



Wastewater Waiver from Construction & Exemption from Lot/Acreage Fee

Kenley Estates (Final Plat)

(east of Flour Bluff Dr., between Glenoak and Grand Canal Drive)

Planning Commission Meeting

August 8, 2018

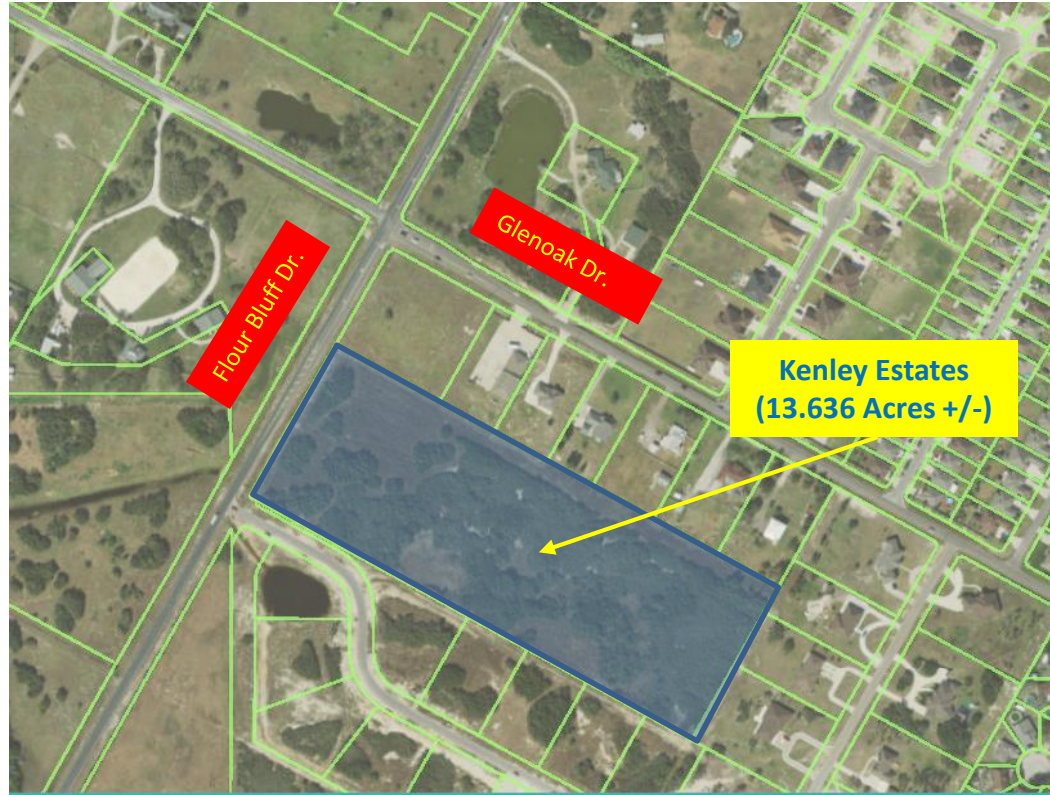


Location Map



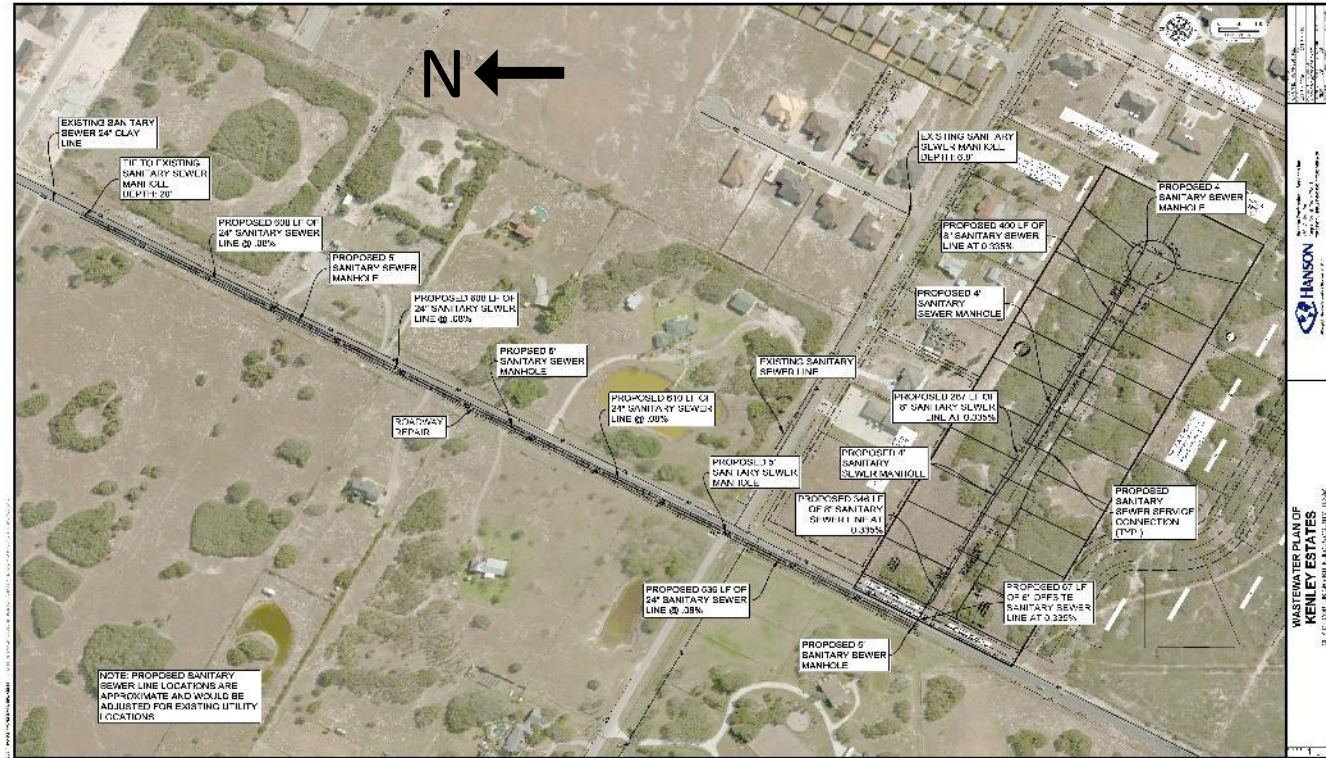


Aerial Overview





Preliminary wastewater main layout aerial view





Cost Estimate

Engineer Estimate of Construction Costs



HANSON 4501 Gollihar Road,
Corpus Christi, TX 78411
361-814-9900

Engineering | Planning | Allied Services

Title: Kenley Estates

Owner: David B. Wilson

Contact: David B. Wilson

Address:

Phone:

Email:

Date of Estimate: July 5, 2018

Hanson Engineer: Craig Thompson, P.E.

Hanson Contact:

4501 Gollihar Road
Corpus Christi, TX 78411

Phone: (361) 814-9900

Email: cthompson@hanson-inc.com

Wastewater Construction Costs

C. Onsite Sanitary Sewer Improvements

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	CONTRACT UNIT PRICE	TOTAL COST
1	8" C900 Sanitary PVC Pipe	1,123	LF	\$40.00	\$44,920.00
2	Residential Sanitary Sewer Connections	20	EA	\$500.00	\$10,000.00
3	0'-7' Deep 4' Diameter Sanitary Sewer Manholes	3	EA	\$4,000.00	\$12,000.00
C. Onsite Sanitary Sewer Improvements Subtotal:					\$66,920.00

C. Offsite Sanitary Sewer Improvements

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	CONTRACT UNIT PRICE	TOTAL COST
1	8" C900 Sanitary PVC Pipe	67	LF	\$40.00	\$2,680.00
2	24" C900 Sanitary PVC Pipe	2,362	LF	\$200.00	\$472,400.00
3	20' Deep 5' Diameter Sanitary Sewer Manhole	4	EA	\$15,000.00	\$60,000.00
4	Connection to existing Sanitary Manhole	1	EA	\$20,000.00	\$20,000.00
5	Roadway Repair @ 15' wide	3,961	SY	\$75.00	\$297,075.00
6	Traffic Control	1	LS	\$50,000.00	\$50,000.00
C. Offsite Sanitary Sewer Improvements Subtotal:					\$555,080.00

Total Construction Costs: \$622,000.00

% Onsite Cost of Total Cost 10.76%



Wastewater Cost Estimates

Option A: Sewer Connection

- Install 8" diameter line, along Schell Dr., crossing Flour Bluff Dr. (1,190 feet)
- Install 24" diameter line, along Flour Bluff Dr. (2,362 feet)
- Connect to existing manhole north
- 4 manholes along Flour Bluff Dr., 5' diameter, 20' deep
- 3 manholes along Schell Dr., 4' diameter, 0'-7' deep
- Residential connections, traffic control, roadway repair

Total Estimated Cost: \$622,000

Total Estimated Cost per lot: \$31,100

Option B: Septic

Total Estimated Cost per lot: \$6,000 to \$8,000



Preliminary wastewater main layout aerial view

Legend:

24" diameter

8" diameter





Wastewater Waiver Standard

UDC 8.2.7.B.1

- Subdivision that is not “reasonably accessible” to a public wastewater facility of sufficient capacity”
- “Reasonably accessible” means
 - ✓ Master plan facilities are in the service area & can be extended
 - ✗ Collection lines of sufficient capacity are within 1,000 feet of the subdivision
- Options
 - a. Individual aerobic system on each lot (septic), or
 - b. Individual wastewater treatment plant, or
 - c. Interim service (lift station and force main).



Plat Waiver UDC 3.8.3.D

- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
 - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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Exemption Requirements

- Exemption from fees: UDC 8.5.2.G
 - exempted areas shall be those determined by the City Council “not likely to be serviced by City wastewater services within the next 15 years”



Staff Assessment

- ☑ Waiver from construction request satisfies the standards in UDC 8.2.7.B and 3.8.3.D
- ☑ Exemption from Wastewater Lot/Acreage fee request satisfies the standard in UDC Section 8.5.2.G