



**Wastewater Construction Waiver and Wastewater,
Water Acreage Fee Exemption Request
for
Holly Industrial Subdivision, Lot 1B**

Planning Commission Meeting
September 20, 2017



Aerial Overview

Holly Industrial Subdivision, Lot 1B







Cost estimate

Preliminary Cost Estimate for Holly Industrial Subdivision Lot 1B						
ITEM NO.	DESCRIPTION	QUANTITY	UNIT		CONTRACT UNIT PRICE	TOTAL COST
Wastewater-Offsite						
1	8" PVC SDR	1,700	LF		\$ 50.00	\$ 85,000.00
2	Embedment	1,700	LF		\$ 10.00	\$ 17,000.00
3	OSHA Trench protection	1,700	LF		\$ 2.00	\$ 3,400.00
4	Fiberglass manhole	4	EA		\$ 5,000.00	\$ 20,000.00
5	Connect to manhole	1	EA		\$ 1,000.00	\$ 1,000.00
6	Pavement replacement	1	LS		\$ 20,000.00	\$ 20,000.00
7	Grading	1	LS		\$ 2,500.00	\$ 2,500.00
		Off-site Sanitary Sewer Sub-total:				\$ 148,900.00
		Engineering ,Staking and Testing (15%)				\$ 22,335.00
		Total off-site Cost:				\$ 171,235.00
Wastewater-Onsite						
1	8" PVC SDR	420	LF		\$ 50.00	\$ 21,000.00
2	Embedment	420	LF		\$ 10.00	\$ 4,200.00
3	OSHA Trench protection	420	LF		\$ 2.00	\$ 840.00
4	FIBERGLASS MANHOLE	2	EA		\$ 5,000.00	\$ 10,000.00
5	Plug and Cap Line	1	LS		\$ 1,000.00	\$ 1,000.00
		Off-site Sanitary Sewer Sub-total:				\$ 37,040.00
		Engineering ,Staking and Testing (15%)				\$ 5,556.00
		Total on-site Cost:				\$ 42,596.00
Total Estimated Sanitary Sewer Improvements Costs:					\$	213,831.00
Maximum Allowable Reimbursement Per UDC:						
Acreage Fee value of Property (Acresx \$ 1,571.00 Per acre):					\$	2,529.31
Maximum Reimbursement = 50% of avg. line size times fee value of property:						
Maximum Reimbursement = 50%(8x\$ 2,529.31):					\$	10,117.24
Net Cost to Owner for Sanitary Sewer Service to Single Residential Lot:						
On-site Wastewater Construction Cost:					\$	42,596.00
Off-site Wastewater Construction Cost:					\$	171,235.00
Less Maximum Reimbursement:					\$	10,117.24
Net Cost to Owner:					\$	203,713.76



Nearest Waste Water Manhole

Holly Industrial Subdivision, Lot 1B



Manhole
Depth 14.4'

Required WW
Improvements
Offsite-1,700 If
Onsite-420 If
Total-2,120 If

Approx. Cost-
\$ 213,831.00
of which
\$ 10,117.24
may be
reimbursable



Staff Recommendation

- **Approve wastewater infrastructure waiver and wastewater lot/acreage fee exemption request.**
- **Deny water lot/acreage fee exemption request**