

22-00074 Derby Meadows Staff data request

Additional Information to be provided in this docket

1. **Regarding Commission Rule 1220-04-13-.17(2)(a)(i):** Staff needs to be able to discern clearly and visually separate the areas on the map which will be: phase 1, phase 2, phase 3, phase 4, and phase 5 as well as the commercial refueling station. If higher resolution maps are available for this project, please provide a copy. An example of phase and commercial separation is pasted below:

Figure 1



2. **Regarding Commission Rule 1220-04-13-.17(2)(a)(v):** There are two parcels of private property that will be partially surrounded by the planned development. Parcel 049.00 (**figure 1**) is partially surrounded by the planned commercial facility. Parcel 051.00 (**figure 2**) is partially surrounded by parcels 048.00 and 048.01. Please discuss whether easements for private property will be necessary and, if so, how TWSI plans to negotiate these easements. See image below:



Figure 2

3. **Regarding Commission Rule 1220-04-13-.17(2)(b)(3):** The Sanitary Sewer Service Agreement “Sewer Agreement” executed on July 9, 2020 between TWSI and Harvester, LLC references Adenus Solutions Group, LLC as the (Contractor) for this development. This contract language appears inconsistent with the petition filed on July 22, 2022, as well as the Build Agreement executed on July 15, 2022 between Scott & Ritter, Inc. (Contractor) and Harvester, LLC (Developer). Additionally, there was difficulty in reading the Sewer Contract due to poor legibility. Please clarify this apparent inconsistency and make any necessary changes and re-submit a more legible Sanitary Sewer Service Agreement reflecting any changes.
4. **Regarding Commission Rule 1220-04-13-.17(2)(b)(3):** The Construction Agreement for Installation of the WWTP @ Derby Meadows Coopertown (“Build Agreement”) has an employee by the name of Eric Carter signing on behalf of the Contractor. Please confirm that Mr. Carter is an authorized signer regarding the financial interests and intent of Scott & Ritter, Inc?
5. **Regarding Commission Rule 1220-04-13-.17(2)(e)(1):** The language of this Commission rule requires the filing of a prior year-end balance sheet, income statement, and the statement of cash flows. While a balance sheet has been provided, an income statement and statement of cash flows is also needed.
6. **Regarding Commission Rule 1220-04-13-.17(2)(e)(6):** Please provide an estimated cost breakdown for constructing each of the five phases of the proposed development.