



NEW DEVELOPMENT GUIDE

The purpose of this New Development Guide is to provide developer's a better understanding of the procedure required to obtain culinary water, secondary water, and sanitary sewer service from Magna Water District. A list of key personnel and their contact information is included in this guide. A step by step checklist of the development process is included in this guide. The checklist identifies who is responsible and what is required to complete each step in the development process.

This guide is separated into the following categories: Preliminary Review, Engineering Review, Easement Review, Bonding, Fees & Water Shares, Preconstruction, Construction and Bond Reduction. Standard forms and examples of review letters, fee calculations, etc. have been provided in each category where applicable. The District's current Rates and Fees schedule has been added to this guide for reference.

This development guide does not include the District's standard specifications and details for construction of the water and sewer improvements. Standards can be found on the Districts web page at <https://magnawater.myruralwater.com/construction-standards>.

If you have any questions or concerns regarding this development guide, please contact Trevor Andra, P.E. with Magna Water District at (801) 250-6279 or trevor@magnawater.com

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II. KEY CONTACTS

KEY CONTACTS

(as of October 2020)

AGENCY	NAME	TITLE	ADDRESS	PHONE/FAX	EMAIL
Magna Water District	Clint Dilley, P.E.	General Manager	8885 West 3500 South PO BOX 303 Magna, UT 84044	P: (801) 250-2118 F: (801) 250-1452	clintd@magnawater.com
** Magna Water District	Raymond Mondragon	Water Operations Manager	8885 West 3500 South PO BOX 303 Magna, UT 84044	P: (801) 250-2118 F: (801) 250-1452	raymond@magnawater.com
Steve Williams	Steve Williams	Wastewater Operations Manager	7750 West 2100 South PO BOX 303 Magna, UT 84044	P: (801) 250-2118 F: (801) 250-1453	steve@magnawater.com
* Magna Water District	Trevor Andra, P.E.	District Engineer	8885 West 3500 South PO BOX 303 Magna, UT 84044	P: (801) 250-2118 D: (801) 250-6279	trevor@magnawater.com
*** Magna Water District	Rob Jaterka	District Inspector	8885 West 3500 South PO BOX 303 Magna, UT 84044	C: (801) 232-9930 P: (801) 250-2118	rob@magnawater.com
Magna Water District	Leisle Fitzgerald	District Controller	8885 West 3500 South PO BOX 303 Magna, UT 84044	P: (801) 250-2118 F: (801) 250-1452	leisle@magnawater.com

* = Primary Contact For New Development

** = Primary Contact For Shutdowns/Connections to Existing Mains During Construction

*** = Primary Contact For Inspections During Construction

III. DEVELOPMENT PROCESS CHECKLIST

DEVELOPMENT PROCESS CHECKLIST

CAT.	CHECK BOX WHEN COMPLETE	DATE COMPLETE	PERFORMED BY	REQUIRED ACTION	
PRELIMINARY REVIEW			Developer	Submit electronically preliminary design drawings (must be submitted a minimum of 30 calendar days prior to board meeting to be placed on agenda)	
			Developer	Pay preliminary engineering review fee, \$900	
			ALL	Preliminary review meeting, Tuesdays, 9:30 A.M.	
			District Engineer	Review & water/sewer availability letter	
			District Manager	Magna Water Board approval	
			District Manager	Notifications of water and sewer availability	
ENGINEERING REVIEW			Developer	Developer submits one full size copy of preliminary plat, master/overall water & sewer plan, plan & profile sheets & landscape plan (electronic/PDF)	Repeat review process until plans are accepted
			District Engineer	District completes Engineering Review #1 & provides letter with comments	
			Developer	Developer correct and re-submit plans	
			District Engineer	District completes Engineering Review #2 & provides letter with comments	
			Developer	Developer correct and re-submit plans	
			Developer	District completes additional engineering review(s) as required & provides letter(s) with comments	
			Developer	Developer correct and re-submit plans as required	
			District Manager	Identify pipeline agreements	
			District Engineer	District provides letter of acceptance stating plan review is complete	
EASEMENT REVIEW (IF REQUIRED)			Developer	Developer submits legal description and survey control sheet for any easements (if required)	
			District Engineer	District reviews legal description and survey control sheet	
			Developer	Developer submits easement with approved legal description on District's standard easement form	
			District Engineer	District reviews and approves easement	
			Developer	Developer records easement and provides copy to District	
BONDING, FEES & WATER SHARES			District Engineer	District determines bonding requirements & provides letter	
			Developer	Developer submits copy of bonding to District	
			District Legal Counsel	District's legal counsel reviews bonds (5 calendar day turnaround)	
			District Engineer	District determines development fees & provides letter	
			Developer	Developer pays development fees to District	
			Developer	Developer provides and/or confirms irrigated landscape area	
			District Engineer	District calculates water share requirements & provides letter	
			Developer	Developer provides water shares or water rights to District. Developer must complete transfer process.	
			Developer	Developer submits annual average daily flow justification for anticipated culinary water usage in gallons per day	
			District Engineer	District calculates impact fees and connection fees	
			Developer	Developer pays impact fees and connection fees	

DEVELOPMENT PROCESS CHECKLIST

		Developer	Developer requests preconstruction conference be scheduled
PRECONSTRUCTION		Developer	Developer fills out extension agreement information sheet and submits to District
		District Engineer	District reviews information (contractor's license, etc.) and generates 4 copies of Extension Agreement
		Developer	Developer provides 2 copies of material product submittals to District for review. Must submit a minimum of 5 calendar days prior to preconstruction conference
		District Engineer	District reviews submittals, stamps "approved as noted" or "correct and resubmit" with redline comments
		Contractor	Contractor submits copy of bonding & insurance to District . Must submit 2 calendar days prior to preconstruction conference
		ALL	Preconstruction conference held at District office.
		Developer	Developer delivers before or brings 5 copies of final approved plans to preconstruction conference. 2 returned to developer
		District Engineer	District reviews and stamps plans as "approved for construction"
		ALL	District, Developer, & Contractor sign extension agreement. Must be signed by duly authorized agents for the company and notarized.
	CONSTRUCTION AND BOND REDUCTION		Contractor
		District Inspector	District inspects construction work. 24 hour minimum notice must be provided by Contractor on all inspections.
		Contractor	Contractor completes underground work (substantial completion)
		Developer	Developer requests in writing, bond reduction to 20%
		District Engineer	District reviews expenditures and determines if any additional engineering or inspection fees were required to complete project. If necessary, the District will provide letter to Developer on additional fees.
		District Engineer	District reviews status and provides bond reduction letter
		Contractor	Contractor completes remaining surface improvements and requests punchlist inspection
		District Inspector	District completes punchlist inspection and provides letter
		Contractor	Contractor completes punchlist items
		Developer	Developer submits as-built record drawings (1 copy of CADD files, 1 mylar and 1 blue-line copy of the recorded plat, 1 mylar and 1 blue-line copy of plans, and a PDF of the plans)
		District Inspector	District completes final inspection
		Developer	Developer pays any additional engineering or inspection fees (if necessary)
		Developer	Developer delivers bonds, affidavit of payment of contractor, subcontractors, suppliers
		Developer	Developer delivers proof that all required water shares or water rights have been transferred to District
		District Manager	District accepts project
		Developer	Developer submits request for bond reduction from 20% to 10%. The 10% bond will serve as a two year warranty bond.
		District Engineer	District reviews status and provides project acceptance letter to start 2 year warranty period
		District Engineer	District conducts two year warranty inspection and provides letter releasing final 10% bond upon satisfactory inspection

Responsibility of developer

IV. PRELIMINARY REVIEW EXAMPLES & FORMS



BOARD OF TRUSTEES

GENERAL MANAGER

NOTE TO DEVELOPER: THE WATER & SEWER AVAILABILITY LETTER WILL BE ISSUED ONLY AFTER APPROVAL BY MAGNA WATER BOARD IN BOARD MEETING

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Water & Sewer Availability

We have completed our preliminary review of the proposed Example Subdivision which is located on the north side of Street A at approximately Street B. The Subdivision consists of XX Lots. Our determination of water and sewer availability is as follows:

EXISTING FACILITIES

WATER There is an 8-inch waterline in Street A. There is also an 8-inch waterline in Street B.

SEWER There is an 8-inch sanitary sewer in Street A. There is also an 8-inch sanitary sewer in Street B.

SEC WATER Secondary service is available near the Subdivision. There is currently no secondary water mains in the area.

RECOMMENDATIONS

WATER Water service is available near the development. Connect to the 8-inch waterline in Street A and extend the waterline into the Subdivision. Loop the waterline through Phase I and Phase II of the development and connect to the 8-inch line in Street B.

SEWER Install a sewer manhole on the 8-inch line in Street B and extend an 8-inch line through Phase I and Phase II to the south end of the development. Place a manhole at the end of the sewer line.

SECONDARY WATER

Dry Line Policy

Magna Water District has implemented a secondary water dry-line policy for all new developments approved after April 10, 2001. All new developments involving the development of outdoor watering area are required to install a secondary dry-line. This development will be required to install dry lines thru the Subdivision and along the property frontage.

Water Right Policy

The Developer will need to provide to Magna Water District water rights to the amount of 3.0 Acre*feet per developed acre for the entire acreage of the proposed Subdivision.

Plans showing the water and sewer lines will need to be furnished to the District by the developer's engineer. These plans will need to show the location of all lines, line sizes, profile of sewer, fittings, size and type and location of service connections.

It is my recommendation that the Magna Water District Board approve providing water and sewer services to this development. If you have any questions please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer

V. ENGINEERING REVIEW EXAMPLES & FORMS



BOARD OF TRUSTEES

GENERAL MANAGER

NOTE TO DEVELOPER: TYPICAL ENGINEERING REVIEW PROCESS SHOULD REQUIRE NO MORE THAN TWO REVIEWS HOWEVER THE PROCESS WILL CONTINUE UNTIL ALL ISSUES ARE ADDRESSED BY THE DEVELOPER & THE DISTRICT APPROVES THE PLANS.

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Engineering Review #1

We have completed our first engineering review of the proposed Example Subdivision. The Development is located on the north side of Street A at Street B. A total of twelve sheets were reviewed including two Plat sheets, two Utility Plan sheets, Seven Plan and Profile and one Detail Sheets were reviewed. Our comments to the Sheets as currently drawn are as follows:

General

- ▶ Change all references to secondary waterlines from “IRR” to “SW”.
- ▶ Show all service laterals. They are to be perpendicular to the main.
- ▶ Maintain minimum separation of 10-feet between the sewer and waterline.
- ▶ Label the size of sewer, water, and secondary lines in Plan view.
- ▶ Label the size and type of valves and fittings in the Plan view for secondary and culinary water lines.
- ▶ Culinary water alignments are to be located under the north or east parkstrip and secondary water alignments are to be located under the south or west parkstrip. Sewer alignments shall be located five feet from the center line of road nearest to the secondary waterline. Please refer to Magna Water District’s Standard Detail No. 1A . Valve locations shall be behind curb line. Two valves are required at all Tee intersections and three valves are required at all cross intersections.
- ▶ A 4-inch blow-off is required at the ends of secondary water lines.
- ▶ Fire hydrant assemblies shall include construction notes in plan for reducers, pipework, and valves in accordance with Magna Water District’s Standard Detail No. 1B.
- ▶ Label manhole rim, flow line, station, and diameter in the Plan and Profile.

- ▶ The secondary waterline design shall include a drain at the low spot within the subdivision for drainage of the lines. The drain shall connect to either an approved storm drain or ditch.

Plat, Sheet 2 of 2

- ▶ A 25-foot utility easement will be required in the name of Magna Water District for the sewer main connection between Street X and Street Y.

Plan and Profile, Sheet C8, Street A

- ▶ Align the Plan and Profile view on this Sheet.
- ▶ A 10-inch secondary water main is currently being installed in the south parkstrip along Street A. Connect to the main with a 10 x 10 x 8-inch Tee and an 8-inch valve.
- ▶ Change the label for the storm drain pipe from “IRR” to “SD” to avoid confusion with secondary waterline.

Plan and Profile, Sheet C9, Street X

- ▶ Align the Plan and Profile view on this Sheet.
- ▶ Sewer laterals shall not connect to manholes. Extend the sanitary sewer main in Street X south to the south property line of Lot #4 and install an additional 4-foot diameter manhole. Extend sewer laterals to Lot #4 and #5 perpendicular from main.
- ▶ Extend the sewer main north in Street X and install an additional 4-foot diameter manhole at the north subdivision boundary.
- ▶ Change the manhole located at Station 10+55.00 from 4-foot to 5-foot diameter.
- ▶ Install a Tee instead of the 90-degree bend shown on the secondary waterline at Station 10+69. Extend the secondary water line north in Street X and install a 4-inch blow-off at the subdivision boundary.

Plan and Profile, Sheet C10, Street Y

- ▶ Sewer laterals shall not connect to manholes. Connect the sanitary sewer lateral for Lot #34 to the main east of the manhole located at Station 11+43.87 in Street Y.

If you have any questions please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer

VI. EASEMENT REVIEW (IF REQUIRED) EXAMPLES &
FORMS

WHEN RECORDED, MAIL TO:
Magna Water District
8885 West 3500 South
Magna, Utah 84044

Easement

(CORPORATION)

Salt Lake County

_____, a
corporation of the State of _____, Grantor, hereby GRANT AND CONVEYS
to the MAGNA WATER DISTRICT, at 2711 South 8600 West, Magna, Utah 84044,
Grantee, for the sum of _____ Dollars, a
perpetual easement, upon part of an entire tract of land, for the purpose of
installing and maintaining a _____, situate in the ___
1/4 ___ 1/4 of Section __, Township _ South, Range _ West, SLB&M. The boundaries
of said easement are described as follows:

Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers, employees,
agents, representatives, contractors, and assigns shall have the right of
ingress to and egress from the above described strip of property with such
equipment as is necessary to install, maintain, operate, repair, inspect,
protect, install and connect other transmission mains and laterals, remove and
replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose
for which these rights-of-way and easements are granted provided such use shall
not interfere with said facilities or with the discharge or the conveyance of
water and sewer through any pipelines installed by Grantee. Grantee shall have
the right to clear and remove all trees and obstructions within the easements
which may interfere with the use of the easements by the Grantee. Grantee shall
have the right to excavate and refill ditches and/or trenches for the
installation of said pipelines and appurtenant parts thereof.

Continued on Page 2

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

IN WITNESS WHEREOF, said _____
has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20__.

STATE OF _____)
) ss.
COUNTY OF _____) By _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that he is the _____ of _____, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of _____, and said _____ acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

WHEN RECORDED, MAIL TO:
Magna Water District
8885 West 3500 South
Magna, Utah 84044

Easement

Salt Lake County

_____, Grantor, of _____
, County of _____, State of _____, hereby GRANT
AND CONVEYS to the MAGNA WATER DISTRICT, at 2711 South 8600 West, Magna, Utah
84044, Grantee, for the sum of _____ Dollars, a
perpetual easement, upon part of an entire tract of land, for the purpose of
installing and maintaining a _____, situate in the ___
1/4 ___ 1/4 of Section __, Township _ South, Range _ West, SLB&M. The boundaries
of said easement are described as follows:

Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

Continued on Page 2

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

IN WITNESS WHEREOF, the hand of said Grantor__, this _____, day of _____, A.D. 20__.

Signed in the presence of:

STATE OF _____)
) ss.
COUNTY OF _____)

On the date first above written personally appeared before me, _____, the signer of the within and foregoing instrument, who duly acknowledged to me that_he_ executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

VII. BONDING, FEES, AND WATER SHARES EXAMPLES &
FORMS

SECURITY OF PERFORMANCE BOND AGREEMENT

THIS AGREEMENT is made and executed this ___ day of _____, 20__ by and between _____, hereinafter called the "Developer," _____, a State chartered mortgage banking institution duly registered to do business in the State of Utah, hereinafter called the "Bank," and **Magna Water District**, hereinafter called the "District."

WHEREAS, the Developer desires to install water and/or sewer improvements in a subdivision of land to be known as _____ located at approximately _____, Salt Lake County, State of Utah with the cost of said culinary water, secondary water, and/or sewer improvements being reasonably valued at \$_____.

WHEREAS, the District's rules and regulations require that the Developer provide adequate security of performance for the proper and complete installation of said improvements in accordance with the District's specifications, rules, and regulations.

WHEREAS, the Developer desires to provide the required security of performance through an escrow account established with the Bank in the amount of 1.1 times the reasonable value of said improvements.

NOW THEREFORE, in consideration of all the premises, the parties hereby mutually agree as follows:

1. The Developer agrees to complete said improvements under the direction and supervision of the District and in accordance with the standards, specifications, rules, and regulations of the District within one year from the date that the final plat of said development is approved by Salt Lake County, Salt Lake City or West Valley City, whichever has jurisdiction over the development.
2. The Developer hereby assigns and transfers to the District all of its right and title to that certain escrow account which has been established by the Developer with the Bank in the amount of \$_____, with said funds being allocated and segregated as follows:

Culinary Water Improvements	\$
Secondary Water Improvements	\$
Sewer Improvements	\$_____.
Total Improvements	_____.
+ 10% Warrantee	_____.
TOTAL ESCROW FUNDS	\$

3. In the event that said improvements are installed to the satisfaction of the District within the one year time period set forth in paragraph one above, the District agrees to release said escrow funds as stated in paragraphs four and five below.

4. The District has the sole power to authorize the release of any or all of said escrow funds. Each release of such funds shall be upon written request by the Developer which identifies the specific portion of work completed and certifies that no material or mechanic liens have been filed with respect to the particular improvement and that any funds so released shall be applied first to payment of all subcontractors, suppliers, and service providers for services and materials associated with that portion of the work. The District shall authorize each such release in writing. No more than 80% of the escrow funds for a particular improvement may be released prior to the final acceptance thereof by the District.
5. After final acceptance of a particular improvement by the District, 100% of the amount pertaining to that improvement shall be released to the Developer upon written request as specified in paragraph four above.
6. The 10% warrantee amount shall be retained in the escrow account until two years after all of the subject improvements have been accepted by the District and shall thereafter be refunded upon written request to the Bank by the Developer countersigned by the District.
7. Upon certification by the District to the Bank that the Developer has failed to comply with its obligations to properly install any of the subject improvements as agreed herein and in a separate Extension Agreement between the Developer and the District, the Bank shall pay to the District **all** amounts remaining in the escrow account. The District shall be the sole judge of determining whether the Developer is in default. All such funds paid to the District shall be placed in a special account. The District may thereafter cause the improvements to be made, completed, repaired, or replaced and may pay for the same with the funds in the special account. The District may also be paid up to 15% of the costs of completing said improvements for the District's overhead and administrative expenses associated therewith from the funds in the special account. Any funds remaining in the special account thereafter shall be returned to the escrow account if the two year warrantee period has not expired or to the Developer if the two year warrantee period has expired. Amounts returned to the escrow account shall be allocated as directed by the District.
8. The Developer agrees to inform all of its subcontractors and suppliers of the release provisions of this Bond Agreement prior to their provision of any materials or services
9. The Bank agrees to provide to the District, upon request, certification of the total amount remaining in the escrow account and a complete statement of the releases associated with each separate improvement, including the date, amount, and payee of each such release as well as the amount remaining for each improvement.
10. It is agreed that violation of any state or federal law, statute, or regulation with respect to said development project may be considered grounds for declaration of default of the

BANK

COMPANY _____
By: _____
Title: _____

BANK ACKNOWLEDGMENT

State of Utah }
 : ss.
County of _____ }

On the ____ day of _____, 20____, _____ personally appeared before me and duly acknowledged to me that he or she executed the foregoing instrument, and if executing it on behalf of a corporation or other entity, also acknowledged and certified to me that he or she was and is duly authorized by said corporation or entity to execute the foregoing instrument on behalf of said corporation or entity and to thereby bind the corporation or entity to its terms.

Notary Public

MAGNA WATER DISTRICT

By: _____
Title: _____

MAGNA WATER DISTRICT ACKNOWLEDGMENT

State of Utah }
 : ss.
County of _____ }

On the ____ day of _____, 20____, _____ personally appeared before me and duly acknowledged to me that he or she executed the foregoing instrument, and if executing it on behalf of a corporation or other entity, also acknowledged and certified to me that he or she was and is duly authorized by said corporation or entity to execute the foregoing instrument on behalf of said corporation or entity and to thereby bind the corporation or entity to its terms.

Notary Public



BOARD OF TRUSTEES

GENERAL MANAGER

NOTE TO DEVELOPER: THE DISTRICT ENGINEER ESTIMATES THE COST OF WATER AND SEWER IMPROVEMENTS TO DETERMINE PROJECT BONDING. IN LIEU OF THIS ESTIMATE, THE DEVELOPER MAY SUBMIT A MINIMUM OF 2 COMPETITIVE BIDS FROM LICENSED & QUALIFIED CONTRACTORS FOR CONSIDERATION OF PROJECT BONDING

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Project Bonding

We estimate the cost to install water and sewer improvements for the Example Subdivision as follows:

CULINARY WATER

Connect to Existing 8-inch Waterline	2 @ \$1,200 EA	\$2,400
8-inch C-900 PVC Waterline	3,040 LF @ \$17/LF	\$51,680
8-inch Gate Valve	17 @ \$1,000 EA	\$17,000
8-inch Bend	4 @ \$400/EA	\$1,600
8-inch Tee	8 @ \$600/EA	\$4,800
8-inch Cross	1 @ \$600/EA	\$600
8-inch Reducer	6 @ \$400/EA	\$2,400
6-inch Ductile Iron	120 LF @ \$15/LF	\$1,800
Fire Hydrant	6 @ \$2,200 EA	\$13,200
3/4-inch Water Lateral	51 @ \$500/EA	\$25,500
	Subtotal	\$120,980

SECONDARY WATER

Connect to Existing 10-inch Waterline	1 @ \$1,400 EA	\$1,400
10-inch Tee	1 @ \$1,000 EA	\$1,000
8-inch C-900 PVC Waterline	3,095 LF @ \$15/LF	\$46,425
8-inch Gate Valve	16 @ \$1,000/EA	\$16,000
8-inch Bend	4 @ \$400/EA	\$1,600

8-inch Tee	7 @ \$600/EA	\$4,200
8-inch Cross	1 @ \$600/EA	\$600
4-inch Blowoff	5 @ \$800/EA	\$4,000
Single Water Lateral	51 @ \$650 EA	<u>\$33,150</u>
	Subtotal	\$108,375

SEWER

8-inch PVC SDR-35 Sewer Pipe	2,490 LF @ \$20/LF	\$49,800
60-inch Manhole	5 @ \$2,400 EA	\$12,000
48-inch Manhole	8 @ \$2,000 EA	\$16,000
4-inch Sewer Lateral	51 @ \$600/EA	<u>\$30,600</u>
	Subtotal	\$108,400

The District requires that the subdivision Developer provide 110% bonding for uncompleted work. The project bonding would then be calculated as follows:

Culinary Water	\$120,980
Secondary Water	\$108,375
Sewer	<u>\$108,400</u>
Subtotal	\$337,755
10% Contingency	<u>\$33,776</u>
Project total	\$371,531
Rounded Project Bonding	\$372,000
20% Bonding	\$74,400
10% 2 year bond	\$37,200

The **\$372,000** project bonding will be required until completion of the water and sewer portion of the project. Following completion and testing of the new facilities, the Developer can request in writing that the bond be reduced by 80% to the 20% bond value or **\$74,400**. Following completion of all surface improvements (asphalt, curb and gutter, sidewalk, adjustments of fire hydrants, valve boxes, meter boxes and manholes) the project can be accepted by the District. Following acceptance by the District, the Developer can request in writing that the bond be reduced an additional amount from 20% to 10% or **\$37,200**. This 10% will then serve as a warranty bond and will be in place for two years from the date of project acceptance.

If you have any questions or concerns, please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer

NOTE TO DEVELOPER: DEVELOPMENT FEES MUST BE PAID PRIOR TO PRECONSTRUCTION CONFERENCE.

EXTENSION AGREEMENT DEVELOPMENT FEES

Date: Month, XX, XXXX
Subject: Example Subdivision
Contact Person: Developers Representative
Development Type: Residential PUD
Number of Building Units: 80
Service Being Provided: Culinary Water, Secondary Water, Sewer

Quantities:

	Culinary Water	Secondary Water	Sewer
12-inch Main (feet)	0	790	0
8-inch Main (feet)	1880	0	1740
4-inch Main (feet)	0	50	0
Total Main (feet)	1880	840	1740
Service Laterals	80	2	80
Tie in to Existing Main	2	2	1

Development Fees:

	Basis	Fee
Preliminary Engineering and Engineer's Service Availability Letter	\$ 900	\$ 900
Hydraulic Modeling	\$ 400	\$ 400
Bonding and Fee Calculations	\$ 300	\$ 300
Extension Agreement, Submittal and Preconstruction Conference	\$ 750	\$ 750
Punchlist, Warranty Review and Project Acceptance	\$ 500	\$ 500
As-built GIS	\$ 250	\$ 250
Legal Description and Easement Review	\$ 400	\$ 400
Special Service Area/DWSP Zone Review	\$ 150	\$ -
Secondary Water Cost Share/Upsize Review	\$ 300	\$ 300
Pretreatment Review	\$ 200	\$ -
Engineering Review		
Water (\$0.60/ft over 300 ft)	1580 ft x \$ 0.60 /ft + \$ 450	\$ 1,398
Secondary (\$0.60/ft over 500 ft)	340 ft x \$ 0.60 /ft + \$ 450	\$ 654
Sewer (\$0.60/ft over 300 ft)	1440 ft x \$ 0.60 /ft + \$ 450	\$ 1,314
Mainline Construction Inspection		
Water (\$0.60/ft over 100 ft)	1780 ft x \$ 0.60 /ft + \$ 350	\$ 1,418
Secondary (\$0.60/ft over 100 ft)	740 ft x \$ 0.60 /ft + \$ 350	\$ 794
Sewer (\$0.90/ft over 300 ft)	1440 ft x \$ 0.90 /ft + \$ 350	\$ 1,646
Mainline Video Inspection		
Sewer (\$0.83/ft over 100 ft)	1640 ft x \$ 0.83 /ft + \$ 175	\$ 1,536
Hot Tap or Cut In Mainline Connection Inspection	4 ea x \$ 794	\$ 3,176
Asbestos Cement Mainline Connection Inspection	0 ea x \$ 1,072	\$ -
Fire Hydrant Connection Inspection	4 ea x \$ 339	\$ 1,356
Large Vault Inspection	2 ea x \$ 575	\$ 1,150
Manhole Inspection	11 ea x \$ 350	\$ 3,850
Water Lateral Connection Inspection	80 ea x \$ 85	\$ 6,800
Sewer Lateral Connection Inspection	80 ea x \$ 240	\$ 19,200
Pressure Testing, Punchlist and Warranty Inspections	\$ 500	\$ 500
As-built GPS Survey	\$ 250	\$ 250
Total		\$ 48,842

NOTE TO DEVELOPER: IMPACT FEES MUST BE PAID BEFORE THE DISTRICT WILL SET A FLOW METER

EXTENSION AGREEMENT IMPACT FEES

Date: Month XX, 20XX
Subject: Example Subdivision
Developer: AAA Developer
Contact Person: John Smith
Development Type: PUD
Number of Building Units: N/A
Service being provided: Secondary Water for Common Areas

Quantities:

Secondary Water: 3/4-inch Meter Connection 5

Impact Fees:

Secondary Water Impact Fee (8 RE* @ \$2,261/RE) \$18,088

Total **\$18,088**

NOTE TO DEVELOPER: CONNECTION FEES MUST BE PAID BEFORE THE DISTRICT WILL SET A FLOW METER

EXTENSION AGREEMENT CONNECTION FEES

Date: Month XX, 20XX
Subject: Example Subdivision
Developer: AAA Developer
Contact Person: John Smith
Development Type: PUD
Number of Building Units: N/A
Service being provided: Secondary Water for Common Areas

Quantities:

Secondary Water: 3/4-inch Meter Connection 5

Impact Fees:

3/4-inch Secondary Meter Set Fee (5 @ \$443 each) \$2,215

Total \$2,215



BOARD OF TRUSTEES

GENERAL MANAGER

NOTE TO DEVELOPER: WATER SHARES OR RIGHTS MUST BE TRANSFERRED TO THE DISTRICT PRIOR TO PRECONSTRUCTION CONFERENCE

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Secondary Water Rights

We have reviewed the area of the Example Subdivision to determine the amount of water rights required for the secondary water system. The Developer is to provide water rights to Magna Water District in the amount of 3 acre*feet for every acre in this Development. According to the information provided to our office, the total area is 11.61 Acres. Therefore, the Developer shall provide **34.83 acre*feet** of water rights or equivalent canal shares.

$$11.61 \text{ Acres} * 3 \text{ Ac*ft/Acre} = 34.83 \text{ Acre*Feet}$$

If you have any questions please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer

VIII. PRECONSTRUCTION EXAMPLES & FORMS



Please Submit the following information to Magna Water District.
The Information may be emailed to lynette@magnawater.com Attn: Lynette Aust
faxed to: (801) 250-1452 or mailed to: P.O. Box 303, Magna UT 84044

- Contractor's License
- Permit Bond
(\$10,000. 00)
- Insurance Liability
(Min. of \$500,000.00)
- Workman's Compensation
(Or waiver)

Please submit the following information:

Company's Name: _____

Current Address: _____

Mailing Address: _____

Phone/Fax Number: _____

Contact Person: _____

Mobile Number: _____

If you have any questions, please feel free to call our Customer Service at the District Office.
(801)250-2118.Thank you. Lynette

MAGNA WATER DISTRICT
SEWER AND/OR WATER EXTENSION AGREEMENT

1. PROJECT SUMMARY:

1. Name of Project: _____

2. Location or Description of Project: _____

3. Name of Developer: _____

Contact: _____

Address: _____

Telephone#: _____

4. Name of Contractor: _____

Contact: _____

Address: _____

Telephone #: _____

Contractor's License Number: _____

PLEASE FILL OUT AND EMAIL TO TREVOR@MAGNAWATER.COM

IX. CONSTRUCTION AND BOND REDUCTION EXAMPLES &
FORMS



BOARD OF TRUSTEES

GENERAL MANAGER

NOTE TO DEVELOPER: BOND REDUCTION MUST BE INITIATED BY DEVELOPER BY WRITTEN REQUEST TO DISTRICT

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Bond Reduction

As requested by the Developer, we have reviewed the status of the Example Subdivision. To our knowledge, the Contractor has completed the installation of the waterlines and the sewer main and passed all pertinent tests.

We recommend that the District support the release of all current security retention to the Developer except for the 20% interim bonding amount until all surface improvements are completed, including all punch list items. After completion of the surface improvements and delivery of other required information to the District, the Developer may request to have the security retention reduced to a two year 10% warranty bond.

This bonding is calculated as follows:

Total Project Bonding	\$372,000
20% Interim Bond	<u>\$74,400</u>
Amount Released	\$297,600
Amount Remaining	\$74,400

If you have any questions please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer



BOARD OF TRUSTEES

GENERAL MANAGER

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Punchlist

The Contractor has finished the installation of the culinary water, irrigation and sewer improvements for Example Subdivision and has requested reduction of the project bonding to the 10% warranty bond and start the warranty period. We have reviewed the status of the construction project. The following items will need to be completed before the bond reduction can be initiated.

Sewer

- ▶ Install top step to 18" below manhole lid in all sewer manholes.
- ▶ Clean debris from all sewer manholes, left from concrete crew.

Culinary Water

- ▶ Install concrete collars around all meter boxes.
- ▶ All valve box lids for culinary water shall be stamped "WATER".

Secondary Water

- ▶ Install concrete collars around all blow-offs
- ▶ All valve box lids for secondary water shall be stamped "IRR".
- ▶ Adjust or set all boxes to grade.

These items are to be corrected and pass inspection before the security retention currently being held by the District can be reduced. The developer will also need to submit one copy of CADD files, one mylar and one blue line copy of the recorded plat, one mylar and one blue line copy of plans, a PDF of the as-built plans and proof of payment to sub-contractors as well as complete all concrete work and surface improvements and pay any remaining fees.

If you have any questions please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer



BOARD OF TRUSTEES

GENERAL MANAGER

NOTE TO DEVELOPER: BOND REDUCTION MUST BE INITIATED BY DEVELOPER BY WRITTEN REQUEST TO DISTRICT

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Project Acceptance

The developer has requested reduction of the project bonding and commencement of the warranty period for the Example Subdivision. We have reviewed the status of the construction project. To our knowledge, the improvements have passed all required tests and the contractor has completed surface restoration and all punch list items required by the District. The developer has submitted a full size set of as-built plans on mylar, one blue-line copy of the full size as-built plans, a CADD copy of as-built plans on disk, proof of payment to the contractor and payment of any unpaid fees or extra expenses. We therefore recommend acceptance of the project.

We recommend that **Month XX, 20XX** be established as the official acceptance date. The 10% warranty bond will now commence and will expire in two years, on **Month XX, 20XX**. The bonding should now be reduced as follows:

Original Project Bonding	\$372,000
Existing Balance	\$74,400
10% - 2 Year Bond	<u>- \$37,200</u>
Bond Reduction	\$37,200

If you have any questions please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer



BOARD OF TRUSTEES

GENERAL MANAGER

Month XX, XXXX

Magna Water District
8885 West 3500 South
Magna, UT 84044

Subject: Example Subdivision – Final Project Release

Terry,

The 10% Warranty Bond for the Example Subdivision has ended. This project started the two year warranty period on Month XX, 20XX with a \$37,200 Warranty Bond. As of Month XX, 20XX the warranty period was complete. We have reviewed the status of the project. The project received a final inspection on Month XX, 20XX. The developer has addressed all the issues from this inspection and to our knowledge all improvements are complete and functioning. We therefore, recommend that the warranty bond in the amount of **\$37,200** be released.

If you have any questions please contact me at 801-250-2118.

Sincerely,

Magna Water District
District Engineer

X. ADDENDUM A - RATES & FEES

EXHIBIT A
CURRENT FEE SCHEDULE

**Magna Water District
Administrative Rules and Regulations**

10 April 2014

ADDENDUM A – CULINARY WATER RATES

<u>Tier</u>	<u>Description</u>
Tier 1/Base Rate	Minimum Fee, includes first 6,000 gallons per month
Tier 2	Rate per 1,000 gal. between 6,001 & 18,000 gal./mon.
Tier 3	Rate per 1,000 gal. between 18,001 & 35,000 gal./mon.
Tier 4	Rate per 1,000 gal. over 35,000 gal./mon.

<u>Tier</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Tier 1	\$14.88	\$15.47	\$16.09	\$16.74	\$17.41	\$18.10
Tier 2	\$1.42	\$1.50	\$1.61	\$1.73	\$1.89	\$2.08
Tier 3	\$1.59	\$1.68	\$1.80	\$1.95	\$2.12	\$2.33
Tier 4	\$1.81	\$1.91	\$2.05	\$2.21	\$2.41	\$2.65

FLUORIDE RATES:

Charged monthly per residential equivalent.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$0.83	\$0.87	\$0.90	\$0.94	\$0.98	\$1.02

SECONDARY WATER SUBSIDY COST:

Charged monthly per residential equivalent.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$0.50	\$1.00	\$1.50	\$2.00	\$2.50	\$3.00

SECONDARY WATER RATES:

<u>Tier</u>	<u>Description</u>
Tier 1/Base Rate	Minimum Fee per month year-round regardless of usage
Tier 2	Rate per 1,000 gal. for first 45,000 gal./mon. (Seasonal)
Tier 3	Rate per 1,000 gal. between 45,001 & 75,000 gal./mon. (Seasonal)
Tier 4	Rate per 1,000 gal. over 75,000 gal./mon. (Seasonal)

Lot Size: 0.00 to 0.49 acres: (Based on 0.20 acres pervious or irrigated)

<u>Tier</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Tier 1	\$4.68	\$4.87	\$5.06	\$5.26	\$5.47	\$5.69
Tier 2	\$0.59	\$0.64	\$0.69	\$0.75	\$0.81	\$0.87
Tier 3	\$0.70	\$0.76	\$0.82	\$0.88	\$0.96	\$1.03
Tier 4	\$1.06	\$1.14	\$1.23	\$1.33	\$1.44	\$1.56

Lot Size: 0.50 to 0.99 acres: (Based on 0.40 acres pervious or irrigated)

<u>Tier</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Tier 1	\$9.36	\$9.73	\$10.12	\$10.53	\$10.95	\$11.39
Tier 2	\$0.59	\$0.64	\$0.69	\$0.75	\$0.81	\$0.87
Tier 3	\$0.70	\$0.76	\$0.82	\$0.88	\$0.96	\$1.03
Tier 4	\$1.06	\$1.14	\$1.23	\$1.33	\$1.44	\$1.56

Lot Size: 1.00 acre or more: (Based on 1.0 acres pervious or irrigated)

<u>Tier</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Tier 1	\$23.40	\$24.34	\$25.31	\$26.32	\$27.37	\$28.47
Tier 2	\$0.59	\$0.64	\$0.69	\$0.75	\$0.81	\$0.87
Tier 3	\$0.70	\$0.76	\$0.82	\$0.88	\$0.96	\$1.03
Tier 4	\$1.06	\$1.14	\$1.23	\$1.33	\$1.44	\$1.56

Each residential lot equal to or greater than 0.50 acres may request the District to evaluate the lot's actual irrigable acreage. The determined actual irrigation area will then be used to determine the secondary water rate applied to the lot. The base rate and tier rate will be calculated by a multiplier (rounded to the next Whole number) in increments of 0.20 acres.

EXAMPLE 1:	A lot with 1.15 acres has 0.15 acres of pervious and/or irrigated area					
CALCULATE:	$0.15/0.20 = 0.75$ Round to 1					
*Based on 2014	Base	1 x \$4.68 = \$4.68	\$4.68 per month year-round regardless of usage			
Rates	Tier 1	1 x \$0.59 = \$0.59	\$0.59 per 1,000 gal. for the first 45,000 gal./mon.			
	Tier 2	1 x \$0.70 = \$0.70	\$0.70 per 1,000 gal. between 45,001 & 75,000 gal./mon.			
	Tier 3	1 x \$1.06 = \$1.06	\$1.06 per 1,000 gal. over 75,000 gal./mon.			
EXAMPLE 2:	A lot with 1.15 acres has 0.50 acres of pervious and/or irrigated area					
CALCULATE:	$0.50/0.20 = 2.5$ Round to 3					
*Based on 2014	Base	3 x \$4.68 = \$14.04	\$14.04 per month year-round regardless of usage			
Rates	Tier 1	3 x \$0.59 = \$1.77	\$1.77 per 1,000 gal. for the first 135,000 gal./mon. (3 x 45,000 = 135,000)			
	Tier 2	3 x \$0.70 = \$2.10	\$2.10 per 1,000 gal. between 135,001 & 225,000 gal./mon. (3 x 75,000 = 225,000)			
	Tier 3	3 x \$1.06 = \$3.18	\$3.18 per 1,000 gal. over 225,000 gal./mon.			

SEWER RATES:

Residential

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$20.29	\$21.91	\$23.66	\$25.56	\$27.60	\$29.81

Commercial

See Tiers 1 & 2 below

Tier 1/Base Rate Minimum fee per month, includes the first 267 gallons per day of metered culinary water

Tier 2 Rate per 1,000 gallons of metered culinary water in excess of 267 gallons per day

<u>Tier</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Tier 1	\$20.29	\$21.91	\$23.66	\$25.56	\$27.60	\$29.81
Tier 2	\$0.61	\$0.70	\$0.81	\$0.93	\$1.07	\$1.23

CONNECTION/IMPACT FEES:

Culinary Water Impact Fee: The District selects the appropriate size and type of meter. The AWWA recommended safe maximum operating capacities (peak flows) are (Does not include any shown for each size and type of meter as shown in the meter set fee table).

District provided on-site facilities)

Culinary Water connection/impact fees for single family residential units and duplexes. These fees are per residential unit for 5/8", 3/4", & 1" meters:

\$3,603.00 5/8" or 3/4" culinary connection
\$6,005.00 1" culinary connection

Culinary Water connection/impact fees for multi-unit residential developments not using a separate meter for outdoor water use:

\$3,603.00 per residential unit
(The meter will be sized as required)

Indoor water connection/impact fees for multi-unit residential developments using a separate meter for outdoor water use:

\$2,162.00 per residential unit
(60% of impact fee for standard connection)
(The meter will be sized as required)

Culinary Water connection/impact fees for all other meters from 1-1/2" to 12" (including meters for outdoor water use at multi-unit residential developments) shall be determined by the following procedure:

(a) Determine the Residential Equivalent (RE) for the proposed development. The RE is defined as the annual average daily demand (in gpd) of the proposed development divided by 580 gpd. (See Note 1.) Each connection shall have a minimum RE of 1.0. The RE is determined by the District Engineer's estimated water use tables for similar developments. The District Engineer may adjust the estimate as necessary to be appropriate for the proposed development.

(b) Determine the Peaking Factor using the following formula:

$$PF = \text{Water Meter Capacity (MC)(in gpm) divided by the Annual Average Daily Demand (in gpm) of the proposed connection.}$$

(c) Calculate the District's Culinary Water Impact Fee using the following formula:

$$\text{Impact Fee} = \$ 3,258 \times ((0.48 \times \text{RE}) + (0.52 \times \text{MC}/30 \times (\text{PF}/59 - 1/59))) \text{ where:}$$

RE = Residential Equivalent demand in gpd

MC = Meter Capacity in gpm

PF = Peaking Factor

Minimum Culinary Water Impact Fee Table For Larger Meters

Meter Size	Meter Type	Meter Capacity (gpm)	Minimum Average Water Use (gpd)	Minimum Impact Fee
1-1/2"	Pos Displ	100	2,300	\$12,098
2"	Pos Displ	160	3,700	\$19,355
1-1/2"	Turbine	100	2,300	\$12,098
2"	Turbine	160	3,700	\$19,355
3"	Turbine	350	8,000	\$42,338
4"	Turbine	600	13,800	\$72,580
6"	Turbine	1,250	28,700	\$151,208
8"	Turbine	1,800	41,400	\$217,739
2"	Compound	160	3,700	\$19,355
3"	Compound	320	7,400	\$38,710
4"	Compound	500	11,500	\$60,483
6"	Compound	1,000	23,000	\$120,966
8"	Compound	1,600	36,800	\$193,546

Secondary Water Impact Fee: The District's Secondary Water Impact Fees Impact Fees are as follows:

(Does not include any District provided on-site facilities.)

Single Family Residential Lots:

<u>Lot Size (acres)</u>	<u>REs</u>	<u>Impact Fee</u>
0.01 to 0.49	1 RE	\$2,261
0.50 to 0.99	2 REs	\$4,522
1.00 or more	5 REs * Irr. Acreage	\$11,305/Irrigated Acre

All Other Lots:

<u>Lot Size (acres)</u>	<u>REs</u>	<u>Impact Fee</u>
0.01 or more	Determined by District Engineer based on 5 REs/Irr. Acre	\$2,261/RE

The District selects the appropriate size and type of meter.

The implementation policy for these impact fees is contained in Section 10.10 of the District's Administrative Rules and Regulations Manual.

Sewer Impact Fee: \$3,080.00 per unit

(Does not include any Commercial and industrial sewer impact fees shall be determined on the District provided basis of Residential Equivalent (RE) by the following formula:
on-site facilities)

$$\text{Sewer connection fee} = \text{RE} \times \$ 3,080$$

For multi-unit residential developments the RE is the number of residential units. For commercial or industrial developments the RE is to be determined by the District Engineer's estimated water use tables for similar developments. The District Engineer may adjust the estimate as necessary to be appropriate for the proposed development. RE is determined by the estimated annual daily average sewer flow divided by 318 gpd per unit.

(See Note 1.)

Notes:

- (1.) According to the District's 2013 Master Plan Update, 580 gpd and 318 gpd are the District's average daily water demand and sewer volume per connection, respectively.

METER SET FEES:

Culinary Water

(Includes District's meter, strainer & labor to install meter in customer supplied meter box or vault. The District will determine the meter type for each connection.)	Meter Size	Meter Type	AWWA Safe Operating Capacity (gpm)	Meter Set Fee
	5/8"	Pos Displ	20	\$387.00
	3/4"	Pos Displ	30	\$443.00
	1"	Pos Displ	50	\$499.00
	1-1/2"	Pos Displ	100	\$611.00
	2"	Pos Displ	160	\$892.00

1-1/2"	Turbine	100	\$791.00
2"	Turbine	160	\$1,150.00
3"	Turbine	350	\$1,599.00
4"	Turbine	600	\$2,261.00
6"	Turbine	1,250	\$3,788.00
8"	Turbine	1,800	\$5,303.00
2"	Compound	160	\$2,138.00
3"	Compound	320	\$2,441.00
4"	Compound	500	\$3,283.00
6"	Compound	1,000	\$5,124.00
8"	Compound	1,600	\$6,505.00

Secondary Water

(Includes District's meter and labor to install meter in the customer-supplied meter box or vault. The District will determine the meter type for each connection.)

Meter Size	Set Fee
3/4"	\$443.00
1"	\$499.00
1-1/2"	\$791.00
2"	\$1,150.00
3"	\$1,599.00
4"	\$2,261.00
6"	\$3,788.00
8"	\$5,303.00

Fire Mainline Detector Check Meter

\$337.00 per 5/8" meter

FEES AND PENALTIES:

Delinquency Fee	\$10.00 - \$20.00
Conservation Violation Fee	\$25.00
Re-connection Fee	\$50.00 per service being re-connected, plus actual costs of disconnection, re-connection, and inspections, if any
Tampering Fee	\$35.00 plus 1.5 times actual costs, if any
Serious Rules Violation Fee	\$100.00 plus 1.5 times actual costs, if any
Permit Violation Fee	\$500.00 plus 1.5 times actual costs, if any
Non-Resident Rate	2.5 times the normal rate
Discount on Multiple Units	\$0.66 per unit for culinary water service \$0.50 per unit for sanitary sewer service
Discount for Activated Military Reservists	20% off the normal minimum monthly service fees
Fire Hydrant Meter Deposit	\$1,000.00
Fire Hydrant Meter Usage Fee	\$100.00 setup + \$25.00 per week + \$4.50 per 1,000 gallons used
Wastewater Discharge and Dumping Permit	a) \$500.00/yr. Industrial Permit b) \$50.00/yr. Commercial Permit
Dumping Fee	a) \$12.00 Generator Permit b) \$12.00 Hauler Permit c) \$196.00/ton Holding Tank/Septage Waste
Legal Review Fee	\$200.00
Service Availability Letter	\$30.00 per letter per service
Preliminary Engineering and the Engineer's Service Availability Letter	\$900.00

Engineering Review Fee	\$450.00 + \$0.60/foot of pipeline. A separate fee is calculated for each service (e.g., culinary water, secondary water, and sewer service). This fee is for project and plan review by District Staff and the District Engineer and includes facilities design review.
Hydraulic Modeling	\$400.00/development
Bonding & Fee Calculations	\$300.00/development
Extension Agreement, Submittal & preconstruction Conference Fee	\$750.00/development
Punchlist, Warranty Review And project acceptance fee	\$500.00/development
Asbuilt GIS Fee	\$250.00/development
Meter Flow Test Fee	\$25.00 per test
Relocation of Water Lateral and Meter Box	\$2,700.00 per box, if done by the District
Permanent Water or Sewer Line Disconnection (cut & cap) and Removal of Meter Box	\$1,500.00 per connection, if done by the District

ADDITIONAL ENGINEERING FEES IF APPLICABLE TO DEVELOPMENT:

Legal Description and Easement Review Fee	\$400.00/development
Special service area/ DWSP zone review Fee	\$150.00/development
Secondary water cost share/ Upsize review fee	\$300.00/development
Pretreatment review fee	\$200.00/development

INSPECTION FEES:

Fee	Amount	Paid by *	
		D	H
Water Mainline Construction Inspection Fee	\$350 + \$0.60/foot for inspection of culinary or secondary lines	x	
Sewer Mainline Construction Inspection Fee	\$350 + \$0.90/foot for inspection of sewer lines	x	
Sewer Mainline Video Inspection Fee	\$175 + \$0.83/foot for inspection of sewer lines	x	
Hot Tap or Cut In Mainline Connection Inspection Fee	\$794.00 per mainline connection	x	
Asbestos Cement Mainline Connection Inspection Fee	\$1,072.00 per mainline connection	x	
Manhole Inspection Fee	\$350.00 per manhole	x	
Large Vault Inspection Fee	\$575.00 per vault	x	
Single Fire Hydrant Mainline Connection Inspection Fee	\$339.00 per inspection	x	x
Large Meter Periodic Filter /Sampling Inspection Fee	\$85.00 per inspection or sampling	x	
Water Lateral Tap Inspection Fee	\$85.00 for each new or replacement connection	x	x
Water Lateral Connection Inspection Fee	\$85.00 for each new or replacement connection, each disconnection, and each re-connection		x
Sewer Lateral Connection Inspection Fee	\$240.00 for each new or replacement connection, each disconnection, and each re-connection		x
Sewer Special Wye Construction Inspection Fee	\$85.00 per wye		x
Asbuilt GPS Survey Fee	\$250.00 per development	x	
Pressure Testing, punchlist and warranty inspections fee	\$500.00 per development	x	
Re-inspections & Inspection Overages	\$66 per hour (used at the discretion of the District to cover the cost of additional inspections caused by contractor)	x	x

* This “Paid by” chart is a non-binding general guideline as to who typically pays this fee. It may vary by project.

An “x” in the “D” column indicates that the Developer typically pays this fee in accordance with an “Extension Agreement” with the District.

An “x” in the “H” column indicates that typically there is no “Extension Agreement” involved and that the Homeowner or Builder is typically responsible for payment of this fee.

Fees associated with Document Requests under the GRAMA Act:

Reviewing a record to determine whether it is subject to disclosure	No Charge
Inspection of record by requesting person	No Charge
Copy fee for District prepared copies	\$1.00 per page
Computer Disk (including overhead and time of District staff in preparation of information request, with a minimum of \$5.00)	Actual Cost
Other Forms including Maps (including overhead and time of District staff or outside consultant in preparation of information request, with a minimum of \$1.00 per page)	Actual Cost
Miscellaneous Fees (including overhead and time of District staff or outside consultant in preparation of information request, with a minimum of \$1.00 per page)	Actual Cost

ADDENDUM A -- CONTROLLED POLLUTANTS SURCHARGE SCHEDULE

Sewage Surcharge. All persons discharging sewage into the public sewers shall be subject to a surcharge, in addition to all other sewer service charges, if these wastes have concentration greater than the following:

- (a) BOD of 200 ppm; or
- (b) a suspended solids content of 250 ppm.

Computation of surcharge. The computation of the sewage surcharge shall be determined by the following formula:

$$SC = VS \times 8.34 (RBOD (BOD - 200) + RSS (250))$$

SC = surcharge in dollars.

VS = volume of sewage in millions of gallons for the billing period.

8.34 = conversion factor to convert BOD and SS from ppm to pounds

RBOD = unit charge for BOD in dollars per pounds.

BOD = biochemical oxygen demand strength index in parts per million by weight.

RSS = unit charge for SS in dollars per pound.

SS = suspended solids strength index in parts per million by weight

Rates of Surcharge. The rates of the industrial waste surcharge for each of the following constituents shall be as follows:

- (a) For RBOD \$ 0.115 per pound
- (b) For suspended solids (RSS) \$ 0.028 per pound