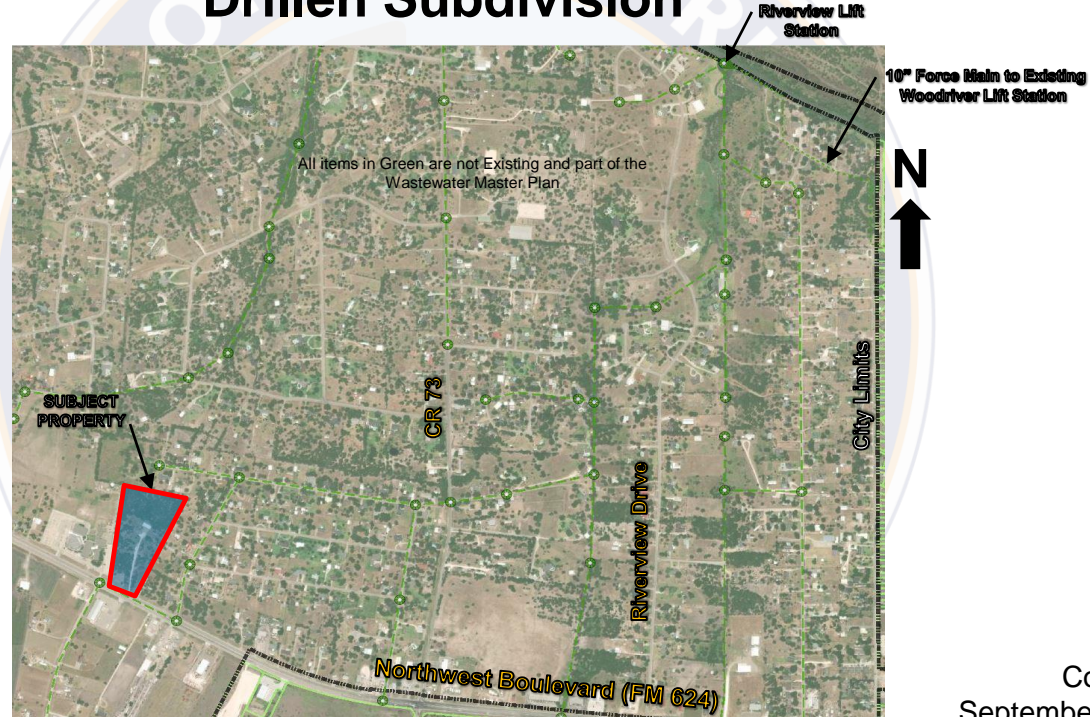


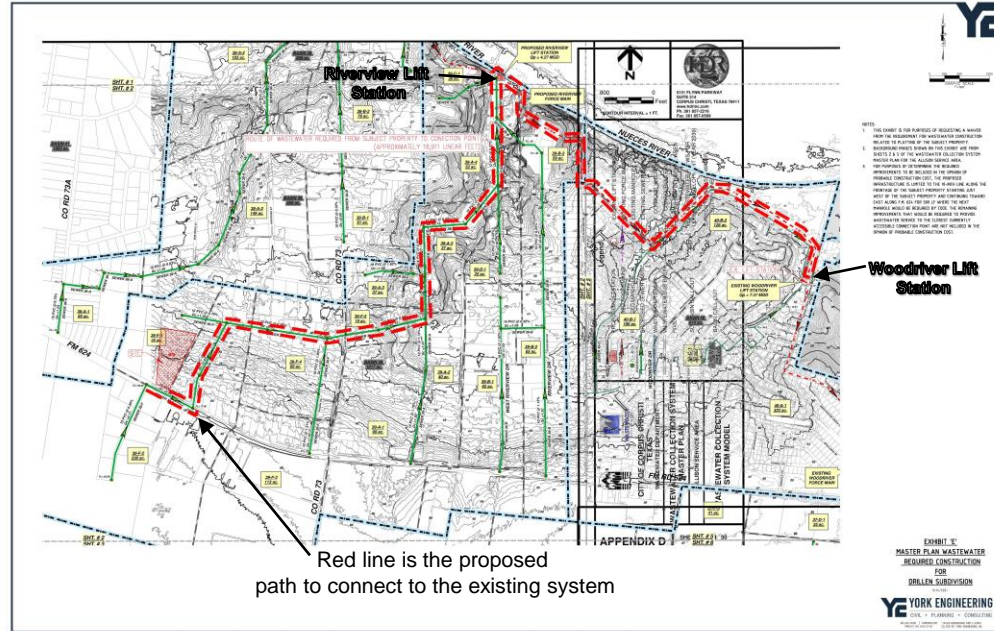
Wastewater Waiver from Construction

Drillen Subdivision



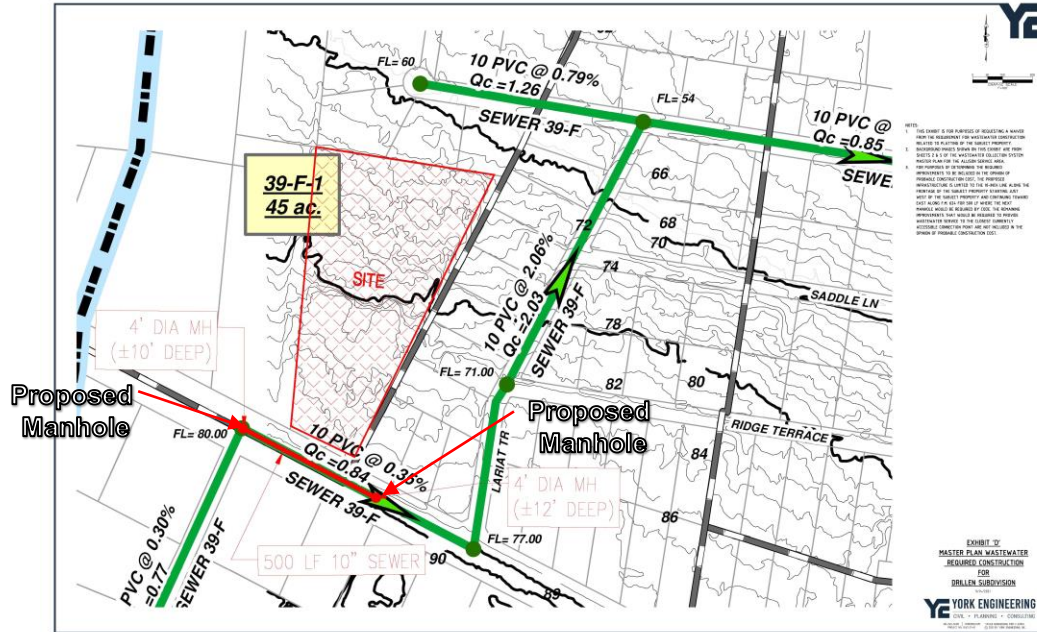
Planning
Commission
September 29, 2021

Master Plan Improvements Overview



Master Plan Improvements for Estimate

Proposed items for estimate include 500 linear feet of 10" PVC sewer line with two Manholes at each end



Wastewater Construction Estimate

Client:
Margret Drillen

Opinion of
Probable Construction Cost

York Engineering, Inc.
Date: 09-17-2021

for:					
DRILLEN SUBDIVISION					
(9.24 Acres, 2 Single Family Lots)					
Item	Description	Quantity	Unit	Unit Price	Total Amount
A SANITARY SEWER IMPROVEMENTS					
1	10" PVC SDR 26 (10'-12" Deep)	500	LF	\$ 115.00	\$ 57,500.00
2	OSHA Trench Protection	500	LF	\$ 10.00	\$ 5,000.00
3	Embedment	500	LF	\$ 8.00	\$ 4,000.00
4	De-Watering	500	LF	\$ 35.00	\$ 17,500.00
5	4' Diameter Manhole (10'-12" Deep)	2	EA	\$ 13,500.00	\$ 27,000.00
6	Long Double Lot Service (4")	1	EA	\$ 1,200.00	\$ 1,200.00
Sanitary Sewer Improvements Sub-Total:					\$ 112,200.00
B MISCELLANEOUS IMPROVEMENTS					
1	SWPPP Measures	1	EA	\$ 12,000.00	\$ 12,000.00
2	General Conditions	1	LS	\$ 15,000.00	\$ 15,000.00
Miscellaneous Improvements Sub-Total:					\$ 27,000.00
Grand Subtotal:					\$ 139,200.00
Engineering, Surveying, Staking, & Testing @ 12%:					\$ 16,704.00
Total Estimated Improvements:					\$ 155,904.00
Notes:					
1) Unit prices based on engineer's past experience from similar projects in Corpus Christi, Texas					
2) Estimate does not include development fees (platting, permitting, etc.)					



Platting Requirement to *Construct* Wastewater Lines / Facilities

- UDC 3.30.1.A: “Neither a final approval nor a certificate of occupancy for building development shall be issued **until the developer has installed the improvements** required by this Unified Development Code or has guaranteed that such improvements will be installed.”
 - UDC 8.1.4: During platting, the “developer shall provide”:
“C. **Wastewater system**, including but not limited to wastewater lines, force mains, manholes and lift stations.”
 - UDC 8.2.7: “**A.** Every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity as determined adopted City wastewater standards and master plans.”
-

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
-

Staff Recommendation

Approval of the request for waiver of Wastewater construction and

Disapproval of an exemption from the Wastewater Lot/Acreage fees.