

City/County Collaboration for **possible sewer extension**

April 23, 2024

Welcome

1. Quick Facts

104 Parcels

100 Houses/Buildings

Subdivision Platted in 1955

Lot/Block with 60-foot streets & 15-foot alley

Each lot is 7,125 square feet (most owners have 1.5-3 lots as a parcel)

Average parcel size is **17,200 square feet**

2. Issue/concern

When the leachfield fails, what happens?

On the original permit site plan, was a replacement identified?

Is there enough room to replace the septic tank and/or leachfield?

- When failure happens, what is the preparedness level?
- Replacements have been in excess of \$15k
- What are options when failure happens?
- Septic system and site complications?
- New Permit is required for a replacement system.

3. Potential sewer extension **up to Richardson Park Subdivision boundary**

Past conversations about services stopped due to lack of interest, complications, & funding
Based on interest and governing decisions.

2024 different

replacement septic systems are becoming very expensive and problematic with individual parcels. Some “systems” may have big issues. Replacements are in excess of \$15,000

- Setbacks
- Water well protection
- Building encroachment
- Dig out/removal & disposal
- Reintroduce proper soils for replacement.

If a sewer line were constructed to the SE corner of Richardson Park, this would allow **for future possible connection.**

Open up the backyards

Open up areas that have been used solely as leachfield areas (add shop location to the parcels, etc.)

Offer solution to building encroachment issues

4. If sewer is extended to the subdivision boundary, and citizens desire to connect, what then?

Wyoming State Law 22-29-101 “Special District Elections Act”

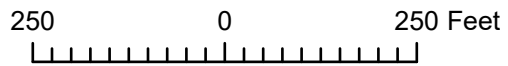
This act allows citizens to create a “district” to provide or serve the needs of an area at a local level.















Creating a district, involves time, and a champion willing to take on the process.

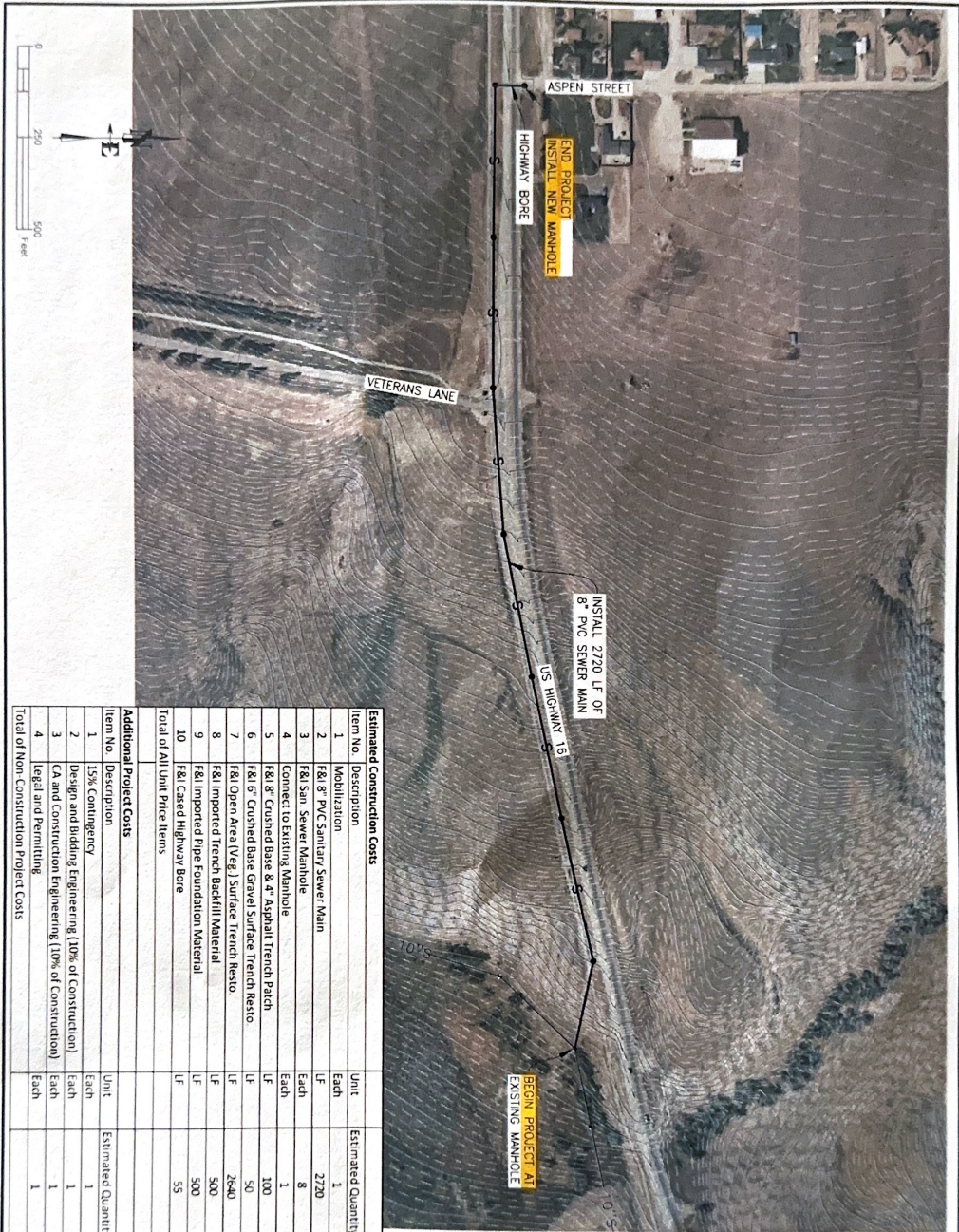
Below is the table of current setbacks as related to septic/leachfields

Your Site Plan **Must** show the following items with the proposed distances. The table below provides the minimum distance required as well as the minimum items for a completed site plan.

From	To Septic Tank (Minimum in feet)	To Leachfield (Minimum in feet)
Property Lines	10	10
All buildings, roads, and driveways		
Open waterways (ditch, pond, intermittent waterways, etc.)	50	50
Public water supply wells	100	200
Wells	50	100
Potable water lines	25	25
Cisterns	25	25
Building foundation without foundation drain	5	10
Building foundation with a foundation drain	5	25
Break in slope	15	15
Septic tank	N/A	10
Replacement Leachfield	10	
Slope (arrow pointing downslope)		
Location of all Required Cleanouts		
Location of Exploration pit		
Location of numbered percolation test holes		



- | | | |
|--|--|---|
|  Water Well |  I-Ramps |  Public Ded |
|  BLM |  Interstate |  State |
|  City |  Local |  US Highway |
|  County |  Other |  Driveway |
|  Forest |  Private |  Well/Leachfield Setback |
| |  Public | |



Item No.	Description	Unit	Estimated Quantity	Est. Unit Price	Est. Amount
1	Mobilization	Each	1	\$74,000.00	\$74,000.00
2	8" PVC Sanitary Sewer Main	LF	2720	\$115.00	\$312,800.00
3	8" San. Sewer Manhole	Each	8	\$7,000.00	\$56,000.00
4	Connect to Existing Manhole	Each	1	\$3,000.00	\$3,000.00
5	8" 8' Crushed Base & 4" Asphalt Trench Patch	LF	100	\$100.00	\$10,000.00
6	8" 16' Crushed Base gravel Surface Trench Resto	LF	50	\$300.00	\$15,000.00
7	8" 16' Open Area (Veg.) Surface Trench Resto	LF	2640	\$10.00	\$26,400.00
8	8" 16' Imported Trench Backfill Material	LF	500	\$13.00	\$6,500.00
9	8" 16' Imported Pipe Foundation Material	LF	500	\$15.00	\$7,500.00
10	8" 16' Cased Highway Bore	LF	55	\$850.00	\$46,750.00
Total of All Unit Price Items:					\$544,450.00
Additional Project Costs					
Item No.	Description	Unit	Estimated Quantity	Est. Unit Price	Est. Amount
1	15% Contingency	Each	1	\$81,667.50	\$81,667.50
2	Design and Bidding Engineering (10% of Construction)	Each	1	\$54,445.00	\$54,445.00
3	CA and Construction Engineering (10% of Construction)	Each	1	\$54,445.00	\$54,445.00
4	Legal and Permitting	Each	1	\$10,000.00	\$10,000.00
Total of Non-Construction Project Costs					\$200,557.50

DRAWING BY: EBI
 FOR TITLE: CITY OF BUFFALO
 BUFFALO, WYOMING
 PROJECT OVERVIEW: HARRISON PARK SEWER EXTENSION
 ENGINEER'S ESTIMATE OF PROBABLE COSTS

NELSON ENGINEERING
 P.O. BOX 1004, BUFFALO WYOMING (307) 684-7020

DATE	BY	CHK
10.1.20		
SURVEYED	SA	
ENGINEERED	SA	
CHECKED	SA	
DATE		
APPROVED		