



Water Resources Department
City of Greensboro

September 3, 2026

TO: Jason Smith

FROM: Marina Rincon Bermudez, Water Resources Engineering Department

SUBJECT: Water and Sewer Feasibility Study for
155 ZZ Wolfetrail Rd

Per your request, the City has reviewed the above property to determine the feasibility of providing water and sewer service. This property is within the City of Greensboro's corporate limits and is eligible for extending and connecting to City water and/or sewer lines. This feasibility shall not be construed as a commitment to service the site.

Water will be available south of the property along Ritters Lake Road once the 24-inch water main is released for public connections. Only onsite extensions will be required for service. According to our water model, the water main will meet the required fire flow demands for multi-family residential developments (1,500 gallons per minute). 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 downstream sewer system can only handle an estimated peak flow of 200 gallons per minute without requiring downstream conveyance upgrades. Flow is allocated on a first-come, first-serve basis. Developments exceeding this available capacity must provide downstream system improvements.*** 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.



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	2,962.52	LF	\$225.00	\$666,566
Sewer Manholes	4' Sewer Manhole	13.00	EA	\$4,875.00	\$63,375
Sewer Utility Crossing	16" Bore & Encasement	122.36	LF	\$1,122.00	\$137,291
Subtotal:					\$867,233
20% Engineering & Contingency:					\$173,447
10% Regulatory Contingency:					\$86,723
Total Sewer:					\$1,127,402
Total Project:					\$1,127,402

*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
Johnnie Hill, Engineering Supervisor, Water Resources



1 inch = 500 feet

Water and Sewer Feasibility Study for:

155 ZZ WOLFETRAIL RD

Legend

- Proposed Sewer Manhole
- Proposed Sewer Main
- Proposed Utility Crossings
- Proposed Project Area
- Public Lift Station
- Private Lift Station
- Public Sewer Manhole
- Private Sewer Manhole
- Public Gravity Main
- Private Gravity Main
- Public Force Main
- Private Force Main
- Public Water Main Installed - Connections not yet available.
- Public Water Main
- Private Water Main
- Guilford County Parcels
- Water
- Stream
- Railroad
- City Limits
- Growth Tier 1
- Growth Tier 2
- Growth Tier 3
- Water Sewer Service Area Boundary

Data included in this map is used for internal purposes by the City and is subject to constant change therefore its accuracy cannot be guaranteed. Errors or omissions are possible and the user is hereby advised of that possibility. This data should not be used for navigational, engineering, legal, or site-specific uses.

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