



Water Resources Department  
City of Greensboro

July 11, 2025

**TO:** Jason Smith  
**FROM:** Marina Rincon Bermudez, Water Resources Engineering Department  
**SUBJECT:** Water and Sewer Feasibility Study for  
155 ZZ Wolftrail Rd

Per your request, the City has reviewed the above property to determine the feasibility of providing water and sewer service. The referenced property is within the City of Greensboro's corporate limits and is eligible for extending and connecting to City water and/or sewer lines.

Water is currently not available. A potential future development will bring the water to the site, as shown on the attached map. The proposed future 24-inch main will meet the required flow demand for multi-family residential development (1,500 gpm). Only onsite extensions will be required for service. Easements for any water main that crosses private properties will have to be obtained and dedicated exclusively to the City of Greensboro for service. The engineer will have to demonstrate to the Water Resources staff that the existing water main can provide adequate pressure and flow for both domestic service and fire protection for the proposed development.

Sewer is currently available north of the property as an existing 8-inch gravity sewer outfall. An 8-inch gravity sewer main will need to be extended south from the existing gravity sewer outfall, as shown on the attached map. The existing system can only handle a peak flow of 200 gpm without requiring downstream upgrades. Easements for any sewer outfall that crosses private properties will have to be obtained and dedicated exclusively to the City of Greensboro for service. The engineer will have to demonstrate to Water Resources staff that the existing downstream sewer has adequate capacity to handle the projected flows from the proposed development.

*This Feasibility Study does not guarantee approval for water and sanitary sewer connections or capacity.* Our Technical Review Committee (TRC) conducts the approval process for fire flow tracking and sewer flow allocation during the review of the development plans. If the project moves forward, the engineer must initiate the fire flow tracking and sewer flow allocation processes with the Water Resources staff. *This study is only valid for a period of one year from the date of this study.* A revised study will be required if flow conditions or development plans change, other than what was originally stated in this study. We will recommend approval of these extensions at the owner/developer's expense, subject to funding availability (if applicable), approval by the City of Greensboro Planning Department for compliance with the Comprehensive Plan, and final approval by the City of Greensboro City Council.



The estimated cost of providing service to this site is:

**155 ZZ WOLFETRAIL RD**  
Estimated Total Construction Cost

Category	Item Description	Quantity	Units	Unit Cost	Total Cost
Sewer Mains	8" Sanitary Sewer Main	2,828.99	LF	\$225.00	\$636,522
Sewer Manholes	4' Sewer Manhole	10.00	EA	\$4,875.00	\$48,750
Sewer Utility Crossing	16" Bore & Encasement	122.36	LF	\$1,122.00	\$137,291
Subtotal:					\$822,563
20% Engineering & Contingency:					\$164,513
10% Regulatory Contingency:					\$82,256
Total Sewer:					\$1,069,332
<b>Total Project:</b>					<b>\$1,069,332</b>

*This estimate is for planning purposes only and should not be used in any official capacity.  
Unit prices updated as of 2-1-2024*

If we can be of further assistance, please call (336) 373-2745

Sincerely,  
Marina Rincon Bermudez  
GIS Analyst, Water Resources

CC: Jana Stewart, Engineering Manager, Water Resources



1 inch = 450 feet

## Water and Sewer Feasibility Study 155 ZZ WOLFETRAIL RD

