

DEVELOPER STEPS AND REQUIREMENTS

1. **Districts' Limitations:** All applicants shall recognize the District must comply with local, state, and federal rules and regulations as promulgated from time to time, and with the covenants of current indebtedness. Kaufman County Developmental Services holds a meeting with all involved parties for a development, ie: water, electrical, County Engineer, OSS representative, and the Fire Marshall. As there are specific requirements for development in Kaufman County, Developer must contact Developmental Services before moving forward to request water/wastewater service(s). <https://www.kaufmancounty.net/development-services/about/>
2. **Purpose:** It is the purpose of this Section to define the process by which the specific terms and conditions for all kinds of Non-Standard service, including specifically for Non-Standard service to subdivisions and the respective developers and sub-dividers, are determined, including the Non-Standard Service Application and the districts' respective costs.
3. **Application of Rules:** This Section sets forth the terms and conditions pursuant to which the additions to subdivisions, developments, or whenever additional service facilities are required for a single tract of property. Examples of Non-Standard service for a single tract of property include but are not limited to, road bores, extensions to the distribution system, and meters larger than ¾" Residential meter. For the purposes of this service policy, applications subject to this Section shall be defined as Non-Standard. In cases of service to a single tract, the General Manager shall determine whether or not an applicants' service shall be subject to all or part of the conditions of this Section. Non-Standard service to subdivisions is governed by this Section.
 - a. The District maintains a minimum 6" waterline requirement when installation of waterlines are required. District Engineer will determine the necessary new waterline size to accommodate the services requested and will ensure the addition of the new services will not significantly negatively impact the existing system.
 - b. Where private roads/new roads are required to obtain water service, District requires current Kaufman County Road Requirements be met. District does not recognize road variances granted by Kaufman County. (see District Rate Order Section E(2)(c)(i))
4. Developer submits:
 - a. Feasibility Application
 - b. County approved Preliminary Site/Utility Plans
 - c. Payment for engineering study fee (District Rate Order Section G(2)(b))
5. Feasibility study is completed by District engineer and returned to Developer within 30 days
6. For Subdivisions, Apartments and RV Parks: NSA (Non-Standard Agreement) is drafted by legal counsel
7. Non-Standard Contract shall include but not be limited to:
 - a. Specific required on-site and off-site facilities and associated costs
 - b. Bid for construction
 - c. Dedication of facilities to District
 - d. Property and right of way acquisition
 - e. Pre-payment for construction and other costs
 - f. Construction
8. Once study is reviewed and accepted by developer, developer submits engineering plans for initial comments from CMSUD Engineer
9. Revisions per the comments are completed and submitted between engineers until final approval is requested from CMSUD by CMSUD Engineer
10. Cover sheet is signed by CMSUD General Manager giving final approval for project

11. Pre-construction meeting is scheduled with CMSUD Inspector
12. Meter installation estimate and application for account is sent to Developer for master-metered accounts (not applicable to subdivisions)
13. To receive meter installations, Developer must submit:
 - a. (for RV Parks, Campgrounds, Apartments, and Commercial Projects)*
 - i. Full payment for connection fees per meter installation estimate
 - ii. Completed account application
 - b. (for Subdivisions and projects requiring acceptance of CMSUD infrastructure)*
 - i. 2-year maintenance bond for 20% of cost of the infrastructure being accepted by CMSUD
 - ii. Affidavit of bills paid
 - iii. PDF of as-builts for development (after PDF is received, CMSUD must issue an acceptance letter for this phase of the development prior to any meter sets)
 - iv. Full payment of connection fee per the NSA
14. **Service to Commercial Businesses:** Commercial Service is defined as anything non-single family residential, including but not limited to churches, retail facilities of any type, mechanical shops, dealerships, venues, mud bogs, multi-family housing, medical/dental facilities, hospitals or short/long term care facilities, car washes, service stations, manufacturing facilities, schools, sports facilities, restaurants, and RV/Mobile Home Parks.
15. **Service to a Dedicated Fire Line and hydrants within a private property:** Installation, replacement, and/or maintenance of a “dedicated fire line” and/or any fire hydrants on the line will be the responsibility of the property owner; however, any connection to District main waterlines must be made by District or Districts’ authorized agent. (see District Rate Order Section C and Section G(13)(f)(g))

Additional information for RV Parks, Community Mobile Home Parks, Campgrounds, and Multi Family Housing

Service to RV Parks, Community Mobile Home Parks, and Campgrounds: In determining the water meter size required to supply service to an RV Park, Community Mobile Home Park, or Campground, District will use the AWWA maximum continuous flow specifications equivalents. (Section G(13)(a) Base Rate of this District Rate Order). All existing RV Parks, Community Mobile Home Parks, and Campgrounds will be grandfathered by their existing Agreement; however, any additions to the park or campground will fall under the guidelines as set forth below adopted by the Board of Directors on February 23, 2021. (see District Ordinance 2021-01)

1. In compliance with the Texas Administrative Code (TAC) Title 290, Subchapters D and F, District shall require one single-family home equivalent per space/lot for RV Parks, Community Mobile Home Parks, and Campgrounds. (Example: 100 RV/Mobile Home/Campground spaces/lots will require a meter(s) sized to equal 100 single-family homes.) District reserves the right to determine the combination of compound meters necessary to provide water service to the RV Park, Community Mobile Home Park, or Campground. (Example: 100 RV/Mobile Home/Campground spaces/lots will require two-six” compound water meters, each having 50 single-family home equivalents.)
2. Each building inside a Park or Campground will require an additional single-family home equivalent. (Example: each restroom, laundry facility, store, office, etc... A park or campground with 46 spaces/lots, a men’s restroom building, a lady’s restroom building, a laundry facility building, and an office, will require a meter equal to 50 single-family home equivalents.)
3. *Mobile Homes not inside Community Mobile Home parks* are treated as a single-family home.

Additionally, Districts’ Engineer shall determine if a larger size meter or system improvements will be required based on Kaufman County Fire Marshalls’ flow requirement for RV Park, Community Mobile Home Park, or Campground and TCEQ and/or PUC requirements.

Service to Multi-Family Housing: Each unit contained in a multi-family housing complex, (apartments, two-plex, four-plex, and condo style housing), shall have one meter per unit, or one-meter equivalent per unit. ((TAC) Title 290, Subchapters D and F)

All existing Multi-Family Housing complexes will be grandfathered by their existing Agreement; however, any additions to the multi-family housing complex will fall under the guidelines as set forth below adopted by the Board of Directors on February 23, 2021.

Additionally, Districts’ Engineer shall determine if a larger size meter or system improvements will be required based on Kaufman County Fire Marshalls’ flow requirements for RV Park, Community Mobile Home Park, Multi-Family Housing Complex, or Campground and TCEQ and/or PUC requirements.