



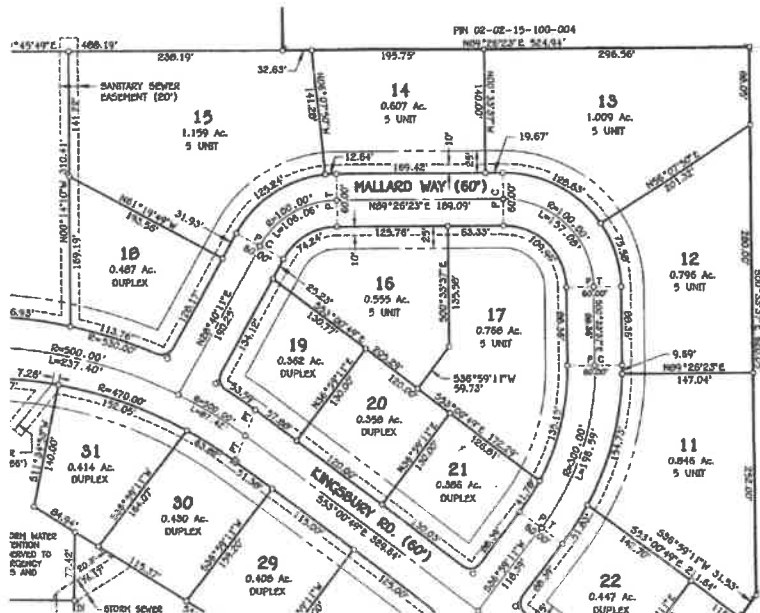
Memo

TO: Public Works Committee
 FROM: Ed Andrews, Public Works Director
 DATE: June 29, 2018
 SUBJECT: Mallard Crossing Sanitary Capacity

The City of Washington recently received a request to increase the lot development density of Mallard Crossing Section 1, Lots #11 and 12. A review of past permitting found that these lots were originally platted for 5 units each with a previous consideration to have increased them as shown below:

| Lot | Platted | Units | |
|-------|---------|---------|----------|
| | | Current | Proposed |
| 11 | 5 | | 6 |
| 12 | 5 | | 6 |
| 13 | 5 | 8 | |
| 14 | 5 | 16 | |
| 15 | 5 | 8 | |
| 16 | 5 | | |
| 17 | 5 | 8 | |
| Units | 35 | 40 | 52 |

Note: all Units at 3-PE's per unit



This past consideration was allowed under a representative capacity of a 0.5% slope 8" PVC sewer or all of Mallard Crossing and Trails Edge at 0.538 MGD. We have since worked up a more comprehensive CMOM model for the entire City in GIS, but it also has some assumptions using past aerial contouring and minimum slopes. Technically an 8" PVC pipe can meet a 2% minimum velocity at 0.34% slope, instead of the 0.5% previously used for reviewed. That would be 0.538MGD, which is 0.7% less than the calculated loading of 0.542MGD. Not to imply that we are over capacity, but it certainly gives reason to take pause and do a more detailed review. At this point, we need to pull plan and profiles for each sanitary segment to insure each has the requested capacity.

In all fairness, a re-recording should have been done concurrent with the reassignment requests, but it wasn't. Now we are left deciding who gets what remaining, if any, PE. I think we need to identify all current undeveloped and partially developed lot owners, review and assign remaining PE. On our end, this probably engages the City Attorney, so I do not believe that it will be an overnight process.

This discussion is being shared as an update to Public Works Committee as additional review progresses.

cc: File