that it is meant to protect. However, the existing 6-inch line that the proposed hydrant is to be located off of and the distance of the hydrant from the 10-inch diameter line along Hwy 50 called into question the ability of the hydrant to generate enough water to support modern fire apparatus. It is the fire flow demand that dictates the line size requirement, and has nothing to do with the domestic requirement or even the sprinkler system that was recently installed in the Ace Hardware.

Legal Considerations, if any: None.

Budget Impact: None.

Staff recommendation: Based on an independent party, professional engineer, evaluation of the existing flow capability of the proposed hydrant as a result of a recent flow test (2/27/08) on the adjacent hydrants. It has been found that the proposed hydrant will meet the flow requirements of the City-adopted fire protection code. Therefore, staff recommends a variance to the ordinance to allow use of the existing 6-inch line at the subject location.