

*RWCD Policy for Review of Subdivision  
Or  
Commercial Development Plans*

Although RWCD does not require a development pre-application meeting, a Developer assessing property within RWCD's service area may meet with District representatives prior to official submittal of development plans. The purpose of this meeting will be to assess impacts to District facilities and solicit possible alternatives for design. Additionally, the Developer may solicit information regarding RWCD's rights and responsibilities regarding development activities within RWCD's service area and discuss viable alternatives for water service to the project. In general, it is the policy of RWCD to cooperate fully with Developer within RWCD's service area to provide for an orderly sequence of events from initial review to project completion.

RWCD reserves the right to review any and all residential and commercial developments impacting RWCD facilities as a condition of issuing District consent or approval of the project.

It shall be the policy of RWCD to require submittal of two (2) sets of detailed plans of the proposed project in accordance with the District's instructions along with a certified check for required fees before RWCD will agree to any formal requests advanced by the Developer for the use of or improvements of an RWCD easement area, or for the construction or modification of any District facilities. The District, in its sole discretion, may hire or be assisted by independent, professional planners, engineers, attorneys, or other consultants whose professional expertise is appropriate to the review of a suggested project. It cannot be stressed enough that RWCD is interested in impacts caused by common infrastructure such as roads, sidewalks, water mains, sewer lines, storm sewers, and other utilities as it is reflected in the project's scope of work. Consultants' approval of any and all portions of the project shall not create any liability on the part of RWCD, its employees, agents, or representatives, for any design defect or for claims, damages, losses and expenditures resulting from construction means, methods, techniques, procedures, safety precautions and programs, or for a contractor's failure to carry out its work consistent with approved plans. RWCD's sole interest in the review of the project is to ensure the interests of the District are maintained and protected where appropriate. The District's approval shall not relieve a Developer, its engineers, contractors, or any other consultant hired by the Developer for the project from their responsibility for their own plans and specifications, including any errors and/or omissions committed by the same.

Additionally, the following policies shall apply to all proposed and submitted commercial and residential projects:

1. RWCD, in its sole discretion, reserves the right to approve or disapprove a design and/or cost sharing of the installation of facilities of the project that will impact RWCD facilities or operations. In the event the proposed project requires a relocation of RWCD facilities, the Developer shall be required to dedicate and/or convey to the

- District all necessary easements and rights to ensure RWCD facilities are maintained and readily accessible by RWCD personnel and maintenance equipment;
2. There shall be no use of any District easement, right-of-way or fee title land without the express written consent of RWCD. Such consent is within the sole discretion of RWCD;
  3. The District will collect a review fee for all submittals of projects for formal review. Such review fee will be set in accordance with the approved schedule of fees as set by the RWCD Board of Directors and in effect from time to time. It shall be a condition of approval of said project that fees incurred by RWCD and RWCD's engineering firm be paid in full by the Developer as deemed appropriate by the *Plan Review Fee & Engineering Reimbursement Schedule* or as identified in the *Memorandum of Understanding for Residential/Commercial Project Review*;
  4. In the event a proposed development impacts an RWCD wellsite, the developer will be expected to treat the wellsite as any other offsite improvement taking into account RWCD's requirements for wellsite improvement.