

## Donald Oroian

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**From:** (Email) Utilities Development <UtilitiesDevelopment@sariverauthority.org>  
**Sent:** Monday, February 07, 2022 9:27 AM  
**To:** Donald Oroian  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

Donald,

I sent this to our Legal Team and they said these fall under the Multi-family Residential description in our ordinance.

Thanks,

*Terry Ploetz  
Utilities Development Superintendent  
San Antonio River Authority  
1720 FM 1516 North  
Converse, Texas 78109  
Mailing address:  
100 E. Guenther Street  
San Antonio, Texas 78204  
Office: 210-302-3653  
Mobile: 210-422-5869*

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**From:** Donald Oroian <donald@adacg.com>  
**Sent:** Monday, January 31, 2022 11:59 AM  
**To:** (Email) Utilities Development <UtilitiesDevelopment@sariverauthority.org>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

Each lot will be sold separately and under separate ownership. Individual addresses for each lot has been requested to CPS Energy.

Donald Oroian, P.E., RAS# 17  
ADA Consulting Group, Inc.  
221 W. Rhapsody, Ste 102  
San Antonio, TX 78216

(210) 340-5670 office  
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TBPE Firm No. F-3512

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**From:** (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Sent:** Monday, January 31, 2022 10:00 AM  
**To:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

Donald,

Will the entire development be owned by one entity or will the units be sold separately?  
Will each of the units have a separate legal address?

Thanks,

Terry Ploetz  
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**From:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>  
**Sent:** Friday, January 28, 2022 3:04 PM  
**To:** (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

I looked through this ordinance and I think the issue is whether we are considered “multi-family” or “apartment” which has a different EDU multiplier.

Of the 52 units we are proposing, 44 of those units are located in a quadplex apartment building, each located on their own lot.

So we would therefore have 8 EDU’s for “multi-family residential”

But since the ordinance definition for “apartment” would apply to the quadplex building, these would equate to:  $0.60 \times 44 = 26.4$  EDU’s

This brings to grand total to: 34.4 EDU’s for our project.

This would be in line with what SAWS does, except their multiplier is 0.50.

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**From:** (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Sent:** Friday, January 28, 2022 2:55 PM  
**To:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>; (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

Donald,

Attached is our Ordinance No. 0-1479, which was approved by our BOD on June 16, 2021 and went into effect on July 1, 2021. Multi- family residential, which includes duplexes is a multiplier of 1 per dwelling unit.

I’ve also attached a link to our Martinez IV Wastewater Land Use Assumptions & Wastewater CIP, dated 3/12/2021 that shows a maximum of 14 EDUs/ acre for Multi- family residential.

<https://www.sariverauthority.org/sites/default/files/2021-03/Final%20MIV%20LUA%20%26%20CIP%20Report.pdf>

Thanks,

*Terry Ploetz*  
*Utilities Development Superintendent*  
*San Antonio River Authority*  
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*Converse, Texas 78109*  
*Mailing address:*  
*100 E. Guenther Street*  
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**From:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>  
**Sent:** Friday, January 28, 2022 2:29 PM  
**To:** (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

We are using 52 EDU's for water because we will have 52 meters.

We are used to a reduced EDU's calculation for multi-family. For example, SAWS calls for 0.50 EDU/s per unit for multi-family for sewer which would be 26 EDU's.

Our last project, Crestway Crossing, up the street provided 44 units on 2.844 acres and SARA didn't have a problem serving it.

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**From:** (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Sent:** Friday, January 28, 2022 2:20 PM  
**To:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>; (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

Donald,

For Muti Family Residential we only allow 14 EDUs/acre. Your service application is showing 3.572 acres x 14 EDUs/acre would be 50 total EDUs allowed. You are stating there will be 52 EDUs.  
Let me know if you have any questions.

Thanks,

*Terry Ploetz*  
*Utilities Development Superintendent*

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100 E. Guenther Street  
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**From:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>  
**Sent:** Friday, January 28, 2022 10:35 AM  
**To:** (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Cc:** Terry Ploetz <[tploetz@sariverauthority.org](mailto:tploetz@sariverauthority.org)>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

RE: Montgomery-GM  
Plat 22-11800048

Please find attached New Development Service Application.

Let me know if you need additional information. Thanks.

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**From:** Terry Ploetz <[tploetz@sariverauthority.org](mailto:tploetz@sariverauthority.org)>  
**Sent:** Thursday, January 27, 2022 10:48 AM  
**To:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>  
**Cc:** (Email) Utilities Development <[UtilitiesDevelopment@sariverauthority.org](mailto:UtilitiesDevelopment@sariverauthority.org)>  
**Subject:** RE: [EXTERNAL] Montgomery-GM (Plat 22-11800048)

Donald,

I received your voicemail on this development also.

We have new process for new developments getting service. Please fill out and return New Development Service Application at link below. We will then send you a new Development Service Application Acceptance letter, which states River Authority has ability and capacity to service the development. We will need to enter into a Utility Service Agreement with the developer. This USA process will start once we have the New Development Service Application and all requested documentation.

<https://www.sariverauthority.org/media/1555>

Thanks,

Terry Ploetz  
Utilities Development Superintendent  
San Antonio River Authority  
1720 FM 1516 North

Converse, Texas 78109  
Mailing address:  
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**From:** Donald Oroian <[donald@adacg.com](mailto:donald@adacg.com)>  
**Sent:** Tuesday, January 25, 2022 4:41 PM  
**To:** Terry Ploetz <[tploetz@sariverauthority.org](mailto:tploetz@sariverauthority.org)>  
**Subject:** [EXTERNAL] Montgomery-GM (Plat 22-11800048)

External Email: Beware of links/attachments.

RE: Montgomery-GM  
COSA Plat ID 22-11800048

I need an sewer availability letter for the above proposed plat.

I've attached the proposed plat and utility layout plan for your use.  
Please let me know if you need any additional information. Thanks.

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