



Date: 6/11/19

Subject: Copley Farms Sanitary Sewer Service Area Analysis

Summary

The Department of Public Works (DPW) proposes to establish the Copley Farms Sanitary Sewer Service Area to recover funds from participating in a cost sharing agreement with Lennar Carolinas, LLC to construct a gravity sewer outfall that will service a 500 acre sewer basin. Per Chapter 162A Article 8 of the NC General Statutes, "A local governmental unit may adopt a system development fee for water or sewer service only in accordance with the conditions and limitations of this Article." According to this article, "A system development fee shall be calculated based on a written analysis, which may constitute or be included in a capital improvements plan." Further, "For not less than 45 days prior to considering the adoption of a system development fee analysis, the local governmental unit shall post the analysis on its Web site and solicit and furnish a means to submit written comments, which shall be considered by the preparer of the analysis for possible modifications or revisions."

In accordance the Chapter 162A Article, the following supporting analysis documents the calculation of the system development fee. Any questions or comments should be submitted to Brian Sessoms at the email listed below.

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Copley Farms Sanitary Sewer Service Area Analysis

Assumptions

1. The service area was created based on current topography and other physical features.
2. The number of future developable lots in the basin was determined by evaluating the parcels located within the service area and applying the City of Durham’s Adopted Future Land Use Map designations.
3. The sanitary sewer outfall construction costs are based on the approved “Copley – Sewer Outfall Estimate” provided by Lennar Carolinas, LLC.
4. Permitted wastewater flows are defined by the sewer design flow rates in North Carolina Administrative Code Section 15A NCAC 02H .0200 – Waste Not Discharged to Surface Waters
5. The non-residential development will pay a fee based on a 360 gallon per day of permitted waste water equivalency.
6. The service area fee will be collected for a period of 20 years.

Data

1. Copley Farms Sanitary Sewer Reimbursement Amount
 - a. \$840,434.00
2. Estimate Residential Units in Copley Farms Sanitary Sewer Service Area
 - a. 913
3. Fee per Single Family Residential Unit
 - a. \$921.00
4. Gallon Per Day of Non-Single Family Permitted Wastewater Service Area Fee
 - a. \$2.56

Methodology

1. The single family residential service area fee was calculated by dividing the estimated construction cost by the total number of estimated residential units in the Copley Farms Sanitary Sewer Service Area.
2. The non-residential gallon per day of permitted wastewater fee was calculated as an equivalency of 360 gallons per day to the Single Family Residential Fee.