

# Water and Sewer Line Extension Policy Revisions

December 17, 2010





# Background and Purpose

- Policy has been in place since 1997 with periodic updates
- Policy addresses developers responsibilities to design and construction W/S infrastructure to UCPW standards and transfer these assets to UC to serve the new customers in the proposed development
- In consideration of contribution of assets we agree to provide capacity to meet the service needs, and to provide the ongoing W/S service to the development
- Policy assume all projects are treated with the same degree of priority (no restrictions on the amount of capacity we have)



# Current Policy is disjointed in its approach

- Approval of the projects is through NCDENR permit issuance
- Water and sewer capacity fees are treated different
- Capacity allocation is tracked outside this process
- No clear process for acceptance of ownership of the infrastructure
- Policy is “cluttered” with extraneous issues
  - Leak credit policy
  - Hydrant use
- No defined policy for dealing with “off-site” improvements





# Features of the Proposed Policy

- Union County approves the project not NCDENR
- Capacity is defined in the review process and allocated through a “Standard Agreement” incorporated in this policy
- Provides for defined coordination with appropriate Planning Jurisdictions
- Water and Sewer capacity fees and capacity allocation are treated the same
- Policy specifically addresses oversizing and off-site improvements





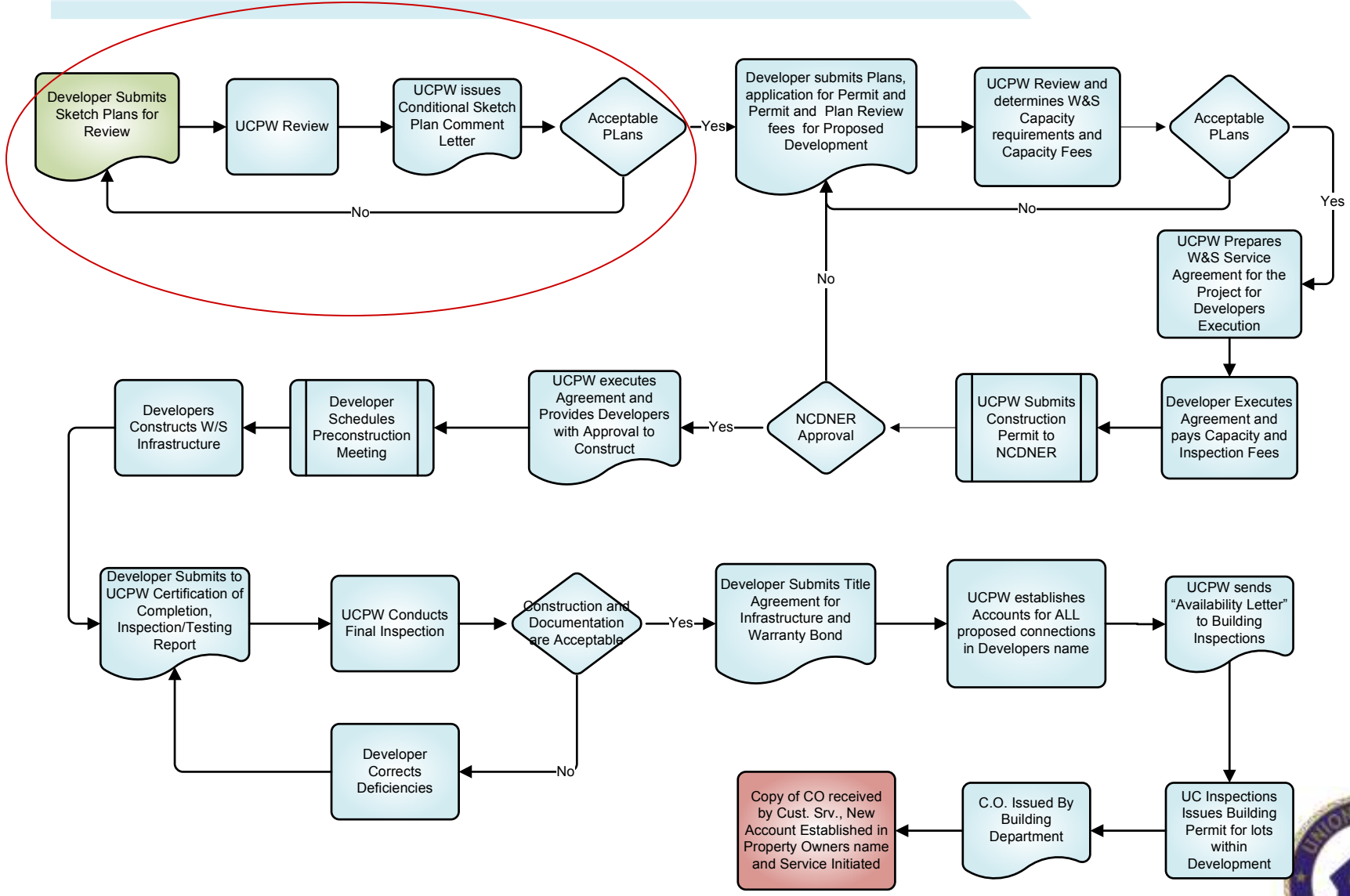
# New Policy Drivers

- Discourages Developers from tying up capacity
  - Shifts capacity fee payment up front
  - Put more constraints and conditions on partial acceptance of line extensions
  - Idle projects will forfeit their capacity allocation
- Levels the playing field
  - Off-site Improvements and Oversizing responsibilities defined
  - Review and approval processes are clarified
- Implies that we will keep pace with capacity needs

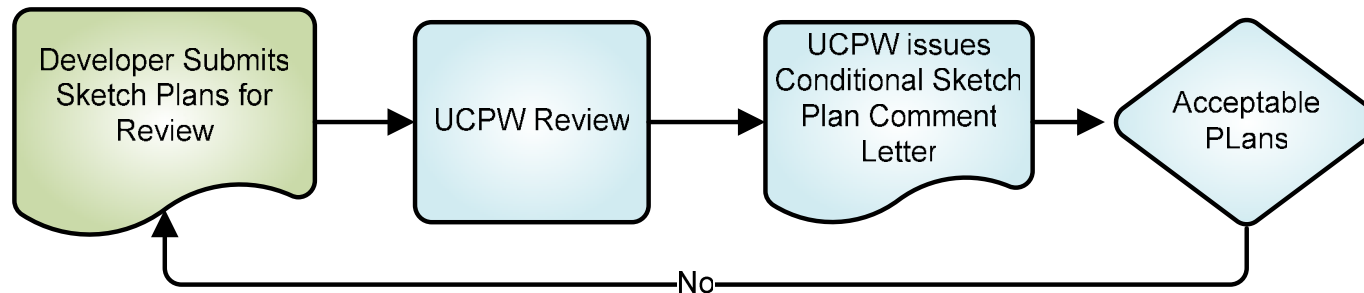


# UCPW Development Review & Approval Flow Chart

Tuesday, December 07, 2010



# First Step is still Sketch Plan Submittal

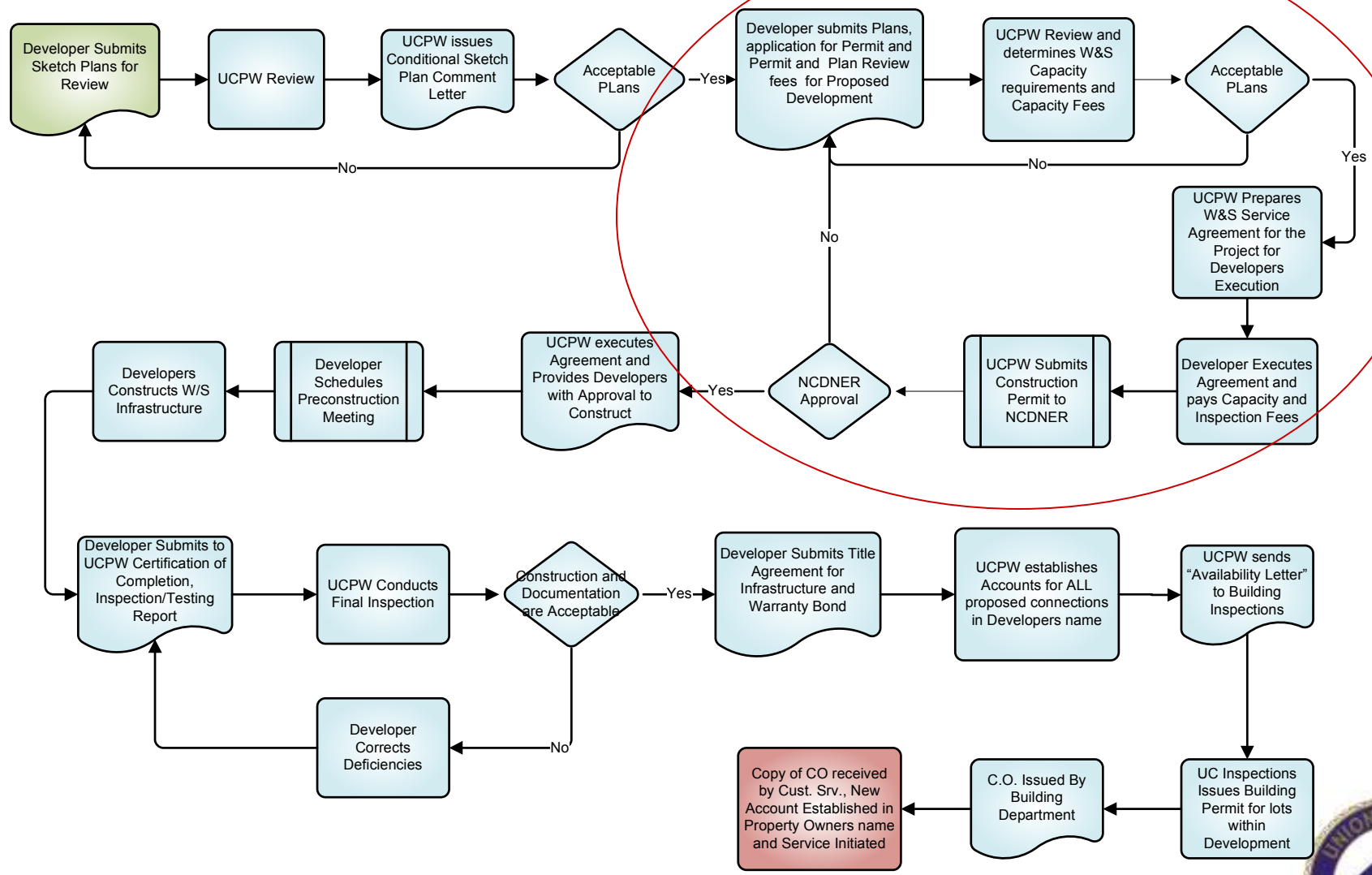


- Purpose is to get an understanding of the project and its impact on the Utility system
- Acceptable Plan is NOT an approval
- No commitment by either party at this time



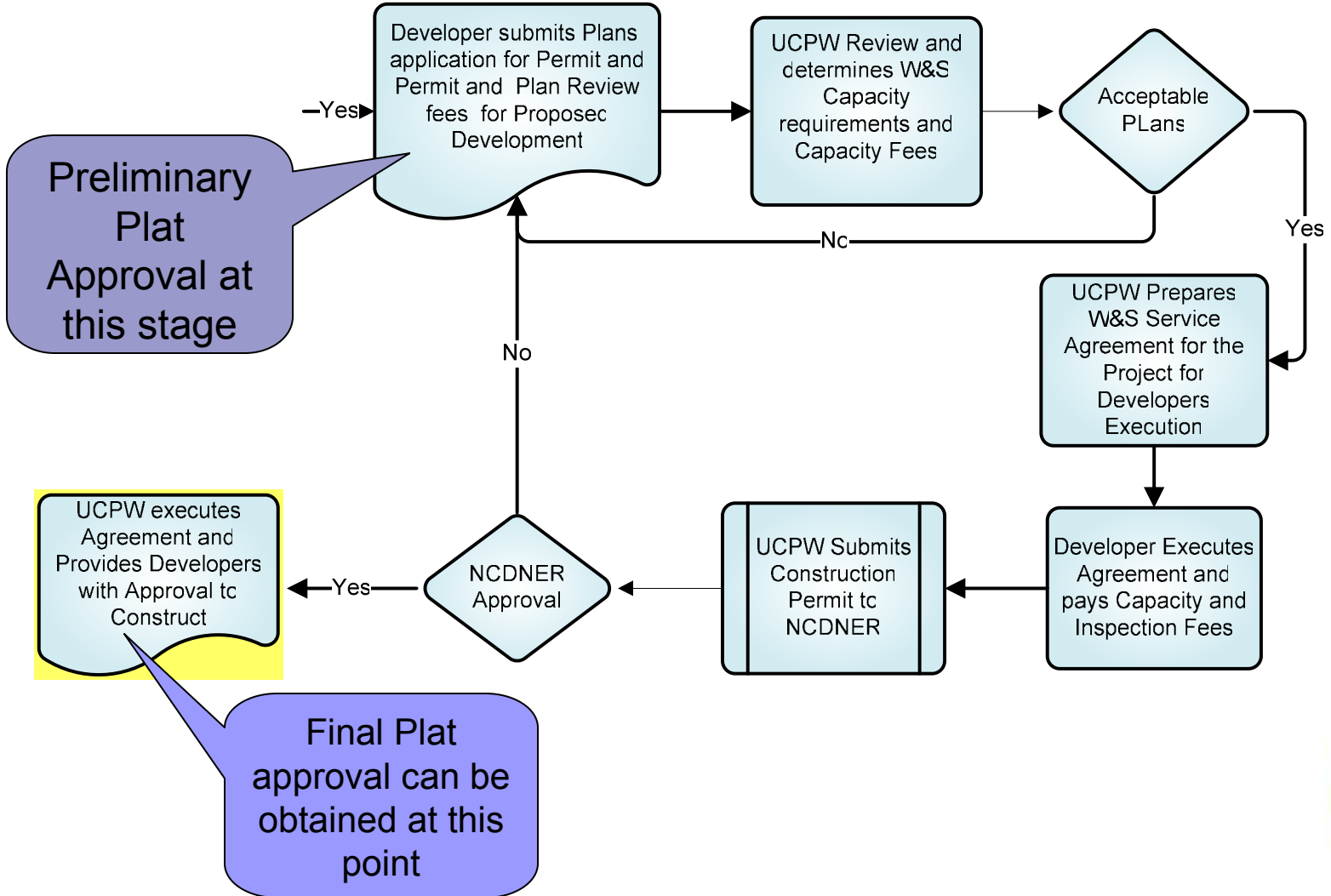
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# This is the stage when commitments are made and moneys change hands

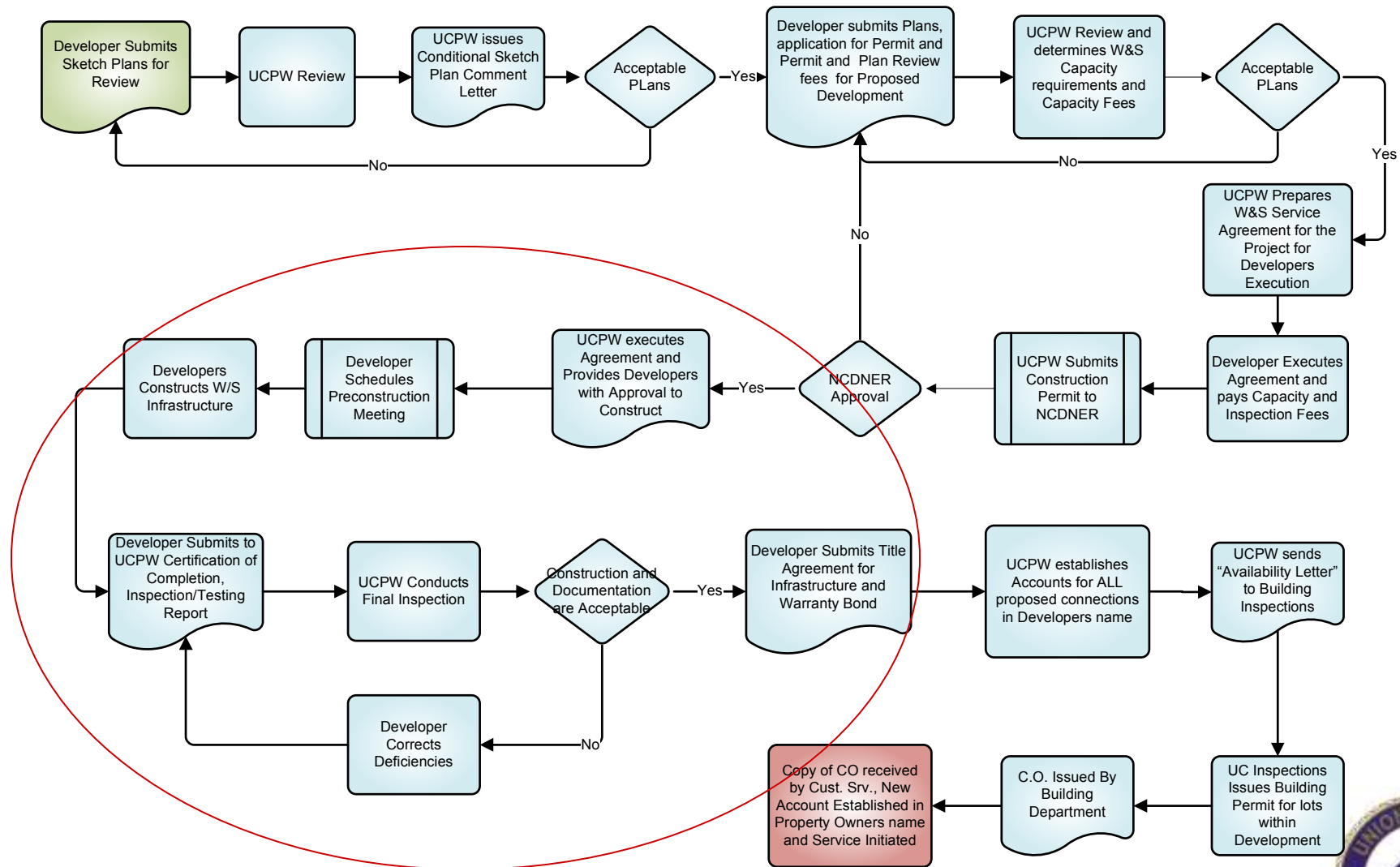


# Plan Review and Approval is when Off-Site Improvements are resolved

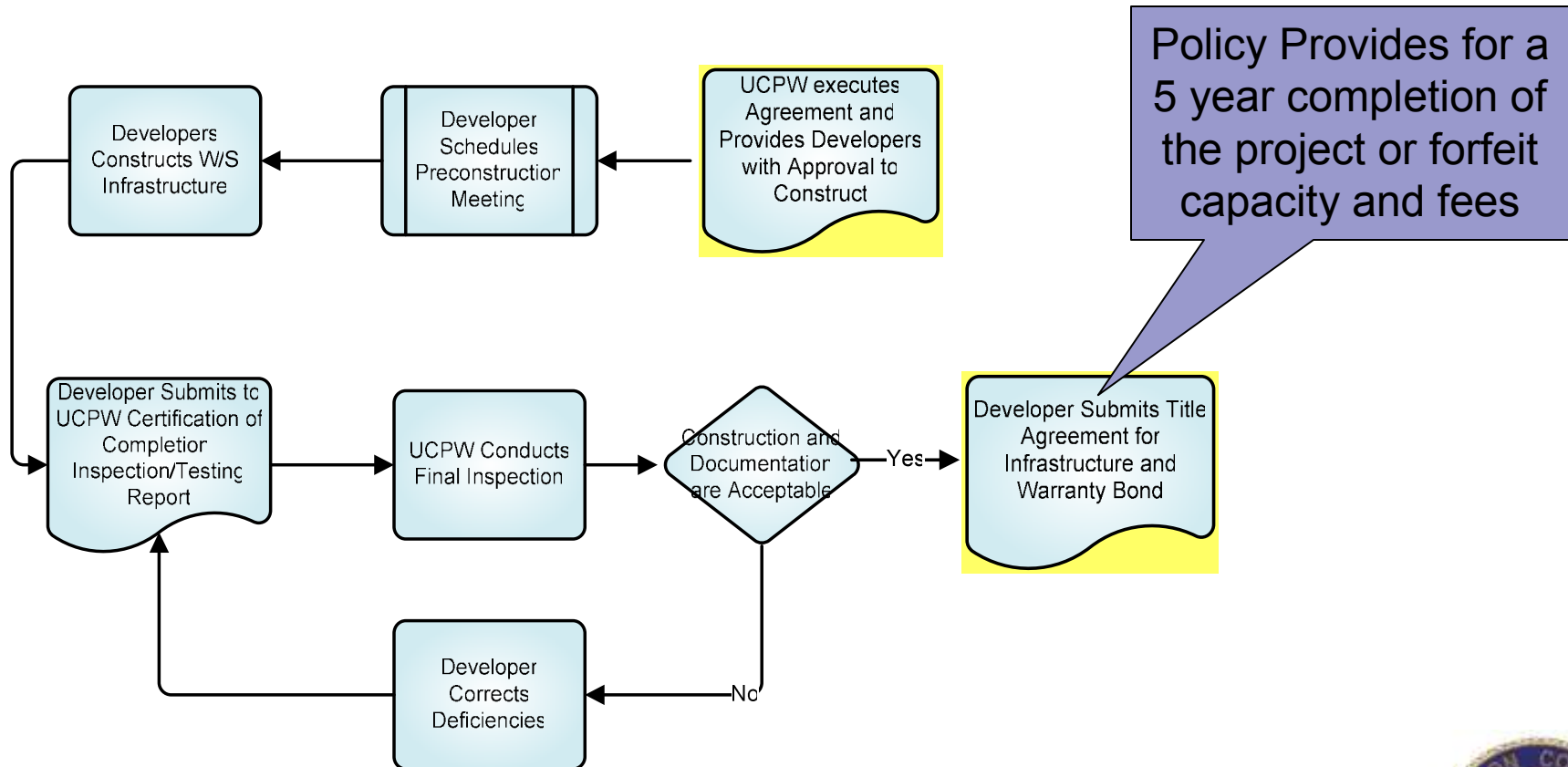
- Developer pays for design and construction of any **off-site improvements** needed to serve his development
- Options for **oversizing**
  - In 5 YR CIP or Not??
  - Developer Pays Cost and is reimbursed as other developments connects
  - Count reimburses on a schedule based on CIP



# UCPW Development Review & Approval Flow Chart



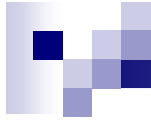
# Policy assume you will build the entire project in one phase



We recognize there will be cases that require a partial acceptance of the Project

- Maintenance Bond will be required for the partial acceptance
- Additional works may be required to assure water quality ( portion of the project must on its own meet UCPW be met for partial acceptance





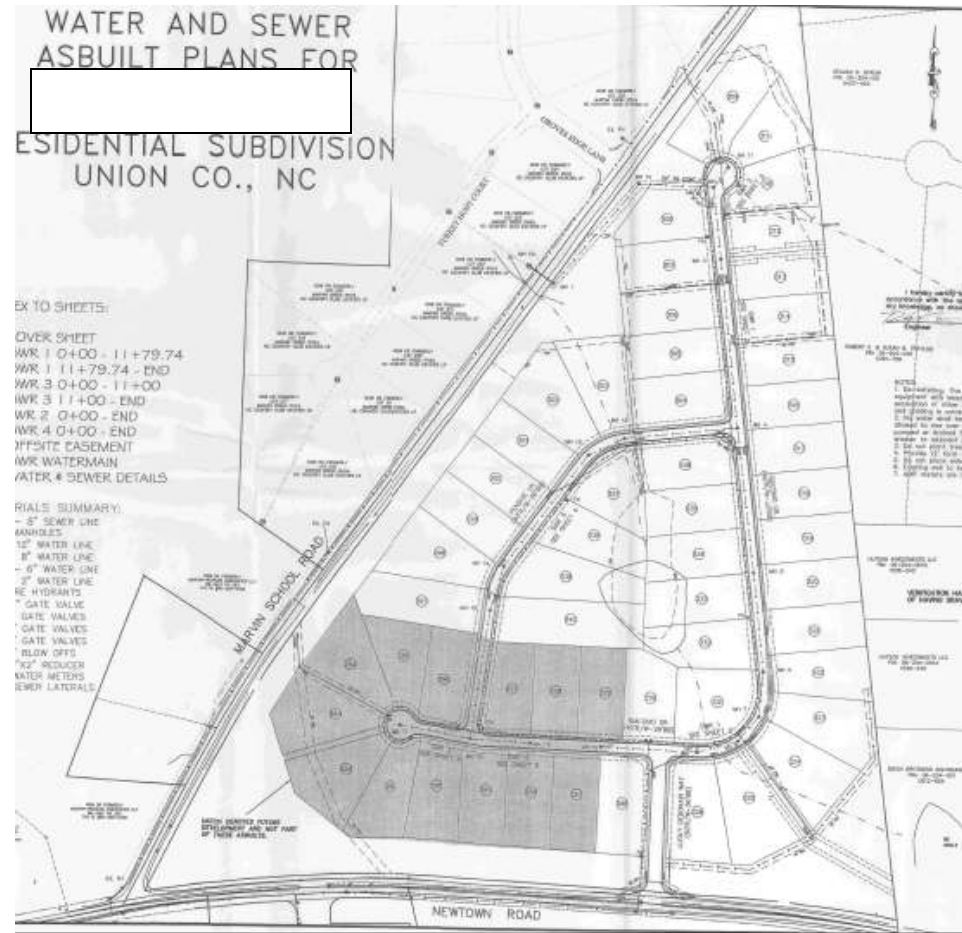
WATER AND SEWER  
ASBUILT PLANS FOR  
RESIDENTIAL SUBDIVISION  
UNION CO., NC

EX TO SHEETS:

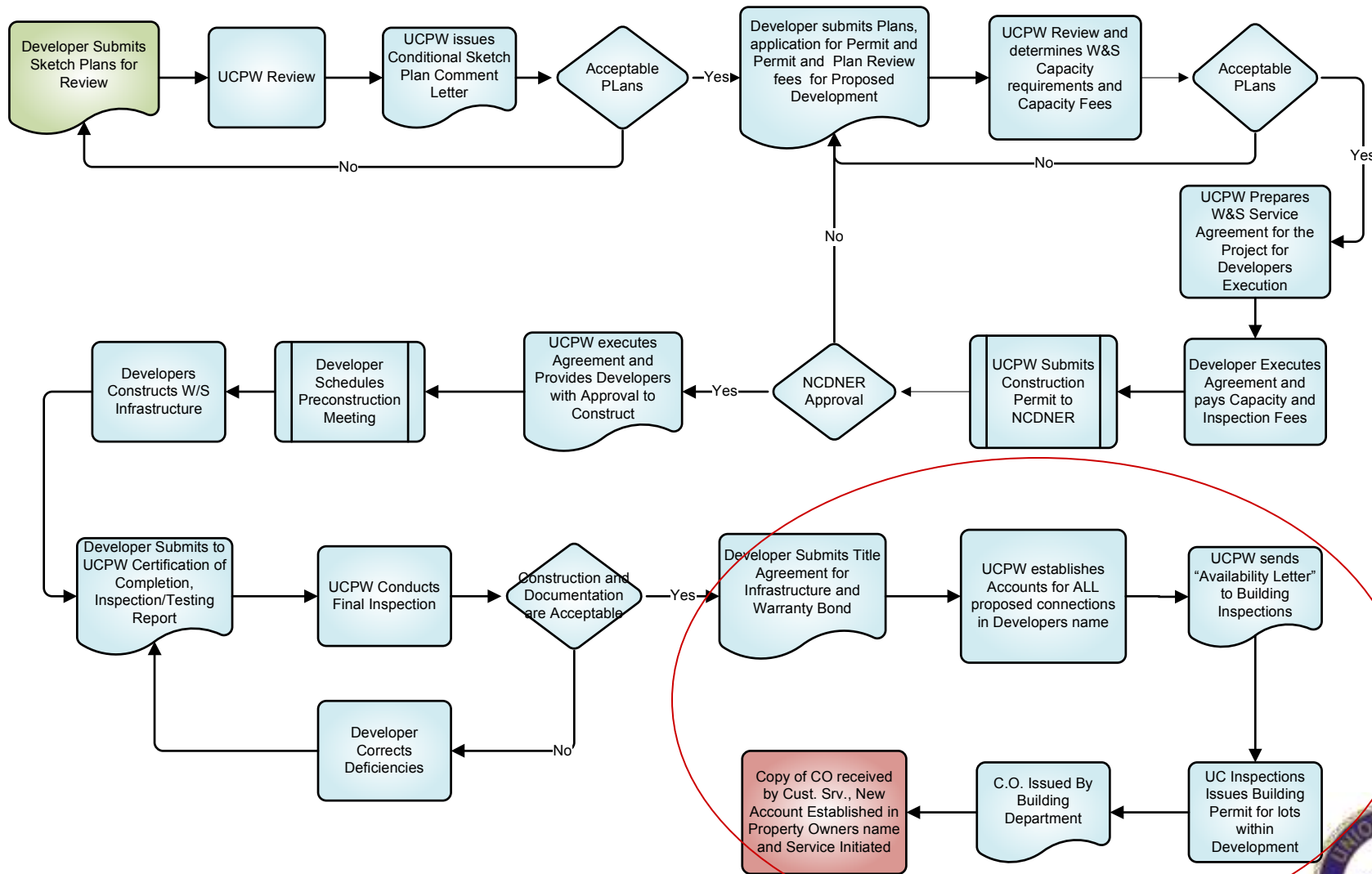
OVER SHEET  
WR 1 0+00 - 11+79.74  
WR 1 11+79.74 - END  
WR 3 0+00 - 11+00  
WR 3 11+00 - END  
WR 2 0+00 - END  
WR 4 0+00 - END  
OFFSITE CASEMENT  
WR WATERMAIN  
WR WATER SEWER DETAILS

RIALS SUMMARY:

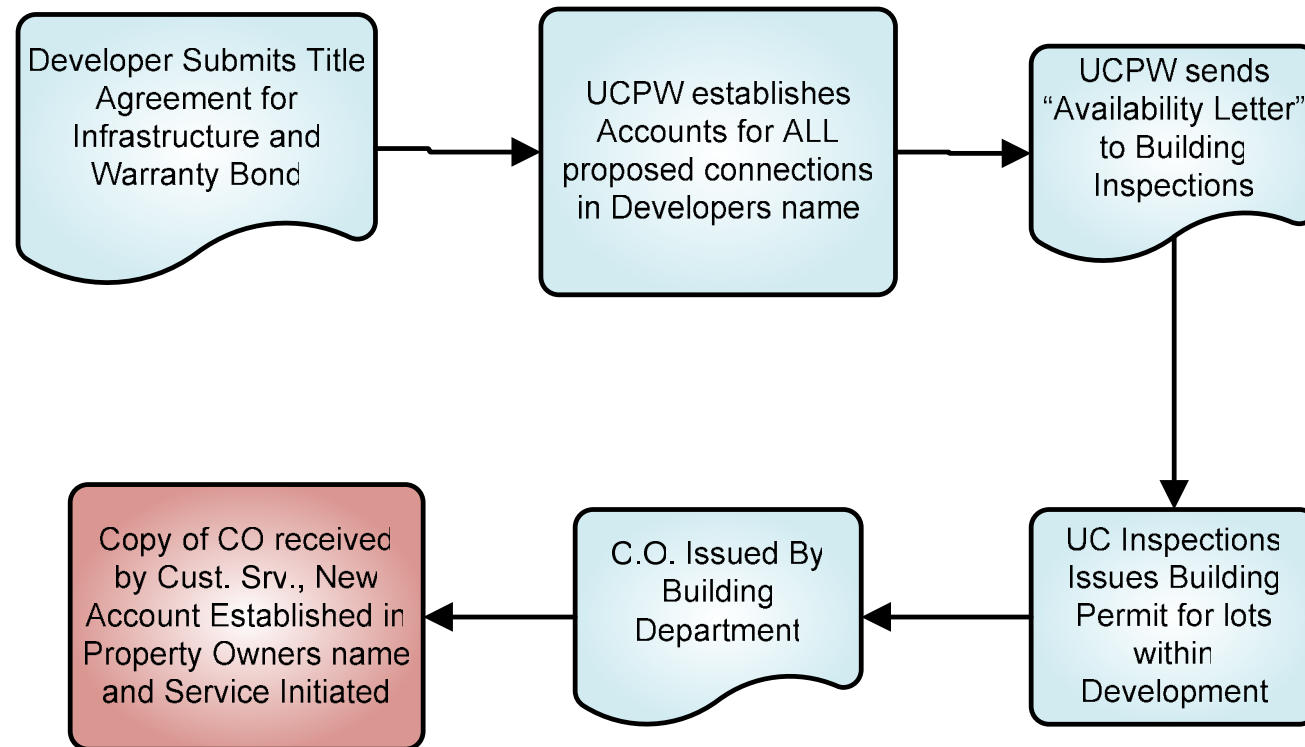
8" SEWER LINE  
8" WATER LINE  
12" WATER LINE  
6" WATER LINE  
4" WATER LINE  
RE HYDRANTS  
GATE VALVE  
GATE VALVES  
GATE VALVES  
GATE VALVES  
BLOW OFFS  
"K" REDUCER  
WATER METERS  
SEWER LATERALS



# UCPW Development Review & Approval Flow Chart



# Final Step is Transfer of Ownership







# Next Steps

- UCPW receives comments from affected Stakeholders
  - Developers
  - Homebuilders
  - Planning agencies
- Revise Draft Policy/Ordinance
- Draft Companion Policies
- Workshop with Board of County Commissioners

