



MEMORANDUM

The City of
OKLAHOMA CITY

Council Agenda
Item No. VII. C.
2/10/04

TO: Mayor and City Council

FROM: James D. Couch, City Manager *JDC ST*

Application from ERC Land Development Group for Sanitary Sewer Main Extension under Policy "B-1", Project SB-0011. Ward 3.

Location South of Reno Avenue and east of Cemetery Road

Background On May 21, 2002, the Oklahoma City Water Utilities Trust (OCWUT) and the City of Oklahoma City (the City) approved an alternate policy and procedure which permits a developer to privately construct oversized sanitary sewer main extensions. This Policy, Policy "B-1", permits OCWUT to purchase privately constructed oversized sanitary sewer extensions at a fixed cost for the oversizing. Policy "B-1" eliminates reimbursement to the developer for sanitary sewer connection fees to be collected over a 15-year period.

Purpose ERC Land Development Group is submitting an application for a Policy "B-1" project to extend an 18-inch and 12-inch sanitary sewer main to serve a proposed subdivision named "Somers Pointe" located south of Reno Avenue and west of Cemetery Road. It is anticipated approximately 640 acres would be served by this off-site sewer extension that naturally gravity flows to the southeast and is a part of the Mustang Creek drainage area. The developer has agreed to the oversize to accommodate future development outside this developer's subdivision. The developer has secured all necessary easements at his expense to complete the project. The preliminary cost estimate is \$212,864.

Consulting Engineers Crafton, Tull & Associates

Source of Funds OCWUT Sewer Impact Fees-OCWUT Wastewater Trust Capital-Interceptors-SB-0011 (360-3550-3801600-07140-SB0011) CIP 2004-SIGE-A

Review Water & Wastewater Utilities Department, City Engineer and Municipal Counselor's Office

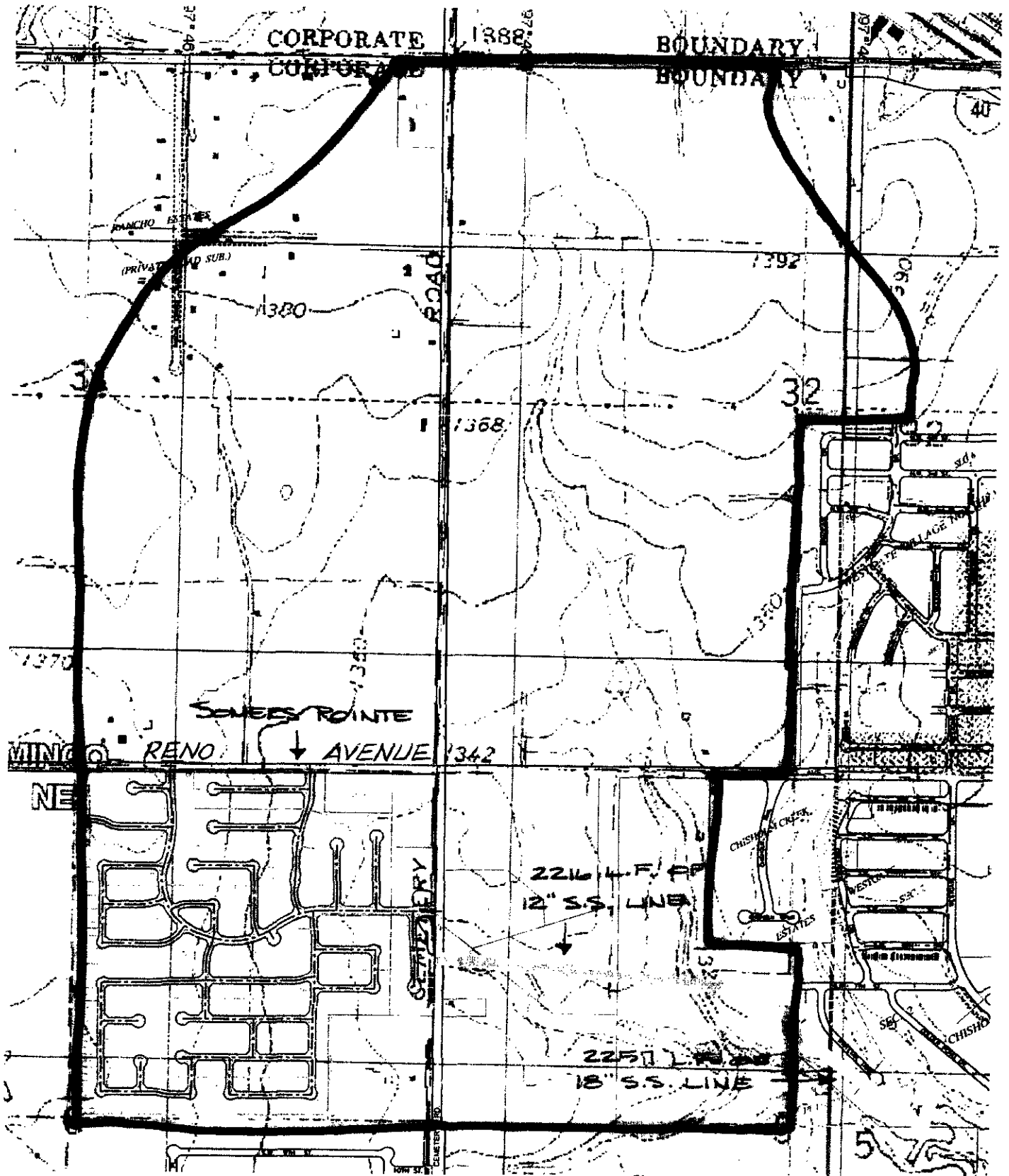
Recommendation: Concurrence with the Oklahoma City Water Utilities Trust in approving the application.

APPLICATION FOR PRIVATELY CONSTRUCTED
OVERSIZED SANITARY SEWER MAIN EXTENSION
POLICY "B-1" Project Number SB0011

This Application by ERC Land Development Group LLC,
("Developer") for inclusion in the Policy "B-1" for Privately Constructed Oversized
Sanitary Sewer Main Extension Project _____ ("Project").

1. The Developer acknowledges that it has read and fully understands Sanitary Sewer Main Extension Policy "B-1", as amended ("Policy"); the Procedure for Sanitary Sewer Main Extension Under Policy "B-1", as amended ("Procedure"); this Application for Private Construction of Oversized Sanitary Sewer Main Extension ("Application") and the Quit Claim for Transfer of Privately Constructed Oversized Sanitary Sewer Main Extension ("Quit Claim").
2. The Developer acknowledge that the Oversized Sanitary Sewer Main Extension ("Project") shall be constructed in accordance with Oklahoma City Water Utilities Trust ("OCWUT") and City of Oklahoma City ("Oklahoma City") standards and in a size and location as set forth in by the master plan adopted by the Oklahoma City and OCWUT unless otherwise approved in writing by the General Manager of the OCWUT and the City Manager of Oklahoma City prior to submission of this Application. The Developer acknowledges that the Project shall be constructed at the sole cost and expense of the Developer.
3. The Developer acknowledges that Developer shall not be entitled to any recovery of costs and expenses for the private construction of this Project pursuant to or as a result of the submission or the receipt of this Application. The OCWUT and Oklahoma City have assigned the Project a number for purposes of tracking only.
4. The Developer has attached to this Application completed plans and specifications for the Project approved by the City Engineer and the Director of Water and Wastewater Utilities. The Developer affirms that all required easements have been obtained on approved Oklahoma City forms or in a format approved by Oklahoma City in accordance with established policies, practices, and procedures. The Developer acknowledges that nothing herein shall act to waive any ordinance requirement or to release or absolve the Developer or this Project from any ordinances, permits, or other requirements of Oklahoma City or OCWUT.
5. A copy of the approved plans and specifications and easements for this Project are attached and incorporated herein by reference.

SOMERS POINTE
OFFSITE SANITARY SEWER



DRAINAGE BASIN → 640 ACRES

SCALE 1" = 1000'

036002-00

**SOMERS POINTE OFFSITE SANITARY SEWER
COST ESTIMATE 1.26.04**

OFFSITE SANITARY SEWER QUANTITIES

Item #	Item	Unit	Quantity	Unit Cost	Cost
1	12" SANITARY SEWER PIPE	L.F.	2216	\$ 20.00	\$ 44,320.00
2	18" SANITARY SEWER PIPE	L.F.	2257	\$ 30.00	\$ 67,710.00
3	MANHOLE - COMPLETE 0-6' DEEP	EA.	22	\$ 1,200.00	\$ 26,400.00
4	EXTRA DEPTH MANHOLE WALL	V.F.	146	\$ 65.00	\$ 9,490.00
5	ROADWAY BORE	L.F.	40	\$ 150.00	\$ 6,000.00
6	18" ENCASEMENT	L.F.	120	\$ 40.00	\$ 4,800.00
7	CONCRETE ENCASEMENT	L.F.	40	\$ 35.00	\$ 1,400.00
8	0' - 6' TRENCHING	L.F.	46	\$ 2.00	\$ 92.00
9	6' - 8' TRENCHING	L.F.	268	\$ 2.00	\$ 536.00
10	8' - 10' TRENCHING	L.F.	499	\$ 4.00	\$ 1,996.00
11	10' - 12' TRENCHING	L.F.	1413	\$ 4.00	\$ 5,652.00
12	12' - 14' TRENCHING	L.F.	1117	\$ 6.00	\$ 6,702.00
13	14' - 16' TRENCHING	L.F.	617	\$ 6.00	\$ 3,702.00
14	16' - 18' TRENCHING	L.F.	473	\$ 8.00	\$ 3,784.00
15	REPLACEMENT OF GRAVEL DRIVE	S.Y.	445	\$ 20.00	\$ 8,900.00
16	CRUSHED ROCK BEDDING	C.Y.	869	\$ 20.00	\$ 17,380.00
17	LEAKAGE TESTING	L.S.	1	\$ 1,000.00	\$ 1,000.00
18	DEFLECTION TEST	L.S.	1	\$ 1,000.00	\$ 1,000.00

OFFSITE SANITARY SEWER COST \$ 210,864.00

OFFSITE EROSION CONTROL QUANTITIES

Item #	Item	Unit	Quantity	Unit Cost	Cost
1	SILT FENCE	L.F.	300	\$ 2.00	\$ 600.00
2	TEMP. CONSTRUCTION DRIVE	L.S.	1	\$ 500.00	\$ 500.00
3	8" RIP RAP	TONS	20	\$ 45.00	\$ 900.00

OFFSITE EROSION CONTROL COST \$ 2,000.00

TOTAL OFFSITE SANITARY SEWER COST \$ 212,864.00