

Wastewater Waiver from Construction

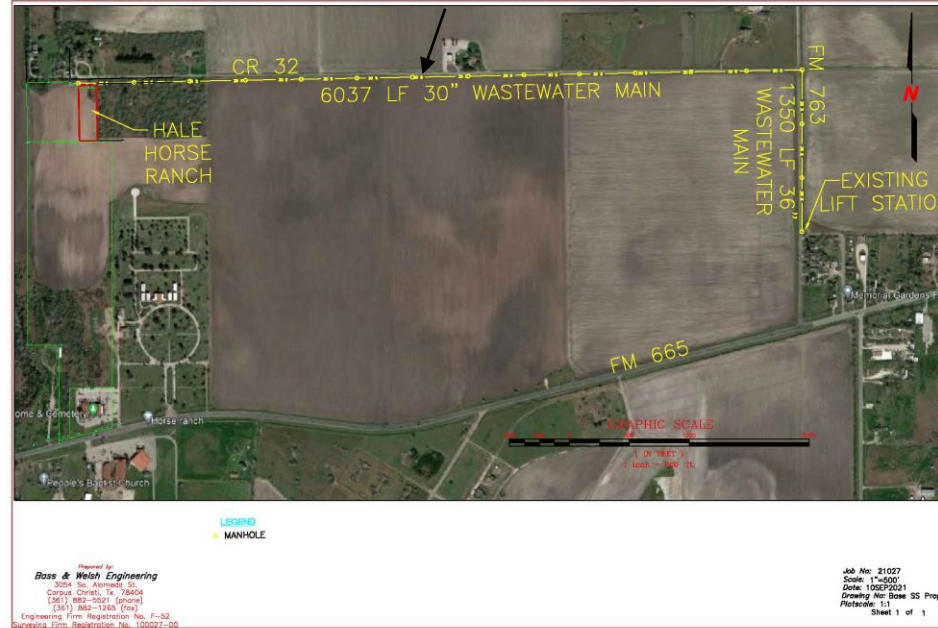
Hale Horse Ranch



Planning
Commission
September 29, 2021

Master Plan Improvements Overview

Yellow line is the proposed
path to connect to the existing system



Wastewater Construction Estimate

ESTIMATE-WASTEWATER-MASTERPLAN

OPINION OF COST
WASTEWATER EXTENSION
HALE BOYS RANCH

9/19/2021

PAVING & SURFACE IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1		SY		\$0.00
2		SY		\$0.00
3		LF		\$0.00
4		SY		\$0.00
5		SY		\$0.00
6		SY		\$0.00
7		SY		\$0.00
8		SY		\$0.00
9		LS		\$0.00
10		LS		\$0.00
11		LS		\$0.00
12		LS		\$0.00
13		SY		\$0.00

TOTAL STREET, PARKING AREA & SURFACE ITEMS \$0.00

STORM SEWER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1		LF		\$0.00
2		LF		\$0.00
3		LF		\$0.00
4		LF		\$0.00
5		EA		\$0.00
6		EA		\$0.00
7		EA		\$0.00
8		EA		\$0.00

TOTAL STORM SEWER ITEMS \$0.00

SANITARY SEWER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8037	LF	\$300.00	\$1,811,100.00
2	1350	LF	\$350.00	\$472,500.00
3	17	EA	\$25,000.00	\$425,000.00
4	105	LF	\$1,000.00	\$105,000.00
5	1	LS	\$3,000.00	\$3,000.00
6	1	LS	\$5,000.00	\$5,000.00
7	7387	LF	\$15.00	\$110,805.00
8	7387	LF	\$10.00	\$73,870.00
9		EA		\$0.00
10		EA		\$0.00
11		LS		\$0.00
12		LS		\$0.00
13		LF		\$0.00
14		EA		\$0.00
15		LS		\$0.00

TOTAL SANITARY SEWER ITEMS \$3,066,275.00

WATER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1		LF		\$0.00
2		EA		\$0.00
3		EA		\$0.00
4		EA		\$0.00
5		LF		\$0.00
6		EA		\$0.00
7		LF		\$0.00
8		EA		\$0.00
9		LF		\$0.00
10		EA		\$0.00
11		LF		\$0.00

Wastewater Construction Estimate

ESTIMATE-WASTEWATER-MASTERPLAN				OPINION OF COST WASTEWATER EXTENSION HALE BOYS RANCH		9/19/2021
12			EA		\$0.00	
13			EA		\$0.00	
14			LF		\$0.00	
15			EA		\$0.00	
16			EA		\$0.00	
17			EA		\$0.00	
18			EA		\$0.00	
19			EA		\$0.00	
20			EA		\$0.00	
21			EA		\$0.00	
22			EA		\$0.00	
23			EA		\$0.00	
TOTAL WATER ITEMS						\$0.00
MISCELLANEOUS ITEMS						
1		QUANTITY	UNIT	UNIT PRICE	AMOUNT	
2			LS		\$0.00	
3			LF		\$0.00	
4			LF		\$0.00	
TOTAL MISCELLANEOUS ITEMS						\$0.00
SUB-TOTAL CONSTRUCTION						\$3,006,275.00
CONSTRUCTION TESTING						\$45,000.00
ENGINEERING, SURVEYING & INSPECTION						\$210,000.00
SUBTOTAL PROJECT COST						
CONTINGENCIES						
TOTAL						\$3,261,275.00



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.”
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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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Staff Recommendation

Approval of the request for waiver of Wastewater construction and **Approval** of an exemption from the Wastewater Lot/Acreage fees.