

# **ADA CONSULTING GROUP, INC.**

**221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216**  
**(210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM**  
**TBPE REGISTERED ENGINEERING FIRM NO. F-3512**

January 26, 2022

REISSUED: February 9, 2022

San Antonio River Authority  
ATTN: New Service Dept.  
100 E. Guenther Street  
San Antonio, TX 78204

RE: **Mongomery-GM**  
Plat# 22-11800048

Sub: **New Service Phasing Letter**

To Whom It May Concern:

This letter is to provide supplemental information regarding detailed phasing, lots in the phases, estimated number of connections, and estimated timeline of build-out.

## **Project Scope**

This project will consist of 15 residential lots and two no-build lots. Each residential lot will have either a duplex building or a quadplex building grand total of 52 units. There are 11 quadplex buildings on 11 lots so each quadplex building shall be on a single undivided legal lot with each quadplex building having 4 separate households with separate individual living quarters all at the same legal address excluding unit numbers.

SARA Ordinance 1479 Table 3 provides descriptions for both multi-family and apartments. The 4 duplex buildings, not having three or more households with separate individual living quarters, would be classified as "multi-family" under the ordinance. The 11 quadplex units, however do have three or more households with separate individual living quarters with each quadplex building having the same legal address excluding unit/apartment numbers. While it seems the quadplexes may meet the ordinance definition for "multi-family" they are classified as "apartments" because the description for apartments specifically includes the sentence: *"Unlike condominiums and multi-family, apartments are located on a single, undivided legal lot or parcel, whether attached or detached."* This last sentence of the ordinance description for apartments results in the 11 quadplex buildings each considered as "apartments", or 44 total project apartment units.

## **Connections**

Each unit of each building is intended to have its own lateral connection to the interior sewer main extension for a total of 52 connections with an EDU calculation as follows:

26.4 EDU's - 44 apartment units x 0.60 EDU per unit  
8.0 EDU's - 8 multi-family units x 1.00 EDU per unit  
34.4 EDU's TOTAL

**Phasing Information**

Sewer main extension and lateral connection and run to property line shall be done at one time. Construction of the various residential units shall be done in three (3) phases:

- Phase 1: Lots 1, 2, 3, 4, and 9 -- *(16 total connections)*
- Phase 2: Lots 5, 10, 11, and 12 -- *(16 total connections)*
- Phase 3: Lots 6, 7, 8, 13, 14, and 15 -- *(20 total connections)*

**Project Timeline**

Work to commence as soon as approval to proceed is received from governmental authorities. We are estimating April 2022 to start private street, water & sewer utilities and Phase 1 units; Nov 2022 to start Phase 2 units; and May 2023 to start Phase 3 units.

If you have any questions or need additional information, please call me at (210) 340-5670. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Oroian". The signature is fluid and cursive, with a large initial "D" and a stylized "Oroian".

Donald Oroian, P.E.  
President