



T.A.C. DEVELOPMENT REVIEW COMMENTS

TO: Toby Stauffer, Planner

FROM: Richard Buccino, District Engineer

THRU: Frank Alfone, District Manager

PROJECT: KFMU REdevelopment_PL20210008_2955 Village Drive

DATE: September 23, 2021 Due Date: September 23, 2021

The following are our comments for the above referenced project:

1. The applicant must propose the type of Ownership Structure for platting, development, and sales. This is the founding block on which our comments will be based as it significantly influences the water and sewer service/design for the project. For example, a condominium style platting will typically require one water and sewer service entry into the building with one water meter where billings will be billed to the HOA. A Townhome style platting structure will require separate water and sewer to each individual unit with separate water metering and separate billing to each owner. Revise and resubmit as required.
2. Water service curb stop must be located and or installed with development permit and construction.

General Requirements

1. Engineered construction plans and specifications are to be submitted to Mount Werner Water District for review and approval 3-weeks prior to scheduled construction for all water and sewer work associated with the development.
2. The owner will be required to sign and record the Mount Werner Water District "Request for Water and Sewer Services and Waiver and Acknowledgement Form" prior to approval of construction drawings.
3. Plant investment fees will be due in full at building permit, or foundation permit application. Plant Investment Fees are tap fees payable to the Mount Werner Water District and Sanitation District. These fees are based on building size, type, and number of water and sewer fixtures proposed within the building. See www.mwwater.com to download the standard self calculating form. There is no delaying these fees in the approval process.
4. Design and installation of all mains, service lines and other facilities shall be according to the Rules, Regulations and Specifications of Mount Werner Water District in effect at the time of construction.
5. All new water and sewer infrastructure must be issued written preliminary acceptance prior to the extension of service lines to buildings and prior to service being provided.
6. 20-foot wide (10 feet on each side of the main) easements will be required to be dedicated to Mount Werner Water District for any new water or sewer mains installed for

the project as well as existing water or sewer mains that are not within specified easements. Private water and sewer lines and service lines may be excluded from this requirement.

7. No landscape materials including pavement heat systems, berms, boulders, walls or trees will be allowed within the new or existing easements.
8. A reduced pressure (RP) principal backflow prevention device is to be used for backflow prevention for all fire sprinkler systems and all buildings with 3 or more units. Prior to occupancy and annually thereafter, the RP devices are to be tested and approved by a certified backflow prevention technician. The test report is to be sent to the Mount Werner Water District for record keeping purposes.
9. If any restaurants are planned in the development, properly sized grease traps are to be designed, approved by Mount Werner Water District, and installed.
10. Proposed abandonment of water and sewer mains, manholes, and fire hydrants shall be abandoned according to Mount Werner Water District specifications and or project specific engineered plan approvals.
11. All surface drainage within underground parking facilities will be required to filter into an approved sand and oil interceptor. Building plans shall incorporate this as an element of design as required.
12. All Final Plats subdividing property into 2 or more lots shall be required to extend water and sewer (mains and or services) to the parcels and or enter into a subdivision Improvements Agreement with Mount Werner Water District, or the City, prior to recording the Final Plat. Exceptions can be made at the sole discretion of Mount Werner Water District, based on existing field conditions and or other conditions.